

Master Planning Council (MPC)

MEETING NOTES - September 15, 2010

Office of the Architect for the University

Summary: West Grounds Precinct Update Meeting, State Land-Use Plan and University of Virginia Foundation (UVaF) Update

MPC Members

David J. Neuman, Chair
Architect for the University

Arthur Garson, Jr (Richard Minturn attending)
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
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 (Kirk Martini attending)
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
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 (Brian Haluska 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 West Grounds Precinct Update 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

Presentation Summaries

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

Mr. Neuman began the meeting with general introductions and a short explanation of the precinct update 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, an overview of sustainability and UVa's Environmental Footprint Reduction Plan. Meeting notes and the full presentations for the North Grounds and West Grounds update meetings are available on-line at the Office of the Architect website (<http://www.virginia.edu/architectoffice/PrecinctUpdates.html>).

Julia Monteith highlighted selected projects that West Grounds constituents presented at the update meeting in May. The College of Arts and Sciences has several current and planned projects in the precinct which were presented by Richard Myers, Senior Associate Dean for Administration and Planning. The first of these is the College of Arts and Sciences (CAS) Research Building. This 100,000 GSF building will contain laboratory space for chemistry and biology and is planned to be completed by the fall of 2011. Upon the completion of CAS, the College will begin a renewal program on several of its science buildings, starting with Gilmer Hall, followed by the Chemistry Building and then the Physics Building. Longer term projects include the creation of additional lecture hall space in the West Grounds and an additional research building in the Whitehead Road area. When the additional lecture hall was presented in the precinct meeting, the School of Engineering also expressed an interest in having more lecture hall space. This led to a discussion of possibly creating a shared lecture hall at some point in the future between the two schools.

Jim Aylor, Dean of the School of Engineering and Applied Science (SEAS) presented two projects in planning and design for the School. First, the 100,000 GSF Rice Hall will be complete by fall of 2011 and will house Computer Sciences and Computer Engineering offices and labs. It will also contain an auditorium, small seminar rooms, a cafe and an entry atrium with display space. SEAS is also planning the construction of a 25,000 GSF student projects building to provide shop space for students project work. SEAS is developing this building jointly with Facilities Management, which is also in need of shop space. Built into a hillside across the street from Slaughter Recreation Center, the new facility's top two floors are for SEAS and the bottom two floors will be used by Facilities Management. SEAS also gave an overview of their current sustainability efforts. Rice Hall will be LEED certified and a showcase for sustainability initiatives by students and faculty. The 3rd floor of the building will be a systems lab, where electricity, heating and cooling and water usage for the building can be studied and tested to design optimal mechanical systems. The School is actively pursuing corporate research partnerships to develop sustainable technologies. The construction of the SEAS student projects building will provide students with space to construct projects related to sustainability such as the EcoMod research effort that is ongoing with the School of Architecture. Finally, the School is exploring the creation of a Sustainability Minor, as well as expanding the number of courses that are related to sustainability in general.



College of Arts and Sciences Research Building



Rice Hall, School of Engineering and Applied Sciences

The Curry School of Education was presented by Mark Hampton, Associate Dean for Management and Finance. The School recently completed Bavaro Hall, which contains the Sheila C. Johnson Center for research and the provision of integrated, multidisciplinary clinical services on the ground floor. The first floor houses the student affairs office, the Dean's office and meeting space. The 2nd and 3rd floors contain office space for faculty and staff. The School has also begun planning for the renewal of Ruffner Hall in order to modernize and make the building more functional.

Ed Rivers, Director of Intramural Sports gave an update of current plans to renovate and expand their facilities. Since it is located in West Grounds, Mr. Rivers focused on the redevelopment plan for Slaughter Recreation Center. The design team has recommended a phased expansion and renovation starting with North Grounds, then moving on to Slaughter and Memorial Gym. The Slaughter project will include the addition of 2 courts built into the hillside to the west and a permanent facility for the Outdoor Recreation Center, currently located in leased space next to the Cavalier Inn on Emmet Street. Within the existing building, the fitness and multipurpose rooms, and the squash and racquetball courts will be improved while the rest of the facility will be enhanced. As an update to the information presented in May, Craig Littlepage also noted that the swimming and diving team may construct a separate locker room and office addition at the AFC.

