



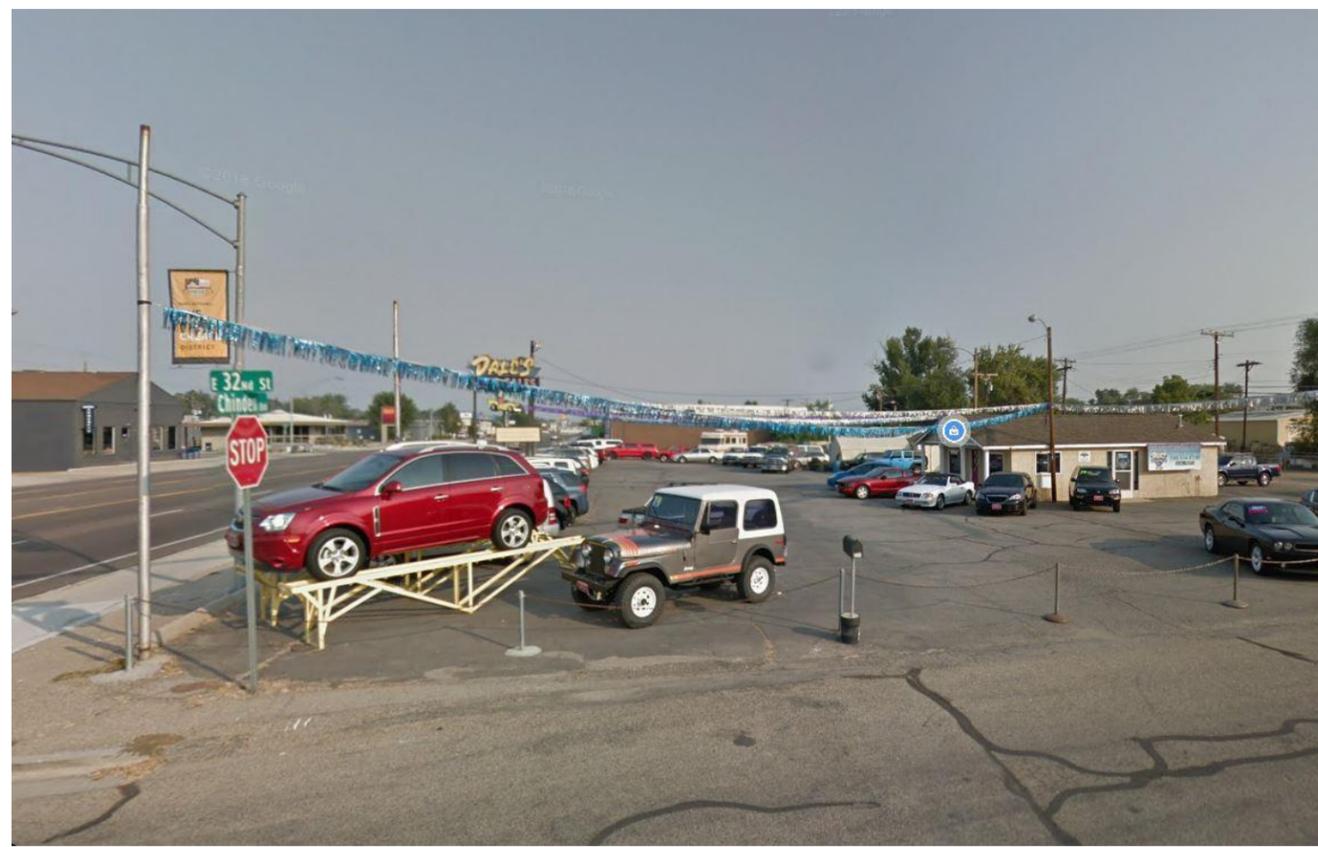
NEIGHBORHOOD MAP - SCALE : 1" = 100'-0"

SPLIT RAIL WINERY

DESIGN REVIEW SUBMITTAL

**PIVOT
NORTH**
architecture

07.27.2020



CONTEXT IMAGES

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ENTRY OFF CHINDEN

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PRODUCTION BUILDING ELEVATION / VIEW FROM CHINDEN

PERSPECTIVE VIEWS *N.T.S.*

SPLIT RAIL WINERY

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ARCHITECTURAL SCREEN WALL / VIEW FROM CHINDEN

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ARCHITECTURAL SCREEN WALL / VIEW FROM 32ND

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5

COURTYARD VIEW

PERSPECTIVE VIEWS *N.T.S.*

SPLIT RAIL WINERY

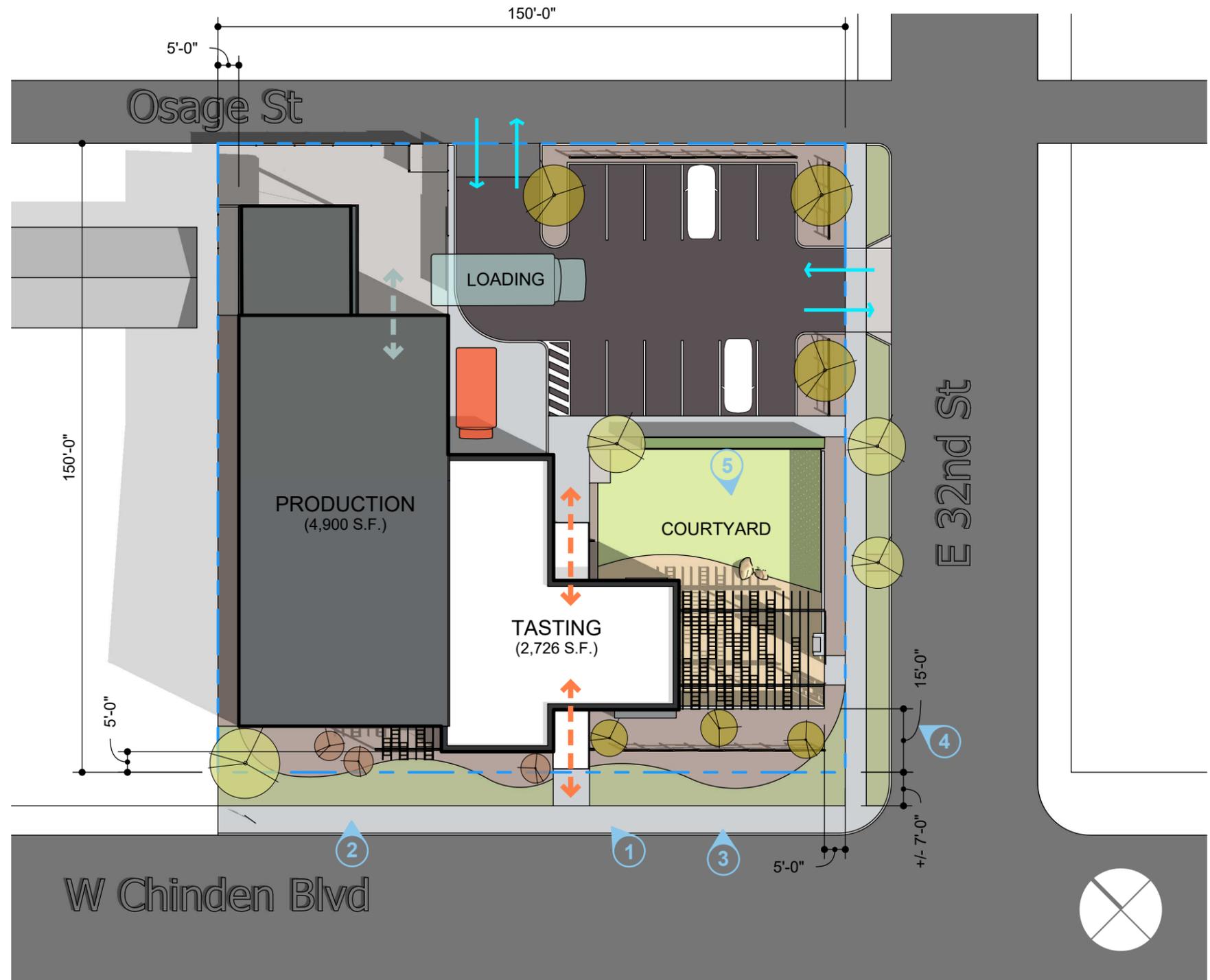
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VICINITY MAP N.T.S.



