

**INTERVIEW WITH JORRE DELGADO**

**Q=Hanna Veal**

**Q1=Brett Labrie**

**Q2=Jenah Thornborrow**

**A= Wade Thomas**

**A1=Amanda**

**A2- Jorre Delgado**

Q: Um, so we - we did have an agenda. And it was the first one being the Alworth project, uh, with Jorre. And then the second one was more of a questionable agenda item. And that was the Elle Estates. Um, I did not receive an email until this morning about the neighborhood meeting, um, confirmation. I haven't had time to look through it and make sure that that is the information necessary. So, I went ahead and, um, had correspondence with (Mariah), (Maria)? Um, and I see Mira- I see Amanda is here with that project. Um, and so, I just wanted to let you know, Amanda, that we've moved it to the January 16<sup>th</sup> Design Review Consultation meeting.

A1: Yeah. That's fine.

Q: Okay. So you - you don't have to hang out today.

A1: Oh, I'm - I'm on for the Alworth project.

A2: Yeah.

Q: Oh, oh good. Okay.

A1: Uh, yeah.

A: Don't kick her out Hanna.

A2: Yeah. We need her.

42 Q: Okay. Well, I didn't know that. So, uh, just to - to let everyone know. We only  
43 have the one agenda item today.

44  
45 A: Nice.

46  
47 A2: Yes.

48  
49 Q: Um, and it - it looks like that, uh, you know - you guys, Jorre and Wade and  
50 Amanda, um, that you got the design review consultants' comments. Um, I  
51 don't know if, Brett, you were able to look at the comment response letter that  
52 was submitted on the 22nd. So...

53  
54 Q1: No.

55  
56 Q: ...I do...

57  
58 Q1: ...I did - I did not.

59  
60 Q: Okay. Um...

61  
62 Q1: So, maybe she can walk through that.

63  
64 Q: Yeah. 'Cause...

65  
66 A: Uh, uh, hey, Hanna? Uh, I wanted to start out with one, uh,  
67 kinda question, clarification. Only because I think it flows through almost,  
68 uh, at least several of the questions. So, the site area we have as 1.57 acres.  
69 And we base that on the ALTA survey. So, that would be kind of our legally  
70 binding parcel. But I know Ada County has it as, like, 1.58 and some change.

71  
72 Q: Okay.

73  
74 A: So, I just kinda wanted to get some clarification. I mean, part of me is like, I -  
75 I - part of me is, like, I don't really care. Let's just figure out what that number  
76 is. But that's why we use the 1.57. So, obviously, if we update that number,  
77 we would need to kinda, obviously, there's kinda some flow through  
78 calculations that we would need to go through, uh, just to update all of the site  
79 plans, landscape plan, and things like that. So, anyway, that's where we got  
80 that number. And then I think the second item I had to just kinda start out on  
81 the, uh, on the, uh, staff report, there was that legal lot of record. And you s- it  
82 said that we're unable to determine that. I - let me know what we need to get

you for that, and we can get you that. But anyway, that's where our 1.57 came from.

Q: Okay. Yeah. 'Cause there - there are a lot of, um, different square footages provided in the different plans that we were reviewing and just overall confusion, um, regarding that square footage provided.

A: Okay.

Q: Um, I was going off of the assessor's information. So, I can take a deeper look at that ALTA survey and see what needs to happen to clear up the staff report and the plans that you guys are submitting. And...

A: And do you...

Q: ...as far as the legal lot of record, I'll just need property deeds, um.

A: Okay. I'll put that as a deliverable from us.

A2: And then to piggyback off of that, I know one thing that was mentioned in the staff report was updating the affidavit of legal interest. Um, we have that updated as well too. And I will get that over to you. I received that over the last few days.

Q: Okay. Great.

A: And then do you have the ALTA survey? Do you need us to provide that to you?

Q: I don't know off the top of my head if it was submitted.

A2: I don't think you have it, because I don't think it's a requirement, um, on the DR checklist. But I can get that over to you just so you can see what we're basing it off of.

Q: That'd be great. So, if you guys just wanted to, uh, go over some of the design review consultant comments and how you've rectified some of Brett's and Derek's concerns. And many of mine, uh, have been addressed in the staff report.

A: Okay. We can do that. Um, probably, let's start with maybe Brett's comments.

125 A2: Yeah. That's down on page, uh, that is down on page f- three. Brett, do you  
126 have access to that letter?  
127  
128 Q1: Yeah, I do.  
129  
130 A2: If you wanna, um, kinda read through your comments and those responses we  
131 have, we're more than happy to, uh, discuss them with you and how we made  
132 those changes.  
133  
134 A: So, Brett, we have, um, a screening wall that's on, uh, we - we added that to  
135 one of the sheets. It's A-311. And that's a 6-foot screenwall. I don't know if  
136 we wanna pull that up or not. But that's...  
137  
138 Q1: Yeah.  
139  
140 A: ...why...  
141  
142 Q1: Why, yeah.  
143  
144 A: ...uh...  
145  
146 Q1: Why don't you kinda walk through - pull up your - the documents that show  
147 the changes that you've made. And kind of...  
148  
149 A2: Amanda, do you - Amanda, do have those open?  
150  
151 Q1: ...go through those if you could.  
152  
153 A2: I have 'em open. Amanda, do you wanna pull them up? Or do you want me  
154 to?  
155  
156 A1: Um, I can. All right. Can everyone see my screen?  
157  
158 Q1: Yes.  
159  
160 A1: Perfect. So, yeah. This is the 6-foot screenwall that we're talking about. I did  
161 provide another exhibit, um, that shows from street view that the parapets hide  
162 those. But from the - the rooftop patio and from potential neighboring  
163 buildings that are just as tall, um, we'll have mechanical screening as well.  
164  
165 Q1: Yeah. Because it's - it's not really from a - a visual from the street view that  
166 we're talking about.

