

**VILLAGE ON PARK**

**A PRIORITY REDEVELOPMENT SITE**

**November 5, 2020**



# AGENDA

- I. Site Details
- II. Assumptions
- III. Preliminary Concepts
- IV. Priority Criteria
- V. Key Factors To Consider
- VI. Next Steps



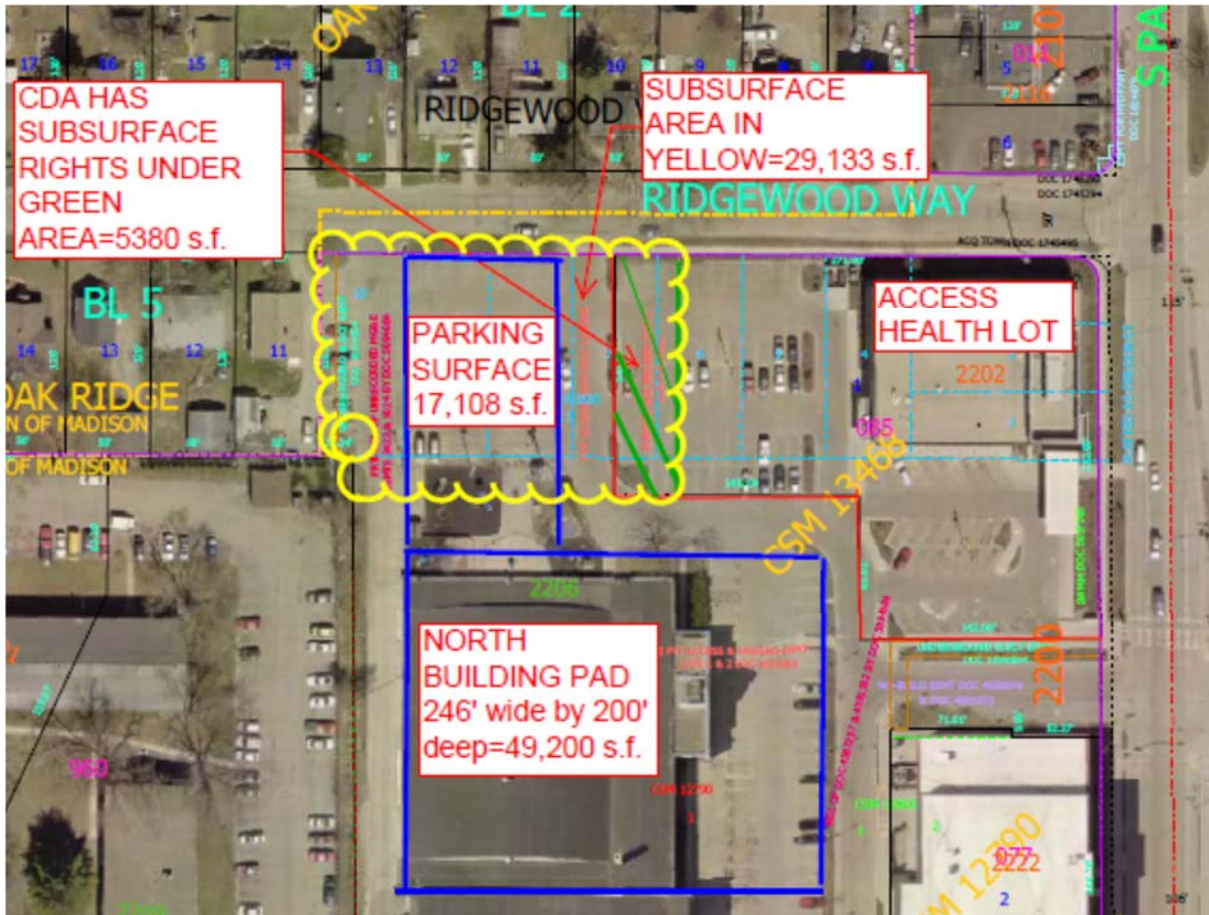
# SITE DETAILS

## VILLAGE ON PARK LOOKING NORTH



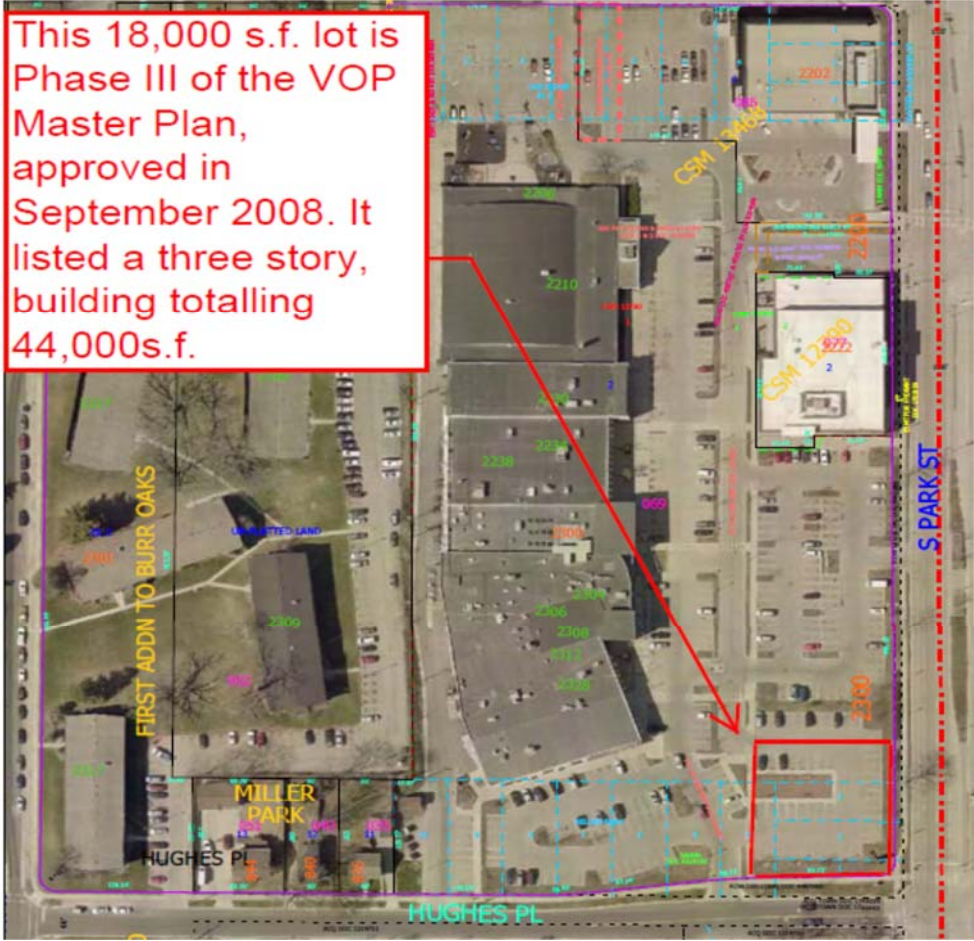
# SITE DETAILS-DEVELOPABLE AREAS

## NORTH BUILDING AND LOT



# SITE DETAILS-DEVELOPABLE AREAS

## SOUTHEAST