

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)

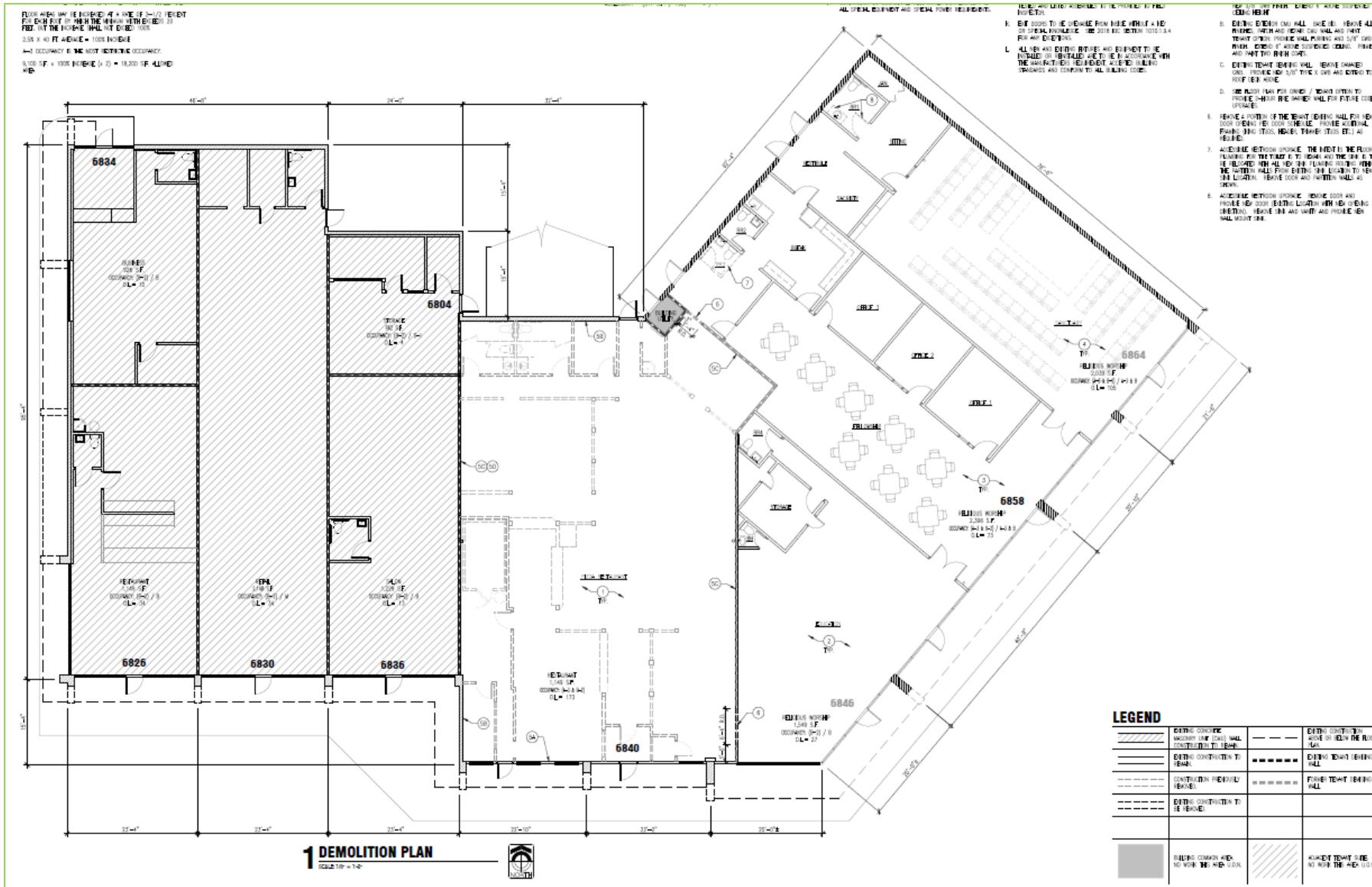
- ▶ Bret Dodd, Elder for Building and Grounds
- ▶ Sharon Clark, President of the Board
- ▶ LaVonne Nicolls Carpenter, Vice President of the Board
- ▶ Dottie Barrons, Elder
- ▶ Jim Perkins, Elder
- ▶ Marv Hintz, Church Member
- ▶ Rick Hoover, Church Member
- ▶ Paula Tonkin, Church Member
- ▶ Douglas Kortyna,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

