



UNIVERSITY CENTER WORKSHOP

BACKGROUND MATERIALS AND CURRENT OBJECTIVES

UNIVERSITY OF VIRGINIA
CENTRAL GROUNDS

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BACKGROUND MATERIALS

Previous University Workshop Studies

Schematic Proposals - VMDO Architects - June 2001
diagrams, programmatic suggestions

Student Center Programming Feasibility Study – Brailsford and Dunlavey – May 2002
Review of existing facilities, surveys and interviews, programmatic suggestions

University Commons Pre-Design Feasibility Study – Venturi, Scott Brown Associates, Inc. - Feb 2004
diagrammatic maps

Previous University Center Studies

University Corner Area - October 2005

Science & Engineering Area - May 2005

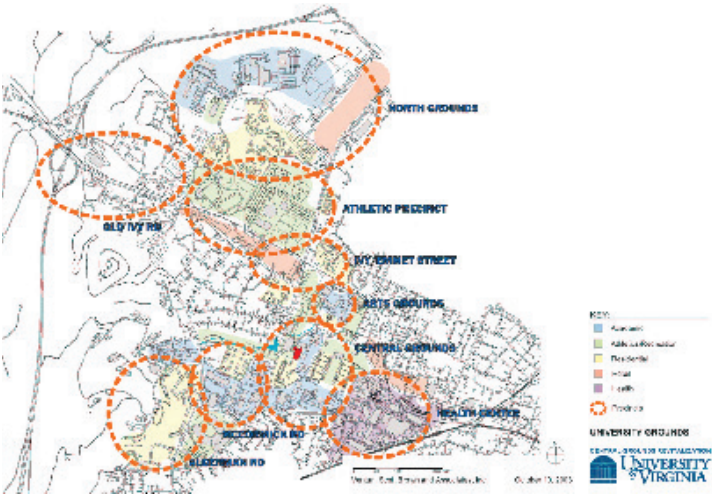
North Grounds - December 2004

Midmont to Piedmont Area Study Workshop - April 2004

Arts Grounds to North Grounds Area Study - March/April 2004

South Lawn Area- February 2004





CURRENT OBJECTIVES

Develop coherent framework plans that will properly guide future growth for the University Grounds and the Medical Center, as well as for related housing, parking and utility infrastructure systems:

Enhance connections among all University facilities for, pedestrians, bicycles, transit, service and private vehicles.

Identify opportunities for strategic land acquisition, development economies and beneficial adjacencies among various developing and proposed projects.

Incorporate landscape concepts into the early stages of the land use planning process.

Conceptualize entry corridors with a sequence of building and landscape elements that establish and reinforce the identity of the University of Virginia.

Engage appropriate City and County representatives to explore opportunities for mutual cooperation in developing zones on or near the Central Grounds.

STAKEHOLDERS COMMENTS

Student Affairs

- Centrally located, large capacity, informal “see & be seen” gathering space, orientation
- Gathering space for small group study, meetings, student organizations
- 24/7/365 access
- State-of-the-art technology
- Faculty/student interaction
- Seamlessly linked to library

Library

- 24/7/365 access with adequate staff & security
- Flexibility to accommodate changing trends in usage; technology; group
- Study, increased student use, decreased book storage
- Seamless access to other student amenities
- Consolidated collections
- Existing Facility - renovation of infrastructure, upgrades for access, life safety and re-configuration of existing spaces for changing use patterns & expectations

Bookstore

- Additional space for Cavalier Computers, clothing, school supplies & reading area – estimated at 25,000 gsf
- Maintain existing layout & circulation
- Ability to combine with other retail – hair stylist, bank, etc.
- Near dining services
- Convenient to parking & visitors as well as students

Dining Services

- Pedestrian links from parking, to transit & waiting areas
- Transit links
- Welcoming front door
- Clear way-finding
- Bike storage
- Accessibility
- Flexibility for visitors, students, faculty, staff and special events
- Expanded seating for Pavilion XI + flexibility to accommodate future growth
- Add retail venues
- Add dining options
- Proximity to parking, student housing, academic activities
- Functional storage, loading, service
- “See & be seen” space
- Convenient access for U. community & visitors

Intramurals

- Important part of U. culture – essential to preserve venues near central grounds
- Preserve uses for diverse populations & activities – community & University
- Memorial Gym preserved use for sports, social & cultural events
- Activates the entry to the University

Provost

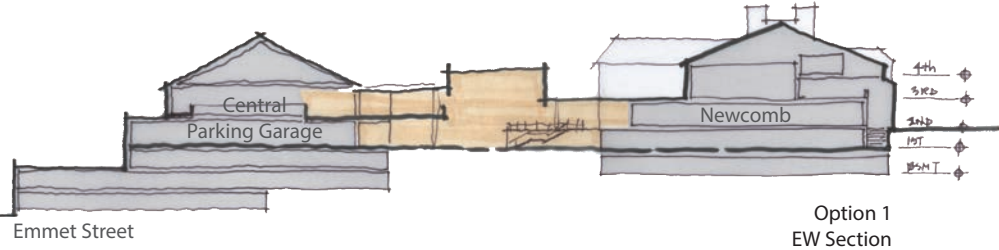
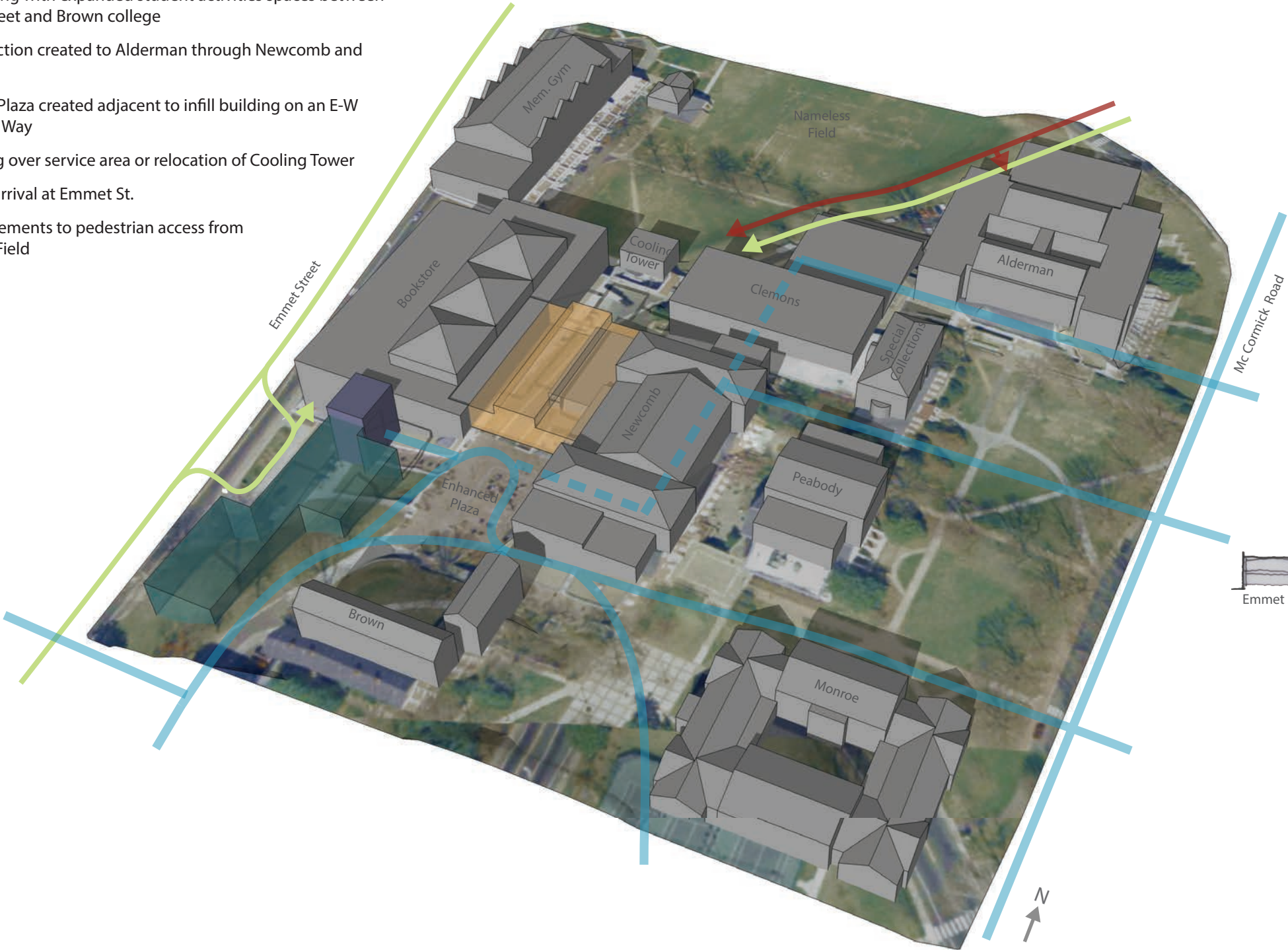
- Retain mission of access to diverse populations & accommodate special needs (counseling, etc.)
- Accommodate increasing enrolment & associated faculty & staff (Engineering, Commerce, Sciences)
- Plan should support aspiration to become top tier institution
- Foster cross-disciplinary discourse
- Consider existing space deficit of small classrooms, meeting rooms, collaborative study space
- Accommodate community service & international initiatives
- Accessibility
- Consider impact of changing academic calendar, student demographics, culture and preferences, available and future technology

Newcomb Hall

- Social Gathering Space
“See & be seen” passive use
Programmable
- Support Space for Student Organizations:
Dedicated space for student administrative orgs. (Honor, Judiciary, etc.)
Media and technology
- Performance Space
Dedicated to student groups
Ability to allow students to perform full range of “back of house” functions
400 to 650 raked seating
- Meeting Space
Unmet need is unclear
Technology-rich

