

Garden City Design Review Application Review

SUBFY2023-0001

45th Street PUD

Review Date: 4-19-23

Applicant Meeting Date: 5-1-23 scheduled

Initial Review Comments prior to consultant meeting:

1. Idaho State Statute 67-6537 and Garden City code 8-5A-5-H requires surface irrigation to be used in a pressurized system when available. Surface water runs through the site for the entire irrigation season so a pump should be placed in a box to service this new land development.
2. Confirm in writing with irrigation district and adjacent neighbors that central open ditch does not, or did not extend to service properties across 45th street (206 & 210 E. 45th).
3. Wrought iron fencing for quality and permanence.
4. Terminal view at end of main drive aisle. View is of parked cars, needs to be of art, sculpture, landscaping, community space, community building, etc.
5. Review open space calculation at perimeter and what is private vs. commonly accessible.
6. Screen all sides of all mechanical equipment with architecturally similar materials.
7. Glazing in all garage doors.
8. No vinyl siding or vinyl outriggers
9. Pedestrian bulb out at subdivision entry at 45th curb cut (internal).
10. Slight raised pedestrian crossings internal w/ contrasting materials.
11. Dead end sidewalk at trash enclosure needs to continue to rear units.
12. Building Type 3 home entries have lost their priority to car housing. Explore how to make the human entries more prominent architecturally.
13. Building Type 3 pedestrian access to home entries needs to be addressed. Currently only through drive aisles, trash access, and garage backup space.
14. Align sidewalks connections to the drive aisles to meet at 90.
15. Dumpster enclosure gates.

Reviewer Signature:

A handwritten signature in black ink, appearing to be 'Derek Hurd', written over a horizontal line.

Derek Hurd