

# ROMNES COMMONS



## A - Grand Amphitheater Steps

Grand amphitheater steps outside the community center tie the project together, responding to the topography of the site and creating a central gathering place.

**Romnes Commons welcomes the future of Bay Creek without discarding its past.** The name continues to pay tribute to Bjarne Romnes, who passed away in 1968 while serving as Executive Director of the Madison Housing Authority. Madison's mayor described Romnes as "a very special kind of man who worked most diligently to meet the problems of the poor and elderly." Romnes Commons retains those values, while adding 'Commons' to announce itself as a **shared hub for the entire Bay Creek neighborhood.**

Romnes Commons respects the needs of current residents while inviting new neighbors of all incomes and ages to live together. It promotes healthy lifestyles and active spaces, making an unwavering commitment to sustainability and conservation. It creates boundless opportunities for economic advancement, ensuring those same opportunities remain accessible for future generations. Romnes Commons marries cherished values with a forward-looking vision.

## CORE VALUES FOR REDEVELOPMENT



### Anti-Displacement + Resident Engagement

Transparency and openness at every step, with minimal disruption.



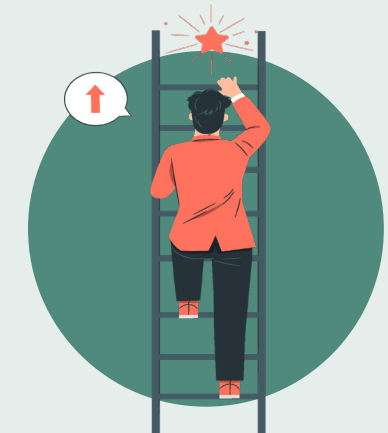
### Community Building + Healthy Living

Placemaking and high-quality public spaces that foster interactivity.



### Innovative Solutions to Modern Challenges

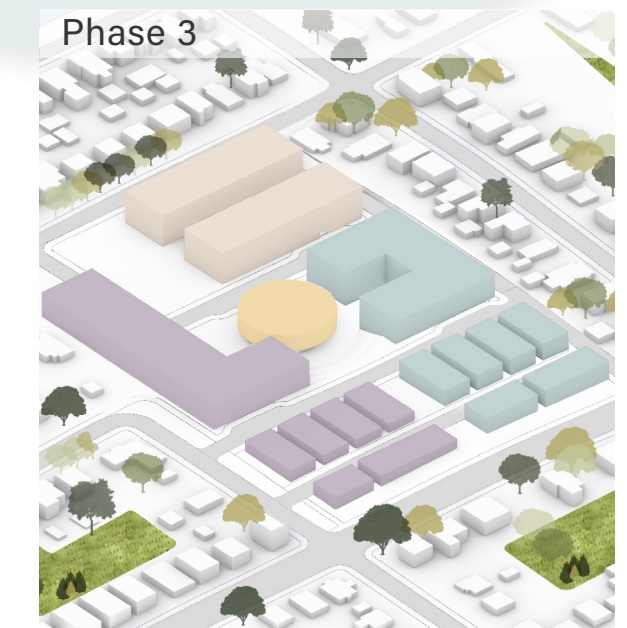
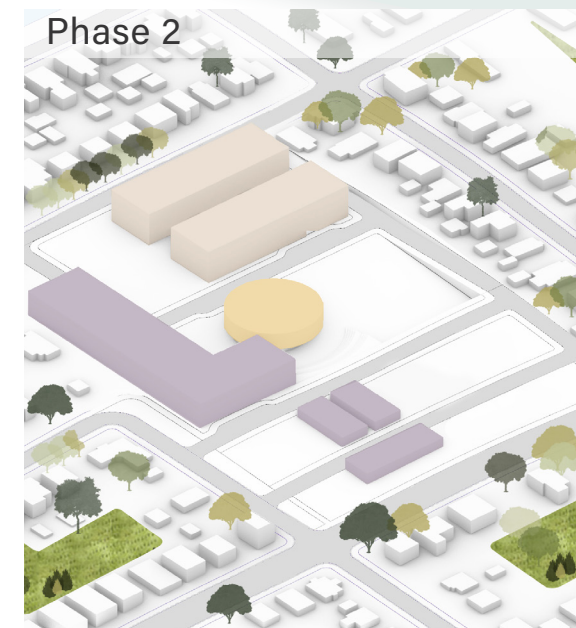
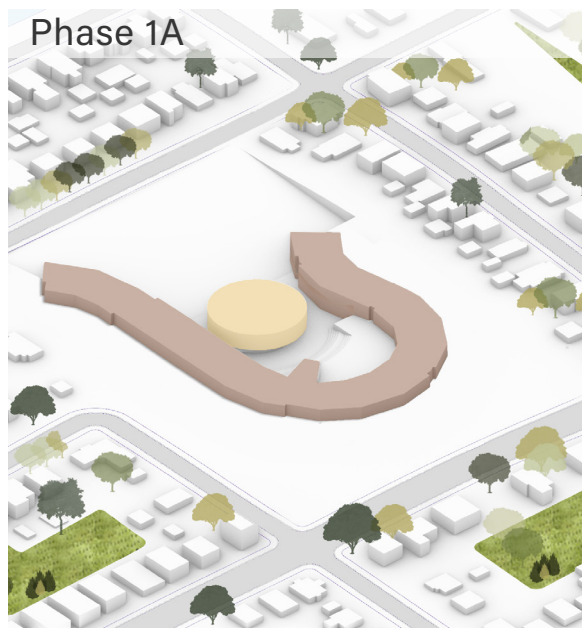
Advancements in construction and sustainability to promote long-term resiliency.



