

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