



January 22, 2014

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

Re: **Letter of Intent**
Regina Hall – Addition and Alterations, Edgewood College
945 Edgewood College Drive
Madison, WI 53711
Potter Lawson Project No. 2013.17.00

Dear Plan Commission members and City Staff:

Attached is the application for a City of Madison Conditional Use Permit and Demolition Permit for the construction of a dormitory addition on the Edgewood College Campus. Edgewood Inc., the owner of the property, seeks a Demolition Permit and a Conditional Use Permit for a major Alteration of an Existing Conditional Use. The demolition is limited to removal of approximately 27 ft. off the eastern end of the existing building.

The campus Master Plan was recently submitted to the City. Campuses like Edgewood can follow a different City approval path when they have a master plan in place. However, because this plan has not been implemented, the Regina Addition must follow the traditional City Conditional Use review and approval process.

Master Plan and Existing Site

This project has been a part of the Edgewood Campus Plan since 1996. The existing site lies to the Northeast of Regina hall, and is flanked by the Edgedome to the Northwest and by the Campus School to the Northeast. To the southeast and southwest of the addition are effigy mounds, and further to the southeast is the Park and Pleasure Drive.

Building Site Design

The building addition is located in the center of the campus at the Northeast end of the existing Regina Hall. This project will add to a central component of the Edgewood Campus which will reduce the impact of this project to the surrounding neighborhoods. The building form lends to creating a new entrance to overall building and courtyard / outdoor gathering space for the students. A new Fire Department Aerial Equipment Access Lane will be added to improve accessibility for emergency personnel. The building is set back approximately 77 ft. from the Park and Pleasure Drive, in accordance with the proposed Master Plan. Some of the larger trees on the site will be preserved. Other trees that must be removed have assessed by the College. Some of the removed trees will be replanted on the campus while others will be cut down and stored for future use.

The plans show an addition to the east of the existing trash enclosure on the north end of the existing Regina Hall. The College has discussed a new approach to collection in order to reduce truck traffic to the center of the campus. If the new approach is approved, it will not be necessary to expand the trash enclosure.

Facility Need and Use

Edgewood College would like to increase the number of students living on campus. Their goal is to have a total of 800 beds on campus; this addition will add an additional 114 beds to bringing their total bed count to 670. The campus is also in need of large flexible spaces. This facility will add multi-purpose space and 3 flexible classrooms that can be combined into one larger space. Both of these spaces will be located in the basement and be accessible to the entire campus.

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Building Design

The proposed building is approximately 43,900 gsf and will be 4 stories including a basement. The exterior is designed to respond directly to its context, in particular the existing Regina Hall. The addition runs perpendicular to the existing Regina Hall and it will result in the removal of 12 existing beds from the original building. The removal of these beds is required in order to economically construct the addition and maintain a reasonable clear distance from the Campus School. A welcoming courtyard is formed from this addition and defines a new entrance for the addition and the existing portions of Regina Hall.

On each residence floors there will be lounges in the center and the south end. The student rooms are designed to hold 2 students per room, and clusters are created around each of three bathrooms on each floor. The basement is intended for campus use. There will be large and flexible spaces so that the building will be a common asset to the campus community.

Sustainability

The project is working with Focus on Energy in order to set up strategies to reduce energy consumption and reduce the impact of the construction on the environment.

Some of these strategies include:

- Improved Building Envelop System(s)
- Improved Glazing System(s)
- Improved Lighting System(s)
- Improved HVAC System(s)

Neighborhood Review Process

The Regina addition and alterations were displayed at a neighborhood open meeting on December 10, 2013. The Master plan was also reviewed at this meeting. The Edgewood Neighborhood Liaison Committee met on January 14, 2014, to review the project. Notices to the alderperson and neighborhood were distributed no less than 30 days prior to the submittal date.

Madison Landmarks Commission

The building footprint, utility extensions and construction activity for the Regina Hall Addition will be near the Edgewood College Mound Group. Buffer areas for the nearest mounds are delineated on the Site Survey. We have been in contact with Amy Scanlon, City Preservation Planner, and intend to meet with the Landmarks Commission in the near future.

We have also reviewed the project with staff at the Wisconsin Historical Society. This project will also need a compliance review from them and the DNR. A separate consultant is in the process of preparing materials for their review.

We respectfully submit this conditional use and demolition permit application for your review. We look forward to receiving staff comments in the near future and meeting with the Plan Commission on March 10th.

Sincerely,

POTTER LAWSON INC.



Michael D. Gordon, AIA, LEED AP
Senior Vice President



Project Directory

Project Name: Regina Hall Addition and Alteration
Edgewood College

Project Number: 2013.17.00

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