

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>2/15</u>	Action Requested
UDC MEETING DATE: <u>2/22</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1000 EDGEWOOD COLLEGE DRIVE

ALDERMANIC DISTRICT: 10TH DISTRICT

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
EDGEWOOD INC. POTTER LAWSON, INC.
DOUG HURSH

CONTACT PERSON: DOUG HURSH
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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 50,000 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 CONDITIONAL USE

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

Edgewood College: Following the Edgewood Campus Master Plan that was approved by the Madison Plan Commission in 1996, Edgewood College is looking to construct a 198-bed Residence Hall in the southeast corner of their 55-acre campus.

The Hall is approximately 78,500 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.

Edgewood College has limited its enrollment to 2,400 students, the Residence Hall does not add any more students to the College enrollment. Currently, the College houses approximately 350 students on campus. The Residence Hall will bring the number of students living on campus to approximately 550 students, which is 50 students shy of their goal of 600 students as described in the Campus Master Plan

The Residence Hall is located 297' west of Edgewood Avenue, and 305' north of the Park and Pleasure Drive. To meet 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.

Design: 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 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 pedestrian scale of the 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. We will be planting lower growth trees and vegetation to provide an eye-level screen.

The parking lot is designed to have no stalls facing east, directly toward Edgewood Avenue, to prevent headlights from shining into the neighborhood.

Zoning:

Edgewood Campus is zoned as Conditional Use.

**Sustainable
Design Features:**

By providing on campus housing with no additional enrollment, there will be fewer vehicular trips to and from campus each day, reducing traffic congestion and pollution.

We have oriented the building to have a long southern exposure to take advantage of day lighting for the interior of the building.

We are shaping the building footprint to conserve open space and existing trees.

We have direct access to public transportation systems.

We are using swales and rain gardens to control our storm water collection.

We are planting trees along and in islands of our parking lot to prevent the heat island effect.

We are specifying water saving fixtures for water use reduction.

We are specifying high efficiency boilers and variable drive motors to increase the efficiency of our mechanical and plumbing systems.

We will employ a construction waste management system to recycled as much construction waste as possible.

We will be using materials such as metal studs with high recycle material content and certified wood products.

We will be specifying low-emitting materials where possible to maintain indoor air quality and to control indoor chemical and pollutant sources.

Every occupied space will have a window to utilize as much day lighting and natural ventilation as possible.

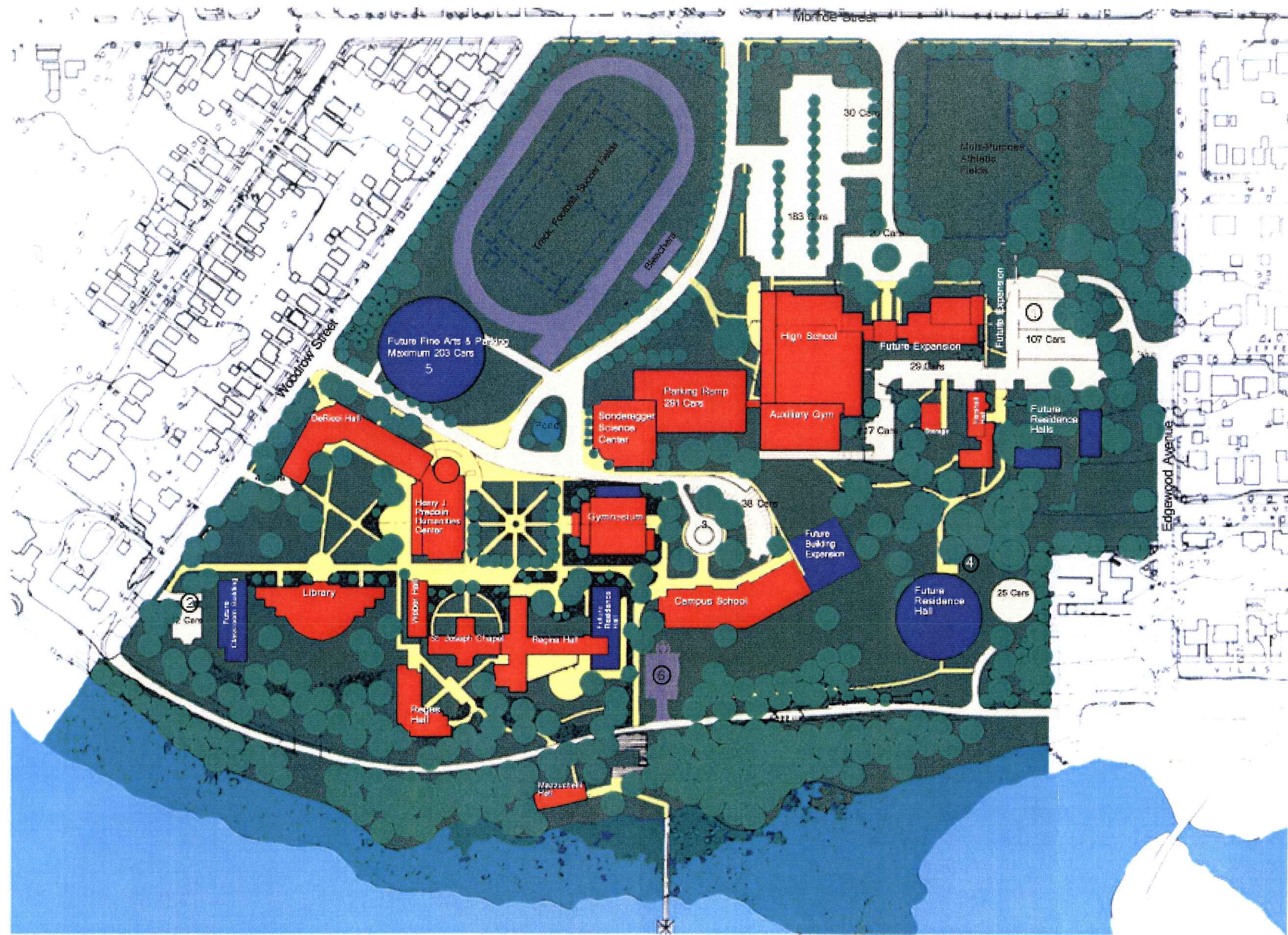
Manual operated indoor exhaust systems will be on timers to ensure moisture control and indoor air quality.

