From: Derek Hurd
To: Brett Labrie
Cc: Jenah Thornborrow; Betty Gumm; planning
Subject: Re: FW: 20005 Proletariat Wine Co.
Date: Wednesday, September 6, 2023 11:54:21 AM

Everything except the gate changes seems consistent, or acceptable with the original approvals intent.

The gate changing from a "defining element" and "harmonious with the east elevation" to what looks like a residential subdivision gated community gate does not meet the intent of the approved design for such a street front prominent element. If a more utilitarian gate is proposed, a possible solution would be to push it off the street front to beyond the stair element.

https://gardencityidaho.org/vertical/sites/%7BA16794C5-94AE-4C54-B8E9-ADC537012C3F%7D/uploads/Resubmittal_Material_07302020.pdf

Derek Hurd
Gravitas, Inc.
112 E 33rd St.
Garden City, ID 83714
208.841.4112
www.gravitaslc.com

On Wed, Sep 6, 2023 at 11:38 AM Brett Labrie <blabrie@ll-arch.com> wrote:

> I believe the suggested modifications to the proposed changes are more substantially aligned with the approved application. I don't feel that an additional meeting or discussion is necessary.
> Thanks.
>
> Brett G. Labrie, NCARB
>
> c 208.869.9319
>
> f 208.473.2024
>
> 247 N. Eagle Rd
> Eagle, Idaho 83616
> www.ll-arch.com
>
> *Inspire, Enhance, & Enrich Lives*
> *Live Life Like it Matters*

On Wed, Sep 6, 2023 at 10:42 AM Jenah Thornborrow <jthorn@gardencityidaho.org> wrote:

> Good Morning!
>
> I hope that you are both doing well.
>
> Below is the response that the applicant has submitted regarding the Proletariat Wine revision comments. Please let us know if their changes are acceptable, or if we need to schedule a meeting.
>
> Number 22 on page 4 of the attached decision document captures the discussion about the trellis and gate.
>
> Best,
>
> Jenah
>
> ---
>
> **From:** Derek Flynn <DerekFlynn@esiconstruction.com>
> **Sent:** Tuesday, September 5, 2023 3:03 PM
> **To:** Betty Gumm <bgumm@GARDENCITYIDAHO.ORG>; Hanna Veal <hveal@GARDENCITYIDAHO.ORG>; building <building@GARDENCITYIDAHO.ORG>
> **Cc:** Elizabeth Baggerly <elizabeth@proletariatwines.com>; Chad Slichter <chads@suarchitecture.com>; Hayley Jones <HayleyJones@esiconstruction.com>; Phil Allen <philallen@esiconstruction.com>
> **Subject:** FW: 20005 Proletariat Wine Co.
>
> Good afternoon Betty, I hope you had a great weekend, and thanks again for helping us work through this! I know Hanna is out of the office but I included her and Claudine in case that's helpful.
>
> Here's a list of items we understand haven't been approved and we need to work through. Each item includes a suggestion for Garden City consideration, and we'd be happy to have a discussion or meeting on any/all to get them worked out.

1. Changing the vine/screen wall at the northwest corner of the building to a mural

We have some major concerns regarding a 30' living wall (trellis) and the ability to grow/maintain the approved (grape) plants at that height. It is likely the plants will be dead 6 months out of the year and will be quite unsightly during that period. We propose a compromise where we install 8' tall trellis in that same location (similar to the 8' x 4/5' trellis just S of that area) so the grape plants can create that living wall in a more achievable/manageable way. Above those trellis the owner would like to use a Boise foothill mural (see artist rendition below, it has not been installed) to create a unique and less season dependent design. Additional options (color?) could be considered if the reviewers feel there's a need for such discussion.

2. Changing the metal panel between the windows to stucco

We can install metal panels as noted in the approved drawings but would like to suggest they cover (not replace) the existing stucco for reasons of leaving the sealed building envelope alone. The Owners are very concerned about using a rusting/rusted panel even if sealed because of future potential for staining of below stucco and/or concrete, and would therefore like to use sealed bare steel panels. Hopefully that will create the difference in texture and color the reviewers commented on.

3. Changing the deck fascia from dark color to the white stucco and wood beam

We are agreeable to changing the light stucco color to match the darker color of the patio and underside of the patio, but the Owners really like the bare beams and would like to seal them and leave natural. Is that acceptable to the reviewers?

Items not yet discussed with the City are:

4. Trash enclosure change from stucco to metal

During the VE reviews prior to construction ESI and the Owners changed the Trash Enclosure from CMU block to Steel column & panels so they would match with the adjacent (and nearby) mechanical yard enclosures along with the steel planters, trellis and exterior structural elements. We hadn't realized at that time Garden City may have concern with that decision and proceeded with installation. Please consider acceptance of our installation of a metal trash enclosure/mechanical yards (see highlighted areas below).