Option 1
Infill connecting Bookstore and Newcomb

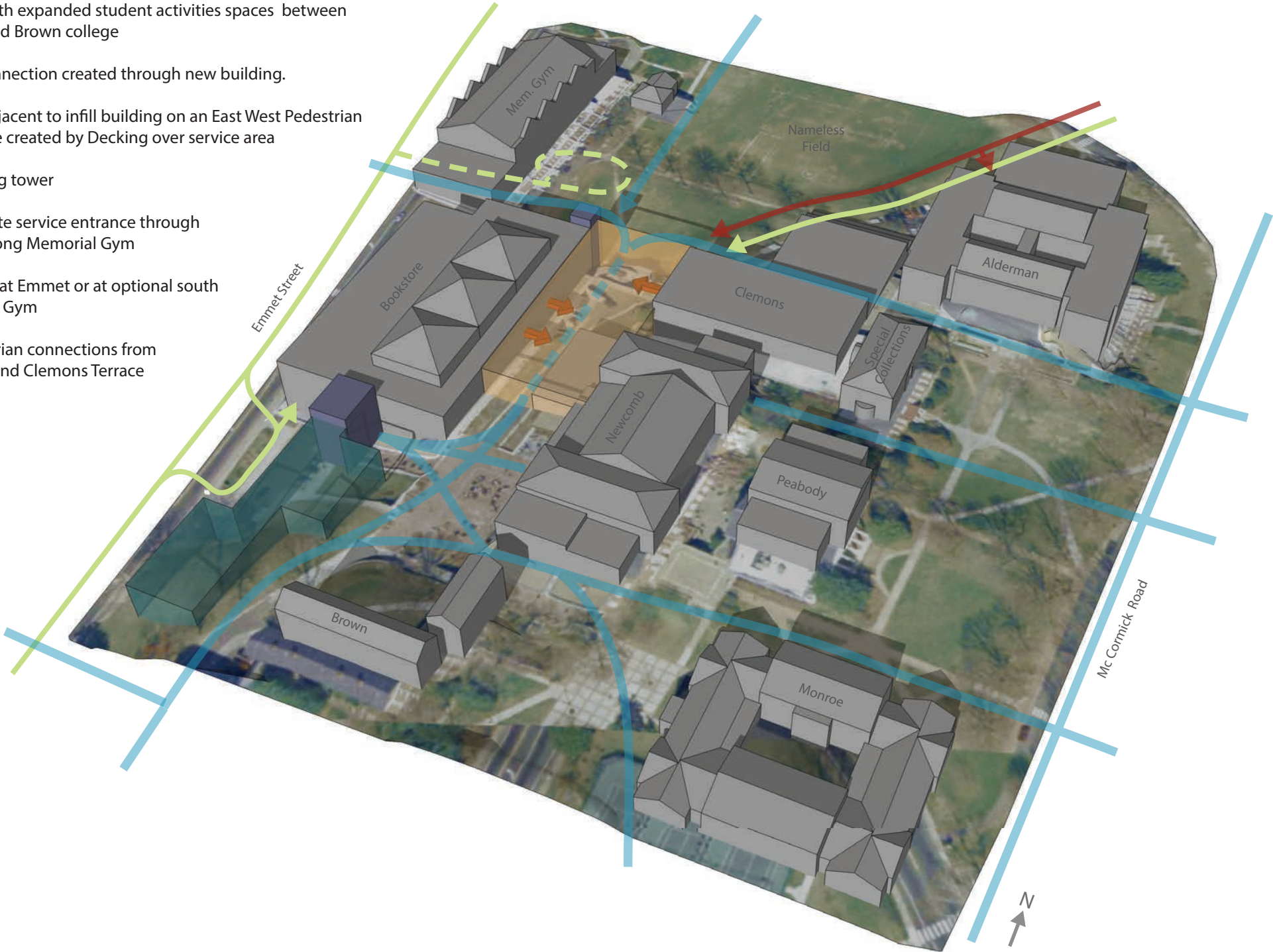
- Work Session Diagram
35,000 sq. ft.
- Expanded dining / retail / student activities / meeting room in new building addition linking Bookstore and Newcomb
 - New building with expanded student activities spaces between Emmet Street and Brown college
 - N-S connection created to Alderman through Newcomb and Clemons
 - Enhanced Plaza created adjacent to infill building on an E-W Pedestrian Way
 - No decking over service area or relocation of Cooling Tower
 - Vehicular arrival at Emmet St.
 - No improvements to pedestrian access from Nameless Field



- Service Circulation
- Vehicular Circulation
- Pedestrian Circulation
- Vertical Circulation
- New Building
- Proposed Addition

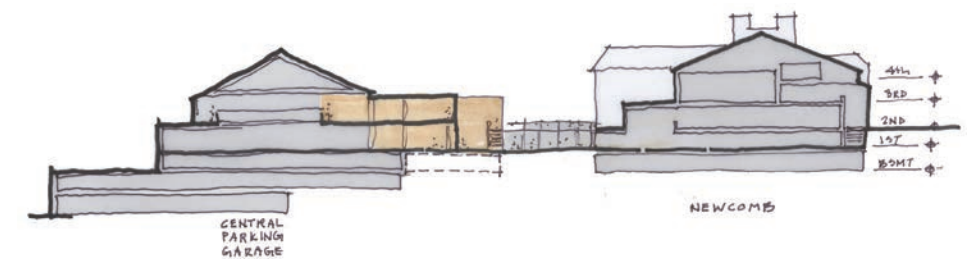
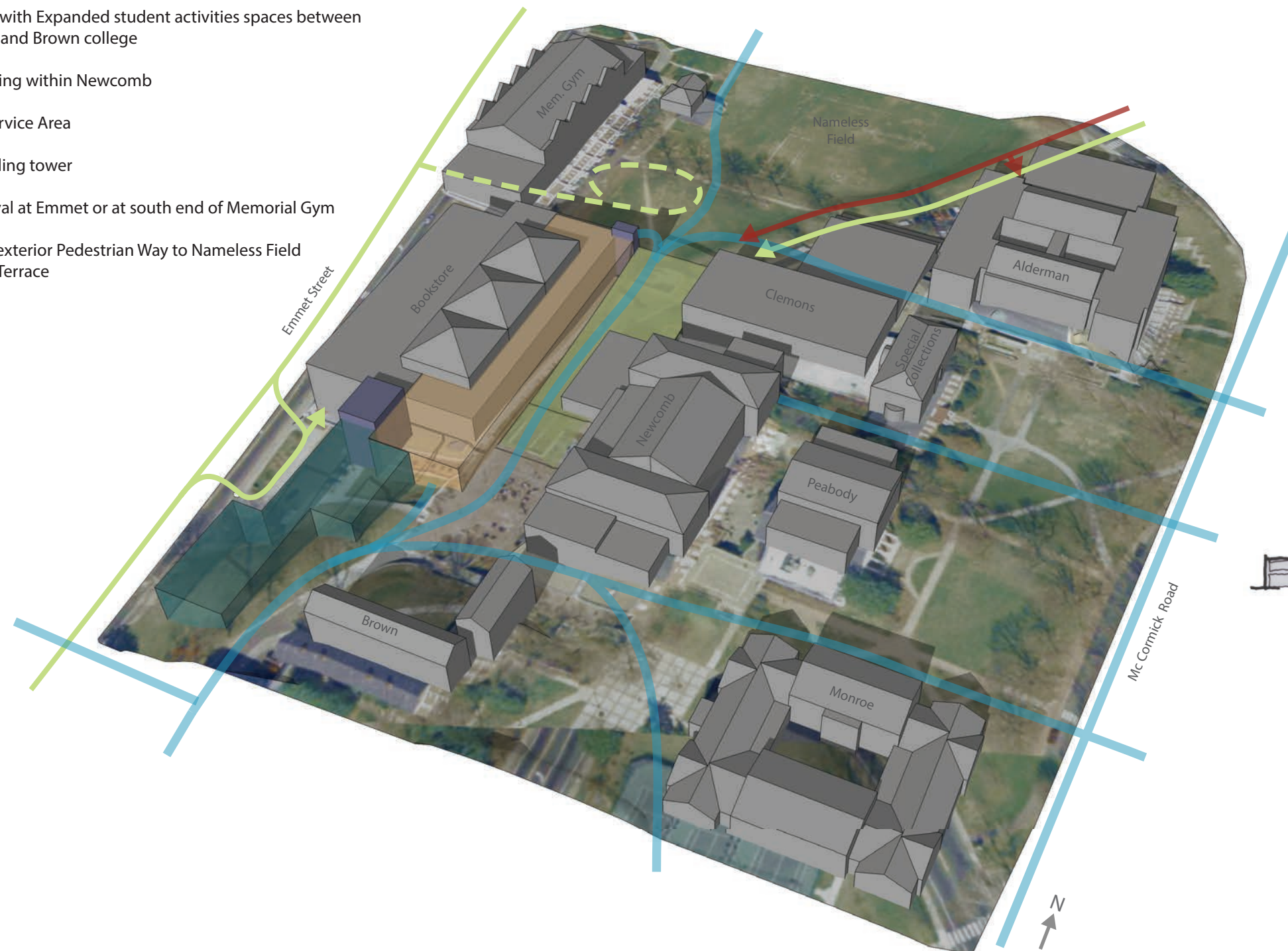
Option 2
Extended Infill connecting Bookstore and Newcomb
45,000 sq. ft.

- Expanded dining / retail / student activities / meeting rooms in new building linking Bookstore and Newcomb and Clemons
- New building with expanded student activities spaces between Emmet Street and Brown college
- North-South connection created through new building.
- Plaza created adjacent to infill building on an East West Pedestrian "Way" new space created by Decking over service area
- Relocates cooling tower
- Option to relocate service entrance through tennis courts, along Memorial Gym
- Vehicular arrival at Emmet or at optional south end of Memorial Gym
- Provides pedestrian connections from Nameless Field and Clemons Terrace



- Service Circulation
- Vehicular Circulation
- Vehicular Circulation Opt.
- Pedestrian Circulation
- Vertical Circulation
- New Building
- Proposed Addition

