



# CITY OF GARDEN CITY

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**SAPFY2019 - 1**  
**Specific Area Plan**  
**Pre-Application Conference**  
**Location: 33<sup>rd</sup>, 34<sup>th</sup>, 35, Carr, and Clay St. ; Chinden Blvd.**  
**Applicant: Sherry McKibben, McKibben Cooper Architects**



**Staff Contact: Chris Samples (208) 472-2921; [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)**

**City of Garden City**  
**Planning and Zoning Commission Staff**  
**Report**

**Project Description:**

**Planning and Zoning Commission Pre-Application Hearing Date:** Wednesday May 15, 2019, at 6:30 p.m.

**Application File Number:** SAPFY2019 - 1

**Applicant:** Sherry McKibben, McKibben Cooper Architects

**Location:** 33<sup>rd</sup>, 34<sup>th</sup>, 35<sup>th</sup>, Carr and Clay Streets, and Chinden Boulevard

**Requested Entitlement:** Specific Area Plan

**Project Synopsis:** Sherry McKibben with McKibben + Cooper Architects and Urban Design are requesting pre-application approval of a Specific Area Plan Application for the 34th Street Area. The scope of the plan includes 34th Street, Carr Street, Clay Street, Chinden Boulevard, Osage Street, and 33rd Street.

**Standards for Review:** Standards for review of this pre-application are as follows:

**1. GCC 8-6B-6 Specific Area Plan**

Note: Due to the nature of the pre-application request, other sections of this Title can be reviewed by the Commission.

**Additional Information:**

1. A specific area plan (SAP) requires a separate pre-application meeting before the Commission. The meeting is listed on the May 15, 2019 agenda as a work session. Public testimony is not required to hold this pre-application meeting. The scope of the pre-application meeting is to provide feedback to the applicant concerning their proposal. The Commission is not authorized to make a recommendation at this pre-application meeting.
2. The Design Committee will hold a pre-application meeting for this request on May 20, 2019.
3. Upon completion of the pre-application meetings, a formal application will be submitted. The Commission will hear this recommendation request at a future date as a public hearing item.
4. The City Council will decide this item at a future public hearing.
5. To obtain specific waivers to code, the applicant anticipates submitting a concurrent Planned Unit Development (PUD) application in coordination with the SAP.

6. The staff report will not make a recommendation on the proposal. Rather, comments will be limited to discussing relevant Garden City Code, making suggestions to address potential issues, and noting unresolved questions. Draft legal findings will not be included with this report.

## **GCC 8-6B-6 Specific Area Plan**

### **Introduction**

The 34<sup>th</sup> Street Specific Area Plan (The Plan) has been proposed to provide a development framework for future development within 33<sup>rd</sup>, 34<sup>th</sup>, 35<sup>th</sup>, Carr, and Clay Streets and Chinden Blvd. The Plan proposes a phased framework intended to coordinate development of properties within these street corridors. The applicant's vision can be found on page 4 of the Plan. The applicant notes the following vision and goals on page 4 of the Plan:

*The Live, Work, Create District is a special place. As it takes shape it is a neighborhood that promotes creativity. There is something truly special about being able to make and create. Our 34th Street Specific Area Plan is designed to be very interactive, each use and design is carefully selected to allow for a experience by just taking a walk!*

*Food bonds a community; while you enjoy a coffee on 34th and Carr Street you can also watch an artist painting. I believe that food is one way to help support "place making". Along with the idea of an interactive street scape, is the goal of bringing an interactive Farmers Market to Garden City. This will be future indoor and outdoor space with the goal of spanning the entire length of 34th (weekly and seasonal). At the Market you can enjoy local foods, buy fresh local produce, shop for unique art. A farmers market celebrates local businesses and encourages community. Food is a wonderful way of uniting community.*

*Our 34th Street Specific Area Plan is designed to allow Mixed Use buildings, this is important to us so the neighborhood can be a pedestrian focused environment where residents and community members can walk and explore.*

*One of the first ideas that was discussed in planning was creating a "plaza" an outdoor space that all can enjoy and the can make our community special. We designed the plaza to be very natural, very welcoming and pedestrian friendly. The goal for the plaza " The Eddy" is to tie all the elements together; in the plaza you will see art, culture, historic monuments, industrial references, elements of the Garden, food, and community enjoying our wonderful community and provides river activated uses and design.*

*Incorporating art, History and Culture into our plan was a high priority. Our 34th Street Specific Area Plan will provide historical references on what uses or activities have taken place in a given location. In the Plaza we want to have monuments that provide a timeline to our evolution of Garden City.*

### **Required Findings**

To recommend approval of an SAP, the Commission must make the following findings:

1. *The SAP, as conditioned, is consistent with the city comprehensive plan, as amended, including the future land use map and the land use planning area guidelines and land use designations, if applicable;*
2. *The SAP, as conditioned, meets the minimum requirements of this chapter;*
3. *The SAP promotes the orderly planning and development of land, as set forth in the purpose for this process;*
4. *The SAP has been noticed and public hearing held in accordance with this code;*
5. *The SAP complies with all city zoning regulations and codes in effect at the time of the SAP application.*

## **Plan Amendments**

Amendments to an SAP are divided into major and minor amendments as noted in subsection 7:

*7. Major and Minor Amendments: An approved SAP may be amended at any time using the process, and may be amended simultaneously with the processing of a development application. The planning official shall decide whether a proposed amendment is a "major" or "minor" amendment. In order to initiate an amendment, the applicant shall submit to the planning official an application on those items that would change if the proposed amendment were approved.*

*a. Major Amendments: Changes of the following types shall define an amendment as major:*

- (1) Changes which would modify or reallocate the allowable building height, mix of uses, or density of a development; or*
- (2) Changes which would alter the location or amount of land dedicated to open space, amenities, trails, natural areas or public facilities; or*
- (3) Modify any other aspect of the SAP that would significantly change its character; or*
- (4) A series of minor amendments that cumulatively change the overall character of the SAP.*

*b. Minor Amendments: Amendments that are not major amendments shall be termed "minor amendments" and shall be reviewed by the planning official. The planning official shall approve, approve with conditions, or deny said amendments.*

## Discussion of Specific Requests

While the Plan is detailed and has potential for extensive discussion, this report focuses on the following substantial requests:

- Vacation of a portion of 34<sup>th</sup> Street to be retained by the applicant to restrict vehicle access and prioritize pedestrian and bicycle traffic. The right of way is proposed to be transformed into a pedestrian plaza located adjacent to the Boise River Greenbelt
- Greenbelt improvements
- Streetscape and intersection improvements
- “Ultimate Parklet”: A “semi-public” park, parking facility, and mixed use amenities space
- Land use placement and development/improvement siting

### 1. 34<sup>th</sup> Street Vacation Request and Plaza

The applicant has proposed a vacation of 34<sup>th</sup> Street from Carr Street to the Boise River Greenbelt. The Land Use Plan on page 14 of The Plan identifies the vacated section as a multi-use pedestrian plaza.

