

# South Madison Project Updates

CDA BOARD MEETING

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MAY 12, 2022

# VOP MASTER PLAN PHASING

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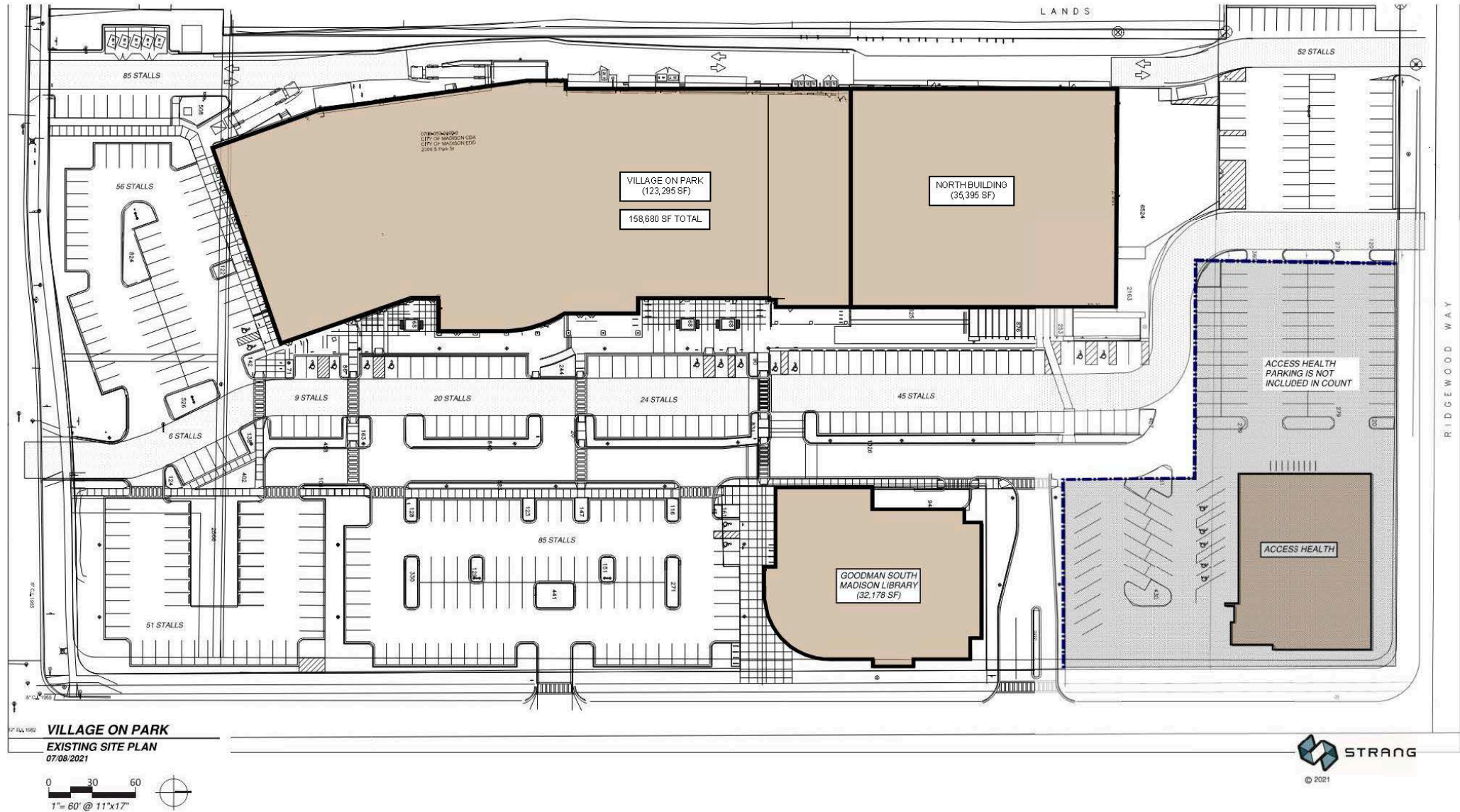
Phase One – Demolition of the North Building and Construction of a Surface Parking Lot **(2022)**

