

Garden City Design Review Application Review

DSRFY2023-0004:

33 Multi-Family units located at 3929 N. Reed St.

Review Date: 7-5-2023

Applicant Meeting Date: 7-24-23

Preliminary Design Consultation Comments and Recommendations:

1. Provide articulation and variety in the continuous 110' long and 90' long garage façade & on South, East, West elevations of 8 unit building.
8-4B-4:B1. All building elevations shall have a minimum portion of the elevation devoted to architectural features designed to provide articulation and variety. These features shall include, but are not limited to, windows, bays and offsetting walls that extend at least two feet (2'); recessed entrances; and changes in material types. Changes in material types shall have a minimum dimension of two feet (2') and minimum area of twenty five (25) square feet.
2. Terminal view down long drive has not been addressed.
3. Pedestrian access from guest parking to main entry of units has not been addressed.
4. Guest parking should be accessible and obvious to guests, not behind a locked garage door.
5. The stairwell entries do not meet the intent of this code. *8-4B-4:B2. Main entrances, which are the primary point(s) of entry where the majority of building users will enter and leave, shall be designed as an obvious entrance and focal point of the building through architectural treatment, lighting, and address identification.*
6. Discuss amenities. *8-2C-15: How is Open Space met? How is Recreation amenity met?*
7. How will a tenant recycle their recyclables?
8. Street tree locations on the street.
9. Tree mitigation calculations.

Reviewer Signature:



Derek Hurd