



Agenda Item #: 5

Project Title: 9453 Spirit Street (aka 305 Bear Claw Way) - Residential Building Complex. (District 9)

Legistar File ID #: 81073

Members Present: Cliff Goodhart, Chair; Rafeeq Asad, Christian Harper, Wendy von Below, Marsha Rummel, and Shane Bernau

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of January 24, 2024, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a Residential Building Complex located at 9453 Spirit Street. Registered and speaking in support was Kevin Burow. Registered in support and available to answer questions was Ryan McMurtrie.

Final piece of Paragon Place to complete this current development phase. Continuing development of lots 5 and 6 to introduce more units similar to what is being constructed. Landscaping and screening along the north.

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

- Going to the landscape plan, is there anything around that stormwater pond, a trail or path that these residents have access to?
 - Currently not, it's actually City owned property and not part of the development.
- If there was it would be nice for a simple connection to it. That landscape buffer, where you see the evergreen symbols, what struck me was that those are lawn mowing obstacles and consuming your open space. My landscape comment would be why not pull those to the edge of your lawn at the intersection of lawn and native seed area. It's a nice selection that creates a nice edge but would be better to reinforce the ground plane material and give you more open space. Residents can get creative with how they might use that open space.
- The earlier iteration of this where you had the quadplex in-lieu of Buildings 3 and 4 had a really nice looking little shared outdoor amenity space between the three buildings that looked like it had a play area and possibly a fire pit and some seating areas and stuff, now we have basically nothing on this property here. I understand the constraints with the City property and stormwater basin. Do you know is it anticipated that the stormwater basin will be an always wet pond, or depends on rainfall?
 - I can't answer that officially, I believe it will maintain some water but depends on rainfall.
- At the very least on that side with the three pink circles there, if the City does it right and they seem to have been doing this in other developed areas around the City, there seems to be an interest of planting these edges of these basins with planned wetland native plants and it might end up being something nice to look out over, even if there isn't a big amenity space it might be nice to have a seating area or something that looks out over that view there, and along the lines of what Shane was talking about, I'm usually a big fan of evergreens in plans like this, but if you do so you'd hate to block a view of this with a wall of evergreens, just take that into consideration to make sure you leave some open views and consider some overlook areas there.
 - Makes sense, we can try to do some framed views. We'll study the topography and see if the grades will be naturally screened already.

- The unit on the corner of Bear Claw and Spirit, looking at the elevations. As I understand it, you're going to be seeing basically the side of the elevated unit over the garage. I'm hoping you're able to do something, even if it's bringing windows into the garage, giving some life to the ground floor elevation since it's right on the corner.
 - That's a great suggestion, we will take a look at that.

Action

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.