



THE RECTOR AND VISITORS OF THE
UNIVERSITY OF VIRGINIA

April 26, 2016

MEMORANDUM

TO: The Buildings and Grounds Committee:

Kevin J. Fay, Chair
Mark T. Bowles
Whittington W. Clement
Barbara J. Fried
Frank E. Genovese
Bobbie G. Kilberg
James V. Reyes
William H. Goodwin Jr., Ex-officio
Joe Garofalo, Faculty Member
Daniel T. Judge, Student Member

and

The Remaining Members of the Board:

Frank B. Atkinson	Victoria D. Harker
L.D. Britt, M.D.	John G. Macfarlane III
Frank M. Conner III	Tammy S. Murphy
Helen E. Dragas	Jeffrey C. Walker
John A. Griffin	

FROM: Susan G. Harris

SUBJECT: Minutes of the Meeting of the Buildings and Grounds
Committee on April 26, 2016

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 1:30 p.m. on Tuesday, April 26, 2016, in the Auditorium of the Albert and Shirley Small Special Collections Library of the Harrison Institute. Kevin J. Fay, Chair, presided.

Present were William H. Goodwin Jr., Whittington W. Clement, Barbara J. Fried, Bobbie G. Kilberg, James V. Reyes, Joe Garofalo, and Daniel T. Judge.

Frank M. Conner III was also present.

Present as well were Teresa A. Sullivan, Patrick D. Hogan, Thomas C. Katsouleas, Richard P. Shannon, M.D., Susan G. Harris, Patricia M. Lampkin, W. Thomas Leback, David W. Martel, Debra D. Rinker, Nancy A. Rivers, Roscoe C. Roberts, Pamela H. Sellers, and Colette Sheehy.

Alice J. Raucher, Ricardo Dumont, Gregory Janks, Christopher P. Holstege, M.D., and Allan C. Stam were the presenters.

Mr. Fay opened the meeting. After explaining the purpose of the meeting and reviewing the agenda, he gave the floor to Ms. Sheehy.

Action Item: Architect/Engineer Selection: Contemplative Sciences Center

Ms. Sheehy explained that this project was approved in April 2013 and that its Concept, Site, and Design Guidelines were approved in June 2014. Forty firms from around the country expressed an interest in the project; seven were interviewed.

The Rector asked if the University has considered the center's expansion needs for the next 25 years. Ms. Sheehy responded that expansion could occur to the west. The Rector suggested that the expansion site be documented. The Rector asked if the architectural guidelines specify a Jeffersonian exterior. Ms. Raucher said no, but that the firm is aware of the architectural preference for buildings on the Central Grounds. Questions were asked about replacement plans for the parking lot and basketball courts that will be displaced by the project. Mr. Edward Rivers explained that the courts will be replaced, but that a site has not been identified. Ms. Mary Hughes stated that planning for replacement parking has not begun; she noted that there is a potential site on the west side of Ruffner Hall.

On motion, the committee approved the following resolution:

ARCHITECT/ENGINEER SELECTION, CONTEMPLATIVE SCIENCES CENTER

RESOLVED, Aidlin Darling Design of San Francisco, California and VMDO Architects of Charlottesville, Virginia are approved for the performance of architectural services for the Contemplative Sciences Building.

Additions to the Capital Planning Master List

Ms. Sheehy and Ms. Raucher reviewed the projects and studies proposed for inclusion in the capital program, which will be presented in June for approval.

Administrative Building for UVIMCO and the UVA College Foundation: The proposed building site is on the south side of Old Ivy Road east of the Ivy Stacks and Fontana Food Center. UVIMCO's current space at the Fontaine Research Park is needed for medical

clinics and research labs. The College Foundation is in leased space on Old Ivy Road; they prefer to be located in a University building.

Tennis Stadium at Boar's Head: The University of Virginia Foundation is working with the Athletics Department on a conceptual design for an outdoor tennis facility comprised of 12 courts, seating for up to 3,500 spectators, and a 10,000 gross square foot clubhouse. The facility would be capable of hosting NCAA tournaments.

