



Community Development Authority

Mark A. Olinger, Executive Director
Madison Municipal Building, Suite LL100
215 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703

ph (608) 266.4635 fx (608) 267.8739 TTY/TEXTNET (866) 704-2318
email molinger@cityofmadison.com
mail P.O. Box 2985. Madison. WI 53701-2985

DATE: July 3, 2009

TO: CDA Commissioners

FROM: Mark A. Olinger, Executive Director
Community Development Authority

SUBJECT: Allied Update

Please find below updated information regarding the construction of Revival Ridge Apartments and other items of note.

This information is current as of today's date. I have also included photographs taken during our last site visit on June 11, 2009. The progress on the project over the past few weeks has been nothing but amazing and it's becoming clearer as each building comes further along how the form and shape of project is creating a very real sense of place.

Categories

a) Land Use/Entitlements

- All land use, and design approvals have been received.
- All building permits obtained.
- There will need to be a "Minor Alt" to the project submitted for review by the Department of Planning & Community & Economic Development as there have been some changes to the project; some for cost, some related to changes as the project was being developed, and some for design improvements as we were working through construction documentation.
- I have contacted Alder Solomon to schedule some time to talk about the proposed "Minor Alt."

b) Financing

- Closed on December 4, 2008, on Tax Credit and construction loan.
- FNMA Revolving Line-of-Credit has been approved and is being used now for construction financing.

- CDA has re-applied for \$216,000 from Federal Home Loan Bank Board (FHLBB). We should be hearing from the FHLBB very soon if they have questions. Awards are usually later in the summer.

c) Design/Sustainability

- Design work is complete. CDA pursued LEED for Homes Silver designation, but costs to register activity exceeded \$35,000. Design does meet LEED for Homes Silver. Project does meet Energy Star requirements.
- CDA has received \$68,000 from MG&E for energy related improvements.
- CDA will receive funding from Focus on Energy (FOE) for energy-related improvements. Dollar amount to be determined. FOE and MG&E have gone through the project to inspect the units in Building A. It appears we may be eligible for over \$8,000 in funding from FOE. We will learn more as the other buildings are completed.

d) Relocation

- Staff, CAC, and Meyer Management met on June 18 to talk about timing of move-outs, etc.
- There was a plan that the CDA presented to the City regarding the relocation of residents to either Revival Ridge or elsewhere. We will follow that plan as people begin to transition out of Birch Hill Square to Revival Ridge or elsewhere.

e) Public Works

- All public improvements are completed for Phase 1.
- Phase 2 work cannot begin until all occupants are out of Birch Hill Square and those buildings are demolished. We are working with City Engineering on reauthorization of the 2009 Capital Budget of \$1.3 million into the 2010 Capital Budget.

f) Neighborhood Process

- We continue to provide updates to Allied Area Task Force. There has been some recent email correspondence relating to tenants paying utilities and how this is an '11th' hour event. It is not. We have been consistent on that issue from the very beginning. We are in process of following-up on this issue.
- Since June meeting, staff did meet with some Allied residents concerned about the utility issue and were able to answer their questions. They are satisfied.

g) Construction

- The estimated dates of "delivery" for the buildings are as follows:
 - Building A: June 19 – Certificate of Occupancy issued on June 19
 - Building B: July 17
 - Building C: August 18
 - Building E: October 15
 - Building F: October 6
- Site work around Building A and the plaza has begun.
- The final design for the public art in the plaza has been finalized. Fabrication has commenced and we are anticipating installation by end of July.

h) Employment Opportunities for Residents

- Participation and target goals surpassed.
- 16 Allied area residents are part of the construction crew. Not all are on site. Not all who were originally hired are still on the job, but others have been hired to replace them.

i) Phase 2

- There has been some discussion about looking at Phase 2 unit mix in light of troubles in condominium market and how that may/may not affect some of the offerings in Phase 2.
- Until final unit mix is determined, no work has proceeded on platting of Phase 2.

j) Budget

- We will present a more formal budget update in August.

In the meantime, if you have any questions, please contact me directly.

Thank you.

