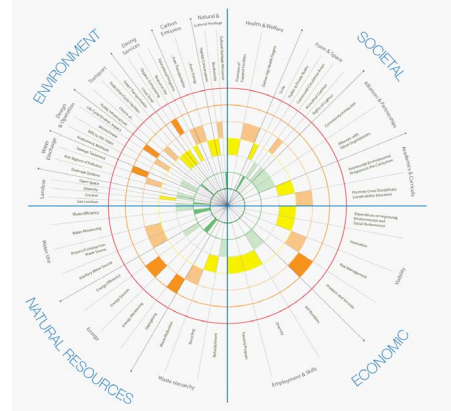


# Master Planning Council (MPC)

## MEETING NOTES - February 18, 2009

Office of the Architect for the University

## Summary: Grounds Improvement Fund, UVA Foundation, Sustainability



### MPC Members

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Rebecca White  
Director of Parking & Transportation

Ida Lee Wootten  
Director of Community Relations

### Student Members

David M. Hondula  
Graduate Representative

Steven P. Reilly  
Undergraduate Representative

### Meeting Agenda

- Overview and update on Grounds Improvement Fund (GIF) presented by Mary Hughes, FASLA, UVA
- Overview of University of Virginia Foundation Operations and Research Park Planning Update presented by Tim Rose and Fred Missel, UVAF
- President's Committee on Sustainability presented by Andrew Greene, UVA

### Presentation Summaries

#### Grounds Improvement Fund

The Office of the Architect provided an overview of the Grounds Improvement Fund (GIF). As background, GIF is financed by a 1.5% assessment to capital projects in the Academic Division, Medical Center and College at Wise not to exceed \$500,000. In its first year GIF apportioned \$1,000,000 for projects including improvements to pedestrian and bicycle facilities, lighting, site furnishing, plantings and public art. Projects are recommended annually by Executive Review Committee for approval by President Casteen. Projects are evaluated according to the following criteria:

- Eliminates/prevents an existing health, environmental or safety hazard
- Satisfies an academic or auxiliary program need
- Reduces total capital and operating expenses
- Supports campus planning objectives
- Provides renewal of a deteriorating infrastructure asset
- Enhances the aesthetic quality of the public domain, including the addition of public art

The first year of GIF is complete. Completed projects include removal of an ad-hoc parking area at Sigma Nu fraternity on University Avenue, relocation of Rugby Road bus stop from Beta Bridge to the front of the Rugby Road Faculty Apartments building, replacement of North Rotunda sidewalks, construction of the north passage in Darden Court at Thornton Hall, construction of a sidewalk at Massie Road, design and construction of a prototype trash/recycling enclosure in Mews Alley and exhibition of a Calder Sculpture in the greenspace in front of Peabody Hall.

Submission of 2009 GIF projects are due by March 1st.

## **University of Virginia Foundation Operations and Research Park Planning**

*excerpted from the 2008 Grounds Plan:* Based on the experience of a number of colleges and universities which have affiliated foundations performing real estate activities, the University of Virginia Foundation (UVAF) was incorporated in 1986. The primary function and responsibility of the Foundation is acquiring, developing, and managing real property, or interests in real property and related assets, for the benefit of the University. To this end, prospective land acquisitions are undertaken by the Foundation to accommodate future academic, institutional and housing requirements and to promote the growth of the University's research and related activities. The Foundation also undertakes the acquisition and development of property adjacent to the University Grounds to insure that development is in harmony and compatible with the University's academic setting and its stature as an historic and cultural landmark. Unlike the University, as a private entity the UVA Foundation (UVAF) is required to pay taxes on its holdings and is subject to local land use and permitting processes, which satisfied the concerns of the City and County.

In addition to holding property and developing several research parks, and projects for UVA in the area, the Foundation now owns and operates several hotels. Two of these, the Cavaier Inn on the corner of Emmet and Ivy Roads and the Econo Lodge across Emmet from the John Paul Jones Arena were strategic acquisitions and are not envisioned to operated as hotels far into the future. The third property is the Boar's Head Inn which is a full service luxury hotel with resturant, event space, sports club and spa.