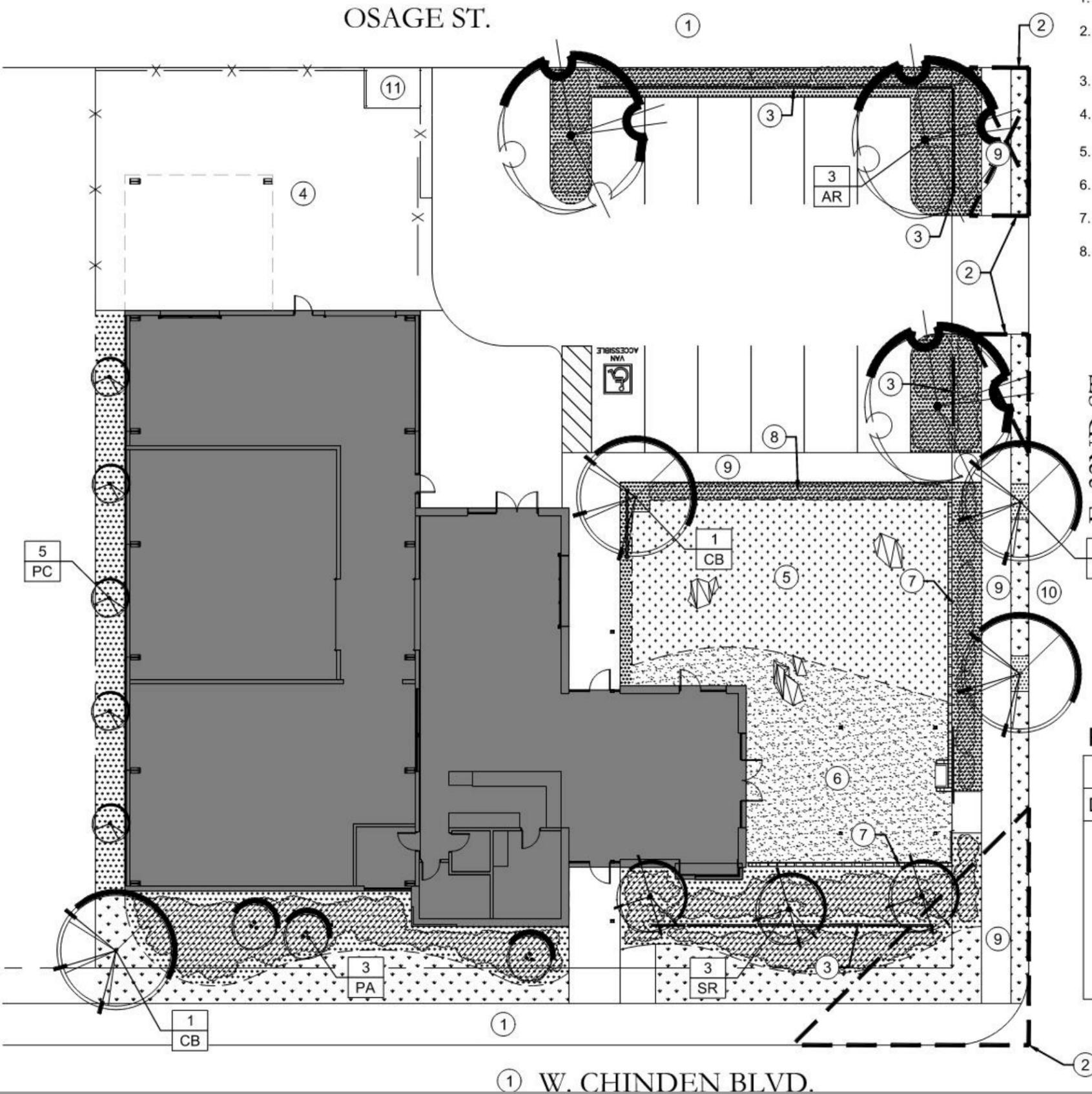
SITE PLAN 1" = 30'-0"

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LANDSCAPE NOTES:

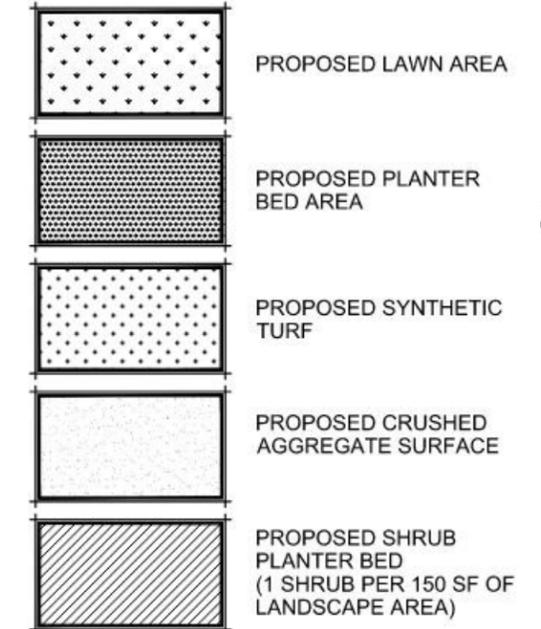
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MATERIAL LEGEND



PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS SHADE TREES					
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4	CB	<i>Carpinus betulus</i> 'Fastigiata'	Pyramidal European Hornbeam	2" CAL. B&B	Class II - 45' H x 30' W
3	SR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2" CAL. B&B	Class I - 25' H x 15' W
5	PC	<i>Prunus x cerasifera</i> 'Cripiozam'	Crimson Pointe Flowering Plum	2" CAL. B&B	Class I - 20' H x 6' W
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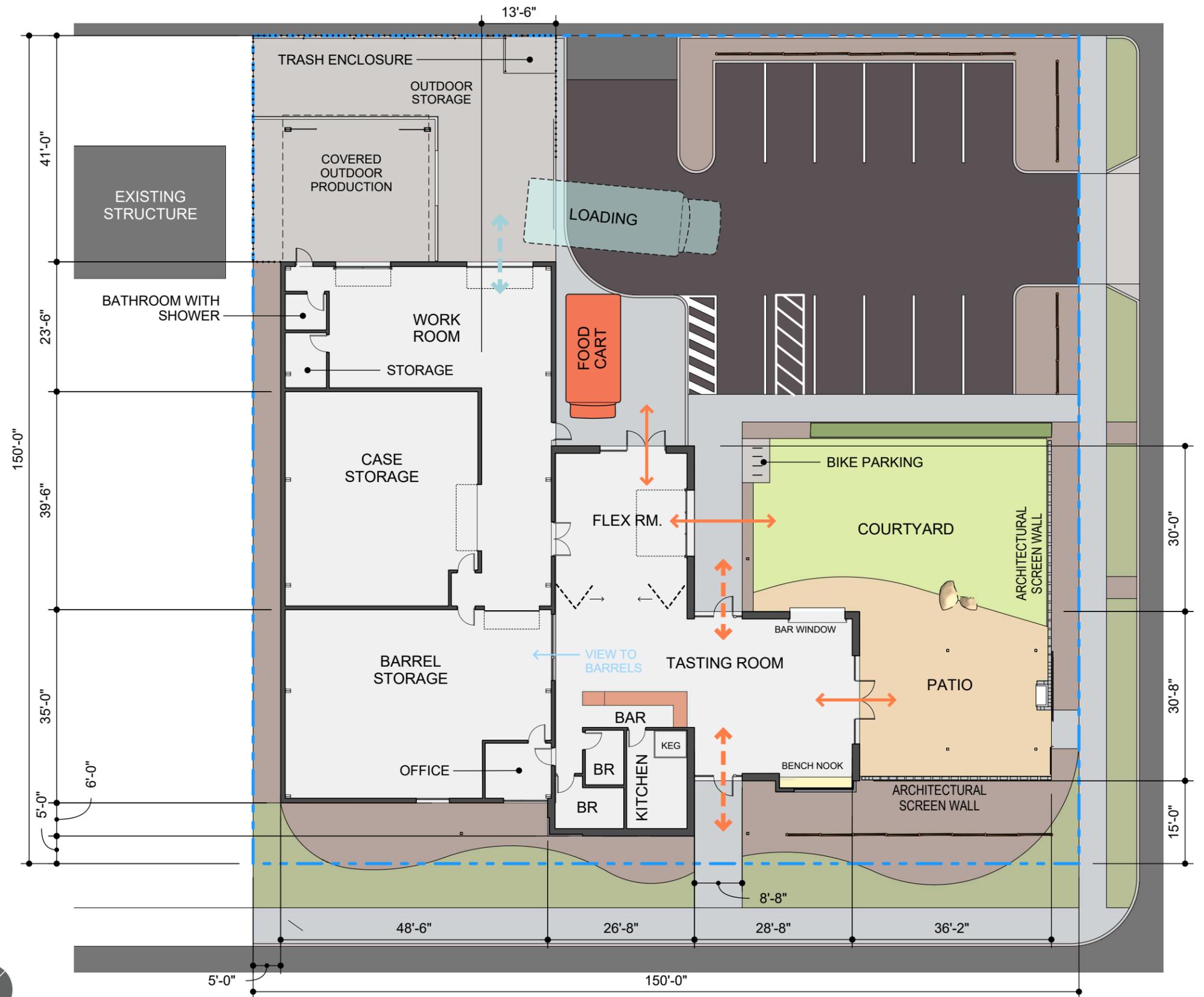
SPLIT RAIL WINERY

