



8Twenty Park Affordable Housing Development

Plan Commission

DECEMBER 7, 2015



8Twenty Park

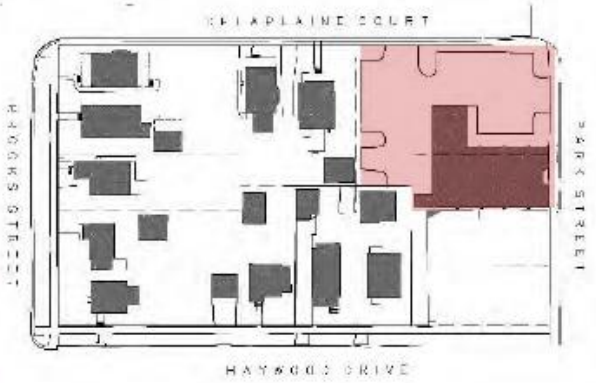
PROJECT CONTEXT

820 S. Park St.

October 1, 2015

SUMMARY

Propose to deconstruct the existing Madison Church Supply store on the corner of Delaplaine Court and Park Street. The property has sat vacant for several years. The neighborhood has expressed interest in seeing the building replaced





Park Street
View looking South
October 1, 2015

Project Location

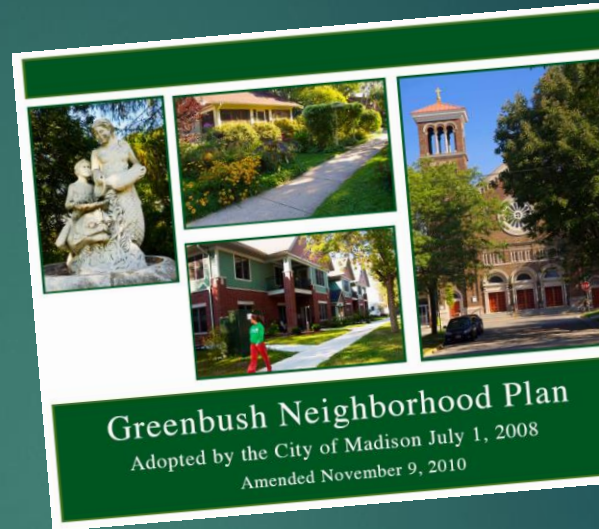


S. Park Street & Haywood Drive
Aerial Site Plan
September 3 2015



Planning Context

- ▶ City of Madison Comprehensive Plan (2006)
- ▶ Greenbush Neighborhood Plan (2008)
- ▶ Greenbush Vilas Housing Revitalization Strategy (GVHRS)
- ▶ City of Madison Affordable Housing Strategy
- ▶ Park Street Design Guidelines



