

# CITY OF MADISON

# Proposed Conditional Use

Location: 1014 Edgewood Avenue &  
555 Woodward Street

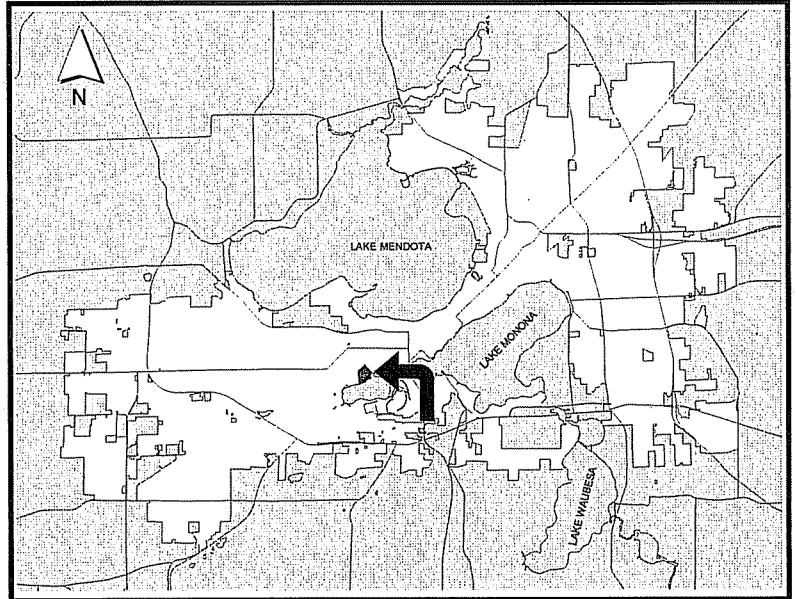
Project Name: Edgewood College  
Residence Halls

