

# Master Planning Council Summary (MPC), July 2010 – July 2011

July 2011

## Introduction

The Master Planning Council (MPC) advises the President and Executive Vice President and Chief Operating Officer, through the Architect for the University, on mid-term and long-term physical planning for the University of Virginia. The Council reviews and comments on overall land use planning as to the best utilization of existing facilities and the siting of new facilities, as well as participates as a general stakeholder in the development of precinct/area plans and general infrastructure plans, including those for circulation and parking. Master Planning Council plays a role in fulfilling the Three Party Agreement with the inclusion of City and County Planning Directors and Planning Commission members as representatives in the development or revision of the University's Campus Plan and other relevant planning efforts.

During the development of the Grounds Plan, from 2005 – 2008, the MPC meetings were focused on the planning process for the campus plan. Since 2008, the MPC meetings address current planning initiatives for the University and land use-related issues associated with our regional community, to keep MPC members apprised of related planning efforts. During 2010-2011, the meetings provided reports on the West and Central Grounds Precinct outreach meetings, the required State Land Use Plan, the UVa Foundation Lands, and the Regional Transportation Plan.

Master Planning Council includes the members below. Meetings are held quarterly, two in the Spring semester and two in the Fall semester. This summary represents the meetings that were held during the 2010 – 2011 academic year.

## Committee Membership

David Neuman, Architect for the University; Dorrie Fontaine, Deans' Council Representative and Dean of Nursing; Arthur Garson Jr., Executive Vice President and Provost; Edward Howell, Vice President and CEO, UVa Health System; Pat Lampkin, Vice President and Chief Student Affairs Officer; Craig Littlepage, Director of Athletic Programs; Yoke San Reynolds, Vice President and Chief Financial Officer; Nancy Rivers, Chief of Staff for the President and Associate Vice President for Administration; Colette Sheehy, Vice President for Management and Budget; Kim Tanzer, Dean of the School of Architecture.

## Ex-officio

Wayne Cilimberg, Director of Planning, Albemarle County; Edward Smith, Albemarle County Planning Commission; Genevieve Keller, City of Charlottesville Planning Commission; Judy Marett, Director of Space and Real Estate Management, Julia Monteith, Senior Land Use Planner, Office of the Architect; Donald Sundgren, Chief Facilities Officer; Jim Tolbert, Director of Neighborhood Development Services, City of Charlottesville; Rebecca White, Director of Parking & Transportation; Ida Lee Wootten, Director of Community Relations.

## Student Members

Spencer Boice, Graduate Representative; Danielle MacGregor, Undergraduate Representative.



