



UNIVERSITY  
*of* VIRGINIA

**Board of Visitors Buildings & Grounds Committee**

**June 4, 2021**

# Agenda

---

- Remarks by the Chair
- Action Items
  - Ivy Gardens Redevelopment Master Plan
  - Hume Memorial Wall Inscription
  - 2021 Major Capital Plan
- Committee Discussion
  - George Rogers Clark Statue
  - Major Capital Projects Cost Review/Assessment
  - Sustainability Update
  - Student Health and Wellness Center



# Ivy Gardens Redevelopment Master Plan

---





# University of Virginia Grounds



NORTH GROUNDS

IVY MOUNTAIN

WEST GROUNDS

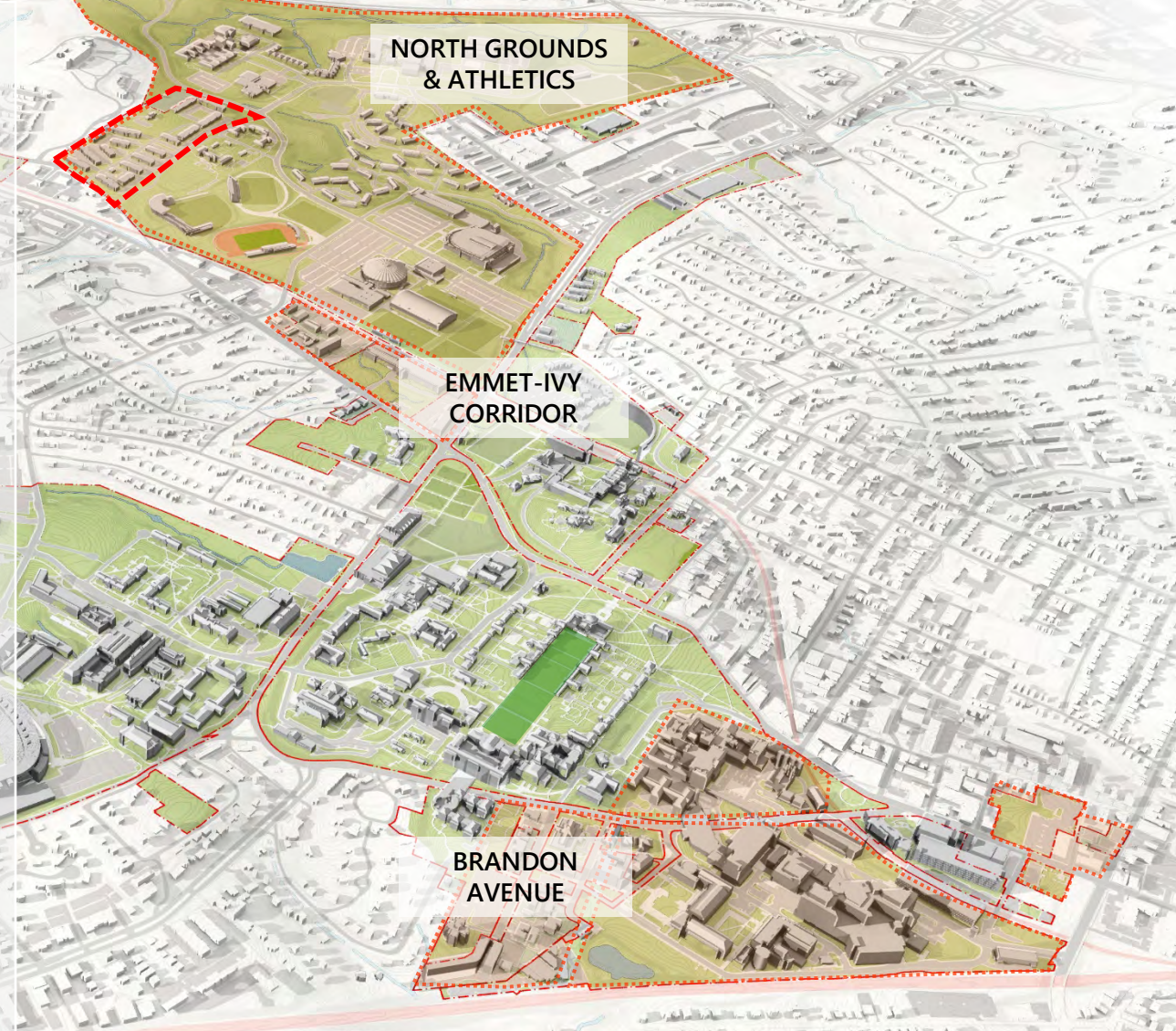
CENTRAL GROUNDS

FONTAINE RESEARCH PARK



# Why Master Plan?

- Advance planning helps articulate core values and goals, and sets priorities to inform future plans.
- Aligns physical resources with financial and strategic plan priorities.
- Provides opportunity for broad University and community engagement to create a shared vision.
- Examines large scale systems, including:
  - Natural hydrological and landscape resources
  - Sustainability
  - Cultural resources and historic preservation
  - Circulation networks, pedestrian, bicycle, accessibility
  - Parking and transit infrastructure





# EXISTING CONDITIONS

## PLANNING CONTEXT



Walking circle – diameter

0.5 mile diameter = 5 mins walk

1 mile diameter = 10 mins walk



UNIVERSITY  
VISITOR CENTER  
UNIVERSITY POLICE

WELDON CENTER  
COOPERFOR PUBLIC  
SERVICE

MONTESANO

IVY GARDENS

FAULKNER  
COMPLEX

MILLER  
CENTER

NORTH  
GROUNDS  
RECREATION  
CENTER

DARDEN  
SCHOOL OF  
BUSINESS

SCHOOL OF  
LAW

JAG LEGAL  
CENTER AND  
SCHOOL

'THE PARK'

