



**HATCH
DESIGN
ARCHITECTURE**

200 w. 36th st., boise, idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

Narrative of Proposed Changes for the Reed River Subdivision

December 30, 2024

Garden City Planning & Zoning
6015 Glenwood St.
Garden City, Idaho 83714

Re: **Final Plat for the Honcik Townhomes Project**
Located at: 3900 N Reed St., Garden City, ID 83714

Dear Planning Staff,

Thank you for your feedback regarding the proposed changes to the 3900 Reed Street development. Below is a narrative addressing the requested public realm considerations and how the proposed design aligns with and justifies deviations from the code:

Overview of Changes:

As part of our revisions to the site plan, we determined that transitioning to a five-unit design rather than the original six-unit layout would result in a superior development pattern. This change better engages the public realm on both sides of the project, interacting with both the Greenbelt side and Reed Street frontage.

Public Realm and Connectivity Improvements:

While Heron Park, the adjacent public park, did not originally include sidewalks or pedestrian connections, our proposal addresses this gap. By incorporating a new sidewalk, we create a direct pedestrian connection from Reed Street to the Greenbelt, enhancing walkability and public access. This improvement will serve both the development's residents and the broader community, aligning with the city's goals for connectivity and public benefit.

Additionally, the inclusion of a public "mini park" adjacent to Reed Street provides a valuable gathering space for residents and neighbors. This feature exceeds code requirements and offers a meaningful enhancement to the public realm. The park connects directly to the development via updated pathways from the units, establishing the street-fronting connection required by code while fostering community interaction.

Addressing Site Constraints:

The irregular shape of the lot posed challenges in meeting code requirements while also addressing the public realm on both the Greenbelt and street sides. Both Planning and Zoning and the City Council have previously acknowledged these constraints. Our revised design ensures that vehicles do not back directly into the public right-of-way on Reed Street, while still meeting public engagement goals.

By applying the Planned Unit Development (PUD) process and allowing for a deviation from standards, we have avoided a more conventional and less dynamic row-home design with a central drive aisle. Instead, we've achieved a unique, high-quality layout that enhances the interaction between private spaces and the surrounding public areas.

We believe these changes not only meet but exceed the intent of the code by prioritizing public access, connectivity, and quality urban design.



