

# Christ Presbyterian Church

**6840 N. Glenwood Street**

Garden City, Idaho 83714

**Addition to 6858 N. Glenwood Street**

Bret Dodd, Applicant

CUPFY2025-0001

Garden City Planning & Zoning Hearing  
November 20, 2024 - 6:30 p.m.

# Church Expansion Committee (CEC)

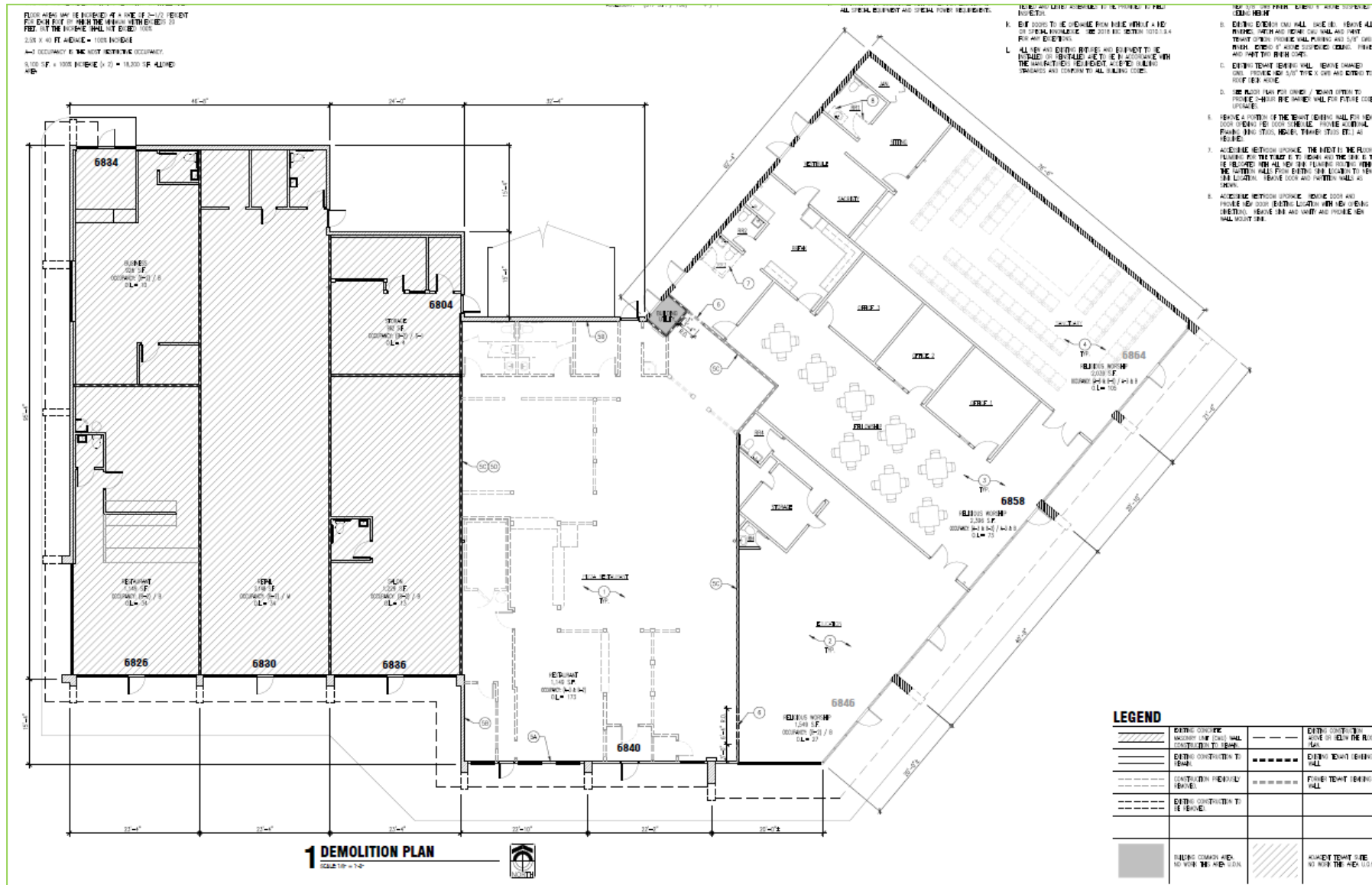
- ▶ Bret Dodd, Elder for Building and Grounds
- ▶ Sharon Clark, President of the Board
- ▶ LaVonne Niccolls Carpenter, Vice President of the Board
- ▶ Dottie Barrons, Elder
- ▶ Jim Perkins, Elder
- ▶ Marv Hintz, Church Member
- ▶ Rick Hoover, Church Member
- ▶ Paula Tonkin, Church Member
- ▶ Douglas Kortyna, Pastor