SHOPPING  
CENTER

0.5mile

1mile

JOHN PAUL  
JONES ARENA

IVY CORRIDOR





# EXISTING CONDITIONS

## ANALYSIS



### Site Information:

- Size 16.914 acre
- Impervious Surface: 52%
- Tree Canopy Area: 5.4%

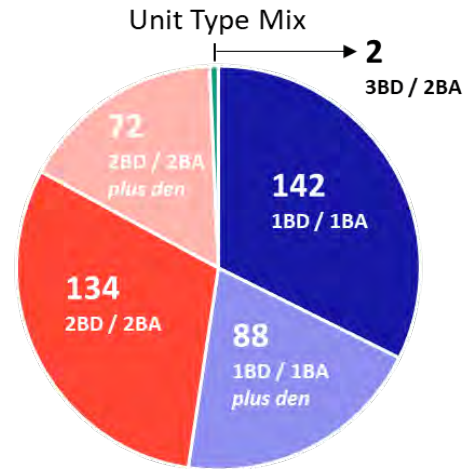
### Existing Beds Data:

4% nonstudent  
96% student  
Total Parking Spaces: 678  
(1.5/unit, 1.03/bed)  
653 Beds

### Unit Types Break Down:

- 16 Buildings: **440 Units in total**
- 1 Bedroom 1 Bath: **142 Units**
  - 1 Bedroom 1 Bath with Dens: **88 Units**
  - 2 Bedroom 1 Bath: **1 Unit**
  - 2 Bedroom 2 Bath: **134 Units**
  - 2 Bedroom 2 Bath with Dens: **72 Units**
  - 3 Bedroom 2 Bath: **3 Units**

### 16 Building= 440 Units

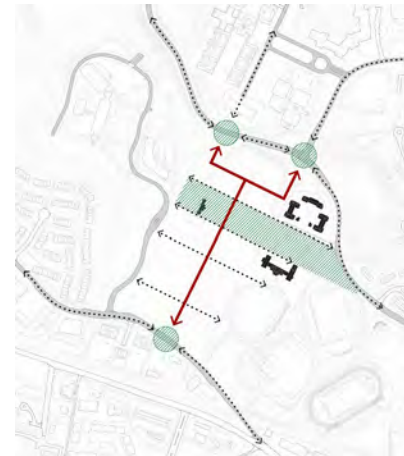




# GUIDING PRINCIPLES AND FRAMEWORK



**REINFORCE** the Historic Core and establish visibility, adjacency and engagement to the north and south



Create a framework of **CONNECTIVITY** that promotes clarity and multi-modal mobility systems



Design **SUSTAINABLE AND RESILIENT** neighborhoods that enhance the natural systems of topography, ecology and hydrology



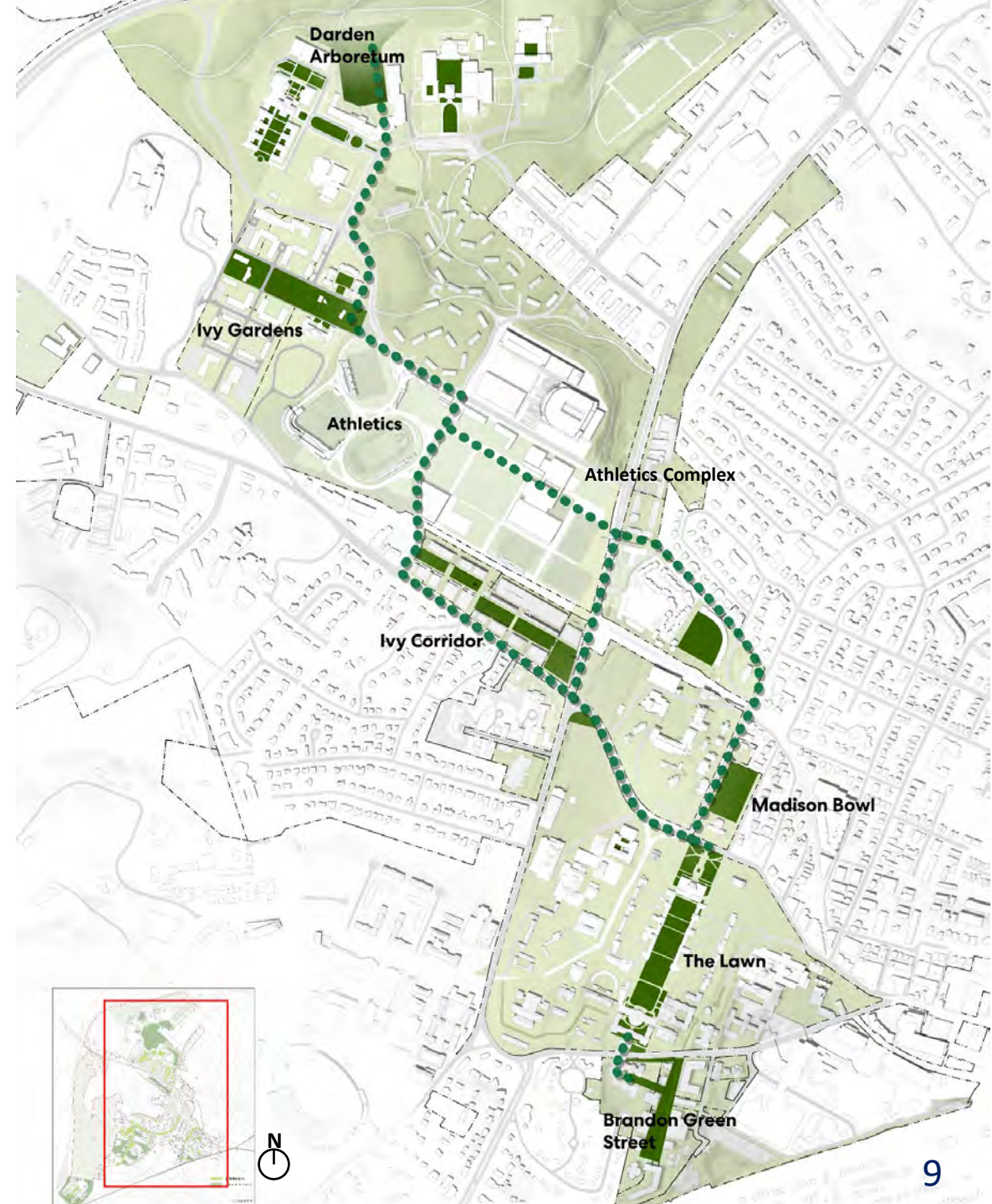
## OPEN SPACE FRAMEWORK AND CONNECTIVITY

### Master Plan

The master plan builds on the recommendations outlined in the Landscape Framework Plan with the integration of natural and cultural systems as a broader framework of connectivity.