## Meeting Agenda, September 15, 2010

Introductions by David Neuman

**Summary of the West Grounds Precinct Outreach Meeting by Julia Monteith and David Neuman, Office of the Architect**

**State Land Use Plan by David Neuman, Office of the Architect**

**University of Virginia Foundation (UVaF) Update by Bill Cromwell, University of Virginia Foundation**

Mr. Neuman began the meeting with general introductions and a short ex-

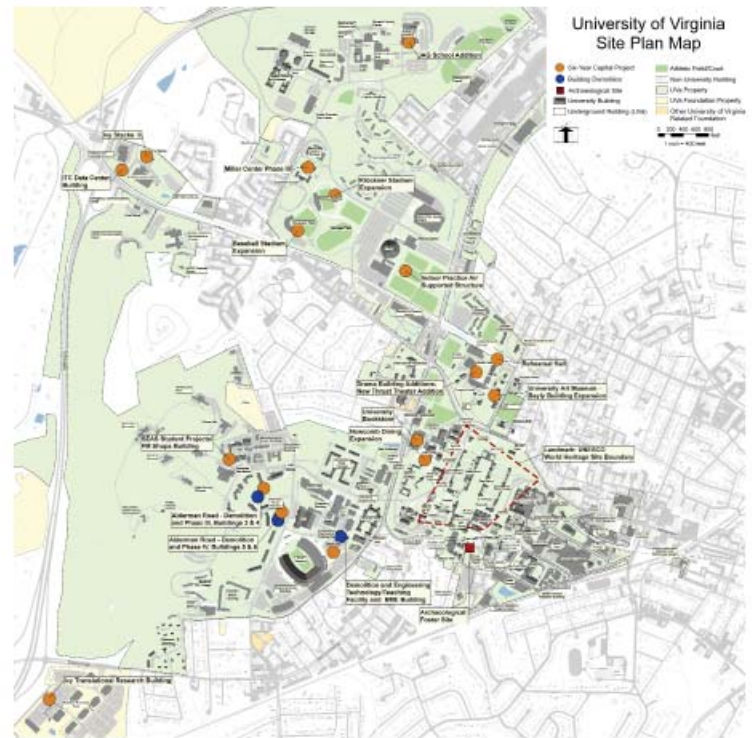
planation of the precinct outreach meetings the Office of the Architect for the University (OAU) is conducting for the North, West and Central Grounds. These meetings bring together the stakeholders in each precinct to discuss planning and capital projects that are occurring in their area. The first of these meetings was held in January, 2010 for the North Grounds precinct. The second meeting was held in May of 2010 for West Grounds. Members of each precinct gave short presentations on the capital planning projects for their departments and related sustainability efforts. The OAU followed with a review of the 2008 Grounds Plan, precinct and infrastructure planning, and an overview of sustainability and UVa's Environmental Footprint Reduction Plan. Meeting notes and the full presentations for the North Grounds, West Grounds, and Central Grounds update meetings are available on-line at the Office of the Architect website (<http://www.virginia.edu/architectoffice/PrecinctUpdates.html>).

Presentations provided at the West Grounds meeting included:

- The College of Arts and Sciences, Richard Myers, Senior Associate Dean for Administration and Planning
- The School of Engineering and Applied Science (SEAS), Jim Aylor, Dean of the School of Engineering
- The Curry School of Education, Mark Hampton, Associate Dean for Management and Finance
- UVa Athletics and Intramural Sports, Ed Rivers, Director of Intramural Sports
- Business Operations, Rich Kovatch, Associate Vice President for Business Operations
- Energy and Utilities, Facilities Management, Cheryl Gomez, Director of Energy and Utilities

**State Land Use Plan by David Neuman, Office of the Architect**

During the summer, the University was asked to submit a "land use plan" to the Virginia Department of General Services. This request was related to an overall review of state property holdings and identifying surplus property. In his opening remarks, Mr. Neuman also talked about surplus property as the driving force behind the recent submittal of this required plan. Currently, the University only considers the Milton airfield to be surplus property. Milton has been in surplus since 1995. Given the parameters of the request, it was determined that a map showing current projects in the 6-year capital plan, planned demolitions, and archaeological information was the proper way to address the request. A second map was created to show the differences between the current 6-year capital plan and the proposed capital plan. This map was not submitted to the State as the proposed capital plan will not be finalized until spring of 2011. The map shows projects currently proposed for 2012-2018.



State Land Use Plan Map

**University of Virginia Foundation (UVaF) Update by Bill Cromwell, University of Virginia Foundation**

Bill Cromwell gave an update of the University of Virginia Foundation's (UVaF) interests adjacent to the University. Mr. Cromwell highlighted the following:

- Boar's Head* - This property includes a small office park, the Inn, the Sports Club and is adjacent to the Birdwood Golf Course. The Sports Club leases a portion of its indoor tennis facility to the UVa tennis team. The golf course is 172 acres, with an additional wooded area of 350 acres.
- Heywood Properties* - The Foundation will acquire the Jane and Henderson Heywood properties upon their deaths. This will more than double the size of the Heywood properties the Foundation already owns. There are no plans for these holdings at this time, and a significant percentage of this land is in an open space easement.
- Westover* - This property is located northwest of Grounds. The property includes an historic mansion and cottage that are currently leased. Part of the lease agreement allows the Foundation to host 12 events per year at the mansion.
- Colonnades* - This retirement/assisted living community off of Barracks Road is not owned by the Foundation, but rather is a leasehold on UVaF land.

*Montesano* - The former location of the Foundation's offices was sold to the University in 2010 and now houses the UVa Center for Politics. The Foundation retained a developable parcel north of the current building at Montesano. There are no immediate plans to develop this parcel, but access to the parcel could be provided from Leonard Sandridge Road.

