

CDA TRIANGLE SITE - REDVELOPMENT OVERVIEW

December 15, 2020



AGENDA

- Triangle Overview
- Land Use Planning and Recommendations
- Key Considerations and Next Steps
- RFP Scenarios

The Triangle today

The Triangle, once the core of the multi-ethnic Greenbush neighborhood, was redeveloped in the 1960s and 1970s with a mix of public and nonprofit low-income housing, medical uses and a grocery. The city will soon launch a planning process to determine the future of the low- and high-rise housing and the 26-acre site bounded by three major thoroughfares.

Problems facing the buildings

Community Development Authority

- Deteriorating exteriors
- Interior of units dated and deteriorating
- Underutilized common areas
- Insufficient parking
- No air conditioning

Bayview Foundation

- Lack of indoor recreation or wellness space
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PARKSIDE TOWER

245 S. Park St.

Constructed: 1978

Stories: 8

Units: 83

The tower's apartments are almost exclusively one-bedroom, and about 500 square feet.

MIDWAY ASIAN FOODS

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PARKSIDE TOWNHOUSES

802-824 W. Washington Ave.

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These three buildings are for families and have full basements.

GAY BRAXTON

604-762 Braxton Place

Constructed: 1965

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The cluster of buildings consists of six townhouses – containing mostly efficiency and one-bedroom apartments – and a building for the CDA offices.