Applicant: Dick Keintz - Edgewood, Inc/  
Doug Hursh - Potter Lawson, Inc

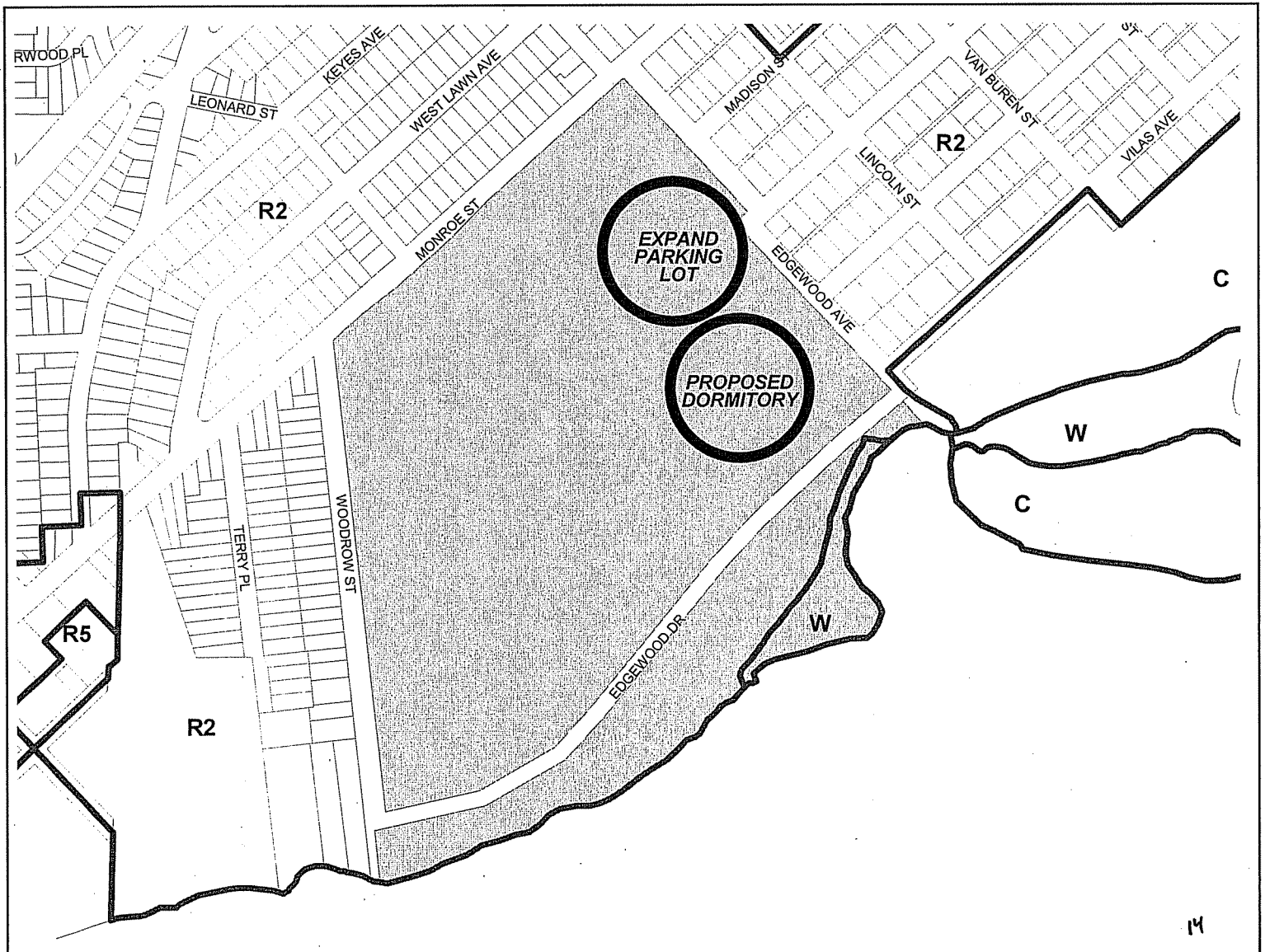
Existing Use: College Campus

Proposed Use: Construct 58 Suite, 198  
Bed Dormitory & Expand Existing Parking Lot

Public Hearing Date:  
Plan Commission 03 April 2006



For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635



# 1014 Edgewood Avenue & 555 Woodward Street

100 0 100 Feet



*Date of Aerial Photography - April 2000*



# LAND USE APPLICATION

## Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
 PO Box 2985; Madison, Wisconsin 53701-2985  
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid \$ 2700<sup>00</sup> Receipt No. 68524  
 Date Received 2-22-06  
 Received By RT  
 Parcel No. 079-272-0099-2  
 Aldermanic District 10, Kew Golden  
 GQ UDC, Exist Cond. Use Waterfront  
 Zoning District R2, His-L, V  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP N/A Legal Descript.   
 Plan Sets  Zoning Text N/A  
 Alder Notification  Waiver \_\_\_\_\_  
 Ngrhd. Assn Not.  Waiver \_\_\_\_\_  
 Date Sign Issued 2-22-06

1. **Project Address:** 1014 Edgewood Avenue **Project Area in Acres:** \_\_\_\_\_

**Project Title (if any):** Edgewood College Residence Hall

2. **This is an application for:** (check at least one)

<input type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests</b> (Specify): _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Dick Keintz Company: Edgewood Inc.  
 Street Address: 1000 Edgewood College Drive City/State: Madison, WI Zip: 53711  
 Telephone: (608) 663-6714 Fax: ( ) Email: dkeintz@edgewood.edu

Project Contact Person: Doug Hursh Company: Potter Lawson, Inc  
 Street Address: 15 Ellis Potter Court City/State: Madison, WI Zip: 53711  
 Telephone: (608) 274.2741 Fax: (608) 274.3674 Email: dough@potterlawson.com

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: A 58 suite, 198 bed Residence Hall, 78,700 sq ft. and an expansion of 54 stalls to an existing parking lot.

