UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
MEETING OF THE
BUILDINGS AND GROUNDS
COMMITTEE
SEPTEMBER 17, 2002
BUILDINGS AND GROUNDS COMMITTEE

Tuesday, September 17, 2002
2:00 - 4:00 p.m.
Lower East Oval Room, The Rotunda

Committee Members:
Thomas F. Farrell, II, Chair
William G. Crutchfield, Jr. H. Timothy Lovelace, Jr.
William H. Goodwin, Jr. Terence P. Ross
Mark J. Kington John P. Ackerly, III, Ex Officio

AGENDA

I. CONSENT AGENDA (Ms. Sheehy)
   A. Architect Selection, Cocke Hall Renovation 1
   B. Architect Selection, Rouss Hall Renovation 1
      and Commerce School
   C. Architectural Design Guidelines, Crockett 2
      Hall Renovation at The University of Virginia’s
      College at Wise
   D. Architectural Design Guidelines, Health Sciences 3
      Center Parking Structure
   E. Easement, Blandy Farm (Clarke County) 5
   F. Air Rights, Emmet Street Bridge (City of 5
      Charlottesville)

II. ACTION ITEM (Ms. Sheehy)
   • Preliminary Design, New Arena (Ms. Sheehy to 6
     introduce Mr. Samuel A. Anderson; Mr. Anderson
     to report)

III. REPORTS BY THE VICE PRESIDENT FOR MANAGEMENT
     AND BUDGET (Ms. Sheehy)
   A. Vice President’s Remarks 15
   B. Housing System Report (Ms. Sheehy to introduce 16
     Ms. Yoke San Reynolds; Ms. Reynolds to report)
   C. Jeffersonian Architecture (Ms. Sheehy to 17
     introduce Mr. Richard G. Wilson; Mr. Wilson to
     present)

IV. EXECUTIVE SESSION
   • Consideration of personnel actions, as provided
     for in Section 2.2-3711 A1 of the Code of Virginia.
BOARD OF VISITORS CONSENT AGENDA

A. ARCHITECT SELECTION, COCKE HALL RENOVATION: Approval of architect selection

The architect selection for the Cocke Hall renovation project will be presented for consideration by the Buildings and Grounds Committee. The Cocke Hall project is part of the University’s South Lawn project to improve conditions in the College of Arts & Sciences’ facilities. Cocke Hall was built in 1896, as the Department (now School) of Engineering. The building is in very poor condition and is in need of a major renovation. The project budget is $6 million with funding provided by the State through bonds issued by the Virginia College Building Authority. We recommend the selection of Schwartz/Silver Architects of Boston.

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

APPROVAL OF ARCHITECT SELECTION FOR COCKE HALL RENOVATION

RESOLVED that Schwartz/Silver Architects of Boston, Massachusetts is approved for the performance of architectural and engineering services for the Cocke Hall renovation project.

B. ARCHITECT SELECTION, ROUSS HALL RENOVATION AND COMMERCE SCHOOL: Approval of architect selection

The architect selection for the Rouss Hall Renovation and Commerce School project will be presented for consideration by the Buildings and Grounds Committee. This project renovates Rouss Hall for shared use by the College of Arts & Sciences and the McIntire School of Commerce, as part of the South Lawn project, and provides a new facility for the McIntire School of Commerce, which has outgrown Monroe Hall. Once the project has been completed, Monroe Hall will be assigned to the College of Arts & Sciences. Rouss Hall was built in 1896 to house classrooms and physics laboratories. As with Cocke Hall, it is in poor condition and is in need of a major renovation. We recommend the selection of Hartman-Cox Architects of Washington.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and by the Board of Visitors
APPROVAL OF ARCHITECT SELECTION FOR ROUSS HALL RENOVATION AND COMMERCE SCHOOL

RESOLVED that Hartman-Cox Architects of Washington, D.C. is approved for the performance of architectural and engineering services for the Rouss Hall renovation and Commerce School project.

C. ARCHITECTURAL DESIGN GUIDELINES, CROCKETT HALL RENOVATION AT THE UNIVERSITY OF VIRGINIA’S COLLEGE AT WISE: Approval of architectural design guidelines

This project renovates Crockett Hall at the College at Wise. The building is the College’s first academic building, and is one of the original Poor Farm buildings. It was most recently used as a residence hall, but was closed several years ago because of its poor condition. The renovation will cost $4,750,000 and is funded by the State through bonds issued by the Virginia College Building Authority.

