



S. Park Street and W. Badger Road Redevelopment

Bear Development, LLC & Greenprint Partners



Topics of Discussion



Organizational
Chart & Experience



Public Engagement &
Participation

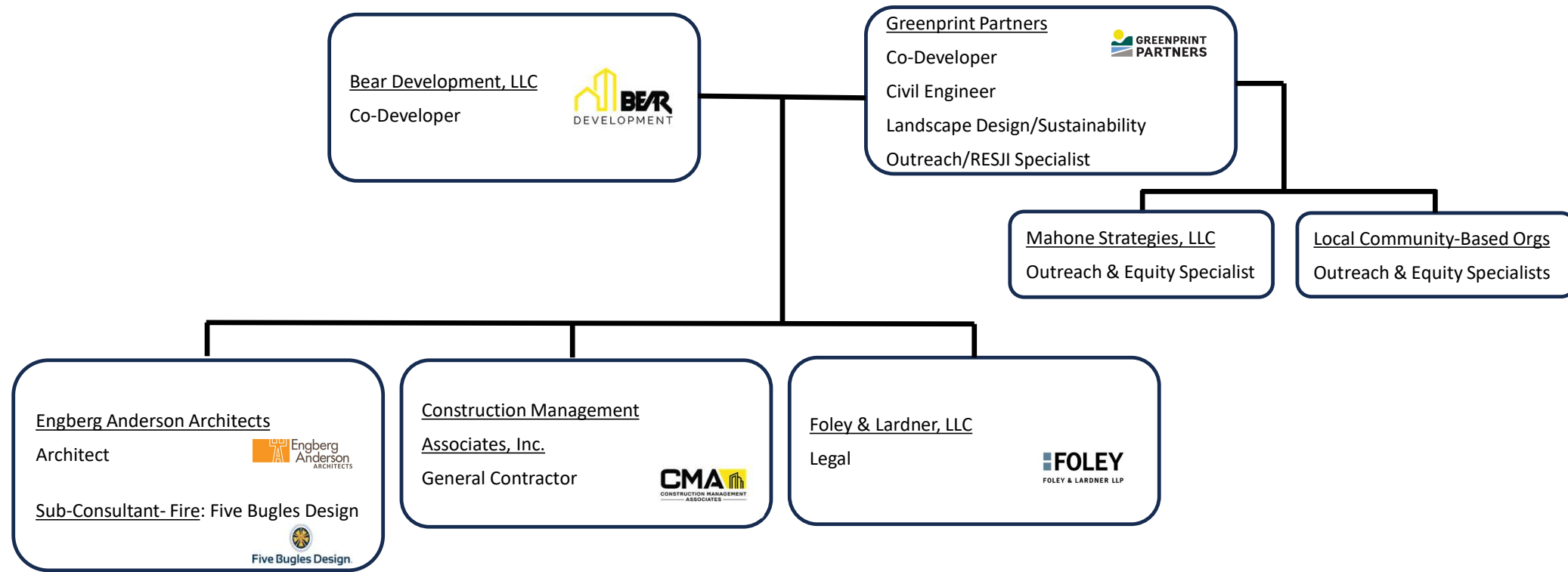


Approach to Racial
Equity and Social
Justice (RESJI) issues



Design

Organizational Chart





Co-Developer: Bear Development

- Main point of contact and coordinator with the CDA
- Devise the financial structuring of each phase of the re-development and secure the necessary financing
- Lead entitlement process through the City of Madison
- Oversee third parties during all planning, pre-construction, construction, and operating stages



Co-Developer: Greenprint Partners

- Provide civil engineering, landscape design, design sustainability, and public outreach expertise
- Lead public outreach and engagement efforts
- See appendix for further information on our public outreach and RESJI approach



Architect: Engberg Anderson Architects

- Design each phase of the re-development
- Assist in the entitlement process, including Urban Design Commission review
- Oversee the clinic design
- Provide design administration through the construction process
 - **Sub-Consultant-** Five Bugles Design for the fire station





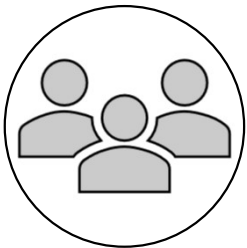
General Contractor: Construction Management Associates, Inc.