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FLOOR PLAN 1" = 20'-0"

SPLIT RAIL WINERY

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VIEW FROM CHINDEN LOOKING NORTH
FOR CONTEXT AND SCALE ONLY, DOESN'T REPRESENT
LANDSCAPE DESIGN

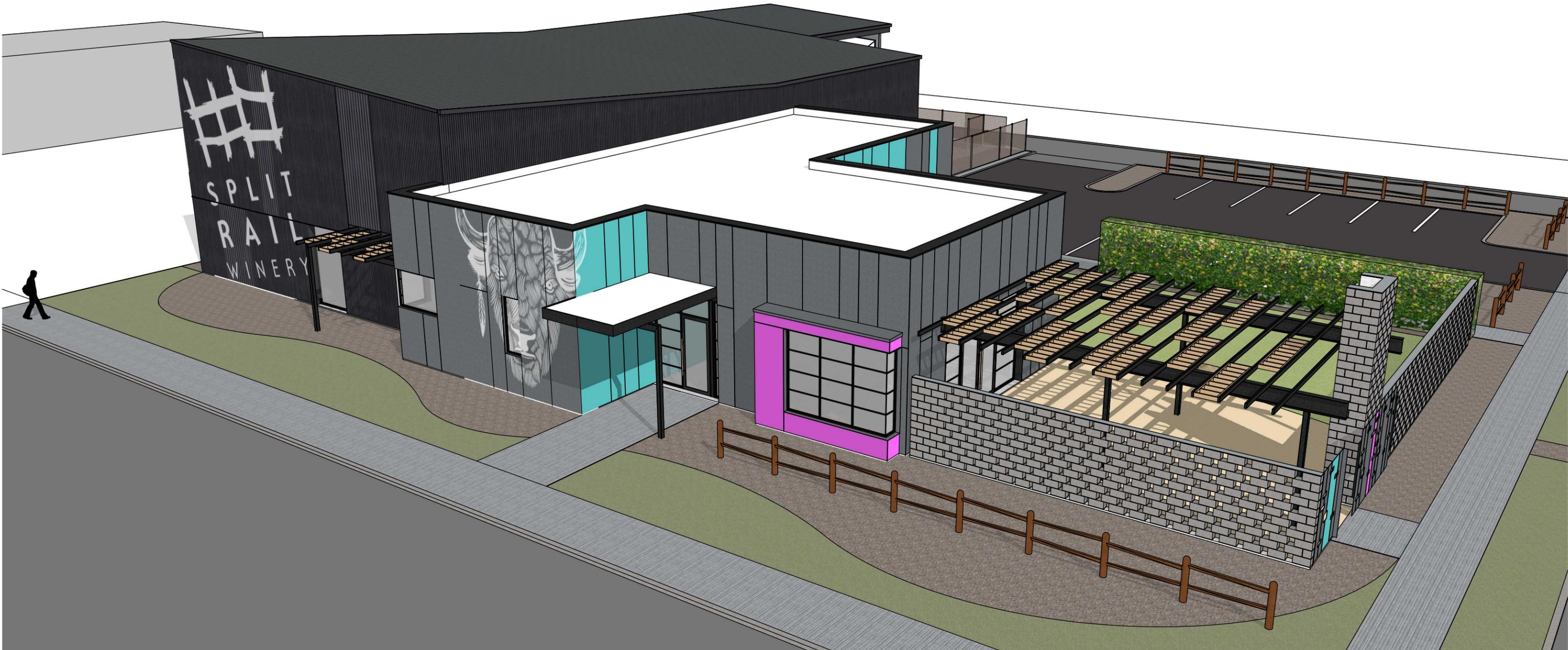
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BIRDSEYE VIEW FROM CHINDEN LOOKING NORTH

PERSPECTIVE VIEWS *N.T.S.*

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BIRDSEYE VIEW FROM 32nd LOOKING WEST

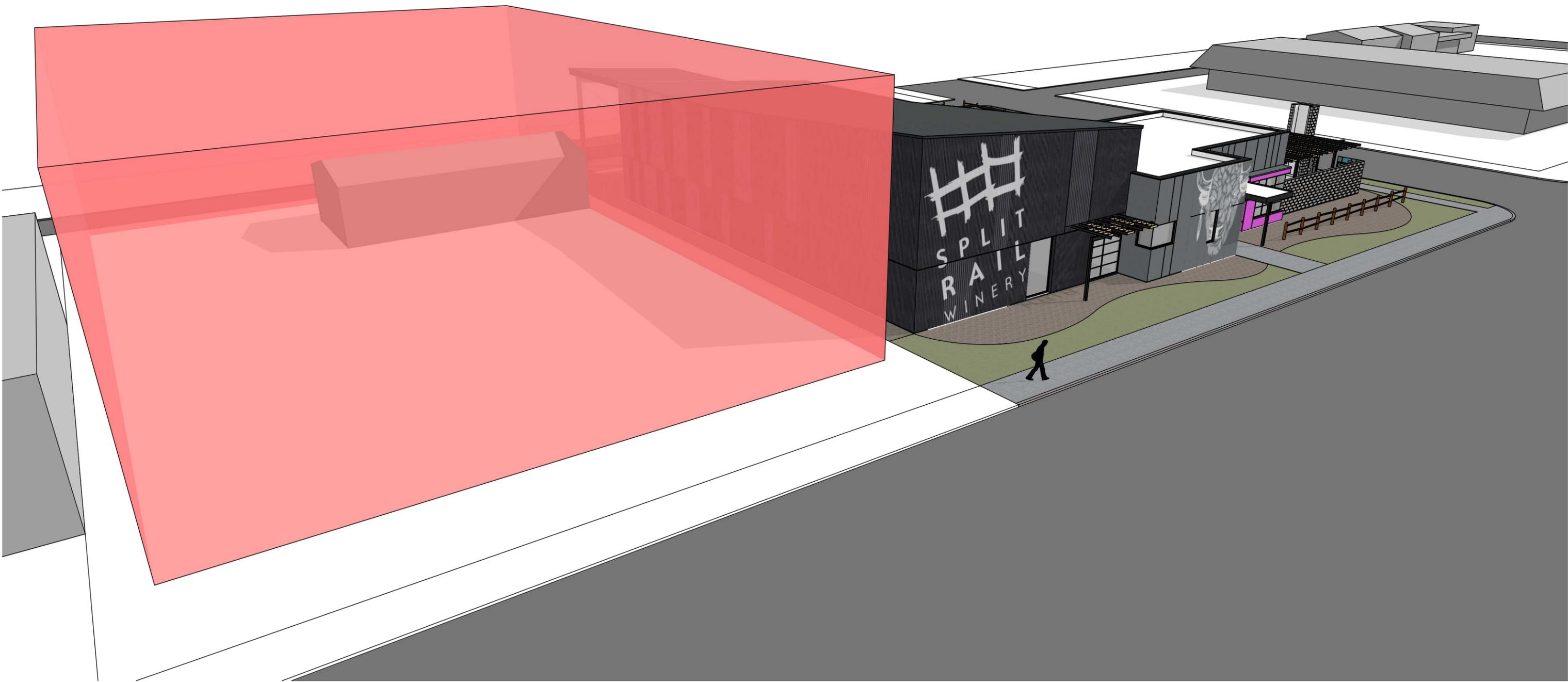
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POTENTIAL ADJACENT LOT BUILDING VOLUME, PER GARDEN CITY ZONING CODE