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)**

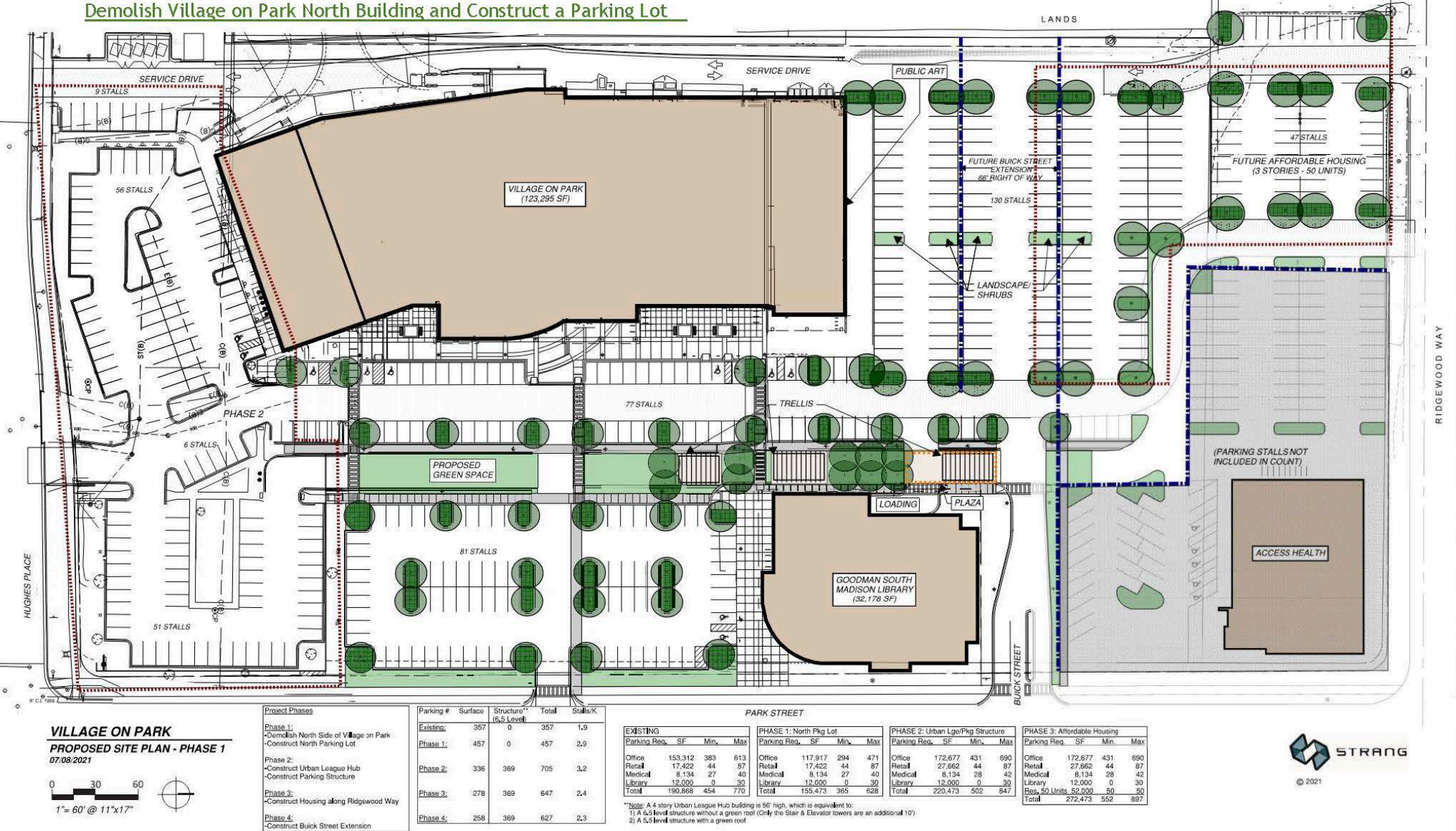
## 1.1 EXISTING SITE PLAN





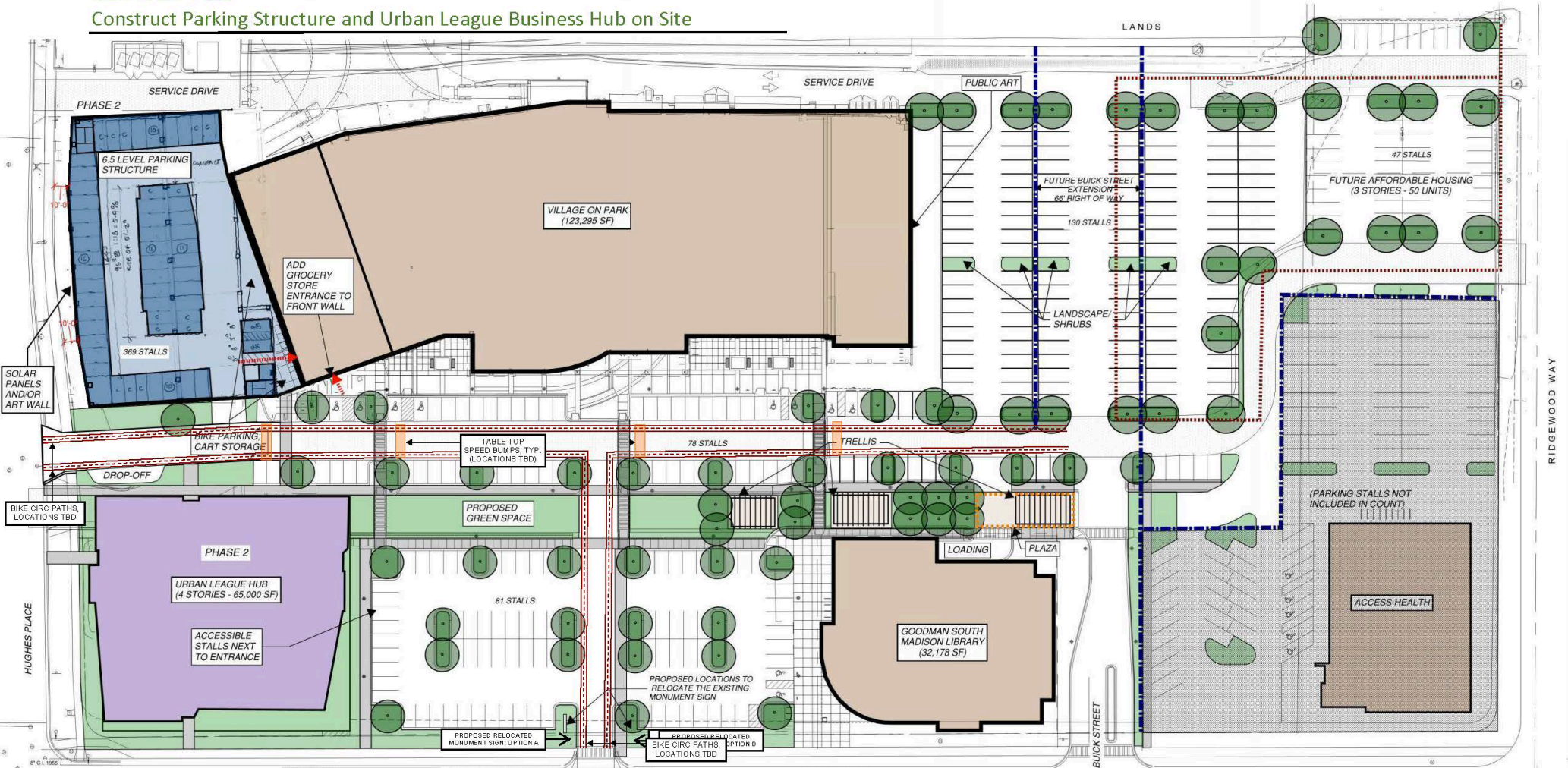
3.1 PHASE ONE

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

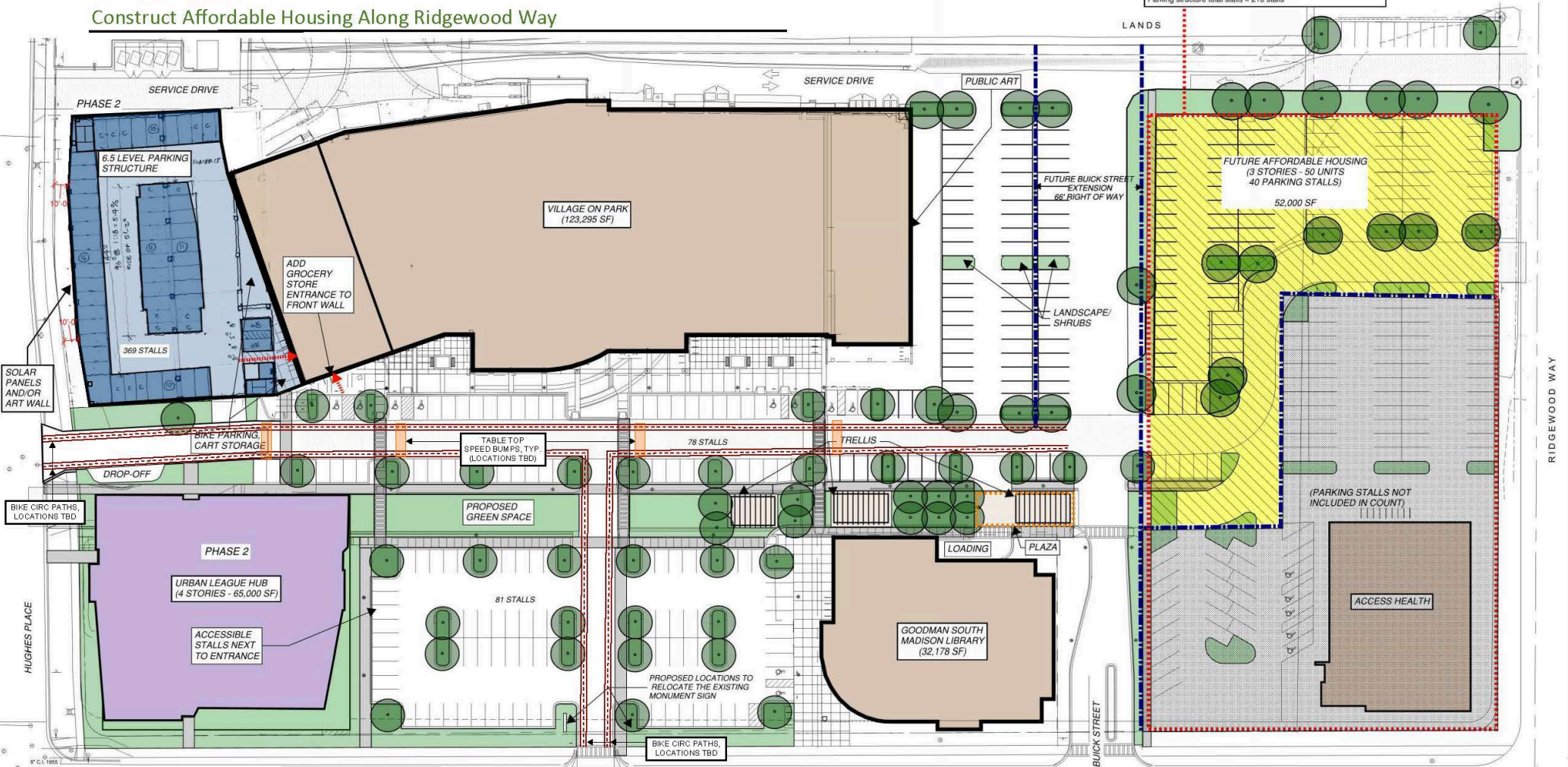
**PARK STREET**

EXISTING				PHASE 1: North Pkg Lot				PHASE 2: Urban Lge/Pkg Structure				PHASE 3: Affordable Housing			
Parking Req.	SF	Min.*	Max.*	Parking Req.	SF	Min.*	Max.*	Parking Req.	SF	Min.*	Max.*	Parking Req.	SF	Min.*	Max.*
Office	153,312	383	613	Office	117,917	294	471	Office	172,677	431	690	Office	172,677	431	690
Retail	17,422	44	87	Retail	17,422	44	87	Retail	27,662	44	87	Retail	27,662	44	87
Medical	8,134	27	40	Medical	8,134	27	40	Medical	8,134	28	42	Medical	8,134	28	42
Library	12,000	0	30	Library	12,000	0	30	Library	12,000	0	30	Library	12,000	0	30
Total	190,868	454	770	Total	155,473	365	628	Total	220,473	502	847	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 addition  
2) A 5.5 level structure with a green roof

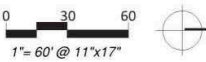


3.3 PHASE THREE  
Construct Affordable Housing Along Ridgewood Way



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 3**  
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
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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

