

From: [Brett Labrie](#)
To: [Mariia Antonova](#)
Cc: [Derek Hurd](#); [Jenah Thornborrow](#)
Subject: Re: DRC July 20, 2026
Date: Monday, August 24, 2026 4:09:28 PM
Attachments: [image001.png](#)
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[image010.png](#)
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Hello Mariia,
My comments for for this application are as follows:

8-4B-6

2. My interpretation of the code is that articulation and variety shall include changes in materials, which implies the building will incorporate more than a single material. It appears the only exterior finish material is corrugated metal panel. Consider a second contrasting (non-metal) material choice for the back sides and soffit of the recesses balconies and entrances.
3. The main entrances are not designed as a focal point of the building. They are very much understated. There is no obvious distinction between the residential entry and the commercial entry.
4. Entries appear to incorporate some type of awning element, but specifics have not been provided.

8-4C-3

Objective 1: First floor facades: the SW wall does not appear to comply with the 30% requirement for elements to activate the ground floor.

Objective 2:

Pedestrian Pathways: Provide a distinctive material for the pedestrian pathway connecting the entrances with the parking area and the public sidewalk.

Pedestrian Entrance: Identify pedestrian amenities for compliance.

Objective 3: See comment to 8-4B-6.2.

Objective 5:

2. The SW facade requires additional articulation. The main pedestrian access to and from the public way engages with a blank corrugated metal wall along this facade.
3. What elements are contributing to compliance with building details? Are distinctive lighting fixtures contemplated, and does the railing design on the balconies provide an additional level

of detail? Not enough information is provided to determine compliance.

8-4C-4

The SW facade roofline exceeds 50' and does not incorporate the required relief.

8-4D-5

1. Clarify how the covered parking requirement is met for the residences.
2. Clarify how the parking requirement is met.

Brett G. Labrie, NCARB

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On Mon, Aug 24, 2026 at 8:59 AM Mariia Antonova <mantonova@gardencityidaho.org> wrote:

Good morning, Brett,

Thank you so much! I am still working on the application and will finalize it by the end of the week.

Sincerely,

Mariia Antonova
Assistant Planner