

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM # \_\_\_\_\_**  
**Project # \_\_\_\_\_**  
**Legistar # \_\_\_\_\_**

DATE SUBMITTED: 3/5/2014  
UDC MEETING DATE: 3/19/2014

**Action Requested**  
 Informational Presentation  
 Initial Approval and/or Recommendation  
 Final Approval and/or Recommendation

**PLEASE PRINT!**

**PLEASE PRINT!**

PROJECT ADDRESS: 829 and 1000 Edgewood College Drive, 2219 Monroe Street

ALDERMANIC DISTRICT: 13-Sue Ellingson

OWNER/DEVELOPER (Partners and/or Principals) <u>Edgewood Campus School</u> <u>Edgewood High School</u> <u>Edgewood College</u>	ARCHITECT/DESIGNER/OR AGENT: <u>Potter Lawson, Inc.</u> <u>749 University Row, Suite 300</u> <u>Madison, WI 53705</u>
---	--

CONTACT PERSON: Doug Hursh  
Address: 749 University Row, Suite 300  
Madison, WI 53705  
Phone: 608-274-2741  
Fax: NA  
E-mail address: dough@potterlawson.com

**TYPE OF PROJECT:**  
(See Section A for:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other Master Plan for CI Zoning

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

**Edgewood Campus Master Plan**  
**Urban Design Submittal for review of: Final Building Design Review**  
**March 3, 2014**  
**UDC meeting on March 19, 2014**

**Description:**

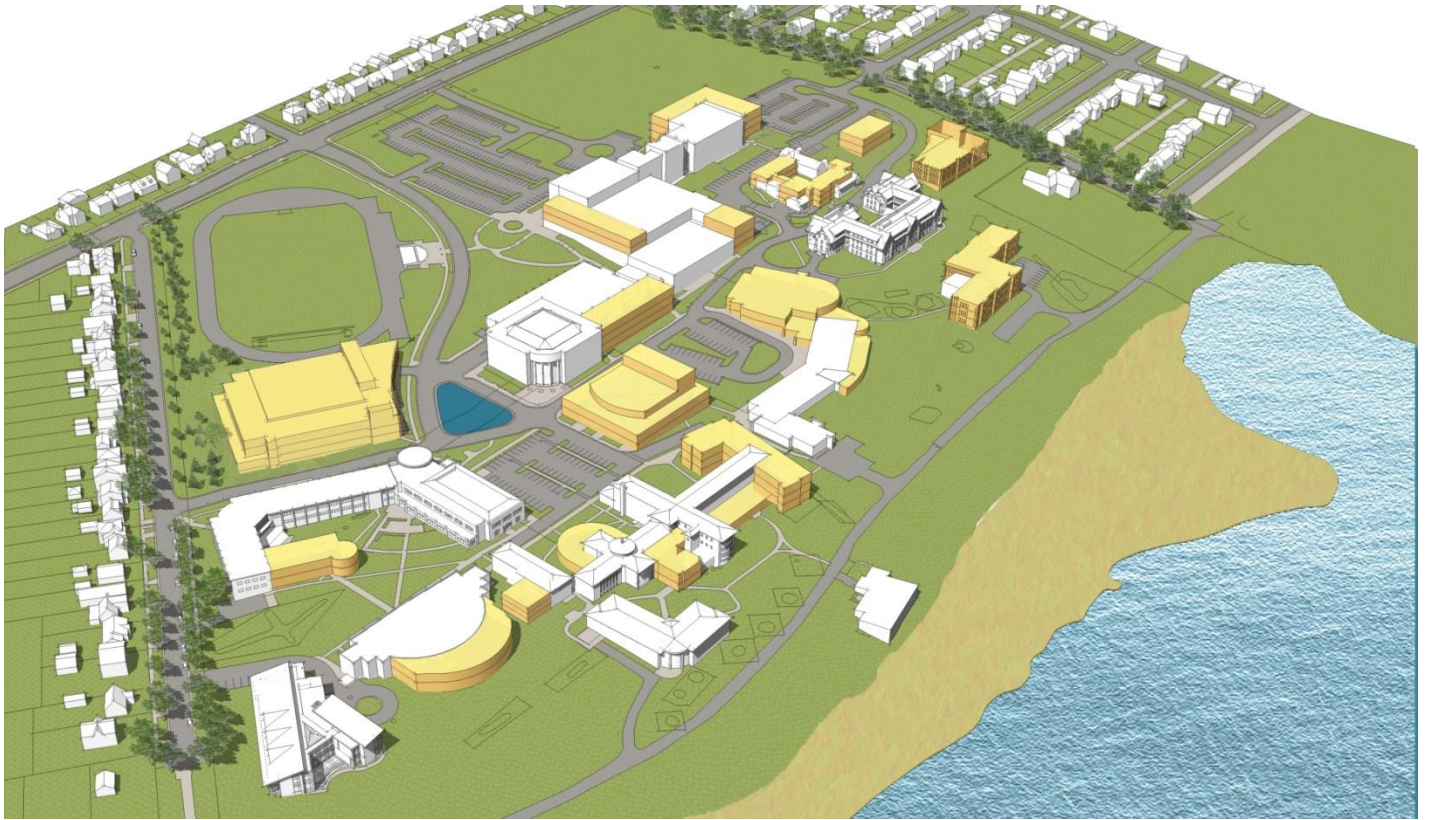
The Edgewood Campus institutions are pursuing approval of a campus master plan in accordance with the new Campus Institutional zoning (CI).

Only a portion of the campus master plan document that relates to the Final Building Design Review as stated by the Campus Institutional zoning is included in this submittal for UDC review.

The campus master plan site plan, massing model, set back diagram, and design requirements for new buildings that are located along the perimeter of the campus are also included for reference. Additional documentation regarding the master plan can be found in the full master plan document on file at the city.

**Documents Submitted:**

3.2	Campus Massing Model	page 5
	Campus Plan Description	pages 24 - 25
	Campus Plan	page 26
	Set Back Diagram for Perimeter Buildings	pages 27 – 28
3.4	Site One Diagrams and Agreements	pages 29 – 35
3.5	Residence Halls and Building 14 & 16 Diagrams and Agreements	Pages 36 - 43
3.6	Architectural Design Guidelines	pages 44 - 45
4.5	Process for Approvals	page 61



Campus Massing Model illustrating future facility development in tan and existing buildings in white

### 3.2 CAMPUS PLAN

The Edgewood Campus Plan Graphic has been a part of the Edgewood Campus Master Plan since 1996. It has evolved over time to respond to the needs of the three institutions as well as changes that have occurred to the natural environment, and input from the surrounding residential neighborhoods. It is not intended to be a detailed blueprint for construction. Footprints for buildings, roadways, parking lots, and landscape elements shown on the graphic are placeholders to communicate areas that are planned for future development. Each element is intended to be refined during the detailed design phase and will be vetted through the architectural review process.

Proposed buildings on the perimeter of campus have been more defined in the master plan in order for the surrounding neighborhoods to understand the potential impacts of these buildings. These proposed buildings are noted with floor levels and floor area sizes. Proposed buildings that are more internal to the campus are less defined because the massing and bulk of these building sites have little impact on the neighborhood. Proposed buildings on the perimeter of campus include sites: 1, 7, 13, 14 and 16, and have additional graphic information including massing models and street sections to illustrate massing and bulk. Additional narratives are included for these sites that describe agreements that have been discussed during the master planning process between the Edgewood Campus and the neighborhood stakeholders. These documents follow the Campus Plan and are located in 3.3 Setbacks Diagram for Perimeter buildings, 3.4 Site One, 3.5 Residence Halls and Buildings 14 and 16.