Points of discussion of the proposed vacation could include:

- Conversion to private property could limit public access to the Greenbelt. The applicant has indicated in previous staff pre-application meetings a perpetual public access easement would be proposed along with the vacation request.
- The possible precedence set by the proposed vacation. Future developments at the end of the Greenbelt could follow a similar development pattern. Discussion of future implications should be considered.
- Specific uses are not noted in the plan. The applicant could provide a list of intended uses with their formal application.
- Maintenance of the proposed plaza is not addressed. The applicant has an opportunity during the pre-application meeting or the formal application to provide possible solutions.
- Amenities such as the surfer lockers and the community gardens are not clearly depicted to be for public use, though it appears to be implied based on their placement in the plaza. The applicant can clarify this with the Commission,

### 2. Greenbelt Improvements

The applicant has proposed Greenbelt improvements intended to coordinate with the proposed development. As noted on page 50, adjacent improvements consisting of a community garden, planters, and crushed granite are proposed. The existing pedestrian bridge is noted but is not clear if additional improvements are proposed for the bridge. The Plan is not clear if landscaping improvements are proposed on the river bank or within the vegetated area between the paved path and the Boise River.

Points of discussion of the proposed Greenbelt improvements and modifications could include:

- Portions of the existing Greenbelt are located on the applicant’s property and are protected by a perpetual Greenbelt easement. The easement was granted as part of a court settlement between the property owner, Garden City, and the State of

Idaho. It is not clear how the proposal coordinates or conflicts with the easement or the court settlement. A review by the City Attorney of the available documentation and The Plan during the formal application process would help clarify whether conflicts exist. An amendment of the Greenbelt easement and/or the court settlement may be necessary to facilitate the proposed development.

- Aerial photographs appear to depict existing irrigation infrastructure beneath a proposed structure, bridge, crushed gravel area, and other proposed plaza infrastructure. The Plan does not depict whether the irrigation infrastructure would be piped or rerouted around this infrastructure. The applicant could provide more information on this discussion point in the formal application. Comments from the irrigation company should also be provided to clarify the matter further.
- The Plan does not indicate whether the proposed Greenbelt improvements meet Garden City Public Works Department requirements. The applicant could coordinate with Garden City Public Works prior to formal application to ensure there are no outstanding issues.
- The existing Greenbelt appears to be raised above the grade adjacent to the property. Page 12 of The Plan indicates the plaza will be raised above the Base Flood Elevation and flush with the existing Greenbelt. While a preliminary grading and drainage plan is included in the application materials, drainage is usually reviewed administratively by the City Engineer.
- There is an existing 35' sewer easement on the property adjacent and within the Greenbelt. The Plan does not provide enough detail on whether the proposed infrastructure can encroach within this easement. The applicant could coordinate with Garden City Public Works and the City of Boise to coordinate improvements within the easement.

### **3. Streetscape and Intersection Improvements**

The applicant has proposed an attached and detached street section typology that provides a varied streetscape. The proposed streetscapes provide multiple points of visual interest and depicted a significant departure from the existing street configuration. Intersection improvements are proposed, depicting artistic crosswalk treatments.

Points of discussion of the proposed streetscape could include:

- Whether the scope of streetscape improvements is intended for the right of way, on private property, or a combination thereof is not addressed. The applicant could delineate this location in the formal application.
- Maintenance of improvements in the right of way is not addressed. The applicant could coordinate further discussion with ACHD and Garden City staff to address maintenance.
- Impact of landscaping root systems to hardscapes such as roads and sidewalks. The applicant has provided a detailed landscaping palette. Root barriers presently address this for landscape buffers, as required by ACHD for landscape buffers 6' in width.
- Evaluation of the proposed street sections for compliance with ADA and Clear Vision Triangle requirements. The applicant can provide additional information on this matter at the pre-application meeting or in the formal application.

### **4. "Ultimate Parklet"**

The applicant has proposed a mixed use parking facility noted as the “Ultimate Parklet” (The Parklet) in The Plan. The Parklet consists of vehicle and bicycle parking spaces, landscaping, artwork, pedestrian amenities, and a multi-use structure. The Parklet can also be closed to provide a space for community and neighborhood events, as noted on page 53. The applicant also notes on Page 53 that the amenities are “semi-public”.

Points of discussion on the proposed Parklet could include:

- Clarification on the scope and scale of neighborhood events. A conditional use permit was required for a similar use on the applicant’s property at the end of 34<sup>th</sup> Street. The applicant could clarify this in the formal application as well as whether other uses noted in Garden City Code are proposed.
- Fire code compliance for the proposed configuration. The Plan is not clear whether the proposed configuration meets fire access requirements. The applicant could include clarification from the fire department in the formal application.
- Clarification of the term “semi-public”. The Parklet is proposed to be private property and retains the right of exclusion. The Plan is not clear what this term means or it’s intent. The applicant could clarify this with the Commission at the pre-application meeting.

##### **5. Land Use Placement/Development Improvement Siting**

The applicant has provided an extensive, highly detailed depiction of proposed building footprint, pedestrian connections, bicycle and vehicle parking, open space, and other development improvements in The Plan. The applicant’s intent suggests a coordinated development plan, with each component intended to interact with each other. The Plan includes specific locations for mixed use, residential, and commercial uses. The Plan also includes specific residential density calculations.

Points of discussion on the proposed land use placement/development improvement siting could include:

- The Plan, while detailed and professionally crafted, may hinder flexibility that may be needed to accommodate future owner and tenant needs, to accommodate unanticipated site conditions or in response to possible changing market conditions. Amendments to The Plan are governed by Garden City Code 8-6B-6 and divided into major and minor amendments, as noted above. The applicant and the Commission could discuss this at the pre-application meeting.
- Clarification of mixed use, residential, and commercial uses. The applicant has noted the location of these uses but has not clarified what those uses are. The scope of the proposal includes properties zoned C-1, C-2, R-3, M, and BRG, which have differing permitted, conditional, and prohibited uses. Deferring to the zone’s uses could interfere with the intended coordination depicted in The Plan. The applicant could provide clarification on what specific uses are intended. Further discussion may be necessary with the applicant and the Commission.
- Impacts to adjacent properties not included in The Plan’s scope. The Plan is not clear on potential impacts, if any, exist and whether The Plan may need to be amended to accommodate potential impacts identified during the application process.

- The proposed building and drive lane configurations depicted in The Plan could be affected by fire and building codes. If there is conflict with these codes and The Plan, the applicant would likely have to request an amendment.

## **Additional Questions to Consider**

Several questions remain concerning the proposal that have not been addressed above. The Commission and the applicant should consider their discussion during the work session.

### **Plan Coordination and Amendments**

- Would approving The Plan as proposed lock the applicant into a specific phasing plan noted on page 73? Would the applicant be able to complete multiple phases individually or would The Plan allow concurrent completion? What are the effects of an amendment on the phasing schedule?
- How will The Plan remain cohesive and coordinated with changes of ownership?
- What would be the effect of a new owner request for a PUD within The Plan area on the overall development?
- How does The Plan affect future development applications on adjacent properties?

