

September 19, 2026

To: Honorable Mayor Bill Jacobs, Council President James Page, and Members of the Council

Via: planning@gardencityidaho.org · Development Services, 6015 Glenwood Street

Re: Funding on-site public improvements and off-site access after adoption of Draft 6, Ordinance 1071-26, SAPD-02 (file SAPFY2026-0001)

This memorandum accompanies two written comments on file SAPFY2026-0001: one on coordinated utility infrastructure (ground-source heating and cooling evaluation, spare communications conduit, and street poles), and one on service access, unit mix, Greenbelt load, and access to Chinden Boulevard and Veterans Memorial Parkway. Those letters ask for Regulatory Master Plan standards. This page addresses how public improvements can be funded after the plan is adopted.

Please adopt the Specific Area Plan first. Adoption is what raises the value of the Ada County Highway District Adams Street yard. Funding tools should follow that vote.

Three steps after adoption

1. **Ask the highway district, at listing, for a development-agreement condition.** The purchaser of the surplus yard should construct or bond the on-site public realm the plan already requires: flood work, the pedestrian spine, the canal path, Greenbelt frontage, and a shared service court. The District receives fair-market proceeds for the land. The buyer, not the sale check, funds those on-site improvements.
2. **Start urban-renewal eligibility for the building increment.** Once the yard is privately owned and on the tax roll, the Garden City Urban Renewal Agency can use tax-increment financing—the growth in taxable value above a frozen base—to pay for named public costs. Staff have already pointed to this path after Riverfront East. Eligible items can include flood protection, open space, and bicycle and pedestrian facilities.
3. **Program off-site access and a river crossing as capital projects.** A traffic and access study at Regulatory Master Plan should assign build-out trips to the two signalized outlets that serve the site today: 36th Street at Chinden Boulevard, and Adams Street at Veterans Memorial Parkway. Work at those intersections, and a second span that load-balances the 36th Street Greenbelt bridge, belong on a capital-improvement program, an urban-renewal project list, and the Community Planning Association of Southwest Idaho regional list. Ada County is already designing a 52nd Street footbridge; other spans have been proposed upstream. That work is not a condition of first reading.

Request: Adopt Draft 6, Ordinance 1071-26, SAPD-02, including the Regulatory Master Plan items in the companion comments. Direct staff to request Ada County Highway District sale conditions for on-site public improvements, to begin urban-renewal eligibility work when Riverfront East timing allows, and to place Greenbelt-relief and Chinden / Veterans access on a joint agenda with the highway district and the regional planning association. This memorandum does not ask Council to delay adoption or to condition the ordinance on a rebate of sale proceeds.

Please include this letter in the official record for Draft 6, Ordinance 1071-26, SAPD-02 (file SAPFY2026-0001).

Respectfully submitted,

Ken Pyle

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