

Allied Neighborhood Revitalization: Phase 1 and Phase 2 Plans

By

Community Development Authority of the City of Madison

&

The City of Madison



City-Owned Properties



Project Builds Upon Other Neighborhood Investments

- Boys and Girls Club: \$6.0 million
- Avalon Madison Village: \$14.0 million
 - Child Care Center Matching Grant: \$300,000
- Renaissance on the Park: \$10.0 million
- Social Investment
 - Head Start
 - MMSD Learning Center
 - Allied Stakeholders

Development Concept



Unit Type	Total
Studio/Loft	4
1 Bedroom	16
2 Bedroom	24
2 Bed/Den & 3 Bedroom	63
4 Bedroom	2
Sum	109
Parking Provided*	359

* Required parking count generated from City of Madison Zoning Ordinance 28.11

Allied Revitalization Development Concept



Phase 1





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Allied Revitalization Development Concept



eppstein uhen : architects



SCHRIEBER / ANDERSON ASSOCIATES, INC.

Highlights of Phase 1 of CDA Plan for City-Owned Parcels

● 48 Rental Units

- 13 3-Bedroom
- 13 2-Bedroom + Den
- 9 2-Bedroom
- 9 1-Bedroom
- 4 Studio/Loft

● 2,000 sq. ft. of Community Space Included

- Opportunity for Education and Services for project residents

● On-Site Management Office

View from North



SAA

euo

View from Northwest



View from Northwest



View from Northeast



View from West



Corner Streetscape



Phase 1: Interior View



SAA

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Phase 1: Neighborhood Image Concepts



