



3433 W CHINDEN BLVD, GARDEN CITY, ID

WWW.STAYARCADIA.COM

VICINITY MAP

01



Great restaurants along the greenbelt

Push and Pour coffee shop

Arcadia Hotel

wineries and breweries walking distance.



PROPERTY LOCATION

Growing Garden City further south and expanding the footprint of interest for locals and visitors.
Adding to some fantastic local businesses such as Yardarm and Western Collective of which we believe our clientel will be perfectly positioned to make the most of.

FUTURE LAND USE MAP



Future Land Use Designation

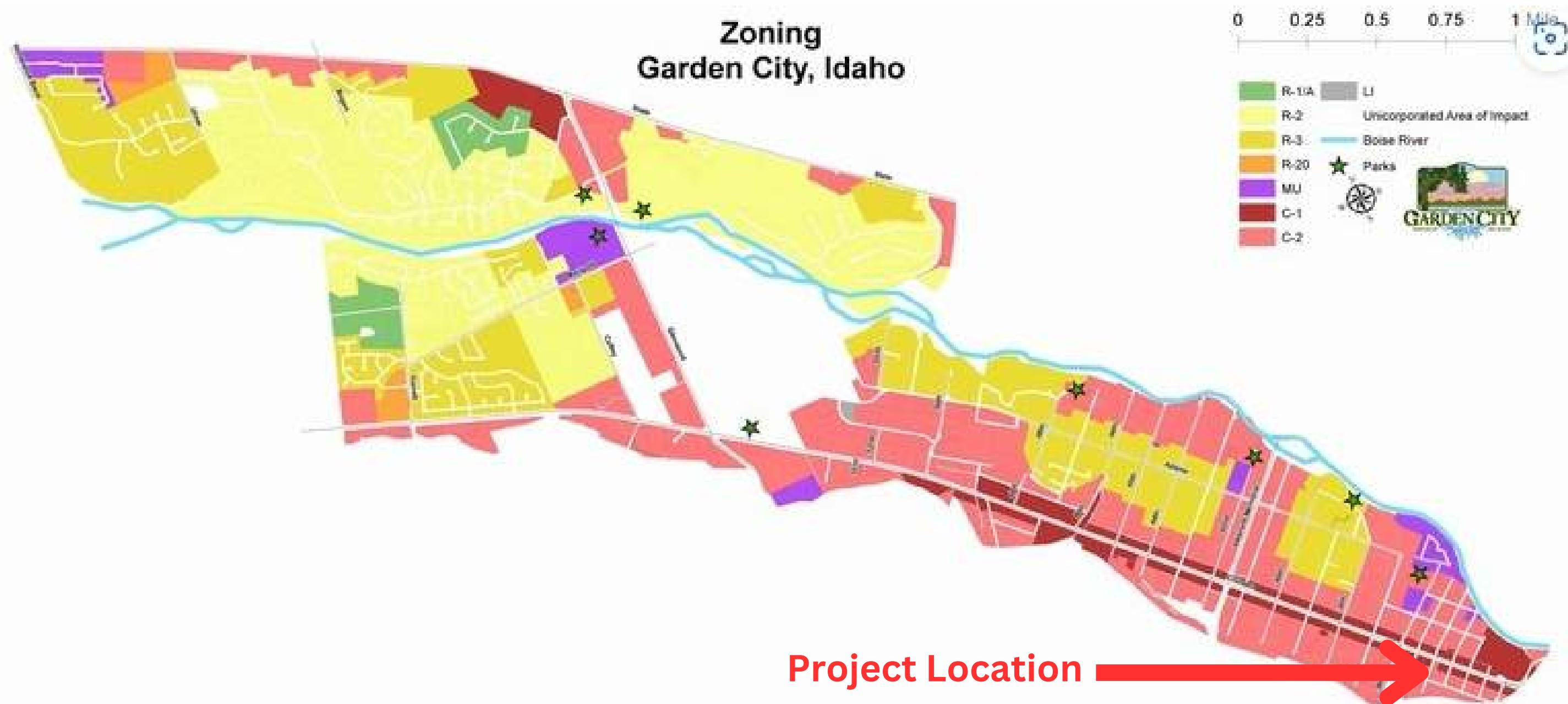
- Activity Node: Neighborhood/Destination
- Activity Node: Transit Oriented Development
- Green Boulevard Corridor
- Main Street Corridor
- Light Industrial Bradley Technology District
- Live-Work-Create
- Mixed Use Commercial
- Mixed Use Residential
- Residential Low Density
- Residential Medium Density
- Future Planning Areas
- ★ Existing Parks
- ★ Future Parks/Open Space
- Boise River



