A GARDEN OF CREATIVITY

The Surel Mitchell Live-Work-Create District provides more seamless lives to artists and artisans, in which living space supports creativity and creative space supports lives.

DISTRICT HISTORY

In 1998, well-known Boise artist Surel Mitchell built a home in Garden City where she would not only live but also create and share her art. Surel became active in the community, serving on Garden City’s Planning & Zoning Commission, the Comprehensive Plan Committee and the city’s first Arts Commission. During these efforts, she introduced and championed the idea of designating a special area of the city as a “live, work, create district.”

In 2007, thanks to her efforts, the Garden City Council formally approved the creation of such a district between 32nd and 37th Streets on both sides of Chinden Blvd. After her passing in 2011, the Garden City Council officially named the Live, Work, Create District in her honor.

Surel’s family and friends have transformed her Garden City home into “Surel’s Place,” a non-profit artist-in-residence program that attracts artists from around the nation and world. This legacy offers artists and artisans the opportunity to experience Surel’s live-work-create dream.
The purpose of the Surel Mitchell Live-Work-Create (LWC) Neighborhood Overlay District is to create a neighborhood that allows commercial or small scale manufacturing activity with dwelling units located within or nearby the working spaces.

**These Provisions:**

- Allow for property development that incorporates both living and working spaces, including but not limited to craftsman and artisans retail and work spaces, workshops, and art studios;
- Provide flexibility and incentives for the development of a live-work-create neighborhood;
- Provide for a location within the City for new, start-up businesses;
- Provide for smaller, more affordable dwelling units;
- Maintain and build upon the existing mixed use and small scale development character of the neighborhood; and
- Ensure live-work uses minimize conflicts and protect the health, safety and welfare of existing development; and
- Ensure that the design of structures and site development is compatible with the intended character of the live-work-create neighborhood.

**Multiple Work-Live Spaces**

- Multiple live-work spaces, either attached or detached, may be located on any lot subject to the other provisions of the Live, Work Create ordinance.
- Each live-work space will have clearly definite separate access from other units.

**Combined Work-Live Space**

- The minimum interior floor area of a combined work-live space shall be 500 square feet.
- The maximum interior floor area of a combined work-live space shall be 5,000 square feet.
- Neither a living space nor a working space shall be less than twenty-five percent (25%) of the combined floor area of the site.
- A combined live-work space shall provide fire protection as required for a combined occupancy.
- Combined live-work spaces over 2,000 square feet shall have two exits as required for fire access.
- Workspace activities that involve the use of hazardous materials or operations shall not be allowed in a combined work-live space without separation required under the International Fire Code.

*Entire Garden City Code available at gardencityidaho.org.

**MORE INFORMATION**

To speak with a Live-Work-Create District Specialist, call Garden City’s Development Services Department 208-472-2921