MAO:nap

Enclosure

c: Alder Brian Solomon
Ray Harmon

Allied Neighborhood Revitalization
Phase 1:
Revival Ridge Apartments
Construction Progress Photographs



JUNE 11, 2009



Project Sign at Mike McKinney Court & Allied



Building A: Looking East Along Jenewein



Building A: Looking West Along Jenewein



Building A: Looking South From Revival Ridge & Jenewein



Building A: Looking North From Frida Kahlo Crest & Revival Ridge



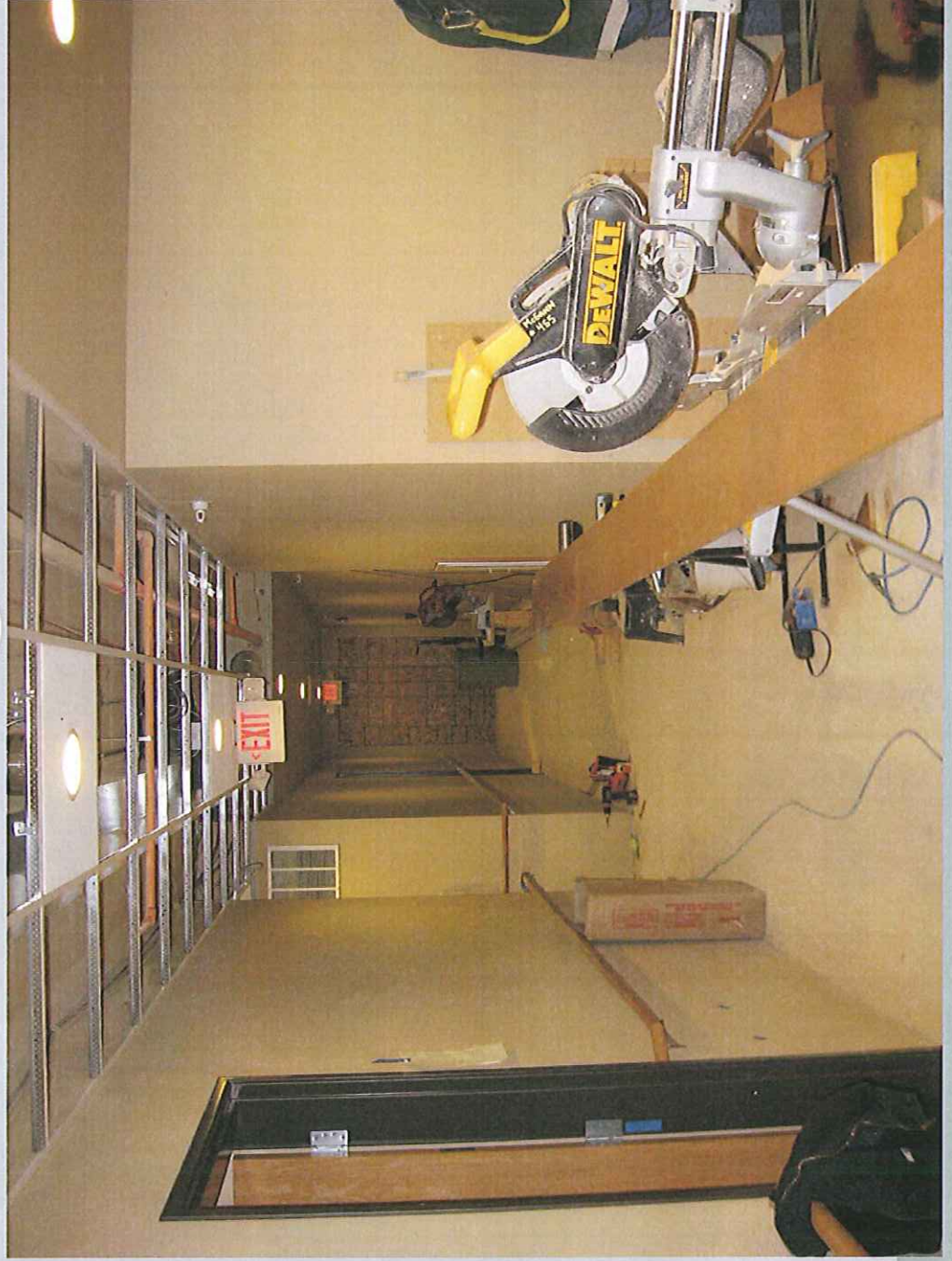
Building A:
Looking Northwest From Frida Kahlo Crest