We are looking into a rainwater collection system to use for local irrigation.

We are gathering information and pricing on solar collection for preheating domestic water.

Neighborhood:

Since October of 2004, there have been four open community meetings and numerous meetings with the Neighborhood Liaison Committee. Edgewood, Inc. will continue to meet with the Neighborhood Liaison Committee throughout the design process.



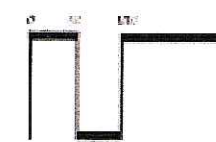
Edgewood Campus Plan

Madison, Wisconsin

College 605
 High School 323
 Campus School 47

Parking Demand at Build Out

Total Stalls 975



September 2, 1998



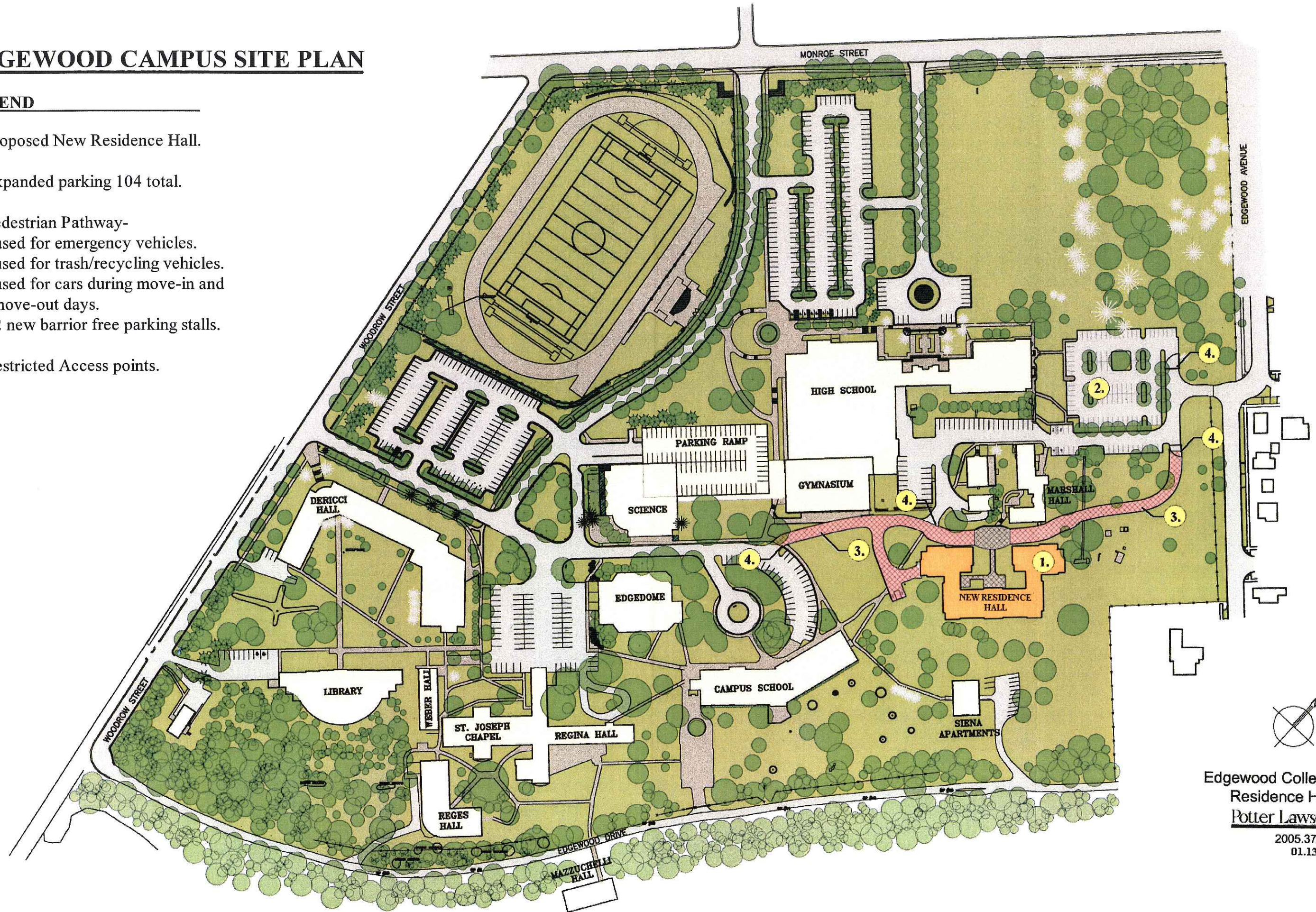
Potter Lawson

JJR

EDGEWOOD CAMPUS SITE PLAN

LEGEND

1. Proposed New Residence Hall.
2. Expanded parking 104 total.
3. Pedestrian Pathway-
 - used for emergency vehicles.
 - used for trash/recycling vehicles.
 - used for cars during move-in and move-out days.
 - 2 new barrier free parking stalls.
4. Restricted Access points.



