

A Development Plan

FOR THE CDA TRIANGLE SITES





Planning for the Future at the CDA Triangle

Highlights from the work of the Taking Shape Team



Contents

Introduction

1	Resident and Community Engagement	p. 8
2	Physical Planning Exercise	p. 20
3	Sustainability	p. 62
4	Financing	p. 78
5	Implementation	p. 84

Introduction



Pictured: Residents at Karabis Apartments participate in a design workshop, November, 2022

Welcome to Taking Shape, a blueprint for a thriving community designed to uplift all who call it home now and in the future.

With a deep understanding of the diverse needs and aspirations of the CDA residents, The Taking Shape Team embarked on a journey to co-create a development plan that exceeds expectations and sets

new standards in community redevelopment.

The Taking Shape, Our Triangle plan embraces the principles of inclusive community engagement, sustainable development, and human centered design.

Drawing upon the rich history of the Triangle Neighborhood and harnessing the power of an engaged community and

dedicated professionals, Taking Shape is a vision that balances the needs of today and the opportunities for a stronger future.

At the core of the plan is the belief that a strong sense of place and community, fosters not only personal well-being but also collective progress. We have invested significant effort in creating a plan for spaces and opportunities for residents to live healthier lives that meet their needs and allow them to connect, interact, and forge lasting relationships. From vibrant community spaces, to calming green areas our plan encourages a spirit of togetherness and a shared sense of belonging.

Sustainability lies at the heart of the Taking Shape plan. We recognize the urgent need to minimize our environmental impact and preserve the natural resources that sustain us. Through innovative approaches such as green building practices, renewable energy integration, we aim to create a neighborhood that is not only environmentally responsible

“It makes sense to add density where you can while providing green space and community spaces”

Alder Tag Evers

but also serves as a model for future developments.

With a focus on livability and well-being, the Taking Shape plan prioritizes the creation of accessible spaces that promote a healthy and active lifestyle. Connected and clear opportunities for residents, whether walking or rolling, are strategically integrated throughout the neighborhood to encourage outdoor activities and provide moments of tranquility and rejuvenation.

Safety and security form the bedrock of our neighborhood plan. Through careful urban planning, we strive to create an environment where residents feel protected and at ease. Our commitment to public safety encompasses pedestrian-friendly pathways and proactive security measures, fostering a sense of security for all.

As we take the next steps on this exciting journey, we invite you to join us in shaping the future of our neighborhood. Together, let us build a place that transcends the boundaries of a mere residential area and becomes a vibrant,

and cherished community. By embracing the Taking Shape plan, we are not only creating a remarkable place to live but also laying the foundation for a sustainable, inclusive, and prosperous future.

Learning from the past while planning for the future

Urban renewal of the area known today as the Triangle began in the early 1960s, eventually relocating 233 residential and 33 commercial/ industrial buildings (meat packing plant, junkyards, taverns, liquor outlets) and over 1,150 residents. The resulting displacement of the community was highly contentious between residents, businesses, and governmental entities. Several land use plans were proposed for the area, eventually, the majority of the area was reserved for affordable housing and two parcels were sold for medical uses.

Despite its setting at a prominent route into Downtown, the Triangle is isolated, physically turned inward through its design and cut off by its busy border streets. While well maintained over the decades, all of the Triangle buildings have begun to deteriorate and face significant costs to renovate to modern standards. As they approach the end of their useful lives, all buildings will be replaced while ensuring that there is no forced displacement of residents and businesses and that each structure fits within a larger Master Plan and Vision that meets the needs of current and future Triangle residents.

+50

The Team held more than 50 Engagement activities as part of the Taking Shape Plan



Stakeholder and Team Recognition

■ The CDA Triangle properties are in the heart of a community that values its residents and history. Hundreds of individuals and more than a dozen organizations contributed their expertise and shared their lived experience to the Taking Shape Development Plan. On behalf of the Taking Shape Team, New Year Investments would like to especially acknowledge and thank the following individuals and organizations for their sustained contributions to the Development Plan for the Taking Shape, Our Triangle Project.

Project Team

New Year Investments
Developer and Team Lead

Potter Lawson
Architecture and Master Planning

EQT By Design
Engagement and Equity

Slip Stream
Sustainability Consultant

Design Engineers
Mechanical Engineering

Saiki Design
Landscape Architecture

Vierbicher
Civil Engineering

CDA and City Staff

Lauren Andersen, Housing Site Manager

Larry Kilmer, II Deputy Director City
of Madison Community Development
Authority

Blake Salerno, Maintenance Coordinator

Lang Barrow, Tenant Service Coordinator

Tineisha Scott, Tenant Service
Coordinator

Matt Wachter, Director of Planning,
Community and Economic Development

Dan Johns, Housing Development
Specialist

Brynn Bemis

Jon Evans

Jessica Price

Linda Horvath

CDA Residents & Ambassadors

Karabis Apartments

Brittingham Apartments

Gay Braxton Apartments

Parkside Highrise and Townhomes

CDA Board Members

Alder Tag Evers

Claude Gilmore

DeWanye Gray

Alder Isadore Knox Jr

Greg Reed

Mary Strickland

Former Board Members:

Sheri Carter

Kelda Roys

Neighborhood Associations

Bay Creek Neighborhood Association

Greenbush Neighborhood Association

Monona Bay Triangle Neighborhood
Association

Regent Revitalization Committee

Bayview Residents and Staff

Alexis London

Nate Schorr

Pa Der Lor

Diane Edding

Additional Acknowledgements

Supervisor Chuck Erikson

Kim Walker, Edgewood Nursing

Jim Rosenberger and Bob Vetter,
Triangle Community Ministry

Ken Yan, Asian Midway Foods



Thank you!



I

Engagement



355 Households live in the CDA Triangle properties. They had a lot to say and we worked to listen!

I.0 Engagement Highlights

■ **What is it we love about Our Triangle? In a redevelopment, what do we carry with us and what do we want to leave behind?**



The Taking Shape Team began its work with a focus on learning from existing CDA residents. The resident-centered engagement was led by EQT By Design, a local firm with 25 years experience in equity-centered community engagement, strategic planning, change management, and organizational cultural design within government, community, corporate and nonprofit sectors. The heart of EQT By Design's work is to connect and bridge perspectives made up of

racially, ethnically, and linguistically diverse community members, as well as other intersectionalities. In Taking Shape, EQT was committed to identifying core themes and values to help build community understanding of the ways the overall development will support resident and community input. A goal of the project is that CDA Triangle residents will remain engaged and see their interests serve as guides to the development planning process.



Resident Engagement Pre-Design

■ The pre-design strategy involved bringing together a small group of diverse, well-connected stakeholders either in one-on-one conversations or small groups to understand how best to engage with residents and community around the various key topics/concerns.

This first stage of the strategy entailed raising awareness of the project and assessing community values and preferences to inform the development of how this planning process will make design and planning decisions.

March and April 2022

■ Who helped us understand how to engage?

EQT By Design met with 28 individuals, 9 of which were current Triangle residents and the remaining were local alders, CDA Staff, a business owner, the Triangle Community Ministry, Bayview and other community members.

■ What key insights did we take away?

- Multiple languages are spoken by residents

- Not all buildings have community space
- Meetings should be short
- Going building by building for meetings will lead to more engagement
- We need to build up working together and model that culture
- Residents have anxiety about the redevelopment and they want the development to meet their physical and mental health needs, their security requirements and their desired quality of life.

■ What were the some of the strategies we designed?

- Open Houses
- CDA Resident Survey
- Building by building focus groups
- Community-wide Survey
- CDA Resident workshops
- Stakeholder interviews

I.I Resident Engagement

“I believe the best is yet to come”- Brittingham Resident

The engagement was centered on the residents of the CDA Triangle properties that include residents from Gay Braxton, Brittingham, Karabis, Parkside Highrise and Parkside Townhomes. EQT By Design offered opportunities to neighboring stakeholders and the community at large to share their input and perspectives, as well.

Resident Ambassadors

The Ambassadors were key components in the engagement strategy. Resident Ambassadors were individuals identified by EQT By Design who shared a strong passion for the Triangle and supported and guided our engagement strategies. Ambassadors helped residents fill out their surveys, spread the word about engagement events, and recruited participants who traditionally had not been represented in this type of process.

Using Ambassadors helped increase participation levels and helped residents feel comfortable providing input to inform the Development Plan.

Taking Shape Open House

In May 2022, two Taking Shape Open House Kickoffs were held to give information about the future redevelopment, introduce the project team to residents, and kickstart the engagement for Triangle CDA residents. Invitations were mailed to residents.

A priority for the Open House Kickoffs was to ensure there was a question and answer period where the project team listened and captured resident feedback. The Taking Shape Team fielded and responded to a number of questions ranging from, “Will I have to move” to “Will my rent increase?”

Building-By-Building Focus

The Team learned through the pre-design process that canvassing building-to-building would be the most comprehensive way to engage the Triangle residents. Mobility issues and general accessibility were some of the biggest challenges for residents, so we created our strategy to fit accessibility needs. The building-by-building strategy involved hosting the same program in each building to ensure residents were obtaining the same message throughout the engagement process and

as updates became available. The Building-By-Building Focus Groups took place after the survey had closed and offered another opportunity for residents to give feedback and an opportunity for the project team to ask questions about the survey results.

Monthly Onsite Events

The Team created a standing tradition of being present for residents at a minimum of one time per month to provide residents with project updates and answer questions. Each month the Team shared either Lemonade or Hot Cocoa and conversations with residents. These were opportunities for the team to connect with residents, listen, and build trust. Some months only a couple residents would show up and others we would have 10 or more.

We heard a variety of comments and opinions. Many residents seemed skeptical; they wondered whether the redevelopment would ever happen. Others had very specific questions about small details of the plan such as asking whether the washer and dryers will be coin operated or with cards. Some residents indicated they would get rid of everything about



the current buildings and others said they like it exactly how it is.

Consistent comments that we heard were around a need to improve security, enhance accessibility features, foster a community where one feels safe, and create spaces that have a connection to nature whether it be great views, a shared patio or an easy route to get to Brittingham Park.

The collective effort of the open houses, the survey, the building-by-building visits, and standing monthly lemonades/ cocoas in collaboration with New Year Investments created strong insights and data to aid in informing what should be considered when designing and developing the Triangle.

Resident Design Workshops

At the November 2022 resident design workshops, the team presented the themes that we heard from the engagement by using visuals. The visuals were placed on boards which fell under the following themes: Site Overview, Outdoor Spaces + Amenities, Central Community Hub, and Units + Living Experience.

The feedback from residents was extremely positive. Most of the comments were around accessibility and wanting to ensure it would be improved. We did not hear opposition to having more residents live on the Triangle, but some residents did wonder what it would feel like to have more people.



Using Ambassadors helped increase resident participation

What we learned from Residents

Focus Groups and Surveys

Desire for communication with LGBTQ+ respondents needs to be balanced

LGBTQ+ respondents indicated they don't want a community connection and did not indicate wanting communication any more than other respondents when it comes to being connected to neighbors and services. Yet, when asked about how to create a feeling of safety, community, and neighborhood, they responded via community building as the most desired.

Building Design is highly important for LGBTQ+ respondents

LGBTQ+ respondents indicated Building Design would make their place the best place to live, as well as it being the biggest barrier for family and friends.

Communication and services are important to BIPOC respondents

BIPOC respondents indicated they would prefer Communication and Community Updates to connect with other residents and the broader community at a rate higher than white respondents. BIPOC residents were also less likely to have things they wanted to get rid of to make their home more enjoyable and looked more toward Amenities and Decor than white respondents.

People make where you live enjoyable

People consistently held second place

across all demographics for what respondents enjoy most about their home and community.

Building Design is highly important

Across all demographics, Building Design was the response that was consistently noted as what would make where you live the best place to live, as well as ways in which the home has limitations when you leave or come into where you live. Things that residents noted that they would like to have improved included:

Acoustical separation in units

Locks and access control

Air quality with people smoking in the buildings

Things that people noted they liked included:

Location

Quietness of the neighborhood

Physical Environment

Residents would like the environment to feel safer, but enjoy how quiet the community is.

Amenities

Amenities were mentioned as things that currently there are issues with. Respondents citing outsiders are using laundry facilities, the library needs more resources, and the buildings are simply old.

Scenery/Decor

There was a response talking about plants where some residents like the

use of plants and flowers to add to the scenery whereas other residents don't care about plants and flowers. Improved and illuminated pathways were also noted as something that could be improved upon.

Safety/Security

Residents would like to have security features in the buildings. An onsite guard would help a number of residents feel more safe. There are too many people who don't live in the buildings being let in by residents.

Communication

Residents want to be regularly communicated with about the Taking Shape Project and other initiatives that are happening at the CDA Triangle Properties.

Activities

Many residents enjoy the activities that the location of the CDA Triangle provides. It is easy to access downtown and activities that take place at Brittingham Park.

Resident Connections/ Belonging

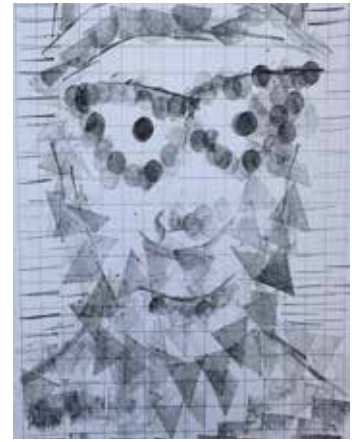
The current buildings, some more than others, have space for residents to hang out. Many residents enjoy the company of their neighbors and the Bayview Community.

People

This is a community where one can feel like they belong.

Resident Surveys

In order to expand the opportunities for residents to share their input and perspectives, paper surveys were made available in all the CDA Triangle buildings for residents to complete and drop off. Through the survey, the team sought to learn what residents liked and disliked about the Triangle and what they would like to see changed. With the support of the Ambassadors, 102 surveys were completed. The participation by building is broken out below:



BUILDING	GOAL	ACTUAL
Gay Braxton	18	11
Brittingham	49	55
Parkside Townhomes	4	1
Parkside High Rise	24	23
Karabis	6	12
TOTAL	101	102

Distilled Themes from Surveys:

Residents are looking for connection and community- The Triangle should be a place where people feel safe and that they feel they belong.

Residents want to live close to centrally-located amenities where everybody has easy indoor access to services and community spaces like library, fitness room, art room and more.

Residents want their units and their buildings to meet their needs - to be healthy, accessible, and sustainable for the long term.

Residents are excited for air conditioning, more laundry rooms, new elevators, better windows, accessible baths and improved security.

Residents love the Triangle - its central location, proximity to the lake and affordability. They want to be able to enjoy their homes inside and outside.

Moving will be challenging for residents so we should prioritize moving each resident only once into their new unit on the Triangle. Build on vacant land first.

Residents Surveyed Identified as:

BIPOC (Black, Indigenous, and People of Color)	50%
White	44%
Female	48%
55-74 Years Old	54%
LGBTQ+	13%
Connected via Brittingham Apartments	52%
Part of the Triangle for 4-10 years	34%

I.I Service Provider Engagement



To gain a better understanding of how the project can support both the residents and the service providers with the future redevelopment, the Team individually met with the service providers that are physically on the Triangle. The service providers that we met with included: CDA Service Coordinators, Triangle Community Ministry, Edgewood Nursing, and the Madison Police Department officer assigned to the Triangle.

