

ARCADIA

3433 W CHINDEN BLVD, GARDEN CITY. ID

WWW.STAYARCADIA.COM





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

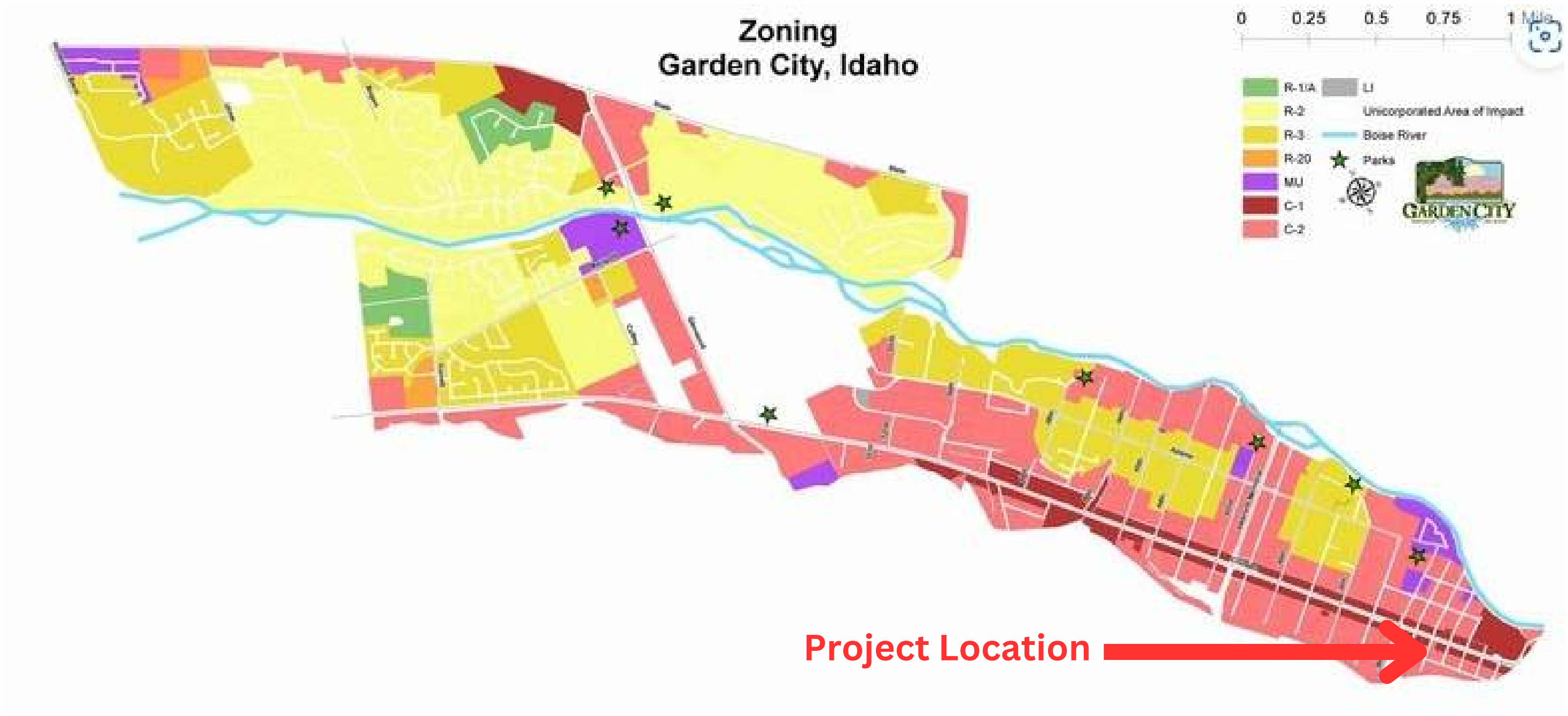
- Activity Node: Neighborhood/Destination
- Activity Node: Transit Oriented Development
- Green Boulevard Corridor
- Main Street Corridor
- Light Industrial Bradley Technology District
- Live-Work-Create
- Mixed Use Commercial
- Mixed Use Residential
- Residential Low Density
- Residential Medium Density
- 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 CONDUCTIVE TO CRIMINAL BEHAVIOR.
- ITS DILAPIDATED MAINTENANCE AND LAX MANAGEMENT HAD CONTRIBUTED TO MAKING IT A CONCERNING LOCATION FOR BOTH RESIDENTS AND LAW ENFORCEMENT ALIKE.