The numbers below correspond to those on the following **Campus Plan – Future Buildings** site plan

1. 80,000 sf facility with two levels of parking below  
Building Uses:
  - Two parking levels with approximately 234 parking stalls with building program space above
  - Athletic and Wellness Facility
  - Performing Arts Facility
  - Classrooms and offices
  - Non-residential college uses
  - Refer to Site One building drawings for additional information on massing and height
2. Addition to DeRicci Hall  
Building Uses:
  - Non-residential college uses such as classrooms, offices, and other college functions.
3. Library Addition, Two Levels  
Building Uses:
  - Expansion of Library, and/or offices and classrooms
  - Outdoor patio spaces to the south
4. Chapel Addition  
Building Uses:
  - Expansion of the existing chapel for use as a chapel, musical performance, music rehearsal space, gathering space and/or lecture hall
5. Regina Western Addition  
Building Uses:
  - Music rehearsal space, classrooms, and offices and/or additional residence rooms
6. Regina Hall Dining Hall Expansion  
Building Uses:
  - Dining hall, kitchen, serving area, meeting spaces, gathering and social spaces, classrooms, and outdoor terrace
7. Regina Hall Eastern Addition  
Three floors above grade, as well as one partially exposed basement level  
Approximate Area: 45,000 SF  
Building Uses:
  - Residence Hall expansion
  - Approximately 115 new beds
  - Classrooms, offices and other college uses
8. Edgedome Renovation or New Facility  
Building Uses:
  - Performing Arts Facility, classrooms, offices, and other college uses
9. Sonderegger Hall Addition  
Building Uses:
  - Classrooms, offices, and other college uses

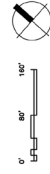


- 9a. Sonderegger Parking Structure  
Building Use:
- Addition of one floor to existing parking structure
10. Campus School Addition  
Building Uses:
- Classrooms, gym, cafeteria, chapel, offices
11. High School Addition  
Building Uses:
- Offices, storage and maintenance
- 11a. High School Addition  
Two level expansion over existing one story commons area  
Building Uses:
- Cafeteria, kitchen, serving area, meeting spaces, gathering and social spaces, classrooms, offices and other high school uses
12. High School Addition  
Building Uses:
- Fine arts, theatre storage, classrooms, lecture space, and meeting rooms
13. Siena Hall Replacement  
Three levels  
Building Uses:
- Replace existing Siena Hall Apartments
  - Residence Hall expansion and other College uses
  - Approximately 70 to 85 beds
  - Classrooms and offices
  - Non-residential college uses
  - Refer to Siena Hall building site 13 drawings for more information
14. New Non-Residential Building  
Approximately 18,000 sf per floor  
Three floors that total approximately 54,000 sf  
Building Uses:
- Non-residential college uses such as classrooms, offices and other college uses.
15. Marshall Residence Hall
- Demolition of Boiler Plant building and Maintenance Storage Facility
  - Demolition of a portion of Marshall Hall, the stone historic portion will remain
  - Three level addition to stone portion of Marshall Hall  
Building Uses:
  - Residence Hall
  - Approximately 97 – 127 total beds
  - Classrooms, offices and other college uses
16. New Non-Residential Building  
Approximately 6,000 sf per floor  
Approximately 12,000 sf total  
Building Uses:
- Classrooms, offices and other college non-residential uses.
  - Exterior yard for storage and staging, facing campus
17. Additional Parking  
30 stalls
18. Revised Parking Layout for Campus School
- Adds approximately three stalls and provides more stacking room for Campus School pick up and drop off times
19. Revised Parking Layout at Siena Hall
- Existing parking lot will be relocated
  - Parking count remains the same – 19 stalls

Potential New Buildings or Additions

1. Future Facility & Structured Parking
2. DeRecci Hall Addition
3. Library Addition
4. Chapel Addition
5. Regina Western Addition
6. Dining Hall Addition
7. Regina Hall Eastern Addition
8. Edgedome Renovation or New Facility
9. Sonderegger Addition
- 9a. Addition to Parking Structure
10. Campus School Addition
11. High School Southern Addition
- 11a. High School Expansion over Existing Common Space
12. High School Eastern Addition
13. New Residential or Mixed Use to Replace Siena Hall
14. New Non-Residential Building
15. Marshall Hall Addition
16. New Non-Residential Building
17. Additional Parking
18. Revised Parking Layout
19. Revised Parking Layout
20. Existing Curb Cut

- Existing Buildings
- 2010 Campus Plan Proposed Additions/Expansions
- Native American Mound



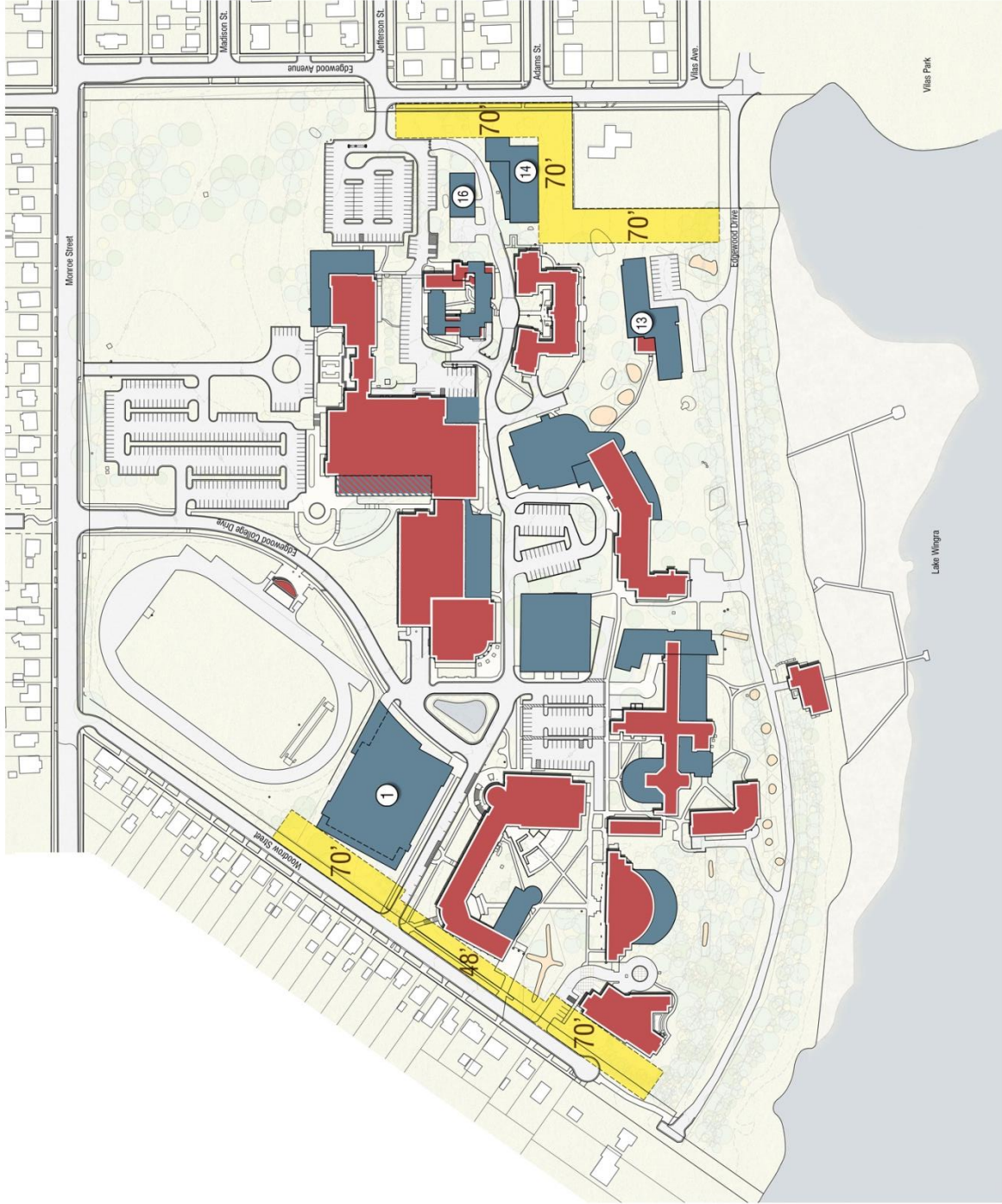
P:\2012\2012.11.00\Images\Campus Master site plan\2013.02.04\_Master Plan\Presentation Files with Tiles