### **Improvements and Maintenance**

- What improvements, if any, will be dedicated to the public?
- Who will maintain private shared improvements, whether intended for public or private use? In the absence of a property owner organization, how would the improvements be maintained?

### **Pedestrian, Bicycle, and Vehicle Traffic Flow**

- How does the proposal affect pedestrian, bicycle and vehicle traffic located outside of The Plan area?
- What would be the effect of the proposed streetscape improvements on areas outside of The Plan's scope?

### **Fiscal Impacts**

- What are the fiscal impacts to the City and other public agencies?
- What are the potential obligations and liabilities, if any, for the City and other public agencies?

## Statement of Intent

Urban Land Development is pleased to bring you the 34th Street Specific Area Plan (“Plan”) to guide the future redevelopment of the City’s 34th Street area adjacent to the greenbelt. Enclosed with this Statement of Intent is the Plan, which includes detailed information to support the Plan as required by Garden City Code § 8-6B-4 and the City’s Specific Area Plan Application.

### Purpose

The primary purpose of the Plan is to create a clear plan for a large multi-phase residential and mixed-use development that will become a destination area that highlights the beauty of Garden City by creating an “urban neighborhood node” in the City’s Live Work Create District. We have spent months refining the Plan to ensure that it:

1. Implements the goals and objectives of the city’s comprehensive plan and future land use map;
2. Contributes to the social, economic and environmental sustainability of Garden City;
3. Creates a multi-phase mixed-use development, including residential, that is highly respectful of the natural setting, that is at a human scale, and ensures neighborhood compatibility;
4. Provides for an integrated transportation system which prioritizes a pedestrian environment and mass transit and reduces vehicular trips;
5. Provides community amenities including maintaining public access to the Boise River and public open space.

In addition, the Plan establishes a detailed development framework, an anticipated ten-year build out schedule, outlines future uses and applications, and the Plan’s benefit to the City.

As to the Comprehensive Plan specifically, the Plan furthers the City’s goals as follows:

1. Nurturing the City (Goal 1): The Plan supports community events by creating community spaces and a sense of place. The Plan works with the natural landscape and implements green development features such as permeable paver systems that filter storm water before it meets the aquifer to protect the City’s natural environmental features.
2. Improve the City Image (Goal 2): The Plan is in an Urban Renewal District and the property has no curb, gutter, landscaping, or sidewalk. The Plan will redevelop the property and beautify it by adding curb, gutter, landscaping, and sidewalk and constructing mixed-use residential and commercial building with high quality design.

3. Create a Heart for the City (Goal 3): The Plan puts old town Garden City and the live work create district on the map as an urban neighborhood node. The creates public gathering places on the east end of the City and adjacent to the greenbelt. The high quality street scape and building design invites public gathering and a safe pedestrian experience.
4. Emphasize the “Garden” in Garden City (Goal 4): The Plan provides an abundance of gardens, from the urban community garden to the streetscape planter boxes for gardening. The plaza and common areas will feature large garden boxes, community gardens, drought tolerant plantings, as well as a historic momentum to the City’s agricultural heritage. The Plan will also implement natural landscaping and plant selection to mirror and enhance the natural environment in the plaza near the greenbelt.
5. Focus on the River (Goal 5): The Plan increases accessibility to the greenbelt and Boise River by providing a river walk. Additionally, the proposed uses outlined by the Plan are river activated and welcome greenbelt users to the area. The parklet provides very important uses in its location and allows for the pedestrian experience to be in the plaza, these two uses work together and allow pedestrians to focus on the river and enjoy the environment.
6. Diversity in Housing (Goal 6): The Plan provides a range of housing types including both single-family and multi-family cottages, townhouses, and live-work units.
7. Connect the City (Goal 7): The Plan creates pedestrian and bicycle friendly connections in along the 34th Street corridor with the greenbelt. The Plan was specifically developed to promote connectivity by making access to the greenbelt a focal point. The Plan promotes alternative transit by developing commercial and residential along the greenbelt, which provides connectively throughout the City.
8. Maintain a Safe City (Goal 8): The Plan maintains a safe city by redeveloping a high crime area. Additionally, the Plan will provide many resources that promote a safe City; new sidewalk systems, new street lighting, bike routes, pedestrian specific environments, and a designated parking space for City police.
9. Develop a Sustainable City (Goal 9): The Plan creates many tools for a sustainable City including protecting the aquifer with a water filtering paver system, protecting riparian areas, and promoting high density mixed use, transit supportive construction close-in to Garden City and adjacent to the greenbelt to encourage and promote alternative methods of transportation.
10. Plan for the Future (Goal 10): The Plan offers a mixed-use transit oriented development node along Chinden in support of Objective 10.4.
11. Serve the City (Goal 11): The Plan supports a positive business environment by offering first class commercial space for local businesses in a high traffic area supported by dense residential. The Plan will also promote community civic uses by creating public spaces for educational purposes.

## **Scope**

The Plan covers 7.3 acres on 40 existing parcels of land in the City's Live/Work/Create District. The Plan proposes both single-family and multi-family residential units. Approximately 200 dwelling units are expected under the Plan. The Plan also proposes over 100,000 square feet of commercial space. Future commercial uses may require conditional use permits, which will be applied for as needed. The Plan proposes phased development of the property over approximately 10 years.

The Plan will require a Planned Unit Development (PUD) approval, which application is being submitted along with the Specific Area Plan application. The PUD allows for flexibility in setbacks and dimensional standards and is required in this case to reduce setbacks proposed by the Plan to support the desired active social urban environment by bringing buildings closer together and closer to the sidewalk. The Plan specifies each requested setback reduction. The PUD will allow a variety of housing and building types and it will create a more useful pattern of open space and recreation areas by using the property more efficiently.

The Plan includes vacating 34<sup>th</sup> Street north of Carr Street to the greenbelt. The Ada County Highway District staff has indicated support for the vacation. We are currently working with ACHD to carry out the vacation of 34<sup>th</sup> Street, which will become a pedestrian only plaza providing access to the greenbelt. The plaza area proposed by the Plan will provide a recreational environment and will enhance public enjoyment and access to the greenbelt and Boise River.

The Plan will provide residential units with on-site parking spaces with a ratio of 1:1, as a reduction from City Code. Parking for commercial and mixed uses will be provided on-site with additional spaces on-street adjacent to all the participating properties in the Plan.

## **Intent**

The intent of the Plan is to implement the goals and objectives of Garden City's Comprehensive Plan as outlined above, to show compliance with City Code, and to promote the orderly planning and development of the property. The intent is to also show the community benefits and amenities that the Plan will offer, including: the community plaza area, the urban parklet, the urban community garden, public river recreation features such as lockers, changing rooms, surfboard racks, and many more community features detailed in the Plan.

