

Garden City Design Review Application Review

SAPFY2023-0001

River Club Specific Area Plan (SAP)

Review Date: 2.24.23

Review Comments:

- 1. 11-2B-1 ALLOWED USES IN RIVER CLUB SAP DISTRICT**
 - a. Recommend removing all uses that are not allowed within the SAP from the table.**

- 2. 11-3C-3 GENERAL PROVISIOND FOR NONRESIDENTIAL AND MIXED-USE DEVELOPMENT**
 - a. Recommend additional requirements for primary entrance to address the multiple primary entrances that are typically incorporated within mixed-use buildings (ie. How is the residential component of a mixed-use building required to engage with the public realm at the ground level)**

- 3. 11-3D-3 PARKING DESIGN AND IMPROVEMENT STANDARDS**
 - a. Exterior measurement of garage parking stall at this minimum may significantly affect usability. Recommend measurement of parking stall dimension compliance be determined by interior dimensions of garage space.**

 - b. Recommend utilizing the revised parking ordinance that is currently being considered by GC. The result would provide a more comprehensive set of standards that includes standards for drive isles, compact parking, and structured parking if considered / proposed in future DR submissions within the SAP.**

- 4. 11-3D-5 REQUIRED NUMBER OF OFF-STREET PARKING SPACES**
 - a. Recommend required number of off-street parking spaces remain consistent with revised parking ordinance being considered by GC.**

- 5. 11-3E-7 PEDESTRIAN AND BICYCLE ACCESSIBILTY STANDARDS**
 - a. In accordance with SAP goals and the comprehensive plan, pedestrian and bicycle pathways should be required to connect to all public sidewalks which abut the SAP property boundary lines to provide interconnectivity with adjacent existing or future planned public access.**

 - b. Pedestrian and bicycle connectivity should be required at the connection of N Fair Oaks Pl to the East Sub-District where public ROW abuts the district boundary.**

6. 11-3F-7 PROHIBITED SIGNS

- a. If roof signs are to be allowed, recommend providing specific, requirements to provide framework for design and review.

7. 11-3H-5 OPEN SPACE STANDARDS FOR MULTI-FAMILY

- a. Recommend maintaining a minimum dimension of any private open space at 6'-0" for functional / usability of the space.
- b. Recommend maintaining a minimum common open space dimension of 20'-0" to maintain usability for active and benefit for passive common open space beyond that which is achieved by a 10' landscape strip.
- c. Recommend maintaining 4' barrier between common open space and adjacent collector and arterial streets unless a 2' high barrier and additional landscape buffer (with defined minimum depth that will allow incorporation of trees, shrubs and boulders) is provided.

Reviewer Signature:



Brett G. Labrie, Architect