

# PRIORITY REDEVELOPMENT/INFILL SITES

October 8, 2020



# AGENDA

- Locations and Assumptions
- Theresa Terrace (Meadowood)
- Revival Ridge (Allied Drive)
- Hughes Place/Cypress Way (Burr Oaks)
- Key Questions & Next Steps

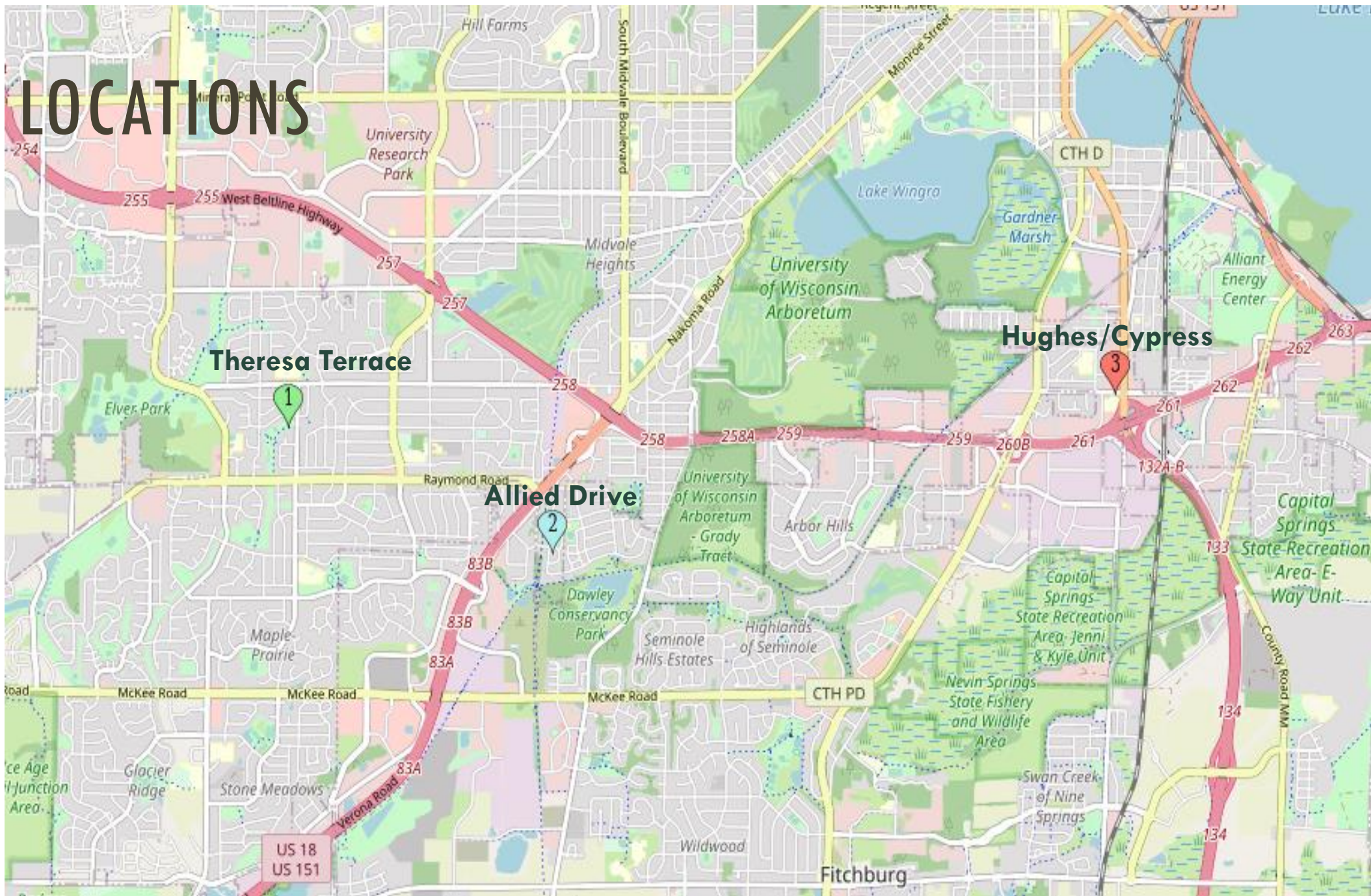


# KEY QUESTIONS

1. Desired tenure – owner-occupied or rental?
2. Targeted populations – seniors, families, supportive?
3. CDA participation – long-term ownership, financial support?
4. Partnerships – will development partners or nonprofit expertise be required?



