

Garden City Design Review

Application Review

DSRFY2023-0011

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

Review Date: 10.23.23 5.20.24

Applicant Meeting Date: TBD 5.20.24

Review Comments:

1. Exterior façade treatment is lacking in many areas. Treatment of "Any" blank walls to comply with 8-4C-3-A.6
 - a. Large expanses of blank walls without variety of texture and finish materials
 - b. Lack of fenestrations. Facades visible from a public street. North & West
 - c. Wall planes should incorporate offsets due to width to height ratio. Does not comply.
 - d. Single large unarticulated roof form. Does not comply.
 - e. Pre-engineered structure does not contain enough architectural features or material variety to lose the appearance of being a pre-engineered structure. Does not comply.
 - f. Primary entrance to the residences has not been designed as an obvious entrance and focal point of the building. Primary entrance is a stair on the east side of the building hidden from view. Should comply with 8-4B-4.B.2
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