



# Introduction to the Triangle Redevelopment Masterplan

Presentation to CDA Board of Directors, June 8, 2023

# Project Background

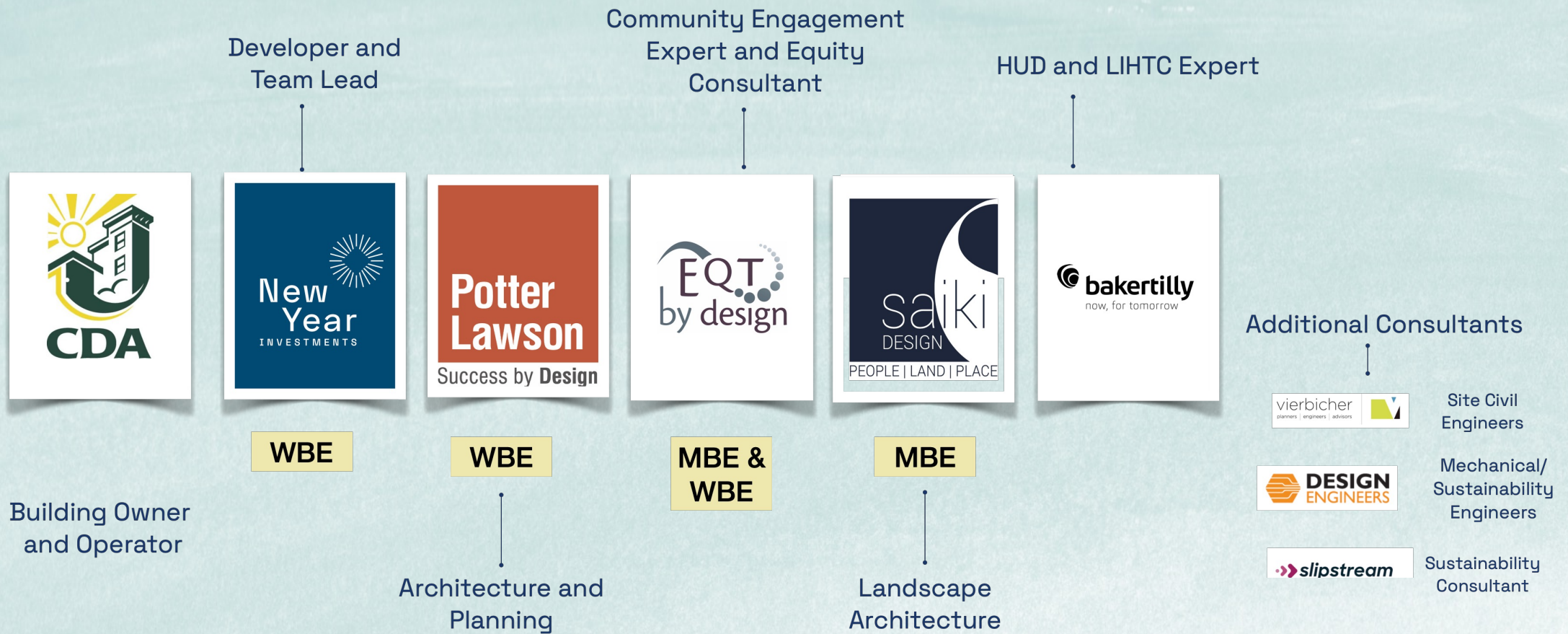


## Late 2021

- 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





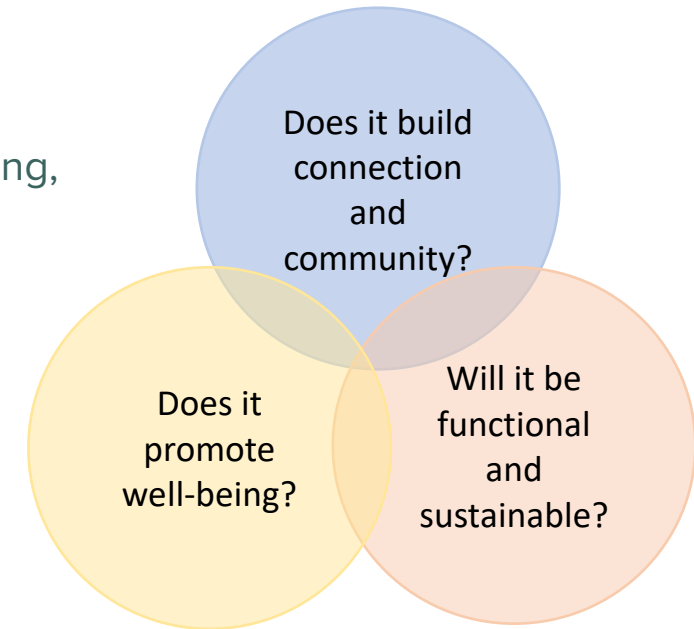
# Engagement Strategy + Design



- 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