



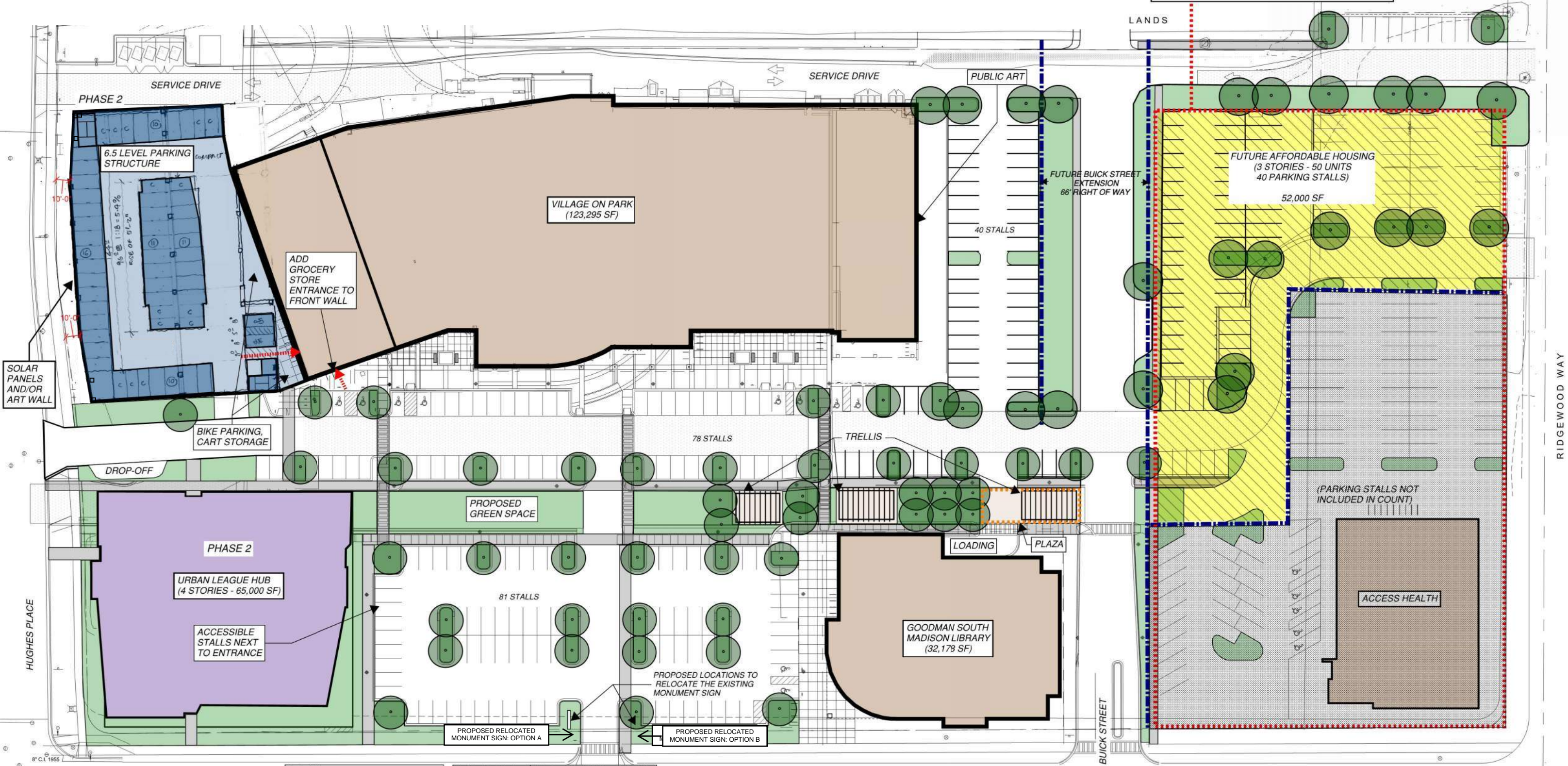
VILLAGE ON PARK - PARKING STRUCTURE

UDC Informational

FOR REFERENCE: FROM 2021 VILLAGE ON PARK MASTER PLAN UPDATE

2.2 MASTER PLAN

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	

*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 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	

FOR REFERENCE: FROM 2021 VILLAGE ON PARK MASTER PLAN UPDATE

2.3 CONCEPTUAL BUILDING MASSING





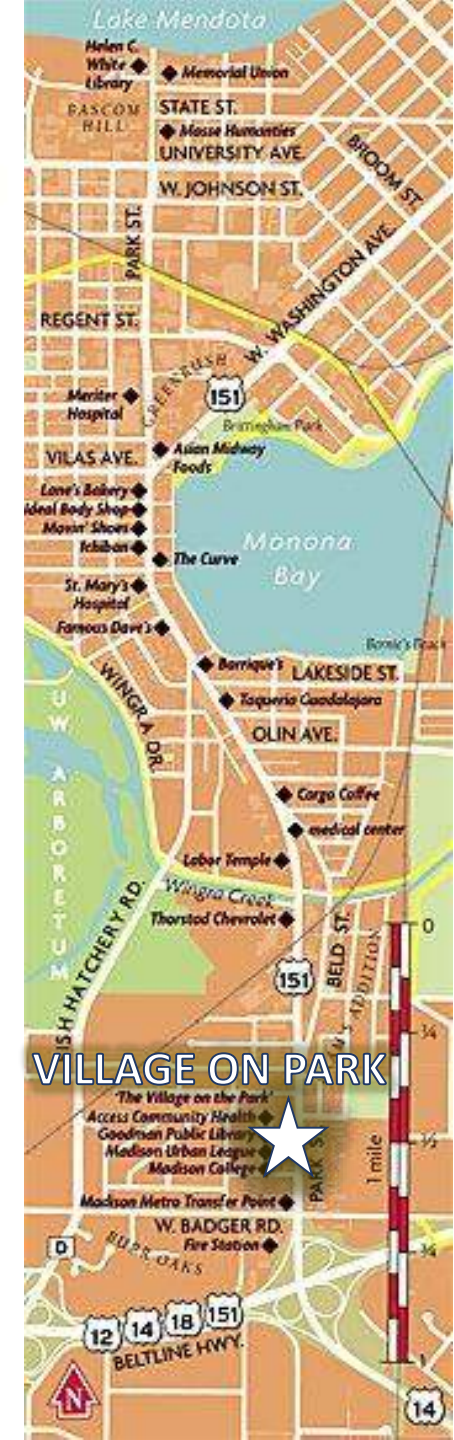
VILLAGE GREEN

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CULTURAL & LOCATION CONTEXT



- The “Gateway to Madison” from the Beltline
- “The thoroughly modern facility is **lively, curving, colorful and, above all, busy**. To visit on a Saturday is to see the spirit of Greenbush alive and well... people of every color make it a beehive of activity.”
- “Plans for South Park Street must include **greater voices from residents in the community**. One thing they don't want is to become the "nonprofit service area" for the city... Instead, they want **similar amenities that other areas of town desire**: places to shop, a café where they can **eat and socialize**, an accessible grocery store with healthy food, health and fitness facilities, and more **organized recreational activities for children and adults**.”



ARCHITECTURAL INFLUENCE

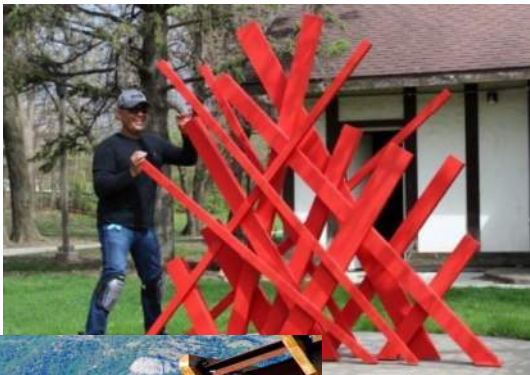
V.O.P.



