

# **Garden City Design Review Application Review**

**DSRFY2024-0002**

**34<sup>th</sup> Street Townhouses**

Review Date: **11.23.23**

Applicant Meeting Date: **TBD**

## **Review Comments:**

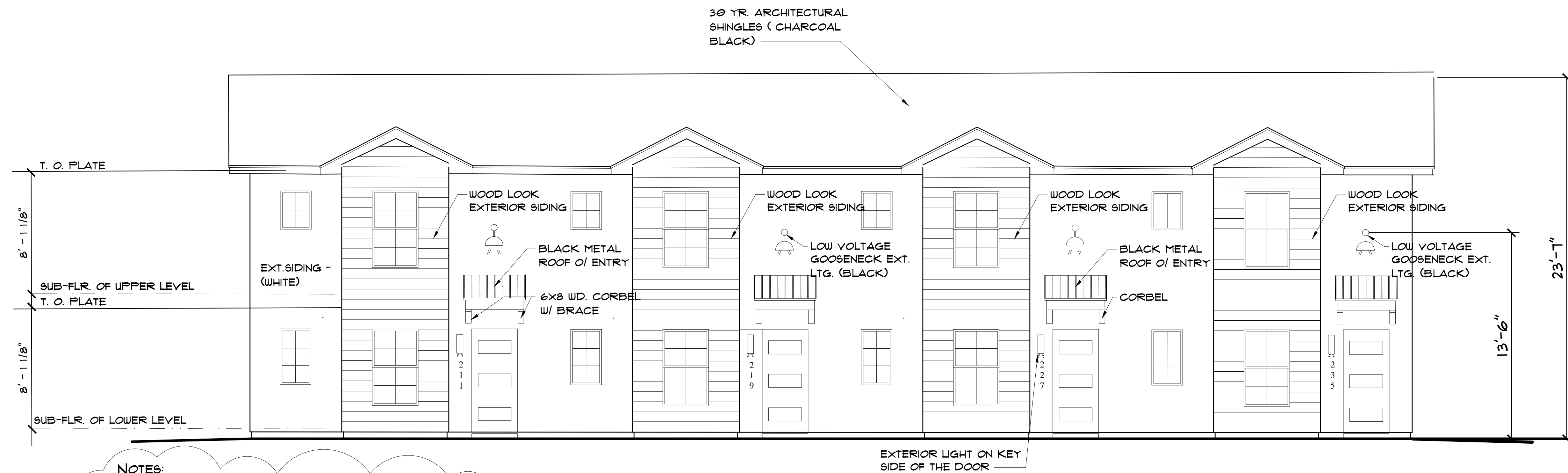
1. Parking spaces are not to be located between the public right-of-way and the main building entrance. (8-4D-3)
2. The building is comprised of a single unbroken gable roof from. Consider allowing the gable entry forms to extend above the primary roof eave to provide a distinctive form as viewed from the street.
3. Location of the building relative to the street.
4. Clarify building materials and colors.
5. Confirm location and screening of mechanical, electrical, and communication equipment.
6. Clarify perimeter landscaping provisions per 8-4I-5 are met.
7. Clarity parking lot landscaping provisions per 8-4I-6 are met.
8. Address pedestrian connection of units to the street frontage.

**Reviewer Signature:**



**Brett G. Labrie, Architect**

1. PER GCC 8-4D-3.6 OBJECTIVE 2  
A PARKING LOT MAY BE LOCATED BETWEEN A BUILDING AND A STREET WHEN THE VISUAL EFFECT OF THE PARKING LOT HAS BEEN MITIGATED BY ONE OF THE FOLLOWING WAYS:
  - a. THE LOT IS A MINOR COMPONENT AND IS NO WIDER THAN ONE PARKING BAY AND ONE DRIVEWAY LANE.
  - b. THE SITE DESIGN NOW SHOWS PEDESTRIAN CONNECTIONS VIA A NEW 4' SIDEWALK FROM THE 5' PUBLIC SIDEWALK TO THE ENTRANCE OF EACH OF THE BUILDING'S UNITS.
  - c. THE LANDSCAPE BUFFER HAS BEEN INCREASED TO 10' WIDE.
2. THE DESIGN OF THE FRONT ELEVATION HAS GABLES ABOVE EACH OF THE (4) BUMPOUTS.
3. REFER TO ABOVE COMMENT (1).
4. REFER TO REVISED SUBMITTED ELEVATIONS THAT INDICATE THE BUILDING MATERIALS AND COLORS.

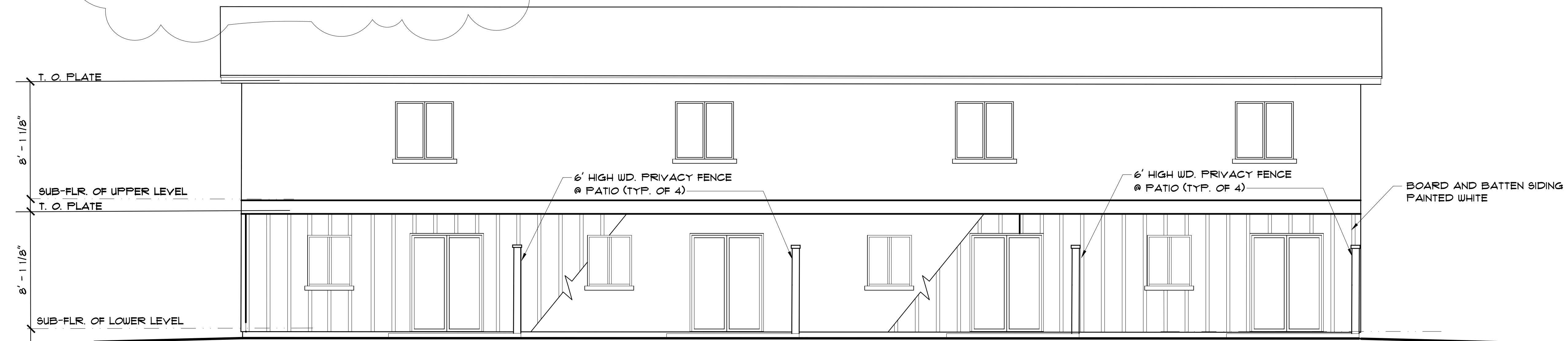


NOTES:

1. ADDRESS NUMBERS TO BE POSTED IN 6" NUMBERS - ALIGNED VERTICALLY BY MAIN ENTRANCE OF EACH UNIT.
2. MINIMUM GRADE FROM BUILDING 5% FOR FIRST 10' THEN MINIMUM GRADE THEREAFTER MINIMUM 2%.
3. THE EXTERIOR OF THE BUILDING IS CLAD IN HARDBOARD SIDING PAINTED WHITE WITH BLACK TRIM. ALONG THE BOTTOM PORTION OF THE SIDE AND BACK ELEVATIONS THE SIDING IS BOARD AND BATTEN PAINTED WHITE. THE BUMPOUTS AT THE FRONT OF THE BUILDING ARE TO BE CLAD WITH WOOD-LOOK SIDING.

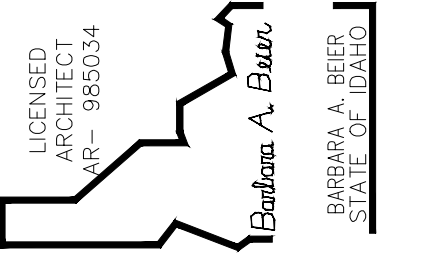
FRONT ELEVATION - NORTH

SCALE 1/4" = 1'-0"



BACK ELEVATION - SOUTH

SCALE 1/4" = 1'-0"



34th St. Townhouses  
205 and 209 W. 34th St.  
Garden City, Idaho 83714

Revisions

△ Exterior Materials Colors

Dec. 2023

Elevations

1/4" = 1'-0"

Preparer:

B. A. Beier Architect  
Boise, Idaho  
(208) 724-1970

SHEET

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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. DSRFY 2024-002

Property Owner Majdi Omar

Address 205 W 24th St Garden City, Ada County, Idaho

Subdivision, Lot and Block Lot 32 BIK V Fairview ACRES Sub NO 4

Ada County Tax Parcel No. R2734531120

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.



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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 205 W. 34th St, Garden City, Idaho; lot(s) 32 Blk V block(s) of Fairview Acres Sub No 4 subdivision on the day and year as indicated below:

PROPERTY OWNER:

Majdi Omar

Printed Name

[Signature]

Signature

12/21/23

Date

CAPACITY CLAIMED BY SIGNER

Individual ☐

Corporation Officer ☐

title

Partner(s) ☐

Attorney ☐

Trustee(s) ☐

Guardian/Conservator ☐

Other: ☐

NOTARY PUBLIC:

On this 21 day of December, in the year 2023, before me, personally appeared, Majdi Omar, 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.

[Signature]  
Notary Public for Idaho  
Residing at Boise Idaho

My Commission expires Nov 1, 2028

MOKOMA MUSA  
Notary Public - State of Idaho  
Commission Number 202252  
My Commission Expires Nov 1, 2028



## RESPONSE TO COMMENTS PER ARCHITECT 12/13/2023

### Comments from Hanna Veal regarding the Design Review for the 34th St. Townhouses

The site plans submitted don't show pedestrian connectivity between the new detached sidewalk and the front entrance's of each unit. Code requires a 4' wide ped. Pathway. And anywhere the sidewalk and/or pathways cross a drive isle or parking lot, there needs to be a contrasting hardscape material or painted pathway. The plans do not show this. ( I HAVE ADDED A CONTRASTING MATERIAL.)

Landscape plans do not show that it will be covered by 70% vegetation at maturity. (A LANDSCAPE ARCHITECT WILL ADDRESS THIS ISSUE.)

Existing chain-link fence on the property will need to be removed or replaced with code compliant fencing materials. ( A LANDSCAPE ARCHITECT WILL ADDRESS THIS ISSUE. 0

The site is required to provide two amenities per GCC 8-2C, what is your second amenity? (THE SQUARE FOOTAGE OF THE GRASSY AREAS IN THE BACK AND OF THE SIDES OF THE TOWNHOUSES IS 5149 SF OF GRASSY AREAS.)

You are required to have perimeter landscaping between your property and the one to the north (as a multi-family adjacent to single-family residence), and perimeter landscaping along property lines adjacent to commercial uses. This is not provided.

(A LANDSCAPE ARCHITECT WILL PROVIDE A LANDSCAPE PLAN FOR THE PROJECT - TO BE SUBMITTED.)

Please submit a sustainability checklist. This was not provided.(NOT REQUIRED BECAUSE THE PROJECT DOES NOT EXCEED 4 UNITS.)

Certified arborist report is required to assess all existing trees on site for caliper size and health status. (A CERTIFIED ARBORISTS WILL BE HIRED TO PROVIDE A REPORT OF ALL EXISTING TREES ON THE PROPERTY.)