*Ivy Road* - The Foundation owns several properties in this area including all the properties on the north side of Ivy Road between the parking garage and Copeley Road except for the BB&T bank parcel. These properties include the former Hardee's and 7-11, Cary's Camera building, the Dynamics building and the U-Forum apartments.

*Research Parks* - The Foundation has developed two major research parks in Albemarle County; Fontaine Research Park and the UVa Research Park located near the airport. Fontaine recently received a rezoning allowing it to add an additional 310,000 GSF of space. The UVa Research Park also received an additional rezoning and continues to add tenants.

*Blue Ridge Hospital and Morven* - Mr. Cromwell ended by mentioning the Blue Ridge Hospital property and Morven, both located southeast of Charlottesville. The Blue Ridge Hospital site is 128 acres. There are several historic buildings that have been stabilized and moth-balled pending future development of the site, while the other structures were removed. Morven, the property given to the University by John Kluge, has undergone recent improvements to its core buildings in order to make it better suited for educational conferences and retreats. Several of the out-parcels of the Morven gift have been sold to fund a sustainable endowment for the historic core property.

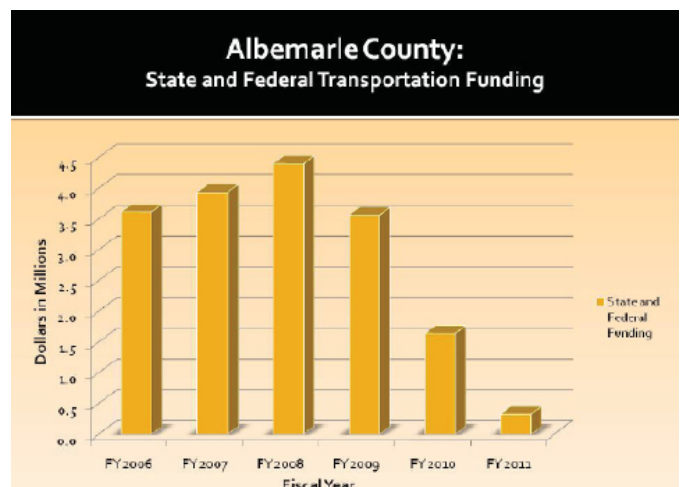
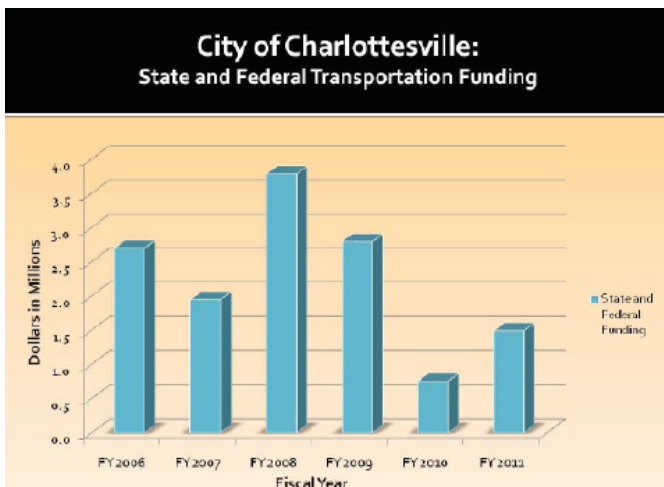
## Meeting Agenda November 17, 2010

Introductions by David Neuman

**Regional Transportation Planning by Steve Williams, Thomas Jefferson Planning District Commission (TJPD)**  
**State Land Use Plan by David Neuman, Office of the Architect**

