

Garden City Design Review Application Review

DSRFY2023-0005

9655 W. State St – Prefabricated Portable Classrooms

Review Date: 2-19-2024

Preliminary Design Consultation Comments and Recommendations:

1. Buildings should engage with the adjoining streets.
2. Street facing façades 15% glazing. – Not evident.
3. 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. Two buildings have their sides facing the street, and the third has the rear facing the street. No building is providing an inviting entry orientation to the street and no building is oriented to engage with the street or a plaza.
4. 8-4C-3:E.2.c Rooflines
5. 8-4C-4:A.2. Rooflines longer than 50' – Unbroken 67' roofline needs to be broken provide relief.
6. 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