



DESIGN REVIEW

Permit info: DSRFY2024-0008

Application Date: 2/6/2024

Rec'd by: CW

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921

▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

APPLICANT		PROPERTY OWNER	
Name:	Ian B Hoffman	Name:	Evan McLaughlin
Company:	Grissom, Hoffman + More, PLLC	Company:	
Address:	1606 W State Street	Address:	2001 N 20th St
City:	Boise	City:	Boise
State:	ID	State:	ID
Zip:	83702	Zip:	83702
Tel.:	(208) 271.2813	Tel.:	
E-mail:	ian@ghmarchitects.com	E-mail:	evan@beaconinvestment.group

PROPERTY AND DESIGN INFORMATION

This application is a request to: ☒ Construct New ☐ Addition ☐ Subdivision

Site Address: 403 E 50th St, Garden City, ID 83714		
Subdivision Name: N/A	Lot: 01 EXC SE 140'	Block: 03
Tax Parcel Number: R7334160303	Zoning: R-3	Total Acres: 0.249
Proposed Use: Multifamily	Floodplain:	<input checked="" type="radio"/> Yes <input type="radio"/> No

OBJECTIVES 8-4C

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

Bike and Pedestrian: How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

Parking and parking lot standards: Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

Community Interaction: How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist?

Landscaping: Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

Building Design: How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

 02.02.2024
Signature of the Applicant (date)

 02.02.2024
Signature of the Owner (date)

APPLICATION INFORMATION REQUIRED

Note:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Compliance Statement and Statement of Intent | <input checked="" type="checkbox"/> Affidavit of Legal Interest |
| <input checked="" type="checkbox"/> Neighborhood Map | <input type="checkbox"/> Sustainability Checklist <i>*if applicable</i> |
| <input checked="" type="checkbox"/> Site Plan | |
| <input checked="" type="checkbox"/> Landscape Plan | |
| <input checked="" type="checkbox"/> Schematic Drawing | |
| <input checked="" type="checkbox"/> Lighting Plan | |
| <input checked="" type="checkbox"/> Topographic Survey | |
| <input checked="" type="checkbox"/> Grading Plan | |
| <input type="checkbox"/> Will Serve Letter **If required, must submit a Fire Flow Request | |
| <input type="checkbox"/> Ada County Approved Addresses | |
| <input type="checkbox"/> Waiver Request of Application Materials | |



6015 Glenwood Street • Garden City, Idaho 83714
Phone 208 - 472-2921 • Fax 208 - 472-2926 •
www.gardencityidaho.org

Affidavit of Legal Interest

State of Idaho)
)SS
County of Ada)

I, Evan McLaughlin, 2001 N 20th St
Name Address
Boise ID 83702
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission

to Grissom, Hoffman + More, PLLC, 1606 W Hays Street, Boise, ID 82702
Name Address
to submit the accompanying application pertaining to that property.

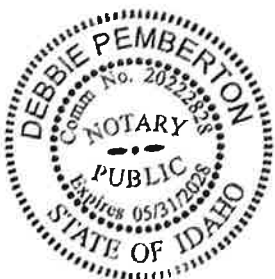
2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

Dated this 5th day of February, 2024

Signature [Signature]

Subscribed and sworn to before me the day and year first above written



[Signature]
Notary Public for Idaho

Residing at:

My Commission expires

Boise ID

May 31 2028



1606 W Hays St
Boise, ID 83702

February 5, 2024

Building Department
6015 Glenwood Street
Garden City, ID 83714

Re: Design Review Application

To Whom It May concern,

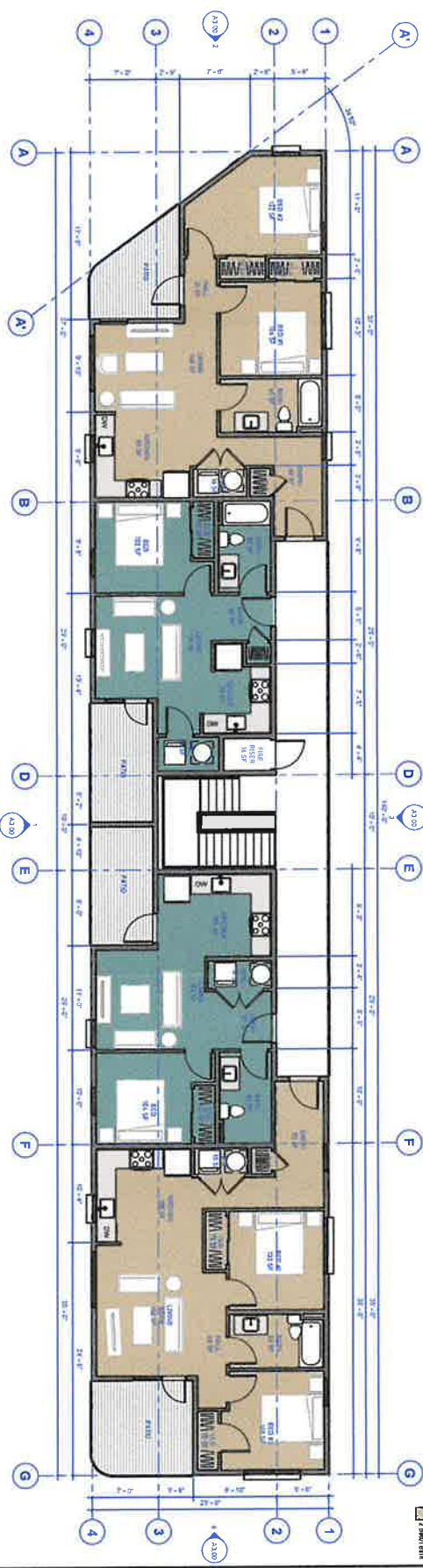
We are pleased to present our application for design review of a new multifamily building located at 403 E 50th St, Garden City.

This property is located on the corner of 50th street and Alworth street just southwest of the Boise fairgrounds. The new 12unit multifamily building will front Alsworth street providing screening for the proposed parking lot. The building will house (5) 2-bedroom units and well as (7) 1-bedroom units on site amenities include covered parking, compact parking, bocce ball court, and hardscape plaza.

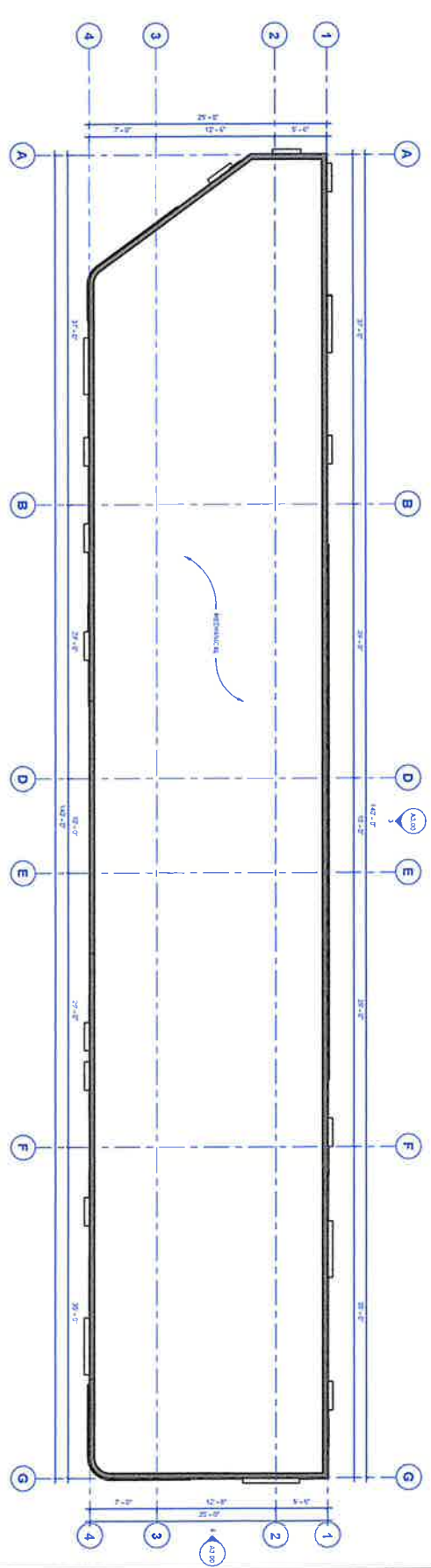
The overall design approach leans more toward a modern vernacular aesthetic. The main material proposed is a light grey corrugated aluminum panel complimented by a light brown corrugated aluminum panel that mainly highlights the entries and patios. Certain windows but not all will have a slightly extruded window frame that provide additional shadows to the overall.