Development Schedule: Commencement JULY 2006 Completion AUGUST 2007

CONTINUE →

**5. Required Submittals:**

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ 2,700 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
  - *The site is located within the limits of \_\_\_\_\_ Plan, which recommends: \_\_\_\_\_ for this property.*
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
  - *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*  
01/19/06 Alders Ken Golden & Isadore Knox, Dudgeon-Monroe Neighborhood Assoc., Vilas Neighborhood Assoc.
  - If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
  - Planner* Bill Roberts/Brad Murphy *Date* 02.08.06 | *Zoning Staff* MATT TUCKER *Date* 1.26.06

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Douglas R. Hursh Date 2/21/06  
 Signature *Douglas R. Hursh* Relation to Property Owner Architect  
 Authorizing Signature of Property Owner *Richard Keintz* Date 2/21/06

## MEMORANDUM

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**TO:** City of Madison Plan Commission  
City of Madison Planning Department Staff

**FROM:** Vilas Neighborhood Association

**DATE:** March 8, 2006

**RE:** Edgewood Residence Hall Construction Proposal

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### EXECUTIVE SUMMARY

Edgewood College is proposing to build a four-story residence hall on the southeast quadrant of its campus to house 198 students. The residence hall will be approximately 100 feet from the Kubly residence on the southeastern edge of the campus and 300 feet from Edgewood Avenue. Under this proposal, the southeast quadrant of the campus will become the student housing quadrant, quadrupling the number of students currently living in that quadrant. This proposed use is incompatible with the family homes adjacent to this quadrant and fails to meet the standards for a conditional use permit. The neighborhood would not oppose another more compatible use for this space, such as an academic building.

Edgewood College also is proposing to double (54 spaces to 107) the size of its existing parking lot located at the intersection of Jefferson Street and Edgewood Ave - - the most dangerous intersection in this part of the neighborhood. The increased traffic from this lot and its potential use as an informal access point to the new residence hall will endanger the health, safety and general welfare of the neighborhood, and most particularly, its many young children who live and play in the neighborhood. The neighborhood has long advocated for a complete internal drive within the Edgewood campus so that traffic to the Edgewood campus is routed from Monroe Street rather than the residential streets adjacent to the Jefferson Street lot.

Edgewood College's student enrollment has increased 62% in the past 10 years for a total Edgewood campus student population of approximately 3000 students when the High school and Campus School numbers are included. Throughout this time, the Vilas neighborhood has supported 18 building projects on the Edgewood campus. While new residence halls are part of the existing Master Plan, there has never been agreement between Edgewood and the Vilas neighborhood on the location nor on the traffic patterns related to these halls. When the 1996 Master Plan was approved by the Plan Commission, 82 neighbors registered as opposed to the acceptance of the plan. Most of those speaking in opposition applauded most aspects of the plan, but disagreed with the location of the residence halls and Edgewood's failure to provide a complete internal drive.

The Vilas Neighborhood Association opposes Edgewood's current request and respectfully requests denial of Edgewood's application for a conditional use permit.

## BACKGROUND

The three schools that make-up the Edgewood campus -- Edgewood College, Edgewood High School and the Campus School -- have steadily expanded since the mid-1990s. This growth has been governed by the 1996 Master Plan. The Master Plan is self-described as a document that establishes a direction for the future, while maintaining the flexibility needed to respond to changing needs, conditions and resources. With the creation of a "campus environment which is attractive, understandable and an efficiently functioning whole" as its goal, the Master Plan expressly acknowledges that "piece-meal decision-making which treats individual buildings and improvement projects as discrete or unrelated elements will not result in optimum development."

As we will explain in this memo, we believe that the placement of the residence hall and the proposed traffic patterns do not create a "functioning whole" for the campus and the neighborhood. This concern is exacerbated by our knowledge that the other two Edgewood entities, the Campus School and the High School, also plan to expand in the coming years. Simply put, we believe that the three Edgewood entities, when viewed as a whole, have outgrown their campus. Further, we also have observed that optimal layout and growth on the campus is hindered by internal disagreements among the three Edgewood entities, particularly as it relates to the creation of an internal drive connecting to the Monroe Street entrance. The inability to resolve disagreements among the three entities has created an unfortunate situation where the impact of the school's growth is being borne by the adjacent neighborhood, most noticeably in a significant increase in traffic and parking on residential streets.

