



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





Existing

- 336 Units

Future

- 1,200 Units



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



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Braxton Place

Common Amenities



Library



Art Room



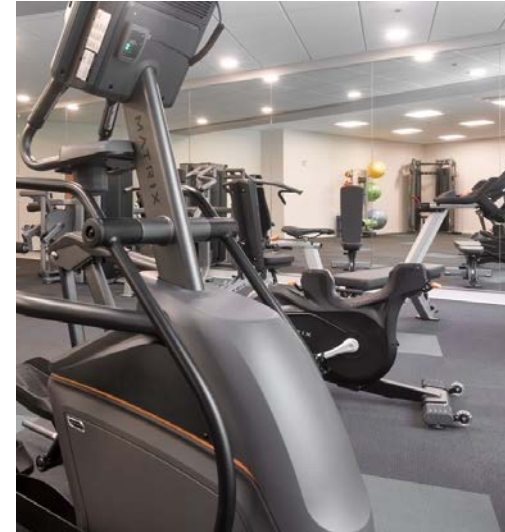
Health Office



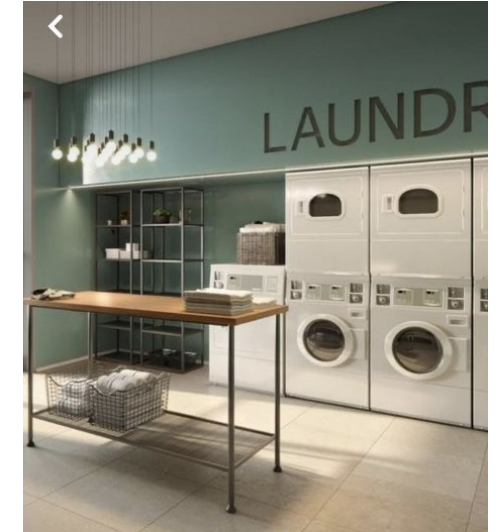
Multi-Purpose Rooms



Food Pantry



Movement and Fitness Room

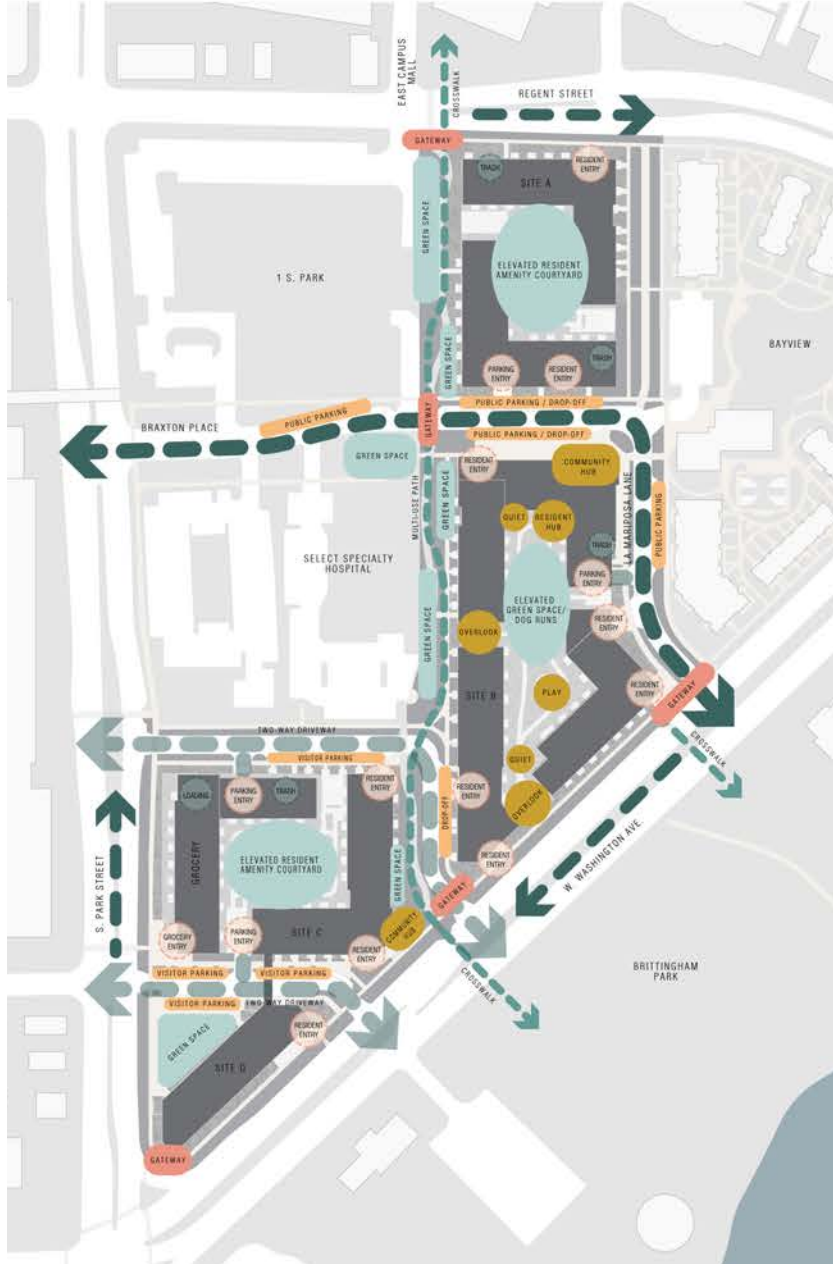


On-Floor Shared Laundry



La Mariposa Entry

Site Amenities





Grill Station



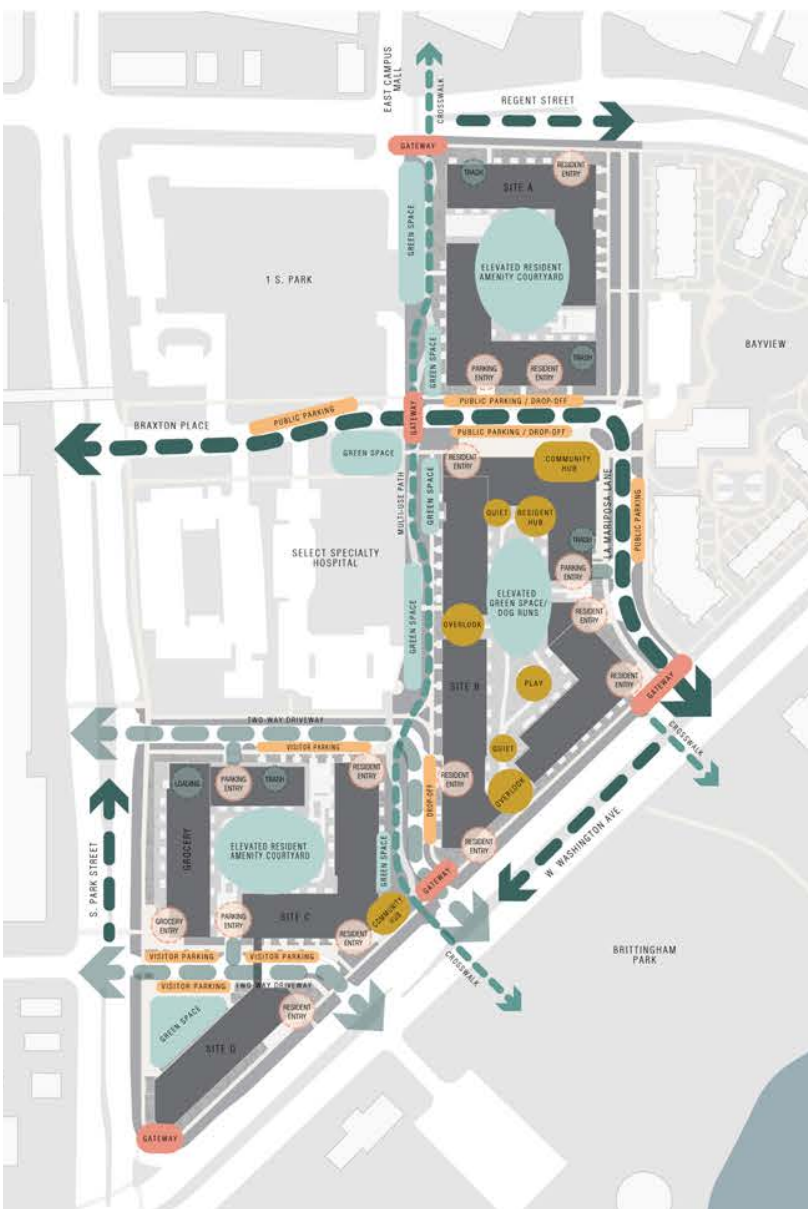
Raised Bed Community Garden



Landscaped Courtyards



Shared-use Path



Site Amenities



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

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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



Sustainability Goals

- 1) 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 on-site 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 on-site 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

IF POSSIBLE

- ✎ 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 hook-ups
- ✔ 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 hook-ups, solar PV array
- ✔ Meet Enterprise Green Communities credits 1.6 Resilient Communities: Multi-Hazard Risk/Vulnerability Assessment.

IF POSSIBLE

- ✔ 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
- ✎ Prioritize access 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

