

# CDA Triangle Redevelopment Plan

Presentation to CDA Board on 6/29/2023



# Taking Shape Plan Outline

### Items Covered on 6/8/23

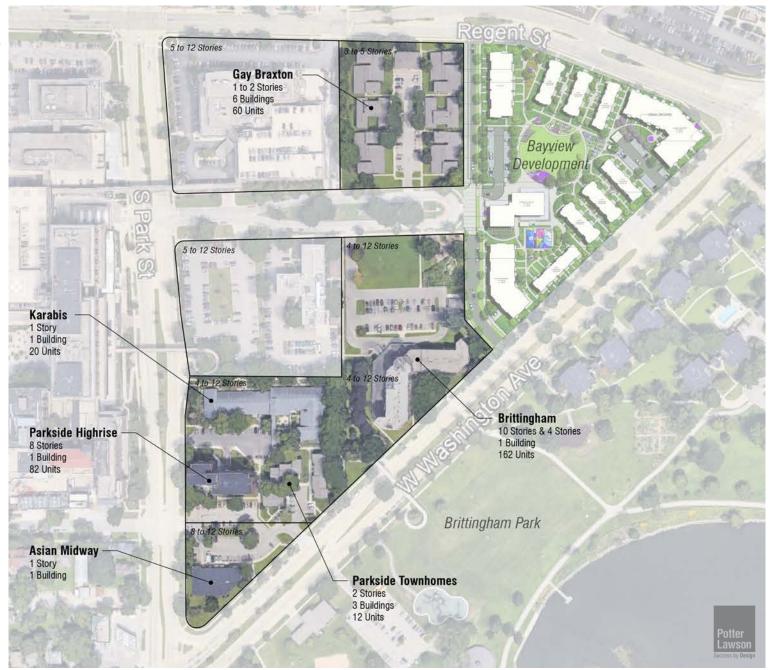
- Introduction to Project
- Engagement Summary

### For Today (6/29/23)

- Site Plan
- Project Schedule
- Sustainability Plan
- Financing Plan

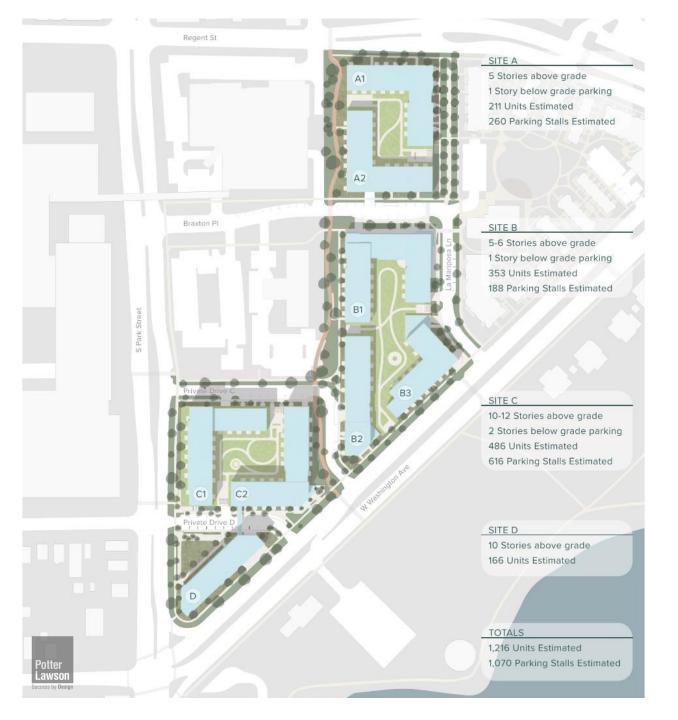


# Existing Site











## Site Plan

- Addressing Madison's housing needs by increasing housing opportunities on the Triangle.
- Courtyard buildings focus on resident experience and access to open space.
- Minimized streets and surface parking
- Focus on human-scale streetscapes
- Shared-Use path connects East Campus Mall path through to Brittingham Park







# Key Features

- Only move once Accommodate current residents first, no displacement
- Private Courtyards Open space for residents
- Safe and Secure Parking
- Safer at Grade Pedestrian Connections
- Closing the Gap Shared Use Path
- Connected Common Areas + Shared Amenities
- Re-orientation of Braxton Place Boulevard
- Redefined Street Edge + Street Oriented Entrances
- Maintain and enhance grocery (Asian Midway Foods) as a Community Asset
- Limit Public Streets through the Triangle







# Braxton Place



# Common Amenities



Library



Multi-Purpose Rooms



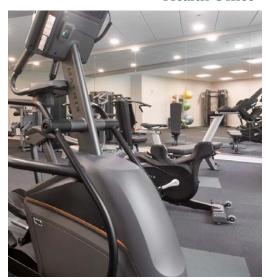
Art Room



Food Pantry



Health Office



Movement and Fitness Room



On-Floor Shared Laundry







# 1 S. PARK BRITTINGHAM PARK

# Site Amenities













Grill Station



Landscaped Courtyards

Site Amenities



Raised Bed Community Garden



Shared-use Path









# Community Connectivity



- Shared-use path
- Focus on human/pedestrian experience of the site
- Clear delineation between public and private spaces to improve safety
- Safe and accessible routes throughout the site
- Connectivity less isolation with private spaces within resident community