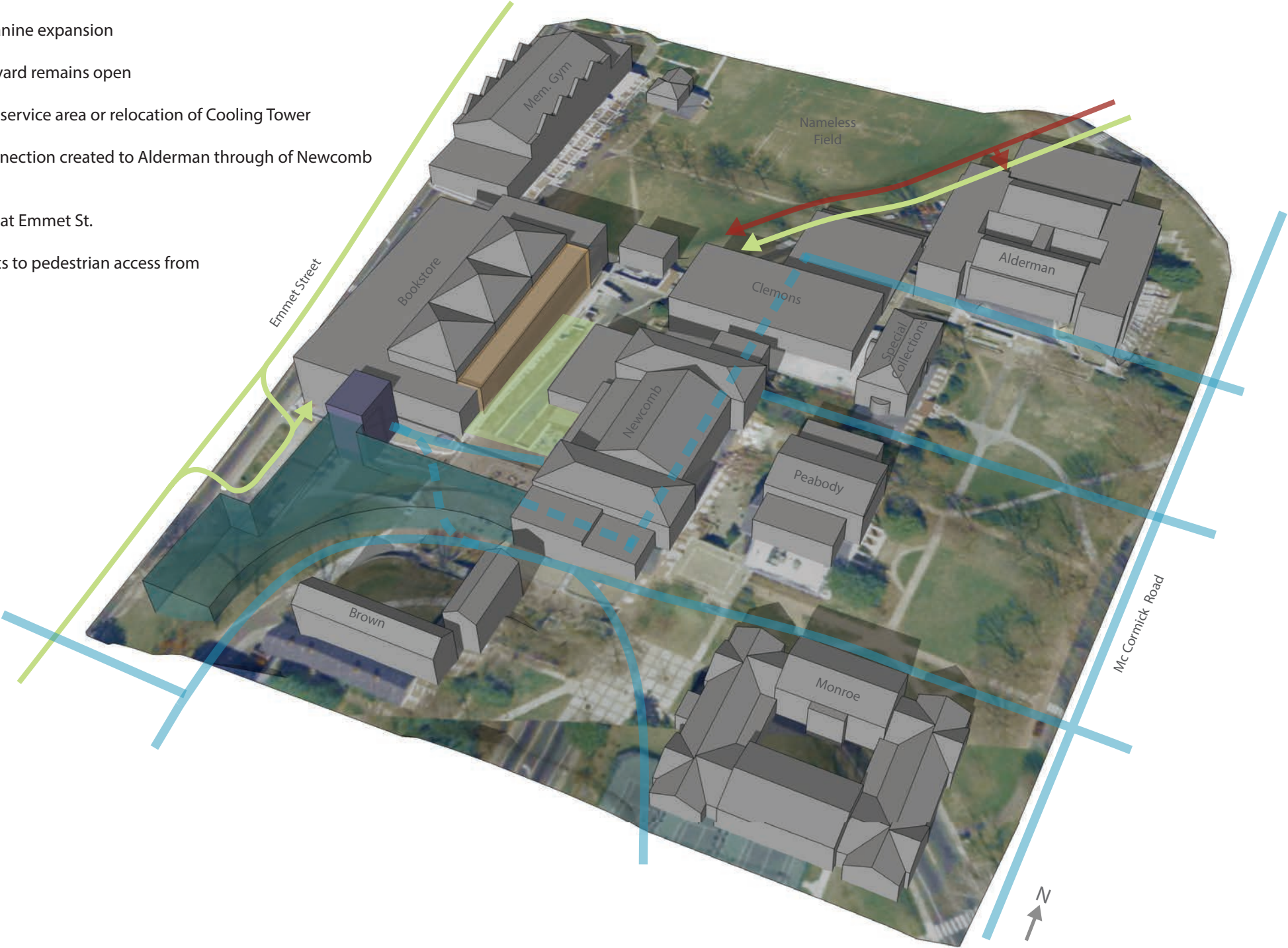
Creates N – S exterior Pedestrian Way to Nameless Field and Clemons Terrace



- Service Circulation
- Vehicular Circulation
- Vehicular Circulation Opt.
- Pedestrian Circulation
- Vertical Circulation
- New Building
- Proposed Addition
- New Deck

Option 4
South Addition along Pedestrian Way
27,000 sq. ft.

- New building along East-West Pedestrian “Way” with all added program provided within one new building between Emmet Street and Brown college
- Bookstore mezzanine expansion
- Newcomb courtyard remains open
- No decking over service area or relocation of Cooling Tower
- North-South connection created to Alderman through of Newcomb and Clemons
- Vehicular arrival at Emmet St.
- No improvements to pedestrian access from Nameless Field



- Service Circulation
- Vehicular Circulation
- Pedestrian Circulation
- Vertical Circulation
- New Building
- Proposed Addition

A hand-drawn map of the University of Cambridge campus, showing a route from Newcomb Hall to West Hospital. The map is oriented horizontally. At the top, five labels are placed: 'Newcomb Hall', 'West Range', 'The Lawn', 'East Range', and 'West Hospital'. Below these labels, a black line represents a path. The path starts at the bottom left, goes up into a pink hatched rectangular area representing Newcomb Hall, then continues horizontally across the top. Along this horizontal path, there are small black icons representing buildings: a small house-like shape under 'West Range', a larger building under 'The Lawn', and another building under 'East Range'. A dotted line connects the building under 'The Lawn' to the building under 'East Range'. The path then goes down into another pink hatched rectangular area representing West Hospital, and finally continues down and to the right. The entire map is drawn on a white background.

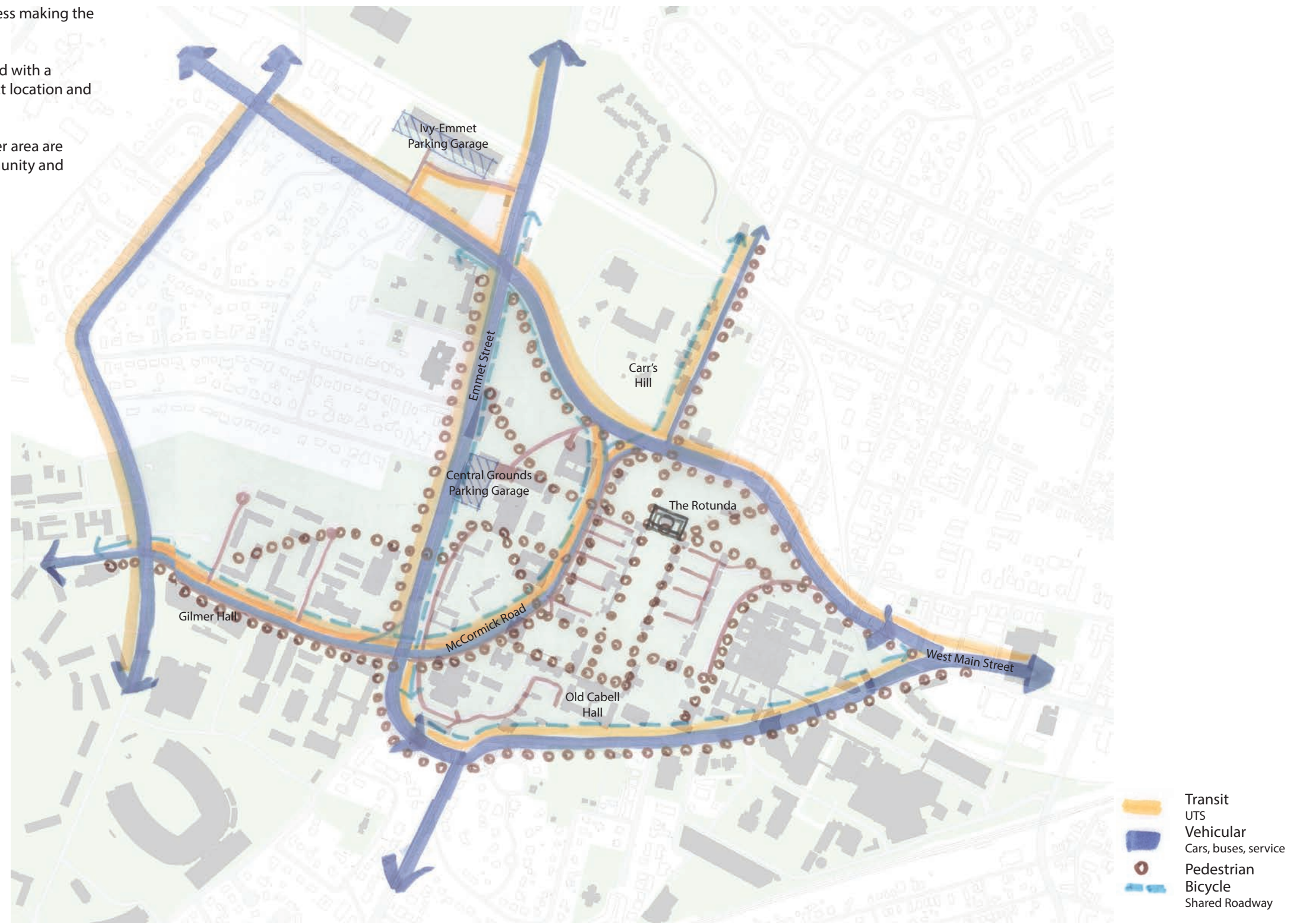
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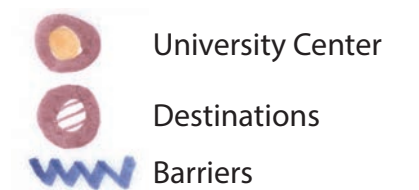
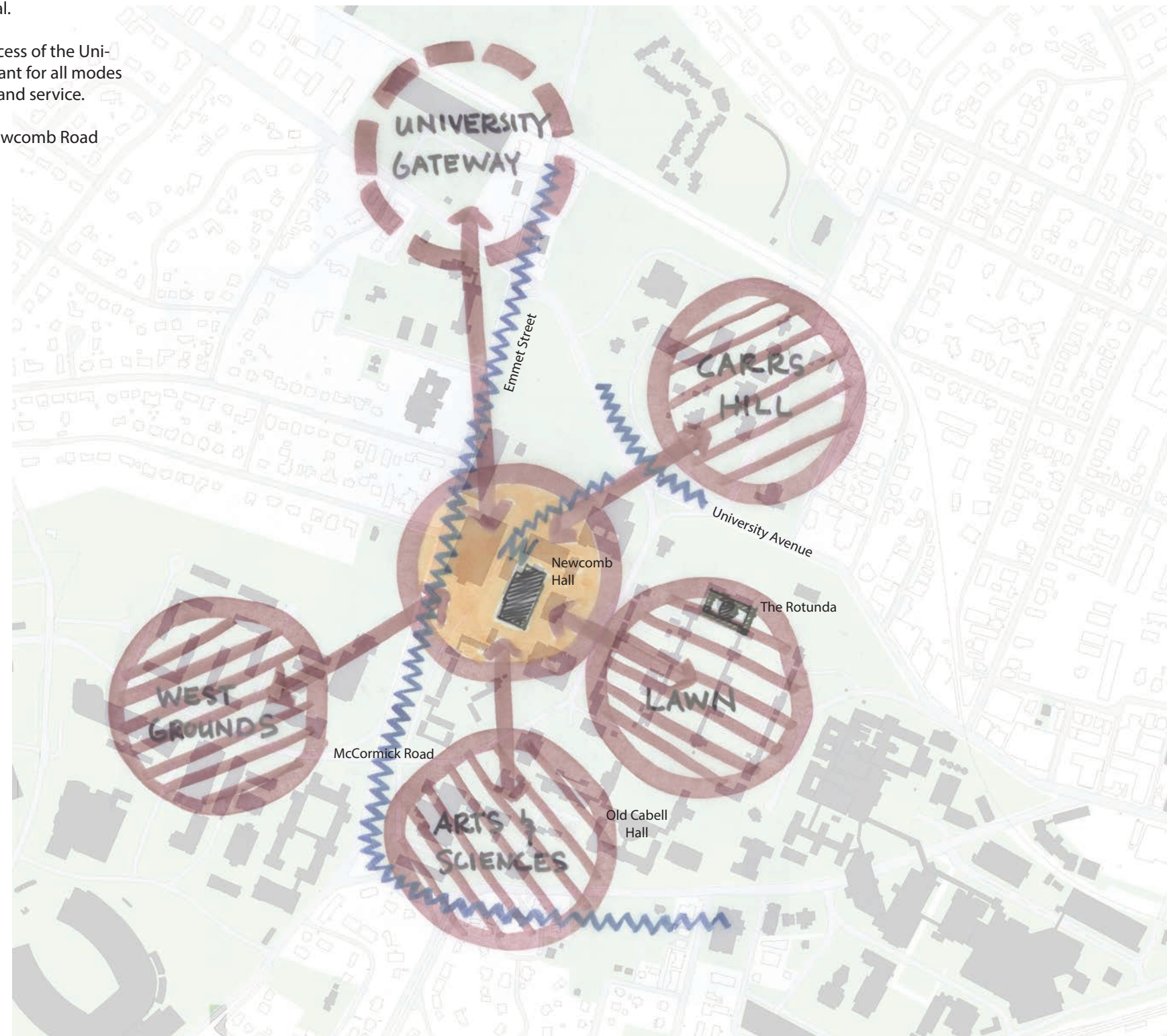
Circulation Diagram

1. As a managed street, the use of McCormick Road changes to a pedestrian-transit priority corridor. Dedicated bicycle and bus lanes will streamline traffic flow, with limited vehicular access making the area pedestrian and bicycle friendly.
2. A potential turnaround at McCormick and Ivy planned with a gatehouse would direct vehicular traffic to the correct location and assist visitors including tour busses.
3. Both the Lawn and Rotunda and the University Center area are important destinations for both the University community and visitors.