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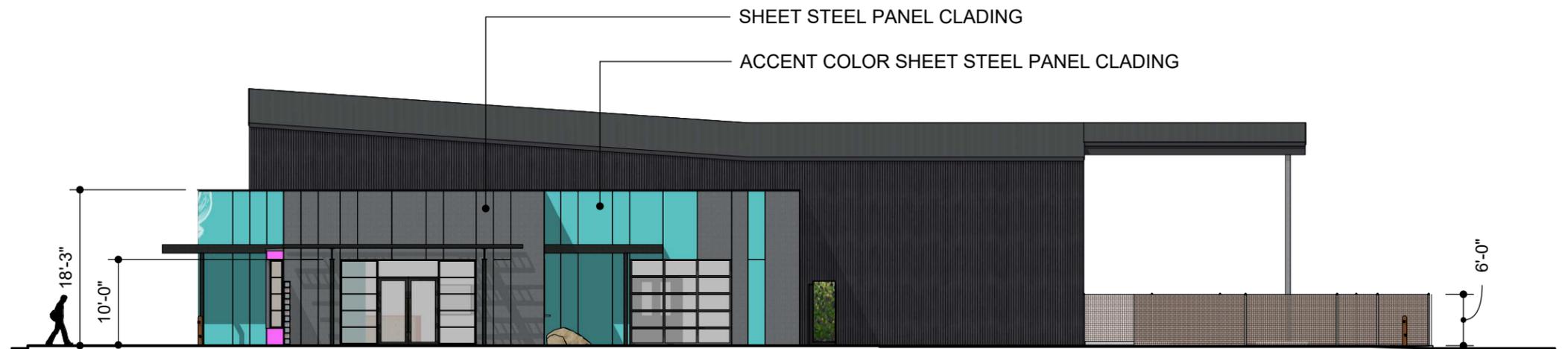
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WEST ELEVATION



EAST ELEVATION - BUILDING



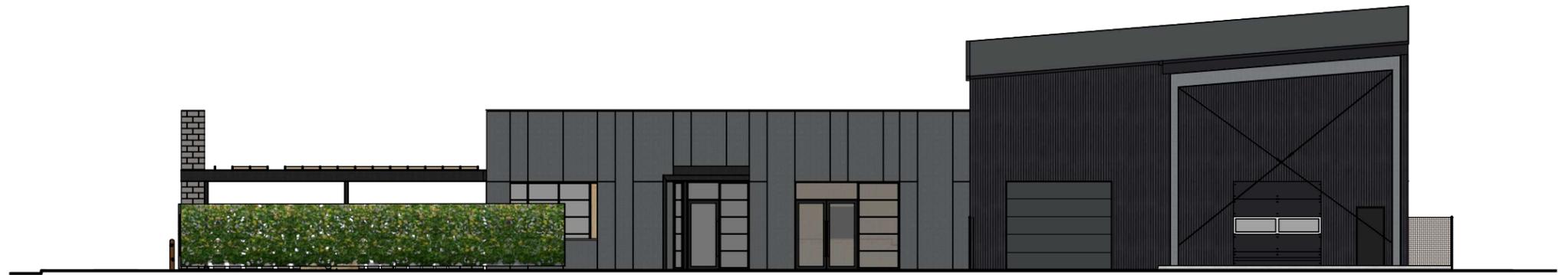
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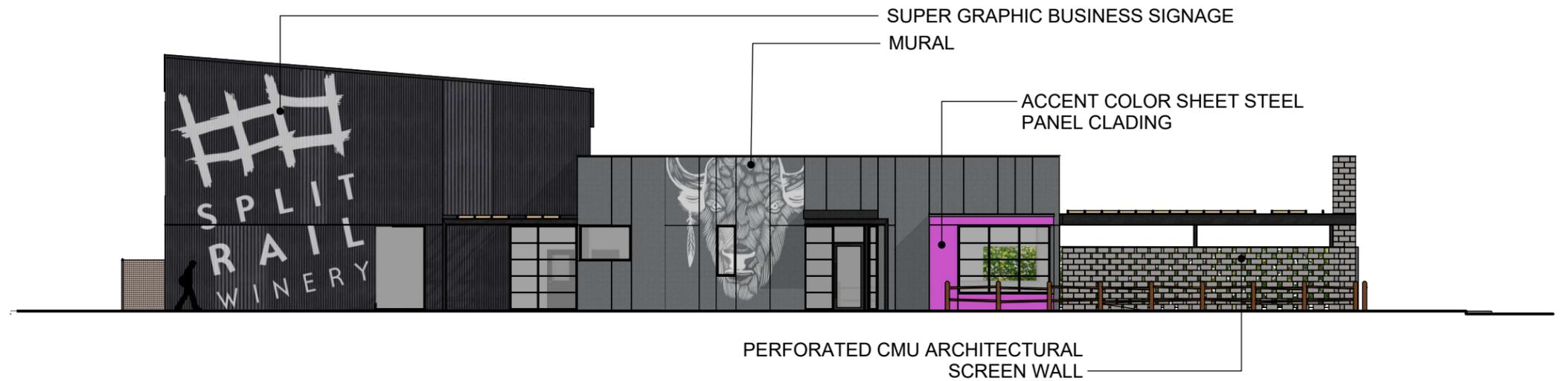
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NORTH ELEVATION

