



## **DESIGN REVIEW NARRATIVE**

### **41<sup>st</sup> Street Multi-Family**

**212 W. 41<sup>st</sup> Street  
Garden City, Idaho 83714  
Lots 9-11, Block E, Fairview Acres Subdivision No.2  
Parcel No. R2734510560**

## **PROJECT OVERVIEW / STATEMENT OF INTENT**

This project encompasses the construction of a one 3-story 12-plex, two 3-story 18-plex multi-family buildings and a 1-story development clubhouse with an open mezzanine. Utility infrastructure to the site exists within 41st Street right-of-way and will be utilized for this project. The Fairview Acres Subdivision No. 2 is an existing subdivision currently zoned as C-2.

## **COMPLIANCE STATEMENT**

The current zoning and Long-Range Comprehensive Plan of this parcel is currently designated as C2, which will remain unchanged. This building project fits within the framework of the current Comprehensive Plan Built Environment goals and objectives and will improve the City Image by improving the landscaping to meet current city streetscape and buffering standards, providing building structures and development which will complement the adjacent existing businesses with architectural finishes that also enhances the Cities image. The exterior finishes will be a combination of modern horizontal ribbed and vertical corrugated metal painted metal siding, medium patina Cor-ten panels and exposed concrete. Storefront glazing to match the existing adjacent structures at the street level along 41<sup>st</sup> Street will be utilized in the Clubhouse, anchoring this development and complementing adjacent commercial uses.

The proposed uses for these buildings will be multi-family, and will not impact adjacent properties with additional noise, vibration, or noxious uses.

## **OBJECTIVES 8-4C**

1. The design of the structures will advance the urban form of the adjacent area and Garden City by continuing the continuity of the existing adjacent structures with updated finishes, while also providing envelope forms that will give distinctive place with the use of updated roof planes and landscape. The current adjacent commercial buildings within the area have a combination of flat roofs with parapets, gabled, and low sloping roofs. The proposed structures will have low sloping liner planned roof lines, providing a transition from the residential uses to the south while also complementing the adjacent low sloping liner planned and gabled adjacent metal building structures to the north.
2. Site parking and pedestrian circulation will be fully developed, providing pedestrian and vehicular circulation within the site and adjacent public road.
3. The structures will contain the following materials:
  - a. Roofing materials: Standing Seam Metal, complimentary to the existing adjacent structures.
  - b. Siding: Combination of both vertical and horizontal metal siding, medium patina Cor-ten panels and exposed concrete, both complimentary to and enhancing the existing adjacent structures.
4. The existing site is currently vacant with existing previously used residential structures and stored vehicles. The proposed structures are intended to match in rhythm of envelope and finishes of the existing adjacent structures directly east across 41<sup>st</sup> street and north along 41<sup>st</sup> street, ensuring the structure continuity is met.
5. The structures will be setback from the street, with landscaping meeting the current streetscape requirements.

## **BIKE AND PEDESTRIAN**

Bike and pedestrian flow will be developed on the site, with sidewalk connectivity ensuring a safe internal

circulation to the proposed new structure. The nearest transit facility is located less than a ¼ mile on Chinden Blvd.

## **PARKING STANDARDS**

The proposed on-site parking will meet the current standards of Garden City per section 8-4D. Parking stall depths adjacent to the landscape areas are proposed to be 20-feet with a 2-foot overhang per section 8-4D-3B-4. The parking drive isle width is proposed to be a minimum of 22-feet per table 8-4D-1.

## **LANDSCAPING**

This development has greater than 5% of the site dedicated to landscaping with at least one class II or III tree provided for every 50-feet of street frontage per 8-4I-4. Perimeter landscaping will be per section 8-4I-5, providing a visual barrier and enhanced streetscape. Parking area landscaping will be per section 8-4I-6. An irrigation system will be constructed and fully operational.

## **SUSTAINABILITY CHECKLIST**

This development is within 1/4 mile of an established restaurant ( Taco El Ray ), a food store ( Jacksons Food Store ), and personal or professional services ( The Taper Shop ) and therefore is exempt from the requirements of 8-4G of Code per the Sustainability Checklist.

## **WAIVER REQUEST**

This project is requesting a waiver to provide a 100% complete site topographic survey. An 85% complete topographic survey has been completed and provided with this application providing accurate boundary, utility and easement criteria for initial design of the project. The project scope does not include the removal or reconfiguration of any existing site drainage system or site improvements that would require the confirmation of elevation, location, or placement until the time of construction document preparation. This project also requests a waiver to provide a street lighting plan, as the scope of this project is confined to the improvements on the parcel and does not include street improvements other than a detached sidewalk. A pressure irrigation waiver request letter was sent to the City Engineer, Joe Canning on October 3, 2025. This Property has associated water rights, however, it does not have the access ability to be provided to the property. This request was submitted by Jason Jones, Board President, Fairview Acres Lateral Water Users Association.

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