Campus Plan - Future Buildings  
Edgewood Campus Plan  
January 08, 2014

### **3.3 SETBACKS DIAGRAM FOR PERIMETER BUILDINGS**

The Perimeter Building Setback Diagram illustrates the existing and future buildings along Woodrow Street and Edgewood Avenue and the building setbacks from the street curb lines and from the Kubly property lines. Additional information about setbacks for Site One are included in section 3.4 Site One that include additional setback space as the building is set at an angle to the public street. A description of the perimeter buffer zones is located in section 3.8 Open Space Plan. The 70' set back allows for landscape screening of the future buildings along the public streets. An example of the 70 foot setback for new buildings can be seen at the recently completed "The Stream", the Visual and Theater Arts Center at the western edge of campus along Woodrow Street.





**Perimeter Buildings**

- 1 Future Facility & Structured Parking**  
80,000 sf program space  
241 parking stalls on two levels
- 13 Sienna Hall Replacement Residence Hall**  
Approx: 36,000 sf  
3 levels, facing south  
2 levels, facing north  
Potential for 70-85 beds
- 14 New Non-Residential Building**  
Approx: 54,000 sf  
3 levels
- 16 New Non-Residential Building**  
Approx: 12,000 sf  
2 levels

**Existing Buildings** (Red)

**2010 Campus Plan Proposed Additions/Expansions** (Blue)

**Setback Area** (Yellow)

Note: Building set back dimensions are shown from the building edge to the face of curb at streets and to the property line at Kubly's property.



**Perimeter Building Setback Diagram**  
**Edgewood Campus Plan**  
January 08, 2014

### 3.4 SITE ONE DIAGRAMS AND AGREEMENTS

#### Introduction

The Master Plan calls for new construction at Site One, which is currently a surface parking structure that is adjacent to Woodrow Street at the western edge of campus. The facility to be constructed in the future is proposed to have two levels of structured parking along with approximately 80,000 square feet of program space above the parking. The proposed uses could include an athletic and wellness facility. The following diagrams were used during the master planning process to communicate the massing, size, bulk, and setbacks of the potential future development. This section also includes a list of agreements created by the Liaison Committee to address issues raised by the neighborhoods.

#### Site One Building Bulk, Massing and Setbacks

This summary accompanies the following diagrams, please refer to the diagrams for additional information:

Site One - Site Plan at Woodrow Street

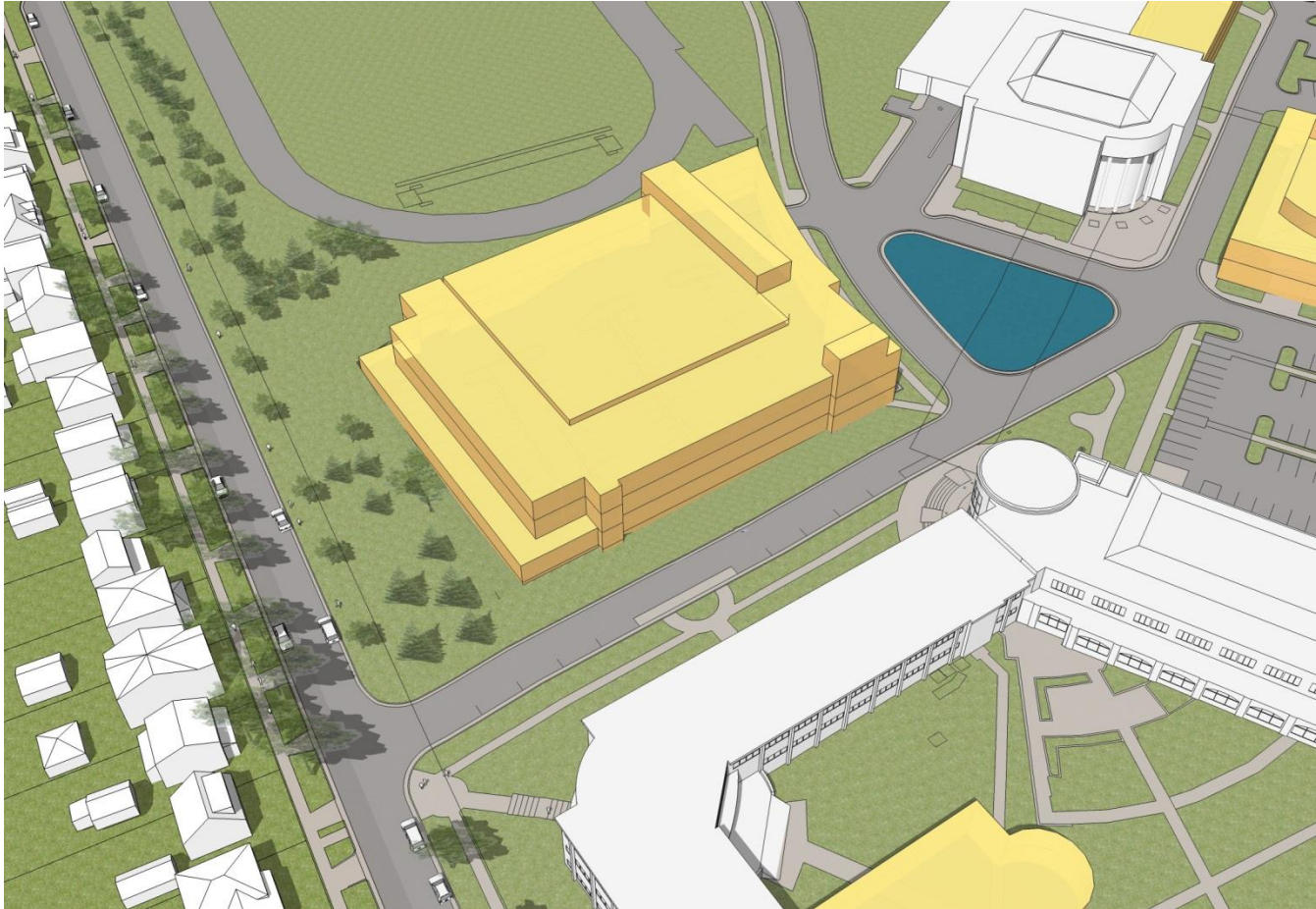
Site One - Woodrow Street Building Section

