



Master Planning Council (MPC)

MEETING NOTES - February 17, 2010

Office of the Architect for the University

Summary: North Grounds Planning Update and IM-Rec Program 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 (Tom Harkins attending)
Vice President and CEO, UVa. Health System

Pat Lampkin (Bill Ashby attending)
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

Ex-officio

Wayne Cilimberg
Director of Planning, Albemarle County

Ed Smith
Albemarle County Planning Commission

Genevieve Keller
Chair, Charlottesville Planning Commission

Judy Maretta
Director of Space and Real Estate Management

Julia Monteith, AICP, LEED AP
Sr. 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

Zachary I. Manis
Graduate Representative

Brandi N. Cox
Undergraduate Representative

Meeting Agenda

- Summary of North Grounds Planning Update meeting by David J. Neuman
- IM-Rec Project Feasibility Study by Ed Rivers, Associate Athletics Director for Intramurals, Department of Intramural-Recreational Sports

Presentation Summaries

Summary of North Grounds Planning Update meeting by David J. Neuman, Office of the Architect

Mr. Neuman began the meeting with general introductions and by noting that there was a new member, Mr. Ed Smith, representing the Albemarle County Planning Commission. This was followed by a short explanation of the precinct update meetings that the Office of the Architect 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. Members of the precinct gave short presentations on the capital planning projects for their organizations. Meeting notes and the full presentations for the North Grounds update meeting are available on-line at the Office of the Architect website (<http://www.virginia.edu/architectoffice/PrecinctUpdates.html>).

Mr. Neuman highlighted selected projects that North Grounds constituents presented at the update meeting. The Miller Center for Public Affairs has just completed an interior renovation of the Newman Pavilion, which is their main public meeting space. The Center has conceptual designs for a major expansion that would have as a focal point a Virginia Presidential Research Library. The expansion would also provide the Miller Center with additional meeting space, office space for resident and visiting staff and scholars, and event parking. They are currently fund-raising for this project.

The Darden School of Business focused their presentation on sustainability efforts at the school. They have two main sustainability goals: 1) to be a top ten business school for teaching and research in sustainability issues by 2013 and 2) to be zero waste and carbon neutral by 2020. They will achieve carbon neutrality by using their existing space more efficiently, investing in efficiency technology and by purchasing and producing renewable energy.

The UVa Law School is in the position of trying to maintain its position as one of the top five law school's in the country. To do this, it must keep up with current trends in law education. This includes increased competition for the best students and faculty, smaller class sizes, more interdisciplinary

offerings and more student services. To meet these increasing demands, the Law School has recently completed interior renovations and reconfigurations to their library, classrooms and lecture halls. At this point, however, the School has probably done all it can within its existing footprint and needs to begin the process of determining how to accommodate their future growth and redevelopment. The Law School also took the opportunity to highlight the entrance to the University at Arlington Road. This road was not intended to be a primary entrance to the University, but when work was completed on North Grounds in the 1970s, this "construction" entrance was paved and became a permanent entry. As a significant entrance to the Law School, it has some problems that need to be addressed. Note: After these problems were discussed, Facilities Management made immediate repairs to the roadway, and is planning additional work in the area.

Adjacent the Law School is the Judge Advocate General Legal Center and School (JAG). JAG is the largest of three such schools in the country. The JAG school at UVA is part of the US Army and is a 24/7 operation that provides legal education and field support to military law professionals in all services across the globe. The JAG School currently occupies a building that the University built for them and that they have leased. The School needs additional space and has planned for a 52,000 gsf building/addition. The location for this building has not been finalized. The JAG school cannot proceed with this project until they get approval from the Department of Defense, but they hope for approval in 2010.

The precinct is also home to athletics and housing. Intercollegiate athletics has a need for a temporary, inflated field-house that would allow a variety of teams to have indoor practice space. The temporary, inflated fieldhouse would be located on one of the practice football fields between U-Hall and Emmett Street. In the long term, they have plans to reconfigure the entrance to the track, soccer and baseball stadiums; construct additional space for Olympic sports; and replace U-Hall with a field house for indoor track and other sports.

Housing operates several upper-class, graduate and family housing areas in North Grounds. These housing areas are in need of rehabilitation/redevelopment in the near future. One idea for this renewal would be to work with the private sector to redevelop this housing. Partnerships with the Law School/JAG School will be explored as well.