### Regional Transportation Planning by Steve Williams, Thomas Jefferson Planning District Commission

Steve Williams, Executive Director of the Thomas Jefferson Planning District Commission presented an overview of the transportation planning process in our region entitled 'Concerns for Regional Transportation Planning'. Transportation planning in any urban area with a population greater than 50,000 is facilitated by a Metropolitan Planning Organization (MPO). The MPO has three main functions: 1) to coordinate various transportation agencies, 2) to establish long range and short range funding plans for transportation and 3) to implement the 3-C process to meet federal (FHWA) planning requirements. The 3-C process stands for 'Continuing, Comprehensive and Cooperative transportation planning. The Charlottesville-Albemarle MPO includes all of the City of Charlottesville and roughly the urban development area of the County of Albemarle. Transportation planning provides the information, tools, and public involvement needed for improving transportation system performance. Transportation planning is a continuous process that requires monitoring of the system's performance and condition. Traditionally, transportation planning and land use planning have been separate, with land use planning and the changes resulting in a prescriptive transportation planning solution. As an alternative model, transportation planning and land use planning should be linked and thought of together. This way, land use patterns can be developed that promote the use of alternative modes of transportation, thus reducing the need for costly and continuous road building. The MPO and Thomas Jefferson Planning District Commission (TJPD) are actively promoting this strategy to create compact land use patterns and multi-modal transportation choices.





The current transportation network in the area consists of primary roads (I-64, US29 and US250), transit options (CAT, JAUNT, UTS and AMTRAK), limited commuter options (RideShare and Park and Ride lots), the airport, and bicycle and pedestrian facilities. There are several major transportation documents that guide the development of our transportation network, including the Transportation Improvement Program (TIP), which is a short term programming document for all transportation projects; the Long Range Transportation Plan (LRTP), which is both a vision document for the future transportation system and a fiscally-constrained project list with a 25-year outlook; localities' comprehensive plans, which include sections devoted to transportation planning within the locality; targeted transportation plans, which focus on improving a specific portion of the transportation system, such as the Places 29 plan that was recently developed by the County of Albemarle for US 29 north.

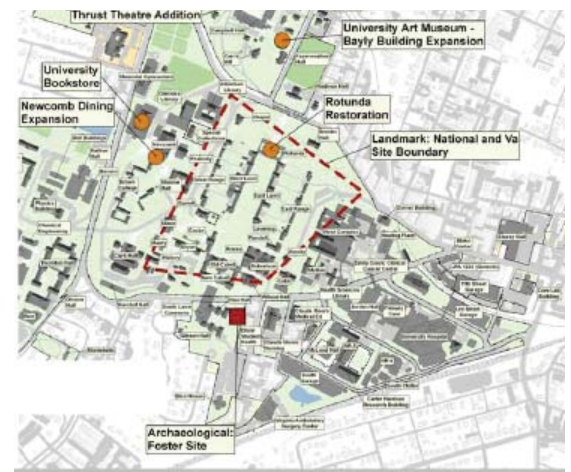
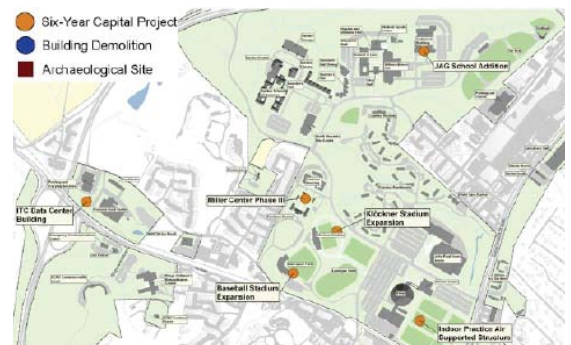
Even though it is only one part of the transportation project process, funding is critical for a project to advance beyond the planning stages. Currently, transportation in Virginia is in "crisis" due to a lack of funds. This is due to the states' budget shortfall and lagging fuel tax revenue as a result of people driving more fuel efficient cars and failure of fuel taxes to rise proportionate to population and economic growth. In Virginia, the state fuel tax has been 17.5 cents per gallon since 1987. This is the 11th lowest fuel tax in the US, where the average is 29 cents. Meanwhile, the state maintains more than 125,000 lane miles of roads and adds 475 lane miles each year, making the state's road system the third largest in the US. The purchasing power of the State's fuel tax is half of what it was in 1987 due to inflation. If it was to match inflation, the tax would now have to be 36.2 cents per gallon. For fiscal year 2010, the Commonwealth of Virginia has obligated \$3.75 billion for transportation. Of this amount, 43.5% is for highway maintenance and operations and 17.7% is for highway system construction. The remaining 38.8% is distributed between administrative costs (10.5%), debt service (6.9%), special financing (9.8%), public transportation and rail (9.2%), ports and airports (1.4%) and other costs (1%). Compared to previous years, Charlottesville and Albemarle have reduced 2010 and 2011 transportation funding from the state and federal government. The main transportation issues in our region are:

