



# Master Planning Council (MPC)

## MEETING NOTES - June 15, 2007

Office of the Architect for the University

## Summary: Grounds Plan Preferred Direction

### MPC Members

David J. Neuman, FAIA  
Architect for the University

Ed Ayers  
Dean, College of Arts and Sciences

Gene Block  
Vice President and Provost

L. Cameron Howell  
Assistant to the President

Ed Howell  
Vice President and CEO, UVa. Health System

Pat Lampkin  
Vice President for Student Affairs

Craig K. Littlepage  
Director of Athletic Programs

Yoke San L. Reynolds  
VP and Chief Financial Officer

Colette Sheehy  
Vice President for Management & Budget

Karen Van Lengen  
Dean, School of Architecture

### Ex-officio

Wayne Cilimberg  
Director of Planning, Albemarle County

Bill Edgerton  
Albemarle County Planning Commission

Cheri Lewis  
Chair, Charlottesville Planning Commission

Julia Monteith, AICP  
Sr. Land Use Planner, Office of the Architect

Donald E. Sundgren  
Chief Facilities Officer

Tim Rose  
CEO, UVA Foundation

Jim Tolbert  
Director of NDS, City of Charlottesville

Rebecca White  
Director of Parking & Transportation

Ida Lee Wootten  
Director of Community Relations

### Student Members

Elliott DeJarnette  
Student, School of Law

L. Bernard Harkless, Jr.  
Undergraduate Representative

### Meeting Agenda

- Grounds Plan Preferred Direction, David Neuman FAIA, Architect for the University & Julia Monteith AICP, Senior Land Use Planner, Office of the Architect

### Grounds Plan Preferred Direction

David Neuman and Julia Monteith

#### Programming Framework

A component of the Grounds Plan development has been the completion of a program for the University for the next 20 years. Similar in some ways to programming a building, the effort identified the academic, housing, recreation, parking, and open space needed to accommodate University growth in 2015 and 2025 planning horizons. The program analysis also includes two previous planning horizons, 1995 and 2005, to allow context for evaluation of future growth.

This programming analysis modeled two potential growth scenarios. The first represents the current growth trend of 150 students per year - 110 new undergraduate and 40 graduate students per year. The second scenario addresses an overall increase in students with a larger percentage of graduate students to support additional research at UVa. Graduate students place greater demands on faculty and facilities, which in turn drives demand for more space.

The information provided by the programming analysis has been integrated with the physical planning effort to ensure that UVa will have an adequate amount space needed for future growth. In both scenarios, University growth in the next 20 years can be accommodated within the bypass while preserving open space on Observatory Hill and elsewhere.



### **Ground Area Coverage and Floor Area Ratio**

Rather than a traditional physical development plan with specified building footprints, the Grounds Plan specifies redevelopment zones and a process to guide future development decision making. Critical tools in this process are the Ground Area Coverage (GAC) and Floor Area Ratio (FAR) measurements. GAC, the simpler of the measurements, is the ratio of building footprint surface area to the total surface area of the parcel the building sits in. A ratio of .5 is an evenly split amount of building and open site area. FAR compares the total gross square feet of a building with the total surface area of the parcel. An FAR of .5 might represent a one-story building at .5 GAC or a two-story building at .25 GAC. In a university setting, buildings are usually grouped by their larger precincts and the GAC and FAR represent the general density and feel of development within these precincts. The Grounds Plan provides a range of appropriate GAC and FAR values, ensuring a proper balance of open space, building height, and density while providing leeway for future decisions regarding the exact configuration of buildings.

### **Future for the MPC**

This is the last meeting regarding the development of the Grounds Plan. When the MPC reconvenes in the fall the focus will shift to the finalization of the Grounds Plan. A part of this is the integration of sustainable activities into the Plan and University processes. One key area may be critical functions, where all management centers of the University could have sustainability metrics and goals applied to their operations.

### **Questions**

Question: Although you say the University develops in a mixed use method, the diagrams indicate that housing and academic uses are still separate?

David Neuman: This is an issue of scale, the University looks at Grounds and its precincts as systems. Mixed use is accomplished by providing many uses within a precinct, but not necessarily in a single building. Given the specialization of University buildings, it can be very difficult to mix housing with large classrooms or labs in a single building.

Question: Since the Grounds Plans calls for keeping 20 years of academic growth within the Route 29 Bypass, what is the plan for the properties beyond the bypass?

David Neuman: The Birdwood estate may be used to house an academic institute. The main floor would be used as public space with meeting facilities and the upper floors would house the institute's offices. There have been many different proposals for Morven, but key to any proposal must be the protection of the historical significance of the house and landscape. Northridge is an important component of the Health System and we should expect to see future growth there.

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