

Garden City Design Review Application Review

DSRFY2023-0006

Starbucks Chinden and Maple Grove

Re-Review Date: 8-16-2023

Applicant Meeting Date: 9-18-23

Design Consultation Comments:

1. Building does not address the street – at all. The project layout should be mirrored with building facing and addressing and close to the street, pedestrian and bike access and service window for ped/bike and patios street focused, and drive aisles and stacking internal.
2. Drive Through:
 - a. New drive-through windows and drive aisles shall be oriented toward the side or rear yards and not placed between the street right-of-way and the primary customer entrance.
 - b. Service shall be provided to those who elect to walk or bike.
 - c. Service for walkers and bikers shall be available in an area that is protected from the weather and separate from vehicle stacking lanes.
 - d. Stacking lanes shall be screened from view of the public right-of-way, patios and pedestrian use areas with landscaping or a combination of plantings, structures, berthing, or art to a minimum height of four feet (4')
 - e. Access for the pedestrian customer shall be provided facing the public right-of-way. – Building on the street solves this.
 - f. Direct, comfortable, and safe pedestrian connection from the public sidewalk system and the parking area to the structure shall be provided through sidewalks or pathways that are: Uninterrupted by motorized vehicles. – Building on the street solves this.
 - g. A seating area either indoor or outdoor with temporary or permanent shelter, sufficient for a minimum of ten (10) people shall be provided. – Not clear on the plans.
 - h. A restroom shall be provided for patrons. – Not clear on the plans.
 - i. Service shall be provided to those who elect to walk or bike at all hours that the drive-through is in operation. – Not clear on plans where walk up, seating, and restroom is.
3. Trash enclosure elevations and materials are not shown – Dumpster is a prominent feature to a busy street corner.
4. 8-4C-3:
 - a. Street Setback & Street Frontage not met. - Building on the street begins to solve this.
 - b. First floor façades facing street needs 15% glazing.
 - c. No blank walls – Drive through walls are blank. Articulate, or solutions outlined in code.
 - d. Primary Entrance:
 - i. 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.
 - ii. The primary entrance of all buildings should provide a covered pedestrian open space such as a building recess, an awning, canopy or marquee.
 - iii. 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.
 - e. Building Orientation: Buildings should be oriented to a prominent feature, such as a corner location, a plaza, a street or the river. Buildings and site design should provide inviting entry orientation. Buildings should not turn their backs to the street.
5. Maple Grove street lights not shown on plans.
6. Discuss Chinden multi-use pathway size/location.
7. This is a great corner for some big Class III trees.

Reviewer Signature:



Derek Hurd