Edgewood College
Residence Hall
Potter Lawson

2005.37.00
01.13.06

Edgewood College Residence Hall

Site Photographs



Southeast View of Marshall Hall



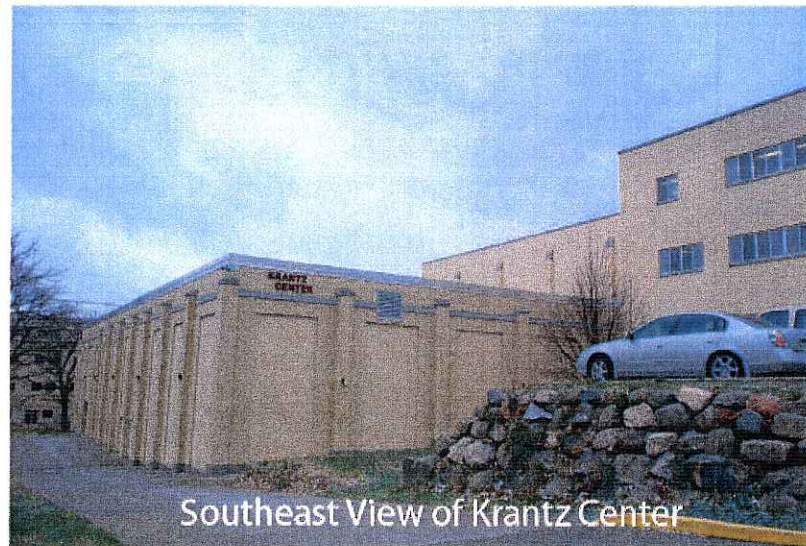
Eastern View of Marshall Hall



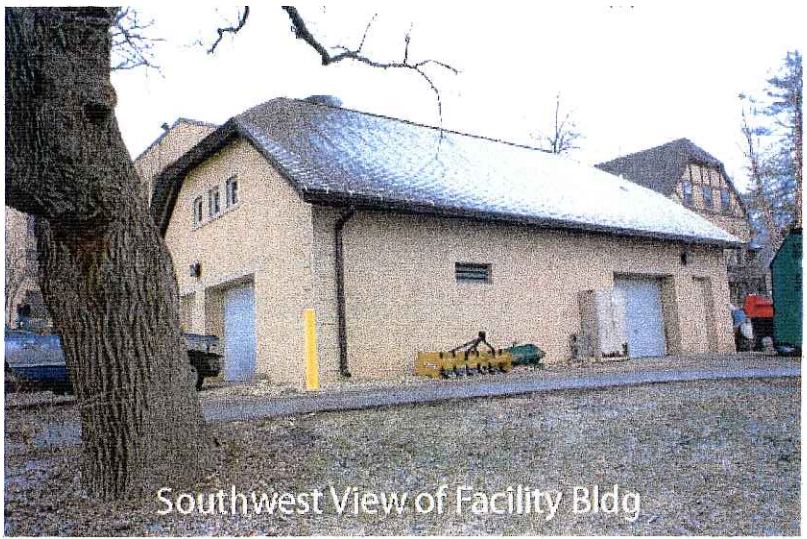
Northwest View of Marshall Hall



Southwest View of Marshall Hall



Southeast View of Krantz Center



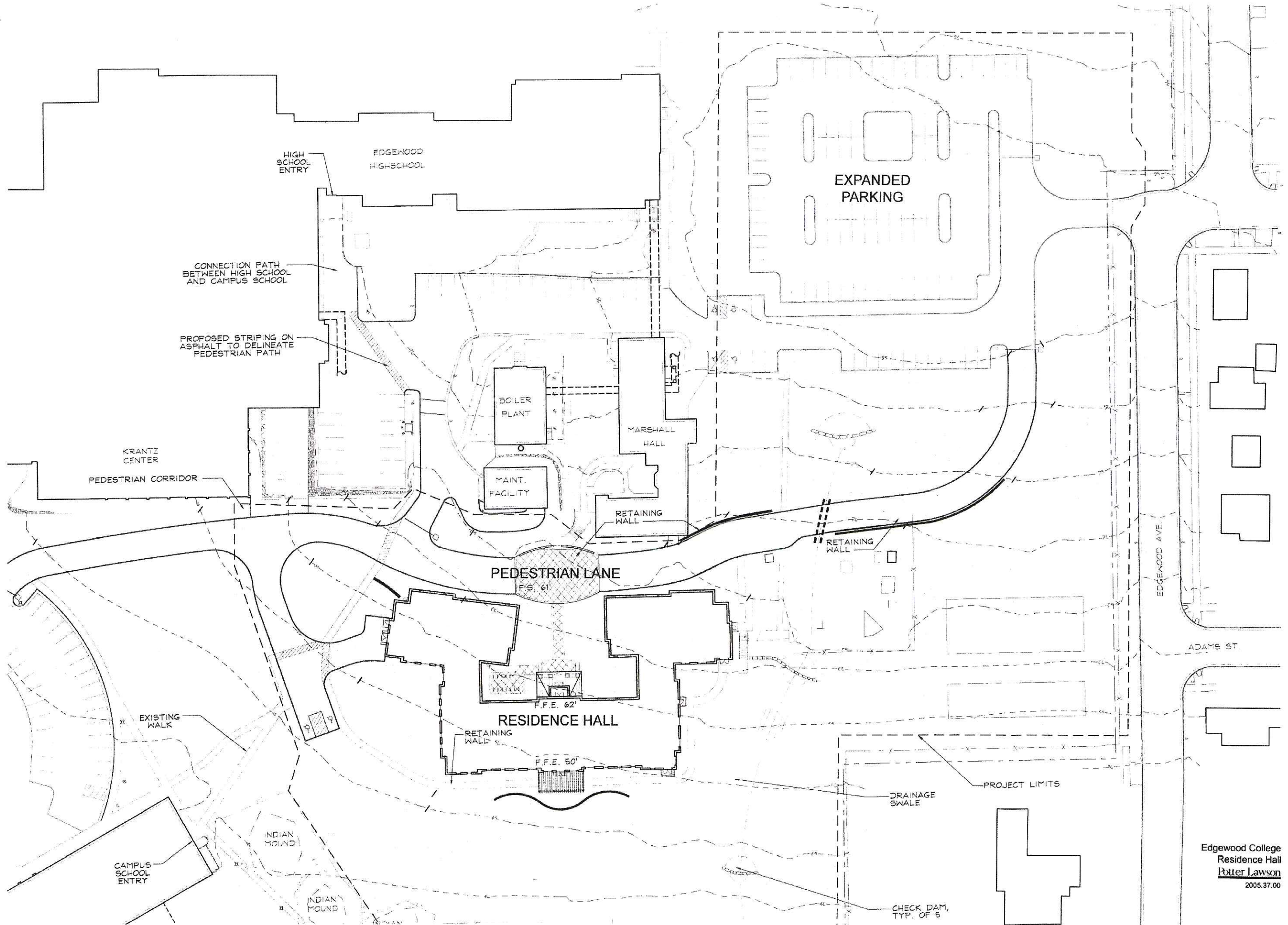
Southwest View of Facility Bldg



Southern View of High School



Southeast View of High School



HIGH SCHOOL ENTRY
EDGEWOOD HIGH-SCHOOL

CONNECTION PATH BETWEEN HIGH SCHOOL AND CAMPUS SCHOOL

PROPOSED STRIPING ON ASPHALT TO DELINEATE PEDESTRIAN PATH

KRANTZ CENTER
PEDESTRIAN CORRIDOR

BOILER PLANT

MARSHALL HALL

MAINT. FACILITY

RETAINING WALL

EXPANDED PARKING

PEDESTRIAN LANE
F.S. 61'

RETAINING WALL

EDGEWOOD AVE.

ADAMS ST.

EXISTING WALK

RESIDENCE HALL
F.F.E. 62'

RETAINING WALL

F.F.E. 50'