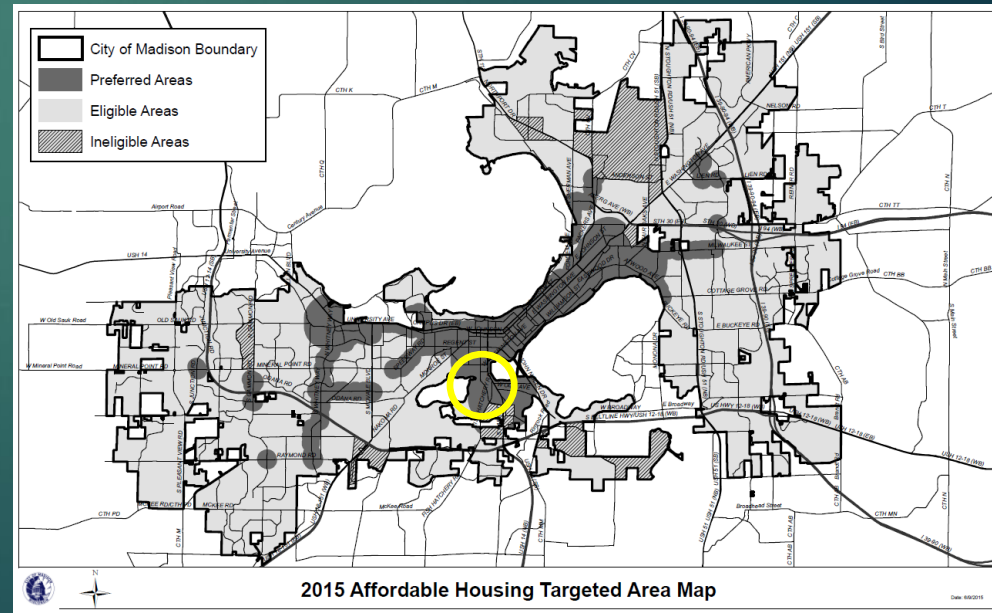
Housing Choices Today and Tomorrow

Today, Greenbush-Vilas offers a relatively narrow range of housing choices for a narrow segment of the population. A wider range of housing is needed to allow residents to remain in the neighborhood as they transition through stages of life as well as to attract new residents that currently cannot afford to live in the neighborhood.

The matrix below indicates the narrow range of housing choices available today (colored squares). The Strategy is focused to accommodate a greater range of market needs with a wider selection of housing types, sizes and prices.

	Single Adult	Couple	Adult & Child	Small Family	Extended Family	Room-mates
		ii	ii	iii	iiii	iiii
Single Family Detached						
Alley House						
Duplex, Triplex or Four-plex						
Cluster or Common Housing						
Small Apartment						
Large Apartment						

today tomorrow



Project Fit

- ▶ Agreement with all plans:
 - ▶ Increases affordable housing in a target neighborhood.
 - ▶ Improves housing choices for people of all ages and abilities in a target neighborhood.
 - ▶ Reinvests in five single-family homes in an area targeted for rehabilitation and owner occupation.
 - ▶ Re-aligns zoning along Brooks Street to better support single-family home ownership.
- ▶ Areas of divergence:
 - ▶ Greenbush Neighborhood Plan and Greenbush Vilas Housing Revitalization Strategy:
 - ▶ Impacts a small portion of the area behind Park Street that is identified for rehabilitating existing housing stock and encouraging owner-occupied opportunities.

Why Affordable Housing?

- ▶ Since 2012, no affordable units have been constructed in downtown Madison.
- ▶ The Dane County Housing Authority Section 8 waitlist cannot keep up with demand.
- ▶ Most new housing targets students and young professionals, including recent neighborhood projects.
- ▶ Downtown studios now rent for \$1,500/month for 750 ft². One must earn at least \$54,000/year to afford this.
- ▶ “Madison... faces a large and persistent problem of a lack of affordable housing that results in high levels of housing cost burden and at the extreme, homelessness.”
City of Madison Affordable Housing Strategy

Why This Project?

- ▶ Provides much-needed affordable housing
- ▶ Leverages existing transit, health care and grocery destinations
- ▶ Introduces new options for families and people with disabilities in the neighborhood
- ▶ Increases neighborhood diversity
- ▶ Improves aesthetics of blighted site
- ▶ Creates new and better pedestrian infrastructure
- ▶ Increases tax base
- ▶ Improves five homes along Brooks St.