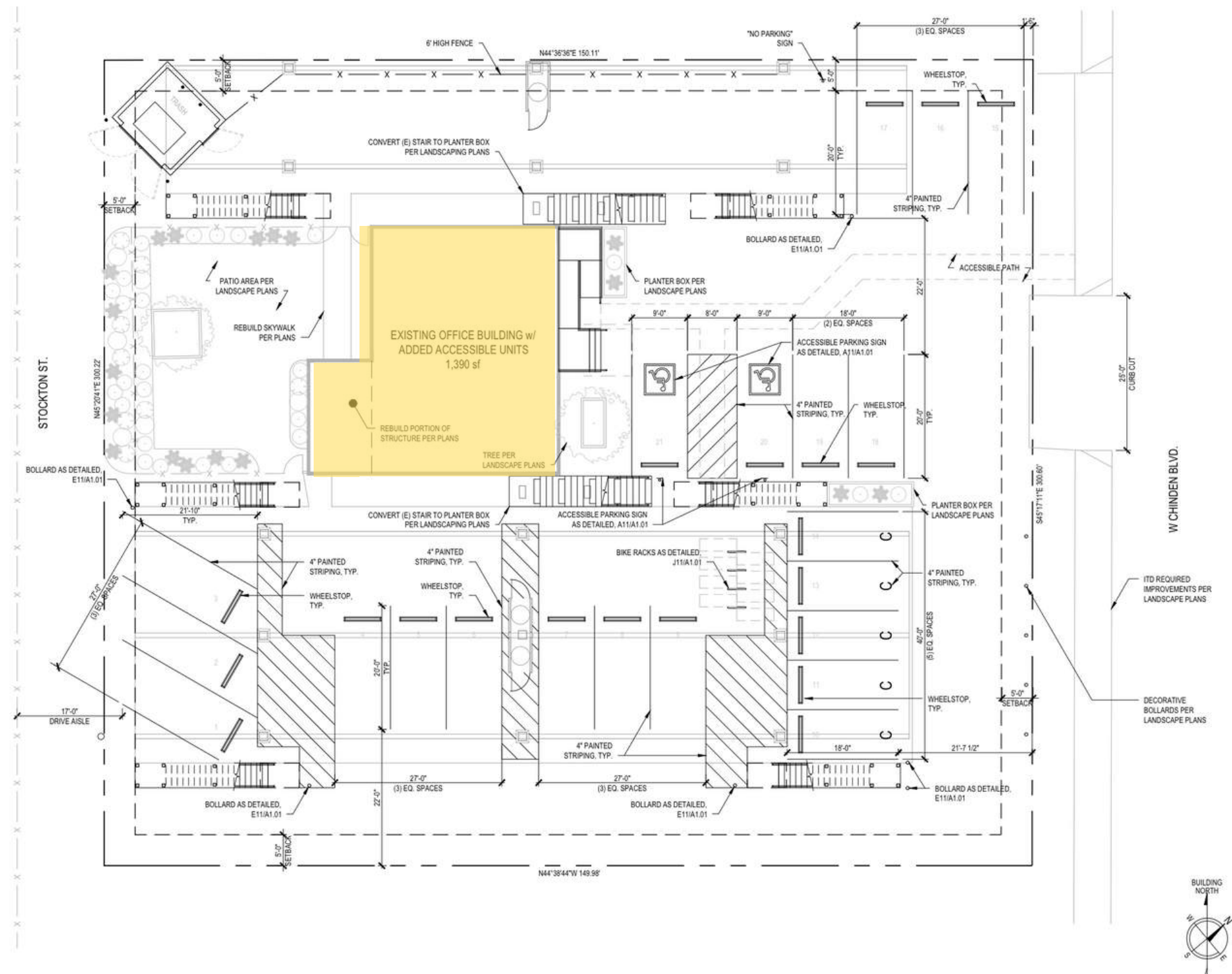
INTRODUCING ARCADIA HOTEL

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.

