2230 West Broadway Proposed Development Project

NEIGHBORHOOD MEETING #3
APRIL 26, 2017
BRIDGE LAKEPOINT WASHINGTON NEIGHBORHOOD CENTER
Agenda

1. Welcome, Alder Sheri Carter, District 14
2. Brief Review of Planning Context
3. Summary of Neighborhood Meeting #2 Input
4. Project Site and Architectural Design
5. Discussion
6. Next Steps
Process to Date

- Neighborhood Meeting #1: February 27th, 2017
  - Learn about the mission and work of Movin’ Out
  - Definition and need for affordable housing
  - Share preliminary project concept

- Neighborhood Meeting #2: March 29th, 2017
  - Gather neighborhood input on site design, architectural style, and neighborhood amenities
Meeting Goals

- Neighborhood Meeting #3
  - Review neighborhood input received
  - Review project design
  - Discuss next steps
Things We Know About The Project

- In order to meet our funding requirements, the building will have **48 units**.

- In order to meet zoning requirements (lot coverage, setbacks, common open space) the building will be **4 stories**.

- The building will have **3,000 square feet** of commercial space on ground floor.
2230 West Broadway

1.1 acres
2006 Comprehensive Plan
Zoning Ordinance

Zoned Commercial Corridor-Transitional

Commercial and Mixed-Use Districts:
- LMX Limited Mixed Use District
- NMX Neighborhood Mixed Use District
- TSS Traditional Shopping Street District
- MXC Mixed-Use Center District
- CC-T Commercial Corridor - Transitional District
- CC Commercial Center District
The CC-T District is established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit, and motor vehicle activity.
Underground parking
Preserve alley access (maintain sense of open space, walking path)
More open space on north property line
Access site as far east as possible in what is now bar parking
Push buildings toward Broadway as much as possible
Sidewalk on Fayette
Improve sidewalk on W. Broadway
Private courtyard for kids as safety measure from traffic on Broadway
Neighborhood Input - Architecture

- Lasting and attractive architectural design
- Multi-colored façade
- Multiple panes of glass in windows
Neighborhood Input - Amenities

- Clean energy, such as solar
- Bike parking
- Benches
- (Covered) bus stop
- Neighborhood use of community room
- Solar collectors
- Elevator
Neighborhood Input – Commercial

- 3,000 square feet of commercial space
- No drive through commercial space
- Keep commercial space toward Broadway
- Commercial space that is affordable, possibly including:
  - Ice cream shop
  - Bookstore
  - Coffee shop
  - Sandwich shop
  - Beauty shop
  - Entrepreneurial space or makers space
  - Non-chain restaurant
  - Gift shop
  - Small satellite public library like Monroe Street
End Elevation

END ELEVATION CONCEPT
Parking Level Plan
Sample Building Materials
**Unit Mix**

- **48 units:**
  - four 1-bedrooms
  - thirty two 2-bedrooms
  - twelve 3-bedrooms

- **6 units @ 30% of AMI**
- **16 units @ 50% of AMI**
- **18 units @ 60% of AMI**
- **8 units @ 80% of AMI**

- 12 units will be affirmatively marketed to households which include a family member who is a military veteran and/or has a permanent disability

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<th># of units</th>
<th># of bedrooms</th>
<th>Assumed # in HH</th>
<th>Estimated HH income limit</th>
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Discussion – Ground Rules

- Ask clarifying questions as we go (e.g. explain a term or repeat a statement).
- Save discussion questions for appropriate time.
- Speak from your own experience and only for yourself.
- Be respectful of each others’ time, ideas, and perspectives.
Next Steps

- **Development Assistance Team:** Thursday, April 27th
- **Land Use, UDC, & CSM Submittal:** Wednesday, May 10th
- **UDC Initial/Final Meeting:** Wednesday, June 28th
- **Plan Commission Meeting:** Monday, July 10th
Questions? Comments?

- Urban Assets
  - Melissa Huggins, AICP
    - melissa@urbanassetsconsulting.com

- Movin’ Out
  - Tim Radelet
    - tr@movin-out.org

Tonight’s presentation, meeting notes, and project contact info will be made available on Alder Sheri Carter’s website: https://www.cityofmadison.com/council/district14/