BAYVIEW TOWNHOUSES AND COMMUNITY CENTER

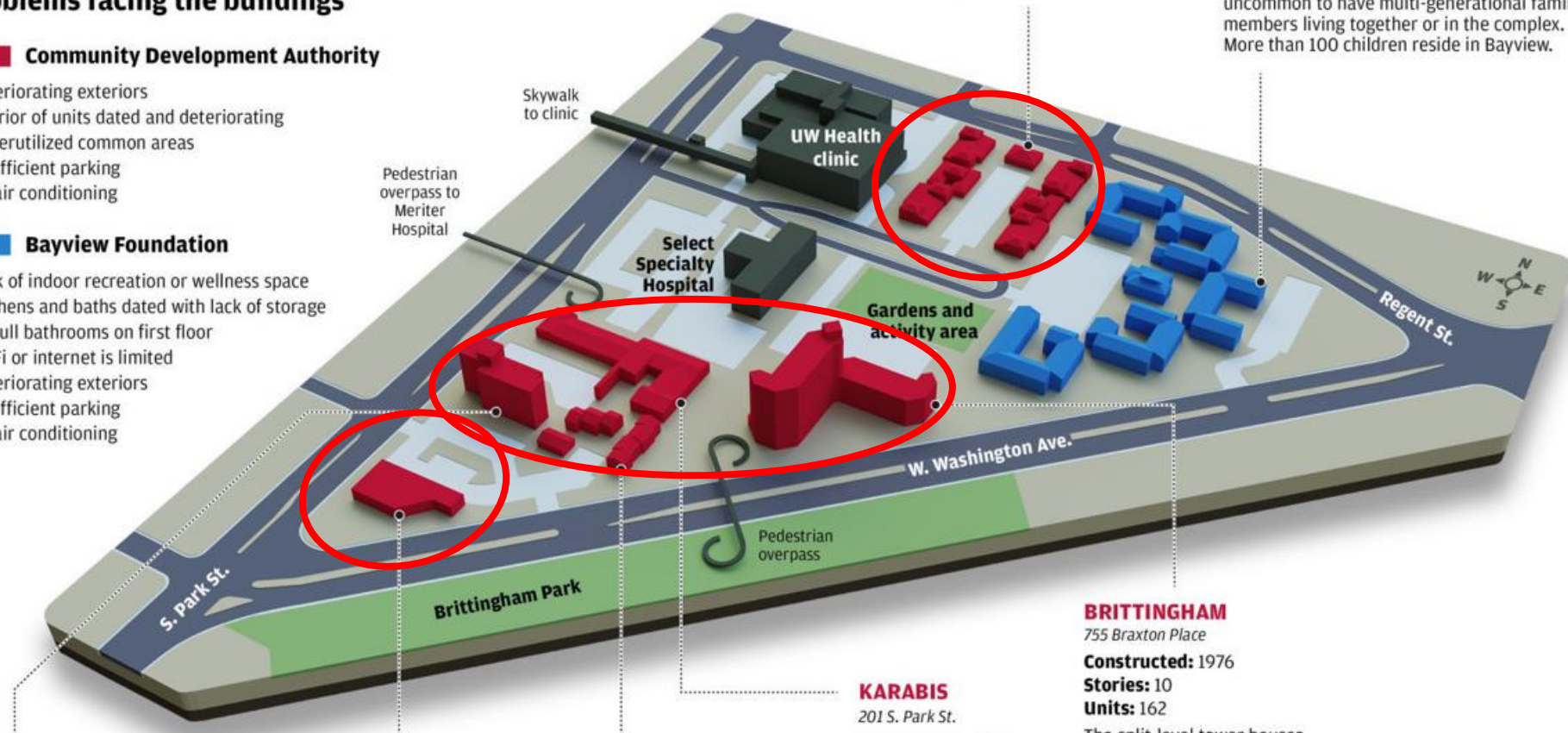
601 Bay View

Constructed: 1971

Stories: 2

Units: 102

Bayview consists of five two-story buildings and a community center. Many of the residents have either immigrated from, or have roots in other countries. It is not uncommon to have multi-generational family members living together or in the complex. More than 100 children reside in Bayview.



KARABIS

201 S. Park St.

Constructed: 1977

Stories: 1

Units: 20

The building is limited to individuals with physical disabilities.

BRITTINGHAM

755 Braxton Place

Constructed: 1976

Stories: 10

Units: 162

The split-level tower houses the most people in the Triangle and contains a health and resource center, community ministry, dining area and volunteer-run computer lab and library.

SOURCES:
Community Development Authority; Bayview Foundation

JASON KLEIN – State Journal



TRIANGLE OVERVIEW

Mixed development including townhomes, high rise apartments, single story accessible apartments, and commercial space constructed between 1965 and 1978

- Public Housing and Multi-family Housing
- 12 residential buildings with 336 units and large common spaces
- 32 efficiencies, 270 one-bedroom, 28 two-bedroom, 6 three-bedroom (40 units are WC Accessible)
- 7,135 square feet of commercial space
- Median Income: \$12,852, Average Monthly Rent: \$360
- 41% elderly, 90% disabled, 47% people of color
- 96% Occupancy Rate