Shared-use path (East Campus Mall Extension)





PHASE 1 | 166 Units
Estimated Completion 2026



PHASE 2 | 187 Units
Estimated Completion 2028



PHASE 3 & 4 | 697 Units & Grocery
Estimated Completion 2032



PHASE 5 | 166 Units
Estimated Completion 2034



# Phasing Plan

# Sample Unit Plans



SAMPLE 2-BEDROOM 1-BATHROOM UNIT



SAMPLE 1-BEDROOM 1-BATHROOM UNIT







taking OUR TRIANGLE Shape

# Sustainability Goals

- Support residents in safe, affordable, and healthy homes
- 2) Lead the community and the City of Madison in its commitment to sustainable development
- 3) Electrify building operations
- 4) Reduce operational costs



# Building Design and Verification Goals

# MISSION CRITICAL

- Buildings meet
   Enterprise Green
   Communities
- Buildings certified to ENERGY STAR Multifamily New Construction program
- Third party certify
- Track energy use

### HIGHLY DESIRABLE

- Buildings meet
  EGC+
- Buildings built to EPA Indoor Plus standards

### IF POSSIBLE

One building is certified Phius Core 2021



# Carbon Emissions and Energy Goals

# MISSION CRITICAL

- No use of fossil fuels for combustion or onsite energy, except for emergency power generation
- Meet building site energy use target of 38 kbtu/sf/yr
- Develop plan to track total building EUI during operations
- Provide infrastructure for Solar (PV) systems where possible
- Meet ordinance 42-2021 for EVSE. Provide EVSE for all fleet spaces

### HIGHLY DESIRABLE

- No use of fossil fuels for combustion or onsite energy, except for emergency power generation
- Meet building site energy use target of 34 kbtu/sf/yr
- Buildings are zero energy ready
- Incorporate
  community energy
  systems such as
  geothermal that can
  save energy across
  the development
- Provide EV-ready charging stations per DOE Zero Ready Homes Checklist

- No use of fossil fuels for on-site energy, including emergency power
- Meet building site energy use target of 30 kbtu/sf/yr
- Buildings are net-zero energy, offsetting use with a combination of solar and offsite renewable credits
- Install solar PV array across 40% of total roof area or sized to offset common area energy use



### Resiliency

# MISSION CRITICAL

- Code-required egress power
- Diesel generator and generator power hookups
- Meet requirements of Madison Storm Water Ordinance

### HIGHLY DESIRABLE

- Common spaces in one building can be used as a community resiliency center for 80 residents for 24 hours
- Diesel generator, generator power hookups, solar PV array
- Meet Enterprise Green
  Communities credits
  1.6 Resilient
  Communities: MultiHazard
  Risk/Vulnerability
  Assessment.

- Common spaces in one building can be used as a community resiliency center for 80 residents for 24 hours
- Battery Energy
  Storage System
  powered by solar
  array, generator power
  hook-ups
- Meet Enterprise Green Communities credits
   5.9 Resilient Energy Systems: Floodproofing



## Indoor Environmental Quality, Water, Building Operations

# MISSION CRITICAL

- Meet Enterprise Green community credit 7.7 & ASHRAE 62.2 2010 for local exhaust in unit
- Meet Enterprise Green Communities credits 6.4 & 6.6 for low emitting materials & mold prevention
- Provide units with individual temperature control and remote access
- Provide interior
  lighting designed to
  IES standards for light
  levels and uniformity
- Prioritze acess to natural light and outdoor views

### HIGHLY DESIRABLE

- Building built to EPA Indoor Air Plus standards. Provide balance ventilation to all units.
- Provide MERV 13 filters to each unit
- All buildings are built to EPA Indoor Air Plus standards
- Design using passive building principles to improve thermal and acoustic comfort

- Compartmentalize living units to reduce air leakage and improve acoustics
- All buildings are built to EPA indoor Air
   Plus Standards
- Design lighting systems to improve circadian rhythms per WELL credit 5.4.



