



# Master Planning Council (MPC)

MEETING NOTES - February 16, 2011

Office of the Architect for the University

## Summary: Central Grounds Precinct Update Meeting and Projects in Planning

### MPC Members

David J. Neuman, Chair  
Architect for the University

Arthur Garson, Jr  
Executive Vice President and Provost

Nancy Rivers  
Chief Of Staff for The President, Associate Vice  
President for Administration

Ed Howell (Kevin Fox attending)  
Vice President and CEO, UVa. Health System

Pat Lampkin  
Vice President and Chief Student Affairs  
Officer

Craig K. Littlepage  
Director of Athletic Programs

Yoke San L. Reynolds  
Vice President and Chief Financial Officer

Colette Sheehy  
Vice President for Management & Budget

Kim Tanzer  
Dean of the School of Architecture

Dorrie Fontaine  
Dean of the School of Nursing

**Ex-officio**  
Wayne Cilimberg  
Director of Planning, Albemarle County

Ed Smith  
Albemarle County Planning Commission

Genevieve Keller  
Vice Chair, Charlottesville Planning Commission

Judy Maretta  
Director of Space and Real Estate Management

Julia Monteith,  
Senior Land Use Planner, Office of the Architect

Donald E. Sundgren  
Chief Facilities Officer

Jim Tolbert (Ebony Walden attending)  
Director of NDS, 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

- 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

### Presentation Summaries

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

Ms. Monteith began the meeting with general introductions followed by an explanation of the precinct update meetings that the Office of the Architect (OAU) have been holding at UVa. These meetings occurred in unison with the development of the precinct plans 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. At the November meeting a representative from each constituent group in the Central Grounds provided a presentation on their current projects and facility planning currently underway. The OAU also presented to the group on the topics of the Grounds Plan, precinct planning, capital projects, infrastructure, transportation demand management and sustainability. For this MPC meeting, Ms. Monteith focused on the presentations given by the Central Grounds constituents.

The Frank Batten School of Leadership and Public Policy was represented by their Dean, **Harry Harding**. His presentation gave an overview of Garrett Hall, which is currently being renovated to house the Batten School of Public Policy. The project consists of a complete renovation of Garrett Hall to provide faculty offices, staff offices, lounge and meeting space for the Frank Batten School of Leadership and Public Policy. In addition, a significant renovation of the adjacent annex will provide the Batten School with administrative and student services offices, as well as additional meeting space.

The underground annex roof will be landscaped to create two useable spaces that interconnect. As with all new construction and major renovation projects developed on Grounds, the project will achieve LEED certification, and is on track for LEED Silver. The project is planned to be complete in the Summer of 2011.

**Richard Myers**, Senior Associate Dean for Administration and Planning and **Anna Towns**, Director of Space Planning & Management, presented for the College of Arts and Sciences. Mr. Myers stated that 10 years ago there was both a quantity and quality problem with space for the College of Arts and Sciences. Today, after many renovations and several new construction projects the situation is much better, and once New Cabell Hall is renovated, the space availability will be at an equilibrium. Nonetheless, with the current

growth rate, available space will be used in 4 years. If growth accelerates, as anticipated, 90-95 new faculty will be needed. The space needed for this amount of faculty is equivalent to one wing of the South Lawn project.

Anna Towns gave an overview of capital projects the College will attempt to accomplish over the next 10 years. The list of projects consists mostly of renewal/renovation projects of existing buildings, with one new construction project. The opening of South Lawn has allowed the College to vacate Randall Hall, Levering Hall and Hotel F. These buildings will undergo renewal and then will be used as swing space for the New Cabell Hall renovation, which is expected to begin in the next two years. Following New Cabell Hall, Wilson Hall will be renewed and is expected to house emerging programs like global media and women's studies. Shifting focus to the Arts Grounds, the College expects to construct a new music building, allowing Old Cabell Hall to return to its original use. Finally, there has been a long-standing need to renew Brooks Hall, which would be the final component of the 10-year plan. Ms. Towns ended by focusing on the largest of the projects the College will undertake in the near future: Renovation of New Cabell Hall. Some of the highlights of the project include an improved south entrance on the second floor, higher ceilings and more daylight throughout the building, an improved, more elegant central stairway, landscape in the central courtyard and updated mechanical systems. When completed, New Cabell Hall will retain its use as the primary classroom building on Grounds, and will also house the language departments and Dean of the College of Arts and Sciences.