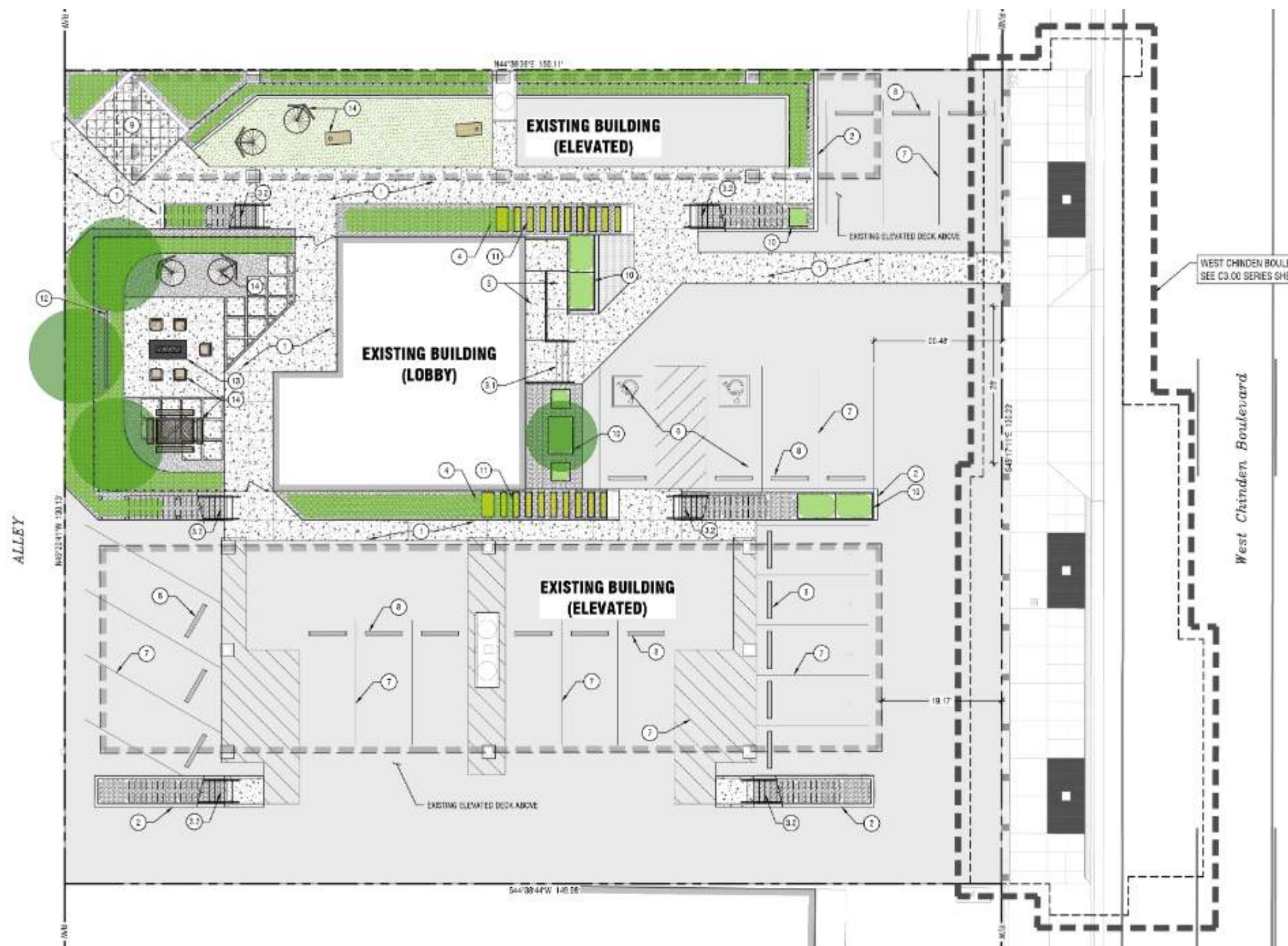


On-Site parking has been maximized for 28 units on the constrained exiting site and landscaping has been increased to make the space warmer and more welcoming to the local community

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.