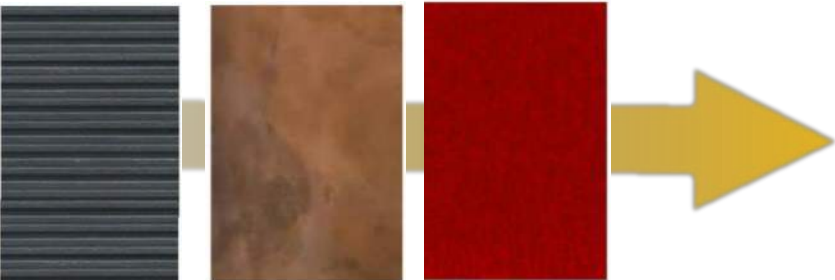
BUILDING MATERIALS



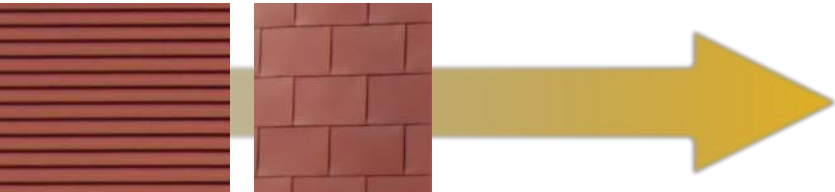
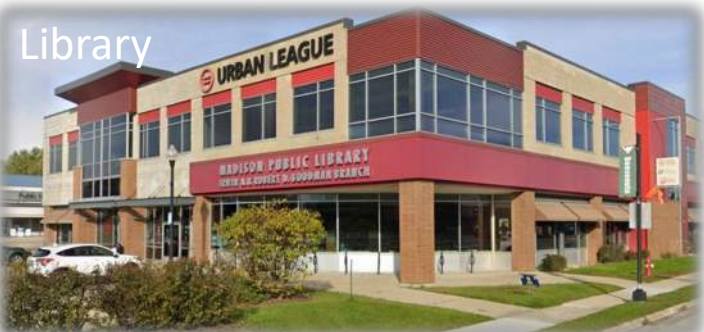
LANDSCAPE APPLICATION