Sincerely,

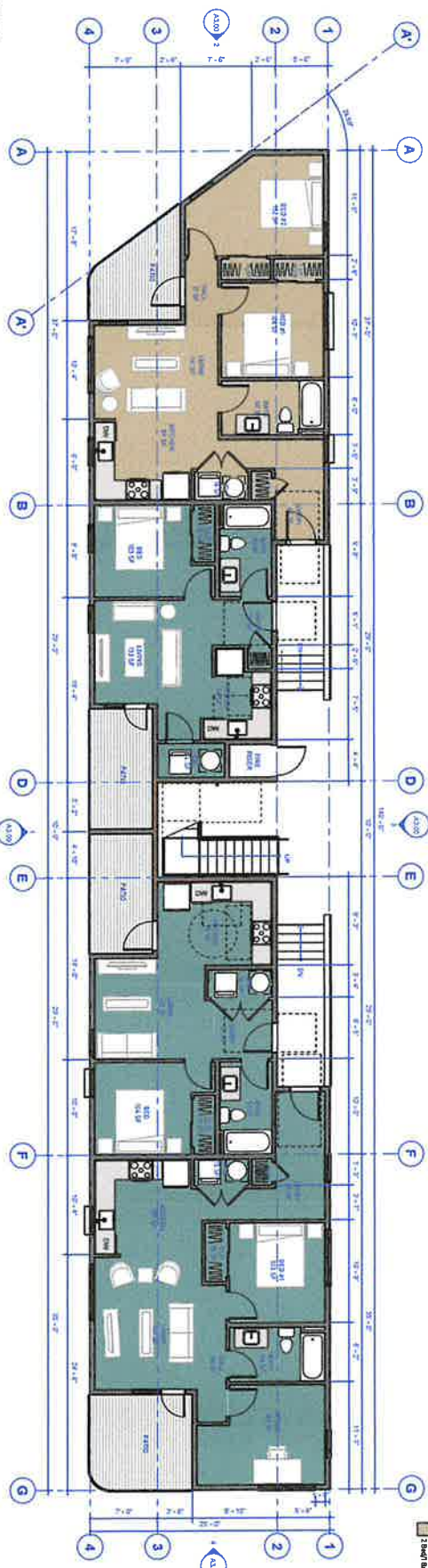
William Juarez
Project Designer
Grissom, Hoffman + more, PLLC