Ivy Mountain Redevelopment: This is a study of the 23 acre site at the intersection of Ivy Road and the Route 29 bypass. The Kluge Children's Rehabilitation Center was located on the site before moving to the Battle Building. The Health System wants to consider the site for the relocation of operations located at the Fontaine Research Park. The pressing need is for an expanded HealthSouth building.

Memorial for Enslaved Laborers Report

Ms. Raucher reported that the consultant selection process has begun and that the recommended artist will be presented for approval at the September committee meeting. The Chair noted that even though the project falls below the capital project threshold, it will be presented for design approval given its nature and importance.

Ivy Corridor Study

Ms. Raucher explained that the purpose of the study is to develop a plan of the future development of this 12.5 acre site, which is located on the north side of Ivy Road between Emmet Street, Copeley Road, and the railroad tracks. After reviewing the study's goals as outlined in the Board's resolution, she introduced the consultants, Messrs. Ricardo Dumont and Gregory Janks of DumontJanks.

The presentation covered the study's key principles, the analysis of the site's key physical features, and options for a conceptual framework plan. The committee was asked to think about the following: What framework plan best organizes the site in terms of the Grounds? How should the site improve the visual image on Ivy Road and Emmet Street? What are the identified program uses?

The site analysis focused on location, traffic, and hydrology. It was noted that the site's location creates an opportunity to strengthen connections between the Central and North Grounds. The traffic analysis indicates that approximately 60% of visitors to the Central Grounds come from the south and east and 40% come from the north and west. Given that the overall traffic growth has been flattening out, the study assumes a quarter percent increase in traffic volume per year for the next 10 years. Traffic at the Emmet Street/Ivy Road intersection is heavy. Its current level of service is C-/D-. The traffic backup on Emmet Street is greater in the afternoon. Eight curb cuts on Ivy Road contribute to the congestion. Pedestrian and bicycle traffic has been increasing on Ivy Road.

Two options for improving traffic flow at the intersection were reviewed. The first was a roundabout. An analysis indicated that a two-lane roundabout would be needed. It would require significant site work and would negatively impact Carr's Hill Field. While it would improve vehicular traffic, it would exacerbate pedestrian and bicycle conflicts with vehicles. The second option would tighten up the intersection, add a couple of lanes for left turns and bicycles, and use a cobble pavement at the intersection. These measures would improve the pedestrian and bicycle experience, and would increase the intersection's rating to C+/D+ even with the impact from the added site development. Reducing the number of curbs cuts on Ivy Road from eight to three would also improve the traffic congestion on Ivy Road.

The consultants presented a framework plan concept of a stream corridor that would support the study's key principles of restore, enhance, and connect. This would involve the creation of a 100 foot wide stream corridor running down the center of the site from Copeley Road to Emmet Street. It would serve as an organizing site feature, much as the Lawn does, create a visual link to Carr's Hill, and support increased water infiltration and reduce flooding. An expanded stream corridor system could be recreated if a similar 100 foot wide stream corridor was established on the east site of Emmet Street between Memorial Gymnasium and the stream at Carr's Hill Field. This corridor would link the stream at the Dell and Carr's Hill Field.

The presentation concluded with three green space options on Emmet Street. These options impact the amount of buildable area on the site. The first option, which creates the most green space, sets aside 2 acres along Emmet Street from the railroad bridge to Ivy Road. When combined with the 100 foot wide central corridor, 5.8 acres of on-site green space is created. The second option reserves approximately an acre of green space at the corner of the Emmet Street and Ivy Road. It would result in 4.5 acres of on-site green space. The third option creates no large green space parcels on Emmet Street; the amount of significant green on-site would be the 3.5 acres created by the central corridor.