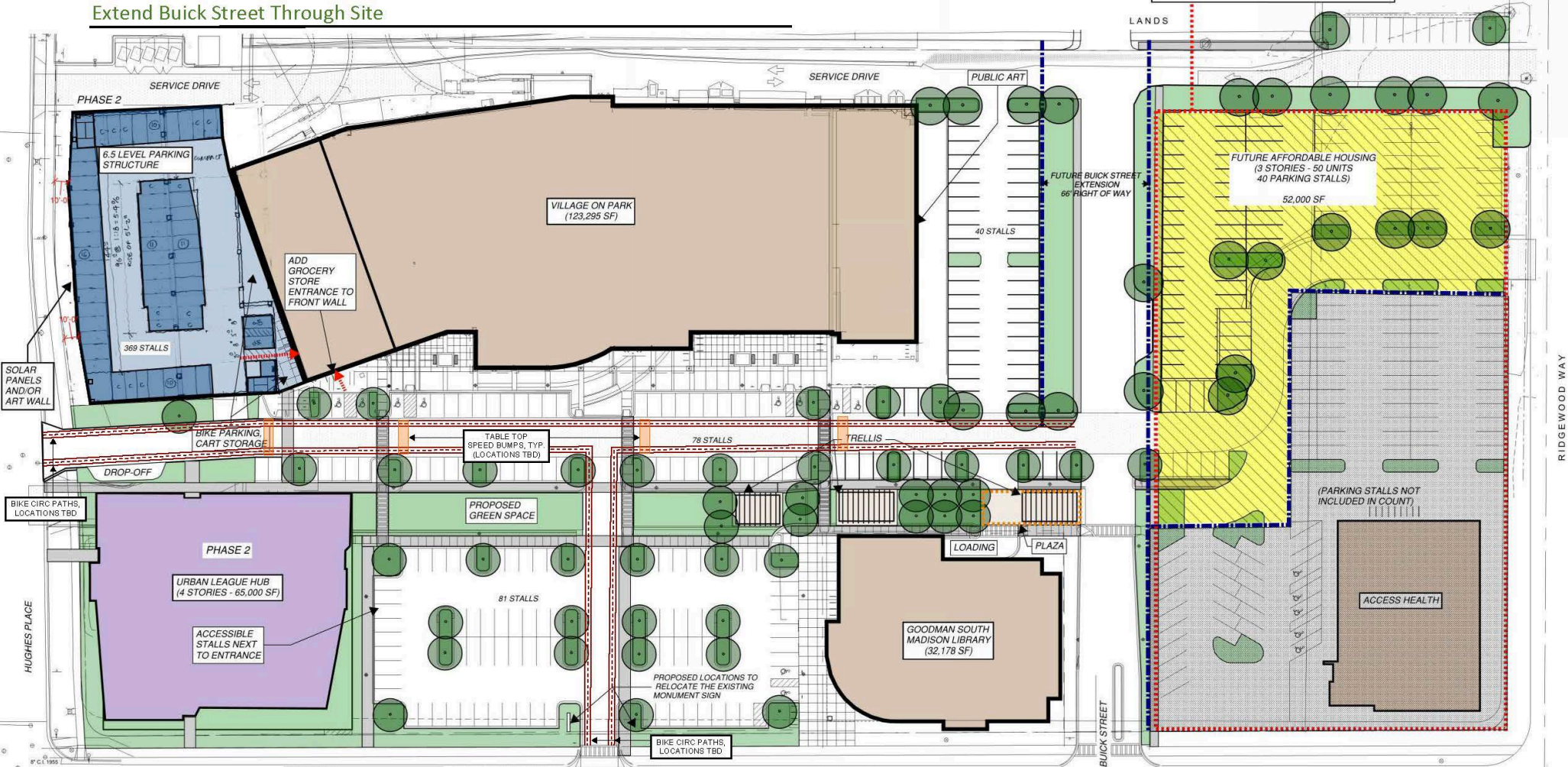
PHASE 3: Affordable Housing

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

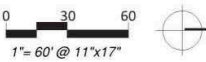


3.4 PHASE FOUR  
Extend Buick Street Through Site



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
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EXISTING		PHASE 1: North Pkg Lot				PHASE 2: Urban Lge/Pkg Structure				PHASE 3: Affordable Housing			
Parking Req.	SF	Min.*	Max.*			Parking Req.	SF	Min.*	Max.*	Parking Req.	SF	Min.*	Max.*
Office	153,312	383	613	Office	117,917	294	471	Office	172,677	431	690		
Retail	17,422	44	87	Retail	17,422	44	87	Retail	27,662	44	87		
Medical	8,134	27	40	Medical	8,134	27	40	Medical	8,134	28	42		
Library	12,000	0	30	Library	12,000	0	30	Library	12,000	0	30		
Total	190,868	454	770	Total	155,473	365	628	Total	220,473	502	847		