### Pathways to Economic Mobility + Wealth Building

Affordable rental and homeownership opportunities for all households.

## PHASING PLAN



Our program and phased buildout are designed to **minimize disruption** to residents while **maximizing community involvement**. The people of Bay Creek are highly engaged, and deserve to be active participants in shaping their futures.

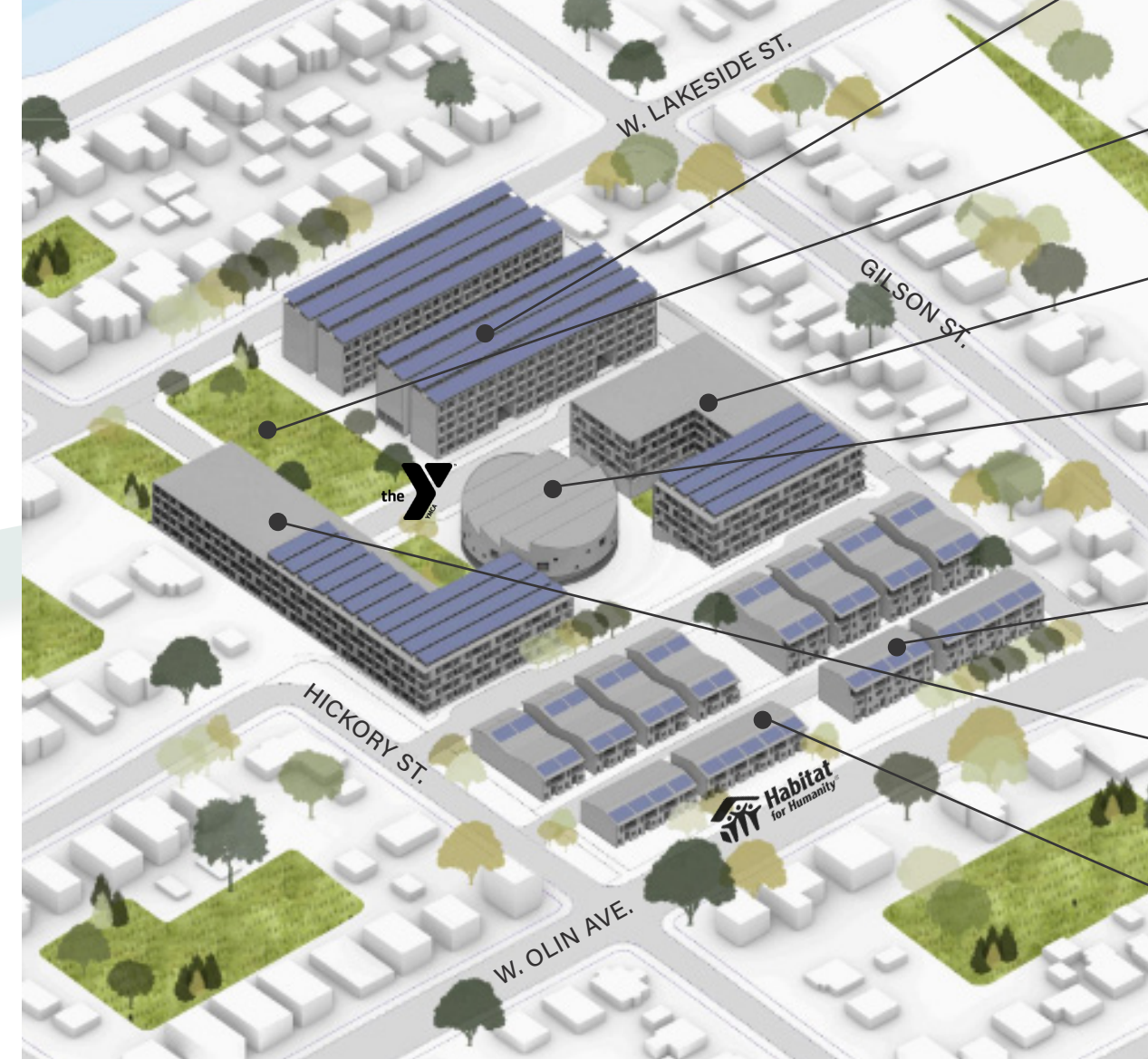
**Phase 1A:** The community center creates immediate benefits and space for dialogue throughout the redevelopment.

