



July 27, 2006

Ms. Elaine Echols
Albemarle County Office Building
401 McIntire Road
Charlottesville, VA 22902

RE: UVA Fontaine Research Park
Request for Zoning Map Amendment

Dear Ms. Echols:

This letter serves to request a Zoning Amendment for additional developable square footage in the UVA Fontaine Research Park. This request is due to a necessary addition to the Advanced Research and Technology (ART) Building, a state-of-the-art research facility which will house internationally known scientists.

This rezoning will enable the ART building to house additional research space which is critical to the operation of the facility and which will be beneficial to the University as a whole.

You may recall a prior rezoning also requested additional square footage which was approved by the County in October of 2004. This amendment was to allow for the requested growth of one building site to accommodate the ART building. You may also recall that the building footprint changed moderately; however, the general area was consistent with the prior Fontaine Master Plan documents.

Interestingly, the addition will be almost entirely underground (under the existing parking lot) and therefore, will not add any additional impervious surface and will not be visible with the exception of a small mechanical structure which is shown on the attached drawings. The addition will essentially expand the basement floor of the ART Building.

The addition will house a maximum of 20-25 persons at any given time and is not expected to impact the shared parking arrangement currently in place. We will work with UVA and the County to arrive at an agreeable shared parking arrangement if any modifications or clarifications are seen as necessary. This issue was discussed with John Shepherd and others at the pre-application conference held in May. Mr. Shepherd has worked with us in the past and was supportive of this adjustment pending his review of a parking plan.

The low census in the additional building is not seen as materially impacting the vehicle trips per day currently entering and leaving the Park.



The spreadsheet below shows the current Fontaine Research Park square footage tally. The information came from site plans and has been generally verified by Albemarle County. You will note this spreadsheet specifically requests an additional 27,500 gross square feet. This requested number was based on the tally as indicated and may change if the County has different information of which we are not aware. If this is the case, obviously we will amend this request as soon as we have been told of any discrepancy by the County. We assume this will not delay the rezoning request or impact the review schedule.

Gross Square Footage (GSF) Summary	Approved Site Plans
CFA Institute	72,500
Parcel A	60,000
Parcel C	45,500
Parcel D	62,500
Parcel F	60,000
Aurbach Research Center	71,025
Clinical Office Building (COB)	68,784
ART Building	85,110
Total Built GSF	525,419
Total Current Zoning Approval	535,000
Current GSF Available Balance	9,581
Advanced Research and Technology Building Annex	32,500
Available Balance	(9,581)
Total Base Additional GSF Needed	22,919
Total Additional Square Footage Requested (rounded with buffer)	30,000

Thank you for your assistance on this project and as always, feel free to call with questions or comments. I will be out of town until August 14th. If you need to contact the Foundation prior to that time, please request to speak with Todd Marshall, Project Manager.

Sincerely,

Mr. Fred Missel
Director of Design and Development