

Garden City Design Review Application Review

DSRFY2023-0005

9655 W. State St – Prefabricated Portable Classrooms

Review Date: 7-5-2023

Applicant Meeting Date: 7-24-23

Preliminary Design Consultation Comments and Recommendations:

1. Pedestrian access from Charlie Lane to main campus to remain or be incorporated through courtyard.
2. Pedestrian access direct from sidewalk to main entrance.
3. Buildings should engage with & be accessible to the adjoining streets.
4. Street facing façades 15% glazing.
5. Wall plane articulation – Figure 8-4C-5
6. 8-4C-3:B.4.b. The primary entrance of all buildings should provide a covered pedestrian open space such as a building recess, an awning, canopy or marquee.
7. 8-4C-3:B.3.a Pedestrian pathways should be designed to provide a direct connection between the main building entrance and the public sidewalk.
8. 8-4C-3:E.1. 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.
9. 8-4C-3:E.2.c Rooflines
10. 8-4C-4:A.1. Facades longer than 50'
11. 8-4C-4:A.2. Rooflines longer than 50'
12. HVAC & mechanicals screened from street view.
13. 8-4C-5: C.1 Prefabricated Structures: Principal 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.

Reviewer Signature:



Derek Hurd