

# Heron Commons: Specific Area Plan

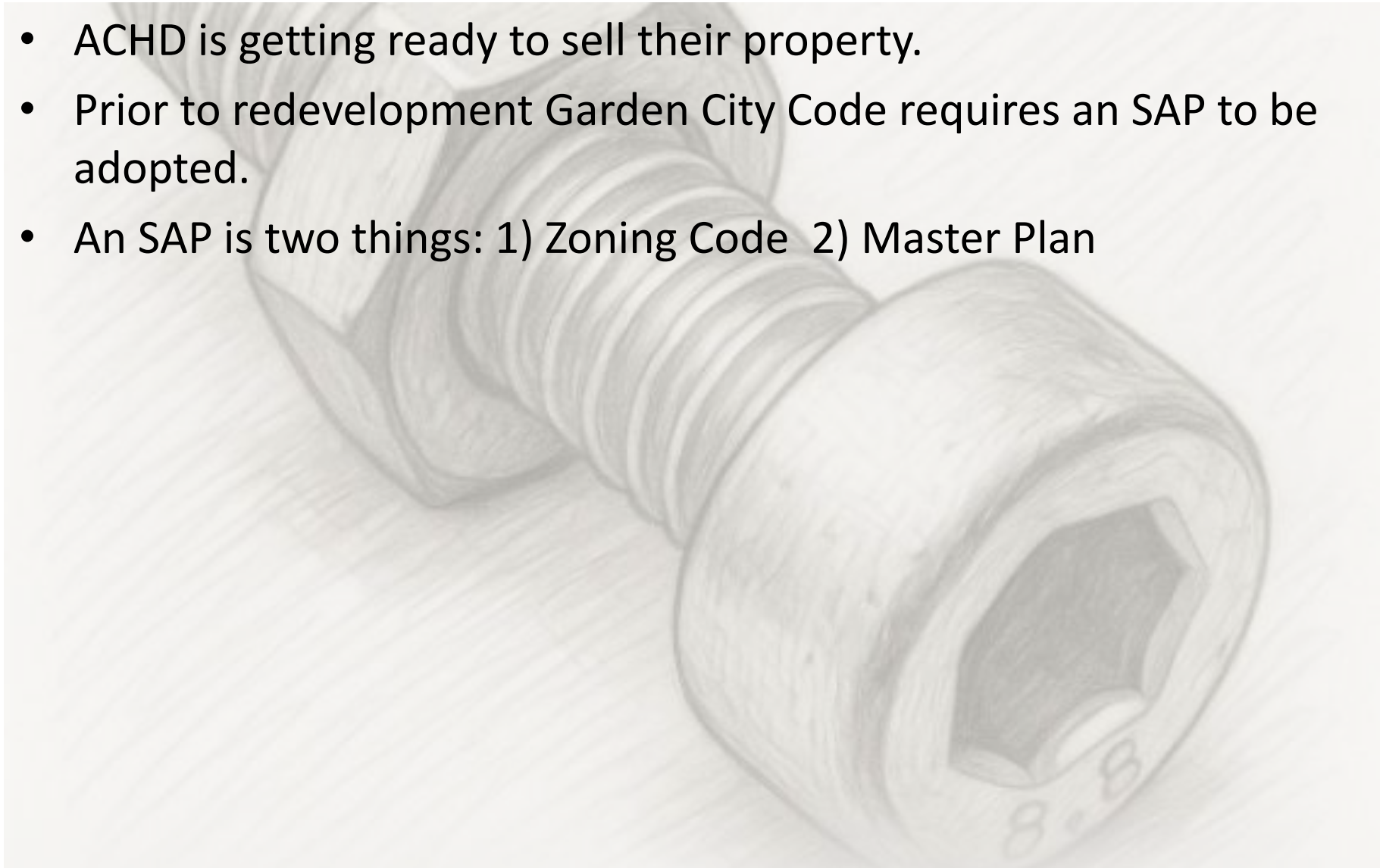


***Planning and Zoning Commission***

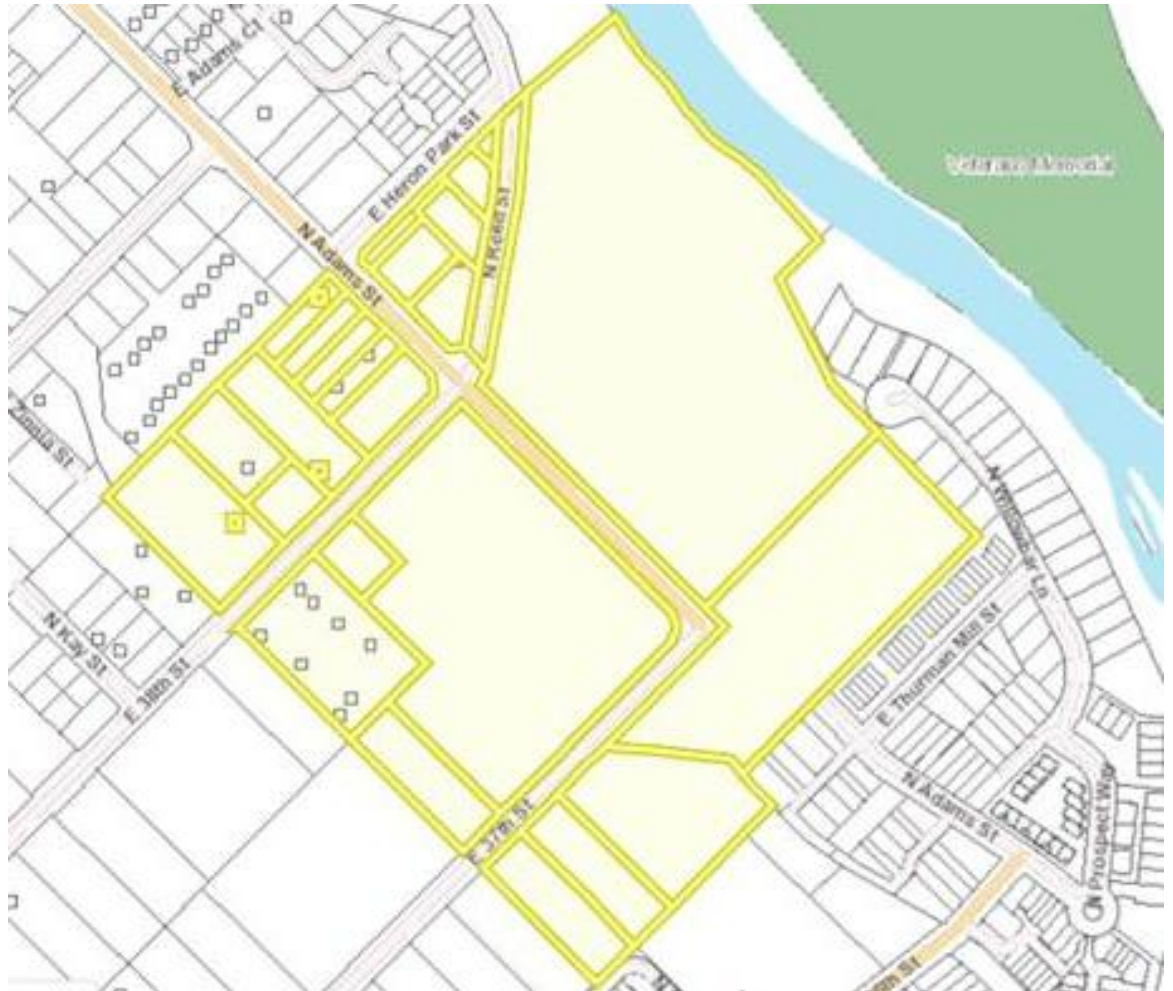
Date: May 20, 2026

# How and What?

- ACHD is getting ready to sell their property.
- Prior to redevelopment Garden City Code requires an SAP to be adopted.
- An SAP is two things: 1) Zoning Code 2) Master Plan



