University of Virginia
Grounds Plan Presentation

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September 26, 2007
- **April:** Introduction to Council, Summary of Arts Grounds and Health System workshops

- **June:** Summary of North Grounds, Science and Engineering, Midmont to Piedmont workshops and Sustainability at UVA

- **September:** Summary of The Corner workshop

- **December:** Traffic Planning and Coordination at UVA
• **March:** Grounds Planning Overview

• **May:** Energy and Utilities at UVA

• **October:** Biodiversity Analysis of UVA and UVAF lands

• **December:** Grounds Plan Programming
• **February:** Transportation Demand Management Plan for UVA

• **April:** Grounds Plan – Preferred Direction

• **September:** Grounds Plan – final presentation
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Planning Process Model

1 Inputs
2 Process Tools
3 Plans
4 Output
5 Feedback Process

- Strategic/Academic Plan
- External Factors
- Quantitative Needs Assessment
- Qualitative Needs Assessment
- Physical Plant Assessment
- Grounds Plan
- Capital Plan
- Capital Project Development
- Capital Financing Plan
- Post Occupancy Assessment
Ground Area Coverage (GAC)
Ratio of building footprint to the size of the parcel

0 GAC  .5 GAC  .5 GAC  .5 GAC

Floor Area Ratio (FAR)
Ratio of total interior floor area (GSF) to the size of the parcel

0 FAR  .5 FAR  1.0 FAR  1.5 FAR
Site Area
49,200,000 Sq. Feet

Footprint
5,120,000 Sq. Feet

÷

49,200,000

.1 GAC

Floor Area
14,802,000 GSF

÷

49,200,000

.29 FAR

GAC & FAR – Overall Grounds
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Site Area
1,384,000 Sq. Feet

Footprint
143,000 Sq. Feet

÷
1,384,000

.1 GAC

Floor Area
250,000 GSF

÷
1,384,000

.18 FAR

Current Density – Lawn
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Current Density – Library Quad

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Site Area
482,000 Sq. Feet

Footprint
164,000 Sq. Feet

\[
\frac{482,000}{164,000} = 0.34 \text{ GAC}
\]

Floor Area
754,000 GSF

\[
\frac{754,000}{482,000} = 1.6 \text{ FAR}
\]
Current Density – Hospital

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Site Area
975,000 Sq. Feet

Footprint
410,000 Sq. Feet

+ 975,000
.42 GAC

Floor Area
2,086,000 GSF

÷ 975,000
2.14 FAR
Redevelopment Zones
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South Grounds Redevelopment Zones
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Site Area
1,285,000 Sq. Feet

Footprint
375,000 Sq. Feet

\[ \frac{375,000}{1,285,000} = 0.29 \text{ GAC} \]

Floor Area
1,218,000 GSF

\[ \frac{1,218,000}{1,285,000} = 0.95 \text{ FAR} \]
Develop comprehensive science initiative with three capital project amendments/additions:

- Informational Technology Engineering building for SEAS – West Grounds ~100,000 GSF
- Ivy Translation Research Center Expansion – Fontaine ~110,000 GSF
- Physical/Life Sciences Building – West Grounds ~ 100,000 GSF
Science Initiative – Circulation Analysis
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Density Study – Science Initiative

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Site Area
356,000 Sq. Feet

Footprint
93,600 Sq. Feet

\[
\frac{93,600}{356,000} = 0.29 \text{ GAC}
\]

Floor Area
484,000 GSF

\[
\frac{484,000}{356,000} = 1.36 \text{ FAR}
\]
Next Steps:

- October BOV update and review
- February BOV final review
- 2008 implementation and environmental assessment with SPeAR (Sustainability Project Appraisal Routine) in development with ARUP, international consultants on engineering and sustainable design practices
Redevelopment Zones
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