### *History of Constructive Participation*

It should be noted that this is the first time in 10 years that the Vilas Neighborhood Association has opposed an Edgewood construction proposal. Neighborhood representatives (both Vilas and Dudgeon/Monroe) have been continually meeting with Edgewood as part of the Edgewood Liaison Committee for the past decade, with the goal of providing Edgewood with up-front, constructive input on their building plans. The past success of the Liaison Committee is best demonstrated by Vilas neighborhood support for expansion plans Edgewood has advanced to the Plan Commission, including the 18 projects listed in Attachment A. In the case of the currently proposed residence hall/parking lot, this process has broken down. Edgewood has not been able to put forward a plan that answers the neighbors' concerns.

During the year that the residence hall was under design, Edgewood College officials *expressly instructed* members of the Liaison Committee not to discuss the planned residence hall with neighbors until members of the Liaison Committee had "signed off" on the proposal. This prohibition against discussing the College's residence hall and parking lot proposal was observed by the Vilas representatives from November 2004 through October 2005. During that year, the Liaison Committee worked on details related to the dorm's construction and the Vilas neighbor representatives repeatedly opposed the residence hall location but they respected the process.

In November 2005 when the current residence hall and parking lot proposal was first presented to the neighborhood, Edgewood College sought input. However, upon receiving input that was uniformly negative, Edgewood College officials have not altered the proposal, except to

offer two options for the parking lot, which are discussed below. Instead, Edgewood College officials maintain that they have invested too much time, energy and money in the current proposal to make significant changes, such as moving the hall closer to the center of campus as neighbors have repeatedly suggested. While this process issue is not directly related to the standards for conditional use, approval of the current proposal by the Plan Commission would essentially endorse a process where neighbors' concerns were not meaningfully considered by the applicant and would set an unfortunate precedent.

Through the Master Plan, Edgewood College set a goal of doubling its on-campus student housing to host 600 students in on campus residence halls. While the number of students to be housed on campus was agreed to by the neighborhood, the location of the housing was left unresolved. The College wanted to reserve the right to place housing at the eastern periphery of the property and the neighbors wanted the residence halls sited close to the center of campus. In 2003, a proposal to expand Regina Hall in the center of campus went before the Plan Commission with full neighborhood support. However, that project was derailed when Indian mounds were found on the site. Beyond the center of campus concept, it is important to note that the parties who crafted the original master plan did not reach agreement on the location of large residence halls. The Master Plan notes that "some of the housing [would] be placed in the wooded area. . . . that is in transition with the neighborhood." It does not call for a large four-story residence hall.

### *Current Proposal*

In October 2004, Edgewood held a public meeting where it proposed building several smaller residence halls in the southeast quadrant to house about 300 students. Vilas neighbors and most others at this meeting expressed strong opposition to the scale of the proposal and the plan to route traffic onto the intersection of Edgewood Avenue and Jefferson Street in the Vilas neighborhood. There were numerous suggestions that Edgewood connect any residence hall and parking lot traffic to an internal route utilizing the central drive and the stoplight at Monroe Street. Edgewood's representative said it would consider these concerns before moving forward. Nothing more was heard publicly from Edgewood until the public meetings of November 2005, particularly since the Liaison Committee members were directed not to discuss the current proposals until they were presented publicly.

