



CITY OF GARDEN CITY

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File Number: DSRFY2020 – 21 and CUPFY2020- 14
Application Scope: Design Review Pre-Application Conference and Conditional Use Permit
Requested Use: Drive-Through Establishment
Location: 5219 W. Chinden Blvd.
Applicant: Jeff Likes, ALC Architecture
Report Date: June 23, 2020
Design Review Conference: July 22, 2020
Planning & Zoning Commission Hearing Date: September 16, 2020
Garden City Hall, 6015 Glenwood, Garden City



Staff Report

Prepared by Hanna Veal

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A. Design Review Committee Meeting Summary:

The applicant requested that the Design Review preapplication conference be held the same day as the formal hearing on July 20th, 2020.

The Design Review Committee Public Hearing on July 20, 2020 was continued to a date certain of Wednesday July 22, 2020. A summary of the items discussed includes:

- i) Committee Member Gresham moved to request revised materials that address the discussion items:
 - (1) Rework patio to have entrance that appears and acts as an entry from Chinden.
 - (2) 53rd orientation.
 - (3) Internal movement and connections.
 - (4) Cross access and parking agreements needed.
 - (5) Address headlight nuisance onto property to the east.

B. Applicant Revised Materials Summary:

The applicant submitted revised materials on September 4, 2020 with a narrative ([here](#)). The revised materials are:

1. The Dutch Brothers drive-thru coffee shop (876 sqft), has replaced the building skirt from vertical ribbed siding to Corten rust colored panel.
 - a. The vertical ribbed siding in the South West corner has been updated to a wood plastic composite.
2. The office building housing the corporate headquarters for the Dutch Brothers company (5,000 sqft), has been expanded to (6,186 sqft).
 - a. Corten rust colored panel will be used as an overall skirt. The vertical ribbed siding has also been replaced with a wood plastic composite.
3. Pedestrian ramps have been added from sidewalks along both Chinden Blvd. and 53rd St.

C. The item will be considered by the Design Review Committee on a future unspecified date.

B. Project Information

Proposed Scope of Work:

Request	Review Process	Notes
Conditional Use Permit	GCC 8-6B-2	Planning & Zoning Conference Scheduled for: 08/19/2020 Meeting continued to a date certain of 09/16/2020
Pre-application conference for a design review	8-6B-3 Design Review Committee	Request to be held same day as public hearing: 07/20/2020 Meeting Continued to the date certain of 07/22/2020
Public Hearing	8-6B-3 Design Review Committee	Design Review Committee Conference Scheduled for: 07/20/2020 Meeting Continued to the date certain of 07/22/2020

Project Details:

- 1) Applicant: Jeff Likes
- 2) Owner: Travis Stroud
- 3) Proposed development: New construction, Drive-Through Establishment.
- 4) Site Coverage:
 - a) Building: 27%
 - b) Landscaping: 15%
 - c) Paved Areas: 58%
- 5) Total number of vehicular parking spaces: 8
 - a) Enclosed: 0
 - b) Surface: 8
 - c) On-Street: 0
 - d) Off-site with a cross parking agreement: 0
- 6) Total number of bicycle parking: 2
 - a) Enclosed: 0
 - b) Surface: 0
- 7) Trash Enclosure: Republic Services will pick up individual services internal to the development

- 8) Fencing: No proposed fence, existing fence proposed to stay.
- 9) Sidewalk:
 - a) Proposed 10' detached sidewalk along Chinden.
 - b) Proposed 5' detached sidewalk along 53rd.
- 10) Landscaping:
 - a) Street Trees:
 - i) Chinden: 6 (class II)
 - ii) 53rd: 3 (class II)
 - b) Parameter Landscaping: 10' buffer along Chinden and 53rd.
- 11) Closest VRT Stop: Chinden and Kent SWC (about 764ft away)

Site Conditions:

