

From: [Derek Hurd](#)
To: [Maria Antonova](#)
Cc: [Brett Labrie](#); [Jenah Thornborrow](#)
Subject: Re: DSRFY2023-0011 5260 Sawyer Street
Date: Friday, January 3, 2025 7:49:07 AM
Attachments: [image002.png](#)
[image001.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

1. My opinion is that the plaza element and associated seat walls and details work for the intent of street frontage coverage.

2. I still don't believe that the below section has been met for the East and West elevations at ground level. The new landscaping addresses pedestrian scale to some degree, but still nothing yet addresses this section of code for the architecture. As discussed in two previous meetings, two or three windows, with an awning detail would solve it for both sides. Without more detail and these elements to meet code this code it still speaks the prohibited pre-fabricated structure language.

E. Objective 5: The design of all buildings shall provide visual interest, support the vision for the area as articulated in the comprehensive plan and positively contribute to the overall urban fabric of the community.

1. 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.

2. Articulation: Buildings should be articulated to reduce the apparent scale. Architectural details that are used to articulate the structure may include reveals, battens, and other three-dimensional details that create shadow lines and break up the flat surfaces of the facade. The following are ways to achieve building articulation:

a. Window Treatments: Provide ample articulated window treatments in facades visible from streets and public spaces for architectural interest and human scale. Windows should be articulated with mullions, recesses, etc., as well as applying complementary articulation around doorways and balconies.

b. Architectural Elements: The mass of long or large scale buildings can be made more visually interesting by incorporating architectural elements, such as arcades, balconies, bay windows, dormers, and/or columns.

c. Rooflines: A distinctive roofline can reduce perceived building height and mass, increase compatibility with smaller scale and/or residential development, and add interest to the overall design of the building.

(1) Change the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.

(2) Roofs that incorporate a variety of vertical dimensions such as multiplaned and intersecting rooflines are encouraged.

(3) Flat roofed designs should include architectural details such as cornices, and decorative facings to provide interest to the roofline.

On Thu, Jan 2, 2025 at 5:54 PM Maria Antonova <mantonova@gardencityidaho.org> wrote:

Good afternoon, colleagues,

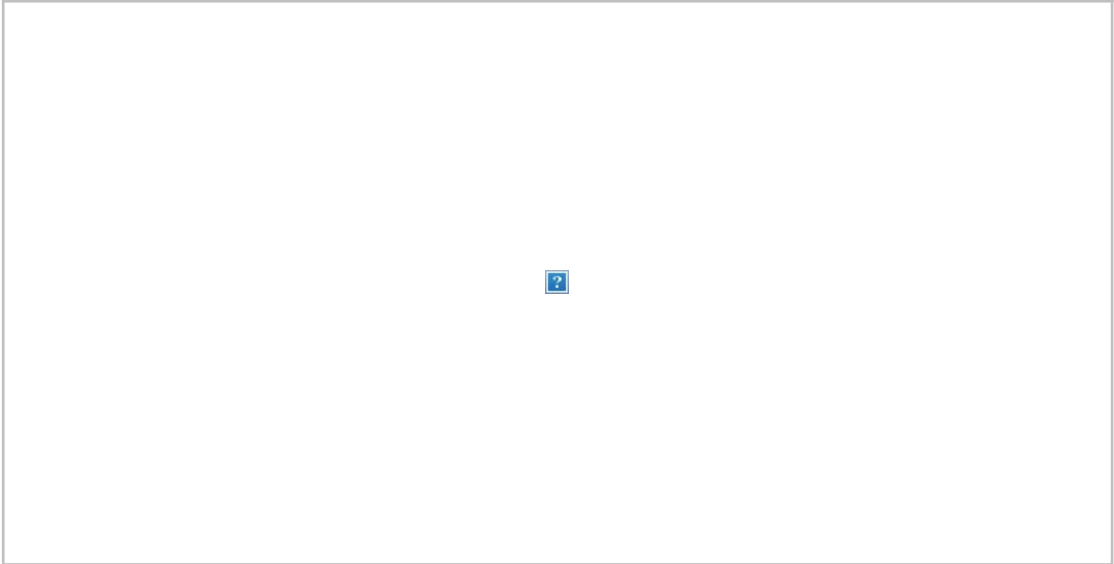
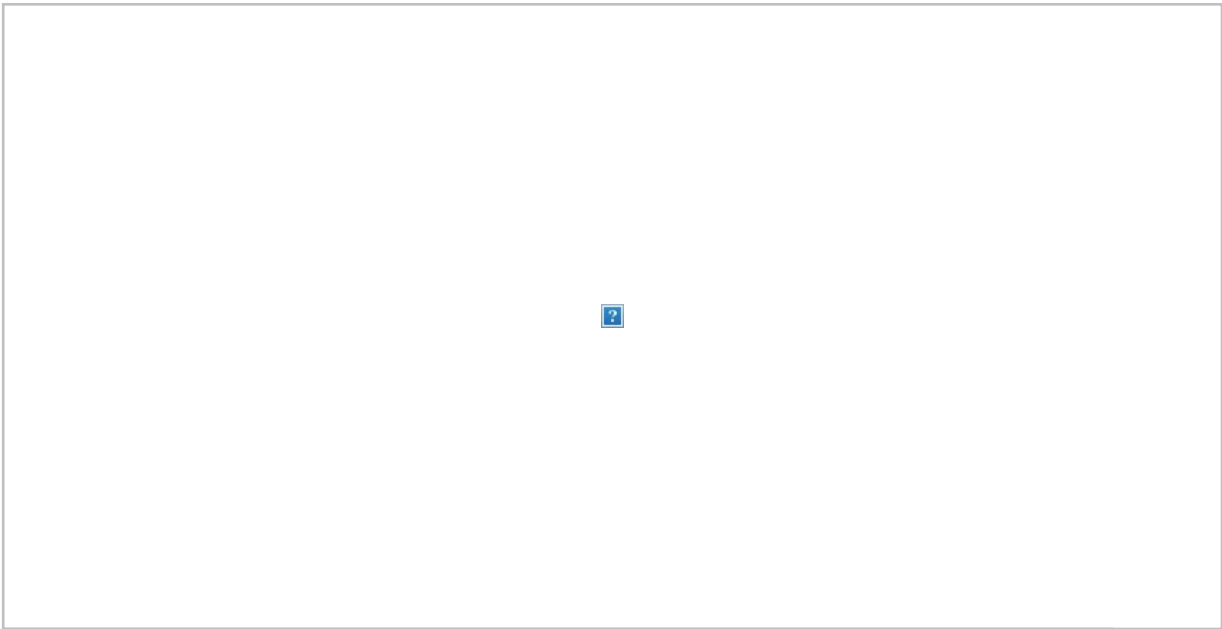
Happy New Year! I hope you had a wonderful holiday.

The applicant has provided new plans which can be found at the [link](#).

At the last meeting, we discussed adding a plaza and addressing blank walls on the west side of the building to enhance the pedestrian scale. The applicant has incorporated landscaping along the west wall and added benches and a small plaza-like space (circled in blue).


However, I remain concerned about the perimeter landscaping on the western boundary of the site. I have already addressed this with the applicant and the landscape designer.

Let me know if you have any comments on the new plans.



Thank you!



Mariia Antonova
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[Book time with Mariia Antonova: 30 minutes meeting](#)