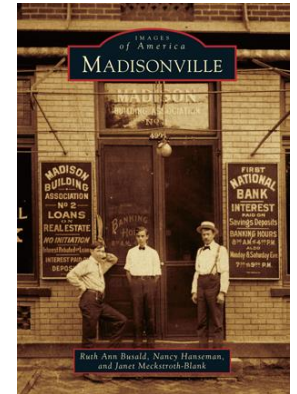




# MADISONVILLE DEVELOPMENT UPDATE 4/3/19

# MADISONVILLE

## MIXED-USE DEVELOPMENT





# MADISONVILLE

## *Our love letter*

Madisonville is a community rooted in the American Dream. For the past 200 years, it has been ingrained in us to write our own future, find strengths in our differences, persevere through hardship, and believe in opportunities. We have built this community — brick by brick, neighbor by neighbor, business by business.

**We love where we've been.**

Madisonville is taking strides everyday to ensure an even stronger community for tomorrow. With our collective vision, we are enhancing our parks, opening new shops and focusing on our youth. Walk our streets, you'll feel our optimistic spirit and undeniable soul.

**We love where we're going.**

Madisonville celebrates individuality, rallies around community, and transforms people into neighbors. We have a story to share.

*We love where we live.*



## **Phase I**

- Southwest Corner: 10/18 – 2/20  
Mixed-Use Development
- Madison Retail Center: 4/19 – 8/19  
Facade Renovation
- Streetscape Improvements: 7/19 – 10/19

## **Phase II**

- Northeast Corner: 8/19 – 12/20  
Mixed-Use Development

# DEVELOPMENT OVERVIEW



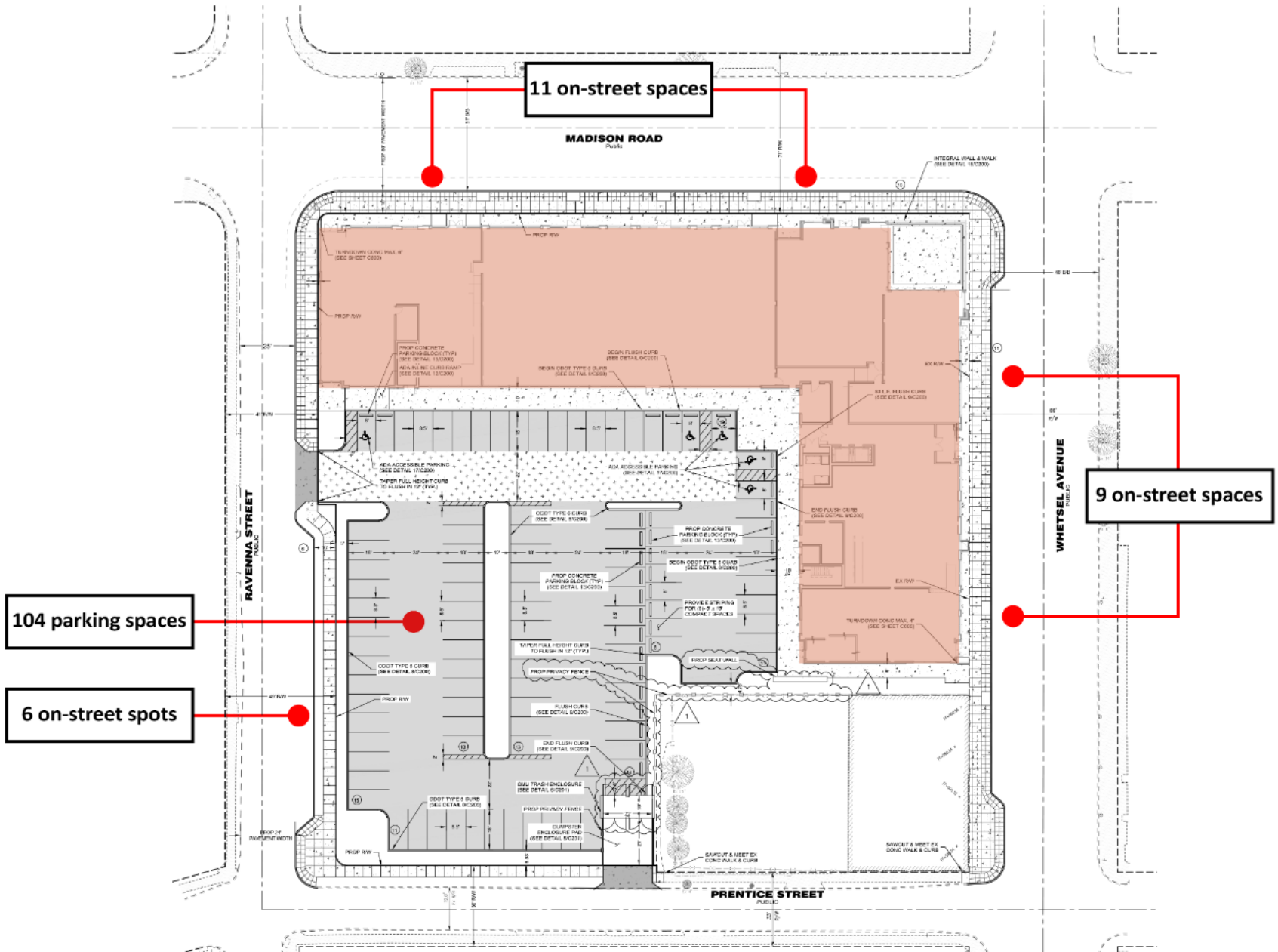
## Proposed Madisonville Redevelopment Site Plan