CORNER OF PARK STREET/HUGHES



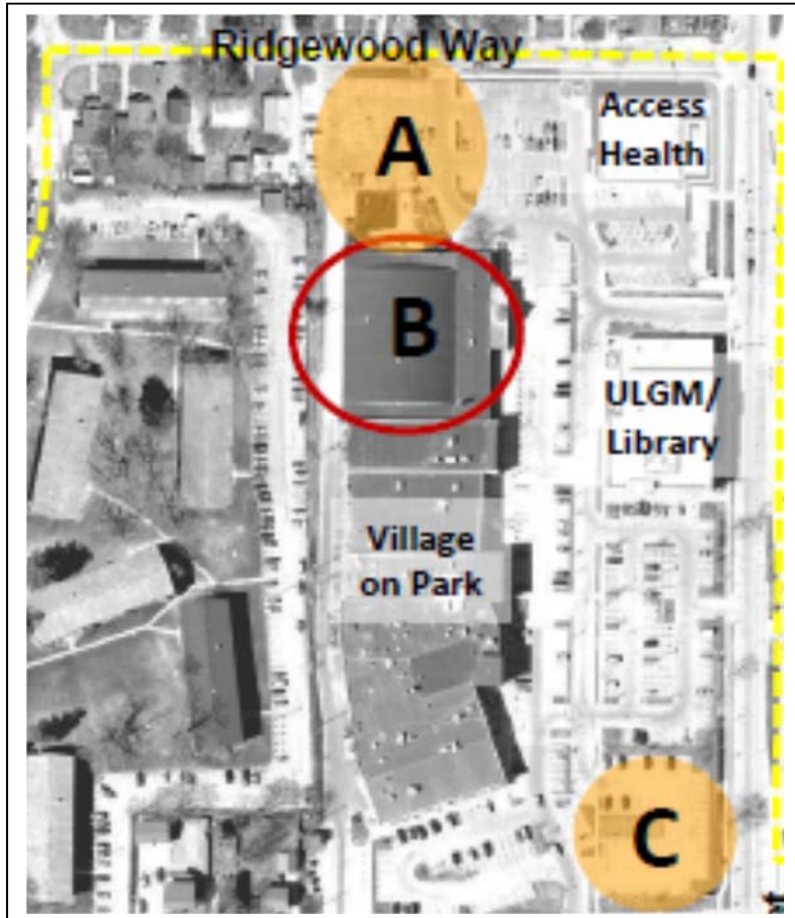
# ASSUMPTIONS

- Structural ease to demolish North Building, and reasonable costs related thereto.
- Any redevelopment will be economically feasible.
- Any redevelopment will be able to self-park the use(s), replace lost stalls and if possible provide additional stalls greatly needed for the overall site/neighborhood.
- The establishment of new TIF District, which can potentially be used to assist in funding any new parking structure(s).