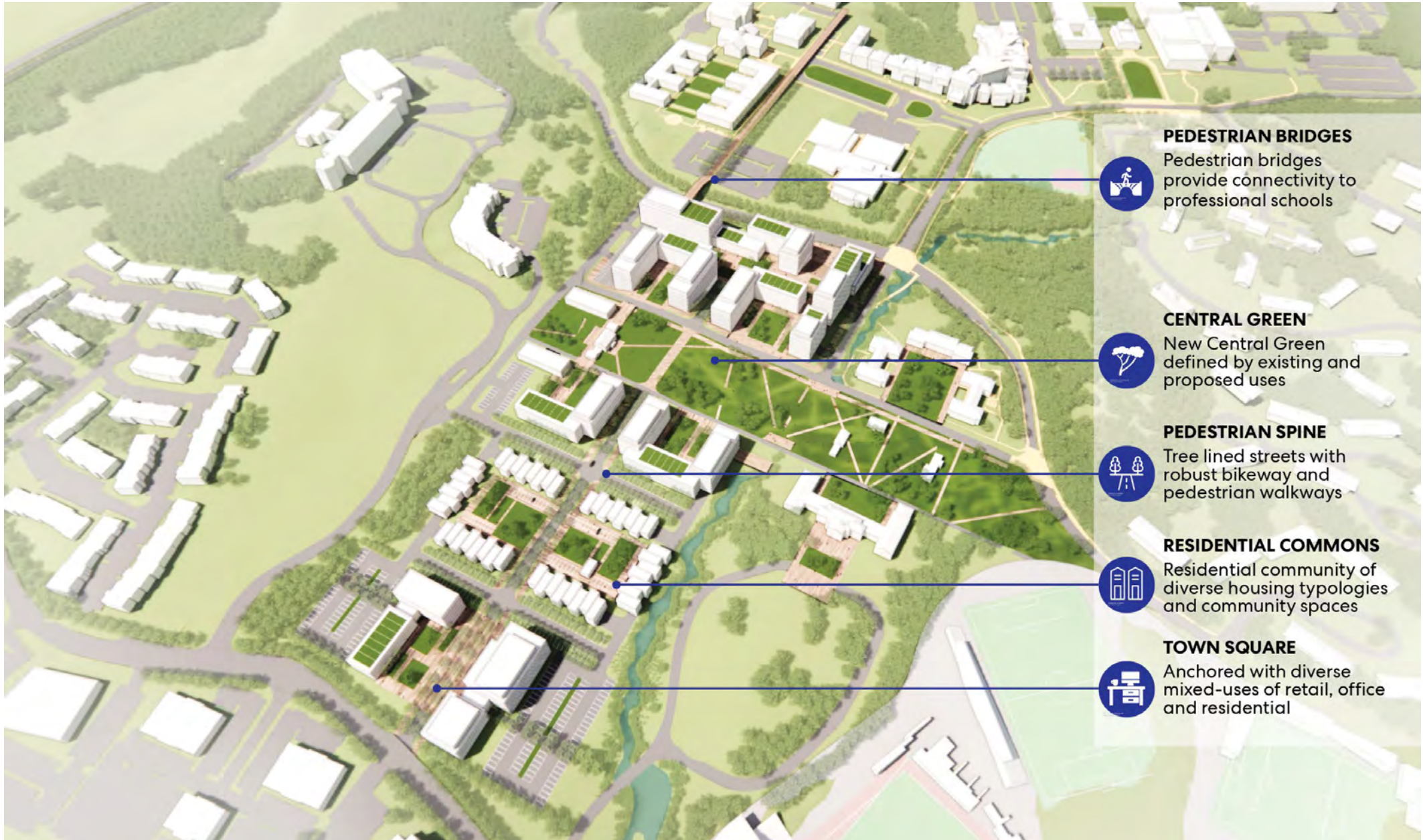
The landscape reinforces a system of pedestrian corridors that connect natural resources, engaging spaces, hubs, and open spaces from North Grounds to Central Grounds.

This Plan bolsters the University's ability to be less reliant on vehicles and promote multi-modal systems of mobility to improve connectivity between North, West and Central Grounds.