On November 28, 2005, Edgewood held another public meeting where it offered the current proposal. As opposed to the dispersed housing of the 2004 proposal, this one consolidated the student residence hall into a single, 198-bed, four-story residence hall. The College also stated that in the near future it would propose an additional 110-bed residence hall near the intersection of Edgewood Avenue and the Park and Pleasure Drive at the site of the present Siena Hall. It continued to propose access to the residence hall through a road from the Jefferson/ Edgewood intersection and offered, what has become, two parking lot proposals: 1) double the size of the lot and allow only faculty and staff parking in the expanded section or 2) leave the parking lot as it is today. The Edgewood schools could not agree on connecting this lot to the internal drive.

This meeting was well-attended by Vilas neighbors. The feedback was strongly to oppose the proposal. Concerns were expressed about the size and location of the residence hall;

proximity to the adjacent residential neighborhood; the impact of increased traffic from the residence hall to children, pedestrians and cyclists; and the expansion of the parking lot. At that meeting, Edgewood's representative responded by saying that they heard neighbors' concerns.

However, on February 23, 2006, Edgewood submitted a request for a Conditional Use Permit for the proposal as laid out in the November 28 meeting. The VNA respectfully concludes that Edgewood has listened but does not intend to sufficiently address our concerns about its proposal's threat to the safety and the integrity of our neighborhood. We therefore oppose Edgewood's request.

### VILAS NEIGHBORHOOD'S POSITION

The VNA opposes Edgewood's proposal because Edgewood has failed to demonstrate how its proposal meets the conditions for granting a conditional use permit under Chapter 28 of the Madison General Ordinances. In particular, the VNA strongly believes, based on reasons described below, that Edgewood fails to meet the following conditions of approval:

- (i) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare.
- (ii) That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
- (iii) That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.
- (iv) That adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.
- (v) That measures, which may include transportation demand management ("TDM") and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets."

The principal reasons for our opposition to Edgewood's expansion proposal to our neighborhood are:

#### A. Scale and Location of the Proposed Residence halls

The primary purpose of the southeast quadrant of the campus, which is directly adjacent to an R-2 neighborhood full of children of all ages, should not be for student housing. Currently, 49 children live in the three-block area adjacent to this quadrant. Edgewood's current proposal would increase this quadrant's student population four-fold. This R-6 type of structure will be detrimental to and endanger the health, safety and general welfare of Vilas residents, particularly children, who frequently play outdoors. Potential problems include the increased density and



age of student residents, together with the activities often associated with college-age students: noisy returns from late night socializing, car doors slamming and horns honking, weekend parties, loud music, and alcohol use and abuse. We also worry about the allure of a critical mass of 300-plus college-age kids to other kids who don't live in the residence halls. These activities and realities are significant and simply not compatible with the character of the adjacent low-density neighborhood.

The VNA Council is willing to support using the southeast quadrant for purposes that are consistent with R2 zoning and the nature of the neighborhood, including new academic buildings.

B. The Doubling of the Jefferson/Edgewood Parking Lot to 102 Spaces

The expansion of the Jefferson Street parking lot will endanger the health, safety and general welfare of the Vilas neighborhood by causing increased traffic and safety risks. It will also impede the normal and orderly development of the neighborhood. Jefferson Street residents already bear significant traffic on an otherwise quiet residential street. There are regular reports of cars speeding and running stop signs from families who wait at the bus stop one block from the proposed expanded parking lot. Dozens of kids walk to school each day and cross at this intersection that is already obstructed and dangerously busy. We need to solve existing problems, not exacerbate them.

This intersection has been identified already as a candidate for the city's Neighborhood Traffic Management Program because of significant traffic and safety problems. A report that addressed this issue found that 64 percent of the users of Edgewood Avenue exceeded the posted speed limit. In addition, with the impending closure of the Park and Pleasure Drive to through car traffic (which Vilas neighbors have consistently advocated for as a way to preserve this unique resource) additional cars will be routed to Edgewood Avenue, further burdening this intersection.