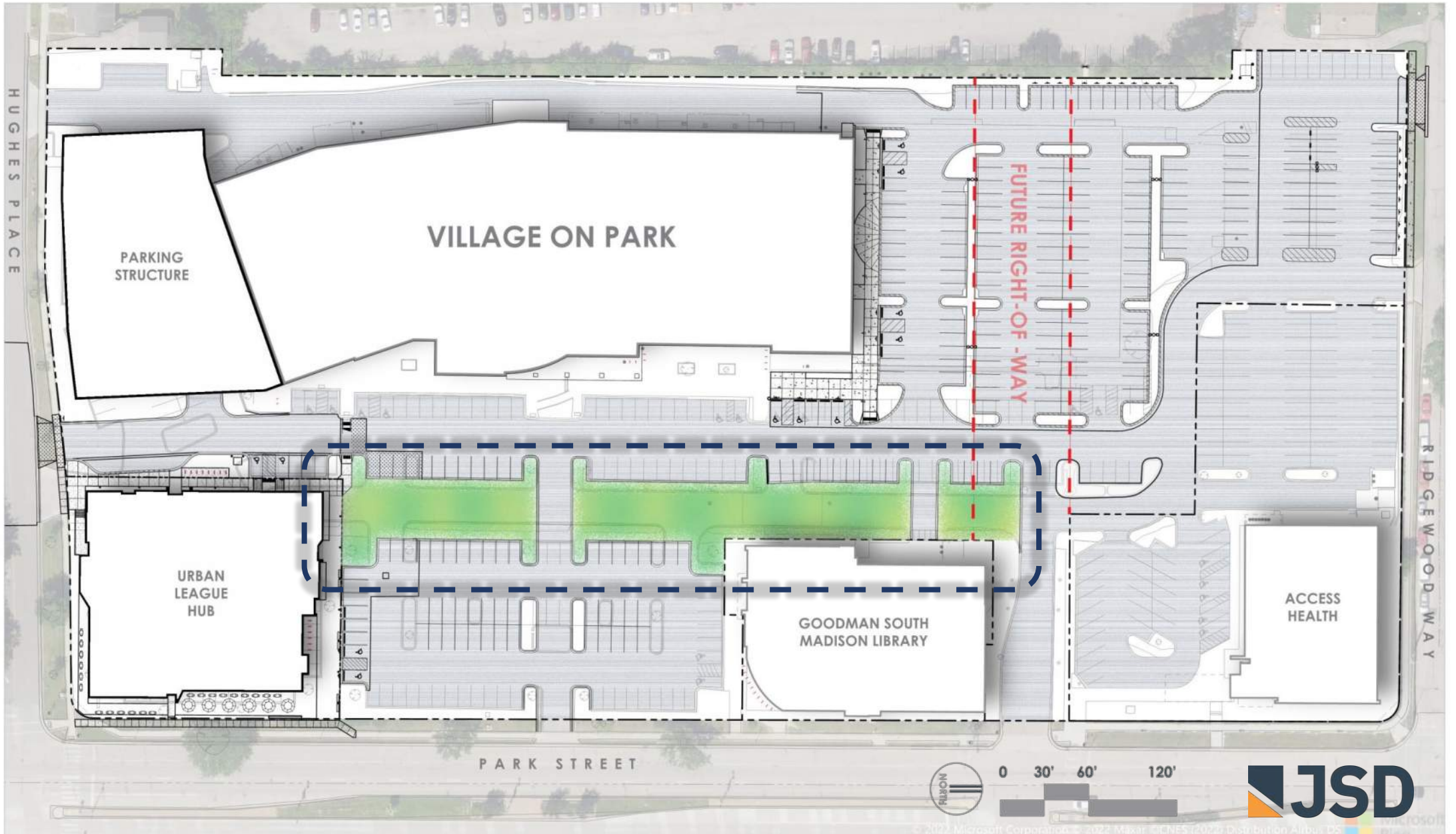
HUB



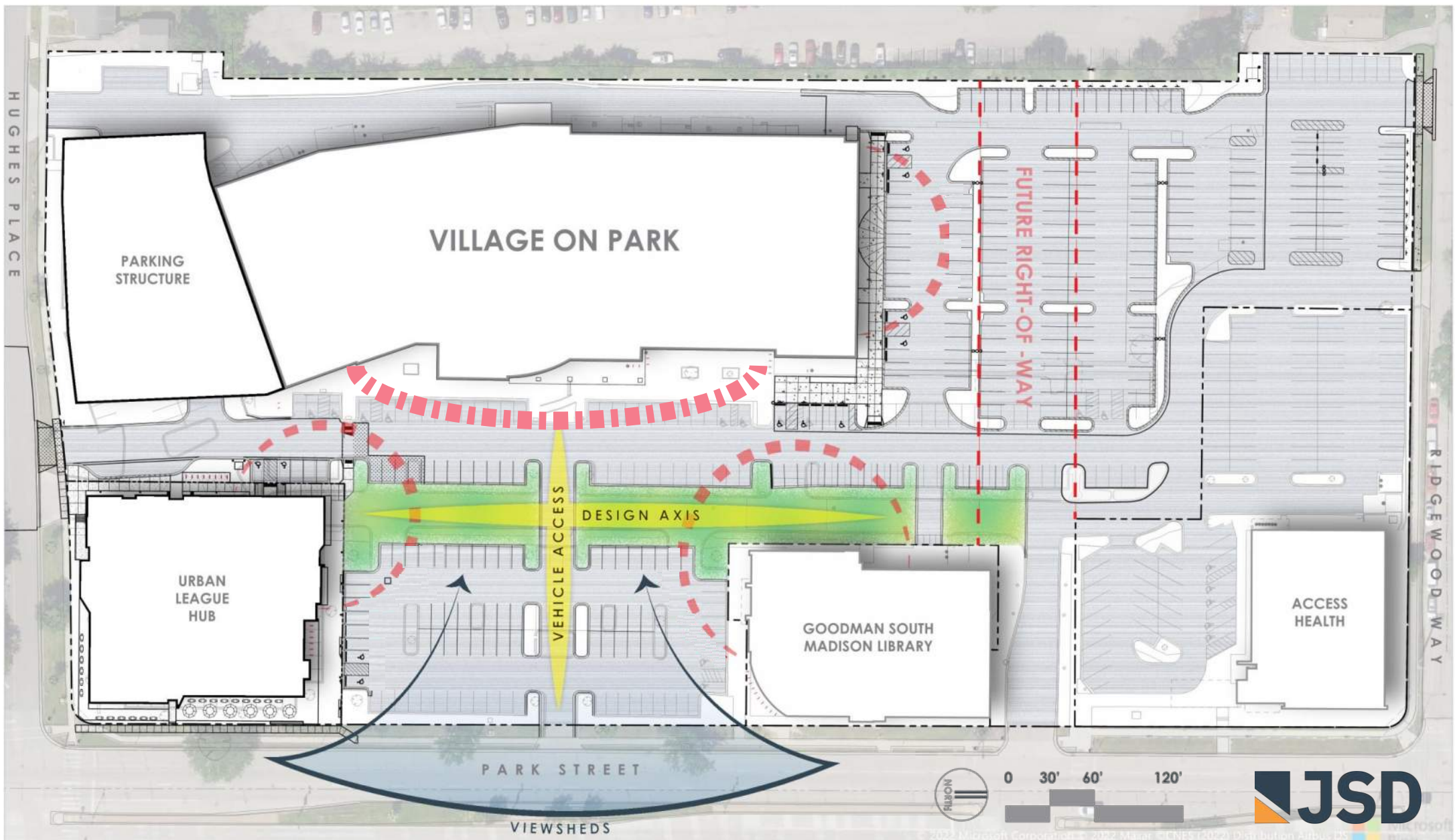
Library



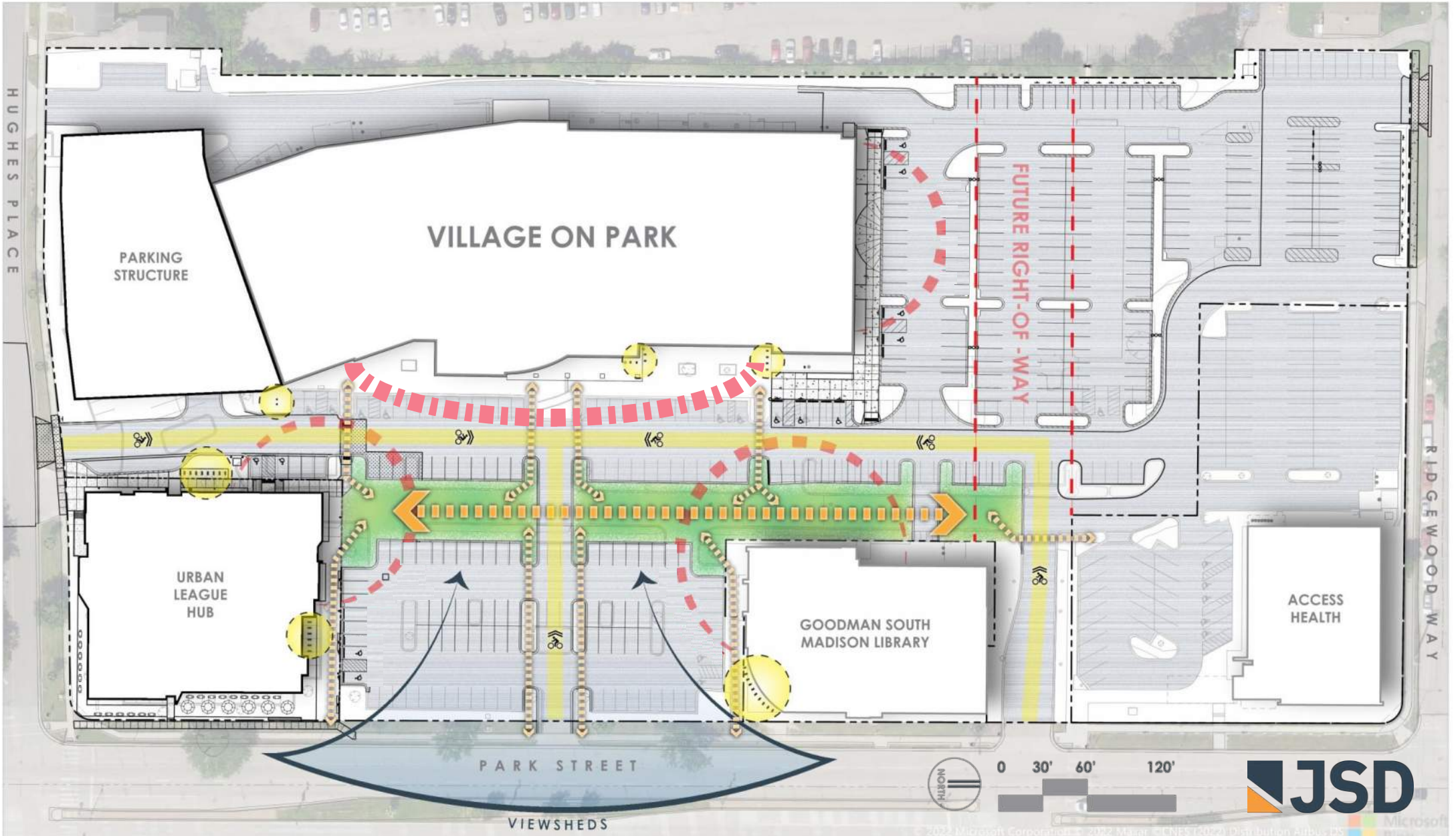
FOCUS AREA



ANALYSIS

