



Master Planning Council (MPC)

MEETING NOTES - February 5, 2014

Office of the Architect for the University

Boar's Head Master Plan, Morven Farm Planning, 1000 West Main Development

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Meeting Agenda

- Boar's Head Resort Master Plan Update by Fred Missel, Director of Design & Development, UVa Foundation
- Morven Property Planning by Richard Minturn, Senior Academic Facility Planner Office of the Provost and Julia Monteith, Senior Land Use Planner Office for the Architect for the University
- 1000 West Main Development by Erin Hannegan, Architect with Mitchell Matthews Architects

Presentation Summaries

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

Boar's Head Resort Master Plan Update by Fred Missel, Director of Design & Development, UVa Foundation

Fred Missel gave an update on the current master planning effort underway for the Boar's Head property, including the Resort and Spa, the Sports Club, the Office Park, Birdwood Mansion and Birdwood Golf Course. He began with a history of the site. The original resort buildings were built in 1963 and 1964 and purchased by the University in 1967. The resort saw an expansion of the guest rooms in both the 1970s and 1980s. In 1972, phase I of the Sports Club was constructed and in 1974 UVa was given Birdwood Mansion. Birdwood Golf Course was constructed in 1984. In 1989 Boar's Head was purchased by the UVa Foundation and the Golf Course land area was expanded due to the first of the Heyward Property Gifts/Acquisitions to the south. In 2000 the Boar's Head Spa opened and a year later, in 2001, the office buildings at Boar's Head were purchased by the Foundation. The rest of the decade saw growth of the facilities to include additional Heyward properties, expansion of the UVa indoor tennis facility and opening of the Boar's Head Pavilion meeting space. In 2012, the Foundation acquired the 860-acre Jane Heyward Property known as Foxhaven Farm. In 2013, the state-of-the-art McArthur Squash Facility opened at the Boar's Head Sports Club. Finally, in 2014, the Birdwood Mansion will pass from UVa to the Foundation.

Throughout this time a number of planning studies have been done, usually as a result of a specific need. The current Master Plan is not driven by a specific need, but will look at the entire Boar's Head portfolio from a higher level. The process hopes to include a number of topics in its scope and all of the site's stakeholders.

The plan is being done by Hart|Howerton, an architecture and planning firm with experience doing plans for large resorts. To date, the planning process has identified areas of improvement in pedestrian connections and circulation problems, as well as the need for additional guest rooms. The planners are

SCOPE & STAKEHOLDERS



Boar's Head Planning Scope and Stakeholders Diagram

also looking closely at the best uses for both the Birdwood Mansion and the large open spaces to the south of the golf course. Possibilities include using the mansion as a special events venue and creating a trail plan for the open space that would accommodate hikers and mountain bikers.

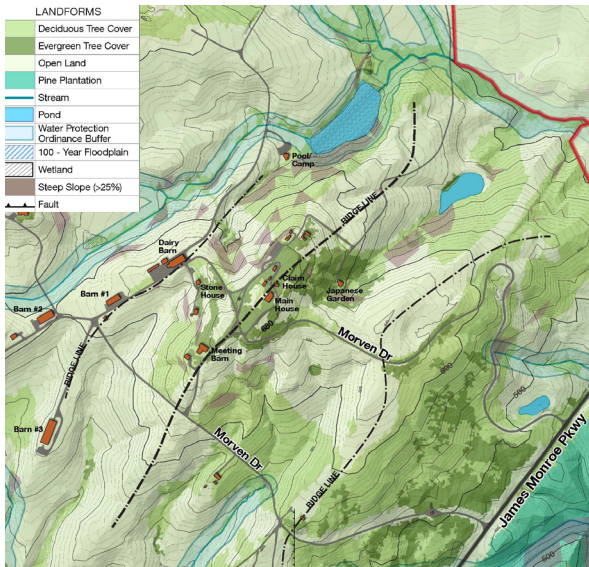
Morven Property Planning by Richard Minturn, Senior Academic Facility Planner Office of the Provost and Julia Monteith, Senior Land Use Planner Office for the Architect for the University

Mr. Minturn and Ms. Monteith gave an update of the current planning underway for the Morven property. The Morven Property was given to the University in 2002 by its owner, John Kluge. The property consists of a core parcel and several out parcels. Some of the original out parcels have been sold over time to fund an endowment for the ongoing operation of Morven. The Morven property is held and managed by the UVA Foundation and is 2,379 acres. The property itself has long been recognized for its outstanding location on the east slopes of the Southwest Mountains, near Monticello and for its fertile farmland. The land was originally purchased by Thomas Jefferson on behalf of his trusted aide William Short. Since then the property has had several prominent owners including the Stone family and Mr. Kluge. Each owner has added a number of significant features to the property including formal gardens, dwelling units and horse barns.

Since acquiring the property, UVA and the Foundation have utilized Morven for retreats, academic courses, research projects and collaborations with student organizations and visitors. In 2012, the Presidential Precinct was established with Morven, Ash Lawn-Highland, Monticello, Montpelier, William and Mary and UVA. The goal of the Presidential Precinct is to provide emerging and mature leaders with best practices to solve global problems. Current programs at Morven include UVA academic programs, the US State Department's Young African Leaders Initiative (YALI), US Senatorial retreats, the Morven Summer Institute (academic programs), the Morven Seminar Series and the Morven Kitchen Garden. Programming at Morven has been assigned to the Provost's office. The current planning effort, Morven 2025 will inform the Provost, the Foundation and the University with a conceptual



The Morven Property



Morven Site Suitability Study

plan that assesses the assets, preliminary programs and physical planning systems of Morven. The planning effort is being led by Hart|Howerton as a pro bono effort. To date they have 1) reviewed background information and performed site analysis, 2) held a planning and programming session at Morven in January 2014, and 3) completed a conceptual design and feasibility analysis. Hart Howerton completed a robust planning analysis of Morven using GIS to ascertain major site constraints and opportunities. This included looking at viewsheds, topography, slope, solar aspect, hydrology, historic assets, vegetation cover, and traffic circulation. These inputs were consolidated into a final map that shows the areas of best opportunity for future development and use of Morven. Future use of Morven will ultimately depend on the strategic direction that the Provost chooses, given the physical opportunities and constraints of the site.

with Mitchell Matthews Architects

Ms. Hannegan provided an overview of the 1000 West Main Housing Development. The project is a private development located at Roosevelt Brown Blvd. and West Main Street, next to the Patton Mansion and UVA Health System Core Lab. The site also extends behind the Core Lab to 11th Street SW. This is the third housing project to be approved by the Charlottesville City Council in this part of West Main Street. The other two being The Flats at West Village (under construction) and The Standard (approved). 1000 West Main Street will consist of 246 units. The units are a mix of Studios, 1, 2, 3, and 4 bedrooms for a total of 644 beds in the building. The design of the building attempts to harmonize with other Health System buildings in the vicinity. The project has good bus access and features 205 secure bike parking spaces. The site is also close to the Hospital, Grounds and Downtown, so it is envisioned that many residents will walk, bike or take a bus as their primary mode of transportation. The design has space for several street level stores, with one potential use being a small grocery store. There are approximately 214 parking spaces provided on three parking levels. The project requires at least one more approval from the Charlottesville Board of Architectural Review. There is currently no General Contractor in place for construction of the project, but the developer, Campus Acquisitions Holdings, is planning for a Fall 2015 completion. Ms. Hannegan's firm Mitchell Matthews Architects, is acting as the consulting planner and architect. Erdy McHenry Architecture is the Architect of Record.

1000 West Main Development by Erin Hannegan, Architect



1000 West Main Street