



UDC MEMO

Planning Division

Department of Planning & Community & Economic Development

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TO: Urban Design Commission

FROM: Janine Glaeser, UDC Secretary

DATE: October 3, 2018

SUBJECT: ID 52903 (UDC) – 1202 S. Park Street – New Development of a Permanent Supportive Housing Project Containing 58 Residential Units and Approximately 1,200 Square Feet of Commercial Space Located in Urban Design District No. 7. 13th Ald. Dist.

The applicant, Heartland Housing, Inc., is before the Urban Design Commission (UDC) requesting initial/final approval for a new permanent supportive housing development located at 1202 S. Park Street within a Commercial Corridor-Transitional District (CC-T) and Urban Design District (UDD) #7.

Schedule: Plan Commission is scheduled to review on October 15, 2018

Approval Standards

The UDC is an approving body on this request. All development in UDD #7 shall require approval of the Urban Design Commission under Section 33.24(14).

Project Description

The applicant is requesting approval to transform a vacant parcel into 58 units of quality, permanent supportive housing to serve low-income and chronically homeless individuals. A supportive service provider and on-site property management are also proposed. The site was then purchased by the City of Madison CDA in late 2017 in order to pursue development of a permanent supportive housing project with Heartland Housing, Inc, chosen through a competitive RFQ process. The developer has been awarded an allocation of Federal Low Income Housing Tax Credits from the Wisconsin Housing and Economic Development Authority (WHEDA), grant and loan funding, as well as project based rental assistance from the City of Madison and Dane County.

The 47,678 s.f. four story building will include approximately 1,200 square feet of commercial space on the first level. The proposed development will include 58 dwelling units (a mix of studios and one-bedroom units), space for building management and supportive services, community spaces, leasable commercial space, and ten structured parking spaces. The building features several accessible rooftop decks to be used as open space, including the roof of the fourth floor, creating an occupiable fifth floor. A tenant for the commercial storefront has not been identified at this time.

Recommendation:

Regarding building architecture, the Planning Division is requesting that the UDC provide design related feedback for the proposed development with special attention to the exterior material patterns, color, articulation, and detailing. In addition, staff asks that the Commission consider overall façade composition, including window panel sizes/alignment and design elements related to parapet walls, railings, and roof access.

Regarding site layout, District 13 Alder Allen Arnsten has concerns regarding curb-to-building distance being too small, ranging from 9.9 to 10.6 feet, with setbacks varying from 1.1 to 2.3 feet. The adjacent buildings at edge of sidewalk at 0' setback. The Planning Division requests the UDC provide feedback related to the proposed setbacks, per requirements and guidelines found in 33.24(14)(d)1, MGO.