Building A: Looking East Toward Main Entrance



Building A: Interior Hallways & First Floor



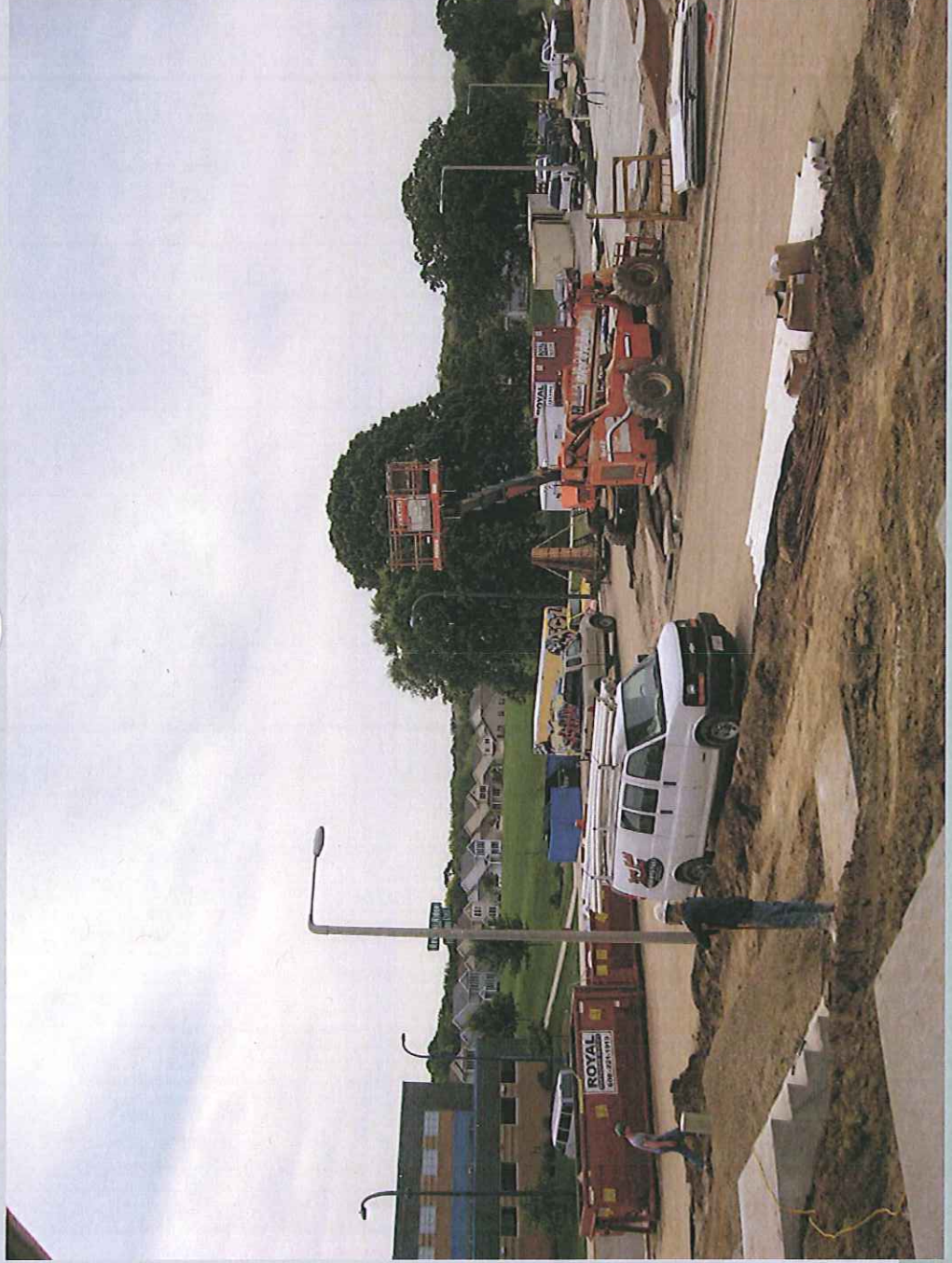
