

“Herringbone” Vision in the Live-Work-Create District

The “herringbone” approach is about building a destination, not just structures, leveraging walkability, visual character, and flexible spaces to create lasting value on the 34th Street block.

Imagine owning a piece of Old Town Garden City where creativity, entrepreneurship, and walkable hospitality are reshaping the neighborhood. This 50' by 150' lot sits within Garden City’s Live-Work-Create District, one block from the Boise River and the Greenbelt, and just steps from tasting rooms, artisan spaces, patios, neighborhood workshops, and other local destinations.

In every direction, the parcel is surrounded by an organically growing hub of wineries, patios, tasting rooms, small workshops, neighborhood gathering spaces, and Greenbelt-driven foot and bike traffic. Visitors already wander, bike, scooter, and linger here because it feels like a place worth discovering. This unique block sits at the center of that energy. Adding more creative, small-scale commercial or mixed-use buildings strengthens an existing rhythm and adds value to the block.

Now imagine how you or your investors could shape the next chapter of this area.

With the right design, this lot can easily support a two-thousand-square-foot commercial building with strong street activation, paired with generous outdoor space for seating, patios, live music, shade, fire pits, vendor stalls, or seasonal pop-ups. It could also support a second story, rooftop gathering space, small office suites, private studio space, or flexible living space above commercial uses. You can start small and expand over time, or phase development depending on revenue, funding, and tenant demand.

This parcel will benefit from a shared-access easement with the adjacent lot, providing a fully compliant rear-access drive aisle required under Garden City’s circulation and parking standards. That dramatically improves design efficiency, allowing you to bring your building forward and push parking to the rear without sacrificing prime frontage or guest-facing space.

The dream is simple: a highly walkable, creative, people-centric commercial block in the heart of a thriving tasting-room and maker ecosystem, owned by you, built on your terms, adaptable as revenue grows, and positioned for long-term value.

WHY THIS WORKS — THE DEVELOPMENT ADVANTAGE

This parcel is zoned C-2, which allows a broad mix of commercial and small-scale mixed-use development without a conditional-use permit. You are not entering a speculative entitlement process. The use is already permitted without additional public hearings, negotiations, or subjective review.

In practical terms, C-2 zoning supports:

small-scale retail	tasting rooms	professional services
studio or workshop space	creative or maker uses	local retail
second-floor office space	flexible live-work units	short-term rental above
commercial		

Because use is allowed by right, the development path is predictable, code-aligned, and financially understandable for buyers and investors.

PARKING REQUIREMENTS

Under Garden City's updated parking code, commercial uses are assigned to a use-intensity category. A two-thousand-square-foot commercial building in this district requires at most four parking stalls based on the high-use parking ratio of one stall per five hundred square feet.

This parcel can accommodate those stalls at the rear of the lot while also maintaining full trash service, bike parking, compliant turning space for Republic Services, and protected guest circulation. Because parking is rear-loaded, your frontage remains activated, flexible, and customer-focused.

HEIGHT + FUTURE EXPANSION

This zoning district has no maximum height limit, allowing owners to phase vertical expansion over time if revenue and long-term demand justify it. Most buyers will likely start with a single-story commercial building that activates the street and outdoor areas, but future expansion can be planned in from day one.

Additional stories create valuable revenue opportunities without acquiring more land, including:

- small office or studio suites
- flexible maker or vendor spaces
- private living units above commercial
- rooftop patios, event decks, or gathering areas

Vertical phasing is optional and strategic, allowing buyers to build efficiently now and scale when conditions are right.

SITE COMPLIANCE & DESIGN ADVANTAGES

This parcel already satisfies the core obligations of Garden City code. The shared access easement with the neighboring lot provides a compliant rear drive aisle, allowing all required parking, trash service, and vehicle circulation to occur behind the building without sacrificing frontage or customer space.

A 2,000 square foot commercial building requires four parking stalls under Garden City's highest parking intensity category. Most commercial uses require fewer stalls, and this site easily accommodates even the highest category without negotiation or external approvals. Parking, turn-around access, and service movement for Republic Services are already supportable within the planned site layout.

Bicycle parking is required and easily integrated near the frontage, consistent with Garden City's transportation objectives and the district's Greenbelt-driven mobility pattern. The five-foot front setback is modest but useful—allowing bike parking, planter boxes, shaded seating, art, or micro-activation features without requiring vehicular stalls in front of the building. While small, it still supports a curated, walkable frontage that feels welcoming and commercially productive.

Every compliance element—trash service, parking, rear circulation, bike parking, and required setbacks—is already workable within the lot's geometry. There is no need for future negotiation, shared facility agreements, or conditional entitlements to meet basic city standards. Buyers can focus on design, tenants, phasing and long-term value without any additional code uncertainty.

DESIGN INSPIRATION

This block should feel like a visually diverse walkable patchwork, each building distinct and handcrafted. Use different colors, materials, storefront details, balconies, staircases, lighting, and artwork. The frontage should feel like a stage. The second floor can be divided into micro offices, maker studios, or workshop suites. Small spaces typically rent more dependably than single large spaces.

Every building should tell a story and slow down the pedestrian. Add a corner window that glows at night, a balcony, an open staircase, or a walk-up counter. This district thrives when optional revenue streams and visual character coexist.

CREATIVE OWNERSHIP AND REVENUE

A buyer is not just buying dirt. They are buying flexibility, optionality, and a walkable neighborhood with built-in demand.

Every owner can:

- start small and expand later
- lease micro vendor bays
- host seasonal outdoor uses
- build flex space inside or upstairs
- add living units above commercial
- generate revenue across multiple small tenants rather than relying on a single large tenant

Small-lot commercial produces more dependable long-term value than monolithic space.

CONCLUSION — WHY THIS BLOCK MATTERS

Garden City has always rewarded the people who were willing to build early, experiment small, and let character lead the way. These parcels sit at the center of Old Town Garden City, within the Live-Work-Create District — a neighborhood where mixed-use buildings, micro-retail, tasting rooms, studios, and flexible commercial concepts already feel natural.

Unlike speculative development districts where zoning is unclear or conditional, this block offers a rare combination of certainty and creativity. The C-2 zoning category allows a broad mix of commercial and mixed-use concepts by right, without public hearings or drawn-out entitlement. Height can be phased, uses can be layered, and development can start modestly and grow over time. Each building can express a different personality, serve a different tenant mix, and add value to the block rather than competing with the buildings around it.

What makes this opportunity uncommon is not just the land — it's the optionality. Owners can occupy their own building, lease multiple suites, add flexible second-floor space, incorporate seasonal outdoor activation, or explore live-work units or short-term lodging above commercial storefronts. Revenue can come from many small tenants rather than a single large anchor, giving the block resilience and character.

If you are looking for a place to build something meaningful, manageable, and rooted in a district that already has its own rhythm, this block stands apart. The permitting path is predictable, the foot traffic is real, and the neighborhood identity is strengthening every year. These parcels offer the chance to secure land, design a building that fits your vision, and participate in the continued rise of Old Town Garden City's Live-Work-Create District.

The opportunity isn't just to own a building — it's to help define a place worth wandering.