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Landscape Architecture • Civil Engineering • Graphic Communication • Erosion Control • Irrigation Design • Land Planning

June 2, 2016

Ms. Erika Akin
Development Services Specialist
City of Garden City
6015 Glenwood
Garden City, ID 83714
P: 208.334.3950

RECEIVED

JUN 03 2016

GARDEN CITY
DEVELOPMENT SERVICES

RE: Vehicle Service aka (Woods / 44th Speed Shop) – CUP2015-00003
Project Address: 108 & 116 E. 44th Street and 4410 & 4444 N. Osage, Garden City, ID

Dear Ms. Akin:

We have received staff's review comments of the aforementioned development and have provided the city's required landscaping in the attached landscape design document. Attached with this letter are revised copies of the landscape design documents for your review. As a part of the Conditions of Approval for the CUP, the applicant was to obtain Design Review Committee Approval for the landscape improvements located in the front yard area along the new road frontage improvements. The applicant provided the Design Review Committee with landscape plan dated 2/2/2016 and performed by Cutting Edge landscape. This landscape plan portrayed three parking areas adjacent to the existing structures on site. This was a misrepresentation of the proposed site changes and additions by the landscape designer. In actuality, the landscape plan should have only addressed the required landscape along the 44th St. road frontage in relation to the CUP requirements. When the applicants decide to make site upgrades or changes in the future, they will come the Garden City Planning Staff to gain the necessary approvals and city required permits to do so. As for now, I will address the recommended conditions of approval for the CUP2015-00003 and then the Design Review Committee's Staff Report items that are relevant.

The following is a clarification of your conditions:

CUP2015-00003

- Item 7: Landscape will be provided per city's requirements along the 44th St road frontage. A "future" seating area has been designated on the plans.
- Item 8: Six (6) Class II Street trees will be provided along 44th street set back area. ACHD standards require that trees be planted a minimum of five (5) feet from the edge of sidewalks.
- Item 10: As required from ACHD, road improvements have been installed.
-

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- Recommendation of shrubs to minimize parking area from 44th. **No parking areas are proposed.**
- Requirement of landscape between south parking and Osage and parking row and the central driveway. **No parking areas are proposed.**
- Requirement of landscape islands at the end of parking rows on the middle parking lot. **No parking areas are proposed.**

- As per further discussions on neighborhood cohesiveness from committee members – **We have designed in a “future” corner amenity, a “place holder” if you will, including benches, neighborhood identity signage and additional hardscape elements to create that space that was discussed. We envision that happening in the future with direct involvement from the neighbor to the east, the City’s and ACHD’s improvement of Osage Street and our own further improvement and development of our site.**

We hope this and the revised plans address your concerns. If you have any further questions or comments, please contact me at 208-376-5153 or via email at revans@breckonld.com .

Sincerely,
Breckon Land Design, Inc.

A handwritten signature in black ink, appearing to read 'Rodney', written in a cursive style.

Rodney, PLA
Project Manager
Landscape Architect

Cc: File

Development Services Staff Report for Design Review Committee

To: Design Review Committee
From: Jeff Lowe, Planner
Subject: DSRFY2016-4 – Vehicle Service Landscaping
Date: February 11, 2016

Summary: Park Hampton LLC/Hall Capital LLC, are requesting Design Review approval for landscaping associated with a Vehicle Service facility. The site is to be redeveloped as a race car shop to include preparation, repair and restoration of vehicles, a retail area for patrons, and the sale vehicles related to the operation of the shop. The 2.06 –acre site is located at 108 & 116 E. 44th Street, and 4410 & 4444 N. Osage and is within the C-2 General Commercial Zoning District, and is in the Mixed Use Commercial area of the Comprehensive Plan.

Background:

On March 18, 2015, the Planning and Zoning Commission approved CUP2015-00003, a Conditional Use Permit for a Vehicle Service at the subject site.

Analysis:

Relevant Code Sections:

8-4C-3 B. **Objective #2.** The design layout of all sites shall maximize opportunities for safe and comfortable pedestrian accessibility and minimize the obtrusive effects of parking and vehicular circulation.