\*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

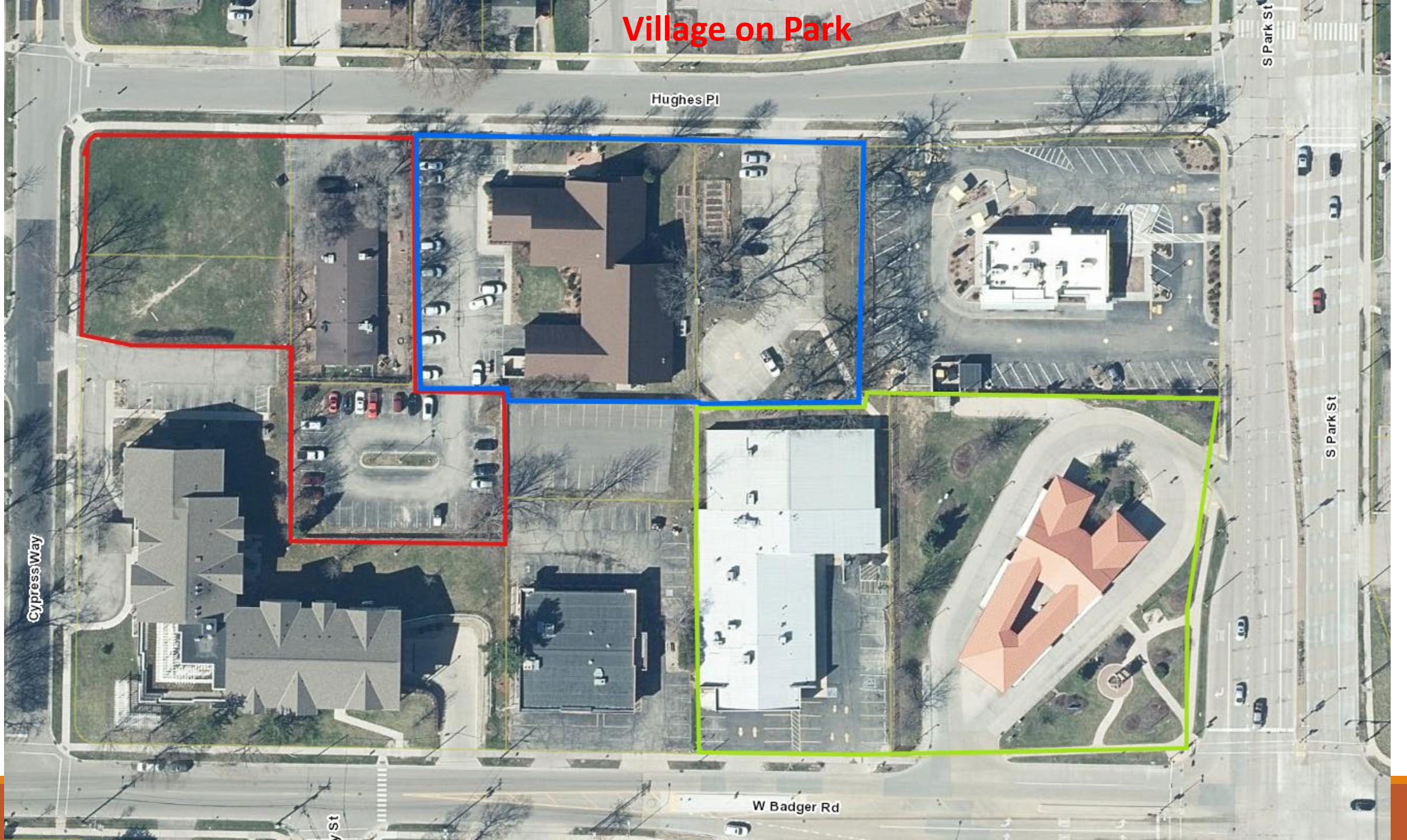
- Demo North Building
- Parking Structure Design & Land Use Approvals
- Construct Surface & Structured Parking
- Complete and Open Hub