Allied Drive Madison, WI
Neighborhood Images

Phase 1: Neighborhood Image Concepts

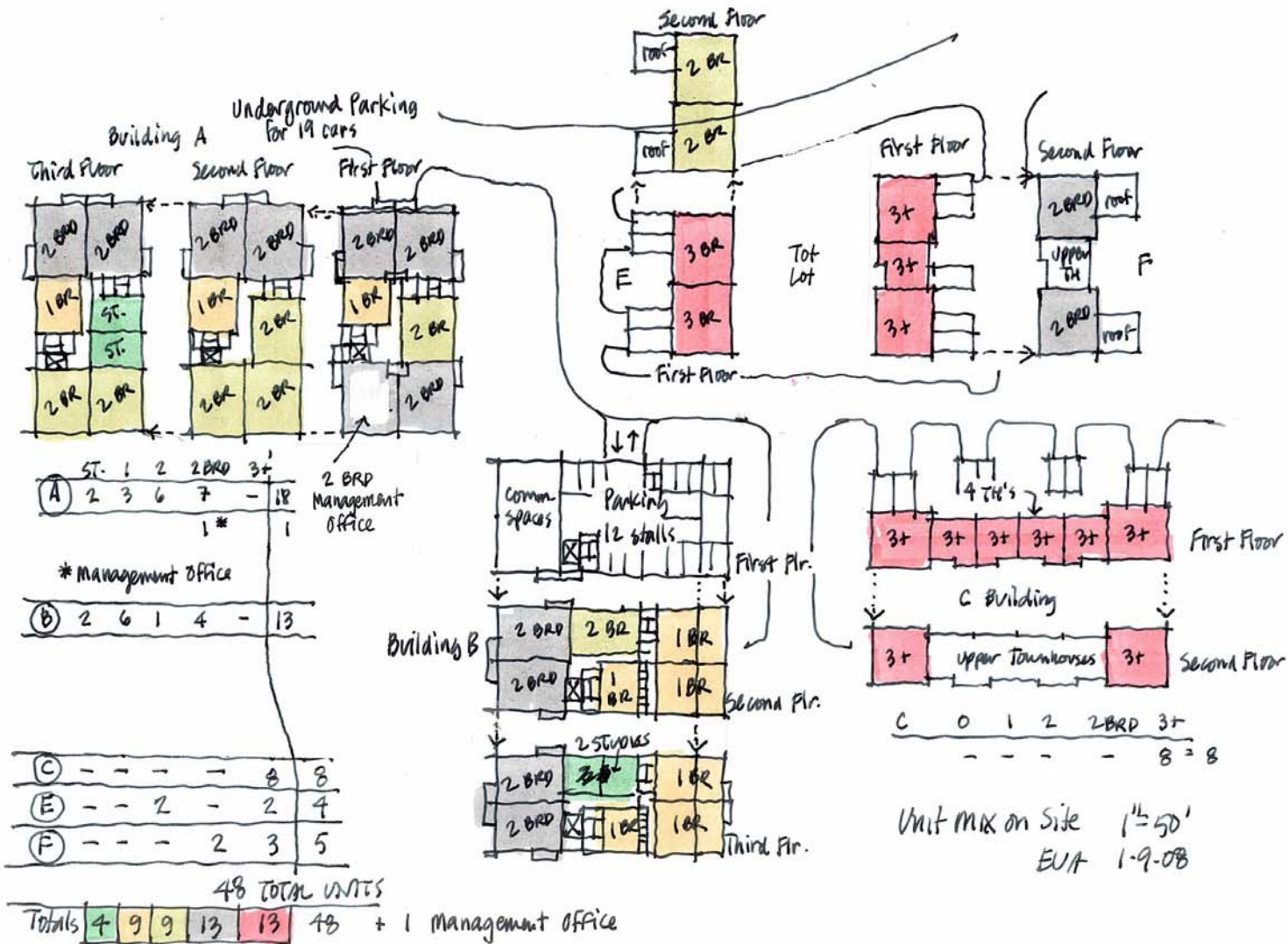


Allied Drive Madison, WI
Neighborhood Images

Allied Revitalization Development Concept – Phase One

Building Designation	Total Units	Stories	
A*	18	3	
B**	13	3	
C	8	2	
E	4	2	
F	5	2	
Phase One Totals	48		
Unit Type	Total Units	%	Sq. Ft.
3-Bedroom	13	27%	1,350
2-Bedroom/Den	13	27%	1,200
2-Bedroom	9	19%	975
1-Bedroom	9	19%	800
Studio/Loft	4	8%	500
Phase One Totals	48	100%	
*Contains Mgt. Office			
**Community Spaces Located in Building B			

Phase 1 Building & Unit Mix



Unit Mix and Rent*

(Project-Based Vouchers)

0-50% CMI	0-Bedroom	3	\$602**
	1-Bedroom	7	\$751**
	2-Bedroom	6	\$888**
	2-Bedroom w/Den	10	\$888** Or \$1191**
	3-Bedroom	10	\$1191**
		36	

- *Tenant pays 30% of income to rent & utilities. Balance is paid for from Section 8 Program.
- **Existing Section 8 Payment Standard. Subject to annual change.

Unit Mix and Rent (Non-Voucher)

	0-Bedroom	1	\$486
	1-Bedroom	2	\$606
	2-Bedroom	3	\$699
	2-Bedroom W/Den	3	\$722
	3-Bedroom	3	\$750
		12	

Proposed Relocation Plan

- 32 Households on Site
- Retain 2 Birch Hill Sq. Buildings
 - Move 13 HH from Alpine Lodge
 - Move 5 HH from Westbrook Apts.
- Estimated Relocation Budget
 - Front-end Costs: \$45,000 (18 HH)
 - Renovation Costs: \$54,000 (\$3,000/unit)
 - Back-end Costs: \$62,500 (25 HH)
 - Total Relocation Costs: \$162,000
- Notification of Residents/180 Day Notice to Occur After Award of Tax Credits
- Provide Homeownership & Financial Education