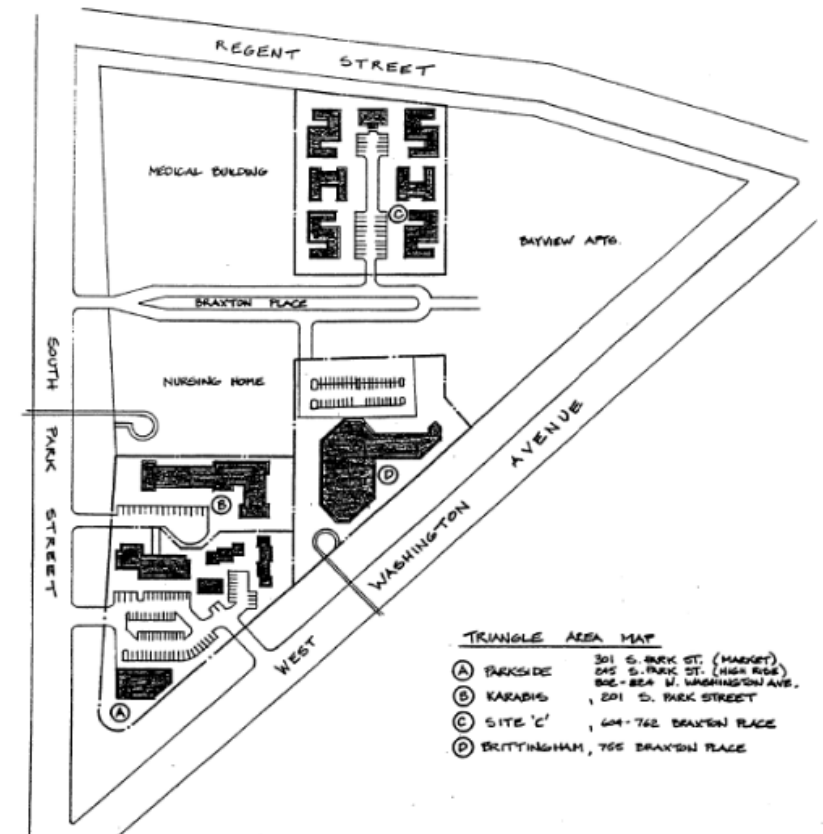
TRIANGLE OVERVIEW

Property Challenges

- Significant current capital needs: parking lots, plumbing, electrical, utility tunnels, balcony unit water leaks, ADA upgrades
- High density of vulnerable residents
- Limited amenities & complex funding

Redevelopment Opportunities

- Triangle Monona Bay Neighborhood Plan approved 2019
- HUD Tools for Public Housing: Section 18 Disposition, RAD, or RAD/S18 Blend
- Phased redevelopment beginning with new construction





