

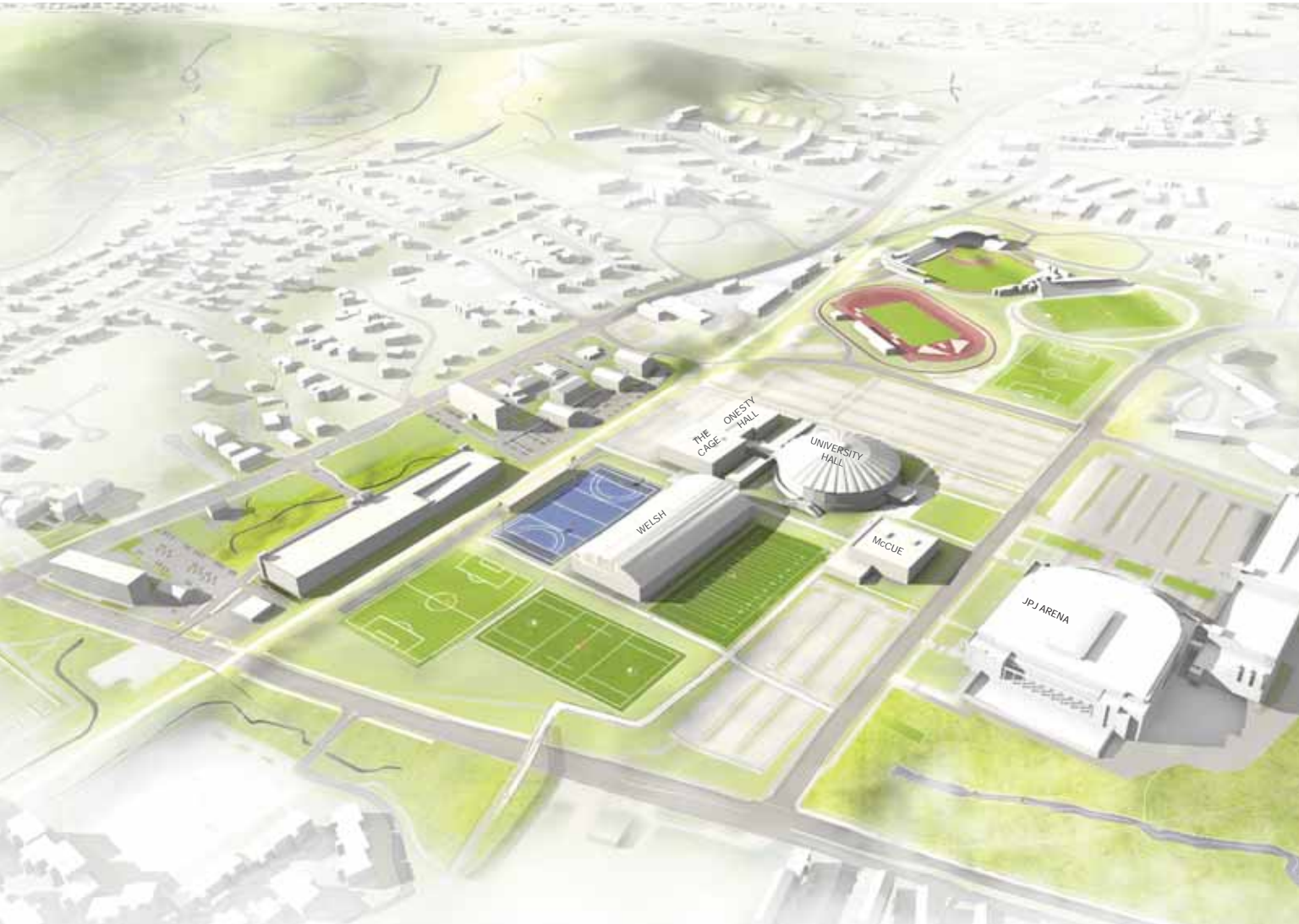
NORTH GROUNDS ATHLETICS MASTER PLAN

UNIVERSITY OF VIRGINIA | 2018

DUMONTJANKS
HOK

NORTH GROUNDS ATHLETICS MASTER PLAN

EXECUTIVE SUMMARY



Existing Site Conditions Aerial View

INTRODUCTION

The University of Virginia initiated the North Grounds Athletics Mater Plan for two primary reasons: First, to establish a bold vision that guides long-term development within the athletics area that builds upon the North Grounds Planning Study. Second, to develop a detailed building program that sets a new standard for what a collegiate scholar-athlete experience should be at UVA.

The athletics area is currently home to training and competition facilities, administrative and operations space, as well as the supporting amenities of parking, public plaza space, and a network of major roads. The 82-acre site is characterized by significant topography, ecological and hydrological systems, which over time have evolved to the current patterns of land uses, network of streets and infrastructure.

The site is a critical link between North Grounds and Central Grounds. Therein lies a great opportunity, on many fronts to realize the University's aspirations:

- The site presents a tremendous opportunity to integrate academic and athletics around a bold connectivity idea that

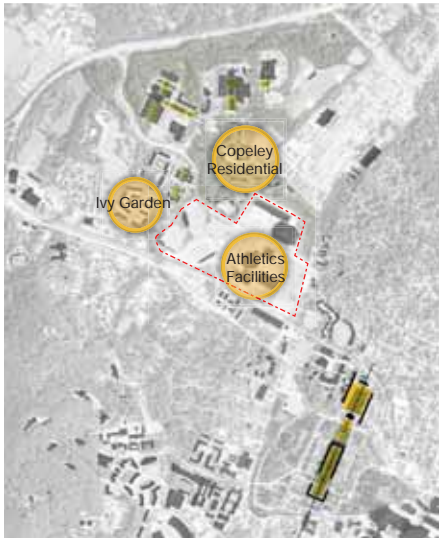
- unites North and Central Grounds.
- The site is the western gateway to the Historic Grounds, a World Heritage Site. The idea and the final result must recognize the need to serve as introduction to the university.
- Investigate the programmatic needs for all student athletes, coaches, staff and athletic administrators that sets up for the long term success and growth.
- The athletics area seeks to create an environment that supports nationally competitive and successful teams, attract and retain the highest quality student-athletes, and contributes to a goal of fostering collegiality and collaboration between student-athletes, faculty and staff.
- Develop an implementation strategy that allows for flexibility to meet long term needs and aspirations and maintains the integrity of a cohesive idea.
- Strengthen and promote multimodal connectivity between North and Central Grounds.
- Preserve and restore the ecological resources as a powerful unifying landscape.



Separation from Central Grounds



Disconnected Mobility



Lack of Cohesive Identity, Aged Facilities



Proposed Long Term Master Plan Aerial View

DESIGN IDEA : STRENGTHEN CONNECTIONS AND IDENTITY

The master plan proposes a bold new vision that unites the aspirations of a unique scholar-athlete program with the enabling physical facilities to support that vision. The plan proposes a new complex of indoor facilities around a new Sports Promenade that unites North Grounds with the athletics district. This promenade idea becomes the iconic identity to the district and iconic home of UVA sports; for athletes, coaches, and fans alike.