Phase 2 Concept Plans



Phase 2 Conceptual Plans

- Total of 61 Units

- 7 1-Bedroom
- 15 2-Bedroom
- 37 2-Bedroom/Den + 3 Bedroom
- 2 4-Bedroom

- Estimate based upon Phase 2 Concept Plan

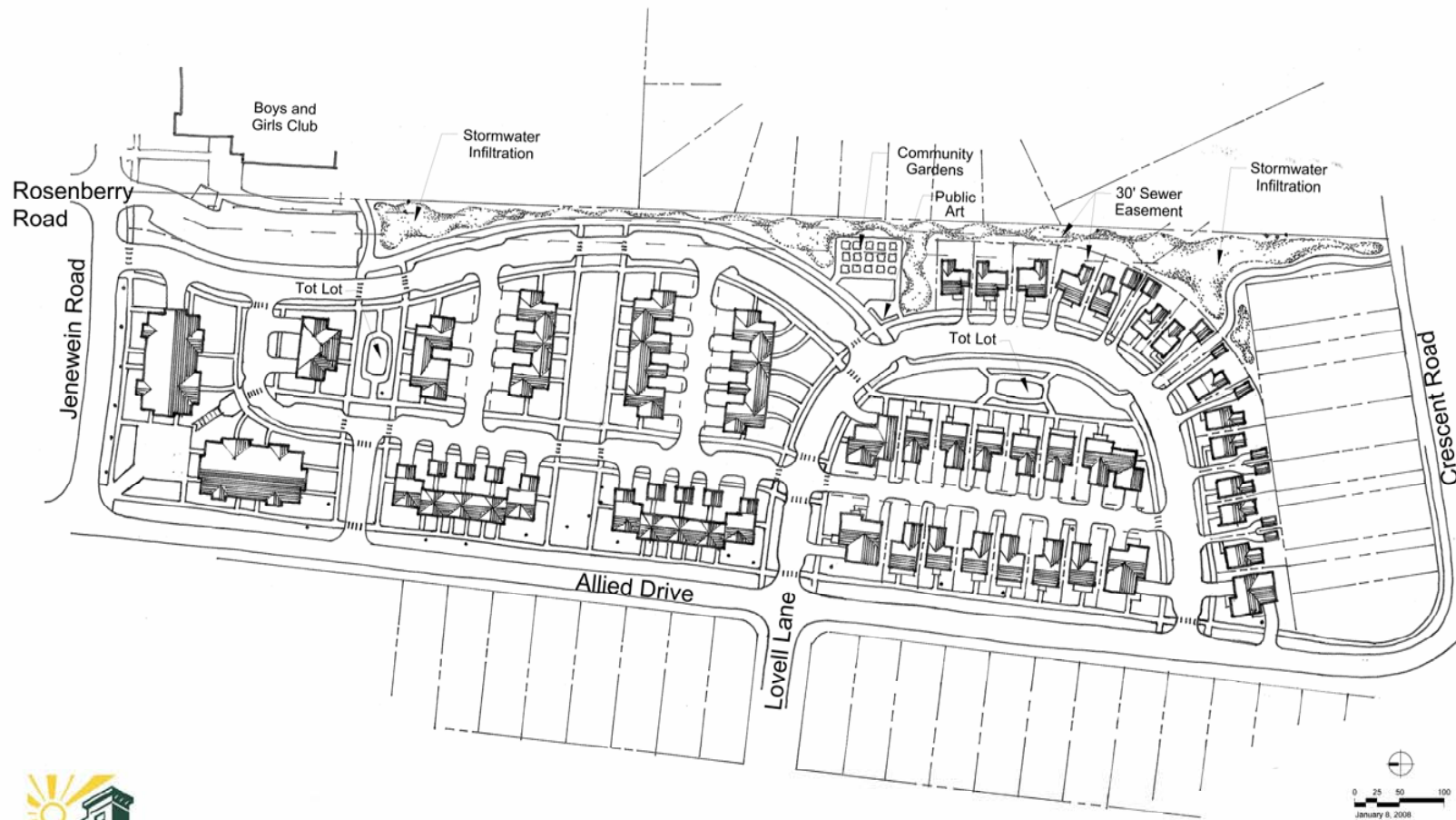
- Maintain opportunity to respond to market

- Open Space/Tot Lots/Comm. Gardens

Phase 2 Conceptual Plans: Proposed CDA Initiatives

- Affordability Goals
 - 30-50% CMI: 20 DUs
 - 50-80% CMI: 20 DUs
 - 80%+ CMI: 20 DUs
- Majority w/Mortgages <\$100K
- CDA allocates 20% of Dev. Fee for Home Buyer Loans/Grants
- CDA may sell/retain land in Phase 2
- Some units deed restricted or equity capped
- Summer '08 RFP(s)
 - Land Trust
 - Co-Housing/Co-ops
 - Live-Work
 - Rent to own
 - Sweat Equity
 - Cross-Generational
 - Very Low-Income
 - Market
- High Priority
 - 3+ Bedrooms
 - Offer employment/training
 - Section 8 Homeownership
- Establish Homeowners' Assoc.