**Phase 1B:** Replacement housing is built on vacant space, making relocation as easy as possible for senior residents.

**Phase 2:** Affordable rentals and homeownership units welcome neighbors of all ages and unlock the power of intergenerational living.

**Phase 3:** Additional rentals, homeownership units, and rent-to-own townhomes allow more people to access the burgeoning opportunity in Bay Creek

### Site Massing



**Replacement Public Housing**  
169 public housing replacement units developed through RAD/Section 18 conversion, serving mainly low-income seniors

**Open Space**  
215K+ square feet of open green space, providing a lush and expansive environment for the community to enjoy.

**Workforce Affordable Housing**  
120 units for smaller households and individuals, serving 30-80% AMI.

**Community Center**  
Fitness studio, recreation courts, daycare center, and multipurpose space built and operated in partnership with YMCA of Dane County.

**Rent-to-Own Townhomes**  
25 rental townhomes designed to convert to tenant ownership over time at affordable prices, serving 30-80% AMI.

**Large Family Affordable Housing**  
148 units with a high share of two- and three-bedrooms for families, serving 30-80% AMI.

**Habitat for Humanity Townhomes**  
25 deeply affordable homes built in partnership with Habitat for Humanity of Dane County, serving 30-60% AMI.

- YMCA
- Replacement Public Housing
- Affordable Large Family Housing
- Habitat for Humanity Townhomes
- Affordable Workforce Housing
- Rent-to-Own Townhomes