PROJECT LIMITS

DRAINAGE SWALE

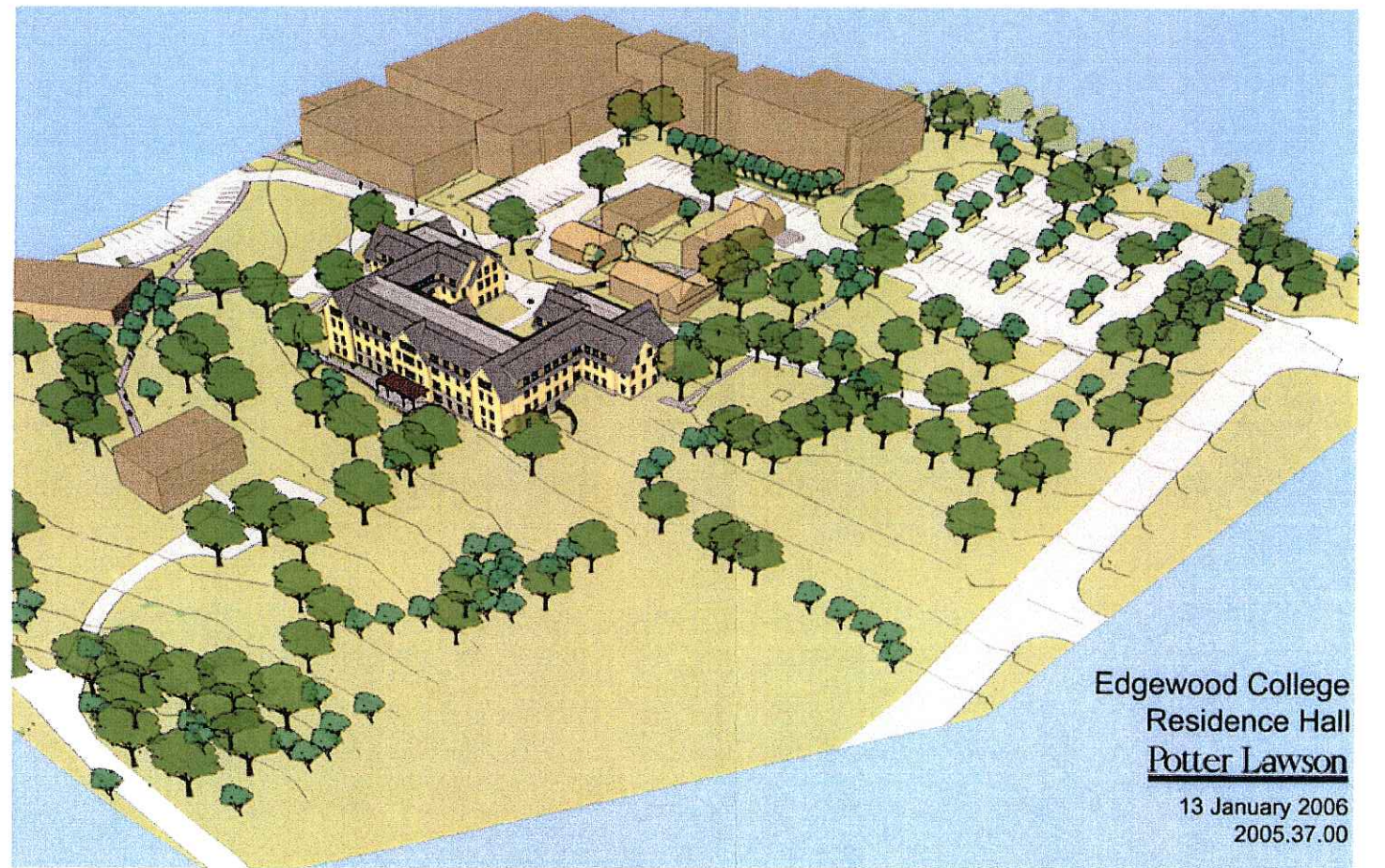
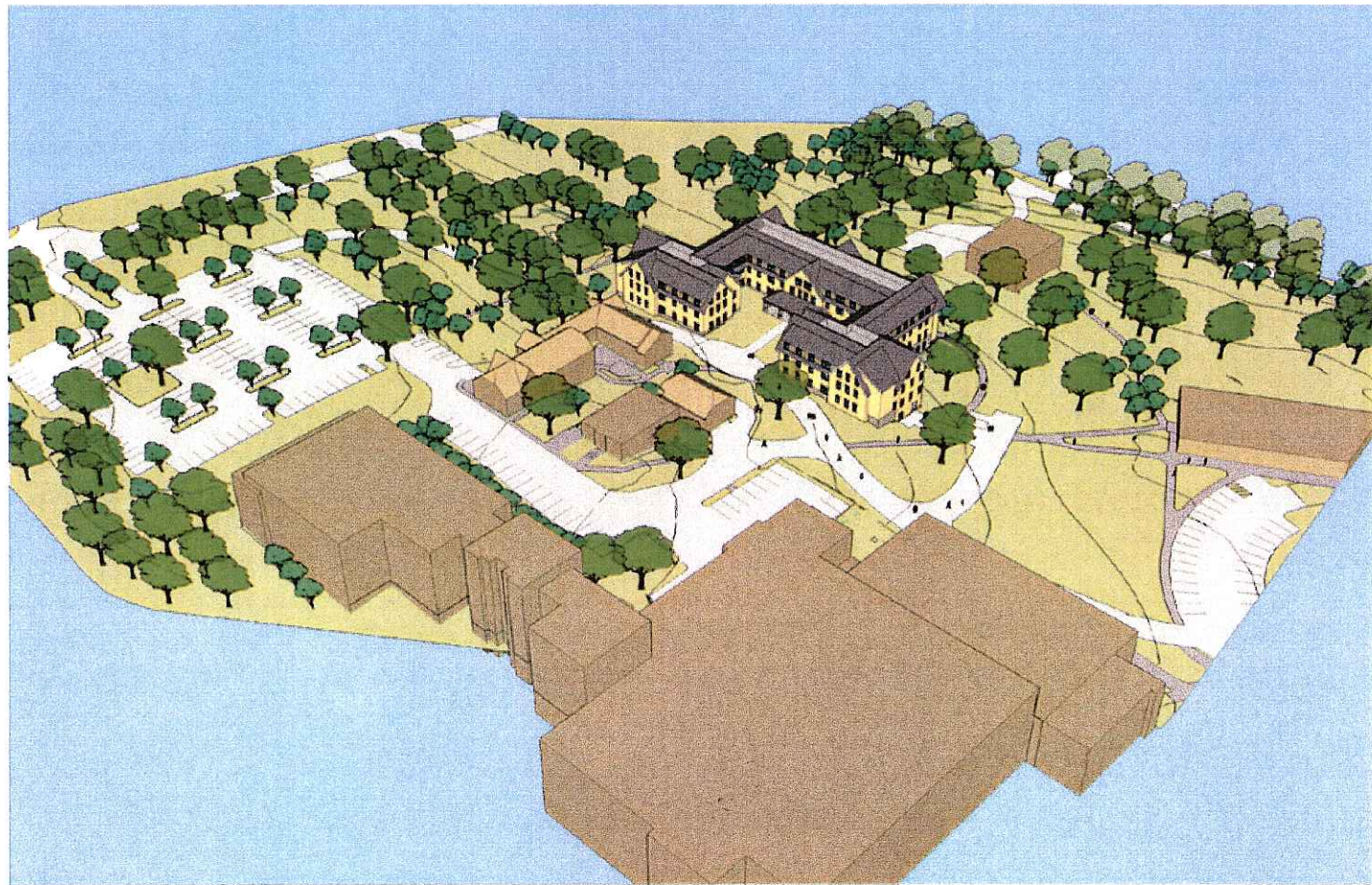