- 1) Street Address: 5219 W. Chinden, Garden City, ID
- 2) Parcel Number(s): R7334170125
- 3) Property Description: POR LTS 1-6 & 13-15 IN TCA 06 RANDALL ACRES SUB NO 06 BLK B
- 4) Legal Lot of Record: yes
- 5) Property Size: 2.410 acres
- 6) Zoning District: C-2
- 7) Zoning Overlay(s): None
- 8) Comprehensive Plan Land Use Map Designation:
 - a) Green Boulevard Corridor
 - b) Light Industrial Bradley Technology District
- 9) Floodplain Designation:
 - a) 2003 FIRM: outside of the Special Flood Hazard Area
 - b) 2017 Draft FIRM: outside of the Special Flood Hazard Area
- 10) Adjacent Uses:
 - a) Drive Through Establishment
 - b) Drinking establishment, Limited Service
 - c) Vehicle Service
 - d) Vehicle Sales
 - e) Vehicle Rental
 - f) Service Provider
 - g) Club
 - h) Storage Facility, Self- Service
 - i) Retail Store
- 11) Existing Use: Vehicle Sales
- 12) Easements on site
 - a) Randall Acres Sub 06 Plat
- 13) Site Access: List street(s) that the development will be accessed from
 - a) Front: Chinden Blvd.
 - b) Side: W. 53rd
 - c) Rear: N/a
- 14) Sidewalks: no sidewalk
- 15) Wetlands on site: none identified

C. Discussion

GCC 8-2C-13 Drive-through establishments requires that the drive-throughs are a minimum of 500' lineal feet apart. This application is only 150' from the proposed site. However, this application is in a unique situation to remedy this situation in that the existing drive-through is the drive-through that is being vacated by the applicant. Should steps be taken to formally vacate the drive-through use at 5177 W. Chinden, the proposal can achieve code compliance.

Parcel #R7334170072 is owned by Park Hampton LLC. Jeff Likes is the applicant representing the Dutch Bros tenant Travis Stroud. The site containing Mass Motors and the proposed Dutch Bros site are tenants to the property Owner Park Hampton LLC. It should be noted that the proposed Dutch Bros drive-through will diminish the area which Mass Motors can display their vehicles for sale in the front of the lot. By doing so, Mass Motors will have to reduce their inventory, move their inventory off site, or move their merchandise to the rear of their lot. Due to Mass Motors accessory use of vehicle service, the rear of their lot is required to have a privacy screen. There is not a Garden City Code requirement that vehicle sales have a display area. As such, while the proposal will change the current operations of Mass Motors, however, it will not render a further nonconformity per Garden City Code related to the use.

D. Decision Process

General Provisions

A formal application will be processed per [GCC 8-6A-5 Administrative with Notice](#).

Required Decisions: The following decision processes are required for the project as governed by [GCC Table 8-6A-1](#):

Decision	Recommendation Authority	Decision Authority	Hearing Date
Design Review	N/A	Design Committee	Pre-application conference: 7/20/2020 continued to 7/22/2020 Design Review formal hearing: 07/20/2020 continued to 7/22/20
Planning and Zoning	N/A	City Council	Planning and Zoning formal hearing: 08/19/2020 Meeting continued to a date certain of 09/16/2020

Required Findings:

CONDITIONAL USE PERMIT: To approve a conditional use permit, the Planning and Zoning Commission must find the application meets the following findings:

1. The use is appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district;
2. The use will be supported by adequate public facilities or services to the surrounding area, or conditions can be established to mitigate adverse impacts;
3. The use will not unreasonably diminish either the health, safety or welfare of the community; and
4. The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city.

Findings are not required at a pre-application conference.

Design Review Application: To approve a design review, the Design Review Committee must find the application meets the following findings, found in [GCC 8-6B-3](#):

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district;
2. The proposed design adheres to standards for the protection of health, safety, and general welfare;
3. The proposed design creates a sense of place and contributes to the uniqueness of the different districts and neighborhoods within the city;
4. The proposed design improves the accessibility of development to nonmotorized and public modes of transportation;
5. The proposed design supports a development pattern in nodes rather than strip commercial along arterial corridors;
6. The proposed design supports a compact development pattern that enables intensification of development and changes over time; and
7. The proposed design provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions and that encourage pedestrian activity.