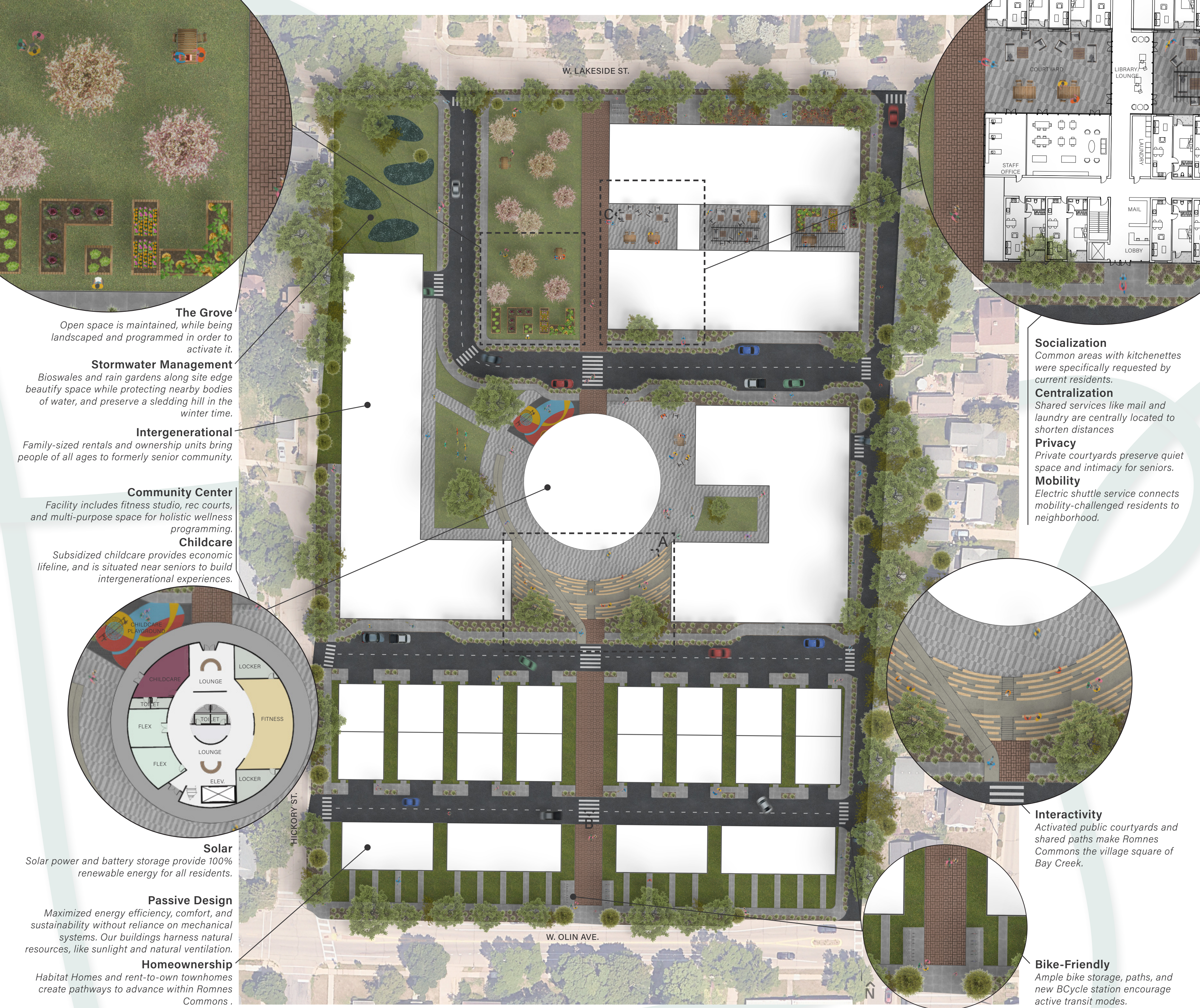
## B - Community Center

Pedestrian corridor and open greenway maintain lines-of-sight to the community center from the street, and draw neighbors into the heart of the project.



## C - Senior Housing Courtyard

Private courtyards and activated bridgeways preserve intimacy and foster interactivity for senior residents seeking socialization.



**The Grove**

Open space is maintained, while being landscaped and programmed in order to activate it.

**Stormwater Management**

Bioswales and rain gardens along site edge beautify space while protecting nearby bodies of water, and preserve a sledding hill in the winter time.

**Intergenerational**

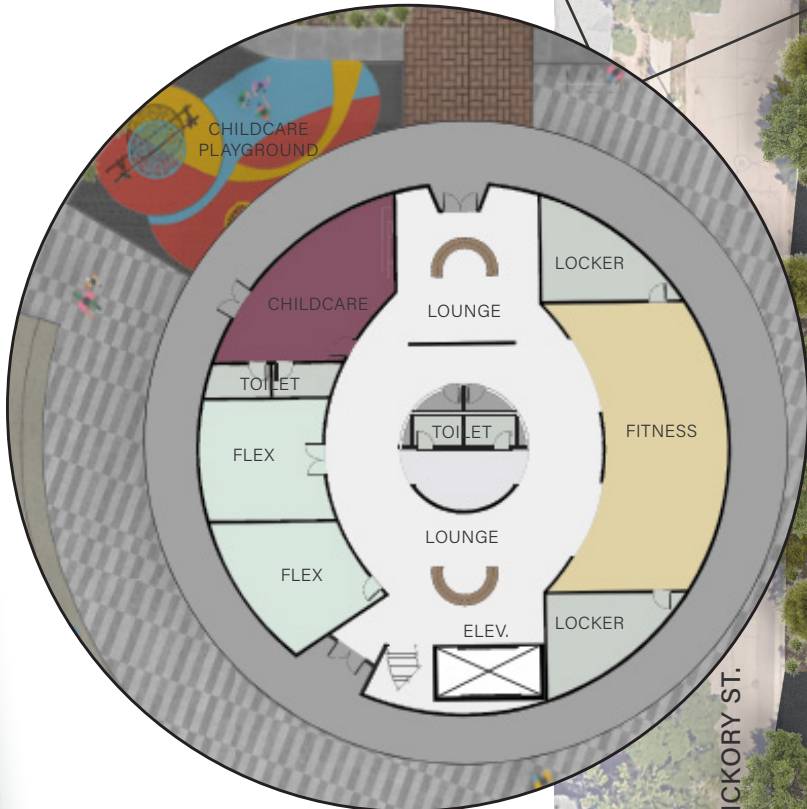
Family-sized rentals and ownership units bring people of all ages to formerly senior community.