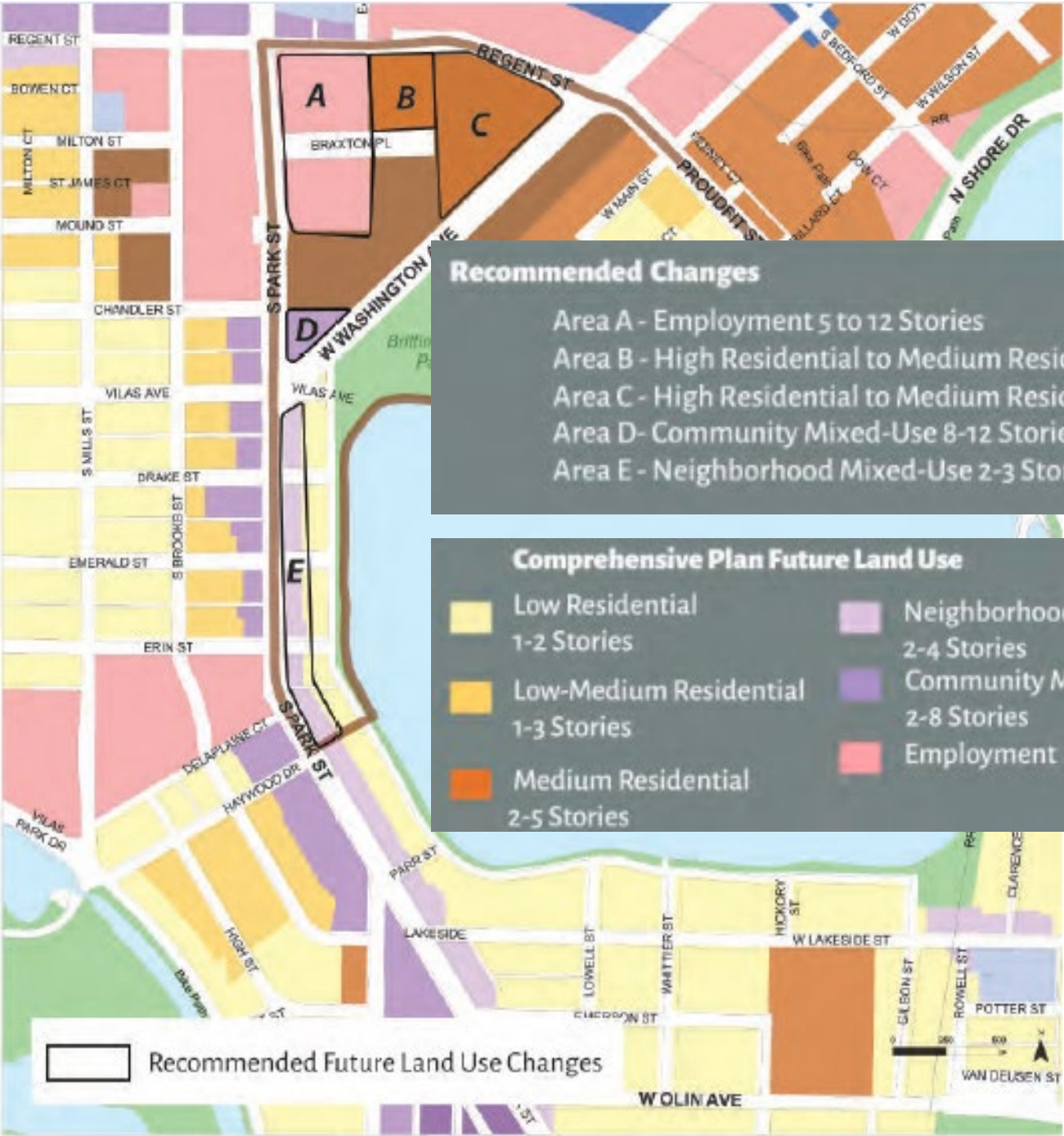
TRIANGLE MONONA BAY

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



TRIANGLE MONONA BAY PLAN (2019)



Recommended Changes

- Area A - Employment 5 to 12 Stories
- Area B - High Residential to Medium Residential 3-5 Stories
- Area C - High Residential to Medium Residential 2-5 Stories
- Area D - Community Mixed-Use 8-12 Stories
- Area E - Neighborhood Mixed-Use 2-3 Stories

Comprehensive Plan Future Land Use

Low Residential 1-2 Stories	Neighborhood Mixed-Used 2-4 Stories	High Residential 4-12 Stories
Low-Medium Residential 1-3 Stories	Community Mixed-Used 2-8 Stories	Park/Open Space