Project Location

0 0.25 0.5 1 Miles

ZONING MAP



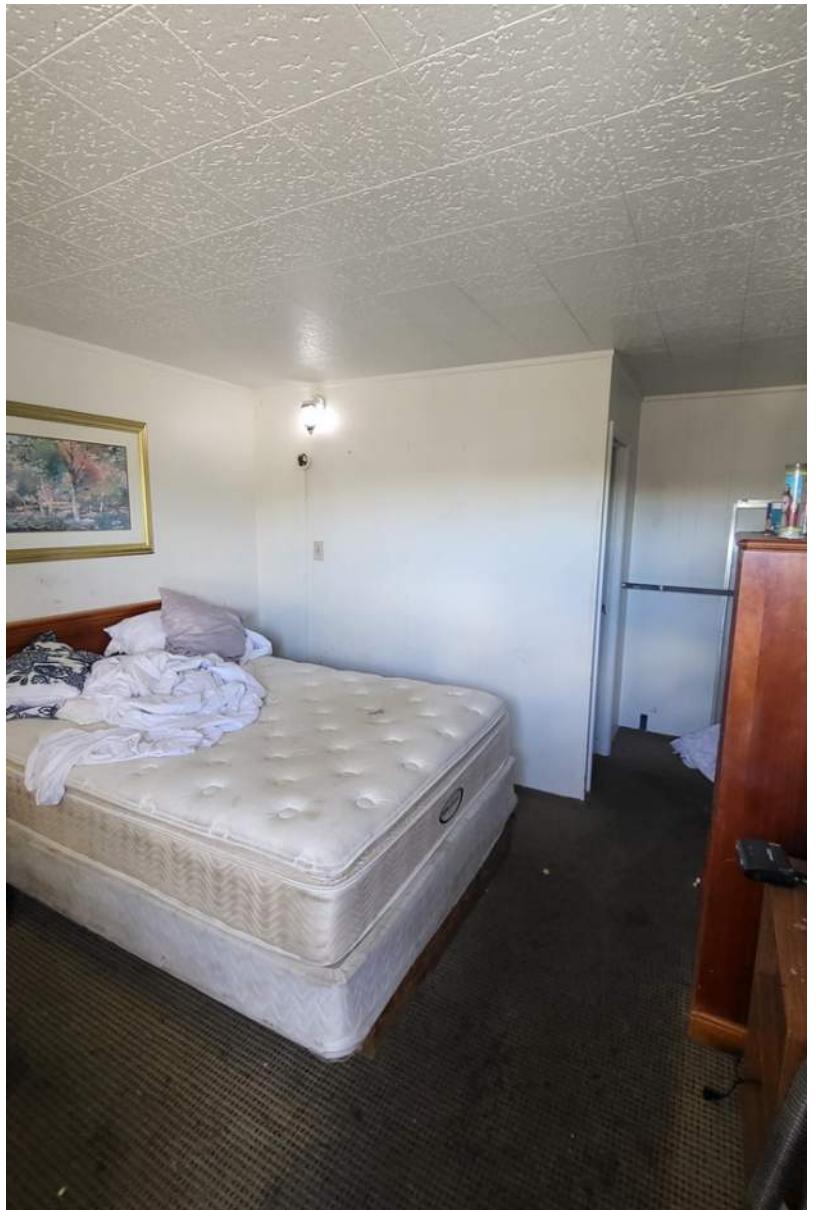
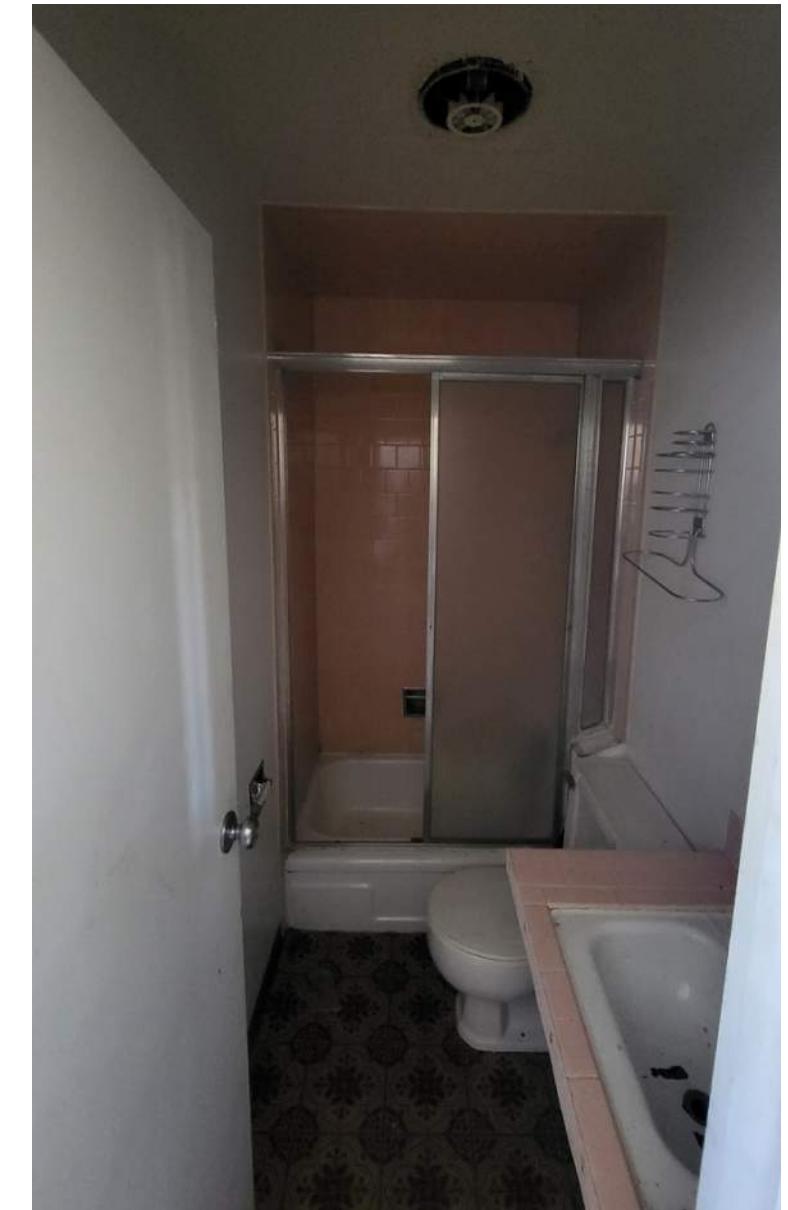


WHAT STOOD BEFORE

04

- THE SUNLINER MOTEL HAD GARNERED NOTORIETY FOR ITS DEPLORABLE AND UNSAFE CONDITIONS, BECOMING A MAGNET FOR ILLICIT BEHAVIOR AND A HOTSPOT FOR CRIMINAL ACTIVITY.
- WITH FREQUENT POLICE VISITS REPORTED ON A WEEKLY BASIS, THE MOTEL HAD GAINED A REPUTATION FOR ATTRACTING UNDESIRABLE RESIDENTS AND FOSTERING AN ENVIRONMENT CONDUCIVE TO CRIMINAL BEHAVIOR.
- ITS DILAPIDATED MAINTENANCE AND LAX MANAGEMENT HAD CONTRIBUTED TO MAKING IT A CONCERNING LOCATION FOR BOTH RESIDENTS AND LAW ENFORCEMENT ALIKE.