- 1) to improve intersections along Route 29 Corridor;
- 2) increase capacity and improve interchanges along I-64;
- 3) improve Route 250 east near Pantops Mountain;
- 4) expand reach of transit facilities;
- 5) improve bicycle and pedestrian options throughout the region.

**State Land Use Plan by David Neuman, Office of the Architect**

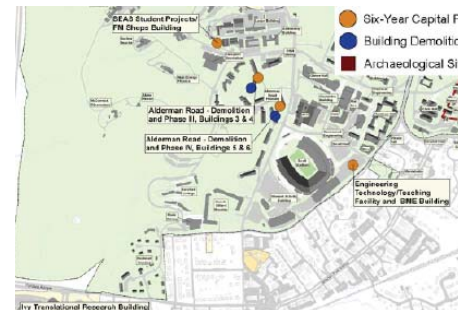
During the summer, the University was asked to submit a "land use plan" to the Virginia Department of General Services. This request was related to an overall review of state property holdings and identifying surplus property. Currently, the University only considers the Milton airfield to be surplus property, which has been in surplus since 1995. Given the parameters of the request, it was determined that a map showing current projects in the 6-year capital plan, planned demolitions, and archaeological information was the proper way to address the request. This map was presented at the September 2010 MPC meeting, but there was not time to explain the contents of the map in greater depth. Even though projects are on the map, it does not mean that they have been funded, or will be funded.

In the North Grounds area, there are six projects shown: (1) the ITC data center, (2) the Miller Center expansion, (3, 4) an expansion of the Baseball Stadium and of Klockner Stadium, (5) an inflatable structure to allow for an indoor, climate controlled practice facility, and (6) the expansion to the JAG School.



The Plan identifies 6 projects and one archaeological site for Central Grounds: (1) the expansion to the bookstore, (2) the renovation and expansion of Newcomb Hall, (3) the Band Rehearsal Hall, (4) the Thrust Theatre, (5) an expansion to the UVa Art Museum in the Bayly Building, and (6) the restoration of the Rotunda.

In West Grounds, there are 5 building projects and 2 demolition projects: Five Alderman Road Residence Halls will be demolished to accommodate the construction of three new residence halls, the Student Engineering Projects Building, the Ivy Translational Building in Fontaine, and a new A & S science building to be located in the Whitehead Road area.



## February 16, 2011 Meeting Agenda

Introductions by Julia Monteith

**Summary of the Central Grounds Precinct Update Meeting by Julia Monteith, Office of the Architect**

**Projects in Planning by David Neuman, Office of the Architect**

### Summary of the Central Grounds Precinct Outreach Meeting by Julia Monteith, Office of the Architect

Ms. Monteith began the meeting with general introductions followed by an explanation of the precinct outreach meetings that the Office of the Architect (OAU) has been holding at UVa. These meetings occurred in unison with the development of the precinct plans, North, West and Central Grounds, which will be available on the OAU website in March of 2011. In November, the third and final of the three precinct planning update meetings was held for the Central



Grounds Precinct, and a representative from each constituent group in the Central Grounds provided a presentation on their current projects and facility planning currently underway. Meeting notes and the full presentations are available on-line on the Office of the Architect website.

### Projects in Planning by David Neuman, Office of the Architect

Mr. Neuman gave an update to the Council on several planned projects around Grounds: 1) the relocation of the Hospital Helipad, 2) the construction of a new chiller plant in the Health System, and 3) new Track and Field Facilities. These projects are all in the design phase and are to be presented to the BOV Buildings and Grounds Committee at the end of the month.