Medium Residential 2-5 Stories	Employment	Neighborhood Plan Boundary Line

Recommended Future Land Use Changes



GAY BRAXTON APARTMENTS

Today

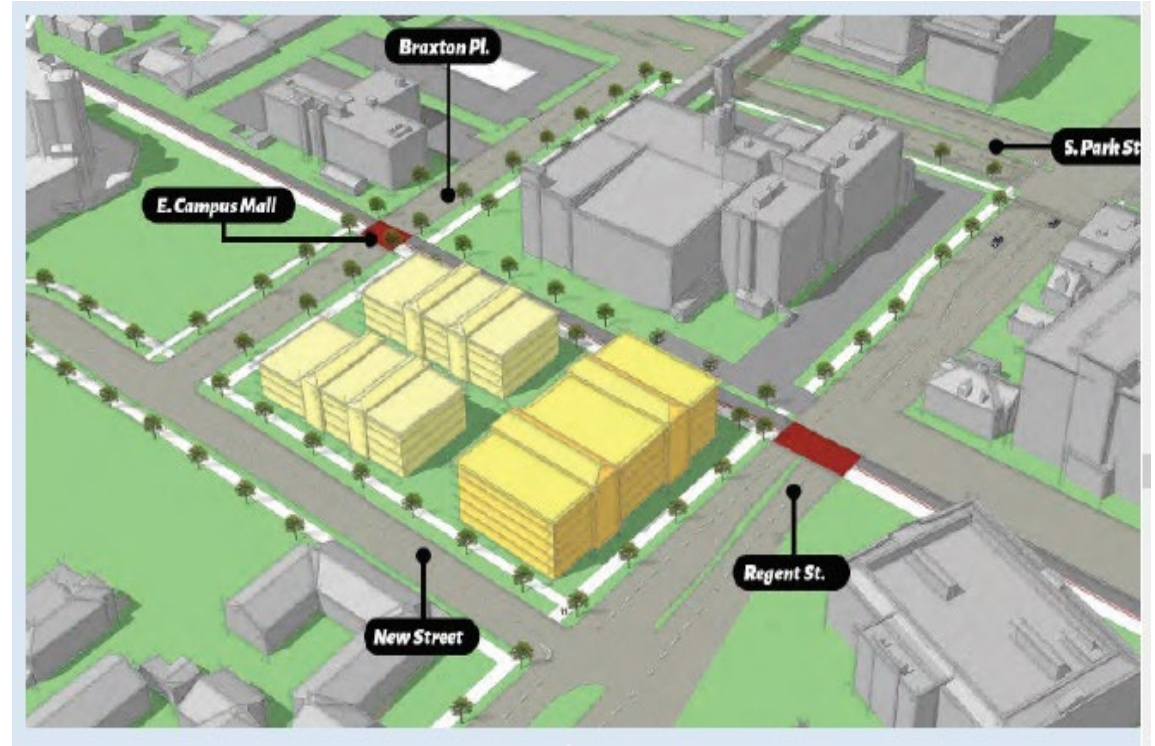
- Safe, affordable housing for low-income eligible families, the elderly, and persons with disabilities
- Low Residential, 1 to 2-stories
- Built in 1968, there are six, aging, 2-story buildings with 60 housing units and an administrative office building
- Surface parking lot
- Central, outdoor corridors and some balconies
- Entrances front internally, onto corridors and parking lot