# Properties



# Current Zoning

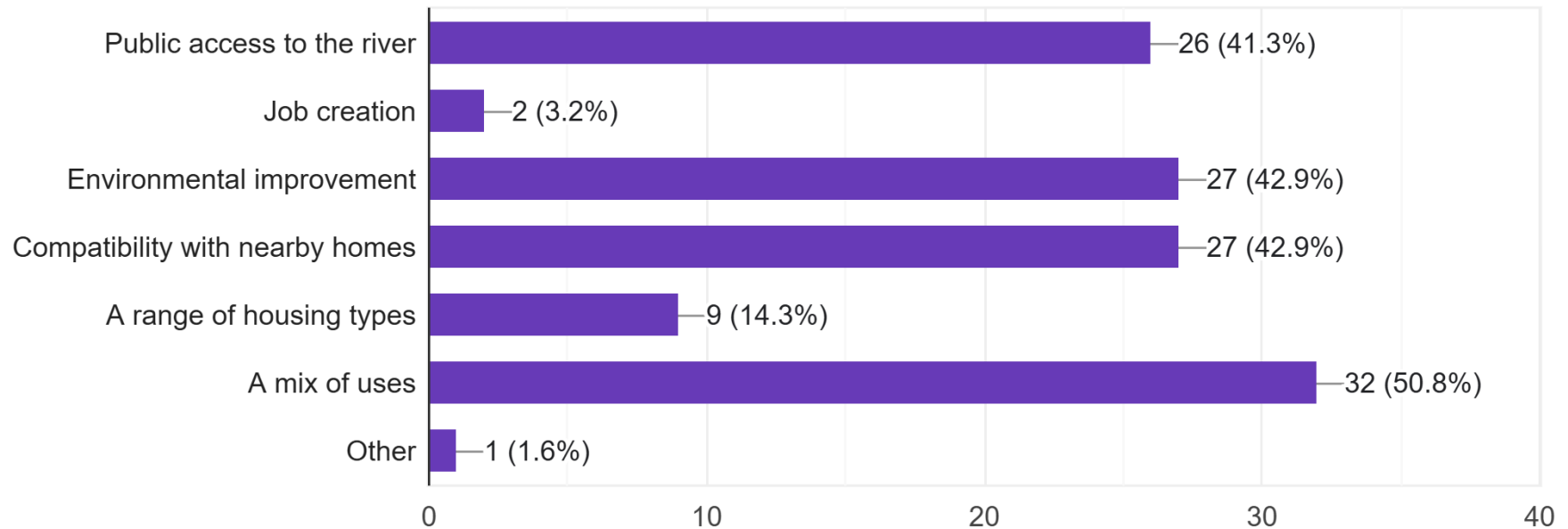
The property is bound to by the Boise River, generally to the north, and adjacent to properties zoned R-3, C-2, and MU. A map of the subject properties are highlighted below in yellow, and a neighborhood zoning map is provided:



# Priorities

What should be the top priority when redeveloping this site?

63 responses



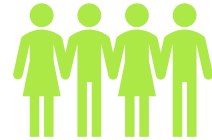
# Character + Feel



Rooted in River  
stewardship

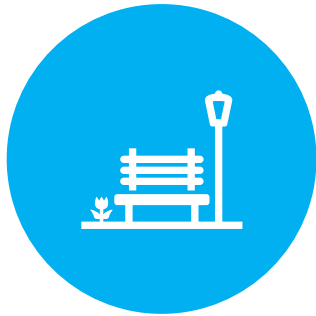


An active space with a  
vibrant mix of uses



A welcoming place  
where people gather

# Desirable Uses



PARK AND OPEN SPACE



SMALL SCALE RETAIL



CULTURAL OR  
EDUCATIONAL

# Undesirable Uses



HARD PASS: LARGE SCALE RETAIL,  
INDUSTRIAL USES, WAREHOUSES,  
LARGE PARKING FACILITIES



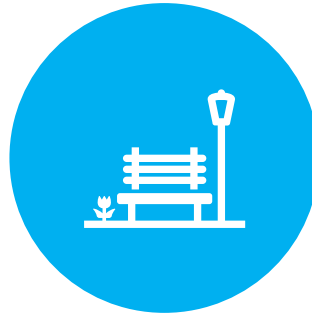
MAYBE NOT: PROFESSIONAL SERVICES  
LIKE DENTIST OR DOCTORS' OFFICES,  
NIGHT LIFE



# Incorporate



GREENBELT ACCESS



PARK AND OPEN SPACE



ENVIRONMENTAL  
RESTORATION

# What is the most important



Open Space near  
the greenbelt.