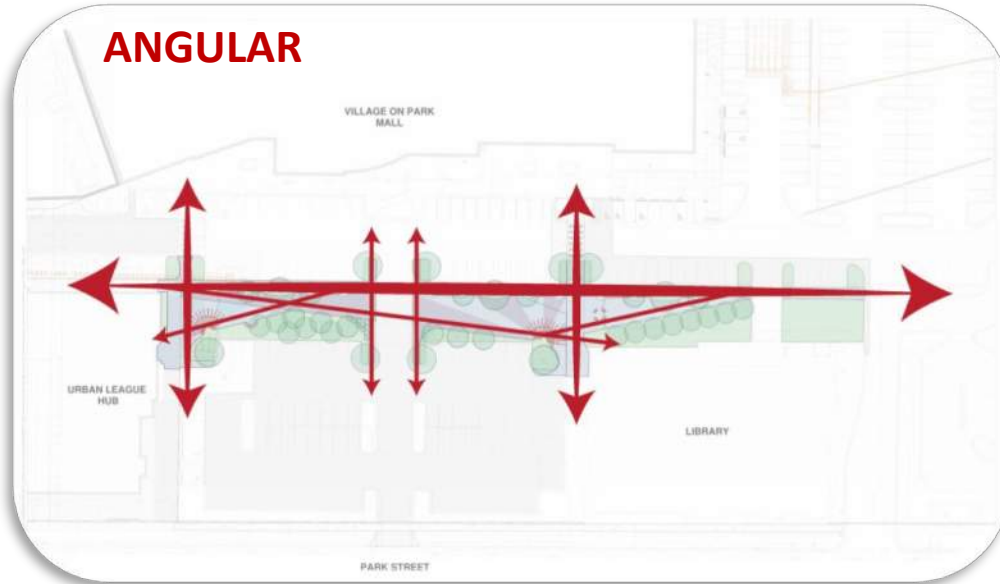


ANALYSIS

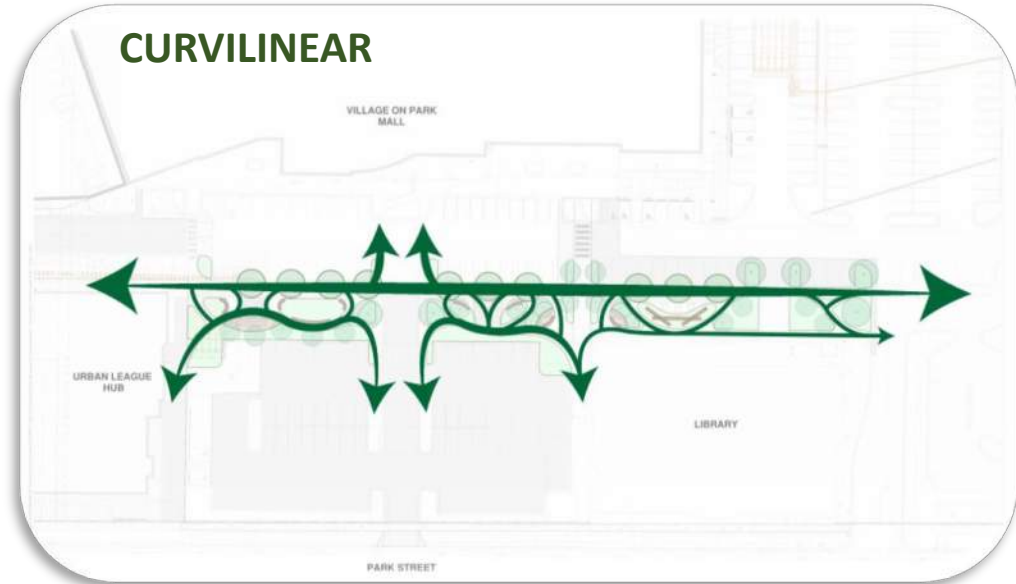


CIRCULATION

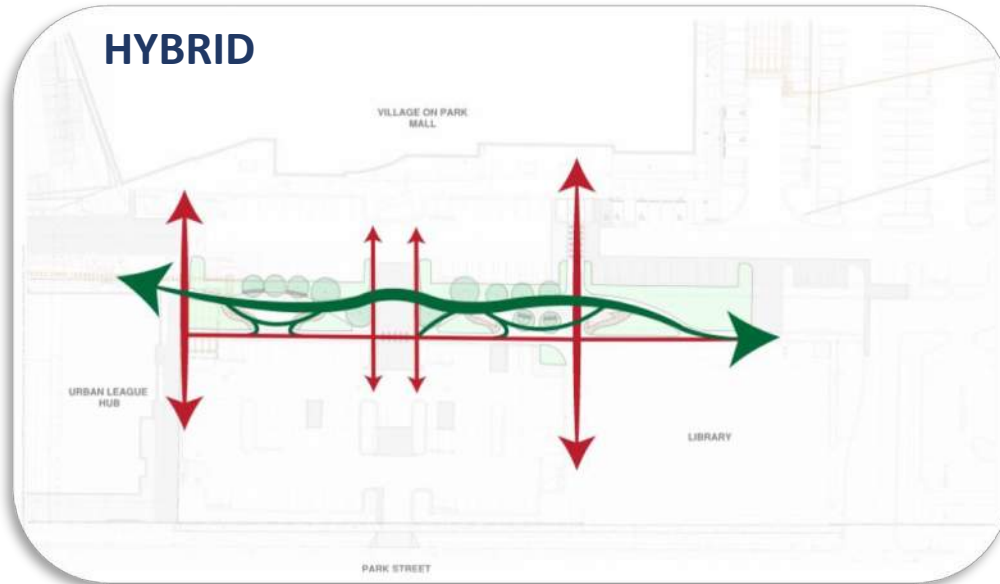
ANGULAR



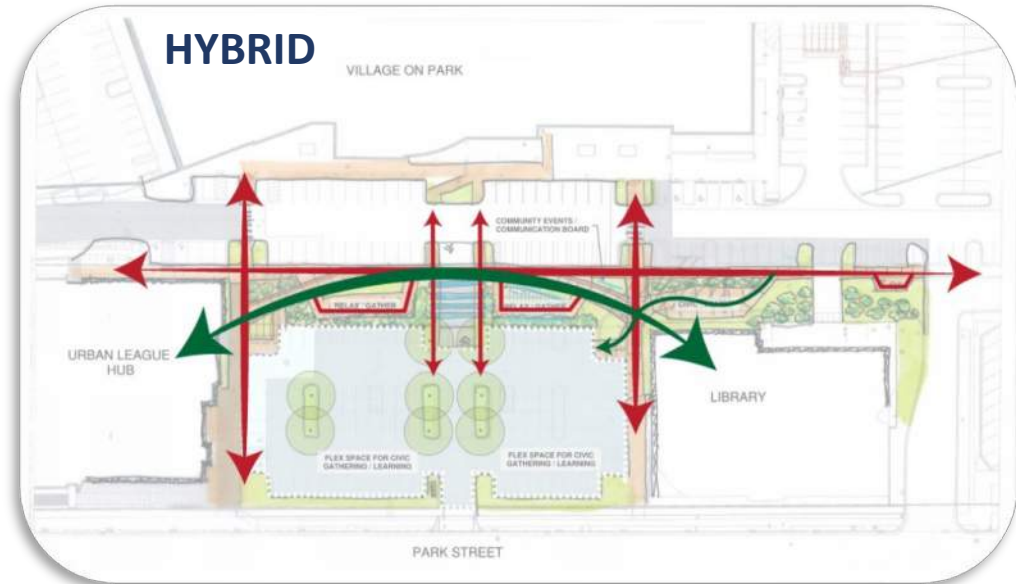
