

Kena Champion

Subject: Design Review No. DSRFY2023-0007 - 3100 W. Chinden Blvd.

From: Scott Leap <SLeap@awconst.com>

Sent: Thursday, September 21, 2023 3:23 PM

To: Bill Jacobs <bjacobs@GARDENCITYIDAHO.ORG>

Cc: Fred Oliver <FOliver@awconst.com>

Subject: RE: Your Business Experience _Design Review No. DSRFY2023-0007 - 3100 W. Chinden Blvd.

Councilman Jacobs,

It sounds like perhaps you had reached out to ITD and I wanted to thank you for that. We have closely related but different concerns (and we likely misinterpreted the reference in traffic studies to 'addressing parking issues').

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- B. Nonresidential And Mixed Uses: The minimum and maximum number of required off street vehicle **parking** for
1. The specific use(s) proposed and/or on the property;
 2. Uses in the vicinity of the property;
 3. A traffic study, if prepared, forecasting the expected traffic and **parking** needs expected from the use(s);
 4. The availability of on street, shared, and/or public **parking** within the vicinity of the use; and
 5. The availability of public transit, vanpooling or other alternative transportation to serve the use.
- C. Appeal: When in the determination of the planning official, there is insufficient **parking** or the proposed **parking** and zoning commission in accordance with the provisions set forth in section 8-6A-9, "Appeals", of this title.

From an ITD perspective we're concerned that absent a traffic study there'll be substantial congestion on Chinden, or they'll encourage traffic flow down the Osage Alley which is no longer a public thoroughfare.

The larger, Garden City specific issue is that by leaving non-residential parking decisions to the planner it results in woefully undersized parking relative to the size of their business. Approved in its current state, this would be our third neighboring business that has been allowed to open with parking drastically undersized compared to its occupancy. Not only is there an economic value to each of the spaces lost to our tenant, but we've been forced to hire two parking attendants just to play 'defense' on high traffic periods.

We should say that while we disagree with Mr. Becker at ITD, he's been forthcoming and responsive.

Thanks for your service on the City Council, and thanks again for your consideration. It's great to have someone from the business sector in such an important public role.

Sincerely,
Scott Leap