

PROPOSED EDITS TO DRAFT #6 (FROM CURT FRANSEN 9/30/26)

Facility	Primary Function	Motor Vehicles	Bikes	Pedestrians
Boise River Greenbelt	Recreation	No, except emergency vehicles if designed adequately	Yes	Yes
Primary Pedestrian Spine	Destination Location	Yes, but not required, and must be secondary	Yes	Priority
Local Circulation Network	Public Access	Yes	Yes	Yes
38th Street Extension	Bicycle Network Connection	Yes, but may be limited	Priority	Yes
Thurman Mill Canal Multiuse Pathway	Non- motor vehicular mobility	No, except emergency vehicles if designed adequately	Priority	Yes
MULTI-USE Adams Bicycle Connection PATHWAY	NON-MOTOR vehicular mobility Bicycle mobility	No, except emergency vehicles if designed adequately	YES Priority	YES Dependent on proposal

Figure 8-8B-3.1 Street and Pathway Typology

WHY WOULD THIS BE
BIKES ONLY? SEE C.4.A
ON PAGE 75 WHICH CALLS IT
"BICYCLE AND PEDESTRIAN
CONNECTION"

2. Boise River Greenbelt Standards

A. Boise River Greenbelt Improvements

1. Required Facility: Any portion of the Boise River Greenbelt that is constructed, reconstructed, or modified shall remain open and accessible to the public in perpetuity, except for temporary closures permitted by Garden City Code.
2. Purpose: The purpose of the Boise River Greenbelt Standards is to protect, enhance, and ensure the long-term public benefit of the Boise River and Boise River Greenbelt as a premier community amenity. These standards are intended to prioritize public access, visibility, and enjoyment of the river corridor while preserving its environmental and recreational value.
3. Intent: The intent of these provisions is to:
 - a. Incorporate and advance the intent of **8-4M BOISE RIVER NATURAL RESOURCE**. Open space shall be planned and maintained in a manner that preserves and enhances river-related natural resources, supports floodplain and habitat functions, strengthens the Boise River Greenbelt

irrigation use, habitat value, public access, connectivity, or public enjoyment of the canal corridor.

5. Nothing in this section shall prohibit canal modifications expressly required or approved by the Thurman Mill Irrigation District.

6. Adams Street Bicycle Connectivity Requirement

Purpose: Provide a dedicated, direct, safe, comfortable, and continuous public ~~bicycle~~ ^{Multi-use pathway} connection that ties into the existing collector roadway, E. Adams Street that is west of 37th Street to the section of the local roadway E. Adams Street that intersects with E. 36th Street. This connection shall be required and shall not be eliminated. The Boise River Greenbelt shall not constitute or serve as the required connection. *—W/ NO DIMENSIONS, CLEAR ZONES, LANDSCAPING & VISIBILITY REQUIREMENTS?*

7. Adams Street Requirement

- A. Purpose: Adams Street between the western boundary of the Heron Commons SAP District and 37th Street is an existing collector roadway within the Heron Commons SAP District. A collector roadway is intended to gather traffic from local streets and convey it to higher-capacity roadways. The stub segment of Adams Street within the Waterfront District Subdivision adjacent to the Heron Commons SAP District is classified as a local street intended to provide direct access to adjacent properties. The purpose of the Adams Street corridor between the western boundary of the Heron Commons SAP District and 37th Street is to provide vehicular access through the site and connectivity to the local street network serving the Heron Commons SAP District. Within the district, Adams Street shall be enhanced through streetscape improvements that create a comfortable and inviting experience for pedestrians, bicyclists, and motorists.
- B. Intent: The intent of the Adams Street from the western boundary of the Heron Commons SAP District to 37th Street Segment is to:
 1. Maintain continuity with the existing street network and surrounding development patterns.

3. Maximum Block Length Standard

A. Where a block face, development frontage, or physical barrier would otherwise exceed six hundred feet (600') in length, a public connection shall be provided.

B. Required connections shall:

1. Be open and accessible to the public;
2. Provide a direct and continuous route through the block or development area;
3. Connect to a public street, public pathway, public open space, or another publicly accessible circulation facility at each end;
4. Be designed to safely accommodate pedestrians, bicyclists, or both; and
5. Remain available for public use in perpetuity through public ownership, public easement, or another legal mechanism approved by the City.

