Garden City Design Review Application Review

DSRFY2024-0007: Ironwood Apartments

Review Date:	**1-23-24**
Applicant Meeting Date:	**TBD**

Design Consultation Comments:

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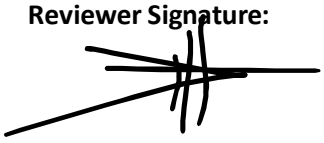
1. **With separating the parcels, where is the landscaping buffer between new building's angled parking and northern "split off" parcel?**
2. **…. additionally, or, easements in place and shown on landscape plan so circulation and perimeter landscaping can be understood.**
3. **Southeast drive access appears to spill off site onto 5315 Glenwood. Access should be contained on subject site, and perimeter landscaping should continue the length of the southern perimeter. If there is a cross access easement, provide in packet.**
4. **Perimeter landscaping needs to be shown at southwest corner (at cell easement)**
5. **8-4B-4 .2 I'm not clear how this main entrance is "designed as an obvious entrance and focal point of the building through architectural treatment". It appears the street side façade is dedicated to automobiles, half for autos parking in a garage, and half for autos driving to the site to drop things off. Design the entry façade to the building to look like an entry façade for people, rather than for cars. Articulation as outlined in code could start to bring the brick façade to a more human scale.**
6. **8-4C-3 A.2 The maximum front setback is fifteen feet (15') from curb edge for a minimum of sixty percent (60%) of the length of the street frontage.**
7. **8-4C-3 A.4 – Provide first floor façade to meet this Design Provision, show calculation.**
8. **8-4C-3 B.3.c – Show compliance in garage.**
9. **8-4C-3 B.3.d – Show compliance in garage.**
10. **There is conflicting information in the plan, covered entry seems to be for drive through in floor plans and renderings, but also shows as covered patio with benches and seating on the landscape plan and open space plan. Please clarify.**
11. **8-4C-3 B.4.a – Show compliance at entry**
12. **8-4C-3 B.4.c– Show compliance at entry (see conflicts noted in 10.)**
13. **8-4C-3 E.2.a & E.3.b.2– This should be incorporated at the street facing elevation to provide visual interest and reduce the apparent scale of the flat six story façade.**

Reviewer Signature:



Derek Hurd