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

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR CROCKETT HALL RENOVATION AT THE UNIVERSITY OF VIRGINIA’S COLLEGE AT WISE

RESOLVED that the architectural design guidelines, dated September 17, 2002 and prepared by the Architect for the University, for the renovation of Crockett Hall at The University of Virginia’s College at Wise, are approved; and

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

Crockett Hall Renovation
Architectural Design Guidelines
September 17, 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 proposed project will renovate Crockett Hall, one of the two original structures on the campus. An historic structure, Crockett Hall was built in the 1920’s and was last renovated in the 1960’s to serve as a residence hall. The building has since
fallen into disrepair and is currently standing vacant: it is in serious need of rehabilitation. The building is situated at the entry point of the Student Center Entry Plaza and is an important element to be developed in accordance with the 1997 Master Plan Update.

The building will function as a welcome center with College administrative and student services. It will be the first building visited by prospective students and their families and will serve as a starting point for touring the campus. The prominent location of the building will showcase its historical importance to the College and the community at large. This important role at the College will necessitate strong connections in the landscape, with links created to convenient visitor parking, to the new student center, and to the existing residential precinct.

The two-story building is constructed of native stone and features a low-pitched hip roof of a style that has been selected as the campus standard for new construction. The building has a repetitive series of window openings with stone lintels. Another existing feature is a series of covered porches on both floors of the building, which gives the building a sense of depth and a distinctive shadowline. The exterior and interior of the building are currently in poor condition and will need to be extensively repaired and rehabilitated. Exterior renovations will restore the major features of the original design, insofar as possible.

D. ARCHITECTURAL DESIGN GUIDELINES, HEALTH SCIENCES CENTER PARKING STRUCTURE: Approval of architectural design guidelines

This project constructs an addition to the South Parking Garage in the Health Sciences Center. The budget is $10,800,000 with funding provided by bonds with debt service supported by parking revenues and a subsidy from the Health Sciences Center.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and by the Board of Visitors
APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR HEALTH SCIENCES CENTER PARKING STRUCTURE

RESOLVED that the architectural design guidelines, dated September 17, 2002 and prepared by the Architect for the University, for the Health Sciences Center Parking Structure, are approved; and

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

Health Sciences Center Parking Structure
Architectural Design Guidelines
September 17, 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 new parking structure shall be located in accordance with the current Health System Master Plan, within the area to the west of the existing structure.

The proposed parking structure will provide approximately 400 parking spaces for daily use by Health System faculty and staff. This structure will consolidate surface parking that will be displaced by upcoming construction on patient care and medical research projects. Additionally it will provide parking for modest growth in the Health System and the loss of a currently leased lot.

Existing detention basin, site topography, and new landscape elements will help manage the storm water flow across the site while also responding to the character of the surrounding area. Site circulation design will address pedestrian movement between the garage and the Health System Precinct, and accommodate pedestrian and vehicular traffic inherent in the function of a parking structure.

The structure will be located so that it is visually screened from major thoroughfares by existing buildings. General massing and scale of the building materials, and finishes shall be compatible with the surrounding community of city and University buildings. The form, materials and architectural treatment of the elevations will closely match the existing parking structure and future development of the adjacent sites.
E. EASEMENT, BLANDY FARM (CLARKE COUNTY): Approval of easement

Clarke County is requesting an easement on Country Club Lane (formerly Blandy Lane) for a water line and sewer line on Blandy Farm that will connect the towns of Boyce and Millwood. The easement will be 25 feet wide and 50 feet long. Country Club Lane is located across Route 50 from the main Blandy property.

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

APPROVAL OF A PERMANENT EASEMENT FOR CLARKE COUNTY ACROSS UNIVERSITY OF VIRGINIA PROPERTY LOCATED AT BLANDY FARM

RESOLVED that the granting of a permanent easement, dated September 17, 2002, to Clarke County for a water line and sewer line located on Country Club Lane across Route 50 from Blandy Farm in Clarke County on property owned by The Rector and Visitors of the University of Virginia, is approved; and

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

F. AIR RIGHTS, EMMET STREET BRIDGE (City of Charlottesville): Approval of air rights

Air rights are needed from the City of Charlottesville for the Emmet Street Bridge. The air rights will begin at a height of 17 feet above the road and will extend to a height of 45 feet to accommodate the bridge and its lights. The Committee approved the bridge design at its October 10, 2001 meeting.