# Structure and Occupancy


- ▶ Structure - We will not be making changes to the structure except what is required by city codes and ordinances to create an open sanctuary for Christian worship.
- ▶ Occupancy - We will not be changing the occupancy. The building was permitted as a multi-occupancy building...
  - ▶ It was originally **B-2** under the UBC
  - ▶ It is currently **A, B and M** under the IBC
  - ▶ Our use is **A-3** (Assembly) and **B** (Business) occupancies which are allowed in the current building.
  - ▶ **PROPOSED TENANT SUITE 6858 OCCUPANT LOADS:**

▶ Tenant Area 6840 Occupant Load .....	256	Gross Floor Area .....	3,975 S.F.
▶ Tenant Area 6846 Occupant Load .....	86		
▶ Tenant Area 6858 Occupant Load .....	73	Gross Floor Area .....	6,193 S.F.
▶ Tenant Area 6864 Occupant Load .....	34		
  - ▶ The proposed Tenant Gross Floor Area is 10,168 S.F. measured to the inside face of perimeter walls, centerline of demising wall.

## Prior to Demolition of Suite 6840



### LEGEND

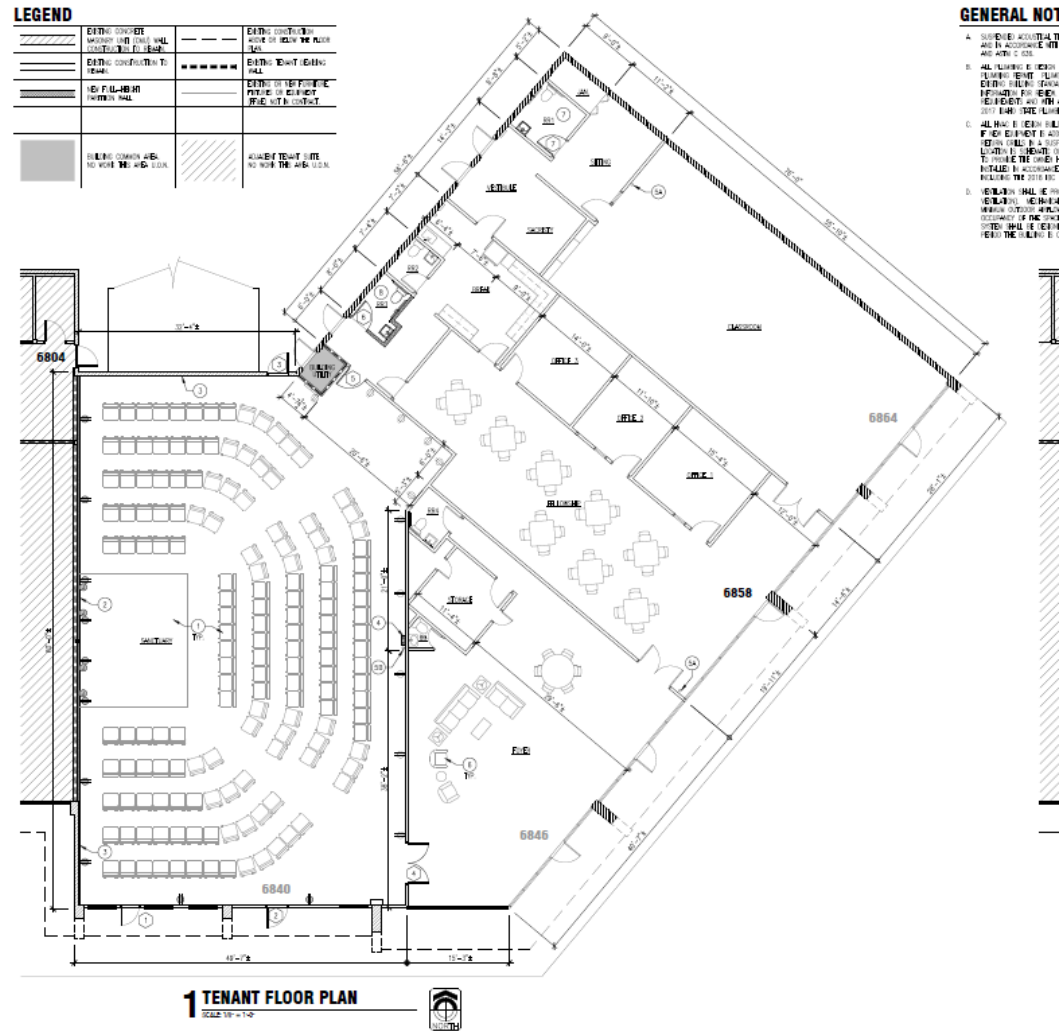
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A. SUBMITTING ADDITIONAL AND IN ACCORDANCE WITH AND WITH C 635.