# PROPOSED REDEVELOPMENT PLAN



**PEDESTRIAN BRIDGES**  
Pedestrian bridges provide connectivity to professional schools

**CENTRAL GREEN**  
New Central Green defined by existing and proposed uses

**PEDESTRIAN SPINE**  
Tree lined streets with robust bikeway and pedestrian walkways

**RESIDENTIAL COMMONS**  
Residential community of diverse housing typologies and community spaces

**TOWN SQUARE**  
Anchored with diverse mixed-uses of retail, office and residential





## OVERALL USES

Increase Density By 150%

Student Units = 440

Market Residential = 276

Total Units = 718

Total Beds = 1,091

Amenities = 54,700 GSF

Academic space= 46,400 GSF

Commercial = 69,500 GSF

### Parking\*

856 Parking Spaces

1.20 Space/Unit

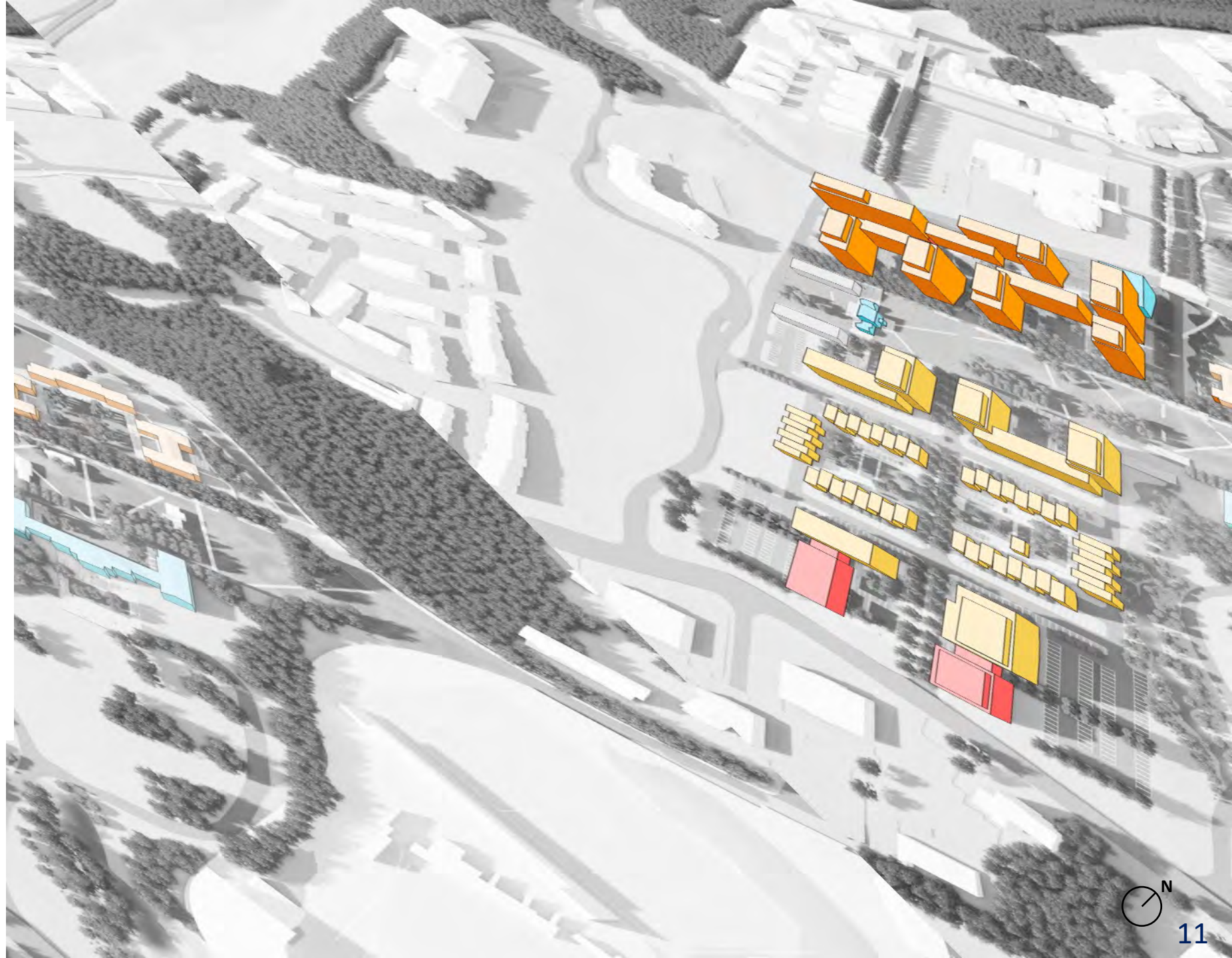
0.80 Space/Bed

420 Structured Parking

436 Surface Spaces

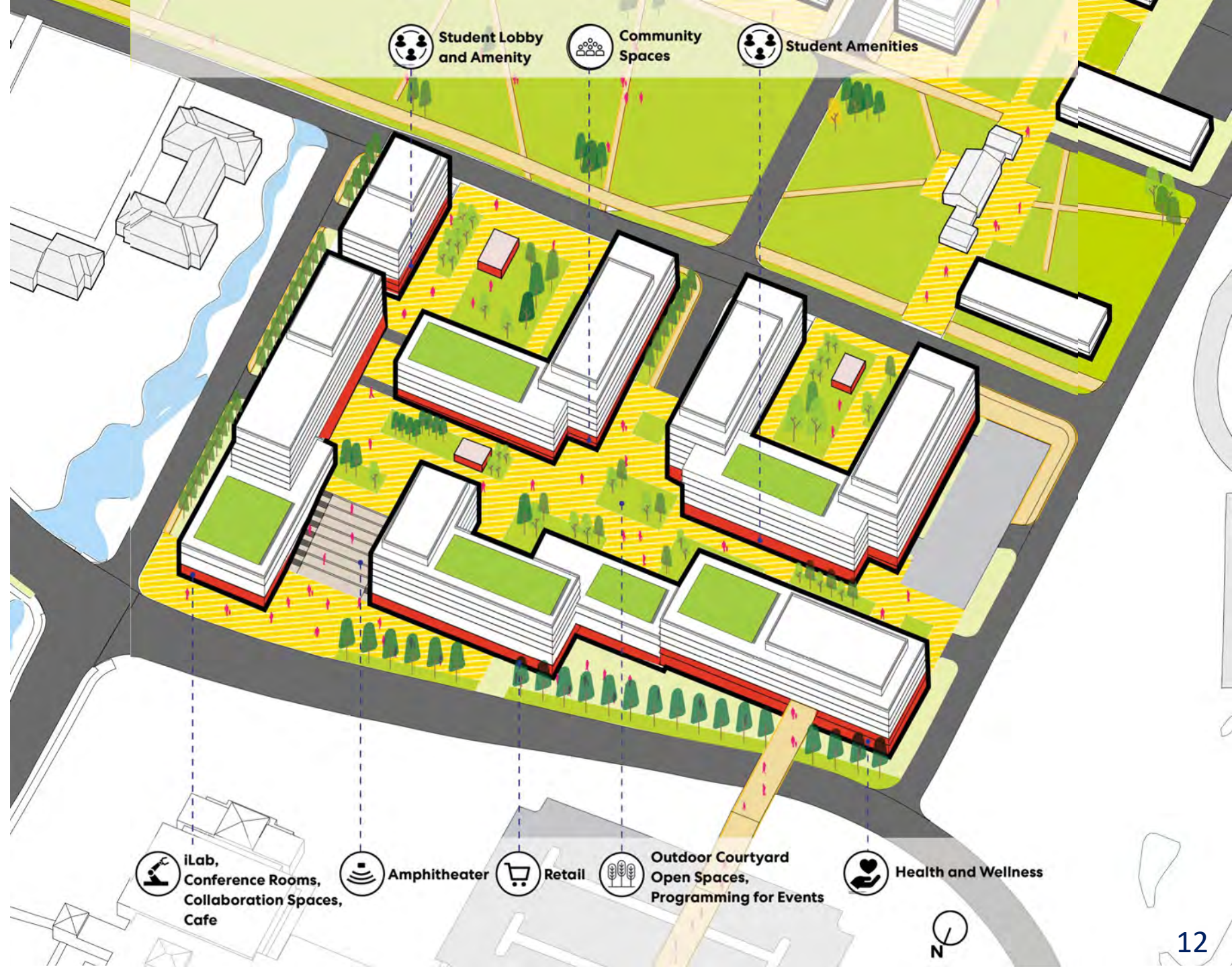
*\* Parking need to be revisited and updated as required when development program is further defined.*

