

**University of Virginia
Master Planning Council
Meeting Minutes
May 6, 2003**

Attendees:

Samuel A. Anderson, III (Chair)
Adam Daniel (for *Edward L. Ayers*)
Dave Gipson (for *William E. Carter, Jr.*)
Cheryl L. Gomez
Sack Johannesmeyer (for *Robert Dillman*)
Mary V. Hughes (Executive Secretary)
Richard A. Kovatch
Patricia M. Lampkin
W. Thomas Leback
John Oliver
E. Clorisa Phillips
Jeanne Hammer (for *Karin Wittenborg*)

Guests:

David Breneman
Rebecca Kneedler
Robert Pate
Jo Lawson

Chair Samuel A. "Pete" Anderson called the meeting to order at 3:00 p.m. The meeting minutes from April 2, 2003 were approved with corrections noted.

Swing Space Buildings

Jo Lawson presented background information on the need for swing space to accommodate classrooms that will be offline in future years due to numerous building renovation projects. She explained that classrooms are more difficult to accommodate in trailers than offices. This fact, along with the projected need for such classroom swing space over foreseeable future, lay behind the decision to recommend building two semi-permanent buildings with a projected 10-15 year lifespan, producing 12,000 assignable square feet of classrooms. The first occupant will be the Studio Art Department. The site proposed for the buildings is the temporary parking lot accessed by Bonneycastle drive to the west of Ruffner Hall and 30 feet north of the Physics Building. The plan retains 80 parking spaces on the site.

Curry School Dean David Breneman objected to the proposed location due to uncertainty over the exact configuration of an upcoming addition to Ruffner Hall, for which he has a major donor prospect. Although the preferred location is to the east of the existing building on top of the parking lot along McCormick Rd, another possible option is to extend the building directly to the west, which may be less costly. He felt that the proposed swing space unduly limits his expansion alternatives and requested consideration of an alternate site for swing space.

Pete Anderson expressed his opinion that the eastern addition alternative was far preferable for a number of reasons but agreed that a cost comparison was needed in order to resolve the issue. Sack Johannesmeyer then offered to provide the necessary guidance and advice to the Curry School on their building addition project.

Because the proposed swing space buildings would not preclude either of the Curry School options, the Council voted unanimously in favor of the recommended location for two new swing space buildings to be located off Bonneycastle Road between Ruffner Hall and Physics.

Brandon Avenue Precinct Study

David Oakland and Joe Atkins of VMDO Architects presented the results of a study that analyzed two alternative locations for a 375-car parking garage needed to meet the combined needs of the Commerce School and College of Arts and Sciences. The garage structure, in both cases, would sit at the interior of the block, faced by academic buildings or student housing or a combination of both. The two sites were: 1) south of Elson Student Health Center and 2) area between Bice House and Valley Road where the Max Kade house now stands. The Council voted its preference for the site north of Bice House between Brandon and Valley Roads.

Performing Arts Center

Pete Anderson informed the Council about the new location for the Performing Arts Center. Formerly slated for construction below Alderman Library in Nameless Field, the new site is east of the McCue Center opposite the new Arena. In this location, the facility will benefit from access provided by the North Grounds Connector and the parking available at the arena garage. In addition to a concert hall, the facility will house the new Cavalier marching band and provide office and teaching space for music performance faculty.

Historic Preservation Issues

Mary Hughes provided information to Council members regarding historic structures that will require demolition, relocation and/or new uses in the near future: Varsity Hall, Alden House, and Faculty Apartments. Historians have recently determined that Varsity Hall, built as the University's first infirmary in 1857-58, has enough historical significance that it should be relocated rather than demolished to make room for the Commerce School addition to Rouss Hall. Sites under consideration include an area east of Rouss Hall and at the north end of Hospital Drive behind the Senff gates. Dave Gipson expressed concern about the Rouss Hall site, concerned that Varsity Hall would detract from the appearance of the Health System entrance off JPA.

Alden House, built to house the Observatory's first director in 1886, was abandoned by Housing in fall 2002 after a facility audit showed the need for \$500-600,000 worth of repairs, which exceeds the value of its use. Rugby Faculty Apartments will be vacated by faculty /staff in August 2003, although student groups will continue to occupy the ground floor through the coming academic year. Rich Kovatch noted that numerous deficiencies have been identified, including the need for new heating and cooling, electrical and mechanical systems and roof. Total renovation costs could exceed \$5 million. Dave Gipson noted the need for a "preservation fund" which would allow the University to "partner" with academic departments in covering the cost or renovating historic structures, providing an incentive for people to occupy these buildings.

Future meetings

A brief discussion ensued regarding the best times for future meetings. It was generally agreed that late afternoons on Thursdays suited most members' schedules the best.

The meeting adjourned at 5:00 p.m.

MVH/ggn

Copies: 03-04 Council Members

John T. Casteen
Pamela A. Higgins
Leonard W. Sandridge, Jr.
Colette Sheehy
Gene Block
Connie Warnock