- General Contractor for each phase of the re-development
- Provide pre-construction services including estimating and design review
- Ensure all workforce hiring requirements are met to the re-development



Legal: Foley & Lardner

- Provide legal expertise on the fire station, public clinic, and workforce housing uses to the re-development
- Consult on deal structuring
- Assist in the financial closing with lenders and investors



Outreach & Equity Specialist: Mahone Strategies

- Assist with constituent outreach and community engagement meetings



*402 Flats – 54 Units – Madison, WI
Developer: Bear Development
Architect: Engberg Anderson*

Affordable Housing & Mixed-Use Expertise



*The Intersect (808 Melvin Ct) – 192 Units – Madison, WI
Developer: Bear Development
Architect: Engberg Anderson*



*Iron District MKE – Milwaukee, WI
Developer: Bear Development
Architect: Kahler Slater*

Affordable Housing Expertise

- Recent LIHTC Experience – 4,000 units, 46 developments and \$1 billion of total development costs
- Recent LIHTC Public/Private Partnerships – Redevelopment of 1,350 public housing units including 15 transactions and \$400 million of total development costs
- Extensive experience in leveraging sources in affordable transactions with LIHTC, TE bonds, TIF, HOME, CDBG, FHLBC AHP, state grants, federal grants, etc.
- Recent local examples:
 1. 402 Flats – 402 W. Wilson – 54 units
 2. The Intersect – 808 Melvin Ct – 192 units
 3. Novation Senior Commons – Fitchburg, WI – 60 units
 4. The Corliss – Milwaukee, WI – 576 units
 - 144 senior + 432 family
 - Largest LIHTC development in the history of Wisconsin



402 Flats – Madison, WI

Mixed-Use Expertise – Iron District MKE (Milwaukee, WI)

- Acquired blighted site from Marquette University
- Total Development Cost of \$200 million
- Mix of public and private financing (i.e. state grant, local grants, TIF, 4% LIHTC, TE bonds, etc.)
- Professional Stadium – 8,000 seat capacity
 - USL Championship Soccer League
 - Marquette University soccer and lacrosse
- 200 Key Hotel
- 60,000 square feet of retail and event space
- 99 Units of affordable housing
- 80 Units of market rate housing