The CDA Service Coordinators

Tenant Service Coordinators are CDA staff who serve to connect residents to services and to represent and advocate for their basic needs. Their offices are located on the 1st level of Parkside High Rise. There isn't a formal intake process when new residents move into one of the properties. One coordinator noted that she has likely only met 10% of the residents. The coordinators would like to see the future development place more emphasis on accessibility, and wellness activities and to offer spaces for socializing. One coordinator shared that buildings should be torn down and

would like the future development to have all service providers in the same vicinity, access to WIFI, air conditioning, and new finishes.

Triangle Community Ministry

TCM has had an on-site presence on the Triangle since 1976. They accept people of all faiths and their goal is to be a supportive presence to the residents. TCM's website states: "Serving as supportive companions to the Triangle residents on their journey to physical, mental, and spiritual health."

Since 1998 TCM has always had a nurse as part of its team. Chaplain Bob Vetter works 25 hours a week and Nurse Cari Smith around 32 hours a week. TCM has a 12 person board of which 4 members are residents and the remainder are volunteers. In addition to providing regular programming and contact on a regular basis throughout the Triangle, TCM is really proud to host the monthly Monday Night Meals which started in 2018 to honor the 40th anniversary of TCM.

Edgewood Nursing

Edgewood Nursing has been running its Nurse led clinic program at the Triangle since 2015. The hub of its operation is located inside Brittingham Apartments within a suite shared by Edgewood, CDA maintenance staff, and a secondary office for CDA service providers. One of the biggest challenges is access to the care has not been equitable. The nurses are trying

to better serve the other buildings. They have started clinic hours in Parkside Highrise which they hope to further expand into Gay Braxton.

With the new development the following would be beneficial for the Edgewood Nursing staff:

- Having the clinic located in a centralized location
- A clinic room with more privacy
- Additional security features in the space
- More space to allow the program to grow
- If there was a way to get an Acute Primary Care Clinic and a mental health provider to come onsite

Edgewood Nursing indicated that the mortality rate at the CDA properties has increased significantly over the last 18 months which is a cause for concern.

Community Survey

In 2022, TCM and Edgewood College School of Nursing, teamed up to create and distribute a community survey. Some of the takeaways based on the responses of 28 residents are that the top three needs that are not currently being met are:

- Safety
- Physical activity
- Transportation

Areas that are currently being met are:

- Food access and availability
- Medication access
- Seasonal readiness

Supportive service providers offer essential services that the residents of the CDA Triangle Community rely on. The offerings, scale, and participation level vary depending on the provider and the resident population. Most of the services fall within the following categories: Case Management, Health Care, Food, Transportation, Education and Enrichment. The grid below highlights what providers currently work with the residents at the CDA Triangle and where there could be gaps in services that the project should address.

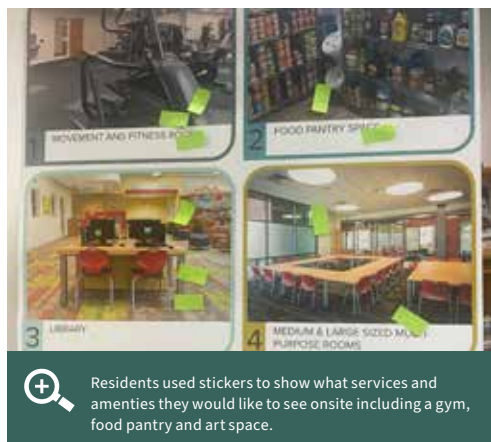
Neighborhood Police Offer

Officer Steve Chvala was the Madison Police Department officer assigned to the Triangle. He has since transitioned out of this role. MPD has an office at the Parkside Highrise. The officer works hand and hand with property management and the CDA service coordinators. The community served also includes Bayview.

Officer Chvala noted that consistency, time, and patience are key to working with this community. Residents like and want cameras, but still he cautions them to remain vigilant and make smart choices.

Offsite Service Providers

Note, outside of Triangle Community Ministry and Edgewood College most of the services providers do not have physical offices at the CDA. As we continue to explore how to best serve the residents, we will examine if there are other providers who have a desire and need to have a physical presence in close proximity to the residents.



Service Provider	Case Management	Healthcare	Transportation	Food	Education and Enrichment	Miscellaneous
Access to Independence						X
Aging and Disability Resource Center (ADRC)						X
Badger Volunteers					X	
MyChoice (Managed Care Organization)	X	X				
Catholic Charities	X					X
Community Action Coalition				X		X
Comprehensive Community Services (CCS)- DHS		X			X	X
Dane County Elder Abuse (Adult Protective Services)						X
Dane County Rep Payee						X
DANenet					X	
DAIS (Domestic Abuse Intervention Services)						X
Family Service Madison (counseling)						X
Jewish Social Services	X					X
Journey Mental Health (JMHC) Crisis Unit		X				X
Community Treatment Alternatives- JMHC	X					X
Forward Solutions- JMHC	X					X
Gateway CSP- JMHC	X					X
Meals on Wheels				X		
Neighborhood House				X	X	X
New Bridge	X			X		X
Options in Community Living	X					X
Program of Assertive Community Treatment (PACT)	X					X
River Food Pantry				X		
RSVP of Dane County						X
SOAR Case Management Services	X					X
Tellurian	X					X
UnityPoint Health		X			X	X
VA Hospital	X	X				X
Yahara House					X	X

1.3 Community Engagement

The Taking Shape Team focused first on learning from the current residents of the CDA Triangle. As our work continued, we expanded our understanding to include the closest neighborhood associations and the broader Madison Community.

Community Survey

A community survey was created and distributed as one way to understand what excites the Madison community about the Triangle area and how the community interacts with the Triangle. The survey had a great response rate. Key findings include:

- Majority of community respondents are excited about the redevelopment of the Triangle
- Majority of the respondents are passersby and do not engage, interact, or connect with the area
- Over half of the respondents want accessibility between the Triangle and connections to the broader neighborhoods and community
- Creating ways to connect by bike was important
- Having a diverse community and retail options like the Asian Midway Food Store were important

Adjacent Neighborhoods

After incorporating CDA resident feedback into a draft development plan, in late 2022 and early 2023, New Year Investments met with the following neighborhood associations and provided an overview of the planning process and the draft plan.

Bay Creek Neighborhood Association (12/8/22)

Greenbush Neighborhood Association (12/12/22)

Bayview Community (1/18/23)

Regent Street Revitalization Group (12/12/22)

Monona Bay Triangle Neighborhood Association (2/13/23)

The neighborhood associations all had valuable questions and feedback. All the associations were appreciative of the update and showed enthusiasm for the future of the Triangle. Some of the feedback we received was:

Appreciated the anti-displacement strategy

Valued Asian Midway or a grocery as a community amenity

Encouraged by the amount of new housing and interested in a mix that met community needs.

Encouraged team to emphasize safety and lit pathways and indicated some safety concerns with current buildings.

The elimination of the bridge over West Washington is appropriate given the lack of useage.

Asian Midway

New Year Investments met with the owner of Asian Midway to provide information about the upcoming redevelopment and understand Asian Midway's future needs. Asian Midway is a tenant of the CDA and the store is on the same parcel as Parkside.

It is clear that having a grocery store on the Triangle is both an amenity for those who live on the Triangle and the broader Madison community. Main takeaways from NYI's conversation with Asian Midway (Ken Yan) include:

- Asian Midway wants to remain on the Triangle and grow.
- Asian Midway has not been renovating because they have been waiting for the redevelopment.
- A new building brings the opportunity to grow the size of the store and the offerings.
- Asian Midway's ideal size for the new store would be between 12,000 - 15,000 sq ft (up from its current size of 7,000s.f.)
- Asian Midway understands that the new store would have to be located in a new building on an adjacent location on the Triangle.

because closing the store during construction would not be feasible for the business.

- Remaining close to the corner and along Park Street is desirable.
- The store currently has 32 surface parking stalls and would like a similar parking count in the future.
- The new grocery will be part of the later phases of redevelopment. They are excited about the opportunities that more customers living on the Triangle would provide.

Bayview

Bayview is not only an important community stakeholder, but also a neighbor to the CDA Triangle properties. Over the last year, the Taking Shape Team has had frequent meetings with Bayview leadership to provide updates and receive feedback. Themes that emerged from these conversations included:

- A desire to create synergy between the communities and have Bayview's community center support CDA Triangle residents.
- An emphasis on having strong human scale connections at ground level.
- An interest in making

sure there are project elements that cause synergy along La Mariposa Lane and there is an inviting place for the communities to come together.

- A plan that aligns with the neighborhood plan with lower buildings positioned closer to the Bayview community was positively received.
- Site connectivity was discussed and Bayview leadership supported enhancing the pedestrian crossing on West Washington Avenue, taking down the pedestrian bridge and removing the boulevard on Braxton Place. All of these connectivity improvements were part of the Monona Bay Triangle Neighborhood Plan.

In January of 2023, the Team invited the residents of Bayview to learn more about the Taking Shape plan. Questions and feedback that the residents had included:

- Desire to keep Asian Midway as a community resource.
- Shared gardens may help build community between CDA and Bayview residents.

- There should be benches and resting places as part of the future plan and paths.
- Making crosswalks work for residents is important.

Other Community Outreach

In addition to the neighborhood organizations, the Team directly engaged the following community stakeholders to understand their plans for growth or consolidation and the needs for their staff and their institutions. The Team will continue to look for opportunities for synergy with these organizations:

- Select Specialty Hospital
- Unity Point/Meriter
- SSM Health
- UW Health

Future Community Engagement

As the project moves forward in its design and construction, the Team will continue to engage with Bayview, Asian Midway, Neighborhood and other Community Stakeholders to understand their evolving needs, collaborate and provide updates.

2

Physical Plan



2.0 Precedent Plans

The Taking Shape Team developed a robust understanding of the CDA Triangle Sites. The Team learned from the engagement exercise and coupled resident input with an understanding of future community needs, physical site opportunities and challenges, to create the physical plan for the Taking Shape.

Recent Planning Initiatives

Triangle Monona Bay Neighborhood Plan (Adopted July 2, 2019)

The CDA Triangle Properties are a part of the larger Triangle Monona Bay Neighborhood. In 2019 the Triangle Monona Bay Neighborhood Plan was completed which laid important groundwork for the Taking Shape Development Plan.

The Neighborhood Plan included a robust public engagement process that resulted in input from many residents during the planning effort. This input was used to prepare land use, housing, transportation, parks and open space, and community service recommendations.

Recommendations in the Neighborhood Plan that relate to the CDA Triangle Properties include:

Neighborhood Connections within the neighborhood and to nearby places

- An internal pedestrian path system in the Triangle that will take residents to the community center, apartment complexes, and to the public streets and bus stops.
- Extension of East Campus Mall with separate lanes for pedestrians and bikes, and

benches at regular intervals.

- New low traffic street with sidewalks stretching from Regent Street to West Washington Avenue.
- Improved street crossings on Regent Street, West Washington Avenue, and South Park Street to make it safer to cross.
- Publicly accessible pathways that connect to destinations within the neighborhood, and to the larger community.

Age - Friendly and Specialized Design

- Wider public sidewalks to accommodate pedestrians and wheelchair users.
- Large printed, color-coded, and symbol signage to create a more age and dementia friendly neighborhood.
- Multi-lingual signage for people who speak a multitude of different languages on the Triangle.

Community Center and Activity Spaces

- Locate the new Bayview Community Center along the proposed public street for easier access by residents from CDA and nearby neighborhoods.
- Provide a variety of greenspace for residents such as green pathways, gardens, outdoor senior fitness space, rooftop and private courtyards, and shaded seating areas.
- Complete the East Campus Mall from Regent Street to Brittingham Park with separate bike and pedestrian lanes. Add seating areas and shade trees.

Housing Diversity

- When considering new development, incorporate a variety of housing options with a range of affordability levels, especially along the South Park Street corridor. Retaining and increasing the number of affordable units is a high priority but mixed-income or market-rate units could be incorporated in a new high-density, multifamily building.

Upgrade and Expand Affordable Housing

- Support the upgrade of existing housing and/or replacement of buildings to achieve affordable, quality housing for residents. Retain current level of affordable housing units or increase affordable units with new construction.
- Continue engaging residents in plans to rehab or rebuild housing units. Upgrade air conditioning, add activity rooms, provide more visitor parking, and establish additional educational, nutritional and recreational programming.
- Support taller buildings at Gay Braxton (3 to 5-stories) to accommodate additional affordable apartment units.

New Housing and Shopping on Park Street

- Build an 8-story building where the Asian Midway Foods grocery store is today. Keep a grocery on the first floor, and add other commercial stores or shops.
- Build new affordable and/or market-rate housing on upper floors of a new building.



TRIANGLE MONONA BAY NEIGHBORHOOD PLAN

Adopted as a Supplement to the City of Madison Comprehensive Plan by the City of Madison Common Council on July 2, 2019 Enactment No. RES-19-00481, Legislative File ID 55528



2.0 Images from recent Planning Efforts



2.1 Existing Conditions

Overview

Located on the west side of Madison's isthmus and adjacent to Brittingham Bay, the Triangle Site is bound by Regent Street on the north, South Park Street on the west, and West Washington Avenue on the southeast. The 10-acre CDA property shares The Triangle with the Bayview Foundation and two medical buildings and is home to approximately 355 residents. The grocery store, leased to Asian Midway, at the south tip of the Triangle is an important asset to the neighborhood and the Triangle residents.

Connections

Vehicular

Main access into the site is provided via Braxton Place which is arranged as a boulevard. Future City of Madison plans include the addition of La Mariposa Lane to connect the eastern edge of Braxton Place to West Washington Avenue. Parking is accommodated in surface parking lots. The parking is hard to secure and gets utilized by non-residents. The residents identified the surface parking lots as unsafe areas. Current parking ratios provide approximately .5 car stalls per unit on the CDA Triangle sites.

Pedestrian

All three roads surrounding The Triangle are four lane roads, creating unsafe pedestrian

crossings. Two pedestrian bridges route up and over South Park Street and West Washington Avenue to provide separate walking and vehicular traffic, providing a safer route option. Unfortunately, neither bridge is accessible per universal design standards, creating an island effect for many residents. In addition, the curved ramps at the end of the bridges create an unsafe and hard to see alcove on the Triangle. In the near future, if the bridge is to remain, it will require structural maintenance to ensure its safety.

Public Transport

The Triangle is well served by four bus routes to provide access into the City in all directions. Bus stops are located on both sides of all three bounding streets.

Utilities & Easements

Easements and public rights-of-way divide the CDA's portion of the Triangle into four distinct zones. A sanitary sewer easement running east/west and aligned with nearby Chandler Street serves a large portion of the west side of the City. A combination of a 41' walk, water, storm, sanitary and private utility easement, a 33' public access easement, and a 35' utility easement also divide the Triangle in the north/south direction. Electrical utilities serving the nearby neighborhood are located on the island created by Braxton Place.

Limitations

The 1950s style 'buildings in a park' planning of the CDA Triangle has created unsafe areas due to the surface parking and building orientations. The street access and focus on vehicles in and around the site have created an isolated area within the city, especially for people living with disabilities.

Building orientation, sidewalk and drive orientation and unclear circulation and wayfinding all create unease both for residents and visitors at the Triangle as the boundaries between public and private zones are blurred.

Resident amenities are spread throughout the site creating a challenge for residents who want to utilize them and for CDA staff and partners who program, manage and maintain those spaces.