167  
168 A1: Mm-hm.  
169  
170 Q1: So, all of - all of those units that are up there will have some type of screening  
171 like this?  
172  
173 A1: Yep.  
174  
175 Q1: Is that what you're saying? Okay. Okay. And that occurs how far back from  
176 the actual parapet are the - are the units more centralized?  
177  
178 A1: They will be, yeah.  
179  
180 Q1: Okay.  
181  
182 A1: They'll pull...  
183  
184 Q1: Okay.  
185  
186 A1: ...them away from the parapets more.  
187  
188 Q1: Okay. Yeah. I think that's fine.  
189  
190 A: Yeah. So, the - the next one, Brett, was, uh, pedestrian connectivity.  
191  
192 Q1: Yep.  
193  
194 A: Uh, the parking exit drive is barred at pedestrian access. The usability of the  
195 loading zone is questionable. Um, explore the opportunity to move the exit to  
196 50th Street side, which will be along the East side of the property. Um, and  
197 then your last question was, how do pedestrians access the main entrance to  
198 the building from the covered bicycle area? On the - probably the easiest one  
199 to start with is the 50th Street. If you look on the east side of the property, we  
200 actually don't own - our property does not abut all the way to the street.  
201 There's a little sliver that accesses - that - that basically is between our  
202 property and the street that's owned by the city. So, I think that would prevent  
203 us from having access. I think the other thing too is the natural access would  
204 obviously be in that northeast corner. And it's just too close to that, um,  
205 that intersection of 50th and Alworth Street.  
206

207 Q1: I - I - I see what you're saying, but I - I still think even this re- the revisions  
208 associated with this that you're showing there - I mean, there's a - there's still a  
209 significant disconnect to the street frontage with that drive aisle.  
210

211 A: So, where would you consider the disconnect from? On the North side of the  
212 property? Or is it just that there's nothing that accesses on 50th Street?  
213

214 A1: I think what you're saying is that our building is set too far off of the street,  
215 correct?  
216

217 Q1: Well, yes. It's set quite a ways off the street and doesn't really have - I mean,  
218 the - the - the drive aisle is a barrier to the connectivity in - in all directions,  
219 right? I mean, it just is. And I - I see that you're, uh, addressing that with some  
220 stamped concrete crossing locations. But I mean, you - you literally have to -  
221 there's not an easy answer to this just because of what you're trying to do  
222 with - with the access in and out of that garage component.  
223

224 A1: Yeah. And - and one thing that we did, as well, Brett is we - this is  
225 obviously gonna be the main entrance to the parking garage. So, there is, you  
226 know, a secondary access over here. But the main pedestrian access, um,  
227 is beyond where the main car access is. So, there's...  
228

229 Q1: So, what...  
230

231 A1: ...not gonna be...  
232

233 Q1: ...is...  
234

235 A1: ...as much...  
236

237 Q1: ...yeah. What is that secondary access over there? Is - well, is that the exiting  
238 acc-...  
239

240 A1: Uh, it'll probably, I mean, most people will probably drive in and out of  
241 this one. It's just sort of secondary circulation. I don't think we plan to  
242 designate it as either entry or exit on either side.  
243

244 Q1: Hm. Yeah.  
245

246 Q: I mean, would - would it help if the pedestrian pathway is enhanced  
247 more, either via, like, landscaping, making it just, like, a bigger plaza kind of  
248 pathway instead of just the secondary kind of sidewalk access?

249  
250 Q1: Yeah. I - I just think a - a stronger, more prominent - and a pedestrian access  
251 connection there would - I - I think it would help.  
252  
253 Q: Like a gateway?  
254  
255 Q1: Yes. It's just unfortunate that there's not a more uninterrupted connection to  
256 the street per se, but, uh.  
257  
258 A: So, Brett, that sounds like that's your reservation is the fact that it's gotta cross  
259 over the drive aisles?  
260  
261 Q1: Yeah. Yeah.  
262  
263 A: (Unintelligible).  
264  
265 Q1: I mean it...  
266  
267 A: Yeah. I - I see - I - I'm following you now.  
268  
269 A1: What would you think about having this be raised, so we keep the sidewalk,  
270 you know, 6 inches above, and then it's flared like a speed bump.  
271  
272 Q1: I mean, I definitely think that that would help. Are you...  
273  
274 A: I was thinking, Amanda, are you thinking maybe of widening it a little bit to  
275 maybe make it...  
276  
277 A1: Yeah.  
278  
279 A: ...eight feet or something a little more significant?  
280  
281 Q1: Yeah, I - I would just like to see that - that strength in there- in some - in  
282 some fashion. And I think those are, um, widening it, making it more  
283 prominent, uh.  
284  
285 Q2: Uh, if - if it's to remain there instead of just stamped concrete, maybe  
286 even a color change as well to really hit all aspects of making it different.  
287  
288 A: Okay. I think we can explore those and come back with something that's a  
289 little more workable.  
290

291 Q1: Okay. And then the next one was a trash enclosure, which, okay. So, that's  
292 moved and changed a little bit.  
293

294 A1: Mm-hm. Yeah. We reoriented it so the main entry doesn't face the main entry  
295 to the site, uh, nor does it face the street. And it is designed to have the same  
296 materials as the building so it'll blend in.  
297

298 Q: So, it is a trash enclosure?  
299

300 A1: Yeah.  
301

302 Q: And it's not just the CMU like concrete?  
303

304 A1: No. We intend to put stucco on it to match the building.  
305

306 Q: Isn't it also screened by that, um, the art screen that you guys...  
307

308 A1: Yes.  
309

310 Q: ...are proposing?  
311

312 A1: Yep. Yeah.  
313

314 Q: Did you see my condition in the staff report that the art screen needs to come  
315 back to design review prior to installation?  
316

317 A1: Yes.  
318

319 A: Uh...  
320

321 Q: Brett. I don't know if you think that that needs to happen based off of the  
322 proposed idea?  
323

324 Q1: Well, I think it's gonna be important on what that screening is - is like, given  
325 the fact that this - this trash enclosure is in such a - how should we say kind of  
326 prominent position between the building and the street, um, right off the main  
327 access. Yeah. I - I think that it's gonna be important to see that - exactly what  
328 that's - what that's gonna look like.  
329