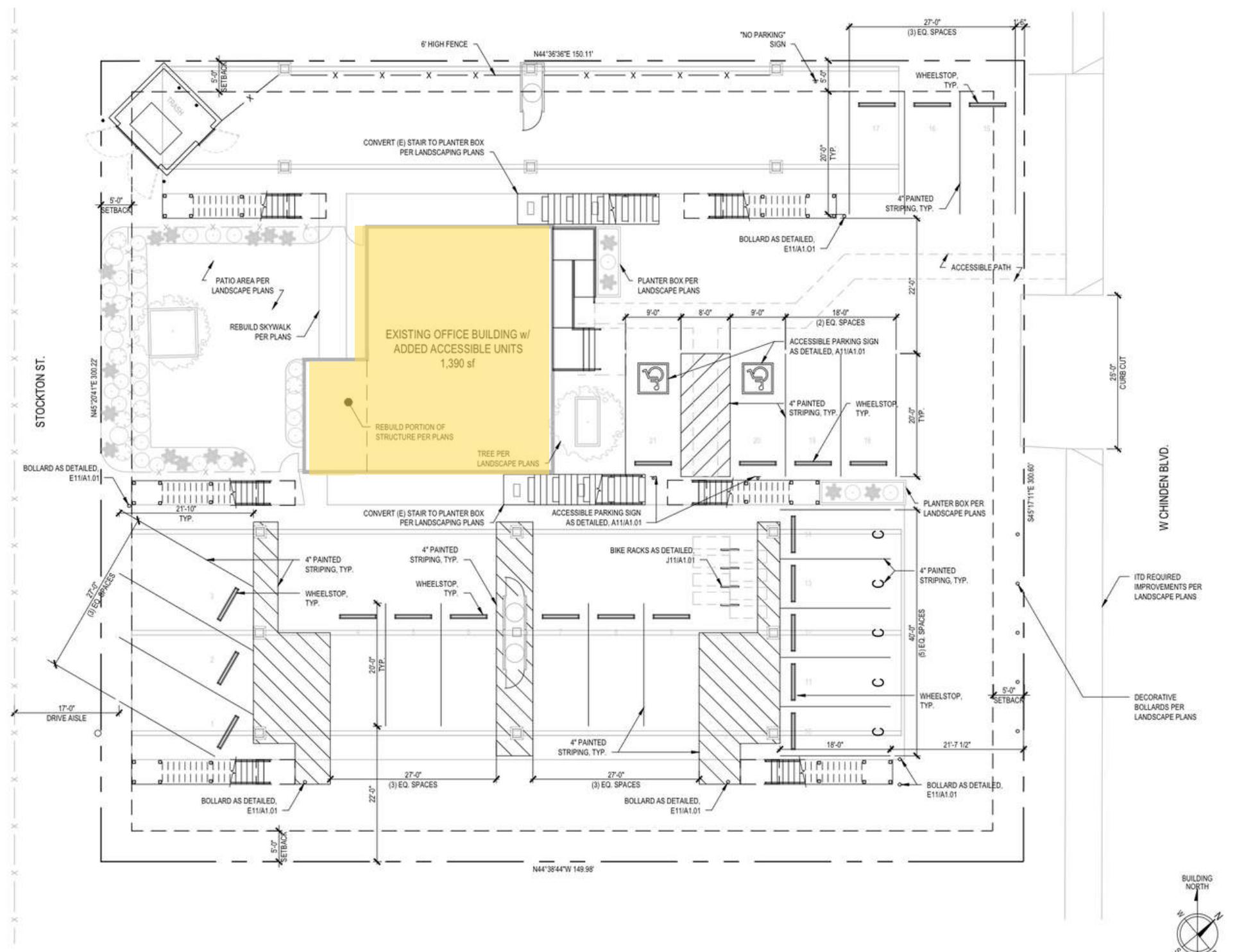
INTRODUCING ARCADIA HOTEL

05

- EVERYTHING HAS BEEN TAKEN BACK TO THE STUDS, NEW ELECTRIC SUPPLIES, NEW TRANSFORMER AND POWER LINE INVESTED INFRASTRUCTURE TO THE LOCAL BUSINESSES.



SITE PLAN



ADA parking has been made available for easy access via the ramp installed at the entrance.

Chinden Street frontage will be made safe and inviting for pedestrians and bicyclists and allowing access to Stockton Street.



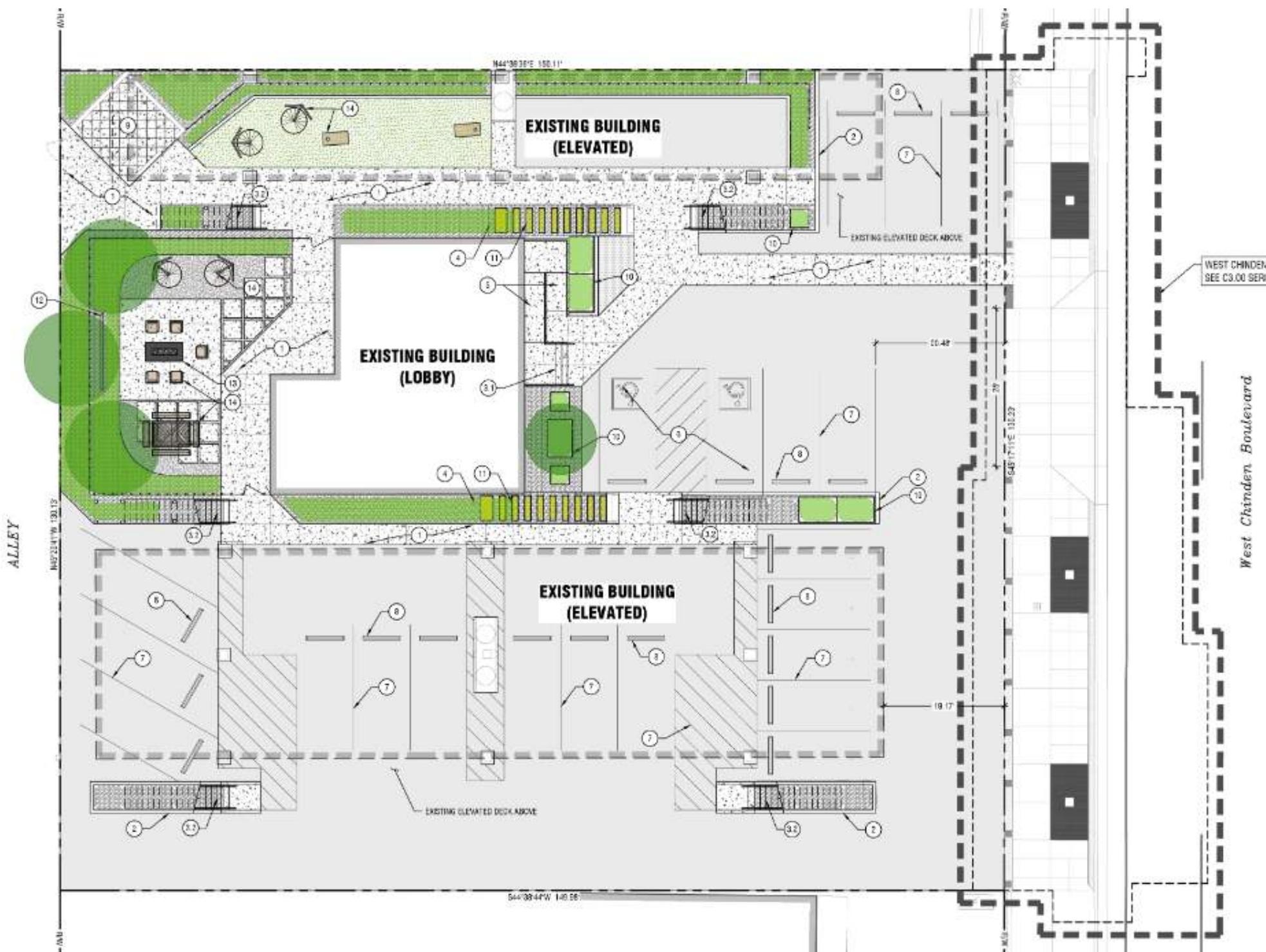
On-Site parking has been maximized for 28 units on the constrained exiting site and landscaping has been increased to make the space warmer and more welcoming to the local community



