

South Madison Project Updates

CDA BOARD MEETING

MAY 12, 2022

VOP MASTER PLAN PHASING

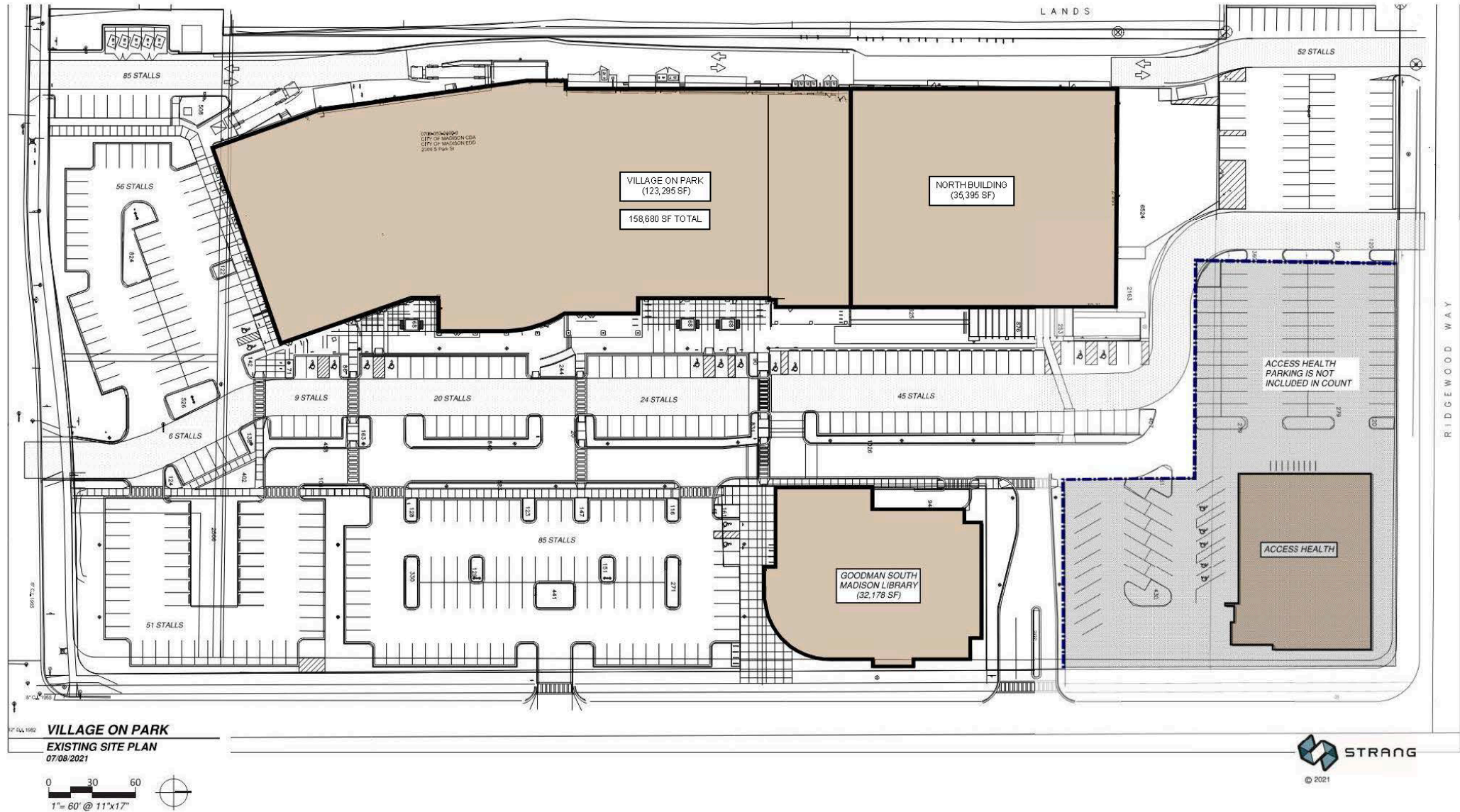
Phase One – Demolition of the North Building and Construction of a Surface Parking Lot **(2022)**

Phase Two – Construction of a New Parking Structure and the Urban League Business Hub **(2022-23)**

Phase Three – Development of a Future Multi-Story Affordable Housing along Ridgewood Way **(2023-2025)**