Professional Stadium



*Michigan Street Commons
99 Units of Affordable Housing*



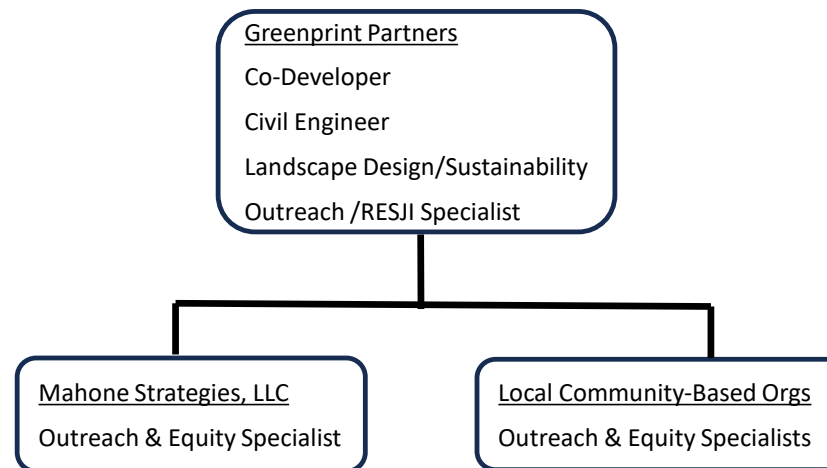
Professional Stadium

Iron District MKE

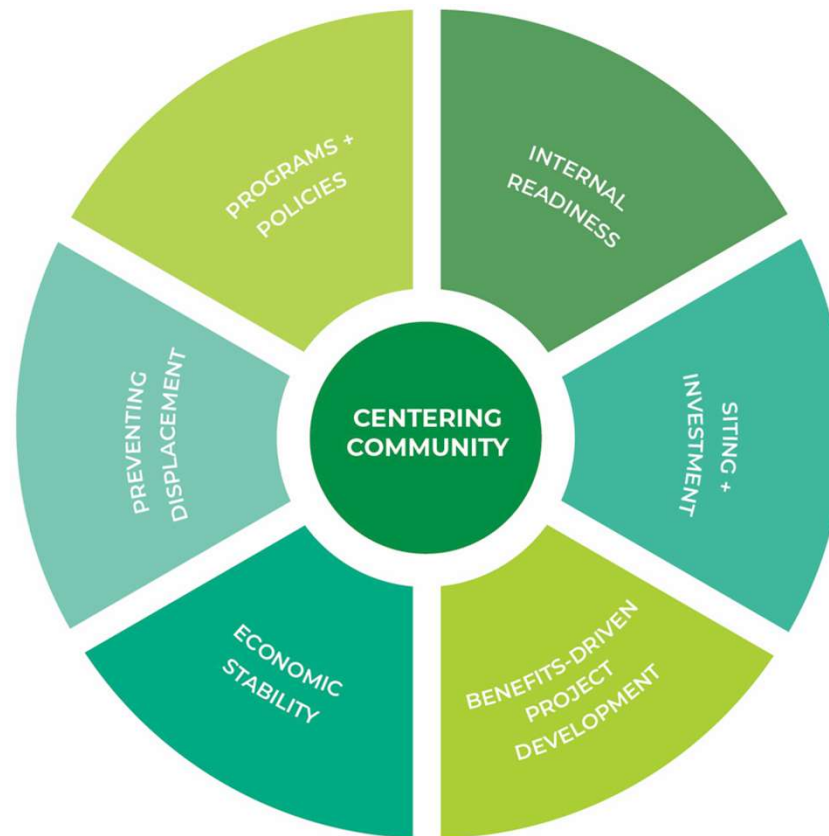


Professional Stadium & Hotel

Approach to public participation & Racial Equity and Social Justice (RESJI) issues



EQUITY FRAMEWORK FOR PUBLIC INFRASTRUCTURE DEVELOPMENT PROJECTS



Inequity has arisen from exclusion of specific communities in decision-making. **The act of inclusion on its own moves us in the direction of equity.**

Community members who are experiencing (or have historically experienced) inequity are the foremost experts on what needs to change so we can deliver solutions that best meet their needs.

1. Be present & and listen

3. Engage from the start

2. Develop a Community
Collaboration Strategy

4. Engage for the full project
duration

Key: Establish connections with local partners in the community who will assist in leading engagement efforts.



402 Flats – Madison, WI
Architect: Engberg Anderson



The Promenade Senior Housing + Brown County Library – Ashwaubenon, WI
Architect: Engberg Anderson

Design



Fire Station & Public
Health Clinic/Lab



Experience

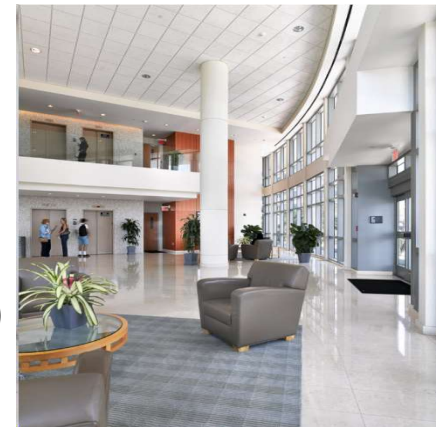


Challenges &
Opportunities



Design Team Expertise

- Engberg Anderson Team will oversee all design efforts for the multifamily, fire station and public health clinic/lab.
- Deep expertise in mixed-use and public/private site design
- Five Bugles Design will lead the fire station design
- Recent examples:
 1. Marcia P. Coggs Health and Human Services Building (Milwaukee, WI)
 2. Thrive On – Medical College of Wisconsin, Res, Mixed Uses (Milwaukee, WI)
 3. Ascension St. Ben's Clinic – Milwaukee: Res, Community Clinic, and Social Services
 4. The Standard + Milwaukee East Library Branch
 5. The Promenade Senior Housing + Brown County Library
 6. Fortitude + Milwaukee Good Hope Library Branch



