

Amigos Subdivision Narrative: Planned Unit Development

- **How does the project achieve architectural variety for the individual units?**

This project achieves architectural variety through a mix of building types such as single family detached residential, duplex, triplex, five-plex all with varied massing, multi-material exterior facade, articulated rooflines, and differentiated entries, balconies and outdoor space. Together, these elements create architectural character and variety.

- **How does this achieve housing variety?**

Amigos Subdivision achieves housing variety by incorporating a broad spectrum of residential building types, including a single-family detached home, duplex, triplex, townhomes, and a five-plex. This deliberate mix of housing forms ensures a range of unit sizes, styles, and price points that can accommodate households at different life stages and income levels. Together, these formats establish a neighborhood with ownership and rental diversity, balancing long-term stability with adaptable housing choices similar to the surrounding neighborhood.

- **How does this project implement the purpose of GCC 8-6B-7 PUD better than adhering to standard regulations.**

The Amigos Subdivision fulfills the purpose of Garden City's Planned Unit Development code by offering a diverse mix of housing types within a compact site, providing greater choice and efficient use of land. Through clustering, the project preserves meaningful open space with a community grassy area, gardens, and private balconies. With 27 parking stalls, integrated bike parking, and proximity to the Greenbelt and transit, the subdivision aligns density with transportation and community goals. Collectively, Amigos achieves sustainability, flexibility, and neighborhood vitality beyond what standard regulations could deliver.

- **What are the requested code adjustments for this application?**

The requested code adjustment for this application pertains to the minimum depth of private outdoor space. While the project meets the overall required net total of private outdoor space, we are requesting a reduction in the minimum balcony depth from 6' to 5'. In support of this request, the project provides three Class A amenities and one Class B amenity, exceeding the requirement of two Class A and one Class B amenities. The enhanced amenity package fulfills the code's intent by delivering quality outdoor living spaces and added community value.

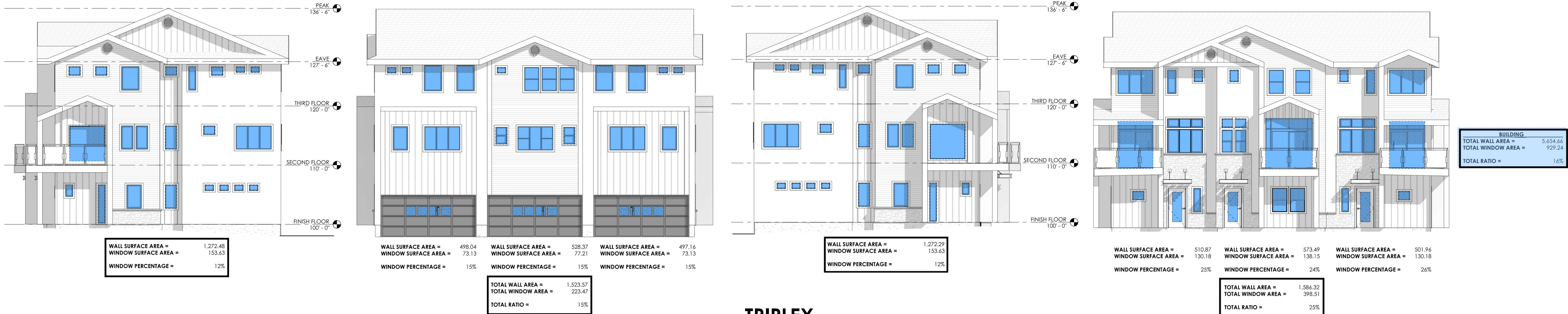
- **A Certified Arborist Report**

Not applicable. There are no existing trees onsite.

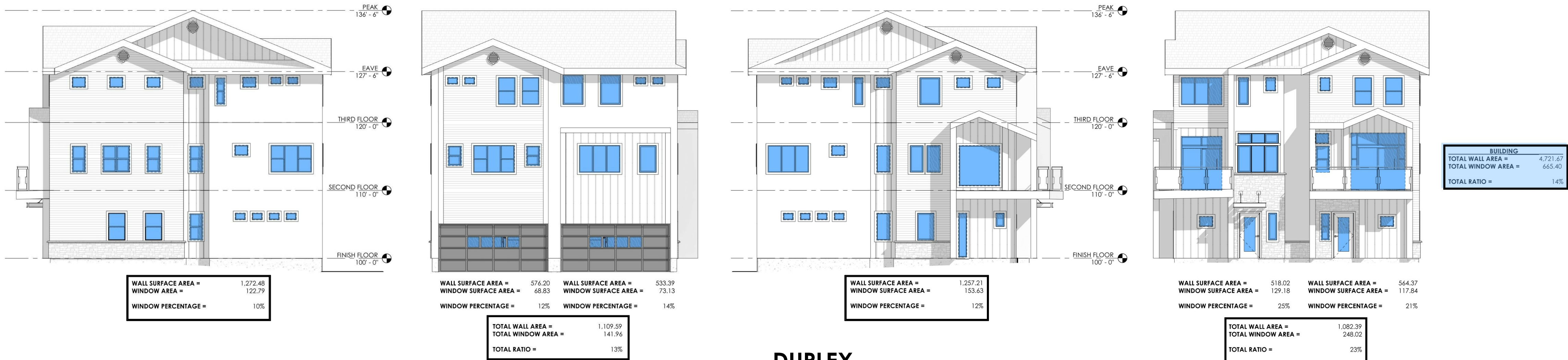
- **A plan sheet identifying the percentage of the façade dedicated to windows per 8-4B-4 of the adopted ordinance 1056-25. See attachment.**



5-PLEX



TRIPLEX



DUPLEX



SINGLE

DATE	
REVISIONS	
NO.	

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PROJECT NAME
AMIGOS SUBDIVISION
SITE DEVELOPMENT
3921 & 3933 ADAMS ST.
WINDOW CALCULATIONS

JOB NO: 24147
DATE: 09/18/25
DRAWN BY: PMG

SHEET NUMBER:
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PLOT DATE:
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