### LEGEND

1. Excluded from Redevelopment Plan
2. Existing Madisonville Retail Center
  - Retail & Health Clinic
  - 1 Level
  - 24,550 SF
- 3/4. New Mixed Use Construction
  - Restaurant/Office/Retail Space
  - Level 1
  - 24,000 SF +/-
  - Residential
  - Levels 2-5
  - 104 Units
5. Existing Historic Fifth Third Building
  - Residential
  - Level 2
  - 2,825 Square Feet
  - Restaurant/Retail Space
  - Level 1
  - 2,825 Square Feet
6. Phase 2 Block to include Office, Retail, Restaurant and residential space.
7. Phase 3 Block to include Office, Retail, Restaurant, and Residential space.



# PHASE I: SITE PLAN



11 on-street spaces

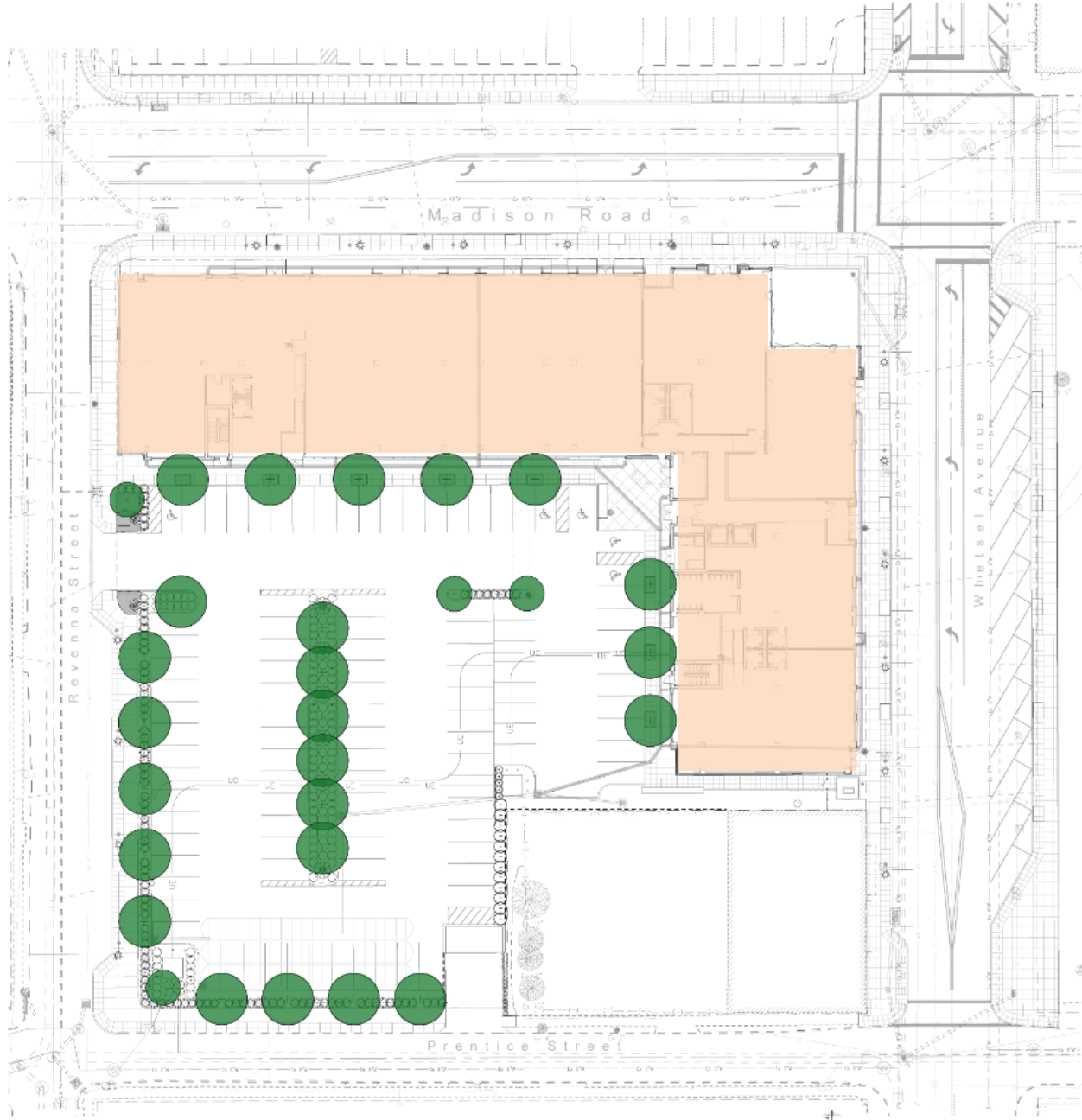
9 on-street spaces

104 parking spaces

6 on-street spots



# PHASE I: PARKING LOT LANDSCAPE





**MADISON & WHETSEL CORNER**





**MADISON & RAVENNA**



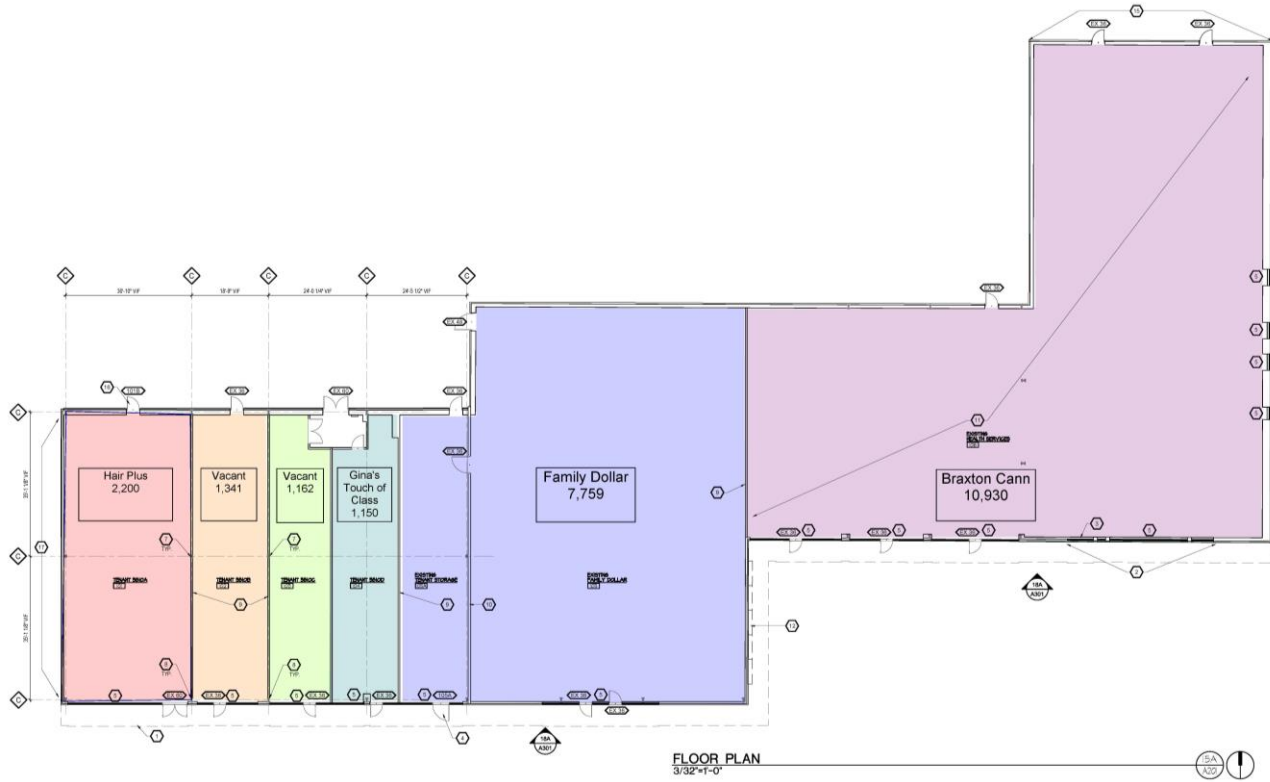
**WHETSEL AVENUE**



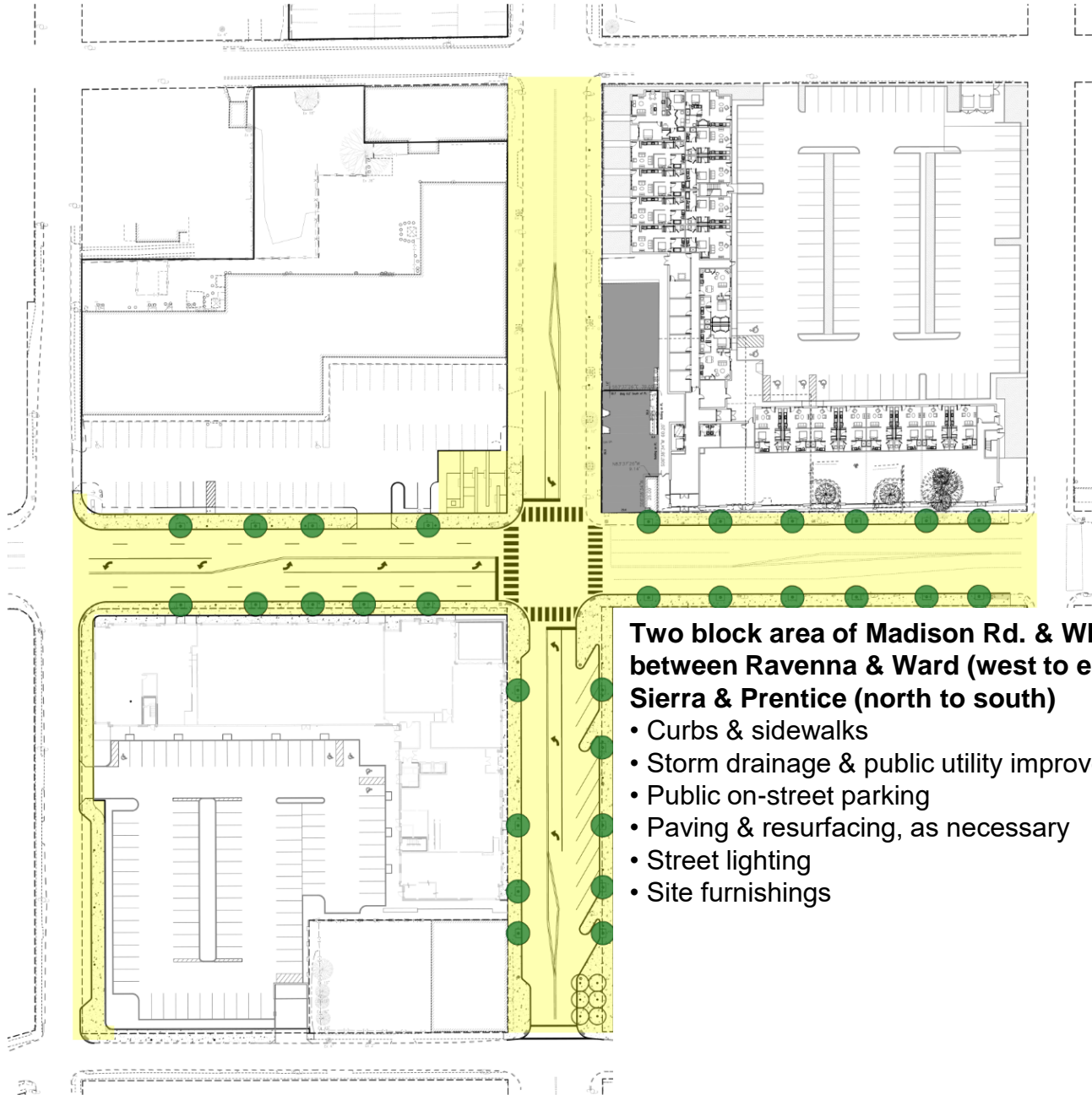
