

June 24, 1998

MEMORANDUM

TO: The Buildings and Grounds Committee:

Albert H. Small, Chair
J. Michael Allen
William G. Crutchfield, Jr.
William H. Goodwin, Jr.
Terence P. Ross
Benjamin P.A. Warthen
James C. Wheat, III
John P. Ackerly, III, Ex Officio

and

The Remaining Members of the Board:

Charles M. Caravati, Jr.	Elizabeth A. Twohy
Champ Clark	Henry L. Valentine, II
T. Keister Greer	Walter F. Walker
Elsie Goodwyn Holland	Joseph E. Wolfe
Timothy B. Robertson	

FROM: Alexander G. Gilliam, Jr.

SUBJECT: Minutes of the Meeting of the Buildings and
Grounds Committee on June 24, 1998

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia convened, in Open Session, at 10:15 a.m., Wednesday, June 24, 1998; Albert H. Small, Chair, presided. William G. Crutchfield, Jr., Terence P. Ross, Benjamin P.A. Warthen, James C. Wheat, III, and John P. Ackerly, III, Rector, were present. Also present were Leonard W. Sandridge, Jr., Alexander G. Gilliam, Jr., Ms. Colette Capone, Robert P. Dillman, Samuel A. Anderson, III, Richard Kovatch, Tom Leback, Daniel Montgomery, Ted Porter, Ms. Jane Wright, and Ms. Jeanne F. Bailes.

The Committee, after convening, was taken on a bus tour of the Grounds, a tour which highlighted Fayerweather Hall, the 9th/10th Street Connector, and other construction in the Health Sciences Precinct, the Gildersleeve Apartments and the addition to

the Student Health Center, Scott Stadium construction, and the site of the new residence hall off Alderman Road.

The Committee reconvened in the Lower East Oval Room at 11:25 a.m., and the Chair asked Ms. Capone, Vice President for Management and Budget, to present the Agenda.

Ms. Capone first presented the Consent Agenda - the approval of the selection of architects for two projects at Clinch Valley College, and the approval of four sets of architectural guidelines.

The Clinch Valley projects are, respectively, the Student Center and, indirectly, a new residence hall (the Committee's approval was sought for a term contract for an architect; the first project to be initiated under the contract will be the residence hall). In both cases, the firm VMDO Architects, PC, of Charlottesville was recommended.

The proposed Student Center was approved by the General Assembly at the last Session; construction is scheduled to begin in the spring of 2000, and the project is to be done by the summer of 2001. The Center will have meeting rooms, recreation spaces, a bookstore, food services, a post office and a copy center. The projected budget is \$8m, and is funded by gifts and student fees.

Ms. Capone asked Mr. Anderson, Architect for the University, to present the proposed architectural design guidelines for the Environmental Sciences Field Station at Oyster in Northampton County on the Eastern Shore. Mr. Anderson said the Field Station, which will be an adjunct to the Environmental Sciences Department's Long-Term Ecological Research Program, will be a complex consisting of housing units, research buildings, a conference center and support buildings. The project, which was authorized by the General Assembly, is budgeted at \$2m - to be funded by gifts and grants - and is scheduled to begin in the summer of 1999, and to be completed by the winter of 2000. He described the architectural guidelines.

Ms. Capone described the next project, the renovation of the Gildersleeve Apartments into a residence hall for students. The Apartments, presently used for faculty and staff housing, are adjacent to the Casa Bolivar at the corner of Monroe Lane and Jefferson Park Avenue. The budget for the project is set at \$1,900,000, and will be funded by housing revenues. Construction will take a bit over a year, beginning in June, 1999.

Mr. Anderson described the architectural guidelines proposed for the Student Center at Clinch Valley College, using maps of the College campus. He also described the proposed residence hall which will have 120 beds and a budget of \$4,500,000, to be funded by housing revenues; construction will begin in August, 1999, and will be completed by July of the next year.

Mr. Crutchfield proposed a modification of the guidelines for the two Clinch Valley College projects, a modification suggested by the Clinch Valley College Advisory Council. The Council had pointed out problems caused at existing buildings at the College where there are no eaves or overhangs, and requested that provision for these be made in the architectural guidelines for the new projects.

The recommendation of the Advisory Council was accepted by the Committee.

The Committee adopted the following resolutions and recommended them to the full Board for approval:

a. Architect Selection, Clinch
Valley College Student Center

The following resolution was adopted:

RESOLVED that VMDO Architects, PC, of Charlottesville, is approved for the performance of architectural and engineering services for the Clinch Valley College Student Center project.

b. Architect Selection, Term Contract,
Clinch Valley College

The following resolution was adopted:

RESOLVED that VMDO Architects, PC, of Charlottesville, is approved for the performance of architectural and engineering services for projects initiated under the term contract for Clinch Valley College.

c. Architectural Design Guidelines,
Environmental Sciences Field Station

The following resolution was adopted:

RESOLVED that the architectural design guidelines, dated

June 24, 1998, and prepared by the Architect for the University, for the Environmental Sciences Field Station project, are approved;

RESOLVED FURTHER that the project will be presented for further review at the schematic design level of development.