A building with a similar concept: The Vicinato at South Mills & Mound Street



8Twenty Park

STAKEHOLDER ENGAGEMENT

Stakeholder Engagement



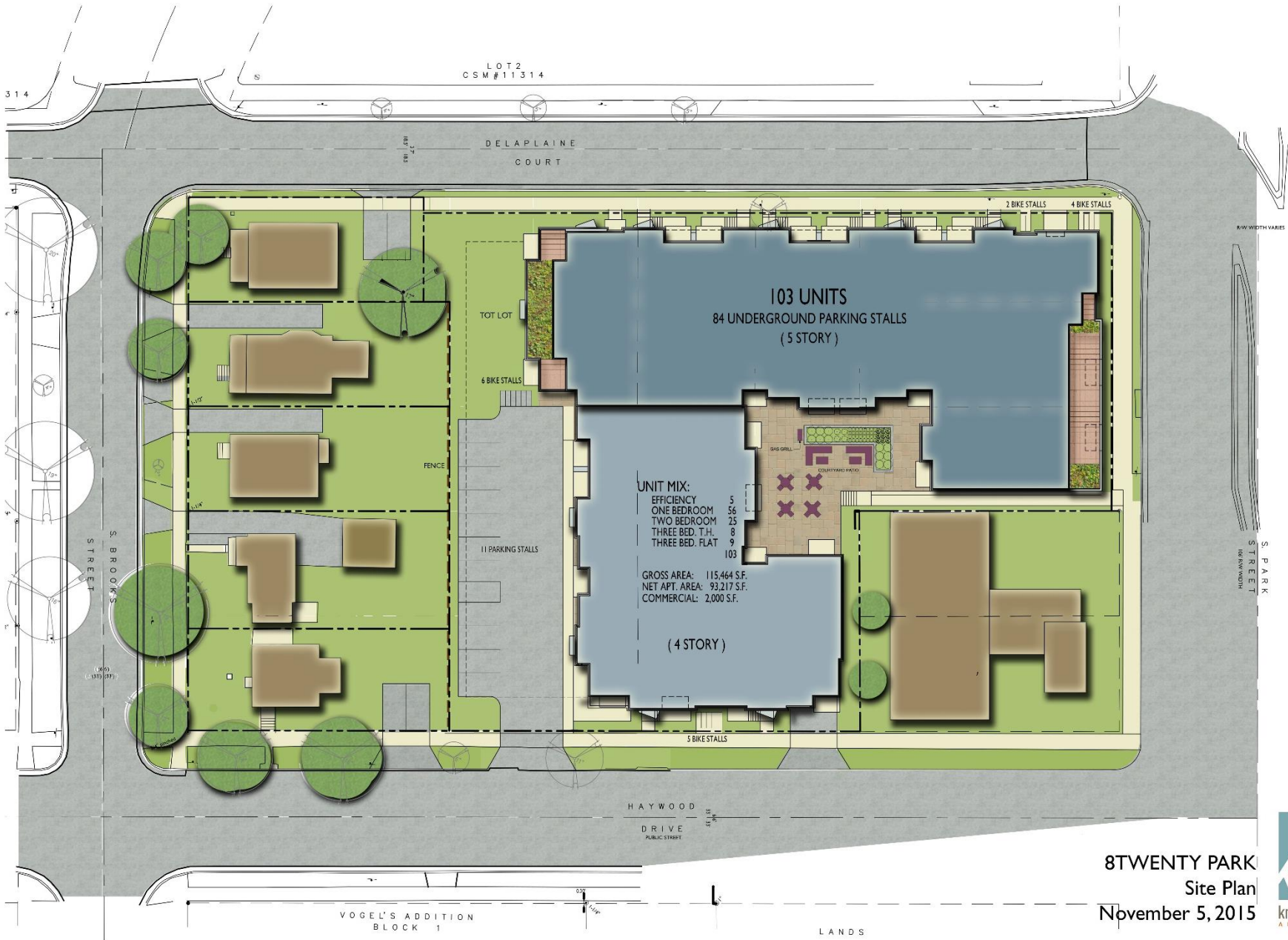
- ▶ **July 30** Steering Committee #1
- ▶ **August 11** Steering Committee #2
- ▶ **September 3** Steering Committee #3
- ▶ **September 10** Neighborhood Mtg #1
- ▶ **October 1** Steering Committee #4
- ▶ **November 5** Neighborhood Mtg #2

Greatest Concerns



1. Parking ratio
2. Outside space for visitor parking and pick-up/drop-off
3. Height and density
4. Integration into the neighborhood (design and massing)





LOT 2
CSM # 11314

DEPLAINE
COURT

103 UNITS
84 UNDERGROUND PARKING STALLS
(5 STORY)

UNIT MIX:
EFFICIENCY 5
ONE BEDROOM 56
TWO BEDROOM 25
THREE BED. T.H. 8
THREE BED. FLAT 9
103

GROSS AREA: 115,464 S.F.
NET APT. AREA: 93,217 S.F.
COMMERCIAL: 2,000 S.F.