Business Operations in the West Grounds consist of 1) dining operations, 2) student housing, 3) parking and transportation (P & T), and 4) UVa cemetery and columbarium. O-Hill dining hall is the primary dining area in the precinct, but Runk dining hall, the Poolside Cafe and other retail dining locations in the precinct are popular as well. Rice Hall will feature an Einstein Bagels dining concept. The population of the precinct is well served by the dining options in the area. However, continued redevelopment of the Alderman Road Housing Area could lead to capacity issues at O-Hill dining hall after Phase IV is completed.

Two thirds of the student housing at UVa are located in West Grounds. This includes the McCormick Road dorms, the Alderman Road dorms, Gooch-Dillard Housing and Hereford College. Piedmont Housing area, located between Stadium Road and Fontaine Avenue, contains faculty and staff housing. Currently the Alderman Road Housing

area is undergoing a multi-phase redevelopment program. The first phase was completed with the construction of Kellogg House -- a 210 bed, 5-story dormitory with ground level student program space. Phase II is underway with demolition of Balz, Dobie and Watson Houses and construction of two new dorms and a student commons building. This phase should be complete in the spring of 2011. Phase III will begin next and will see the demolition of Maupin and Webb Houses and the construction of two more dorms. Phase IV will begin around 2013 and will consist of a single residence hall and will contain classroom space as well. When these phases are complete, there will be approximately 500 additional beds in the Alderman Road Housing area.



Alderman Road Housing, Phase II



Bavaro Hall, completed in 2010

Parking and Transportation has an important presence in the precinct. There are approximately 3,200 parking spaces in the precinct, located mostly at Scott Stadium, so while there is ample parking it is not always located in the most desired places. This has been further compounded by the loss of parking due to the CAS and Rice Hall building projects. Currently, P & T and the Office of the Architect are supporting the continued development of the transportation demand management (TDM) plan with a goal of reducing the number of single occupancy vehicles that are driven and parked on Grounds. TDM strategies will help to address some of the parking issues in the precinct, although parking for Scott Stadium events will continue to be an issue.

Cheryl Gomez presented information about the Energy and Utilities system at the West Grounds Precinct Meeting. Most of the buildings in the precinct are served by the central heat plant. The heat plant has enough capacity to service future development on Grounds but additional tunnels to convey steam and hot water will need to be built. West Grounds is served by the McCormick Road chilled water loop. This loop currently has a capacity of 10,500 tons and consists of chillers located at Olsson Hall, the Chemistry Building addition and the Aquatic and Fitness Center. This chilled water loop serves the academic buildings in the precinct, O-Hill Dining Hall, Scott Stadium and the AFC. This loop is in need of additional capacity because the Alderman Road Dormitory replacement project will use all the available capacity. Thus, if a new building is proposed, additional chilled water capacity will be needed. There are other, smaller chilled water systems that service Hereford College and Gooch-Dillard Housing because they are outside of the range of the McCormick Road loop.

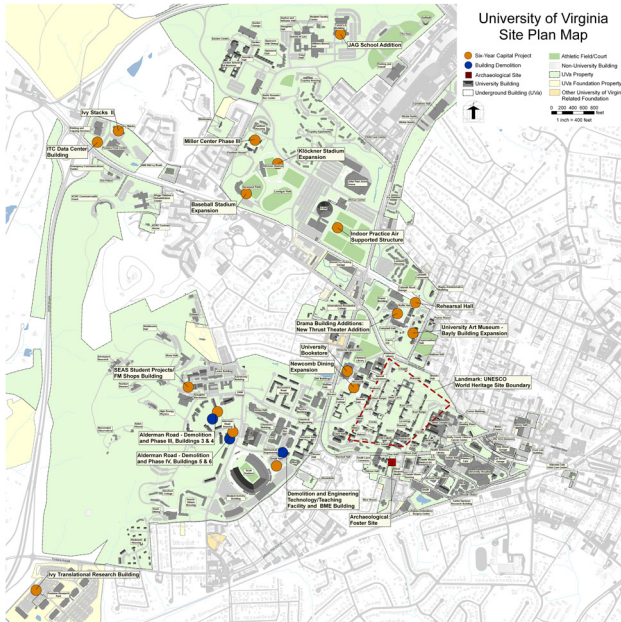
Donald Sundgren updated the MPC by noting that there was a major medium temperature hot water system upgrade along Alderman Road this summer. In addition, all of the systems that were routed underneath the McCormick Road bridge have been re-routed underneath Emmet Street in preparation for the eventual replacement of the bridge.