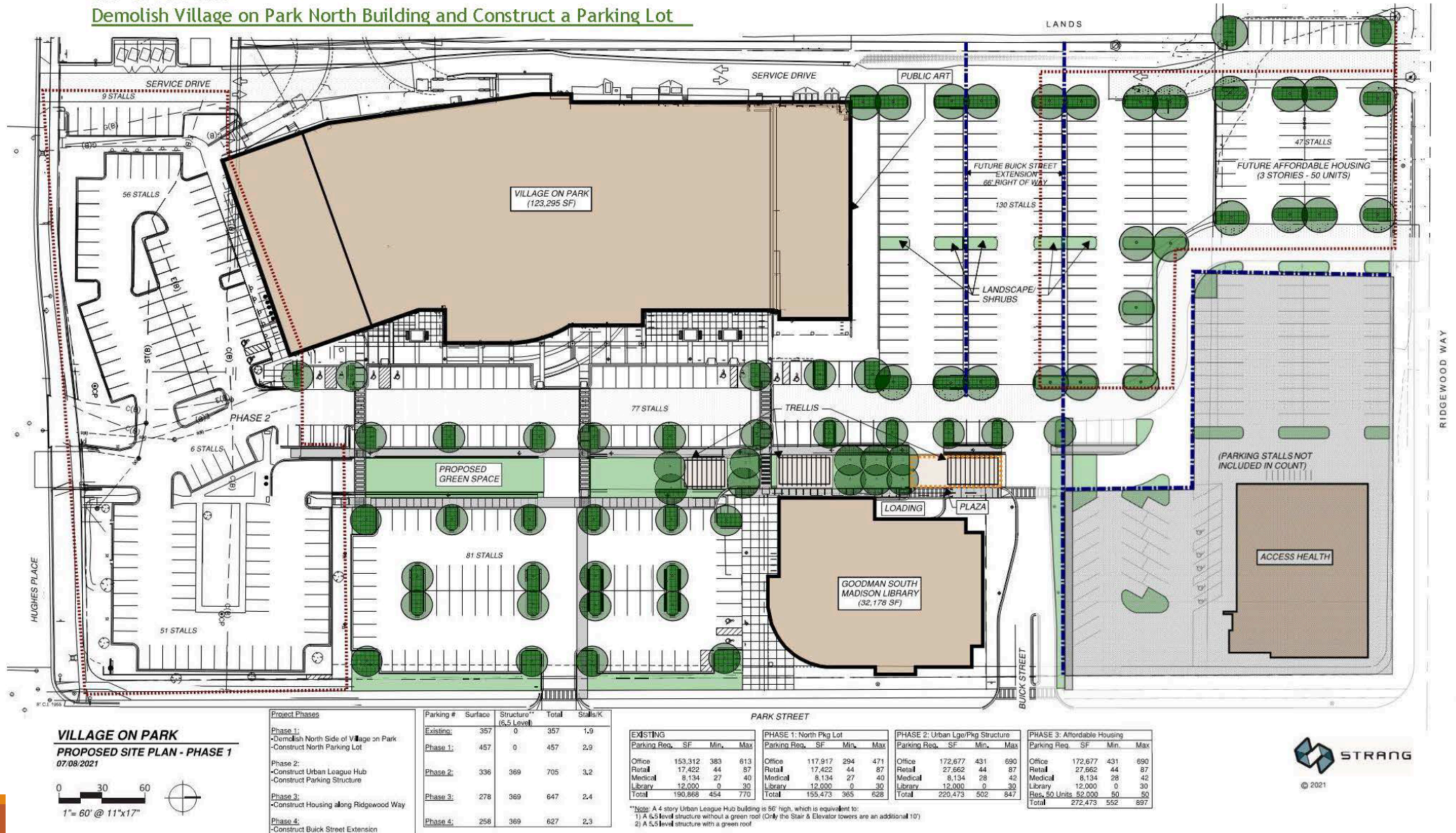
Phase Four – Future Extension of Buick Street through the Site **(2023-2025)**