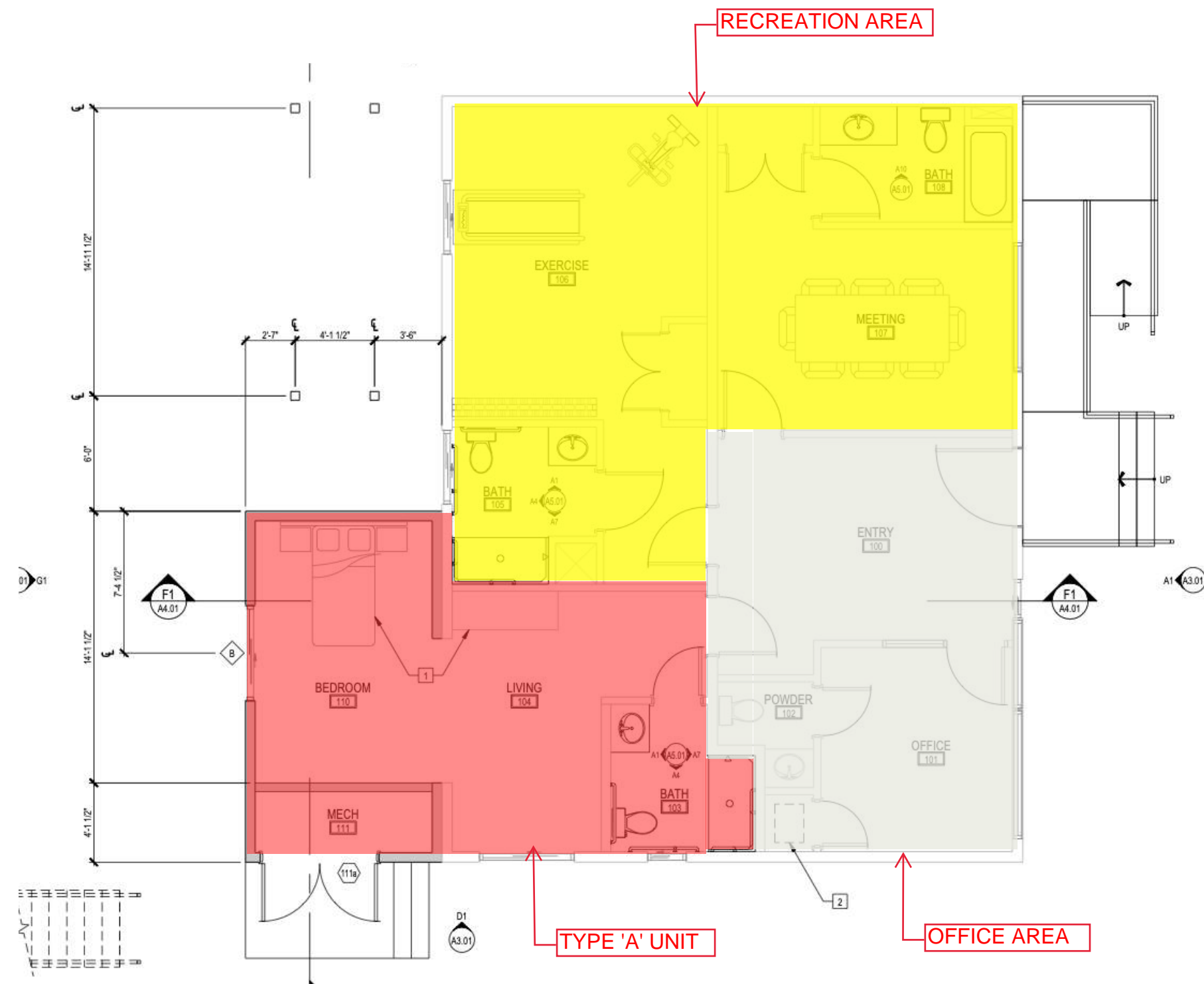


10% of the site will be dedicated to landscaping to add to the visually appealing and inviting nature of the site to create a destination that is welcoming to the public.

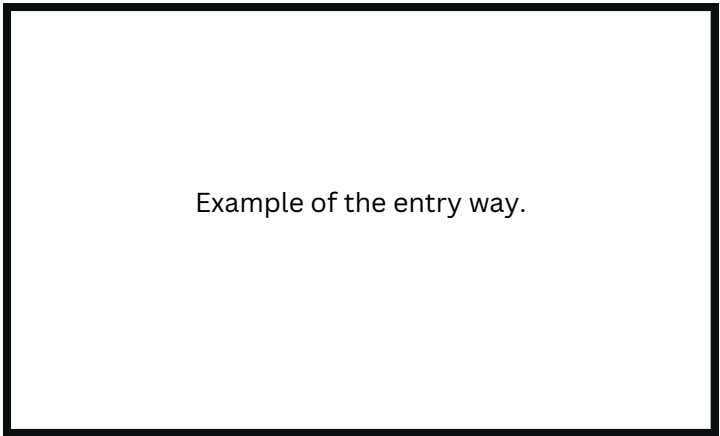
An enclosed landscaping area will be added to the rear of the property creating an environment, which will be available to the local community to allow small businesses and artist to work and create.



FLOOR PLAN



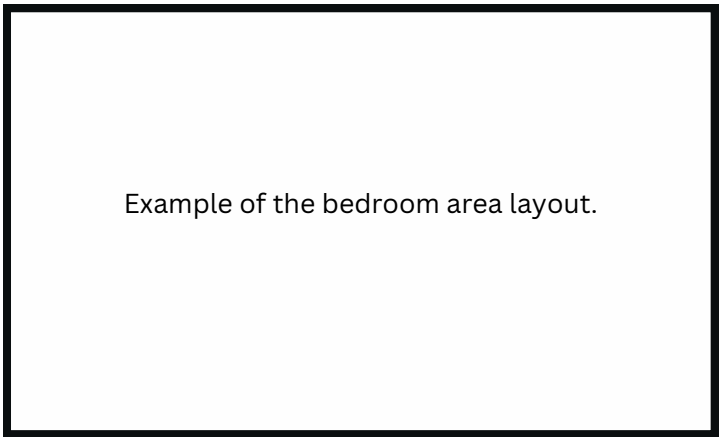
Example of the style and finishes of the proposed accessible units.