## 2023-2025

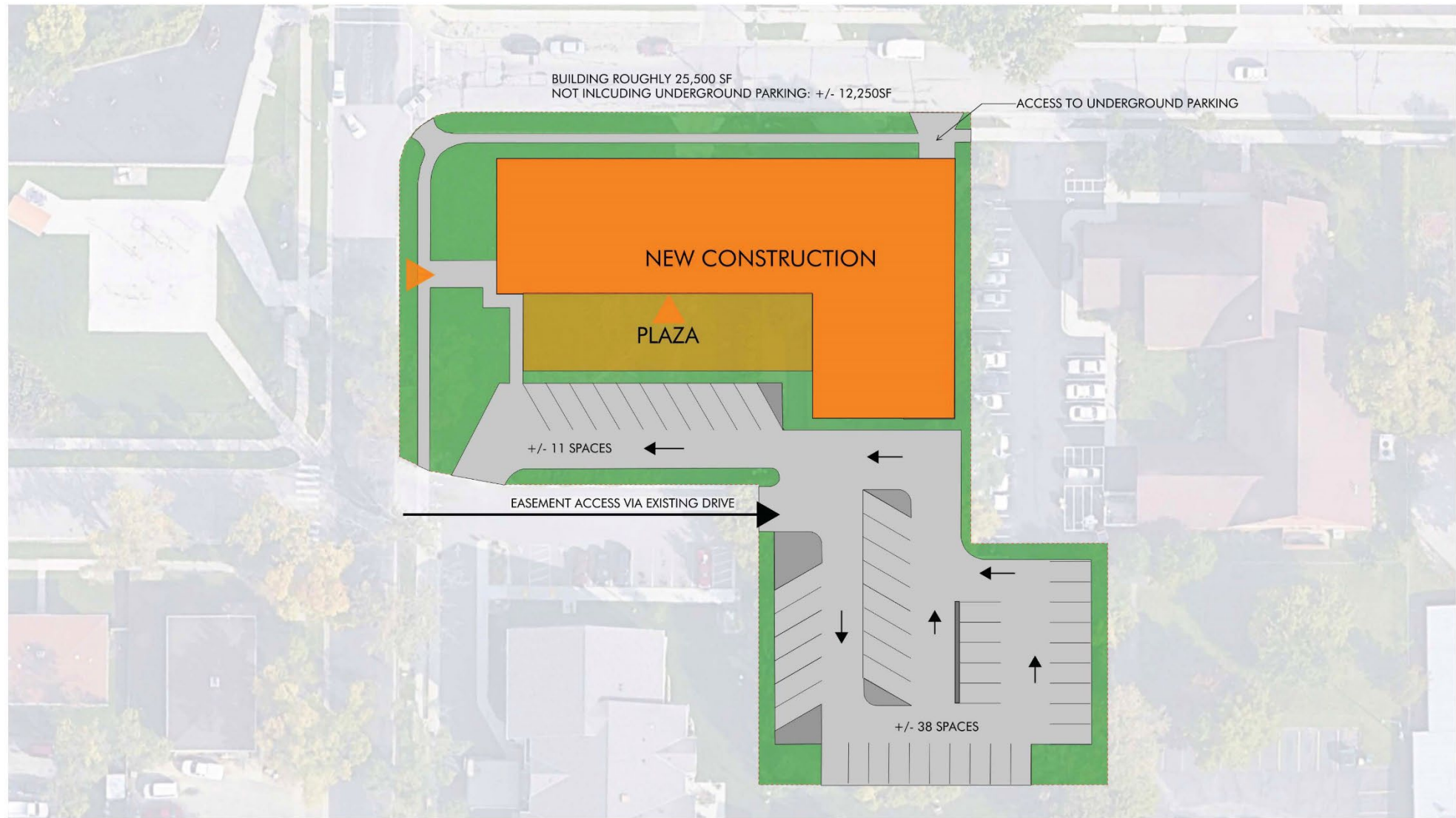
- Develop Housing
- Buick Street Extension



# Village on Park







 SITE LOCATION