1 LEVEL 03
SCALE: 1/8" = 1'-0"



2 T.O. PARAPET
SCALE: 1/8" = 1'-0"



1 LEVEL 01
SCALE: 1/8" = 1'-0"



2 LEVEL 02
SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION

50TH STREET
MULTIFAMILY
400 50TH STREET
MINNEAPOLIS, MN 55412
DESIGN REVIEW
2/28/2024
1:30PM

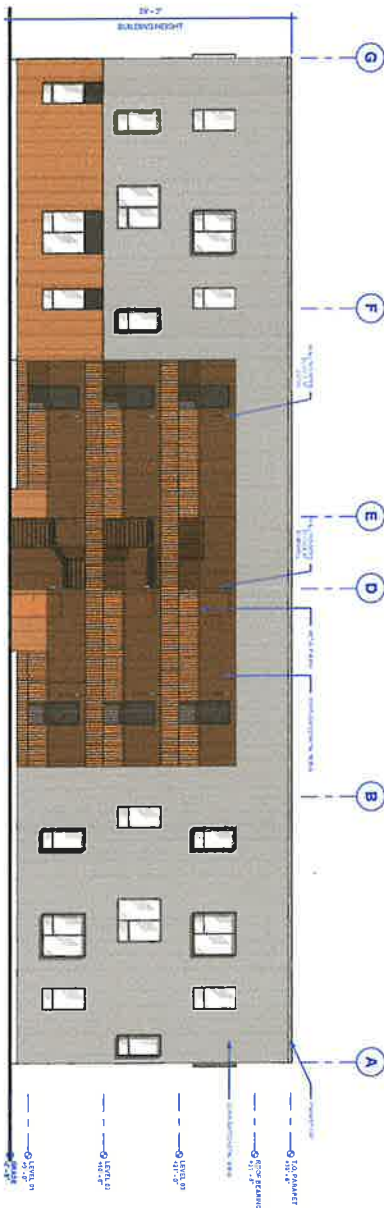
FLOOR PLANS

A1.10

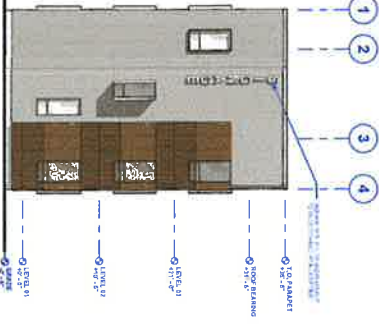
BASIS-OF-DESIGN MATERIALS



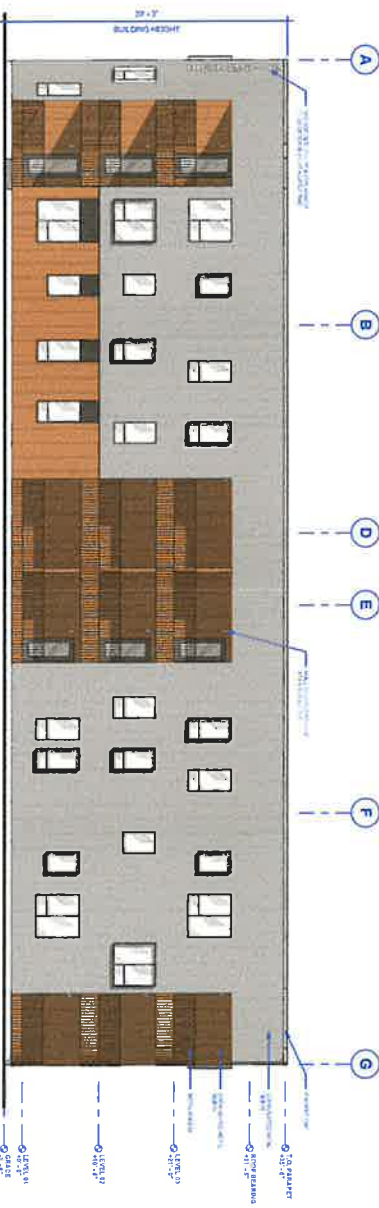
4 ELEVATION - EAST
SCALE: 1/8" = 1'-0"