Example of the entry way.



Example of the ADA accessible pathway throughout the rooms.



Example of the bedroom area layout.



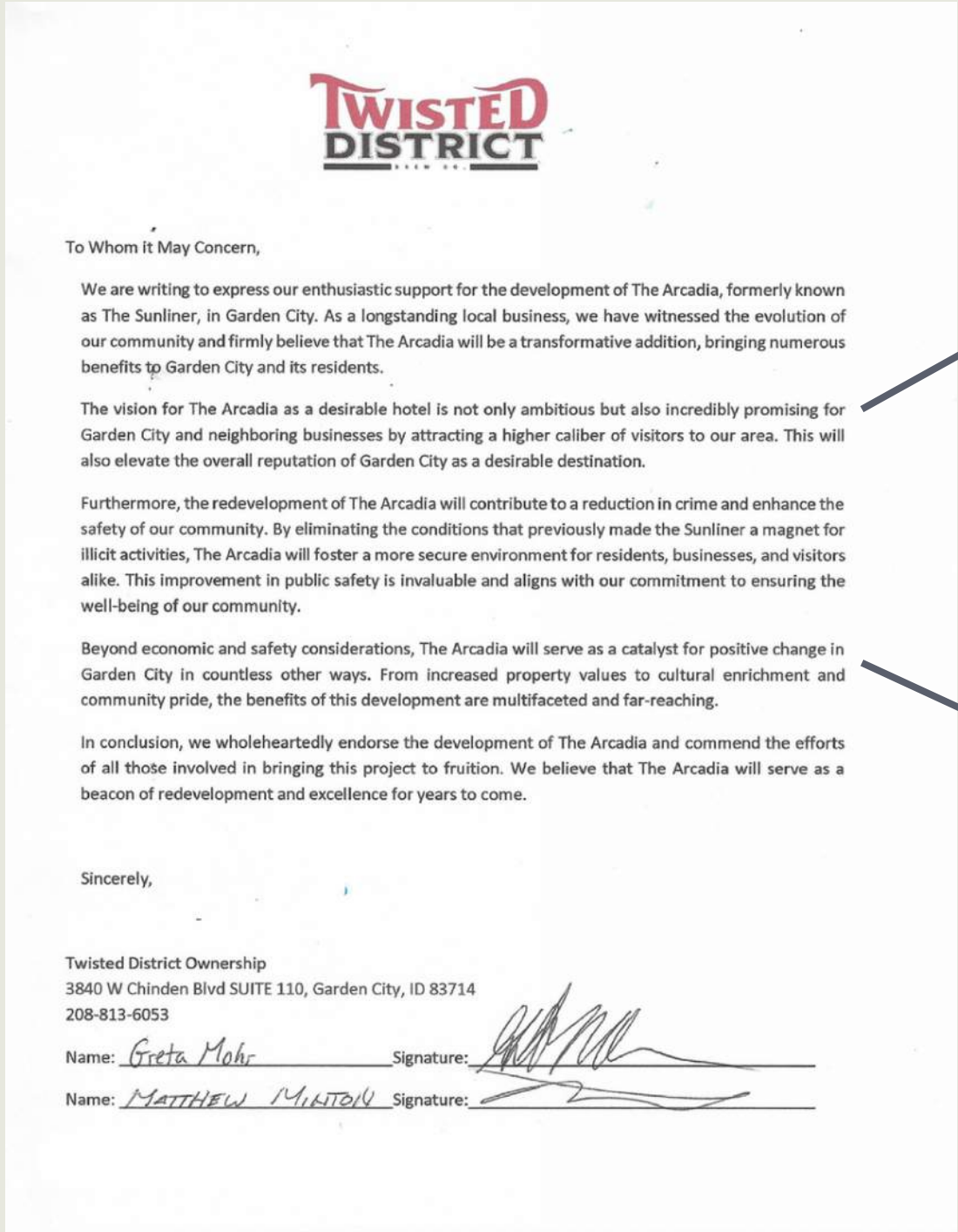




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POSITIVE FEEDBACK AND LETTERS OF SUPPORT FROM THE COMMUNITY.

06



“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

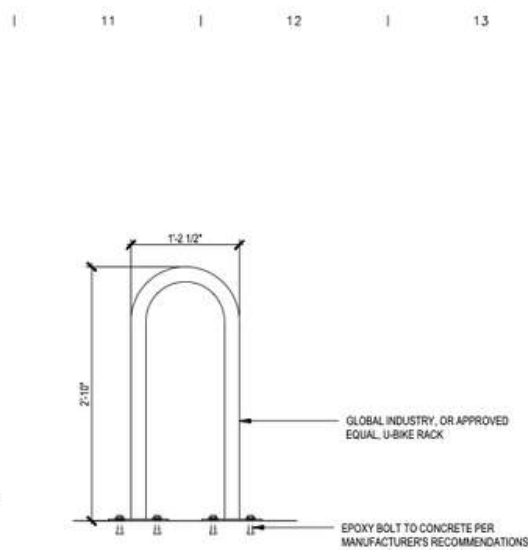
- Applicant must receive a parking adjustment or otherwise obtain a parking waiver for one parking space from staff prior to construction of the 29th lodging unit.

