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11/18/2022

Community Development Authority
City of Madison
Madison, WI 53703

Dear CDA Board:

We are pleased to provide an update to the CDA Board on the progress of Taking Shape, Our Triangle. Taking Shape is a partnership of the CDA and New Year Investments to redevelop the CDA properties within the Triangle over the next ten years.

The Taking Shape Team includes New Year Investments, Potter Lawson, EQT By Design, Saiki Design, Baker Tilly, Slip Stream, Design Engineers, City and CDA staff. The team is in the engagement and physical planning phase of the redevelopment. The first six months of our process have largely been dedicated to 1) engaging with CDA residents 2) Through due diligence, gaining a robust understanding of the site opportunities and constraints.

The Taking Shape Team held two Resident Workshops on Thursday November 17 where we reported to CDA residents what the team has heard and learned, we shared a draft plan for the overall sites and we engaged the residents around specific topics: community spaces, outdoor spaces and unit/living spaces.

The CDA Residents that attended the workshops were very excited about the working plan and the feedback was overwhelmingly positive. Some of the things we heard that they liked were centralized community hub spaces, private greenspaces, enclosed parking, accessible unit and common area features, improved security and new unit and building systems. Some of the things they had questions about were making sure the accessibility features in future units are flexible and specific enough to fit their individual needs, making sure that pet needs are considered, and ensuring that the plan keeps existing relationships and positively functioning communities intact. We value this great feedback and will be absorbing and addressing what we heard in the workshops as the plan evolves.

We look forward to talking with the CDA Board about the materials we shared with residents. We are eager for your questions and comments. Some things to note:

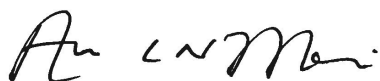
- The working Taking Shape plan assumes that over the course of the next decade, every site would be redeveloped and completely replaced with new, functional, sustainable, and nurturing spaces.

- The plan prioritizes centralized services and amenities accessibility for CDA residents, green space, lakefront views and adding new housing opportunities to meet our communities growing housing needs.
- The working Taking Shape plan assumes that we would prioritize building on vacant land first so that no residents need to be relocated during construction. The aim is to move residents once, into a new unit.
- Current CDA residents would have new homes in the Triangle. New future residents would also be welcomed into the community. In total the team envisions approximately 1,200 units over ten years (340 replacement and 860 new) would be included on the ten-acre site. A goal would be to prioritize new affordable housing in addition to any mixed income housing.
- The Monona Triangle Bay Neighborhood Plan adopted in 2019 envisions approximately 1,600 units in the CDA Triangle area. The working Taking Shape plan aims to add a responsible and feasible amount of housing.
- The working Taking Shape plan assumes the East Campus Mall will be extended to Lake Monona in conjunction with the CDA Triangle redevelopment—the multiuse path is anticipated and is shown in the plan.
- The Taking Shape Team includes professionals that are specifically focused on maximizing the environmental sustainability and resiliency of the site. The team embraces the City's commitment to incorporating extraordinary energy-efficiency, renewable and/or sustainable design techniques. Geothermal systems are among the systems we are exploring.

The feedback we receive from residents, the CDA Board and other stakeholders is invaluable. There are many moving pieces to this ambitious undertaking. Your feedback and support will help the Taking Shape Team to move forward in exploring the financial feasibility of the redevelopment plan.

We look forward to continuing to work on this important project with the CDA in service of current and future residents and the broader community.

Kind regards,



Anne Neujahr Morrison
New Year Investments

taking OUR shape TRIANGLE



join in

RESIDENT WORKSHOP
NOVEMBER 17, 2022

what we heard & learned

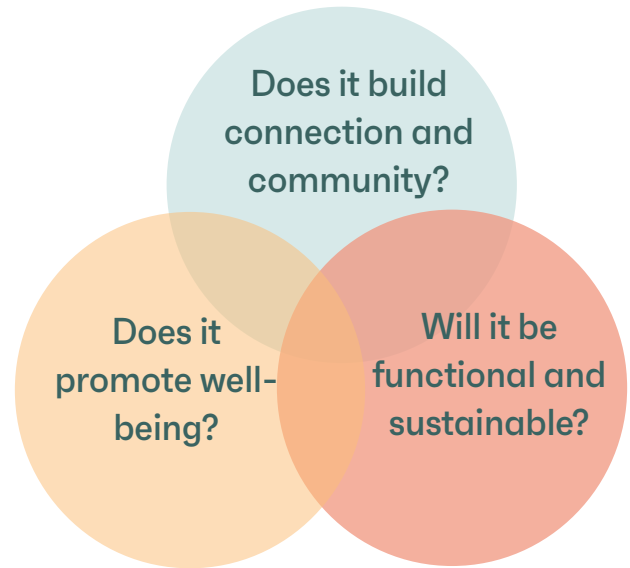
- Residents are looking for connection and community. The Triangle should be a place where people feel safe and that they feel they belong.
- Residents want to live close to centrally-located amenities where everybody has easy indoor access to services and community spaces like a library, fitness room, 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.



The CDA and New Year Investments are partnering to develop the CDA properties within the Triangle community over the next 10 years.

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workshop themes



CENTRAL COMMUNITY HUB



OUTDOOR SPACES AND AMENITIES



UNITS AND LIVING EXPERIENCE

on-going engagement



draft timeline