2.1 (b) Existing Site Aerial

EXISTING CDA TRIANGLE PROPERTIES

Building	Year Built	Studio & 1 BR	2 BR	3 BR	Total Units	Existing Community Spaces	HUD Program
Brittingham Apartments	1976	162			162	Common Kitchen, Large Meeting Room, Medium Meeting Room, Library, Health Office, Triangle Community Ministry Office	Public Housing
Gay Braxton	1965	56	4		60	CDA Office	Public Housing
Parkside Highrise and Townhouses	1978	82	8	4	94	Meeting room with kitchenette, CDA Service Coordinator Office, Safety Office (Police)	Section 8
Karabis	1978	3	15	2	20	Community/"Art" Room with Kitchenette	Section 8
Total		303	27	6	336		



Brittingham Apartments

The ten-story Brittingham Apartments includes 162 units, many with balconies, as well as health clinic space and large gathering areas. Extensive capital needs have been identified in the aging building. Many areas in the building lack air conditioning and ventilation. The laundry facilities are inadequate. The large surface parking lot is difficult to monitor. A number of large repairs have been identified that should be addressed in the next 3 years including major brick masonry repairs, flooring replacement, significant domestic water systems and sanitary waste piping repairs, electric system updates, interior painting and cabinetry replacement. Existing elevators are not sized to accommodate stretchers. Investment is required to meet evolving accessibility needs.



Gay Braxton

Built from 1965 to 1968, Gay Braxton Apartments are comprised of six aging 2-story buildings with 60 total housing units and an administrative office building. A number of large repairs have been identified that should be addressed in the next 3 years that include deteriorated pan decking and concrete flooring, masonry repairs, rough and finish carpentry updates, waterproofing, flooring replacement, domestic water systems and sanitary waste piping repairs, cabinetry repairs/replacement and heating updates.

Gay Braxton lacks accessible units, the studio apartments are small and suffer from turnover, residents must leave their buildings for laundry, mail and community spaces, there is no air conditioning and the buildings are not sprinklered.





Parkside Highrise and Townhomes

The eight-story Parkside Highrise includes 83 HUD-designated units for elderly and disabled persons, and the Parkside Townhomes 12 two- and three-bedroom family units. Extensive capital needs have been identified. Windows at Parkside Highrise are nearing the end of useful life; the elevator which runs on a cable motor is recommended to be replaced in the upcoming years, flooring, cabinetry, countertops and appliances are recommended to be replaced in the upcoming years and baseboard radiant heaters are nearing end of expected useful life. Investment is required to meet evolving accessibility needs.



Karabis

The single-story Karabis Apartments includes 20 one-, two-, and three-bedroom, barrier-free units for persons with physical disabilities. Extensive capital needs have been identified. Some of the building needs include a new hot water heater, replacement of in-unit heating systems, appliance replacement, roof, window, flooring, cabinet and countertop replacement. Additional investment is required to meet evolving accessibility needs. The patios are a challenge for some residents to maintain.



2.2 Design Principles

Informed through a series of resident engagement sessions, led by EQT By Design, the design team was able to gain a deeper understanding of how residents, the community, and the City of Madison, would measure the success of the master plan. Guiding residents through a series of questions, conversations and listening sessions emerged four clear goals that drove the design team's approach for the master plan:

Celebrate Location

Nestled adjacent to Madison's natural amenities like Lake Monona and Brittingham Park, the Triangle Site is a treasured gem of Madison that is well connected along primary arterial transportation routes and within the service area for many local non-profit and supportive services providers. With opportunities for connection to public transportation and bike routes, the residents expressed their desire to improve connections to the community that are safe and accessible for all residents including families and those living with disabilities.

Healthy Community Housing

The need for quality community housing in Madison is urgent and vital to the health of the city. The current buildings underutilize this urban location, which presents an opportunity to reimagine the site into a thriving urban sustainable community that fosters health,

wellness and connections among residents and the larger community.

Healthy new apartment units will have improved indoor air quality, improved energy efficiency, quality acoustics, an increase in daylight, and increased accessibility for ease of movement.

Safety + Wayfinding

Residents voiced the importance of improved safety and wayfinding within the Triangle site as an important facet for the quality of their daily lives. A walkable, accessible, and human-centric site encourages residents and the neighborhood to make the best use of the Triangle while also providing clear boundaries of public and private zones. Safety across the Triangle is a key consideration, including in courtyard spaces, in parking areas, and in their own buildings. New routes through the site, including the extension of the shared use path and the new La Mariposa Lane, will invite the greater Madison community into the site. Intentionally designed definable public and private zones are critical to strike a balance between and clearly define individual spaces, shared spaces, and public zones.

Maximize Urban Green Space

To reinforce the overall health and wellness goals of the project there was a strong desire for more green space, connections to nature, and opportunities for safe and accessible outdoor access. Current outdoor CDA amenities are underutilized due to their location, disconnected circulation, and lack of defined private green space. Residents desired a people-centric experience that reduces overlap with vehicles and surface parking lots. They imagine a walkable destination (both within the site and to the neighboring lake and park) that allows residents to safely gain the mental and physical health benefits of being outdoors and experiencing nature.



Images from Resident Engagement 2022- 2023.

2.3 Key Design Features

Driven by the principles defined in partnership with residents, the following design strategies were developed:

Only Move Once

The design and development of the site was planned and is phased such that current CDA residents will only be asked to move once throughout the course of the project, minimizing life disruptions, and allowing all residents to remain on the Triangle.

Raised Private Courtyards

Private resident space is clearly delineated from public spaces to create a feeling of the urban ‘backyard’ and fostering connections to nature, vital to resident wellness. The raised courtyards are landscaped green roofs that enclose the vehicle parking below. The green courtyards create valuable useable green space for the residents while also helping reduce stormwater, reducing the heat island affect, and creating habitat.

Safe and Secure Parking

Meeting residents’ desires for increased green space, the design team minimized surface parking lots and instead planned for structured parking allowing for increased urban density and a pedestrian-centric experience. Special attention was paid to secure resident parking by limiting non-residents from parking in these locations. The internal secured parking lots eliminated all surface parking lots, providing the residents with more control over who parks on the site.

Safe At-Grade Pedestrian Connections

The existing pedestrian bridge across West Washington Avenue does not provide a safe accessible route across the major thoroughfare. Removal of the bridge and creating safer and accessible at-grade street crossings also captured vital site area that will not only allow for larger building footprints which support the desire for increased density, but also the creation of more human-centric streetscape experiences.

Closing the Gap, Shared Use Path

Extending the East Campus Mall to Brittingham Park connects Lake Mendota and Lake Monona with a continuous shared use path, thus increasing the bike and pedestrian connections with the surrounding community and allowing more people ease of access to our lakes.

Connected Common Areas and Shared Amenities

Shared amenities and common use program areas are located at the intersection of Braxton Place and La Mariposa to activate the street and create a neighborhood “center”. This location creates a hub of activity for the overall Triangle with a nod to the nearby Bayview Community Center. By providing an internal site connection from each CDA building to the CDA amenity spaces, all residents will have equal ownership and access to their amenities and will be able to reach them safely, even in poor weather.

Braxton Place Redesign

The existing layout of Braxton Place Boulevard acts as a north/south division line of the Triangle Site with its vehicular focus limiting accessible crossings and isolating residents from their amenities. The current center island in Braxton Place has no pedestrian sidewalks. The redesigned Braxton Place allows for a more pedestrian friendly and defined urban streetscape experience, fostering connectivity across the Triangle site.

Redefined Street Edge + Street Oriented Entrances

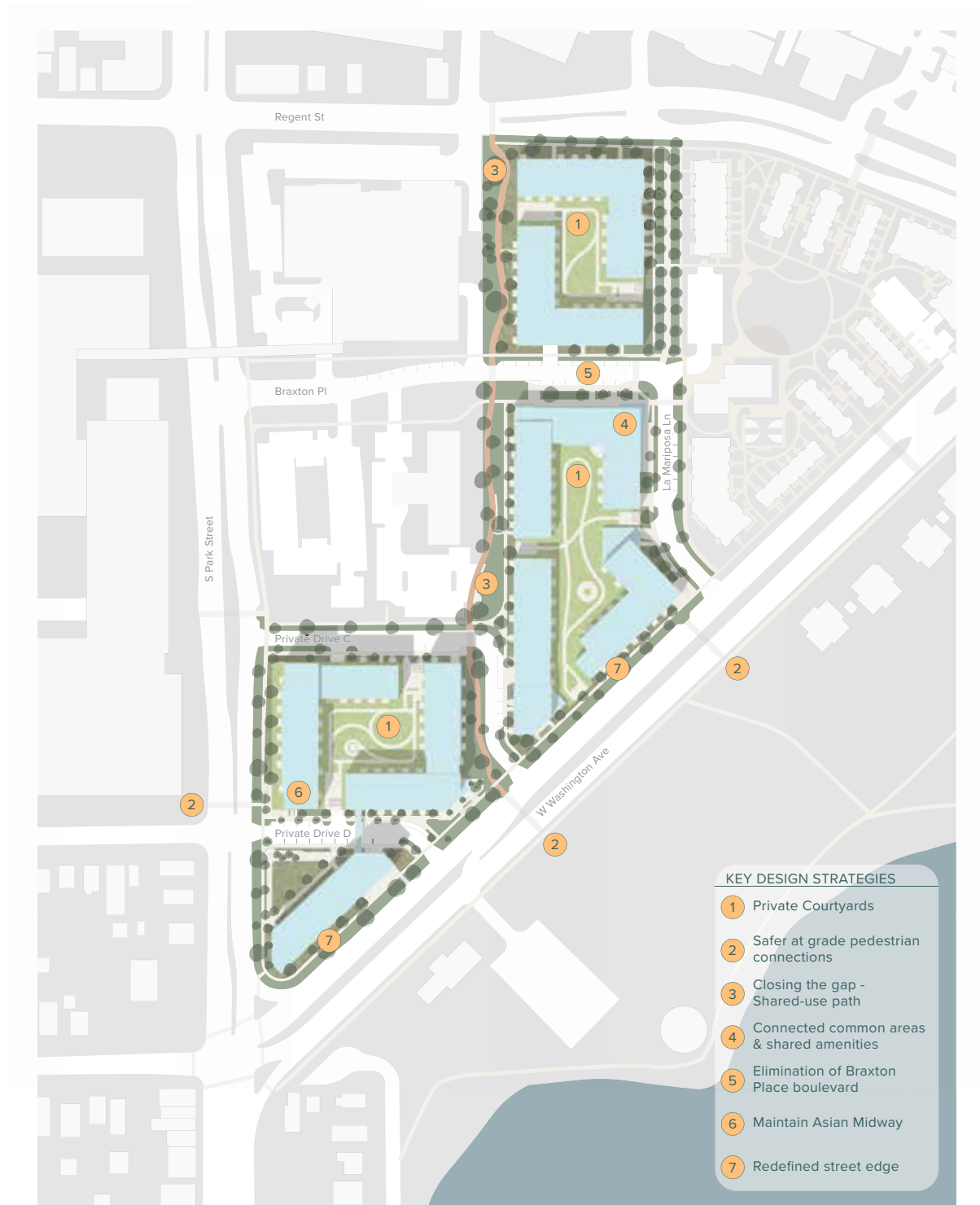
Paying respect to the bounding arterial streets, buildings within the Triangle have been oriented to define the street edge throughout the site, especially along West Washington as a gateway to the State Capitol building. Attention was paid to place entrances to buildings along the street with an associated drop-off area for ease of access, safety, and to activate the street.

Maintain Asian Midway Foods as a Community Asset

Relocating the Asian Midway Foods along Park Street provides high visibility. The planned phasing of the redevelopment eliminates any downtime of operations for the market. As a vital asset for residents and the surrounding community, access to food within the site is critical to resident quality of life.

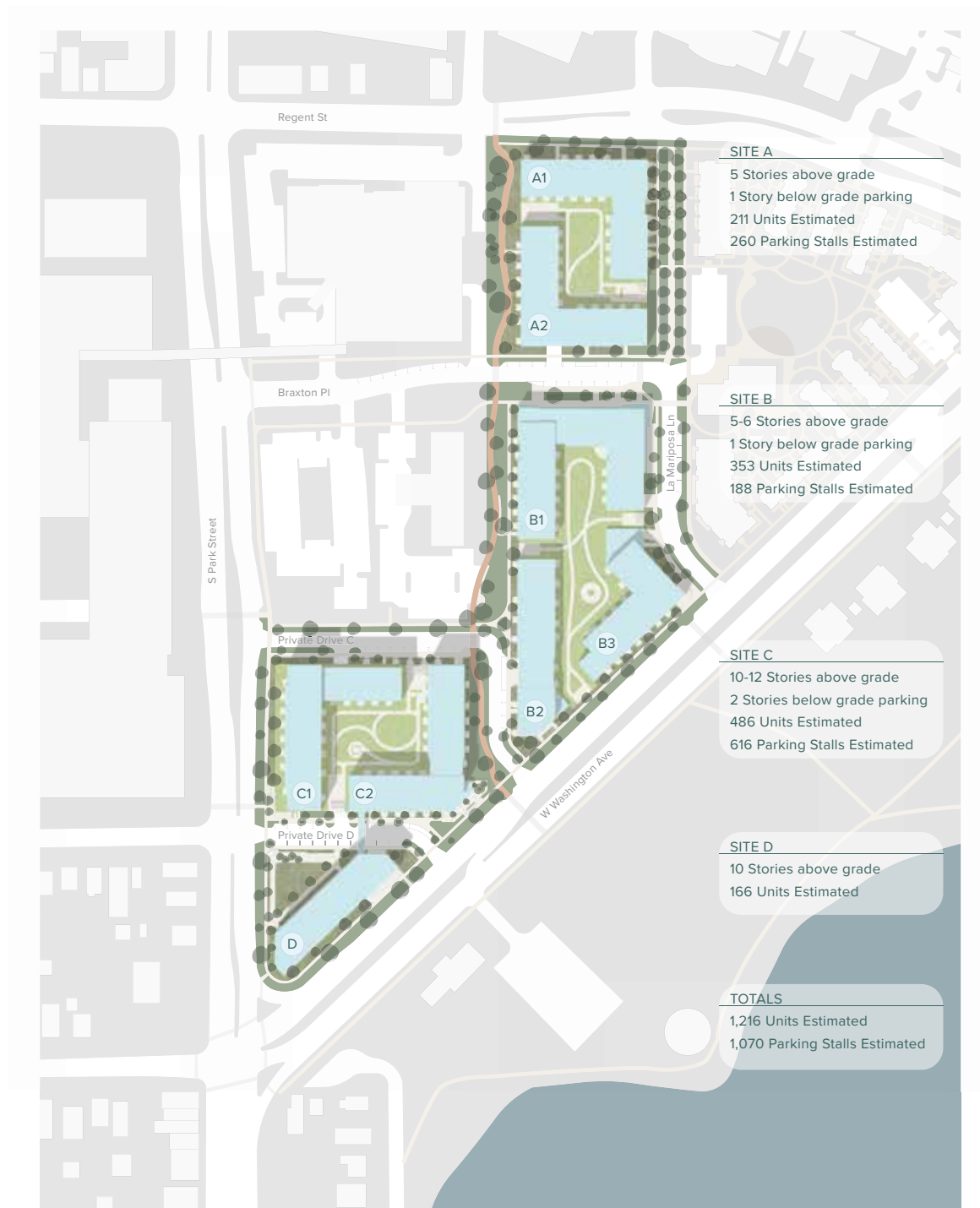
Limit Public Streets

Focus on providing private drives and pedestrian paths instead of public streets to focus on pedestrian circulation and safety and discourage additional vehicular traffic.