3 ELEVATION - NORTH (INTERIOR OF SITE)
SCALE: 1/8" = 1'-0"



2 ELEVATION - WEST
SCALE: 1/8" = 1'-0"



1 ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION

22-07

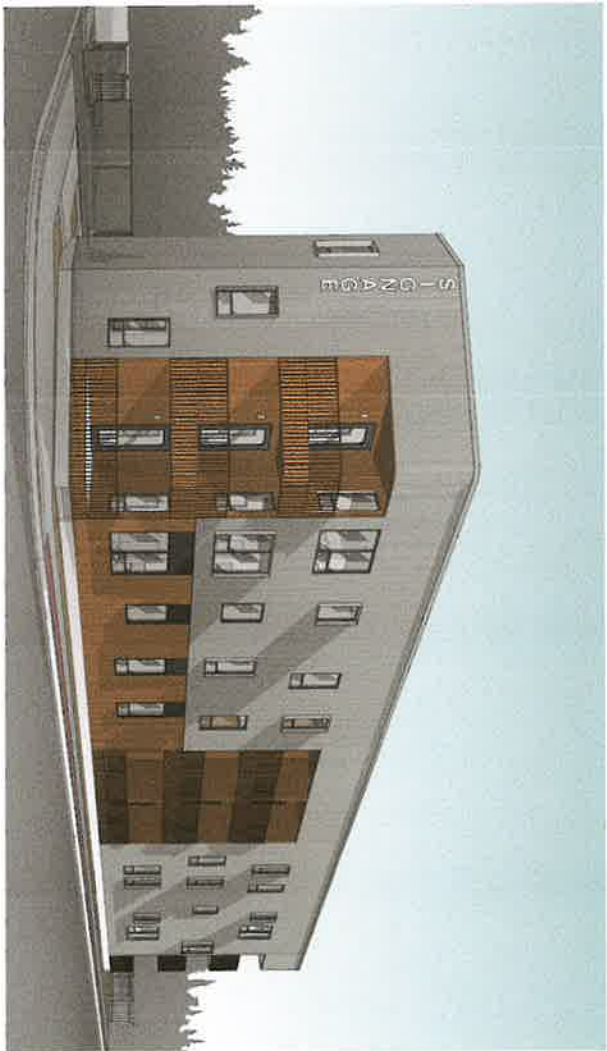
SOUTH STREET
MULTIFAMILY

600 SOUTH STREET
ANN ARBOR, MI 48106

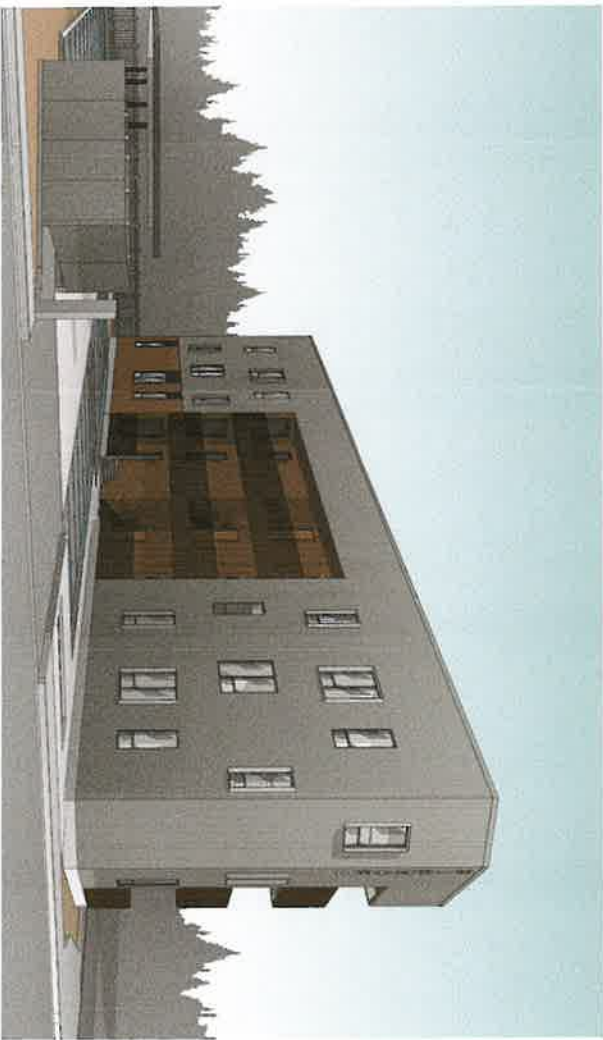
DESIGN REVIEW
2/20/2024

ELEVATIONS

A3.00



1 Corner View
SCALE: 1/8"



2 Access Drive View
SCALE: 1/8"



3 West View
SCALE: 1/8"

NOT FOR
CONSTRUCTION

TITLE: 3-20

SOUTH STREET
MULTIFAMILY
4411 S. BIRCH STREET
OAKLAND, CA 94612

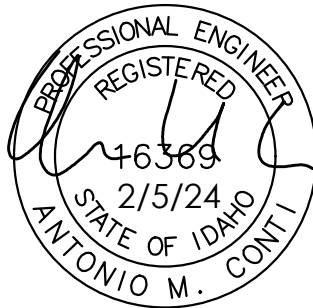
DESIGN: GHM
ARCHITECTS
2020-001

PERSPECTIVES

A3.40

50th Street Multifamily Name

403 E 50th Streets
Garden City, ID 83714



PROJECT MANUAL

02.05.24 Project #R23162

EXECUTIVE SUMMARY

The purpose of this report is to confirm that the proposed storm water management system design for the proposed 403 E 50th Street Improvements is adequate for the specified design storms per the city of Garden City and Idaho Department of Environmental Quality standards.

The subject property is located at 403 E 50th Street, Garden City, Idaho and is approximately 0.35 acres, as shown on the attached construction documents.

Currently, the site consists of existing residence with asphalt driveway. Drainage is achieved through an infiltration and is a self-retaining drainage system.

Proposed improvements include multi-family residence, parking lot, pedestrian walkway, permeable pavers, and additional utilities. Stormwater draining from the site will sheet flow to the permeable pavers. All stormwater outside of the Right-of-Way and within the limits of construction will be contained on site to the extent possible with the addition of the proposed improvements.

PRE-IMPROVEMENTS DRAINAGE BASIN

$$C = 0.40$$

$$I_{50} = 2.2 \text{ in/hr}$$

$$A = 0.35 \text{ ac}$$

$$T_c = 10 \text{ min}$$

$$Q_{\text{peak}} = CiA = (0.40)(2.2)(0.35) = 0.31 \text{ cfs}$$

$$I = 0.82 \text{ in/hr}$$

$$T = 1 \text{ hr}$$

$$V = CITA = (0.40)(0.82)(1)(0.35)(3600) = 413 \text{ cf}$$

POST IMPROVEMENTS DRAINAGE BASIN

$$C = 0.75$$

$$I_{50} = 2.2 \text{ in/hr}$$

$$A = 0.35 \text{ ac}$$

$$T_c = 10 \text{ min}$$

$$Q_{\text{peak}} = CiA = (0.75)(2.2)(0.35) = 0.59 \text{ cfs}$$

$$I = 0.82 \text{ in/hr}$$

$$T = 1 \text{ hr}$$

$$V = CITA = (0.75)(.82)(1)(0.35)(3600) = 785 \text{ cf}$$

PERMEABLE PAVERS DRAINAGE BASIN

Run on ratio = adjacent impermeable surface : permeable interlocking concrete pavement surface

Run on ratio = 15,446 sf : 2,618 sf = 5.90:1 which is less than the maximum allowable 6:1 per the Boise City Stormwater Design Manual.

For additional information, refer to the attached drainage exhibit.