## Garden City Design Review Application Review

DSRFY2024-0002

34<sup>th</sup> Street 4 plex

Review Date: 12-7-23

Applicant Meeting Date: TBD

### Design Consultation Comments:

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1. **Discuss multi-family amenities.** ( GRASSY AREAS 5149 SF AND CHILDREN'S PLAYGROUND AREA.)
2. **Tree mitigation calculations.** (TO BE PROVIDED BY LANDSCAPE ARCHITECT AND ARBORIST.)
3. **Parking lot must be beside or behind the townhomes, not in front of. Trash truck does not supersede code compliance.** (MEETS ALL (3) REQUIREMENTS FOR A PARKING LOT IN FRONT OF BLDG. PER GCC8-4D-3.6.)
4. **Tree selection – conifers on the street not ideal. Existing spruce tree noted in plan does not appear in street views. Provide Class II & III for street trees.** (COMMENT TO BE ADDRESSED BY LANDSCAPE ARCHITECT.)
5. **Provide projections and articulation on the south, east, and west elevations.** (NOTE PRIVACY WALLS ON S. ELEV.)
6. **Entry roof blocks entry overhead lighting.** ( LIGHTING IS PROVIDED NEXT TO EACH DOORWAY ON KEY SIDE.)
7. **Provide breaks and modulation in the 76' roof line to make it distinctive and provide variety and detail.** ( THE FRONT ELEVATION HAS GABLES ABOVE EACH OF THE (4) BUMPOUTS TO PROVIDE VARIETY.)
8. **Provide details/renderings/elevations of covered parking.** (TO BE PROVIDED BY MFGR. AND INSTALLER.)
9. **Provide details/renderings/elevations of trash enclosure & proposed screening.** ( SEE SUBMITTED PLN. SHT.12)
10. **Provide details/renderings/elevations of covered bike parking & required counts.** (PROVIDED BY COVERED PARKING MFGR.)
11. **Provide detailed landscape plan.** (TO BE PROVIDED BY LANDSCAPE ARCHITECT.)
12. **Consider “terminal view” from access drive.** (PLEASE EXPLAIN THIS COMMENT.)
13. **Call out street curb and material between curb and edge of pavement.** (CONCRETE.)
14. **Remove prohibited chain-link fencing from all property borders.**  
(COMMENT TO BE ADDRESSED BY LANDSCAPE ARCHITECT.)

Reviewer Signature:

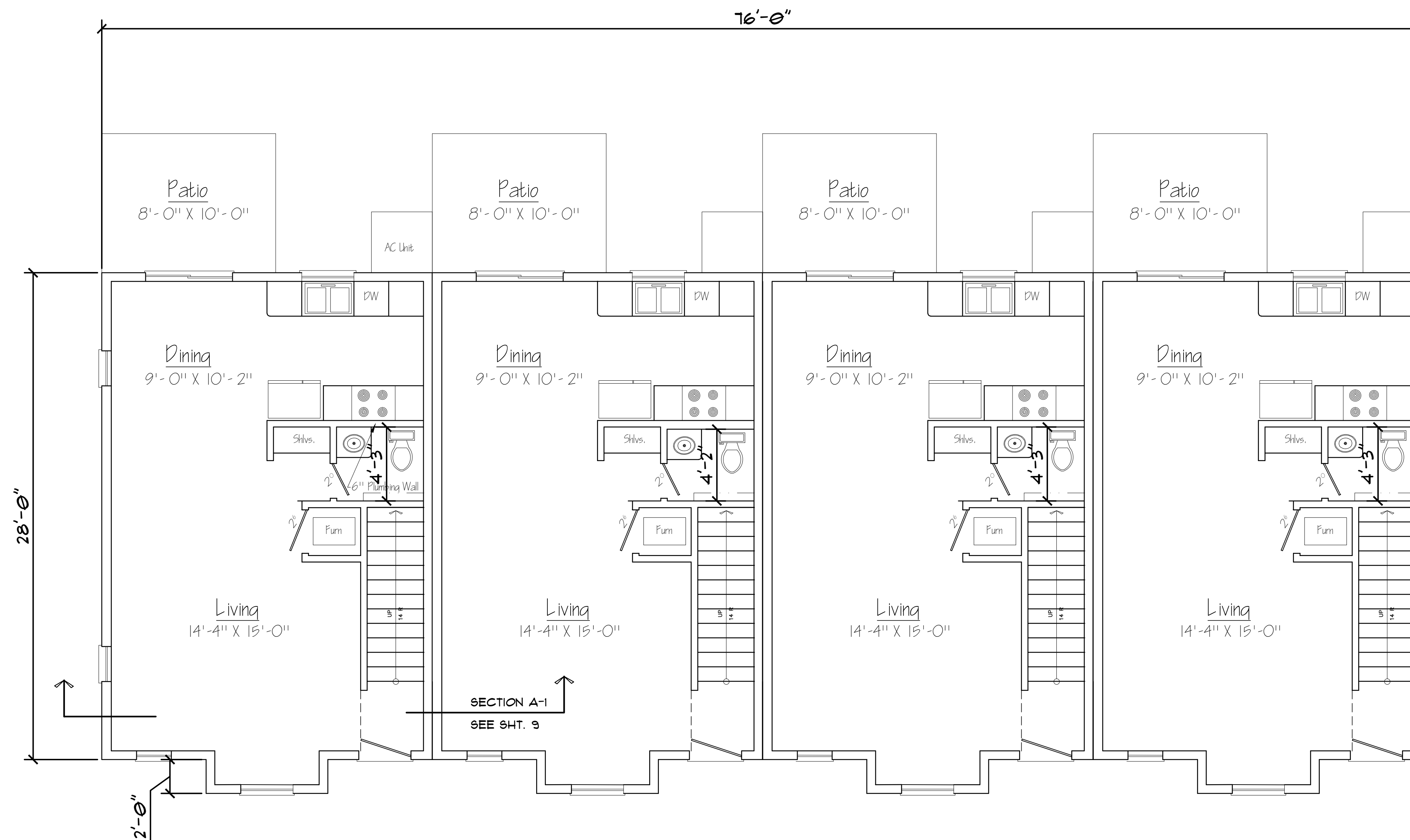


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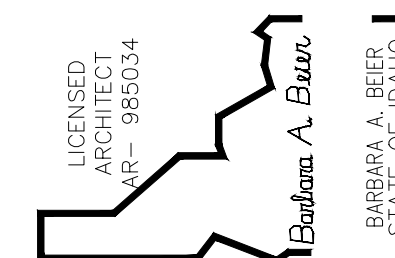
Derek Hurd

4. THERE IS AN EXISTING SPRUCE TREE AT THE EDGE OF THE FRONT PROPERTY IN THE ACHD RIGHT OF WAY.)
5. THE REAR OF THE BUILDING HAS 6' HIGH FENCING AT EACH PATIO THAT PROVIDES ARTICULATION.)





