

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
MEETING OF THE
BUILDINGS AND GROUNDS
COMMITTEE
JUNE 1, 2002**

BUILDINGS AND GROUNDS COMMITTEE

Saturday, June 1, 2002

11:00 - 11:15 a.m.

Board Room, The Rotunda

AGENDA

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BOARD OF VISITORS CONSENT AGENDA

A. ARCHITECTURAL DESIGN GUIDELINES, CHILDREN'S MEDICAL CENTER ADDITION AND RENOVATION: Approval of architectural design guidelines

The Children's Medical Center, which is on the Ivy Road between the By-Pass and the western City limits of Charlottesville, has initiated a plan to enhance its facilities. The project will combine comprehensive outpatient services with existing patient services. The scope includes new construction, renovation, and demolition. The project will most likely consist of two phases containing a total of 200,000 gross square feet of new space.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and by the Board of Visitors

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR THE CHILDREN'S MEDICAL CENTER ADDITION AND RENOVATION PROJECT

RESOLVED that the architectural design guidelines, dated June 1, 2002, prepared by the Architect for the University, for the Children's Medical Center Addition and Renovation project, are approved; and

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

Children's Medical Center Addition and Renovation Project
Architectural Design Guidelines
June 1, 2002

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 goal of the Children's Medical Center (CMC) is to place itself in a proactive and competitive posture, with an emphasis on maintaining and expanding the market position in Virginia and the mid-Atlantic region. More than six years of research (including a Business Plan, Feasibility Study and corresponding Operational/Financial Analysis) culminating in a long-range master plan, demonstrate that program and facility growth can be accommodated while preserving the most beautiful natural areas of the site. The plan provides for the phased replacement of

the existing KCRC with expansion of clinical and research services in a later development phase.

Focusing initially on serving outpatient pediatric patients, the project will combine comprehensive outpatient services with existing KCRC services. In anticipation of long-term growth, the design allows inpatient and outpatient pediatric services to be consolidated on the KCRC site, creating a freestanding Children's Medical Center.

The existing Kluge Medical Center site is an ideal size and location for the new CMC. Located at the intersection of US Route 250 (Ivy Road) and Route 29 Bypass, the 16-acre site affords excellent visibility, access and ample parking for patients, families and staff. The Phase I facility is envisioned as a low horizontal structure nestled into the hillside between the two existing plateaus. Particular care must be given to achieve a building design which appears to grow naturally from this site, is welcoming and non-institutional in appearance, and is both in scale and in its palette of materials - appropriate to the sensibilities of its primary clients.

Patient and family circulation will connect each of the outpatient clinics. Patient care areas and should be oriented to views of natural and other landscape amenities and patient rooms should take advantage of the magnificent views of the Blue Ridge Mountains. Site planning considerations include protection and enhancement of the existing landscape, treating as "sacred" the site's most beautiful features, such as the existing lawn area adjacent to Ivy Road that is populated with well established willow, dogwood and pine trees. Planning and design principles for building and landscape must include features promoting a sense of wellness and support in a family-centered environment.

B. EASEMENT, EMMET STREET PARKING STRUCTURE (University of Virginia Real Estate Foundation): Approval of easement

An easement from the University of Virginia Real Estate Foundation is needed for the Emmet Street Parking Structure for a water line and for an access road to Emmet Street. The access road will be one of two roads. The second road will connect the garage to Ivy Road. The roads are needed to provide sufficient ingress/egress capacity. The Emmet Street access road will cross the north end of the Cavalier Inn property, which is owned by the University of Virginia Real Estate Foundation and is located at the northwest corner of the Emmet Street-Ivy Road intersection. The easement will be approximately 190 feet long and will vary in width from 32 feet to 60 feet. The water line

will connect the garage to an existing University water line at Carr's Hill Field, which is located on the east side of Emmet Street. The water line crosses the Cavalier Inn property, Emmet Street, and the 132 Emmet Street property, which is owned by the Foundation and is located on the east side of Emmet Street across the road from the University's Outdoor Recreation Center. The easement will be approximately 20 feet wide.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and by the Board of Visitors

APPROVAL OF A PERMANENT EASEMENT FOR THE UNIVERSITY OF VIRGINIA ACROSS PROPERTY OWNED BY UNIVERSITY OF VIRGINIA REAL ESTATE FOUNDATION LOCATED AT 132 EMMET STREET AND AT CAVALIER INN AT THE INTERSECTION OF EMMET STREET AND IVY ROAD

RESOLVED that the request for an easement, dated June 1, 2002, from the University of Virginia Real Estate Foundation for an access road and waterline for the Emmet Street Parking Structure across property owned by the Foundation located at 132 Emmet Street and at the Cavalier Inn is approved; and

RESOLVED FURTHER that appropriate officers of the University are authorized to execute said dedication and easement.

C. EASEMENT, EMMET STREET PARKING GARAGE (Wisteria Properties, L.C.): Approval of easement

A storm water easement at the northeast corner of the Dynamics Building property at 2015 Ivy Road, which is owned by Wisteria Properties, L.C., is needed to reroute the outflow from an existing storm water line on the Dynamics Building property away from the west end of the Emmet Street Parking Garage. The easement will be approximately 50 feet long and will parallel the University/Dynamics Building property line. The new storm water line will be located some 20 feet from the property line and will empty into the streambed on the south side of the parking garage. The relocated storm line will 1) ensure better stream flow, 2) eliminate the need for a small retaining wall at the southwest corner of the parking structure, and 3) eliminate potential erosion problems at the west end of the garage.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and by the Board of Visitors

APPROVAL OF A PERMANENT EASEMENT FOR THE UNIVERSITY OF VIRGINIA
ACROSS PROPERTY OWNED BY WISTERIA PROPERTIES, L.C. LOCATED AT
2015 IVY ROAD

RESOLVED that the request for an easement, dated June 1, 2002, from Wisteria Properties for a storm water line for the Emmet Street Parking Garage across the property owned by Wisteria Properties located at 2015 Ivy Road in Charlottesville is approved; and

RESOLVED FURTHER that appropriate officers of the University are authorized to execute said dedication and easement.

D. SCHEMATIC AND PRELIMINARY DESIGN, MRI ADDITION: Approval of schematic and preliminary design

The project constructs a 1,888 GSF two-story addition to the University Hospital for a Magnetic Resonance Imaging facility. The facility will be used for medical research on both animal and human subjects. This is a turn-key project, which comes as a package from the imaging provider; it includes the MRI equipment and the building in which it is housed, designed and in place. The provider is using LKPW Architects of Richmond for the project.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and by the Board of Visitors

APPROVAL OF SCHEMATIC AND PRELIMINARY DESIGN FOR THE MRI
ADDITION

RESOLVED that the schematic and preliminary design, dated June 1, 2002, and prepared by LKPW Architects of Richmond, for the MRI Addition, is approved for further development and construction.