*Mount Sinai MOB – Miami Beach, FL
Architect: Engberg Anderson*





The Standard + East Branch Library



Fortitude + Good Hope Library



The Promenade Senior Housing + Brown County Library – Ashwaubenon, WI



Marcia P Coggs Health and Human Services Building

MILWAUKEE, WISCONSIN

Status
In Construction

Size
60,000 square feet

Construction Cost
\$32 Million

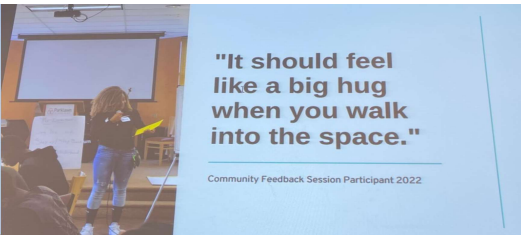


ThriveOn Milwaukee, WI

Status
In Construction

Size
440,000 SF

Est. Construction Cost
\$55,000,000



**Engberg
Anderson
ARCHITECTS**

Design Team Expertise

- Five Bugles Design (sub-consultant to Engberg Anderson) will lead the design of the fire facilities
- Niche Service of Wendel Companies, a multi-disciplined Architectural, Engineering, Energy and Construction Management Firm
- Over 300 Fire Programming / Feasibility Studies Completed
- Over 150 Fire Facilities Designed & Built
- Over 140 years of combined staff fire station design experience
- Examples:
 1. Verona Fire Departments and Fitch-Rona EMS
 2. Middleton Fire Station No. 1 and No. 2
 3. Middleton EMS Station
 4. Stoughton Fire Station
 5. Eau Claire (WI) Fire Station No. 10
 6. Baraboo Fire & EMS Station 1 & 2 (CDA Led Project)
 7. Lakeside Fire District (Four Stations for Milton/Edgerton)



*Verona (WI) Fire Station
Architect: Five Bugles Design*

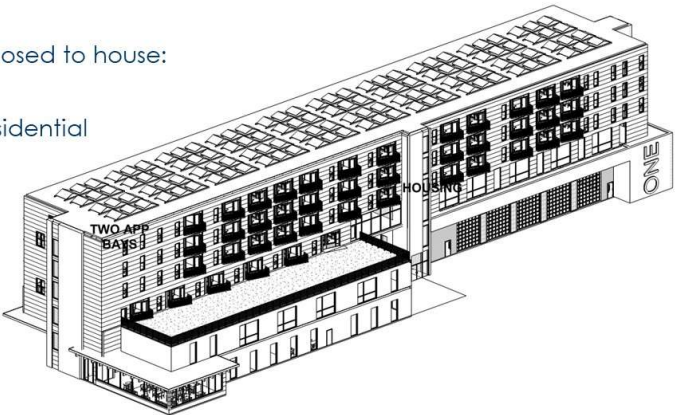
Verona (WI) Fire Station



MIXED USE FACILITIES:



- La Crosse, WI
- Conceptually Proposed to house:
 - Fire
 - Multi-Family Residential
 - Grocery Store



Middleton (WI) Fire Station



Stoughton (WI) Fire Station



La Crosse (WI) Fire Station No. 2



Questions?