2.2 Key Features

2.4 Site Plan



Site Plan



Concept Diagram Massing



Fire Access



Community Connectivity

2.5 Building Types

Site A

Construction type

- VA or IIIA over IA Podium

Building Height

- 1 story underground parking & 5 stories above grade

Program

- Site A is a mix of multi-family residential units with building specific amenity spaces such as fitness rooms and lounge areas. The site is composed of 1 story of underground parking and 1 story of parking wrapped with first floor level units. The parking level is capped by a landscaped courtyard that serves the building residents. Together, both buildings on site A provide approximately 211 units (75% 1-bedroom units, 25% 2-bedroom)

Site B

Construction Type

- VA or IIIA over IA Podium

Building Height

- 1 story underground parking, 5-6 stories above grade.

Program

- Site B will be constructed in two phases to directly replace all current CDA Triangle units. The buildings are connected by the underground parking level. The lower level will also include an enclosed route connecting each building to the common area and shared amenity spaces. A CDA maintenance shop, storage lockers for each resident and bicycle storage also reside at the parking level. A landscaped courtyard sits atop the parking level to provide residents access to green space in an 'urban backyard' setting.
- Between all three residential buildings on Site B, there is a projected 353 Units (89% 1-bedroom Units, 9% 2-bedroom Units, 2% 3-bedroom Units) with the unit type and mix to align with the current CDA Triangle Units.

Site C

Construction type

- IA

Building Height

- 2 stories underground parking, 10-12 stories above grade

Program

- Site C will be home to the relocated grocery store along Park Street and approximately 486 Units (71% 1-bedroom units, 27% 2-bedroom units, & 1% 3-bedroom units). To serve both site C & site D, there are 2 levels of below grade parking and 2 levels of wrapped parking. Residents will have access to a landscaped courtyard that sits on top of the parking levels.

Site D

Construction type

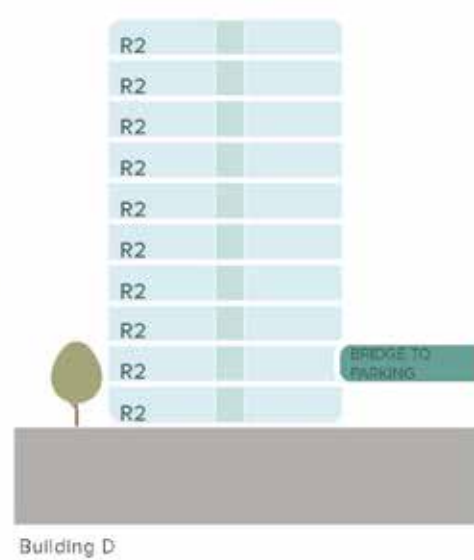
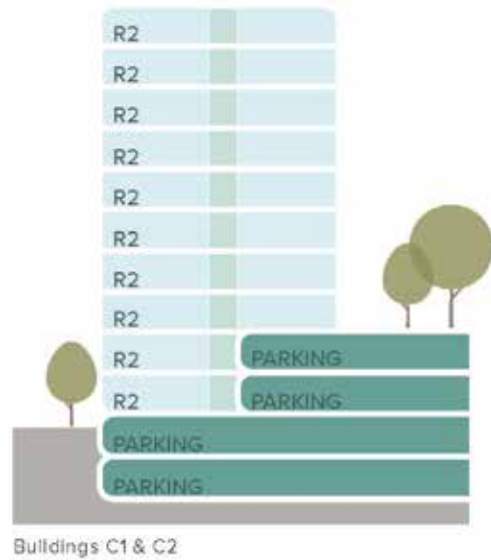
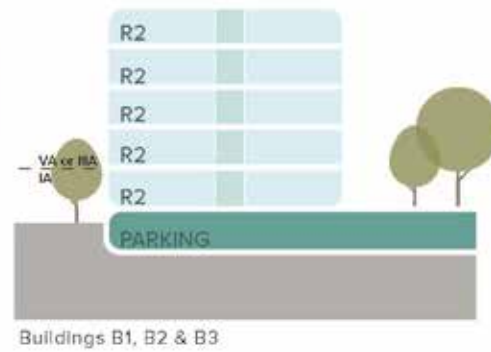
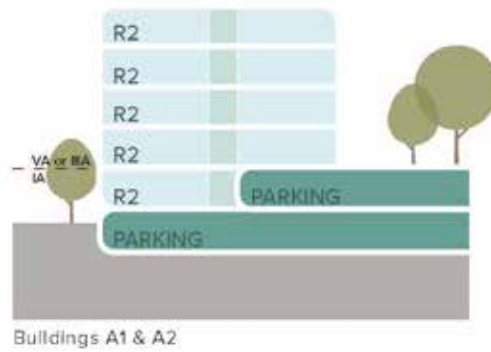
- IA

Building Height

- 10 Stories above grade

Program

- Building D is a standalone building that acts as the architectural gateway into the south tip of The Triangle. The plan proposes approximately 166 residential units (70% 1-bedroom units, 24% 2-bedroom units, 6% 3-bedroom units) with parking access via a pedestrian bridge between building D and building C2.



2.5 Building Sections

2.6 Zoning Diagram

CDA Triangle Properties Existing zoning

The CDA Triangle properties are currently zoned for Residential and Planned Development- PD and TR-U1.

The CDA Triangle properties should be zoned utilizing existing zoning districts (ie, not PDs). The site is encompassed by the TOD overlay creating options for increased density in most zoning districts.

In addition to this, Urban Design District 7 is located North/South along Park Street and will need to be considered on sites C & D.

The downtown district extends to the North Side of Regent Street, consideration should be provided to 10 and 12 story buildings that will neighbor the Triangle site to both the North and West



Existing Zoning CDA Triangle Properties

CDA Properties Existing Surrounding Uses

North:

- New multi-family development, South end of UW campus, low density shopping center.
- UMX (Urban Mixed Use), CI (Campus Institutional), PD (Planned Development District)

East:

- Bayview townhouses, low density housing, Brittingham Park
- TR-U1 (Traditional Residential – Urban District 1), PR (Parks and Recreation)

South:

- Low density mixed use
- TR-C3 (Traditional Residential)



Existing Zoning CDA Triangle Properties + Surrounding Uses

2019 Neighborhood Plan Recommended Zoning

Site A:

- Medium Residential, 3-5 Stories.

Site B:

- Medium Residential, 3-5 Stories

Site C:

- High Residential, 4-12 Stories.

Site D:

- Community Mixed-Use, 8-12 Stories.



2019 Monona Bay Triangle Neighborhood Plan

Taking Shape Proposed Zoning

The following zoning districts were selected by the Taking Shape Team in consultation with City Zoning Staff and are recommended as part of the Taking Shape Plan:

Site A:

- TR-U2 (Traditional Residential Urban 2 Use), Medium Residential, 3-5 stories
- Through lot, Conditional use for number of units

Site B:

- TR-U2 (Traditional Residential Urban 2 Use), Medium Residential, 5-6 stories
- Conditional use for number of units and 6 stories.

Site C:

- RMX (Regional Mixed Use), Community Mixed-Use, 8-12 stories
- Conditional use for increased stories above 8.

Site D:

- RMX (Regional Mixed Use), Community Mixed-Use, 8-12 stories
- Conditional use for increased stories above 8.



Taking Shape Proposed Zoning Districts

2.7 Site Matrix

The Site Matrix below indicates the number of likely units in each site and building. The unit and parking counts are conceptual based on the master planning estimates. The unit counts, particularly in the later phases will fluxuate as the sites and individual building designs are developed.

Within Site B, it is recommended that the B2 and B3 buildings be designed in such a way to provide ground floor priority and a distinct space for the Karabis resident and caregiver community with a separate secured entrance to accomodate the Karabis community needs.

WORKING SITE PROGRAM

Site	Building	Unit Count	Parking Count	Notes
A	A1	93		
A	A2	118		
Subtotal Sites A		211	92	* Site A shares parking on Site B
B	B1	166		B1 Includes CDA Offices and Centralized Community Spaces
B	B2	98		
B	B3	89		
Subtotal		353	362	*includes parking shared with Site A
C	C1	180		C1 to include Grocery
C	C2	306		
Subtotal		486	616	
D	D	166		
Subtotal		166	0	*Site D shares parking with Site C
Site Total		1216	1070	*site parking ratio of .88 spaces per unit



2.8 Sample Unit Plans

The Sample Unit Plans shown here reflect the initial input from residents and were used to arrive at approximate unit counts for the overall site.

It is expected that the site will include one and two bedroom units as well as some three bedroom units. There will be no studio units in the new developments.

For replacement of existing units, studios will be replaced with one bedrooms, but all other unit types will be replaced like-for-like. For example each one-bedroom unit will be replaced with a one-bedroom unit, each two-bedroom unit will be replaced with two-bedroom unit etc. The recommendation is to create units that are similar or larger in square footage than the current units. Existing residents will be engaged to provide input and refine unit plans as the Team begins to design individual buildings and unit layouts.

Replacement Unit Features.

In the design workshops residents responded positively to the following features which should be considered as floorplans are refined:

- increased accessibility throughout
- open kitchens with islands
- mix of shower and bath units
- large windows and ample natural light
- air conditioning

Required Baseline

Accessibility Standards

Accessibility is a large concern in current units and needs to be closely considered for replacement and new units. The following baseline accessibility standards should apply to new units.

- Wisconsin Housing and Economic Development Authority (WHEDA) Universal Design Credits
- 2017 ANSI A117.1
- Fair Housing Act (FHA) Guidelines

Karabis

Unique Considerations

The Karabis building, built in 1978 was designed and constructed with 100% of the units for people living with a physical disability. Karabis residents have formed a strong community and should remain together as they move to newly developed units. The 2017 ANSI A117.1 along with the FHA guidelines provide a baseline for unit accessibility however, there are additional accessible features, above and beyond the baselines, in order to design units that best serve the Karabis residents. Throughout the design process, the team should meet with Karabis residents to create units that work best for the residents living in them.

Additional accessible features for Karabis residents with aging in place at front of mind may include:

- Door openers at unit entries.

- Added hardware at the pull, hinge side of all doors to make it easier to closer.
- Adjustable height islands with storage below.
- Adjustable sized islands that can be folded to create open space and unfolded to provide seating area.
- Countertop microwave.
- No remotes for controls (range hood, automatic window shades, etc.) Provide hard wired switch wherever possible.
- Maximize storage space in reachable ranges – added storage cabinet in living room.
- Avoid sharp corners where possible. Consider wheelchair turning radii.
- Provide dishwashers.
- Roll-under stove top with separate wall oven.

Parkside Townhomes

Unique Considerations

The Parkside townhomes are oriented towards families and replacement housing will be designed to better accommodate families with children. Features these residents currently have and should be considered are:

- At-grade, walk-up units
- Larger living/dining areas
- In-unit laundry



TYPICAL 2-BEDROOM 1-BATHROOM UNIT



TYPICAL 1-BEDROOM 1-BATHROOM UNIT

2.9 Common Space Amenities

Centralized and accessible CDA common area and amenity spaces will be located in the community hub that will be in the first phase of Taking Shape.

These community and amenity spaces are integral to the day-to-day lives of residents, providing a place to meet, gather, and receive services. The amenities are designed to be equally accessible to all residents and centralized to provide consistent management.

The entry for the community hub will be separated from residential entries but will be easily accessible to all residents via clearly marked exterior pathways as well as through an enclosed interior route. A clear enclosed route through the underground building level makes amenities easy to reach without going outside, especially in Wisconsin winters where snowy conditions can be difficult to traverse.

By providing visibility into and out of these spaces to the street, their functions will be put on display encouraging more utilization of all the amenity spaces. Internally, creating a mall-like space with a shared lobby and restrooms/amenities to connect CDA amenity spaces such as the multi-purpose rooms, CDA management office, art room, library & computer room & fitness center will make these areas easier served by CDA staff or partners.

Large Multi-Purpose Room

Approximately 2400 SF – Flexible meeting space to accommodate larger group sizes, including resident Monday Night Meals. Provide access to kitchen space from large multi-purpose room.

Medium Multi-Purpose Room

Approximately 800 SF – Flexible meeting space to accommodate smaller group sizes. Provide access to kitchen space from medium multi-purpose room.

Community Kitchen

Approximately 500 SF – A support space for the large and medium multi-purpose rooms, the kitchen may also be a shared space for organizations providing food services or resident-led groups looking for a larger kitchen space outside of the apartments.

Art Room

Approximately 500 SF – Art is an important consideration for many Triangle residents. The art room should be flexible with associated storage space to house supplies.

Library & Computer Room

Approximately 1500 SF - Residents at Brittingham currently enjoy a resident library with computer access that has limited hours. This is an important resource that should be purpose built, expanded and made available equally to all residents.

Fitness Center

Approximately 800 SF - Residents at Brittingham currently have a few pieces of exercise located in the corner of a common space. Residents throughout the Triangle have requested a purpose-built fitness center with room for gym equipment and space for movement and chair yoga classes.

CDA Management Offices

Approximately 1000 SF – Centralized office for CDA management team including reception, a small conference room and (6) offices.

Service Coordinator Office

Approximately 600 SF – Office for CDA Service coordinator team including reception, 3 offices and a storage room for donated items.

Maintenance & Equipment

Approximately 1200 SF - Maintenance and equipment shop.

Service Provider Office

Approximately 120 SF – Offices for use by service providers that serve the CDA residents such as the Triangle Neighborhood Officer.

Service Provider Office

Approximately 600 SF - Offices for use by service providers that serve the CDA residents such as the Triangle Neighborhood Officer and Triangle Community Ministry Office.

Health Office

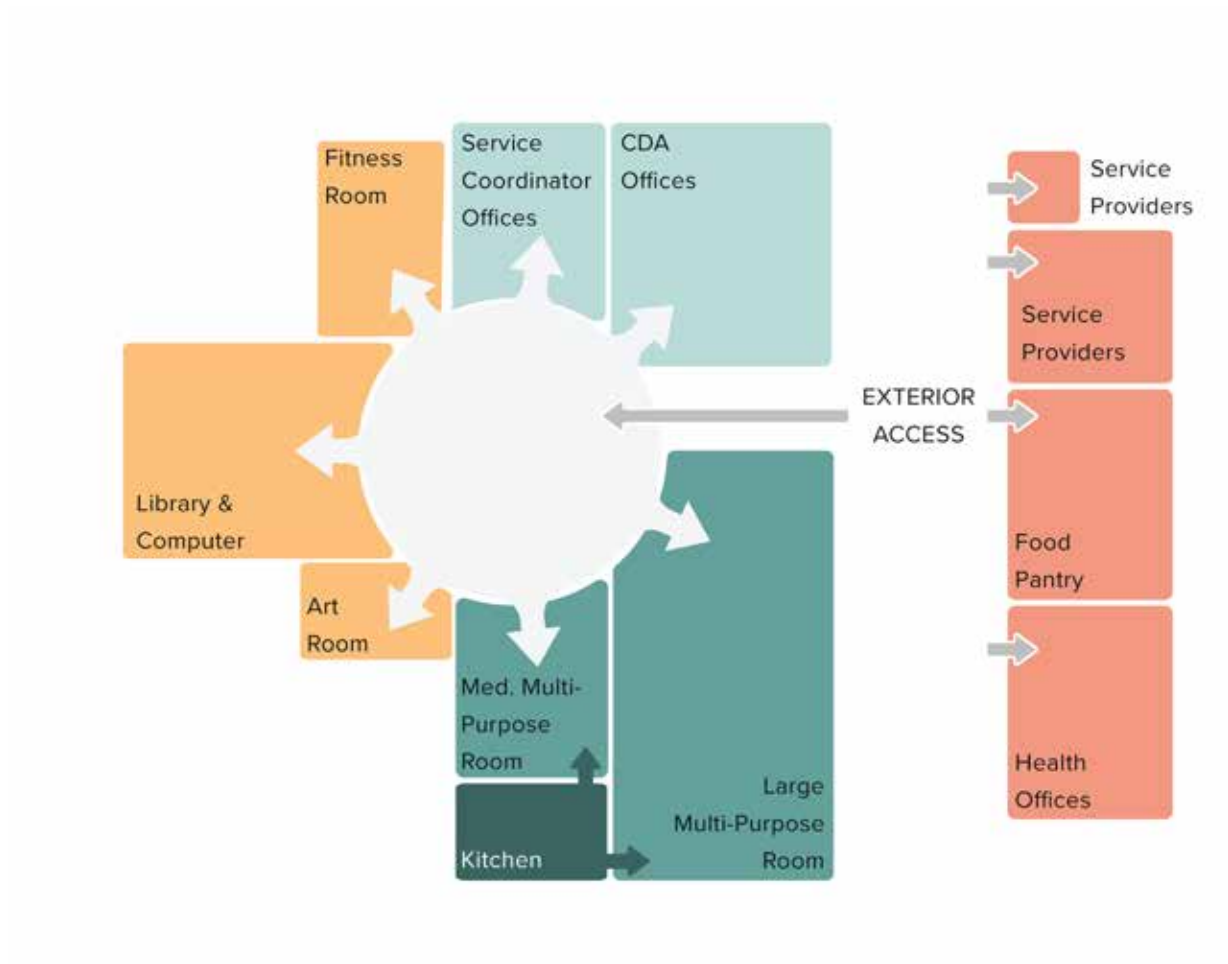
Approximately 1000 SF – Clinic space for use by nearby health care professionals to meet with CDA residents.

