

# Garden City Design Review Application Review

**DSRFY2024-0007**

**Ironwood Apartments**

Review Date: **1.23.24**

Applicant Meeting Date: **TBD**

## Review Comments:

1. **8-4D-1.F** : The location of vehicular access to both sites should be more centralized to avoid vehicular conflict with pedestrians & bicycle access to the proposed apartment building. The existing commercial building vehicular traffic should not be required to pass in front of the entrance to the proposed apartment building and disrupt access.
2. **8-4B-4.2** : Main entrance design as obvious and focal point of the building. More direct engagement with the street should be considered.
3. **8-4I-5.B** : Confirm that perimeter landscape requirements are met between existing commercial use and this new residential use.
4. The parking structure portion of the building is to meet the requirements of 8-4C-4. Facades and rooflines longer than 50' do not appear to incorporate sufficient relief to the perceived building mass. Additional renderings of the long facades are needed to clarify the perceived massing.
5. Clarify that the bicycle parking is easily accessible from the street. Clarify how the numerous bicycle parking locations are accessed without conflicting with vehicular traffic.

Reviewer Signature:



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**Brett G. Labrie, Architect**