

Name: Josef Rice

Address of property affected: 315 E. 47th St. Garden City, ID

Project: DSRFY2022-0022 Erstad Architects, multi-family project at 233 and 311 E. 47th St.

Re: Guest Parking Reductions and Other Problematic Elements of the Project

My name is Josef Rice. I own property adjacent to the proposed project, a single-family rental home at 315 E. 47th St. I have significant concerns about the number of parking spaces proposed for this project, especially the request to reduce the number of guest parking spaces.

Given that each proposed apartment units has two equal-sized bedrooms with an ensuite bathroom for each bedroom, the likely renters would be two adult housemates or couples/families with two income-earners. Likely, this would mean that each adult renter has a vehicle, so two vehicles per apartment unit.

The proposed layout of the tandem garages would be difficult but possible with compact vehicles. Many of my renters in the area, however, have full-sized pickups or SUVs. Maneuvering a large pickup into any of the garages, with only 22 feet of space of drive aisle between the garage door and the garage door of the unit opposite would be nearly impossible. Renters will end up needing guest parking spaces or on-street parking for larger vehicles. There would not be enough on-street parking to accommodate the overflow, and neighbors such as my renters would be impacted—the street parking in front of other properties is already crowded often.


The request to lower the number of guest parking spaces from 30 to 22 should be denied, and, in fact, the number of apartment units should be reduced to make room for adequate parking.

Additionally, the bicycle storage capacity proposed is completely inadequate. The storage closet in each garage would be very difficult to maneuver a bike into, and large enough only for a child's bike. The proposed bike storage unit will hold only ten bicycles. My renters in the area average 1.5 bikes each, and the proximity to the greenbelt encourages bike use. The bike storage unit should be greatly increased in size.

I also request a 6-foot privacy fence and privacy trees along the length of my property separating it from the proposed development. Currently, my property line is where the proposed buried irrigation line would go, and the developers claim that no trees can be planted there.

In closing, let it be noted that all benefits of this proposed development would go to out-of-state shareholders. As Garden City is continually developed to provide dense housing for families, let's make sure it works for the Idahoans who have already called this city and 47th street home for decades—some of them for over seventy years.

Sincerely,



Josef Rice