MAIN FLOOR PLAN  
SCALE 1/4" = 1' - 0"



34th Street Townhouses  
211, 219, 227 and 235 W. 34th St.  
Garden City, Idaho 83714

Revisions

Oct. 2023

Main Floor Pln.  
1/4" = 1' - 0"

Preparer:

B. A. Beier Architect  
Boise, Idaho  
(208) 724-1970

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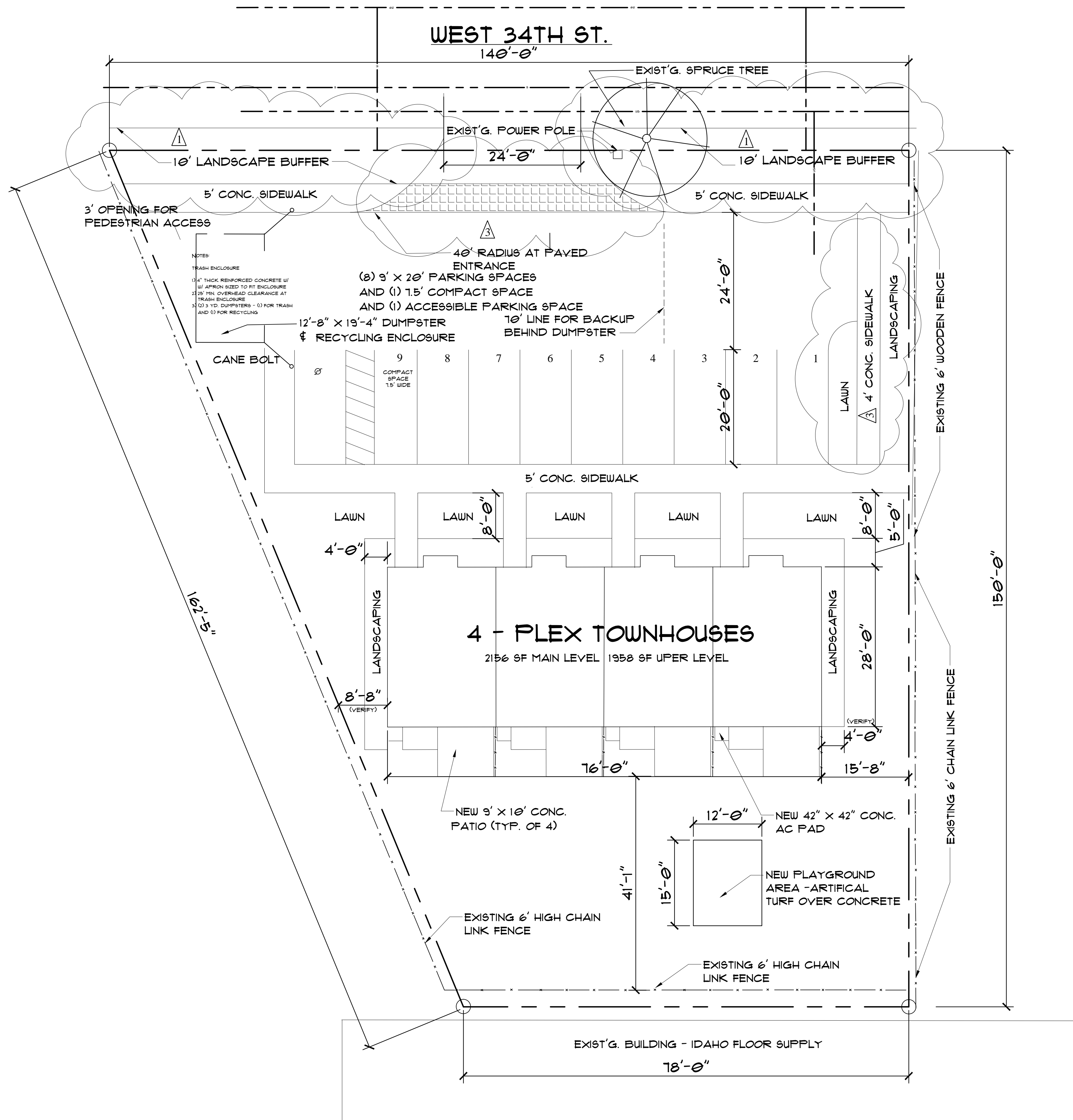
PAGE 2 OF COMMENTS BY ARCHITECT  
DSRFY2024-002 BY REVIEWER BRETT G. LABRIE

### 34TH STREET TOWNHOUSES

#### Review Comments:

5. ALL UTILITIES FOR NEW PROJECT TO BE RUN UNDERGROUND.
6. LANDSCAPE ARCHITECT'S PLAN TO ADDRESS THIS COMMENT.
7. LANDSCAPE ARCHITECT TO ADDRESS THIS COMMENT.
8. A NEW 4' WIDEWALK HAS BEEN ADDED FROM THE PUBLIC 5' SIDEWALK TO THE 4' SIDEWALK THAT IS PROVIDED AT THE EDGE OF THE PARKING AND THEN CONNECTS TO SIDEWALKS TO EACH OF THE UNIT'S ENTRANCES.