- Commercial
- Student Residences
- Residential
- Academic





# NEW GRADUATE COMMUNITY



Student Lobby and Amenity



Community Spaces



Student Amenities

Proposed Student Residential  
440 Units (does not include Faulkner).

- 657 Beds
- 243 (1 Bedroom)
- 183 (2 Bedroom)
- 16 (3 Bedroom)

42,500 GSF Amenities  
21,000 GSF Club House



iLab, Conference Rooms, Collaboration Spaces, Cafe



Amphitheater



Retail



Outdoor Courtyard Open Spaces, Programming for Events

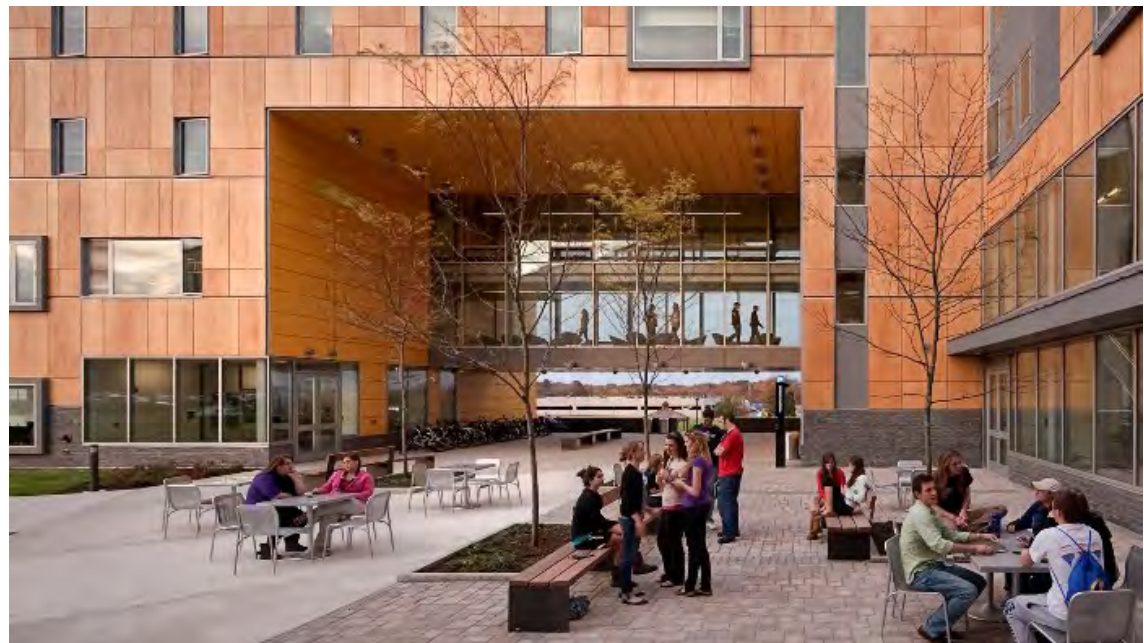


Health and Wellness





# NEW GRADUATE COMMUNITY





## POTENTIAL FOR ACADEMIC SPACES



### Program

46,400 GSF New Academic Space (does not include Miller Center and Montesano)

- Conference Rooms
- Lecture Halls
- Public Halls
- Recording Studios
- Collaboration
- Classrooms
- Media Production
- Meeting Rooms
- Conference Rooms
- Cafe



