



Master Planning Council (MPC)

MEETING NOTES - March 6, 2006

Office of the Architect for the University

Summary: Outline of Grounds Plan Framework

Meeting Attendees

Ed Ayers
Dean, College of Arts and Sciences

Elliott Dejarnette
Student, School of Law

Bill Edgerton
Albemarle County Planning Commission

L. Cameron Howell
Assistant to the President

Ed Howell
Vice President and CEO, UVA. Health System

Patricia M. Lampkin
VP for Student Affairs

Cheri Lewis
Chair, City of Charlottesville Planning Commission

Craig K. Littlepage
Director of Athletic Programs

Richard Minturn
Senior Academic Facility Planner, Provost's Office

Julia Monteith, AICP
Senior Land Use Planner, Office of the Architect

David J. Neuman, FAIA
Architect for the University

Yoke San L. Reynolds
VP and Chief Financial Officer

Rick Rice
Chief Facilities Officer

Tim Rose
CEO, UVA Foundation

Mary Joy Scala
Neighborhood Planner, City of Charlottesville

Colette Sheehy
VP for Management & Budget

Karen Van Lengen
Dean, School of Architecture

Rebecca White
Director of Parking & Transportation

Casey Williams
Graduate Student, School of Architecture

Meeting Agenda

- 2007 Grounds Plan Process – Presented by Julia Monteith, Senior Land Use Planner, Office of the Architect

2007 University of Virginia Grounds Plan

Julia Monteith, Senior Land Use Planner

The Office of the Architect for the University is developing a comprehensive Master Plan – The Grounds Plan – during 2005-2007. This plan will focus on the core University Grounds (1,100 acres), reflecting development needed to support academic growth based on planning horizons of 10 and 20 years – 2015, 2025.

The Grounds Plan is a comprehensive planning process focusing on the following 6 items:

1 The Plan: Summary of Proposed Future Land Use for University and adjacent 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, Housing and Infrastructure

6 Planning Precincts: Central, West, North, South Grounds and the Health System

The Plan

A summary of the proposed land use for the University in the 10 and 20 year planning horizons. The plan must anticipate growth on Grounds, not just in terms of students, but research, faculty, staff, and the health system as well. We also will consider the University's relationship to the research parks. A Research Park Retreat was held last year, in effect a condensed workshop, that brought together park users, potential users, faculty, and administration.

One thought that emerged from the retreat was the concept of assigning a theme for each of the research parks.

The Setting

The setting takes into consideration the history of the evolution of the Grounds and its community context. This effort will ultimately lead to an understanding of the carrying capacity for Grounds, the point where continued infill causes what we identify as UVA to disappear. The Office of the Architect has produced the Historic Preservation Framework Plan, a comprehensive investigation of post-Jefferson structures on Grounds that are at least 40 years old. The Plan assigns buildings into 5 groups: Essential, Important, Contributing, Not Contributing, and Important Outside University Context. The Academical Village is considered as Fundamental in the Plan. Many preservation projects are already underway. Currently under restoration or renovation: Fayerweather Hall, Cocke Hall, Rouss Hall, Varsity Hall, and University Chapel. Preservation projects planned include: Garrett Hall, Brooks Hall, Randall Hall, Monroe Hall, Birdwood, Reactor Building, Alden House, and Cobb Hall.

Program and Growth Needs

Growth needs for the University are identified through a number of methods. The 6-Year Capital Plan contains projects approved by the administration and the BOV and represents the near term growth needs of the University. We are also preparing a program framework for the Grounds Plan. The framework uses four planning horizons, two previous (1995, 2005) and two future (2015, 2025) to develop University growth needs for future planning. The framework includes growth projections for population, academic uses, medical center, housing, parking, athletics and recreation, corporation yard and open space. The framework is a collaborative effort of Institutional Assessment and Studies, the Vice President and Provost's Office, Space and Real Estate Management and the Office of the Architect.

Planning Framework

Historically, design on Grounds has been very integrated in terms of planning, landscape, and architecture. This practice should continue and be reinforced in the Grounds Plan. Documents, such as the Architectural Design Guidelines, as well as research into the evolution and phases of planning at the University will inform land use, spatial order, and building capacity decisions.

Planning Systems

Planning for the University does not stop at the property lines; we need to look both inside Grounds and outside to our community context. In addition, the convoluted nature of the City/County boundary around UVA furthers the need to work together with the community to integrate planning initiatives. As a framework for planning decisions, the Office of the Architect has developed 19 topical maps, with information on land use, housing, natural systems, topography, transit, parking, and such.

Planning Precincts

In addition to a Grounds-wide and community context focus, the Grounds Plan will highlight five planning precincts to provide further recommendations at a finer scale. These five precincts are Central Grounds, West Grounds, the Health System, North Grounds, and the emerging South Grounds. The South Grounds area will include growing medical, science, engineering, and other academic functions located along the southern edge of the more established precincts and extends to include the Fontaine Research Park.

Discussion

David Neuman: One of the items that will be studied in the Grounds Plan is the concentration of athletic fields at the heart of campus. At similar large Universities, fields have been moved to the periphery to provide for academic development. The premise is to plan for the highest and best use for these spaces. We will also keep the Research Parks in mind, because in the future these areas will seem much closer to Grounds; as Fontaine now feels like a part of Grounds.

Question: Are you looking at housing beyond that needed for students. The aging baby boomers are really putting pressure on faculty turnover and associated housing issues.

David Neuman: There is a current study of faculty housing demand being developed by Yoke San Reynold's office. The Foundation is looking at the supply side of the housing issue. We also need to preserve what people are look-

ing for when they come to Charlottesville, as this issue strikes at the heart of the institution. We also need to touch on the redevelopment of current housing sites on Grounds. These sites may have seemed dense when built, but they now represent a fairly low density. As costs of upkeep become economically unsustainable, we may want to increase density but balance this with a preservation of the feel of UVA.

Question: What are the criteria for ranking development priorities and preservation priorities?

David Neuman: Some criteria will be quantitatively based and others will be qualitative. The exact criteria are not known at this point, but there will likely be 30-40 criteria items that eventually contribute to decisions. Listing and grouping of these criteria will be a topic for the MPC, once we reach that point.

Question: Do you have projections on growth and development of campus?

Gene Block: Growth in students has been projected, but research growth is harder to target. There will be a larger number of faculty replacements rather than new faculty positions, but in this area and the research area we have not completed the growth projections.

Cameron Howell: President Casteen and Leonard Sandridge have set clear horizons for growth for their tenures.

David Neuman: But in 10 and certainly 20 years, we will have a change in leadership and perhaps different priorities. Right now we have a narrow set of alternatives, but we will have to prepare for change, not always growth. Harvard is not growing, but has many building projects because the institution is changing.

Question: Where would the Provost's long range initiatives dovetail into the plan?

Julia Monteith: In item 3, Program and Growth Needs of the Grounds Plan. The program table is fed by many different items, and long range initiatives would be one.

David Neuman: We also look at benchmarking with peer institutions for program needs, not just a wish list of space.

Question: How is the communication between UVA and peer institutions?

David Neuman: It depends on the type of information, but the main hurdle is usually varying data standards rather than an unwillingness to share.

Questions: How does the Grounds Plan include remote facilities such as Blandy Farm and Fan Mountain?

David Neuman: In a sense that these facilities will off-load some program needs from Grounds, that role will be incorporated into the Plan.
