



# Master Planning Council (MPC)

## MEETING NOTES - April 21, 2005

Office of the Architect for the University

## Summary: Introduction to the Grounds Plan

### Meeting Attendees

Ed Ayers  
Dean, College of Arts and Sciences

Elliott Dejarnette  
Student, School of Law

Bill Edgerton  
Albemarle County Planning Commission

Cheryl Gomez  
Director of Energy & Utilities, Facilities Management

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

- Introduction to the Grounds Plan - Presented by David Neuman, Architect for the University
- Overview of Previous Framework Plans - Presented by David Neuman
- Connectivity Exercise - Led by Julia Monteith, Senior Land Use and Community Planner, Office of the Architect

### Introduction to the Grounds Plan

David Neuman, Architect for the University

The principle responsibility of the council will be to advise in the development of the new Grounds Plan (University-wide master plan), to be completed in 2006. Over the next two meetings, the MPC will review the geographic area framework plans from previous workshops in relation to the Grounds Plan. These framework plans include potential building and roadway projects, in addition to other changes within the physical environs of the Grounds. Following the review of the area plans, the MPC will be apprised of comprehensive campus analyses including potential building capacity and the natural systems, transportation systems, and campus utility infrastructure. Together, these planning elements will form a draft that will be developed for ongoing review by the MPC.

Senior administrators at the University as well as representatives from Albemarle County and the City of Charlottesville are invited to serve on the council. With their assistance we hope to sustain an open dialogue and ensure that our respective plans and efforts work in accordance. For example, the City is currently developing guidelines for its entrance corridors. These interests overlap with the University's own desire to strengthen and formalize the entrances to define a sense of place along West Main Street/University Avenue at the Medical Center, and the corner of Ivy and Emmet at the proposed UVA Arts Center. Special-interest committees at UVA, such as the committees for Safety & Security, Parking & Transportation, and Arboretum & Landscape—all of which tend to be more project oriented or site specific—will also inform the process.

Important themes of the Grounds Plan will include connectivity and sustainability. The three E's of sustainability—environment, economy and equity—should suggest new patterns of land use that focus on natural processes, fiscal responsibility, and community accessibility, while notions of connectivity will reach beyond vehicle and pedestrian mobility and will include bicycling and other forms of alternative transit.

## Overview of Previous Framework Plans

David Neuman, Architect for the University

The goal of the planning workshops has been to develop coherent framework plans that will properly guide future growth for the University Grounds and the Medical Center, as well as for related housing, parking and utility infrastructure systems. The Framework Plans seek to:

- Enhance connections among all University facilities for, pedestrians, bicycles, transit, service and private vehicles.
- Identify opportunities for strategic land acquisition, development economies and beneficial adjacencies among various developing and proposed projects.
- Incorporate landscape, stream management/enhancement and open space concepts into the early stages of the land use planning process.
- Conceptualize entry corridors with a sequence of building and landscape elements that establish and reinforce the identity of the University of Virginia.
- Engage appropriate City and County representatives to explore opportunities for mutual cooperation in redeveloping zones near the Central Grounds, including the medical center.

Each workshop begins with the identification of existing conditions and strategic planning presentations by stakeholders in the area. Current and upcoming projects are included in the assessment of existing conditions to generate alternatives or phasing options for new projects. These options are determined according to patterns of circulation, communication, infrastructure, and adjacent land uses. Framework Plans presented in this meeting were the result of three workshops:

- The Brandon Avenue/Monroe Lane Workshop, which studied the proposed South Lawn project and its relation to the Medical Center, including shared student housing and academic/research facilities for the College and the Medical and Nursing Schools.
- The Arts Grounds to North Grounds Workshop addressed the links between the Arts Grounds (located on the north side of Carr's Hill) and the athletics precinct in North Grounds. A framework plan was created that involved various schemes. These schemes attempted to resolve pedestrian connectivity across Emmet Street and the railroad tracks in addition to identifying sites for the Museum, Music Building, the Performing Arts Center and space for future parking needs.
- The Health System and West Main Street Workshop considered options for future developments in the medical center, including locations for the Clinical Cancer Center, the Children's Medical Center, a Core Laboratory, and an additional parking garage. The University's presence on West Main was also discussed in relationship to the City's new zoning – and design guidelines for this area. The phasing alternatives addressed the need for an identifiable entrance corridor and the possibility for expansion toward 9/10th Street along West Main.

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## Connectivity Exercise

Julia Monteith, Senior Land Use and Community Planner

The Academical Village and its central organizing role will serve as the notion of connectivity across Grounds. Some areas of the University are currently disconnected from Central Grounds, especially North Grounds and the athletic precincts. The new Grounds Plan will seek to form or reform connections where they are currently lacking. This exercise asked that participants imagine their trips across their "home turf" and determine their three most frequented on-grounds destinations. More than half of the participants said that they usually walked to their destinations and the exercise used a 10-minute walking radius as a standard planning tool. Most trips were made to places in the Central Grounds, and "hot spots" included Newcomb Hall, Madison Hall, McKim Hall, and Booker House. Popular destinations where a disconnect became apparent were Fontaine Research Park and the Darden School. Trips across Central Grounds were comparatively easy to make. Participants identified the lack of parking availability

when returning from destinations away from Central Grounds. Together, these concerns demonstrate that the core of Grounds is highly accessible, while destinations elsewhere are disjointed and reveal the issues with the circulatory patterns. A brief discussion regarding the expansion of bicycle facilities was also held.