

## Garden City Design Review Application Review

DSRFY2024-0002

34<sup>th</sup> Street 4 plex

Review Date: 12-7-23

Applicant Meeting Date: TBD

### Design Consultation Comments:

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1. Discuss multi-family amenities.
2. Tree mitigation calculations.
3. Parking lot must be beside or behind the townhomes, not in front of. Trash truck does not supersede code compliance.
4. Tree selection – conifers on the street not ideal. Existing spruce tree noted in plan does not appear in street views. Provide Class II & III for street trees.
5. Provide projections and articulation on the south, east, and west elevations.
6. Entry roof blocks entry overhead lighting.
7. Provide breaks and modulation in the 76' roof line to make it distinctive and provide variety and detail.
8. Provide details/renderings/elevations of covered parking.
9. Provide details/renderings/elevations of trash enclosure & proposed screening.
10. Provide details/renderings/elevations of covered bike parking & required counts.
11. Provide detailed landscape plan.
12. Consider “terminal view” from access drive.
13. Call out street curb and material between curb and edge of pavement.
14. Remove prohibited chain-link fencing from all property borders.

Reviewer Signature:

A handwritten signature in black ink, appearing to be 'Derek Hurd', written over a horizontal line. The signature is stylized with several vertical strokes and a horizontal line crossing through them.

Derek Hurd