

**September 4, 2024**

Hanna Veal  
Development Services Department  
hveal@gardencityidaho.org  
(208) 472.2922  
6015 Glenwood Street, Garden City, ID 83714

Re: 50th Street Multifamily Design Review (DSRFY2024-0008)

Dear Ms. Veal,

Thank you for your comments on the 50<sup>th</sup> Street Multifamily Project located at 403 E 50th St, Garden City, ID 83714. Below are our responses to the remaining items needing to be addressed. We look forward to a timely resolution on these final items so we can continue moving forward with the project.

1. *Trash enclosure is still an issue. Garden city code does not allow for the current location. Other creative solutions required. Perhaps a decorative gate or screening option?*
  - a. Based on the Garden City's municipal code we disagree with the design consultants' and staff's comments. Please refer to the comments below and if additional measures need to be taken, please provide specific requirements needed so we can meet the city's expectations.
    - i. Per 9-4C4, sub-section F., line 2. *"All on-site service areas of waste, recycling, or trash; and equipment areas for transformer and utility vaults should be located in an area not visible from a public street or adjoining property, **or should be fully screened** from view from a public street and adjoining property with a privacy fence."*
    - ii. We understand that the location has been an ongoing concern for the Design Consultants, but we have addressed this multiple times.
    - iii. As provided in previous correspondence as well as attached below, we are required by Republic Services to provide trash in the location provided. We looked at many different options, all of which result in unacceptable location for Republic and resulted in less opportunity for additional vegetation screening.
    - iv. The materials chosen to screen the trash will be complementary to the building and of high quality.
    - v. In addition to meeting the code, we have repositioned the enclosure to provide a significant number of plants, minimizing the visual impact and

appease the design consultants and staff.

2. *Main entrances to units on Alworth are good. The other main entry on the parking lot side should be redesigned to be more prominent and prouder architecturally.*

- a. We request the code and development language you are referencing for this request. Due to the site constraints as well as additional requirements required by the municipality, we have opted to provide an entry that is recessed into the building. This approach is in line with the Garden City code and noted in section 8-4C-7, sub-section 4. Line b. *"The primary entrance of all buildings should provide a covered pedestrian open space such as a **building recess**, an awning, canopy or marquee."*
- b. The recessed entry aligns with the architectural design of the building as is desired by the design team and owner.
- c. In addition to providing a recessed entry as allowed, it is the only entry visible/available from the parking lot, and easily accessible by pedestrians from 50<sup>th</sup> street.

3. *Terminal views need to be addressed. What does the bocce ball court look like down there as a terminus to the drive?*

- a. Based on the Garden City's municipal code we disagree with the design consultants' and staff's interpretation of the design and drawings.
  - i. Per the drawings submitted, we show a significant number of trees and landscaping along the west property line. This aligns almost identically with the example provided by Garden City code Figure 8-4C-12 (see below)



- ii. *The design of the bocce ball court is simple and will be very similar to other bocce ball court designs. This will not be visible at the terminal view as it recessed into the ground. Below is an example of a bocce ball court as well as a view from the driveway entry*



4. *Bike parking in plaza on 50th St. does not meet the intent of code which is to engage with the street to meet the 60% frontage requirement of GCC 8-4C.*
  - a. Based on the Garden City's municipal code we disagree with the design consultants' and staff's comments. Section 8-2B-3, sub-section F, line 7 notes *"Multi-family dwellings shall be considered as one (1) building for the purpose of determining front, side and rear yard setbacks. The entire group as a unit shall require one front, one rear and two (2) side yards as specified for dwellings in the appropriate district."* In past conversations as well as requirements provided by the design consultants and staff, Alworth was designated as the front of our property. Based on this we are well above the 60% frontage threshold as required.
    - i. The area dedicated for bike parking is not being designated as a "plaza" per Garden City amenity requirements. The plaza, as noted in the drawings, is located towards the interior of the site and accessible from the front (Alworth) of the property.
    - ii. The location of the plaza was intentional as we want to ensure that it is used. By placing it closer to other amenities, we provide an even greater opportunity for use, which is ultimately the intent of the code.
    - iii. In addition to the required plaza, the owner and design team are providing enhanced space for bike parking located right off of the side street and in direct view of the building entrance. This location was intentional to help encourage multiple modes of transportation, which is ultimately the intent of the code.
5. Metal siding is a discouraged material. The metal siding needs to be a different texture, not the same, just a different color. Differentiate it and give it more character.
  - a. We understand that metal is discouraged, but this has already been discussed and approved. Is staff requiring us to change the siding already approved?
  - b. Differentiating the metal profiles has always been the intent and we will comply

with this requirement.

- i. Below are the two materials we are considering in terms of the look provided.
  1. Nu-wave cool metallic silver
  2. Box-rib cool metallic copper

Thank you again for your comments and we look forward to your response.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian B Hoffman', with a stylized flourish extending to the right.

**Ian B Hoffman** AIA, LEED AP BD+C, NCARB  
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Grissom, Hoffman + More, PLLC