

Developer	Overall	Grocer Sq Ft	Housing Units	Parking	Cedar St.	Funding
<p>Gorman &amp; Co. w/ Maurer's</p> <p>(Construction Nov. '21 to summer '23)</p> <p>"We believe this site needs an independent grocer who is actively involved in the business &amp; community... to easily adapt to the community needs and the constantly changing urban footprint."</p>	<p>5-story</p> <p>Two stories on Park wrapped along Cedar to bring the building down to a pedestrian scale; glazing along Cedar; loading area on southern side of building</p>	<p>24,000 sq ft on 1<sup>st</sup> floor</p> <p>10-12 full-time employees and 30-40 part-time employees</p>	<p>93 individual and multi-family affordable (between 30% &amp; 60% Area Median Income) &amp; some market rate</p> <p>38 1BR, 37 2BR, 18 3BR; walk-up townhomes on Park Street</p>	<p>90 covered stalls for residents</p> <p>85 surface stalls for shoppers &amp; employees</p>	<p>Extended on north side of lot. The City to assume the cost and complete prior to project start</p>	<p>TIF, WHEDA, City &amp; County Affordable Housing Funds</p> <p>Grocery financed with funding from the City's Healthy Retail Access Program. Housing financed primarily with low-income housing taxes credits from WHEDA, gap financing from the City of Madison's Affordable Housing Fund, Dane County's Affordable Housing Development Fund, and FHLB Chicago Affordable Housing Program (AHP) funding</p>
<p>Rule with Grocer TBD</p> <p>(Complete 2021)</p> <p>"The only way to create a sustainable community is to listen to all parties within it."</p>	<p>Two buildings: 6-story (Phase 1)</p> <p>5-story (Phase 2) (Could be used for surface parking)</p>	<p>30,000 sq ft in Phase 1 building that is mobility friendly, has Amazon lockers, and a healthy food kitchen in partnership with SSM.</p>	<p>150 mixed-income units</p> <p>80 wkforce units aimed at people who work at nearby businesses</p>	<p>125 stalls underground</p> <p>220 stalls</p>	<p>A wider street to connect Park Street to Fish Hatchery via Cedar to serve pedestrian access points. The street will have a busstop and security system to protect against theft/wrongdoing on site.</p>	<p>Create a mixed-use property under one financing model. Requires no financial assistance to build grocery store. Offering \$1.5 million to purchase the site. Will apply for both LIHTC and WHEDA funds. Requesting \$1.25 million from the City, \$750K from the City's Affordable Housing Funds, and \$500 from the Housing Trust Fund.</p>

<p>Welton With Grocer TBD</p> <p>(Construction starts 6/20, Phase I store and housing opens 7/21, Phase 2 in 2022 or 2023)</p> <p><i>"To create a walkable urban neighborhood with a diversity of housing options that promotes pedestrian and bike connectivity."</i></p>	<p>4-story fronting Park with fitness center, pkg. lockers, 6,000 sq. ft. rooftop patio; maybe a community room (Phase 1)</p> <p>4-story fronting Park with fitness center and courtyard patio. Also dog run, indoor spa, gaming room, shared with Phase 1 (Phase 2)</p> <p><b>OR</b></p> <p>4-story (Alternate Phase 2)</p>	<p>20,088 sq ft with outdoor patio</p>	<p>92 market rate units Outdoor patio</p> <p>94 mixed rate units</p> <p>105 units</p>	<p>90 stalls underground; 89 surface stalls for shoppers (Add'l parking after Pick 'N Save comes down)</p> <p>70 stalls underground; 77 surface for shoppers and some phase one bldg tenants</p> <p>86 stalls underground; 64 surface for shoppers</p>	<p>Through street South of Cedar</p> <p>Through street at Cedar</p>	<p>Financing for grocery and market rate housing is conventional construction financing, equity from Welton, TIF, and long-term debt; for affordable housing, WHEDA tax credits, funds from the City of Madison Housing Trust Fund, funds from the Dane County Affordable Housing Fund, fund from AHP, TIF to offset underground parking and other eligible costs</p>
<p>Baehr/Habitat for Humanity With Capitol Centre Market Foods</p> <p>Completion date around end of 2021</p> <p><i>"...serve the needs of the area workforce, families, students and businesses along with creating jobs"</i></p>	<p>6-story building: 5 stories of apartments above grocer with shuttle service to campus 4 stories of apartments over 3 levels of parking Each building will have a courtyard</p>	<p>Grocery 20,000 sq. ft. &amp; 10,000 sq. ft. retail on 1<sup>st</sup> floor on Park Street with sufficient setback to allow space for dining, shopping, community events, and displays. Primary entrance to grocer is off Cedar.</p>	<p>227 units of market-rate student/family apartments: 26 1BR, 75 2 BR, 31 3BR, 95 4 BR, and 17 3 BR affordable for-sale town homes on Cedar St extension accessed off Park and from parking garage.</p>	<p>450 spaces on three levels behind the 6-story grocery store apartment building</p>	<p>Cedar Street extension provides the primary entrance to the site, housing, &amp; parking. The for-sale town homes will have patios fronting Cedar</p>	<p>Offering the City \$1.08 million for the land. Asking the City for a 50% cost reimbursement for Cedar Street extension</p> <p>Does not anticipate the need for any TIF or New Market Rate credits, but TIF may be sought</p>

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