**Community Center**

Facility includes fitness studio, rec courts, and multi-purpose space for holistic wellness programming.

**Childcare**

Subsidized childcare provides economic lifeline, and is situated near seniors to build intergenerational experiences.



**Solar**

Solar power and battery storage provide 100% renewable energy for all residents.

**Passive Design**

Maximized energy efficiency, comfort, and sustainability without reliance on mechanical systems. Our buildings harness natural resources, like sunlight and natural ventilation.

**Homeownership**

Habitat Homes and rent-to-own townhomes create pathways to advance within Romnes Commons.

**Socialization**

Common areas with kitchenettes were specifically requested by current residents.

**Centralization**

Shared services like mail and laundry are centrally located to shorten distances

**Privacy**

Private courtyards preserve quiet space and intimacy for seniors.

**Mobility**

Electric shuttle service connects mobility-challenged residents to neighborhood.

**Interactivity**

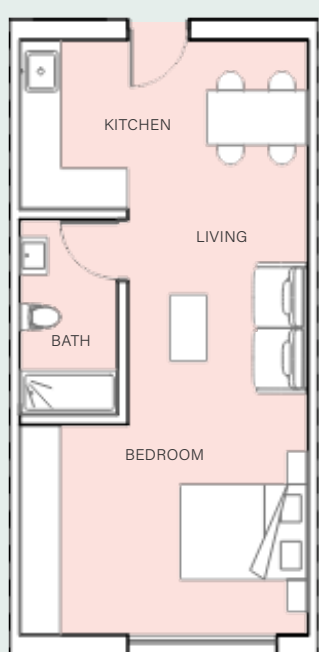
Activated public courtyards and shared paths make Romnes Commons the village square of Bay Creek.

**Bike-Friendly**

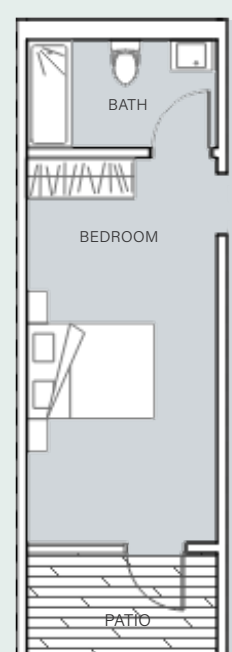
Ample bike storage, paths, and new BCycle station encourage active transit modes.

Romnes Commons leverages **innovative volumetric modular construction** methods. All rental units are made from the same five standard modules, in various configurations. Modules are **pre-built in a factory** and designed to fit on a delivery truck for transportation to the site. Modular construction minimizes neighborhood disruption, saves time, reduces wasted materials by up to 90% compared to traditional construction, and has significant cost savings.

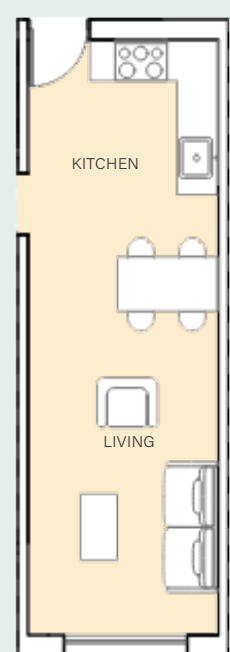
**MODULAR DESIGN**



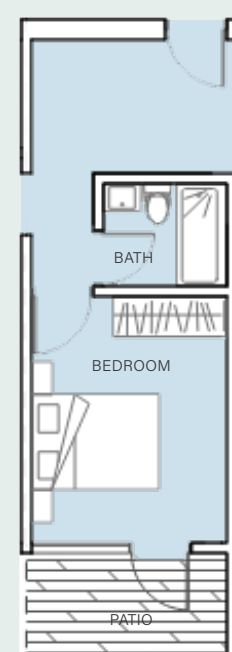
**Module A**  
15'-0"W x 31'-0"L x 10'-0"H



