# Grounds Plan Framework

The Office of the Architect for the University will develop a comprehensive Master Plan – The Grounds Plan – in 2005-2007. This plan will focus on the University Grounds, reflecting development needed to support academic growth based on planning horizons of 10 and 20 years – 2015, 2025.

1. **The Plan:** Summary of Proposed Future Land Use for University and UVAF Properties  
   The construct and purpose of the Plan

2. **The Setting:** Campus History and Community Context  
   The evolution of the campus

3. **Program and Growth Needs:** Projected Program and Accommodation  
   Reflects previous, existing, and future program accommodation

4. **Planning Framework:** Land Use, Spatial Order, and Building Capacity  
   Spatial organization and the buildings and the open space system

5. **Planning Systems:** Transportation, Natural Systems and Infrastructure

6. **Planning Precincts:** Central, West, North, South Grounds and the Health System
1: The Plan

**Brandon & Monroe/15th**
Planning accommodates expansion of Health System and connects South Lawn with Health System

**Arts Grounds to North Grounds**
Results in Center for the Arts site and garage for Arts Grounds

**Health System to West Main Street**
Provides a build-out plan for the Hospital’s currently proposed projects

**Midmont to Piedmont**
Results in a scheme for the Alderman Housing, phasing, and a new greenway for the west residential housing area

**North Grounds**
Provides new transportation initiatives and a community center

**Engineering & Sciences**
Establishes transportation initiatives to improve connectivity between Central-West-South Grounds and infill capacity for the Grounds
Research Park Retreat

Identify how best to leverage the University Research Parks for the benefit of the University’s academic and research mission. Identify themes for each of the parks that will support the university’s efforts to develop and enhance strategic research areas.

- Future uses for the three Parks
- Future users / Funding to achieve the uses
- Multi-disciplinary opportunities / permanent-short term use
- Access
- Improvements to be made
The purpose of the framework plan is to establish a historic preservation framework to ensure appropriate stewardship and planning, for the historic buildings and landscapes of the University of Virginia.
Preservation Projects

Projects in Construction
- Fayerweather Hall
- Cocke Hall
- Rouss Hall
- Varsity Hall
- The Chapel

Projects in Planning
- Garrett Hall
- Brooks Hall
- Randall Hall
- Monroe Hall
- Ruffner Hall
- Birdwood
- Reactor Building
- Cobb Hall
- Alden House

3: Program and Growth Needs
Six-Year Capital Plan
The six-year plan represents all projects that are approved by the administration and the Board of Visitors and represents the University’s priorities.

Projects in Construction
- John Paul Jones Arena
- Wilsdorf Hall
- Commerce School
- Hospital Expansion
- Carter Harrison (MR-6)
- Main Heating Plant

Projects in Design
- Arts Grounds Garage
- Ruffin Hall
- Campbell Hall Additions
- Nursing School Building

Projects in Planning
- Center for the Arts
- Bavaro Hall
- Observatory Hill Res. Hall
- South Lawn Project
- Clinical Cancer Center
- Hospital Bed Expansion
- Med. Ed. Building
- South Chiller Plant
- Hereford Residence Hall

Capital Plan Projects
- Ivy Stacks
- Miller Center
- Field House and Offices
- Upper Class Res. Hall
- Music Building
- Drama Building Addition
- Psychology Building
- Alderman Res. Halls
- ITE Building
- New Cabell Replacement
- HS Library Addition
- MR-7
- Life Sciences Building

3: Program and Growth Needs
Program Framework

The six-year plan represents all projects that are approved by the administration and the Board of Visitors and represents the University’s priorities.

<table>
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Grounds Plan Workshop

Evolution of the spatial order of the University: original parcels
Grounds Plan Workshop

Evolution of the spatial order of the University: 1825-1852
Grounds Plan Workshop

Evolution of the spatial order of the University: 1853-1895
Grounds Plan
Workshop

Evolution of the spatial order of the University: 1896-1930
Grounds Plan
Workshop

Evolution of the spatial order of the University: 1955
Grounds Plan Workshop

Evolution of the spatial order of the University: expansion beyond the Central Grounds
Grounds Plan
Workshop

Evolution of the spatial order of the University: systems influences
The design guide provides the historical precedents and current guidance to architects and environmental designers who are working on buildings and grounds projects for the University.
Land Use Mapping

Land use within the Grounds and of the context shows relationships of uses and potential opportunities and issues.
Land Use Mapping

Transit planning shows the relationship of the UTS and CTS systems.
Land Use Mapping
Topography and building evolution

5: Planning Systems
6: Planning Precincts
1. Geographic Area Framework Plans
2. Leading to comprehensive Grounds Plan in 2006
3. University, City and County representatives will participate through Master Planning Council

6: Planning Precincts
6: Planning Precincts
North Grounds Planning Workshop
Study Area
North Grounds Planning Workshop
Study Area
North Grounds Planning Workshop
Pedestrian-Oriented Streets
North Grounds Planning Workshop
Pedestrian-Oriented Streets
Study Scope
Study Scope in Context
**Development Concepts from the Workshop**

1) **CONTINUE SITE-BY-SITE DEVELOPMENT**

**Connectivity**
Allows current precincts to develop on buildable adjacent land. Site-by-site development might ignore greater connectivity problems and potential strengths for connecting across campus.

2) **MAJOR NEW CONCENTRATION**

**Connectivity**
Creates separate precinct that would need to be connected to existing circulation patterns.

3) **LIMITED CONCENTRATION AND EARLY SITE-BY-SITE**

**Connectivity**
Encourages and increases movement within existing areas while allowing for the creation of future connections.

**Integration**

**CONTINUE SITE-BY-SITE DEVELOPMENT**

Creates adjacencies for existing departments, but will not necessarily maximize inter-departmental, multidisciplinary uses.

**MAJOR NEW CONCENTRATION**

Provides greater freedom for programmatic needs to be developed across large, "blank slate" sites. The concentration might be segregated from other related academic facilities, such as the Medical Center or departments in the College of Arts & Sciences.

**LIMITED CONCENTRATION AND EARLY SITE-BY-SITE**

Allows broader approach to land use and inter-departmental needs. Integrates new facilities on infill sites and in larger groupings, where needed.

**Sustainability**

**CONTINUE SITE-BY-SITE DEVELOPMENT**

Piecemeal approach to site planning tends to exclude natural systems and ecological processes that extend beyond the site.

**MAJOR NEW CONCENTRATION**

Provides the ability to create higher density precincts that use less land, but could also result in sprawling compounds similar to North Grounds development. Requires demolition of existing facilities or new development on "greenfield" sites. Will not necessarily integrate natural systems across the site.

**LIMITED CONCENTRATION AND EARLY SITE-BY-SITE**

Site planning within the area is better able to account for natural systems and ensure that development follows a holistic environmental planning strategy.
Goals:

- Plan holistically with consideration towards natural systems, transportation, infrastructure and existing facilities to retain
- Provide opportunities for connectivity between Central, West, and South Grounds
- Establish capacity for additional buildings in the West Grounds – through infill or expansion
Building Capacity:

- McCormick South – 640,000 GSF
- McCormick West – 905,500 GSF
- McCormick North – 191,500 GSF
- Clark/Kerchoff – 640,000 GSF
The Corridor:

- Connects the Science and Engineering area with Central Grounds
- Provides the opportunity for a pedestrian priority environment for the West Grounds
- Bridges the residential and academic communities located in this zone
Engineering Way Illustration
Transportation Connectivity