University of Virginia
Grounds Plan Preferred Direction

David J. Neuman, FAIA, Architect for the University

Julia Monteith, AICP, Senior Land Use Planner

June 15, 2007
• **Environmental** – maintain and advocate for the protection of our natural environs, including air and water quality

• **Context** – plan for opportunities to connect appropriately with the developed community and surrounding open space

• **Connectivity** – increase linkage throughout campus fabric

• **Multi-disciplinary** – enhance mixed use developments to foster interaction and collaboration

• **Preservation** – continue to enhance our cultural building and landscape resources

• **Sustainability** – protect opportunities for future generations and minimize energy use

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**Grounds Plan Objectives**

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1. Environment
Pedestrian Network
Bike Routes
UTS & CTS Transit
Parking Lots and Garages
Roads, Existing and Proposed Railroad

3. Connectivity
Open Space and Athletic/Rec Facilities
Academic, Housing, and Activity Centers

5. Multi-Disciplinary
Selected Development Zones
Current Building Projects
Open Space and Athletic/Rec Facilities
Academic, Housing, and Activity Centers

5. Multi-Disciplinary
6. Sustainability
• Develop two program alternatives for the Grounds Plan based on UVA's planned growth (Steady State - 1,500 by 2015) and on additional growth that would occur with increased research capacity (Research-Centric)

• Develop the carrying capacity of the existing Grounds (1,135 acres) based on the opportunities and constraints established in the analyses

• Analyze the two program alternatives against the carrying capacity to establish surplus or deficit that may occur in both 2015 and 2025 – our two future planning horizons

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**Capacity Analysis**

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<table>
<thead>
<tr>
<th></th>
<th>2005</th>
<th>2015</th>
<th>2025</th>
</tr>
</thead>
<tbody>
<tr>
<td>Undergraduate</td>
<td>13,401</td>
<td>14,501</td>
<td>15,771</td>
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<tr>
<td>Graduate</td>
<td>6,357</td>
<td>6,757</td>
<td>7,250</td>
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<tr>
<td>Faculty</td>
<td>2,410</td>
<td>2,714</td>
<td>2,927</td>
</tr>
<tr>
<td>Staff</td>
<td>5,813</td>
<td>6,238</td>
<td>6,701</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>27,981</strong></td>
<td><strong>30,210</strong></td>
<td><strong>32,649</strong></td>
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</tbody>
</table>

Capacity Analysis indicates there will be surplus land availability for both academic and housing facilities.
<table>
<thead>
<tr>
<th>Population</th>
<th>2005</th>
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<th>2025</th>
</tr>
</thead>
<tbody>
<tr>
<td>Undergraduate</td>
<td>13,401</td>
<td>14,252</td>
<td>15,102</td>
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<tr>
<td>Graduate</td>
<td>6,357</td>
<td>8,007</td>
<td>9,657</td>
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<tr>
<td>Faculty</td>
<td>2,410</td>
<td>2,953</td>
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<tr>
<td>Staff</td>
<td>5,813</td>
<td>6,662</td>
<td>7,802</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>27,981</strong></td>
<td><strong>31,874</strong></td>
<td><strong>35,931</strong></td>
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Capacity Analysis indicates there will be surplus land availability for housing facilities and a slight deficit for academic facilities.
In both program scenarios, we are able to achieve UVA’s planned growth for 2015 and 2025 within the existing Grounds development area, yielding multiple benefits:

- Reinforce objectives of the Grounds Plan by fostering connectivity and multi-disciplinary collaboration within the University community
- Respect our context by retaining growth within existing University development
- Future growth occurs in areas with existing utilities, infrastructure, and transportation services
- Compact growth with existing services provides substantial economic and resource savings
- Growth is compact and primarily achieved through infill and redevelopment
- Land conservation is achievable in zones designated with the highest quality natural resources
Ground Area Coverage (GAC)
Ratio of building footprint to the size of the parcel

Floor Area Ratio (FAR)
Ratio of total interior floor area (GSF) to the size of the parcel
GAC & FAR – Overall Grounds

Site Area
49,200,000 Sq. Feet

Footprint
5,120,000 Sq. Feet

5,120,000
÷
49,200,000
= .1 GAC

Floor Area
14,802,000 GSF

14,335,000
÷
49,200,000
= .29 FAR

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Density Study – Lawn

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Density Study – Law School

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Density Study – Library Quad

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Site Area
482,000 Sq. Feet

Footprint
164,000 Sq. Feet

164,000
+
482,000
= 0.34 GAC

Floor Area
754,000 GSF

754,000
+
482,000
= 1.6 FAR
Density Study – Hospital

Site Area
975,000 Sq. Feet

Footprint
410,000 Sq. Feet

Floor Area
2,086,000 GSF

.42 GAC

2.14 FAR
Floor Area Ratio (GSF/Total Number of Acres)

- University of Connecticut at Storrs 10
- Duke University 2
- College of William and Mary 1
- University of Iowa 18
- University of California–San Diego 17
- State University of New York (SUNY) at Buffalo 14
- University of Michigan – Ann Arbor 20
- University of Maryland at College Park 21
- University of Virginia 9
- Emory University 4
- Ohio State University – Main Campus 27
- University of Kentucky 16
- University of California – Berkeley 19
- University of Colorado at Boulder 23
- University of Wisconsin – Madison 26
- University of North Carolina at Chapel Hill 12
- Washington University in St. Louis 6
- University of Arizona 25
- University of Illinois at Urbana-Champaign 24
- Tulane University 5
- Northwestern University 7
- Vanderbilt University 3
- University of Texas at Austin 28
- University of Pennsylvania 8
- University of Southern California 11
- University of California–Los Angeles 22
- Boston University 15
- University of Pittsburgh – Main Campus 13

Benchmarking: FAR by Campus
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FAR = .29
FAR = .17

Comparisons - Michigan
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