



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 10009 Sweet Willow Pass
Application Type: New Residential Building Complex – Initial/Final Approval is Requested
Legistar File ID # [61635](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Greg Held, Knothe & Bruce Architects, LLC

Project Description: The applicant is seeking initial/final approval of a Residential Building Complex 110 residential units in three buildings in the 1000 Oaks development. The project is located at 10009 Sweet Willow Pass, the working address assigned to Lot 412 of Western Addition to 1000 Oaks, which will be recorded next month.

Project Schedule:

- The Plan Commission is scheduled to review this proposal on October 5, 2020

Approval Standards:

The UDC is an **advisory body** on this request. Section 28.151 of the Zoning Code requires that Residential Building Complexes be reviewed by the Urban Design Commission pursuant to the provisions in Section 33.24(4)(c) which states: “The Urban Design Commission shall review the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes. It shall report its findings and recommendations to the City Plan Commission.”

Summary of Design Considerations and Recommendations

Planning staff requests that the UDC provide feedback on the exterior design, height, scale and appearance of the building and site layout, including pedestrian circulation, parking, and landscape concept.

Staff notes that the [Pioneer Neighborhood Development Plan](#) includes several recommendations for the area including building heights between 2 and 4 stories, creating an engaging relationship between residential and non-residential activities, encouraging pedestrian movement among the various uses and activities, achieving high-quality architectural and urban design, and promoting pedestrian orientation that is integrated in to the neighborhood.

Planning staff believes that the proposed project is consistent with the TR-P zoning for the plat, which allows up to 110 multi-family units on the lot. The project is also generally consistent with the Housing Mix 3 recommendation for this portion of the plat in the Pioneer NDP with regard to density and general design. Parking is behind and beneath the buildings, which are three stories, which is the maximum height recommended.

Planning staff would also like to note that the buildings are oriented to adjacent streets and should define the public realm along the street edge. There is a good level of connectivity within the project, including connections to the sidewalks along Sweet Willow Pass and Valley View Road, and there are first floor unit entrances facing those streets.