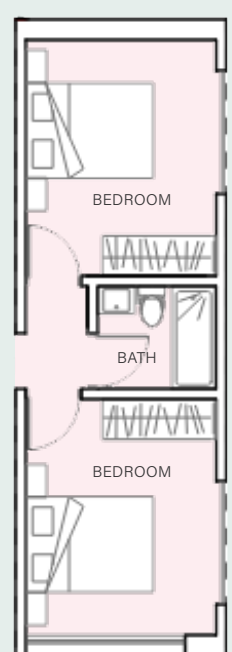
**Module B**  
10'-3"W x 31'-0"L x 10'-0"H



**Module C**  
10'-3"W x 31'-0"L x 10'-0"H

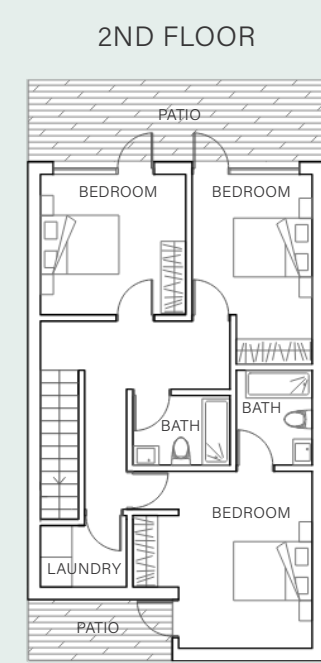
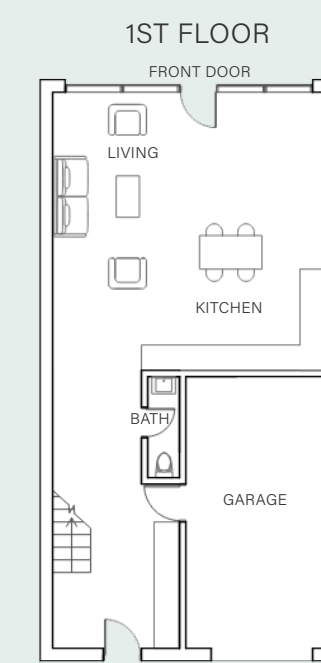


**Module D**  
10'-3"W x 31'-0"L x 10'-0"H



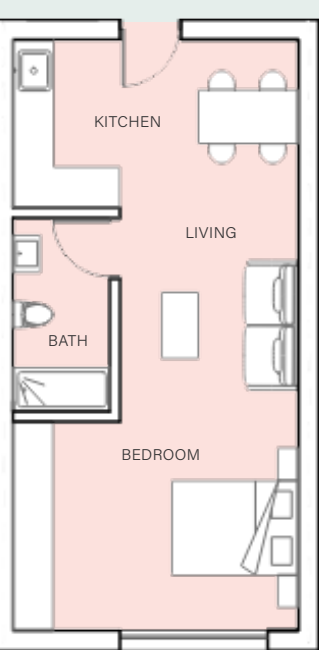
**Module E**  
10'-3"W x 31'-0"L x 10'-0"H

**HOMEOWNERSHIP UNIT LAYOUTS**

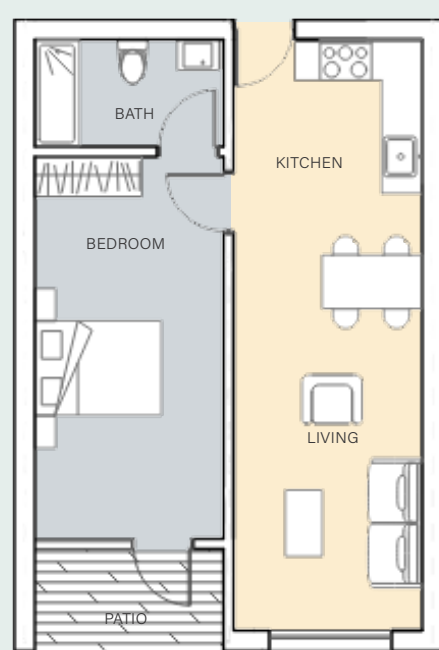


**Habitat for Humanity Townhomes**  
1,700 SF | Compact living arrangements based on Habitat's typical designs are economical and deeply affordable.