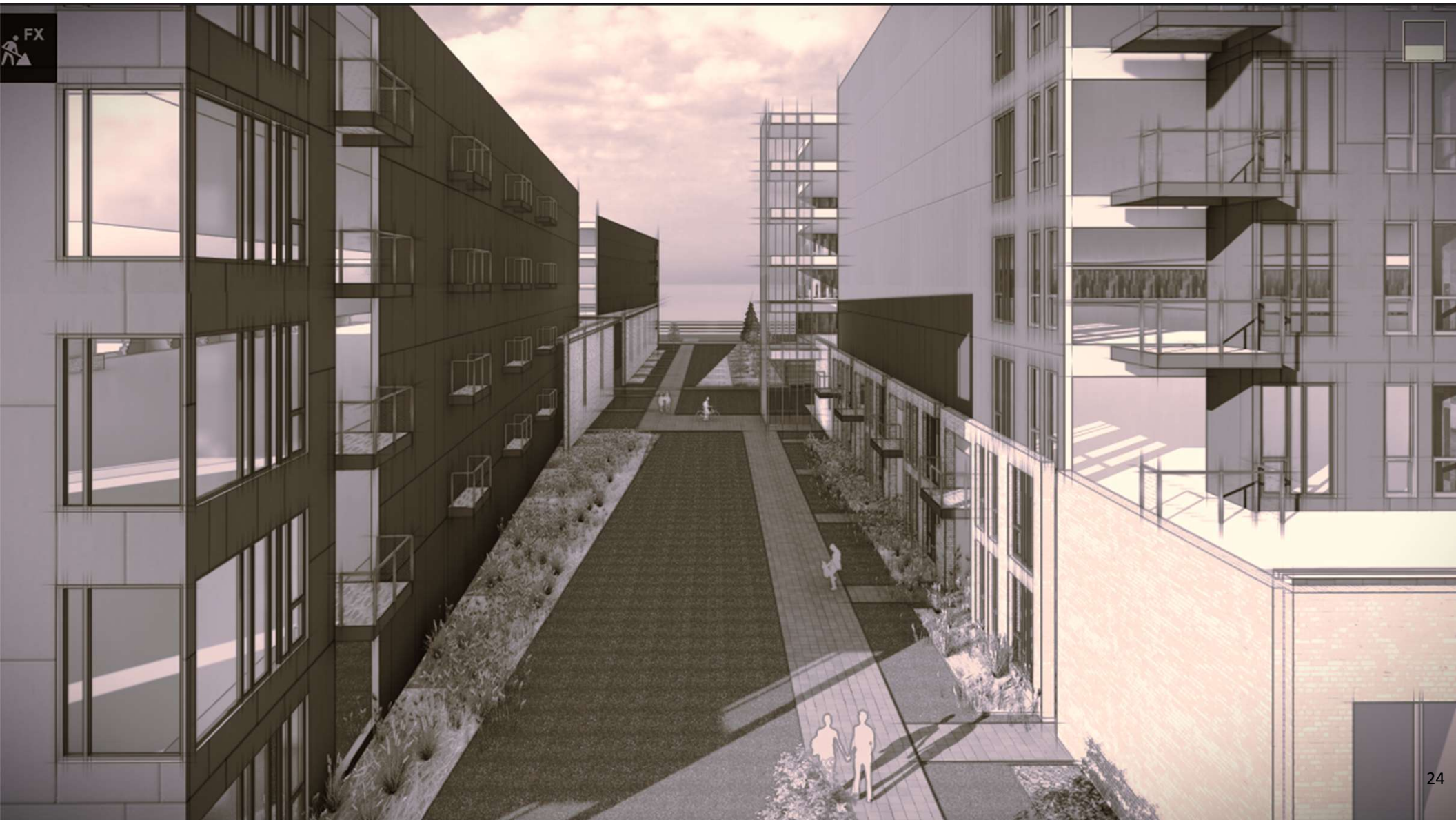


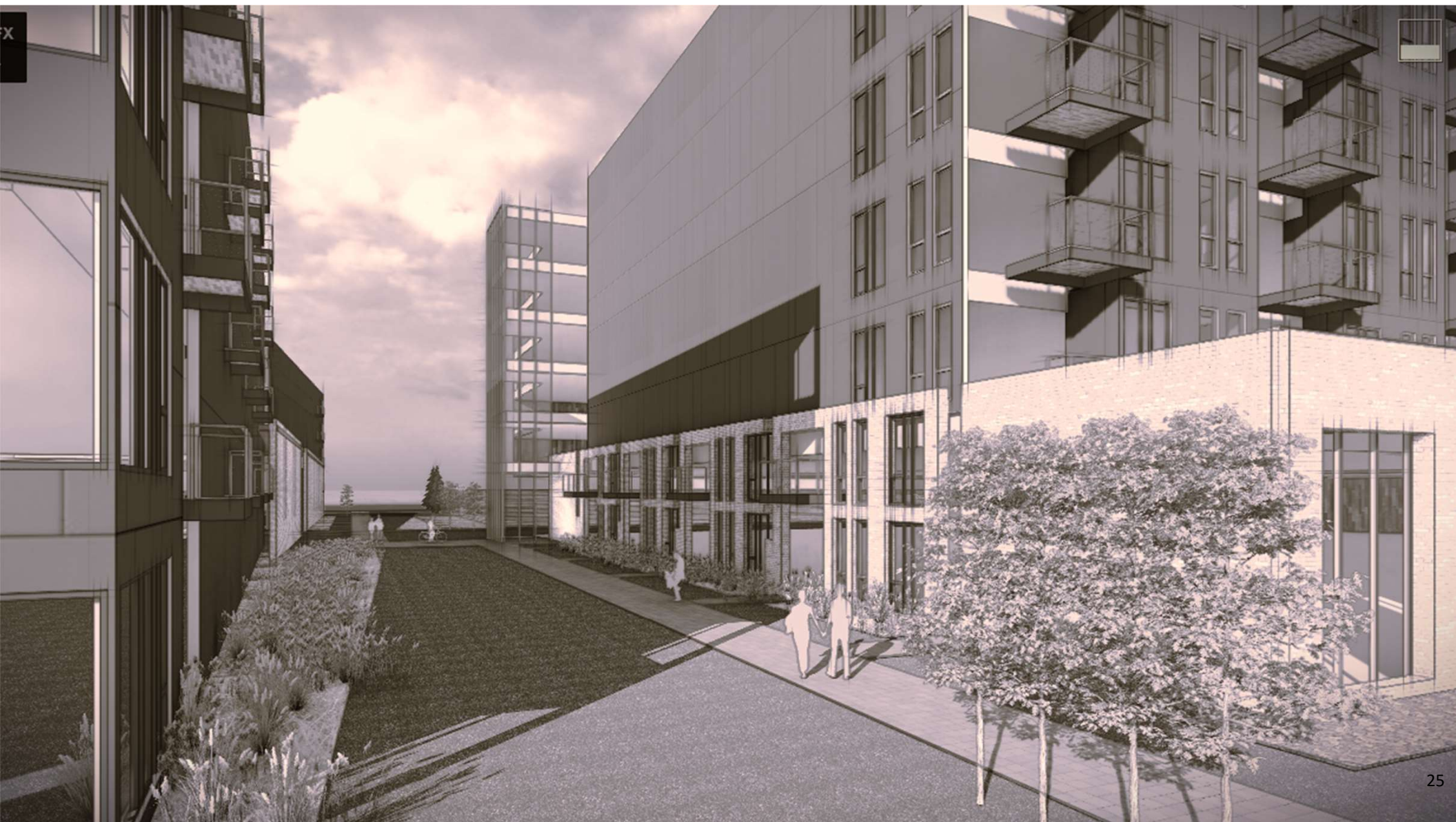
Appendix

Potential Site Plan

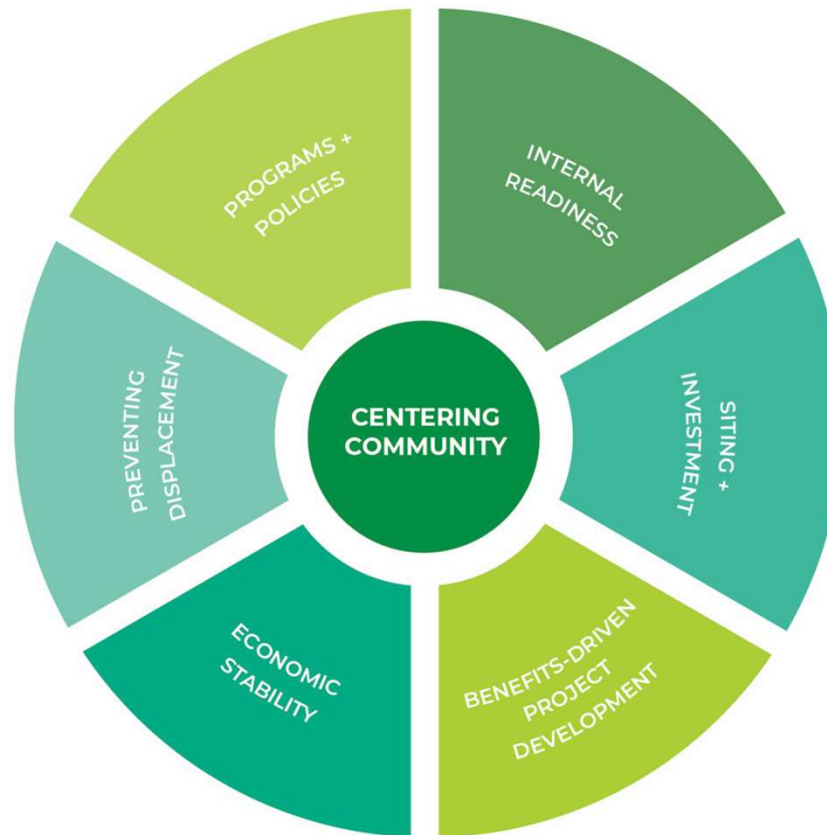








EQUITY FRAMEWORK FOR PUBLIC INFRASTRUCTURE DEVELOPMENT PROJECTS



How Greenprint Defines Equity



Our Equity Framework defines four types of equity in the context of public infrastructure planning, design and development:

Spatial equity

Describes **where communities are/have been underinvested or disinvested.**