New Cabell Hall, Interior Courtyard and Façade



Thrust Theatre Entrance

**Beth Turner**, Vice-Provost for the Arts gave a presentation on behalf of the stakeholders in the Arts Grounds. This includes Architecture, the Fine Arts Library, Studio Art, Drama, the marching band and the UVa Art Museum. In 2005, a master plan was completed for the Arts Grounds. Today, many components of that plan have been completed or are in completion, including the studio art building (Ruffin Hall), the Band Rehearsal Hall and the parking garage (Culbreth Road Parking Garage). The Arts Grounds Master Plan has been updated in 2010. The update has focused on fostering an enhanced sense of collaboration in the arts at UVa. Planned facilities in the update include the Thrust Theatre, the Art Museum expansion, the Fine Arts Library expansion, an expansion of the Drama Building, and a new Music Building. Also important to the committee and integrated into the plan was a desire for enhanced outdoor arts activities. The 2010 Arts Grounds Master Plan map locates these projects around the central green space

that was a component of the 2005 Plan. The major change to the green space is the introduction of the Thrust Theatre to this area. The Theatre will be built into the hillside and will act as a link between the higher and lower portions of the Arts Grounds. The green roof of the Thrust Theatre will be accessible from and will be designed to act as a sculpture garden. The lower space will be used for outdoor performances, cinema and events.

**Richard Allen**, Director of Space Management, School of Medicine gave an update on the Claude Moore Medical Education Building. This building was opened in August of 2010. It is 58,500 GSF and was designed by CO Architects. Located on the corner of Jeanette Lancaster Way and Lane Road, the building includes the clinical skills center in the basement, the medical simulation center on the ground floor, the Technology Enabled Active Learning (TEAL) studio on the first floor, and a traditional lecture hall and a student lounge on the second and third floors. In addition the building contains administrative/academic support offices, and an outdoor terrace. By design, the barrel of the building is similar in footprint to the Rotunda and is targeting a LEED Silver accreditation.



Claude Moore Medical Education Building

**Elyta Koh**, Associate Dean for Administration, School of Nursing provided the group with an overview of the ongoing and future renovation of McLeod Hall. This building has been home to the School of Nursing since it opened in the 1970s. With the opening in 2008 of the Claude Moore Nursing Education building, there is an opportunity to renovate much of the 62,000 GSF McLeod Hall. The renovation project has two phases. Phase I will renovate floors 1, 4 and 5, while phase II will renovate the 2nd and 3rd floors. Phase I is fully underway. The renovations of the 1st floor are complete and include the addition of a café, interior renovation, and upgraded technology in the classrooms. The 4th floor (interior renovation and technology upgrades) will be complete in January 2011, and the 5th floor is planned to be complete by August 2011. Phase I will cost approximately \$6.8 million dollars to complete. Phase II will begin sometime following August 2011 with a planned cost of \$8.0 million dollars. A grounds improvement fund (GIF) project is also underway to create an improved design for the courtyard between McLeod Hall and Medical Research Building 5. The plan will improve space utilization, upgrade furniture and add plantings to the space. The renovation project is hoping to achieve LEED-CI certification.

**Ed Rivers**, Director of Intramural Sports gave an update of current plans to renovate and expand the recreational facilities at UVa. A programming study/survey showed that there are two areas of deficiency in the current portfolio of IM-Rec facilities; weight/fitness space and lap swimming space. The study also found that weight and fitness space needs to be proximate to parking for patrons to use it. Initially, it was thought that the solution to the study's findings was to build a large new facility. However a plan to renovate and expand existing facilities and create one smaller facility in the Health System was seen as a more viable way forward. A phased expansion and renovation plan has been developed that starts with North Grounds Recreation Center, then moves on to Slaughter and Memorial Gyms. The Memorial Gym project will repurpose the existing gymnasium into a new fitness, strength and conditioning space, including a weight area dedicated to power lifting. The elevated running track is a historically significant and rare asset and would be retained and protected in any renovation.

The IM-Rec usage study also identified a gap in services for the Health System. This need, coupled with the need for rehabilitation and adaptive physical therapy space by the hospital, has led to a proposal for a joint use facility to be located in the Health System. This project is currently not funded and is challenged by the lack of available building sites in the core of the Health System.

**Rich Kovatch**, Associate Vice President for Business Operations gave a presentation about planned renovations and expansion of Newcomb Hall. There are two separate projects at Newcomb Hall. The first is underway and is a \$15 million interior renovation of the building sponsored by Student Affairs. Still in the design phase is an \$18 million expansion and renovation of the dining facilities there. The project will also affect other portions of the building such as the post office, the exterior courtyards on the south and west of the building and the Ballroom. It will provide a 15,000 GSF addition to the west side of the building. The west facade would become a more inviting and emphatic entrance to the building and to the Central Grounds beyond. The new entrance would clarify the path from the Central Grounds Garage to the Lawn and would provide a welcome area just inside the addition. The two-story addition would add 300 seats to the contract dining located on the second floor and would add 450 seats to the retail dining area on the ground floor. The design for the contract dining area would be focused on an open kitchen concept with a variety of themed stations. In Pavilion XI, the seating area will be better separated from the retail dining locations, so that events could be held in the seating area when the dining area is closed. The theater would also receive an interior renovation and a dedicated entry so that it could stay open later independent of the rest of the building.