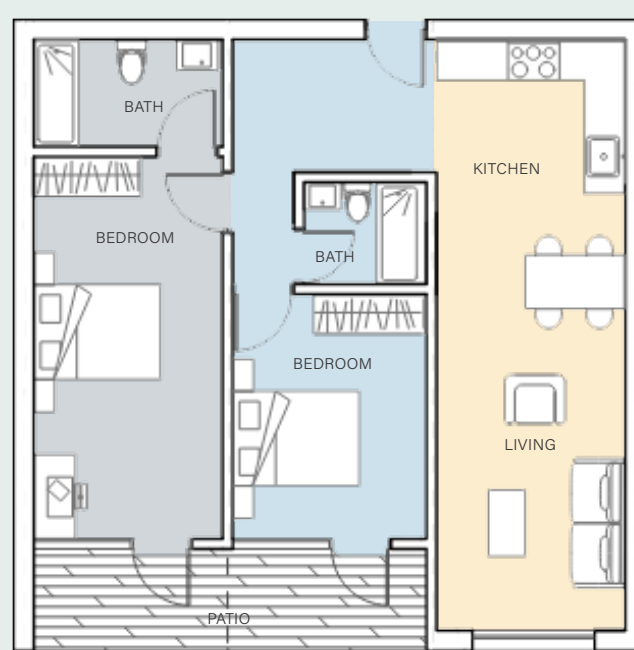
**RENTAL UNIT LAYOUTS**



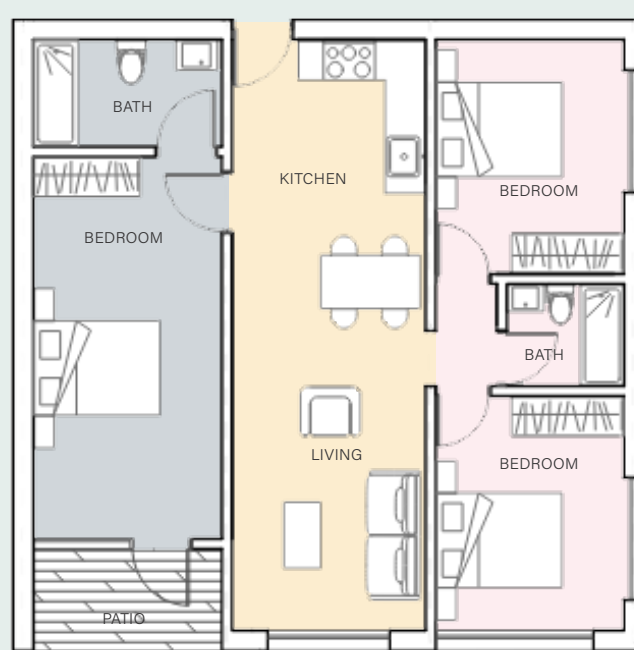
**Studio**  
496 SF  
Module A



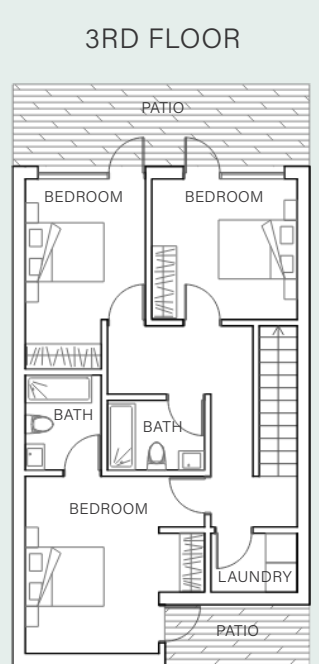
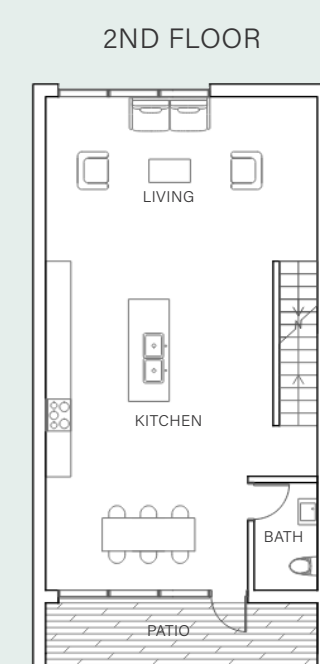
**1-Bedroom**  
650 SF  
Module B + C



**2-Bedroom**  
960 SF  
Module B + D + C



**3-Bedroom**  
960 SF  
Module B + C + E



**Rent-to-Own Townhomes**  
2,400 SF | Townhomes with bonus rooms and double garages allow families to grow as they graduate to homeownership.