Building A: Accessible Bath/Shower



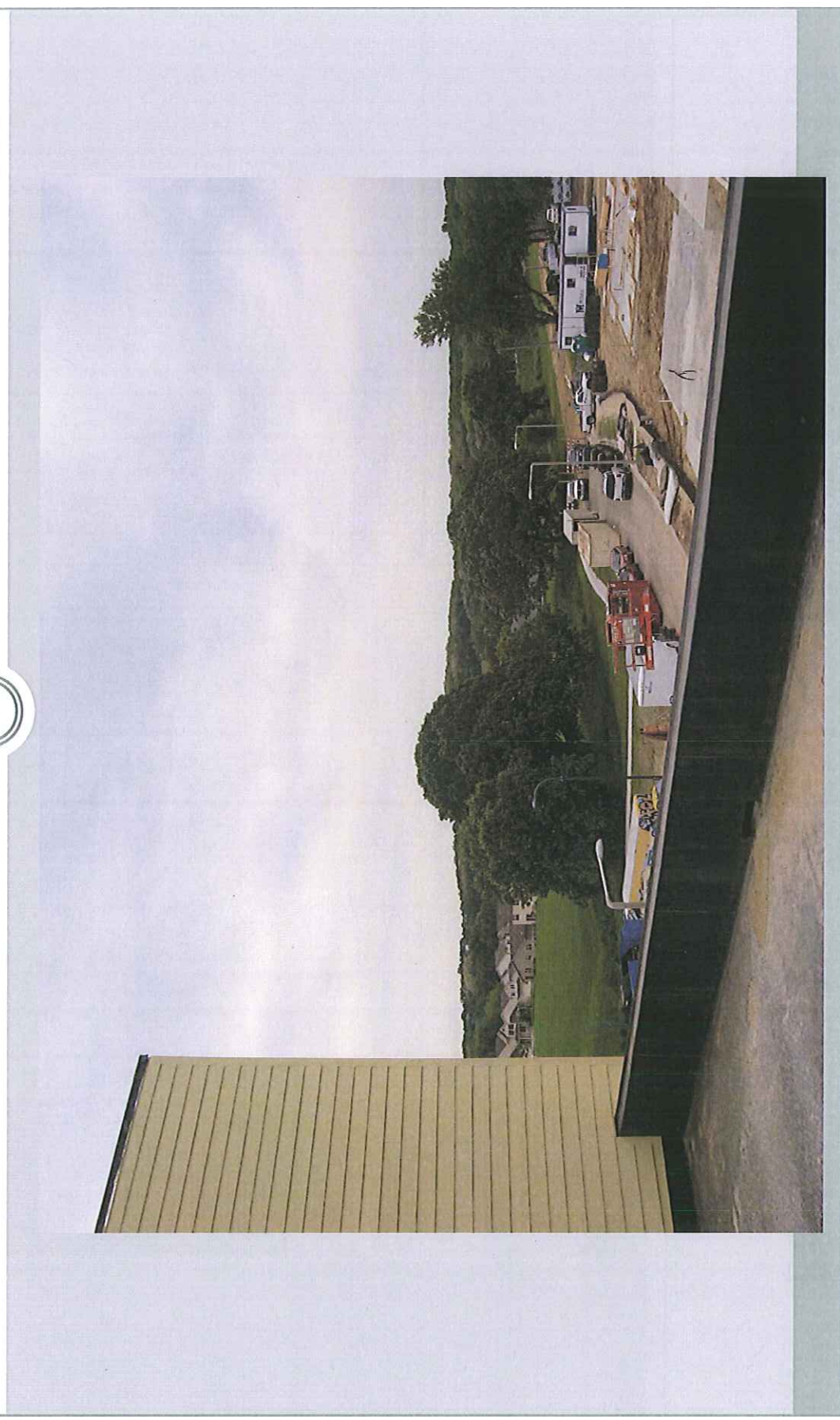
Building A: Interior Finishes of Accessible Unit