ACHD Calculation Sheet for Finding Peak Discharge/Volume - Rational Method

NOTE: This worksheet is intended to be a guideline to standardize ACHD checking of drainage calculations and shall not replace the Engineer's calculation methodology. These calculations shall establish a minimum requirement. The Engineer's methodology must result in facilities that meet or exceed these calculations in order to be accepted.

Steps for Peak Discharge Rate using the Rational Method calculated for post-development

Calculate Post-Development Flows (for pre-development flows, increase number of storage facilities to create new tab)

User input in yellow cells.

1 Project Name **50th Street Multifamily**

2 Is area drainage basin map provided? **YES**

(map must be included with stormwater calculations)

3 Enter Design Storm (100-Year or 25-Year With 100-Year Flood Route) **50**

4 Enter number of storage facilities (25 max)

Click to Show More Subbasins ☐

	Subbasin 1	Subbasin 2	Subbasin 3	Subbasin 4	Subbasin 5	Subbasin 6	Subbasin 7	Subbasin 8	Subbasin 9	Subbasin 10
5 Area of Drainage Subbasin (SF or Acres)	SF 15,446									
	Acres 0.35									
6 Determine the Weighted Runoff Coefficient (C)	0.75									
$C = [(C1 \times A1) + (C2 \times A2) + (Cn \times An)] / A$	Weighted Avg 0.40									

7 Calculate Overland Flow Time of Concentration in Minutes (Tc) or use default 10 min

User Calculate
10 Min.

8 Determine the average rainfall intensity (i) from IDF Curve based on Tc **2.20** in/hr

9 Calculate the Post-Development peak discharge (Q_{peak}) **0.31** cfs

10 Calculate total runoff vol (V) (for sizing primary storage) **419** ft³

$V = Ci (Tc=60) A \times 3600$

11 Calculate Volume of Runoff Reduction V_{rr}

Enter Percentile Storm I (95th percentile = 0.60 in)

Enter Runoff Reduction Vol (95th Percentile=0.60-in x Area x C) **306** ft³

12 Detention: Approved Discharge Rate to Surface Waters (if applicable) cfs

13 Volume Summary

Surface Storage: Basin

Basin Forebay **42** ft³

Primary Treatment/Storage Basin **377** ft³

Subsurface Storage

Volume Without Sediment Factor (See BMP 20 Tab) **419** ft³

Estimated Runoff Coefficients for Various Surface

Type of Surface	Runoff Coefficients “C”			
Business				
Downtown areas	0.70-0.95			
Urban neighborhoods	0.50-0.70			
Residential				
Single Family	0.35-0.50			
Multi-family	0.60-0.75			
Residential (rural)	0.25-0.40			
Apartment Dwelling Areas	0.70			
Industrial and Commercial				
Light areas	0.80			
Heavy areas	0.90			
Parks, Cemeteries	0.10-0.25			
Playgrounds	0.20-0.35			
Railroad yard areas	0.20-0.40			
Unimproved areas	0.10-0.30			
Streets				
Asphalt	0.95			
Concrete	0.95			
Brick	0.95			
Roofs	0.95			
Gravel	0.75			
Fields: Sandy soil	Soil Type			
	A	B	C	D
Slope				
Flat: 0-2%	0.04	0.07	0.11	0.15
Average: 2-6%	0.09	0.12	0.15	0.18
Steep:>6%	0.13	0.18	0.23	0.28
Adapted from ASCE				

Adapted from ASCE

ACHD Calculation Sheet for Permeable Interlocking Concrete Pavers (PICP)

NOTE: This worksheet is intended to be a guideline to standardize ACHD checking of drainage calculations and shall not replace the Engineer's calculation methodology. These calculations shall establish a minimum requirement. The Engineer's methodology must result in facilities that meet or exceed these calculations in order to be accepted.

Steps to Determining Paver Storage Capacity

User input in yellow cells.

1 Project Name 50th Street Multifamily

Runoff Calculations

- | | | | |
|---|---|------|-----------------|
| 1 Design Storm | | 50 | |
| 2 Weighted Runoff Coefficient C | | 0.40 | |
| 3 Area A (Acres) | | 0.35 | acres |
| 4 Approved Discharge Rate (if applicable) | | 0.00 | cfs |
| 5 Design Volume | V | 419 | ft ³ |