**PARKING LOT VIEW**



# MADISONVILLE RETAIL CENTER FACADE RENOVATION



# PUBLIC INFASCTRUCUTRE IMPROVEMENTS (STREETSCAPE)

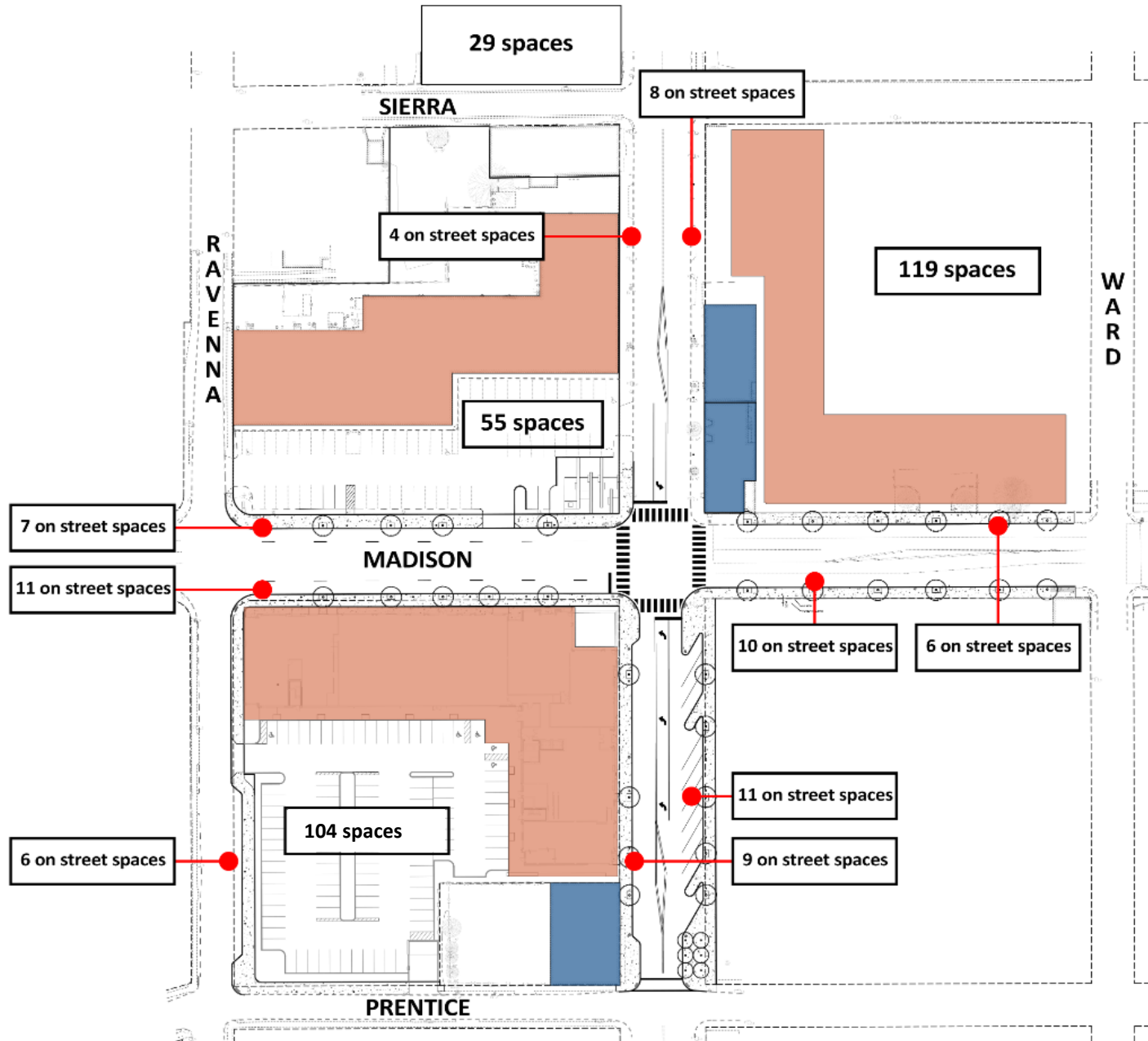


**Two block area of Madison Rd. & Whetsel Ave  
between Ravenna & Ward (west to east) and  
Sierra & Prentice (north to south)**