GAY BRAXTON APARTMENTS

Recommended

- Safe, affordable housing for low income eligible families, the elderly, and persons with disabilities
- Medium Residential, with height range of 3 to 5-stories (change from Comprehensive Plan – High Residential, 4 to 12-stories)
- The tallest buildings, up to 5 stories, should be along Regent Street, stepping down to 3-stories along Braxton Place
- Buildings fronting Braxton Place, new north-south street, Regent Street, and East Campus Mall with front doors opening to the sidewalk, and windows facing the sidewalk and street
- Underground parking to the extent feasible; very limited surface parking
- Minimum entrance elevations for main floors and underground parking
- Sanitary backflow preventers and above-grade mechanicals



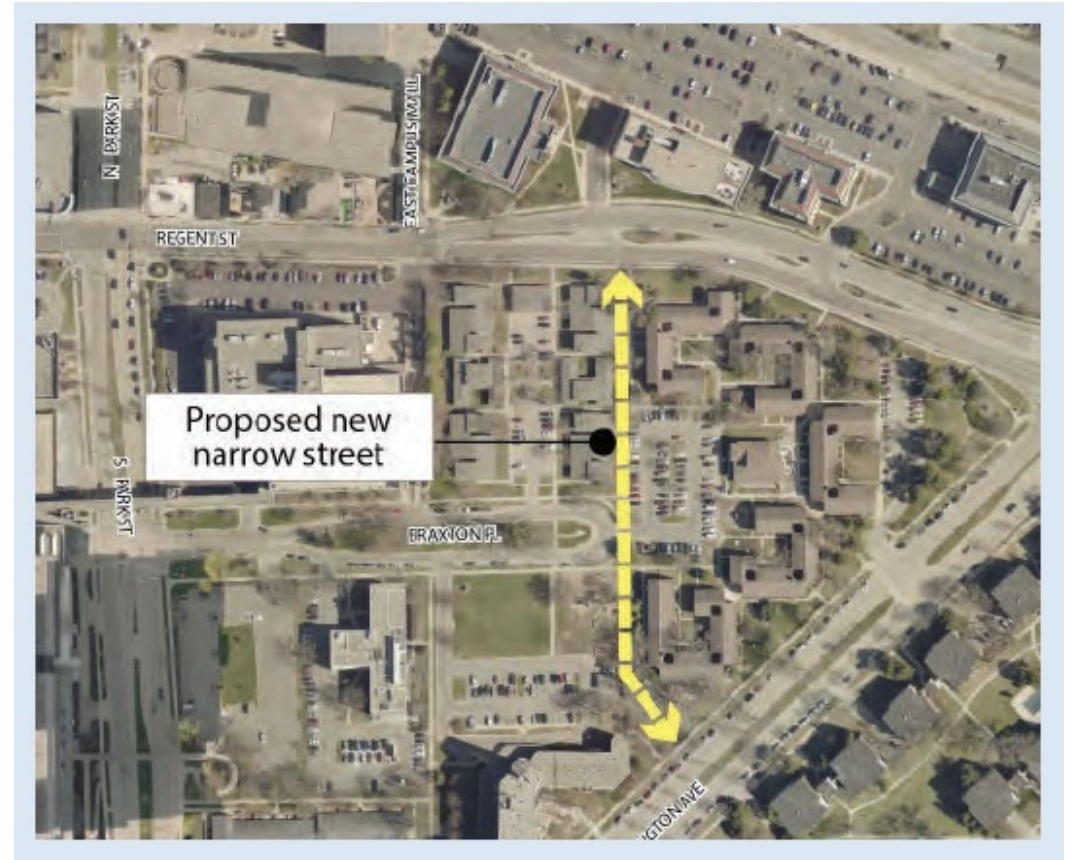
Looking southwest

GAY BRAXTON — VISION EXAMPLES



PROPOSED STREET EXTENSION

- 34 feet wide or narrower
- Minimum allowable speed limit
- Some 2-hour parking spaces
- Right in/right out only from Regent Street and West Washington Avenue
- Pedestrian crossings with bumpouts, tabletop crosswalks with tinted pavement, and more
- Minimum 7 foot wide sidewalks
- Bike boulevard
- Traffic circles
- Decorative lights
- Buildings fronting street and sidewalks
- Bus service, if future studies find it feasible



BRITTINGHAM TOWER, PARKSIDE TOWNHOMES AND TOWER, AND KARABIS APARTMENTS

Today

- Brittingham Tower - 163 units
- Parkside Tower and Townhomes - 95 units
- Karabis Apartments - 20 units
- Open grassy area and community gardens
- Gathering area with picnic tables and benches surrounding a mosaic mural
- Playground developed by Bayview
- Pedestrian paths connecting the residential buildings to each other and to the pedestrian bridge over West Washington Avenue, and the sidewalks along West Washington Avenue, Braxton Place, and South Park Street



BRITTINGHAM TOWER, PARKSIDE TOWNHOMES AND TOWER, AND KARABIS APARTMENTS

Recommended

- Continued High Residential land use (per Comp Plan/FLU Map), allowing a mix of buildings at different heights and scales
- Additionally, buildings along West Washington Avenue should have adequate setbacks to allow for greenspace, wide sidewalks, and views of the Capitol
- Publicly accessible east-west pathway from South Park Street to the East Campus Mall to better connect residents to each other, and to amenities (e.g. new greenspaces) within the neighborhood and larger community
- Specialized design of building interiors, pathways, greenspaces, and other outdoor spaces for people living with disabilities



SOUTH PARK STREET/ W. WASHINGTON AVENUE

Today

- 1-story building built in 1967, surface parking lot
- Specialty grocery store – Asian Midway Foods
- Deep building setbacks from sidewalk, established trees and shrubs, Greenbush
- Neighborhood History Sign



SOUTH PARK STREET/ W. WASHINGTON AVENUE

Recommended

- 8-12 stories (2-6 stories in the Comp Plan) with stepback of 15 feet after the second or third story
- Mixed-use building with commercial below and market-rate or affordable housing above
- Maintain/expand specialty grocery, expand basic grocery offerings for broader population
- Provide adequate structured parking; consider including underground parking where feasible



KEY QUESTIONS

- Do we need to guarantee a unit on the Triangle for existing residents?
 - During construction?
- Do we need to make space for any additional uses?
 - Green space?
 - Commercial?

NEXT STEPS

- HUD redevelopment criteria and appropriate program(s)
 - Repositioning consultant recommendations pending
- Survey of existing property/environmental conditions
 - Perform new Phase I/II ESAs, review historic documentation
- Project phasing to minimize resident displacement
 - Utilize undeveloped spaces for infill and staging
- Developer recruitment & request for proposals
 - Outside assistance likely necessary for multiphase, multiyear redevelopment plan



RFP SCENARIOS

- 1. Master Developer – Single-entity:** private or non-profit, possibly with CDA leadership
 - Same entity in charge of all development phases
- 2. Master Development Team – Tax credit developer, CM, site planner, architect, repositioning consultant**
 - Ideally one or more entity with local knowledge/presence
- 3. Staged Development – RFP each component separately**
 - Could be a different entity/approach for each
 - May be more work to coordinate and avoid conflicts





