

Garden City Design Review Application Review

DSRFY2024-0019 35th Street Garage

Review Date: **11-3-24**

Preliminary Design Consultation Comments and Recommendations:

1. Landscaping compliant permit levels including irrigated street trees.
2. The primary entrance would be compromised with this addition and needs attention.

8-4C-3 4. Primary Entrance:

- a. The building closest to the street should have its primary entrance to the street and be clearly defined by the architectural design of the building.
- b. The primary entrance of all buildings should provide a covered pedestrian open space such as a building recess, an awning, canopy or marquee.
- c. Pedestrian amenities should be provided at the entrance including a minimum of one hundred (100) square feet of landscaping, outdoor seating, plazas, courtyards, public art, fountains, special paving, bicycle racks, transit stop.

3. Address pedestrian access from ROWs
4. Address 8-2C-41 Vehicle Service:

3. All parts, inventory and vehicles waiting to be repaired shall be kept inside an entirely enclosed building or hidden behind a privacy fence or other visual barrier as set forth in section 8-2C-37, Storage Facility Or Yard, of this article.
4. All new structures constructed for vehicle/equipment repair shall be constructed so that the entrances to individual workstation/service bays do not face abutting residential parcels or the public rights-of-way.

Reviewer Signature:

A handwritten signature in black ink, appearing to read "Derek Hurd", is written over a horizontal line. The signature is somewhat stylized and includes a flourish at the end.

Derek Hurd