1.1 EXISTING SITE PLAN

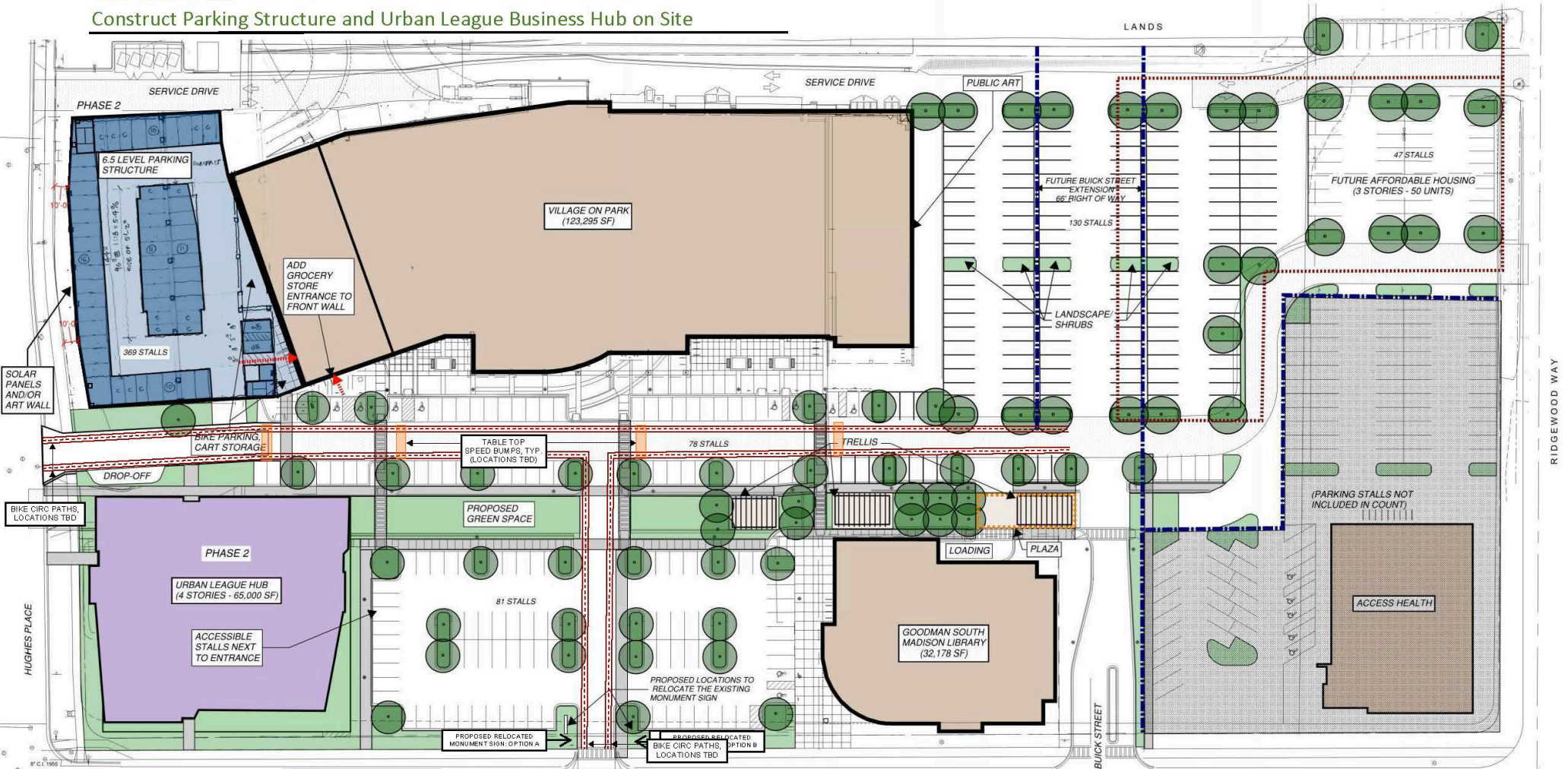


3.1 PHASE ONE

Demolish Village on Park North Building and Construct a Parking Lot



3.2 PHASE TWO
Construct Parking Structure and Urban League Business Hub on Site



VILLAGE ON PARK
PROPOSED SITE PLAN - PHASE 2
07/13/2021



Project Phases	
Phase 1:	-Demolish North Side of Village on Park
	-Construct North Parking Lot
Phase 2:	-Construct Urban League Hub
	-Construct Parking Structure
Phase 3:	-Construct Housing along Ridgewood Way
Phase 4:	-Construct Buick Street Extension

Parking #	Surface	Structure** (6.5 Level)	Total	Stalls/K
Existing:	357	0	357	1.9
Phase 1:	457	0	457	2.9
Phase 2:	336	369	705	3.2
Phase 3:	278	369	647	2.4
Phase 4:	258	369	627	2.3