330 A1: We can do that.  
331

332 A: I think the other thing we added to was the pathway to the trash enclosure.



333  
334 Q1: Yeah. I think that - and...  
335  
336 Q1: ...that was kind of the - one of the questions that I had too is how are they  
337 moving trash in and out of the building and what's really going on with the  
338 function of that. Um...  
339  
340 Q1: ...yeah. 'Cause there is - is there a reason that, uh, like, well, I guess that's just  
341 access to that enclosure. I mean, it's - it's unfortunate, again, that it's out there  
342 closer to the street than everything else is and it couldn't be back more  
343 incorporated into the building. But, you know, that also lends its challenges to  
344 access and usability, I guess. Um, yeah. i- if it's gonna stay out there again, if  
345 it's gonna be out there, then it's gonna be real important on - to what - how  
346 that looks and how it's kinda integrated into the landscaping or whatever this  
347 art screening element is and the rest of that.  
348  
349 A: Yep.  
350  
351 Q2: Can I maybe go back to the - the previous point of conversation, um, and just  
352 looking at the - the previous submittals, the - the garage layout and where that  
353 trash, um, location was. I'm wondering if you might be able to hit two access  
354 points, kind of in a configuration of how you had the trash. I don't know if it's  
355 possible, but it's just an idea to throw out there. So you don't have the drive  
356 aisle going clear across the front of the structure. You would just  
357 have, like, two access points down and to where how you had the previous  
358 trash enclosure but into the garage. I don't know if it would work or not. But  
359 maybe that's something when you - you go back and look at the suggestions  
360 today to see if that would work.  
361  
362 A1: Okay.  
363  
364 A: So, again, (Jenah), I don't, um, I don't think I quite followed you on that one.  
365 Um, to have a separate act like a ramp on the outside of the building?  
366  
367 Q2: No. So, on the previous iteration, there were two, yeah, just like that.  
368  
369 A: Oh.  
370  
371 Q2: Um, instead of having the garage - so, you're coming out on both sides of the  
372 parking. So...  
373  
374 A: Mm-hm.

375  
376 Q2: ...where that hand is showing now and over there, if - if you had,  
377 like, two entrances on just the one side. And I don't know if you could  
378 reconfigure the parking to make it work. And then you kinda, like, scooch the  
379 rest, like, the center of the building over a little bit. Where - I don't know  
380 what - it's like the lobby, et cetera, et cetera. So, yeah. You just scooch that  
381 over and then had two entrances on one side and left the parking coming in  
382 and out on one side of the building versus on both sides. Then you might have  
383 a better usable location for, like, a - a grand pedestrian entrance.  
384  
385 Q1: I - I like, I mean - that to me makes - makes a lot of sense if that - kinda those  
386 core functions could be kinda shifted over and maybe address more of the  
387 kinda the corner of the site. Give an opportunity to have a stronger pedestrian  
388 access way connection to both street frontages. Um, yeah. I mean, uh, that  
389 definitely changes a lot of things how you guys have - have it designed right  
390 now. But - well, and - and I do - even in this one here, I mean, I think it's - to  
391 have the - the trash enclosure more integrated with the building and could be  
392 kind of like a more integral component, so it's not this separate thing out there  
393 that we're - we're trying to screen and - and, uh, hide. And yet it's closer to the  
394 street. It's right up there, you know, to be back integrated in the building, you  
395 know. Maybe those - maybe the artistic component or art screen is within the  
396 gate elements. And I mean, maybe something like that. I - just throwing -  
397 throwing ideas out there. But...  
398  
399 A: Amanda, does that create any issues with Republic Services or Fire?  
400  
401 A1: Um, I don't think Fire, uh, because we're - our fire access is off of 50th.  
402  
403 A: Right.  
404  
405 A1: But Republic services would have quite a bit of backup, I think, if we did  
406 something like that.  
407  
408 A2: Yeah.  
409  
410 A1: So, the garage isn't quite tall enough to - for them to turn around in the garage.  
411  
412 A: Right.  
413  
414 A2: And that's one of the reasons we had changed it initially is because they had  
415 issues with their backup and turn around.  
416

417 A1: Yeah.  
418  
419 A: But I think we can readdress this issue and see what we can come up with.  
420  
421 Q1: And then, okay. So, then moving on from - from this is the, uh, covered  
422 bicycle parking.  
423  
424 A1: Yeah. I have that added to the elevations, um, sorry. There we go. Uh, we did  
425 something similar to the other entries to the garage, uh, with, like, a covered  
426 canopy and some stucco walls and columns. Um, and then I added a  
427 pedestrian entrance into the garage, as well, so they don't have to go around  
428 through the front.  
429  
430 Q1: Okay. You don't - you don't have that on your - in your 3D model or anything  
431 like that?  
432  
433 A1: Um, it did not make it into the renderings.  
434  
435 Q1: Oh, okay.  
436  
437 A1: It was changed after the renderings were done.  
438  
439 Q1: I - I - it's just gonna be kind of, again, that's a component, uh, an element that  
440 is kind of right there in your main access, as you're coming into this. So, it  
441 would be nice to - to see. So, there's no kind of, uh, uh, screening element. It's  
442 just, uh, you're just gonna see kind of a - the - the sea of bicycles there, or?  
443  
444 A1: Uh, from the front.  
445  
446 Q1: Maybe there's...  
447  
448 A1: And the...  
449  
450 Q1: ...maybe there's landscaping over there or something?  
451  
452 A1: There is...  
453  
454 Q1: Or?  
455  
456 A1: ...yeah.  
457  
458 Q1: I...

459  
460 A1: Yep. There is landscaping.  
461  
462 Q1: ...I mean, bike parking is not always the - should we say the most,  
463 um, organized, aesthetically pleasing thing to see.  
464  
465 A: So, there's - there's landscaping on the - next to the trash enclosure that really  
466 kinda fronts that bicycle parking.  
467  
468 Q1: Okay.  
469  
470 A: So, visually...  
471  
472 Q1: So...  
473  
474 A: ...between the trash and the landscaping...  
475  
476 A1: Like, all right there.  
477  
478 A: ...you're pretty much not gonna be able to see it.  
479  
480 Q1: Okay. 'Cause...  
481  
482 A1: Yeah. There's quite a bit of landscaping.  
483  
484 A2: And with that walkway, that landscape walkway right there.  
485  
486 Q1: Okay. And then just c- as I'm - as I'm looking at this here, just from the  
487 standpoint of, okay, pedestrian flow connectivity. If I'm coming in with my  
488 bike, coming in on the other side or the center of the lot, and I'm crossing over  
489 another access point to get over to park my bike. And then I'm turning around.  
490 And I'm crossing back over another access way to get back into the main  
491 entrance of the building. Or I can go through the garage. I'm just trying to  
492 understand how that, um, just the bike access works with where that parking is  
493 located and such. I guess you - you - you can get over there. But you're -  
494 again, you're crossing a lot of drive aisles, as you're maneuvering around,  
495 which I hear (unintelligible).  
496  
497 A: (Unintelligible) - you're crossing it two...  
498  
499 Q1: Yeah.  
500

