

February 22, 2006
City of Madison Plan Commission
Department of Planning
City of Madison
210 Martin Luther King, Jr. Blvd.
Madison, WI 53710

RE: Letter of Intent for Edgewood College Residence Hall, Conditional Use Submittal

Dear Plan Commission Members:

Attached is the application for a City of Madison Conditional Use Permit for the construction of a new Residence Hall on the Edgewood College Campus. Edgewood Inc., the owner of the property, seeks a Conditional Use Permit for a Major alteration of an Existing Conditional Use.

Edgewood intends to pursue its long-standing goal of reaching an on-campus resident population of 600. Currently, the College houses approximately 350 students on campus. The 198 bed, Residence Hall will bring the number of students living on campus to approximately 550, which is 50 students shy of the 600 student residents as projected in the Campus Master Plan. Increasing the opportunity for Edgewood College students to experience living in an on-campus community will benefit the students, the College, and the neighborhood and greater Madison community. There is a direct, demonstrated positive impact on the quality of the education that results when students are engaged in a community of learners. Research demonstrates that students who live on campus tend to stay in College. Edgewood College has limited its enrollment to 2,400 students at this campus location, the Residence Hall does not add any additional students to the College's enrollment. As described in the 1996 Master Plan objectives and assumptions, "An increased number of campus residents will result in a decrease in traffic and parking demand." The additional 198 student residents currently commute, sometimes multiple times in a day, to the Edgewood Campus. These students will no longer need to commute to campus from the city of Madison and the surrounding area. The Parking Impact Analysis prepared for this submittal indicates that this should reduce both the trips to the campus, and the parking demand on the campus and surrounding neighborhood.

The Residence Hall:

Following the Edgewood Campus Master Plan that was submitted to the Madison Plan Commission in 1996, Edgewood College is seeking to construct a 198-bed Residence Hall in the southeast corner of their 55-acre campus. The Hall is approximately 78,700 sq ft and is built into the slope of the site so that three floors are visible on the north side of the building, and four floors are exposed on the south side, facing Lake Wingra.

In keeping with the residential scale of the surrounding neighborhood and Marshall Hall, the Residence Hall has been designed to resemble a two story residence with a third floor dormer. The hall is built into the slope of the existing site to expose only three floors on the north side of the building. This keeps the Residence Hall lower than the northern portion of Marshall Hall and much lower than the existing High School. The exterior of the hall will have a typical buff colored brick similar to what is used on the Edgewood Campus buildings, with fiber-cement lap siding on the dormers as used on both Marshall and Mazzuchelli Halls. The roof will be asphalt shingles.

The plan of the Residence Hall conserves as much of the open site as possible, to save as many of the Heritage Oaks that give Edgewood Campus and the surrounding neighborhood so much of their desired character. The building holds a small courtyard that opens out to Marshall Hall to reinforce the scale of the pedestrian access lane. The landscape design focuses on planting along Edgewood Avenue to reinforce the visual buffer between the neighborhood and the new Residence Hall. The canopy of the existing, mature trees obscure the view of the taller portions of the hall from Edgewood Avenue. There will be plantings of lower growth trees and vegetation to provide an eye-level screen.

Internally, the Residence Hall is designed to place the younger students internal to the building, away from the Edgewood Ave. neighbors. The two outer wings hold the suites that are designed to attract the older students. The wing closest to Edgewood Avenue is designed to be an "Academic Wing." The concept is that the three suites per floor, that make-up the east wing, will be dedicated for students with common academic interests. Each floor also has an office for a professional advisor to meet with students on a regular basis. This is designed to give students an opportunity to create a true 'living and learning' environment. The professional staff resident apartment is also located on the eastern portion of the hall, on the ground floor. The academic interest wing and professional staff resident are placed here to present a more controlled and quiet front to the neighborhood. Also included on the ground floor, are a completely internal laundry room and a small recreation space, both for hall residents only.

Edgewood College currently houses the majority of its freshman class on campus. Consequently, each school year a number of sophomores who wish to remain on campus, are forced to move off campus to accommodate the arriving freshman class. Edgewood expects to fill this Residence Hall each academic year, and to use it during the summer months for seminars and academic sessions.

The units within the Residence Hall are predominantly four bedroom suites containing one shared bathroom and a small living room. The hall is meant to house freshman through seniors, with Resident Assistants located near the younger students' suites. There is one larger common lounge with a kitchenette on each floor, and a smaller lounge located in each of the two wings on floors two, three and four, designed to foster a sense of student community.

The design of the residence hall will follow the LEED sustainable design guidelines. The building will have a highly efficient mechanical system and building shell. Plumbing fixtures will reduce water consumption by 30% over standard construction practices. The College will supply a green living handbook for all residents, and will use the building in course work to study energy consumption and green building practices.