- The property's Master Plan did not identify housing as a use concept; however the updated South Madison Plan does include it. The South Madison Plan will be voted on in the spring of 2021.



# PRELIMINARY FOCUS CONCEPTS FROM PLANNING

## CONCEPT A



### **A. Multifamily Residential**

60 – 80 dwelling units

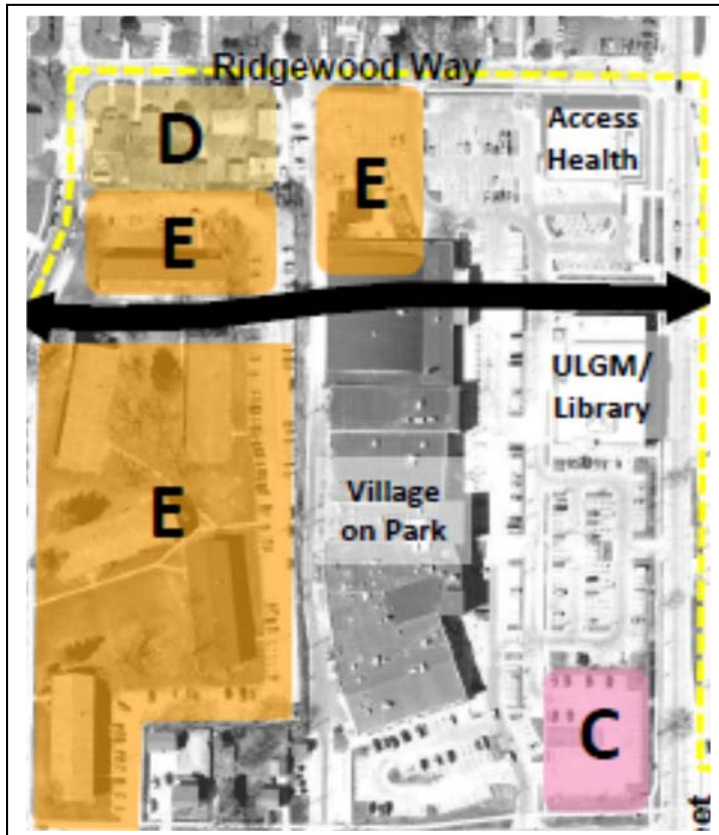
### **B. Remove north side of Village on Park replace with parking**