The master plan encourages interdisciplinary collaboration between athletics and academic uses. It promotes flexibility to allow for future program needs and phasing. The landscape seeks to create an exceptional environment that fosters dialogue and transparency, and promotes active and engaged learning. It improves the overall arrival experience to Grounds and promotes safe multimodal mobility.



Restore the woodland stream and Virginia landscape as a powerful unifying preserve



Connect all with an integrated multimodal mobility system



Move toward connected enclaves of academic, residential, and athletic use surrounding the preserve

INTRODUCTION

| Context
| Site Analysis

HISTORIC DEVELOPMENT



DECEMBER 1959



MARCH 1963



MARCH 1964



MARCH 1968



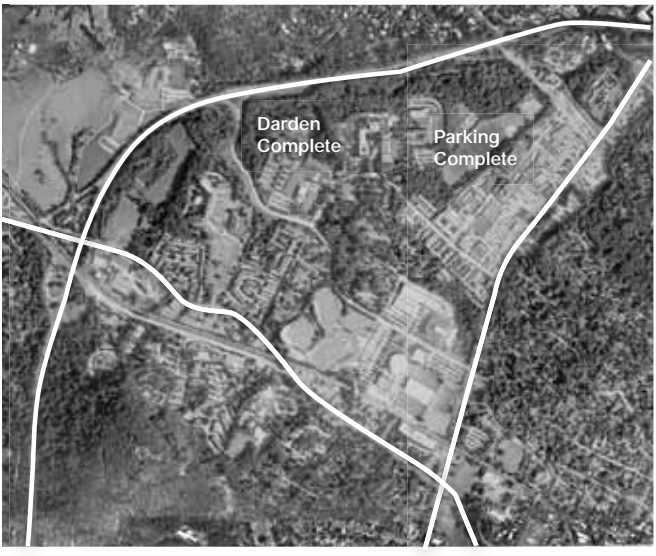
MARCH 1972



MARCH 1977



MAY 1994



MARCH 2017

GROUND AND CONTEXT

The University of Virginia, established in 1819, comprises 1,135 Acres in the Piedmont region of Virginia. At the time of its founding, this land, one mile west of Charlottesville, consisted of farm fields and woodlands amidst the rolling countryside of Albemarle County. Today, the University and the City of Charlottesville are intertwined, and much of the land is developed. As the geographic center of Grounds and University land-holdings, the development of the athletics area has the potential to unite Central and North Grounds in a profound way.

- Athletics Site Boundary
- University of Virginia Property



TOPOGRAPHY
AND HYDROLOGY

As part of the Piedmont region of Virginia, the topography of Grounds and the athletics area is defined by a series of dramatic hills and valleys with a connective pattern of streams and tributaries.

- - - Site Boundary
- Higher Elevation
- Lower Elevation
- Existing Open Streams
- Existing Streams in Pipes



PHYSICAL
CONDITIONS

The site presents significant topography with a grade elevation change of 100' from the western edge of the athletics area to Emmet street. The site program and amenities are organized on a series of flat terraces. The site also offers a significant hydrological feature. Three regional facilities were implemented as a result of a comprehensive Meadow Creek Stormwater Master Plan. One of the three regional facilities is located in the athletics area that serves 300 acres of watershed and provides storm water quantity and quality benefits.

- - - Site Boundary
- Higher Elevation
- Lower Elevation
- Existing Open Streams
- Existing Forest



EXISTING USES

Amount of Total Acreage=82.35 acres

Existing Building Program

- Ⓐ **McCue Center:**
Football Program; Coaches Offices; Central Athletics Administration
- Ⓑ **Welsh Indoor Football Practice Facility:**
Indoor Practice Facility for Football and Other Sports
- Ⓒ **University Hall (Former On-Campus Arena):**
· Home to the Following Teams: Field Hockey; M&W Lacrosse; M&W Soccer; M&W Track & Field; M&W CROSS Country; Softball
· Training Center in Some Capacity for Other Sports and for Facility Operations
- Ⓓ **Onesty Hall:**
Wrestling, including practice facilities. Also includes a visiting locker room and storage.
- Ⓔ **The Cage:**
Indoor Training Space for Track & Field, along with Other Sports.
- Ⓕ **Sports Medicine Building:**
Sports Medicine for Sports other than Football in the Precinct.
- Ⓖ **John Paul Jones Arena Basketball Home Venue:**
M&W Basketball team facilities; Academic Services; Student-Athlete Dining Facility; Central Video Operations