# LOCATIONS



**Theresa Terrace**

**Allied Drive**

**Hughes/Cypress**





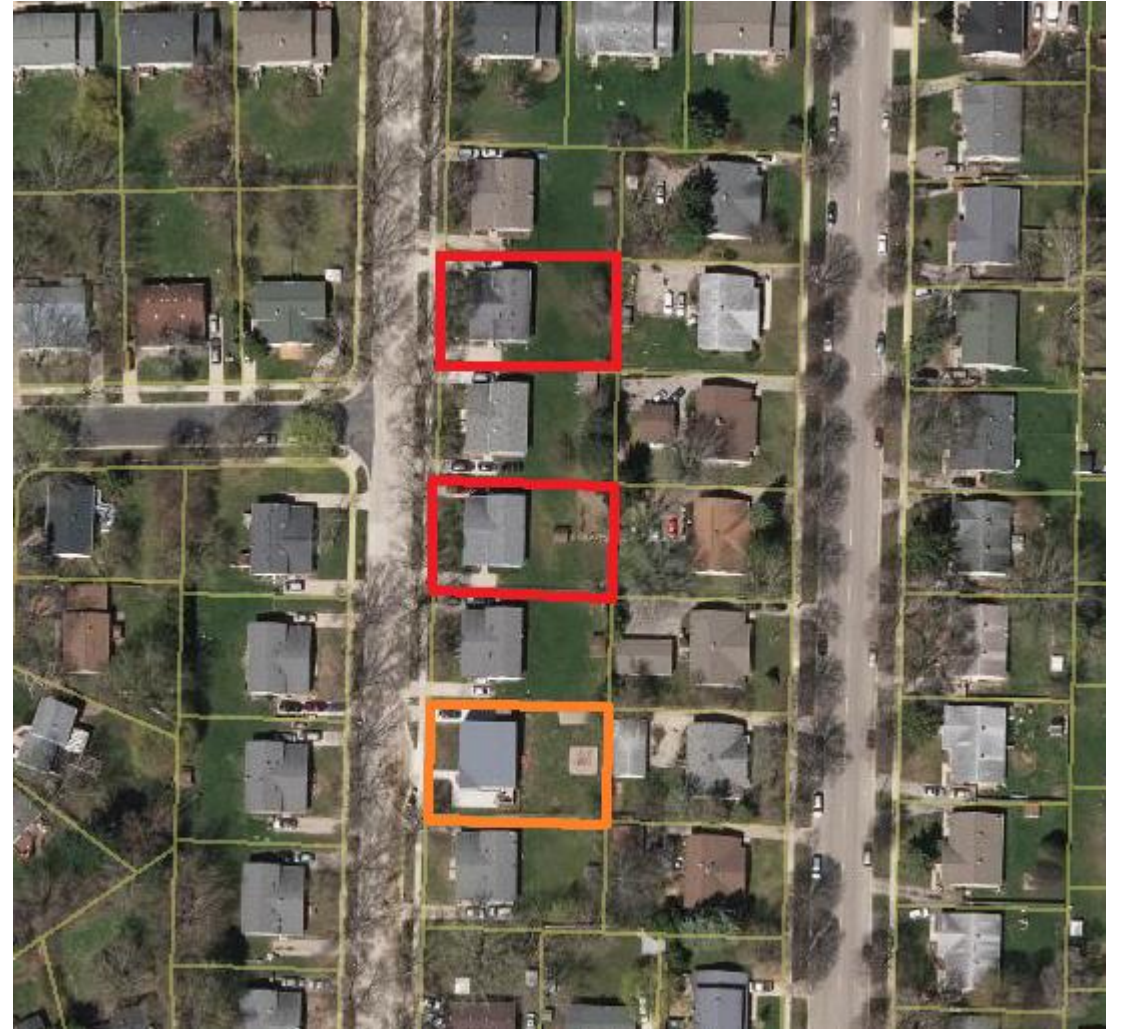
# ASSUMPTIONS

- All sites are purely residential (no mixed use)
  - Generally consistent with existing and future land use designations for specific sites
- Proposed forms are in keeping with character of surrounding neighborhoods
- Rezoning, conditional use, CSM and/or replat may be required where lots are combined or development density exceeds code maximums



# THERESA TERRACE

- Meadowood Neighborhood
  - between Hammersley and Raymond Roads, west of Whitney Way