The committee discussion focused on traffic, stormwater management, and development options. The Rector observed that traffic at the intersection is a problem and that it impedes bicycle and pedestrian circulation. He echoed the committee's interest in improving both traffic congestion and pedestrian and bicycle safety. The Chair asked if the City concurs with the consultants' assessment of the roundabout. The consultants replied that the City believes it would have a negative impact on bicycle and pedestrians. The Chair stated that the University and the City need to discuss ways of moving traffic away from the Grounds. The committee suggested overpasses and underpasses as options for pedestrians and bicycles, and possibly even vehicles. The Chair asked the consultants to look at an option similar to the Copeley Road Bridge over the railroad tracks.

The Rector suggested that a flexible site model with interchangeable development options would be helpful for the committee's deliberations regarding the amount of green space and buildable areas.

The Rector asked if routing on-site water in pipes located at the property line would create more development space. The consultants stated that they would have to study the feasibility of this option.

The Rector observed that this is a big problem, that the Board needs to take time to examine alternatives, and that multiple meetings are appropriate. The Chair summarized the discussion by saying that the intersection needs work and that the appropriate amount of green space needs to be determined.

Health System Space Study

Dr. Shannon explained that the Health System and School of Medicine have undertaken an interdisciplinary study to understand the state and function of their existing space, which consists of seven million gross square feet and 3.5 million useable square feet. The study includes both on-Grounds and off-Grounds space. It is scheduled to be completed this summer. The study is showing that one third of the useable space is past its useful life and that one-third is high quality space. The high quality space is almost exclusively located in the hospital. The majority of the poor quality space is in research labs and the West Complex.

Space Needs to Support Program Mission and Vision: Student Health

Dr. Christopher P. Holstege, Executive Director of the Elson Student Health Center, explained that the center supports all of the University's schools and that 50% of students stop by at least once a year. Services include general medicine, gynecology, health promotion, counseling and psychological services, and student disability access. There is also a lab and pharmacy. During the past three years, visits increased by nearly 14%.

The facility does not have sufficient space to meet current demand or projected need. Compared to universities such as Northwestern, Colorado, University of North Carolina at Chapel Hill, Georgia Tech, Cornell, and Vanderbilt, the center has the least amount of square feet on a per student basis. A space study indicated that the Center needs 70,000 square feet; it currently has 35,000.

During the discussion, the Rector asked if 70,000 square feet would meet projected needs for the next 10 years and if space limitations were impacting the University's image. Dr. Holstege replied that the proposal addresses future needs. Ms. Sullivan added that parents do worry if their children can get the care they need. The Rector asked if it was possible to renovate or expand the building. Ms. Raucher said that the building cannot be expanded and

that modifying it would require a major overhaul and the relocation of student health operations during construction. She noted that other options for the Center include sites on Brandon Avenue, or a location in the West Complex. The Rector concluded the discussion by saying that in addition to adding the project to the capital plan, the Academic and Student Life Committee and the Finance Committee needed to weigh in on the project proposal as soon as possible.

Space Needs to Support Program Mission and Vision: Batten School of Leadership and Public Policy

Mr. Allan C. Stam, Dean of the Batten School of Leadership and Public Policy, explained that the school's space needs are being generated by increasing enrollments and program offerings. Between 2011-2012 and 2015-2016, total enrollment increased from just over 1,000 students to nearly 4,000 students. The school's three part vision, which focuses on learning, research, and community, has unique space requirements. The emphasis on hands-on experiential learning requires student work spaces in addition to classrooms. The focus on interdisciplinary social psychology research requires group dynamics laboratories. The community emphasis has students and faculty engaged at the University, local, state, and national levels. Public spaces are required to support hosting and convening.

Space projections indicate that approximately 50,000 net assignable square feet is needed. Currently, the school has 14,650 square feet. Expansion options are minimal and do not adequately meet the school's needs.

Committee discussion noted the importance of convening space and sense of community. When asked about expansion preferences, Dean Stam expressed a preference for a single location instead of dispersed facilities. The Rector suggested that the school look ahead another 10 years in determining its space needs and that it find a new site.

On motion, the meeting was adjourned at 4:18 p.m.

SGH:wtl

These minutes have been posted to the University of Virginia's Board of Visitors website: <http://www.virginia.edu/bov/buildingsgroundsminutes.html>