



CITY OF GARDEN CITY

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~ MINUTES ~

Design Committee

12:00 PM

Tuesday, September 6, 2016

Council Chambers– City Hall

6015 Glenwood Street, Garden City, Idaho

I. CALL TO ORDER

II. ROLL CALL

- a. Present: Bev Callaway, Brett Labrie, and Gerry Armstrong
- b. Absent: Kim Warren and Diana Caldwell
- c. Garden City Development Services Staff Jenah Thornborrow (voting member of Committee) and Erika Akin

III. CHANGES TO AGENDA

IV. CONSENT AGENDA:

- a. **Minutes of 8/15/2016 Armstrong moved to approve, Labrie seconded, all aye.**

V. OLD BUSINESS:

VI. NEW BUSINESS:

DSRFY2016-17 New Construction Advance Auto Parts at 4379 Chinden: Ryan Drew of Larson Architects is requesting Design Review approval for new commercial construction of a retail store on vacant land at 4379 Chinden Blvd. The project is zoned C-1 and in the Mixed Use Commercial and Green Boulevard Corridor Comprehensive Plan land use designation. Retail Store is an allowed use in C-1 zoning. The property is 1.18 acres with frontage on Chinden, West 44th and Stockton.

Ryan Drew of Larson Architects was present to discuss the application. He introduced the project and discussed some design elements. Labrie questioned how the inside space would function since no floor plan was provided. The architect said the inside space layout was not decided yet. Committee member discussed the blank walls facing Chinden and 44th and the need for human scale elements and connection to the street. Fenestration and articulation were encouraged. The lack of sidewalk along 44th was identified as non compliant with code. Applicant indicated that the road was a dead end to the south. Armstrong pointed out that the pedestrian connection was needed for circulation around the block itself in addition to connection to other blocks and properties. The Committee pointed to redevelopment possibilities of neighboring properties. Akin summarized the discussion points for the Committee and applicant. The Committee requested the applicant return with revisions to the project addressing the following:

- Detached five foot sidewalk along 44th Street is required by code and to create pedestrian connectivity for the property to the south and circulation around the block itself.
- No blank walls facing Chinden or 44th: Add windows, architectural features, material changes, etc. to add interest and incorporate human scale elements to the building.
- Greater than 50% of the façade requires windows for a retail use.
- Consider locating the retail portion of the floor plan to the front along Chinden to create a street presence and true retail feel and maximize fenestration
- Consider adding variation to the tree species on each street side

- Demonstrate compliance with 8-4C-3 A. **Objective #1.** The design of all structures shall have a scale, massing and urban form that has a relationship to the street, the pedestrian, and adjacent properties.
- 6. Wall Plane: Facades should have no wall plane wider than two and one-half times the height of the wall plane. If a new wall plane is required to achieve compliance with this requirement, it must be offset by at least six feet (6').
- To add interest to blank walls, consider art as an option.

VII. NEW BUSINESS:

VIII. DISCUSSION

IX. ADJOURNMENT AT 12:40