Design Review Preapplication Conference Options:

Pursuant to [GCC 8-6B-3](#), the purpose of the preapplication conference is threefold: to provide direction based on design objectives that are relevant to the application, determine the level of review process, and what application materials will be required.

It is appropriate for Committee to take of the following actions:

- Determine the application is ready for a formal application with the Design Review Committee.
- Delegate the decision to the Planning Official as an administrative decision.
- Request the applicant return with more information.

The direction provided by the committee at the preapplication meeting may be changed or reversed at any time during the process if the design or the scope of the projects changes.

Decision

CONDITIONAL USE PERMIT

After hearing the evidence and considering the application, the decision maker shall make their decision. The decision maker shall report the facts upon which it based its conclusion, the ordinance and standards used in evaluating the application, the actions, if any, that the applicant could take to obtain a permit, and whether a permit is :

1. Granted,
2. Granted with conditions, or
3. Denied.

The decision maker may find that there is inadequate information to render a decision and may also continue the hearing for additional materials to be supplied. It is recommended that they continue the hearing to a date certain for noticing purposes.

The decision maker shall make its findings and decision no later than by the next regular scheduled meeting

DESIGN REVIEW COMMITTEE

Pursuant to [GCC 8-6B-3](#), if the Design Review Committee does not delegate the decision to the Planning Official for an administrative decision, based on the required findings, the Committee shall take one

of several actions:

1. Approve the application;
2. Conditionally approve the application with the requirement that the committee review further design details; or
3. Deny the application.

Appeals of Decision:

CONDITIONAL USE PERMIT and DESIGN REVIEW: Pursuant to 8-6A-9 (Appeals), there is a 15-calendar day appeal period to appeal the decision to The City Council. This period starts from the date of signature on the decision and not the hearing date.

A pre-application conference is not a decision and cannot be appealed.

Per Garden City Code [8-6A-5 Administrative Process with Notice](#), there is a 15-day period to file a written objection to the application. This period starts from the signed decision date. If a written objection is received within the 15-day period, a City Council hearing will be scheduled to decide the application. Written objections received after the 15-day objection period will not be accepted.

Pursuant to [8-6A-9 Appeals](#), there is a 15-day appeal period to appeal the decision to the City Council. This period starts from the signed decision date and runs concurrently with the 15-day objection period noted above. An appeal is \$210 and must be filed on the appeal application form provided by the City. Appeals received after the 15-day appeal period will not be accepted.

E. Agency Comments

The following agency comments were provided:

Agency	Comment Date	Summary
Central District Health	07/06/2020 & 7/22/2020	Will require plans be submitted for plan review for food establishment and beverage establishment
North Ada County Fire and Rescue	07/08/2020	Fire hydrants, access and street identification shall be installed prior to construction or storage of combustible materials on site.

F. Public Comment

No public comments were provided.

G. Code/Policy Review

The below serves as an analysis of applicable provisions Garden City Code, Title 8, Development Code and identified applicable policies, plans, and previous approvals.

Garden City Title 8 Code Sections			
Code Section	Review Authority	Compliance Issues	Analysis/ Discussion

Title 8, Chapter 1: General Regulations			
8-1A-4 Applicability			The regulations of Garden City Code, Title 8 Development Code of the City, shall apply and govern development and use of all properties within the corporate limits of the city.
8-1B-2 Nonconforming Structures		Complaint as conditioned	Because proposed site is located on portions of lots 1-6 & 13-15, a Lot Line Adjustment is needed.
8-1B-3 Nonconforming Uses		Compliant subject to approval of conditional use permit	
Title 8, Chapter 2: Base Zoning District Regulations			
8-2B-1 Purpose	PZ	No compliance issues noted	The purpose of district is: D. C-2: Activities which are more compatible with mixed use or residential uses and minimally disruptive to the neighborhood are to be located in the general commercial (C-2) district.
8-2B-2 Allowed Uses		Compliant subject to approval of conditional use permit	Must request for a Conditional Use Permit (CUP) to have a drive through establishment.
8-2B-3 Form Standards	DC/PZ	No compliance issues noted	The required setbacks are: Front: 5', Interior Side: 5' ,Rear: 5', Street side: 5' The allowable maximum height is: N/a The minimum lot size is: N/a There are not encroachments All improvements are more than 70' from the Boise River. All properties meet the minimum street frontage.
8-2C	PZ		A. Location Standards: 1. A drive-through establishment may be appropriate on Chinden, Glenwood or State Street, which are arterial roadways that carry high volumes of pass-through traffic; however, the use is not appropriate on local or collector streets. 2. A drive-through establishment use shall not be closer than five hundred feet (500') from a residence, park, or a school; and: a. The speaker system is located so that the sound from a speaker system is directed away from a residence, park, or school and not audible off the site; and b. Stacking does not create an impact off site; and c. Vibration, noise, odors, etc., are not allowed off site; and d. The use does not otherwise create a negative impact.