  - Low density, 1-2 story single-family and duplexes
- 2 buildings with 4 units (2 duplexes) north of neighborhood center
- Each lot approximately 0.25 acre
- Planned disposition from CDA to MRCDC



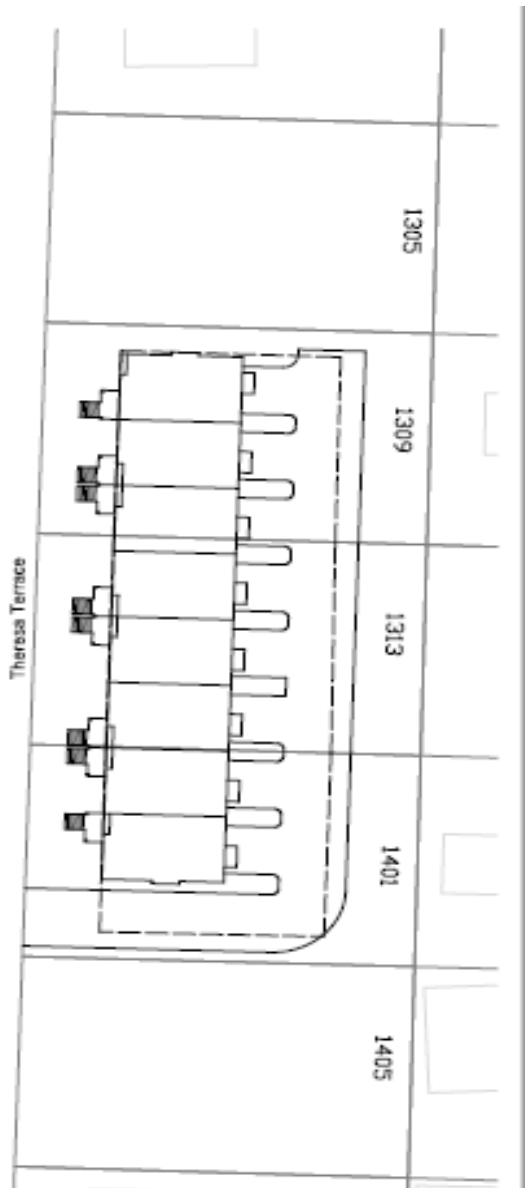
# THERESA TERRACE

- Potential for townhouse-style attached units
  - Owner or renter-occupied
  - Consistent with Comp and Neighborhood Plans
  - Will require acquisition of adjacent parcels for greatest efficiency
    - 8-13 units, depending on configuration
    - One or two buildings