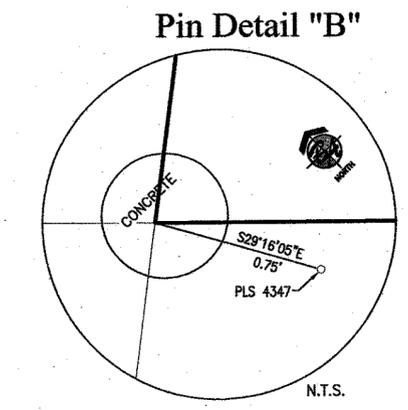
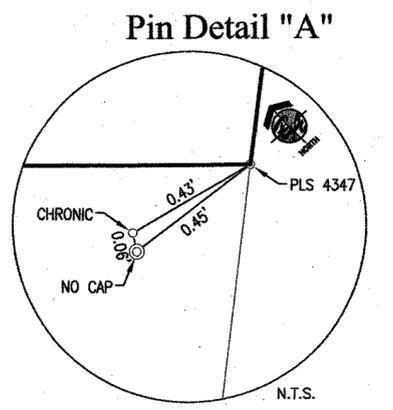
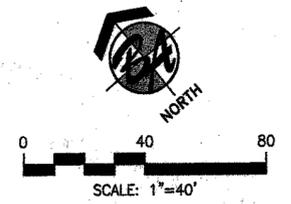
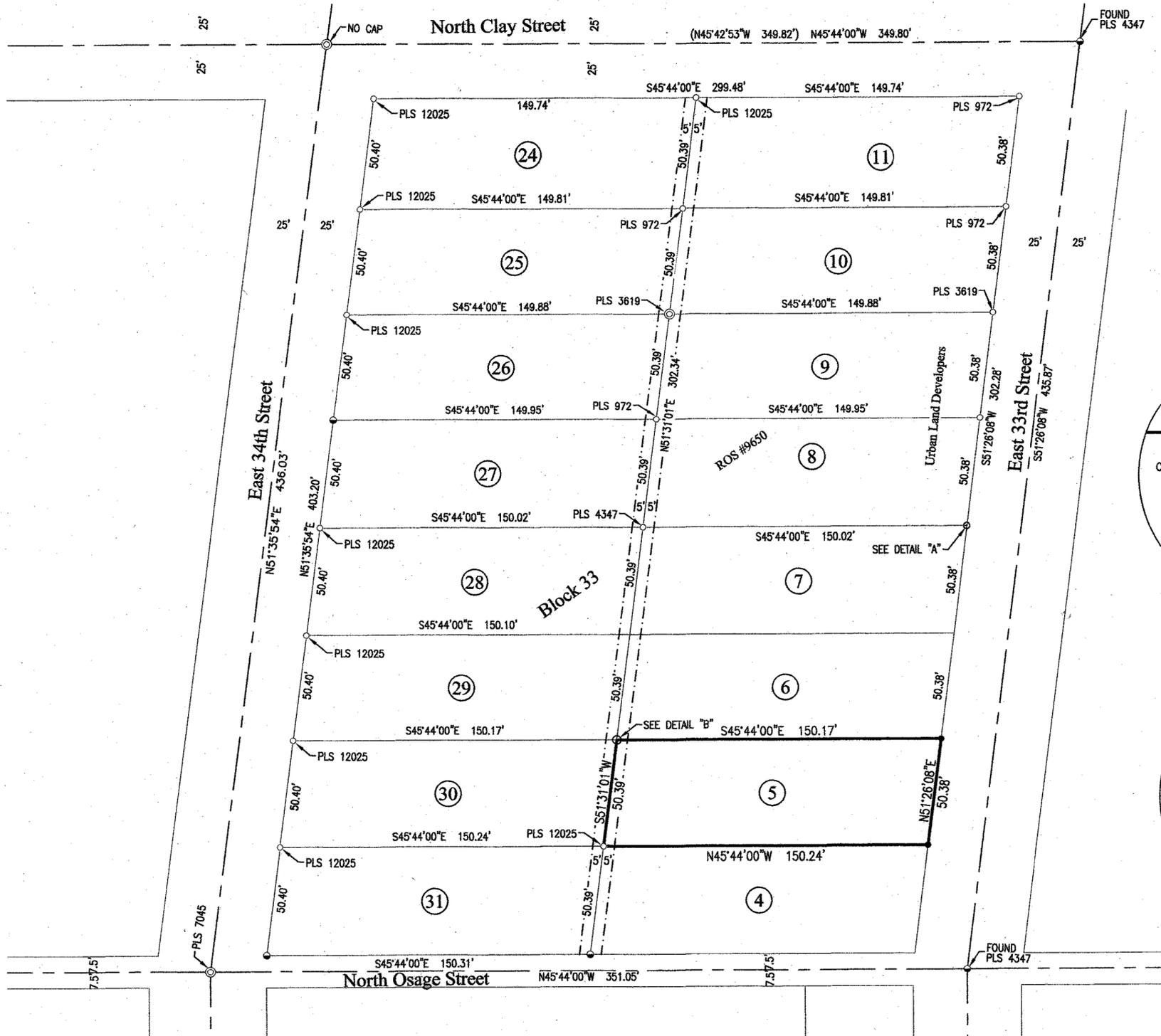
Thank you

Hannah Ball

Urban Land Development | 808-673-5815

# MASTER PLAN





- Legend**
- BOUNDARY OF SURVEYED LOT
  - LOT LINE
  - STREET CENTERLINE
  - EXISTING IDAHO POWER EASEMENT
  - ② LOT NUMBER
  - FOUND MAGNAIL WITH WASHER
  - ⊙ FOUND 5/8" PIN
  - FOUND 1/2" PIN
  - SET 1/2"x24" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 12025"

**Reference Documents**  
 SUBDIVISION PLATS  
 FAIRVIEW ACRES SUB NO 05, BK11, PG0619  
 RECORDS OF SURVEY  
 ROS NO. 9650  
 ROS NO. 11614  
 NOTES  
 BASIS OF BEARING FAIRVIEW ACRES SUB NO. 5

**County Recorder's Certificate**  
 STATE OF IDAHO) )  
 )SS. INSTRUMENT NO. 2019-027813  
 COUNTY OF ADA)  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF  
B&A Engineers  
 AT 50 MINUTES PAST 3 O'CLOCK P.M.,  
 THIS 8 DAY OF April, 2019.  
 FEE: 5  
 EX-OFFICIO RECORDER: CHRISTOPHER D. RICH  
 DEPUTY: [Signature]

**Surveyor's Certificate**  
 I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS RECORD OF SURVEY HAS BEEN PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS RECORD OF SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT OF IDAHO CODE 55-1601 THROUGH 55-1612.  
 EARL I. EBLEN, L.S. 12025