3. A drive-through establishment shall not be closer than five hundred feet (500'), as measured by the shortest unobstructed driving route from another drive-through establishment.

B. Building Design and Site Layout:

1. New drive-through facilities shall be oriented toward the side or rear yards and not placed between the street right-of-way and the primary customer entrance.
2. Vehicular lanes shall be sited to minimize additional vehicular traffic on site and within the surrounding uses.
3. Service shall be provided to those who elect to walk or bike.
 - a. Service shall be available in an area that is protected from the weather and separate from vehicle stacking lanes.
4. Adequate trash receptacles shall be provided that comply with the requirements set forth in section [8-4A-5](#), Outdoor Service And Equipment Areas, of this title.
5. All site and vehicular lighting shall be down-shielded, screened or oriented not to encroach on any residence.
6. Stacking lanes shall be screened with landscaping by plantings or berming or a combination of both to a minimum height of four feet (4') where not in conflict with a necessary clear vision triangle.

C. Access and Parking: Safe pedestrian and vehicle access and circulation on the site and between adjacent properties shall be demonstrated as follows:

1. A bike rack shall be provided.
2. Access to the pedestrian customer shall be provided facing the public right-of-way.
3. Direct, comfortable, and safe pedestrian connection from the public sidewalk system and the parking area to the structure shall be provided through sidewalks or pathways that are:
 - a. A minimum of five feet (5') in width; and
 - b. Americans with Disabilities Act compliant; and
 - c. Uninterrupted by motorized vehicles. If there is no other feasible alternative, the vehicular crossing of the path or sidewalk shall be designed in a way to visibly demonstrate that it is secondary to the pedestrian. This may be achieved by changes in materials or colors, landscaping, or other such treatments.
4. Based on the size of the drive-through and expected patronage, stacking lanes shall have sufficient capacity to prevent obstruction of the public right-of-way.
5. The stacking lane shall be a separate lane from the circulation lanes needed for access and parking.
6. Any stacking lane greater than one hundred feet (100') in length shall provide for an escape lane.
7. The design and construction of the drive-through facilities shall minimize the number of driveway cuts.

D. Additional Standards For Drive-Through Selling Food Or Beverages:

			<p>1. A seating area either indoor or outdoor with temporary or permanent shelter, sufficient for a minimum of ten (10) people shall be provided.</p> <p>2. A minimum of one (1) outdoor trash receptacle shall be provided.</p> <p>There is a condition of approval that defers building design, site layout, access and parking to design review and approval.</p>
Title 8, Chapter 4: Design and Development Regulations			
8-4A-3 Fences and Walls	DC	May not be compliant	No fences Proposed, existing fences proposed to be kept. Details of what those fences are made of were not disclosed.
8-4A-4 Outdoor Lighting	DC	No compliance issues noted.	Proposed lighted Dutch Bros Sign on front (north) elevation, side (west) elevation and rear (south) elevation. LED menu board.
8-4A-5 Outdoor Service and Equipment Areas	DC	No compliance issues noted	
8-4A-7 Stormwater Systems	DC	No compliance issues noted.	A storm water infiltration and retention system is provided on site.
8-4A-8 Utilities	DC	No compliance issues noted.	All existing utility service lines will be upgraded. Existing lines run under existing paved lot, they will need to be relocated and fitted with up-to-date access.
8-4A-9 Waterways	DC	No compliance issues noted	Proposed site will provide curb and gutter along the adjacent streets diverting the existing watershed to existing storm drain collectors. Proposed landscaping will absorb portion of natural watershed and alleviate portion of overall flow. Drip irrigation proposed.
8-4C Design Provisions for Nonresidential Structures	DC	No compliance issues noted.	<p><i>Objective 1: The design of all structures shall have a scale, massing and urban form that has a relationship to the street, the pedestrian, and adjacent properties.</i></p> <p><i>Objective 2: The design layout of all sites shall maximize opportunities for safe and comfortable pedestrian accessibility and minimize the obtrusive effects of parking and vehicular circulation.</i></p> <p><i>Objective 3: Buildings shall be designed and constructed of quality materials.</i></p>