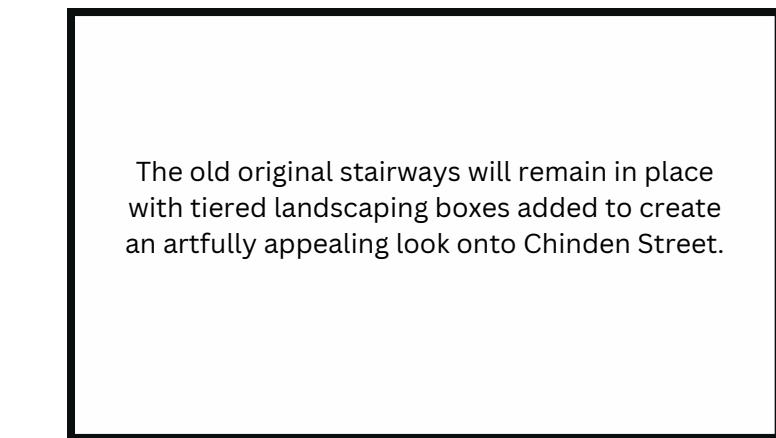
28 units will be available in the newest remodeled motel, with the option of having up to 30 units available if the additional parking spaces required become available



LANDSCAPE PLAN



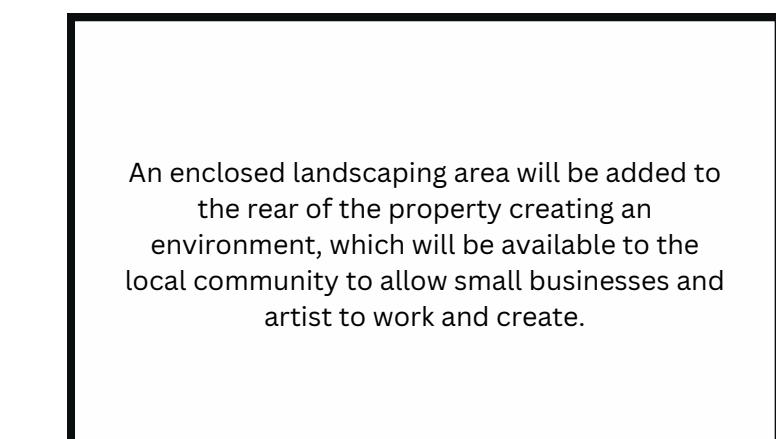
Stockton street will be cleaned up and modern landscaping will be installed either side of the privacy fence



The old original stairways will remain in place with tiered landscaping boxes added to create an artfully appealing look onto Chinden Street.