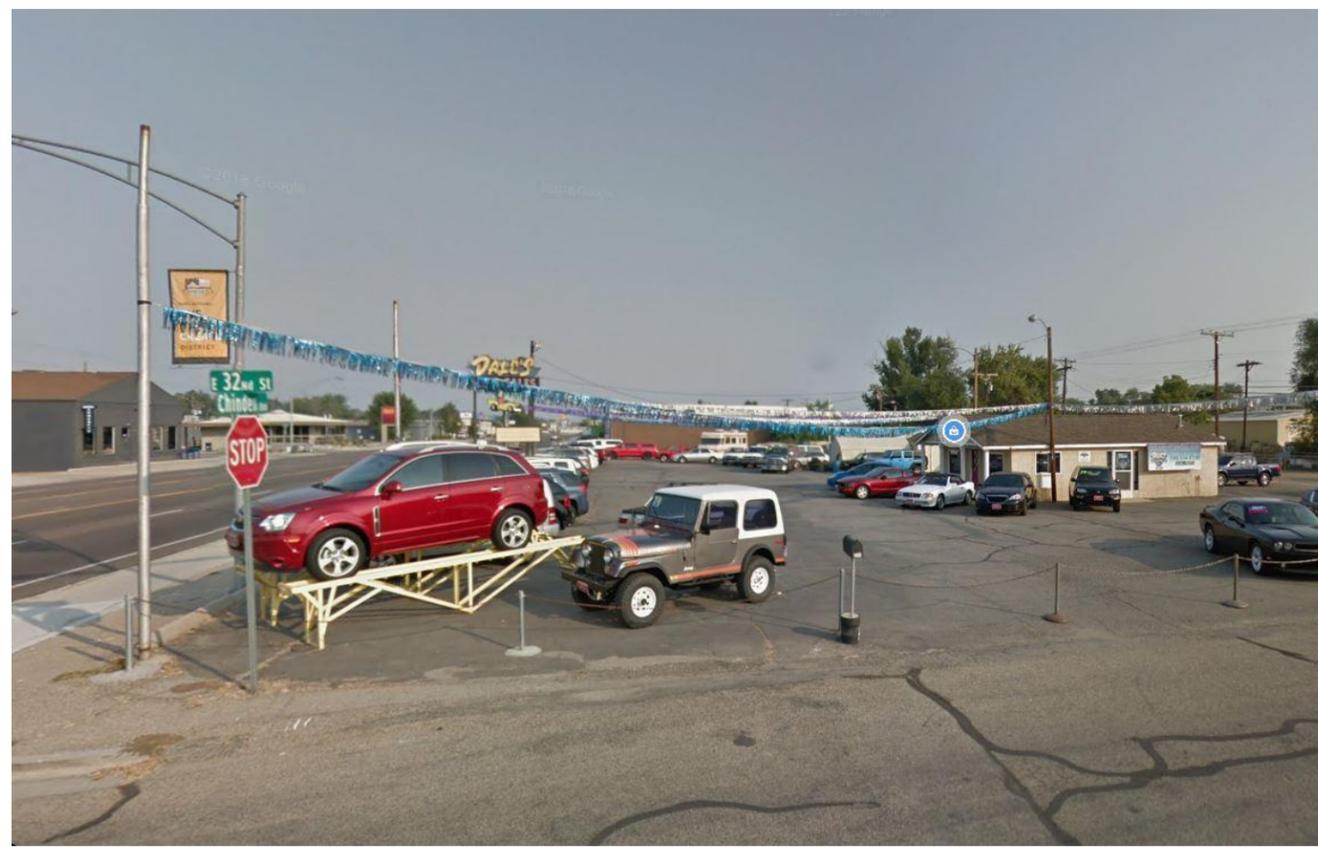


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ENTRY OFF CHINDEN

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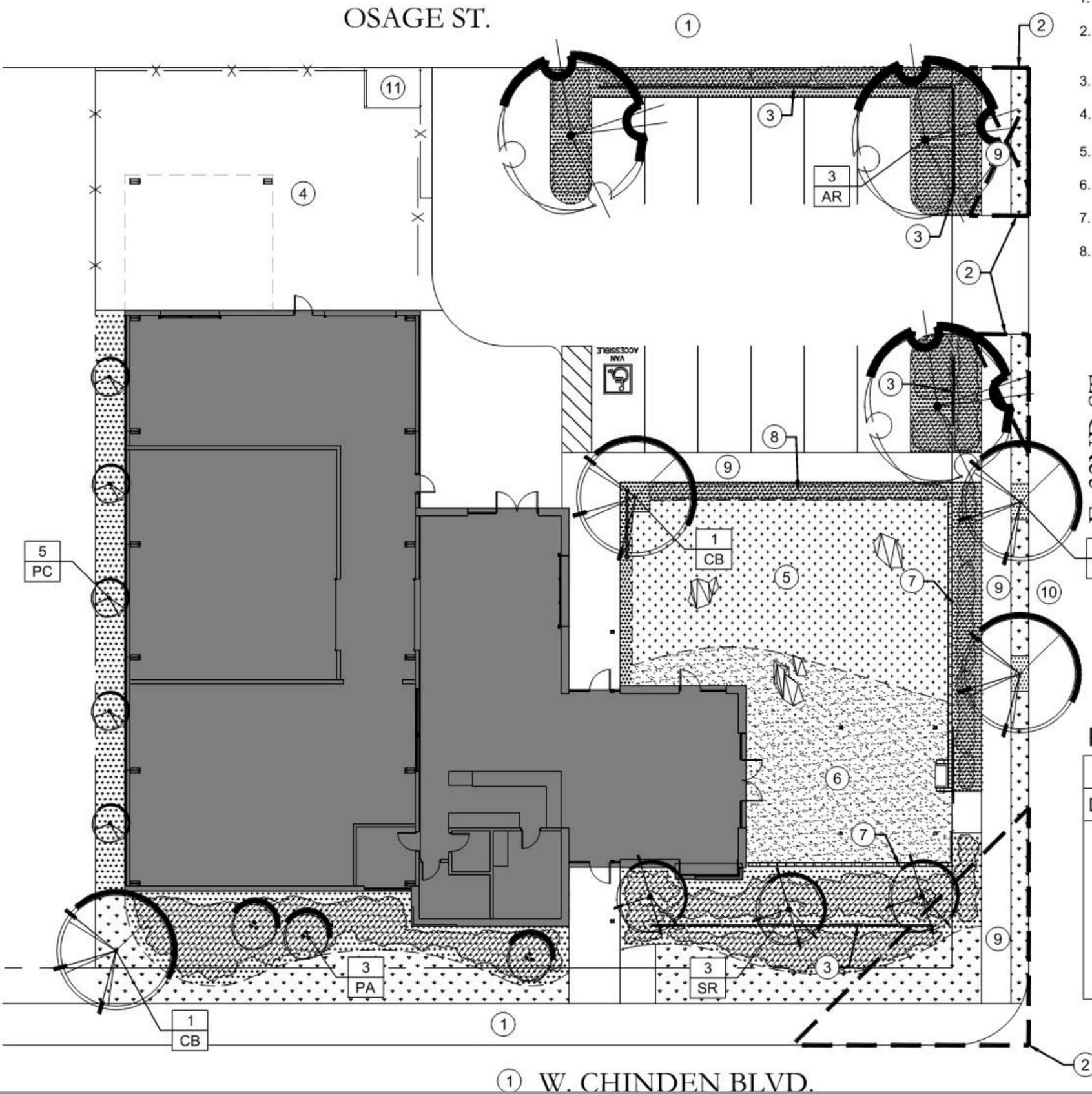
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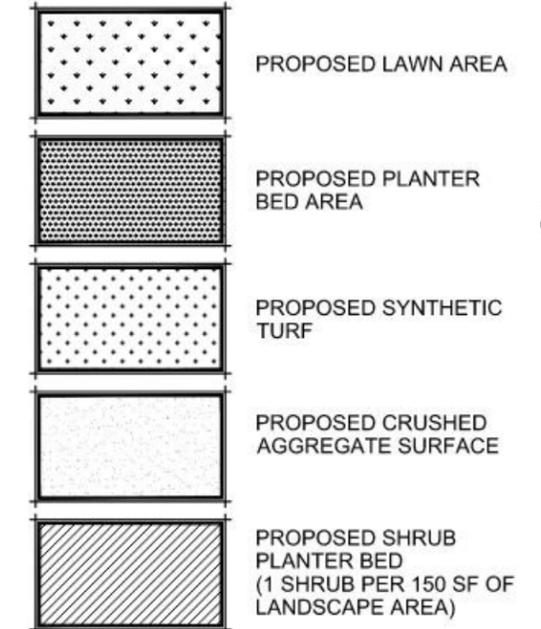