1. Building setbacks from the curb at Woodrow Street
  - a. From the South corner the building is set back 91 feet from the curb
  - b. From the North corner along Woodrow Street the building is set back 70 feet from the curb
  - c. The property line is approximately 18 feet from the curb line.
2. Building step backs from Woodrow Street
  - a. The building will have two levels of structured parking with two levels of building program space above.  
The two levels of building program space above the parking levels are set back from Woodrow Street an additional 15 feet.
  - b. From the south corner the upper two floors are set back 104 feet from the Woodrow Street curb.
  - c. From the north corner of the building the two upper floors are set back 86 feet from the curb.
  - d. It is anticipated that a mechanical penthouse will be required. It is planned to be located toward the campus side of the facility away from Woodrow Street. The rooftop penthouse is anticipated to be set back an additional 261 to 283 feet from the curb at Woodrow Street.
3. Building Height
  - a. The site along Woodrow Street slopes. So the building height varies along this edge. The parking levels are built into the slope.
  - b. The parking levels are approximately 7 feet tall at the north end, and 16 feet tall at the south ends. These heights may be able to be reduced with additional berming.
  - c. The building program levels not including the penthouse or gymnasium are approximately 36 feet from the grade to the roof at the north end of the building and 45 feet from the grade to the roof at the south end along the Woodrow Street façade.



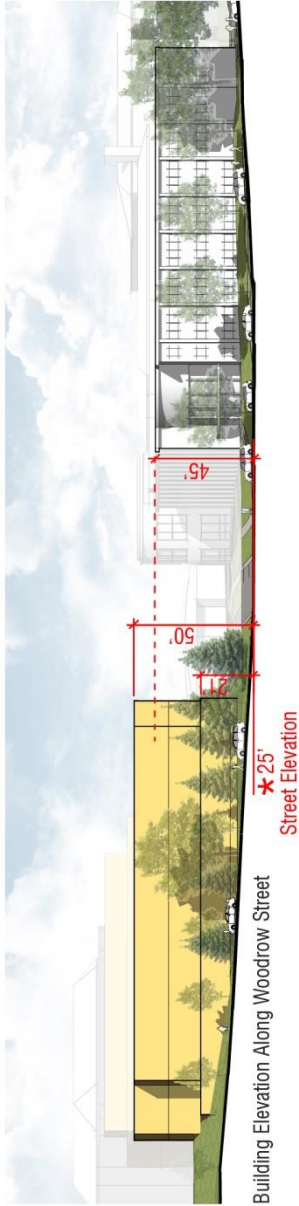


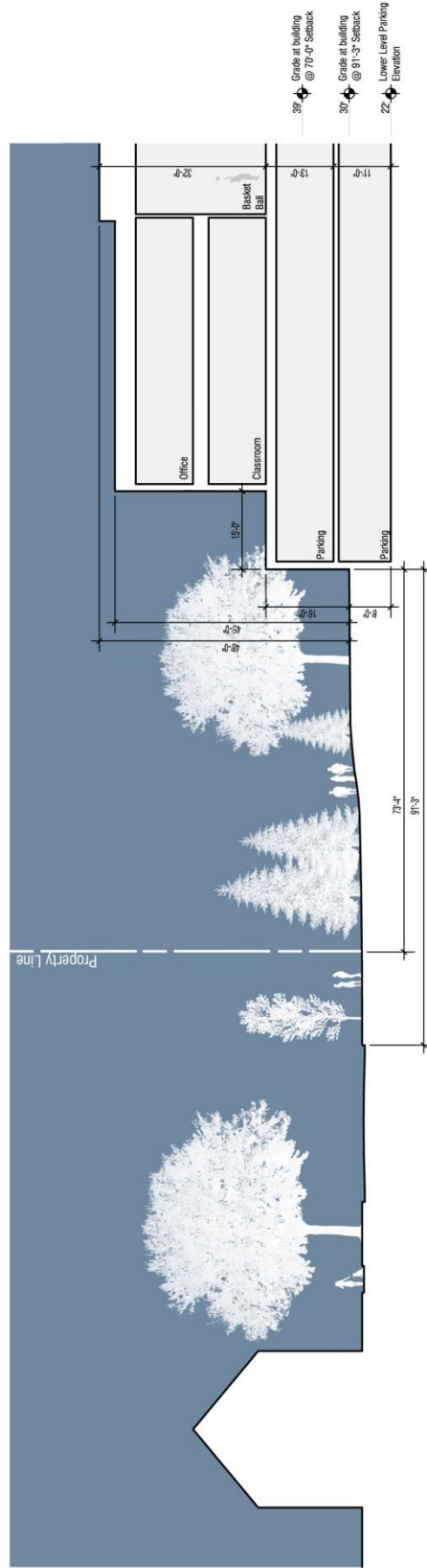
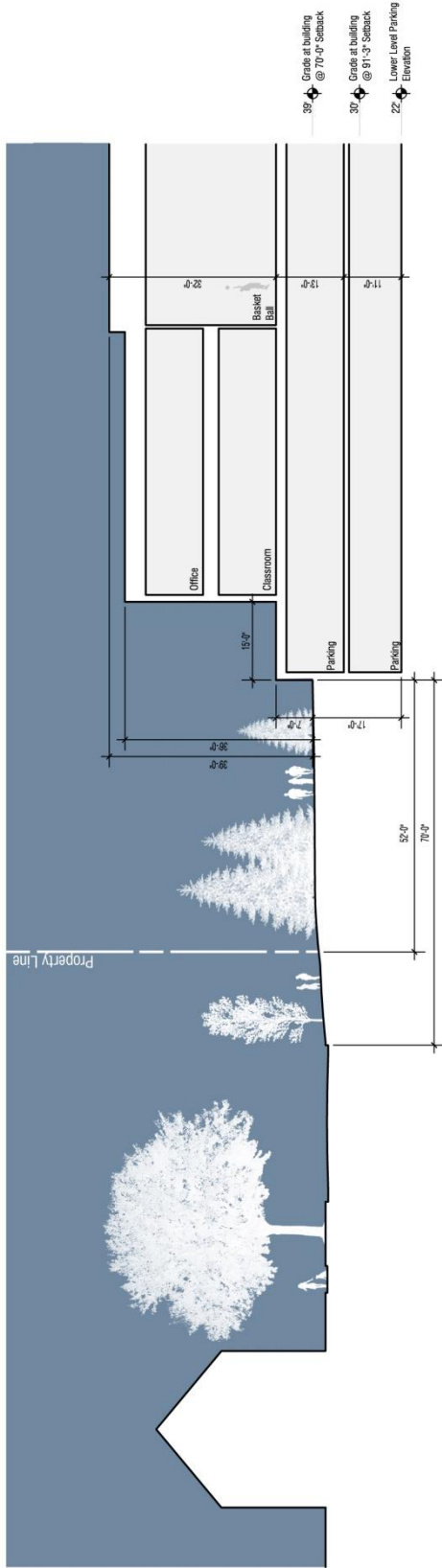
Bird's-Eye View of Existing Aerial