5. Service entry gate at 36th Street

The drawings showed a sketch/rendering (see below) of a gate without specification or details and this gate does not exist. The owner has secured an ornamental gate and modified its decorations to be consistent with the winery. Please consider acceptance of the obtained gate (pic below).

Drawing depiction/sketch

Owner provided gate with added design

Thanks again for your consideration of these suggestions! Feel free to reach out if you have any questions or would like to discuss. We are on a very tight schedule and could really use a prompt response, so any immediate attention this can be given would be gratefully appreciated.

Derek M Flynn, Sr. Project manager, PMP
o: 208.362.3040 c: 208.881-2940

5145 Heyrend Drive
Idaho Falls, Idaho 83402
www.esiconstruction.com

DEDICATED - DEPENDABLE - DYNAMIC

From: Betty Gumm <bgumm@GARDENCITYIDAHO.ORG>
Sent: Thursday, August 31, 2023 11:43 AM

To: Derek Flynn <DerekFlynn@esiconstruction.com>
Subject: FW: 20005 Proletariat Wine Co.

External Source. Please use caution.

Hi Derek,

I talked with Jenah Thornborrow Planning Director about this. She suggested that you ask your questions in an email back to me that will be sent to the design review consultants for comments back. Based on this exchange, if a DR meeting is needed then she will schedule one so you can have a conversation with the consultants.

Thank you.

Betty Ann Gumm

Assistant Planner
Development Services, **City of Garden City**
p: 208-472-2929
f: 208-472-2998
a: 6015 Glenwood Street, Garden City, ID 83714
w: www.gardencityidaho.org e: bgumm@gardencityidaho.org

From: Derek Flynn <DerekFlynn@esiconstruction.com>
Sent: Tuesday, August 29, 2023 4:48 PM
To: planning <planning@GARDENCITYIDAHO.ORG>
Cc: Betty Gumm <bgumm@GARDENCITYIDAHO.ORG>
Subject: FW: 20005 Proletariat Wine Co.

Hello, I just received a notice that Hanna is out of the office until 9/18. Is someone

available to discuss possible options with (see below)? Please reach out at your earliest convenience.

Derek M Flynn, Sr. Project manager, PMP
o: 208.362.3040 c: 208.881-2940

5145 Heyrend Drive
Idaho Falls, Idaho 83402
www.esiconstruction.com

DEDICATED - DEPENDABLE - DYNAMIC

From: Derek Flynn
Sent: Tuesday, August 29, 2023 4:44 PM
To: 'Hanna Veal' <hveal@GARDENCITYIDAHO.ORG>
Subject: FW: 20005 Proletariat Wine Co.

Hi Hanna, I was wondering if I could have a quick conversation with you regarding the Proletariat metal panels between windows. The reason the owners went away from this (Architect added) detail was because of the inevitable rust that will run down the wall and leave streaks on the white stucco. Using an sealed oxidized metal is only going to be a short term fix until the sealant fails and other metal panels (non-powder coated) will experience the same failure.

Do you think there may be another option to consider? We thought about building those areas up (out) and finishing them with different colors but the owners thought the color they ended up would provide the contrast the city was looking for.

We’re happy to look at options but would like to get some parameters established. When talking before on the landscaping you were able to provide information that helped lead us to a decision.

From: Chad Slichter <chads@suarchitecture.com>
Sent: Tuesday, August 29, 2023 1:21 PM
To: Derek Flynn <DerekFlynn@esiconstruction.com>; Hayley Jones <HayleyJones@esiconstruction.com>; Phil Allen <philallen@esiconstruction.com>; elizabeth@proletariatwines com <elizabeth@proletariatwines.com>
Subject: 20005 Proletariat Wine Co.

External Source. Please use caution.

Good Morning All:

I wanted to let everyone know that we have some issues with the City with items that were changed during construction. We did get approval for the change of the roofing from metal to asphalt shingles and to eliminate the overhead door adjacent to the main entry door into the Production area. We have not gotten approval for the following items:

1. Changing the vine/screen wall at the northwest corner of the building to a mural
2. Changing the metal panel between the windows to stucco
3. Changing the deck fascia from dark color to the white stucco and wood beam

Items not yet discussed with the City are:

4. Trash enclosure change from stucco to metal
5. Service entry gate at 36th Street

I talked with and received comments from the City last Friday and have discussed with Phil on site and with EB on the phone.

Attached is the email received on Friday as well as an email for the DR review (not sure if the hearing is necessary but I still think the fee applies since it was sent out following my discussions).

More to follow.

Chad Slichter, Principal

415 S. 13th Street

Boise, Idaho 83702

208.830.1458

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.