

Garden City Design Review Application Review

SAPFY2023-0002

Carolyn's Circle

Review Date: 5-10-23

Applicant Meeting Date: 5-15-23

Design Consultation Comments and Recommendations:

1. The four street facing buildings facades appear and function as side entrances into garages rather than a main pedestrian entrance into the home. The street elevations should address the street and read as a front elevation, not a side elevation.
2. Roof forms do not provide variety or detail on the street elevations.
3. Building 6 façade should have more fenestration on the upper floor.
4. Internal "side" elevations of building 1 & 6 need articulation. Consider also integration of bike shelter into and as part of the architecture of building 1.
5. Sidewalk at Building 6 should not be interrupted by the guest parking.
6. Slight raised pedestrian crossings internal w/ contrasting materials.
7. Internal home entries have lost their priority to car housing. Explore how to make the human entries more prominent architecturally.
8. Pedestrian access to many home entries needs to be addressed. Currently only through drive aisles, trash access, and garage backup space. Consider home entries through perimeter paths rather than from drive.
9. Where are mechanical units? Screen all sides of all mechanical equipment with architecturally similar materials.
10. Terminal view at end of drive aisles. Art, sculpture, landscaping, community space, community building, etc..
11. Amenities need permanence, built in benches, fixed benches, in lieu of PVC benches that will degrade and could disappear.
12. A wood burning firepit amenity may in conflict and jeopardize landscaping as tenants search for fuel.
13. Street lights are not subtle. Consider a softer integration into landscaping or architecture.
14. Discuss open space requirements per Staff Report.

Reviewer Signature:



Derek Hurd