**HATCH
DESIGN
ARCHITECTURE**

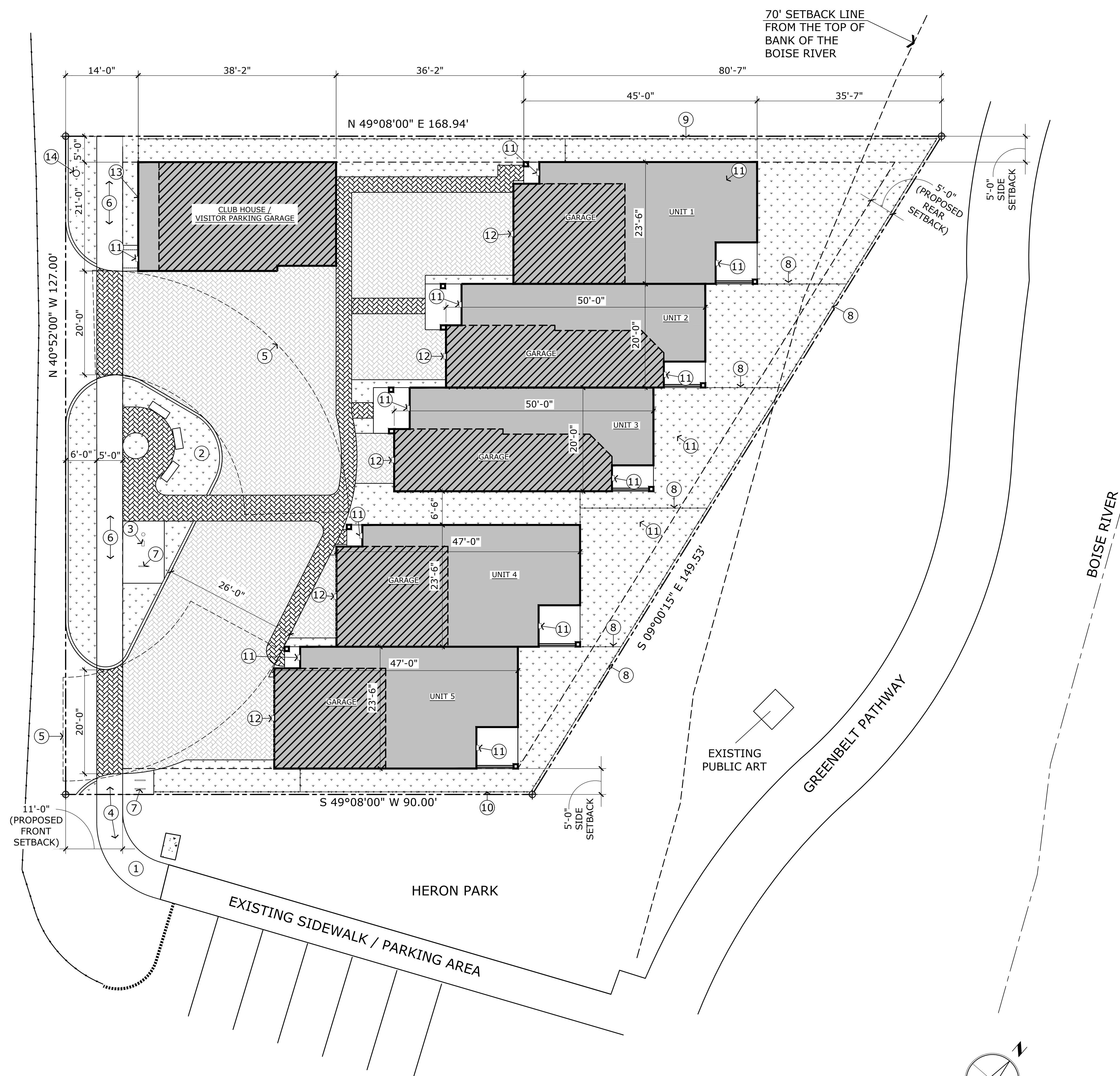
200 w. 36th st., boise, idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

We appreciate your consideration of this narrative and would be happy to discuss further if needed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff Hatch', with a stylized, cursive-like script.

Jeff Hatch, AIA LEED AP
HATCH DESIGN ARCHITECTURE



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

SITE RECAP

TOTAL PROJECT SITE: 16,442 SQ. FT. (0.377 ACRES)
 PARCEL NUMBER: R2734560340
 CITY ZONING: R-3 (MAX. DENSITY 35 DU/ACRE)
 PROPOSED DENSITY: 13.3 DU/ACRE
 PUD SETBACKS:
 FRONT- 11'-0"
 SIDES- 5'-0"
 REAR - 5'-0"
 PARKING
 REQUIRED: 2 SPACES PER UNIT
 0.5 SPACE PER UNIT FOR GUEST PARKING
 = 2.5 X 5 = 13 SPACES
 PROVIDED: 2-CAR GARAGE/UNIT: 2 x 5 = 10
 GARAGE PARKING: 3
 TOTAL 13 SPACES
 BIKE PARKING-(TABLE 8-4D-3)
 REQUIRED FOR MULTI-FAMILY: 1 PER 6 UNITS
 5 UNITS = 1 SPACES
 PROVIDED: 6 BIKE SPACES

SITE CALCULATIONS

OVERALL SITE AREA: 0.377 AC. (16,442 S.F.)
 TOTAL BUILDING FOOTPRINT: 5,722 S.F. (34.8%)
 TOTAL IMPERVIOUS SURFACE: 5,823 S.F. (38.4%)
 LANDSCAPE CALCULATIONS: 4,897 S.F. (29.8%)

OPEN SPACE CALC

COMMON OPEN SPACE (PET PARK, BIKE WASHING AND AIR STATION, AND BIKE RACK): 1,292 S.F. (7.9%)
 CLUBHOUSE INCLUDING PATIO: 790 S.F. (4.8%)
 TOTAL QUALIFIED OPEN SPACE (10% REQUIRED PER 8-4L-4): 2082 S.F. (12.7%)