4. Alternative Design. The review authority may approve an alternative spacing or alignment where environmental constraints, flood protection improvements, existing public access facilities, canal infrastructure, or other site conditions make strict compliance impracticable, provided the proposal achieves an equal or greater level of public connectivity.

D. WATERFRONT DISTRICT SUBDIVISION EMERGENCY VEHICLE ACCESS

A redundant emergency vehicle access connection to the Waterfront District Subdivision shall be provided in addition to existing emergency access that is provided by East 36th Street. Such access shall be designed and maintained to meet the requirements and approval of North Ada County Fire and Rescue District. Compliance with this requirement may be achieved through reconstruction or improvement of the Boise River Greenbelt to accommodate emergency vehicle access, a connection through the Adams Street corridor, or another alternative providing equivalent emergency access and redundancy as approved by the fire authority.

COMMENT: NOT NEEDED, REDUNDANT ACCESS IS AVAILABLE AT 35th

F. UTILITIES

All new utilities, including those located within adjacent public rights-of-way, shall be installed underground.

8-8B-5 FORM AND DESIGN STANDARDS

In addition to the standards found in **8-4D PARKING AND OFF-STREET LOADING FACILITIES** the following design standards shall apply. Where multiple standards apply to the same feature or frontage, the more specific standard shall control. In particular, standards for the Primary Pedestrian Spine shall supersede general frontage and design standards.

A. DEVELOPMENT VIABILITY

1. For properties greater than one (1) acre, the applicant shall demonstrate through substantial and credible evidence that the proposed development will establish and is reasonably capable of ^{contributing to} sustaining a Mid Urban Mixed Use development pattern consistent with the purpose and intent of the Heron Commons SAP District and will not function predominantly as a single-use development over time. Evidence may include, but is not limited to:
 - A. A development and phasing plan demonstrating the anticipated timing, integration, and relationship of residential and non-residential uses;
 - B. Market, feasibility, absorption, operational, or similar analyses;
 - C. Building and site designs that support future adaptability, occupancy by a variety of uses, or conversion to different uses over time;
 - D. The manner in which the proposed development will generate activity from residents, employees, customers, visitors, or other users throughout the district; and
 - E. Other information that demonstrates ^{contribution} the long-term viability of a Mid Urban Mixed Use development pattern.
2. A property of less than one (1) acre may consist entirely of nonresidential or residential uses where the proposed development contributes to the overall Mid Urban Mixed Use development pattern intended for the Heron Commons SAP District.

- SOME OF THE PROPERTIES, OTHER THAN THE CARLEE ACHD PROPERTY, MAY NOT REASONABLY BE ABLE TO SUSTAIN MID-URBAN ON THEIR OWN. NEED TO BE CONSIDERED BY LOCATION, SIZE AND POTENTIAL TO CONTRIBUTE.

Development of properties of less than one (1) acre shall satisfy at least one of the following:

- A. Include a mix of residential and non-residential uses on site; or
- B. Consist entirely of non-residential uses; or
- C. Achieve a minimum residential density of ^{ten 10} fifteen (15) dwelling units per acre.

PROPERTIES ON THE EDGE SAP MAY NOT BE ABLE TO MEET THIS AND BE COMPATIBLE WITH EXISTING NEIGHBORHOODS

Projects that do not satisfy at least one of these standards may be approved only through a Conditional Use Permit.

3. SETBACKS

All development located adjacent to the outside boundaries of the Heron Commons Specific Area Plan (SAP) District or a property not included in a Regulatory Master Plan shall comply with the following minimum setback requirements along the district boundaries:

Setbacks Adjacent to the Heron Commons Specific Area Plan (SAP) Boundaries			
Front setback	Rear setback	Side setback	Adjacent Residential (A shared property boundary with any residential use or common lot of the Waterfront District Subdivision legally established prior to [insert code adoption date]).
Minimum of five (5') feet	Minimum of five (5') feet	Minimum of three (3') feet	Minimum of fifteen (15') feet

Setbacks shall be measured from the applicable property line or back of sidewalk, whichever results in the more restrictive setback.

These minimum setbacks shall apply to all property lines adjoining the SAP District boundary. In certain instances, in order to meet the findings that the development is compatible with the Boise River Greenbelt and adjacent neighborhoods,

increased setbacks may be necessary. The need for increased setbacks shall be evaluated based on the height and intensity of the proposed development and its potential impacts on adjacent existing uses and properties.