Questions/Discussion

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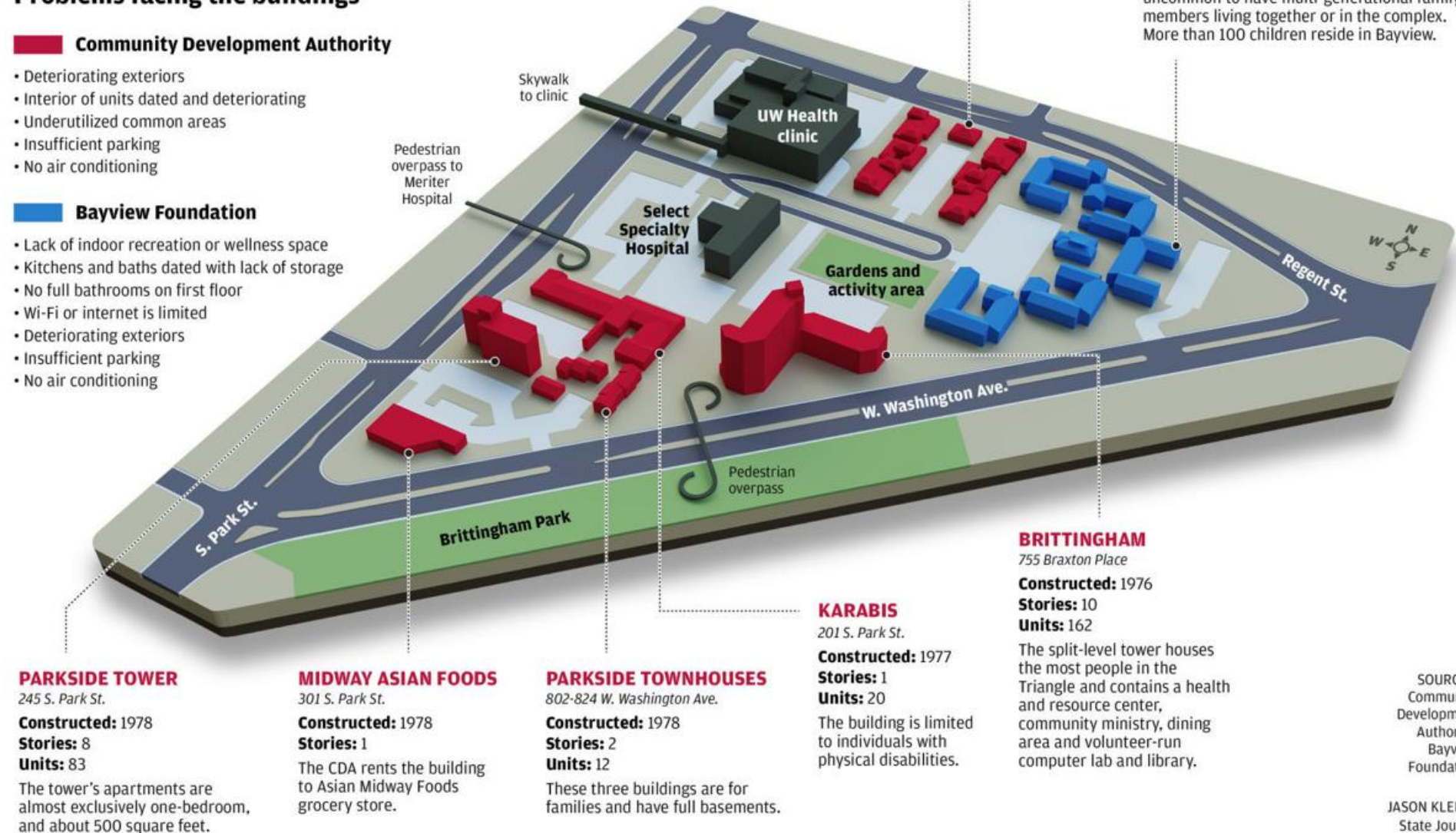
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