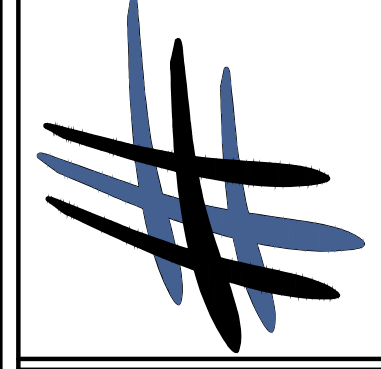
KEYNOTES

- ① PROPOSED PUBLIC CROSS ACCESS EASEMENT.
- ② COMMON AREA AND PUBLIC BENCHES
- ③ BIKE AIR STATION AND WASHING HOSE
- ④ PUBLIC ACCESS TO HERON PARK
- ⑤ FIRE ENGINE ACCESS
- ⑥ DETACHED SIDEWALK, SEE DETAIL ON LANDSCAPE PLAN.
- ⑦ BIKE RACKS, 2' SPACING BETWEEN RACKS.
- ⑧ PROPOSED 4' HEIGHT WROUGHT IRON FENCE.
- ⑨ PROPOSED 6' HEIGHT VINYL FENCE.
- ⑩ EXISTING FENCE TO REMAIN.
- ⑪ PROPOSED ENTRY / PATIO WALL MOUNTED EXTERIOR LIGHT, MOUNTING HEIGHT AT 7'. SEE CUT SHEET.
- ⑫ PROPOSED ACCENT / ENTRY WALL MOUNTED EXTERIOR LIGHT, MOUNTING HEIGHT AT 8'. SEE CUTSHEET.
- ⑬ PROPOSED PUBLIC ART WALL.
- ⑭ EXISTING STREET LIGHT.

GENERAL NOTES

- 1. ALL ON SITE SERVICE AREAS FOR WASTE, RECYCLING OR TRASH; SHALL BE SCREENED FROM VIEW FROM A PUBLIC STREET AND ADJOINING PROPERTY WITH A PRIVACY WALLED TRASH ENCLOSURE.
- 2. ALL MECHANICAL EQUIPMENT IS TO BE SCREENED BY BUILDING AND LANDSCAPING.
- 3. EXISTING UTILITIES, VERIFY.
- 4. NO OUTDOOR STORAGE AREA IS PROPOSED.
- 5. CURBSIDE TRASH PICKUP PROPOSED.
- 6. ALL SITE AND VEHICLE LIGHTING SHALL BE DOWN-SHIELDED OR SCREENED.

HATCH DESIGN ARCHITECTURE
 200 W. 36th ST.
 BOISE, IDAHO 83714
 TEL: (208) 475-3204
 FAX: (208) 475-3205
 COPYRIGHT 2024
 HATCH DESIGN ARCHITECTURE



THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR COPIED IN ANY FORM, NOR ARE THE DOCUMENTS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM AND WITHOUT THE WRITTEN PERMISSION OF HATCH DESIGN ARCHITECTURE.
 THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE DESIGNER AND THE DESIGNER'S CONSULTANTS ARE NOT TO BE RESPONSIBLE FOR THE DESIGNER'S OMISSIONS TO THIS PROJECT. THE DESIGNER AND THE DESIGNER'S CONSULTANTS ARE NOT TO BE RESPONSIBLE FOR THE DESIGNER'S OMISSIONS TO THIS PROJECT. THE DESIGNER AND THE DESIGNER'S CONSULTANTS ARE NOT TO BE RESPONSIBLE FOR THE DESIGNER'S OMISSIONS TO THIS PROJECT.

NEW DEVELOPMENT FOR:
HONGIK TOWNHOMES
 3900 N REED ST., GARDEN CITY, ID. 83714

DESCRIPTION: COMMENTS
 DELTA DATE

DATE: MAR. 2024
 DRAWN BY: MAD, RH, SK, ST
 CHECKED BY: JLH
 JOB NUMBER: 20148

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1.0
 SHEET