



Introduction to the Triangle Redevelopment Masterplan

Presentation to CDA Board of Directors, June 8, 2023

Project Background

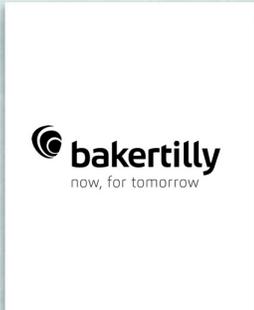
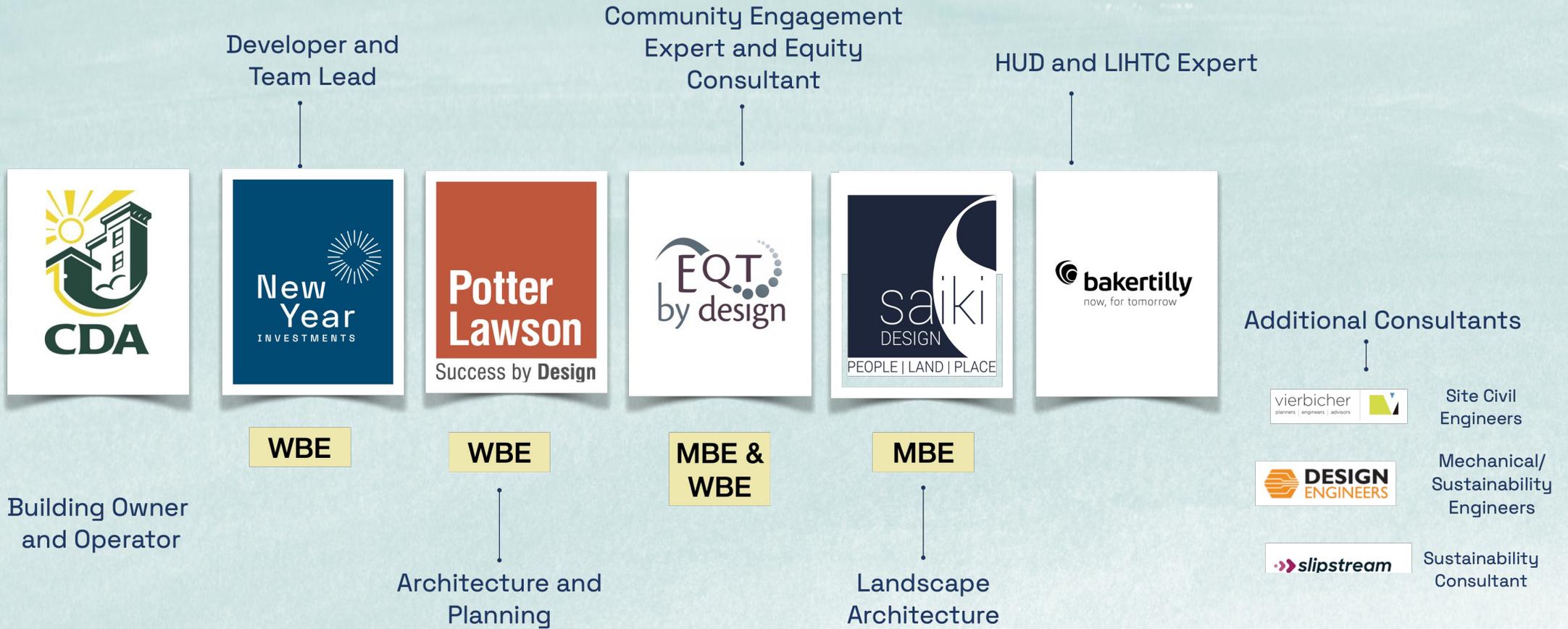


Late 2021

- RFQ for development partner

Early 2022

- New Year Investments Team selected to:
 - Lead resident engagement efforts
 - Develop a physical site plan
 - Develop a financial plan



Existing CDA Triangle Sites



Triangle Properties, Exterior



Triangle Properties, Interior



Engagement Strategy + Design



- Trauma informed community building
- Building by Building
- Ambassadors
- Consistent, visible resident connection

Engagement Themes

- 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.



Engagement Results and Outcomes



CDA Triangle Picnic - June 3rd, 2023



What's Coming Next?



June or July

Special CDA Board Meeting

- Executive Summary of development plan
 - Physical plan overview
 - Sustainability efforts
 - Financing strategies and phasing

Q3 and Q4 2023

- Design Development for first phase building
- Advance tax credit and financing applications for first phase
- Continued community engagement

2024

- Finalize financing plan for first phase building
- Prepare for construction on first phase to begin in Q4 or Q1 of 2025
- Continued community engagement