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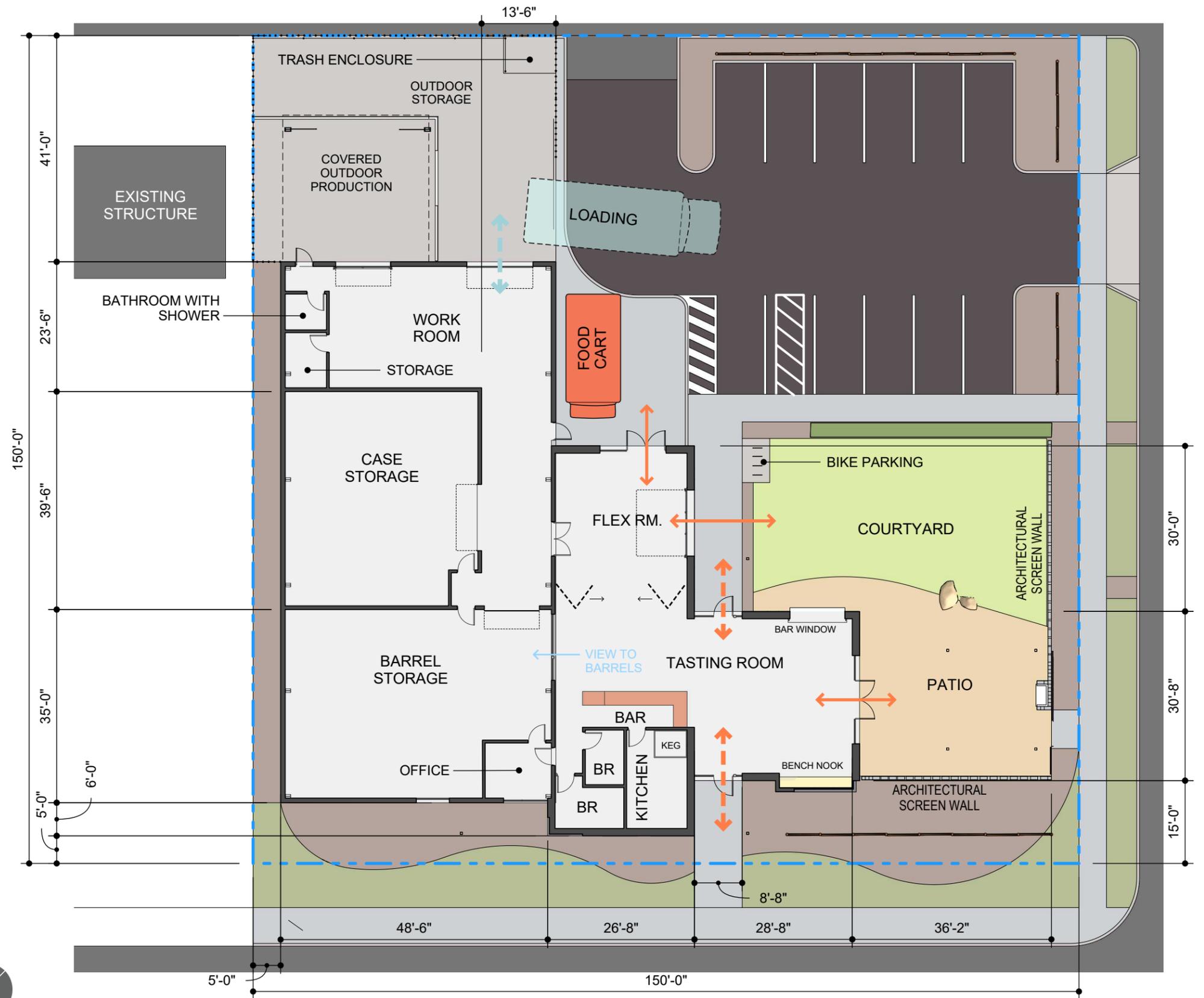
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VIEW FROM CHINDEN LOOKING NORTH
FOR CONTEXT AND SCALE ONLY, DOESN'T REPRESENT
LANDSCAPE DESIGN

