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GARDEN CITY
DEVELOPMENT SERVICES

Larson Architects, P. A.
Architecture and Real Estate Planning
210 Murray Street, Boise, Idaho 83714
Phone: (208) 376-7502 Fax: (208) 658-0224

May 6, 2016

Ms. Erika Akin
Garden City- Planning and Zoning Department
6015 N. Glenwood Street
Garden City, Idaho 83714

RE: 3933 Chinden Blvd.- Gun City

Dear Erika:

The list below is in response to the Staff Report dated May 2, 2016.

- Comment 1: Property lines are shown cutting through the building footprints on plans. Have the lots been consolidated? IBC Not addressed.
- Comment 1 Response:** The existing interior property lines will be vacated during the construction document phase of the project, by way of a Property Boundary Adjustment Record of Survey.
- Comment 2: Treatment of Stockton should be addressed. 8-4C. Building elevation addressed; landscaping partial.
- Comment 2 Response:** As requested by the committee, tall arborvitae shrubs are shown on the landscape plan, along with seasonal color plantings. We are unaware of any additional landscaping requests along Stockton that have not already been addressed.
- Comment 3: Plaza requirements per Code, does the proposed plaza meet the requirements? 8-4C-4. Square footage requirement addressed, listed as 800-900 square feet. Without clear delineation of the space and use, is it a plaza?
- Comment 3 Response:** With the landscaping along Chinden, and the concrete border surrounding the plaza, we believe this area meets the requirements for a plaza. Seating has previously been addressed with the committee, and benches located as discussed in the design review meetings. There was no concern over the plaza designation at the previous two design review committee meetings.
- Comment 4: Is the existing sidewalk in good condition? Not address; see photos.
- Comment 4 Response:** As shown in the attached photos, the sidewalk along Chinden is in good condition.

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Comment 5: Revise landscaping along Stockton. Incorporate evergreen and deciduous species for strong year-long visual interest. Incorporate height and color spectrum. Partially addressed- row of arborvitae on revised plans.

Comment 5 Response: As requested by the committee, tall arborvitae shrubs are shown on the landscape plan, along with seasonal color plantings. We do not recall a discussion at either of the two previous committee meetings for deciduous plantings at this area.

Comment 6: Consider signage and tree placement as integrated parts of the whole frontage. Balance the perceived needs of signage with boulevard street trees. Not addressed.

Comment 6 Response: Street trees have been located as requested by the committee at the previous committee meetings. The main sign along Chinden has been located to work with the required tree locations.

Comment 7: Place high-branching street trees evenly along Chinden to achieve the boulevard effect desired by the City. Partially addressed, street tree placement modified, type unchanged.

Comment 7 Response: We do not recall any committee requests to change the type of trees. South Landscape Architecture has specified trees that are compliant with Garden City code.

Comment 8: Investigate the possibility of obtaining Class II or III 3 inch caliper or greater trees from City of Boise Laura Cunningham Nursery. Not addressed.

Comment 8 Response: The committee referred the owner to this nursery to inquire about the potential for free trees. Nothing to address.

Comment 9: Submit/Explain the building finish treatment on the northwest side (facing Lesch's RV) to the Committee for review. Will the columns and linear scoring proposed for the elevation be continued? Not addressed.

Comment 9 Response: The proposed columnar scoring lines now extend around the rear of the shooting range addition, and wrap the west corner, terminating at the existing structure, as requested by the committee. We believe this is an appropriate termination point for the added scoring. The west side of the building is concealed by a chain link fence and is within three feet of the property line. Score lines are still provided, but less than at the areas that are more visible to the public.

Please give me a call if you have any additional questions.

Sincerely,

Ryan Drew

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