Environmental Sciences Field Station
Architectural Design Guidelines
June 24, 1998

Inherent in these Guidelines is the intent and scope of the Vision Statement for the Buildings and Grounds of the University of Virginia, adopted by the Board of Visitors on May 21, 1991. The Vision Statement shall be the primary reference for the overall design and planning of the project.

The proposed Long Term Environmental Research (LTER) Station is to be located on the Atlantic Ocean side of Virginia's Eastern Shore, on a waterfront site, at the margin between solid mainland and marshy barrier island, overlooking the small and partially abandoned harbor of Oyster. The program encompasses laboratory facilities, residential accommodations for about 40 students and faculty, and miscellaneous multifunction support structures. Surrounding land is owned by The Nature Conservancy and is the subject of an aggressive conservation management program for the "purpose of preserving and protecting the unique ecological integrity and biological diversity" of Virginia's barrier island lagoon system. The goal of these Guidelines is the creation of a highly functional coastal research station whose design is respectful of the cultural and ecological heritage of the Eastern Shore.

The general massing and scale of the structures, building materials and colors shall be compatible with the general character of development in the adjacent Oyster community and of the rural nature of the site. Residential structures should be house-like (reflecting the existing village residential pattern), shall be no more than two and a half stories, and should be located inland of the waterfront, facing existing residential areas. Laboratory and Commons structures should be at the harbor's edge, should be no more than one and a half stories, and should be consistent in design and appearance with Oyster's traditional waterfront industrial buildings. Maintenance and storage buildings should conform to a "farm-outbuilding" or barn style of construction.

The ecological richness of the site (which is bordered by salt water and saltwater grasses, by a fresh water stream system, and by a working farm) must be maintained. Long-term parking should be kept off-site from the research village; on-site service parking should be held to a minimum. New landscaping should be essentially transparent: the intent should be to preserve significant existing vegetation (such as the central stand of pine trees) to the greatest extent possible. Native plant material shall be employed by preference.

In this delicate environment, a light design hand is required: the interaction between building and landscape should be as effortless and natural as if both had co-existed there for generations.

d. Architectural Design Guidelines,
Gildersleeve Apartments Renovation

The following resolution was adopted:

RESOLVED that the architectural design guidelines, dated June 24, 1998, and prepared by the Architect for the University, for the Gildersleeve Apartments Renovation project, are approved;

RESOLVED FURTHER that the project will be presented for further review at the schematic design level of development.

Gildersleeve Apartments Renovation
Architectural Design Guidelines
June 24, 1998

Inherent in these Guidelines is the intent and scope of the Vision Statement for the Buildings and Grounds of the University of Virginia, adopted by the Board of Visitors on May 21, 1991. The Vision Statement shall be the primary reference for the overall design and planning of the project.

Gildersleeve is an existing four-story brick apartment building at the corner of Monroe Lane and Jefferson Park Avenue, at the tangent point between the Health Sciences Center and the Central Grounds. It is in the near vicinity of the French, German, and Spanish language houses, and thus well located as a special interest student residence. With a new rooftop addition, the building will accommodate about 45 students; interior renovations will raise the quality of the spaces to meet current standards and will provide for flexible programmatic needs. Site improvements may include a language-house community gathering space.

The form, character and materials of the roof addition, the new entrance, and any site improvements should draw from the essential nature of the original building, and should maintain the architectural order of the neighborhood. Landscape design and, to the extent possible, the design of the renovated building shall lend themselves to the enhancement of a vibrant sense of community among the students of this developing "Language House" district.

e. Architectural Design Guidelines,
Clinch Valley College Student Center

The following resolution was adopted:

RESOLVED that the architectural design guidelines, dated June 24, 1998, and prepared by the Architect for the University, for the Clinch Valley College Student Center project are approved;

RESOLVED FURTHER that the project will be presented for further review at the schematic design level of development.

Clinch Valley College Student Center
Architectural Design Guidelines
June 24, 1998

Inherent in these Guidelines is the intent and scope of the Vision Statement for the Buildings and Grounds of the University of Virginia, adopted by the Board of Visitors on May 21, 1991. The Vision Statement shall be the primary reference for the overall design and planning of the project.

The new Student Center shall be located generally in accordance with the Clinch Valley College Master Plan approved by the Board on November 7, 1997, along the eastern side of the pedestrian spine (the primary circulation path which connects all of the existing buildings on the hilltop Academic Quadrangle), between the Wyllie Library and Smiddy Hall. Its southerly facade, in conjunction with Smiddy Hall, will shape one side of the proposed new Entry Plaza.

The Student Center, with the Entry Plaza, will define the very heart of the Clinch Valley College campus: it will be a campus landmark, both a visual focal point and a social "living room". The building will serve as a gathering space for the residential and the commuter populations, linking the upper and lower campuses, and providing much needed opportunities to encourage interaction between these two groups.