(4 STORY)

TOT LOT

6 BIKE STALLS

FENCE

11 PARKING STALLS

2 BIKE STALLS

4 BIKE STALLS

5 BIKE STALLS

HAYWOOD
DRIVE
PUBLIC STREET

VOGEL'S ADDITION
BLOCK 1

LANDS

ROW WIDTH VARIES

S PARK
STREET
ROW WIDTH VARIES

8TWENTY PARK
Site Plan
November 5, 2015



LOT 1
CSM #11314

LOT 2
CSM #11314

DEPLAINE
COURT

BACK BAY SUBDIVISION
BLOCK 3

S. BROOKS
STREET

PARK
STREET

HAYWOOD
DRIVE
PUBLIC STREET

VOGEL'S ADDITION
BLOCK 1

LANDS



8TWENTY PARK
Site Plan
December 9, 2015



Brooks St. Home Improvements

- ▶ New landscaping
- ▶ Maintained by property manager
- ▶ House-by-house improvements include:
 - ▶ New concrete driveways
 - ▶ New siding
 - ▶ New gutters and railings
 - ▶ Reconstructed stairways
 - ▶ Unsightly features such as chain link fence removed

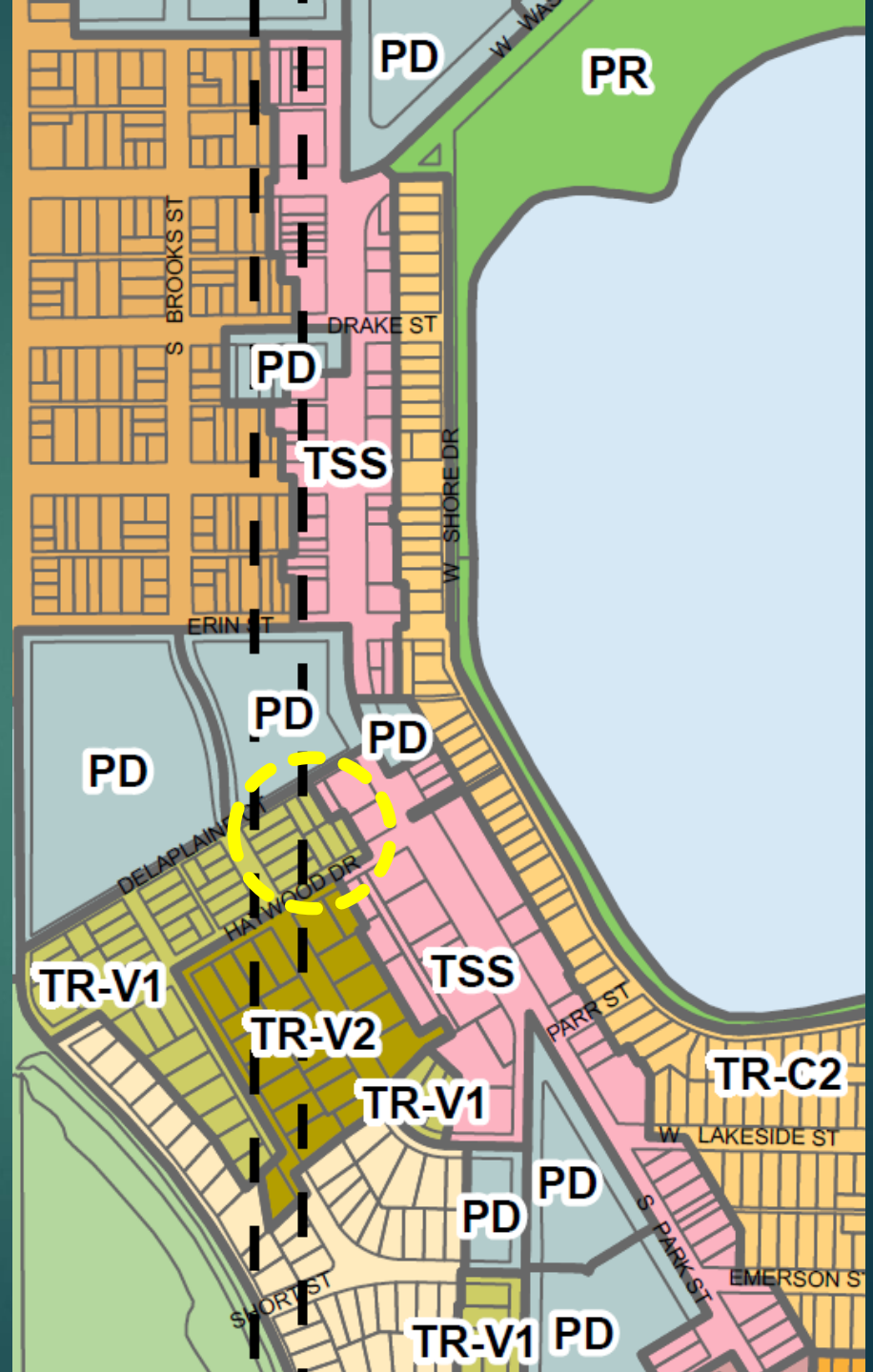




8Twenty Park

PROJECT OVERVIEW

Existing Zoning





8TWENTY PARK
Aerial Site Plan
December 9, 2015



PD

TSS

PD

TSS

TR-C2

TR-C3

TR-V1