EXISTING				
Parking Req.	SF	Min.*	Max.*	
Office	153,312	383	613	
Retail	17,422	44	87	
Medical	8,134	27	40	
Library	12,000	0	30	
Total	190,868	454	770	

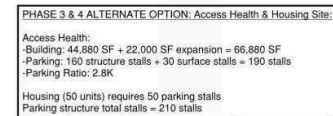
PHASE 1: North Pkg Lot				
Parking Req.	SF	Min.*	Max.*	
Office	117,917	294	471	
Retail	17,422	44	87	
Medical	8,134	27	40	
Library	12,000	0	30	
Total	155,473	365	628	

*Note: Minimums and maximums per Madison Zoning Code
**Note: A 4 story Urban League Hub building is 56' high, which is equivalent to:
1) A 6.5 level structure without a green roof (Only the Stair & Elevator towers are an additional 10')
2) A 5.5 level structure with a green roof

PHASE 2: Urban Lge/Pkg Structure				
Parking Req.	SF	Min.*	Max.*	
Office	172,677	431	690	
Retail	27,662	44	87	
Medical	8,134	28	42	
Library	12,000	0	30	
Total	220,473	502	847	

PHASE 3: Affordable Housing				
Parking Req.	SF	Min.*	Max.*	
Office	172,677	431	690	
Retail	27,662	44	87	
Medical	8,134	28	42	
Library	12,000	0	30	
Res. 50 Units	52,000	50	50	
Total	272,473	552	897	

Construct Affordable Housing Along Ridgewood Way



Phase 1:
-Demolish North Side of Village on Park
-Construct North Parking Lot

Phase 2:
-Construct Urban League Hub
-Construct Parking Structure

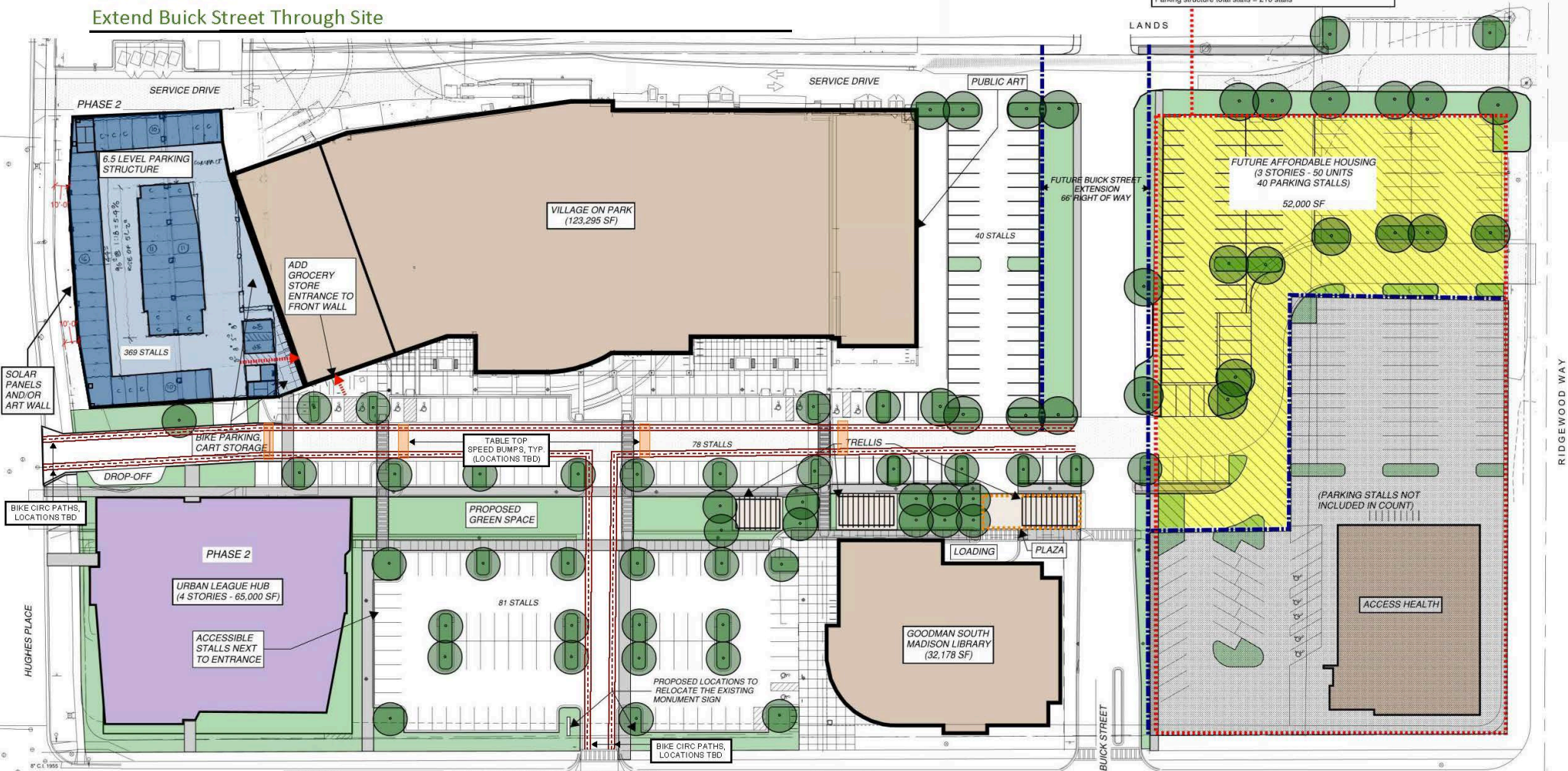
Phase 3:
-Construct Housing along Ridgewood Wa