Phase 1 & 2 Site Plan



**Allied Revitalization
Development Concept**



Tree Preservation Plan

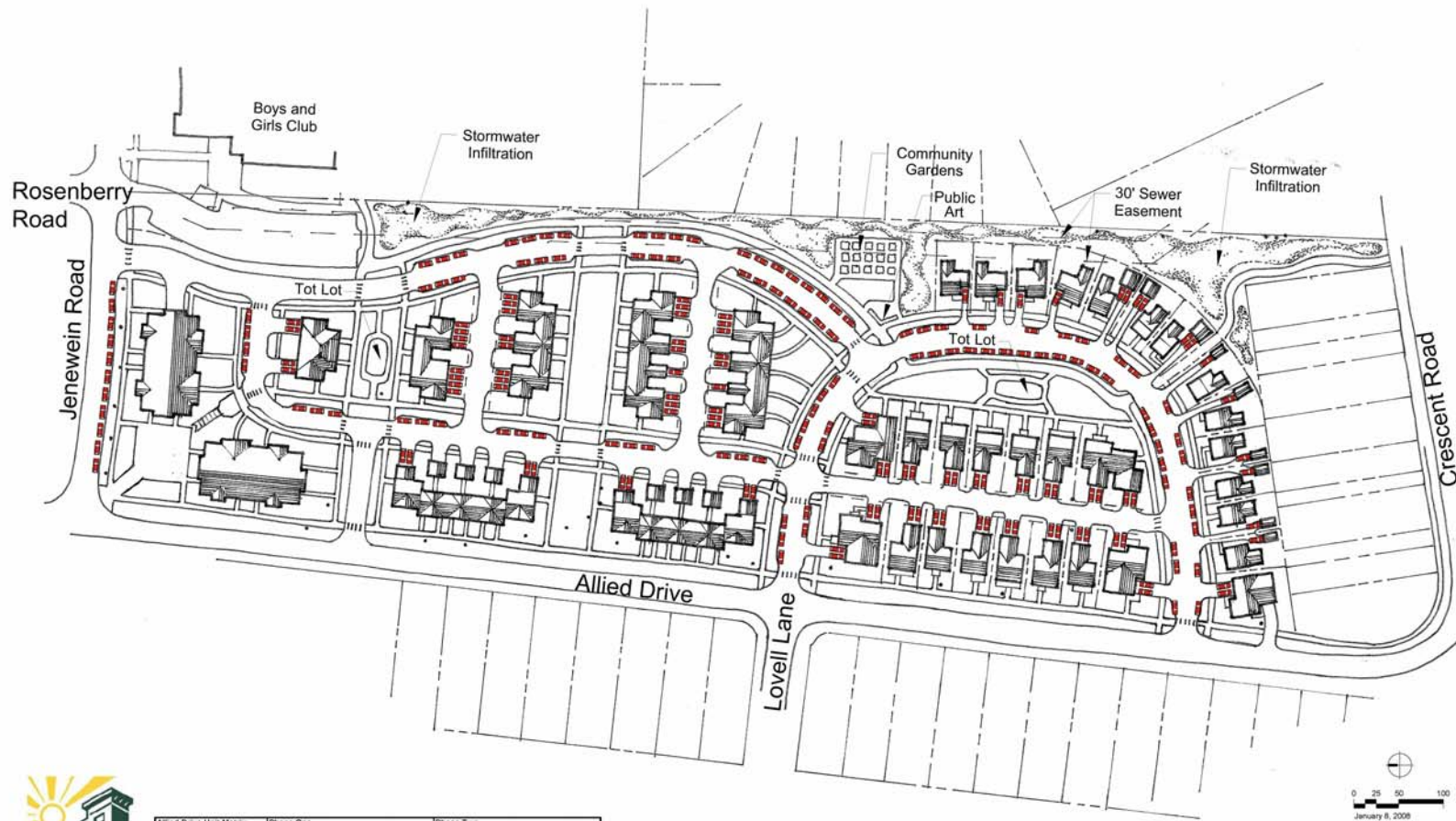


**Allied Revitalization
Development Concept**



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Parking



Allied Drive Unit Matrix	Phase One			Phase Two		
	Total Units	Parking Req'd*	Parking Provided	Total Units	Parking Req'd*	Parking Provided
Ground Level	4	4	4	0	0	0
1 Bed	100	100	100	6	6	6
2 Bed	100	100	100	14	14	14
2 Bed/Car & 3 Bed	33	46	46	40	60	60
4 Bed	0	0	0	2	6	6
TOTAL	237	250	250	62	106	106