4. HEIGHT

- One-hundred ^{100'}
- A. Structures between fifteen feet (15') and ~~thirty~~ ^{thirty} feet (30') from the shared Adjacent Residential property line shall not exceed forty-five feet (45') in height.
- B. Structures may be up to six (6) stories in height and seventy-two feet (72') measured from grade:
1. Only stories located entirely above grade shall count toward the maximum number of stories. Roof access enclosures, mechanical equipment, and similar rooftop elements may extend above the maximum height as otherwise permitted by this code.
 2. Buildings containing a non-residential ground floor may exceed the maximum height by up to eight feet (8') to accommodate ground-floor commercial floor-to-ceiling heights, building systems, and architectural features associated with non-residential occupancy. This allowance shall not increase the maximum number of permitted stories.
 3. Building height may be increased by up to two (2) additional stories, or twenty-four feet (24') beyond the otherwise permitted base height, subject to approval of a Regulatory Master Plan. This increase is allowed only if the structure that is increased in height is not located adjacent to the district boundaries. In order to increase the height from the base permitted height, an equivalent offset in building height from another structure, adjacent to the Boise River Greenbelt or adjacent residential neighborhood shall be provided to reduce impacts and help protect the Boise River Greenbelt,

COMMENTS: — TRANSITION IN HEIGHT & SCALE IS PROVIDED BY THE G.C. COMP PLAN AND THE CODE INTENT (4.B.5) OF THIS ARTICLE

— 45' IS TALLER THAN ANY STRUCTURE IN THE WFD

— A 15' TRANSITION ZONE IS NOT

REASONABLE

— 100' IS STILL VERY MINIMAL TO TRANSITION TO 72/104'

COMMENT: USE THE LANGUAGE OF THE
COM PLAN AND INTENT
SECTION OF THIS ARTICLE,
- "TRANSITION" IS CRITICAL

J. Residential Adjacency: Development, adjacent to existing residential neighborhoods shall be designed to be responsive to and compatible with those neighborhoods. ^{provide transition in height and scale to be}

4. Compatibility shall be achieved through incorporation of one or more methods including building heights, setbacks, stepbacks, open space, uses, structure orientation, privacy measures, including window and activation element placement, or landscaping to reduce potential impacts.

K. Public Art

1. The Heron Commons SAP District is a district that intends to create public spaces. Integrated public art contributes to the identity, usability, activity, and public enjoyment of those spaces. Public art shall be incorporated into development in a manner that enhances the public realm through visible, accessible, and integrated design. This requirement applies to development which exceeds a construction value of \$1,000,000. Development subject to this provision shall provide a public art contribution proportionate to project scale, generally equivalent to one percent (1%) of construction value. The contribution may be adjusted based on project size, with a maximum contribution of \$150,000 per development. The public art requirement is intended to be proportional to the impacts of development and to support the quality and vitality of the public environment. The City shall ensure that the obligation imposed is reasonably related in both nature and extent to the impacts of the proposed development and roughly proportional to the public realm impacts of the development, and shall allow adjustments as necessary to avoid an unreasonable or unconstitutional exaction.
2. Applicants may satisfy this requirement through one or a combination of the following methods: on-site public art, artist-designed elements integrated into buildings or infrastructure, off-site public art in locations identified by the City, or payment of an in-lieu fee equivalent to the required public art contribution.

2. The Boise River Greenbelt-facing façade shall function as a principal front and include building entrances, windows, and pedestrian-oriented design elements.
3. Blank walls, service areas, and vehicular access features shall not face the Boise River Greenbelt.

B. Massing

1. The maximum enclosed footprint of any individual structure shall not exceed five thousand (5,000) square feet per floor.
2. The enclosed ground floor footprints shall include all area within the exterior walls of the structure and any fenced areas that restrict public access.