Phase 4:
-Construct Buick Street Extension

**Note: A 4 story Urban League Hub building is 56' high, which is equivalent to:
1) A 6.5 level structure without a green roof (Only the Stair & Elevator towers are an additional 10')
2) A 5.5 level structure with a green roof

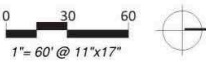
PHASE 3: Affordable Housing			
Parking Req.	SF	Min.*	Max.
Office	172,677	431	69
Retail	27,662	44	8
Medical	8,134	28	4
Library	12,000	0	3
Res. 50 Units	52,000	50	5

3.4 PHASE FOUR
Extend Buick Street Through Site



PHASE 3 & 4 ALTERNATE OPTION: Access Health & Housing Site:
Access Health:
-Building: 44,880 SF + 22,000 SF expansion = 66,880 SF
-Parking: 160 structure stalls + 30 surface stalls = 190 stalls
-Parking Ratio: 2.8K
Housing (50 units) requires 50 parking stalls
Parking structure total stalls = 210 stalls

VILLAGE ON PARK
PROPOSED SITE PLAN - PHASE 4
07/13/2021



Project Phases	
Phase 1:	-Demolish North Side of Village on Park -Construct North Parking Lot
Phase 2:	-Construct Urban League Hub -Construct Parking Structure
Phase 3:	-Construct Housing along Ridgewood Way
Phase 4:	-Construct Buick Street Extension

Parking #	Surface	Structure** (6.5 Level)	Total	Stalls/K
Existing:	357	0	357	1.9
Phase 1:	457	0	457	2.9
Phase 2:	336	369	705	3.2
Phase 3:	278	369	647	2.4
Phase 4:	258	369	627	2.3

EXISTING				
Parking Req.	SF	Min.*	Max.*	
Office	153,312	383	613	
Retail	17,422	44	87	
Medical	8,134	27	40	
Library	12,000	0	30	
Total	190,868	454	770	

PHASE 1: North Pkg Lot				
Parking Req.	SF	Min.*	Max.*	
Office	117,917	294	471	
Retail	17,422	44	87	
Medical	8,134	27	40	
Library	12,000	0	30	
Total	155,473	365	628	

PHASE 2: Urban Lge/Pkg Structure				
Parking Req.	SF	Min.*	Max.*	
Office	172,677	431	690	
Retail	27,662	44	87	
Medical	8,134	28	42	
Library	12,000	0	30	
Total	220,473	502	847	

PHASE 3: Affordable Housing				
Parking Req.	SF	Min.*	Max.*	
Office	172,677	431	690	
Retail	27,662	44	87	
Medical	8,134	28	42	
Library	12,000	0	30	
Res. 50 Units	52,000	50	50	
Total	272,473	552	897	

*Note: Minimums and maximums per Madison Zoning Code
**Note: A 4 story Urban League Hub building is 56' high, which is equivalent to:
1) A 6.5 level structure without a green roof (Only the Stair & Elevator towers are an additional 10')
2) A 5.5 level structure with a green roof