			<p><i>Objective 4: The site design shall respect existing notable site features including existing buildings, landscaping, trees and water.</i></p> <p><i>Objective 5: The design of all buildings shall provide visual interest, support the vision for the area as articulated in the comprehensive plan and positively contribute to the overall urban fabric of the community.</i></p> <p>Building materials are as followed:</p> <ol style="list-style-type: none"> 1. Vertical Ribbed siding system: Blue 2. Pre-finished roof flashing 3. Cement: composite panel: light grey 4. 12' metal sheathing panel: light grey 5. Typical siding colors include old town grey, slate gray, Tahoe blue <p><i>Objective 6: The site development should support and be consistent with the adopted streetscape.</i></p>
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8-4D Parking and Off Street Loading Provisions

8-4D-3 Parking Design and Improvement Standards	DC	No compliance issues noted	Dumor 83 series bike rack: 4 proposed.
8-4D-4 Parking Use Standards	DC	No compliance issues noted	
8-4D-5 Required Number of Off-Street Parking Spaces	DC	No compliance issues noted	8 parking spaces provided, 1 ADA. B. Nonresidential and Mixed Uses: The minimum and maximum number of required off street vehicle parking for nonresidential uses and mixed use shall be determined by the planning official based on the following criteria: <ol style="list-style-type: none"> 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.
8-4D-6 Standards for Alternatives to On-Site Parking	DC	No compliance issues noted	
8-4D-7 Off Street Loading Standards	DC	No compliance issues noted	No off-street loading proposed.

8-4E Transportation and Connectivity Provisions

8-4E-3 Public Street Connections	DC	No compliance issues noted	
8-4E-4 Internal Circulation Standards	DC	No compliance issues noted	

8-4E-6 Sidewalk Standards	DC	No compliance issues noted.	Proposed 10' detached sidewalk along Chinden. Proposed 5' detached sidewalk along 53 rd .
8-4E-7 Pedestrian and Bicycle Accessibility Standards	DC	No compliance issues noted.	Concrete deck/walk slab over compacted sand and gravel proposed with a slope for positive drain away from building to continue pedestrian accessibility through site.
8-4E-8 Transit Facilities	DC	No compliance issues noted	Chinden and Kent SWC is closest bus stop.
8-4F Sign Provisions			
8-4F-13 Master Sign Program	DC	Compliant as conditioned.	No master sign proposed. No design submitted. a. All new development in the commercial, industrial and mixed use zoning districts, <u>with more than one building or occupant</u> shall include a master sign program as part of the application for design review; 8-4F-13: A master sign program is required for any new commercial building
8-4H Flood Hazard- add after June 19	Planning Official	No compliance issues noted	The City highly encourages that the applicant build to the best available data identified in the FIS study due to the potential cost of flood insurance and safety concerns for the property. Should the applicant choose not to build above the base flood elevations identified in the FIS, the City will request that the applicant record a Flood Acknowledgement on the property.
8-4G Sustainable Development Provisions		No compliance issues noted.	New non-residential development: 5,000 sqft. Or less requires 12 points. Scored 20 points.
8-4I Landscaping and Tree Protection Provisions			
8-4I-3 General Landscaping Standards and Irrigation Provisions	DC	No compliance issues noted	Required # of trees: 9 Proposed # of trees: 18 13 class II and 5 class I All plant materials to be watered by underground automatic irrigation system.
8-4I-4 Landscaping Provisions for Specific Uses	DC	No compliance Issues noted	
8-4I-5 Perimeter Landscaping Provisions	DC	May not be compliant	The perimeter landscaping proposed along 53 rd ends after the driveway. Perimeter landscaping not proposed along South East property line. 10' perimeter landscape along W. Chinden Blvd. proposed.
8-4I-6 Parking Lot Landscaping Provisions	DC	No compliance issues noted	

