

Garden City Design Review Application Review

SUB2025-0001 River View Villas Subdivision

Review Date: **2-18-25**

Preliminary Design Consultation Comments and Recommendations:

Many areas of concern have been raised in the Staff Report.

Some items to reiterate:

- a. Terminal View at end of drive.
- b. Architectural variety
- c. Street facing façade is not human scale or pedestrian friendly.
- d. Architectural details on street facing façade.
- e. Entry details to each residence absent.
- f. Pedestrian access to the rear units conflicts with as many as 33 vehicles backing up in one direction or another.
- g. Common open space requirements shall be met.
- h. Where is trash service? How will it be screened?
- i. Where is mechanical? How will it be screened? i.e. heat pumps tacked on the side of buildings.

Reviewer Signature:

A handwritten signature in black ink, appearing to read "Derek Hurd", is written over a horizontal line.

Derek Hurd