# Water & Building Operations

# MISSION CRITICAL

- Use native, drought resistant plants to reduce need for irrigation
- Water fixtures and appliances shall meet or exceed EPA WaterSense and Energy Star requirements
- Equipment is easy to use for residents
- Buildings have a centralized energy management system

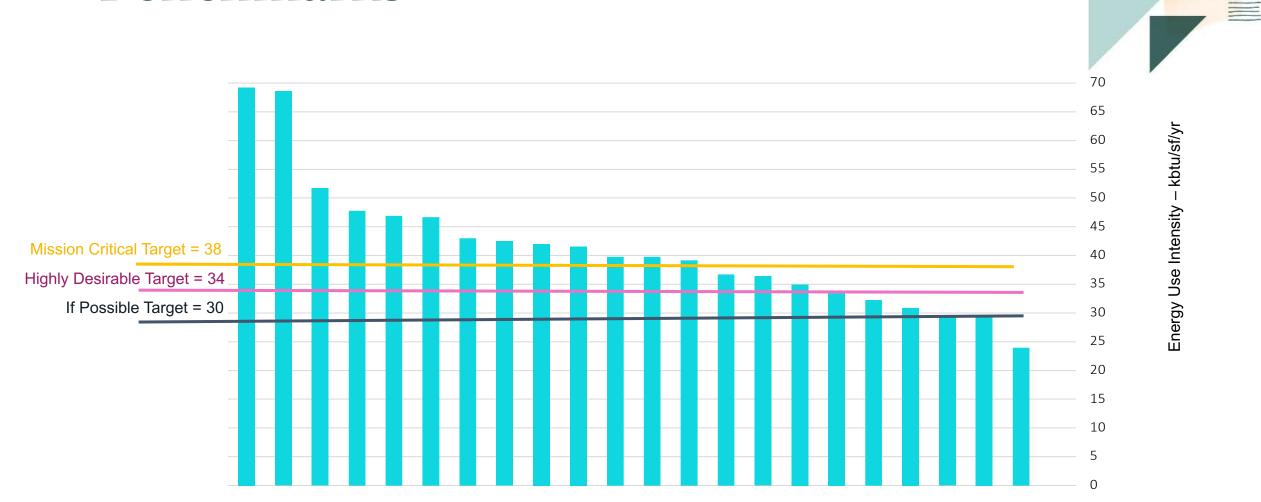
### HIGHLY DESIRABLE

- No potable water for irrigation
- Equipment is designed and specified to support standardization across development.
- Equipment within living units can be operated or serviced remotely

- Recover rainwater for irrigation water use
- Single-source
  equipment by type
  across the community
  to standardize



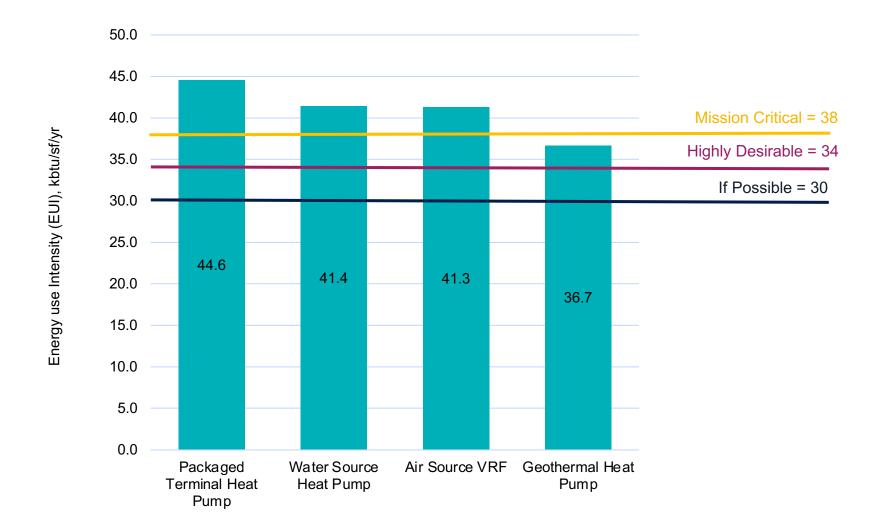
## Benchmarks



Energy Use Benchmarks for Triangle Development. Each bar is an existing building or energy standard benchmark.



# Mechanical Systems







# Financing Strategy

### INITIAL PHASES

New Affordable Units for Existing Residents

### **B1**

- Section 18/RAD
- 4% LIHTC
- State HTC
- AHF
- HOME
- TIF
- AHP

### **B2**

- Section 8(bb)
- 4% LIHTC
- State HTC
- AHF
- HOME
- TIF
- AHP

### **B3**

- Section 18 w/9%
   LIHTC or
   Section 18/RAD
   w/4% & State
   HTC
- AHF
- HOME
- TIF
- AHP





# Financing Strategy

# FUTURE PHASES

Additional Affordable Housing and Replacement Grocery

### Α

Low Income Housing

- 4% or 9% LIHTC
- AHF
- TIF
- FHLB

### C

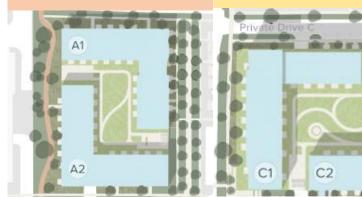
Workforce & Low Income Housing

- Conventional Financing
- Bond Financing
- 9% LIHTC

### D

Workforce Housing

Conventional
 Financing or
 Bond Financing







# Next Steps

- CDA Board accepts the Taking Shape Report and authorizes development agreement for Phase 1 design, approvals, engagement and other predevelopment work
- CDA and Development Team prepare for Phase 1 LIHTC application in January 2024 (this is the next available opportunity)