Connections Diagram

1. The University Center site is centrally located to the other high use areas shown. It functions as an important gathering area for students in particular, and the University community in general.
2. Access to destinations is a key component of the success of the University Center site. Planning for this access is important for all modes of circulation - pedestrians, bicycles, vehicles, transit and service.
3. Emmet Street, portions of University Avenue and Newcomb Road form barriers for pedestrians and connectivity.



Open Space Diagram

Open space in this area is defined per the legend items noted. Open space provides the opportunity for pedestrian connections and related nodes of activity. One option shown in this diagram would be an alternate form of providing service through a managed connection adjacent to Nameless Field.



- Open Space
Lawn, Plaza, & Forests
- Fields
Athletic & Recreation
- Road Network
- Managed Road

STAKEHOLDER DISCUSSION COMMENTS

June 3, 2006

Student Affairs

- Suggestion to add more emphasis on Graduate students to slide presentation.

Library

- Supports the idea of a connection to Clemons from the Newcomb courtyard.

Bookstore

- Noted that the old entrance to the bookstore prior to renovation was by Clemsons.
- Clarification on the existing entrance is needed and multiple entrance points may add more confusion.
- Phasing question on whether the University Center would go ahead of the bookstore addition.

Dining Services

- Did not like the suggestion to bring visitors into the path of the residential dining halls.
- Cautioned against mixing the two traffic flows of people.
- Can catering move out of Newcomb?

Intramurals

- Existing maintenance road and parking adjacent to Memorial Gym could be improved and made to be more pedestrian.
- Bus turn-around in upper Nameless field would be disruptive.

Utilities

- Additional cooling towers and chillers would be necessary to provide heating/cooling capacity with this amount of expansion.
- A footprint would need to be provided for.

OUA

- One scheme that was not shown, proposed rerouting the existing Alderman/Clemons/Newcomb service road between the tennis courts and nameless field.
- In addition, a pedestrian connection would be created between the arts grounds parking garage and the Newcomb/Bookstore Area.
- A more formalized field could be created so as to preserve the field from being considered as a building site in the future.

Other

- There is the potential to improve the view of the area from nameless field.
- It would be desirable to have an elevator tower from the Emmet to the McCormick Rd. level.
- There is a possibility that the pedestrian bridge at Ruffer Hall, will need replacement, because of age and location.

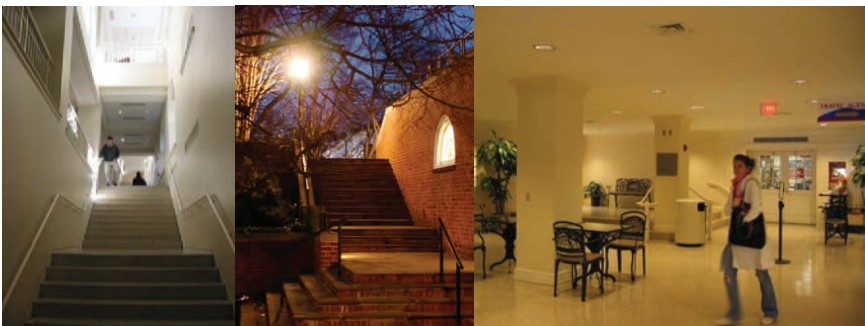
EXISTING CONDITIONS - University Context N.T.S.



EXISTING CONDITIONS

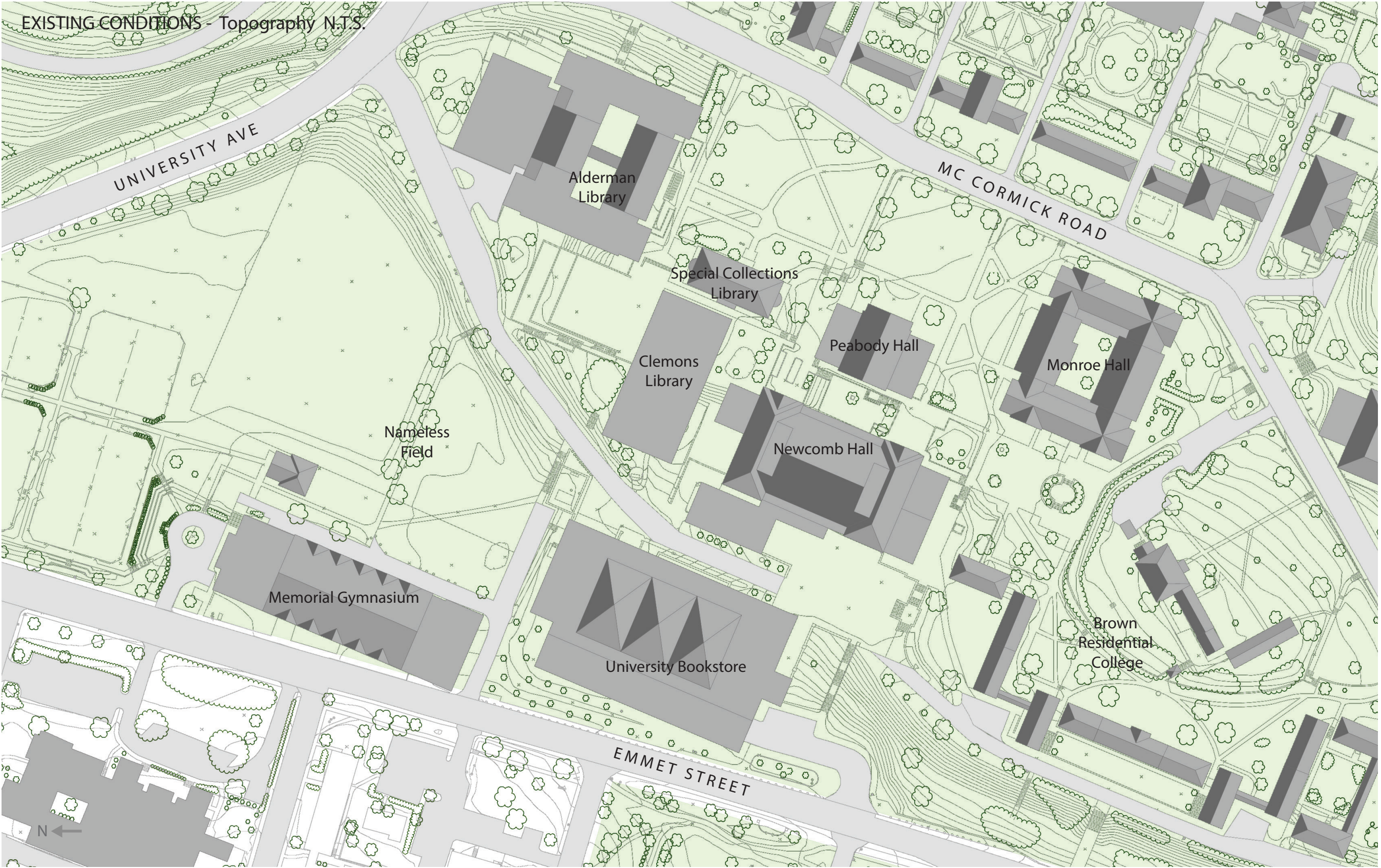


Map and Photo Key



West Interior Stairwell Ext. Sunken Courtyard Stair Interior Circulation and Lounge







Mc CORMICK ROAD STUDY

Kimley Horn and Associates, Inc. – January 2006 Mc Cormick Road Streetscapes Design Concepts

McCormick Road is historically significant University and City street. Apart of the old Three Notch Road and a primary circulation spine on the Central Grounds, the street serves a number of users, both complementing and conflicting with one another. Pedestrians, bicyclists, and vehicles are generally well served; however, there is the potential to implement measures in the short – and long-term to improve conditions for all users while also contributing to an improved streetscape.

The study of McCormick Road was originally divided into the following three phases.

Phase I – west side of McCormick Road from University Avenue to Newcomb Road, including lighting (by UVA, complete: August 2005) and short-term pedestrian safety measures described in the study.

Phase II – west and east sides of McCormick Road from University Avenue to Newcomb Road, and the pavilion Alleys landscape, including, lighting, paving, and circulation issues.