1. Parking Lot Locations: All parking lots should be located to the side and rear of the building fronting on the street. A parking lot may be located between a building and a street when the visual effect of the parking has been mitigated by one of the following ways:
 - a. The lot is a minor component in a large site development and is no wider than one parking bay and one driveway lane; or
 - b. The site design demonstrates that the parking lot is well integrated with the overall site design and pedestrian connections and amenities have been provided that compensate for the parking lot location; or
 - c. A minimum of ten feet (10') of landscaping has been provide between the parking lot and the view of the surface lot from the street is minimized; or
 - d. The parking lot is designed with materials and landscaping that softens the appearance of the parking lot.

8-4I-4: **LANDSCAPING PROVISIONS FOR SPECIFIC USES:**

B. Landscaping for Townhouse, Two-Family Duplex, and Multi-Family Dwelling Units; Manufactured and Mobile Homes and All Non-Residential Uses.

1. A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping.
2. A minimum of one (1) Class III or Class II tree shall be planted in the frontage and every adjacent street side. An additional Class I tree shall be planted in the corresponding setback for every increment of fifty (50) feet linear feet of frontage.
 - a. Trees shall be selected from the City's approved list of appropriate tree species contained in the "Garden City Design and Construction Guide".
 - b. Trees shall be distributed throughout the site.
 - c. Shrubs shall be grouped and distributed throughout the site.

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3. Trees may be substituted for up to one-half (1/2) of the required shrubs at the rate of one (1) tree for ten (10) shrubs and vice versa.
4. Class II or Class III trees can be substituted at the rate of two (2) Class I trees for every one (1) Class II or Class III trees unless otherwise specified by an adopted street design or master plan.

8-4I-5 PERIMETER LANDSCAPING PROVISIONS:

- B. **Applicability.** Required perimeter landscaping meeting the standards set forth in paragraph C of this section is required in the following situations:
6. Between other paved vehicular use areas, including driveways, and vehicle storage areas and all property lines;
- C. **Standards.**
1. A perimeter landscaping area shall be at least ten feet (10') wide measured from the property line to the interior of the lot;
 2. A screen consisting of vegetation shall be at least six feet (6') wide and six (6) feet (6' X 6') in height at maturity;
 3. At least one tree shall be planted for every fifteen (15) linear feet of perimeter length (or as appropriate to the selected species) to quickly establish continuous canopy coverage.
 4. Additional standards for parking lots and carports are set forth in 8-4I-6 PARKING LOT LANDSCAPING PROVISIONS of this Article.
 5. Structures less than 120 square feet, including but not limited to trash enclosures and storage sheds may encroach into the perimeter landscape area.
 6. Perimeter landscape areas shall provide for pedestrian access from residential development to abutting commercial districts and vice versa.

8-4I-6 PARKING LOT LANDSCAPING PROVISIONS:

- A. **Purpose.** Landscape areas shall be distributed throughout a parking lot to soften and screen parking lot edges, reinforce circulation routes, create pleasant pedestrian conditions and maximize shade and stormwater benefits.
- B. **Applicability.** The provisions of this section shall apply to all parking lots of five (5) spaces or more.
- C. **Standards.**
1. Landscaped areas in large parking lots shall be consolidated to enhance tree and plant material growing conditions.
 2. Landscaped areas shall be designed to accommodate the following:
 - a. Trees shall be planted with access to at least (5) five square feet of area and three (3) in depth of quality soil prepared to the specifications set forth in "Garden City Design and Construction Guide".
 - b. High-branching, deciduous shade trees planted evenly at fifteen foot (15') intervals (or as appropriate to the selected species) to quickly establish continuous canopy coverage.
 3. Plant materials for parking lot landscape areas shall be selected for suitability in that environment:
 - a. Native and non-native plant species that are hardy, drought tolerant, and resistant to the stresses of compacted soils and weather exposure shall be used;
 - b. Suitable native species shall be included where possible and appropriate;
 - c. Invasive species shall not be planted near the Boise River Greenbelt and other natural areas;