# POTENTIAL FOR ACADEMIC SPACES





# NEW RESIDENTIAL COMMUNITY

## Program

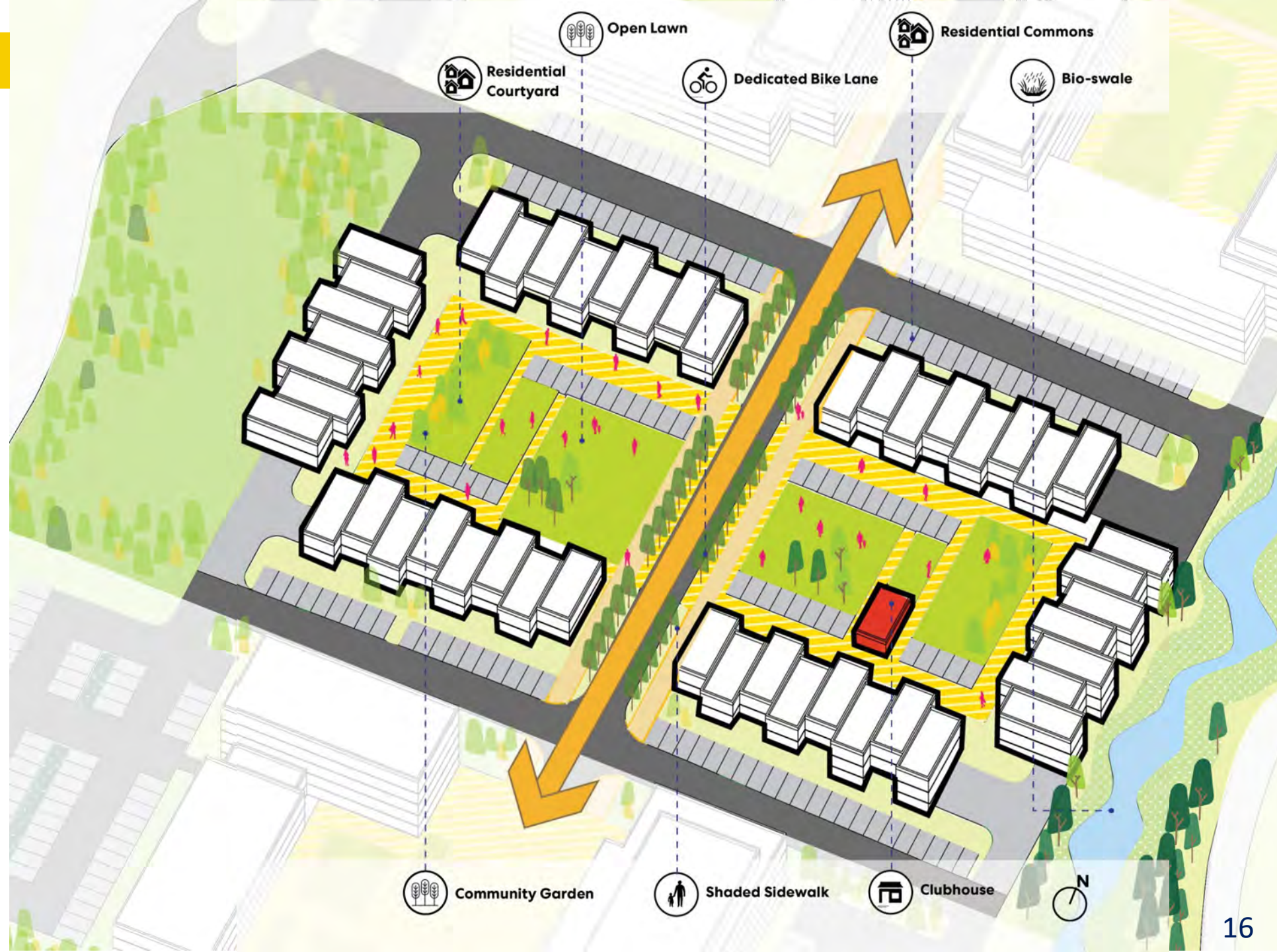
Proposed Residential

191 Units

309 Beds

- 79 (1 Bedroom)
- 59 (2 Bedroom)
- 5 (3 Bedroom)
- 48 (Townhomes)

