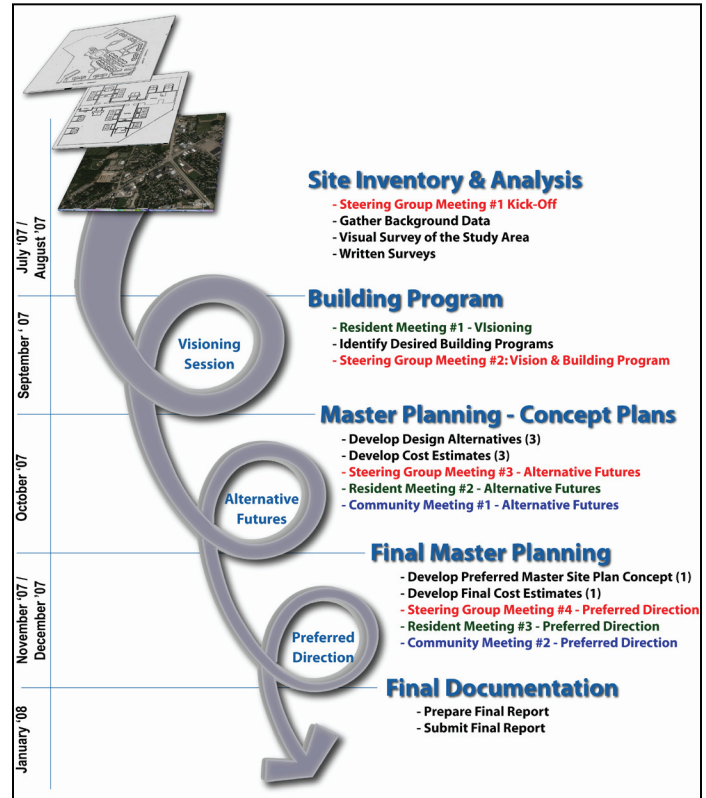


With the goal of no net loss in existing public housing while adding new housing and attracting market-rate homebuyers to this community, a detailed building program and density studies were prepared for the site. This was built upon the resident input during the visioning session. The detailed building program included 3 different scenarios each with varying density, unit count and housing types (see building program summary below).

This was followed by developing the 3 alternative concepts with varying density; diverse housing types and unit mix. Based upon the resident desired vision and ad-hoc committee recommendations, the scenario with highest unit count and density was not advanced. The remaining two scenarios were used to develop the 3 alternatives where the unit count ranges from a minimum of 302 units (16 dwelling units per acre) to a maximum of 377 units (20 dwelling units per acre).

Through a process of refinement and public dialogue the preferred master plan was developed with a density that falls within low to medium density range as per the City of Madison.



Building Program Summary: Visioning Session

Market-Rate Led	
50% Market Rate	= 253 (new units)
20% Affordable	= 103 (new units)
30% Low Income	= 152 (116 existing + 36 new units)
TOTAL UNITS	= 508 Units
Site Area	= 19 Acres
Density	= 26 Units/Acre
Total New Units	= 253 + 103 + 36 = 392
Total Site Area Covered (new units)	= 465,840 sf or 10.7 Acres

Program with highest density - *Undesired*

Market / Low-Income Led	
40% Market Rate	= 150 (new units)
20% Affordable	= 75 (new units)
40% Low Income	= 152 (116 existing + 36 new units)
TOTAL UNITS	= 377 Units
Site Area	= 19 Acres
Density	= 20 Units/Acre
Total New Units	= 150 + 75 + 36 = 261
Total Site Area Covered (new units)	= 306,110 sf or 7.0 Acres

Program with comparatively second most high density - *desired*

Low-Income Led	
30% Market Rate	= 90 (new units)
20% Affordable	= 60 (new units)
50% Low Income	= 152 (116 existing + 36 new units)
TOTAL UNITS	= 302 Units
Site Area	= 19 Acres
Density	= 16 Units/Acre
Total New Units	= 90 + 60 + 36 = 186
Total Site Area Covered (new units)	= 227,565 sf or 5.2 Acres

Program with comparatively lowest density - *desired*



Resident Meeting # 2: Alternative Futures



Community Meeting # 1: Alternative Futures



Resident Meeting # 3 & Community Meeting # 2: Preferred Direction