TR-V2

DELAPLAINE COURT

S. BROOKS STREET

HAYWOOD DRIVE

S. PARK STREET

TSS

LOT 1
CSM #11314

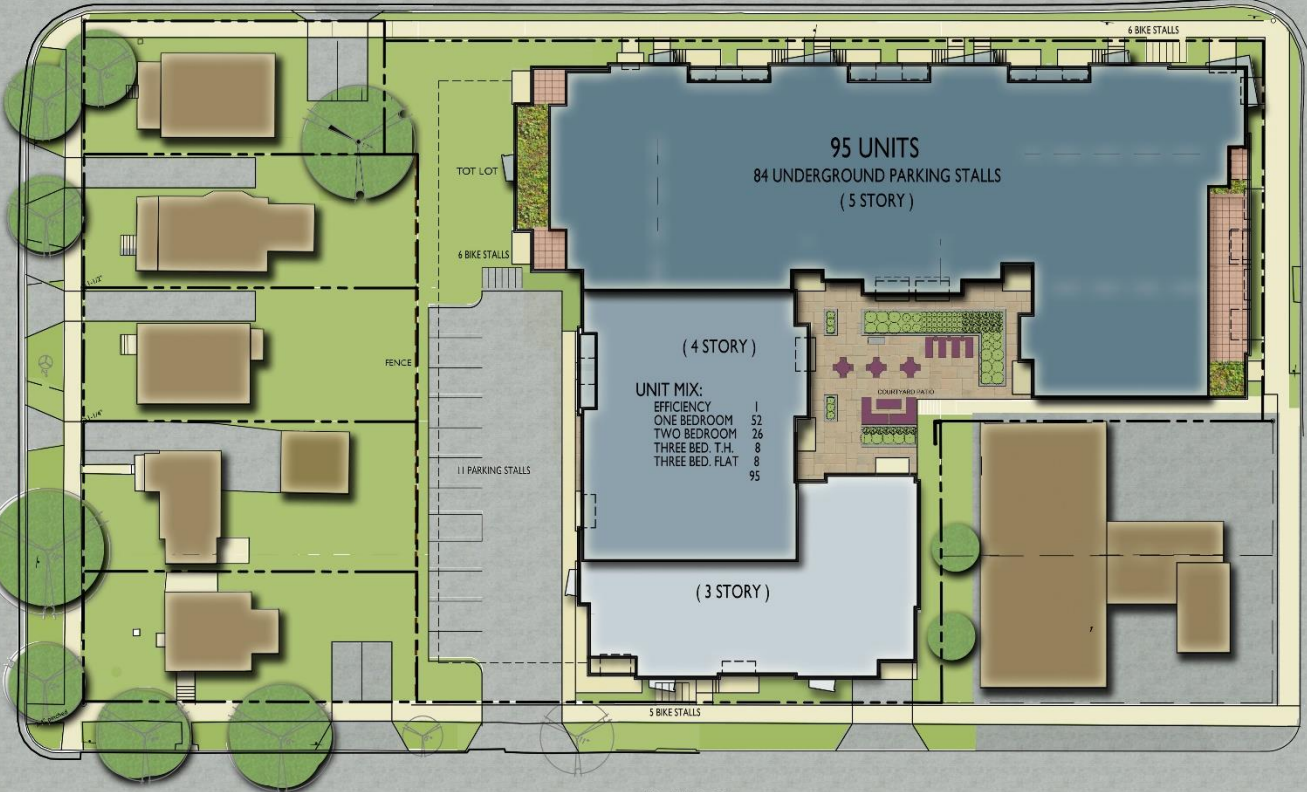
LOT 2
CSM #11314

DELAPLAINE
COURT

BACK BAY SUBDIVISION
BLOCK 3

S. BROOKS
STREET

PARK
STREET
100' WIDTH



95 UNITS
84 UNDERGROUND PARKING STALLS
(5 STORY)

(4 STORY)

UNIT MIX:

EFFICIENCY	1
ONE BEDROOM	52
TWO BEDROOM	26
THREE BED. T.H.	8
THREE BED. FLAT	8
TOTAL	95

(3 STORY)

11 PARKING STALLS

TOT LOT

FENCE

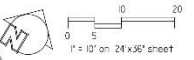
HAYWOOD
DRIVE
PUBLIC STREET

VOGEL'S ADDITION
BLOCK 1

LANDS

8TWENTY PARK
Site Plan
December 9, 2015





- NOTES:**
1. All plant beds shall have shredded hardwood bark mulch unless otherwise noted.
 2. Contractor shall contact City Forestry at least 48 hours prior to any work on street trees. Contact Deen Kahl, 608.256.4816, DKahl@cityofmadison.com.
 3. Indicated street trees shall be removed & replaced w/ species to be determined by City Forestry.