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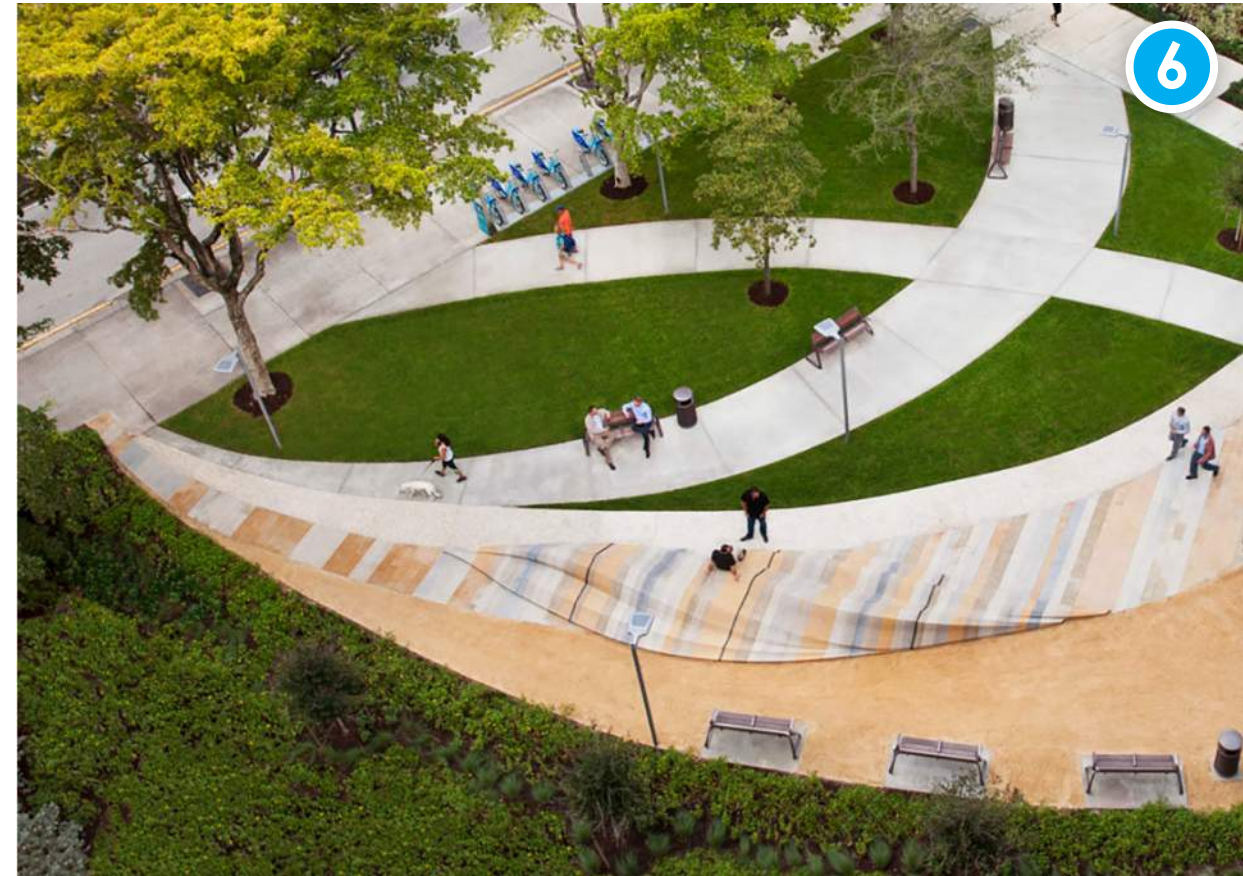
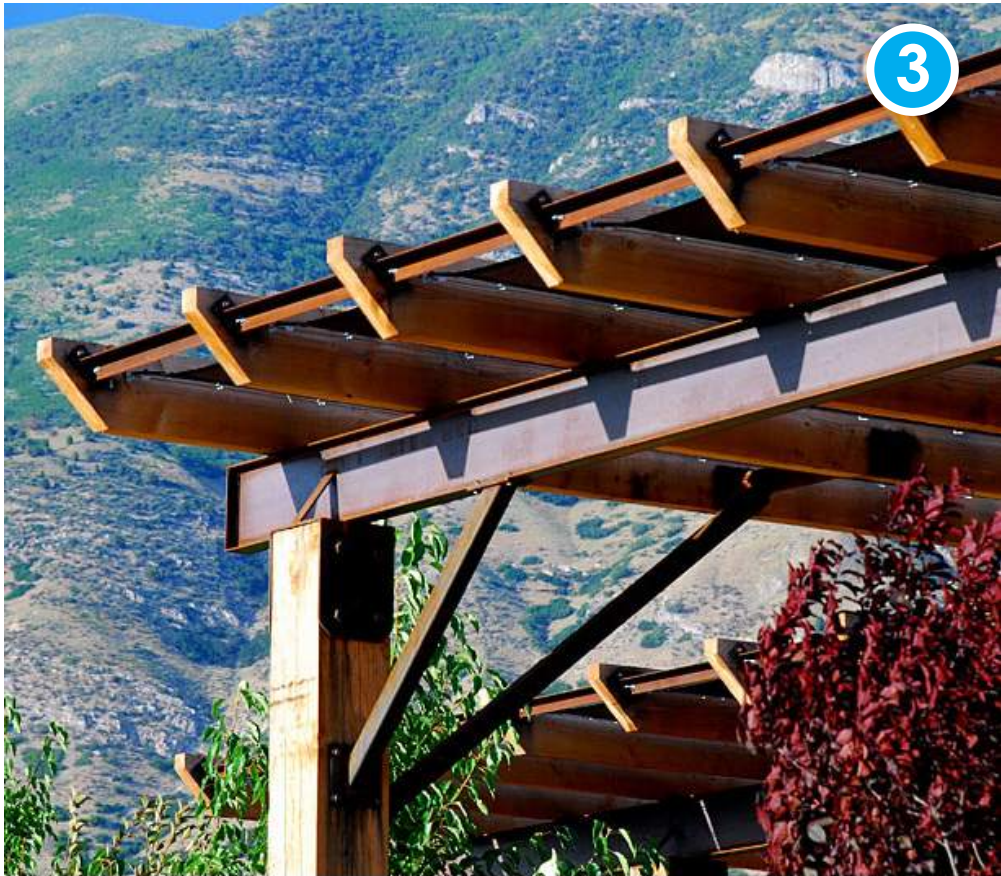
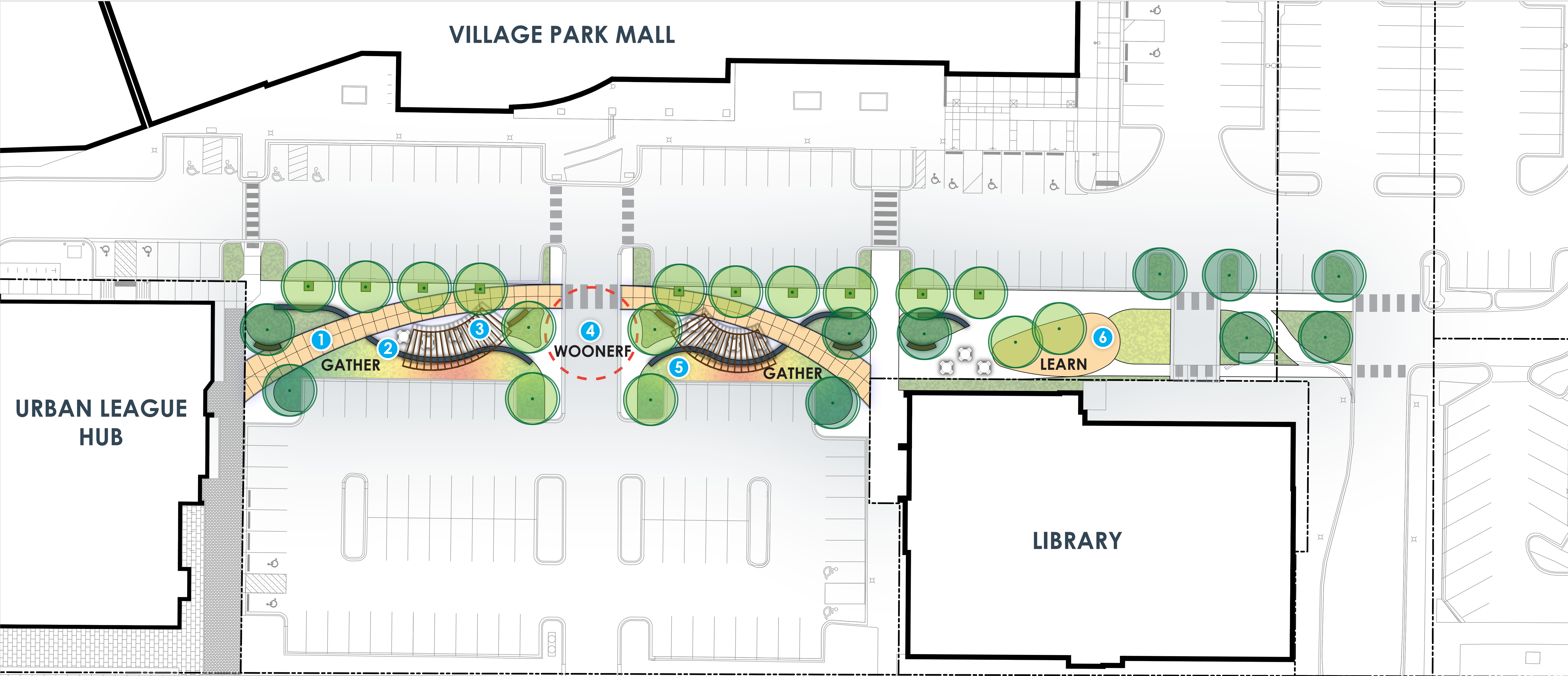