**Allied Revitalization
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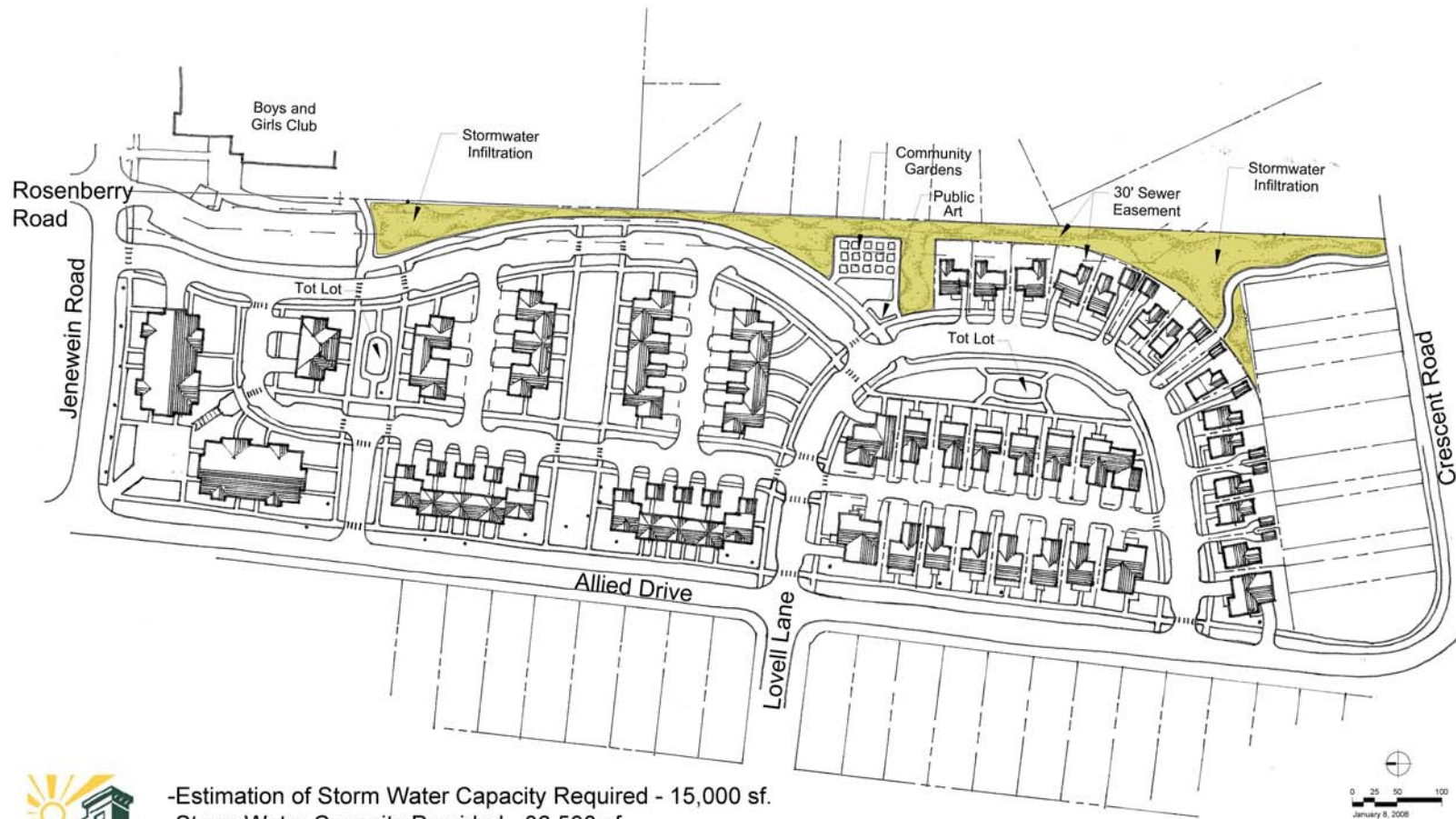
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January 8, 2009

Stormwater



-Estimation of Storm Water Capacity Required - 15,000 sf.
-Storm Water Capacity Provided - 36,500 sf.

