

Garden City Design Review Application Review

SAPFY2023-0001

SAP at River Club

Review Date: 2-2023
Applicant Meeting Date: 2-6-23, 2-21-23

Design Consultation Comments and Recommendations:

SAP approval must satisfy the following:

- 9 SAP Purpose Requirements (8-6B-6: A.)
 - 6 SAP Required Findings (8-6B-6: E.)
 - 12 Comp. Plan Goals. (From Purpose Requirement 1 and Required Finding 1)
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1. Parking – Site Layout – Circulation:

- a. Reduce visibility of parking and parking structures (carports) from State Street. Recommend landscaping, screening, public art, location on site, structured, etc.
- b. Increase useability and intuitive function of traffic flow from East Sub through Center Sub travelling west to access signalized intersection.
- c. Garages and carports should not be exempt from setbacks.
- d. Consider less surface parking. Subsurface or structured.

2. Connectivity:

- a. Add bike and pedestrian connection to N. Fair Oaks Pl. for important greenbelt access for recreation, work and school commuting, and safety.
 - i. Green Boulevard Corridor – Promotes multi-modal through State Street connections to transit, ped-bike corridor and safety improvements, and increased connectivity with the Greenbelt (Fair Oaks Pl.)
 - ii. SAP Purpose Requirement 4. Provide for a safe and comfortable integrated transportation system which prioritizes a pedestrian-bicyclist environment and mass transit and reduces vehicular trips;
- b. Consider vehicular access from East Sub. to N. Fair Oaks Pl. for access to signalized intersection at Plantation River Drive. Subject to ACHD review/blessing.

3. Diversity in Housing:

- a. Comp. Plan Goal 6.2-6.3: Diversity in housing and mixed income initiatives/inclusions are not discussed. It's not clear how this project sets an example in the region for diversity in housing or encourages or includes mixed income or affordable housing. This goal speaks specifically to mixed income and affordable housing not simply a variety in architecture or a mix of housing type which are considered under a separate requirement.

4. Density: Proposed SAP density is appropriate as defined by the Comp Plan. land use designation for the area.

- a. Activity Node – Average density of 33 exceeds “At least 14-20”
- b. Residential Low Density – Attached housing is appropriate near major arterials and public facilities.

5. Sustainability:

- a. Removing sustainability checklist from SAP seems contrary to Goal 9 of the Comp. Plan.

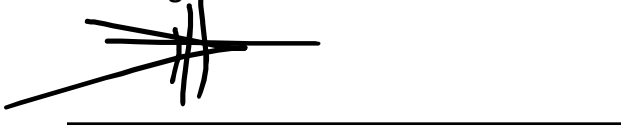
- b. SAP Purpose Requirement 2. “Contribute to the ...environmental sustainability of the city;”
 - c. Recommend applicant commit to as examples, a recognized third-party certification for green building, green building practices, solar generation, car share, etc. to satisfy the Goal 9 and Purpose Requirement 2.
6. SAP Required Findings:
- a. Findings 1-3 and 5-6: The application has been conditioned and presented to meet these required findings or have been commented on in this review.
 - b. Finding 4: This finding has a number of words that could be considered subjective and in part would/will be considered under the future Design Review applications in the future. However, this finding considers the task of creating an “identifiably distinct” area with a “distinguishing character” at this level of approval, not at future Design Review applications. This application should strive to improve, enhance, or exceed current regulations in the site and architectural planning to bring to the city the distinct and distinguished character that is required in a SAP application. Given the limited amount of design information provided in the application it’s hard to determine if that threshold is met. Without rendered examples, precedence examples, or more information about the proposed distinctive and identifiable architecture in this application it could fall short of Finding 4 on execution.
 - i. “Best-in-class”
 - ii. “High quality planning and design”
 - iii. “identifiably distinct”
 - iv. “distinguishing character”
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Specific Comments on Code Revisions:

- 7. Recommend newly developed area “SHALL” be connected to pressurized irrigation of nearby surface irrigation water as required by Idaho Code rather than “MAY”.
 - a. Supports Comp. Plan Goal 4 & 9.
 - b. Adding the words “the proposed” on page 77 of redline revision to B.1.b removes the intent of the protection of the amenity and should not be added.
- 8. Accessory Structures: Should reference current GC code, and Idaho Code rather than fixing it in this code. Both are under review and may be changing.
- 9. SAP District Provisions:
 - a. “potentially for active adult users aged 55+” Consider removing the word potentially, or remove age restriction.
 - b. Consider not codifying active adult. Mentioned in West Sub. purpose and required parking.
 - c. Each district will emphasize “high quality design” which is not defined.
- 10. Dwelling Unit, Multi-Family: 8 D. 1. Property Management Office – Add “centrally located, identifiable, and distinct as a public office space”.
- 11. Single Family Detached...:
 - a. Wording added to allow front entry to have a direct and permanent pathway to the right-of-way instead of only sidewalk. This could be interpreted as connection to be only to a drive aisle. (also in 3. All elevations section). The intent is entry to sidewalk connection.
- 12. Sidewalk Standards: Do not strike detached sidewalk requirement. Pedestrian and bike safety, walkability, community, all want detached. Base code requires detached sidewalks.

13. Signage:
 - a. Keep roof sign prohibition.
 - b. Automated signs prohibited throughout SAP except as allowed currently on State Street.
14. Perimeter and Screening Standards: No Vinyl (the word was added). Wrought iron OK.
15. Update all newly adopted verbiage (Design Consultants vs. Design Review).
16. Tree mitigation: Mitigation for 6" and greater. The jump mitigating only 12" and over is unreasonable.
17. Private Open Space Requirements:
 - a. 50 SF required for ALL units, no reduction for above ground units.
 - b. Private means private, not common terraces, not shared sports courts.
 - c. Why has Landscaping been removed from 3. And it just starts with Entryway? - Was there elsewhere that "required perimeter landscaping" cannot count? See also landscape removal in Private Open Space definition. Pg. 265 of redlines.
18. Open Space definition:
 - a. "and all other exterior or INTERIOR recreational areas". Interior does not meet the intent of the definition for Open Space...."open to the sky", "outdoor recreation or enjoyment"
 - b. The addition of "pedestrian walkways" in the Open Space definition conflicts with "Required sidewalks" not being allowed to contribute to open space calculations. Consider using the word pathway which has precedence, and then better define pathway vs. sidewalk. The intent would be that required public sidewalks along State Street does not contribute to open space, but the "pathway" along the golf course would.

Reviewer Signature:



Derek Hurd