Building A: From 1st Floor Unit Patio Looking Southwest Toward Open Space



Building A: View From 3rd Floor Deck



Building A: View From 3rd Floor Deck Southwest
Toward Buildings B & C



Building A: 3rd Floor Deck Arbor Detail



Building A: View Across Plaza From Allied Drive



Buildings A & B: Looking Northwest Through Plaza



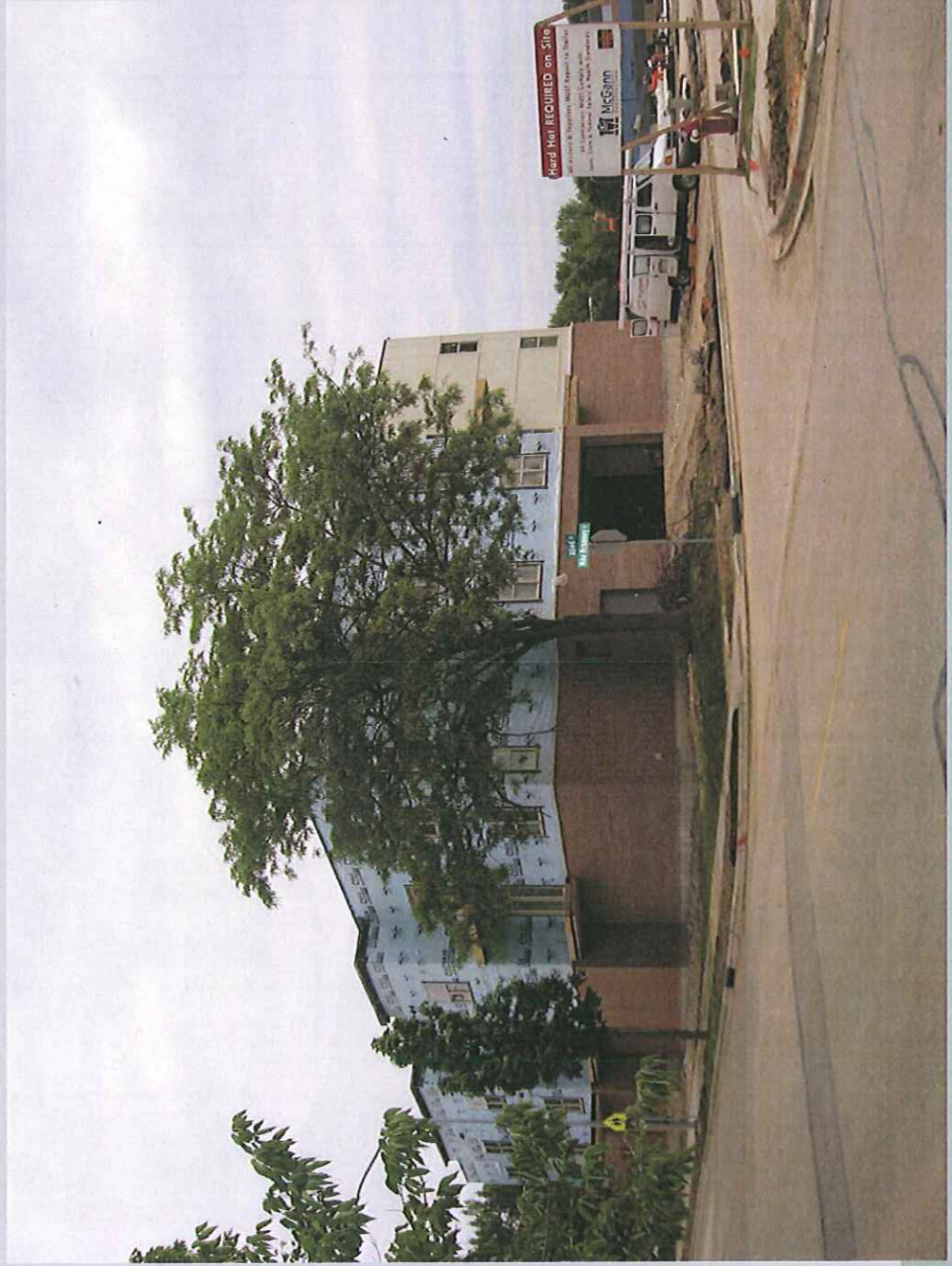
Buildings A & B:
Looking Across Plaza From Jenewein & Allied