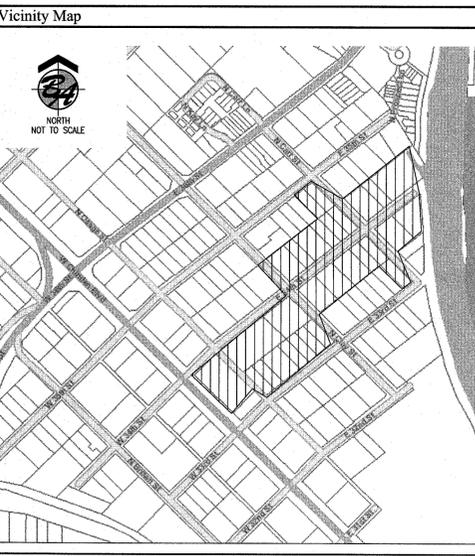
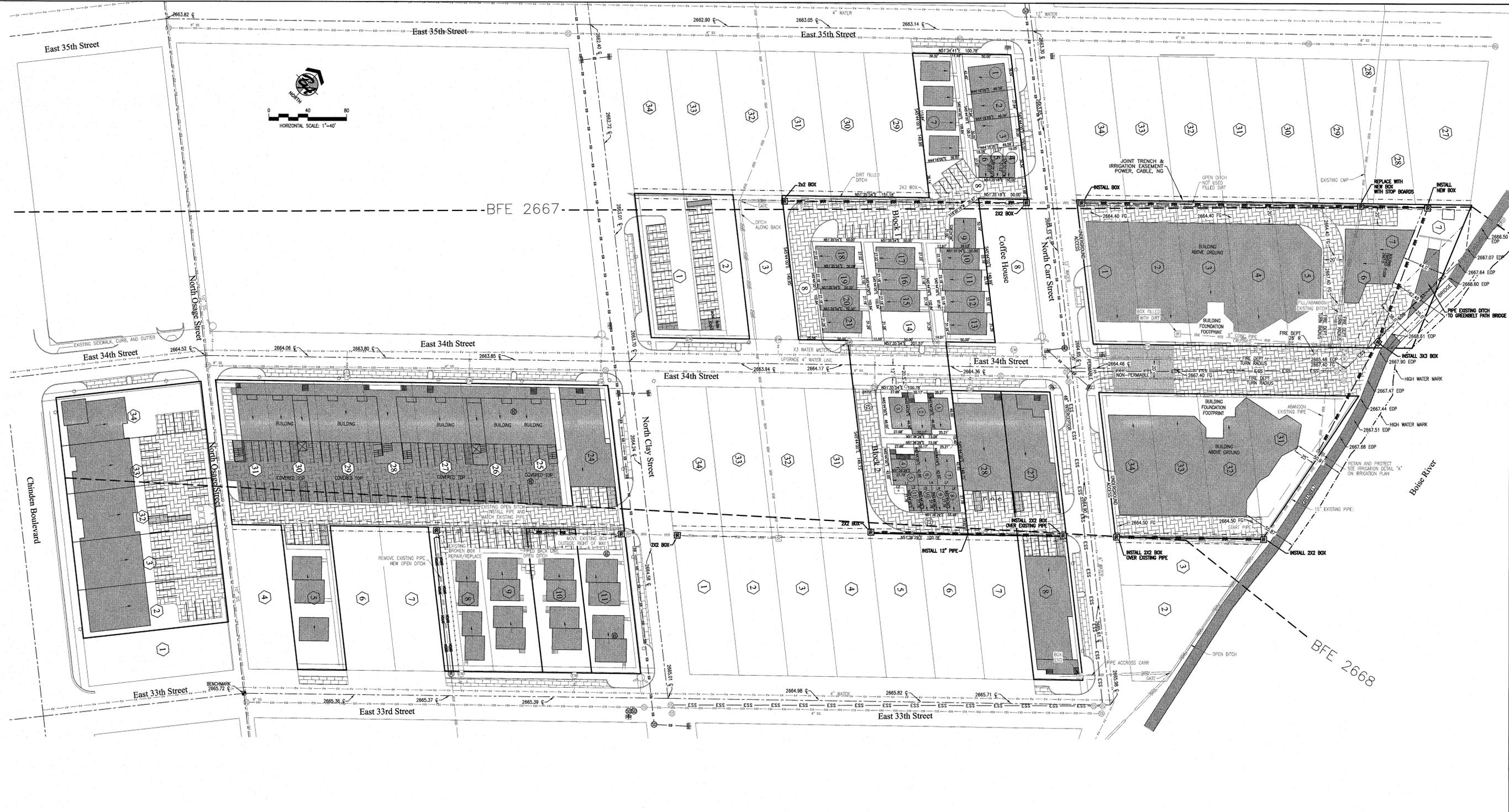
Record of Survey For:  
**Urban Land Developers**  
**Lot 5, Block 33**  
**Fairview Acres Sub No. 5**

A PARCEL OF LAND SITUATE IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO.

DATE: FEBRUARY 2019  
 SURVEY BY: E.J. EBLEN  
 DRAWN BY: S.M. WILCOCK  
 JOB NUMBER: BH12





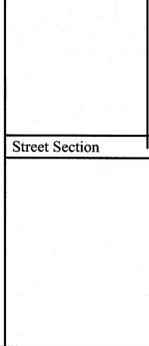


**Legend**

	PROPERTY BOUNDARY OF URBAN LAND DEVELOPERS OR ASSOCIATES		EXISTING GRAVITY IRRIGATION BOX
	LOT LINE		PROPOSED GRAVITY IRRIGATION BOX
	STREET CENTERLINE		EXISTING STORM DRAIN MANHOLE
	SEWER EASEMENT		EXISTING IRRIGATION MANHOLE
	BOISE PARKS AND RECREATION EASEMENT		EXISTING DROP INLET, TO BE REMOVED AS STREET IS RECONSTRUCTED
	BIKE PATH EASEMENT		EXISTING WATER MANHOLE
	POWER EASEMENT		EXISTING WATER METER
	IRRIGATION EASEMENT		EXISTING FIRE HYDRANT
	EXISTING IRRIGATION DITCH		EXISTING WATER VALVE
	PROPOSED IRRIGATION DITCH		EXISTING SANITARY SEWER MANHOLE
	EXISTING IRRIGATION PIPE		PROPOSED STREET LIGHTS
	PROPOSED IRRIGATION PIPE		PROPOSED BIKE RACK
	EXISTING STORM DRAIN LINE		PROPOSED DRAINAGE DIRECTION
	EXISTING WATER LINE		FAIRVIEW ACRES NO. 5 LOT NUMBERS
	EXISTING SANITARY SEWER INTERCEPTOR		PROPOSED SUBDIVISION LOT NUMBERS
	EXISTING SANITARY SEWER LINE		EXISTING CENTERLINE ELEVATION TO REMAIN
	PROPOSED CURB		EXISTING EDGE OF PAVEMENT ELEVATION
	EXISTING BUILDING		ELEVATION AT FINISHED GRADE
	PROPOSED BUILDING		
	PROPOSED BELOW GROUND STRUCTURE		
	PROPOSED PRIVATE DRAINAGE		
	UNDERGROUD WATER STORAGE SYSTEM		

