

Garden City Design Review Application Review

DSRFY2024-0003

Alworth St Apartments

Review Date: **11.27.23**

Applicant Meeting Date: **TBD**

Review Comments:

1. Mechanical equipment location and screening have not been addressed. If located on the roof, a building cross section showing the actual height of the mounted equipment relative to the height of the parapet or screening device is needed.
2. Pedestrian connectivity to the street frontages.
 - a. The parking exit drive is a barrier to pedestrian access to the main entrance on the north side.
 - b. The usability of the loading zone is questionable.
 - c. Explore the opportunity to move the exit to the 50th street side of the building to provide for better relationship/connectivity of the main entrance to the street and / or corner.
 - d. How do pedestrians access the main entrance to the building from the covered bicycle area?
3. Trash enclosure is not compliant with 8-4A-5C. The functions daily utilization of the trash is highly visible from the street and is the focal point of the vehicular entrance to the site.
 - a. How is the design of this integrated into the architecture of the building and visual impact from the street mitigated?
 - b. How does trash move from the building to the enclosure?
4. Covered bicycle parking is unclear and does not show up on the exterior elevations. What is the cover element and how does it integrate with the rest of the building architecture.
5. The location and construction of fencing at the site perimeter is unclear.
6. The 2-story parking garage portion of the project should comply with 8-4D-3A.9 Motor Vehicle Parking Structure Design.
 - a. The ground floor adjacent to public right-of-way should be designed so the ground facades appear commercial in nature. The metal screen elements do not comply with this requirement.
 - b. Blank walls shall be interrupted at intervals of no more than 20' with a variety of treatments including but not limited to fenestration, trellises for landscaping, artwork, or other similar treatments.
7. 8-4B-4 Roof forms shall be distinctive and include variety and detail when viewed from the street.
 - a. The 3D images appear to tell a slightly different story than the elevations with respect to the roofline. Clarification required.

Reviewer Signature:



Brett G. Labrie, Architect