



Agenda Item #: 6

Project Title: 810 & 818 W Badger Rd/2430 S Park St/825 Hughes Pl - Mixed-Use Development Including Public Building(s) Located in Urban Design District (UDD) 7. (District 14)

Legistar File ID #: 85707

Members Present: Cliff Goodhart, Chair; Shane Bernau, Jessica Klehr, Marsha Rummel, and Wendy von Below

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of October 23, 2024, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** of a new mixed-use development located at 810 & 818 W Badger Road/2430 S Park Street/825 Hughes Place. Registered and speaking in support were Adam Winkler and Jacob Morrison. Registered in support and available to answer questions were Saige Henkel, Doug Hursh, and Gerado Jimenez.

Summary of Commission Discussion and Questions:

The Commission discussed the greenspace at Hughes Place, and a possible crosswalk. The applicant noted a crosswalk connection from the new parking ramp is possible.

Regarding the fire station, the new residents of the area will also be able to use the basketball court. The Commission suggested providing a link or connection to the central green better; it could be the most actively used space of the whole site. Give thought to wayfinding, lighting, and quality of design.

The Commission inquired about the 56-foot building offset and driveway on the street side of the fire station, which appears to be driven by the length of a vehicle; it seems more generous than what most fire stations have, often 20-40 feet. The applicant responded it is a specific number from the Fire Department for ladder truck access and training exercises in front of the building.

The Commission noted that there are some nice moves being done, including the central open space, as well as the building kick-out along S Park Street.

The Commission inquired about the rooftop tennis court. The applicant responded it is indicating something will happen, acknowledging that the tennis court might be it, but that there will be some active space on the roof.

It was noted that not all of the UDD 7 setback and stepback requirements and guidelines are being met. The Secretary noted that the UDC may afford flexibility on those requirements, provided specific findings are made. The Commission should be thinking about entrance orientation, setback and relationship to S Park Street, façades along S Park Street, public art to be located at the ground level, design of upper stories, thinking about stepbacks and setbacks that UDD 7 talks about at the third floor, blank walls, sheer walls, and overall perceived mass and scale of the building.

The Commission noted the setback at Park Street, that increasing it makes sense given the context of the MATC building. It makes a nice transition between MATC and the Hub building that just opened. Stepbacks can be a major headache for apartment buildings; stairs and elevators go vertical, pushing the façade back 15-feet makes it difficult to work out some

of those units. Having major height on Park Street makes sense, as a wide corridor transitioning to a less urban part of town the further south you go. It's a nice greenway space that is integrated for a whole block in return, which is a nice trade-off.

The Commission discussed building heights and inquired about precedents and exceptions. The Secretary replied that as a coordinated development, this central greenspace connectivity from MATC and the Villager Mall redevelopment is part of that discussion. UDD 7 and the South Madison Plan identified this area as a larger area of interest. Thinking about the area as a whole, and the potential for redevelopment. The more current regulations of zoning, the TOD overlay, and adopted plans that all allow for more height/intensity than what UDD 7 does, which is the older of all guiding documents.

The Commission noted support for a lot of the design considerations identified in the staff report, and encouraged the applicant to review the report and think about articulation as they move forward. Overall, there were no strong concerns related to adhering to a strict application of the UDD requirements related to setbacks and stepbacks.

The Commission asked about parking for residents, as well as users of the ground floor Public Health space and fire station. The applicant replied that two levels of underground parking are reserved for residents and employees of the fire station and Public Health. The C Building, as part of Phase 2, will have approximately 120 units and 120 parking stalls on the ground floor.

The Commission inquired about an internal block connection to Centro Hispano. The applicant responded that they could possibly connect back into their parking area. There is a grade change between Phase 1 and Phase 2, it is something that is on the table.

Action

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