B. ALL PLUMBING IS DESIGN PLUMBING. THE PLUMBING SHALL BE IN ACCORDANCE WITH THE 2017 IBC. THE PLUMBING SHALL BE IN ACCORDANCE WITH THE 2017 IBC.

C. ALL HVAC IS DESIGN HVAC. THE HVAC SHALL BE IN ACCORDANCE WITH THE 2017 IBC. THE HVAC SHALL BE IN ACCORDANCE WITH THE 2017 IBC.

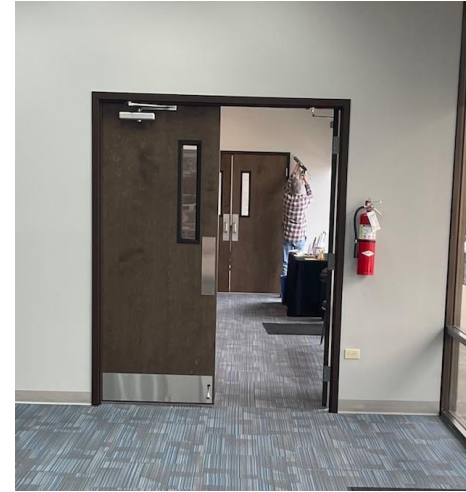
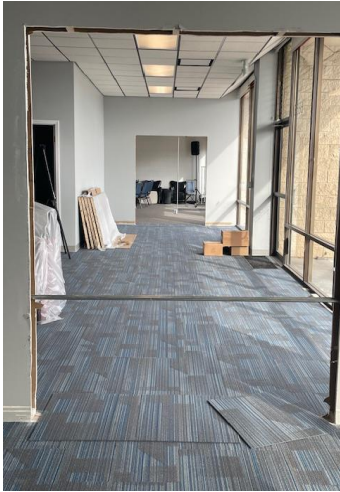
D. VENTILATION SHALL BE IN ACCORDANCE WITH THE 2017 IBC. THE VENTILATION SHALL BE IN ACCORDANCE WITH THE 2017 IBC.





## Last year for CUPFY2023-0012 and OCCFY2024-0001 - 6858 N. Glenwood Street

We installed new interior doors, carpet, LVL, exit lighting, a bike rack, a break room and a path to the Glenwood sidewalk. We upgraded the exterior doors, cleaned the ceilings and lights, and planted a tree and bushes. We hired local contractors HC Company, Boise River Door & Glass, The Door Guy, Sublime Electric, Aim Signs, Designer Floors, Home Depot and Cutting Edge Landscape.



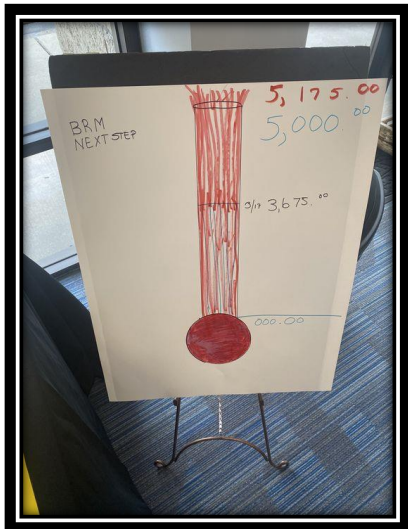
# First Service Christmas Eve December 24, 2023





## SUPPORT OF THE GARDEN CITY COMPREHENSIVE PLAN - Goals 1, 4, 5, 8, 11 and 12

This year we contributed to the Boise Rescue Mission's Next Step fundraiser for a transitional living facility, held a neighborhood Vacation Bible School with Child Evangelism Fellowship of Idaho, contributed to Samaritan's Purse Operation Christmas Child and the Stanton Health Care Baby Bottle Drive. We hosted an Eagle Scout Court of Honor, several memorial services and international missionary visits. We have weekly programming where the public is welcome and added 22 new worshipers this year. We'll be able to do more outreach and community projects if we add 3,975 SF to our space.