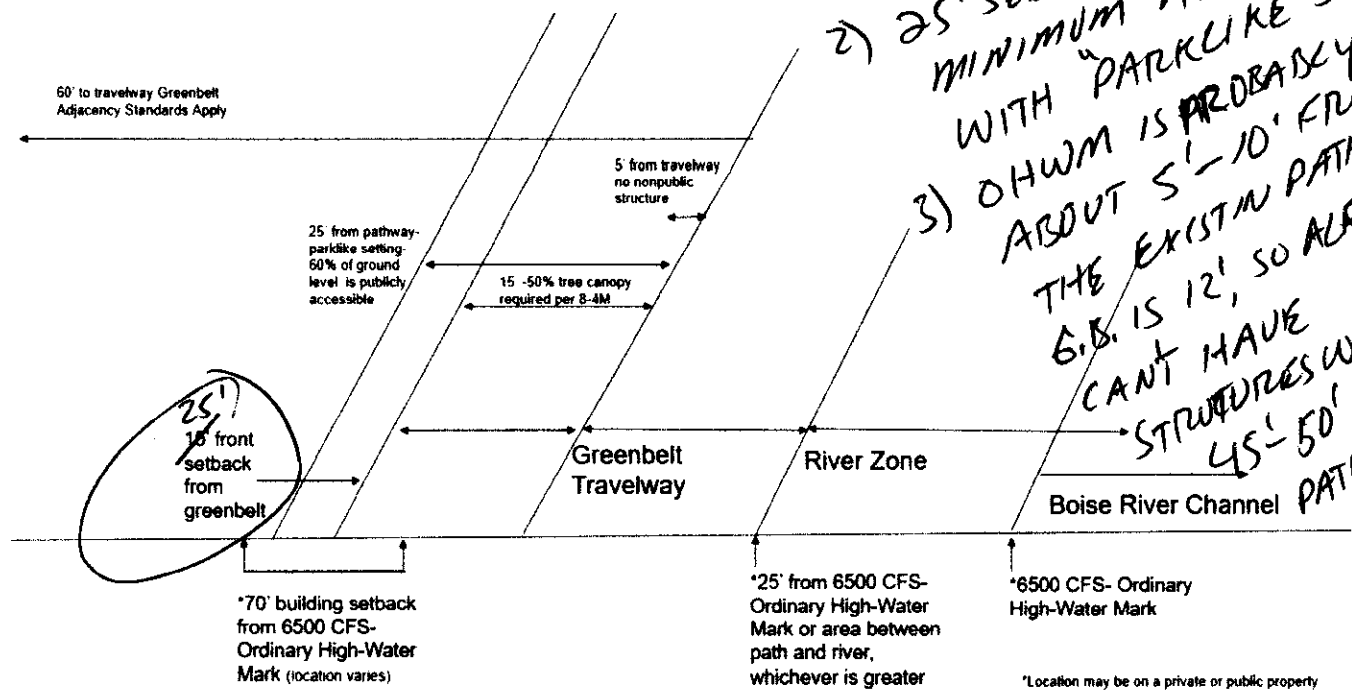
C. Height Limitation

1. Structures shall not exceed two (2) stories in height.
2. Additional height, up to the maximum allowable height in the Meron Commons (SAP) District, may be permitted where upper stories are stepped back, as follows:
 - a. For every ten feet (10') of horizontal building stepback above the second story, an additional story may be allowed, not to exceed a maximum of fifteen feet (15') in additional building height per stepback; and
 - b. Stepbacks shall be measured from the façade of the lower story and shall be designed to reduce perceived building mass and maintain compatibility with adjacent areas.

D. SETBACK
1. STRUCTURE SHALL BE SETBACK A MINIMUM OF 25' FROM THE GREENBELT TRAVELWAY

Figure 8-8B-5.3 Additional Stories Stepback

COMMENT:
- DO NOT ALLOW TALL BUILDINGS NEAR THE GREENBELT. MORE THAN 4 STORIES WITHIN 60' OF THE GREENBELT WILL CREATE A SHADED CANYON
- WHERE IS SETBACK?



COMMENTS

- 1) WHERE IS SETBACK IN THIS ARTICLE?
- 2) 25' SEEMS LIKE A MINIMUM AND CONSISTENT WITH "PARKLIKE SETTINGS"
- 3) OHWM IS PROBABLY ABOUT 5'-10' FROM THE EXISTING PATHWAY. G.B. IS 12', SO ALREADY CAN'T HAVE STRUCTURES WITHIN 45'-50' OF PATHWAY.