Food Pantry Space

Approximately 1000 SF – Shelving and refrigeration space for food pantry items to serve CDA residents and their neighbors.

Exterior amenities

The raised private courtyards nestled between each building block will create a more private sanctuary where residents can have access to outdoor amenities including grill stations, garden beds, and pet exercise areas. Exterior amenities are a key element to creating a connection between residents and nature.



2..9 Common Space Amenities Diagram

2.10 Design Guidelines

MATERIALS

Building materials should be timeless, low maintenance, warm, and sustainable. Utilize materiality and building massing to create articulation in the facade while limiting material palettes with a 'do more with less' design mentality.

1. Exterior materials as allowed by the Zoning Code, with the exception that jumbo-sized brick, Exterior Insulation Finish Systems (EIFS), stucco or similar materials are prohibited.
2. Material changes shall not be made within the same plane without a programmatic change or a minimum notable relief.
3. Use of a natural accent material is encouraged, i.e. wood, terra cotta, etc.
4. Limit use of shiny or metallic materials.
5. Reduce use of flat white materials with consideration for ease of maintenance and building longevity.



BUILDING ORIENTATION

1. Building facades adjacent to a street or drive should address the street and reinforce the density of the urban block form created by the boundaries of the property line and adjacent building forms.
2. Articulate and emphasize the corner presence of buildings located at the intersection of streets or the intersection of a street and the shared use path.



BUILDING MASSING

1. Break larger masses into smaller, more human sized elements. Vertical articulation is preferred.
2. The ground floor should be differentiated from the upper floors. Differentiation may be provided through a material change, a change in rhythm, a building step, or similar.



GROUND FLOOR ACTIVATION

1. All ground floor residential units facing a street or the shared use path shall have a dedicated accessible patio space.
2. Building entrances should be designed as the focal points of the front facade, and should utilize overhangs, porches, stoops or other elements to add a pedestrian rhythm to the street facade.
3. Residential first floors should be raised above the grade plane to create a sense of privacy and security for residents. Separation between the grade plane and first floor units is especially critical at streets to separate the units from vehicular traffic and to provide better views.



GENERAL LANDSCAPE DESIGN STANDARDS

1. Sidewalk width: 6'-0" standard, 5'-0" allowed where site conditions necessitate.
2. Shared-Use Path width: 10'-0"
3. Tree Terrace width: Minimum of 4'-0", 6'-0" preferred
4. Private Patio sizes: 8'-0" x 12'-0" standard
5. Seat Walls: 18" seat height and depth.
6. Stairs: Minimum of 2 risers at each stair to reduce tripping hazard
7. Ramps: Follow ADA accessibility requirements



PRIVATE UNIT PATIOS



PRIVATE UNIT PATIOS



SEAT WALL

BUILDING ENTRY LANDSCAPE DESIGN

1. All entrances designed as a main entry point for residents and visitors shall have a 'community gathering' orientation.
 - Includes amenities like seating and tables, tree cover where site design allows, access to sidewalks, and shade components where appropriate.
2. All building entrances shall prioritize an accessible route in line with Universal Design Principles.

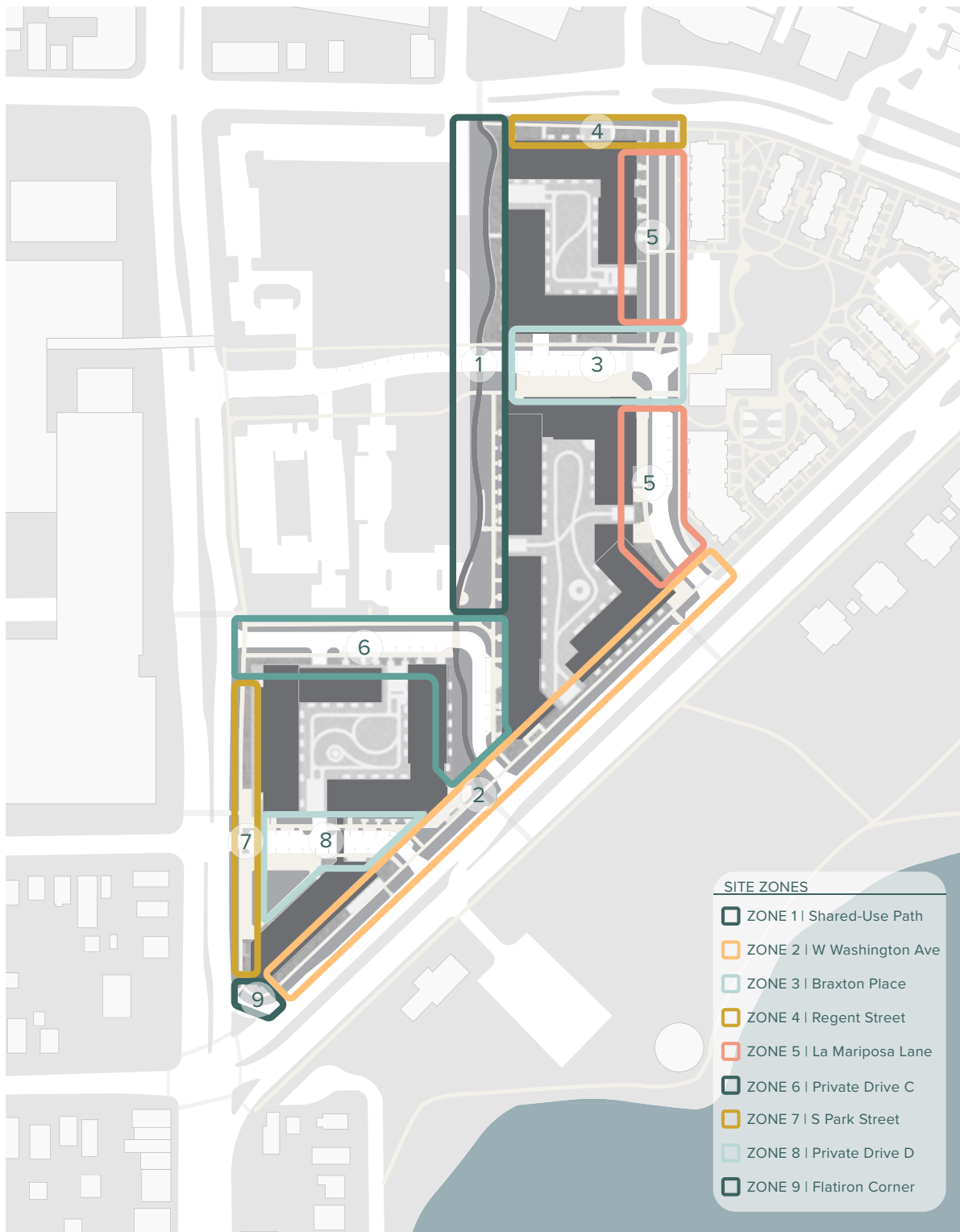


PLAZA AT ENTRY

GENERAL PLANTING DESIGN STANDARDS

1. Tree Planting
 - Public Streets: 50'-0" on center, typ or per City of Madison Forestry Department
 - Shared-Use Path: 50'-0" on center, typ.
 - Private Property: 35'-0" to 50'-0" typ.
2. Shrub & Perennial Beds: Minimum 4'-0" planting bed at building face
3. Lawn Areas: Minimum 4'-0" wide lawn/turf areas
4. Vision Clearance Triangles: Site planting will follow City of Madison standard landscape requirements for planting height within vision clearance triangles at street and driveway intersections.
5. Tree Protection: Existing trees deemed fit for preservation will follow City of Madison standards for appropriate protection during construction.







ZONE 1 | SHARED-USE PATH

1. Shared-Use Path

- Approximately 1'-0" to 3'-0" lower than unit finish floor elevation for buildings A and B to help provide separation of public and semi-private outdoor spaces.
- 10'-0" wide to support two lanes of mixed pedestrian and bicycle traffic.
- Meanders to help slow bicyclists as they move through the site and to save existing trees.

2. Protect existing mature trees where possible. Consider health and structure of tree to determine if it is worth saving.

3. Seat Walls: Curving Seat walls run parallel to shared-use path, retaining grade and creating separation of public and semi-private spaces. Seat walls offer places to sit individually and for small groups.

- 18" to 24" height, setback 2'-0" minimum off path edge.
- Landscape planting supports separation of public and semi-private spaces.

4. Sidewalk:

- Minimal number of connections between the sidewalk and shared-use path are intentional to provide separation between public and semi-private spaces.
- 6'-0" wide to support different kinds of users, including wheelchairs and walkers, passing each other comfortably.
- Close to finish floor elevation to provide accessible routes to unit patios and entry doors.
- Utilize columns, fences, markers, and/or a change in landscape plantings to clearly define the semi-private space.

5. Private Unit Patios

- Flush with unit finish floor elevation and connected to sidewalk.
- Approximately 8'-0" x 12'-0" to provide comfortable use by people utilizing wheelchairs.
- Utilize columns, fences, markers, patio gates, and/or planting buffers to indicate patios are private spaces.
- 4'-0" minimum landscape buffer where possible, 6'-0" to 8'-0" preferred where possible.



ZONE 2 | W WASHINGTON AVE

Building B

1. Private unit patios flush with unit finish floor elevation.
2. Patios to be disconnected from sidewalk or stoop provided parallel to building face to provide added privacy from street.
3. 6'-0" minimum landscape buffer between sidewalk and units. Provide 12'-0" where possible.

Building C

1. Semi-public communal patio at main building entry.
 - Elevate patio 3'-0" to 4'-0" above public sidewalk.
 - Site furnishings to make space welcoming.
 - Views directed toward Monona Bay.
 - Create a semi-public space through the use of columns, fences, markers, retaining walls, stairs and planting design.

Building D

1. Semi-public communal patio at main building entry elevated above sidewalk.
2. Create a semi-public space through the use of columns, fences, markers, retaining walls stairs and planting design.

Landscape Buffer

3. 4'-0" minimum at sidewalk elevation.
4. 4'-0" to 16'-0" to face of building along private units.





ZONE 3 | BRAXTON PLACE

1. On-street drop-off and short-term parallel parking adjacent to amenity zone and residential building entry.
2. Plaza gathering space with seating and planting areas at building entries. Provide a variety of seating options for different user groups.
3. High visibility for all users in and around this space is important for safety of residents and pedestrians.
4. Preserve existing trees where possible.
5. Accessible grades flush with building A & B building entries.
6. Accommodate existing above-grade utility structures. Consider adding vinyl wraps to make these structures more aesthetically pleasing and provide wayfinding.



ZONE 4 | REGENT STREET

1. Private unit patios flush with unit finish floor elevation and disconnected from public sidewalk.
2. Sidewalk:
 - 6'-0" to 10'-0" grassy terrace along Regent Street for pedestrian comfort, easier snow removal and to align with Bayview's public sidewalk.
 - 5'-0" wide to align with Bayview's public sidewalk.



La Mariposa Multiuse Path

As part of the Taking Shape Project, the Team met with Bayview and other stakeholders to brainstorm ways to activate uses along the Mariposa Path, the portion of Mariposa between Bayview and Site A. The Team concluded that in addition to a multiuse path, other uses may be viable. Some of the ideas that could be explored along the path in the future in consultation with key stakeholders including CDA residents, Bayview and the City are:

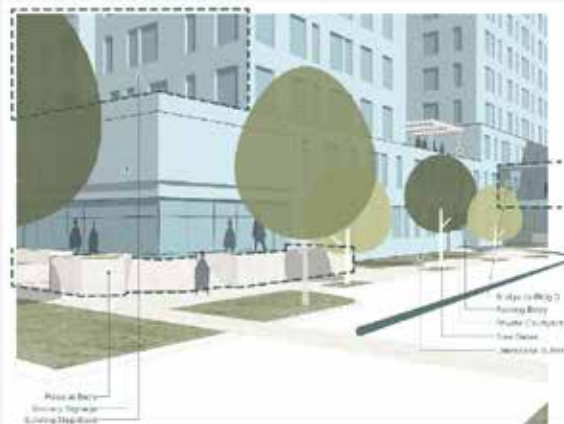
- Seating Areas
- Art Installations
- Community Gardens
- Decorative Lighting

ZONE 6 | PRIVATE DRIVE C

1. Plaza gathering space with seating and planting areas at building entries.
2. Sidewalk directly adjacent to drop-off zone with accessible route to building entries.
3. Maintain high visibility for all users in and around this space for pedestrian safety.
4. Create visual separation between building entry plazas and shared-use path for user safety.
5. Demountable curb at Grocery loading area to separate between loading and garage access drive.
6. Building patios disconnected from shared-use path.
7. Building patios connected to adjacent sidewalk where provided.

ZONE 7 | S PARK STREET

1. Grocery at south corner to provide high visibility for signage and entry.
2. Landscaped plaza with bicycle parking and seating options at grocery entry.
3. Building step-backs per Design District 7 requirements.



ZONE 8 | PRIVATE DRIVE D

1. Tree grates at north side of private drive to provide landscape buffer and pedestrian access to sidewalk from abutting short-term parallel parking stalls.
2. Private patios connected to adjacent sidewalk.
3. Semi-Private Courtyard at Building D:
 - Terraced seat wall / community gathering space for food truck access adjacent to sidewalk. Food trucks could park in the short-term parallel parking stalls facing south toward the green space.
 - Accessible route provided throughout.
 - Semi-public, flexible, green amenity space.
 - Shade structure and patio at corner to anchor entry to the development.
 - Retaining walls and significant planting buffer along Park Street designed to alleviate traffic noise.

ZONE 9 | FLATIRON CORNER

1. Architectural gateway to the neighborhood.
2. 4'-0" minimum grass terrace from back of curb to retaining walls.
3. No private patios along S Park Street or W Washington Avenue.
4. Existing public sidewalk to remain.
5. Street trees to be added to public tree terrace where possible.