Height limits  
adjacent to the river  
and housing



Architecturally  
interesting  
buildings.



Landscaping and  
buffers.

# In 10 Years...

RIVERFRONT • WELCOMING • COMMUNITY •  
GREENBELT ACCESS

VIBRANT • ECO-FOCUSED • GATHERING SPACES •  
MIXED-USE

NATURE STEWARDSHIP • OPEN SPACE • WALKABLE  
• BIKE-FRIENDLY

ART • ARCHITECTURE • CULTURE • SMALL-SCALE  
RETAIL

HOUSING OPTIONS • RESTORATION •  
FAMILY-FRIENDLY

PASSIVE RECREATION • CONNECTED • LIVELY •  
HEALTH + WELLNESS

# Specific Concerns



Adams Connection (traffic  
and circulation)



Neighborhood  
compatibility



Greenbelt, open space,  
environmental stewardship



# Draft Ordinance

- Address Comprehensive Plan/ Adopted Plans
  - Mixed Use; Main Street; Opens Space/ Parks
- Address adjacent existing residential
- Require public open space
- Maintain massing away from the Greenbelt
- Require Greenbelt Access @ 300' or less
- Utilities underground
- Connectivity:
  - 38<sup>th</sup> Street; Reed Street; Adams Street
- Require Adams connection
  - Emergency Access
  - Bicycles access to allow for a secondary connection off the Greenbelt
  - Require design standards to repress cut-through
  - Evaluation period to allow for closure if presenting a problem
  - ACHD must approve
- Thurman Mill as bicycle path
- Pedestrian Spine shared road or pedestrian path
- Phasing

# Two Drafts

| Category                        | Option A – Structured, Code-Based                                                                                                                                 | Option B – Flexible, Master Plan–Based                                                                                                                    |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Approach                        | Uses <b>pre-defined subdistricts</b> (riverfront, residential edge, mixed-use core) with fixed rules.                                                             | Uses a <b>Regulatory Master Plan (RMP)</b> to organize development rather than preset subdistricts.                                                       |
| Regulatory Style                | <b>Prescriptive:</b> detailed standards for form, frontage, pedestrian spine, etc.                                                                                | <b>Outcome-based:</b> standards focus on results; specifics resolved through design review.                                                               |
| Open Space                      | Has <b>defined minimums and location</b> and a structured allocation system.                                                                                      | Required but <b>flexible</b> , guided by targets rather than fixed minimums.                                                                              |
| Intensity & Form                | <b>Fixed height and scale</b> by subdistrict.                                                                                                                     | <b>Target-based</b> (e.g., density), finalized through the Master Plan. Adjacent to edges of                                                              |
| Calibration / Buildability Risk | Higher risk of unintended constraints due to over-prescriptive standards; may limit design flexibility, increase costs, or create conflicts. Objective in nature. | Lower risk of over-constraint due to flexibility; may require stronger oversight and can create uncertainty if expectations are unclear. More subjective. |
| Implementation                  | Uses prescribed standards- and a Development Allocation Plan (DAP) to manage development rights and open space. Administratively burdensome.                      | Uses a <b>Regulatory Master Plan (RMP)</b> to set the overall development framework.                                                                      |
| Uses                            | Specific; streamlined approach                                                                                                                                    | Defers to MU                                                                                                                                              |
| Key Policy Choice               | Prioritizes <b>certainty, structure, and coordinated outcomes.</b>                                                                                                | Prioritizes <b>flexibility, adaptability, and design evolution.</b>                                                                                       |

# Design Consultants: Hybrid



Concerned about implementation



Remove HCRE- but defer to language in Draft B to address adjacent homes through orientation, height, design (windows, outdoor space), trees, stepbacks and setbacks



Keep Draft A Uses



Keep Draft A prescriptive standards and HCPI as a base, but introduce flexibility via a master plan that can allow for alternative proposals that meet or exceed the code



Require regulatory master plan



# Recommendation

City Council: July 13, 2026, at 6:00 PM