Any new development in North Grounds will place additional demands on the utility infrastructure. In general, most new development can be accommodated without expanding heating and cooling facilities, though upgrades to the North Grounds heating and cooling plant will be required. One limiting factor, is that the area sewer system needs to be upgraded to accommodate additional capacity. The Rivanna Water and Sewer Authority is currently working to upgrade the sanitary sewer system.

Mr. Neuman concluded his presentation by discussing recently completed GIF and landscape projects in the precinct.

IM-Rec Planning Study by Ed Rivers, Associate Athletics Director for Intramurals

Intramural-Recreational Sports (IRS) is also a constituent of the North Grounds Precinct by virtue of the North Grounds Recreation Facility. Over the last several months, the department has been conducting a needs analysis and developing a plan for expansion of their facilities over the next 10 years. This process began with a survey that was sent to students, faculty and staff. Overall, they had a 17% response rate for the survey, which they felt was very satisfactory. The survey results revealed some interesting results, which are shown in the accompanying powerpoint presentation. In summary, the survey showed that there is unmet demand for weight and fitness facilities, proximate to reliable parking. There is a conflict of demand for aquatics during intercollegiate swimming and diving practice time. There is demand for multipurpose rooms within large, full service centers. Demand for gymnasias is driven by intramurals and club sport teams programming and scheduling. Current courts for racquetball and squash are adequate to meet the demand, but the squash courts are not the correct size per international standards, so this makes them less desirable to use.

The results of the survey and subsequent analysis present several issues. These include determining a feasible location for additional aquatics; finding more parking for faculty/staff patrons; and finding a new location for the Outdoor Rec Center. It was also important to look at how space is used at existing facilities and how that space could be realigned. The study consultants (Cannon Design and Brailsford and Dunlavey) looked at all these issues and presented several development options for IM-Rec. It was decided to recommend to proceed with 'option 4', which has four phases and consists of additions and renovations to existing facilities and proposed construction of a new facility in the Health System.

Phase 1 would consist of an addition to the North Grounds Recreation Center that would add a new aquatic facility, multipurpose room and regulation squash courts. The existing racquetball courts would be renovated and two outdoor tennis courts would be constructed.

In Phase 2, Slaughter Rec Center would have a renovation and an addition. A new two-court multipurpose athletic court (MAC) space would be built and fitness space would be increased. Existing racquetball and squash courts would be renovated and a space would be constructed to house the outdoor recreation programs. The third phase of the development plan will renovate Memorial Gym by repurposing the existing gym into a new fitness, strength and conditioning space. It was noted that the elevated running track will not be renovated, due to its historic value. The basement of Mem Gym could be retrofitted to accommodate the unique needs of power lifters.

An additional component would be the construction of new facility in the Health System area. A suitable site is under study between the 11th Street Parking Garage and the CSX railroad tracks. This facility would likely be jointly developed by the Health System and IM-Rec and have a rehabilitation, as well as a health and wellness function. The program of this facility would consist of a lap pool and separate therapy pool on the ground floor and fitness, classroom, wellness and juice bar space on the second level. The third floor would accommodate more fitness space and multi-purpose rooms, while the fourth floor would contain rehab/therapy space as well as a children's therapeutic rooftop garden.



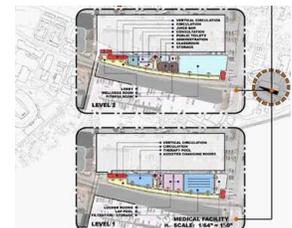
North Grounds



Slaughter Rec Center



Memorial Gym



Health System Facility

There is no set time line for the development plan, though Mr. Rivers stated that they are eager to start the next phase of planning for the North Grounds facility. Tom Harkins voiced his support for the Health System facility and said that planning for the facility will begin shortly. He also stated that its development is independent of the Battle Building.

Ida Lee Wooten noted that they have been getting an increasing amount of complaints about noise coming from Klockner Stadium. Mr. Neuman stated that it is hard to limit crowd noise, but that if the noise is from the PA system, changes could be made to lessen it.

Mr. Neuman concluded the meeting by commenting that recreation centers are increasingly seen as "community centers". The benchmarking that was done by the consultants showed that UVa is lacking social space in its recreation facilities. There is an opportunity to create community hubs as these facilities are redeveloped. This could be extremely beneficial in North Grounds and the medical center, as there are few opportunities for interaction among the various constituents of these precincts. The definition of recreation is increasing to include the arts. This places new demands on these facilities, but offers new opportunities for IM-Rec to enrich the experience of its patrons. The arts can also be used in therapy that aids in patient rehabilitation.