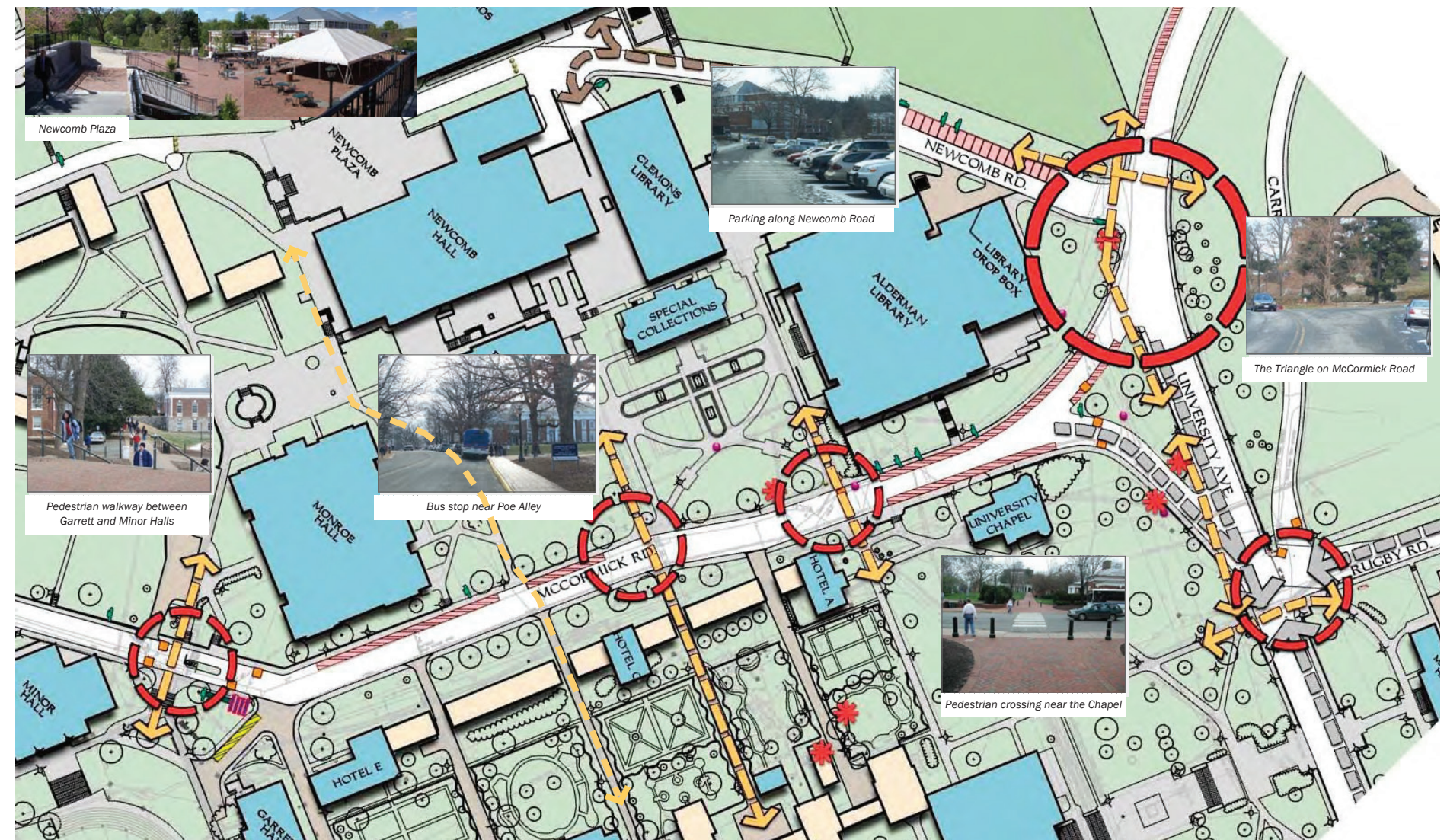
Phase III – Lighting for both sides of McCormick Road from Newcomb Road to Alderman Road.

The report describes existing physical and operational elements of McCormick Road for Phase I. This includes a discussion of traffic (vehicular, pedestrian, and bicycle) conditions and general physical (street, sidewalk, and landscape) conditions. The report presents short-term streetscape design concepts for the following three areas:

- Chapel bus stop pedestrian crossing and east side bus stop
- Poe and Patterson area pedestrian crossings
- Monroe Hill bus stop and McGuffey Alley area bus stops and pedestrian crossings

The short term design concepts presented in this document are intended to support a longer term streetscape and controlled access concept for McCormick Road.

In phase II, proposals were developed to improved the “chapel Triangle” area. The west leg of this triangle would be eliminated and a new island created that utilizes the north end of Newcomb Road. A vehicular traffic gate would be installed to restrict access to McCormick to UTS, Facilities Management and other authorized vehicles; in general, tour buses would not be allowed.



WORKSHOP SCHEDULE

Wednesday, May 31, 2006				
	Time	Dura- tion	Activity	Participant
Session I-A, 9:00 - 12:30				
Newcomb 389	9:15	0:45	Briefing	David Neuman
			Workshop Introduction	
	10:00	0:15	Student Affairs	Christine Morell
	10:15	0:15	Library	Diane Walker
	10:30	0:15	Bookstore	Jonathan Kates
	10:45	0:15	Parking & Transportation	Becca White
	11:00	0:15	Dining	Brent Beringer
	11:15	0:15	IM Rec Sports	Mark Fletcher
	11:30	0:15	Provost	Dick Minturn
	11:45	0:15	Newcomb Hall	Bill Ashby
	12:00		Office of the Architect working group & consultants go to working sessions will reconvene with stakeholders at 3:00pm next day	
Session I-B				
Newcomb 389	12:30		Working Lunch & Work Session	Working Group/ Consultants
			David Neuman	
			Tom Leback	
			Connie Warnock	
			Julia Monteith	
			Mary Hughes	
			Helen Wilson	
			VSBA	
			VSBA	
			VSBA	
			Elkus/Manfredi	
			Kimley-Horn	
			Kimley-Horn	

Session I-C				
L'Etoile	6:30	2 hr	Dinner	Working Group/ Consultants
Thursday, June 1, 2006				
Session II-A, 9:00 - 03:00				
Newcomb 389	9:00	3:00	Working Session	Working Group/ Consultants
			David Neuman	
			Tom Leback	
			Connie Warnock	
			Julia Monteith	
			Helen Wilson	
			VSBA	
			Elkus/Manfredi	
			Kimley-Horn	
	12:00		Presentation Set Up (with lunch)	Working Group/ Consultants
			David Neuman	
			Tom Leback	
			Connie Warnock	
			Julia Monteith	
			Helen Wilson	
			VSBA	
			Elkus/Manfredi	
			Kimley-Horn	
Session II-B, 3:00 - 3:45				

PREVIOUS UNIVERSITY WORKSHOPS

University Corner Area - October 2005

The Corner Workshop was well attended by a broad group of participants including neighborhood Representatives, Corner merchants, and University staff and students. Following the introduction, workshop participants formed four Focus Groups based on the themes of Transportation, Parking & Service, Student Housing, Neighborhoods and Student Life & Security. The five key issues to be addressed at The Corner were identified :

- There are limited retail options with respect to essential goods and services, including groceries and other practical everyday items.
- The undergraduate night life emphasis of the current uses discourages use of the district by general patrons and families.
- Parking and traffic congestion, either real or perceived, is a major concern for local business owners and for visitors.
- There is a need for increased cooperation between the University, City and businesses in planning for the success of the area (including housing, pedestrian and park amenities, etc.).
- Limited access due to the railroad and safety concerns related to illegal crossings.

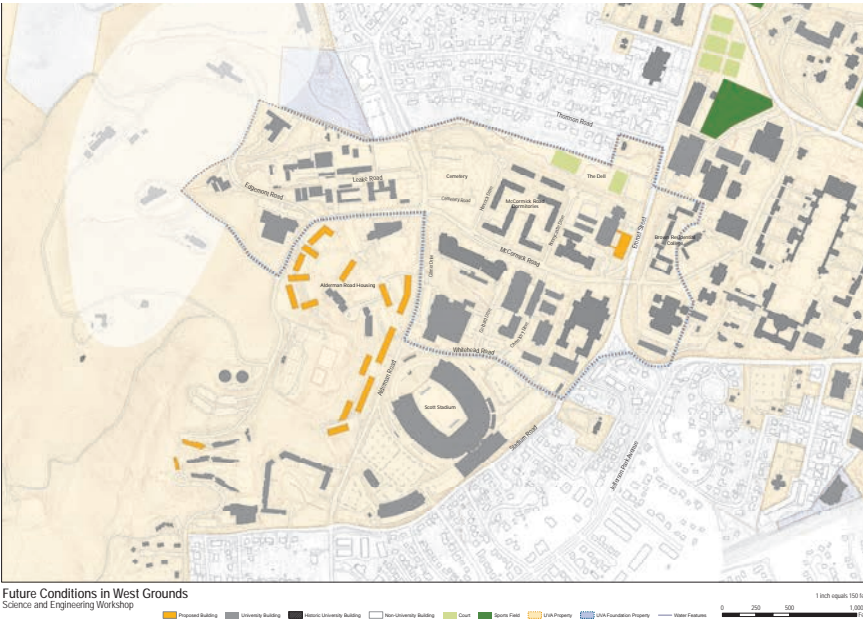
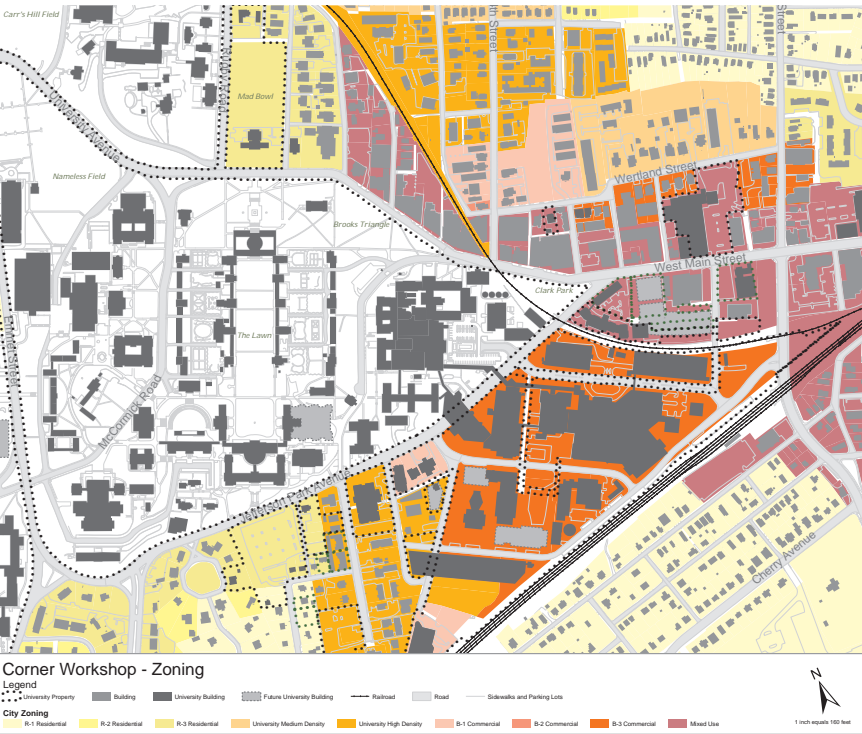
Science & Engineering Area - May 2005

The major goals of the Science and Engineering precinct are:

- To form stronger physical and academic connections with the use of transportation and open space initiatives as well as new building development throughout the precinct and to adjacent Grounds areas.
- To provide infill capacity for new building development within the precinct by developing new buildings or replacing existing structures with higher density use. The additional building capacity is shown in the adjacent diagram tiering off McCormick Road. In total, the analysis yielded 1,900,000 available GSF for development.
- To emphasize sustainable development with consideration of Grounds-wide systems such as the natural systems - watersheds, open space - and individual building sites.
- To develop a full understanding of pragmatic needs and potential and desirable academic adjacencies.
- To develop a plan for the replacement of the existing Facilities Management site. Analysis of potential sites indicated that the Facilities Management could be split over 2 sites, with a portion of the program being located at the existing site, and the remaining uses to be located off-Grounds.

North Grounds - December 2004

- The purpose of the North Grounds area workshop was threefold:
 - 1) To identify upcoming projects and potential land use issues;
 - 2) To formalize dialogue among the various stakeholders;
 - 3) To create a framework plan for the review of stakeholders and eventual incorporation into the Grounds Plan, that links infrastructure, natural systems, facilities, and programs across the University.
- The workshop attempted to accommodate differing perspectives of connectivity.
- It examined needed infrastructure improvements in North Grounds to integrate circulation and natural systems.
- The Woodlands and forested hillsides in this area that lend to the North Grounds atmosphere but create way finding confusion were addressed.
- Whereas Central Grounds is dense and semi-urban, North Grounds is suburban with a large ratio of square footage to people. Boundaries separate low density precincts within North Grounds. This separation of precincts was examined to determine if future planning in North Grounds should follow a model of separation or integration.



