Action Items

1. Revised Capital Program
2. Architect/Engineer Selections
   • Baseball Stadium Expansion
   • Old Ivy Road Office Building
3. Concept, Site and Design Guidelines
   • Old Ivy Road Office Building
   • Ivy Stacks Expansion

Committee Discussion

1. Ivy Corridor Strategic Planning Study
2. Brandon Avenue Planning Study Update
Action Items
Revised 2016-22 Capital Program

• 2016-22 Capital Plan approved in June 2015
• Revised plan includes new projects, removes projects that are no longer a priority, and aligns high-priority projects across timeframes based on level of work and amount of resources to be devoted:
  – *Near-term* – currently in progress and/or expect to expend resources within next 24 months
  – *Mid-term* – to be initiated during 2018-20
  – *Long-term* – to begin after June 30, 2020
• Aligns with State requirement for submission of Six-Year Capital Plan in odd-numbered years
Revised 2016-22 Capital Program

Projects evaluated based on the following criteria:

• Responds to a legal, compliance, or regulatory mandate; addresses a life-safety risk
• Addresses more than one function/unit
• Aligns with the strategic goals of the University
• Provides value to the customer
• Improves current conditions
• Complies with current land use master plans
• Presents a viable funding plan
## Revised Capital Program – Academic Division

<table>
<thead>
<tr>
<th>Near-Term (2016-18)</th>
<th>Budget</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alderman Library Renewal Phase I (Planning)</td>
<td>$7.5M</td>
<td>State GF</td>
</tr>
<tr>
<td>Physics Building Renewal (Planning)</td>
<td>$2.0M</td>
<td>State GF</td>
</tr>
<tr>
<td>Frank Batten School of Leadership and Public Policy</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Elson Student Health Center</td>
<td>TBD</td>
<td>TBD</td>
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<tr>
<td>Office Building -- 2430 Old Ivy Road</td>
<td>$16M-$18M</td>
<td>Other</td>
</tr>
<tr>
<td>Memorial for Enslaved Laborers</td>
<td>TBD</td>
<td>Private</td>
</tr>
<tr>
<td>Center for Politics</td>
<td>$14.0M</td>
<td>Private</td>
</tr>
<tr>
<td>Tennis Stadium at Boar's Head (UVAF)</td>
<td>$11.75M-$12.75M</td>
<td>Private</td>
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<tr>
<td>Golf Facility at Birdwood Golf Course (UVAF)</td>
<td>$4.9M-$5.4M</td>
<td>Private</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$56.2M-$59.7M</strong></td>
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</table>
## Revised Capital Program – Academic Division

<table>
<thead>
<tr>
<th>Mid-Term (2018-20)</th>
<th>Budget</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alderman Library Renewal Phase I (Construction)</td>
<td>$145.0M</td>
<td>State GF</td>
</tr>
<tr>
<td>Physics Building Renewal (Construction)</td>
<td>$33.0M</td>
<td>State GF</td>
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<tr>
<td>MR-4 Renovation</td>
<td>$21.5M</td>
<td>State GF</td>
</tr>
<tr>
<td></td>
<td>$21.5M</td>
<td>Private</td>
</tr>
<tr>
<td>Bayly Building Addition/Renovation</td>
<td>$14.0M</td>
<td>State GF</td>
</tr>
<tr>
<td></td>
<td>$14.0M</td>
<td>Private</td>
</tr>
<tr>
<td>Anheuser-Busch Coastal Research Center - Phase II</td>
<td>$6.3M</td>
<td>Private</td>
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<tr>
<td>Fiske Kimball Fine Arts Library Renewal</td>
<td>$18.5M</td>
<td>State GF</td>
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<tr>
<td></td>
<td>$0.2M</td>
<td>Private</td>
</tr>
<tr>
<td>New Music Building</td>
<td>$52.1M</td>
<td>Private</td>
</tr>
<tr>
<td>North Grounds to Old Ivy Ductbank</td>
<td>$5.2M</td>
<td>Other</td>
</tr>
<tr>
<td></td>
<td>$0.4M</td>
<td>Auxiliary</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$331.7M</strong></td>
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</table>
## Revised Capital Program – Academic Division

<table>
<thead>
<tr>
<th>Long-Term (2020 and beyond)</th>
<th>Budget</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Old Cabell Hall Renewal</td>
<td>$41.3M</td>
<td>State GF</td>
</tr>
<tr>
<td></td>
<td>$ 0.5M</td>
<td>Private</td>
</tr>
<tr>
<td>Drama Building: Phase II South Addition</td>
<td>$17.9M</td>
<td>Private</td>
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<tr>
<td>Science and Engineering Plant: Replace Chemistry Chillers</td>
<td>$20.0M</td>
<td>Other</td>
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<tr>
<td></td>
<td>$ 3.1M</td>
<td>Auxiliary</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$82.8M</strong></td>
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## Revised Capital Program – Medical Center