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- d. Monocultures which can be susceptible to disease shall be avoided;
 - e. Consideration to the sun, shade and irrigation requirements shall be made; and
 - f. A variety of deciduous and coniferous trees and shrubs for year-round interest, texture, shape and seasonal color shall be planted.
4. Landscape areas shall be coordinated with the location of light standards and other utilities.
- D. Perimeter Landscaping and Screening Standards.**
1. Edge- treatments along streets and other public spaces shall visually screen parked vehicles, but not completely obstruct views into and out of the parking lot for the purpose of supporting pedestrian safety and security.
 2. Solid masonry or wood fencing a minimum of six feet (6') in height with landscaped screening shall be provided between parking lots and residential uses or vacant residentially zoned properties.
- E. Internal Landscaping Standards**
1. Landscaped areas, including islands, medians, and stormwater retention area shall be designed within the parking lot to define major vehicle and pedestrian routes, provide shade and break up the expanse of paved areas.
 2. Internal landscaped areas shall be designed with a curb to prevent damage from vehicles, to separate planting areas from pedestrian pathways, and to prevent soil and other landscape material from spreading over adjacent surfaces.
 - a. Taller or shorter curbs are permitted where vehicle overhang and door clearances are not an issue.
 - b. Curb cuts are permitted to the extent needed to support accessibility and stormwater initiatives.
 3. Plant high-branching deciduous trees throughout the parking lot interior to provide shade for pedestrians, vehicles and surfaces.
 - a. Internal shade trees shall be provided at a minimum ratio of one (1) tree planted for every five (5) parking spaces supplied.
 - b. Internal shade trees shall be planted such that no parking space is more than one hundred feet (100') from a tree.
 - c. On small or narrow sites, shade trees provided in non-street facing perimeter planting areas can be counted toward the internal tree requirement, provided that the maximum distance from a parking space (100') is met.
 4. Include landscaped islands with at least one (1) tree at the beginning and end of each parking row and to break up longer rows or highlight special features.
 5. A continuous landscape median at least ten feet (10') in width shall be provided every three banks of parking (a bank is two rows of parking and a drive aisle).

CUP2015-0003 Site Specific Conditions of Approval

7. The design of the project must be approved by the Garden City Design Review Committee prior to the issuance of a building permit. The review will include improvements to the grassy areas located in between the front of the buildings and 44th Street. This may include seating areas and/or other features as may be approved by the Committee. All requirements shall be met and improvements constructed prior to the issuance of a Certificate of Occupancy.
8. A minimum of six (6) Class II or III trees (2-inch caliper minimum) shall be installed in the front setback areas located along 44th Street prior to the issuance of a Certificate of Occupancy.
9. Prior to the issuance of a Certificate of Occupancy, any barb wire located atop the front perimeter fence shall be removed.



Discussion:

Previously (as noted above under history), the applicant was approved for a Conditional Use Permit to redevelop/repurpose a site for a race car shop/facility. As part of the Conditions of Approval, the applicant is to obtain Design Review approval for landscaping improvements located within the front yard area along 44th.

In most respects, the applicant has designed the landscaping area to be compliant with Garden City Code. The applicant has designed three parking areas adjacent to the existing structures on the site.

As noted in Garden City Code, all parking lots should be located to the side and rear of a building fronting on the street. The code allows a parking lot to be located between a building and a street when the visual effect of the parking has been mitigated. One of the methods that may be utilized to accomplish this is to provide a minimum of ten feet (10') of landscaping between the parking lot and the view from the street. The applicant does show a 10-foot wide landscape area, consisting of trees and sod, located between the back of sidewalk along 44th Street and the parking lot. **It is recommended that shrubs be planted in the landscape area to help minimize the view of the parking area from 44th Street.**

Garden City Code requires perimeter landscaping between parking areas and other paved vehicular use areas, including driveways, and vehicle storage areas and all property lines. **The applicant should install landscape areas between the south parking lot and Osage and the parking row and the central driveway (on 44th Street).**

Garden City Code requires landscaped islands with at least one (1) tree at the beginning and end of each parking row and to break up longer rows or highlight special features. **The applicant should install landscape islands on each end of the parking rows on the middle parking lot.**