The Site:

The Residence Hall is located on the existing slope just south of Marshall Hall and north of Siena Hall. To meet the City of Madison fire apparatus access requirements, a fire lane has been designed to connect the existing Marshall Hall parking lot to the central campus drive. To ensure the safety of the College, High School and Campus School children that will cross this lane multiple times a day, this lane is designated as a pedestrian pathway only. The lane will have access control and be used for emergency vehicles, trash pickup and student move-in/move-out days only. The trash for the hall is located in a room within the building on the west side of the building, internal to the campus, and will require no additional trash pickup trips for the campus.

The existing Marshall Hall Parking Lot has 54 stalls that are split between the Edgewood High School and the Edgewood College residents of Marshall Hall. Following the Master Plan, the College is proposing to expand this lot to 107 stalls to be split between the Edgewood High School Faculty and the residents of the new hall. The expanded parking lot will use the existing access to Edgewood Avenue and have access control to prevent student commuters from using the parking lot.

Project Information:

Project Name: Edgewood College Residence Hall

Construction Schedule: Projected construction start July, 2006.
Construction finished by August of 2007.

Owner: Edgewood Inc.
Dr. Daniel Carey, President

Architect: Potter Lawson Inc.
15 Ellis Potter Court
Madison, WI 53711
Doug Hursh

Contractor: J.H. Findorff & Son Inc.
607 West Wilson St.
Madison, WI 53703
Dave Beck-Engel

Landscape Architect/
Civil Engineer: Schreiber / Anderson Associates
717 John Nolen Drive
Madison, WI 53713
Chris Thiel

Traffic Engineer: Schreiber / Anderson Associates
717 John Nolen Drive
Madison, WI 53713
John Lichtenheld

Engineers: Arnold & O'Sheridan Engineers
815 Forward Drive
Madison, WI 53711
Scott Largent
Kneale Nemmetz
Paul Karow

Surveyor: Jenkins Survey & Design Inc.
161 Horizon Dr. Suite 101
Verona, WI 53593

Building Use: 78,750 Sq ft for Resident Hall

Building Site: 55 acre Campus.

Dwelling Units: Suite and bed count as follows:

	<u>1st Floor</u>	<u>2nd Floor</u>	<u>3rd Floor</u>	<u>4th Floor</u>	<u>TOTAL</u>
1 Bedroom		3	3	3	9
2 Bedroom			1	1	2
3 Bedroom	3				3
4 Bedroom	2	14	14	14	44
Total Suites	<u>5</u>	<u>17</u>	<u>18</u>	<u>18</u>	<u>58</u>
Total Beds	17	59	61	61	198

Parking requirements: No additional parking stalls are required as the new residence hall does not add any new students to the campus. The current 54-stall parking lot at the intersection of Jefferson Street and Edgewood Avenue will be expanded to 107 stalls as stated in the Campus Master Plan. Also, see attached Traffic Impact Analysis.

Moped Parking: Campus policy prohibits mopeds parking in front of Residence Halls. All mopeds are parked in a central campus designated mopeds parking area, and a smaller lot next to Marshall Hall. Due to the small size of the Campus, students do not ride mopeds between classes.

Bicycle Parking: Within the courtyard of the new Residence Hall, next to the front entry, is parking for approximately 45 bicycles. On the ground level of the Residence Hall is a storage room for housing student bicycles for long-term storage and during winter months. This area will also hold a bicycle maintenance room.

Master Plan/

Neighborhood Concerns:

Building Location and Size:

In 2002, Edgewood Inc. explored a student housing addition to Regina Hall. This project was halted in 2003, when Indian mounds were discovered on the site for the addition. After an archeological survey of the entire campus was performed, Edgewood looked to develop other sites for the much-needed student housing.

In the 1996 Master Plan, two small dorms, housing approximately 50 students, were indicated just east of Marshall Hall, and one larger hall was indicated over the current location of Siena Hall. This larger hall was meant to house approximately 160 students. Although the Master Plan was approved by the Planning Commission, Edgewood Inc. recognized that there were areas of disagreement with the neighborhoods directly abutting the Campus. The Conditional Use Submittal for the 1996 Master Plan included a, “Memorandum of Understanding of Unresolved Issues,” which stated clearly some of the disagreements between Edgewood Inc. and the surrounding neighbors.

The neighborhood representatives sought a 100’ setback for all future classroom buildings, and at least 200’ feet from the edge of adjacent streets for all future residence halls. More than 200’ would be requested for the proposed hall in the southeast corner of the Edgewood property.