NOTES:

LEGAL DESCRIPTION - LOTS 31 AND 32, BLK. V, FAIRVIEW ACRES  
SUB. #4, T3N R2E S05  
STREET ADDRESS - 205 AND 209 W. 34TH ST., GARDEN CITY,  
IDAHO 83714 (EXIST'G. ADDRESSING)  
211,219,227, & 235 W. 34TH ST., GARDEN CITY  
IDAHO 83714 (NEW ADDRESSING)  
PARCEL NUMBERS - R2T34531120 AND R2T34531110  
ZONING - C-2  
ACREAGE - .31 ACRES

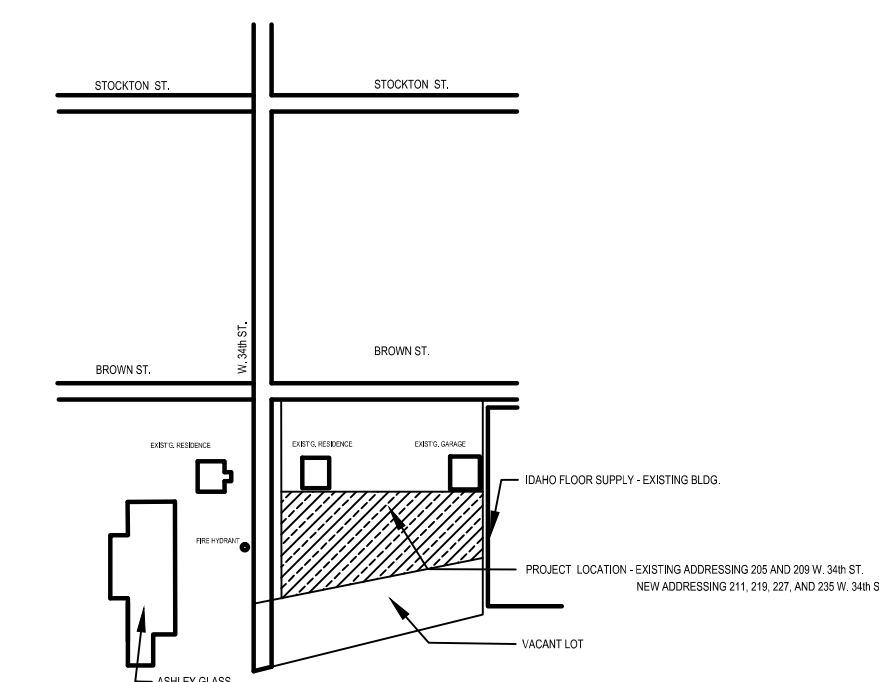
NOTES -

- 1) ALL SETBACKS TO COMPLY WITH ALL ZONING AND CODE REQUIREMENTS AND TO BE VERIFIED BY BUILDING INSPECTOR PRIOR TO CONSTRUCTION.
- 2) ALL DETAILS SHALL BE VERIFIED WITH CURRENT PLAT MAP ON FILE WITH CITY OF GARDEN CITY, IDAHO.
- 3) TYPICAL GRADE ALL SIDES OF RESIDENCE - SLOPE MIN. 5% WITHIN 10' - 0" OF BUILDING AND THEN MIN. 2% TO PROPERTY LINES. ALL DRAINAGE TO BE KEPT ON PROPERTY.
- 4) SETBACKS FOR BUILDING PER GARDEN CITY, IDAHO.  
FRONT YARD SETBACK - 5'  
SIDE YARD SETBACK - 5'  
REAR YARD SETBACK - 5'

CURRENT CODES 2018 IRC  
2015 IECC  
SEISMIC DESIGN CAT. C  
WIND LOAD 115 MPH  
WIND EXPOSURE C

LOG

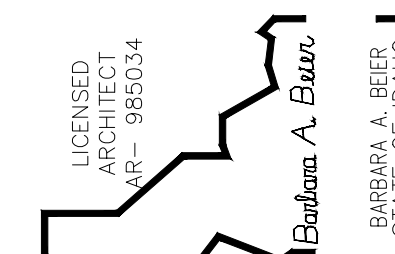
16254 SF LOT SIZE  
7097 IMPERVIOUS  
SURFACES -  
PATIOS, PLAY  
AREA & PARKING  
2156 BUILDING SF  
7001 LANDSCAPING SF



VICINITY MAP

SITE PLAN

1" = 10' - 0"



34th St. Townhouses  
205 and 209 W. 34th St.  
Garden City, Idaho 83714

Revisions

- 1 Landscaping extending to 10'
- 2 New 4' Sidewalk
- 3 New Contrasting Mtl. or Paint

Dec. 2023

Site Plan

1" - 10' - 0"