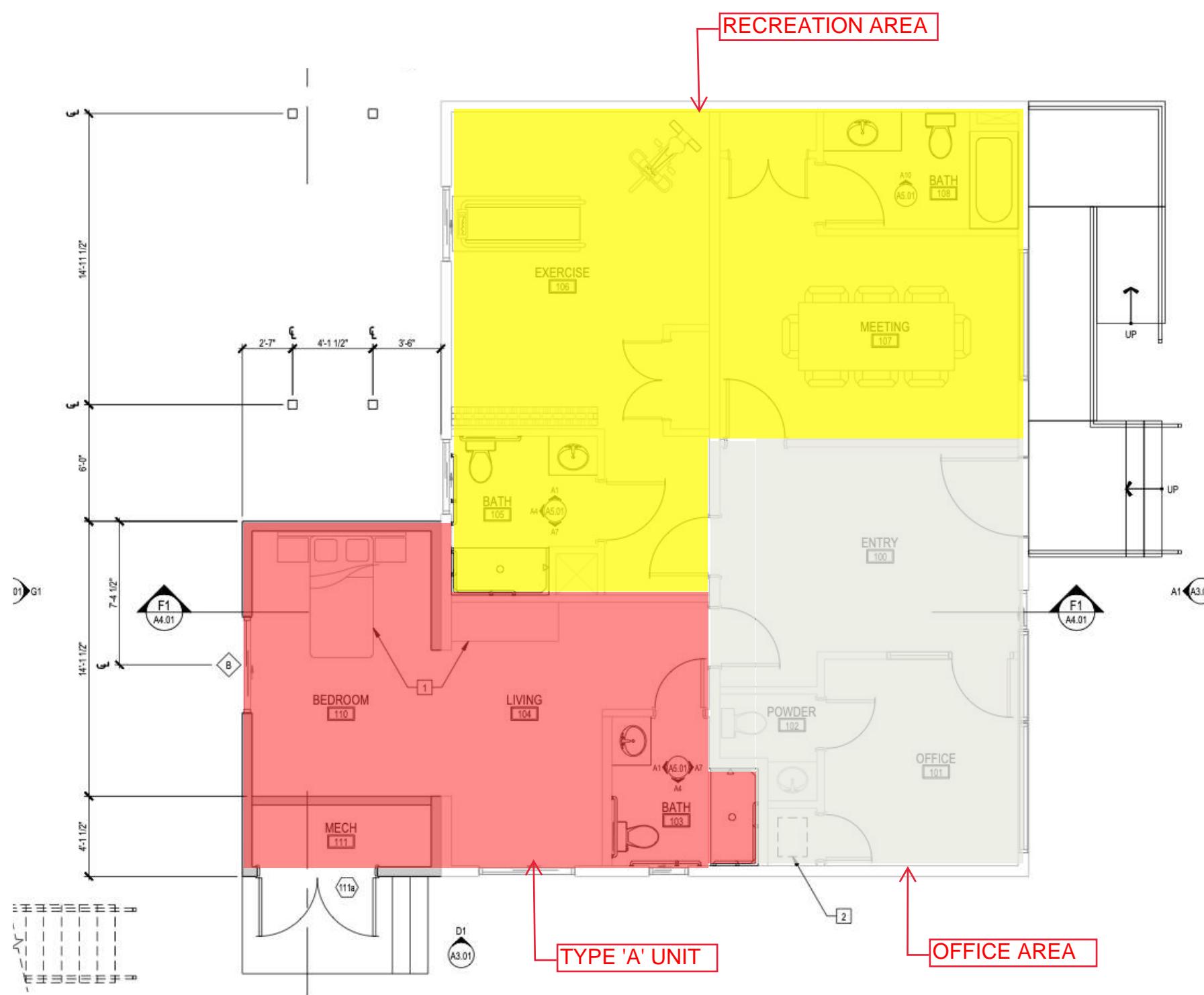
10% of the site will be dedicated to landscaping to add to the visually appealing and inviting nature of the site to create a destination that is welcoming to the public.



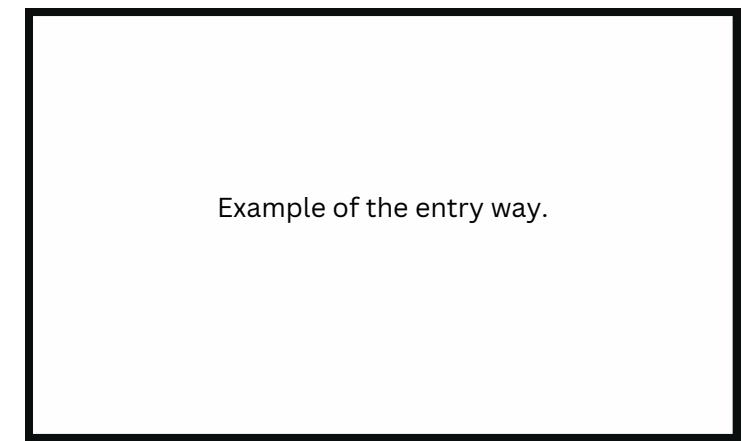
An enclosed landscaping area will be added to the rear of the property creating an environment, which will be available to the local community to allow small businesses and artist to work and create.



FLOOR PLAN



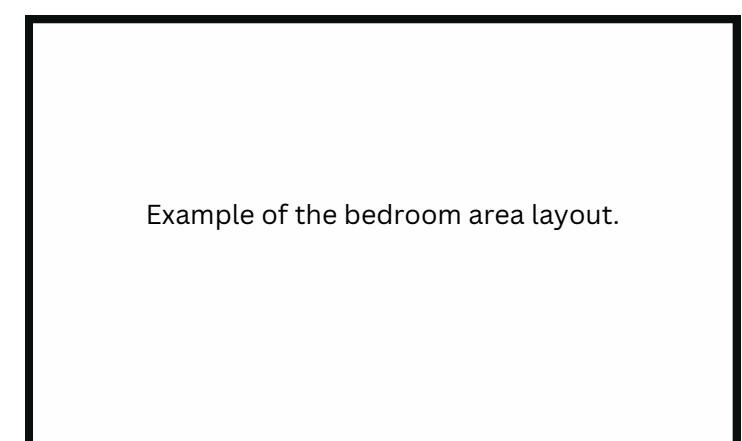
Example of the style and finishes of the proposed accessible units.



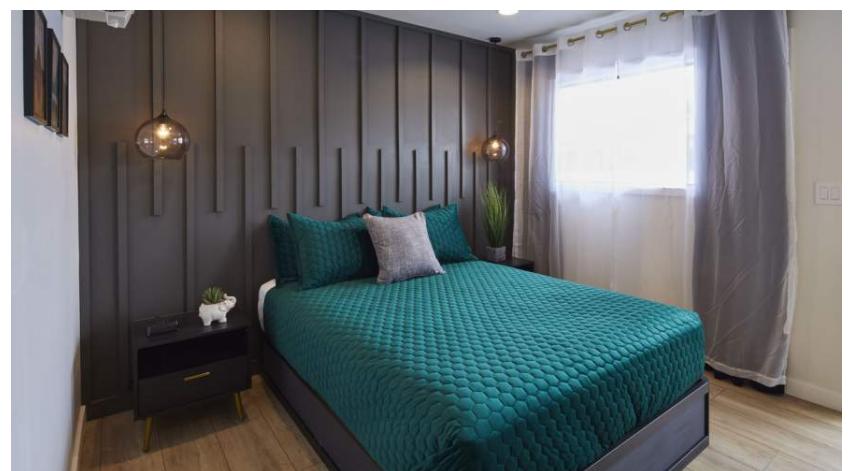
Example of the entry way.