Parking

Total park spaces = 2,327
Surface parking spaces = 1,595

Fields

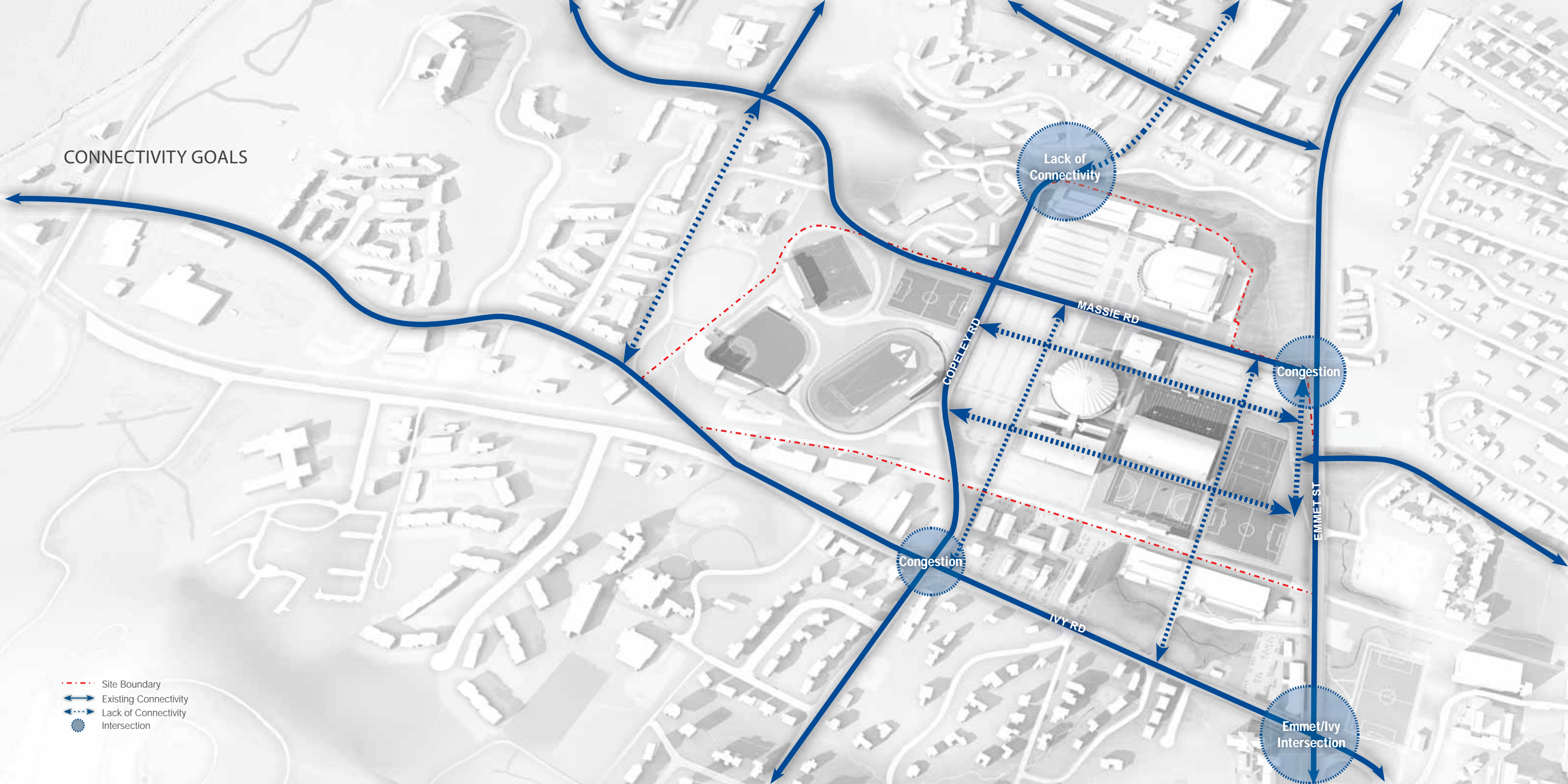
- ① Football Outdoor Practice Field
- ② Lacrosse Practice Field
- ③ Partial Length Soccer Practice Field
- ④ Field Hockey Stadium - Practice and Home Venue for Field Hockey
- ⑤ Klockner Stadium - Home Venue for Soccer and Lacrosse
- ⑥ Soccer Practice Field - Future Softball Facility
- ⑦ Davenport Field at Disharoon Park - Home Venue and Team Facility for Baseball
- ⑧ Lannigan Field - Outdoor Practice & Home Venue for Track & Field

--- Site Boundary



CONNECTIVITY GOALS

- Site Boundary
- Existing Connectivity
- Lack of Connectivity
- Intersection

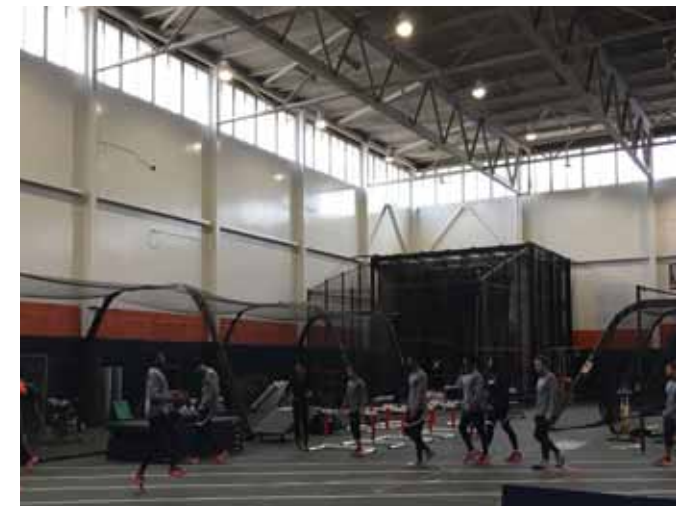


PROGRAM

| Summary of Stakeholder Discussions
| Program Summary

SUMMARY OF STAKEHOLDER DISCUSSIONS

- UVA Athletic Teams are collectively performing at a very high level
- Success should be celebrated in a collective way, the number of championships by all teams is impressive when viewed together
- Existing Athletic Facilities are typically undersized and in need of improvement
- New facility should be focused on the Impact to Student-Athletes – “We want them arriving and wanting to be the best that they can be.”
- Building should reflect the Values of UVA Athletics and UVA as an institution
- With any new facility, maintain areas that bring student-athletes and coaches together
 - Academic Services and Dining Facilities at JPJ are current examples of this
- Coaches were collectively enthusiastic about a central facility bringing sports together – a Center for 650 Student-Athletes
- Administrators expressed a strong desire to provide improved resources to help student-athletes be as successful as possible
 - Sports Nutrition prefers a centralized hub, convenient to a majority of student-athletes
 - Sports Medicine is to remain convenient and familiar to student-athletes, with more space than current facility
 - New Orthopedic Center opening near the precinct in 2020 will offer specialized care to student-athletes
 - Strength & Conditioning needs to grow for the number of student-athletes served, with improved analytical capabilities
 - Academic Support Facility is undersized for number served, but staff does a great job
- Access to convenient parking was a common concern of coaches
- Existing Field Inventory provides challenges with overuse and shared field time – ideal inventory would be:
 - Football=2 outdoor fields + Welsh Indoor
 - Soccer=1 dedicated field each for Men & Women – 2 total
 - Lacrosse=1 dedicated field each for Men & Women – 2 total
 - Field Hockey=1 field (performance & practice)
- Coaches take great efforts to manage fields and share facilities as efficiently as possible
- The Field Hockey Stadium currently lacks convenient access to locker rooms and fan amenities, but offers a top-notch field
- Coaches find that recruits really value the academic quality of UVA
- A key focus for coaches is preparing student-athletes for life after UVA