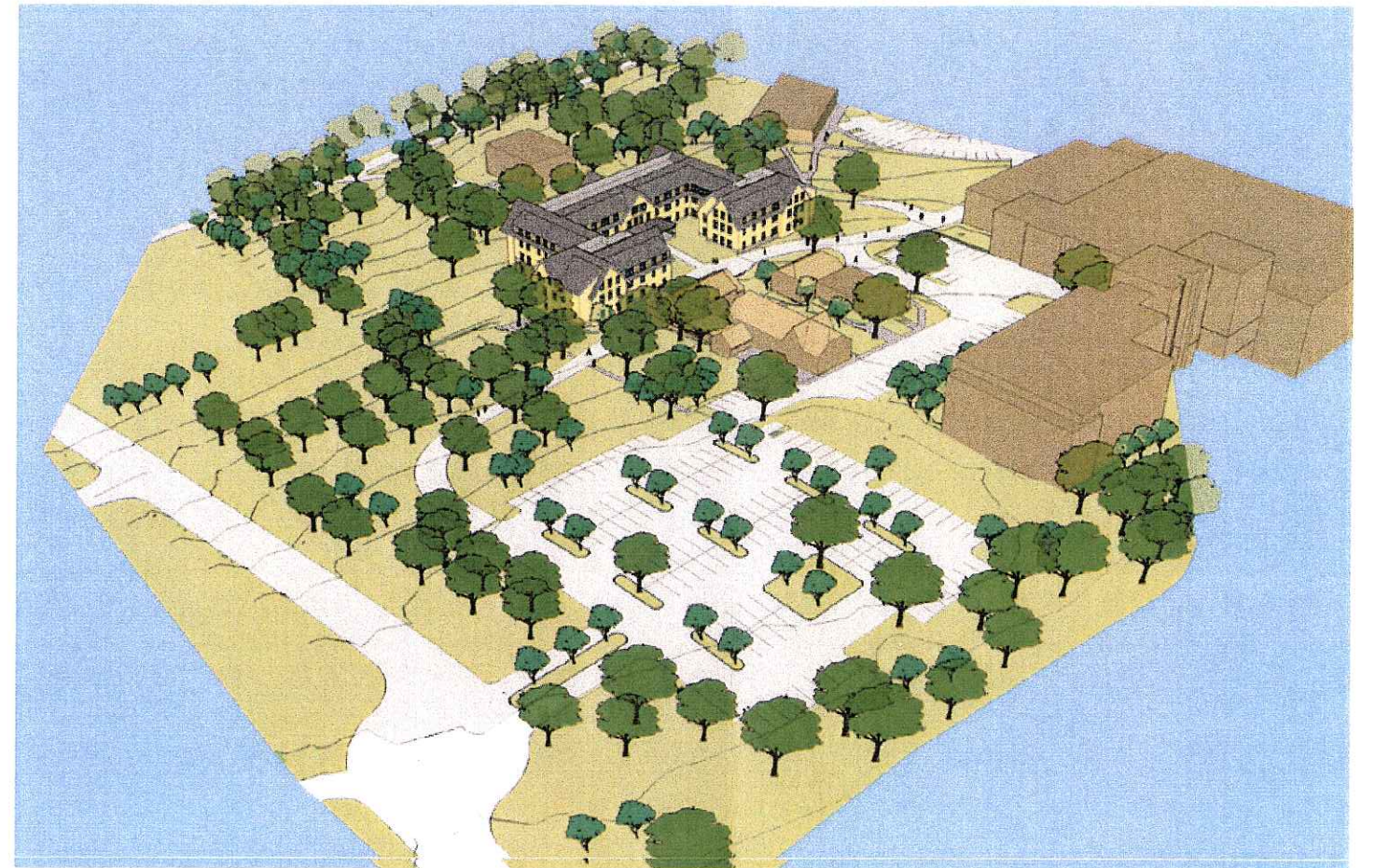
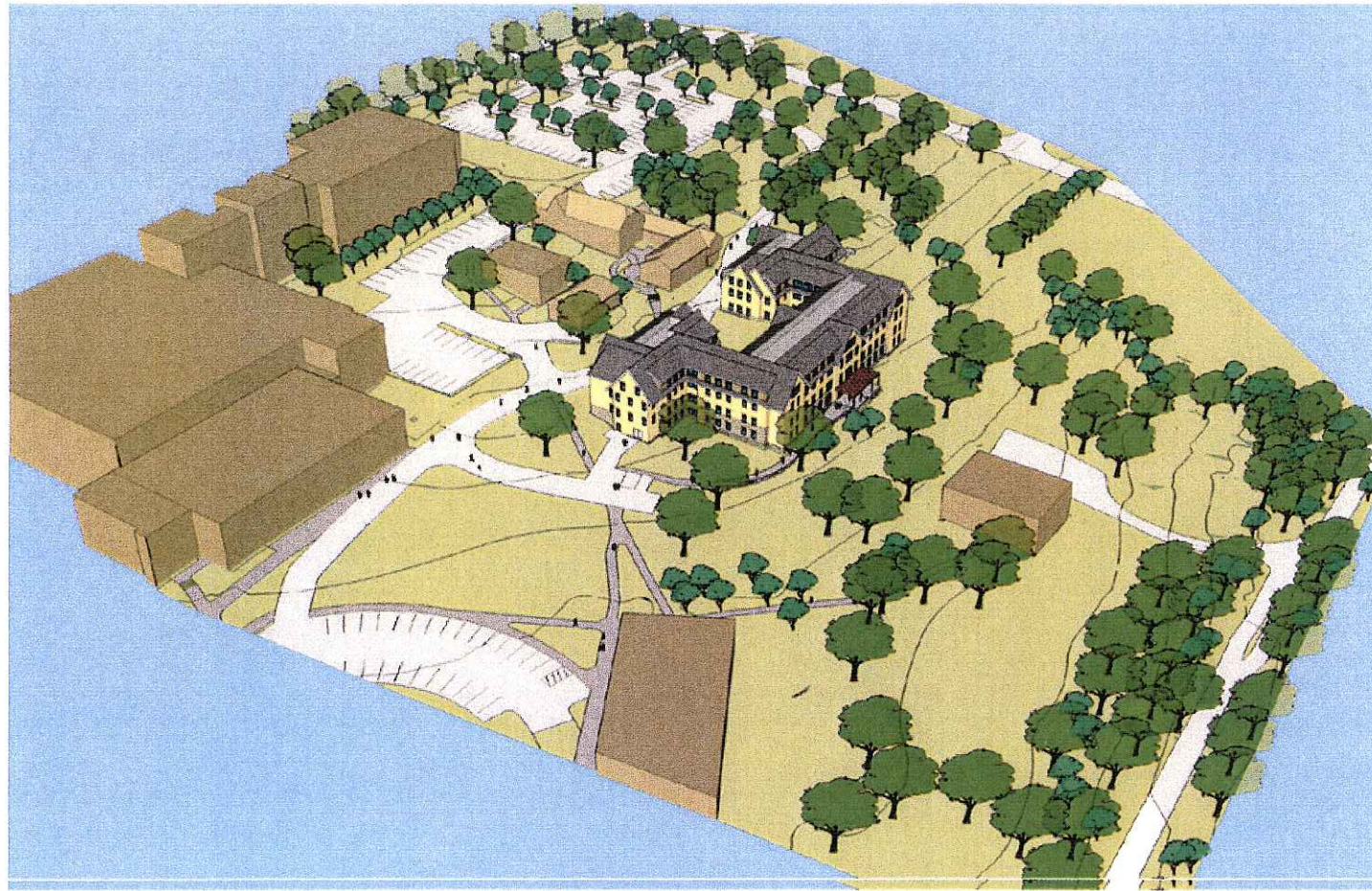
CAMPUS SCHOOL ENTRY

INDIAN MOUND

INDIAN MOUND

CHECK DAM, TYP. OF 5

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Edgewood College
Residence Hall
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13 January 2006
2005.37.00



North Elevation



East Elevation



West Elevation



South Elevation