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

Thank you for your time.







PARKING ANALYSIS

PARKING REQUIRED (TITLE 8-4D-3):

BUILDING AREA -	7,418 (1,000 = 7
LOADING ROOMS -	28' x 5 = 14

TOTAL PARKING STALLS REQUIRED = **21 STALLS**
TOTAL ACCESSIBLE STALLS REQUIRED = **1 STALLS**

PARKING PROVIDED:

STANDARD STALLS =	14 STALLS
COMPACT STALLS =	6 STALLS
ACCESSIBLE STALLS =	2 STALLS

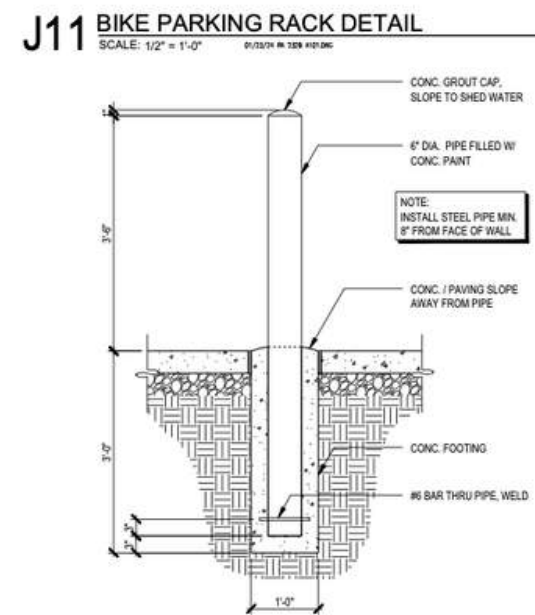
BICYCLE PARKING REQUIRED (TITLE 8-4D-4):

BUILDING AREA -	7,418 (1,000 = 7 <u>PACES</u>
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TOTAL BICYCLE PARKING PROVIDED = **8 PACES**

W 1/2 OF LOT 2 LOT 3
LOT 32 E 20' OF LOT 33
BLK M
FAIRVIEW ACRES SUB 4
#9042804

PROJECT SITE
3433 W CHINDEN BLVD.



1'-0"

1'-0"

1'-0"

5'-0"

8'-0"

2" DIA. METAL POST EMBEDDED IN CONCRETE FOOTING.

CONCRETE FOOTING.

CONCRETE SIDEWALK OR PAVING PER CIVIL DRAWINGS.

2" COMPACTED SUB-GRADE.

2"

2'-0"

10'

NOTE: SIGN SHALL BE LOCATED AT EACH ACCESSIBLE PARKING STALL.