CDA Triangle Resident Picnic Summer 2023

2.12 Landscape and Open Areas

Landscape and Open Areas Overview

The open space plan and site amenity updates proposed in this document are critical to the success of the CDA and greater Triangle redevelopment.

By prioritizing universal design and accessibility, reconnection to the local streetscapes and green spaces, equitable distribution of communal facilities, improvement and refinement of shared open spaces, and residents' feelings of safety and security, this plan is pivotal to the future health and wellbeing of the community and to the longevity of this new neighborhood master plan.

To fulfill these goals, the foundational principles of the site's landscape design are as follows:

- Provide accessible walkways, gathering spaces, and building entrances.
- Ensure all sidewalks, crosswalks, shared use paths, and courtyard and plaza spaces prioritize user safety. This includes discouraging inattentive or unnecessary vehicular activity.
- Encourage 'eyes on the street' security with stoops, patios, and gathering points that reinforce community engagement and attentiveness. Plantings should generally utilize plants 3' height and lower, along with a tree canopy in order to open up viewsheds for safety.

- Provide visual and physical distinction between public and semi-private spaces through the use of site elements and landscape design.
- Establish a healthy 'treescape' by providing adequate planting space along streets, sidewalks, and shared use paths as well as within private property boundaries.
- Encourage sustainable site development by utilizing local materials, native and adaptive plants, and by being intentional about where bluegrass lawns are placed.
- Engage with neighboring residents by sharing the site's public open spaces and allowing for communal meeting, gardening, and recreation.

In total, the proposed landscape plan for the Triangle includes over 100,000 square feet of public-facing improved green space.



Site Amenities



Zone Diagram



Tree Prioritization

A large, bold yellow number '3' is positioned on the left side of the image, partially overlapping the brick wall and the industrial equipment. The background is a photograph of a red brick building with various pipes, conduits, and a large horizontal cylindrical tank mounted on its exterior. A black door is visible on the left, and a white electrical box is mounted on the wall. The ground in the foreground is covered with gravel.

3

Sustainability



3.I Sustainability Goals List



The CDA is committed to sustainability both for the Taking Shape development and as a leader for the City of Madison. The CDA embraces the City of Madison’s climate commitment to achieve 100% renewable energy zero-net carbon emissions for city operations by 2030 and community-wide by 2050.

As part of that commitment, the CDA developed the following sustainability goals for the Taking Shape development to demonstrate their leadership and commitment to their residents and the City of Madison in sustainable development.

To that effect, the new development shall:

- Support residents in safe, affordable, and healthy homes through a community that can adapt to changes over the next 100 years.
- Lead the community and the City of Madison in its commitment to sustainable development by contributing to the goal to achieve 100% renewable energy zero-net carbon emissions by 2030.
- Fully electrify building operations that can directly connect to a renewable energy grid.
- Reduce operational costs by investing in efficient designs and on-site solar energy.

The following tables are the sustainability goals for the Taking Shape Redevelopment and are focused on four categories:

Performance goal categories

- Building Design and Verification
- Carbon Emissions and Energy Goals
- Resiliency
- Indoor Environmental Quality, Water, and Building Operations

Goals are prioritized as:

1 MISSION CRITICAL

'Mission Critical' goals are goals that are critical to the project success.

2 HIGHLY DESIRABLE

'Highly Desirable' are goals that are important to the project and should be thoughtfully considered. If not included in the final plans, the trade-offs should be made clear to the CDA.

3 IF POSSIBLE

'If Possible' goals should influence the recommended design and are highly beneficial if they are incorporated into the project

Building Design and Verification Goals

Building certifications will help guide the Taking Shape redevelopment toward the CDA's sustainability goals. Green building certifications help clearly define specific outcomes for the development team. Using a curated selection of third-party building certifications provides the following benefits:

- Outcomes that demonstrate the City of Madison's commitment to sustainability and reducing emissions.
- Building practices vetted by third-party government and non-profit organizations.
- Technologies and applications for applicable building types.
- Specific guidance for design and construction teams.
- Third-party raters to verify progress through design and construction.
- Measurable outcomes that can be tracked after the building is occupied.
- Qualify WHEDA and Inflation Reduction Act (IRA) incentives.

The following table outlines the certifications that the CDA will pursue for the Triangle Development.

BUILDING DESIGN VERIFICATION GOALS

	MISSION CRITICAL	HIGHLY DESIRABLE	IF POSSIBLE
BUILDING CERTIFICATIONS	<p>All buildings certified to meet Enterprise Green Communities (EGC)</p> <p>All buildings certified to the ENERGY STAR® Multifamily New Construction program.</p>	<p>Certify affordable housing buildings EGC+, and meet additional credits that align with the CDA goals:</p> <p>Credit 5.2b Moving to Net-Zero Energy: Near Zero Certification required for EGC+ certification</p> <p>Credit 4.2 Advanced Water Conservation</p> <p>Credit 1.6 Resilient Communities: Multi-hazard Risk/Vulnerability Assessment.</p> <p>Credit 5.10 Resilient Systems: Critical Loads</p> <p>Credit 7.10 Noise Reduction</p> <p>All buildings are built to EPA Indoor Air Plus standards</p>	<p>One building is certified Plus Core 2021</p>
MEASUREMENT AND VERIFICATION	<p>Have a third party certify the design, installation, and performance of energy saving and renewable energy measures, in accordance with Mission Critical building certification requirements</p> <p>Have a plan to track multifamily building and tenant energy use through Energy Star Portfolio Manager.</p>		

Carbon Emissions and Energy Goals

The CDA's goal is for the Triangle to be a model for housing in the City while working toward the City's goal to be net-zero by 2030. Mayor Satya-Rhodes Conway has also challenged the CDA to zero fossil fuels on site. To achieve these goals, the CDA will strive to not use any fossil fuels for the non-emergency building energy uses. Electrifying the buildings will allow the development to take advantage of a renewable energy grid over the building life for the next 100 years. To help accomplish this, the development will focus on reducing building energy, accommodating future rooftop solar arrays, and enable electric vehicle charging on-site.

CARBON EMISSIONS GOALS

	MISSION CRITICAL	HIGHLY DESIRABLE	IF POSSIBLE
CARBON EMISSIONS AND ENERGY	<p>No use of fossil fuels for combustion or on-site energy, except for emergency power generation.</p> <p>Meet energy use targets below to reduce energy and carbon emissions. Develop a plan to track total building EUI during building operation.</p>	<p>No use of fossil fuels for combustion or on-site energy, except for emergency power generation.</p> <p>All buildings are zero energy ready. This includes having provisions to install rooftop solar arrays in each building to support the City's 100% renewable energy plan while reducing operating costs.</p> <p>Incorporate community energy systems such as geothermal or wastewater treatment that can save energy across the development.</p>	<p>No use of Fossil Fuels used for on-site energy, including emergency power.</p> <p>All buildings are net-zero energy, offsetting all annual energy with a combination of rooftop solar arrays and off-site renewable energy credits.</p>
BUILDING SITE ENERGY USE TARGETS	38 kbtu/sf/yr	34 kbtu/sf/yr	30 kbtu/sf/yr

Resiliency Goals

Resiliency, longevity, and ensuring the buildings can support residents in times of emergency are all important to the CDA. It is a Highly Desirable goal for the Taking Shape Development to support residents in times of emergencies, including to shelter residents on site. This shelter can support basic needs like power for medical equipment, phone charging, refrigeration, and heating, cooling, and hot water to keep residents safe during a power outage. The emergency power could even be provided by a solar array with battery storage to eliminate fossil fuels and reduce emissions.

RESILIENCY

	MISSION CRITICAL	HIGHLY DESIRABLE	IF POSSIBLE
CARBON EMISSIONS AND ENERGY	Code-required egress power	Common spaces in one building can be used a community resiliency center for 80 residents for 24 hours	Common spaces in one building can be used as a community resiliency center for 80 residents for 24 hours
BUILDING SITE ENERGY USE TARGETS	Diesel generator and generator power hook-ups	Diesel generator, generator power hook-ups, solar PV array	Battery Energy Storage System powered by solar array, generator power hook-ups
FLOOD AND NATURAL DISASTERS	Meet requirements of Madison Storm Water Ordinance	Meet Enterprise Green Communities credits 1.6 Resilient Communities: Multi-Hazard Risk/ Vulnerability Assessment	Meet Enterprise Green Communities credit 5.9 Resilient Energy Systems: Floodproofing

Indoor Environmental Quality, Water, & Building Operations

The CDA is committed to providing healthy homes for the Triangle residents for the next one hundred years. Healthy homes have clean air and are comfortable for residents. The CDA's goal is to use best building practices to ensure a healthy environment as recommended by the EPA Indoor airPLUS program. These requirements center around using building materials that use healthy chemicals and reduce microbial

growth in the home, have tight walls and roofs to keep pests and pollution outside, and provide fresh, filtered air into every home.

Reducing water usage is also an important part of sustainability for the CDA. Eliminating irrigation with native planting would save both water and money. Using certified WaterSense fixtures to lower home water will lower the amount of water, the energy used to heat the water, and set an example for developments across the city.

A building is only as energy efficient as the ability for the building staff to run the building. Supporting staff with strong building operation practices will ensure the sustainability of the development over the next 100 years. Equipment should be easy to use for residents, easy for staff to maintain, and the staff should have tools to track energy and identify when equipment may not be working properly.

INDOOR ENVIRONMENTAL QUALITY, WATER & BUILDING OPERATIONS

	MISSION CRITICAL	HIGHLY DESIRABLE	IF POSSIBLE
INDOOR AIR QUALITY	<p>Meet mandatory Enterprise Green Community credit 7.7 requirements for ventilation.</p> <p>Requirements include meeting ASHRAE 62.2-2010 for local exhaust in dwelling unit bathrooms, kitchen, and a whole unit ventilation system.</p>	<p>All buildings are built to EPA Indoor Air Plus standards.</p> <p>Provide balanced ventilation to all units .</p> <p>Provide MERV 13 filters to each unit per ASHRAE Guidance for COVID-19 Risk Reduction in Residential Buildings.</p>	<p>Compartmentalize living units to reduce air leakage and transfer and to improve acoustics.</p>
MATERIALS	<p>Meet Enterprise Green Communities credits 6.4 and 6.6 to ensure low-emitting materials and reduced mold growth.</p>	<p>All buildings are built to EPA Indoor Air Plus standards.</p>	<p>All buildings are built to EPA Indoor Air Plus standards.</p>
COMFORT	<p>Provide living units with individual temperature control and remote access for efficient operations.</p> <p>Provide interior lighting designed to IES standards for light levels and uniformity.</p> <p>Design exterior lighting for with focus on security while meeting Dark Sky requirements per USGBC LEED credit SS8: Light pollution reduction.</p> <p>Prioritize access to natural light and connection to outdoor views for all living units while limited potential for glare and overheating.</p>	<p>Design using Passive building principles to improve thermal and acoustic comfort while limiting potential moisture issues.</p>	<p>Design lighting systems to improve circadian rhythms per WELL standard credit 5.4: Circadian lighting design.</p>
WATER	<p>Use native, drought resistant plants to reduce need for irrigation.</p> <p>Water fixtures and appliances shall meet or exceed EPA WaterSense and Energy Star requirements.</p>	<p>No potable water for irrigation.</p>	<p>Recover rainwater for irrigation water use.</p>
BUILDING OPERATION	<p>Equipment is easy to use for residents.</p> <p>Buildings have a centralized energy management system (EMS) to centralize energy and performance tracking of building energy systems.</p>	<p>Equipment is easy to operate and service by all building staff.</p> <p>Equipment is designed and specified to support standardization across development. Equipment within living units can be operated or serviced remotely so staff do not have to enter living unit. Controls can be manipulated remotely, and routine maintenance can be accomplished outside of the living unit.</p>	<p>Single-source equipment by type across the community to standardize equipment.</p>

3.2 Certification

Green building certifications will help guide the Taking Shape development toward the CDA's sustainability goals. Using official building certifications provides the following benefits:

- Outcomes that demonstrate the City of Madison's commitment to sustainability and reducing emissions.
- Building practices vetted by third-party government and non-profit organizations.
- Technologies and applications for applicable building types.
- Specific guidance for design and construction teams.
- Third-party raters to verify progress through design and construction.
- Measurable outcomes that can be tracked after the building is occupied.
- Qualify WHEDA and Inflation Reduction Act (IRA) incentives.

Below are summaries of the building certifications to be pursued for the development:

Mission Critical Goal

Certify all buildings to Enterprise Green Communities

Highly Desirable Goal

Certify all affordable housing buildings to Enterprise Green Communities Plus

Enterprise Green Communities

Enterprise Green Communities is a national green building standard for the affordable housing sector.

This program was developed by Enterprise Community Partners, a national non-profit dedicated to increasing housing supply, advancing racial equity, and building resilience and upward mobility for residents. The focus of the certification is on energy efficiency, occupant health, and climate resilience. Many of the certification requirements align with goals for the new Triangle development, including energy efficiency, water, healthy environments, and building operation goals. If a building is certified net-zero ready with DOE Zero Energy Ready Homes or Phius, then a building can achieve Enterprise Green Communities Plus.

Focus areas of Enterprise Green Communities

- Integrative Design
- Location + Neighborhood Fabric
- Site Improvement
- Water
- Operating Energy
- Materials
- Healthy Living Environment
- Operations, Maintenance + Resident Engagement

Mission Critical Goal

Energy Star Multifamily New Construction Program Certification

Certify all buildings under the ENERGY STAR Multifamily New Construction Program The US EPA's ENERGY STAR Multifamily New Construction (MFNC) certification results in buildings that are high quality, comfortable for occupants, and have proven value. This certification is a mandatory requirement for Enterprise Green

Communities certification. The focus is on energy efficient equipment, occupant health, and high-quality construction. To achieve energy savings, the certification includes envelope performance targets, high efficiency HVAC equipment, ENERGY STAR appliances and lighting, and efficient lighting controls. An independent rater must review the project in design and construction. These requirements ensure proven, economical energy efficiency measures are incorporated into the design.

Focus areas of the ENERGY STAR Multifamily New Construction Program

High performance Envelope

- Air sealing
- Efficient heating & cooling equipment
- Dwelling-unit & space mechanical ventilation
- Efficient domestic hot water systems
- Efficient lighting and appliances
- Third party verification
- Whole building energy consumption data acquisition strategy

Highly Desirable Goal

DOE Zero Energy Ready

Certify all affordable housing buildings under DOE Zero Energy Ready Homes. DOE Zero Energy Ready Homes is a certification that ensures residential buildings are ready for net-zero energy emissions. It builds upon ENERGY STAR Multifamily New Construction and EPA Indoor airPLUS certification and adds advanced energy efficiency

measures with future considerations for solar photovoltaic installation, electric vehicle chargers, and heat pump water heaters and space heating systems. They supply checklists for installers and raters to ensure buildings are PV-ready, EV-ready, and heat pump-ready for an electrified future.

Highly Desirable Goal

Certify all affordable housing buildings under EPA Indoor airPlus

PA Indoor airPLUS

EPA Indoor airPLUS certification recognizes buildings equipped with a comprehensive set of indoor air quality features and aims to balance quality with practical cost issues and verifiability. Many of the requirements for EPA Indoor airPLUS are already incorporated into Enterprise Green Communities, including mandatory requirements for selecting healthier materials, using clean bath, kitchen, and laundry surfaces, managing moisture in walls and foundations, radon mitigation, pest management, and providing fresh outdoor air all times. Other measures are for better moisture control, radon-resistant construction, and improved ventilation and filtration.

