



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 10009 Sweet Willow Pass
Application Type: New Residential Building Complex – 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 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 UDC granted initial approval on September 2, 2020.
- The Plan Commission approved this project 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.

As previously noted, 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.

Staff refers to the UDC Initial Approval conditions and relative comments from the 9/2/20 presentation:

Initial Approval - Motion conditions:

- Include ground cover of the east side of the site, foundation plantings and parking lot planting islands.
- Underside detailing and materiality of the balconies.
- Details on the fence, wall or enclosure around the pool area.
- Need to see a roof plan, how do these parapets return.

Landscaping & Stormwater Design Comments:

- There is a substantial amount of slope, what are you doing with water run-off?
- The parking lot island is a prime opportunity to intercept some of that stormwater. A bioretention type swale would be a perfect opportunity here.
- Some of the plant material at the building corners doesn't feel substantial enough to anchor those corners. Ornamental scale trees, envision having something at those building corners.
- Parking lot side- entry to the common space, that's a prime opportunity to get rid of the lawn and do a more low landscape feature. Lower ornamental grasses w/flowering perennials in entire inside corner.
- On the east side of the property- It seems like an opportunity for a potential little forested area to buffer this development from the adjacent site and also just to put some trees back. As an alternative to a forested space, this is transitioning to a driftless area of Wisconsin, tall grass/prairie low maintenance ground cover would be an alternative recommendation for sloped space. Some wide paths that go through to walk dogs, some mown turf adjacent to that. On a large parcel like that it's the chance to do something more imaginative both aesthetically and environmental responsible.
- On the plan there's plants on islands and around the buildings called "Rr," but the plant key doesn't reflect that. At a quick glance it's possibly supposed to be representing a Rugosa type rose but I wasn't able to ascertain that, you should check with your landscape architect.
- There's lot of stone mulch around the building. We discourage that because it becomes a maintenance problem and plants won't thrive in that environment.

Building Design Comments:

- I would change the corner elements where you have the vertical column supporting element, I would make it the dark color so it recedes a little bit.
- Question about balconies: what is the construction of them? Maybe that is stained that same dark brown color so it recedes as well and you don't see treated wood.

Pool Area Design:

- What type of fence is proposed around the pool? I would encourage something that gives privacy, maybe bring part of that brick wall around. It warrants something more in design with the buildings, especially on that prominent corner.
- Show how the pool is separated from the public walk area. Is there a landscaping buffer?