

Garden City Design Review

Application Review

DSRFY2023-0011

5260 N. SAWYER / ALWORTH ST – Industrial Live/Work

Review Date: **10.23.23**

Applicant Meeting Date: **TBD**

Review Comments:

- 1. Exterior façade treatment is lacking in many areas.**
 - a. Large expanses of blank walls without variety of texture and finish materials**
 - b. Lack of fenestrations.**
 - c. Wall planes should incorporate offsets due to width to height ratio.**
 - d. Single large unarticulated roof form.**
 - e. Pre-engineered structure does not contain enough architectural features of material variety to lose the appearance of being a pre-engineered structure.**
 - f. Primary entrance to the residences has not been designed as an obvious entrance and focal point of the building.**
- 2. Mechanical equipment location and screening have not been addressed.**
- 3. The interior site pedestrian circulation route to the adjacent parcel shared parking has not been addressed.**
- 4. The incorporation of a plaza element connecting to Alworth should be considered to provide stronger connection to the street and reduce the impact of the increased setback distance.**
- 5. Construction materials of the Trash/Recycle enclosure are unclear.**

Reviewer Signature:



Brett G. Labrie, Architect