- Where are communities experiencing multiple forms of systemic vulnerability and environmental injustice (e.g., housing, poverty, access to transportation, food, pollution, and/or environmental burdens)?

Identity equity

Describes the multitude of **ways individuals hold racial, gender, ability, age, economic status, and other identities.**

- What are the trends around access to stormwater services and related investment?
- Are historically marginalized communities centered and included in projects directly affecting their communities?

Process equity

Describes the degree of **access various communities have to public decision-making.**

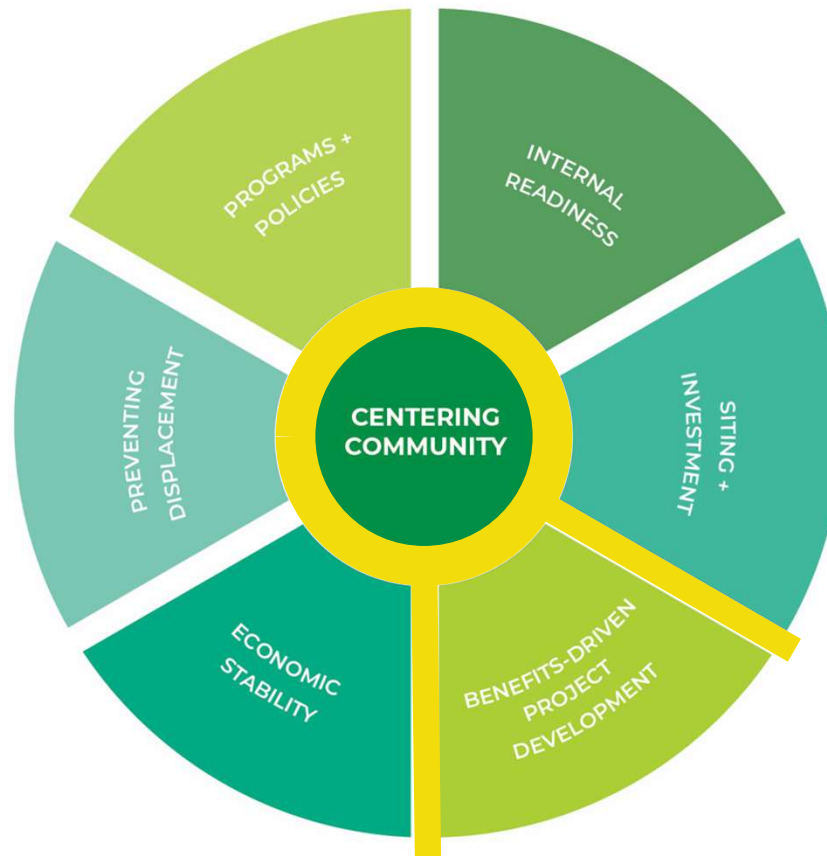
- Who has access to government leaders?
- Who is consistently engaged or not?
- What different kinds of barriers limit engagement (e.g., access to information, engagement platforms, language accessibility, time, and child care?)