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

APPROVAL OF CONVEYANCE OF AIR RIGHTS TO THE UNIVERSITY OF VIRGINIA FROM THE CITY OF CHARLOTTESVILLE FOR THE EMMET STREET BRIDGE

RESOLVED that the request for conveyance of air rights, dated September 17, 2002, from the City of Charlottesville for the Emmet Street Bridge is approved; and

RESOLVED FURTHER that appropriate officers of the University are authorized to execute such documents as are required to accomplish said conveyance.
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: September 17, 2002

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II. Preliminary Design, New Arena

$75,000,000 Bonds
$51,000,000 Gifts
$ 2,000,000 Auxiliary Funds

BACKGROUND: This project constructs a 15,000 seat multi-purpose arena on Massie Road across from University Hall. It includes parking for 1,500 cars and a North Grounds connector road extending Massie Road to the U.S. 29/250 Bypass. The Massie Road connector will significantly relieve traffic on other roads to the arena, and will provide a new entrance to the University. The selection of VMDO Architects of Charlottesville in association with Ellerbee Beckett of Minneapolis was approved on July 13, 2001. The schematic design was approved on May 9, 2002.

DISCUSSION: VMDO Architects, in conjunction with Facilities Management and the Architect for the University, has developed the preliminary design, which Mr. Anderson will review with the Committee.

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

APPROVAL OF PRELIMINARY DESIGN FOR THE NEW ARENA

RESOLVED that the preliminary design, dated September 17, 2002, and prepared by VMDO Architects of Charlottesville, for the new Arena, is approved for further development and construction.
AGENDA:  September 17, 2002 – Building and Grounds Committee

PROJECT:  New Arena

UVA Project Manager:  Dick Laurance

- Design Guidelines
- Fact Sheet
- Location/Vicinity Plan
- Site Plan
- Building Plans
  - Elevations
    - North
    - South
    - East
    - West
- Renderings
- Model Photo
- Aerial Photo

Notes:
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 arena is to be a first-class, state-of-the-art 15,000-seat facility that will enhance the quality of the student experience at the University for student-athletes, students, and fans alike. The arena will provide a facility where the men’s and women’s basketball teams can train and play in the competitive environment needed to take the programs to the top level of intercollegiate athletics. In addition to providing training, practice, and game space for the University’s basketball teams, the arena will offer a venue to be used by the entire University community in accordance with the Founder’s original vision of integrated development in which students, faculty, and the public may come together.

The arena is sited in accordance with the Master Plan, across Massie Road from University Hall. 1500 parking spaces will be provided as an element of the arena construction, and a new road to the west will connect Massie Road directly into the 250/29 Bypass. This North Grounds Connector will significantly relieve traffic on other roads to the arena and will provide a new main entrance to the University.

Drawing from the most successful design strategies employed at the Carl Smith Center, the design will incorporate elements and materials that lend the arena the distinctive character of the University. Careful consideration will be given to features that clearly identify entrances and establish appropriate architectural scale. New landscape elements will enhance both vehicular and pedestrian circulation with roads, walks and paths that link the North and Central Grounds. Innovative site strategies will control stormwater while creating inviting vistas and views.
Project Title / Location / Approved Budget:
New Arena / North Grounds, intersection of Massie Road and Emmet Street / $128,000,000

Current Project Status and Schedule:
The Architect/Engineer (A/E), VMDO Architects of Charlottesville, VA/Ellerbe Becket of Kansas City, MO, has completed schematic plans. Design development will begin in May 2002 with construction completion scheduled for the fall of 2006.

Project Description:
A new 15,000 seat multi-purpose arena, with associated site improvements and utilities, adjacent 1,500 car parking facility, and a North Grounds connector road extending Massie Road to the U.S. 29/250 by-pass. The new arena is positioned on an east-west axis with four levels: 1) a lower bowl of approximately 6,000 seats with the event floor and locker rooms, and a practice facility of 2 ½ basketball courts and weight training area; 2) the suites level with 24 suites and associated concourse and amenities, club space, coaches offices, and administrative space; 3) a main concourse level with main entrance and lobby, concession areas, and supporting amenities; 4) upper bowl area with about 9,000 seats.

