

## Garden City Design Review Application Review

DSRFY2023-0007

Bardenay 32<sup>nd</sup> & Chinden

Re-Review Date: 8-16-2023

Applicant Meeting Date: 9-18-23

### Design Consultation Comments:

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1. Building does not address Chinden.
2. Is 31<sup>st</sup> street vacated as well as Osage? Provide ACHD documentation for vacations.
3. If 31<sup>st</sup> isn't vacated, ACHD isn't likely to allow the bulb out.
4. Vacated parcels should be developed as part of this newly acquired property. Curb/gutter/detached sidewalk on both sides. Street trees both sides of both streets.
5. Osage street seems to be active traffic and open to the public still. Site plan does not show perimeter landscaping at Osage including street trees. If Osage is to be developed as a landscaped pedestrian and bike path, this application needs to propose that plan.
6. Visually screen parking areas from Osage. Check setback of parking from 31<sup>st</sup>.
7. If corner of Chinden and 31<sup>st</sup> is a "plaza", note and show plaza amenities.
8. Texture change for sidewalk crossing of drive aisle.
9. 15% glazing on west elevation. Blank Walls.
10. North elevation. Why not showcase production through pedestrian scale windows at the blank walls?
11. Where is the dumpster enclosure? Materials?
12. North caged service area fence specs/height.
13. Detached sidewalk on 31<sup>st</sup>
14. Chinden roof mechanicals should be 100% invisible with parapet wall.
15. 8-4C-3:
  - a. First floor façades 15% glazing.
  - b. No blank walls – Chinden façades feel blank, not pedestrian friendly or scaled. Needs more street level fenestration.
  - c. Primary Entrance:
    - i. The building closest to the street should have its primary entrance to the street and be clearly defined by the architectural design of the building.
    - ii. The primary entrance of all buildings should provide a covered pedestrian open space such as a building recess, an awning, canopy or marquee.
    - iii. Pedestrian amenities should be provided at the entrance including a minimum of one hundred (100) square feet of landscaping, outdoor seating, plazas, courtyards, public art, fountains, special paving, bicycle racks, transit stop.
  - d. 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. – Chinden blvd. is forgotten in this design.
16. Discuss Chinden multi-use pathway size/location.
17. Chinden curb cuts should be re-curbed.
18. Chinden facing mechanicals should have architecturally integrated screening (walls & features, not fences)

Reviewer Signature:



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Derek Hurd