# TOWNHOUSE CONCEPT



8 units

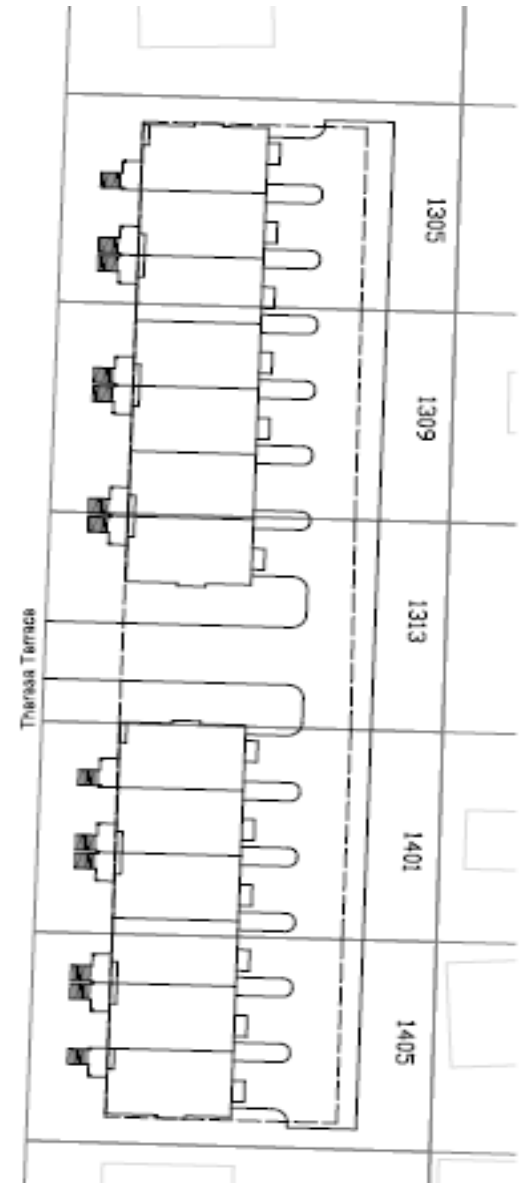


1 EAST (FRONT) ELEVATION - 5 UNIT  
SCALE: 1/8"=1'-0"



2 WEST (REAR) ELEVATION - 5 UNIT  
SCALE: 1/8"=1'-0"

- 3 Story building(s), 3 bedroom units, ~1,350 sf/unit
- Parking and storage on ground floor, two levels of living space above
- Permitted use if 8 or less units per project
- Possible rentals or zero-lot line, fee simple ownership



13 units



# EXAMPLE: DANE TOWNHOMES



- **Address:** 2022 – 2030 Taft St | 2041 – 2051 S. Park St
- **Unit Count:** (11) 2 and 3 Bedroom Townhomes
- **Lot Size:** 0.50 Acres



# REVIVAL RIDGE

- Allied Community, east of Verona Rd
- CDA-owned lot south of Revival Ridge Apartments (0.44 acre)
  - PD zoning as part of RR development
- Potential for townhouse-style units fronting on Allied Drive
  - Parking/service drive along Gene Parks Place (facing green space)
  - Similar to RR family units directly north
- Larger units (3-4 bedroom) targeted to families
  - Zero-lot line easier from a planning perspective than at other sites
  - At or below Mosaic Ridge price point?





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# HUGHES/CYPRESS

- 2 parcels (0.47 ac total) north of Burr Oaks Senior Apartments
- Near Lincoln Elementary, Village on Park
- Northern half owned by Parks Dept.
- Potential target populations:
  - affordable owner-occupied
  - senior, “move down” opportunities for longtime neighborhood residents
  - foster youth transitional housing (proximity to Madison College, transit and job opportunities)