501 A: ...either way, uh, either way you access the bicycle parking.  
502  
503 Q1: Well, uh, it'd be interesting to see, you know, if you kinda look at the - the -  
504 the trash enclosure access a little bit more what that does. But. I - I think there  
505 is more information there, as far as what's going on with the covered bike  
506 parking, which was, I think, was the gist of my comment.  
507  
508 Q2: It looks like next was fencing.  
509  
510 Q1: So, and that's - and that's new fencing on both sides, right?  
511  
512 A2: Yeah.  
513  
514 A: Yes.  
515  
516 Q1: And that's gonna be a what kind of fencing there? It's just like a - okay. Slatted  
517 wood.  
518  
519 A1: Yeah. And here's the, um, metal art inspiration.  
520  
521 Q1: Okay. So, the next one just deals with that design of the - the lower level and  
522 whether that - the treatment there really is, I guess, complies with what the  
523 code is looking for.  
524  
525 A1: Yeah. So, I did add a little bit of detail, as well, um, especially on the East side  
526 with some solid walls to help break that up and then some planter trellises on  
527 those solid walls. Um, and then I played around with those screens to make a  
528 little bit more, um, undulation and variation throughout that screen and added  
529 an awning over the opening.  
530  
531 A: Which I think leads into one of Hanna's questions, which was light emanating  
532 from the parking garage to surrounding neighbors.  
533  
534 Q: Mm-hm.  
535  
536 A1: Mm-hm.  
537  
538 A: So, uh, Hanna, I think our issue is if we completely enclose this off, which  
539 would obviously eliminate all light, is then you have lack of light coming into  
540 the parking structure, which I think ultimately kind of drives some safety  
541 concerns. So, I'm not really sure what the balance is there.  
542

543 A1: There's lack of ventilation too, which is a building code concern.  
544  
545 A: Now, I think for a majority of the cars, because Amanda, how high is the,  
546 um, concrete structure 3 to 4 feet? (Unintelligible).  
547  
548 A1: And I - I think three and a half, yeah.  
549  
550 A: Mm, that's gonna eliminate quite a bit of the structure, except for, you  
551 know, the mega trucks that drive around Garden City. But I think for most  
552 passenger cars that should reduce most of the light, I think. Combined with  
553 the screening that we have.  
554  
555 Q: So, you're saying that you have, like, preventative measures that - that lower  
556 area where the headlights will be shining through is not permeable?  
557  
558 A: Correct.  
559  
560 A1: There's a concrete wall.  
561  
562 Q: Mm.  
563  
564 A: So, the screening - the screening runs all the way from floor to the ceiling.  
565  
566 A2: And then the...  
567  
568 A: But - but you still have the concrete kind of the concrete structure.  
569  
570 A2: ...(unintelligible) will run across.  
571  
572 A: Right there.  
573  
574 A1: Yeah.  
575  
576 Q1: And what are those little - those elements on the, um, solid walls? Are those  
577 green screen elements? Or what - what's going on there?  
578  
579 A1: Yeah.  
580  
581 Q1: Or are they...  
582  
583 A1: They're...  
584

585 Q1: ...open?  
586  
587 A1: Uh, no. They - they would be in front of the stucco. Um, but they're a  
588 planter trellis.  
589  
590 Q1: Okay.  
591  
592 A1: So we could plant vines to grow up them.  
593  
594 Q1: And are you - so does that - coordinated with your landscape? Or is the intent  
595 to have those utilized for plant material?  
596  
597 A1: There's...  
598  
599 Q1: Is that what...  
600  
601 A1: ...planters at most of them. So, we have the opportunity to plant vines there.  
602  
603 Q1: Well, I - I guess that still doesn't ask - answer my question. Is there gonna be  
604 vines there or there not gonna be vines there as part of your proposal? Um...  
605  
606 A1: I think the intent was for vines.  
607  
608 A2: Yes.  
609  
610 A1: Yeah.  
611  
612 Q1: Okay.  
613  
614 A1: I don't know that they're on the landscape plan yet. But there - there's plenty of  
615 planters there to add them.  
616  
617 Q2: And then along those lines and - and the - the light trespass, um, I'm  
618 wondering if the perimeter landscaping and using some sort of, like, evergreen  
619 material might be able to further address, um, Hanna's comment in addition to  
620 the concrete, uh, barrier. If there's...  
621  
622 A1: Should be, yeah.  
623  
624 A: Yeah. I think so.  
625  
626 A1: Yeah. There... yeah.

627 A: Yeah. I think we can look at that and adjust that.  
628

629 Q1: So, then is that the - the, uh, landscape treatment? At least the - the trees along  
630 that street frontage on 50th. Is that in, um, outside of the property in the city's  
631 property, or...  
632

633 A: It is...  
634

635 Q1: ...is it?  
636

637 A2: It is.  
638

639 A: It would be outside the property. So, we would have to get the, um, uh, the -  
640 I - I think it's just a license agreement. I'm not sure how Garden City does  
641 that.  
642

643 Q2: Uh, Garden City doesn't have too many of those locations. But I know that's  
644 how ACHD would do it. And I suspect that the City could do something - if -  
645 if willing, the City would do something similar.  
646

647 Q1: What's the (unintelligible)?  
648

649 A: Uh, and - and our assumption is that we would landscape all of that. Just  
650 because I think it would create a weird visual barrier from the street to the  
651 property to have - I mean, right now it's not even mowed. Um, so I think  
652 just to have continuity from the - from the structure to the street would -  
653 aesthetically would be the right way to go, I think.  
654