**Allied Revitalization
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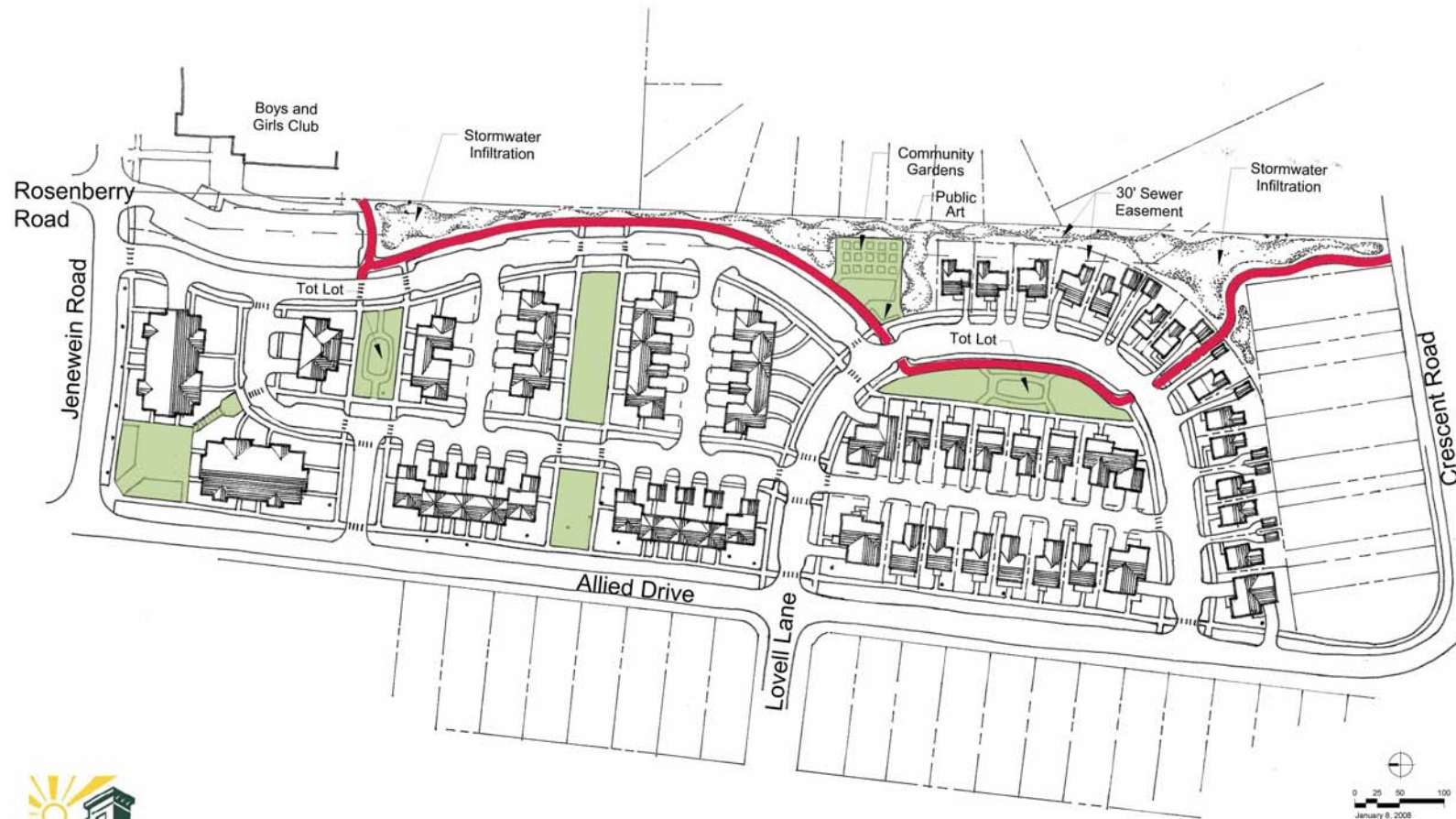
Open Space



