

Garden City Design Review Application Review

DSRFY2024-0018 42nd Street pre-fab

Review Date: 10-17-24

Preliminary Design Consultation Comments and Recommendations:

1. Parking lot location.
 - a. Proximity to intersection
 - b. Can't back up onto Stockton Street.
2. Chain link and barbed wire to be removed.
 - a. Compliant fencing on Stockton has height limit of 3.5'.
3. Pre-fab buildings are prohibited. This has a long way to go to be compliant.
 - a. Street facing inviting pedestrian entry.
 - b. Fenestration.
 - c. Roof line articulation.
 - d. Articulation & relief.
 - e. No blank walls.
 - f. B key on East and West Elevations not explained.
 - g. Glazing in garage doors
 - h. Etc.
4. FAR is far from compliant.
5. Street frontage not compliant.
6. Landscaping of full perimeter if this is one lot.
 - a. Street trees on Stockton and 42nd.
 - b. Pedestrian focus on Stockton.
 - c. Terminal view at end of drive aisle.
 - d. 75% vegetative coverage.
 - e. Stockton curb not shown.
7. Trash enclosure or other solution.
8. Screening of mechanical units.
9. Neighbors landscape concerns are not linked or duplicated in the packet. Just their sign in sheet.

Reviewer Signature:



Derek Hurd