HYBRID



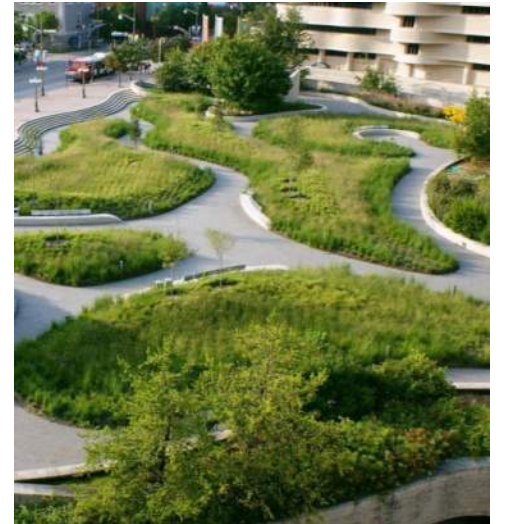
HYBRID







CIRCULATION

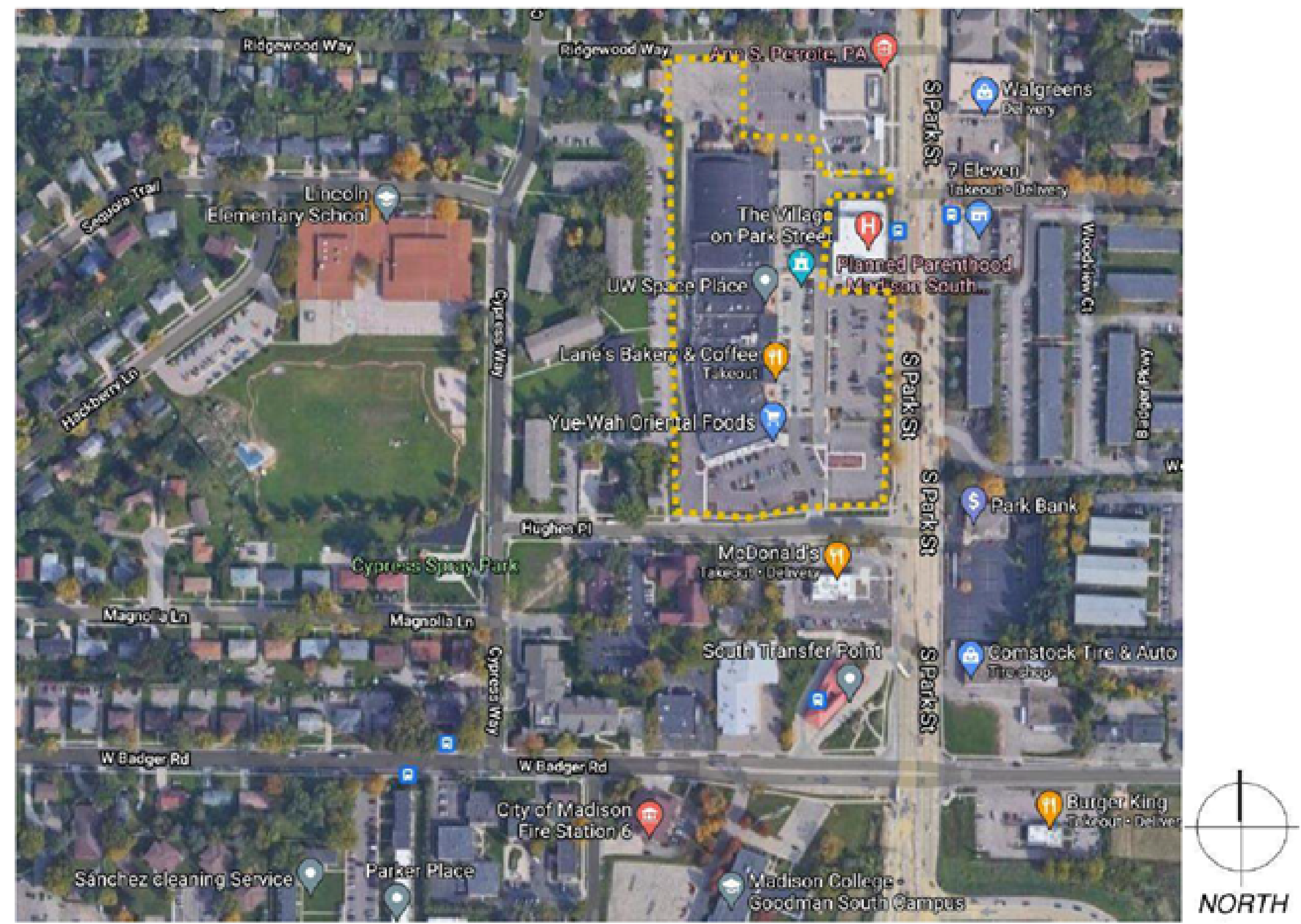




VILLAGE ON PARK - PARKING STRUCTURE

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0.5 CONTEXTUAL SITE INFORMATION: PHOTOGRAPHS & LAYOUT OF ADJACENT BUILDINGS & STRUCTURES