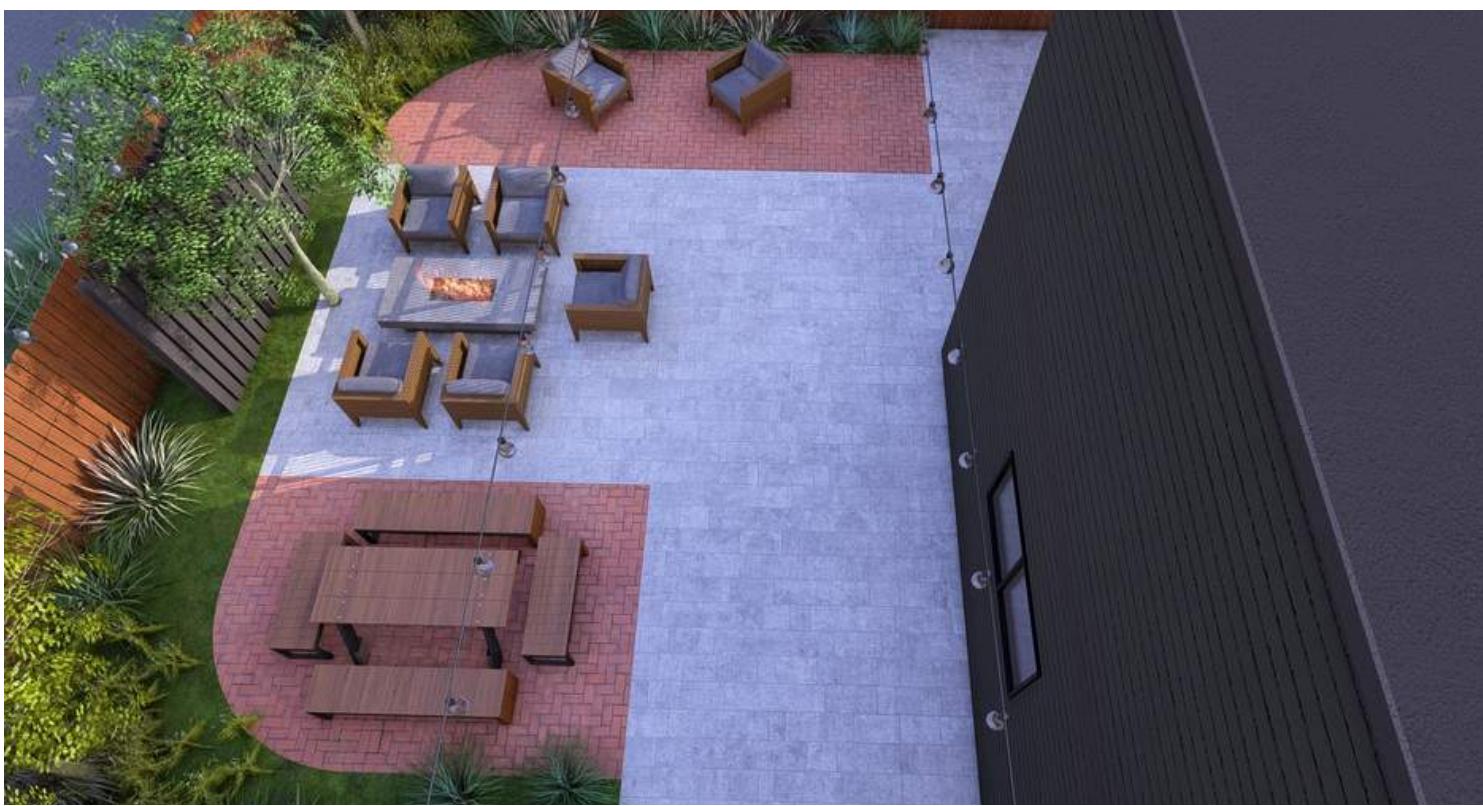
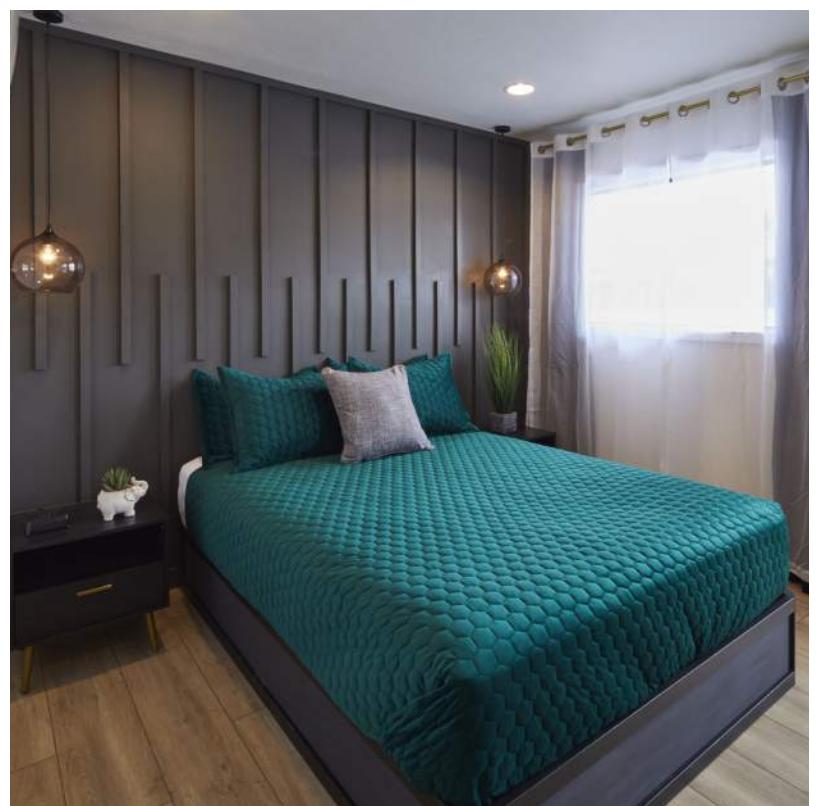
Example of the ADA accessible pathway throughout the rooms.



Example of the bedroom area layout.







↓ POSITIVE FEEDBACK AND LETTERS OF SUPPORT FROM THE COMMUNITY.