By expanding the use of the Jefferson Street entrance without further changes to internal campus traffic patterns, the proposal fails to adequately address access issues. The Vilas neighbors have consistently proposed addressing this serious concern by extending the internal drive within the Edgewood campus. The Memorandum of Understanding from 1997, which was drafted as a condition of the acceptance of the 1996 Master Plan, makes clear that neighbors from all sides of Edgewood believe that an internal drive is imperative for long-term compatibility of the campus and the residential neighborhoods. Under this current proposal, neighbors unanimously endorse routing traffic to and from residence halls through an internal roadway that would run out to Monroe Street where there is an existing traffic light. Edgewood College has said they have heard our concerns, but are unable to reach agreement internally on a viable plan. The neighborhood cannot be asked to solve Edgewood's internal disagreements. Failure to internalize their traffic presents unacceptable risks to the health, safety and general welfare of the neighborhood.

There have been discussions with Edgewood about closing the entrance to this parking lot at night with a gate. Should the Plan Commission approve Edgewood's proposal without connecting this lot to the central drive, the VNA respectfully requests that the Plan Commission

condition its approval on the closure of all vehicular and pedestrian access points to the campus on Edgewood Avenue on nights and weekends, except for special events. This will have the effect of routing late-night traffic away from residential streets.

There also have been discussions of traffic calming measures in the public roadway. Again, this is a partial solution and we question the effectiveness of such measures on the overall flow of traffic through the residential streets (i.e., if it is diverted from Jefferson with a traffic circle will it foist traffic onto Madison St., Adams St., and Vilas Avenue). The only meaningful solution is to internalize more of Edgewood's traffic.

### C. Outdated Master Plan

The Vilas neighborhood believes Edgewood's Master Plan itself is outdated. Enormous growth and changes have affected the campus, the neighborhood, and the city in the decade since the plan was written, as shown in Attachment B. We are particularly concerned about the following issues.

#### *Enrollment Issues*

As part of the Master Plan, the College agreed to an enrollment cap of 2,400 students and to a composition that included 1,200 full-time students. See Attachment C. The College reports that it now has a total headcount of 2,257 on the Monroe Street campus, which comprises 1,410 full-time, 375 part-time and 472 graduate students (enrollment figures provided by Edgewood College and current as of January 23, 2006). In addition, during recent conversations at the Liaison Committee, Edgewood College officials asked if the neighborhoods would agree to change the enrollment levels stipulated in the Master Plan to simply reflect a total of 2,400 students without further segmenting it into student types.

Much time and attention, by neighbors and Edgewood, was devoted to discussing enrollment levels in the Master Plan specifically because different student types have different impacts on the surrounding neighborhoods. Moreover, it seems to have been understood at that time that projected student, faculty, and staff levels served as the basis for the facilities planned for in the Master Plan. We are particularly concerned that the College has exceeded the full-time student levels in the Master Plan by 210 students and are alarmed that the College would seek to abandon its previous commitments on enrollment levels, without a broad, community-based discussion such as the one that took place on the same subject in connection with the Master Plan.

Edgewood College is using the fact that the Master Plan provides for housing 600 full-time students on campus, as a principal justification for approval of the residence hall. As noted previously, the accuracy of and adherence to population projections forms the basis of almost all master planning efforts. Edgewood College cannot, on the one hand, disregard one central element of the Master Plan (i.e., the number of its full-time students), while at the same time use the plan as a justification for building the residence hall.

In addition to the enrollment issues, Attachment B lists instances where Edgewood's building plans have deviated from the Master Plan. While the neighborhood has supported all of

these projects, we would argue that combined with the enrollment changes, these deviations from the approved Master Plan indicate that a new master plan should be prepared prior to building the residence hall in a controversial location, in order to insure that future development on the campus does not proceed in a piecemeal fashion.

### ***Growth of Other Edgewood Schools***

To compound our concern about the enrollment issues and the relevance of the Master Plan, we are concerned about the growth of the other Edgewood schools. Already, the Campus School has announced their plans to expand. While we acknowledge that this expansion was part of the Master Plan, we question if their plans constitute the best use of that space *for the long run* for the Edgewood campus. Their expansion site is in the middle of campus, further away from the residential neighborhood and would be an ideal location for a large residence hall. The neighborhood would welcome the Campus School or other academic buildings into the southeast quadrant of the campus.