PREVIOUS UNIVERSITY WORKSHOPS

Midmont to Piedmont Area Study Workshop - April 2004

Considerable physical change is anticipated for the Observatory Hill – Alderman Road area of the University of Virginia due to :

- Growth in the student population;
- The need for more residential and student service facilities;
- An urgent need to repair or replace existing deteriorating dormitories;
- The probable need for future academic and research facilities;
- A desire for improvements in communication, service and accessibility for those who live and work in the O'Hill area.
- The prospective need for increased faculty and staff housing



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North Grounds Conceptual Development Plan

Arts Grounds to North Grounds Area Study - March/April 2004

The main objectives of the Arts Grounds to North Grounds Area Study, were to:

Promote better connections between Carr's Hill/Arts Precinct, Lambeth Field/Housing and the Athletic Precinct/North Grounds that encourage interaction between students, public, and faculty :

- Conceptualize the primary entry experience with a sequence of building and landscape elements to clarify edges and to reinforce the identity of the University of Virginia.
- Investigate opportunities for strategic land acquisition, development economies and beneficial adjacencies among various developing and proposed projects. Identify circulation, parking and infrastructure issues.



Brandon Avenue - Monroe Lane - 15th Street Area Study February 2004

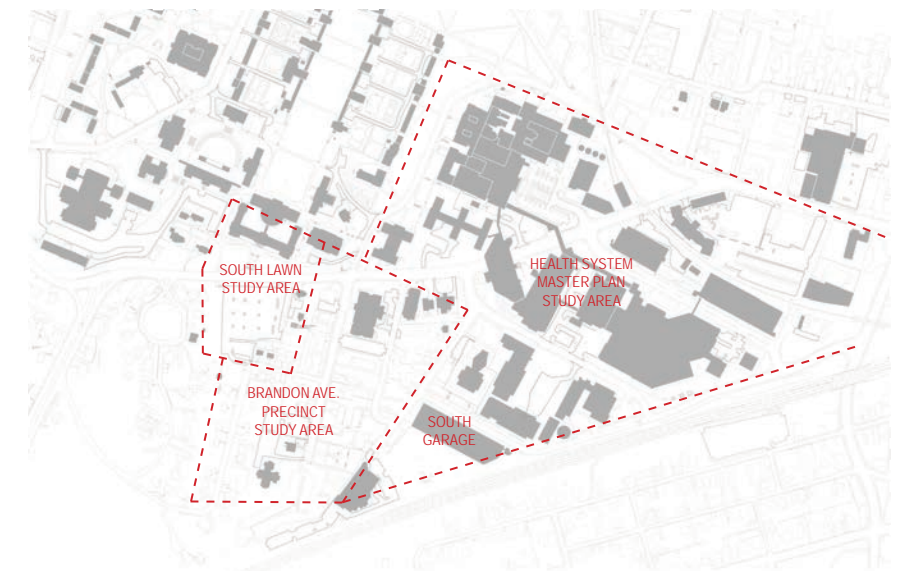
The land area south of Jefferson Park Avenue (JPA), between Valley Road and 15th Street, has offered the likely path for the future growth of the University of Virginia, both for the Health System and the College of Arts and Sciences. This area also has the potential to accommodate student and faculty/staff housing, supported by the City's new zoning ordinance.

This area has been studied by various constituencies, but in isolation from one another, resulting in plans that were inconsistent and often contradictory. These studies include:

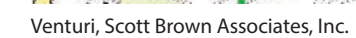
- Brandon Ave. Precinct Study by VMDO Architects
- Health System Area Plan Update by Smith Group Architects
- South Lawn Planning Studies by Polshek Partners, Architects
- Traffic Studies for a parking garage for the South Lawn project, the Health System South Garage expansion and the Maywood Connector by Kimley-Horn

GOAL:

The goal of this workshop was to integrate these previous studies into a coherent framework plan to guide the University's future land use decisions and expansion projects in the area.



University Bookstore Parking Study – Office of the University Architect UVA - April 2006
Diagrams



PREVIOUS STUDENT CENTER STUDIES

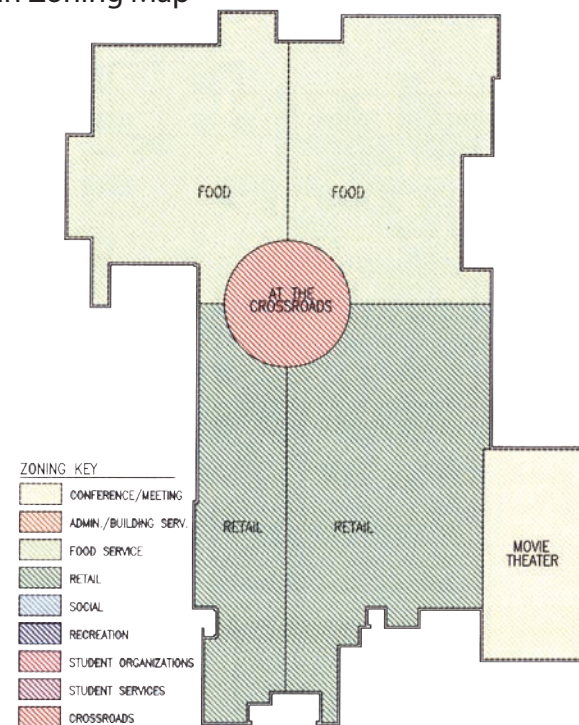
Brailsford and Dunlavey – May 2002 Student Center Programming Feasibility Study

Based on the information highlighted in Brailsford & Dunlavey's report, the current community facilities on Central Ground are inadequate to support campus life and fulfill the University's mission and vision or the future. An analysis of existing Central Grounds community facilities revealed acute deficiencies in quantity, variety and organization of the space and amenities available to the UVA community. In addition, Newcomb Hall, as the current central hub, has significant aesthetic, functional, operational and technical deficiencies.

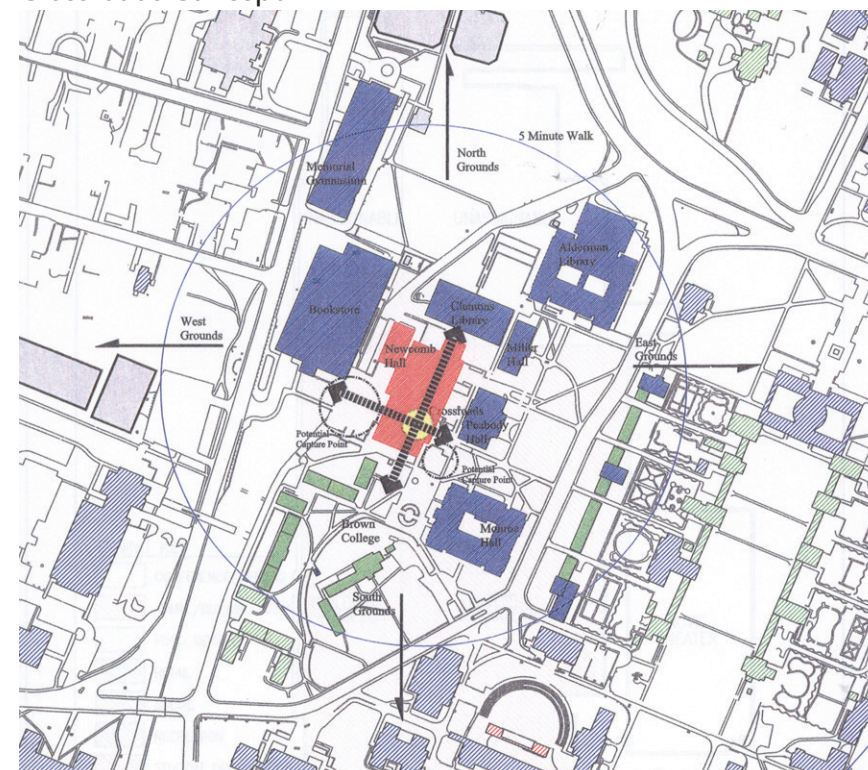
The market analysis indicates a deficiency of approximately 40% of the net assignable space dedicated for community spaces, with the majority of the deficit in the form of conference / meeting and social spaces.

It is interesting to note that although the analysis showed a deficit of approximately 40% of net usable space, the deficit would be much smaller if Newcomb Hall were more efficiently laid out. Currently more than 50% of Newcomb Hall's facility is non-assignable space. Assuming that Newcomb Hall was 60% efficient, the additional space needed would only be 21%. In other words, part of the solution lies in renovations and reconfigurations of existing space, rather than simply expanding and building new facilities.