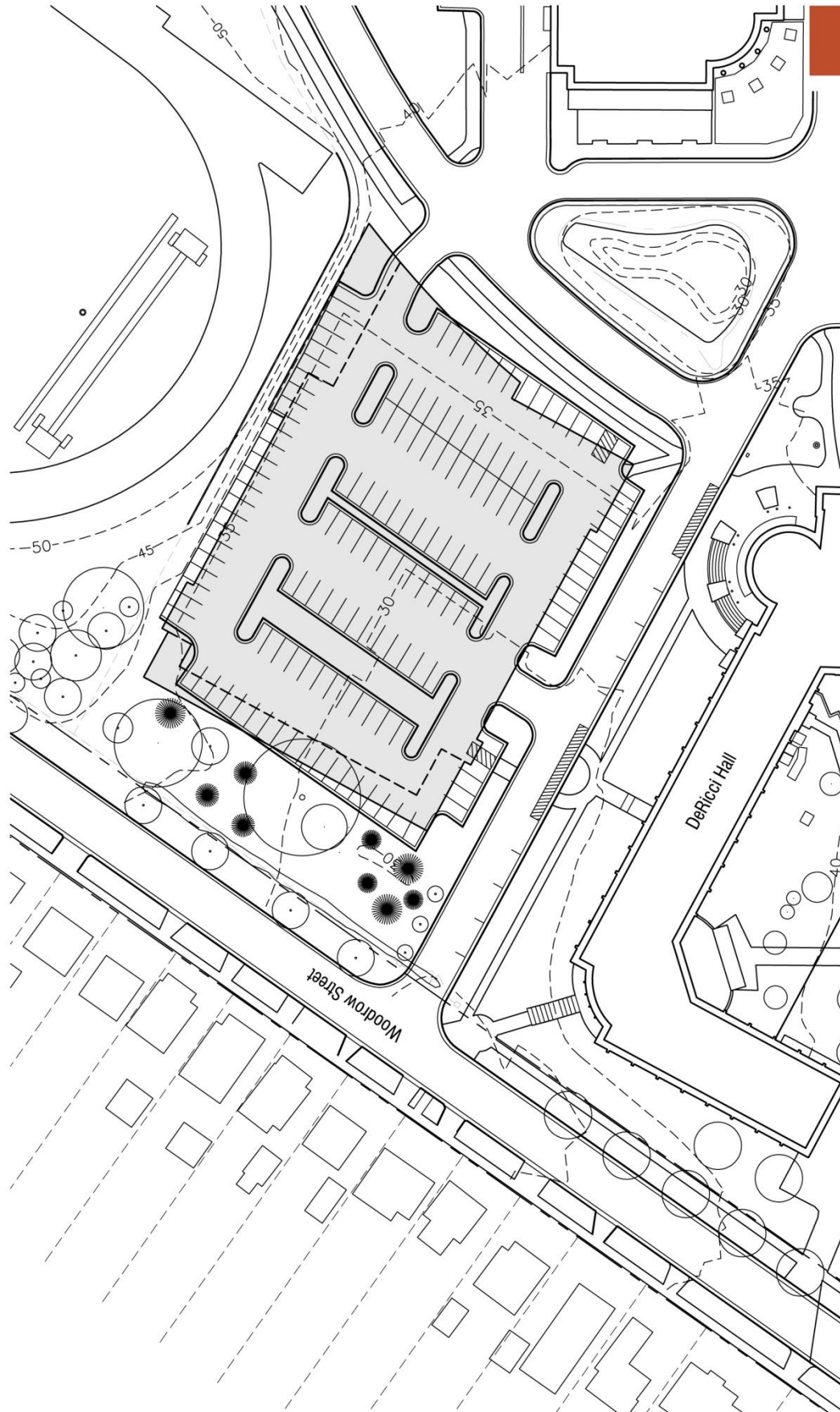
Bird's-Eye View of Proposed Site







Site One: Woodrow Street Building Section  
 Edgewood Campus Masterplan - 2012.11  
 July 29, 2013



**Potter  
Lawson**  
Success by Design



Site One: Site Plan - Comparison of Building Footprint to Existing Parking Lot  
Edgewood Campus Masterplan  
July 29, 2013

## Site One Agreements

The following agreements created by the Neighborhood Liaison committee addresses issues raised in conjunction with the Site One plans.

- Angle the building (make it rectangular on the west facade).
- Step-back the building to soften impact on Woodrow
- Classrooms and offices on Woodrow side.
- Exterior façade of the parking structure shall be architecturally consistent with and indistinguishable from the rest of the building, i.e. it will not look like a building sitting on top of a parking structure.
- Enclose the section of the parking lot facing Woodrow Street.
- The interior and the lighting of the parking structure shall not be visible from Woodrow Street during both the daytime and the nighttime.
- Place parking ramp entrances and exits to both levels at the northeast corner of building.
- Locate the elevation of the lower level of the parking structure at or below the lowest grade at south side of the existing parking lot.
- Seating capacity for large events will not exceed 1,000 in bleachers; with capability for 600 chairs on floor.
- The dumpsters for Site One will be located within the underground parking structure.
- Create a parking plan for all three Edgewood schools to coordinate high attendance events and campus activities. Edgewood College events and parking staff will connect with a 3-school coordination group with strong communication to neighbors through liaison committee. Please see Chapter 3 for the Parking and Transportation addendum and High School Transportation Plan.
- Indicate “nonresidential” use for Site One
- Edgewood College will attempt to retain existing trees (with the possible exception of the largest deciduous tree) and will consider additional plantings in the expected buffer zone area between Woodrow Street and the building in spring, 2014. Edgewood College shall seek input from the neighbors regarding plantings to mitigate the building mass and visual impact; however the type and quantity of plantings shall be at the discretion of Edgewood College. The final landscape plan will be determined when the building is proposed.
- The storm water management plan depicts a bio swale in the northwest corner of Site One. With the understanding that this is a vegetated infiltration area and not a deep retention basin, the intent of the storm water management plan is to take reasonable steps to minimize the impact on existing trees.
- Develop and implement a rental policy statement for large spaces. See large space policy below.
- Currently, the athletic department requires all sports camp participants to be signed in and signed out of each practice or session by a parent or guardian. If an athletic facility is built at Site One, the athletic department is committed to maintaining this policy.
- Commit Edgewood schools to a master calendar and a single point person for coordinating large scale events to minimize parking in the surrounding neighborhood. See Chapter 3 for the Transportation Addendum plan and newly created high school parking and transportation plan.
- Develop approval process which incorporates neighborhood input for specific use of proposed building at Site One. The newly created Architectural Design Review Committee will use this Site One Plans and Processes Agreement for the development of Site One.
- Create and implement plan to direct large buses coming to campus to use the main entrance off of Monroe Street. This has been included in the Transportation Addendum.

*To be addressed in future when specific use of building at Site One is proposed*

- The Dudgeon-Monroe neighborhood representatives of the Liaison Committee will consult residents that live on Woodrow Street, the 2200-2300 block of Monroe Street and/or the 2200-2300 block of West Lawn, as well as Edgewood College, to review the effectiveness of the strategies outlined by the 2013 Transportation and Parking Plan and Parking Addendum, and to determine whether additional specifics on dissuading traffic are needed. For example, the Woodrow gate schedule will be reviewed to address the 2013 request for more hours of closure.
- Consider neighbor request to create a green roof at step backs.
- Consider neighbor request for possibility of doors on south side of building to be exit only.
- Consider placing a sign at the corner of Woodrow Street and Monroe Street facing eastbound vehicles directing traffic to the Central Drive if this proves necessary.
- Put in garbage contract the times of 7:00 am -7:00 pm, and central entrance to be used for pickup.
- Campus buildings require mechanical and electrical equipment; that equipment, as well as air inlets and outlets, make noise. Edgewood will take steps to reduce mechanical equipment noise that can be perceived by the neighborhood, by locating equipment away from the neighborhood. Reasonable steps will be taken to ensure that sound impact on the west side of Woodrow Street will not exceed existing night time ambient noise level in the neighborhood for comparable times.
- Ensure that parking ramp interior and lighting is not visible from Woodrow Street at any time.
- Finalize landscaping and storm water management plans for Site One.

