

5 ALTERNATIVE FUTURES

This chapter illustrates the alternative concepts that were developed for this site. Three alternative concepts were created each with varying density of 16, 17, and 18 dwelling units per acre that is within the low to medium density range for the City of Madison. Each of the concepts illustrates different pedestrian and vehicular circulation patterns, linked parks/open space, provisions for private and public open spaces, and recreation areas. Through this approach we were able to determine the number of units, number of units by bedroom sizes, and building types that can be accommodated on this site. Since the site already consists of community activity and recreational areas, such as a community garden and East Madison Community Center, no new on-site Community Center is proposed.

Each of the alternatives builds upon the desired building program established during the Visioning Session and the Guiding Principles as discussed in the previous chapter. Each alternative offers the following community building elements:

- System of well-connected existing and proposed streets to form better connections throughout the site;
- Provisions for public and private open spaces;
- Balance between existing open spaces and new development;
- Pedestrian linkages throughout the site that connect the different quadrants of the site and the Community Center with rest of the site;
- Concepts where the buildings do not exceed the existing 3-story buildings on-site;
- Preserves existing utilities and utility easements wherever possible;
- Accommodates mixed-incomes and populations.

Preliminary cost estimates were prepared for each of the 3 alternatives. These cost estimates are based upon the assumption that it would be a 10 year construction duration (up to year 2018) and are the total cost of construction for each alternative. The following are the approximate cost of construction for each alternative:

Alternative # 1: \$ 67.9 million;

Alternative # 2: \$ 66.6 million;

Alternative # 3: \$ 59.6 million.