Structure and Occupancy

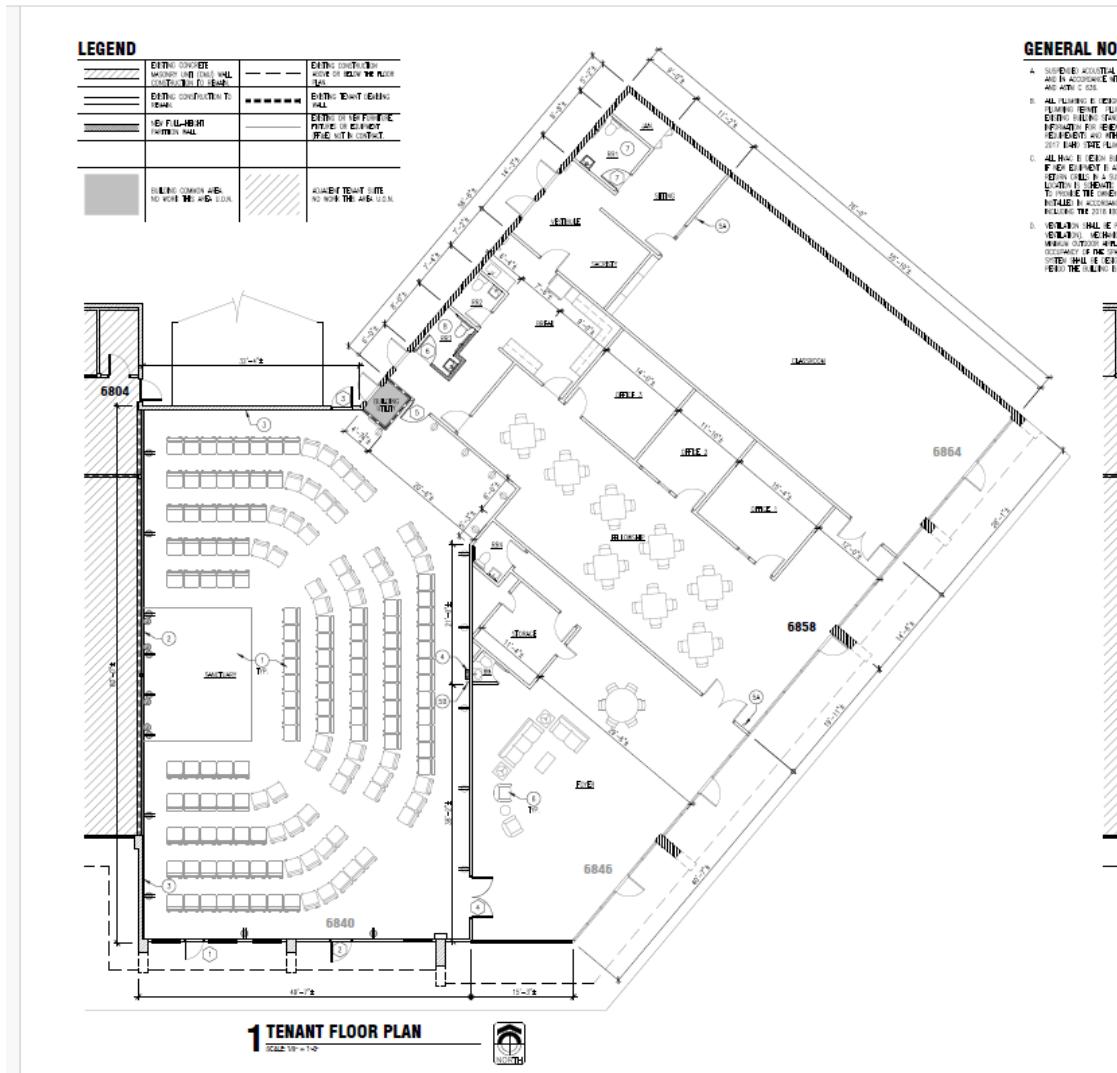
- ▶ Structure - We will not be making changes to the structure except what is required by city codes and ordinances to create an open sanctuary for Christian worship.
- ▶ Occupancy - We will not be changing the occupancy. The building was permitted as a multi-occupancy building...
 - ▶ It was originally **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.