Add 90 stalls

### **C. Multifamily Residential**

30 – 36 dwelling units

## CONCEPT B



### **C. Mixed Use**

6,000 – 10,000 sf commercial  
14,000 – 21,000 sf office

### **D. Townhomes**

8 – 10 dwelling units

### **E. Multifamily Residential**

150 - 180 dwelling units

Extend Buick Street west to Cypress Way



# PRIORITY CRITERIA

Timing/Urgency	
1	Immediacy/consequences of inaction on <b>facilities</b> ( <i>What happens if we don't take this work on? How urgent is it that we do it?</i> )
2	Risk to resident/tenant health and safety (Is the wellbeing of residents, tenants, guests, or neighbors jeopardized by inaction?)
3	Immediacy/consequences of inaction on <b>residents/tenants</b> (What happens if we don't take this work on? How urgent is it that we do it?)
4	Compliance or Opportunity ( <i>Is there is a funding opportunity or compliance requirement imposed by an external entity, like HUD?</i> )
5	Need for CDA intervention ( <i>Is this best done by the CDA - rather than by the private or nonprofit sector?</i> )
Impact	
6	Expands supply of permanent affordable housing, particularly for those with the lowest income (<30% AMI)
7	Revitalizes neighborhoods and/or prevent gentrification/displacement of existing residents/tenants
8	Improves the quality of permanent affordable housing units to meet essential code requirements and to provide a modern standard of living (i.e., air conditioning, accessible design, internet)
9	Improves residents'/tenants' quality of life or increase residents' access to supportive services through partnerships with service partners
10	Catalyzes positive impacts ( <i>Will this spur other opportunities for residents or in the neighborhood from other agencies or private market?</i> )
11	Promotes self-sufficiency and economic opportunity
Capacity	
12	Staff Capacity/Ease ( <i>Do we have sufficient staff and resources?</i> )



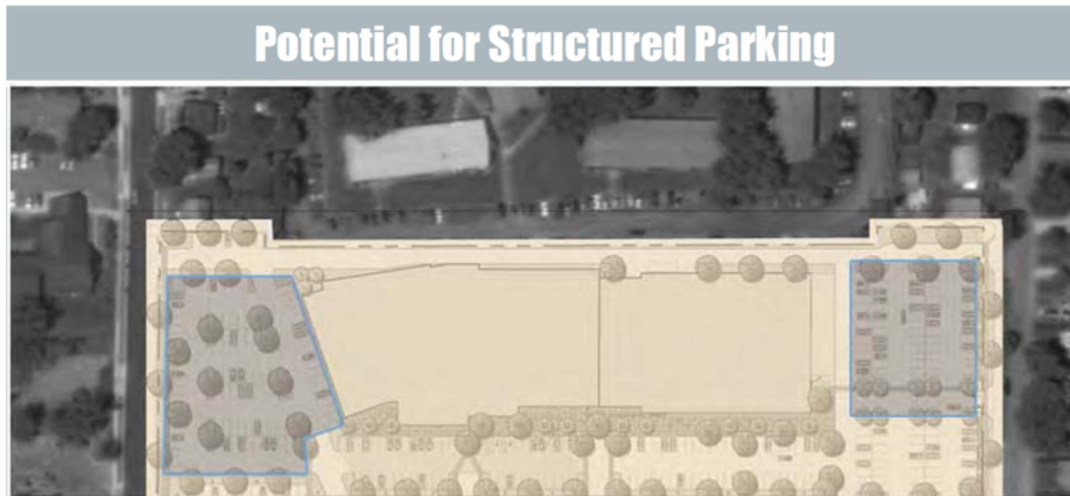
## KEY FACTORS TO CONSIDER – Financial

- The current debt burden on the property, which has a balance of \$5.6 million as of the end of 2020. The debt will be paid off in 2030 (the small loan component is paid off in 2022; which represents 18.7% of annual debt service).
- Disconnection/demolition costs of the North Building most likely will be greater than the value of the redevelopment parcel.
- If demolition costs are less than the sale price of the parcel, then use proceeds to pay down debt.
- CDA participation-owner/developer-rent stream needs to support development.



## KEY FACTORS TO CONSIDER – Parking

- Acute parking shortage in the neighborhood (i.e. Madison College/South Transfer/Access Health), which effects the property that is under parked already at 2 spaces/1000 s.f. One of the below shaded pads to build a structured ramp.



## KEY FACTORS TO CONSIDER – Commercial Use

- Do you want to enhance the property as a commercial hub that provides services and jobs for the neighborhood or focus on housing?
  - Interested parties include Urban League's black business incubator including a significant office component. Timing match up?
- Ground lease the land or sell?



## KEY FACTORS TO CONSIDER - Housing

- Do you want housing to be added to the site?
  - If so, do you want both redevelopment parcels to include housing as set forth in the South Madison Plan?
  - If housing is included, what is the targeted population- seniors, families, supportive or potentially relocate public housing tenants as part of the Section 8 conversion.
- If housing is included-owner occupied or rental? On-site management can assist with rental.
- Do you want CDA to be the developer or sell to a for-profit or non-profit developer?



## NEXT STEPS FOR STAFF

- Engage a structural engineer to perform a study on the North Building.
- Perform an asbestos survey on the North Building, since this will impact demolition costs.
- Gather costs to separate the mechanical, plumbing, equipment and sprinkler system from the WIC Clinic and the VITA space from the North Building.
- Consider funding sources.
- Refine presentation based on the board's feedback and report back.





Questions/Discussion

The **Village** on Park