06



To Whom it May Concern,

We are writing to express our enthusiastic support for the development of The Arcadia, formerly known as The Sunliner, in Garden City. As a longstanding local business, we have witnessed the evolution of our community and firmly believe that The Arcadia will be a transformative addition, bringing numerous benefits to Garden City and its residents.

The vision for The Arcadia as a desirable hotel is not only ambitious but also incredibly promising for Garden City and neighboring businesses by attracting a higher caliber of visitors to our area. This will also elevate the overall reputation of Garden City as a desirable destination.

Furthermore, the redevelopment of The Arcadia will contribute to a reduction in crime and enhance the safety of our community. By eliminating the conditions that previously made the Sunliner a magnet for illicit activities, The Arcadia will foster a more secure environment for residents, businesses, and visitors alike. This improvement in public safety is invaluable and aligns with our commitment to ensuring the well-being of our community.

Beyond economic and safety considerations, The Arcadia will serve as a catalyst for positive change in Garden City in countless other ways. From increased property values to cultural enrichment and community pride, the benefits of this development are multifaceted and far-reaching.

In conclusion, we wholeheartedly endorse the development of The Arcadia and commend the efforts of all those involved in bringing this project to fruition. We believe that The Arcadia will serve as a beacon of redevelopment and excellence for years to come.

Sincerely,

Twisted District Ownership
3840 W Chinden Blvd SUITE 110, Garden City, ID 83714
208-813-6053

Name: Greta Mohr Signature: A handwritten signature in black ink, appearing to read "Greta Mohr".
Name: MATTHEW MILTON Signature: A handwritten signature in black ink, appearing to read "Matthew Milton".

“The vision for the Arcadia as a desirable hotel is not only ambitious but also incredibly promising for Garden City and neighboring businesses”

“The Arcadia will serve as a catalyst for positive change in Garden City in countless other way”

Conditional Use Permit Findings (8-6B-4)

- Use is appropriate to the location, the lot and the neighborhood and is compatible with other uses in zone
- Use is supported by adequate public facilities or services
- Use does not diminish health, safety or welfare of community
- Use is not in conflict with Comprehensive Plan or other City policies, plans, or ordinances

Parking

- Applicant must receive a parking adjustment or otherwise obtain a parking waiver for one parking space from staff prior to construction of the 29th lodging unit.

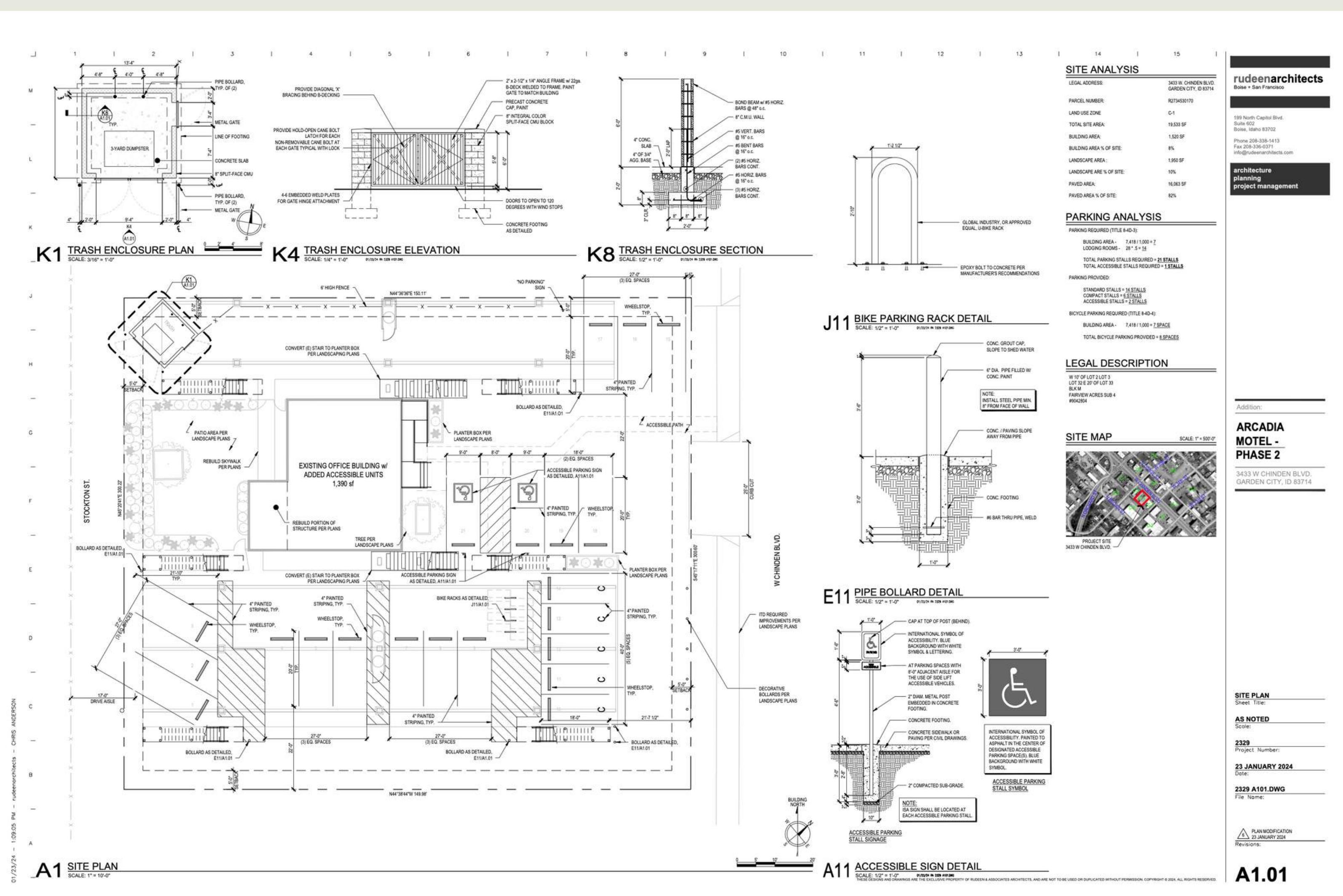
We request approval of **CUPFY-2024-0003**