Tim Rose, CEO of the UVA Foundation, provided an overview of Foundation operations. According to Mr. Rose, 2008 was a challenging year financially, especially for the hotel/service component of the Foundation. Despite this, a number of Foundation development projects were completed in 2008.

Fred Missel, Director of Design & Development at the UVA Foundation, gave an overview of the two major research parks that are being developed by the Foundation. The two parks, Fontaine Research Park and the UVA Research Park at Northfork are in different stages of development, but the Foundation continues to pursue new development opportunities at each. Fontaine is the older of the two parks and sits on a 54 acre site adjacent to the University. Fontaine Research Park has reached the maximum amount of development allowed under its current zoning entitlement. Additional development at Fontaine will require rezoning. If approved by the County of Albemarle, the expanded Fontaine Research Park master plan would accomodate an additional 725,000 square feet of development for a total of 1,290,000 square feet. The main concern for the County is the impact the new development would have on local traffic. Until the Foundation can adequately address the County's traffic concerns, the rezoning will not go forward.

The second research park being developed by the Foundation is the University of Virginia Research Park. Located approximately 10 miles north of the University, the Research Park is a 562-acre, 3-million-square-foot, fully masterplanned, mixed-use development zoned for office, light industry, hotel/conference center, laboratory/medical/pharmaceutical, and retail/support commercial uses. There are currently 500,000 square feet of space built at the research park. Current planning efforts underway at the park include rezoning a 30 acre parcel to allow for 700,000 square feet of office space. Traffic impact analysis for this rezoning effort is complete.

### **The President's Committee on Sustainability**

The President's Committee on Sustainability was created in Fall 2008 to advise President John T. Casteen III and Executive Vice President and Chief Operating Office Leonard Sandridge on all matters related to the overall quality, diligence, and progress of the University's commitment to sustainability. To accomplish this charge, the committee is engaged in the following:

- Recommending policies, procedures, and priorities that will promote the highest-standards of sustainable practice across the University including but not limited to business operations, energy production and utilization, and design and management of facilities.
- Providing guidance in the development of communication plans with the goal of increasing sustainable behavior among faculty, staff, and students.
- Recommending and encouraging the development of new opportunities to educate the University community on sustainable thinking and practice.

- Reviewing and comment on the University's progress toward measurable sustainability objectives.
- Review and comment on the University's responses to major national surveys and/or voluntary compliance with regard to an institutional plan toward the reduction in CO2 emissions and related environmental impacts.

The committee consists of 18 members. These 18 members also sit on sub-committees that focus on 1) School and Department Initiatives, 2) Policies and Procedures, 3) Community Outreach and Communications, and 4) Environmental Impact. Each of these sub-committees plays an important role in achieving the overall goals of the Committee on Sustainability. The Environmental Impact sub-committee works to set the University's direction in reducing its overall impact on the environment. This is accomplished by establishing impact reduction targets and developing a schedule to track progress toward goals across Grounds, preparing an Environmental Impact Reduction Plan, and tracking the University's carbon, water, waste and nitrogen footprints. The Community Outreach and Communications sub-committee is tasked with conveying the public face of sustainability efforts on Grounds. This includes crafting a distinct sustainability message for UVa, developing effective strategies to drive behavior change, and reviewing responses to major national "green" surveys. The School and Department Initiatives sub-committee seeks to promote and coordinate academic efforts across Grounds by looking for opportunities for collaboration among schools and departments, identifying aspects of University operations that offer academic and research project candidates and studying Environmental Literacy Requirements. Finally, the Policies and Procedures sub-committee focuses on ensuring that policies and procedures in place at the University are not counter to sustainability goals. In addition, it develops metrics to measure the University's performance on sustainable initiatives and it maintains UVa's SPeAR tool.

The President's Committee on Sustainability can be found on the web at <http://www.virginia.edu/sustainability/>