VILLAGE ON PARK - ATRIUM BUILDING



VIEW ON SITE
LOOKING SOUTH



VIEW ON PARK
STREET
LOOKING WEST



VIEW AT PARK
STREET AND
HUGHES PLACE
LOOKING
NORTHWEST

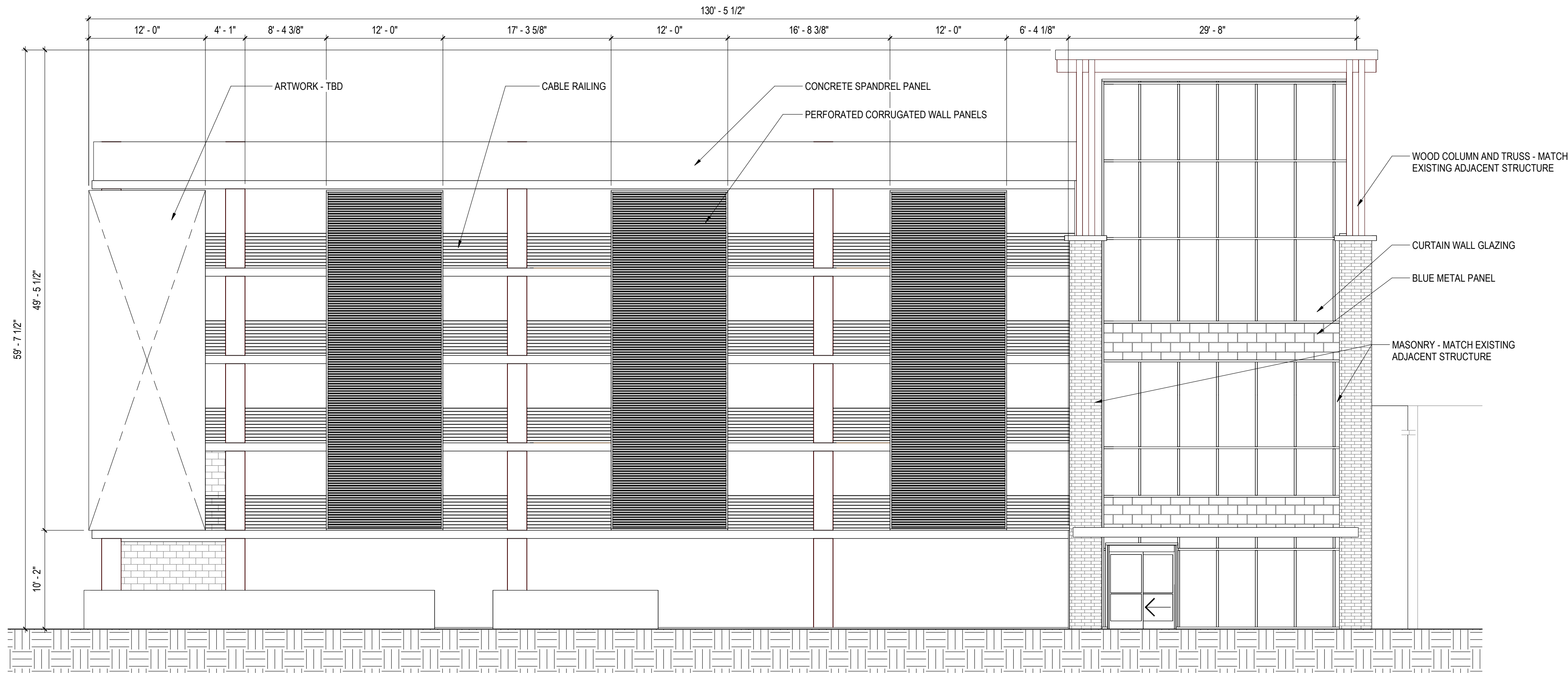


VIEW ON
HUGHES PLACE
LOOKING
NORTH

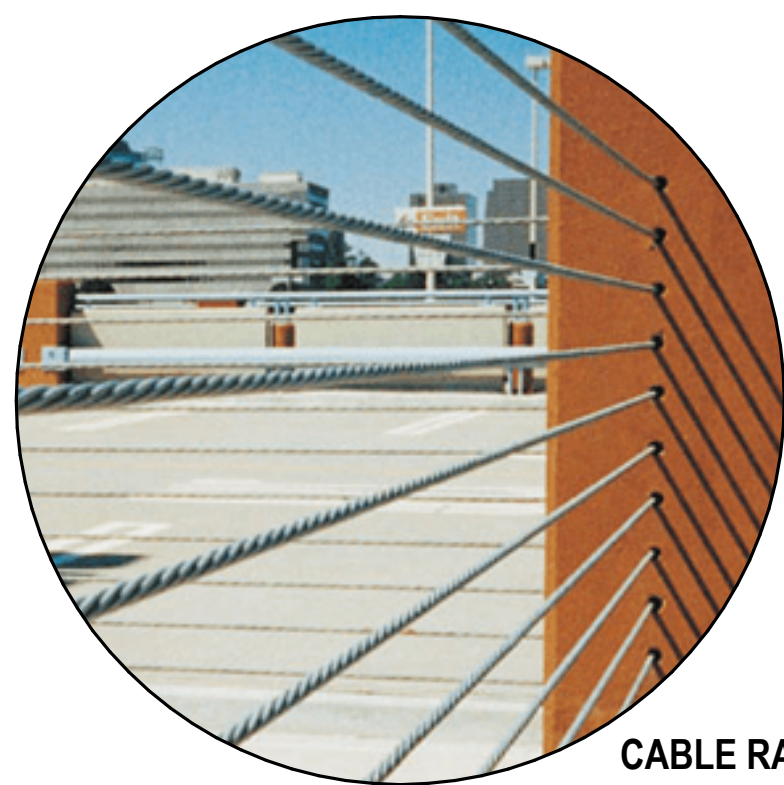


VIEW ON
HUGHES PLACE
LOOKING
NORTHEAST

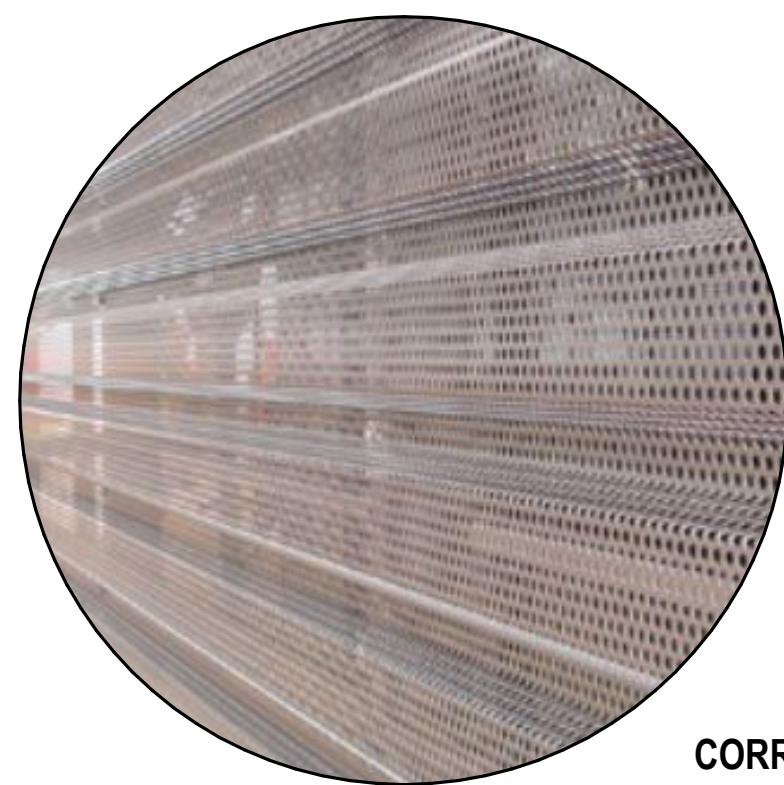




1
A401
ELEVATION - EAST
SCALE: 1/8" = 1'-0"



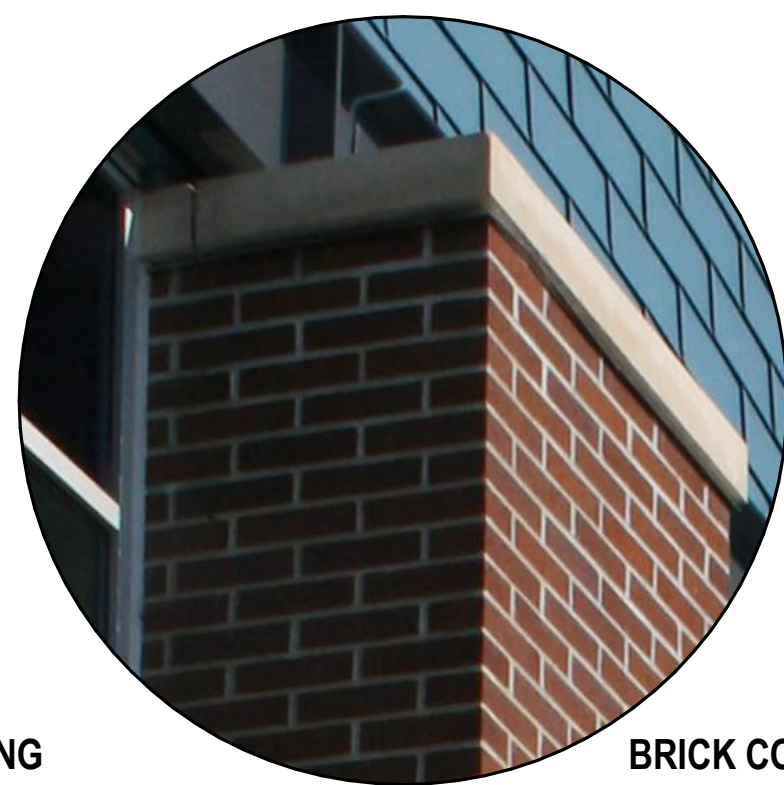
CABLE RAIL



CORRUGATED METAL PANEL



