

# Neighborhood/ Community Rezone Input: ACHD Site and surrounding area

## SAPFY2026-0001 | Specific Area Plan (SAPD-02)

Garden City has a rare opportunity on its hands.

The Ada County Highway District (ACHD) is preparing to sell a property along the Boise River. For years, this site has been used as a maintenance yard, tucked away from public view and largely cut off from the water's edge. When it redevelops, that changes. This site could open up new public access to the river, create a place where people want to spend time, and set a new standard for what thoughtful, community-driven development looks like in Garden City.

Before any plans are drawn or decisions are made, we want to hear from you. What do you want to feel when you walk through this area? What would make you proud of how it turned out? What would make you feel like we got it wrong?

A few things are worth knowing upfront. The City is not able to purchase this land to preserve the site as a public park, and the site's size and location mean it will need to support a more active, mixed-use environment to be viable, similar to other properties that have redeveloped nearby along the river. But within those realities, there is room to shape what this place becomes: its character, its feel, how it meets the river, and how it fits into the neighborhood around it.

With this in mind, we want to hear from you. This survey will directly inform the Specific Area Plan for this site, which is the guiding document that will shape zoning, design standards, and development requirements for years to come.

*This survey takes about 5 minutes. All responses are anonymous.*

What should be the top priority when redeveloping this site?

- Public access to the river
- Job creation
- Environmental improvement
- Compatibility with nearby homes
- A range of housing types
- A mix of uses
- Other

Please select up to three descriptions that best reflect how you would like this area to feel in the future.

- A welcoming place where people gather
- A calm retreat within an active urban setting
- Rooted in river stewardship (e.g. nature access, ecological care, habitat augmentation and preservation)
- An active space with a vibrant mix of uses
- A hub for employment and economic activity
- None of the above
- Other: .....

Please select all land uses you would **LIKE** to see at this site.

- Public parks or open space
- Housing
- Small scale retail such as cafes, bakeries, and pharmacies
- Professional services such as dentists, salons, and offices
- Community or civic facilities such as daycares, community centers, or religious facilities
- Cultural or educational uses
- Night Life or late night uses
- Health or fitness facilities such as fitness studios, health clinics or gyms
- Recreational spaces such as small scale movie theater or arcade
- Large scale retail
- Industrial uses
- Warehouses
- Large parking facilities
- None of the Above
- Other: .....

Please select all land uses you would prefer **NOT** to see at this site?

- Public parks or open space
- Housing
- Small scale retail such as cafes, bakeries, and pharmacies
- Professional services such as dentists, salons, and offices
- Community or civic facilities such as daycares, community centers, or religious facilities
- Cultural or educational uses
- Night Life or late night uses
- Health or fitness facilities such as fitness studios, health clinics or gyms
- Recreational spaces such as small scale movie theater or arcade
- Large scale retail
- Industrial uses
- Warehouses
- Large parking facilities
- None of the Above
- Other: .....

### Which design features are most important?

- Height limits near existing houses
- Height limits near the river
- Open Space near greenbelt and River
- Landscaping and buffers adjacent to existing neighborhood
- High quality materials (durable materials)
- Architecturally interesting buildings
- Public or functional art
- Other: .....

### How would you most like to use the riverfront? (Select all that apply)

- Walking or jogging
- Biking
- Passive recreation (seating, overlooks)
- Nature viewing or restoration
- Play areas or family spaces
- Community gathering areas including a mix of retail spaces
- I would not use the riverfront
- Other: .....

Are you concerned about traffic or parking impacts?

- Very concerned
- Somewhat concerned
- Not concerned
- Unsure
- Other: .....

Which public benefits should be required?

- Public open space
- River Greenbelt access
- Trails and connections
- Environmental restoration
- Community gathering spaces
- Infrastructure improvements (Street, utility, or sidewalk improvements)

If you could describe this area in 10 years with one word or phrase, what would it be?

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In 2015 University of Idaho College of Art and Architecture prepared the linked [Urban Centers Plan](#) that may inform this effort. Please let us know any comments that you might have regarding this plan.



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What else is important to inform in this endeavor?

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If you would like to receive updates on this process, please provide your email address.

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Thank you! We appreciate you taking the time to help us refine this Specific Area Plan zone.

# Google Forms