14,900 GSF Of Amenities



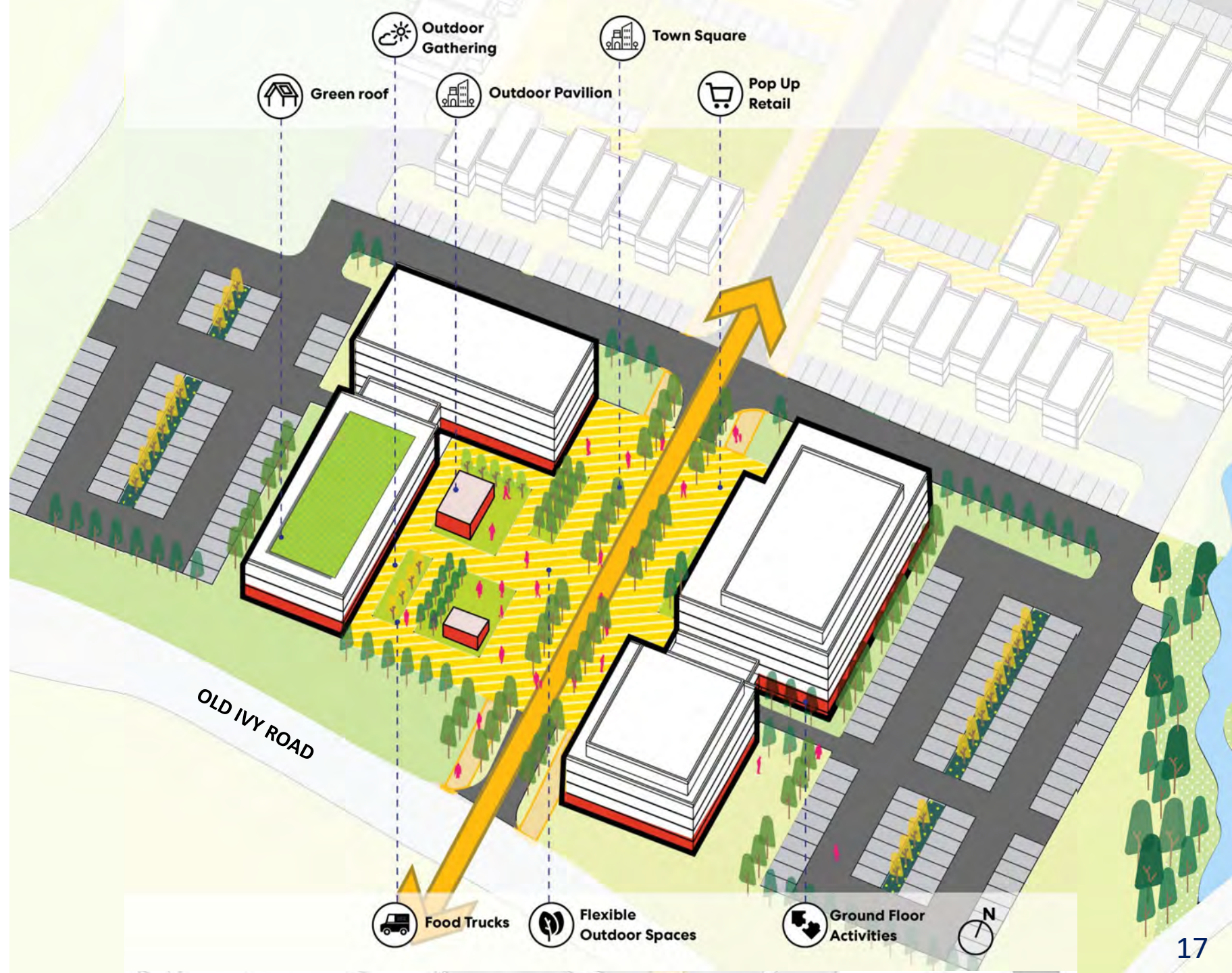


## SHARED MIXED-USE SQUARE

### Program

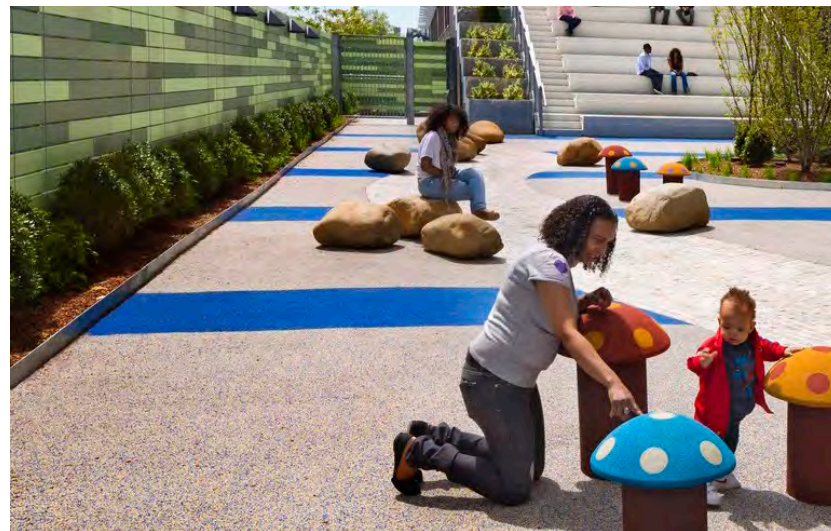
69,500 GSF Of Commercial

- Office
- Grocery Stores
- Day Care
- Retail
- Restaurant
- Café
- Fitness Club





# SHARED MIXED-USE AMENITIES





## PHASE 0 – EXISTING CONDITIONS

### Existing Ivy Gardens

- 440 Units
- 653 Beds



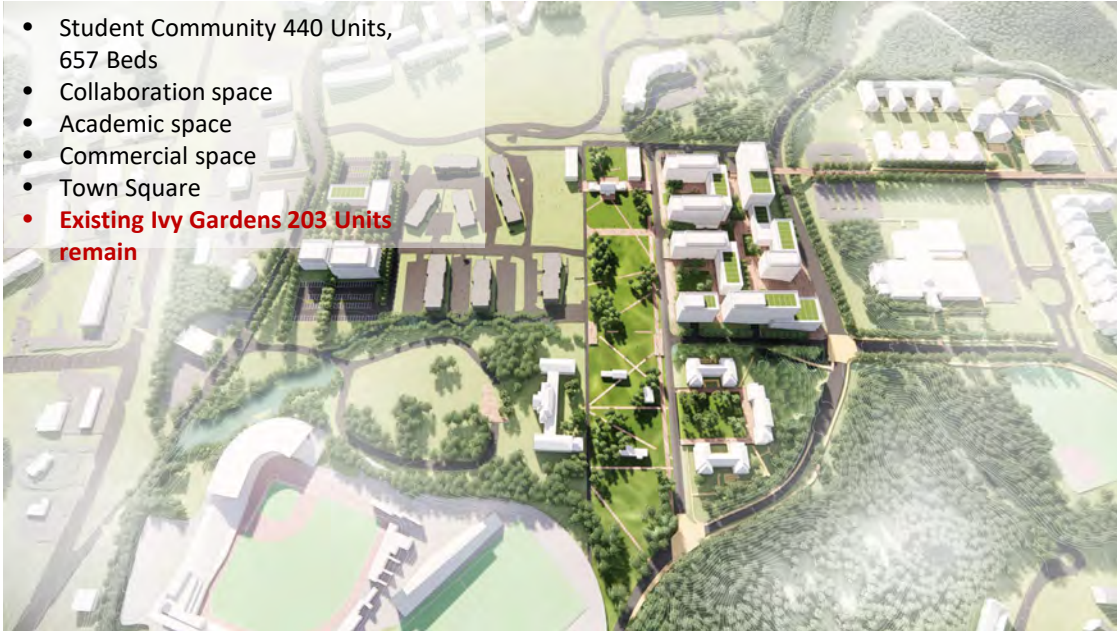
## PHASE 1 – STUDENT RESIDENTIAL AND CENTRAL GREEN

- Student Community 440 Units, 657 Beds
- Collaboration space
- Academic space
- Central Green
- Existing Ivy Gardens 347 Units remain