*Each day is a gift!*



*Sunday School Project*



# Proposed Tenant Improvements

We are obtaining bids for the following tenant improvements:

## Suite 6840

- ▶ Install drop ceiling, add lighting, integrate HVAC
- ▶ Fix/finish the walls
- ▶ Install carpet
- ▶ Add doors to integrate it into 6858 N. Glenwood Street

## 6858 N. Glenwood Street

- ▶ Upgrade two of the existing restrooms to be ADA compliant

# Proposed Tenant Improvements

We will use the same quality of providers and materials from last year for tenant improvements of 6840 N. Glenwood Street.



# Current Interior Site Photos

South Wall with two doors and four windows



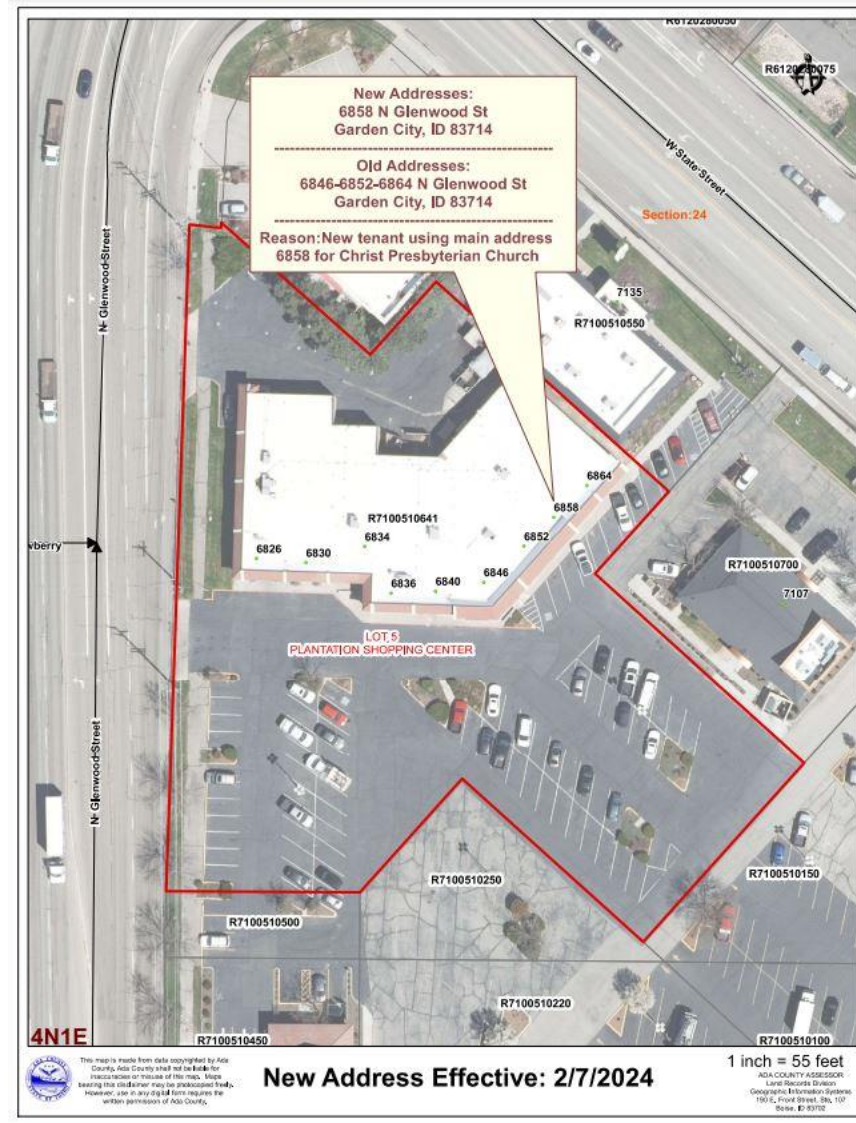
# Current Interior Site Photos

East wall and North (Back) wall with exterior door to the alley

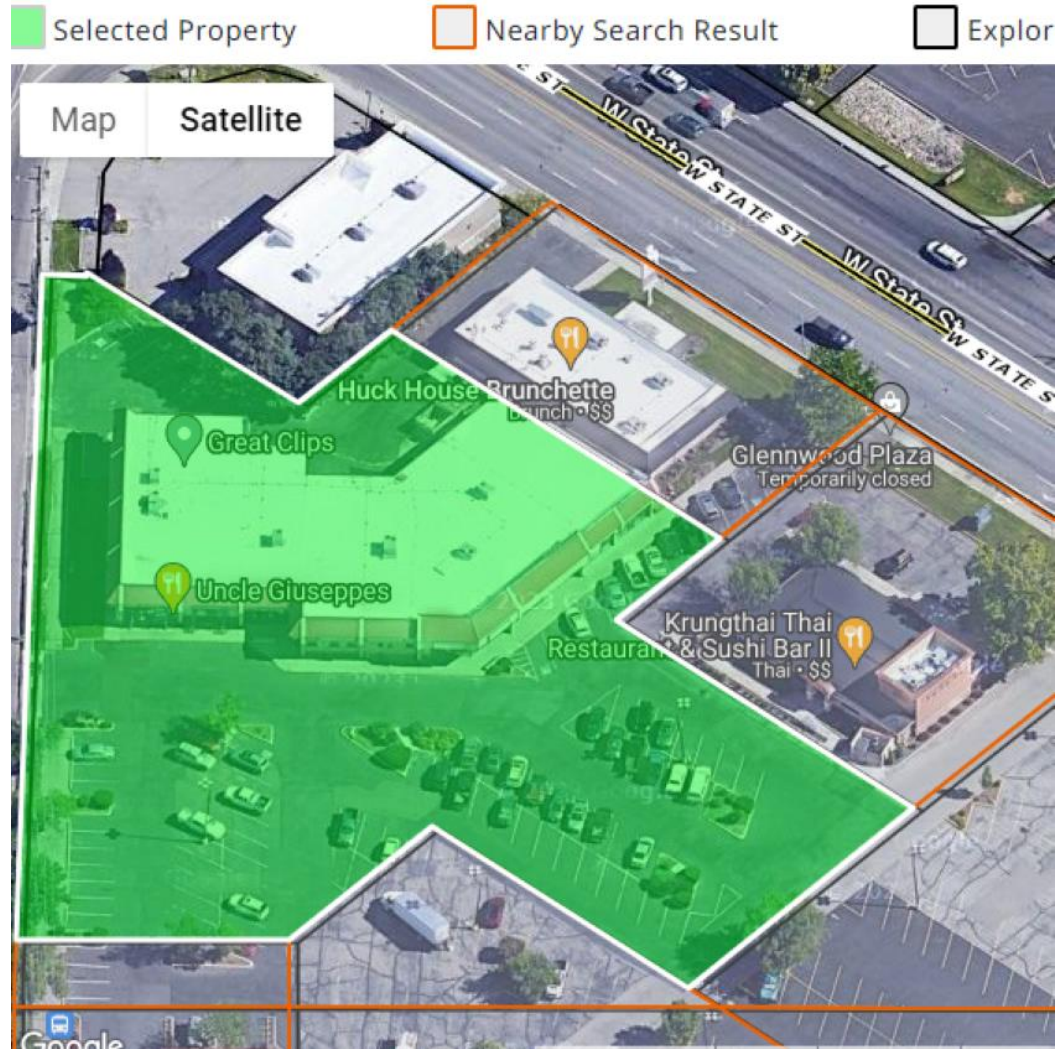




In 2024 three suites were combined into one address through the Ada County Assessor's office. This year we would like to include 6840.



# Site Plan showing neighboring businesses and parking.



# Conclusion

We feel this use is appropriate to the location, the lot and the neighborhood, and that we can support the goals of the Garden City Comprehensive Plan as explained in our CUPFY2025-0001 Application.

The expansion at this commercial center will be a good shared use for all because:

- ▶ Neighboring business activities tend to be Monday to Saturday daylight hours.
- ▶ Christ Presbyterian Church has office hours on weekdays, activities on Sunday mornings, occasional Saturdays, and evenings during the week.
- ▶ Restaurants and retail stores will benefit from more customers in the neighborhood.

We will stay within our occupancy limits by adding a second worship service on Sundays as our attendance grows.

We would appreciate your approval of CUPFY2025-0001

*Bret Dodd*

Elder for Building & Grounds  
Christ Presbyterian Church of Boise, Idaho, Inc.