The Hospital is planning to relocate the helipad from its current location east of the hospital at the corner of Lee Street and Crispell Drive, to the roof of the main hospital. This project is necessary due to the planned East Chiller project and Lee Street realignment. In order to create a new building site, and to remedy some long standing traffic issues, Lee Street will be realigned, so that it is the primary access to Roosevelt Brown Drive. Crispell will be realigned to create a 4-way intersection with Lee Street and 11th Street. By relocating the helipad to the roof of the hospital, the existing helipad site can be put to a different use in the future.

Another, related project within the Health System is the East Chiller plant. This project would complete a cooling loop for chilled water in the Health System that includes the South Chiller plant and the Main Heating plant chillers. The additional cooling capacity afforded by the East Chiller would be used for the Battle Building, to be located on West Main Street, as well as other future projects. The plant is sited at the corner of the realigned Lee Street and Crispell Drive. There will be extensive landscaping around the chiller plant, street trees along either side of Lee Street and small trees facing Roosevelt Brown Boulevard.

The final project that was presented was the design for the Olympic Sports Entry Plaza and Track and Field Area Plan. This project is located along Copeley Road at the entrance to Lannigan Field (the track), Davenport Field and Klockner Stadium, and is a two phase project. Phase 1 will construct a new track and build an Olympic Sports entry plaza. Phase 2 would add a colonnade feature and stadium seating for the track complex. The track will be built to IAAF specifications, which means that it will be wider, with less severe turns than the existing track. Another feature will be a perimeter track around Lannigan Field that will be used for warming up and possibly by the public when competition and practice is not taking place. The Olympic Sports entry plaza will provide an improved experience for people attending sporting events at Klockner Stadium, Davenport Field, or Lannigan Field. Key features of the plaza include improved ADA accessibility, a realigned and improved entrance to the track, an improved ticket building and an



Proposed Olympic Sports Entry Plaza and Track and Field Stadium

electronic kiosk along Copeley Road announcing upcoming competitions and events.

The second phase of the project would include two additional features. The first would be a curved colonnade, styled much like the Lambeth Colonnade and the ones at Scott Stadium. The perimeter track would actually go through the colonnade and the columns could also be used for a track and field hall of fame. In addition to the colonnade, the track would also get permanent stadium seating, with concession areas, team lockers and restrooms beneath.

## May 18, 2011 Meeting Agenda

**Report on the 'Many Plans, One Community' Planning Process by Steve Williams, Executive Director of the Thomas Jefferson Planning District Commission**

**Update on the 2011 Sustainability Assessment by Andrew Greene, Sustainability Planner, Office of the Architect**

### **Report on the 'Many Plans, One Community' Planning Process by Steve Williams, Thomas Jefferson Planning District Commission**

Mr. Williams began with a brief introduction about the Thomas Jefferson Planning District Commission (TJPDC). The TJPDC is a regional planning agency that includes the counties of Greene, Louisa, Fluvanna, Nelson, and Albemarle, and the City of Charlottesville. The TJPDC coordinates planning, administers grants, engages in transportation planning, environmental and community planning and administers the RideShare program throughout the region.

In 2010, the US Department of Housing and Urban Development (HUD) announced a Sustainable Communities Grant. The City of Charlottesville, County of Albemarle, TJPDC and UVa collaborated to apply for the grant. The timing was right for pursuing the grant because both the City and the County are beginning their comprehensive plan updates and the Metropolitan Planning Organization is beginning the update of its Long Range Transportation Plan. The proposal was successful, resulting in a \$1 million grant - one of 45 recipients across the country chosen for funding.

The grant proposal focused on several key points:

- It was recognized that many plans over the past 10 years included reference to or are based on sustainability principles, but many of the recommendations from these plans have not been incorporated into Comprehensive Plans and/or Zoning Codes.
- Many sustainability goals (outreach, etc.) did not have an available source of funding to implement into Comprehensive Plans.
- There was a desire to develop a performance management system to establish baseline livability and to model and evaluate future plans.
- A need to create a single map showing the City, County and University comprehensive plan land use maps
- A need to detect commonalities and find areas of collaboration between the city, county and university
- Develop ways to codify sustainable principles
- Develop voluntary programs to increase sustainable practices by the public in the region

