



**HATCH
DESIGN
ARCHITECTURE**

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

SUBFY2024-0003 Comment Response

May 21, 2024

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

RE: **SUBFY2024-0003**
Located at: 204 W. 36th St, Garden City, ID 83714,
203 W. 37th St, Garden City, ID 83714,
205 W. 37th St, Garden City, ID 83714
Parcel Nos.: R2734511610, R2734511720, R2734511725, R2734511730

Dear Garden City Planning Staff,

Below is a response to comments received from city staff on 05/08/2024:

1. How does the project achieve architectural variety for the individual units?
R1. The units will be delineated on the front façade by the use of paint color, offsets and changes to the roof line. Units will alternate the style and color of wainscoting, along with the style of glazing. Unique or alternating color schemes will be used on front entry doors and garage doors.
2. How does this achieve housing variety?
R2. Along with the 3 bedroom and 2.5 bath townhomes, two duplexes are proposed. Each duplex will include two 2 bedroom and 2 bath dwelling units.
3. How does this project implement the purpose of GCC 8-6b-7 PUD better than adhering to the standard regulations?
R3. Subdivision standards state that a maximum of 4 dwelling units can be served with a common driveway, unless approved through a planned unit development. The site proposes two common driveway accesses serving a total of 30 units. This alleviation will allow for an improved home layout and achieve greater density on the site.

Please contact our office with any questions you may have in reviewing the responses.

Sincerely,

Jeff Hatch, AIA LEED AP
Hatch Design Architecture



**HATCH
DESIGN
ARCHITECTURE**

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

April 16, 2024

Design Review Application Narrative

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

Re: **Design Review for the Reese Townhomes**
Located at: 204 W. 36th St, Garden City, ID 83714
203 W. 37th St, Garden City, ID 83714
205 W. 37th St, Garden City, ID 83714
Parcel Nos.: R2734511610, R2734511720, R2734511725, R2734511730

Dear Planning Staff,

Overview:

The applicant is proposing a 5-year, phased townhome and duplex project. The first phase would include one duplex and eight townhomes on 0.44 acres. The second phase would consist of an additional duplex and ten townhomes on .68 acres. The final phase would include 8 townhomes on .34 acres. The total dwelling units for this development would be 30 resulting in an approximate density of 20 dwelling units per acre.

Objectives:

- 1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?**

The site has been efficiently designed to minimize sprawl and maximize pedestrian circulation by including an appropriate system of sidewalks to connect the community to adjacent public sidewalks.

- 2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?**

The site is well connected utilizing pedestrian pathways throughout to connect to the public sidewalks. The proposed layout will create a safe pedestrian connection between 36th and 37th street. All parking is contained within enclosed garages, covered carports or designated parking areas.

- 3. What are the building materials?**

The building materials consist of a combination of Hardie lap, metal, and board and batten siding. Roofs will be an asphalt shingle product.



4. What are the existing notable site features and how does the design respect them?

This project will bring architecturally interesting and distinctive buildings along one of the primary entrances to the city. The site will provide an accessible pedestrian connection between 36th and 37th streets.

5. Is the building consistent with the adopted streetscape?

The street landscaping will meet or exceed the standards set forth in GCC 8-4I-4(B). The buildings will be designed to engage the public along the street frontage. This will be accomplished with architectural features, landscaping, and public art along 36th St.

Bike and Pedestrian:

The site features sidewalks throughout the site with connection to multiple green spaces and access to public sidewalks along 36th and 37th Streets. Pathways cross drive aisles will be clearly defined with contrasting materials.

Pedestrians and bikes can access the greenbelt at the end of E 36th St. This access is approximately 0.5 miles from the proposed site.

Parking and parking lot standards:

All of the homes will feature either a two-car garage or designated covered parking. There will be an additional 12 off street parking stalls within the site to accommodate guests and residence. Parking will be screened by landscaping or fencing. There is no stall that is located more than 100' from a shade tree. Bike parking has also been provided within the community.

Community Interaction:

The proposed community would be complimentary to the surrounding commercial and residential districts. This project aims to bring much needed housing to Garden City and add to the evolving aesthetics of 36th St. and Chinden.

Landscaping:

There is approximately 19% of the site is devoted to landscaping. The site will be landscaped per the standards set forth in GCC 8-4I. As per the attached arborist report most of the existing trees are in fair to poor condition due to neglect. These trees will be removed. An automatic underground irrigation system will be provided. Source of irrigation is to be determined pending surface water rights availability. The landscape proposed is compatible with local climatic conditions and is readily available at most local nurseries.



**HATCH
DESIGN
ARCHITECTURE**

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

Building Design:

The two-story homes will be a maximum of 28' tall. The mass of buildings will be broken up using differing building materials. The roof lines will be broken up using shed and gable roof styles. Each home will feature a covered front porch or patio.

The overall project floor area ratio will be approximately 0.58. Roof lines will not exceed 50' in length.

The site is designed with bike and pedestrian pathways. Bike parking is also provided within the community.

Solar collectors will be allowed in this community.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP

HATCH DESIGN ARCHITECTURE

Re: Reese Townhomes - Irrigation

Wee Boise <weeboise@gmail.com>

Tue 4/16/2024 2:52 PM

To: Steve Thiessen <steve@hatchda.com>

Cc: Jason Jones <jj@weeboise.com>

Thanks Steve, I've reviewed the plans, and Fairview Acres has no problem with the proposal for Reese Townhomes, and the changes to the lateral along and through the property. Let me know if you need anything else or have any other questions. Thanks

Jason Jones

On Apr 16, 2024, at 2:42 PM, Steve Thiessen <steve@hatchda.com> wrote:

Good afternoon Jason,

I am just following up on the irrigation ditch on the Reese site. I spoke with Jeff and he would prefer pipe the ditch through the site. The majority of it is already under ground. We just need a response stating that you have reviewed the proposed site plan.

Thank you,
Steve

Steve Thiessen, AIT

[Hatch Design Architecture](#)

200 w. 36th Street

Boise, ID 83714

O: [208-475-3204](tel:208-475-3204) ex 5 D: [208-370-5992](tel:208-370-5992)

C: [208-598-5032](tel:208-598-5032) F: [208-475-3205](tel:208-475-3205)

E: steve@hatchda.com

This communication may contain information that is privileged, confidential, legally privileged, and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is strictly prohibited. If this communication was received in error, please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format. ©2024

From: Steve Thiessen <steve@hatchda.com>

Sent: Wednesday, February 28, 2024 11:23 AM

To: Jason Jones <jj@weeboise.com>

Subject: Re: Reese Townhomes - Irrigation

Good morning Jason,

We are working on the DR application for Reese Townhomes at 204 W 36th St. Please see the attached site plan markup and vicinity map. We would propose tiling the ditch through