<table>
<thead>
<tr>
<th>Near-Term (2016-18)</th>
<th>Budget</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>545 Ray C. Hunt Renovation (clinic space)</td>
<td>$10.1M</td>
<td></td>
</tr>
<tr>
<td>Emily Couric Clinical Cancer Center 4th Floor Fit-Out</td>
<td>$7.1M</td>
<td>Op Cash</td>
</tr>
<tr>
<td>Medical Center Data Center</td>
<td>$23.0M</td>
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</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$40.2M</strong></td>
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</tr>
</tbody>
</table>

Mid-term and long-term projects to be identified through Health System Integrated Space Study
Revised Capital Program – College at Wise

<table>
<thead>
<tr>
<th>Near-Term (2016-18)</th>
<th>Budget</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wyllie Library Renovation and Conversion (Planning)</td>
<td>$0.8M</td>
<td>State GF</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Mid-Term (2018-20)</th>
<th>Budget</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wyllie Library Renovation and Conversion (Construction)</td>
<td>$11.6M</td>
<td>State GF</td>
</tr>
<tr>
<td>Sandridge Science Center Lab Wing Renovation</td>
<td>$32.2M</td>
<td>State GF</td>
</tr>
<tr>
<td>Campus Welcome Center/Public Safety Facility</td>
<td>$4.9M</td>
<td>State GF</td>
</tr>
<tr>
<td>Proscenium Theatre</td>
<td>$31.6M</td>
<td>State GF</td>
</tr>
<tr>
<td>Athletic Building</td>
<td>$15.7M</td>
<td>Private</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$96.0M</strong></td>
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</tbody>
</table>
## Revised Capital Program – College at Wise

<table>
<thead>
<tr>
<th>Long-Term (2020 and beyond)</th>
<th>Budget</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bowers-Sturgill Hall Renovation</td>
<td>$ 5.9M</td>
<td>State GF</td>
</tr>
<tr>
<td>Darden Hall Renovation</td>
<td>$24.7M</td>
<td>State GF</td>
</tr>
<tr>
<td>Zehmer Hall Renovation</td>
<td>$23.6M</td>
<td>State GF</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$54.2M</strong></td>
<td></td>
</tr>
</tbody>
</table>
Revised 2016-22 Capital Program

Major capital planning studies that will inform future capital projects:

- Brandon Avenue Planning Study (September 2016)
- Darden School of Business Facilities Master Plan (June 2016)
- Health System Integrated Planning Study (Fall 2016)
- Ivy Corridor Strategic Planning Study (Phase I, June 2016)
- Ivy Mountain Redevelopment Planning (Fall 2016)
- McIntire School of Commerce Space Needs Study (Complete)
Architect/Engineer Selection

Baseball Stadium Expansion

DLR Group of Omaha, NE

Project (approved June 2015)

- 40,000 sf expansion with more than 1,400 new seats including grandstand seating along 1st and 3rd baselines
- Operations area will consolidate coaching and support staff
- Improved pedestrian access
Architect/Engineer Selection

Old Ivy Road Office Building

Perkins + Will, Washington, DC

Project scope
- 45,000-60,000 sf office building for University-related foundations and/or administrative departments
- Planned occupants include UVIMCO; others to be determined
Concept, Site and Design Guidelines

Old Ivy Road Office Building

- 45,000-60,000 sf office building for University-related foundations and/or administrative departments

- 3.5 acre site northeast of the Fontana Food Building on Old Ivy Road; currently occupied by a site material storage space.

- Design process will include an overall master plan for the site
Concept, Site and Design Guidelines

Old Ivy Road Office Building Context

View of adjacent site on Old Ivy Road looking west

Jefferson Quarry Building  2400 Old Ivy Road
Ivy Stacks Expansion

- Ivy Stacks currently stores and circulates materials from Central Grounds, Darden, Law and Health Sciences Libraries.

- The facility secures and preserves the existing collection with a state-of-the-art fire suppression system and consistent climate controls.

- Expansion would enable much needed renovation work on Alderman Library and other branch libraries, and provide space for normal growth of the collections.
Ivy Stacks Expansion

- Existing Ivy Stacks building, built in 2009, is 10,000 SF
- New addition will be 16,000 SF and will fully utilize the existing site
- 18 months for design and construction of the Ivy Expansion, and 24 months for inventory review, indexing, and relocation of the 2.4 million volumes at Alderman
- Anticipated construction start date for Alderman upgrades is December 2019
Committee Discussion
Agenda

Project Introduction
  Grounds and Connectivity

Site
  Traffic and Transportation

Framework
  Open Space and Connectivity

Visual experience
  Arrival and Character

Next Steps
  Site model, Program and Phasing Analysis for August Retreat
ISSUES & OPPORTUNITIES:
• Significant backup at intersection during PM hours
• Significant growth in pedestrian movement along Ivy Road in the past 10 years
• Improve safety and clarity of pedestrian and bicycle movement
• Improve the visual experience and arrival to Grounds
• Strategies to reduce vehicular traffic at the Emmet/Ivy intersection
Identify a location for an Eastern interceptor.

