



Agenda Item #: 7

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

Legistar File ID #: 86796

Members Present: Shane Bernau, Chair; Jessica Klehr, Harry Graham, Marsha Rummel, David McLean, and Anina Mbilinyi

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of February 5, 2025, 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.

Summary of Commission Discussion and Questions:

The Commission complimented the project and inquired about private versus common entries at the corner. The applicant noted that there is not common corridor, all entries are all private. The Commission suggested designing a separate path to the parking that does not require all pedestrians to pass by this unit entrance.

The Commission noted that in general, there seems to be more pavement than what the Commission previously saw. The applicant noted that they do not know the actual numbers, but they are trying to minimize the drives and parking as much as possible.

The Commission inquired about the number of onsite parking stalls. The applicant noted that the onsite parking is necessary for the product type and location. The Commission inquired about parking behind the garage doors; the applicant noted that that would be possible.

The Commission inquired about the building setbacks and the possibility of pushing the buildings closer to the streets to open up some additional greenspace, and getting some shade trees in the islands in the parking areas. The applicant noted that they would look at the landscape for those areas, but consideration will need to be given to the scale of the islands. The applicant noted that they are looking at the building locations to get more open space.

The Commission inquired about the head-in parking adjacent to the ground floor units. The applicant noted that they would look at the landscape plan and use taller plantings in that area.

The Commission noted that the four-sided architecture and wrapping materials is appreciated, and inquired about whether the at-grade entrances along the Bear Claw Way that are accessible by the same sidewalk could have more definition and separation by increasing the landscape strip.

The Commission noted that the surface parking and amount of asphalt hardscape needs to be reconsidered. We cannot be duplicating all this vehicular space if it is not necessary.

The Commission noted that the project is handsome.

Action

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