



DESIGN PLANNING + SUSTAINABILITY

Jenah Thornborrow, Director
Development Services
Garden City
6015 N. Glenwood, St.
Garden City, ID 83714

RE: Proletariat Wine Company
Winery – Bottling and Tasting Facility
Design Review Board Comments/Requests during 07.06.2020 DR Hearing
DATE: 07.15.2020

The following is a written response to accommodate the updated site plan, elevations, and perspectives. The following are the noted comments per Committee member Labrie's request for applicant to return with revised material:

- **Relocate stairs to make plaza more prominent and meet street frontage requirements.**
- **Make the plaza element in the design to be more prominent.**
 - After looking at multiple options of relocating the stair we recommend leaving the stair in its current location and creating fabricated murals* which integrate/connect the stair and service drive more collectively into the building, site, and plaza.
 - Following are some concerns with relocating the stairs:
 - Control – The proposed building will serve as a tasting room and as such will have the distribution of alcohol for public consumption, managing access points will be a requirement. Incorporating these measures into design, via the location of the stair serves as an integrated barrier between the public street and areas of consumption.
 - Visibility – Having a clear and visible line of sight from the inside (main entry) to the at grade landing of the stairs allows Proletariat to maintain visible control of stair access.
 - Redesigning the stair with a 90 degree turn at the landing, shifting the newly generated stair to the northside of deck generates the following concerns:
 - Further disconnects the service/plaza/curb cut due to lowered head height, stair traversing from east to west would serve as a visual barrier.
 - Generates concerns over visibility/control, per comment above, access and visibility are altered and present opportunities for deviant behavior.
 - Reduces available bicycle parking, current option provides maximum bicycle parking along 36th frontage.
- **West elevation blank building wall needs to be further refined, material delineation or change.**
 - Enlarged (height and width) of green screen for vine growth along northwestern wall to provide architectural relief

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- Added warm tone band at LVL 2 West and South elevation windows, matching LVL 1 band at windows.
- **Committee requests to see service drive and gate design renderings.**
 - The client is planning on working with fabrication artist Todd Hanson of Hansons design (who has previously worked with clients on logo and custom fabrication jobs). Creating a fabricated mural* for the stair and a fabricated gate for the service drive. These elements will harmonize with each other, tie into the architectural aesthetics and the Proletariat's ethos. In addition, Hanson will be providing fabrication within the building as well, generating a stronger connection of the exterior and interior through aesthetic unification.
- **Integrate the warmer wood materials to Osage 36th street and the plaza.**
 - Added/updated full band (located from window sill to head) starting at west elevation and wrapping full length of south elevation and east elevation terminating where abuts to brick veneer.
 - Band updated from V-Groove siding (warm tone) to ribbed Corten steel.
 - Maintains warm tone, allows for consistent weathering and reduced maintenance.

Thank you for your time,



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*Mural Fabrication Examples (Stairway and Service Gate):