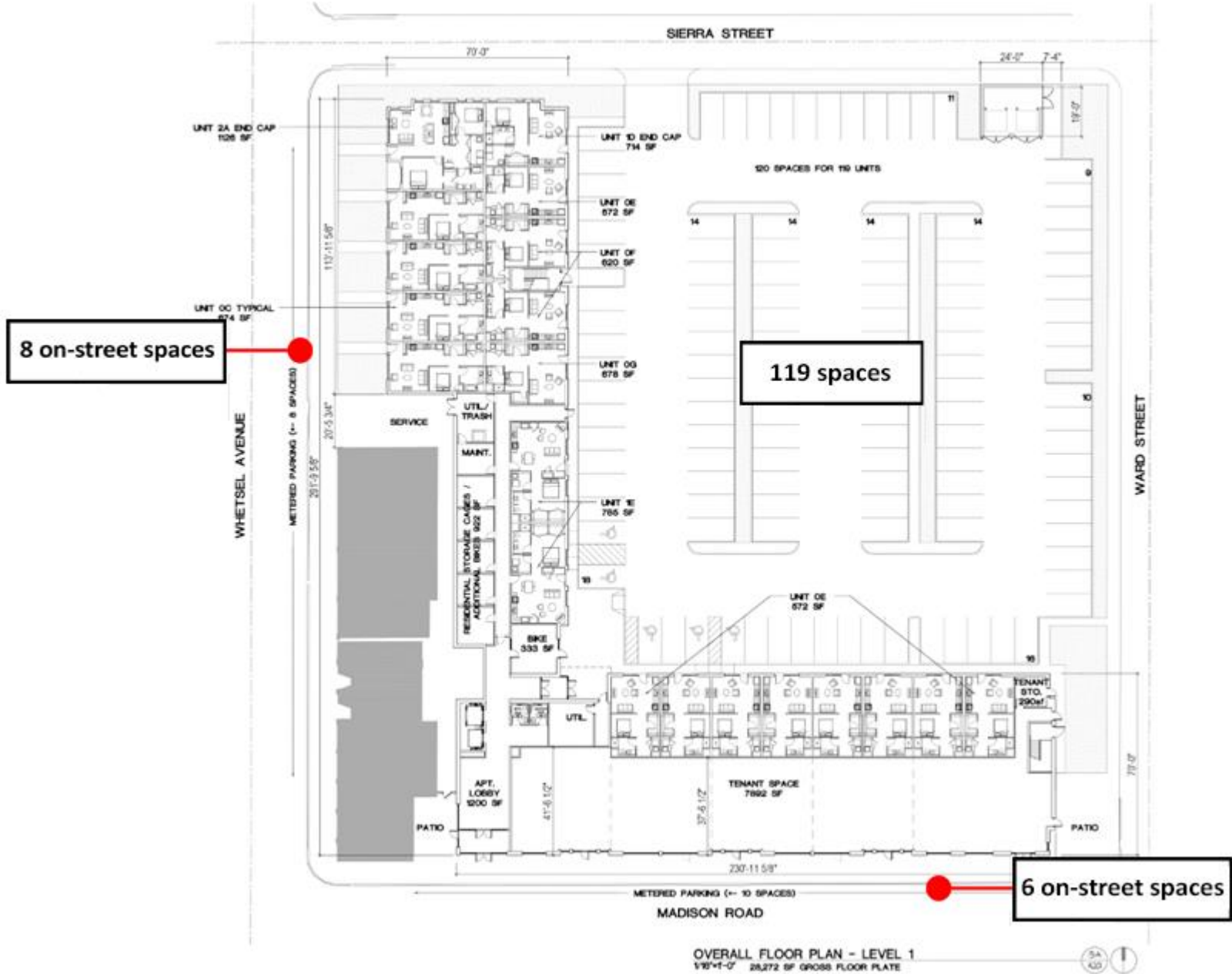
- Curbs & sidewalks
- Storm drainage & public utility improvements
- Public on-street parking
- Paving & resurfacing, as necessary
- Street lighting
- Site furnishings



# MADISON & WHETSEL PARKING OPPORTUNITIES



# PHASE II: SITE PLAN



# PHASE II: RENDERINGS



STREET VIEWS



# PHASE II: RENDERINGS



# PHASE II: ELEVATIONS



SOUTH ELEVATION - MADISON

# PHASE II: ELEVATIONS



WEST ELEVATION - WHETSEL

# PHASE II: ELEVATIONS



NORTH ELEVATION - INTERIOR COURT



EAST ELEVATION - INTERIOR COURT



# **Q & A**