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BIRDSEYE VIEW FROM CHINDEN LOOKING NORTH

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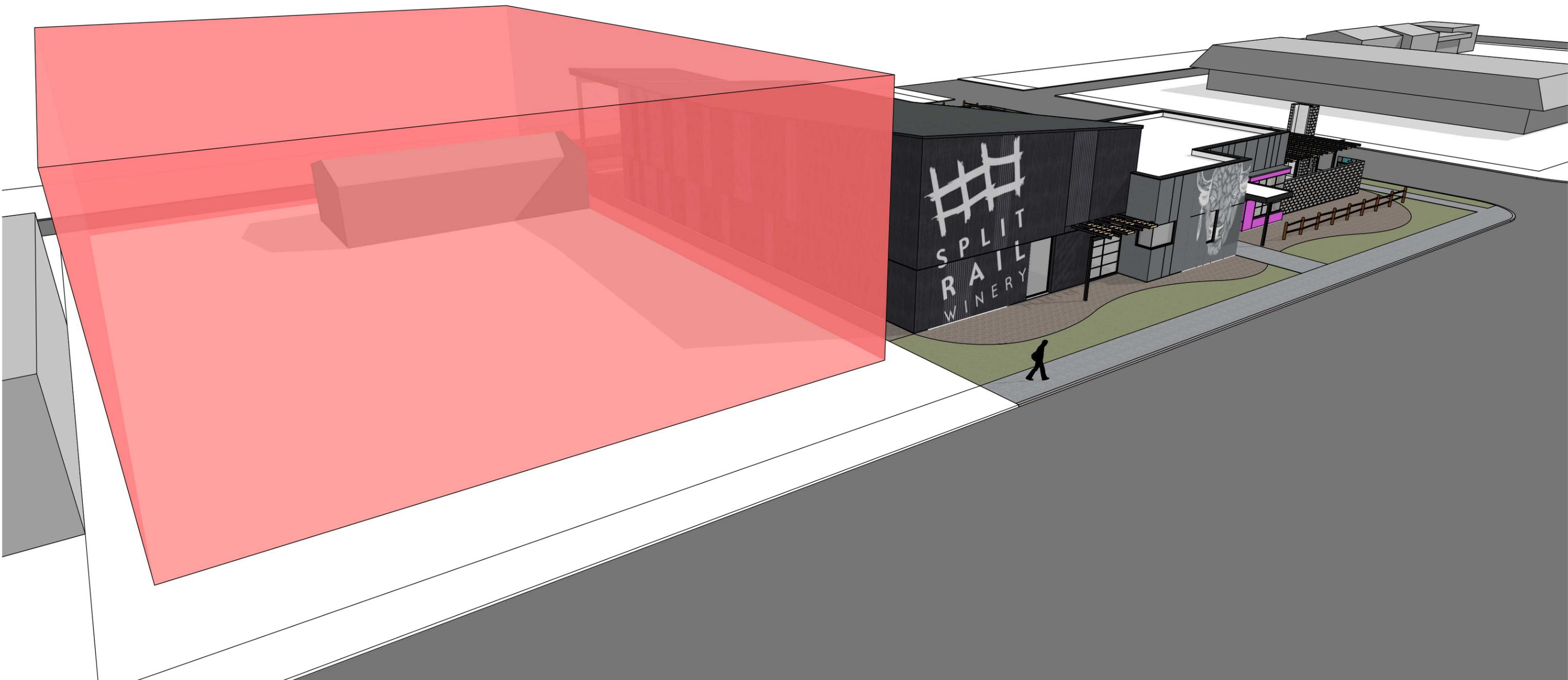
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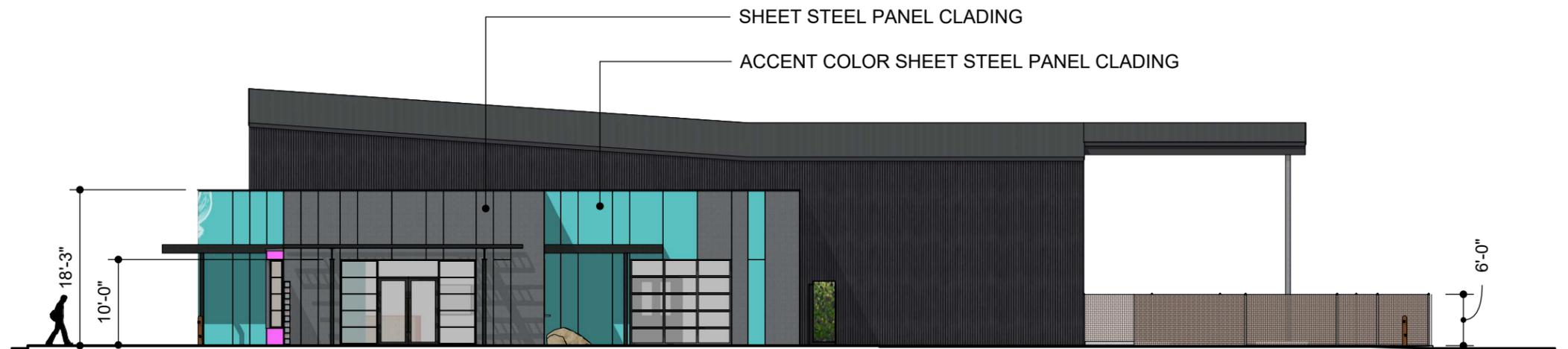
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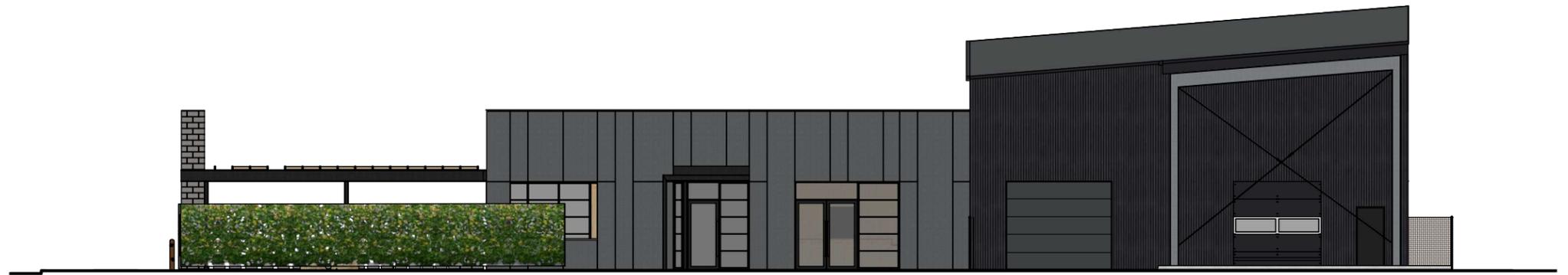
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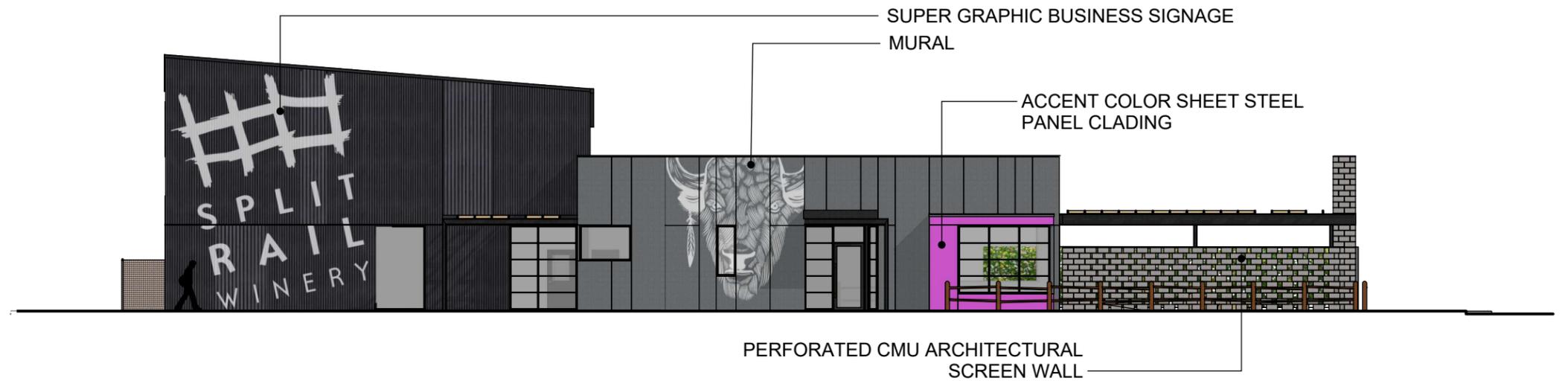
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July 27, 2020

Garden City
Design Review Committee

Re: DSRFY2020-19 – 3200 W. Chinden Blvd.

Dear Design Review Committee,

Please see the responses below to your Code/Policy Review regarding project DSRFY2020-19 as well as the Compliance & Statement of Intent letter accompanying this application. Applicable information has been updated in the Design Review package. Thank you for your time and consideration in reviewing this project.

Item	Code Section	Analysis/Discussion	Response
1	8-1B-2 Nonconforming Structures	The way the building is proposed it would create a nonconforming structure over property lines. Condition of approval to require a lot consolidation would be necessary.	Noted, lot consolidation to be performed prior to submitting for permit.
2	8-4A-3 Fences and Walls	Permit required for 8' steel barrier wall along Chinden subject to review.	Architectural screen wall along Chinden to be included in permit drawings and documentation.
3		Permit required for 6-8' proposed planting screen found between courtyard and parking lot.	Planting screen between courtyard and parking lot to be included in permit drawings and documentation.
4		Fences and walls on corner properties require have a maximum height of six feet (6') with a minimum setback of ten feet (10') from the front property line. Steel barrier wall does not meet minimum setback requirements.	The screen wall is an architectural feature and functions as an extension of the building providing usable exterior space at the patio and anchoring the trellis above. The architectural screen wall is set back 15'-0" from the front property line at Chinden Blvd.

5	8-4A-4 Outdoor Lighting	Outdoor lighting not disclosed.	A waiver has been requested for the purpose of this design review. Lighting design has yet to be determined. An electrical engineer is under contract and a complete exterior lighting plan will be included as part of the construction documents.
6	8-4A-5 Outdoor Service and Equipment Areas	Trash enclosure not disclosed.	Refer to architectural floor plan for location of trash enclosure fronting Osage St.
7	8-4A-7 Stormwater Systems	Stormwater systems not disclosed.	A waiver has been requested for the purpose of this design review. Water and sewer connections has yet to be designed. A plumbing engineer is under contract and will complete full plumbing design including connections to utilities as part of the construction documents.
8	8-4A-8 Utilities	Utilities not disclosed.	Please see response above.
9	8-4C Design Provisions for Nonresidential Structures	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. First floor facades visible from Chinden and 32nd including surfaces in windows, showcases, displays or pedestrian access elements do not seem to account for at least 15% of building façade. Large North Elevation blank wall is not permitted until treated with landscaping or artwork.	Additional glazing has been added to elevation fronting Chinden to meet 15% requirement. At north elevation (west on drawings) variable profile and color metal panels have been included. Variation in pitch of the roof ridge line articulates the massing. Potential for a mural or artwork on the west elevation.
10		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. 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	The parking lot is located on the side and rear of the building fronting on Chinden. Additionally, the lot is integrated with the overall site plan and street trees with 10' minimum landscaping buffers mitigates site lines to the parking.