If Possible Goal

Certify one building under the Phius CORE certification.

Phius CORE

Phius Core certification in hyper-energy efficient and comfortable “Passive” buildings through a well-constructed envelope, cost-optimization, and climate specific design. Phius certification has a focus on durability, resiliency, and occupant health. Phius requirements include a tightly sealed and well insulated building envelope, fully balanced ventilation, and low-emission building material requirements. Phius certification builds off ENERGY STAR Multifamily New Construction, DOE Zero Energy Ready Homes, and EPA Indoor airPLUS certifications.

3.3 Energy Use

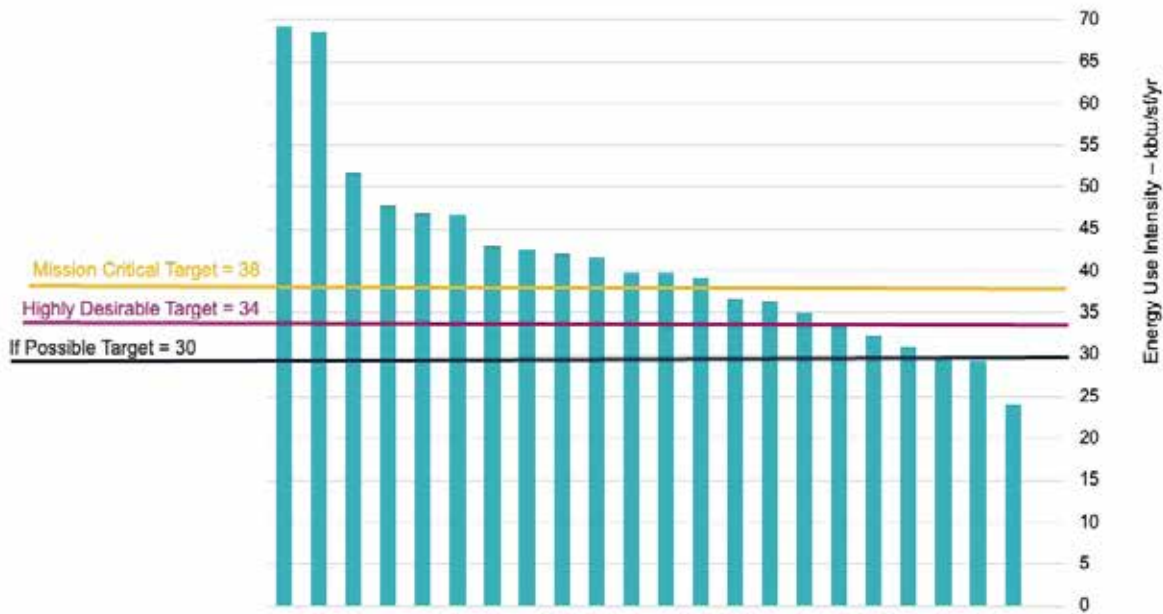
An important part of the CDA's sustainability goals is meeting the City's commitment to 100% renewable energy and net-zero emissions for City operations by 2030. To help meet this commitment, the CDA is setting energy use targets for the new buildings. Setting these targets helps quantify energy impacts to help everyone involved in the building design, construction, and operations make informed decisions.

Energy targets were set by reviewing 24 benchmarks based on energy standards, high-performing buildings in the upper Midwest, and multifamily buildings in Madison. From those, the highest performing Passive House buildings were around 30 EUI, while energy efficient ENERGY STAR buildings were around 40 EUI. To help ensure the Triangle Development is a leader in the city in energy efficiency, the energy targets for the development shall be:

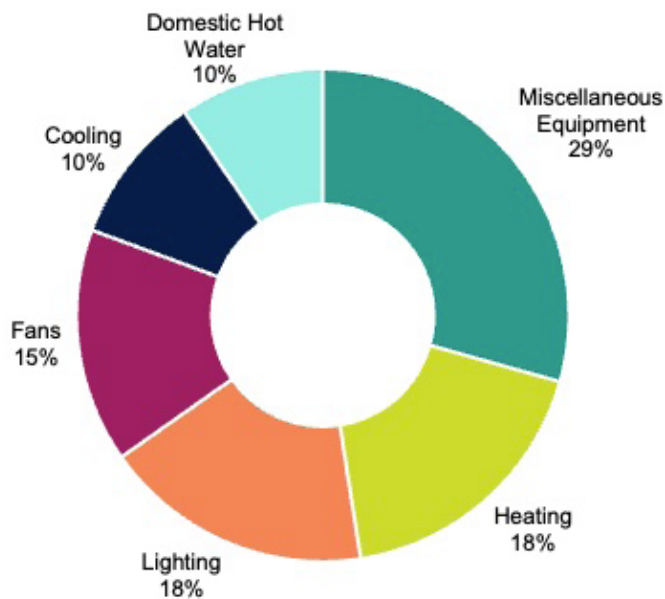
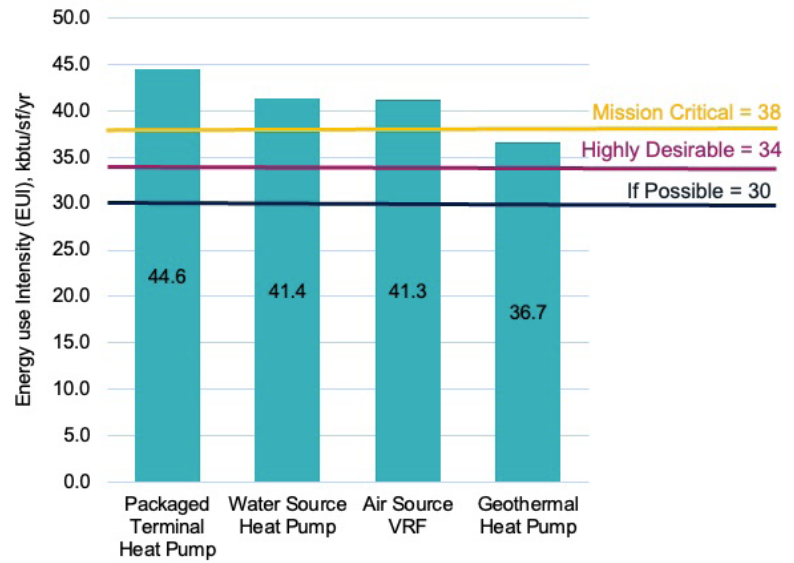
Mission Critical: 38 EUI

Highly Desirable: 34 EUI

If Possible: 30 EUI



To help find the most effective ways to reduce energy use, Slipstream performed energy modeling of the ten Taking Shape buildings. This helps find the best ways to reduce building energy. Most energy use demand in multifamily buildings is generated as a result of the combination of heating, cooling, and fan energy at 43% of the building energy, and the CDA can save the most energy by investing in an efficient heating and cooling system. After that, most <energy is> used by homeowner’s appliances, computers, and plug loads. There are also significant lighting and domestic hot water loads that can be reduced with efficient equipment.

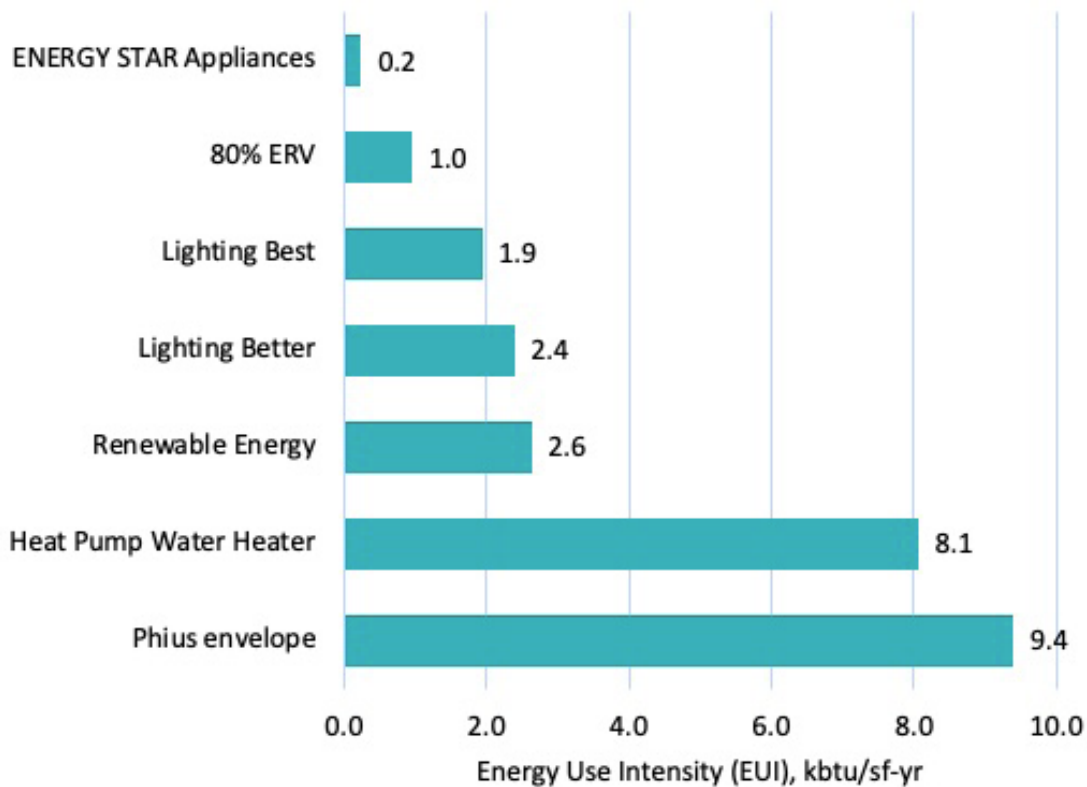


The team considered four mechanical systems that do not use fossil fuels:

- Packaged Terminal Heat Pumps
- Air-source Variable Refrigerant Flow (VRF) heat pumps
- Water-source heat pumps (WSHP)
- Geothermal heat pumps

The model showed that the best way to meet the energy targets was to use a geothermal heat pump system. Use of any of the other systems would require other energy saving measures to meet the targets.

Other measures that can save energy are to use energy recovery ventilators (ERVs) to recover air from building exhaust, use heat pump water heaters to efficiently heat heating hot water, use efficient LED lighting throughout the building and site, use ENERGY STAR appliances. Adding solar panels to the roof will offset even more energy.









Energy use intensity (EUI) savings by energy savings measure

3.4 Building Systems

Working with Design Engineers the team evaluated several HVAC systems options that could be used in the future developments. The heating and cooling systems mostly likely to meet the project sustainability goals were identified as: Packaged Terminal Heat Pumps, Air-source Variable Refrigerant Flow (VRF) heat pumps, Water-source heat pumps (WSHP) and Geothermal heat pumps. Design Engineers created a HVAC comparison matrix to aid the team in understanding the benefits and tradeoffs of different systems.

One of the energy goals of the project is a 38 EUI kbtu/sf/yr. The team recommendation in order to meet the energy targets is to pursue a geothermal heat pump system. If upon further exploration it is infeasible, an alternative system could be coupled with other energy savings measures to meet the target.

DEFINITIONS AND KEY POINTS		
Reliability/Resiliency	System is a proven, reliable technology. Failure of one component has little or no impact on more than one apartment	 Best  Better  Discussion Point X Does not apply
Maintenance	System has fewest and/or easily maintainable components	
Familiarity	System has been common for many years in residential applications	
Controllability	Occupants can easily control system with independent year-round zone control for each apartment	
Sound	System has minimal background noise and is unobtrusive	 Best  Better  Discussion Point X Does not apply
Responsiveness	System can heat and cool quickly	
Capital Cost	One \$ is lowest capital cost, \$\$\$\$ is highest capital cost.	\$, \$\$, \$\$\$ Cost
Operational Cost	One \$ is lowest operating cost, \$\$\$\$ is highest operating cost.	
Energy Efficiency	System has lowest site Energy Use Intensity (EUI)	
Sustainability	System will improve the sustainability of the project	
Carbon Neutral Ready	System is all-electric which makes it carbon-neutral-ready. In other words, the system will be carbon neutral as soon as electricity used to operate it is carbon neutral.	
Exterior Equipment	Requires visible exterior equipment.	
Utility Cost Allocation	Notes describe how utility costs are allocated.	
Architectural Considerations	Describes architectural considerations for each system.	

HVAC SYSTEM COMPARISON MATRIX

HVAC SYSTEM	SYSTEM DESCRIPTION	DISCUSSION POINTS	Maintenance			Operations			Life Cycle Cost		Efficiency		Physical			
			Reliability / Resiliency	Maintenance	Familiarity	Controlability	Sound	Responsiveness	Capital Cost	Operating Cost	Energy Efficiency	Sustainability	Carbon Neutral Ready	Exterior Equipment	Utility Cost Allocation	Architectural Considerations
SYSTEM 1A AIR SOURCE VRF	Fan coil unit for each apartment. Condensing units located at grade and/or on roof (max 100 ft vertical). Refrigerant piping connects condensing units to fan coil units with zone distribution boxes located above corridor ceilings.	Ducted and non-ducted options available. Centralized condensing units serve multiple apartments so maintenance on one condensing unit will affect multiple apartments	●	●	●	●	●	●	\$	\$	●	●	Y	Y	1	Exterior condensing units
SYSTEM 1B GEOTHERMAL SOURCE VRF	Fan coil units and refrigerant piping same as System 1a. Condensing units located in small mechanical rooms / closets distributed throughout the building. Connects to below grade ground heat exchanger.	See 1a. Requires more indoor mechanical space for condensing units and pumps than System 1a. No exterior mechanical equipment.	●	●	●	●	●	●	\$\$\$	\$	●	●	Y	N	1	Interior mechanical space for circulating pumps & condensing units
SYSTEM 2A WATER LOOP HEAT PUMP	Heat pumps for each apartment with central cooling tower and electric boiler. Central hydronic piping system distributes heat pump water to individual heat pumps.	Space for cooling tower on the exterior in addition to interior mechanical space for boiler will be required. Boiler and cooling tower require more maintenance than a refrigerant-based system (chemical treatment, boiler inspections, etc). Individual compressors for each apartment means that maintenance on one compressor will not affect other apartments.	●	●	●	●	●	●	\$\$\$	\$\$\$	●	●	Y	Y	2	Interior mechanical space for boilers and circulating pumps. Exterior cooling tower
SYSTEM 2B GEOTHERMAL HEAT PUMP	See 2a less cooling tower/boiler. Connects to below grade ground heat exchanger.	No See 2a. Space for cooling tower and boiler not required (no exterior mechanical equipment). Maintenance of central equipment is limited to circulating pumps	●	●	●	●	●	●	\$\$\$	\$	●	●	Y	N	3	Interior mechanical space for circulating pumps
SYSTEM 3 PTAC/VTAC	PTAC/VTAC unit would serve each apartment. Units must be located on an exterior wall.	Large architectural consideration for this option as façade would be impacted. Sound in apartments is the most noticeable.	●	●	●	●	●	●	\$	\$\$\$\$	●	●	Y	N	4	Requires floor space at exterior of apartments and façade changes

Geothermal Potential

The opportunity for geothermal systems was identified early on as something the Taking Shape Team wanted to explore.