## **LARGE SPACE RENTAL PLAN ADDENDUM**

Any event that exceeds 100 people will be communicated to the Campus School, High School, and College to ensure that there is no overlap in events between the schools. These spaces include:

- The Edgedome
- Anderson Auditorium
- Sonderegger 108
- Washburn Heritage Room
- The Stream Atrium & Black Box Theatre
- Edgewood High School
- Edgewood Campus School
- Any outdoor space

Our current parking infrastructure allows space for 1,600 vehicles. Therefore, the “Three School- Event/Transportation Committee” will meet to determine if any school or the neighborhood will be impacted by an event.

Should a large event take place that could potentially affect the schools or neighborhood, the Committee will determine if it is feasible to host the event based on the following criteria:

- Overall parking availability
- Volume of campus events (all schools)
- Staffing
- Impact on other schools and neighborhood

If approved, communication will be sent through the Neighborhood Liaison Committee as a courtesy reminder



### 3.5 RESIDENCE HALLS AND BUILDING 14 & 16 DIAGRAMS AND AGREEMENTS

The Master Plan calls for up to 800 total residents on campus and for the construction of future buildings along Edgewood Avenue and one site that is along the Park and Pleasure Drive. The following diagrams were used during the master planning process to describe the size, bulk and setbacks of the potential future development. This section also includes a list of agreements created by the Liaison Committee to address issues raised in conjunction with these plans.



