

TRIANGLE REDEVELOPMENT



RFQ SCOPE OF SERVICES

- Phase 1: Vision & Master Plan
- Phase 2: Financial Plan
- Phase 3: Implementation

****Resident engagement throughout process****



Community Development Authority (CDA) of the City of Madison
Request for Qualifications
Development-Partner for Redevelopment/Revitalization



Triangle Site (AMP 400): Brittingham, Gay Braxton, and Karabis Apartments, and Parkside Towers and Townhouses

Authorized by CDA Resolution No. 4446
Adopted: June 10, 2021
RFQ No. 10038-0-2021-DJ

RFQ Issued: June 28, 2021
Questions Deadline: July 23, 2021
Submission Deadline: August 27, 2021
by 2:00 pm (CT)

PROJECT GOALS & ENGAGEMENT

DOES IT BUILD CONNECTION + COMMUNITY

- BELONGING
- PEOPLE ON THE TRIANGLE
- DECOR + VIBE + ENERGY + FEEL
- COMMUNICATION

DOES IT PROMOTE WELL BEING

- SAFETY
- FEELING SAFE
- ACTIVITIES
- COMMON AMENITIES + SERVICES
- ACCESSIBILITY

IS IT FUNCTIONAL + EASY TO USE

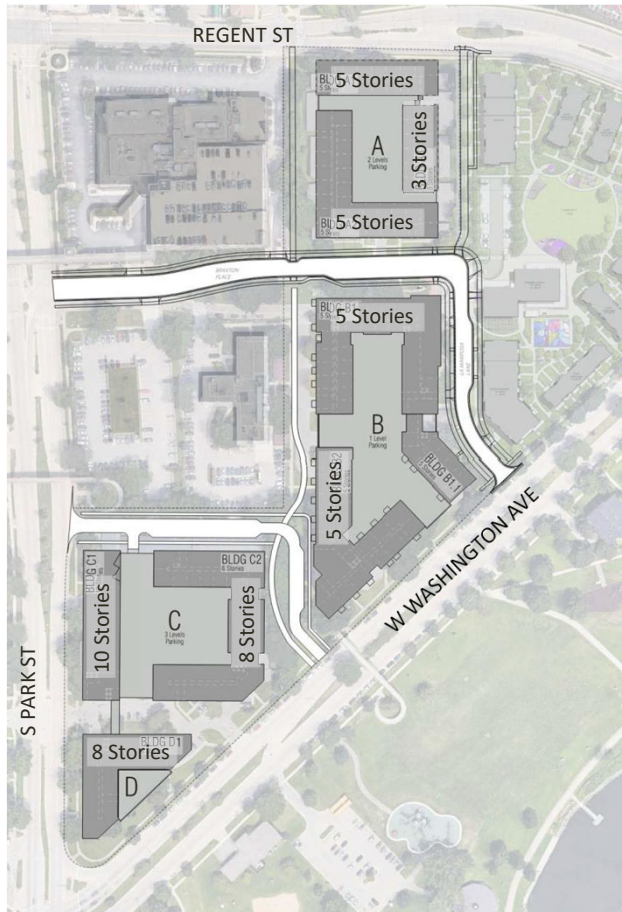
- BUILDING DESIGN
- HOW THINGS WORK
- PHYSICAL ENVIRONMENT
- OUTDOOR SPACES + USE
- SUSTAINABLE

EXISTING SITE



SITE CONCEPT





SITE SUMMARY

- **Site A** – Approx. 212 Units
 - 1 Level Underground Parking
 - 1 Level Wrapped Parking
 - Raised courtyard over Parking Level
 - 3-5 Stories Residential
- **Site B** – Approx. 342 Units
 - 1 Level Underground Parking
 - Courtyard over Parking Level
 - 5 Stories Residential
 - CDA Amenity & Community Spaces on Level 1
- **Site C** – Approx. 211 Units
 - 1 Level Underground Parking
 - 2 Levels Wrapped Parking
 - Raised Courtyard over Parking Level
 - 9-10 Stories Residential
 - Grocery at Level 1 along Park St.
- **Site D** – Approx. 54 Units
 - Parking provided via ped bridge from Site C
 - Raised Courtyard
 - 8 Stories of Residential



TRIANGLE REDEVELOPMENT TIMELINE

Phase	Estimated Schedule	2022	2023	2024	2025	2026	2027	2028	2029
1	Resident Engagement								
1	Vision and Master Plan								
2	Financial Plan								
2	Market & Pro Forma Analysis								
2	HUD & City Approvals								
2	LIHTC Application(s)								
2	Secure Funding Sources								
3	Phase I Construction								
3	Phase II Construction								
3	Phase III Construction								
3	Phase IV Construction								
3	Phase V Construction								



TRIANGLE REDEVELOPMENT TIMELINE

Complete/Ongoing

- Environmental Due Diligence
 - Phase 1 & 2 ESAs
- Draft Site Master Plan
- Resident Engagement
 - Focus Groups
 - Open Houses
 - Resident/Community Surveys

Q1– Q2 2023

- Complete Site Master Plan
- Project Phasing
- CSM and Survey Work
- City Planning and Zoning Reviews

Q3 2023

- Complete Financial Plan (Baker Tilly)
- Submit RAD/Sec. 18 Application(s) to HUD
- Phase II Development Agreement (New Year Investments)

Q4 2023

- Submit LIHTC Application to WHEDA

2024-2025

- City, HUD, WHEDA Approvals
- Secure All Financing Sources
- Construction Documents and Bidding
- **Phase 1 Groundbreaking**