G. PATHWAY INTERFACE

The following design standards shall apply to bicycle and multiuse pathways including, but not limited to the Thurman Mill Canal Multiuse Pathway.

1. **Pathway Buffer Areas:** A buffer area shall be provided immediately adjacent to each side of the paved pathway.
 - A. The buffer area shall be measured horizontally from the edge of the paved pathway and shall have a minimum width of two feet (2') on each side.
 - B. The buffer area shall remain free of all structures, including fences, walls, buildings, utility cabinets, and similar fixed obstructions.
2. **Height Restrictions Adjacent to Pathway:** No structures exceeding three and one-half feet (3.5') in height shall be located within five feet (5') of the edge of the paved pathway.
3. **Landscaping:** Landscaping within the buffer area may include groundcover, grasses, perennials, shrubs, and trees, provided it is designed and maintained to preserve visibility, safety, travel, and access for pedestrians and bicyclists. At a minimum:
 - C. Landscaping shall not exceed eighteen inches (18") in height within 2' of the travel way; and

- B. All other properties in the Heron Commons SAP District may be a part of a Regulatory Master Plan but are not required to be.
- C. Any property within the Heron Commons SAP District that is not subject to an approved Regulatory Master Plan shall comply with all applicable standards of this Article as written. Such properties shall not utilize flexibility, modifications, reallocations, transfers, consolidations, alternative compliance provisions, or deviations that are available only through an approved Regulatory Master Plan.
- D. Approval of a Regulatory Master Plan shall be required prior to:
 - 1. Approval of any subdivision; or
 - 2. Issuance of any building permit.
- E. No development, including site development, on property required to obtain a Regulatory Master Plan shall proceed without an approved Regulatory Master Plan

3. Review Process

- A. The Regulatory Master Plan shall be reviewed through the Administrative with Notice process, *including a Public Hearing.*
- B. Approval of a Regulatory Master Plan shall constitute approval of the overall development framework for the site, subject to compliance with its terms and subsequent required approvals for individual projects.

4. Term

- A. An approved Regulatory Master Plan shall remain valid for a period of ten years from the date of approval.
- B. One or more extensions may be granted upon finding that:
 - 1. The requested timeframe reflects realistic development constraints, is not excessive or indefinite, and does not undermine the intent of the original approval;
 - 2. The original findings supporting approval remain valid; and
 - 3. Substantial progress toward implementation has been demonstrated.

5. The Regulatory Master Plan shall include:

- A. Public infrastructure framework identifying the street and pathway network.

COMMENT: THE RMP PROCESS IS NOT DEFINED BY THE CITY PROCEDURAL CODE (8-6A), BUT AN RMP IS AT LEAST AS CONSEQUENTIAL OF MANY OTHER

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PERMITS/DECISIONS THAT REQUIRE A PUBLIC HEARING (SEE TABLE 8-6A-1). AN RMP CAN EFFECTIVELY MODIFY SAP REQUIREMENTS. CITY COUNCIL DECISION!!

1. Permitted and conditionally permitted uses, use criteria, and the location of uses.
2. Open space size, location, distribution and configuration.
3. Parking supply, parking space dimensions, and parking locations.
4. Building and site standards, and similar development standards.
5. The Reed Street and 38th Street extensions.
6. Other development standards, provided the decision maker finds that the modification is consistent with the purpose and intent of this Article and achieves the purpose of the applicable standard to an equal or greater degree than strict compliance.

C. The Regulatory Master Plan shall not allow for deviations to:

1. Required findings.
2. Life safety requirements.
3. Flood protection.
4. The following connections and facilities shall be required and shall not be eliminated:

yes!

 - a. A direct, safe, comfortable, and continuous public bicycle and pedestrian connection between the existing collector roadway segment of E. Adams Street west of 37th Street and the local roadway segment of E. Adams Street within the Waterfront District Subdivision. The connection shall remain publicly accessible and shall be independent of the Boise River Greenbelt. Access provided by the Boise River Greenbelt shall not satisfy, replace, or be counted toward fulfillment of this requirement.
 - b. A redundant emergency access connection to the Waterfront District that is independent of access provided by E. 36th Street.
 - c. A Primary Pedestrian Spine as a continuous public connection between Adams Street and the Boise River Greenbelt; and
 - d. Public access and connections to the Boise River Greenbelt.
5. Maximum heights or required setbacks.