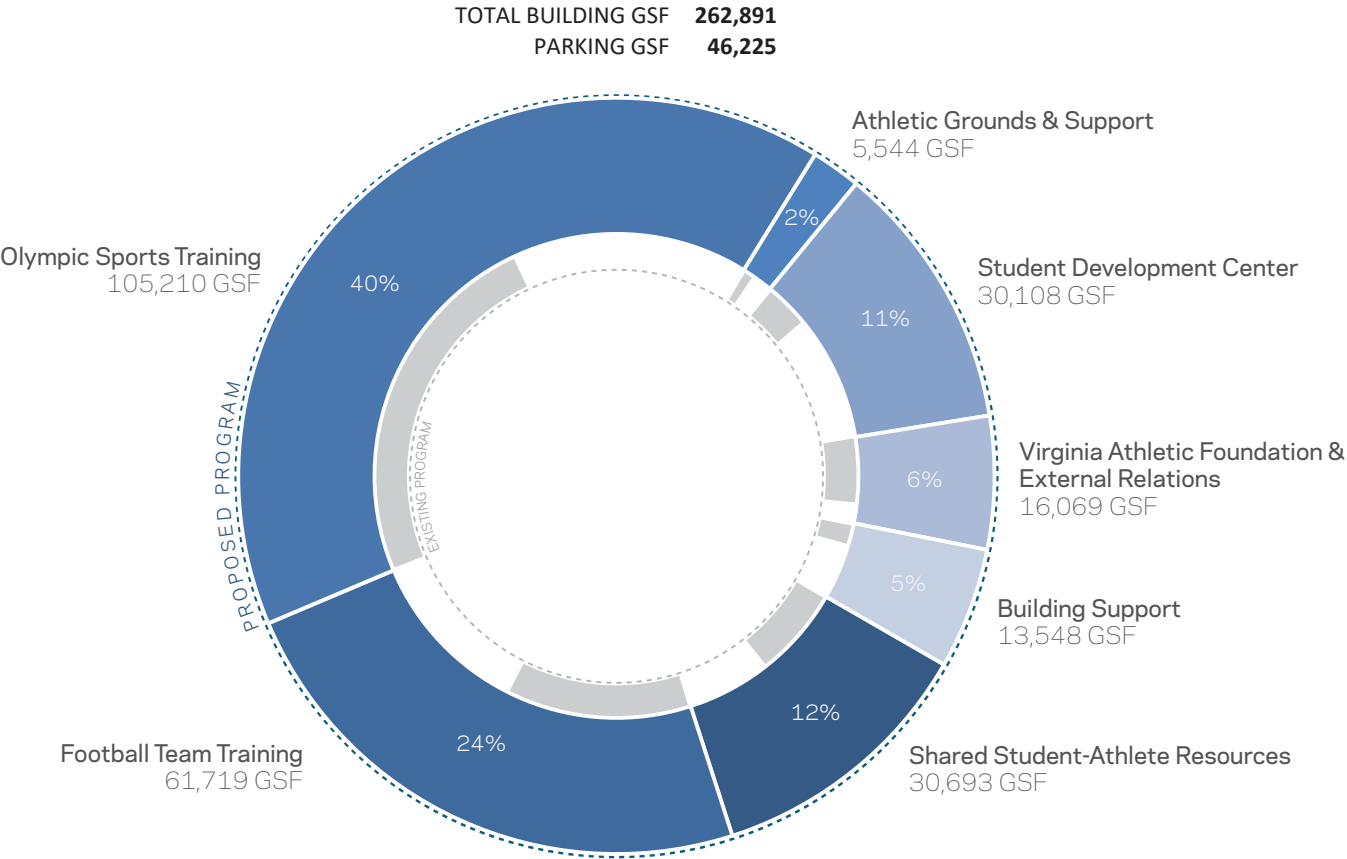


PROGRAM SUMMARY

NEAR-TERM FIELD INVENTORY	FIELD QUANTITY
FOOTBALL OUTDOOR PRACTICE FIELD	2
WELSH INDOOR FOOTBALL	1
LACROSSE PRACTICE FIELD	1
SOCCER PRACTICE FIELD	2
FIELD HOCKEY STADIUM	1

LONG-TERM FIELD INVENTORY	FIELD QUANTITY
FOOTBALL OUTDOOR PRACTICE FIELD	2
WELSH INDOOR FOOTBALL	1
LACROSSE PRACTICE FIELD	2
SOCCER PRACTICE FIELD	2
FIELD HOCKEY STADIUM	1

UVA FOOTBALL & OLYMPIC TRAINING FACILITY PROPOSED SF	
SPORTS MEDICINE RECOVERY SUITE FUEL STATION SPORTS SCIENCE	
SHARED STUDENT-ATHLETE RESOURCES	32,643
FOOTBALL STRENGTH & CONDITIONING CENTER FOOTBALL EQUIPMENT ROOM FOOTBALL OFFICES FOOTBALL VIDEO OPERATIONS FOOTBALL STAFF LOCKER ROOM FOOTBALL TEAM MEETING ROOMS FOOTBALL TEAM PLAYERS AREA	
FOOTBALL TEAM TRAINING	61,719
OLYMPIC SPORTS PLAYER AREA OLYMPIC SPORTS PRACTICE FACILITY OLYMPIC STAFF LOCKER ROOM OLYMPIC SPORTS FILM & VIDEO OPERATIONS OLYMPIC SPORTS OFFICES OLYMPIC SPORTS EQUIPMENT ROOM OLYMPIC SPORTS STRENGTH & CONDITIONING CENTER	
OLYMPIC SPORTS TRAINING	105,210
ATHLETIC GROUNDS/MAINTENANCE	
ATHLETIC GROUNDS & SUPPORT	5,544
STUDENT DEVELOPMENT CENTER	
STUDENT DEVELOPMENT CENTER	30,108
VIRGINIA ATHLETIC FOUNDATION & EXTERNAL RELATIONS	
VIRGINIA ATHLETIC FOUNDATION & EXTERNAL RELATIONS	16,069
BUILDING SUPPORT	
BUILDING SUPPORT	11,598

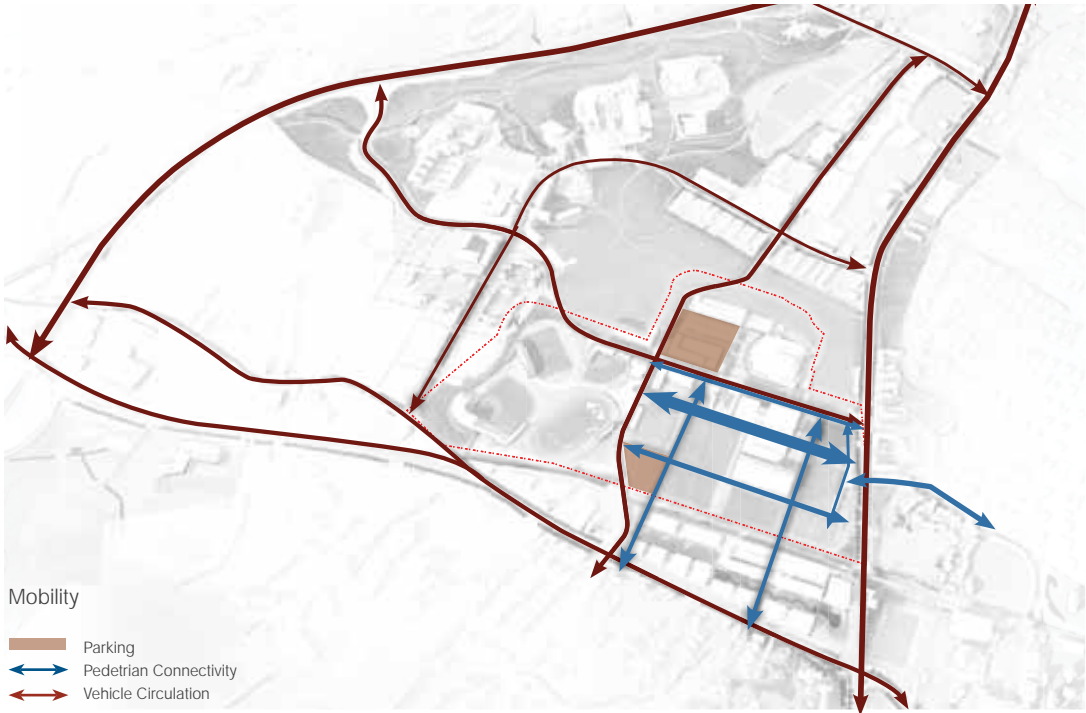


MASTER PLAN

- Civic Framework
- Near Term & Long Term Plans
- Detailed Exploration of Master Plan

