

From: [Brett Labrie](#)
To: [Derek Hurd](#)
Cc: [Hanna Veal](#); [Jenah Thornborrow](#)
Subject: Re: Boise Bible College DSRFY2025-0008 Resubmittals
Date: Monday, December 22, 2025 12:19:17 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

It appears that very little has been done to make the main entrance locations a focal point and easily identifiable. The added contrasting color at the door and window locations is not sufficient to address this item. Articulation in the facade should extend vertically on the building. There is an opportunity at the stairwells on the north and south elevations of the buildings to express these as the main vertical circulation elements to access all floors. The main entrance on the East facing facade (located in the center of the building) should be just as prominent or more prominent than the leasing office and the lounge.

Brett G. Labrie, NCARB

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On Mon, Dec 22, 2025 at 7:58 AM Derek Hurd <dhurd@gravitaslc.com> wrote:

I still don't see the primary entrance as primary or having any hierarchy with the surrounding building, it's tucked out of sight. There is a hierarchy to the leasing office and improvements have been made to the most visual corners, but not to what is the primary entry of the residents as stated previously.

Derek Hurd
208.841.4112

On Wed, Dec 17, 2025 at 6:40 PM Hanna Veal <hveal@gardencityidaho.org> wrote:

Good afternoon,

The BBC Design Review application was moved to December 30th, which means that they had time to resubmit materials for you to review. These changes reflect an attempt to resolve your previous comments.

[Resubmittals 12112025](#)

The new proposal shows the removal of the fence and gates along Marigold St. And their narrative explains what other changes they have made, as shown in the renderings. As of right now, there is a drafted condition of approval in front of city council that reads:

16. Architectural revisions must be submitted and approved within the parameters of the Design Review Administrative Rules of Procedure Thresholds policy. The revisions shall include:
- a. Redesign of the primary residential building entrances so that they are clearly identifiable, emphasized, and integrated into the building façade as the main points of access for residents and visitors.
 - b. Revisions to associated façade elements, including but not limited to massing, articulation, and material transitions, as needed to establish a clear entry hierarchy.

Please send me your updated comments/suggestions, or if you would like to keep the condition as is or change it, or approve of the changes they made.

Thank you,



Hanna Veal

Associate Planner

Development Services Department, **City of Garden City**

p: 208-472-2922

a: 6015 Glenwood Street, Garden City, ID 83714

w: www.gardencityidaho.org



From: Derek Hurd <dhurd@gravitaslc.com>

Sent: Monday, December 1, 2025 3:55 PM

To: Hanna Veal <hveal@GARDENCITYIDAHO.ORG>

Cc: Brett Labrie <blabrie@ll-arch.com>; Mariia Antonova <mantonova@GARDENCITYIDAHO.ORG>; Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>; Wyatt King <wking@GARDENCITYIDAHO.ORG>

Subject: Re: Boise Bible College DSRFY2025-0008 Resubmittals

DSRFY2025-0008 Resubmittal Comments:

1. I don't see any significant updates to the façades to indicate where their main entrance for the main function and main user of the project is. The 300-400 entries every day to the homes feels like it is tucked away next to the 1A units, and not visible from anywhere as a defined entrance until you are upon it. The entry should be a focal point and prominent for guests and residents. The façades for the leasing office and lounge are much improved, but those aren't the main entry for the function of the building.
2. The development being a gated development does not satisfy a direct, convenient, attractive pedestrian pathway. I believe there is enough language in code and comp plan that we should not have gated developments in Garden

City. To the degree of emergency language added at a council hearing. I believe it was an oversight or omission in the re-write that made the clear language disappear.

3. We discussed breaking up the cornice on Building 1 North East corner. Perhaps like Building 2 North East Corner.
4. 8-4I-6.E.3.a - Verify internal tree count in south lot. And landscape median requirement in 8-4I-5.

End of comments.

Derek Hurd

208.841.4112

On Mon, Nov 24, 2025 at 5:54 PM Hanna Veal <hveal@gardencityidaho.org> wrote:

Lets try this email again. Try this link: [Resubmittals 11132025](#)

From: Hanna Veal

Sent: Monday, November 24, 2025 5:37 PM

To: Derek Hurd <dhurd@gravitaslc.com>; Brett Labrie <blabrie@ll-arch.com>

Cc: Mariia Antonova <mantonova@GARDENCITYIDAHO.ORG>; Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>; Wyatt King <wking@GARDENCITYIDAHO.ORG>

Subject: Boise Bible College DSRFY2025-0008 Resubmittals

Good evening,

Please see the attached documents Boise Bible submitted as part of their resubmittals. Please provide email responses I can add to the staff report and drafted conditions of approval if you feel they are necessary, they are scheduled for the December 8th City Council hearing. City Council is the final deciding body for this application.

I need comment responses by December 3rd. Sorry for the quick turnaround!

Thank you, have a great Thanksgiving!



Hanna Veal

Associate Planner

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