**Line Table**

Line #	Length	Direction
L1	27.70'	N51°36'29"
L2	15.59'	N51°36'29"
L3	12.11'	N51°36'29"
L4	20.15'	N51°36'29"
L5	13.44'	N51°36'29"
L6	13.44'	N51°36'29"
L7	25.21'	N51°36'29"
L8	18.48'	N51°36'29"



**Notes**

- PROPOSED USE: MIXED USE.
- STREETS ARE INTENDED FOR CAR AND BICYCLE USE.
- STORM WATER:
  - All storm water will be retained and infiltrated on the surface.
  - Retaining and infiltrating at the surface is the most environmentally friendly method available on this site due to the presence of high seasonal ground water.
  - The reconstruction of the streets and storm water system will remove storm water from the current system which flows to the Boise River with little treatment.
  - The proposed permeable pavers add interest and beauty to the site.
  - Storm water is treated as two entities:
    - Public water in the ACHD right-of-way which will be retained and infiltrated with permeable pavers in the parking strips along the sides of 34th St.
    - Private water on the privately owned lots will be directed to the parking area in the rear of the buildings where it will be infiltrated with a permeable paver system.

**Underground Utility Note**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATIONS.

**Owner**  
URBAN WILLOW LLC  
215 E. 34TH STREET  
BOISE, ID. 83714  
(208) 808-5815

**Applicant**  
MCKIBBEN + COOPER  
ARCHITECTS/URBAN DESIGN  
519 W HAYS STREET  
BOISE, ID. 83702  
(208) 343-7851

**Curve Table**

Curve #	Radius [ARC]	Length [CHORD]	Bearing [CHORD]	Delta [ANGLE]
C1	107.50	24.16	N00°12'48"W	12°52'48"
C2	85.00	21.30	N00°12'48"W	12°52'48"
C3	112.50	28.15	S01°11'55"E	14°50'52"
C4	87.50	17.52	S02°45'44"W	2°55'42"

**Easement Detail**

**B & A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5505 W. Franklin Rd. Boise, Id. 83705  
(208) 343-3381

**Storm Water, Grading & Drainage Plan, Existing Topographic Information**

34th Street

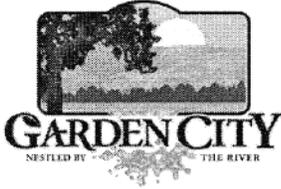
A PORTION OF FAIRVIEW ACRES NO. 5 BEING SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 04, T4N, R10E, B1E, BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO.

DATE: 03/19/2019  
DRAWN BY: S.M. WILCOCK  
CHECKED BY: S.M. WILCOCK  
PROJECT NO.: 1817  
ISSUING FILE NAME: 1817-03-19-19-04  
DATE CONSIDERED: 03/19/2019

SCALE: 1"=40'

REVISIONS  
REV. DATE BY

SHEET NO: 1 of 2



SPECIFIC AREA PLAN	
Permit info: SAPFY2019-1	-----
Application Date: 5/1/2019	Rec'd by: MK
FOR OFFICE USE ONLY	

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)  
 208.472.2926 (FAX) ▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

APPLICANT Sherry McKibben, McKibben + Cooper Architects  
 Name: Sherry McKibben  
 Email: sherrymc@mcKibbenCooper.com  
 Phone: 208-343-7851

**PROPERTY INFORMATION**

Development Name: 34TH STREET SPECIFIC AREA PLAN

Site address or addresses:  
SEE ATTACHED LIST

Zoning (List all applicable): C1, C2, MU, BRG, LWC

Is the property or properties within the 100 Year Flood Plain or Floodway?  YES  NO  
 CIRCLE ONE

Date of Staff Pre-Application Conference: <u>MARCH 27, 2019</u>	Date of Commission Pre-Application Meeting: <u>TBA</u>
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Describe the existing uses currently on the property or properties:  
Residential, commercial, vacant

What uses are proposed for the property or properties?  
RESIDENTIAL, MIXED USE, commercial, public space.

What housing types are proposed for the property or properties?  
SINGLE FAMILY DETACHED AND ATTACHED, MULTIFAMILY

How have pedestrian, bicycle, and public transportation options been integrated into the plan? PEDESTRIAN PATHS WILL BE VIA SIDEWALKS @ STREETS AND THROUGH PLAZA TO GREENBELT. BICYCLES WILL SHARE STREETS IN 'SHERRAWS', CONNECTING TO GREENBELT THROUGH PLAZA. 'BOISE BIKE' WILL PROVIDE HUBS WITHIN PROJECT. THERE ARE TRANSIT STOPSON CHINDEN @ 36th & 33rd - WE PROPOSE FUTURE STOP LOCATIONS.

How does this plan minimize impacts on adjacent properties? REDUCES DEGRADED HOUSING, MINIMIZES DRIVEWAY CUTS, PROVIDES SERVICES FOR NEIGHBORHOOD VIA WALKING & BIKING

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Are the proposed storm drain and surface water facilities adequate for the site?

YES ALL ON-SITE FOR NO  
LOTS

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How will the plan create a sense of place (usable open space, public art, visual focus points)? RIVER ACTIVATED MIXED-USE BUILDINGS AND FOCAL PLAZA OPEN UP TO GREENBELT AND RIVER/MOUNTAIN VIEWS. 34TH STREET ULTRA REMAINS OPEN. 34TH STREET MIXED-USE BUILDINGS AND DIVERSITY OF HOUSING ENGAGE STREET WITH TERRACES, PLAZAS, PUBLIC ART, RETAIL AND COMMUNITY GARDENS.

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How has landscaping been used to protect existing trees, utilize existing features, create harmony with adjacent development and prevent erosion and dust?  
SALVAGABLE TREES WILL BE PROTECTED. IRRIGATION DITCHES WILL IMPROVED OR PIPED FOR SAFETY.

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What type of water will be used for landscaping? CIRCLE ONE

Irrigation - Non-Potable

Irrigation - Potable

City Water System

---

What sustainable or "green" criteria have been utilized in the plan?  
COMPACT MIXED USE PEDESTRIAN-ORIENTED DEVELOPMENT WITH MIX OF HOUSING TYPES; BICYCLE FRIENDLY, TRANSIT SUPPORTIVE; REDUCED PARKING FOOTPRINT; ACCESS TO ACTIVE AND SOCIAL SPACES; ENERGY EFFICIENT GREEN BUILDING MATERIALS; LOW WATER USE PLANTINGS; RECYCLING AND COMPOSTING.

---

Where is the nearest pedestrian/bike pathway from the property or properties of the plan?

GREENBELT IS @ END OF 34TH ST; OTHERWISE BIKES USE STREET GRID.