Power equity

Describes who has **influence and control over resources** and considers whether the profiles of these influencers align with who is most marginalized from the benefits.

- Is power over resources, problem-definition, and solution-making shared?
- Who is being considered the "expert"? Can this group can be expanded to be more inclusive?

EQUITY FRAMEWORK FOR PUBLIC INFRASTRUCTURE DEVELOPMENT PROJECTS





Inequity has arisen from exclusion of specific communities in decision-making. **The act of inclusion on its own moves us in the direction of equity.**

Community members who are experiencing (or have historically experienced) inequity are the foremost experts on what needs to change so we can deliver solutions that best meet their needs.





1. Show up and listen

- Be present in communities without asking for anything and listen.
- Make space for owning past harms.

2. Develop a Community Collaboration Strategy

- Surface historical input.
- Validate and update historical input with fresh engagement.
- Compensate and credit community stakeholders for their time and expertise.
- Ensure those engaged are demographically representative of the service area.
- Accommodate the engagement needs of marginalized groups.
- Strive to create accessible, relevant, and engaging meeting content and agency deliverables.

3. Engage from the start

- Engage community stakeholders as essential partners in the upfront planning, budgeting, and design of program plans, policies, and projects as possible.
- Empower stakeholders with knowledge they need to fully participate at the outset.

4. Engage for the duration

- Engage community stakeholders as essential and informed partners throughout each program and project lifecycle.
- Build trust and manage change through consistent engagement and communication.
- Build capacity for stakeholders to engage more effectively over time.
- Give public credit to stakeholders for the value they contribute.



Public infrastructure projects are designed, constructed, and maintained to provide lasting community benefit.

Different types of infrastructure contribute to different social and environmental benefits. Design can have significant economic, cultural, and displacement impacts that should be considered throughout the project life cycle.

BENEFITS-DRIVEN PROJECT DEVELOPMENT BEST PRACTICES



1. Center Community.

- Ensure that community members are centered as essential partners and participants in the design and development the project.
- Support events that celebrate project completion to build a sense of community pride and ownership.
- Project celebrations should include elevation and recognition of community member contributions.

2. Refine Design Standards.

- Refine and apply technical design standards to articulate and prioritize design choices that advance equity.
- Leverage culturally appropriate and displacement sensitive design.
- Matching design choices to the maintenance capacity of likely stewards.

3. Deliver on Priorities.

- Ensure that construction quality delivers on the benefits and priorities that were agreed on in dialogue with impacted community stakeholders.

4. Minimize and communicate disruptions.

- Minimize and communicate anticipated construction-related disruptions in a way that builds trust and relationships with our impacted community members.

PUBLIC PARTICIPATION STRATEGIES



1. Establish a Community Advisory Board.

Foster collaboration and trust by formalizing a group of compensated community representatives that are engaged in the project throughout the project's life cycle.

2. Leverage established and trusted communication channels.

Utilize the Community Advisory Board's networks for sharing project updates and announcements, leveraging pre-existing, trusted communication channels and providing materials in a variety of languages to access harder to reach populations.

3. Conduct engaging, participatory, and accessible public meetings.

Organize accessible, participatory meetings with the Advisory Board's support, tailored to gather comprehensive community feedback by removing participation barriers.