VOP MASTER PLAN TIMELINE

Completed

- TIF Project Plan
- 2021 Budget Amendment
- 2022 Budget
- Site Plan, Stormwater, Parking Study, CSM
- Design Hub

Q4 2021 – Q1 2022

- Negotiate Hub Transaction

Q2 2022

- Sell Land to ULGM
- Hub Financial Closing
- Hub Construction Start
- Begin Parking Structure Design

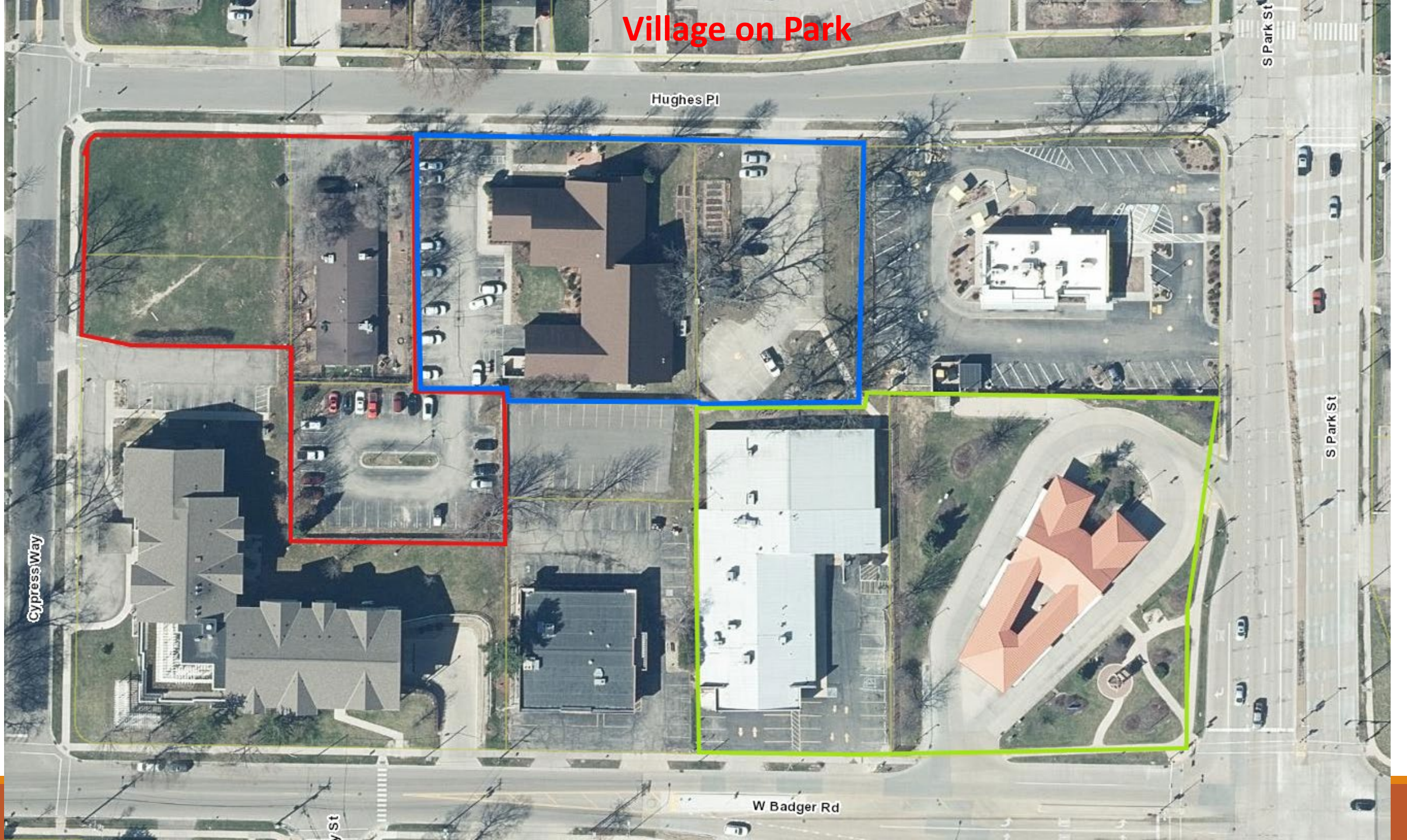
Q3 2022 –2023

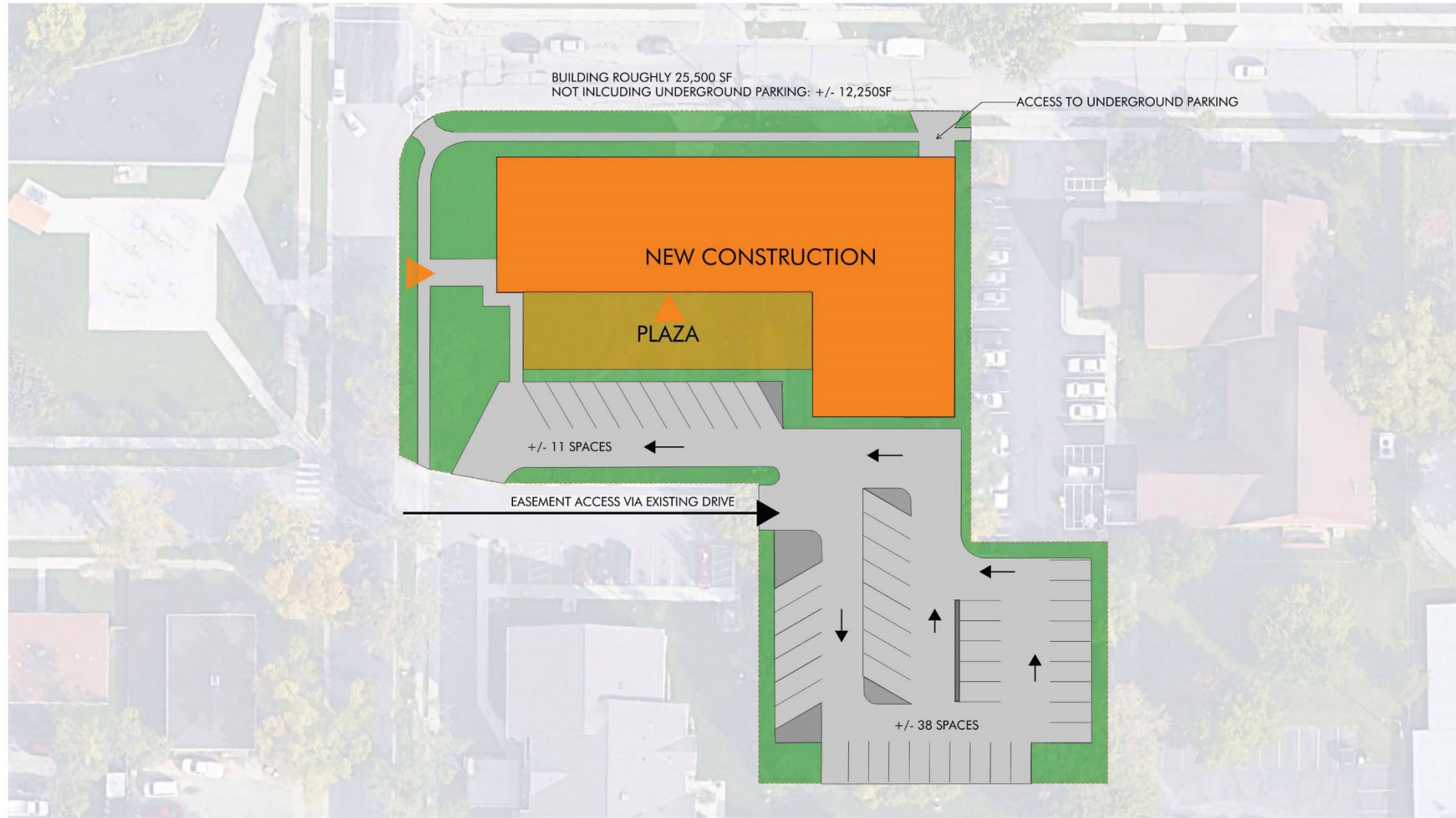
- Demo North Building
- Parking Structure Design & Land Use Approvals
- Construct Surface & Structured Parking
- Complete and Open Hub

2023-2025

- Develop Housing
- Buick Street Extension

Village on Park





 SITE LOCATION

**South Madison Housing
Redevelopment Targets**

All Metals +
1810 S. Park

1901 S. Park

Baird Fisher
(CDA)

Village on Park
Phase III (CDA)

ULGM Hub

New
Centro HQ

Centro Hispano/South
Transfer Point

Center for Black
Excellence