## APPLICATION INFORMATION REQUIRED

**NOTE:**

**AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

### ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Planning Submittal Application                                    | <input type="checkbox"/> Pre-application conference form                |
| <input checked="" type="checkbox"/> Statement of Intent   | <input checked="" type="checkbox"/> Site Plan - ILLUSTRATIVE PLANS      |
| <input checked="" type="checkbox"/> Neighborhood Map  | <input checked="" type="checkbox"/> Landscape Plan - SEE S.A.P. BOOKLET |
| <input checked="" type="checkbox"/> Master Plan   |   |
| <input checked="" type="checkbox"/> Will Serve Letter (due two weeks prior to public hearing)         |   |
| <input checked="" type="checkbox"/> Affidavit of Legal Interest                                       |   |
| <input checked="" type="checkbox"/> Neighborhood Meeting Verification                                 |   |
| <input type="checkbox"/> Affidavit of Posting and Photo (due 7 days prior to public hearing)          |   |
| <input type="checkbox"/> Irrigation/Ditch Company Information Form                                    |   |
| <input type="checkbox"/> Locations, elevations, and materials of proposed signage or Master Sign Plan |   |
| <input checked="" type="checkbox"/> Waiver Request of Application Materials                           |   |

**INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS (PLEASE CHECK):**

- Statement must include a list of the application materials to be waived and an explanation for the request.

**INFORMATION FOR STATEMENT OF INTENT(PLEASE CHECK):**

- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

**INFORMATION FOR LEGAL DESCRIPTION (PLEASE CHECK):**

- A document legally describing the property.
- Must have Ada County instrument number or county seal inscribed.

**INFORMATION REQUIRED ON NEIGHBORHOOD MAP (PLEASE CHECK):**

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

**INFORMATION REQUIRED ON SITE PLAN(PLEASE CHECK):**

- 24" x 36" size minimum
- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone

- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art
- Location of any proposed exterior site furniture
- Location of any exterior lighting
- Location of any existing or proposed signage

**INFORMATION REQUIRED ON LANDSCAPE PLAN (PLEASE CHECK):**

- 24" x 36" size minimum
- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location
- Proposed storm water systems
- Locations and dimensions of open space

**INFORMATION FOR WILL SERVE LETTER(PLEASE CHECK):**

- A document from the City Engineer certifying that a property has adequate access to city services.

**INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION (PLEASE CHECK):**

- Copy of notice sent to property owners within 300' of an applicable property
- List of notice recipients with names and addresses
- Sign-up sheet from meeting

**INFORMATION FOR AFFIDAVIT OF LEGAL INTEREST (PLEASE CHECK):**

- A signed affidavit indicating legal interest in a property and application

**INFORMATION FOR AFFIDAVIT OF PROPERTY POSTING AND PHOTOS(PLEASE CHECK):**

- A signed affidavit affirming that the required sign has been posting on the property ten days before the hearing
- Photos (digital or print) of posted sign

**INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM (PLEASE CHECK):**

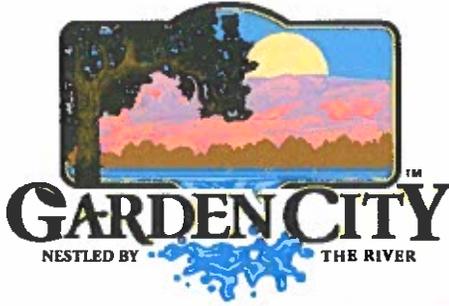
- Required if irrigation canal/irrigation ditch runs through property or along property lines

**INFORMATION REQUIRED MASTER SIGN PLAN (PLEASE CHECK):**

- Required for commercial or mixed-use developments of two or more buildings  
Location, elevations, and materials of proposed signage

**INFORMATION REQUIRED ON MASTER PLAN (PLEASE CHECK):**

- The master plan is a plan that includes narrative information and illustrations about the proposal
- The required narrative information shall be as follows:
  - a. Description of the vision for the Master Plan area, including design guidelines, land uses and phasing of development
  - b. A range of square footage, density, site coverage, and locational distribution of land uses;
  - c. Description of a circulation plan for autos, bicycles, transit, and pedestrians within the site and to other off site systems including the Boise River Greenbelt and other waterways
  - d. Description of the amenities within the site including both natural and manmade
  - e. Description of the general mass, scale, and character of the buildings
  - f. Summary of general public facility requirements to serve the development; and
  - g. Proposal for incorporation of existing structures in future development plans
- The required illustrative plans shall be as follows:
  - a. A map showing property dimensions and legal description
  - b. A map showing existing and proposed building footprints
  - c. A map showing the circulation system including streets, alleys, parking, pedestrian walkways and linkages both within and outside the district.
  - d. A diagram showing development parcels, maximum unit densities, site ingress and egress, and relationship of development to public amenities, public facilities, and/or open site areas
  - e. A section showing the relationship of the buildings, public spaces and the street edge to adjacent properties



## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

5 January 2019

Building Department  
City of Garden City  
6015 North Glenwood Street  
Garden City, Idaho 83714

Subject: **Locations on East 33<sup>rd</sup>, East 34<sup>th</sup> and East 35<sup>th</sup> Streets  
Conditional Water and Sanitary Sewer Ability to Serve  
ATS2019-5**

I am a consultant (employed by B & A Engineers, Inc.) appointed by the city council as the engineer for the city of Garden City. The referenced location is eligible to receive water and sewer service from the city of Garden City from existing infrastructure.

The specific request being commented on is a proposed master plan application that has not yet been received by the city. The subject area for this letter is significant. There are locations within the area that will need water and/or sewer replacements. When specific development details are available, information regarding the minimum infrastructure needed to serve the project may be provided, however at this time we are able to provide general comments.

### ***City Water System***

The city water system in the area provided a minimum fire flow of 1,500 gallons per minute with a residual pressure of 20 pounds per square inch for two hours based upon a letter dated 27 December 2018 (fire hydrants 2026, located at East 34<sup>th</sup> and Carr, and 2032, located at East 35<sup>th</sup> and Clay, were included in the area of interest) from the Garden City Public Works Water Division. Said system is capable of providing adequate fire protection capacity to serve a proposed facility if the North Ada County Fire and Rescue District determines that the project does not require more fire protection water than what is available from the city system. Should the District require more fire protection water than the current system is capable of providing, the owner of the project may be required to modify and propose construction to comply with the District's flow requirements and/or upgrade the city's water system. The District may also require additional fire hydrants.

Bear in mind the above paragraph is specific to a fire flow test at existing fire

hydrants. Since the area of this request is substantial, there are locations within the area we expect to see much lower flows. As the area included in this request is significant and land use master planning is the current goal, the city reserves the right to provide subsequent requirements of water connections at the time of specific land use development application. However we may provide the following general information and expectations as specific development projects are proposed.