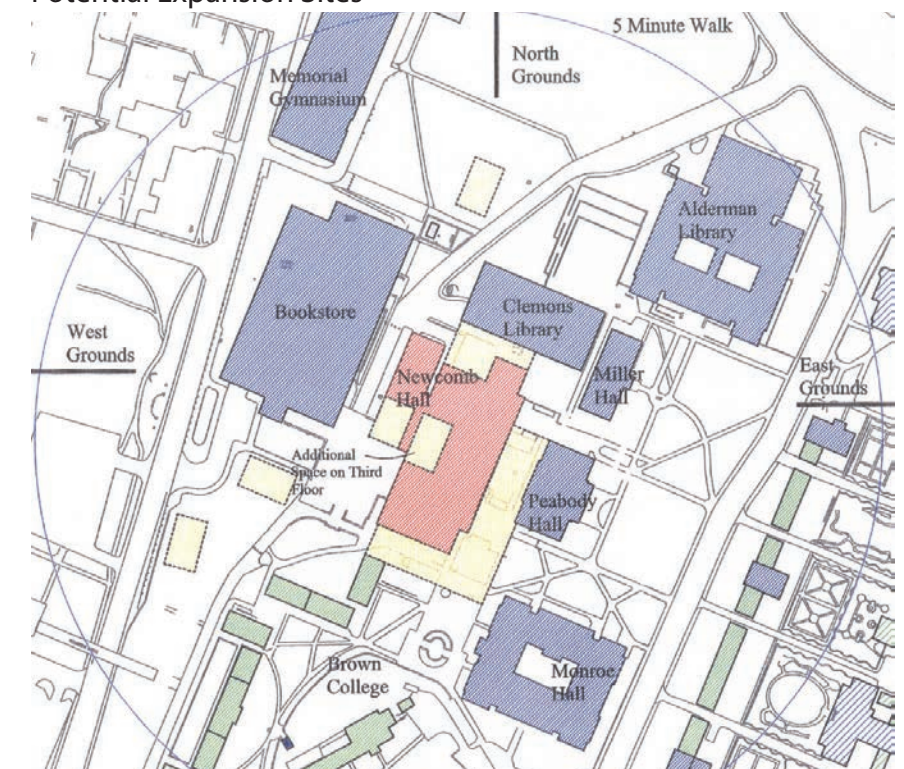
Floor Plan Zoning Map



Crossroads Concept



Potential Expansion Sites



PREVIOUS STUDENT CENTER STUDIES

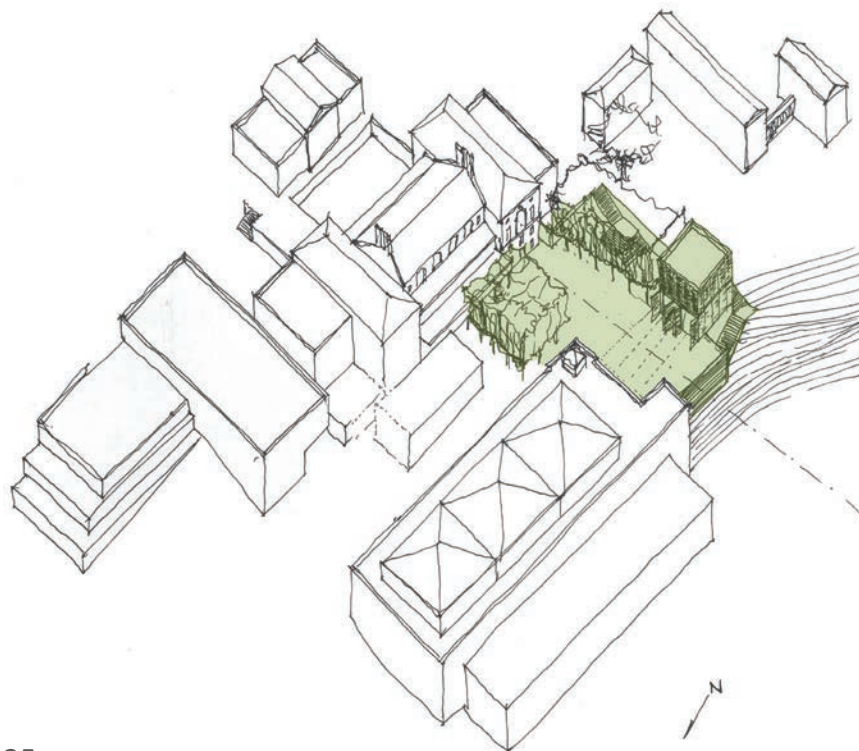
VMDO Architects - June 2001

The goals of this study were to:

Unify the student body through Social and Study spaces
 Connect to existing social / study centers, and 24-hour zones
 Student Performing Arts

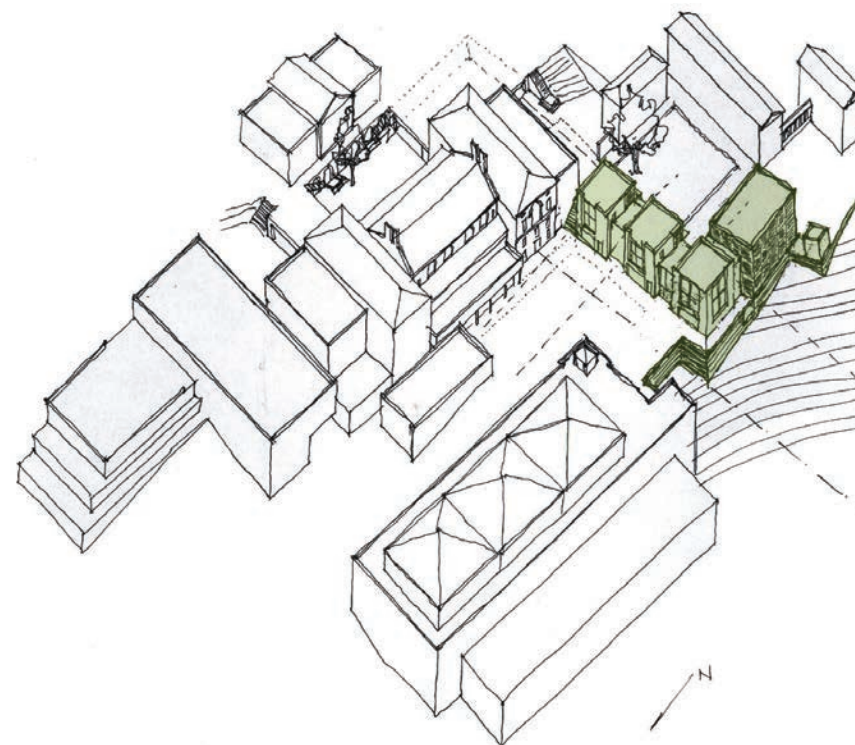
OPTION ONE

Newcomb plaza is enhanced with plantings, trees and a new free standing building south of the existing Bookstore. Building allows access down to Emmet Street. New rehearsal and commons space are provided with an experimental theater located below Newcomb plaza.



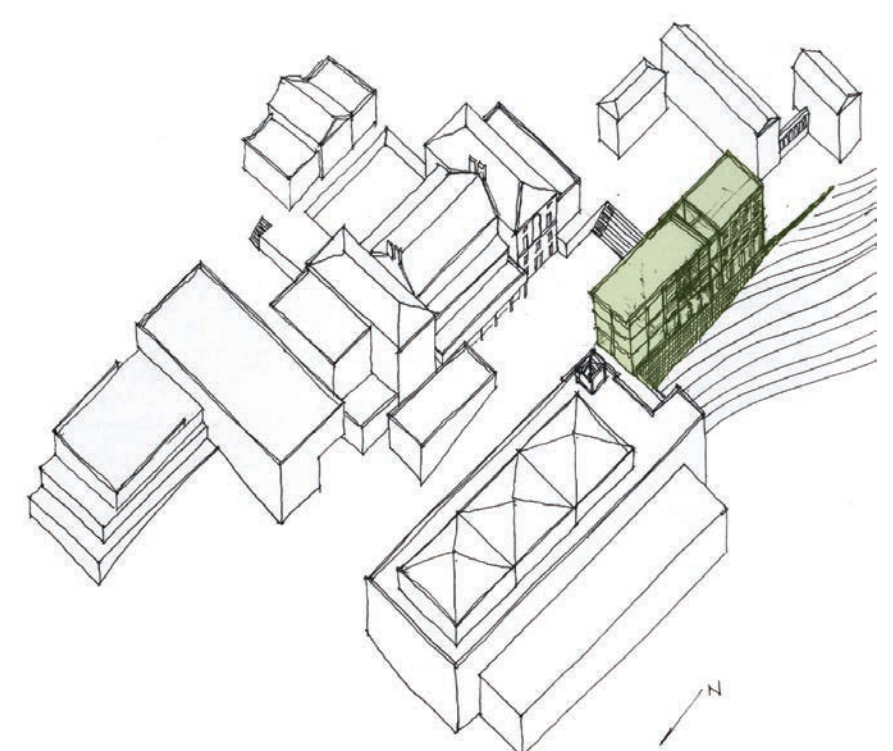
OPTION TWO

An "L" shaped wing of new pavilion-like buildings connect to the Newcomb and enclose the south side of the plaza. Additionally, they work with the existing Brown College buildings to create a new plaza, separate from Newcomb. New buildings provide a theater, lobby, commons space, and rehearsal rooms.



OPTION THREE

A new bar building is placed in line with the existing Bookstore, preserving the North-South walk from Brown College through Newcomb plaza. New building provides a theater, lobby, commons space, and rehearsal rooms.



PREVIOUS STUDENT CENTER STUDIES

Venturi, Scott Brown Associates, Inc. - February 2005 University Commons Pre-Design Feasibility Study

Scope of Study:

Goals

The University Commons will connect academic and social experiences by providing inclusive and inviting places for study, learning, and research as well as formal and informal interaction. Undergraduate students, graduate students, faculty, and staff will interact in ways that both foster community and challenge the intellect.

A partnership between Student Affairs, the Library, Business Operations, and academic departments will integrate new venues, existing facilities, and the surrounding landscape. Central Grounds libraries, student activity space, and retail space will function as one in a seamless blend of intellectual and social environments that both curricular and co-curricular opportunities and services for the University community.

In January 2004 the design team met with fourteen different user-groups representing UVA students, faculty and staff constituencies. Representatives of the diverse campus community were encouraged to articulate needs and aspirations for an enhanced Central Activities Precinct. In addition, the meetings' agendas were structured to confirm and clarify the program needs and priorities identified in the preceding 2002 Programming study conducted by Brailsford and Dunlavey and articulated in the project brief. Key findings from these meetings are listed below:

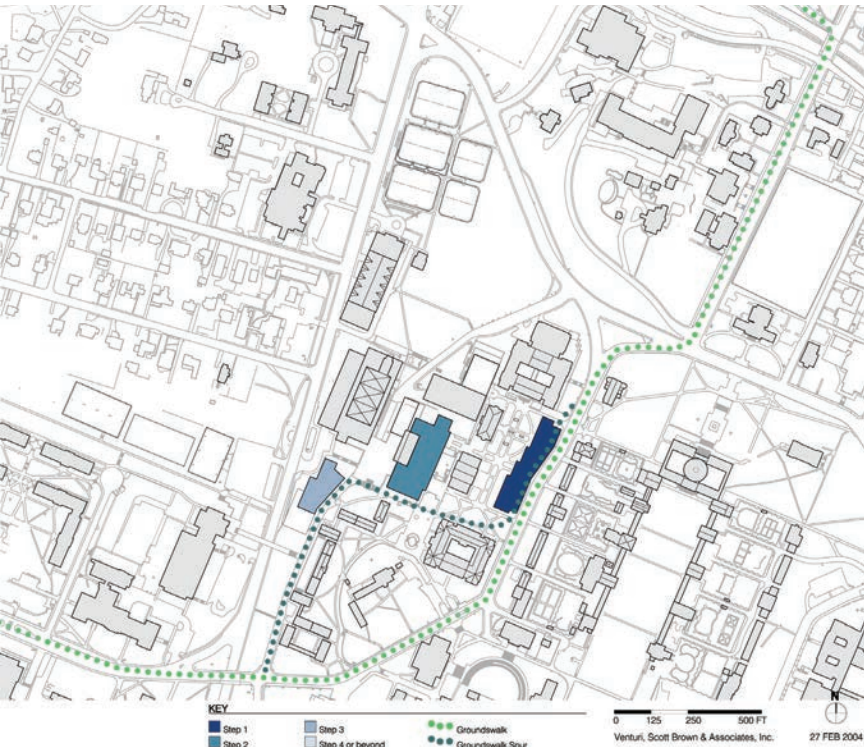
What the UVa Commons should be:

- A building with a strong identity and presence on Central Grounds
- A destination for a variety of activities, not just a place to "grab and go"
- A building that serves the growing needs of a diverse student body yet is welcoming to the entire University community
- A building that is open and inviting with a clear way-finding system and extended hours.

