



Agenda Item #: 11

Project Title: 304 Lakota Way - Residential Building Complex. 9th Ald. Dist.

Legistar File ID #: 73566

Members Present: Cliff Goodhart, Chair; Lois Braun-Oddo, Shane Bernau, Rafeeq Asad, Russell Knudson, Jessica Klehr, Ald. Juliana Bennett and Christian Harper

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of September 21, 2022, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a Residential Building Complex located at 304 Lakota Way. Registered and speaking in support was Kevin Burow, representing Knothe & Bruce Architects. Registered in support and available to answer questions was Ryan McMurtrie.

Burow presented plans for the next phase of development for Paragon Place just north of Blackhawk Church, fronting along Lakota Way. This next phase of development includes five, four-unit buildings that are two-stories, each with three bedroom apartments, with two-car garages nested within the building, and shared access between the buildings with minimal off-street parking between the shared driveways, which is also intended to be utilized for snow storage and adequate turn-around space. The concept floor plans show a master suite on the first floor with mechanicals located at grade. Two additional bedrooms are located on the second floor with full bathrooms and a shared gathering space. The buildings are proposed to have no basements. The material palette utilizes a palette of two colors of masonry and one siding element in two separate color palettes interchanged between the five buildings so each is not a direct repeat of the other. The scale of the buildings is broken up with dormer elements, entry porches are located at each building, and backyard views show large outdoor patio spaces for each unit.

The Commission discussed the following:

- Have you considered townhouses with more of an alley in the back to avoid these deep drives with all that paving? Almost every single porch has a view of a parking spot, why not simplify the whole thing? This is a lot of complicated rooflines.
 - Our focus is to provide another variety of offering for this development. We wanted to create another scale for the residents.
- I like the scale of each little building but it detracts from a lot of the outdoor experience you're trying to create with those porches.
- Quite simply I'm going to echo that. They're attractive little structures, the use of masonry, but the parking thing, I'm trying to think of how you could reconfigure this. Looking from Lakota Way it appears like each unit facing the street has at two-car garage; does it have to be two-car? Even one car per unit would really help, you can park on the street and you'd gain significant greenspace and curb appeal, the front of your home wouldn't be just big garages.
- The dominance of the garage doors on the street is the big concern. Buildings 1 and 5 from Lakota Way are more desirable.
- It's so nice to drive through a neighborhood that doesn't have garages facing the street. These are being built for a specific purpose here, they're not owner-occupied. This neighborhood is building lots of different types of buildings, nice house-looking three bedroom apartments, most people given the choice want a two-car garage.

I'm happy at least the two end ones have a front yard on Lakota that don't have a driveway. Despite the double driveways, the buildings are attractive with nice touches with the arches over the main entryway. This one at least shows some of the gutters.

- The colors and repetition of the street rendering is something to think about, it's very suburban. The strip between the driveways and between the driveway and sidewalks, where do people put their snow? They're not going to take care of those little green strips; that is something to think about. I really enjoy your use of color and this is looking really safe, maybe you don't have to be so safe.
- I wonder if there's an opportunity to have a slight angle to these, breaking up the uniformity of these houses from that long view and giving relief between the properties to free up some exterior greenspace. Any relief for setbacks, a more linear form and the garage actually took over more of that driveway space.
- It's a handsome rhythm, it's just dominated by garages. You've got street parking and a driveway, consider eliminating the visitor stall, it may not be necessary.

Action

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