Aerial view of east campus looking toward Lake Wingra





Aerial view of Edgewood Avenue and eastern portion of campus



Aerial view of proposed buildings toward the eastern end of campus





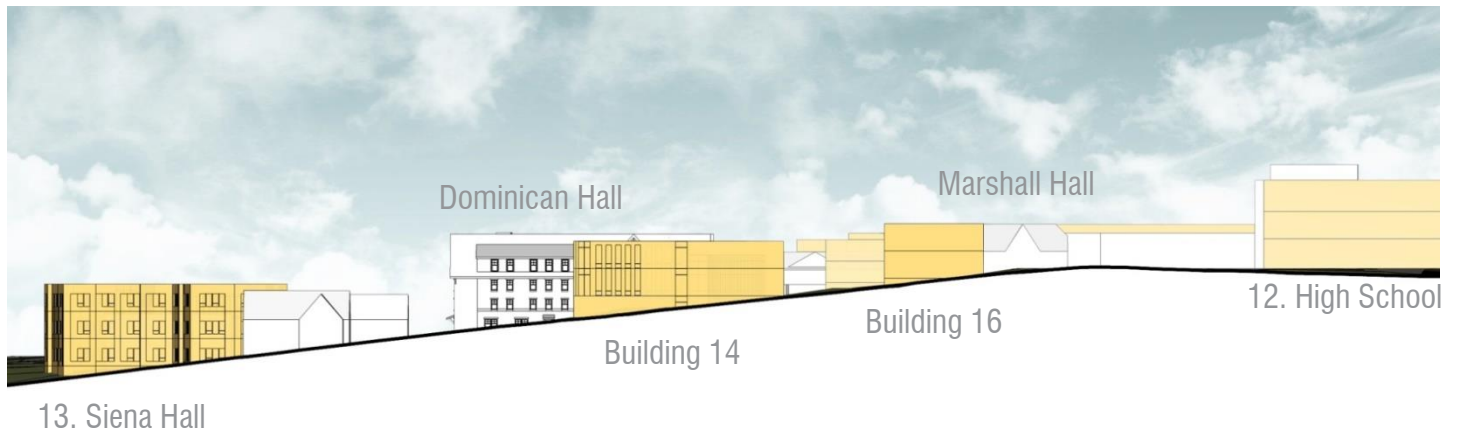
View of proposed new facilities



Aerial View from Edgewood Avenue



Street Level View north along Edgewood Avenue



Site Section

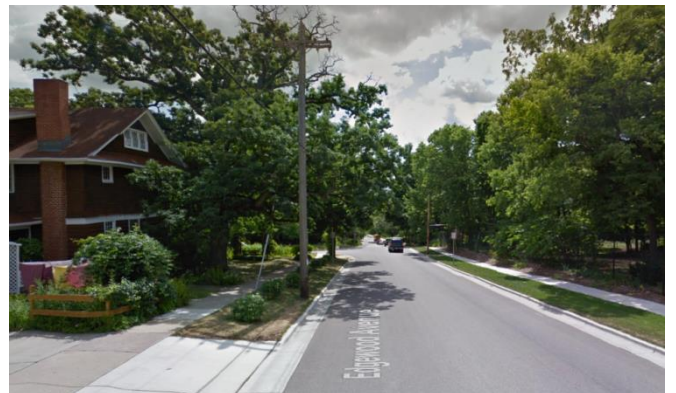


Aerial view looking north along Edgewood Avenue

### Existing Photos Along Edgewood Avenue

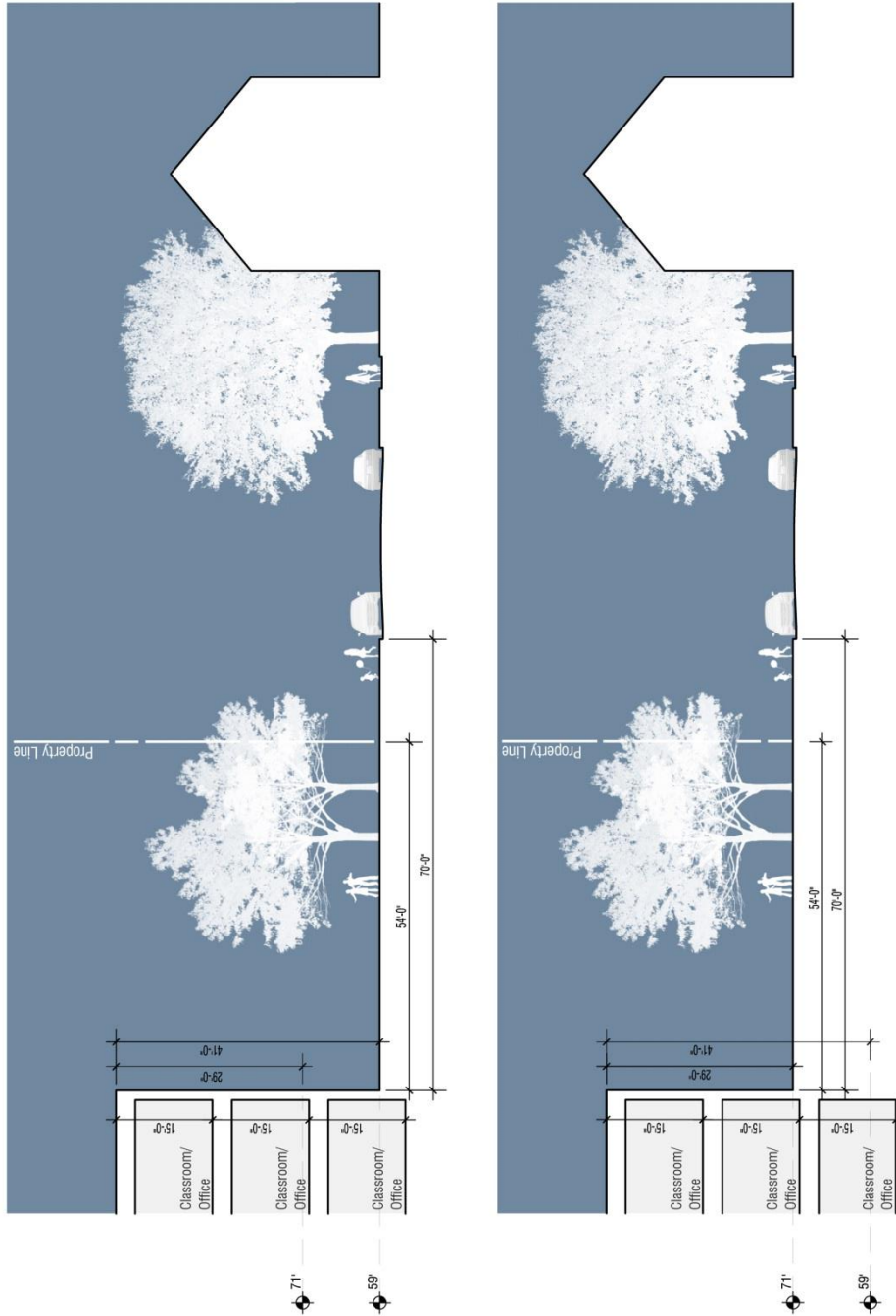


View down Adams Street toward Edgewood Campus



View Looking South on Edgewood Avenue, Edgewood property is on the right





Building 14: Edgewood Avenue Building Section  
Edgewood Campus Masterplan - 2012.11  
January 08, 2014

## **RESIDENCE HALLS AND BUILDINGS 14 & 16**

### **Agreement Documents**

These agreements are based on the following documents included in this section.

- Campus Plan
- Future Building Summary
- Parking Plan
- Architectural Guidelines
- Setbacks
- Residence Hall Counts and Perimeter Sites

Document dates referenced are the most current version and are subject to final approval of the Campus Master Plan.

### **Residence Halls**

Residence halls will only be built on sites indicated in the Master Plan approved by the City of Madison and used only for the purposes identified in the New Building Summary. See documents Campus Plan and Future Building Summary.

Edgewood will continue to work with the neighborhood alder and Liaison Committee to manage noise and traffic. For example, the effectiveness of current strategies designed to mitigate noise and traffic will be reviewed and augmented as needed.

Specifics of the new design of the east extension of Regina Hall have not yet been provided to the Vilas Neighborhood Association (VNA). Edgewood will update and consult the VNA as they become available.

Design and massing of the new buildings will be consistent with the architecture of current campus buildings, and be reflective of the natural setting of Park and Pleasure Drive and the residential character of nearby residences as outlined in the document Architectural Guidelines.

### **Building Entrances**

To the extent supportive of strategies to mitigate noise and manage traffic patterns, Edgewood will make reasonable efforts to orient building entrances and public outdoor spaces and paths, toward the internal campus and away from Park and Pleasure Drive, the Kubly residence, and Edgewood Avenue Garage entrances and buildings housing vehicles will face away from the campus perimeter.

Neighbors would like to emphasize their request that building entrances face away from the campus perimeter.

### **Setbacks**

Building setbacks from the Kubly residence lot line and the western curb line of Edgewood Ave are as shown on the document **Perimeter Building Setback Diagram**.

### **Siena Parking Lot**

Should the Siena location be expanded for student residences, a gate controlling vehicular traffic will be installed at the parking lot entrance to the new Siena hall. Access to the gated Siena parking lot will be restricted to users of the reserved parking spaces and other College access needs including, but not limited to, move-in and move-out days and for fire access and maintenance. The gate will remain closed and will be opened only to permit use as identified above.

The VNA requests that Edgewood consider connecting the Siena parking lot to the central drive rather than the Park and Pleasure Drive.

### **Dumpsters and Service**

Location of dumpsters and hours of dumpster servicing shall be established to minimize negative impact on the neighborhood and will be restricted to between the hours of 7:00 am and 7:00 pm. Edgewood will make reasonable efforts to place dumpsters toward the interior, campus side of the buildings.

If outdoor storage, service, or loading areas are visible from adjacent residential uses or an abutting public street or walkway, the area shall be screened.

### **Green Strip Buffer Zone – East End of Campus**

The east end of campus neighborhood buffer zone is a “green strip” intended to mitigate the visual, light and sound impact of new building development. This neighborhood buffer zone is depicted along Edgewood Avenue and adjacent to the Kubly residence property boundary in the slide on Open Green Space in the document Residence Hall Counts and Perimeter Sites. Please see Chapter 3, Open Spaces Diagram.

The neighborhood buffer zones as shown on the open spaces plan marked with a number 4 are located around the perimeter of the campus facing the neighboring public streets. The intention of the buffer zones is to provide space between future and existing campus buildings and the neighboring houses. The emphasis of the buffer zone landscaping is to provide visual screening of the college buildings from the neighboring houses.

Plantings are expected to include a variety of species such as evergreens and deciduous plantings with upper story and lower story screening. While the buffer zones are roughly the width of the building setbacks, opportunities for planting can only occur in a portion of the zone based on proximity to buildings and roads. It may be advantageous to provide storm water retention and filtration areas in the buffer zones. This can be accomplished as long as there is adequate space for both storm water and landscape screening to coexist.

Edgewood College will attempt to retain existing trees and will consider placing additional plantings in the expected buffer zone. Edgewood College shall seek input from the neighbors regarding plantings of sufficient size to mitigate the building mass and visual impact. However the type and quantity of plantings shall be at the discretion of Edgewood College. The final landscape plan for the buffer zone adjacent to each building will be determined when the building is proposed in accordance with the Architectural Design Review Committee process. The College will consider installing such landscaping prior to construction.

Landscaping materials, construction materials, black dirt, firewood, logs, debris, trailers, equipment and mulch will not be stored permanently in the green space buffers between Siena and the Kubly property or along Edgewood Ave.

See #4 Buffer Zone on the Open Spaces graphic and Chapter 3, Open Spaces Diagram.

### **Paved Pathways and Walkways**

Neighbors have requested that no paved pathways or walkways be placed within the buffer zone. Edgewood will take reasonable steps to accommodate this request and will consult with the Liaison Committee members before adding a paved walkway or pathway.

### **Lighting**

Outdoor lights, security box lights and other lights shall be carefully designed in conjunction with the 'green strip buffer zone' and placed to minimize glare and spillage onto Edgewood Avenue, the Park and Pleasure Drive, the woods and the boardwalk on Lake Wingra. Lighting shall comply with City of Madison ordinances and the following architectural guidelines:

- a. Utilize dark sky compliant light fixtures.
- b. Provide lighting that is required for pedestrian safety and building code required exit lighting.
- c. Reduce glare and light spill towards the neighborhood, use lower height site lighting with non-glare and cut off shielding.