CIVIC FRAMEWORK

The Civic Framework principles embody the strategic goals from the university to enable a dynamic, economically viable development that supports the university's mission and connectivity. It is driven by an organized framework of pedestrian corridors, re-imagines Massie road as a prominent corridor that enhances the arrival experience. Additionally, the potential exists for bridges to connect across the Railroad track to future buildings in the Ivy Corridor site.



MASTER PLAN - NEAR TERM

The near term plan sets up an organizing framework that addresses the programmatic needs for a majority of the UVA sports program, and also outlines an implementation process that expedites and accomplishes immediate needs. The program addresses the needs as a daily home for a majority of UVA's sports programs, and is generally divided into the football program and shared resources by other sports program.

The program and site amenities are organized along a pedestrian promenade and is envisioned to create an enhanced arrival experience for students, spectators, and visitors. The plan capitalizes on the topography and organizes the program in a series of stepped terraces of athletic fields and new facilities. Practice Facilities for UVA sports programs include a collection of enhanced outdoor practice fields along with:

1. An improved Wrestling Practice Facility
2. A replacement to the existing Cage, offering an indoor track and a turf training area.
3. A dedicated Rowing Practice Facility in the precinct, supplementing facilities at the Boat House.

Massie road is re-imagined as a prominent entry corridor that promotes multimodal mobility and enhances the arrival experience towards University Grounds.

--- Site Boundary



MASTER PLAN - LONG TERM

The long term plan seeks to strengthen the civic identity along Massie road with potential uses that foster interdisciplinary collaboration. The intersection of Copeley and Massie Road is envisioned to be a new pulse of vitality anchored with active uses. The future buildings proposed along the street are scaled appropriately and setback from the street edge to respond to the surrounding context. The future buildings shall include parking below grade to replace surface parking spaces and meet future needs. The plan also recommends the relocation and additions to the field hockey stadium to the east side of the Copeley Road and closer to the competition venues. Additionally, the potential exists for bridges to connect across the railroad track to future buildings in the Ivy Corridor site.