655 A2: Mm-hm.  
656

657 Q2: The - the one thing that, um, I did note that when Hanna was investigating  
658 that, it looks like, correct me if I am wrong, Hanna. But there's, like, an  
659 irrigation easement or something along there. So, I don't know if those trees...  
660

661 A: Yeah. So, uh, Jenah, thanks for bringing that up. So, I had title do a search of  
662 those documents that Jenah, or Hanna that you sent me. And, um, they could  
663 not find anything. So, there's nothing on title for our property that discusses  
664 any easement. And literally, the recommendation was, hey, talk to the city. It's  
665 their property. They should have it. Um, but I - I had them scrub everything.  
666 And they couldn't find the easements. 'Cause I just wanted to see what the  
667 language was. And, uh, they - they couldn't find it. So, I don't know how  
668 we kind of resolve that. Obviously, you're right. That would drive what we



669 can and can't do in - if that - with that easement there. So, I don't know - and I  
670 gave 'em the instrument numbers, as well. And they didn't find anything. One  
671 of the instrument numbers was a tax lien. So, that's obviously not applicable.  
672 It didn't seem to have, uh, I didn't see it. But they said that it was just your  
673 standard tax lien. Um, so we kinda - I don't know how we find that. So, I don't  
674 know if there's, uh, any documentation, uh, that the city has when that  
675 property was - I don't know if it was purchased or given or just kind of an  
676 interesting sliver.

677  
678 Q: Yeah. And it - it was showing up on our GIS system. And that's where I found  
679 the instrument number. Um...

680  
681 A: Right.

682  
683 Q: ...I haven't dove into our easement folders here at the city. Um, that might take  
684 a while to try and find something like that. Um, and then when I asked around  
685 no one knew - knew of the easement or what it was for. And like I - I was  
686 asking public works. Um, so it's kind of just up in the air right now until we  
687 can figure it out. 'Cause I don't know. Jenah, it's on our GIS. But it's not  
688 showing up anywhere else. What should we do in that instance?

689  
690 Q2: Um, where I would start is whatever the file name is in GIS to see if we can  
691 find those files and read through them. Or maybe it's just a mismapping. I  
692 have no idea. I mean, it's pretty specific to map that sliver. But maybe it was  
693 intended to be something else.

694  
695 A: But I was gonna go back to title. Uh, its Pioneer Title and have them see if  
696 they could scrub again and maybe specifically search that parcel number.  
697 So, maybe we can find something on our end. But with the instrument  
698 number, it's just kinda weird that they searched for that instrument number  
699 and couldn't find anything.

700  
701 Q: Yeah. So, I'll - I'll look into our easement folders and see what comes up.  
702 Hopefully, something does show. Um, and we'll be in touch about that, as we  
703 continue.

704  
705 A: And I'll - I'll follow up with, uh, Pioneer Title and just see if they can re-scrub  
706 it again and see if they can find anything.

707  
708 Q: And then - then in relation to the city's property, um, I was looking at the  
709 setback and the site plan. Some of the plans show that there is maybe an  
710 encroachment into that five-foot setback area.

711  
712 A1: Yeah.  
713  
714 Q: Is there? Or is that just, like, a roof line that...  
715  
716 A1: It's - it's the roofline.  
717  
718 Q: Okay.  
719  
720 A1: Above, so yeah. The - the building is on the setback, um, and that was a  
721 request from fire. We had previously had it shifted to the West a little bit  
722 further. Um, but this is what fire needed to make that apparatus access work  
723 off of 50th.  
724  
725 Q: How much of the encroachment?  
726  
727 A1: Um, up above?  
728  
729 Q: Yeah.  
730  
731 A1: It's about a foot and a half.  
732  
733 A: Brett, does that cover all of your questions on the covered parking or the  
734 parking garage?  
735  
736 Q1: Uh, yeah.  
737  
738 A: Okay.  
739  
740 Q1: Yeah, it does. And then I think the last question was just, there was, um, a  
741 little bit of difference between the images and the elevations, as far as what  
742 was going on with the, uh, roofline, parapet heights, kinda stuff.  
743  
744 A1: Yeah. I think that might have been an angle. I don't know. Can you see the  
745 rendering now? Or do I need to...  
746  
747 Q1: Yeah.  
748  
749 A1: ...reshare? Okay. Um, I think what's going on is in the flat images, um, you're  
750 seeing the parapet that's back beyond. And then there's a smaller shed roof  
751 here. And in the rendering, because of the angle, you can't actually see the  
752 parapet back there. Um, but it does have the lowered shed roof there.

753  
754 Q1: Oh so...  
755  
756 A1: And then that goes to a wall. So, they are - it - it's built off of the same Revit  
757 model. Um, so they do line up. It's just the angle makes it look a little  
758 different.  
759  
760 Q1: Okay. I just wanna make sure that we're getting some undulation and  
761 breaks in...  
762  
763 A1: Yeah.  
764  
765 Q1: ...those long horizontal lines.  
766  
767 A1: Yeah. So, those big glass sections do step down. Um, and then this taller  
768 parapet is back about 8 feet or 10 feet.  
769  
770 Q1: Okay. All right. I think you went through all of mine.  
771  
772 A: I was just looking at, um, Derek's questions. A lot of them are the same.  
773  
774 A2: Yeah. They're very similar.  
775  
776 A: Um, number - number 6 of his was one that I thought I wanted to discuss.  
777  
778 Q1: Okay.  
779  
780 A: Within the parking structure, to the elevator. So, his question was safe  
781 pedestrian access from the South side of the parking garage to the elevator not  
782 shown. And do you have to go back outside through the business center  
783 and mailroom to get there. So, I - I ass- I thought his question might be getting  
784 from, let's say that South entrance right there, all the way to the North. But I  
785 wasn't really sure if we needed to kinda...  
786  
787 Q1: Um...  
788  
789 A: ...delineate that. I mean, I think the - the notion is you would walk through the  
790 drive aisles. I thought the operative word was elevator. Um, so I think the idea  
791 would be to just walk down the drive aisles if you're, you know, on that South  
792 side of the building and you're wanting to get to the elevator.  
793