The need to explore geothermal systems as an option was further validated by Slip Stream's finding that the geothermal heat pump system is the most energy efficient system compared with the other options that were modeled with site energy consumption of 13% lower than both the VRF and water-source heat pump options and 19% lower than the PTHP option. Moreover, geothermal is the only system that meets the energy goals that the Taking Shape Team created.

Sizing and Location

Design Engineers provided the Team with multiple options for different geothermal systems, ways of staging geothermal, and preliminary sizing and locations for ground heat exchangers. The best solution would be to place a ground heat exchanger under Brittingham Park and connect that system to the CDA properties under West Washington Avenue.

The amount of land dedicated to housing as well as the phasing of the Taking Shape Project over 10 years makes it challenging to have the ground heat exchanger on the Triangle.

The Team met with City of Madison Parks Department staff to understand if placing a ground heat exchanger at Brittingham Park is feasible. Parks staff was

receptive and supportive of exploring this further with the Team. The field would be entirely below ground with no above-ground impediments. Use of Brittingham Park would only be impacted when the field is installed and future planning efforts would prioritize minimum interruption time.

DOE Funding Opportunity

Late summer of 2022, Slip Stream presented to the Team a grant opportunity through the Department of Energy to receive federal funding to both explore and plan for geothermal with a future opportunity to fund the implementation of a community geothermal system. With Slip Stream leading the effort, the Team mobilized to create a strong response to the funding opportunity announcement (FOA).

The Team submitted a proposal in October of 2022. We were notified in April of 2023 that the proposal was found to have merit, but due to funding constraints, we were not selected. However, DOE noted that if additional funds become available, the proposal may be considered for an award.



The background features a light blue grid pattern. Overlaid on this are several black halftone shapes: a triangle on the left, a square with a semi-circular cutout in the center, and a semi-circle on the right. An orange rectangular overlay is positioned in the lower-left quadrant, containing the word 'Financing'.

4

Financing



4 Financing

Preserving existing affordable housing and creating new affordable housing requires multiple layers of financing. It is often compared to creating a “layer-cake” and in many projects there are more than 5 layers!

The layers typically include

- “Hard Debt” or “must pay” debt such as conventional financing or a tax exempt bond funded loan.
- “Soft Debt” financing tools that are grants or very low interest rate loans.
- “Equity” typically in the form of investment from a tax credit purchaser investor.
- Rental subsidies in the form of vouchers.

Below are several of the tools that the team expects the Taking Shape project will require.

HUD Repositioning Tools

RAD

The Rental Assistance Demonstration (RAD) is a powerful tool that provides public housing authorities (PHAs) an opportunity to preserve and improve public housing properties (such as Brittingham and Gay Braxton) and address the \$26 billion dollar nationwide backlog of deferred maintenance. RAD provides PHAs an opportunity to enter into long-term contracts that facilitate the financing of new construction or substantially rehabilitated units.

Section 18

Section 18 is an additional HUD tool that allows for the demolition and disposal of public housing to help PHAs reposition housing to a more sustainable financial platform and access private capital. Section 18 can provide greater HUD financial resources than RAD, but meeting the requirements of Section 18 can be more challenging.

RAD/Section 18 Blend

The RAD/Section 18 Blend is a HUD tool that blends the two standalone public housing programs and provides a level of HUD resources greater than RAD alone but less than Section 18.

Section 8 (bb)

Section 8(bb) is a tool for preserving and transferring project-based rental assistance. Under Section 8(bb), the housing assistance from multifamily properties such as Parkside or Karabis can be transferred to a newly constructed building on the Triangle.

Federal and State Tax Credits

Low Income Housing Tax Credits are Federal and State programs that subsidize the acquisition, construction, and rehabilitation of affordable rental housing for low and moderate income tenants through the tax code (a “dollar for dollar” future tax reduction). Tax Credits are allocated by WHEDA generally on an annual basis with applications due in January of each

year.

9% LIHTC (Federal)

The 9% credit is also commonly referred to as the “competitive credit” because awards of 9% credits are drawn from WHEDA’s annual LIHTC allocation authority and applicants must compete for an award on an annual basis.

4% LIHTC (Federal)

The 4% credit is also commonly referred to as the “non-competitive credit” or “automatic credit” because applicants typically do not have to compete for an award if at least 50% of the development is financed with tax-exempt bond financing; they are automatically awarded 4% tax credits. These 4% tax credits are not drawn from a state’s annual LIHTC allocation authority.

Wisconsin State Credits

In 2018 Wisconsin enacted a competitive state housing tax credit program designed to complement the 4% LIHTC program. Applicants must compete for an award on an annual basis.

Targeted financing tools are selected based on the size of the project and the targeted affordability.

FINANCING MATRIX	A Sites		B Sites			C Sites		D Sites	
	Low Income and Very Low Income		Very Low Income Replacement Housing			Low Income and Workforce		Workforce	
	A1	A2	B1	B2	B3	C1	C2	D1	
TARGETED REPOSITIONING AND FINANCING TOOLS									
RAD									
RAD/Section 18 Blend			●						
Section 18									●
Section 8 (bb)				●					
9% LIHTC	●								●
4% LIHTC		●	●	●					
State LIHTC		●	●	●					
AHF		●	●	●	●				
HOME			●	●	●				
TIF	●	●	●	●	●	●	●		●

Soft Financing Sources

A number of soft financing sources exist to help support affordable housing. Below are a few of the most widely used sources:

Affordable Housing Fund (AHF)

AHF is one of the City of Madison's funding mechanisms to help produce affordable housing units. This fund is allocated primarily through Requests for Proposals, and is intended to provide gap financing.

Affordable Housing Program (AHP)

A Federal Home Loan Bank (FHLB) program that provides competitive grants and subsidized loans through local bank members to support

affordable housing development. Use of funds is flexible and they can be used in coordination with many other programs and sources of funding. Locally, the Federal Home Loan Bank of Chicago offers AHP financing to non-profit agencies or developers with a non-profit sponsor.

Tax Increment Financing (TIF)

The Triangle is part of the recently created Regent Street TID #48. TIF may be used in Taking Shape to fund infrastructure and other improvements.

45L

The energy efficient home credit (the 45L credit), provides up to a \$5,000 tax credit for each energy efficient dwelling unit.

Alternative Energy Credit (ITC)

The Investment Tax Credit (ITC) Section 48 allows project owners or investors to be eligible for federal business energy investment tax credits for installing designated renewable energy generation.

Housing Affordability

A significant portion of household incomes are allocated towards housing. The Department of Housing and Urban Development (HUD) defines affordable housing or apartments as what a household can obtain for 30% or less of its income. A household can spend up to 30% of income on housing or rent before becoming what is defined as “cost burdened.”

In Madison, there has been a substantial undersupply of rental units in the City’s housing market since the Great Recession, and the development and construction of new rental units has generally not kept pace to meet existing (and growing) demand. The high demand for rental housing, particularly in desirable, amenity-rich neighborhoods, is putting upward pressure on rents in Madison and pushing many lower income residents to the periphery of our community.

The neighborhoods surrounding the Triangle (Greenbush, Monona Bay, Bay Creek, Bassett and Mifflandia) are well located and highly desirable neighborhoods. The Taking Shape Team looked at the six most recently built, non-student, new construction apartment developments in the Triangle area (The Sofia, Avenir Apartments, The Emerson, West Washington Place, Peloton Residences, and The Compass) and found that the average asking rent for 2022 was \$1,897 per month not including utilities.

The Taking Shape plan prioritizes affordable housing at a mix of incomes. The plan aims to replace existing very low income housing and also to create new affordable housing at a range of income levels from very low income housing to workforce housing. The following affordability levels are prioritized in the Taking Shape Plan:

Very-Low Income Housing

Very low-income limits are below 50% of the area median income. In Madison that is \$48,850 for a household of two. Very-low income housing is eligible for LIHTC financing and developments may also rely on vouchers to help residents.

Lower Income Housing

HUD sets lower income limits at 80% of the median income. In Madison that income limit is \$78,160 for a household of two. Lower income housing averaging below 60% of area median income is typically eligible for LIHTC financing.

Workforce Housing

Workforce Housing is affordable to residents that do not income-qualify for traditional rent-restricted affordable housing units, but would also find market rate housing to be unaffordable to them. Workforce Housing often targets middle-income employees, those who work in fields such as healthcare, manufacturing, education, retail and law enforcement.

Workforce housing is not defined by HUD but is generally accepted as serving households with up to 120% of the area median income. In Madison that is \$117,240 for a household of two.

Permanent Affordability

Whether at very low, lower or workforce housing rents, there is a priority to permanent affordability and housing stability.



5

Implementation





5.1 Phasing

The Taking Shape plan is an antidisplacement plan that allows residents to stay in their homes during construction and to stay on the Triangle after redevelopment. A goal is to keep existing relationships and communities intact and to strengthen those communities.

It became very clear to the Team early on in the project that moving was going to be challenging for the current residents of the CDA Triangle Properties. During the Open House project kick-off in May of 2022, much of the conversation was about moving, moving assistance, and the stress that moving causes. The Team knew that our project plan had to involve as few moves as possible.

Further, as a Team, it was decided that it was best to only move residents once and that one time move would be into their new units. This decision was further informed by the fact that there is extremely limited vacancy on the Triangle so even if moving wasn't a challenge, there would be no units to move tenants into during either a renovation or a new construction project.

In order to only have residents move once, the plan needs to be to first build on vacant land. Once the building is complete, residents from Brittingham Apartments will move into the new building. We can then redevelop the part of the site that Brittingham Apartments once sat on and so on. Brittingham Apartments residents will move first, followed by Gay Braxton, Parkside and Karabis.

The plan prioritizes the following:

- Build on vacant land first
- Meet the replacement housing needs of existing residents before creating new housing
- Build community spaces in the first phase so that all residents experience positive change in the first phase.
- No units will be demolished until replacement units are constructed
- Residents only move once
- Residents can stay on the Triangle during the construction
- No resident needs to be relocated until their new unit is ready

Phase 1

- Removal of West Washington Ave pedestrian bridge
- Reconstruction of Braxton Place
- Construction of building B1
- Construction of shared use path adjacent to building B1
- Brittingham residents move into building B1
- Community hub spaces open

Phase 2

- Demolition of Brittingham building
- Construction of building B2 and B3
- Construction of shared use path adjacent to building B2
- Construction of south portion

of private drive C as temporary fire access lane

- Karabis, Parkside and Gay Braxton residents move into buildings B2 and B3

Phase 3

- Demolition of Karabis Apartments, Parkside Highrise, Parkside Townhomes, and Gay Braxton Apartments.
- Construction of buildings A1 and A2
- Construction of shared use path adjacent to buildings A1 and A2
- Construction of north portion of private drive C
- Construction of buildings C1 and C2
- Construction of shared use path adjacent to building C2
- Construction of private drive D
- Asian Midway relocates to building C1
- In Phase 3, A and C can be constructed simultaneously or completed as two distinct phases.

Phase 4

- Demolition of former Asian Midway building
- Construction of building D
- Construction of pedestrian bridge between building C2 and D

The phasing plan prioritizes having residents move only once and meeting the needs of existing residents first.



Phasing Diagram

5.2 Draft Schedule

The goal of the Taking Shape Plan is to complete the redevelopment of the CDA Triangle properties in a ten-year time period. The draft schedule below shows the potential timing for the overall development. The timing of the Taking Shape redevelopment is dependent on financial resources. The primary financing tools for affordable housing are tax credits which are awarded on an annual basis.

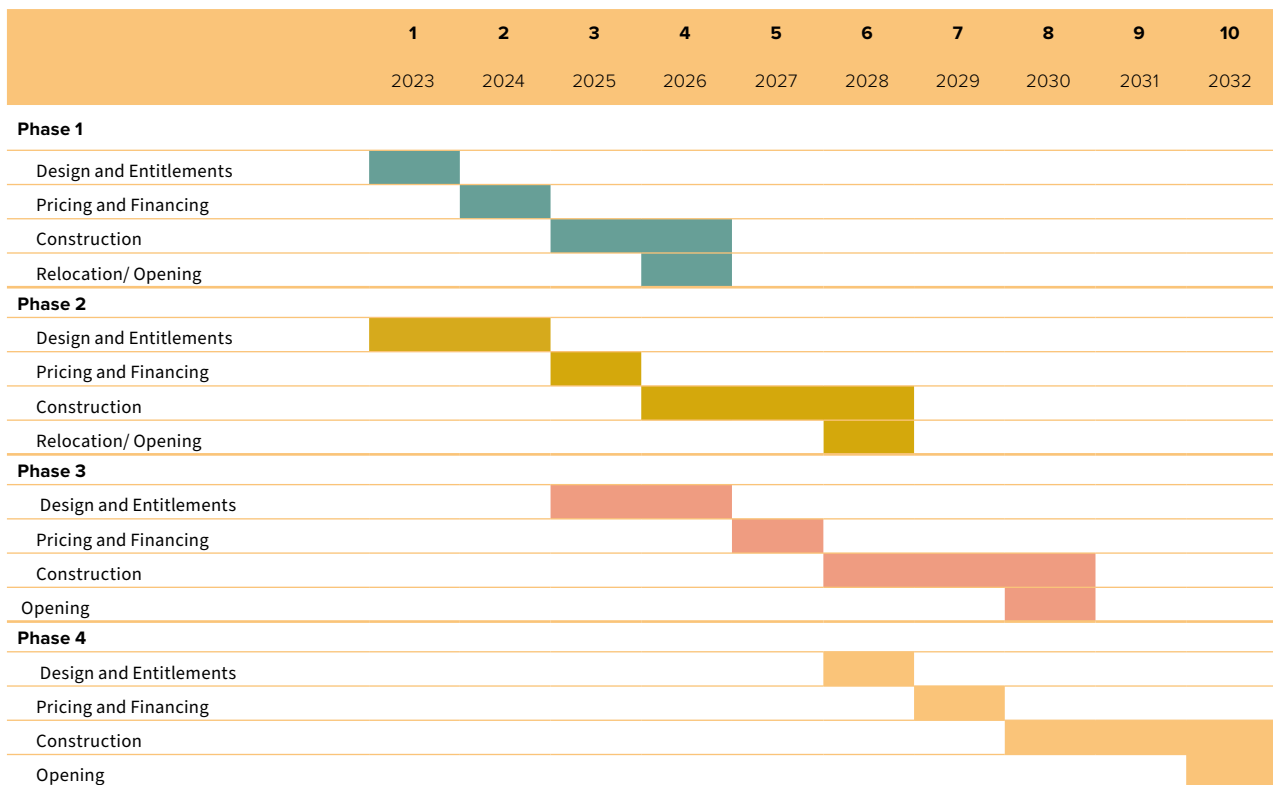
Relocation Assistance

Many residents have concerns about the physical process of moving - who will move them and how will it be paid for?

- Relocation Assistance will be provided to residents
- Recommendation is that boxes and movers be provided to each resident

- Assistance packing and unpacking may be required for some residents and may require volunteer assistance
- Costs for the boxes and movers should be considered in each project budget
- Tenants will have ample time to prepare for their moves in the Taking Shape ten year plan

Draft Ten Year Schedule



In Conclusion



The Taking Shape Plan is a culmination of a year of work to create a plan that is centered on the current CDA Triangle residents and future Triangle residents.

The Taking Shape plan builds on the Triangle Monona Bay Neighborhood Plan and the City's Comprehensive Plan, providing the framework that will lead to a redevelopment.

As the Taking Shape project lead, New Year Investments is committed to the plan's success and careful execution over the next decade to ensure the Triangle is a beloved and sustainable community that supports the needs of its residents. In the words of a CDA Triangle resident, "The best is yet to come."