Link to: Q.V TR55

Paver & Aggregate Details

- | | | | | |
|---|--------------------|--------|-----------------|-------------|
| 6 Enter Total Paver Area Length | L | 119.00 | ft | |
| 7 Enter Total Paver Area Width | W | 22.00 | ft | |
| 8 Total Paver Area | A | 2,618 | ft ² | |
| 9 Paver Joint Opening Area per Manf. Spec | | | | Assume 0.10 |
| 10 Depth of Storage Stone | | 1.00 | ft | |
| 11 Void Factor of Storage Stone (0.4 Max) | | 0.40 | | |
| 12 Available Storage in Paver Aggregate | V _{Avail} | 1,047 | ft ³ | |
| 13 Does Aggregate Have Storage Capacity? V _{avail} ≥ V | | YES | | |

Infiltration

- | | | | | |
|---|--|------|-------|-----------------|
| 14 Subgrade Infiltration Rate From Soils Report | | 4.00 | in/hr | |
| 15 Time to Infiltrate | | 0.48 | hrs | Aggregate in/hr |
| 16 Joint Aggregate Infiltration Rate: #8 Stone | | | in/hr | #8 Stone 500.00 |

Peak Discharge

- | | | | |
|---|--------------------------|------|-----|
| 17 Time of Concentration T _c | | | min |
| 18 Peak Q | Q _{storm} | | cfs |
| 19 Capacity of Paver Joints | Q _{Peak_Pavers} | 0.00 | cfs |
| 20 Can Paver Joints Take Peak Flow? Q _{Peak_Pavers} ≥ Q _{storm} | | | |

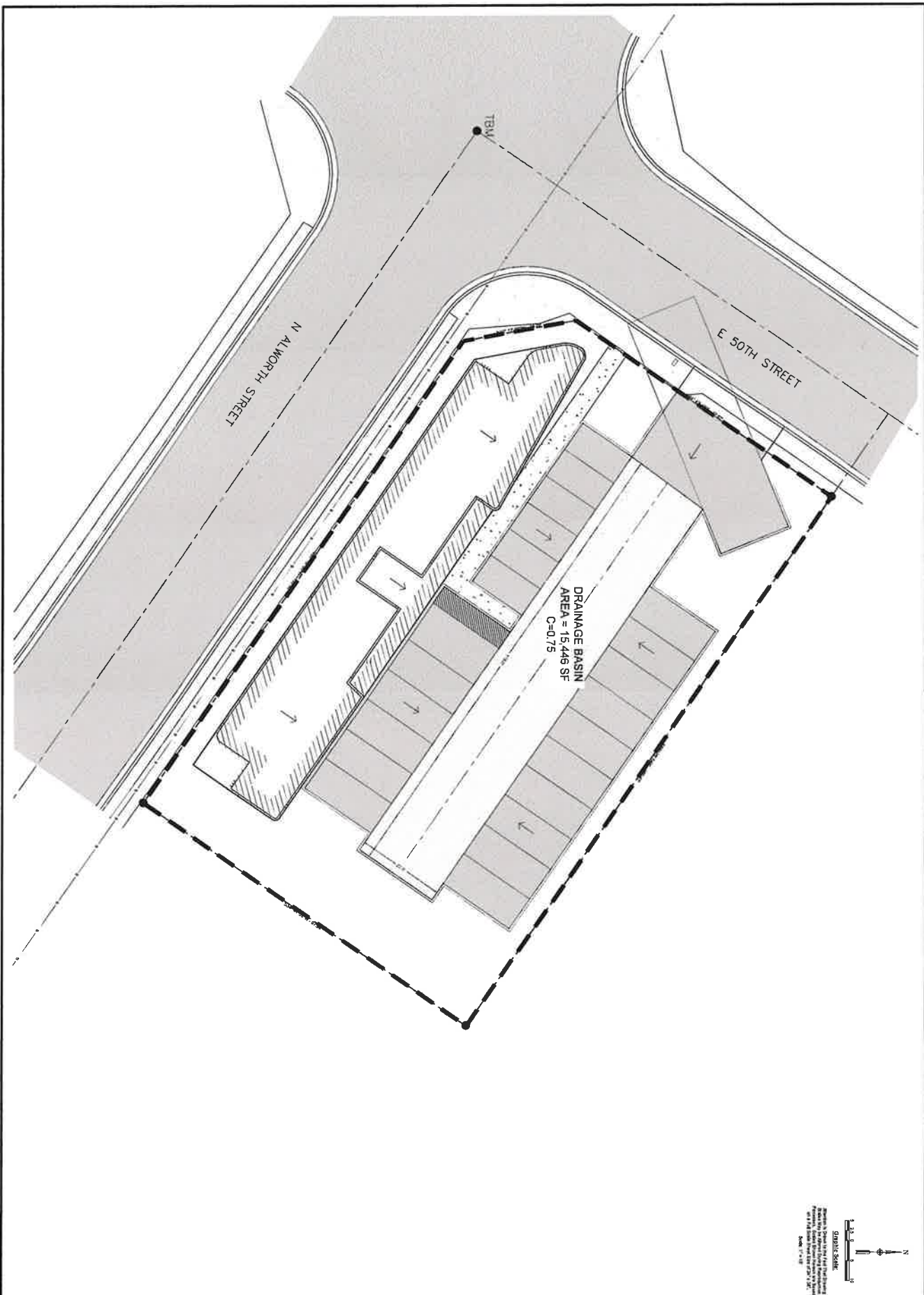
[illegible][illegible]

