



DSRFY2025-0008, Design Review

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Following are my comments on the pending design review by Garden City for a proposed 236 dwelling unit four story multi-family development
to be located at 8647 & 8687 W. Marigold St, Ada County Parcel #S0525233602 (Boise Bible College).

Certain design components of this application are substantially not in compliance with applicable requirements and policies of Garden City.

Specific Code provisions 8-6B-3: Design Review:: E Required findings that are in conflict (include):

4. The proposed design shall be compatible with the neighborhood in scale and intensity;
5. The proposed design shall not create an adverse impact on the surrounding neighborhood;
6. The proposed architecture and site improvements shall have facades, features, materials and building form and other physical improvements that are compatible with or enhance the neighborhood.

An application for a multi-family residential development at this site should demonstrate compliance with the Comprehensive Plan. This project site designation, Residential Medium Density as described on page 32 of the Comp Plan (2019) indicates, "This designation allows for detached and attached dwelling units including duplexes and townhouses". Also, page 27, directs Action Step 10.4.3, "Provide a transition in the height and scale of development that is compatible with the existing surrounding neighborhoods". The surrounding neighborhoods are predominantly single family residential single story. Some residences, such as N. Willowdale Lane (2 story adjacent to the project site) have also utilized neighborhood compatible Craftsman style architecture. Clearly, this project as proposed at 4 stories and 236 units does not provide compliant architectural design or height transition. The scale and intensity would be dramatically out of place at this location.

This project would exacerbate the already extreme traffic congestion in the Glenwood/ Marigold corridor (see ITD comments 6/10/25). Proponents have offered no plans to mitigate traffic issues. I would suggest that, in coordination with ACHD and ITD, Garden City require that the applicant provide funding to conduct an independent 3rd party traffic and parking study with mitigation measures prior to further consideration.

Considering the Comprehensive Plan, zoning and design review compliance issues and greater neighborhood concerns with this project, I would highly recommend that this application be moved to the City Council for further action.

Thank you for the notice and opportunity to comment. I would be happy to further discuss these matters,

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