

Garden City Design Review

Application Review

DSRFY2023-0001

Mod Court Townhomes


Review Date: **4.24.23**

Applicant Meeting Date: **5-1-23**

Review Comments:

1. Address terminus view at end of main drive. Consider relocation of parking to Tot Lot area and revising pedestrian routes to provide opportunity for a greater plaza / pedestrian node at the terminus of the drive.
2. Consider alternative front door access to Type 3 Buildings at the rear of the site utilizing the plaza at the end of the drive to create pedestrian access linkage to main entrances on the southeast side of the buildings in lieu of access from the drive aisles. Connection from the drive aisles to the main townhome entry is not acceptable.
3. Attention is needed to the design of the trash enclosure doors due to visual exposure to main pedestrian access to Type 3 Buildings. Consider shifting the trash enclosure south to the edge of the turning radius in order to provide for pedestrian access to the drive isle beyond and allow additional landscape elements on the north side of the enclosure.
4. Provide physical screening element for the mechanical units visible from the main drive aisle and pedestrian activity / circulation pathways that complement the architectural character of the buildings and/or provide some type of visual interest and screening. Landscape screening alone is not sufficient in these highly visual locations.
5. Consider dispersing bike parking throughout the development to eliminate it from appearing to be such a prominent feature at the entrance to the Type 2 Buildings.
6. Consider moving the Gazebo and bench to enhanced terminus plaza per comment 2.

Reviewer Signature:



Brett G. Labrie, Architect