Mr. Neuman concluded the meeting summary by discussing recently completed building, Grounds Improvement Fund (GIF) and landscape projects in the precinct. He emphasized that many GIF and landscape projects are implemented to improve pedestrian and cycling amenities across Grounds.

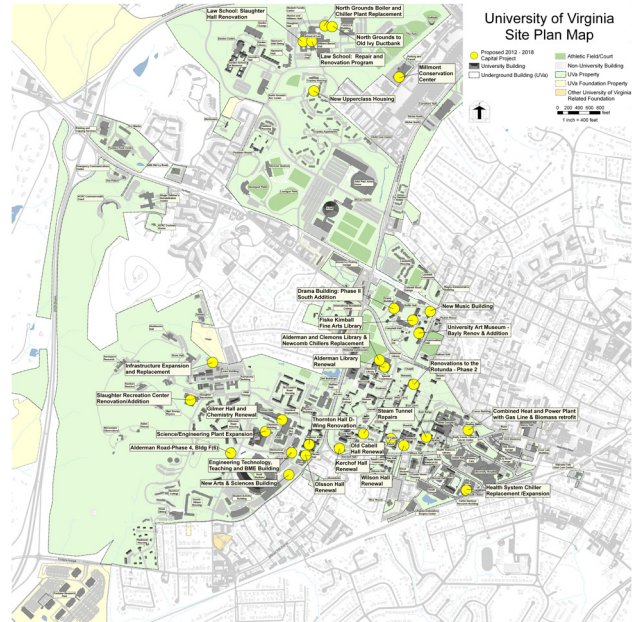
State Land Use Plan by David Neuman, Office of the Architect

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



Proposed 6-year Capital 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 and 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 open-space easement.

Westover - This property is located northwest of Grounds. The property contains an historic mansion and cottage that are currently leased. Part of the lease agreement allows the Foundation to host up to 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 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. They now own 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. The Hardee’s has a new restaurant tenant and the 7-11 has a long term lease in place. Also on Ivy Road, toward Emmet

Street, the Foundation owns 3 small apartment buildings on Cresap Road. The Foundation also owns the Cavalier Inn and the Chevron Station across from it. The Cavalier Inn recently received a \$1 million renovation which upgraded the quality of the guest rooms and dining area. The Chevron Station's operators are nearing the end of their lease and the Foundation plans to remove the station and associated storage tanks in the summer of 2011 at which point the property will be sold to UVa.

Additional UVaF properties near UVa include three apartment buildings on University Circle, 10 Center on 10th Street NW near Stacey Hall, several apartment buildings on Brandon Ave, a single family house on Valley Road and the historic Midmont property, located next to Zehmer Hall. The house on Valley Road was originally going to be demolished due to the construction of the South Lawn project, but ended up intact and is now rented by the Foundation. The Foundation owns a 1/2 interest in Midmont, and would like to acquire the other half in the future.

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. The most recent tenant is Niitek, a manufacturer of ground penetrating radar.

Blue Ridge Hospital and Morven - Mr. Cromwell ended by mentioning the Blue Ridge Hospital property and Morven, both located south east 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 demolished. 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.

The properties described here are the main holdings of the UVaF. The Foundation also holds several properties that have been gifted to the University around the state of Virginia. The Foundation will typically handle the sale of such properties and provide the University with the proceeds. One such property that it is currently in holding is a 210 acre parcel in Haymarket, VA near the confluence of I-66, Route 29 and Route 15. The Foundation hopes to sell this property at a future date.



Morven