In addition, the High School has acknowledged that it would like to expand in the next few years. That expansion would also take place on the eastern edge of campus. Thus, the impact of the residence hall must be considered in light of these larger issues, *which are not addressed in the current Master Plan*.

The Plan needs updating and revising so that it can better address the current situation and Edgewood's current forecast for growth.

### **CONCLUSION**

The VNA respectfully requests that the members of the Plan Commission and the City of Madison Planning Staff give serious consideration to long-term solutions that strike a viable balance between Edgewood's desire to continue to grow and preservation of the residential nature of the neighborhood. Towards this end, we request that the Plan Commission deny the conditional use permit and require all three Edgewood entities to work together to come up with meaningful solutions to the housing and traffic issues presented by the neighborhood. As a first step, we request that Edgewood revise its Master Plan to accurately address current conditions and the current growth expectations of all three entities. The VNA looks forward to continuing to work with Edgewood and the Dudgeon-Monroe Neighborhood Association to better plan and realize our joint future in this city.

## ATTACHMENT A

### Construction projects completed or approved since inception of Liaison Committee:

#### Approved and completed

Rennebohm Library  
Reges "Stevie" Hall Dormitory  
De Ricci Hall Addition  
Science Building  
Science building parking ramp  
Regina Kitchen remodeling  
Central drive  
Traffic control lights at central drive and Monroe St. intersection  
Grade School student drop off area and faculty parking lot  
Monroe St. fence  
Monroe Street signage  
Athletic field  
Mazzuchelli Hall  
High School gymnasium  
High School parking lot off Monroe St.  
High School parking lot next to new Gymnasium

#### Approved

Visual Arts building  
Regina Hall Addition

## ATTACHMENT B

### List of significant changes and deviations from the 1996 Edgewood Campus Master Plan:

62% growth in College student population

Significant change in the enrollment mix between traditional full time students and part-time/weekend degree students.

The Mazzuchelli Hall Reconstruction.

The closure of and change in use of the Park and Pleasure Drive.

The decision to move the location and change the scope of the performing arts building resulting in the loss of a planned underground parking structure.

The approval for siting and construction of the visual arts building

The discovery of the Indian mounds and subsequent halt to construction for the Regina Hall dormitory addition.

The relocation from the Regina basement and subsequent construction of the student union addition on the De Ricci site.

The proposed reduction from 160 to 100 student dorm on the Sienna site.

The loss of 270 planned ramp parking spaces (70 in the Science building lot and 200 under the fine arts facility) with no plans to relocate them.

The Jefferson St. High School gym drop off area that is not connected to the central drive.

The acquisition by the College of off campus property on Deming Way to be used for evening and weekend degree classes.

TABLE 1: EDGEWOOD CAMPUS  
PROGRAM CHARACTERISTICS

TIME REFERENCE	WK. DAY F.T.	WK. DAY P.T.	WK. END DEGREE	GRAD	FACUL & STAFF F.T.	FACUL. P.T. EVE./W.E.	HOUSING ON CAMPUS	EXISTING PARKING	PROJECTED PARKING
1991 - 1992									
College	600	229	396	366	210	10/60	200	271	
High School	467	-	-	-	41	20	-	206	
Campus School	254*	-	-	-	22	-	-	24	
1994 - 1995									
College	813	274	313	387	250	10/60	284	271	
High School	595	-	-	-	46	28	-	206	
Campus School	265**	-	-	-	25	-	-	24	
1995 - 96	832	343	223	426					
At Fulfillment of Enrollment Projections									
College	1200	175	425	600	275	10/50	600		598
High School	900***	-	-	-	50	30	-		349
Campus School	295	-	-	-	25	-	-		28

\* 52 Students @ High School

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\*\*\* The projected high school enrollment is equal to its largest enrollment of 900 in the early 1970's.