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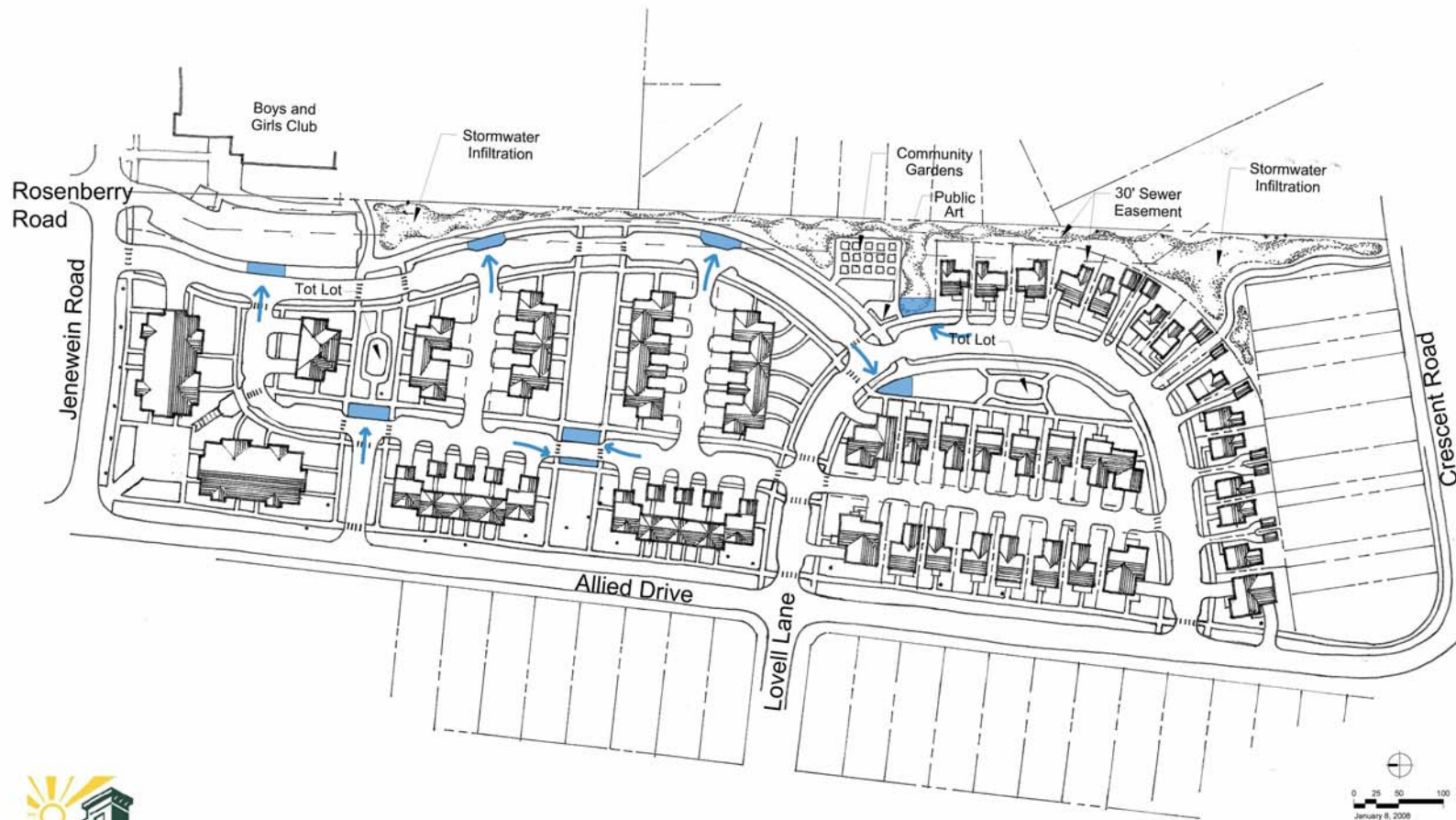
Bike Path



**Allied Revitalization
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Snow Storage



**Allied Revitalization
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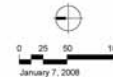
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Project Resources

- Allied Neighborhood Revitalization:
 - <http://www.alliedpartnership.com>
- Email your Questions, Comments, etc. to:
 - AlliedPlan@cityofmadison.com