--- Site Boundary
Future Uses



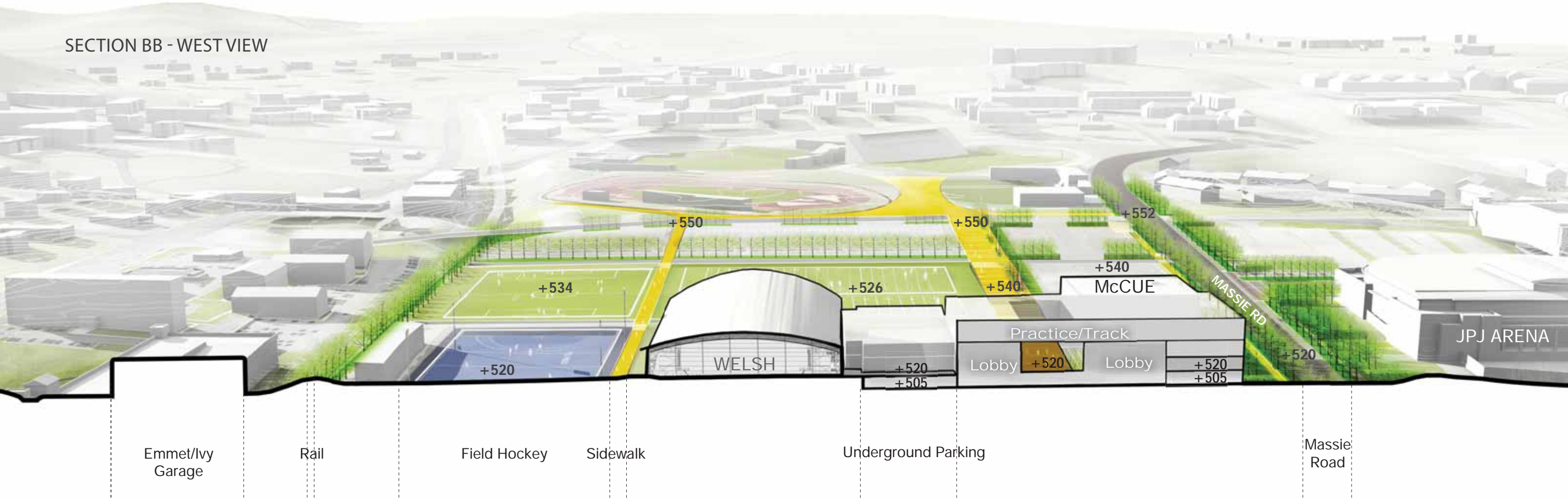
MASTER PLAN NEAR TERM - WEST VIEW



SECTION AA - WEST VIEW



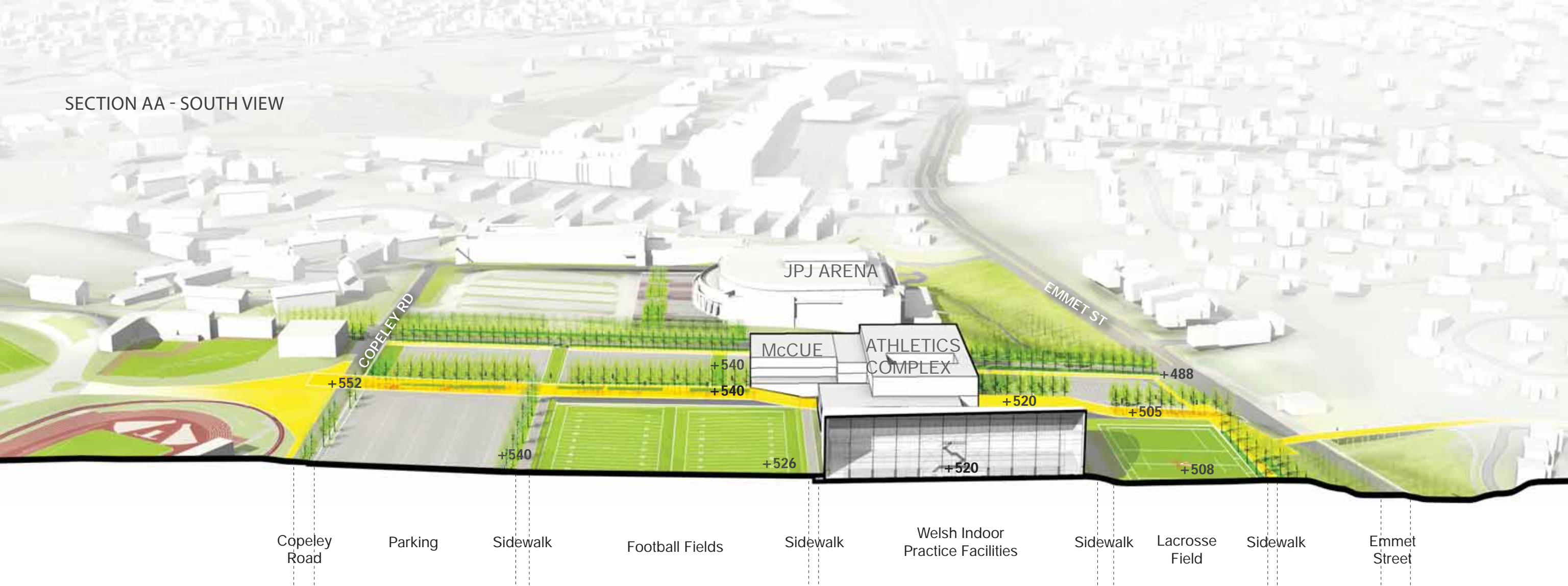
SECTION BB - WEST VIEW



MASTER PLAN NEAR TERM - SOUTH VIEW



SECTION AA - SOUTH VIEW



AERIAL VIEW - NEAR TERM



AERIAL VIEW - LONG TERM





GOODWIN PLAZA

A new pedestrian plaza is proposed that anchors the Goodwin Bridge and New Sports Promenade in the athletics area overlooking the new practice fields and facilities.



Existing View Looking Northwest



PROMENADE
LOOKING NORTHWEST

A vibrant new sports promenade that celebrates UVA Sports history connects Central Grounds and athletics facilities and venues. It is envisioned to enhance the student, visitor, and gameday experiences.



Existing View Looking Northwest



MASSIE ROAD LOOKING NORTHWEST

Massie road is re-imagined as a new prominent entry corridor with street trees, wide pedestrian walks, enhanced site lighting to create a safe and continuous pedestrian connection.



