

Development Services Staff Report for Design Review Committee

To: Design Review Committee
From: DS Staff: Erika Akin
Subject: Proposed Addition to J's Car Wash
File: DSRFY2016-1
Date: May 16, 2016

Summary: *J's Car Wash*, represented by Josh Howa of Howa Design, is proposing to expand the current vehicle washing facility at 3756 West Chinden. The proposal requires Design Review Committee approval to add a traffic/stacking lane onsite, modify existing landscaping, add a vehicle access to Chinden Blvd., remove fencing, add on to the existing building and redesign the site. The applicant is proposing the addition of landscape areas to adjacent properties through the removal of asphalt along the existing Chinden sidewalks. The DR application includes site design, landscaping plan, building elevations and schematics. The project is zoned C-1 General Commercial and Mixed Use Commercial and Green Boulevard Corridor Comprehensive Plan designation. The Committee heard the application on January 19, 2016 and requested changes for compliance with Garden City code.

Analysis:

Staff has completed a review of the proposed use and revised plans. The original concerns in the staff report are listed below as well as those raised by the committee during the meeting. Response/revision is listed in red.

- Adding a Chinden Boulevard access violates Code; Consider escape route to Osage instead of Chinden. *Applicant has reduced the access to a single lane, exit only, not right turn only.*
- Tree mitigation for removal of five existing trees onsite not provided. *Revised landscape plan submitted indicates all trees previously planned for removal will be relocated onsite. Response from architect: "we were able to find a reputable company that will relocate those trees."*
- Stacking lane may not be screened as required in Drive Through provisions. *Appears to be screened by relocated trees, confirm with applicant*
- A safe pedestrian route for customers to and from their vehicle to the waiting areas has not been identified on the plans. *Not addressed*
- Existing drainage swale modification and onsite drainage retention may be difficult. *Not addressed, no civil engineer involve yet.*
- Street trees added to adjacent properties improve entire block of streetscape. *Side note.*
- Will adjacent property owners allow landscaping beds to be reworked? Are agreements in place to allow the installation? *Not addressed, applicant indicated ITD requested low plantings- will street trees be allowed?*
- Who will maintain new landscaping? *Stated in the meeting that J's Car Wash will maintain the block.*
- How will the new detail parking places be accessed? *Not addressed*
- Cross access agreements (cars exit from J's onto Jacksons property) *Not addressed*

Comments from the Committee meeting of January 19, 2016

- The Committee would like to see how the building addition addresses the street and engages the

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public with a clear connection to the street. *Partially addressed with a new path through front landscaping. A path from the public sidewalk through the front landscaping has been added but it is not clear how the pedestrians reach the front door since one must cross three lanes of vehicle traffic.*

- Please try to maximize and reinforce the Green Boulevard concept, possible by spacing the same varietal of tree at equal intervals. *With the relocated trees, four out of the proposed ten street trees are maples.*
- Downplay the access point. *The width has been reduced to single lane.*
- Rethink the Osage building elevation to address the proposed future pedestrian corridor by integrating the metal siding, articulation and landscaping on the back side of the building. *Response from architect: "We have added a metal wall panel wainscot running the length of the existing portion of building. The new addition is stepped to create reveal and we will clean and paint all materials on that side of the building. We are painting the overhead doors to match the color them at the new overhead doors on adjacent sides of the building. We also added stucco reveal joints to the addition to help break up the mass."*
- Committee will need to see the agreement from the adjacent properties and ITD allowing the installation of landscaping on property not owned by the applicant and in the right of way. *Not addressed*

Attachments:

location map
existing conditions pictures
site plans
elevations