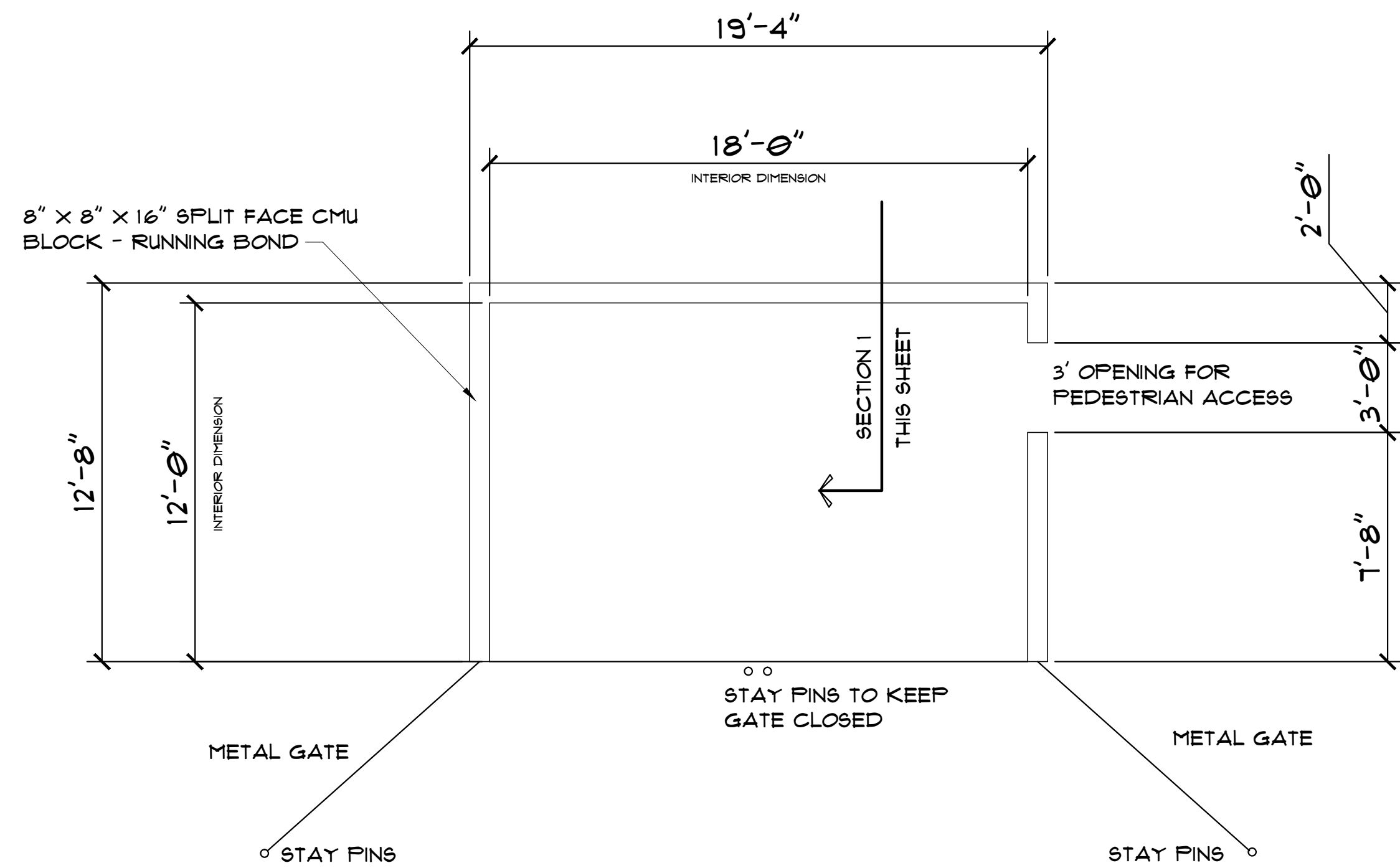
Preparer:

B. A. Beier Architect  
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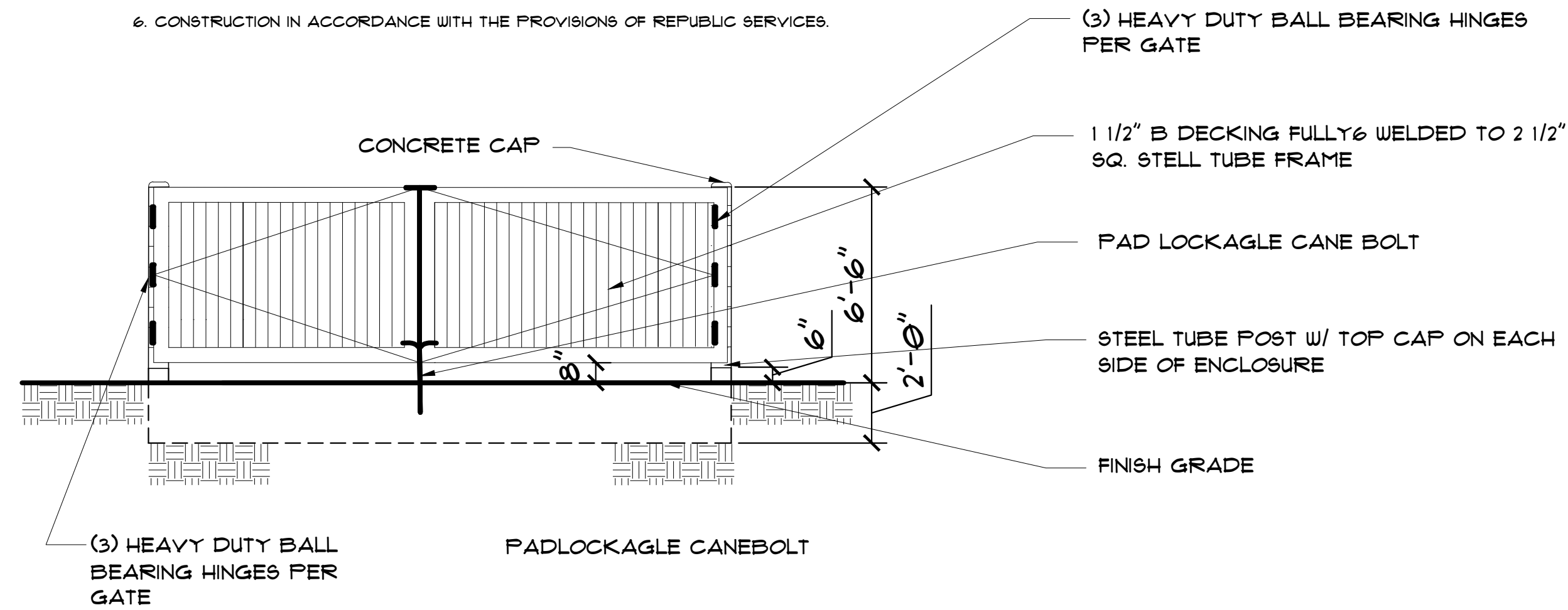
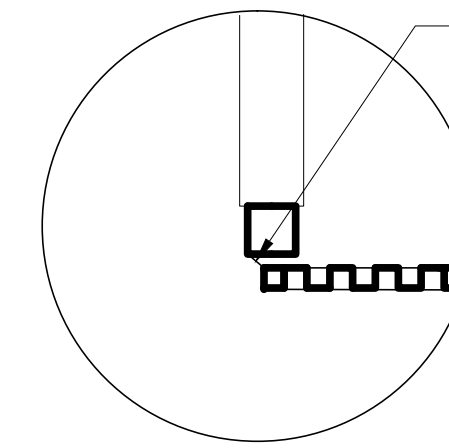
## TRASH ENCLOSURE FLOOR PLAN