Program Description:
The arena is to be a first-class, state-of-the-art facility that will enhance the quality of the student experience at the University for all student-athletes, students, and fans alike. The arena will provide a facility where the men’s and women’s basketball teams can train and play in the competitive environment needed to take the programs to the top level of intercollegiate athletics. In addition to providing training, practice, and game space for the University’s basketball teams, a new multi-purpose arena will offer a venue to be used by the entire University community in accordance with the founders original vision of integrated development in which students, faculty, and the public may come together. The planned connector from Massie Road to the 29/250 by-pass will significantly relieve traffic on other roads to the arena and will provide a new entrance to the University.

Relationship to Approved Master Plan:
The arena is a key element of the approved Athletic Precinct master plan, which is part of the Master Plan of the University.

Conceptual Issues and Design Intent:
The arena is intended to be an active and vibrant focal point and catalyst attracting people to the athletic precinct and creating an aesthetic and physical connection between Central and North Grounds. The arena will have a significant presence on Emmet Street and will provide a prominent “front door” feature for the University. The exterior of the building will reflect the style and context of the “University of Virginia.” The interior “horse-shoe” plan is intended to create a compact arena with short viewing distances that promote an intense, intimate spectator experience and raucous quality for home basketball games. Site development will take advantage
of the natural terrain and will retain and enhance much of the current tree growth along Emmet Street and Copeley Road.

**Previous History with BOV:**
Conceptual Design was presented March 2002
Schematic Design was approved May 9, 2002.
BOARD MEETING: September 17, 2002

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III. A. Vice President’s Remarks

ACTION REQUIRED: None

DISCUSSION: The Vice President for Management and Budget will inform the Board of recent events that do not require formal action, but of which it should be made aware.
BOARD MEETING: September 17, 2002

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III. B. Housing System Report

ACTION REQUIRED: None

DISCUSSION: The Vice President for Management and Budget will introduce Ms. Yoke San Reynolds, the Vice President for Finance. Ms. Reynolds will report on the condition of University Housing System and will discuss items such as the age of the facilities, general conditions, amount of reserves, annual contributions, and extent of needed repairs and renovations.
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: September 17, 2002

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III. C. Jeffersonian Architecture

ACTION REQUIRED: None

DISCUSSION: The Vice President for Management and Budget will introduce Mr. Richard Guy Wilson, Commonwealth Professor in the University’s Department of Architectural History. Mr. Wilson will lead a discussion on Jeffersonian architecture. Background information on Mr. Wilson is provided on the following page.
Richard Guy Wilson
Commonwealth Professor, Department of Architectural History
School of Architecture
University of Virginia

Education:  BA, University of Colorado (1963); MA, University of Michigan (1968); Ph.D., University of Michigan (1972)

Background:  Richard Guy Wilson holds the Commonwealth Professor's Chair in Architectural History at the University of Virginia (Thomas Jefferson's University) in Charlottesville, Virginia. His specialty is the architecture, design and art of the 18th to the 20th century both in America and abroad.

He was born in Los Angeles—-the home of everything new---and grew up in a Rudolph Schindler house, the leading modernist, designed for his parents. He received his undergraduate training at the University of Colorado and MA and Ph.D. at the University of Michigan. He taught at Michigan and Iowa State University before coming to Virginia in 1976.

A frequent lecturer for universities, museums and professional groups, he has also published widely with some 200 articles and reviews to his credit. He is the author or joint author of several books, among them, The Prairie School in Iowa (1977), McKim, Mead & White, Architects (1983), and The AIA Gold Medal (1984), and edited and wrote a chapter in Modern Architecture in American Visions & Revisions (1991).

Wilson has received a number of academic honors, among them a Guggenheim fellow, prizes for distinguished writing, and in 1986 he was made an honorary member of the American Institute of Architects (AIA). He has served as an advisor and commentator for a number of television programs on PBS and A&E, most recently over sixty-five segments of America's Castles.

He has been the curator and author for a major museum exhibitions, among them The American Renaissance, 1876-1917, The Art that is Life: The Arts and Crafts Movement in America, The Machine Age in America, 1918-1941, "Honor and Intimacy: Drawings by AIA Gold Medalists," all of which appeared across the country at different museums. He served as co-author and co-curator at the Virginia Museum of Fine Arts for The Making of Virginia Architecture (1992), and organized, edited, and wrote an essay in the catalogue of Thomas Jefferson's Academical Village: The Creation of an Architectural Masterpiece (1993). He is the co-author of The Campus Guide: The University of Virginia (1999).

Currently he is writing a guide book to the architecture of Virginia for the Society of Architectural Historians, and working on a book and exhibit on Wilderness Rusticity in American art and architecture.