



Agenda Item #: 7

Project Title: 825 W Badger Road - Public Building, Madison College Child Care Facility Building Addition Located in Urban Design District (UDD) 7. (District 14)

Legistar File ID #: 81514

Members Present: Cliff Goodhart, Chair; Rafeeq Asad, Christian Harper, Wendy von Below, Marsha Rummel, and Shane Bernau

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of January 24, 2024, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a public building for a new Madison College child care facility located in Urban Design District (UDD) 7. Registered and speaking in support was Kirk Keller. Registered in support and available to answer questions were Adam Watkins, Garret Perry, Ken Turban, and Fred Brechlin.

Key element existing Fire Station #6, large retaining wall separates the properties. Cross access easement, floor plates will be the same between the daycare center and the existing Madison College with the potential of attaching the two buildings together. This is in the TOD overlay district, is a two-story building with over 1/3 of the façade extending into the desired setbacks, retaining the view corridor, and an additional three feet of terrace area. With removal of Fire Station #6 they will be changing the impervious area, the access off of Perry onto Badger Road will be eliminated. Developed an active landscape plan. Material palette of Madison College. A large play area changes the feel facing Perry Street and the parking lot while maintaining a strong connection to the street with good building form.

The Commission had the following questions for staff and the development team:

- This area of South Park Street has undergone a renaissance, with the HUB and the Center for Black Excellences, there's a lot of design happening in this area and this project is not fully designed. This project is not fully designed, if you have to submit by Monday there's a lot of work to do. There's a lot of blank walls and flat façades. The entries are glazed, your most glazed areas are your stairwells, missed opportunities. There are some canopies and pushing and pulling so it's not just a flat facade. If I look at that building I don't see school or kids, it's not as inviting and lively or playful and dynamic as I think it can be with just some slight modifications. If you relook at your floor plan and pull your storage and laundry off the exterior that requires solid walls, put those to the interior and express a lot of glazing and openness. It's modern and young, it's kids.
 - This is an early development and hopefully by Monday there will be more fully developed. I agree that there needs to be more glazing and I will work on that with the team. If you look at the construction of what a daycare is, many times daycares are put in residential style buildings. Does it still require good architecture, yes, and that is the fair part of your question.
- I do agree this southwest elevation, as you're studying that make sure you look at the amount of glazing you have, certainly from a heat gain perspective, southwest there is an awful lot of glazing. Other elevations almost looks like you have a false front; look at how these planes are really being true to the form behind them.
- We see that large blank wall right in the middle. Maybe some simple design cues, if all the horizontal headers of the second floor and sills of the first floor, if they were continuous and tied everything together, changes in brick plane and brick detailing. If you're not able to bring windows in everywhere, I understand that, but design the

façade with some unifying elements that might tie it altogether, like you're starting to do with some of the limestone. The reception room on the ground floor front entry corner, it doesn't have a window under that canopy where the drop-off is, but there is a reception room in there. The south side, there's an opportunity maybe to have a shallow canopy. Where you have some doors out to the play area, if there was a continuous canopy for kids to stand under, it doesn't have to be anything elaborate, but it would give some three dimensionality to the building. Maybe you could break up the façade to delineate where the outdoor activity is and have the façade relate to that and somehow help that big blank wall as it relates to the outdoor play areas versus the two window elements to the right. The floor plans, there are zoning requirements to have two occupied floors; you must have a very happy mechanical engineer because the entire floor is labeled as mechanical mezzanine.

- There is an entire mechanical penthouse, it is what you will see in the next set coming out, it's a Madison College standard. This is not a roof screen or package units with condensers lined up outside the building. This is a mechanical penthouse.
- This kind of project type, my creative genes start going berserk because there's an opportunity to have so much fun with outdoor play, with a kids' space, with childcare. I know there's a lot of technicalities that goes into a project like this. I don't see any of that yet, but I'm hoping next time a lot of identify and creativity starts to shine. I always have to temper creativity with budget, but what a cool opportunity have fun with it, think about low-cost, fun materials to make a fun space that fosters kids' development. You're south facing with a ton of reflective heat coming off that building and blank wall and with a ton of parking. For the next 10 years that is going to be a hot place for kids to be running around. If there is any room in the budget for canopies or structures until those trees can really mature, I think they'll really appreciate it. I'm looking forward to seeing more of that playfulness and creativity shining out of this project.
 - Because of the short string on this project, not every detail will be completely exposed to you. But the daycare director here is very imaginative, very creative and thinks out of the box. One of the ideas she brought forth is not the traditional play structures, on the Goodman campus we worked hard in doing additional shade structures that gave the children the element of play as well, so yes, all of your thoughts are well taken and yes, very excited, the entire daycare group here is just over the top fun. We'll make every effort to make this within budget a very diverse and dynamic, creative and unique play area.

Action

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