



Agenda Item #: 5

Project Title: 2150 Marty Road & 7751 Mid Town Road - Residential Building Complex. (District 1)

Legistar File ID #: 84857

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

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of August 28, 2024, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a Residential Building Complex located at 2150 Marty Road & 7751 Mid Town Road. Registered and speaking in support were Brian Munson, and Greg Held. Registered in support and available to answer questions were Dan Brinkman, and Dan Day.

Summary of Commission Discussion and Questions:

The Commission discussed the site topography is key to solving the problem. Buildings 1, 2, and 6 are across from single-family dwellings, it would be nice to see those break down their masses differently. Perhaps the mass of those buildings should break down on the ends – redistribute the heights relative to grade across the site. A suggestion was given to having the three buildings be 2-stories, with the others along Raymond Road at 4 stories.

The Commission noted that the building masses are roof dominated, especially where they are across from and adjacent to single-family lots. Perhaps the middle portion of the building has more of a flat truss to let the ends break down the mass. Take advantage of the clubhouse amenity space as a potential transition point between the development and the adjacent single-family development, which might not be a central location, but it would provide a better transition. More mass could be located along Raymond Road, then decrease mass and scale as you move across the site to respond to grades.

The Commission discussed looking at the project with a broader contextual scope and the potential opportunities for connectivity within and to surrounding amenities, including the commercial across Raymond Road and the greenway. There should be stronger gestures and thought in how to connect to that commercial space and safely cross the new road. To the southeast there are the makings of a strong greenway and a network of connected greenspaces, and Prairie Ridge Park or Elver Park could connect in the future. This development should be deliberate in how those future connections are made.

The Commission notes that the parking “donut” is not ideal, and it seems like there is more land devoted to parking than to the people living here. The goal should be to provide better connectivity to the green space – consideration should be given to a U shaped layout versus a circle. Maybe an enhanced pedestrian connection – a table top connection to better identify the pedestrian space. Overall the Commission noted that the site plan needed to be refined.

The applicant noted that the parking ratio is 1.75 to one, which is workable. They can look at reducing that a little further though to integrate more landscape and connectivity.

The Commission noted that we are trying to grow urban spaces not suburban ones; parking on streets is ok.

The mass of the building should be considered along High Point and Stone's Throw to reduce that mass and that roof dominated appearance – something that looks more like a series of townhouses would be an improvement.

Action

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