

## **Planning and Economic Development (P&ED Update)**

### **Update on the status of the grocery store**

SSM has decided not to build their new clinic on the Pick-n-Save Site, which means that if Kroger's continues to the end of their lease that we could still have a grocery store until 2022. There are still some unknowns, Kroger could terminate their lease, but have indicated they want to be good neighbors, although the building is in bad shape. And Welton still owns the land and could sell it, but at this point in time we have at least some level of reprieve. Kudos to SSM for deciding to move their new clinic to the existing South Fish Hatchery Rd. property, at this time they are still working out plans.

### **Update on the Request for Proposal (RFP) for the Truman Olson Site**

The City has posted a new RFP for a grocery store at the Truman Olson St, the minimum requirements are: 1) Preserve food access by constructing a grocery store that will serve the multiple neighborhoods in the vicinity of the Property or nearby; 2) Complete the eastern portion of a street connection from Park Street to Fish Hatchery Road and; 3) Meet the recommendations of the Wingra BUILD Plan and Comprehensive Plan, and requirements of Zoning Ordinance and Urban Design District #7.

At this time there is a Notice of Intent (NOI) to developers to let the city know if they are interested. After the NOI the City will work with the developers to evaluate their proposed projects and help them through the City process. The goal is to expedite getting an acceptable grocery proposal, and the developers will have 60 days to submit their final plans during which a neighborhood meeting will occur for input, we will let you know when this gets scheduled. After 60 days the City will select a proposal with the goal of getting a grocery store constructed as soon as possible.

### **Proposed redevelopment of the Strip Mall located at 1216-1280 Park St.**

The following is a description from the developer: This is the small strip mall just north of the Pick n Save. The building & parking lot are over a lower level parking & office area, and water leakage from the upper level parking has deteriorated the structure to the point where it can no longer reasonably be repaired. The owners wish to redevelop the site before it becomes a danger to tenants. A two-story building is proposed with lower level staff parking accessed from High Street. Potential tenants who have expressed interest in the new building are medical/dental clinics, no retail businesses have expressed interest. The empty storefronts in new developments north of this site are not good indicators for retail at this time, but we are mindful of the fact that the Wingra BUILD plan calls for this to be neighborhood mixed use. And it's along a transit corridor that could be part of the second wave of BRT. And everything evolves over time. So we have designed the first floor for flexibility - storefront windows around the Park St & parking lot sides are set up so they can easily become retail or service business entrances.

The developer will present at the June 13th BCNA meeting and answer questions.

### **Heartland Housing no long proposed for 1202 S. Park**

The City has withdrawn Heartlands application for homeless housing at 1202 Park S due to some of the unresolved management and provide issues at Heartlands other 2 projects in Madison. The City is committed to provide housing for people experiencing homelessness and may explore other models to accomplish this effort. At this time there are no plans for the 1202 site.

### **South Madison Development Plan (SMDP)**

The City is initiating a Development Plan for South Madison, which will consist of 2 phases. First phase – inventory during fall of 2019. Second phase of planning will be early 2020. This planning area is bounded by: northern boundary Wingra Creek, western boundary Fish Hatchery Rd, southern boundary Beltline, eastern boundary John Nolen and includes any parts of the Town of Madison that occurs within those boundaries. It is to be community-driven and includes economic development, transportation, parks/open space, health conditions, etc.

This Plan excludes Bay Creek, and the City has informed P&ED they do not plan to include Bay Creek. P&ED is working to try to get at least the South Park Corridor in the Plan since development along that corridor is directly linked to the rest of South Madison, and BCNA would have no plan to direct development along that portion of the S. Park Corridor. The existing Wingra Build Plan only addresses a small portion of S. Park and SMPC and BCNP are all outdated.

### **Neighborhood Leadership Training**

BCNA and Arbor Hills will be offering six *best practice neighborhood association trainings* sessions this summer. They will be open to all, P&ED will announce when they are scheduled.

### **South Madison Unite!**

Thanks to the efforts of South Madison Unite the word got out about the proposed closure of the Pick-n-Save and many folks came forward from all the neighborhoods of South Madison to let their views be known about the loss of a grocery store and concerns for food access, and they were heard!! SSM listened and decided they did not want to be responsible for the loss of the only full-service grocery on the south side! This gives some breathing room to get a new store before the old one is demolished! The efforts of South Madison Unite! Will continue to address the needs of the neighborhoods of South Madison. If interested go to their website at <https://www.southmadisonunite.org/> for more information. You can also go to this website to see a recording of the May 23<sup>rd</sup> grocery store meeting at the Labor Temple.