 4. Approval and permitting of street tree removals and street tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
 5. Trees shall be planted per planting specifications found in section 209 of City of Madison Standard Specifications for Public Works Construction.
 6. All lawn areas shall receive 6" min. topsoil.
 7. All planting beds shall receive 12" min. planting soil mixture & top-dressed with 3" shredded bark mulch.
 8. Temporary tree protection fence shall remain in place during construction and be removed by contractor upon substantial completion.



knothe + bruce
ARCHITECTS
Phone: 7401 University Ave, Ste 201
608.256.3490 Madison, WI 53704



303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608.251-3600

ISSUED
10/27/2015
13/02/2015

NOT FOR CONSTRUCTION

PROJECT TITLE
820 S. Park St.

SHEET TITLE
Landscape Plan

SHEET NUMBER

L-1.0

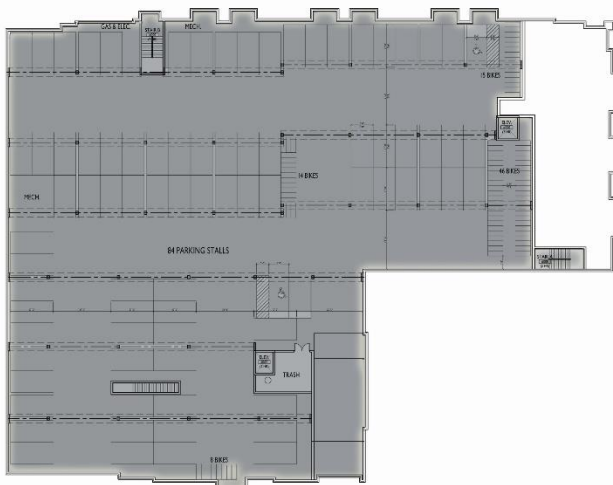
PROJECT NO.
© 2015 Knothe + Bruce Architects, LLC