#### Existing Water Lines

- The city has a 12-inch water line in place in East 36<sup>th</sup> extending to Chinden
- The city has a 12-inch water line in place in Carr between 36<sup>th</sup> and 34<sup>th</sup>
- The city has a 12-inch water line in place in East 35<sup>th</sup> Street between Carr and extending toward the Boise River
- Other than the above noted locations, all other waterlines in the area of the ability to serve request are substandard (typically 4 inch) and will need replacement

#### Water Line Requirements

- Generally all streets with number names will need to have 12-inch water lines
- Generally all other existing streets in the subject area do not need to contain any water lines unless a specific project requires them

#### Water Line Extensions or Services

Any new water mainline extensions or water service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation is the responsibility of the applicant.

#### **City Sewer System**

As the area included in this request is significant and land use master planning is the current goal, the city reserves the right to provide subsequent requirements of sewer connections at the time of specific land use development application.

The existing city sanitary sewer system is capable of serving the property if flows are reasonable in volume. When projected development type and densities are provided (the master plan application is not available at this time), details of any necessary sewer replacement or upgrades may be provided.

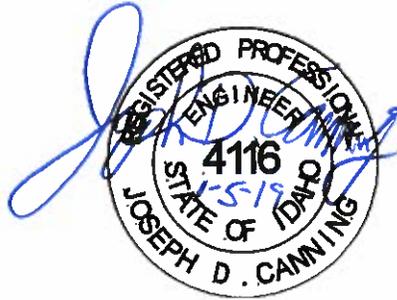
Connection to the city's sewer system will require either extension of new individual services from existing main lines or extension of new main lines with new services by the applicant. The applicant is responsible to verify that proposed land uses are capable of being served by existing city sanitary sewer mains. Should depths not be adequate to serve the site, the applicant may have to provide and pay for facilities to reasonably discharge to the city system or to

alter a preferred site design to be able to discharge to the city system. The applicant is advised to perform topographic surveys to be sure a project may be served.

Any new sanitary sewer connections must be coordinated, reviewed and approved by the city prior to installation.

Special land uses in the area may require pretreatment of wastewater based upon review of use by Garden City Environmental.

Sincerely,

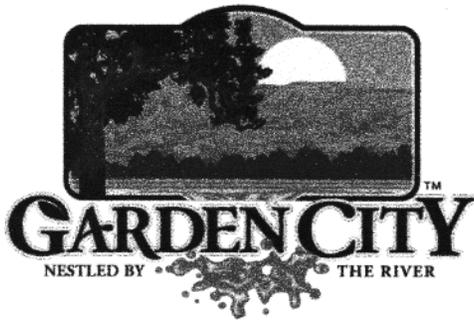


J. D. Canning, PE/PLS  
B & A Engineers, Inc.  
Garden City Engineer

ec. Mr. Colin Schmidt  
Public Works Director  
City of Garden City

Mr. Troy Vaughn  
Garden City Collections/Construction Manager  
City of Garden City

Mr. Chad Vaughn  
Garden City Public Works Water Division  
City of Garden City



6015 Glenwood Street Garden City, Idaho 83714  
Phone 208 - 472-2921 Fax 208 - 472-2926  
www.gardencityidaho.org

### Affidavit of Legal Interest

State of Idaho )  
                                  )SS  
County of Ada )

I, JERRY AHLBERG, 7590 E. HIGHLAND VALLEY RD  
Name Address

BOISE, IDAHO, 83716  
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission

to HANA BALL, 214 E. 34<sup>TH</sup> GARDEN CITY  
Name Address ID. 83714

to submit the accompanying application pertaining to that property.

2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

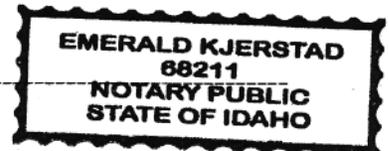
Dated this 2-8-2019 8<sup>th</sup> day of FEB, 2019

[Signature]  
Signature

Subscribed and sworn to before me the day and year first above written

[Signature]  
Notary Public for Idaho

Residing at: ADA ID  
My Commission expires Aug 4 2022







6015 Glenwood Street Garden City, Idaho 83714  
Phone 208 - 472-2921 Fax 208 - 472-2926  
www.gardencityidaho.org

### Affidavit of Legal Interest

State of Idaho )  
                          )SS  
County of Ada )

I, HANNA KEVIN BOWEN 1912 17TH ST  
Name Address  
Boise IDAHO  
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission

to HANNA BAIL E. 34TH ST GARDEN CITY  
Name Address

to submit the accompanying application pertaining to that property.

2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

Dated this 14th day of March, 2019

[Signature]  
Signature

Subscribed and sworn to before me the day and year first above written

[Signature]  
Notary Public for Idaho

ALLEN D BEVERLY  
COMMISSION NUMBER 66003  
NOTARY PUBLIC  
State of Idaho  
My Commission Expires July 27, 2021

Residing at: Ada County

My Commission expires July 27, 2021

BLOCK, LOT	PARCEL
Blk 30, Lts 1,2	R2734540550
Blk 30, Lt 3	R2734540570
Blk 30, Lts 4 -7	R2734540580
Blk 31, Lts 1,2	R2734540701
Blk 31, Lts 4, 5	R2734540730
Blk 31, Lt 6	R2734540751
Blk 31, Lt 7	R2734540760
Blk 31, Lt 27	R2734540770
Blk 31, Lt 28	R2734540790
Blk 33, Lts 2,3,32-34	R2734541125
Blk 33, Lt 5	R2734541150
Blk 33, Lt 8	R2734541180
Blk 33, Lt 9	R2734541190
Blk 33, Lt 10	R2734541200
Blk 33, Lt 11	R2734541210
Blk 33, Lts 24-26	R2734541250
Blk 33, Lts 27-31	R2734541221
Blk 34, Lt 27	R2734541395
Blk 34, Lt 28	R2734541400
Blk 34, Lts 29, 30	R2734541420
Blk 35, Lts 31,32	R2734541500
Blk 35, Lts 33, 34	R2734541520

BLOCK, LOT	PARCEL
Blk 30, Lts 1,2	R2734540550
Blk 30, Lt 3	R2734540570
Blk 30, Lts 4 -7	R2734540580
Blk 31, Lts 1,2	R2734540701
Blk 31, Lts 4, 5	R2734540730
Blk 31, Lt 6	R2734540751
Blk 31, Lt 7	R2734540760
Blk 31, Lt 27	R2734540770
Blk 31, Lt 28	R2734540790
Blk 33, Lts 2,3,32-34	R2734541125
Blk 33, Lt 5	R2734541150
Blk 33, Lt 8	R2734541180
Blk 33, Lt 9	R2734541190
Blk 33, Lt 10	R2734541200
Blk 33, Lt 11	R2734541210
Blk 33, Lts 24-26	R2734541250
Blk 33, Lts 27-31	R2734541221
Blk 34, Lt 27	R2734541395
Blk 34, Lt 28	R2734541400
Blk 34, Lts 29, 30	R2734541420
Blk 35, Lts 31,32	R2734541500
Blk 35, Lts 33, 34	R2734541520