Newcomb Hall Addition, West Façade

Sitting just to the west of Newcomb Hall, built into the steep hillside along Emmet Street, is the Central Grounds Parking Garage. This structure was built in 1994 and includes on its upper level the University of Virginia Bookstore. Construction has recently begun on a project to expand the bookstore by 16,000 GSF. This will be accomplished by building on top of the upper level of the parking deck and opening this new space up to the existing bookstore. In the process, only 4 parking spaces will be lost, due to reinforcements of the existing structure. The Bookstore will remain open for the duration of the project. Both this project and the Newcomb Hall addition are planned to achieve LEED certification.

**Kevin Fox**, Administrator, Medical Center Facilities and Capital Development began with a figure from the 2010 Health System Area Plan showing the areas of future development/ redevelopment, along with the unifying green space enhancements proposed in the plan. His presentation focused on several projects currently in development for the Health System. The first is the Education Resource Center. The site for this building is the area between the Emily Couric Clinical Cancer Center and the Lee Street Garage and could accommodate up to 30,000 GSF. The building would provide an important link between the Cancer Center and the Lee Street Garage and may house a pharmacy, education spaces for graduate medical education on the upper levels and outpatient imaging and radiology services in the basement.



Proposed Emergency Department Expansion

A second project in planning is an expansion of the Emergency Department (ED). This expansion is needed due to current lack of space for treatment. Since the ED cannot be closed down for construction, this project would be built in phases. The first phase would be to build a new emergency area in the location of the helipad. The helipad will be moved to the roof of the main Hospital Building. The new addition would have 55 total beds, 30 new adult rooms and 4 new trauma rooms. Phase I would also retain 21 beds in the existing ED. Upon completion of Phase I, the ED could accommodate 60,000 patient visits/year. Phase II of the project would increase the number of total beds to 60 by renovating the existing ED into 10 adult/swing and pediatrics rooms and 16 observation/CDU rooms. After Phase II the ED could accommodate 65,000 patient visits/year. The final phase of the plan would relocate the existing MRI pavilion and add additional ED space for a total of 65 beds and 70,000 visits/year. Longer term, the new ED could expand upward if there were a need for additional patient beds or surgery suites.

The final constituent presenter was **Diane Walker**, Deputy University Librarian who highlighted plans for renovating Alderman Library and expanding the Fiske Kimball Fine Arts Library. The common goal of both projects is to increase the shelving economy and allow an increase in the amount of student seating available. Both projects are in the formulation stage.

Alderman Library receives more than 2,000 visits a day, violates fire, safety, egress, and accessibility codes and has not received a wholesale renovation since opening. The building contains dated systems that are inefficient, unsafe, and difficult to distribute, service and control. The project would 1) renew all systems and remove original stacks that are fire hazards and cannot be brought up to code, 2) replace 10 "old stack" floors with a compact shelving system plus two floors of student and faculty study spaces and staff offices, and 3) would not change the exterior footprint of the building. The Alderman Library project is particularly challenging because the Old Stacks cannot be easily brought up to fire and safety code without totally removing the old shelving in the building.

Fiske Kimball Fine Arts library receives heavy use due to its location within the Arts Grounds and the demand for its collections. This library serves 80,000 visitors a year and fails to meet accessibility, safety, and energy efficiency standards, and has inadequate study and collections space. The Fine Arts Library renewal project will 1) replace major systems (e.g., plumbing, HVAC, electrical) and provide asbestos remediation, 2) build a below-ground addition to the east side of the building with compact shelving and 3) refurbish the current space to increase seating capacity. There will be no visible exterior change in the footprint of the building.

### **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) a new Track and Field Stadium. 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. The new helipad will consist of a raised platform connected by a catwalk to an extended elevator. It will be located on the eastern most tower of the hospital. It is expected to be completed in the Fall of 2012.



Proposed East Chiller Plant and realigned Lee Street

Another, related project in 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. It is anticipated that the building will be similar in style to the south chiller, with brick, large windows and steel mesh curtain walls. The building will be fairly tall, but the height will be minimized by having one floor below grade. There will also be extensive landscaping around the chiller, street trees along either side of Lee Street and small trees facing Roosevelt Brown Boulevard. Security and safety concerns will be addressed by installing additional lighting.

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. The project is a two phase project. Phase 1 will be to construct a new track and to build an Olympic Sports entry plaza. Phase 2 would add a colonnade feature and stadium seating to 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 electronic kiosk along Copeley Road announcing upcoming competitions and events. The landscape design of the entry plaza will consist of concrete walkways, rock walls and a rain garden along Copeley Road to capture and filter stormwater runoff.

The second phase of the project would construct two additional features. The first would be a curved colonnade, styled much like the Lambeth Colonnade. 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 stadium seating. Currently, portable seating is brought to the track for competitions. The new seating would allow for space underneath to house restrooms, team lockers and equipment storage.



Proposed Olympic Sports Entry Plaza and Track and Field Stadium