Buildings & Grounds Committee
University of Virginia Board of Visitors
November 13, 2015
1. Easement request from the Rivanna Water and Sewer Authority for the installation of water meters and associated infrastructure.
Action Items

1. Addition to Capital Program: Inn at Darden Renovation.

2. Delegation of Authority to Grant and Accept Easements and to Approve Minor Capital Projects.
Addition to Capital Program: Inn at Darden Renovation

- Approved by Darden School Foundation Board of Trustees on October 22
- Proposed renovation will address building deficiencies and update the facilities to improve occupancy rates and market position
- Remediate moisture infiltration issues; renovate existing guest rooms, bathrooms, and common areas; replace furniture and finishes
- $13.8 Million Project Cost
Delegation of Authority to Grant and Accept Easements and to Approve Minor Capital Projects

Delegation of authority to the Executive Vice President and Chief Operating Officer

1. Granting and Accepting Easements
   - Routine matters occurring between the University and major utilities or with the County or City

2. Approval of Minor Capital Projects, with concurrence of B & G Chair
   - Up to $5 million
     - Paid with operating cash, cannot rely on debt to be issued, cannot require increase in tuition or student fees
     - No impact on exterior of historic structures; maintenance of architectural consistency within the Historic Grounds Area
Major Capital Project Planning and Approval Process

Objectives:

1. To ensure that major planning studies and major capital projects are prioritized to support the mission of the University and the goals of the Cornerstone Plan.

2. To enable the Board of Visitors’ review of proposed projects during Capital Program development.
Current Capital Project Approval Process

Board of Visitor Involvement

- Project Approval
- Concept, Site, & Design Guidelines
- Architect/Engineer Approval
- Design Review
- Design Approval
- 1+ Year Post Occupancy Evaluation

Strategic Plan Development

Planning and Design Phases

- Detailed Project Program
- Schematic Design
- Construction Documents, Bid, Construction
- Occupancy
Proposed Capital Project Approval Process

Board of Visitor Involvement

Capital Planning Master List
6 Year Capital Plan
Project Approval
Concept, Site, & Design Guidelines
Architect/Engineer Approval
Design Review
Design Approval
1+ Year Post Occupancy Evaluation

Strategic Plan Development
Planning and Design Phases

Detailed Project Program
Schematic Design
Construction Documents, Bid, Construction
Occupancy
Annual Strategic and Capital Planning Process

University Academic & Strategic Plan Development
OCTOBER - NOVEMBER

Capital and Physical Planning
FEBRUARY

Major Capital Projects Approval
JUNE

Legend

OMB Office of Management and Budget
OAU Office of the Architect for the University
HS Health Systems
B&G Building and Grounds
MCOB Medical Center Operating Board
PIF Project Initiation Form
SWG Space Working Group
SLC Space Leadership Committee
The Memorandum of Understanding (MOU) will state a project’s intent and how it will support the strategic mission of the University. It will list the following:

1. Scope, or Program Elements
2. Schedule
3. Budget, Funding Source(s)
4. Constraints

The signing of the MOU by stakeholders at the Executive Level, as well as departmental stakeholders, planners, managers, and other relevant parties, ensures mutual understanding of the development of the project.
University Real Estate Holdings, 1995-2015
Regional Property: 1995 and 2015

Key Regional Acquisitions: Morven Farm Parcels, UVA Research Park Parcels, Worrell Parcel
Local Property: 1995 and 2015

Key Local Acquisitions:

1) Northridge Parcels
2) Boar’s Head Parcels
3) Foxhaven Parcels
4) Westover
5) 2400 Old Ivy Road
6) Ivy Corridor Properties
7) 380 Emmet Street
8) Weeden House
9) Brandon/Monroe Parcels
10) West Main Street Parcels
Strategic Physical Capital Planning
Update to the 2008 Grounds Plan
2008 Grounds Plan: Potential Redevelopment Zones
Brandon Avenue Planning Study
Brandon Monroe Area Plan: 2013
Brandon Monroe Area Plan Report: 2013
7.5 Acre Redevelopment Opportunity

**Goals of Study:**

- **CAPITALIZE ON OPPORTUNITIES** to engage Brandon-Monroe area as part of the Central Grounds through connections to existing academic, research, and housing.
- **RECOGNIZE OPPORTUNITIES** for a model redevelopment zone to demonstrate UVA’s commitment to sustainability.
- **DEVELOP GUIDELINES** that ensure the Brandon-Monroe mixed use zone integrates green space with the built environment.
• **400,000 - 500,000 GSF** of new construction

• **Vision**: mix of academic, residential and related space – site allows for flexible mixing to achieve the desired program for the district

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• Mixture of space will energize the area with 24/7 uses, creating a vibrant living, learning, and working environment

Brandon Monroe Area Plan Capacity Projections
Overall Goal by **June 2016:** Approval of Preferred Direction

**Proposed Schedule:**

**NOV 2015**  Review of Previous Preliminary Study

**FEB 2016**  Planning Study Development Review

**JUN 2016**  Approval of Preferred Direction
Ivy Corridor Planning Study
Board of Visitors Resolution for the Ivy Corridor

1. **ENHANCE** the connection of the area within the overall University while providing an opportunity for interaction with the Charlottesville community

2. **MAXIMIZE** green space potential for community benefit and aesthetic enhancement of a major University entrance

3. **ACCOMMODATE** current transportation, parking and stormwater functions on site, while developing each to its maximum potential

4. **OPTIMIZE** economically viable development and other University support activities within the site redevelopment

5. **PROVIDE** appropriate screening of the parking garage
Context / Study Area
What we hope to accomplish is a balance of buildings and landscape to benefit the University and surrounding community, and to investigate appropriate programmatic adjacencies.

**Academic**
- Teaching; Interdisciplinary/ Research; Office

**Residential**
- First Year; Upper Class; Graduate

**Commercial**
- Office; Retail, Restaurant

**Hospitality**
- Hotel/Inn; Dining; Recreation
Overall Goal by **June 2016**: Approval of Preferred Planning Direction

**Proposed Schedule:**

**NOV 2015**  
Site Definition + Overall Program Confirmation
- Develop Project Schedule
- Define Scope and Study Area

**FEB 2016**  
Review of Alternatives and Selection at Special Committee Meeting
- Define Stakeholders and Steering Committee
- Work with Consultants to develop alternatives

**JUN 2016**  
Approval of Preferred Direction + Direction on Cavalier Inn
Ivy Corridor Study Implementation

Next Steps:

JUN 2016

B & G Preferred Planning Direction Approval

Detailed Analysis for Study Implementation

- Finalize Program Uses + Fit
- Business Plan & Project Financing
- Coordination with Jurisdictions

- Traffic Impact Analysis
- Utility-Infrastructure Planning
- Phasing of Implementation

Identify First Phase or Enabling Projects
Next Meeting:
February 18-19, 2016

Topics for Discussion:

• Review of Proposals/Studies for the Capital Planning Master List
• Brandon Avenue Planning Study Update
• Ivy Corridor Planning Study Update