Building B: Looking Across Plaza Toward Community Room



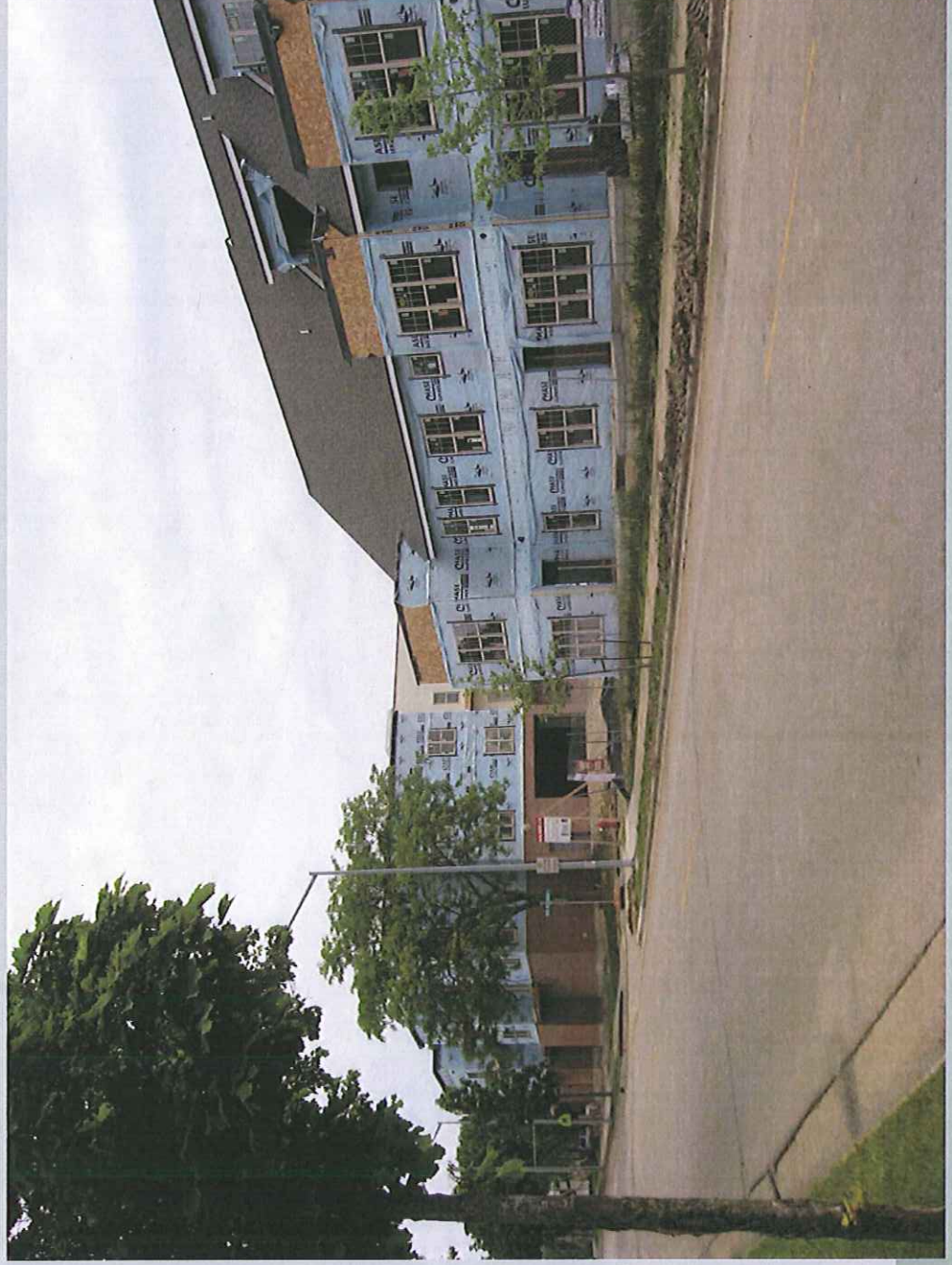
Building B: Looking Northeast From Allied Drive & Mike McKinney Court