Since the creation of the Master Plan, a storm in the summer of 2000, cleared a number of large trees just south of Marshall Hall, creating enough space to build the proposed Residence Hall north of the existing Siena Hall. Through conversations between the Dungeon-Monroe and Vilas Neighborhood Liaison Committee, it was agreed that the two smaller dorms (housing approximately 50 students), as indicated on the Master Plan to the east of Marshall Hall, would not be built as student resident facilities. The neighborhood also considered the larger dorm (housing approximately 160 students) indicated on the master plan, as too close to the Park and Pleasure Drive. The Neighborhood Liaison Committee wanted the dorms moved even further toward the center of campus. Taking into account the planned expansion to the Campus School and saving as many trees on the site as possible, the proposed Residence Hall is located 297’ west of Edgewood Avenue, and 305’ north of the Park and Pleasure Drive.

Closing Access to Edgewood Drive:

The neighborhood has often proposed making all traffic on the Edgewood property internal to the campus, by closing off access to Edgewood Avenue and completely encircling the High School with a road that connects back to the designated parent pick-up and drop-off access to Monroe St. Edgewood Inc. believes this would dramatically decrease campus safety for all three school entities, and create even more access and traffic problems on Monroe Street.

The creation of the central Campus drive has been an enormous benefit to the surrounding neighborhoods. As the Master Plan describes, it was intended to reduce the amount of travel on the local non-arterial streets. However, it has complicated the High School access and pedestrian traffic. To make space for the Central drive, the High School's track and football field was reoriented. This forced the High School to lose its main practice field, leaving it only the area on the northeast quadrant of the campus for an undersized practice field. It also forced the High School students to cross the busiest road on the campus, used by the Edgewood Campus School and the Edgewood College, to reach their main play field. The High School student parking was rerouted through the central Campus drive, forcing the High School students to use the main entrance shared by both the College and the Campus School. Closing the parking to the Marshall Hall parking lot would add the trips generated by 107 stalls to the already congested Central Drive access point. Edgewood Inc. believes this would create even more safety and access problems for the Campus and Monroe Street.

The construction of the internal roads necessitates multiple, dangerous intersections of pedestrians and vehicles. The most concerning would be the Campus school children that share classroom space in the High School and walk between the High School and Campus School multiple times per day. The neighborhood has also proposed the construction of pedestrian bridges over internal drives so the safety of the children can be maintained. Edgewood Inc. believes the construction of pedestrian bridges would be more detrimental to campus safety. Cost aside, there are several concerns with the construction of pedestrian bridges on a campus as small as the Edgewood campus.

Imperative to campus safety and design is maintaining clear sight lines for visual surveillance. By the nature of their design, pedestrian bridges block sight lines and create areas of unsupervised space. This is in large part due to the requirements of the American's With Disabilities Act. Any pedestrian pathway must be designed to accommodate persons with disabilities. To conform to the accessibility standards, a pedestrian bridge with a clearance of twelve feet over a roadway would require a minimum of 144 feet of ramp (one inch of rise for

twelve inches of run) with additional landings for every 5 feet of rise, on both sides of the roadway. This means that to cross a twenty-foot roadway, the pedestrian pathway would require students to travel more than an extra 300 feet. Bridges over fire lanes will have to be taller to allow fire apparatus access.

The Master Plan indicates the building expansion sites for the High School are located on the northeast corner of the existing building. A new roadway cutting across the northeast corner of the High School will limit both the expansion capability of the High School and the use of their last remaining practice field, as well as forcing the High School students to cross yet another vehicular roadway during the course of the day.

Off Peak Traffic Generation:

Edgewood Inc. recognizes that some of the neighborhood feels that the Edgewood Campus is placing the importance of the Campus School, High School and College students over the importance of the children in the neighborhood by generating more traffic in the neighborhood. As predicted in the Master Plan and indicated in the Traffic Impact Analysis, the construction of the Residence Hall should actually reduce the amount of cars in the neighborhood by freeing more parking stalls on the Campus. However, the Residence Hall does have the potential to create more off-peak traffic at the Marshall parking lot. Edgewood is willing to work with the neighborhood in creating limited access to the Marshall Hall parking lot so that it may be closed to prevent late night return or student drop-offs.

Pedestrian Traffic From Regent Street:

The neighborhoods have listed concerns about students walking back to the Residence Hall from the bars and restaurants on Regent Street. Edgewood recognizes that this is not a concern specific to this Residence Hall, but is a concern no matter where students live on the Edgewood Campus. Edgewood is willing to work with the neighborhood to create an edge treatment along Edgewood Avenue that would discourage students from accessing the campus along Edgewood Avenue. This would be an effort to push pedestrians to Monroe Street, and out of the neighborhoods.

Students Living in the Neighborhood:

Edgewood Inc. recognizes that the surrounding neighborhoods are very concerned about students living in the neighborhoods. Edgewood believes that providing the Residence Hall is a less expensive option than purchasing a house in the surrounding neighborhoods. This should

reduce the number of Edgewood Students living in the neighborhood. Edgewood is willing to agree to not purchase any property in the neighborhood specifically for student housing. Edgewood is also willing to engage in discussions with incoming student families to discourage them from purchasing housing in the neighborhood.