- JPJ Amenity Garage
- Fontaine Garage + UTS
- Ivy Mountain Garage + UTS
- Stadium Garage
- Jefferson Park Avenue
- University Avenue
- Ivy Road
- Emmet Street
- 250
- 29
OPPORTUNITIES:

- Regional approach to mitigate traffic constraints on Grounds and future growth

- Potential interceptor parking garages and shuttle service to Grounds

- Improvements at the Ivy/Emmet intersection to improve pedestrian and entry experience for visitors to Grounds

Leonard Sandridge full interchange

Roadway improvements for improved traffic flow from south to Leonard Sandridge Road

Coordinate UTS & CATS bus stop locations & reduce speed limit

Roadway improvements at intersection

Ambulatory Care location studies may positively impact traffic flow to the Health System
 ISSUES:

• An inefficient vehicular circulation within the site and significant number of entry curb cuts from Ivy and Emmet street

• Significant vehicular backup at the Ivy/Emmet intersection during peak PM hours

• Not a visually appealing arrival experience
ISSUES:

- Significant land required for roundabout
- Extensive work to relocate existing infrastructure to incorporate any of the strategies
- High construction costs with each of the options
- Site conditions, topography, limited area, and shallow water table present challenges
- Pedestrian underpass or overpass are not as appealing as on-grade crossing and present safety concerns
ANALYSIS:
- Proposes a pedestrian bridge from University Avenue to IRC to avoid crossing at roundabout
- On grade crossing from IRC to Ivy Corridor site is at Cresap Road
ON GRADE IMPROVEMENTS

EXISTING

• Improves overall vehicular circulation

• Reduces pedestrian and vehicular conflict and improves pedestrian safety

• Lane changes at intersection accounts for future growth and development on Ivy Corridor site

PROPOSED

• Cost effective changes that can make positive impact

OPPORTUNITIES:
EXISTING VISUAL EXPERIENCE ALONG IVY ROAD (LOOKING EAST)
EXISTING VISUAL EXPERIENCE AT IVY AND EMMET STREET (LOOKING EAST)
AN IDEA FOR ENTRY EXPERIENCE AT IVY AND EMMET STREET (LOOKING EAST)
AN IDEA FOR ENTRY EXPERIENCE AT IVY AND EMMET STREET (LOOKING WEST)
AN IDEA FOR ENTRY EXPERIENCE ALONG IVY ROAD (LOOKING WEST)

**IMPROVEMENTS:**

- Improves the visual arrival experience
- Greatly improves pedestrian and bicycle safety in a 30’ wide corridor
- Improves overall circulation systems of pedestrian, bicycle, and vehicles, and connectivity to Central Grounds
- Improves vehicular circulation through the intersection
- Consistent with the City of Charlottesville Complete Streets Initiative
Ivy Corridor Strategic Planning Study
FRAMEWORK
EXISTING CONDITIONS

SITE = 14.58 ACRES
BUILDING COVERAGE = 3.16 ACRES
GREEN SPACE = 4.08 ACRES
IMPERVIOUS PAVEMENT & MISCELLANEOUS AREA = 7.34 ACRES

PARKING GARAGE = 1200 SPACES
EXISTING GSF = 165,037 (Excluding parking garage)
OPEN SPACE = 5.70 ACRES +39%
IMPERVIOUS PAVEMENT = 3.26 ACRES -24%

OPEN SPACE – OPTION A
OPEN SPACE = 3.50 ACRES -15%
IMPERVIOUS PAVEMENT = 3.26 ACRES -15%
OPEN SPACE – OPTION C

OPEN SPACE = 4.80 ACRES +20%
IMPERVIOUS PAVEMENT = 3.26 ACRES -20%
EXISTING CONDITIONS ACROSS IVY CORRIDOR SITE (LOOKING EAST)
EXISTING VISUAL EXPERIENCE AT IVY AND COPELEY ROAD (LOOKING EAST)
EXISTING VISUAL EXPERIENCE ALONG EMMET STREET (LOOKING SOUTH)
AN IDEA FOR ENTRY EXPERIENCE ALONG EMMET STREET (LOOKING SOUTH)
EXISTING VIEW FROM PARKING GARAGE (LOOKING EAST)
Conclusions

Opportunities to:

Increase amount of open space from current condition

Reduce amount of impervious surface from current condition

Improve arrival experience to Grounds

Improve pedestrian, bicycle, and vehicular circulation through intersection, and connection to North Grounds

Develop a phasing plan to create opportunities for the growth of the University over the next decade
Brandon Avenue Planning Study Update

**CONTEXT**

Strategic location adjacent to the Central Grounds, between academic and research destinations.

- Within walking distance of the Academical Village, the Corner and the Health System
- 13 acres (study area), including 7.5 acres available for immediate redevelopment
Brandon Avenue has the potential to connect and bring together:

- College and Graduate School of Arts and Sciences
- McIntire School of Commerce
- Health System; and
- School of Engineering (off-map).
While significant density is possible on Brandon Ave, an appropriate level of development will most likely not reach maximum allowed.

- **EXISTING DEVELOPMENT**
  - 277,000 GSF
  - FAR = 0.6

- **BMAP (2013)**
  - 644,000 GSF (existing and new)
  - FAR = 1.4

- **MAXIMUM PER ZONING**
  - 810,000 GSF (existing and new)
  - FAR = 1.8