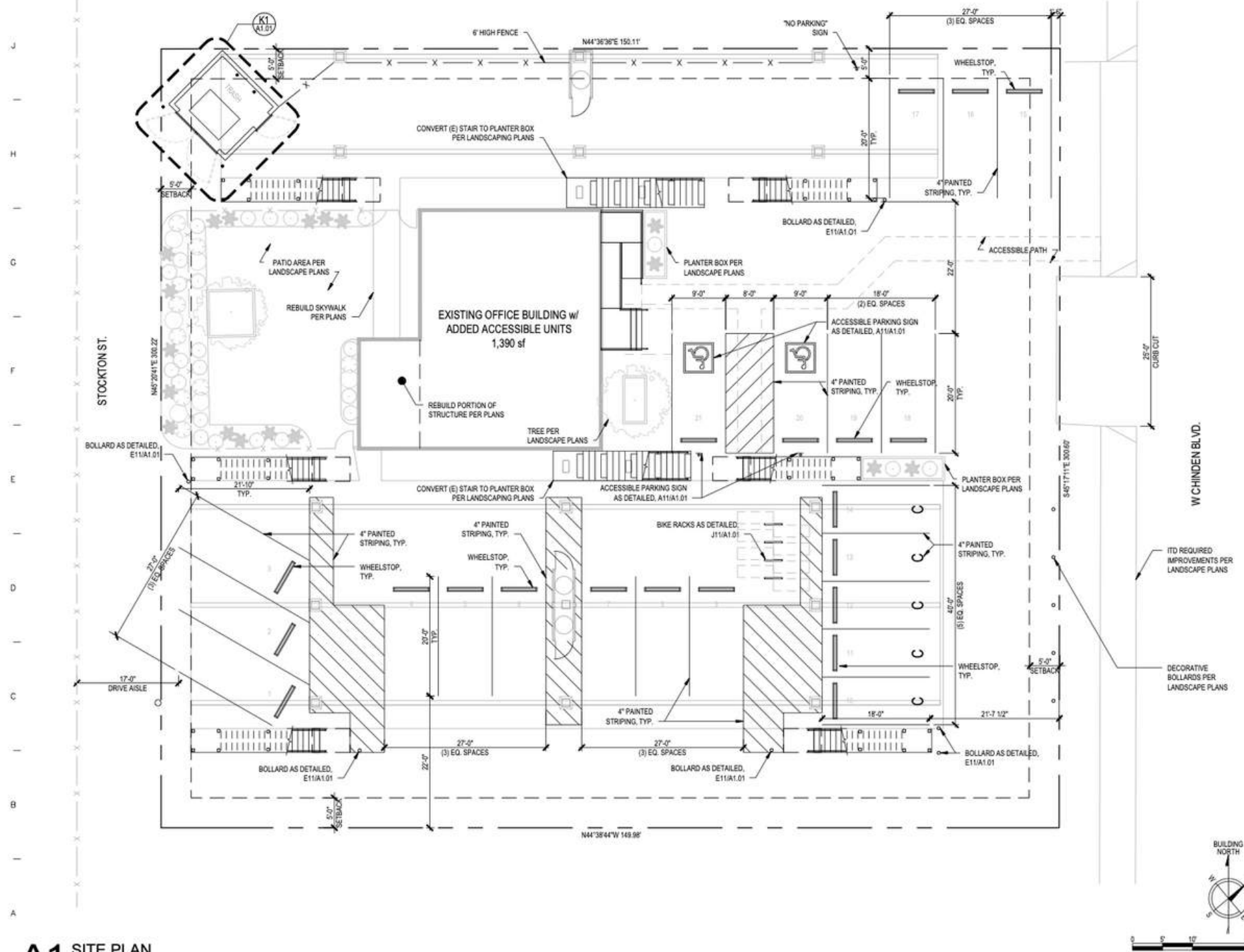
ACCESSIBLE PARKING STALL SIGNAGE

3'-0"

3'-0"

INTERNATIONAL SYMBOL OF ACCESSIBILITY. PAINTED ASPHALT IN THE CENTER DESIGNATED ACCESSIBLE PARKING SPACES). BLUE BACKGROUND WITH WHITE SYMBOL.

ACCESSIBLE PARKING STALL SYMBOL



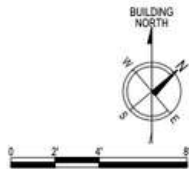
Addition:

**ARCADIA
MOTEL -
PHASE 2**

3433 W CHINDEN BLVD.
GARDEN CITY, ID 83714

PLAN MODIFICATION
23 JANUARY 2024



A1.01



1. FURNITURE, D.F.C.I. COORDINATE WITH OWNER.
2. PROVIDE 18"x24" CRAWL SPACE ACCESS.

- 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 # 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.

1. THE ENTIRE GROUND SURFACE OF THE CRAWL SPACE SHALL BE TREATED WITH AN APPROVED VAPOR RETARDED MATERIAL (VAPOR BARRIER) - TYP.
2. UNDER FLOOR VENTILATION REQUIREMENTS - A MIN. NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 in² FOR EACH 1,500 in² OF CRAWL SPACE AREA SINCE THE GROUND SURFACE OF THE CRAWL SPACE IS TO BE TREATED WITH AN APPROVED VAPOR RETARDED MATERIAL AND THE REQUIRED OPENINGS SHALL BE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE CRAWL SPACE. VENTILATED OPENINGS SHALL BE COVERED FOR HEIGHT & WIDTH BY MATERIALS APPROVED BY THE BUILDING CODE, PROVIDED THAT THE LEAST DIMENSION OF COVERING SHALL NOT EXCEED 1/4".

-  DOOR NUMBER CALLOUT.
RE: SHEET A5.01.
-  WINDOW CALLOUT.
RE: SHEET A5.01.