794 Q1: Uh, yeah. I just - I'm just trying to understand what his - what his comment  
795 there is. But, I - I guess I would - I would assume that there's some kind of  
796 connectivity from inside the garage into that central core where you access  
797 stair, mail, and the rest of that, correct?  
798

799 A1: Mm-hm. Yeah. And this is actually a tenant lobby. So, there would be another  
800 door back in here to get to it.  
801

802 Q1: Yeah. That's - that level of detail is just not really shown on the...  
803

804 A1: Yeah. It's pretty early.  
805

806 A: And then, um, since we're on this screen, we didn't discuss it earlier, Hanna,  
807 but, um, one of the comments was the 50 feet of the bike parking from the  
808 main entrance. Um, so, I wanted to address that. We do have direct access into  
809 the building. So, I don't know if that complies with that code section. Or if we  
810 need to move - yeah. I - I'm envisioning we're - we're gonna kinda rework this  
811 secondary entrance anyway. So, I just wanted to kinda throw that out there.  
812 If - if that's a, uh, uh, you know, if that second - if that access - direct access to  
813 the building doesn't address that code section, you know, there's that.  
814 One thing we need to do is move that bike parking I think was the...  
815

816 Q: Yeah. I mean, it - it was brought up because code specifically states that...  
817

818 A: Yeah.  
819

820 Q: ...the bike parking needs to be 50 feet from the building entrances. Um, so in  
821 adding the secondary I'll call it access via the garage, I mean we could  
822 probably consider that access to the building. Um, otherwise we were  
823 measuring it to the actual main entrance, that lobby area where people are  
824 going to enter.  
825

826 A: Yeah. And, uh, and - and even if you do a direct measurement, it's definitely  
827 over 50 feet.  
828

829 Q1: What - what are those, um, the art elements there that interrupt your,  
830 uh, striped pedestrian access way? What - what is that?  
831

832 A1: Um, it's just the turn radius for cars to get around. Um, so it would just be flat  
833 a painted line.  
834

835 Q1: Oh. So that would, uh, that striped access way would go on through there.  
836 And those arc lines wouldn't necessarily be there.  
837

838 A1: Right.  
839

840 Q1: Correct? Okay. Okay.  
841

842 A: So, I think we addressed most of Derek's comment. Hanna, do, uh, do  
843 we wanna go through yours? I think the biggest one, um, is the comments  
844 from the police department. And, uh...  
845

846 Q: Yeah.  
847

848 A: ...how we - how we address or deal with those. And...  
849

850 Q: Yeah.  
851

852 A: ...the concern was, I think, really to put a fine point on it is just tactical  
853 vantage points that are definitely negatives to the police department. So, I  
854 mean, I - I - one of the things we talked about is moving the rooftop to  
855 the West side of the building. And we - we had put it on the right side on 50th  
856 Street just to be further away from those other properties on the - on the  
857 West. Uh, they are commercial properties. So, I'm not sure that's as big of an  
858 issue. So, I think we could do that. Um, you know, we have the issues of  
859 windows and balconies. And I don't know, uh, obviously, we would have the  
860 private open space issue that we would have to resolve if we got rid of the  
861 balconies. And then I think the windows, you kinda have that balance of, you  
862 have to have windows. Initially, I thought about just locked windows. But  
863 then you have issues of fire - meeting fire code. So, I don't really know what -  
864 what the answer is on that one. I mean, those windows will have limiters  
865 anyway, um, as far as that - they can open.  
866

867 Q: Yeah.  
868

869 A: So, I'm not really sure how we, uh, deal with that one.  
870

871 Q: Well, um, and I - I'm not exactly sure entirely either. Um, but I've been  
872 brainstorming a little bit trying to figure it out. Um, as far as the private open  
873 space goes, that section of code allows for community garden space to also  
874 count as that private open space. So, maybe it is that those dwelling units don't  
875 have a balcony, but they have a - a planter box up on the rooftop. And that  
876 counts as their private open space, as long as it's the - the same 80 square feet.

877 And then, like, as far as visual corridors, um, I came up with the idea. And I  
878 don't know the code behind it if it would even be allowed or not. Um, but  
879 having, uh, you know how, like, fire requires firewalls between townhomes?  
880  
881 A: Mm-hm.  
882  
883 Q: Or at least they used to and having that projection by X amount of square feet.  
884 So, maybe each dwelling unit window would have some kind of visual  
885 projection. So, you can't turn right and see, um, the - the PD, um...  
886  
887 A: Oh, kinda like, uh, you almost kinda like cantilever the windows out?  
888  
889 Q2: Yeah. So, you can't look...  
890  
891 A: So those...  
892  
893 Q1: ...back (unintelligible).  
894  
895 A: ...so you can only look, let's say, North?  
896  
897 Q: Yeah. I mean you'd be w- kinda limited to just a straight view out the window.  
898 Because your neighbors are also going to have that visual.  
899  
900 A1: So, essentially you're gonna have...  
901  
902 Q: (Unintelligible).  
903  
904 A1: ...blinders on both sides of (unintelligible).  
905  
906 Q: Yeah. Yeah.  
907  
908 Q2: (Unintelligible).  
909  
910 A1: Something like...  
911  
912 A: Another (unintelligible).  
913  
914 A1: ...(unintelligible).  
915  
916 A: If you cantilever all of 'em, your neighbors wouldn't be able to look back on  
917 you. I mean, I guess they'd have to get out there and really try to look, in  
918 which case, you probably have other problems with your neighbors. But, um,

919 yeah. That's - that's - that's a really interesting idea. I just saw that they did it I  
920 think somewhere on Chinden to avoid lights on one of the new commercial  
921 pieces by Meridian. Um, what they did is they had these angled screens to  
922 block the light. So, you could still see out the window. But there was a s- kind  
923 of a screen there to get the traffic that's going eastbound on Chinden. It's like  
924 at the new - one of those new doctor's offices right there. That might be  
925 something we could explore, as well. I mean, I...

926  
927 Q: Yeah.

928  
929 A: ...I don't know, I - yeah. I'm brainstorming too, Hanna.

930  
931 Q: Yeah?

932  
933 A: My wheels are turning.

934  
935 Q: Yeah. And I don't know...

936  
937 A: And...