The planning effort has begun with a focus on getting disparate groups together to begin a constructive dialogue about growth issues. As the effort is developed further, there will be a series of five products that will be brought before the Planning and Coordination Council (PACC) for approval. The first of these is the consortium agreement that will be brought to PACC in May for review, but will not be considered for approval until there has been suitable public participation. The next step in the process is to develop the performance measurement system and present it to the public in June. UVa has an advisory role in the 'Many Plans, One Community' planning process, and will be a key contributor to the process. Both the 2008 Grounds Plan and Environmental Footprint Reduction Plan will be used as guidance documents. The overall goal of the process is to improve livability in the Charlottesville/Albemarle area, and from a planning perspective, address the area as a single entity. In addition to the advisory role the University is playing, there is also an academic symbiosis through graduate student participation in the development of the performance measurement system. There has been strong public interest in the planning effort. In April there was a kick-off event at the Albemarle County Office building that was attended by over 160 people.



## Update on the 2011 Sustainability Assessment by Andrew Greene, Sustainability Planner, Office of the Architect

The Sustainability Assessment, first undertaken in 2006, is being updated in 2011. This effort dovetails with the sustainability initiative going to the Board of Visitors. The assessment documents sustainable practices and programs at the University. The update began in Summer 2010 by sending out the sustainability assessment survey. In Fall of 2010, assessment research and benchmarking was completed. The results of the assessment were summarized into a report in winter of 2011 and the Committee on Sustainability reviewed the first draft in Spring of 2011. The assessment will be presented to the Committee for adoption in June and released to the public in July 2011.

The goal of the 2011 assessment is to document accomplishments since 2006 and to develop new sustainability goals for the future. The assessment is divided into four sections. 1) Strategy for Sustainability, 2) Governance and Culture, 3) Academics and Learning and 4) Management Centers (*land use, energy, built environment, water, transportation, waste and recycling and food*).

Four key strategies for sustainability are provided in the assessment: 1) develop and approve a comprehensive set of objective and measurable goals for sustainability designed to focus priorities and drive change; 2) adopt a concise, motivating sustainability vision, 3) create an interdisciplinary center for sustainability; and 4) standardize an approach to use the Grounds as a teaching tool and living/learning lab. In support of strategy #1, UVa has become a member of STARS (the AASHE sustainability reporting system), which tracks sustainability programs and serves as a common reporting system among colleges and universities.



2011  
UNIVERSITY OF VIRGINIA  
SUSTAINABILITY ASSESSMENT

UVa has several accomplishments in the category of Governance and Culture including: the President's Committee on Sustainability, a UVa Sustainability website and logo, and the sustainability pledge. Several student initiatives, such as the student vegetable garden, annual sustainability poster competition and fraternity/sorority recycling program, highlight the importance of student interest in establishing a sustainable culture at the University.

The University is incorporating sustainability into its Academics and Learning. Enrollment in the Global Sustainability course continues to grow and an interdisciplinary minor in Global Sustainability was launched in February of 2011.

All of the management centers have made progress since 2006. *Land use* has been guided by the 2008 Grounds Plan and the subsequent 2010 Health System Area Plan and the recent Precinct Plans. Sustainability is a central theme of these three plans. For the *built environment*, new buildings and major renovations at UVa are now required to be LEED certified, leading to more sustainable construction practices and improved thinking about the life cycle of a building. In *transportation*, the University has adopted a Transportation Demand Management plan and strategies such as CavPool, ZipCar and an online bus finder. To improve the sustainability of food on Grounds, *dining* is increasing the use of local food, and is composting its waste and using reusable to-go containers. Reduction in energy consumption through efficiency and retro-commissioning has been a big part of the improvement in *energy* since 2006. *Water use* and quality are being addressed in a variety of ways. Stormwater is being impounded in cisterns below permeable pavement for use in watering the landscape. For building systems, low flow toilets are the standard. Lastly, the University's *waste and recycling* operations are being improved by engaging in composting, recycling construction waste and setting up an office supply exchange to promote reuse.

The plan also assesses what other universities are doing to implement sustainability goals and provides "opportunities" for furthering sustainable practices at UVa.