

April 2009
Intergovernmental Reviews
Thomas Jefferson Planning District Commission

LOCAL

FY09 – 24 Application to USDA Rural Development by Cooper Vineyards (Louisa County)

Cooper Vineyards is requesting USDA funding in the amount of \$200,000 (total project cost \$1.2 million) for the replacement of its wine tasting room, located at the vineyard on Shannon Hill Road (Rt. 605). The winery desires to replace the room because the current room only holds five visitors (therefore making it impossible for the winery to host tour groups), and is energy-inefficient and architecturally lacking. The new wine tasting room will accommodate 20 visitors and be LEED Silver Certified. Features will include the use of renewable energy (solar energy, geothermal heat and a biomass stove), a rainwater capture and reuse system, LED lights and local building materials. The vineyard is hoping that the new tasting room will attract visitors who are interested in touring and understanding the features of the “green” building. Cooper Vineyards has requested positive comments and support for the project from the TJPDC.

FY09 – 25 DEQ review of an Environmental Impact Report for Alderman Road Residences – Phase II (University of Virginia)

UVA proposes to construct two six-story residence halls and a related commons building in the Alderman Road Residence Area. The area houses first-year University students and many of the buildings, constructed in the 1960s, are in need of extensive structural, ADA, mechanical, electrical, and plumbing repairs and improvements. Rather than attempting rehabilitation, UVA is replacing most of the residence halls with higher-density buildings. Phase I consisted of the construction of Kellogg House, completed in 2008. Phase II will include a 66,275-ft² residence hall, a 60,775-ft² residence hall, and an 8,300-ft² commons building. These will be constructed on the site of the existing Balz, Dobie, and Watson residence halls, which will be demolished. The demolition and construction will be staggered so that there is adequate housing at all times. The project will result in a net increase in impervious area of about 0.67 acres, 0.52 acres of which will be routed to the Dell Pond. The other 0.15 acres’ worth will be routed to the O-Hill Underground Facility, a stone extended detention stormwater facility located underneath the lawn next to the O-Hill Dining Hall. The project is required to reduce stormwater runoff compared to existing conditions, and will also include pretreatment such as vegetative swales. Because the new residence halls are larger than the ones they are replacing, there will be an increase in energy and water use. However, the project has been designed to be LEED certified and will include energy- and water-saving measures.