



Agenda Item #: 6

Project Title: 9510 Spirit Street & 302 Chaska Drive - Residential Building Complex. 9th Ald. Dist.

Legistar File ID #: 70536

Members Present: Cliff Goodhart, Chair; Lois Braun-Oddo, Christian Harper, Christian Albouras, Jessica Klehr, Russell Knudson and Shane Bernau.

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of April 13, 2022, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a Residential Building Complex located at 9510 Spirit Street and 302 Chaska Drive. Registered and speaking in support was Kevin Burow, representing Knothe & Bruce Architects, LLC. Registered in support and available to answer questions were Bob Feller, representing United Financial Group; and Ryan McMurtrie.

Burow presented the next evolution of design for Paragon Place at Bear Claw Way to include smaller scale townhomes, as requested for this specific plat in the Comprehensive Plan and neighborhood plan. The proposal includes a mix of three, six and four unit townhomes all very similar in design and character but providing another scale of housing in this area. All the unit layouts are similar for all the buildings with 2-car garage spaces, bonus room/flex space, split level entry, large outdoor deck at each unit above garage space, and upper level bedroom spaces with private bathrooms and walk-in closets. Each unit will have its own private entry porch. Other buildings have the same character in similar scale and design. Masonry is used on all four sides of building with minimal accents, with exterior materials to include two different tones of brick, one color of siding element, accents for the roof, windows and railings.

Discussion by the Commission was as follows:

- Each unit has a two car garage and yet there's a parking zone behind with a peninsula strip of green, you know that's going to end up being gravel and not a fully developed landscape feature. I'm wondering if the drive aisle for those parking lots could get closer to the garage and eliminate this future parking, and really expand on those middle islands. Or if you need that extra parking maybe a little bit of parallel around the island, get the drive aisles closer to the buildings and expand those landscape islands to be a lot more green to support larger trees and vegetation than those little strips.
- Ditto, you hit it. Two cars per unit seems pretty good, let that space really support stormwater or mature trees, not more parking. If you could somehow pair driveway entries to expand the greenspace between them.
- You may have an opportunity to decrease the street setback a little bit which could also help. That little courtyard needs more green.
- That central green is a tough space to use. If it's not a human space maybe it's at least a space for ecology, pollinators, let it be something more than a slice of grass that dogs use.
- A lot of people may not park in their garages. These are family units so I could see that happening, leaving a spot for parking outside of garages is necessary. Without those greenspaces it would be very stark and asphalt with cars, maybe be more intentional to what those greenspaces are. Even small little trellises or specific plantings to those spaces could add a buffer to an otherwise asphalt expanse.

- With a pitched roof, where is the water going, particularly in the back of this pitch? I'm not seeing any greenspace for that water to go, maybe a nice infiltration area in that middle parking area? Next time show us the downspouts and how the water will be managed on the site. Applaud the restraint with materials.
- Agree the buildings are pretty well done in terms of materials, seems well balanced. Building design and form and use of the pitched roofs work pretty well, particularly with the surrounding large buildings around there.
- On the street elevation, why are there no standing seam projections over the middle band of windows? Just curious.
 - Just to provide a variety of style for the building so it wasn't completely repetitive.
- Good looking buildings. Happy to see anything that has you not looking at garage doors from the street. As to the strips separating the entrances to garages, if those are as skinny as they look they can be problematic from a maintenance standpoint. They read ugly and people don't respect the boundaries of them, end up overlapping into others' space.
- The center islands that say future parking, big thumbs down on that. Prefer to see that as green.
- Look for opportunities to make the entry stairs more inviting, expanding to cover the full width of the porch.
- People may want to sit on the steps, combining them where you can, might even save you some money.

Action

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