Building Plan

Prior to Demolition of Suite 6840

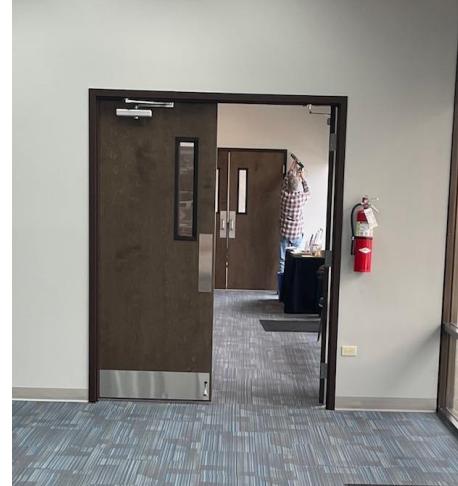


Proposed Floor Plan



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

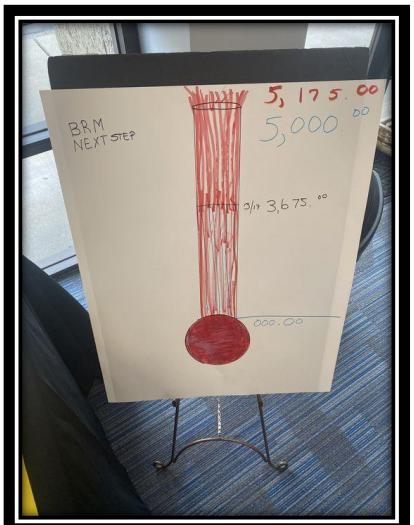
This year we contributed to the **Boise Rescue Mission's Next Step** fundraiser for a transitional living facility, held a neighborhood Vacation Bible School with **Child Evangelism Fellowship of Idaho**, contributed to

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

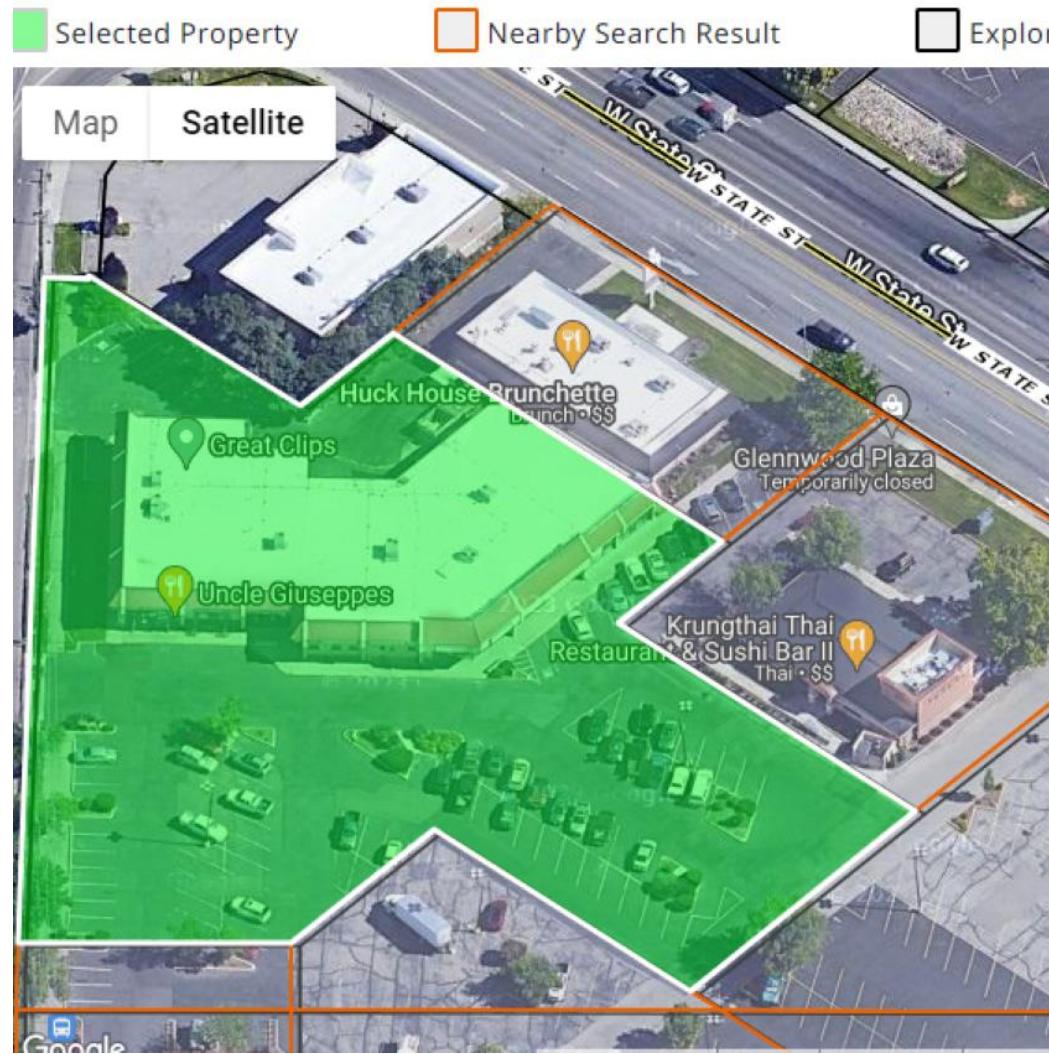
East wall and North (Back) wall with exterior door to the alley



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.