938  
939 Q: ...if there's necessarily a right answer. There might be a couple different right  
940 answers. Um, but we will still need to have that, like, visual corridor example  
941 so the PD feels comfortable in - in what is being provided.

942  
943 A: Okay. So, is that something - are we envisioning something where we kinda  
944 come up with some ideas and take that back to the chief of police? I mean,  
945 you know. To flip the coin on its side, it's, you know, statistically speaking, I  
946 think something like that's only ever happened once in Dallas is all I could  
947 find. Um, so is that - how do we, you know, are we spending a lot of extra  
948 money to deal with an issue that's not an issue? And I definitely understand  
949 where their chief of police is coming from. So, I guess if we come up with  
950 some ideas, how do we kinda get sign off on how we deal with that issue?  
951 My - my other concern is getting rid of, um, these are gonna be kinda higher  
952 end apartments is getting rid of balconies, as well. And that's just more from  
953 a - a management lease up perspective. I think it might be a little difficult to  
954 get those leased up, or might at least affect rental rates. So, those are just  
955 kinda the things I'm thinking about as we - as we look at this particular issue. I  
956 think the other thing, too, is, are we talking about doing the same thing on the  
957 South side of the building? So, now we're talking East side and South side  
958 and it's pretty significant impact to the project.

959

960 Q2: One thought I had on the balconies is, you know, how you have them kind of  
961 enclosed on both sides? If you just kept - kept the ability to, like, brought that  
962 back a little bit. And so it's kind of an interior balcony. Maybe you could keep  
963 the balconies, but just have them re- regressed a little bit.  
964

965 A: Kind of recess them?

966

967 Q2: Recess them. Mm-hm.

968

969 A: I like that idea.

970

971 A1: Yeah.

972

973 A: Yeah. I - I - I had a hard time kinda wrapping my brain around that particular  
974 issue. I've never - I've talked to a couple of people where they've never seen it  
975 either. So, it's - it's unique. Okay. Well, I think based on those, we can come  
976 up with a couple of ideas and get those back to you guys. And then we can  
977 kinda see - I think - it sounds like we probably need to get the chief of police  
978 to s- at least sign off on it. I mean, I know he's a - an amicable guy. So, I'm  
979 sure if we just come up with something. I don't know that he necessarily has  
980 any ideas either. But, um, I - I think we can come up with something to  
981 address that issue.  
982

983 Q2: And I had one other just quick question. Is if Idaho Power had okayed the  
984 location of the transformers that you show. Um, we're seeing that come up,  
985 um, often where the plans will anticipate the transformers in one location. And  
986 then maybe Idaho Power wants it closer to the street or another location.  
987

988 A: We have not submitted anything to Idaho Power on location of transformers.  
989

990 Q2: Um, I - I would do that sooner than later just to make sure, um, so you're not  
991 scrambling to try to figure out how to screen it right up at the street at the end.  
992

993 A: Okay. Yeah. We - I call that the Idaho Power black box. You never know  
994 where they're gonna want stuff. So, I think that's a good segue. I think one of  
995 the other questions, Hanna, you had was, um, the power lines on the South  
996 side of the property.  
997

998 Q: Yeah.

999

1000 A: And I think that related to access for Fire.

1001



1002 Q: Yeah. I know Fire had some comments regarding those power lines. Um, and  
1003 then I - I was personally wondering what the plans were for those  
1004 utilities. Um, if you're undergrounding them, is it just - is it power or utilities  
1005 for the existing buildings on the site? And then it's just gonna go away? Or is  
1006 it servicing other properties?  
1007

1008 A: No. I'm pretty sure, hold on. Let me look at it. Yeah. Those power lines come  
1009 across 50th Street. And it looks like there's, um, power that goes down right  
1010 there. I'm assuming that's to the property to the South.  
1011

1012 Q: Mm-hm.  
1013

1014 A: Um, I would assume that they feed all of those properties. Notwithstanding  
1015 that, Idaho Power may - may - may make us bury them, though.  
1016

1017 A2: Yeah. More than likely they'll make us drop them down, as soon as it hits our  
1018 property.  
1019

1020 Q: Okay.  
1021

1022 A: So, I don't know if that addresses that issue.  
1023

1024 Q: Yeah. I mean, code requires that all the utilities going to the new building are  
1025 put underground. Um, but oftentimes we see existing utilities remain. And  
1026 we're trying to, um, we're trying to get all of the overhead power lines and  
1027 everything under - underground. Um...  
1028

1029 A: Right.  
1030

1031 Q: ...so, that's where my comment stems from.  
1032

1033 A: Okay. Um, I - I was making the assumption we would have to put them  
1034 underground. I think the only caveat would be that they're on, uh, they appear  
1035 to be on a parcel to the South of us. So, I don't know. I know power gets a  
1036 little wonky on that stuff. But, um, I assume we'll have to put them  
1037 underground.  
1038

1039 Q: And then, I guess, moving from that question or that comment, um, I had  
1040 mentioned that there is an appearance of a blank wall. And I wanted to  
1041 get Brett's opinion on it. Um, it's that front facing facade at 50th Street.  
1042 It's more - it's like their elevator shaft. It's not a blank wall in the grand  
1043 scheme of things. But that section, that plane of it does appear to be

1044 blank. Um, I didn't know if you guys were proposing to have any kind of  
1045 apartment signage on there, like a name. Um, but right now, it does appear to  
1046 be pretty blank, other than for, um, there's some vertical windows on  
1047 that plane, as well.

1048  
1049 A: Yeah. Amanda, can you go down to the elevation on the North side? I guess  
1050 like that third, yeah, right there. So, it's that one right there?

1051  
1052 Q1: Yeah.

1053  
1054 A: Um, Hanna, our - our - our plan is, as with our other projects, this is kind  
1055 of a - a feature that carries through all of them. We're actually talking with  
1056 some artists. Um, the primary one is a gentleman that's actually in Garden  
1057 City, uh, to have some type of art feature on these. Um, uh, we didn't put it as  
1058 an art feature on any of the plans, just because it's so preliminary. And  
1059 I haven't - I didn't wanna spend money on having him design something. But,  
1060 like, one idea that we have is, uh, we wanna incorporate a lot of the elements  
1061 of, um, Idaho. So, we have this idea of you would have these various pieces of  
1062 a trout that looks like they're swimming up the building. So, ultimately, I think  
1063 that's probably what we would end up doing. Um, again, I didn't put it in here.  
1064 So, I think the alternative would be that's also the natural place for just  
1065 apartment signage. Um, and to be candid, what's going to drive that is the  
1066 expense. I don't know how much a metal art exhibit up the side of the building  
1067 is gonna cost. So, I think that's the other element I don't know yet. But that is -  
1068 that is, uh, our plan is to incorporate some type of, um, most likely a metal -  
1069 some type of metal art that goes up the building.