50TH STREET MULTIFAMILY
403 E 50TH STREET, Garden City, ID

SCALE (H): PER PLAN
SCALE (V): PER PLAN
DRAWN BY: BMV
DESIGNED BY: BMV
CHECKED BY: ANC
DATE: 2/5/24

DR-C1.0

GRADING PLAN



DR-C2.0 DRAINAGE PLAN		50TH STREET MULTIFAMILY 403 E 50TH STREET, Garden City, ID SCALE (H) PER PLAN SCALE (V) PER PLAN DRAWN BY: BMW DESIGNED BY: BMW CHECKED BY: AMC DATE: 2/25/24	ACKERMAN ESTVOLD 7661 West Riverside Drive, Ste. 102 • Garden City, ID 83714 208.653.6470 • www.ackerman-estvold.com M • C • I • D • F • A • R • G • O • W • I • L • L • I • S • T • O • N • I • D • S • P • R • I • N • G • I • D	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Revisions</th> <th>By</th> <th>Date</th> <th>Appr.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Rev.	Revisions	By	Date	Appr.																									
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When Recorded Return to:

Garden City Development Services Department
6015 Glenwood Street
Garden City, Idaho 83714

**GARDEN CITY, ADA COUNTY, IDAHO
FLOOD RISK ACKNOWLEDGEMENT**

Permit/File No. _____
Property Owner 403 East 50th Street, LLC
Address 403 E 50th Street Garden City, Ada County, Idaho
Subdivision, Lot and Block 01 EXC SE 140' 03
Ada County Tax Parcel No. R7334160303

Note, that if this is a subdivision, a legal description of the land for which this applies must be provided.

Introduction

The FEMA Flood Insurance Rate Maps (FIRMS) for the Lower Boise River are in that were updated in 2020 show Garden City in 'seclusion'. This means that the secluded area will maintain the 2003 mapped floodplain and floodway until further study. The city does not know of a date that this might happen. Currently the property where the subject building permits is proposed is not in the 100-year floodplain, however, the model shows that they will be in the floodplain once the seclusion is lifted.

All insurable structures within the floodplain are federally required to have flood insurance if there is a federally backed mortgage on the structure. The base flood elevations (BFEs) for the proposed structures are below the base flood elevations identified in the model that is being used for the new maps. Flood insurance for homes below the BFE is significantly higher than homes that are constructed above the BFE. Depending on the first-floor construction in relation to the Base Flood Elevation, the required flood insurance rates could be thousands more per year. Subsequently, building the homes below the BFE could have significant economic impacts on the ability to sell the homes and for future homeowners.

While there is no regulatory necessity to build the proposed structure to the current model BFEs it is strongly recommended.

Garden City Development Services Department
6015 Glenwood Street
Garden City, Idaho 83714

Acknowledgement

Garden City has provided this information prior to construction and these risks and requirements are acknowledged by the undersigned owner of the subject property located at 403 E 50th Street, Garden City, Idaho; lot(s) 01 EXC SE 140' block(s) of 03 subdivision on the day and year as indicated below:

PROPERTY OWNER:

Evan McLaughlin

Printed Name

Signature

2/5/2024
Date

CAPACITY CLAIMED BY SIGNER

Individual _____ Managing Partner
Corporation Officer X _____
title

Partner(s)_____

Attorney_____

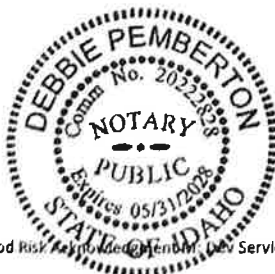
Trustee(s)_____

Guardian/Conservator_____

Other: _____

NOTARY PUBLIC:

On this 5th day of February, in the year 2024, before me, personally appeared, Ethan McLaughlin, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to be within the said instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his signature on the instrument that the person or entity upon behalf of which the person acted, executed the instrument.






W. Rumbertson
Notary Public for Idaho
Residing at 2018 E. Idaho
My Commission expires May 31, 2028

NEIGHBORHOOD MAP



LEGEND

	SINGLE FAMILY
	MULTIFAMILY
	COMMERCIAL