IF POSSIBLE

- ✎ 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

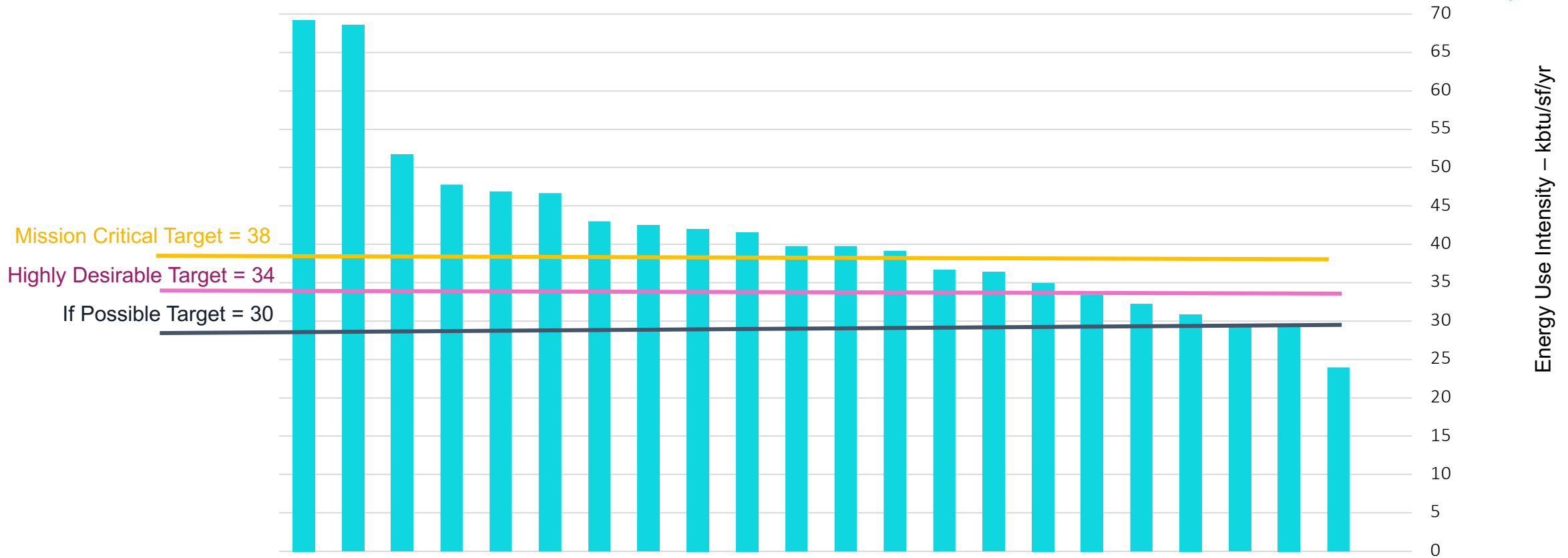
HIGHLY DESIRABLE

-  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

IF POSSIBLE

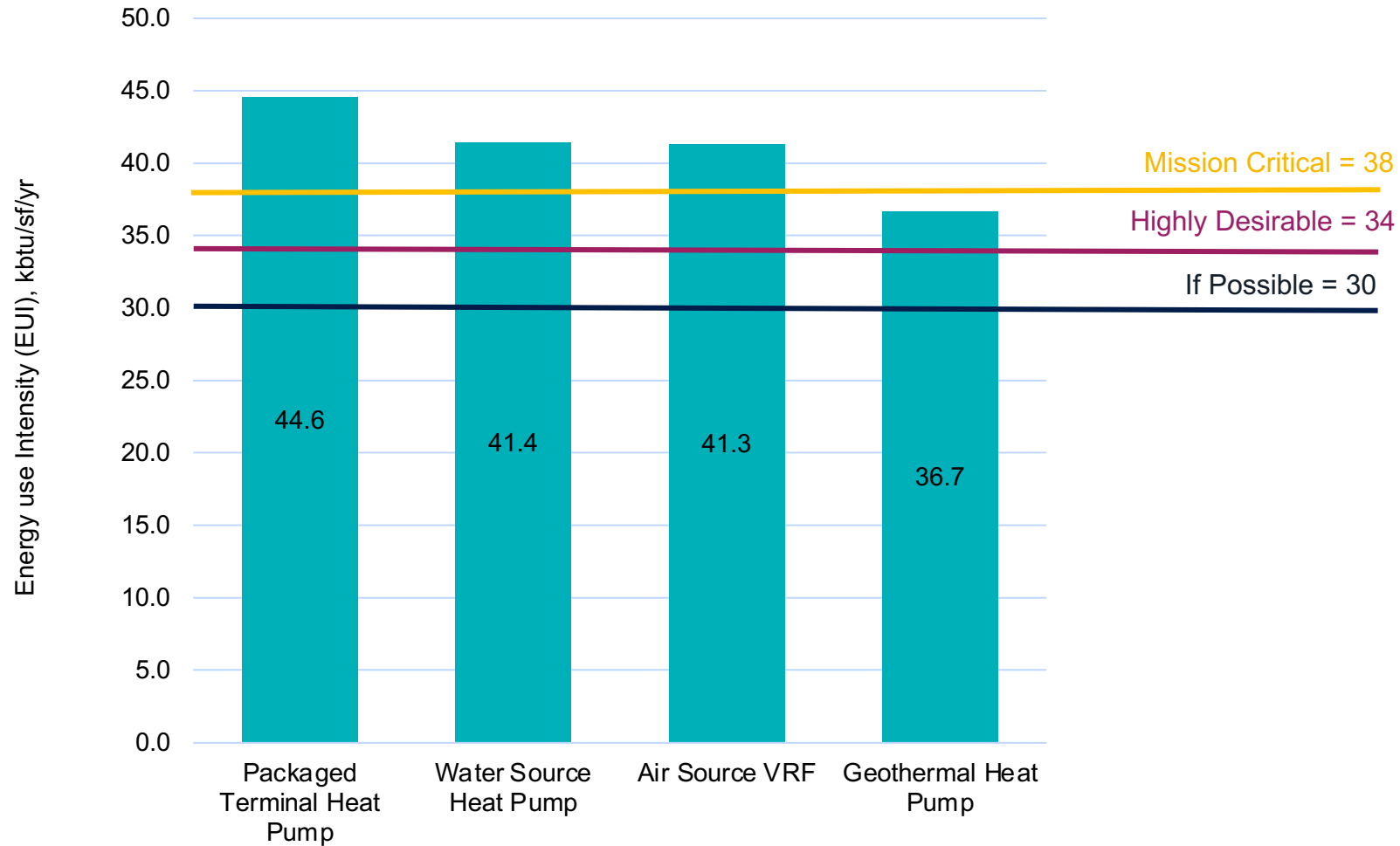
-  Recover rainwater for irrigation water use
-  Single-source equipment by type across the community to standardize

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

A

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)