## PHASE 2 – MIXED USE COMMUNITY

- Student Community 440 Units, 657 Beds
- Collaboration space
- Academic space
- Commercial space
- Town Square
- Existing Ivy Gardens 203 Units remain



## PHASE 3 – FULL BUILD OUT

- Student Community 440 Units
- Collaboration space
- Academic space
- Residential Community (191 Units, 309 Beds)
- Town Square
- Central Green





# MASTER PLAN

## Master Plan

- Propose a dynamic, economically viable redevelopment that supports the University's mission and provides significant open green spaces
- Utilize the existing hydrology, while also establishing a rational grid of streets and development blocks, scaled appropriately, to create diverse neighborhood and communities
- Create a mixed-use redevelopment with housing, residential amenities, academic, retail and commercial

### Key Areas:

1. Student Community
2. Central Green
3. Residential Community
4. Mixed-use and Town Square



Proposed master plan for Ivy Gardens



# NORTH GROUNDS – LONG TERM PLAN



UNIVERSITY  
VISITOR CENTER  
UNIVERSITY POLICE

WELDON CENTER  
COOPERFOR PUBLIC  
SERVICE

MONTESANO

IVY GARDENS

FAULKNER  
COMPLEX

MILLER  
CENTER

DARDEN  
SCHOOL OF  
BUSINESS

NORTH  
GROUNDS  
RECREATION  
CENTER

SCHOOL OF  
LAW

JAG LEGAL  
CENTER AND  
SCHOOL

'THE PARK'

0.5mile

1mile

JOHN PAUL  
JONES ARENA

IVY CORRIDOR



# Hume Memorial Wall Inscription

---





# Hume Memorial Wall

---



## **Recommendation of the Naming and Memorials Committee**

- Refer to the memorial as the Whispering Wall
- Replace inscription-bearing blocks with blank blocks of contrasting color
- Include the story of the Hume Memorial as part of the digital contextualization of statues and memorials on Grounds



# 2021 Major Capital Plan

---





# Proposed 2021 Major Capital Plan

|   |                |                          |
|---|----------------|--------------------------|
| <b>Current Major Capital Plan</b> (including \$1.0B in deferred projects) |                | <b>\$ 3,186.9</b>        |
| <b>Less: Projects completed since June 2020</b>                           |                | <b>\$ (217.9)</b>        |
| <b>Proposed new projects:</b>   |                |                          |
| Democracy Institute   | TBD            |                          |
| Massie Road Utility Extension   | \$ 11.0        |                          |
| Tech Talent Investment Program Phase I                                    | <u>\$ 3.0</u>  |                          |
| <b>Plus: New projects added</b>   |                | <b>\$ 14.0</b>           |
| <b>Projects proposed to be removed:</b>                                   |                |                          |
| Alderman Road Residence Hall - Building 7                                 | \$ 70.0        |                          |
| Pinn Hall Nobel Laureate Gallery  | \$ 12.0        |                          |
| Eye Center  | <u>\$ 60.0</u> |                          |
| <b>Less: Previously-authorized projects to be removed</b>                 |                | <b>\$ (142.0)</b>        |
| <b>Less: Previously-authorized projects to be deferred</b>                |                | <b><u>\$ (866.2)</u></b> |
| <b>2021 Major Capital Plan</b>  |                | <b>\$ 1,974.8</b>        |



# Strategic Planning Studies

---

- Athletics/North Grounds Parking Garage
- Grounds Plan Update
- Tech Talent Investment Program (Phases II and III)
- Utility/Infrastructure Studies
  - Chemistry Addition Chiller Plant
  - Massie Road Utility Plant Expansion
  - Strategic Thermal Energy
- UVA Health Studies
  - Clinical Lab Building
  - Hospital Façade Replacement



# Committee Discussion

---





# Major Capital Projects Cost Review/Assessment

---





# Current Timeline

---

March-April 2021

**Phase I: Kickoff**

- *Assessment plan*
- *Focus areas and study methodology*

April-June 2021

**Phase II: Define**

- *Construction data review and trend analysis*
- *Interviews with various key stakeholders*

June-August 2021

**Phase III: Assess**

- *Peer benchmarking assessment*
- *Project cost review/analysis*

September 2021

**Phase IV: Develop and Report**

- *Final report (findings and recommendations)*
- *Presentation to Buildings and Grounds Committee*



# HKA's Early Observations

---

- No glaring gaps or departures from best practices in project governance are readily identifiable
- UVA's Higher Education Capital Outlay (HECO) Manual, standard forms, contract templates, and e-Builder implementation appear to provide a sound basis for consistent project management and administration
- Robust implementation of e-Builder, UVA's project management software, including harnessing complete project information (not just financials)
- Integrated processes and interactions between the Office of the Architect for the University and Facilities Management appear to:
  - Foster a holistic approach to capital project delivery from planning through construction
  - Set up capital projects for success



# Next Steps

---

- Interviews with external stakeholders
- Deep dive into cost data on approximately 21 projects
- Benchmarking costs with peer institutions
- Identification of opportunities for improvement



# Sustainability Update

---





## 2030 UVA SUSTAINABILITY PLAN GOALS



### Steward

- AASHE STARS Gold Certification
- EPA's Green Power Top 30 List
- Bee Campus Certification
- EO77 – eliminating single-use plastic



### Engage

- Food and Justice in Virginia virtual MLK Community Celebration event
- Equity and Environment Fund
- 50+ Earth Day Events in April

### Discover

- Environmental Resilience Institute Climate Ambition Summit
- Summer 2021 Student Internship Grants
- Grounds-Engaged Learning for Sustainability Grants
- Virginia Scientist-Community Interface (V-SCI) Internship Program





# Student Health and Wellness Center

---





# Student Health and Wellness Center Current Images



Aerial view



View from north end of Brandon Avenue  
(from site of future residence hall)



View from south end of Brandon Avenue  
(from Bond House)