8-4I-7 Tree Preservation Provisions	DC	No compliance issues noted	The applicant intends to keep all existing trees. The provisions of this section are intended to preserve existing trees of four-inch (4") caliper or greater from destruction before and during the development process.
Title 8, Chapter 6, Article A: Administration			
8-6A-3 General Application Process		No compliance issues noted	The application was reviewed and considered complete within 30 days of submittal, a notice of application acceptance was issued to the applicant, and staff started processing the application.
8-6A-5 Administrative Process with Notice		No compliance issues noted	A notice of intent was sent to adjoining property owners within 300' and agencies with jurisdiction.
8-6A-7 Public Hearing Process		No compliance issues noted	The applicant provided a neighborhood meeting more than one month and less than three months prior to application submittal. The City provided a radius notice, notifications to agencies with jurisdiction, and ran a legal notice in the Idaho Statesman, at least 15 days prior to the first hearing. The applicant provided an affidavit of property posting more than 7 days in advance of the hearing validating that the property was posted more than 10 days prior to the hearing.

Other Items Reviewed	
Plan/Policy	Discussion/ Analysis
Idaho Code 67-6512 Local Land Use Planning Special Use Permits, Conditions, and Procedures	<p>Garden City Code noticing requirements are compliant with this Statute.</p> <p>The statute notes that upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those:</p> <ol style="list-style-type: none"> (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development; (6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. <p>Prior to granting a special use permit, studies may be required of the social, economic, fiscal, and environmental effects and any aviation hazard as defined in section <u>21-501(2)</u>, Idaho Code, of the proposed special use. A special use permit shall not be considered as establishing a binding precedent to grant other special use permits. A special use permit is not transferable from one (1) parcel of land to another.</p>

Garden City Comprehensive Plan	<p>This application is in future land use designations of the Comprehensive Plan:</p> <ul style="list-style-type: none"> b) Green Boulevard Corridor c) Light Industrial Bradley Technology District <p>The application may be supported by:</p> <p>Goal 1. Nurture the City</p> <ul style="list-style-type: none"> a.) 1.4 Objective: Create a premier destination place to live, work, and recreate. <p>Goal 2. Improve the City Image</p> <ul style="list-style-type: none"> a.) 2.3 Objective: Promote quality design and architecturally interesting buildings. b.) 2.4 Objective: Create a vision for the design of all streets and highways consistent with city’s urban setting. <p>Goal 4. Emphasize the “Garden” in Garden City</p> <ul style="list-style-type: none"> a.) 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art. <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> a.) 7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters. <p>Goal 12. Evolve as a Destination</p> <ul style="list-style-type: none"> a.) 12.1 Objective: Support a positive business environment b.) 12.2 Objective: Continue to support commercial and industrial land uses. c.) 12.3 Objective: Create a premier destination for work, recreation, entertainment, culture and commerce. <p>The application may not be supported by:</p> <p>Goal 7 Connect the City</p> <ul style="list-style-type: none"> a.) 7.3 Objective: Protect neighborhoods from through traffic. <ul style="list-style-type: none"> i. Increase interconnectivity within neighborhoods to reduce the concentration of traffic on a few streets. Consider the creation of new street sections such as lanes that provide access through-blocks but discourage through traffic.
Garden City Sidewalk Policy	Proposed detached sidewalks on Chinden and 53 rd .
Garden City Street Light Policy	Streetlight on 5305 W. 53 rd St. About 255 ft away. Streetlight on Chinden and Kent about 700ft away.
Chinden- ITD Access Management Chinden Corridor Access Map	ITD approved the variance needed for dual access to the site via Chinden and 53 rd for the proposed drive-through.