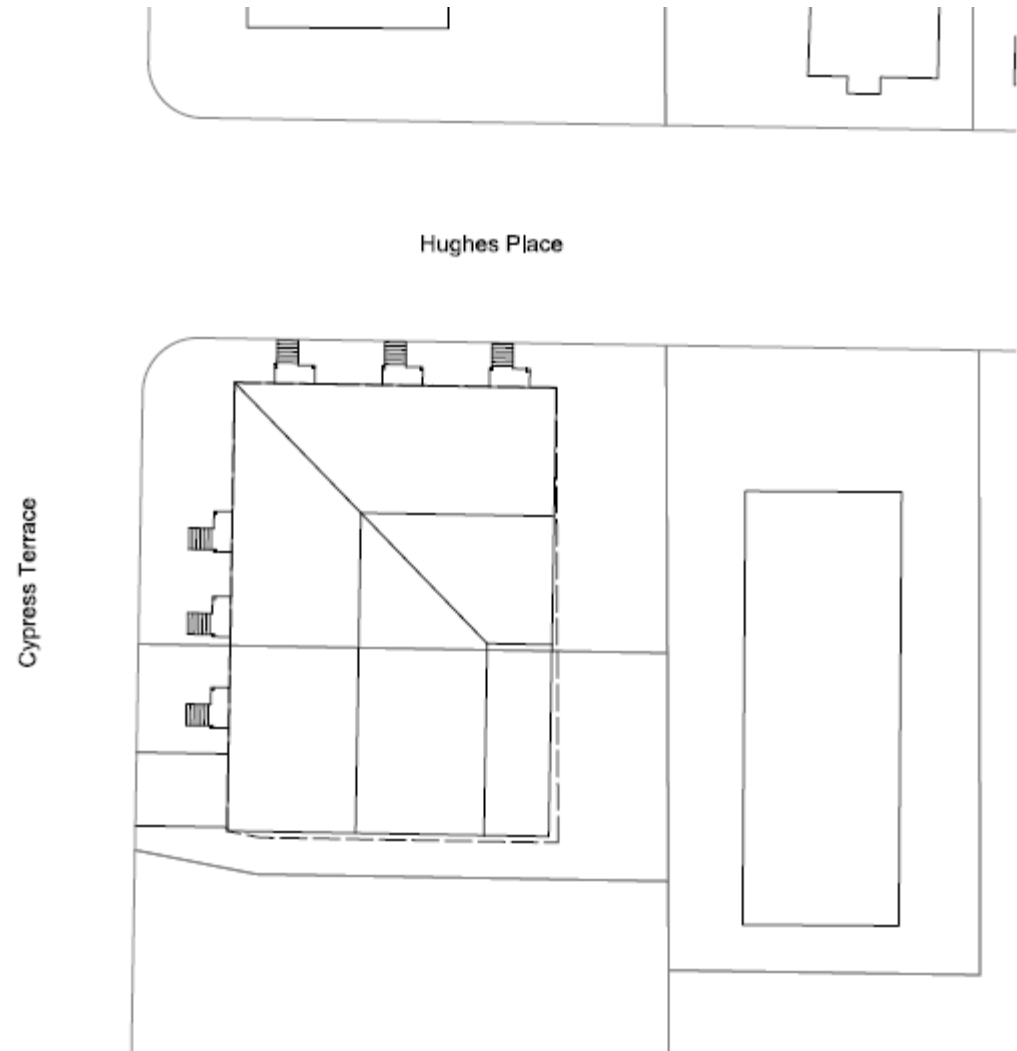
# HUGHES/CYPRESS

## Comp and Neighborhood Plans: Medium Density Residential

- 2-5 story, 20-90 units/acre

### Concept (owner-occupied):

- 2 Story building, 10 total units, 6 with direct street access
  - Max units allowed under current zoning
- 3 bedroom units, ~1,400-1,500 sf/unit
  - Permitted use, CSM required
- Smaller units (1-2 beds) could yield higher count...
  - Parking is challenging/more costly at higher density
  - Apartment-style building (elevator, interior corridors) also adds considerable cost





# EXAMPLE: CITY ROW APTS.



- **Address:** 614 E Johnson St
- **Unit Count:** (83) Studio, 1, 2 and 3 Bedroom Apartments
- **Lot Size:** 1.1 Acres





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# NEXT STEPS FOR STAFF

- Refine form and use recommendations based on Board feedback
- Work with DPCED to ensure consistency with City plans and available resources
- Consider funding sources and staff capacity
- Explore investor/developer/operator partnerships as necessary





Questions/Discussion