The following priorities were identified for the Commons:

- Interactive spaces for a variety of activities and group sizes
- Student organization meeting places and work spaces
- Student based performing arts venues
- Conference / Meeting
- Dining facility
- Student services offices
- Display / Exhibit spaces
- Campus electronic information system

Venturi, Scott Brown Associates, Inc. - February 2005
University Commons Pre-Design Feasibility Study

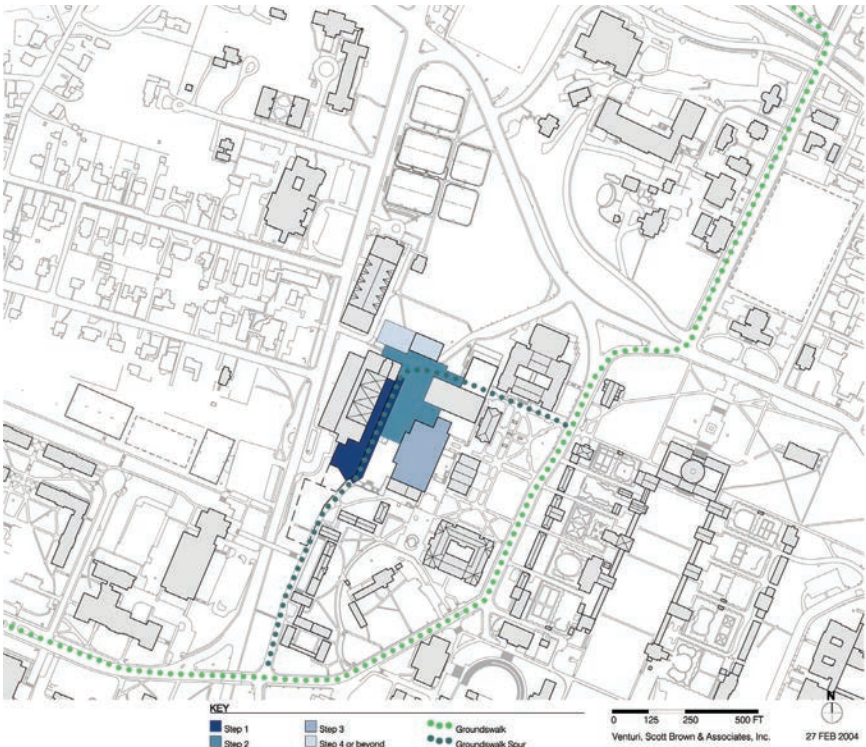


ALD SITE
PHASING
PLAN DIAGRAM

ALDERMAN LAWN “WAY”
NEW BUILDINGS AT ALDERMAN LAWN & EMMET SLOPE

ISSUES & OPPORTUNITIES

- Provides north-south Way along McCormick
- Shifts Commons precinct focus toward Lawn and historic center
- Gives spatial definition to Alderman quadrangle
- Significant Iconographic potential to support Groundswalk
- Provides opportunity to filter/encourage circulation through the precinct
- New construction – eliminates complexity of adding to existing buildings
- Takes advantage of parking and service for performing arts
- Prior resistance at UVA to building here
- Shares site with Jefferson theater foundation



N-S SITE
PHASING
PLAN DIAGRAM

NORTH-SOUTH “WAY”
BOOKSTORE ADDITION & NEW BUILDING AT NAMELESS FIELD

ISSUES & OPPORTUNITIES

- Provides north-south Way through the precinct
- Provides new iconographic presence at Newcomb Plaza
- Reinforces and enhances Newcomb plaza
- Improves/ enhances public fronts on the plaza
- Connects to Libraries, Memorial Gym, Nameless Field
- Improves connections to Arts Grounds, Ivy/Emmet and points north
- Provides public, iconographic presence on Emmet Street
- Takes Advantage of parking and service for performing arts
- Opens up east-west ways inside Newcomb
- Significant drop in grade at Nameless Field
- Difficult fire access
- Requires modification to service yard and relocation of precinct mechanical plant



E-W SITE
PHASING
PLAN DIAGRAM

EAST-WEST “WAY”
NEWCOMB SOUTH ADDITION & NEW BUILDING AT EMMET SLOPE

ISSUES & OPPORTUNITIES

- Provide evocative new identity and iconographic presence at Alderman Lawn
- Provides multiple front doors to precinct
- Provides east-west Way through the precinct
- Foster interdisciplinary connections by enhancing north-south Way through Newcomb and Clemons
- Reinforces Newcomb plaza
- Take advantage of parking and service for performing arts
- Requires demolition of Newcomb south wing
- Requires significant utility modifications south of Newcomb

PREVIOUS STUDENT CENTER STUDIES

Office of the University Architect UVA - April 2006
University Bookstore Parking Study

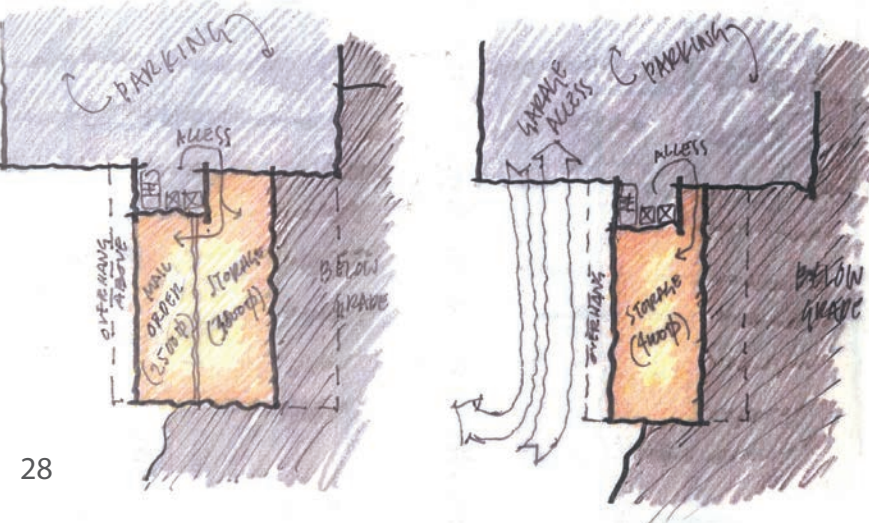
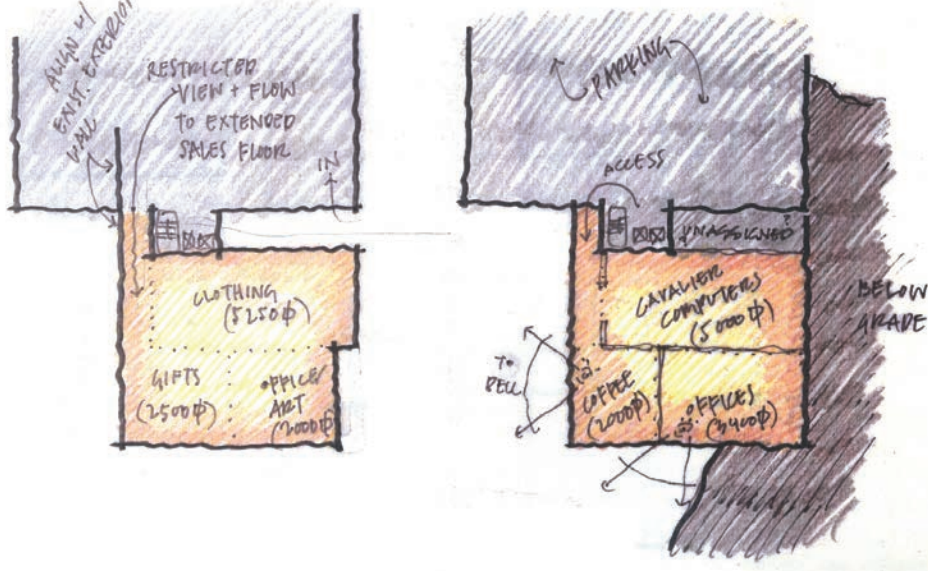
NORTH ADDITION PROPOSAL

Pros:

- High profile location on nameless field
- Potential extra parking spaces (+ 7 Net)
- Potential partnerships w/ other entities for space programming

Cons:

- Extensive renovations to exiting bookstore req'd
- Elevator does not allow access to parking Level 1
- Necessary to move large water lines
- Floor to Floor hts. In garage are not conducive to good retail or office env.
- Fire Code requires additional means of egress.



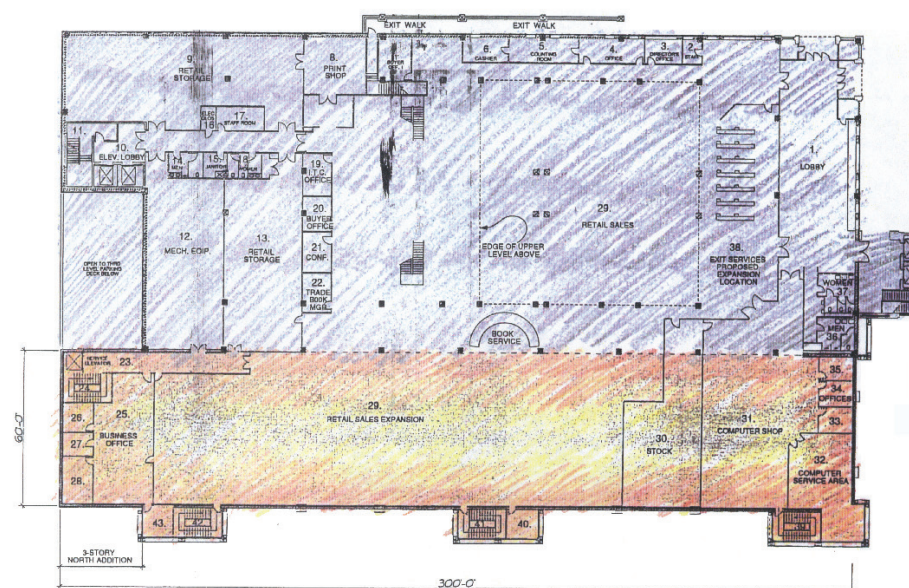
SOUTH ADDITION PROPOSAL

Pros:

- Possible to re-use exist. vertical circulation
- Addition is built into hillside
- Good frontage on plaza
- Potential link to dell promenade
- Addition formalized student plaza

Cons:

- Parking garage may require venting
- Restricted view & flow from exist. store into new sales floor
- Min. windows on lower levels
- Necessary to move exist. water lines
- Storage is a long distance from exist. loading
- Elevator does not access bookstore Level 2
- Floor to Floor hts. in garage are not conducive to good office or retail space.



WEST ADDITION PROPOSAL

Pros:
Existing parking structure can be used to support addition
Schematic design has been completed by Mitchell/Matthews
No utilities in the way
Minor renovation to the existing store req'd.

Cons:

- Multiple egress starts req'd due to exception length
- Community (Lewis Mtn.) may react against increased height of Emmet St. façade.
- Construction may restrict garage access.