1070  
1071 Q: Okay. And - and I can condition that in the staff report that if there is art to be  
1072 installed, it would need to come back to design review.

1073  
1074 A: Yeah.

1075  
1076 Q: That way it allows you the flexibility to figure out the expenses and.

1077  
1078 A: Yeah. Figure out if I can, uh, afford it.

1079  
1080 Q: Yeah.

1081  
1082 A: No. And - and part of that is we're trying to find, um, local artists, um, to  
1083 support local art. Um, that's kind of an initiative of ours. Um, and then finding  
1084 that there's - turns out there's - in Garden City, there's a bunch of really

1085 talented artists that do this kinda stuff. So, that's kind of one of the things we  
1086 wanted to do. But yeah. If you put that as a condition, that'd be great.  
1087

1088 Q: Mm-hm, yeah. I can do that.  
1089

1090 Q1: Yeah. And then it's - while we're looking at this elevation here, um, uh, again,  
1091 I would encourage you to look at potentially consolidating your vehicular  
1092 access into that Front street facade. Because I - I - I guess - I'm - I'm looking  
1093 at it from a - from a usability of functional standpoint, as well  
1094 as aesthetically on it. And the ability for this - the front entrance to really  
1095 relate to the street. Having the parking access points on both sides of the  
1096 entrance, I don't really see what that's doing where you could have ingress and  
1097 egress in one location and allow for those - the core function and the entrance  
1098 of the building to have a better relationship to the street frontage.  
1099

1100 A: Um...  
1101

1102 Q1: From the front of the street.  
1103

1104 A: ...Brett, or yeah, Brett don't hold me to this. Kinda what I'm - I'm envisioning  
1105 is, we jettison the parking on the left. And maybe flip-flop those, um, the  
1106 entrances. And then have kind of a - make that the predominant  
1107 access, pedestrian access, along that way. The - the reason for the parallel -  
1108 kinda the - the dual access is just that's just feedback that we got from the  
1109 structural engineers of just kinda managing flow of traffic within the parking  
1110 structure. So, that's kinda what was driving that.  
1111

1112 Q1: Yeah. But it seems like from your - from your floorplan layout, that,  
1113 um, that parking on the other side could easily just traverse across right there,  
1114 traverse across there and right back out that same access point.  
1115

1116 A: I agree.  
1117

1118 Q1: So, and I think that that would - that would really eliminate my concern with  
1119 the relationship that this has to the street frontage with all these drive aisles  
1120 and, you know.  
1121

1122 A: Yeah.  
1123

1124 Q1: Breaking that up.  
1125

1126 A: No.

1127  
1128 Q1: I mean...  
1129  
1130 A: I...  
1131  
1132 Q1: ...it - I think it would - it would enhance your overall design.  
1133  
1134 A: Well, I think we could flip-flop. That's a - a good visual right there. We would  
1135 flip-flop the business center with that tenant lobby and leasing office, and  
1136 maybe put some type of turnaround right there in front. Then we could have  
1137 some pedestrian access on that - on the East and North sides there.  
1138  
1139 Q1: Yeah. Okay.  
1140  
1141 A: Okay.  
1142  
1143 Q1: Uh, is there...  
1144  
1145 A: I'm just looking...  
1146  
1147 Q1: ...anything else...  
1148  
1149 A: ...at...  
1150  
1151 Q1: ...that we need to...  
1152  
1153 A: ...no.  
1154  
1155 Q1: ...talk about?  
1156  
1157 A: I think those were the big ones. Hanna, I think you had a kind of a - a bunch  
1158 of other little things that we can respond to in writing if that's the  
1159 easiest. Um, I think the only biggest outstanding item is this, uh, 1.57  
1160 acres, just because I think that flows through on all of our calcs on what  
1161 we wanna use. So, I'll get you over that ALTA survey today.  
1162  
1163 Q: Okay. Yeah. That would - that'd be great. And, um, then as far as all the other  
1164 little comments that I have, we can just submit another letter addressing it and  
1165 then pointing it out in the plan, um, would be the easiest.  
1166  
1167 A: Okay.  
1168

1169 Q: Um...

1170

1171 A: I - I already have a draft copy in the works. So, we'll try...

1172

1173 Q: Okay.

1174

1175 A: ...to get that to you shortly. Um, and then I think we'll just kinda, uh, I think

1176 the biggest outstanding - outstanding item is the - the issue with the police

1177 department. So, we'll kinda circle back and maybe get over - I'm

1178 kinda thinking a couple of different maybe proposals. And then maybe just

1179 circle back with the chief of police and - and see if he's comfortable with

1180 those. And then we can kinda just decide collectively how we wanna address

1181 that issue. Uh, I've also - I started doing some research. Uh, we can't - this

1182 can't be the only project in the United States that's had to deal with this. So,

1183 someone else has had this issue. So, I kinda wanted to do a little bit of

1184 research and see if we can find, uh, how other municipalities are dealing with

1185 this.

1186

1187 A1: Yeah.

1188

1189 Q: Yeah.

1190

1191 A: All right? Thanks, Brett.

1192

1193 Q1: You betcha.

1194

1195 A: And Jenah.

1196

1197 Q1: Thank you.

1198

1199 A: Hanna.

1200

1201 Q: Okay. (Unintelligible).

1202

1203 A: All right, bye.

1204

1205 Q1: Thanks everybody.

1206

1207 Q2: Thank you.

1208

1209 Q: Bye.

1210

1211 Q1: Bye.

1212


1213 Q2: Thank you.

1214

1215

1216 This transcript has been reviewed with the audio recording submitted and it is an accurate

1217 transcription.

1218 Signed  \_\_\_\_\_