SCALE 1/4" = 1'-0"

### NOTES:

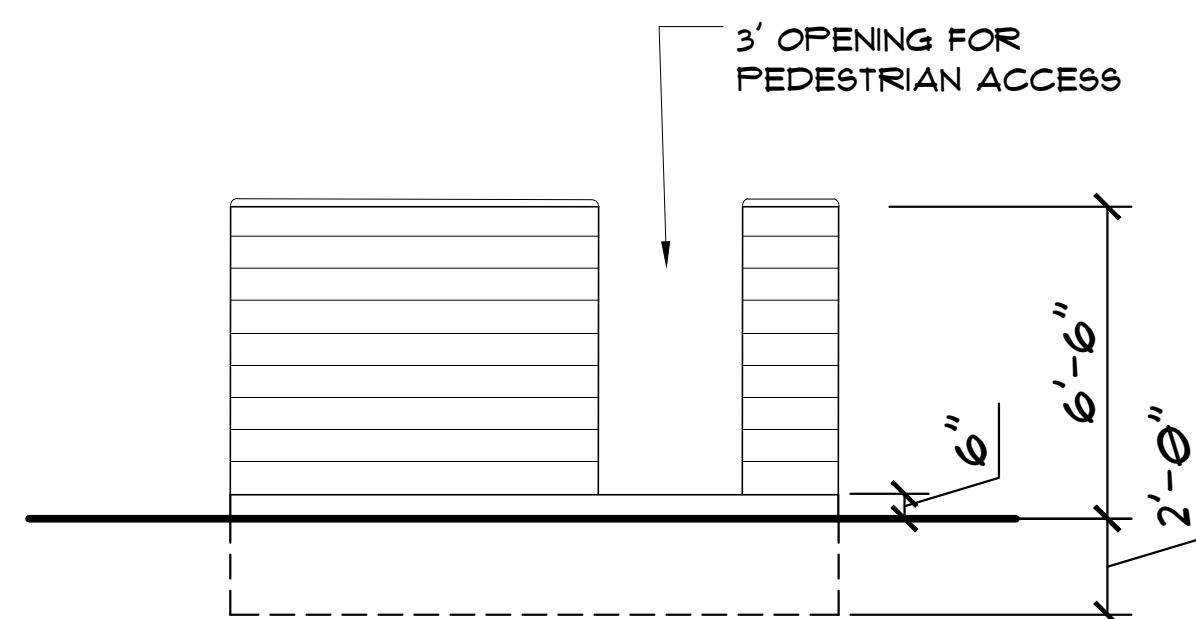
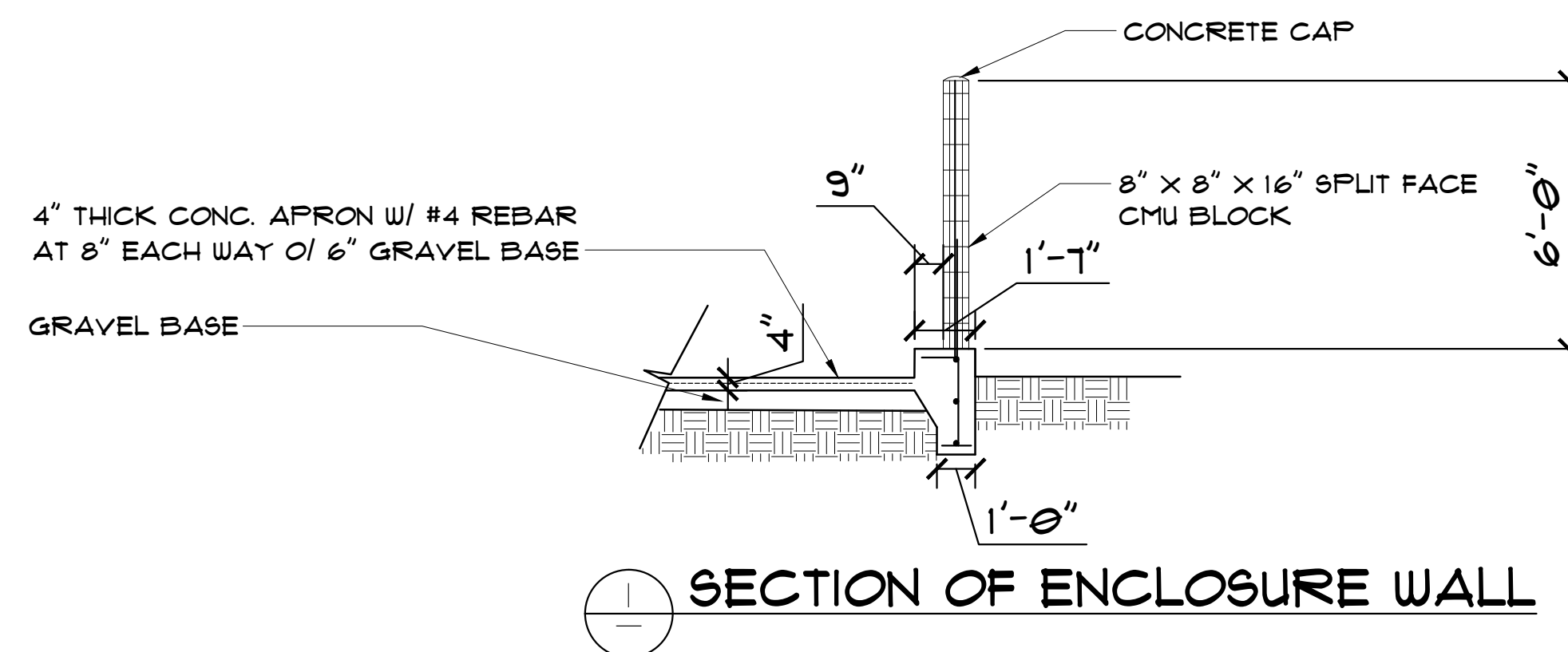
#### TRASH ENCLOSURE