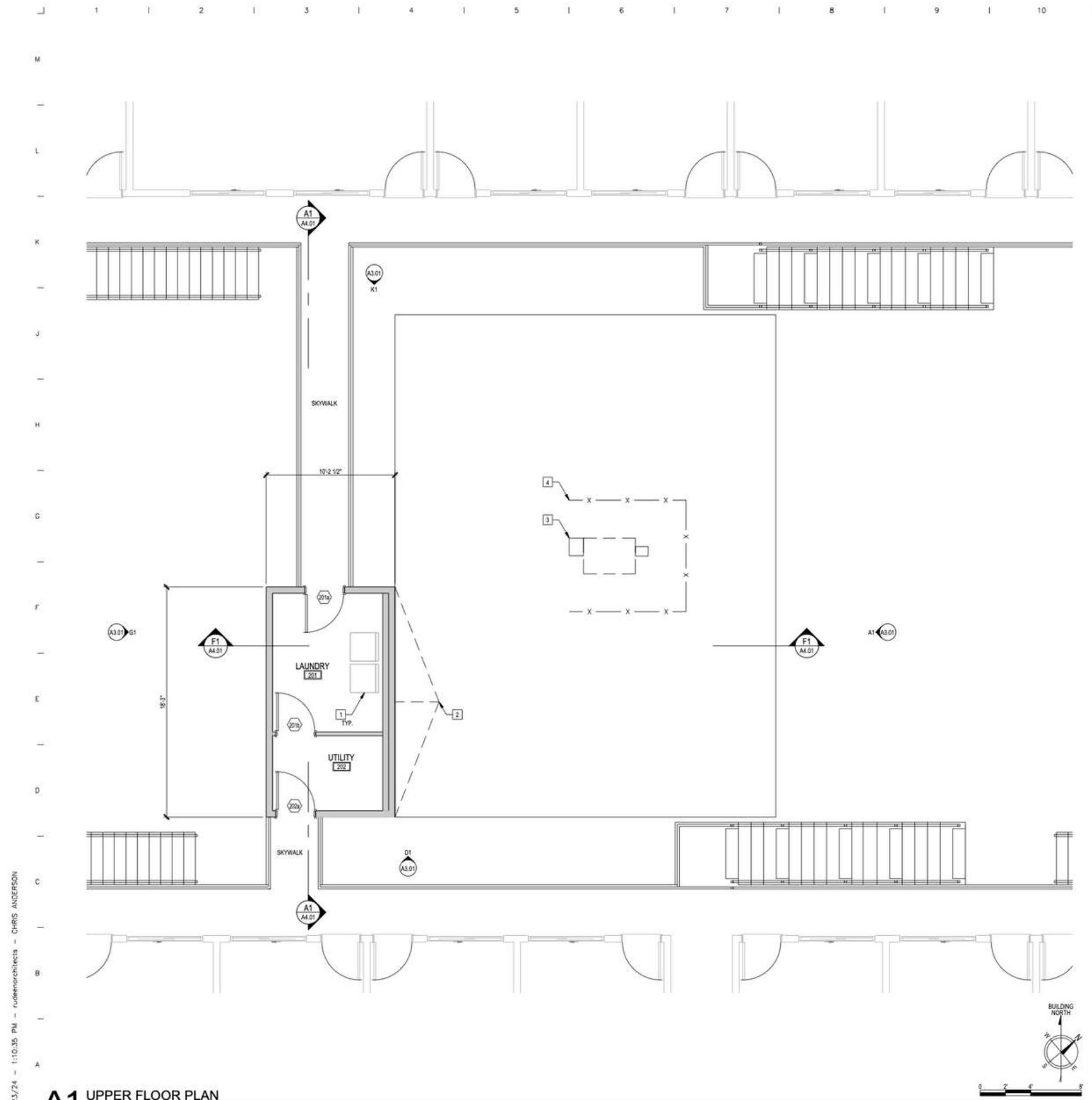
Thank you for your time.



Low Clearance!
Maximum Height 6' FT.







KEY NOTES

1. FURNITURE, O.F.C.I. COORDINATE WITH OWNER.
2. PROVIDE CRICKET TO SHED WATER AWAY AS REQUIRED.
3. ERV PER MECHANICAL PLANS.
4. MECHANICAL SCREEN PER DETAIL C11 / A2.03.

deenarchitects
a San Francisco

e + San Francisco

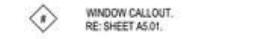
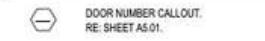
North Capitol Blvd.
602
Boise, Idaho 83702

ne 208-338-1413
208-336-0371
rudeenarchitects.com

GENERAL NOTES

- A. ALL WORK SHALL BE PROVIDED AND INSTALLED AS A COMPLETE SYSTEM USING MATERIALS AND WORKMANSHIP OF HIGH QUALITY.
- B. ALL DOOR FRAMES SHALL BE 4" FROM PERPENDICULAR WALL AT HINGE SIDE UNLESS NOTED OTHERWISE.
- C. PROVIDE BLOCKING AS REQUIRED FOR WALL MOUNTED ITEMS AS REQUIRED.
- D. ALL DIMENSIONS ARE TO FACE OF, OR CENTERLINE OF, PRIMARY STRUCTURAL COMPONENT OF CONSTRUCTION ASSEMBLY, AS SHOWN ON THE DRAWINGS, UNLESS NOTED OTHERWISE.
- E. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO WORK AND NOTIFY ARCHITECT OF ANY DIMENSION REVISIONS.
- F. WHERE ITEMS ARE NOT SPECIFIED, BUILDING STANDARDS SHALL BE MAINTAINED.
- G. SEE A5.01 FOR DOOR & FINISH SCHEDULE.
- H. SEE SHEET A5.01 FOR FIXTURE MOUNTING HEIGHTS & DETAILS.

LEGEND



Addition:

**ARCADIA
MOTEL -
PHASE 2**

3433 W CHINDEN BLVD.
GARDEN CITY, ID 83714

UPPER FLOOR PLAN

AS NOTED

2329

23 JANUARY 2024

2329 A202.DWG

6 PLAN MODIFICATION
23 JANUARY 2024

A2.02