

TRUMAN COMMONS

A proposed 'new neighborhood' on
the City of Madison's south side.



Development Team



Keys to Success

- ❑ Collaboration with all stakeholders to ensure involvement in planning process.
- ❑ Development consistent with neighborhood goals.
- ❑ A development focused on positively impacting the community and neighborhood for generations.
- ❑ Ensuring commitment to excellence in long-term management and maintenance.

General Overview

- ❑ Welton purchased the Pick N' Save site in 2014.
- ❑ Evaluated redevelopment and long term grocer options since the site was acquired.
- ❑ Responded to the RFP in Spring 2018.
- ❑ Worked collaboratively with Dean/SSM over the last 8 months on a cohesive development.
- ❑ Revised proposal meets neighborhood needs for a full service grocery store and city goals for affordable/workforce housing.

Development Concept

- ❑ 40,000 square foot full service grocery store.
- ❑ 119 surface parking stalls dedicated to grocer.
- ❑ 69 units of affordable and market rate housing.
- ❑ 75 underground and 6 surface parking stalls dedicated to housing component.
- ❑ Total development cost of nearly \$25 million.

Site Plan



BUILDING B
69 UNITS
(5 STORY)

UNIT MIX:
ONE BEDROOM 33
TWO BEDROOM 29
THREE BEDROOM TYP. 7

Concept Plan

Truman Commons
1402 S. Park Street
January 15, 2019



Other Options



- ❑ Cornerstone of development philosophy is collaboration.
- ❑ Open to incorporating input from stakeholders and working with others that have a vested interest.



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Questions?