TYPE A UNITS REQUIRED (2018 IBC 1107.6.2.2.1):

28 UNITS x 2% = 1 UNIT

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architecture
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project management

**ARCADIA
MOTEL -
PHASE 2**

3433 W CHINDEN BLVD.
GARDEN CITY, ID 83714

Sheet Title:

Scale:

Project Number:

Date: _____

File Name:

 PLAN MODIFICATION

Revisions:

A2.01

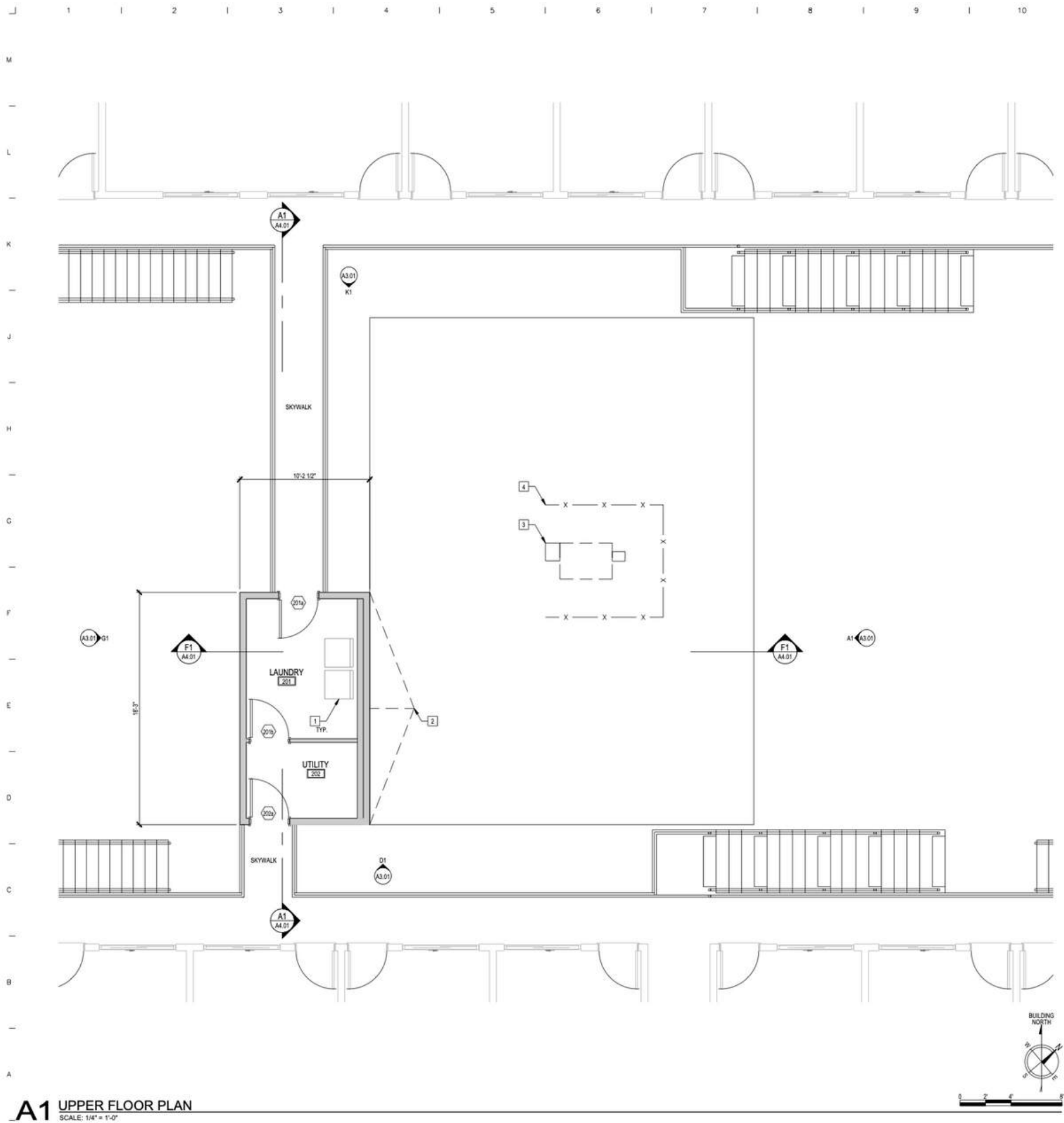
01/23/24 - 1:10:07 PM - rudeenrchitects - CHRIS ANDERSON

A1 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

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01/23/24 - 1:10:35 PM - rudeenarchitects - CHRIS ANDERSON



A1 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

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.

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

- DOOR NUMBER CALLOUT.
RE: SHEET A5.01.
- WINDOW CALLOUT.
RE: SHEET A5.01.

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planning
project management**

Addition:

ARCADIA MOTEL - PHASE 2

3433 W CHINDEN BLVD.
GARDEN CITY, ID 83714

UPPER FLOOR PLAN

Sheet Title:

AS NOTED

Scale:

2329

Project Number:

23 JANUARY 2024

Date:

2329 A202.DWG

File Name:

PLAN MODIFICATION
23 JANUARY 2024
Revisions:

A2.02