1. VERIFY ALL CONSTRUCTION AND DETAILS WITH REPUBLIC SERVICES.
2. THE TRASH ENCLOSURE TO BE A MINIMUM OF 6 FT. HIGH AND CONSTRUCTED OF 8" SPLIT FACE CONCRETE MASONRY UNITS.
3. AREA 40' IN FRONT OF ENCLOSURE MAY NOT HAVE A SLOPE GREATER THAN 4%.
4. A MINIMUM OF 25' OVERHEAD CLEARANCE ABOVE THE TRASH ENCLOSURE.
5. TRASH ENCLOSURE TO CONTAIN (2) 3 YD. DUMPSTERS - ONE FOR TRASH AND ONE FOR RECYCLING.
6. CONSTRUCTION IN ACCORDANCE WITH THE PROVISIONS OF REPUBLIC SERVICES.



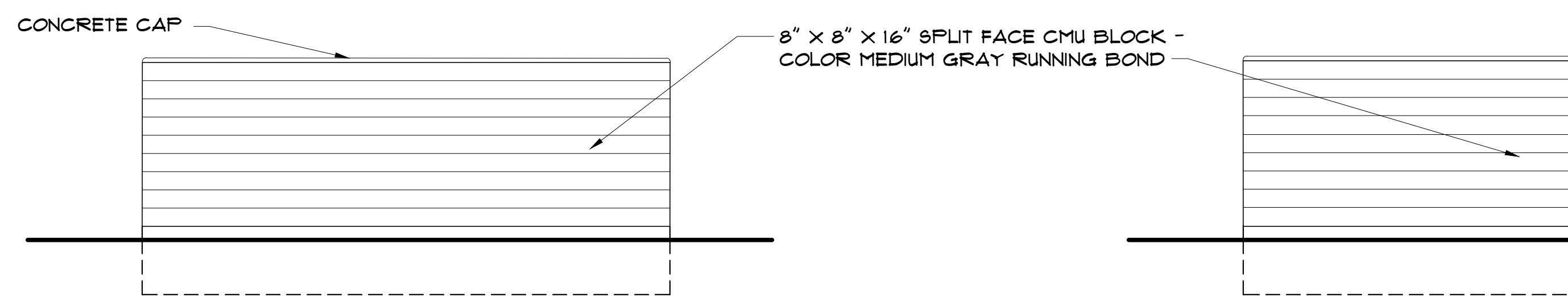
### FRONT ELEVATION

SCALE 1/4" = 1'-0"



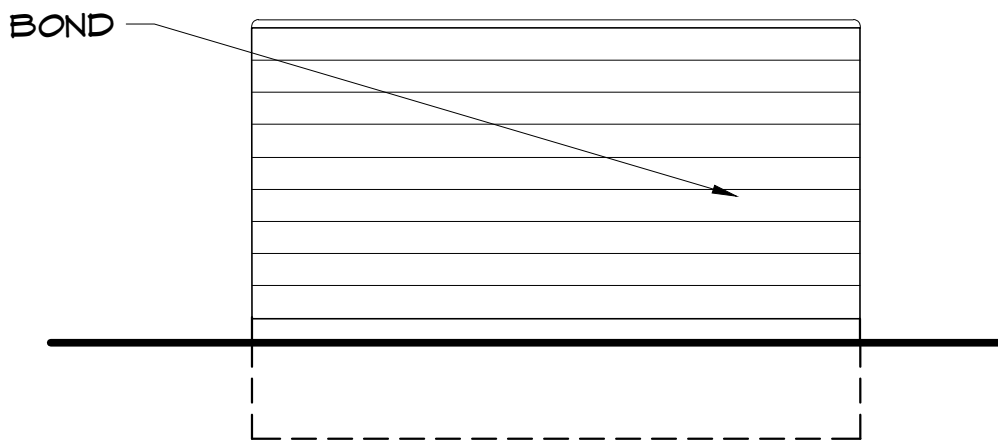
### SIDE ELEVATION

SCALE 1/4" = 1'-0"



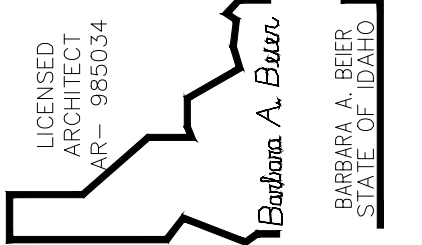
### BACK ELEVATION

SCALE 1/4" = 1'-0"



### SIDE ELEVATION

SCALE 1/4" = 1'-0"



Four Plex Townhouses  
205 and 209 W. 34th St.  
Garden City, Idaho 83714

### Revisions

Dec. 2023

### Trash Enclosure

1/4" = 1'-0"

Preparer:

B. A. Beier Architect  
Boise, Idaho  
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SHEET  
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