		<p>effect of the parking lot has been mitigated by one of the following ways:</p> <p>a. The lot is a minor component in a large site development and is no wider than one parking bay and one driveway lane;</p> <p>or</p> <p>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</p> <p>c. A minimum of ten feet (10') of landscaping has been provided between the parking lot and the view of the surface lot from the street is minimized; or</p> <p>d. The parking lot is designed with materials and landscaping that softens the appearance of the parking lot.</p>	
11		<p>Objective 3: Buildings shall be designed and constructed of quality materials. Materials not provided.</p>	<p>Please refer to elevations.</p>
12		<p>Objective 4: The site design shall respect existing notable site features including existing buildings, landscaping, trees and water.</p>	<p>No notable existing site features exist as the site is currently a used car lot. Scale and design of building arranged in a way to fit in with the existing fabric.</p>
13		<p>Objective 5: The design of all buildings shall provide visual interest, support the vision for the area as articulated in the comprehensive plan and positively contribute to the overall urban fabric of the community.</p> <p>Building orientation: Buildings should be oriented to a prominent feature, such as a corner location, a plaza, a street or the river. Buildings and site design should provide inviting entry orientation. Buildings should not turn their backs to the street.</p> <p>Treatment of windows and doors not provided. Colors not provided.</p>	<p>The structure directly addresses the street frontage by placing the corner of the tasting room and exterior patio along the Chinden and 32nd St. corner. This provides glimpses of activity within the tasting room through windows on the corner of the building and views through openings in the architectural screen wall into the yard. A recessed entry and projecting awning invites pedestrians off Chinden and provides a connection to the rear entry of the building. The production volume of the building is rotated perpendicular to the street and located adjacent the interior property line to decrease its visible mass from passing vehicles and pedestrians.</p>

			Window and door system to be Black Andersen 100 Series or similar.
14		Objective 6: The site development should support and be consistent with the adopted streetscape. (Ord. 898-08, 9-8-2008)	Site development is designed to meet adopted streetscape and R.O.W. improvements proposed along 32 nd St.
15	8-4D-5 Required Number of Off-Street Parking Spaces	<p>Spaces required are based on:</p> <ol style="list-style-type: none"> 1. The specific use(s) proposed and/or on the property; 2. Uses in the vicinity of the property; 3. A traffic study, if prepared, forecasting the expected traffic and parking needs expected from the use(s); 4. The availability of on street, shared, and/or public parking within the vicinity of the use; and 5. The availability of public transit, vanpooling or other alternative transportation to serve the use. <p>Bicycle Parking is not disclosed. However, if the building is less than 15,000 sq. ft in gross floor area and there are fewer than 20 parking spaces provided code does not require bicycle parking.</p>	<p>The number of parking spaces provided is based off estimates from demand of the owner's current location on Chinden.</p> <p>Access from the 36th and Chinden bus stop is less than a ¼ mile away as well as access from the Greenbelt.</p> <p>While no bicycle parking is required, parking spaces are being provided adjacent the north entry to accommodate cyclists coming from the Greenbelt on 32nd street</p>
16	8-4G Sustainable Development Provisions	<p>All new developments shall be required to provide for sustainable development practices based on a point system as follows:</p> <p>Five thousand one (5,001) to fifteen thousand (15,000) square feet: eighteen (18) points. Not enough information provided to determine if project is compliant.</p>	Based off square footage requirements, 18 sustainability points are being proposed. Please refer to "DSRFY2020-19_Sustainability Check List" document included with submission.
17	8-4I-3 General Landscaping Standards and Irrigation Provisions	Must increase number of species of class II or III trees by 1 due to the number of trees totaling 13.	Please refer to revised landscape plan.
18	8-4I-4 Landscaping Provisions for Specific Uses	A minimum of one 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	Please refer to revised landscape plan.

		<p>increment of fifty feet (50') of linear feet of frontage. (Ord. 944-12,5-14-2012). Class II or class III trees can be substituted at the rate of two (2) class I trees for every one class II or class III trees unless otherwise specified by an adopted street design or master plan. (Ord. 944-12, 5-14-2012)</p>	
19	Additional Items from Meeting Summary	Fairview Acre- noted as being on site.	Design team has engaged the Fairview Acre Lateral Water Users Association and is working with them to ensure necessary easements are met.
20		<p>No engineered structures are allowed. Mitigation of appearance is needed.</p> <p>“Principle and accessory structures visible from the right-of-way that are made of prefabricated materials such as shipping containers or pre-engineered metal buildings unless they contain architectural features and a variety of materials so that they lose the appearance of being a prefabricated structure.” (8-4C-5 rev)</p>	<p>The use of architectural features, variety of materials, fenestration and variation in roofline are used to mitigate the appearance of the pre-engineered metal building.</p> <p>The façade facing Chinden includes windows into office and barrel storage space which are shaded by a trellis. Variation in the profile and color of the metal paneling starts towards the back of the building and dissolves in a varied pattern towards the front of the building.</p> <p>The west façade adjacent the neighboring property features a ridgeline with variation in pitch from the front of the building towards the back and the same varied pattern. A mural is proposed as well for this elevation.</p>
21		<p>Long roofline on west side needs to be articulated.</p> <p>“Rooflines exceeding fifty feet (50'), should incorporate relief to the perceived building mass by providing roofline variation. Roofline variation should be achieved using one or more of the following methods: a) vertical offset in ridgeline; b) horizontal offset in ridgeline; c) variations in roof pitch; d) gables; and e) dormers.” (8-4C-4)</p>	The western ridge line of the shed roof has been offset vertically towards the back of the building to meet requirements of 8-4C-4.

22		Fenestration on west side needs to be addressed.	<p>Future development of the neighboring site to within 5' of the property line would render windows ineffective. Also, windows at this elevation would be limited by code due to the 5' separation distance of the adjacent property line.</p> <p>Additionally, glazing into cooled and conditioned wine storage space is not desired particularly at the west facing façade.</p>
23		Fencing along Chinden and 32nd wall is not a strong pedestrian component. Treatment such as openings, visual connection, or artwork to strengthen pedestrian relationship to the street are suggested.	Spaced openings in the architectural screen wall provide glimpses into the patio space. A retractable steel gate on the corner of 32 nd and Chinden provides pedestrian access.
24		Note staff report where not enough information or noncompliance.	Noted.
25		Staff will send perimeter landscaping and screening ordinance to applicant to ensure Osage is compliant	Design does not fall under the applicability of Perimeter Landscaping Provisions 8-41-5 (B) provided by staff and is therefore compliant.

Sincerely,



Ian McLaughlin
Pivot North Architecture



July 27, 2020

Design Review Committee
6015 N. Glenwood Street
Garden City, ID 83714

Re: DSRFY2020-19
3200 W. Chinden Blvd. – Split Rail Winery

Dear Design Review Committee,

We are requesting a Waiver of Application Materials for the following items:

- Lighting Plan
 - Lighting design has yet to be determined. An electrical engineer is under contract and a complete exterior lighting plan will be included as part of the construction documents.
- Topographic Survey
 - The lot is generally flat. A civil engineer is under contract and a complete full survey will be included as part of the construction documents.
- Grading Plan
 - The lot is generally flat. A civil engineer is under contract and a complete full survey will be included as part of the construction documents.
- Affidavit of Legal Interest
 - Client is under contract for the property but is not legally listed as the current owner.
- Will Serve Letter / Fire Flow Test
 - Water and sewer connections has yet to be designed. A plumbing engineer is under contract and will complete full plumbing design including connections to utilities as part of the construction documents.

Sincerely,

A handwritten signature in black ink, appearing to read "Ian McLaughlin", with a long horizontal flourish extending to the right.

Ian McLaughlin
Pivot North Architecture