

Garden City Design Review Application Review

DSRFY2024-0003: Multi-family development at 5003 Alworth

Review Date: **12-7-23**

Applicant Meeting Date: **TBD**

Design Consultation Comments:

1. Amenities seem to be sufficient. Please list per category.
2. Provide details/location/screening of surface irrigation pressurization/pump station. There is surface irrigation available on site that should be utilized per Idaho Statue 67-6537. Consider location and footprint on site, and easements.
3. Fencing callouts at perimeter. – Remove all existing chain link.
4. Exterior covered bike parking details/rendering/setback location.
5. Internal bike storage should be safe and convenient and not require biking and walking through the car travel lanes. On site bicycle parking to be within 50 of building entrance.
6. Safe pedestrian access from south side of parking garage to elevator not shown – And do you have go back outside through the business center and mail room to get there?
7. Raised, textured pedestrian crossings at drives.
8. There is no clear entry to the apartments in this building from the street for people that are not in a car, just to the leasing office and business center. How do residents get home from their walk to work, or after they park their bike?
9. Building needs a primary entrance that looks like a primary entrance.
10. Building elevations need to provide distinctive roof forms and cornices on this flat roof.
11. The Alworth elevation is the only elevation with articulation and detail at the first two floors. Other elevations need to comply with 8-4B-4
12. First two floors to comply with 8-4D-3-9 – Parking Structure façade should appear commercial in nature, breaks in the façade at 20' intervals, clearly defined pedestrian entrances (covered and arch. treatments), reference to 8-4C-4 for façades longer than 50' to incorporate relief to perceived building mass through such features as wall projections or recesses, projecting windows, entrances, or other visual relief.
13. Tree mitigation calculations. There are many trees on this current site.
14. Trash service area not screened from public street with a privacy fence or incorporated into the architectural design. 8-4A-5.
15. No other service areas or mechanical systems are proposed on the ground level.

Reviewer Signature:



Derek Hurd