



# Master Planning Council (MPC)

**MEETING NOTES - May 2nd, 2012**

Office of the Architect for the University

## Summary: Fontaine Research Park, Western Bypass and Grounds Improvement Fund.

### MPC Members

David J. Neuman, Chair  
Architect for the University

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  
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

TBD  
Graduate Representative

TBD  
Undergraduate Representative

### Meeting Agenda

- Fontaine Research Park Master Plan Implementation Study by Bill Cromwell, University of Virginia Foundation.
- Update on the Western Bypass by Mark Stanis, Associate Director for Project Services, University of Virginia
- Grounds Improvement Fund Update by Mary Hughes, University Landscape Architect, University of Virginia

### Presentation Summaries

David Neuman began the meeting at 3:30 PM with brief remarks.

#### Fontaine Research Park Master Plan Implementation Study by Bill Comwell, University of Virginia Foundation

Fontaine Research Park is located on a 54 acre site adjacent to the southern boundary of UVa. Development of the site was started in the 1990s and phased over a number of years. Currently there are 9 Buildings with 560,000 GSF of Office, Research and Clinical space in the Park. In 2008 a Master Plan update was completed that sited an additional 725,000 GSF at Fontaine. This led to an Implementation Study to assess space needs in the Research Park. The study has 5 main steps: 1) Assess program direction 2) develop options 3) conduct stakeholder workshops 4) refine the preferred option 5) develop outcome document.

The study has identified the need for 362,000 GSF distributed between space for the Medical School ( 60,000 GSF), Health System (125,000 GSF), University Physicians Group ( 20,000 GSF), UVa Administrative (7,000 GSF), UVa Academic Support (40,000 GSF) and Academic Collaborative Space (30,000 GSF).

The County of Albemarle recently rezoned the Research Park to allow for an additional 310,000 GSF, slightly less than the 362,000 for which the Foundation had identified a need. To accommodate the 310,000 GSF, development will have to occur on existing parking lots, which will mean that a parking garage will likely be needed. Building the garage may be a challenge because a garage can be difficult to finance. Additional site development costs include on and off-site road and utility improvements. As part of the rezoning, the Foundation is required to install additional traffic signalization on Fontaine Avenue in order to mitigate traffic impacts.

The implementation study will be concluded this summer and will have recommendations for the best possible mix of new development at Fontaine within the constraints of the rezoning.



**Fontaine Research Park Development Plan**

**Update on the Western Bypass by Mark Stanis, Associate Director for Project Services, University of Virginia**

Mark Stanis is the University's representative on the Jack Jouett Bypass Community Committee. The Committee has had several meetings since to the Fall of 2011 regarding the impact that the bypass will have on the Jack Jouett magisterial district, which includes the University.

The Western Bypass for Route 29 was first proposed in the 1980s as a way to alleviate traffic from the commercial corridor of Route 29, north of the City of Charlottesville. In 1987 the Commonwealth Transportation Board authorized location studies for the Bypass. In 1993, Alternative #10 was chosen as the best option and an EIS was conducted and approved on this alignment. In 2003, a supplemental EIS was conducted. Also in this year, the Metropolitan Planning Organization (MPO) approved language in the Transportation Improvement Plan objecting to the project. In 2004, legislation was passed that required repayment of expended state funds if the bypass was not built. More recently, in 2011, the MPO language objecting to the Bypass was removed, the project was added back to the Transportation Improvement Plan and funding was allocated for the design and construction of the road. The alignment of the road starts south of the Forest Lakes development and cuts south and west to its terminus across from Leonard Sandridge Road. The right-of-way for this alignment includes a significant amount of both UVa and UVaF land. The North Grounds area near Darden School of Business could be particularly impacted. The budget for the road is \$244.5 million, which includes both acquisitions and construction costs. Technical proposals were submitted by 7 firms with price proposals due on May 3rd. The price proposals will be opened on May 8th and the low bidder will be the winner of the design/build contract. The Commonwealth Transportation Board will officially approve the contract award on June 20th, at which time the technical proposals will be viewable. This should give a better idea of the impact of the road on UVa interests. Later in the summer on July 20th, a notice to proceed will be given and remaining ROW acquisition can begin. However, construction cannot begin until the Department of Transportation and the Federal Highway Administration completes an environmental evaluation of the project.



**Conceptual Model of the Western Bypass Southern Terminus**

**Update on the UVa Grounds Improvement Fund by Mary Hughes, University Landscape Architect**

Mary Hughes gave an update on the 2011-2012 Grounds Improvement Fund (GIF) projects. The Grounds Improvement Program is a funding program for projects and programs that promote improvements to the University's environs benefitting the general University community. Projects are solicited once a year and any department or organization at the University can submit a project for funding consideration. Representatives from the Office of the Architect, Health System, Provost, Chief Financial Officer and Facilities Management evaluate project requests and develop an annual list based on six criteria. These six criteria are: 1) eliminating or preventing an existing health, environmental or safety hazard 2) satisfying a particular academic or auxiliary program need 3) reducing operating budget expenses 4) supporting campus planning and sustainability objectives 5) providing exterior infrastructure improvements (bicycle/pedestrian/lighting..) 6) enhancing the landscape and/or aesthetic quality of the public domain, including the addition of public art. GIF funding can be combined with matching funds to pay for larger projects.



**GIF Projects Map**

For 2011-2012, 17 projects of varying size were funded across Grounds. Some of the bigger projects for this cycle are Scott Stadium SE Gate steps and walks, Lambeth Housing courtyard design and the University and Emmet intersection landscape. Smaller projects include raised crosswalks on Jeanette Lancaster Way, a new sidewalk at Peabody and Newcomb Halls, replacing a failing wall at Bayly Drive, barrier-free access to the BOV office at the Rotunda, landscape enhancements on Lee Street, Newcomb Hall SE Terrace furnishings, McCleod terrace furniture, Clark Hall equipment yard screen, Dell interpretive signage, continuation of Lambeth stream restoration and miscellaneous small planting projects around Grounds.

The budget for GIF comes from a tax on capital projects. This year's projects (2012-2013) have been submitted and prioritized, but need to be approved by the Executive Review Committee before they are considered finalized.



**Lambeth Housing Landscape Concept Plan - Existing & Proposed Conditions**