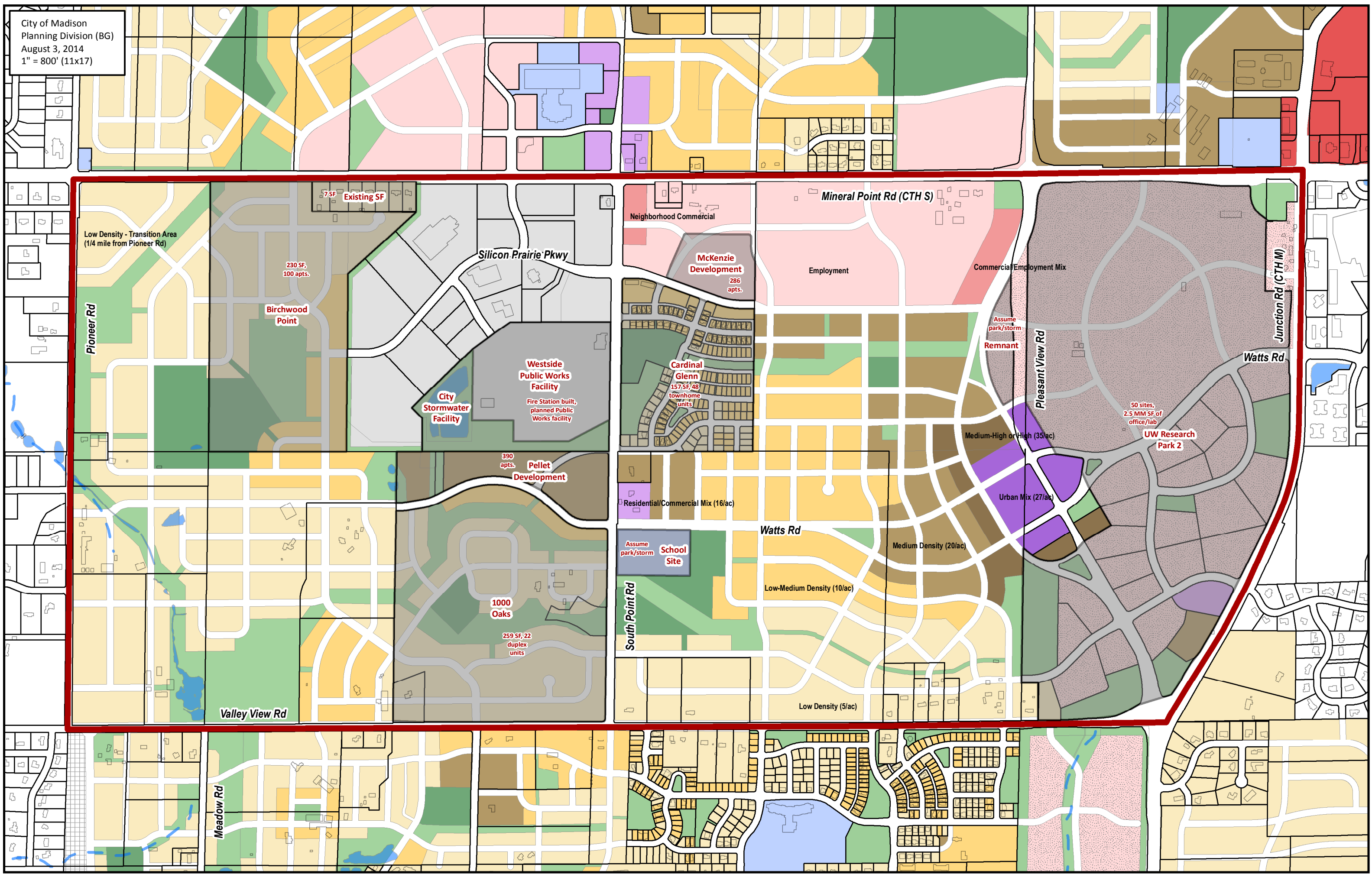


City of Madison
Planning Division (BG)
August 3, 2014
1" = 800' (11x17)



Pioneer NDP - Base Scenario

Revised: August 4, 2014

Built/Approved Projects	Acreage	Residential						Non-Residential					
		Total Units	SF Units	SF HH Size	MF Units	MF HH Size	Population	Developable SF	FAR	Total SF			
Birchwood Point	81.2	330	230	2.5	100	1.8	755						
1000 Oaks	98.2	281	281	2.5	0	0	703						
UW Research Park 2	242.6									2,500,000			
McKenzie Development	10	286	0	0	286	1.8	515						
Cardinal Glenn	44.3	205	205	2.5	0	0	513						
City Stormwater Facility	14.3												
Westside Public Works Facility	30.9												
Pellet Development	19.5	390	0	0	390	1.8	702						
Existing Single-Family	6.6	7	7	2.5	0	0	18						
Remnant (assume storm/park)	5.1												
School Site (assume storm/park)	7.1												
Sub-total	559.8	1,499	723		776		3,204						
Remaining Areas	Acreage	Developable (%)	Developable	Density	Total Units	SF Units	SF HH Size	MF Units	MF HH Size	Population	Developable SF	FAR	Total SF
Low Density - Transition Area	86.3	100%	86.3	4		345	2.5	0	0	863			
Low Density	103.2	92%	94.9	5		475	2.5	0	0	1,187			
Low-Medium Density	75.0	92%	69.0	10		0	0	690	2.2	1,518			
Medium Density	49.9	92%	45.9	20		0	0	918	1.8	1,653			
Medium-High/High Density	13.5	92%	12.4	35		0	0	435	1.8	782			
Urban Mix (PV/Watts node)	15.3	92%	14.1	27		0	0	380	1.8	684	613,151	0.50	306,575
Residential/Commercial Mix (NEC Watts/SP)	2.5	92%	2.3	16		0	0	37	1.8	66	100,188	0.125	12,524
Commercial/Employment Mix (SWC MP/PV)	5.9	96%	5.7								246,724	0.25	61,681
Neighborhood Commercial (SEC MP/SP)	2.6	96%	2.5								108,726	0.25	27,181
Employment (Welton/Theis area)	67.0	96%	64.3								2,801,779	0.30	840,534
Light Industrial (Silicon Prairie)	82.5	100%	82.5								3,593,700	0.25	898,425
Sub-total	503.7				3,280	820		2,460		6,753			4,646,920
Totals	1,063.5				4,779	1,543		3,236		9,958			