Building B: Looking West From Revival Ridge



Buildings B & C:
Looking Northeast Along Allied Drive



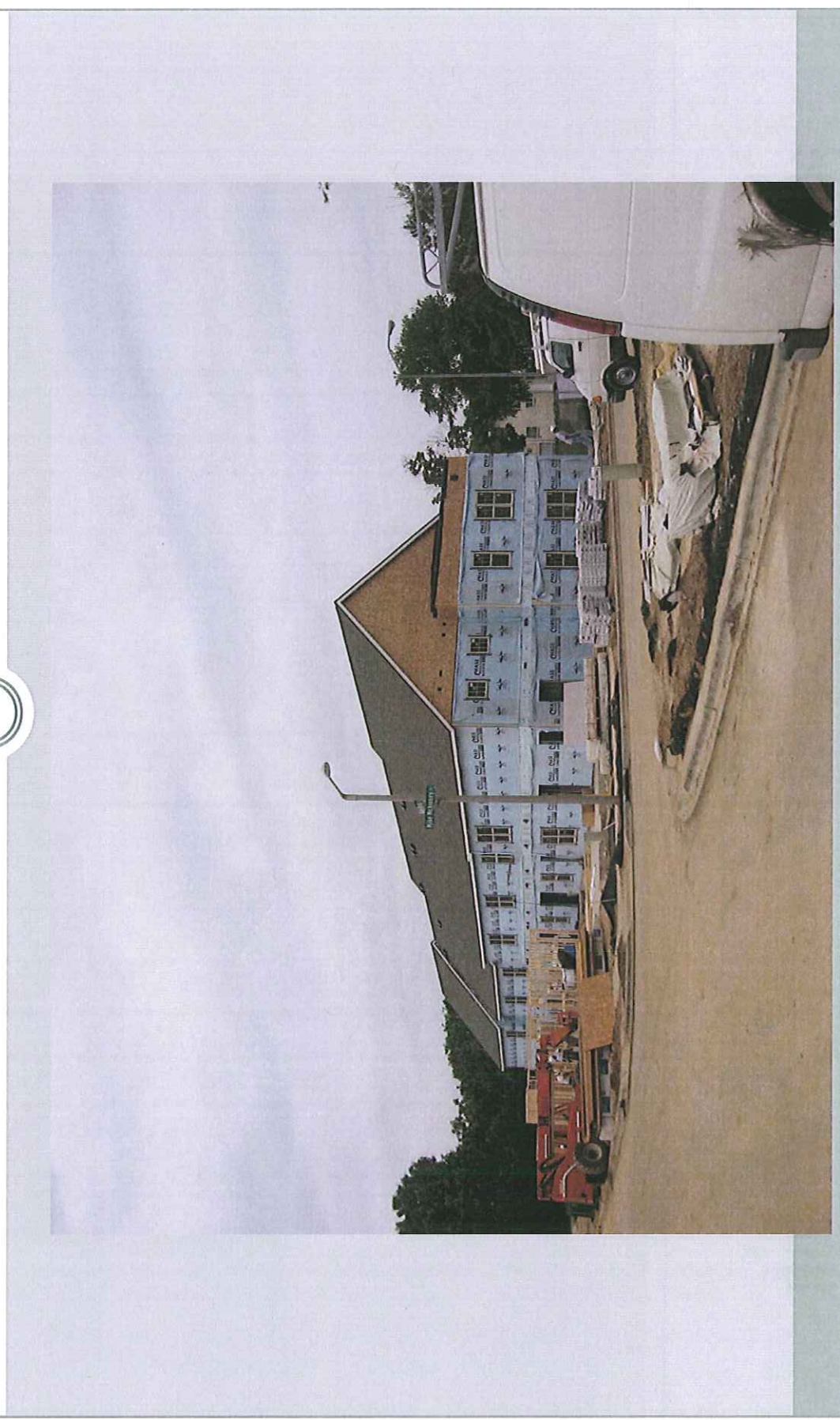
Building C: Looking North Along Allied Drive



Building C: Looking West From Revival Ridge Building E Slab in Foreground



Building C: Looking Southwest From Gene Parks Place & Mike McKinney Court



Building C: Looking North Along Gene Parks Place Showing New Garages