As with other new buildings on the campus, the architectural character of the Student Center should be simple, direct, honest, and refined. The building shall be "collegiate" in character; its materials shall be in keeping with the general "brick-and-limestone" feel of the campus. The preferred roof material is metal with standing seams, in a gable or hipped configuration, with overhanging eaves, consistent with the roof slopes found on older buildings on the campus.

The ridge that forms the backbone of the Upper Academic campus is the most powerful landscape feature of the College. Particular care shall be taken to ensure that the new landscape in the immediate environs of this building will draw from the power of its setting, and enhance the overall quality of the campus.

f. Architectural Design Guidelines,
Clinch Valley College Residence Hall

The following resolution was adopted:

RESOLVED that the architectural design guidelines, dated June 24, 1998, and prepared by the Architect for the University, for the Clinch Valley College Residence Hall project are approved;

RESOLVED FURTHER that the project will be presented for further review at the schematic design level of development.

Clinch Valley College Residence Hall
Architectural Design Guidelines
June 24, 1998

Inherent in these Guidelines is the intent and scope of the Vision Statement for the Buildings and Grounds of the University of Virginia, adopted by the Board of Visitors on May 21, 1991. The Vision Statement shall be the primary reference for the overall design and planning of the project.

The new Residence Hall will be located in the lower campus, within the area of the existing residence halls north of the theater and dining hall buildings. Within this zone the specific site will be determined as an initial stage of this project. The new structure should be sited so as to complement the existing buildings and contribute positively to a physical sense of community within what will become a new Residential Commons -- an area where the ensemble of buildings defining it will be more important than any individual building within it.

The scale and architectural character of the new building should be consistent with that of the existing structures, i.e. straightforward brick structures of modest height with pitched roofs and overhanging eaves. Success within these pared-down guidelines will require careful attention to proportion, detail, window treatment, and plan organization.

The power of the southwestern Virginia topography has been noted before as a constituent element in the Clinch Valley College landscape. The landscape design within the Residential Commons will of necessity consider vehicular circulation, including parking, as well as the ever-present issue of affording easy pedestrian access to the upper academic quadrangle.

g. Preliminary Design, Student
Residence Hall

Ms. Capone and Mr. Anderson gave a brief introduction of the Action Item on the Agenda, the preliminary design of a new student residence hall to be built on Alderman Road. They introduced Mr. Ted Porter and Ms. Jane Wright, of the Norfolk firm Hanbury Evans Newill Vlattas, architects for the project. Using slides and elevations, Ms. Wright described the plans in some detail.

The new dormitory will be similar to Cauthen House, but without the ground floor classroom space. The architectural design guidelines and schematic design were approved by the Committee last January 23rd (see Minutes of the meeting of the Buildings and Grounds Committee, January 23, 1998).

After some discussion of details of the plans for the building, the Committee adopted a resolution approving its preliminary design, and recommended it to the full Board for approval.

The following resolution was adopted:

RESOLVED that the preliminary design, dated June 24, 1998, and prepared by Hanbury Evans Newill Vlattas of Norfolk, Virginia, for the Student Residence Hall project, is approved for further development and construction.

Mr. Wheat remarked that at a meeting of the Committee early in the spring, members asked to be kept apprised of the progress of the skybox project for the expanded Scott Stadium. Mr. Sandridge said there is the possibility of building 44 skyboxes, but the plan is that initially, 20 will be built. The units will be prefabricated and can be added to the Stadium at any time.

December 1st is a deadline by which arrangements must be made with the contractors to build the units.

Mr. Sandridge reported that the Development Office has informed him that interest has been expressed in 10 boxes. A campaign will be launched in the early fall to sell the skyboxes.

Mr. Ross wondered if there were tax advantages to donors in buying skyboxes. Mr. Sandridge replied that this point has not yet been resolved.

Mr. Wheat and Mr. Ross expressed concerns about the proposed Groundswalk, and suggested that there be a special meeting of the Committee in the early fall to discuss this. There was then a general discussion of the Groundswalk, and a proposal that members set down their thoughts in individual memoranda to be circulated among Committee members. Ms. Capone suggested that members be canvassed for possible meeting dates in September, including the possibility of meeting the morning before a home football game. She also suggested that the kind of discussion the Committee should have on the Groundswalk would best be done outside the context of a regular meeting of the Board of Visitors.

- - - - -

The meeting was adjourned, on motion, at 12:45 p.m.

AGG:jb

- Copies to: Mr. John T. Casteen, III
- Mr. Paul J. Forch
- Dr. Robert W. Cantrell
- Mr. Peter W. Low
- Mr. Leonard W. Sandridge, Jr.
- Mr. Robert D. Sweeney
- Mr. Ernest H. Ern
- Mr. William W. Harmon
- Ms. Colette Capone
- Ms. Polley Ann McClure
- Mr. Gene D. Block
- Dr. Don E. Detmer
- Mr. L. Jay Lemons
- Mr. Terry Holland
- Ms. Louise Dudley