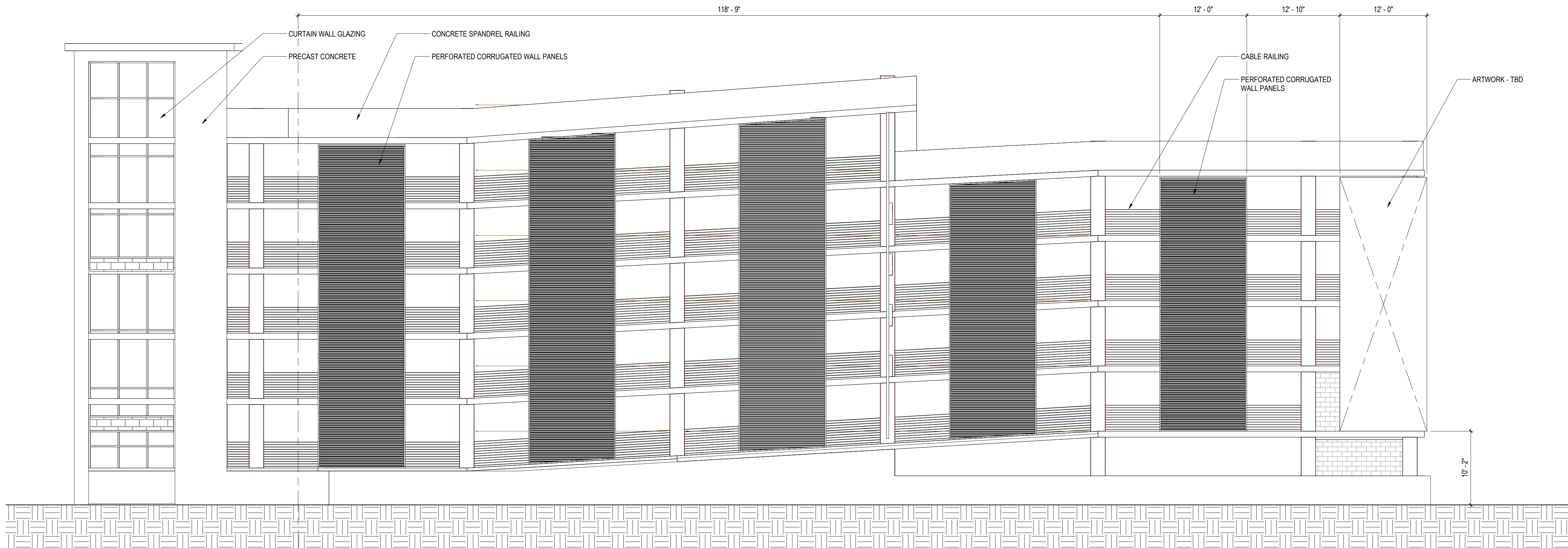
ARCHITECTURAL WOOD DETAILING



BRICK COLUMN WRAP

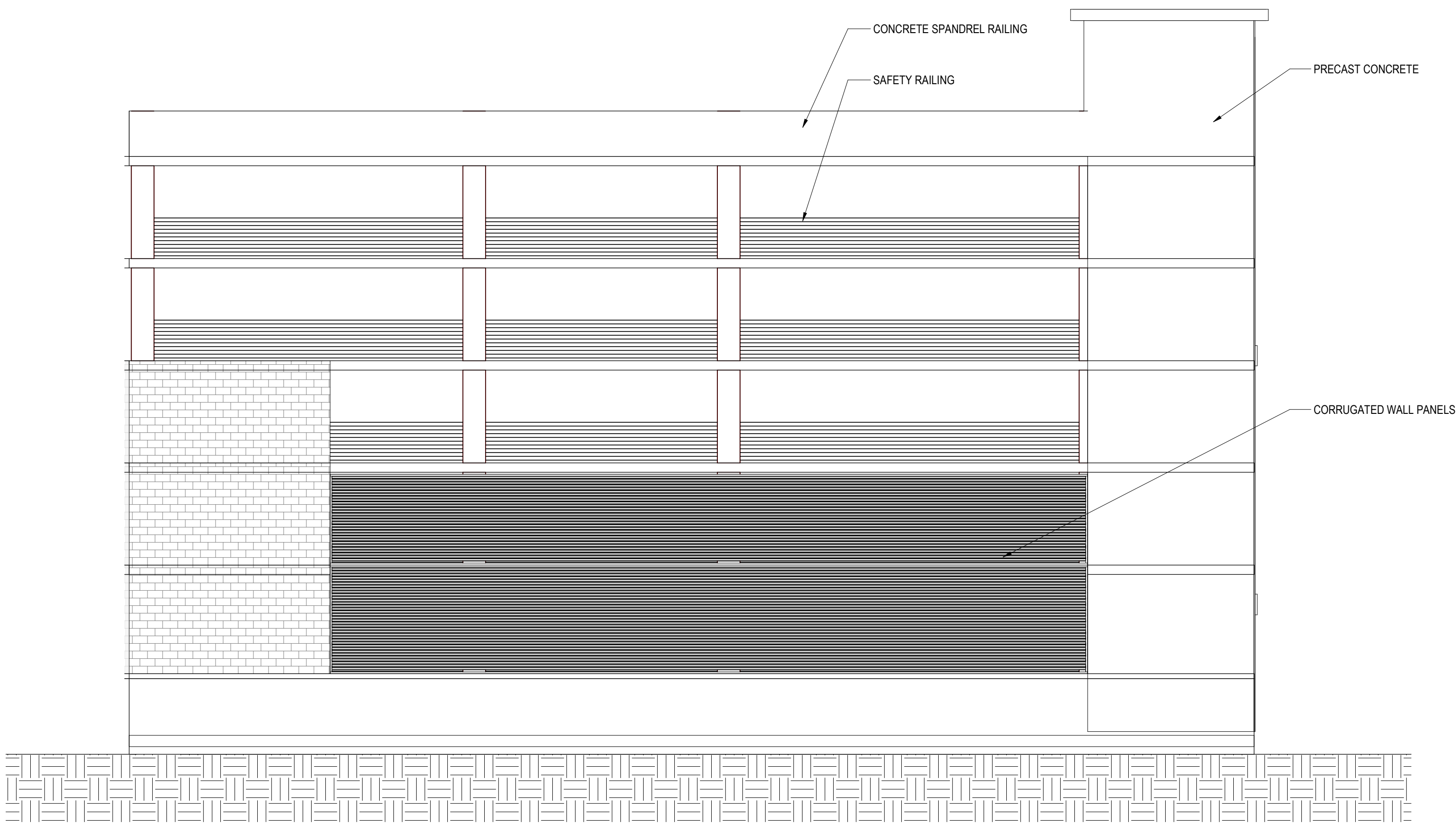


STOREFRONT AND ENTRY CANOPY



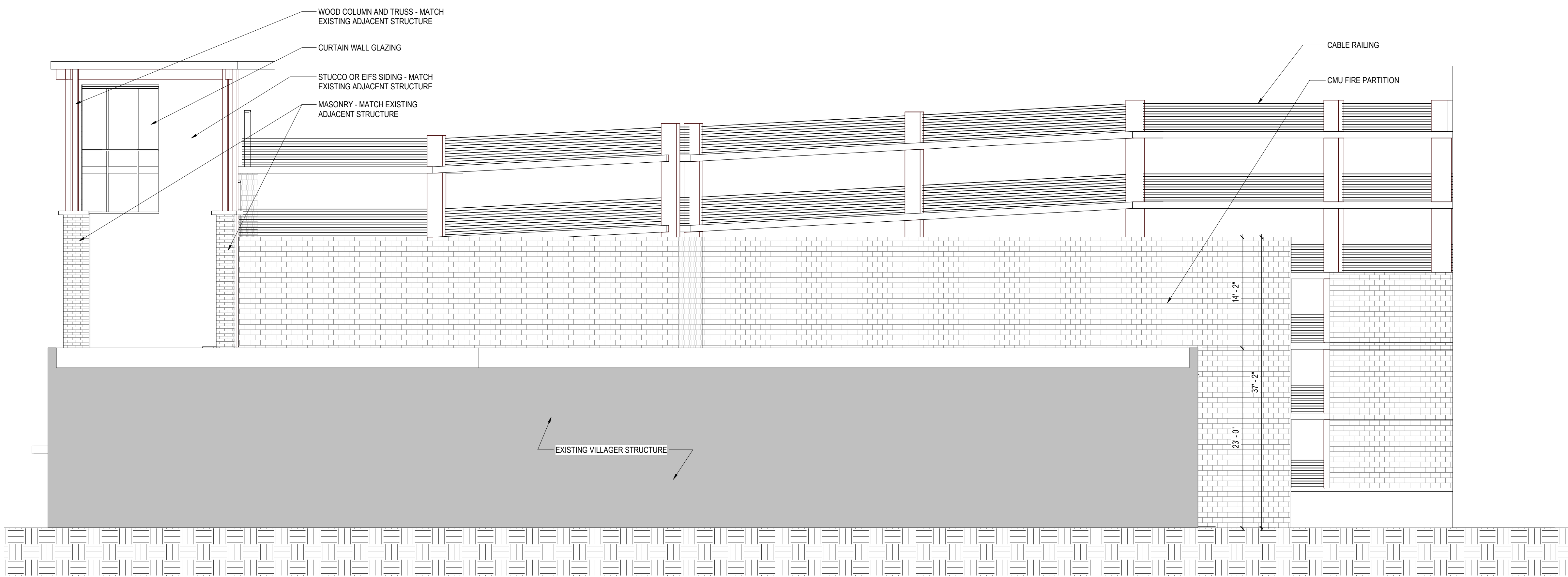
2
A401
ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"





1 ELEVATION - WEST

SCALE: 1/8" = 1'-0"



2 ELEVATION - NORTH

SCALE: 1/8" = 1'-0"





VIEW LOOKING WEST



VIEW LOOKING NORTH



VIEW LOOKING NORTHWEST



VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTHEAST

QUESTIONS?

