



Agenda Item #: 7

Project Title: 9454 Spirit Street (formerly 353 Bear Claw Way) - Planning Division Referral

Legistar File ID #: 78640

Members Present: Cliff Goodhart, Chair; Jessica Klehr, Shane Bernau, Rafeeq Asad, Marsha Rummel, Wendy Von Below, Christian Harper and Russell Knudson

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of November 1, 2023, the Urban Design Commission made an advisory recommendation to the Plan Commission for **FINAL APPROVAL** of a residential building located at 9454 Spirit Street. Registered and speaking in support was Kevin Burow. Registered in support and available to answer questions were Christopher Sina, and Ryan McMurtrie.

The applicant noted that the building orientation is along Bear Claw and Elderberry. Elderberry will be redone in the near future to include a roundabout. It is important to activate that corner of the site while being sensitive to neighbors across the street, and also providing quiet greenspace across Spirit Street. Extensive plantings will buffer the walking path. Landscaping has been added along the south side of the parking to act as a buffer. A pedestrian beacon crossing will be incorporated at Bear Claw and Spirit to make sure the crossing point is safe and secure. Overall the architecture was fairly well received during the Informational Presentation. The window color has changed and the detailing has been simplified. The development does present itself well from Bear Claw and Elderberry Road. They chose the darker siding element on that inside corner to tie in with the rest of the development, and also maintained a consistent datum of the stone base. The south end accent siding material color changed, with enhanced landscaping on the inside parking area. Along Spirit Street they have created a berm element to screen the parking beyond and to provide a buffer for the walking path quiet zone. Building materials include one brick color and similar stone and accent siding to 9503 Elderberry Road.

The Commission had the following questions for staff and the development team:

- Have you taken the same landscape approach as in the other project at areas next to the parking lot?
 - Yes, we have treated this lot the same as the other.
- So, I commend you for the fruit orchard section. A mix of apple and pear trees, and a peach tree – that’s a bet on global warming. Fruit trees require a certain amount of upkeep – how do you see that happening in a rental property?
 - It was a conversation with the owner and management team – it may have been their idea. They plan to maintain accordingly. It provided opportunities for the residents groups to eat and care for vegetation.
- The walking path has the potential to be a nice space, the east/west orientation – those benches will be in full sun. People do not sit on benches out in the full sun – they sit on ones that are shaded or partially shaded. I would suggest that maybe two of them should be shaded.
 - That is a good comment. We can make some adjustments out there.
- The staff report identifies the building orientation.
- To follow-up on Christian’s comments, I myself would put the benches on the other side of the path so you have plantings at the back to you, rather than just hanging out in the middle.

Discussion by the Commission:

- From my perspective, having the big open space on Spirit Street is nice. There's a lot of single-family homes to the east, it's a really nice buffer for a taller building. I don't see any fences or reason why people from the neighborhood couldn't just walk through and meander through there. It's a nice counterpoint to the building across Bear Claw Way. Your buildings are going to be setback.
- I like the materials and composition a little bit better than the other. It shows the level of improvement, it provides some of that relief.

A motion was made by Asad for Final Approval, seconded by Von Below.

Discussion on the motion:

- Do we want to make the condition about the patios and walls on them as well? Along Spirit Street by the two-story? Further south?
- I think there's a few places where it's more appropriate than it isn't, I think you're right. That could give the residents a little bit more privacy, we're just talking about a low masonry wall, not a big privacy wall.
- Those are the things you could see if they weren't hidden by the landscaping.
- Is that a friendly amendment for Rafeeq's motion?
- Yes.

Action

On a motion by Asad, seconded by Von Below, the Urban Design Commission made an advisory recommendation to the Plan Commission for **FINAL APPROVAL**. The motion passed with the following condition:

- A low masonry landscape wall shall be added at the ground level exterior patios for those patios located at building corners.

The motion was passed on a unanimous vote of (7-0).