Neighbors have requested that the pole lights on both the east and west end of campus be turned off at 11:00 pm. Edgewood will take reasonable steps to accommodate this request. However, because lighting plays a critical role in securing the safety of campus, Edgewood will not agree to limit its ability to use lighting as a safety measure, but will agree to discuss the timing of lighting with the Liaison Committee.

### **Buildings 14 and 16**

Please see the document **Perimeter Building Setbacks Diagram** for building setbacks from the Kubly residence lot line and the curb line of the Edgewood Ave.

Buildings 14 and 16 will be non-residential buildings. The permitted uses will be those listed in the document Future Building Summary.

Interior building lighting will be controlled to minimize spillage to Edgewood Avenue and the Kubly residence.

Hours of operation: classroom buildings are expected to be unlocked from 6:00 am until 10:00 pm Monday through Friday. On weekends, classroom buildings would be expected to be unlocked from 9:00 am until 5:00 pm unless an event is scheduled. Students would not typically have afterhours access without prior approval. Buildings housing Facilities Operations may be expected to be open around-the-clock throughout the week to accommodate the need for supervision of night staff and response to facility issues that occur in the evening hours.

Potter Lawson renderings of Buildings 14 and 16, particularly from the perspective of Adams Street and coming north on Edgewood Avenue are depicted in the document Residence Hall Counts and Perimeter Sites.



Driveways and curb cuts are depicted in the document Campus Master Plan.

**Mechanical and Electrical Equipment Noise**

For campus buildings requiring mechanical and electrical equipment, it is important to note that this equipment as well as air inlets and outlets will make noise. Edgewood will take steps to reduce mechanical equipment noise that can be perceived by the neighborhood by locating equipment away from the neighborhood. Reasonable steps will be taken to ensure that sound impact on the Park and Pleasure Drive, the Kubly residence, and Edgewood Avenue will not exceed existing night time ambient noise level in the neighborhood for comparable times.

### 3.6 ARCHITECTURAL GUIDELINES FOR PERIMETER BUILDINGS

#### Goals

Provide quality facilities that meet the needs of the campus institutions while taking into consideration the concerns of the surrounding single-family residential neighbors along the perimeter of the campus.

#### Strategies and Guidelines

1. Massing
  - a. The buildings on the campus are inherently larger than the single-family homes across the street. The buildings can take advantage of topography changes by building functions into the hill and below grade to reduce the height of the buildings.
2. Modulation
  - a. Break up long facades to reduce large areas of one material
3. Materials
  - a. Strengthen the sense of place and continue to define the campus by utilizing materials that have already been used on the campus
  - b. New types of materials can be used to complement the existing materials on campus
  - c. Brick Masonry: Use similar light colored brick to blend with other campus brick
  - d. Rough Stone: similar to Marshall Hall and the Campus School
  - e. Limestone or cast stone window sills and trim: Similar to Predolin Hall and the High School
  - f. Residential Cement Board Siding: Used at Mazzuchelli and The Stream
  - g. Flat roofs, sloped roofs – residential shingles and metal roofs



Predolin Hall

4. Entrances
  - a. Consider orienting entrances toward the campus and towards Monroe Street versus toward the neighborhood streets of Woodrow Street and Edgewood Avenue in order to encourage student pedestrian activity within the campus versus toward the edges of campus and toward the neighborhoods.
  - b. Entrances will be necessary facing the Park and Pleasure Drive.



The Stream at Edgewood College

5. Windows
  - a. Reduce glazing toward the neighborhood for buildings that will stay open late at night, similar to the Stream, in order to reduce light spillage from the buildings toward the neighborhood at night.
  - b. For buildings that do not have late operating hours, windows that face the neighborhood are preferred to help break up the exterior facades.
6. Landscape buffers
  - a. Provide landscaping in the setbacks to help to screen the new buildings along the perimeter of campus.
  - b. Include a variety of species that include evergreens and deciduous plantings with upper story and lower story screening. The emphasis of the perimeter landscaping is to provide visual screening of the college buildings from the neighboring houses.

7. Site and Building Lighting
  - a. Utilize dark sky compliant light fixtures
  - b. Provide lighting that is required for pedestrian safety and building code required exit lighting. Reduce glare and light spill towards the neighborhood, use lower height site lighting with non-glare and cut off shielding.
  
8. Mechanical and Electrical Equipment Noise
  - a. Campus buildings require mechanical and electrical equipment; that equipment as well as air inlets and outlets will make noise. Edgewood will take steps to reduce mechanical equipment noise that can be perceived by the neighborhood, by locating equipment away from the neighborhood. Reasonable steps will be taken to ensure that sound impact on the west side of Woodrow Street will not exceed existing night time ambient noise level in the neighborhood for comparable times.
  
9. Trash Dumpster and Loading Areas
  - a. Locate dumpsters, outdoor storage and loading areas to minimize impacts on the neighborhood.
  - b. If trash, outdoor storage, and loading areas are visible by adjacent residential uses or public streets, provide visual screening.
  
10. For parking structures that are below buildings on the perimeter of campus, the parking structure façade will be integrated into the design of the building above by utilizing the same materials on both the building and parking facades.



Mazzuchelli Hall



Edgewood High School



Campus School

## 4.5 PROCESS FOR APPROVALS

### Architectural Design Review Committee (ADRC)

**Approved by: Edgewood Neighborhood Liaison Committee  
November 19, 2013**

#### Purpose of the Architectural Design Review Committee

The ADRC is established to review the architectural and site design of each proposed new building on the Edgewood Campus as shown in the Campus Master Plan. The Committee will review the proposed projects to determine if the architectural design and site design follows the intent and guidelines of the approved campus master plan. The Committee will review the projects with emphasis on:

- The quality of the architectural form, exterior appearance, external common space and landscape design.
- The relationship of the building design with the campus as a whole, including pedestrian and vehicular circulation patterns, connections to open spaces and natural areas.

#### ADRC Membership

Edgewood Schools ADRC membership will require approval by the City of Madison Plan Commission. The ideal ADRC member will have a background in campus design and/or planning.

- 1 Campus School representative – chief executive or designee
- 1 High School representative – chief executive or designee
- 1 College representative – chief executive or designee
- 1 Dudgeon Monroe Neighborhood Association representative
- 1 Vilas Neighborhood Association representative

The positions of Neighborhood Representatives will be nominated by their respective associations and will be vetted by a panel consisting of the District #13 Alder, a Plan Commission representative, a representative of the Edgewood Schools and the two Neighborhood Association Presidents. Up to three candidates will be vetted for each of the two positions.

Ideal candidates will have design and/or planning experience.

- 1 City Planning and Zoning rep appointed by the City of Madison Director of Planning
- 1 Outside Architect – Identified by Edgewood Schools
- 1 Outside Landscape or Planning Resource – Identified by Edgewood Schools

The Committee will be chaired by the school rep whose building is being proposed. The ADRC will focus on consensus-style decision-making

#### Project Review Process

1. Review design with the three Edgewood Schools.
2. Review the design with the City of Madison Development Assistance Team (DAT).
3. Review the design with the Edgewood Neighborhood Liaison Committee.
4. Submit the design to the Edgewood Campus Architectural Design Review Committee (ADRC) for preliminary review.
5. ADRC will host an informational meeting with notice sent to the District #13 Alder, neighborhood associations and property owners and occupants living within 300 feet of the centerline of the campus perimeter streets.
6. ADRC conducts final reviews and submits the project to the City of Madison Planning and zoning for final approval and building permit.