FIFTH FLOOR PLAN



FOURTH FLOOR PLAN



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

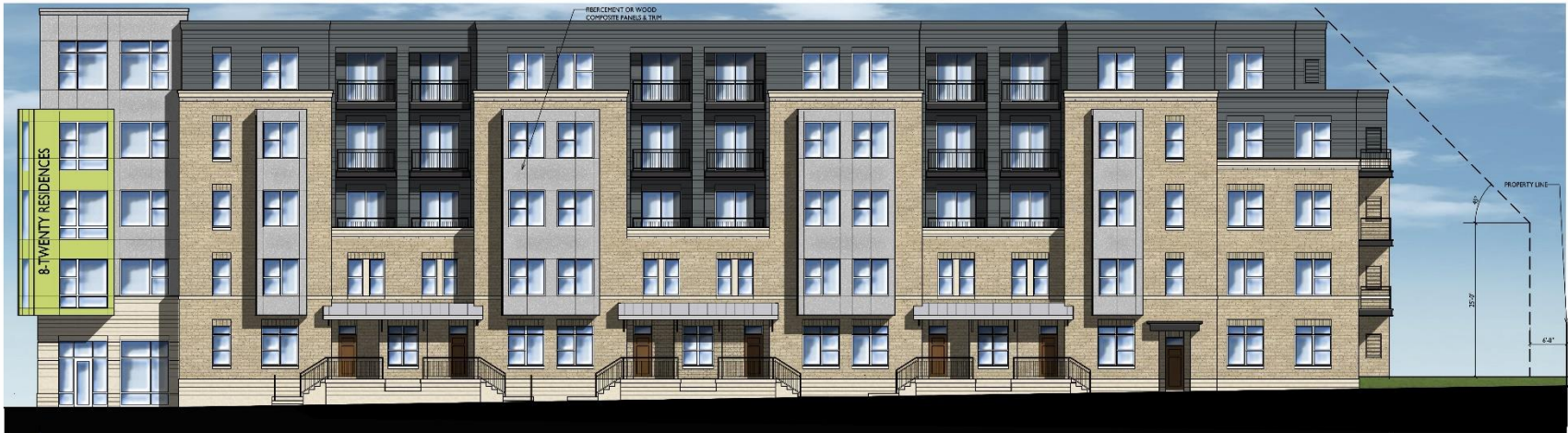
8TWENTY PARK
 Floor Plans
 December 9, 2015



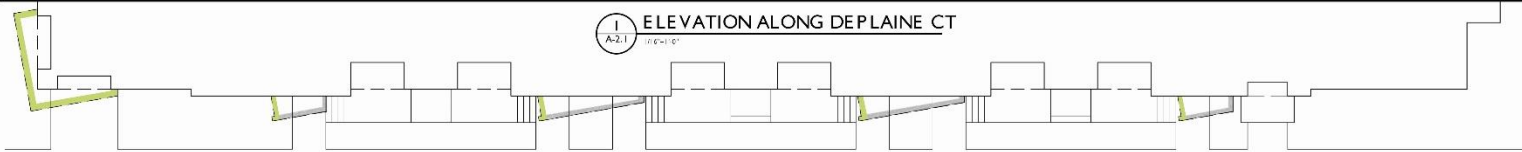


1 ELEVATION ALONG PARK STREET
A-2.1 1/8" = 1'-0"





1 ELEVATION ALONG DEPLAINE CT
A-2.1 1/8" = 1'-0"





1 ELEVATION ALONG HAYWOOD
A-2.2



1 REAR ELEVATION
A-2.2 1/8"=1'-0"

8TWENTY PARK
Elevations
December 9, 2015







8Twenty Park

J.T. KLEIN EXPERIENCE AND FINANCING

Jacob Klein

- ▶ Born and raised in Madison
- ▶ Over 11 years of experience in affordable housing development
- ▶ Over 1,100 units developed
- ▶ Received WHEDA's High Impact Project Reserve Tax Credit award for Meadow Ridge Middleton in 2015
- ▶ Development experience:
 - ▶ Affordable multifamily
 - ▶ Affordable senior
 - ▶ Assisted living and memory care



Financing

- ▶ Phase 1
 - ▶ WHEDA Section 42 credits (2016 application)
 - ▶ City of Madison Affordable Housing Fund (awarded on 12/01/15)
- ▶ Phase 2
 - ▶ Option 1: WHEDA Section 42 credits (2016 application)
 - ▶ Additional options if necessary:
 - ▶ 7/10 WHEDA Flex Plan
 - ▶ WHEDA 4% Bond Program
 - ▶ WHEDA Section 42 resubmission in 2017
 - ▶ CRA credits for first mortgage lender