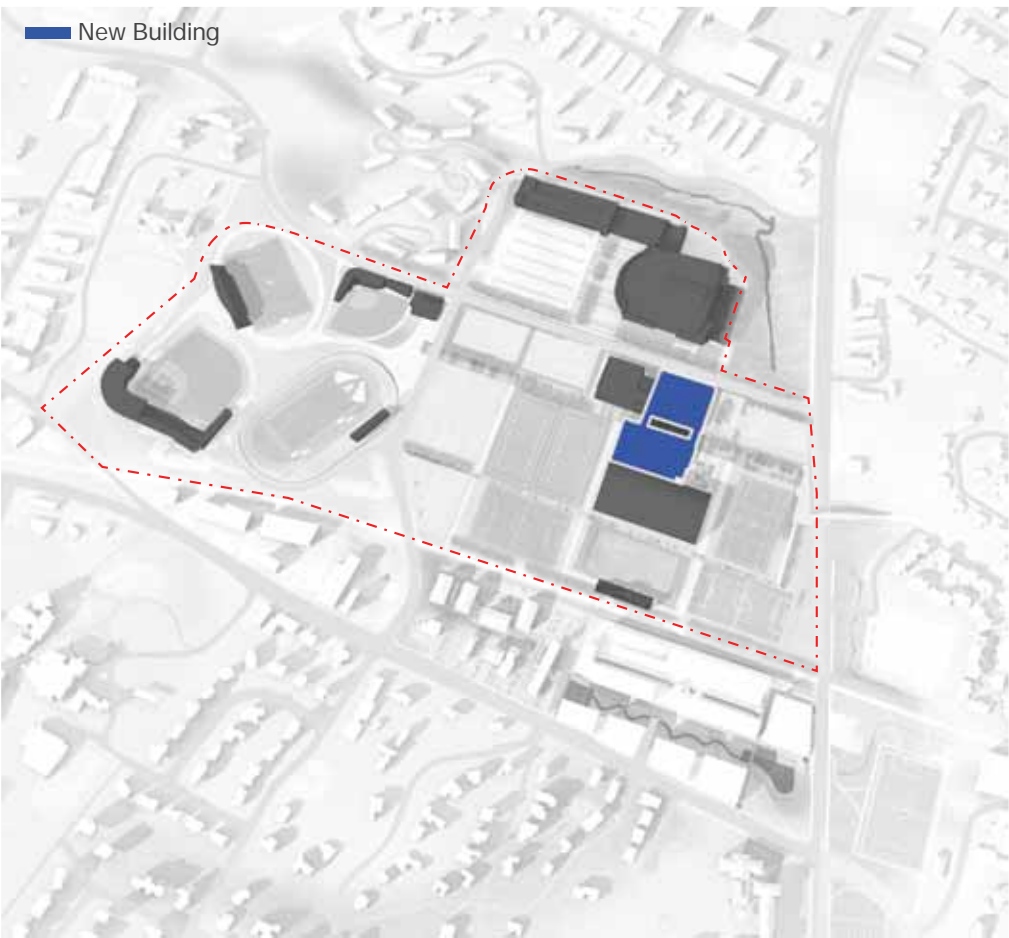
Existing View Looking Northwest

EXISTING BUILDING



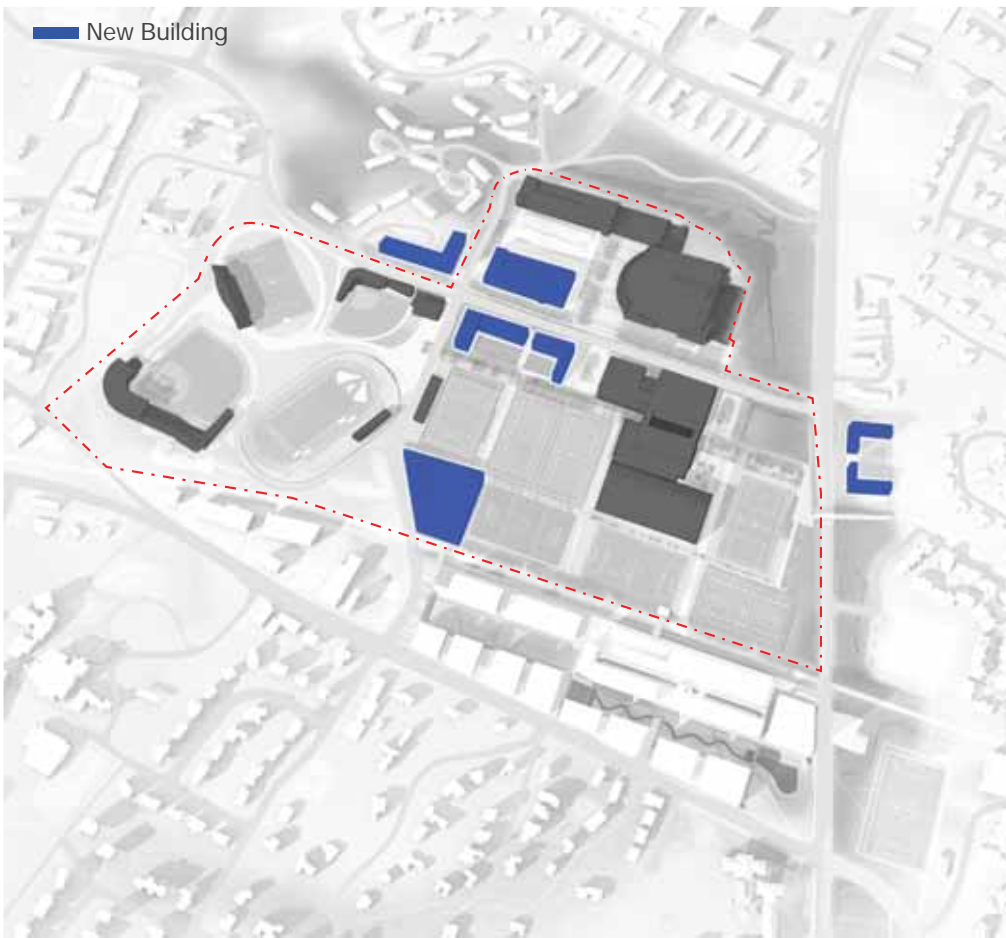
Building Coverage=11.94 acres

NEAR TERM BUILDING

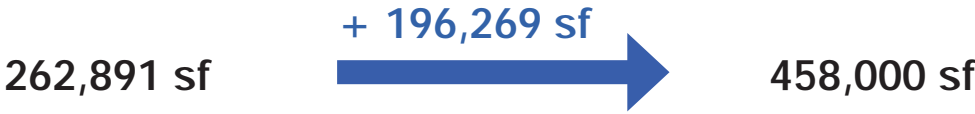


Building Coverage=11.55 acres
Proposed Building gsf = 262,891 sf

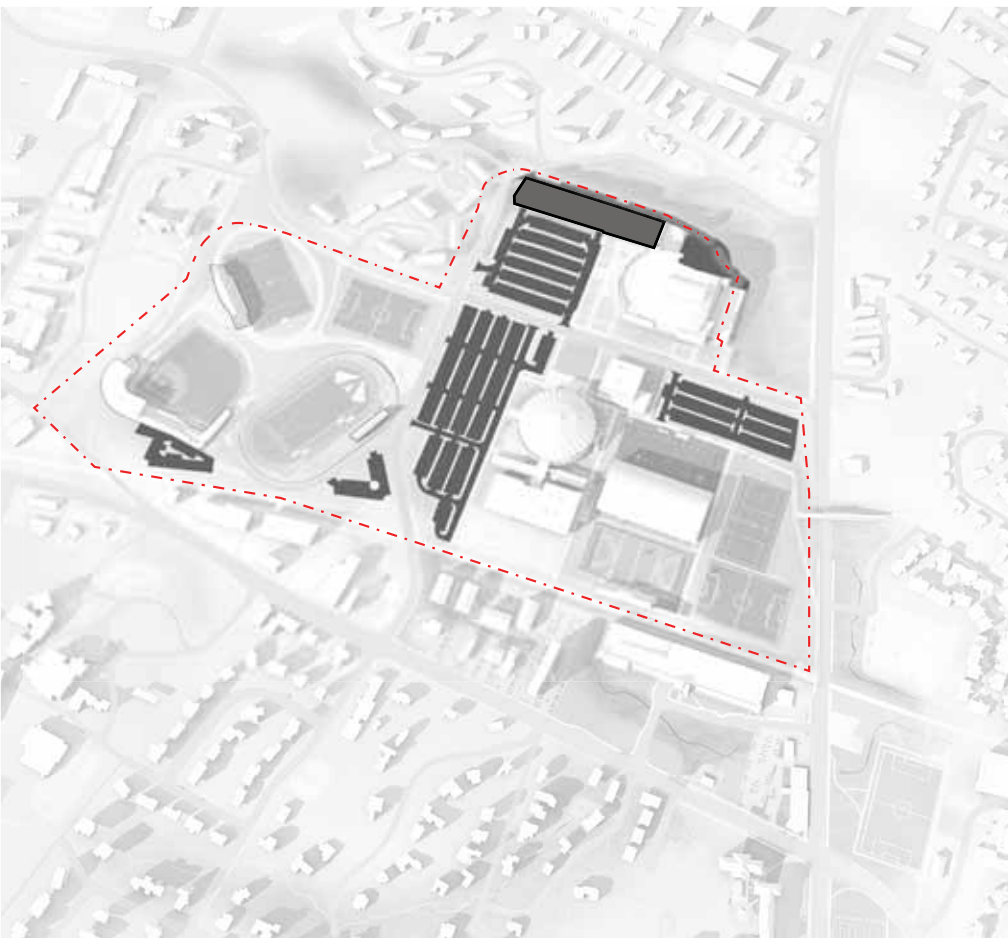
LONG TERM BUILDING



Building Coverage=16.52 acres
Proposed Building gsf ≈ 458,000 sf

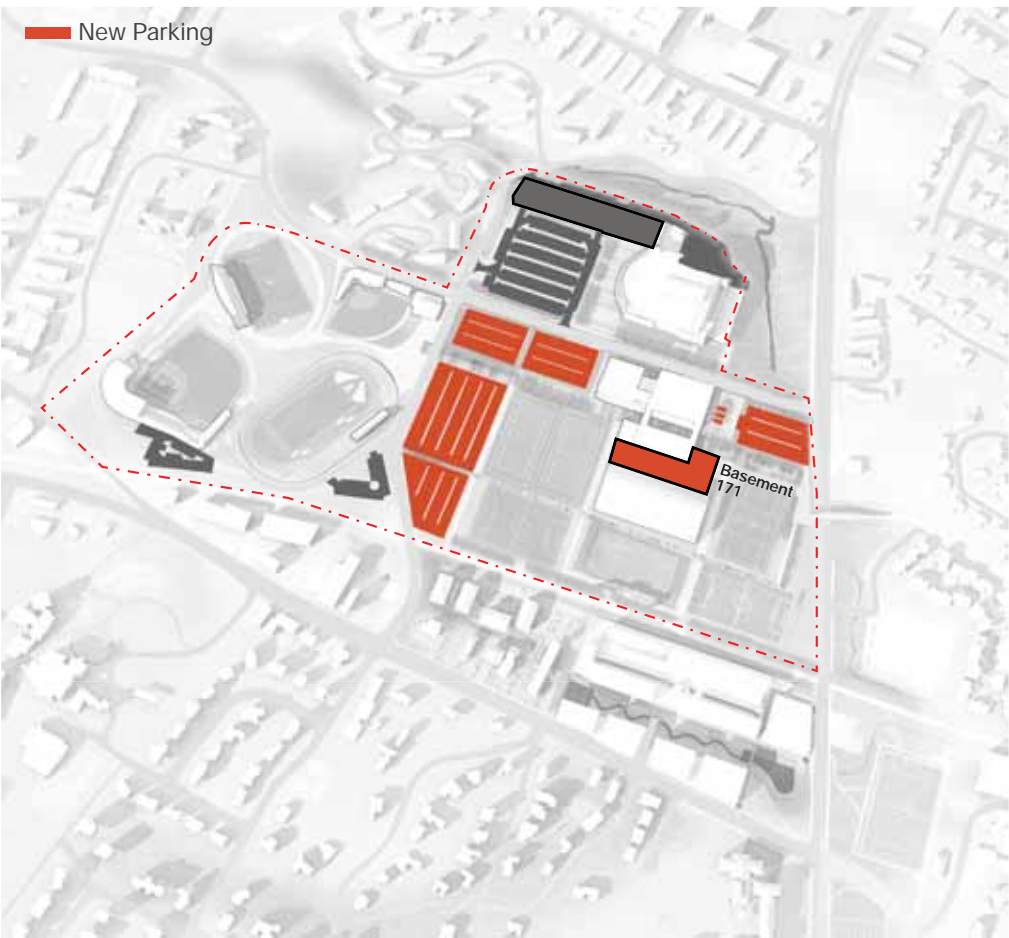


EXISTING PARKING



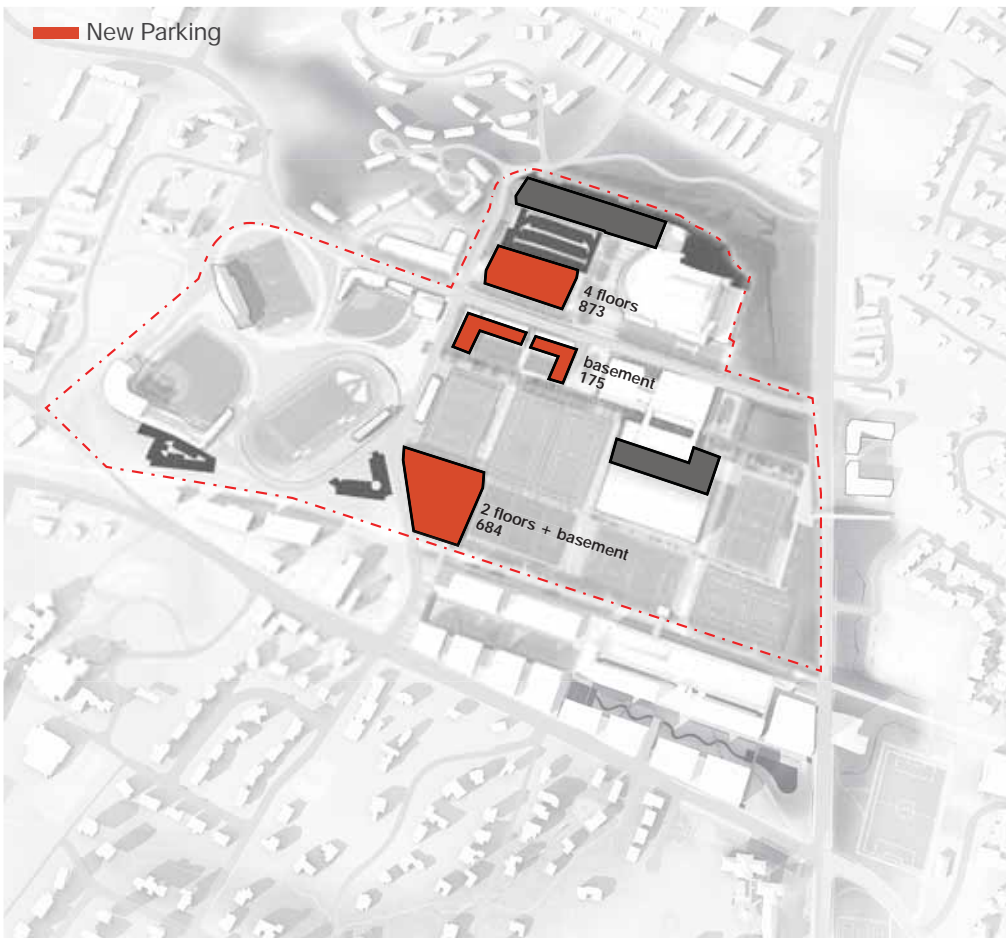
Surface Parking = 1,595
Total Parking = 2,327

NEAR TERM PARKING

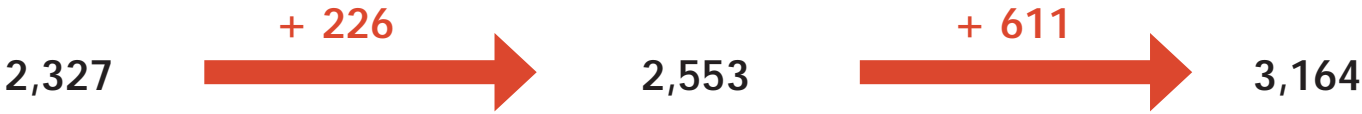


Surface Parking = 1,650
Total Parking = 2,553

LONG TERM PARKING



Surface Parking = 529
Total Parking = 3,164



EXISTING OUTDOOR FIELDS



- (A) Soccer Practice Field
- (B) Klockner Stadium
- (C) Davenport Field at Disharoon Park
- (D) Lannigan Field
- (E) Field Hockey Stadium

- ① Football Field
- ② Lacrosse Field
- ③ Soccer Field

NEAR TERM OUTDOOR FIELDS



- (A) Softball
- (B) Klockner Stadium
- (C) Davenport Field at Disharoon Park
- (D) Lannigan Field
- (E) Field Hockey Stadium

- ① Football Field
- ② Football Field
- ③ - ⑤ Natural Turf Practice Field
- ⑥ Soccer Field

LONG TERM OUTDOOR FIELDS



- (A) Softball
- (B) Klockner Stadium
- (C) Davenport Field at Disharoon Park
- (D) Lannigan Field
- (E) Field Hockey Stadium

- ① Football Field
- ② Football Field
- ③ - ⑦ Natural Turf Practice Field

8



10



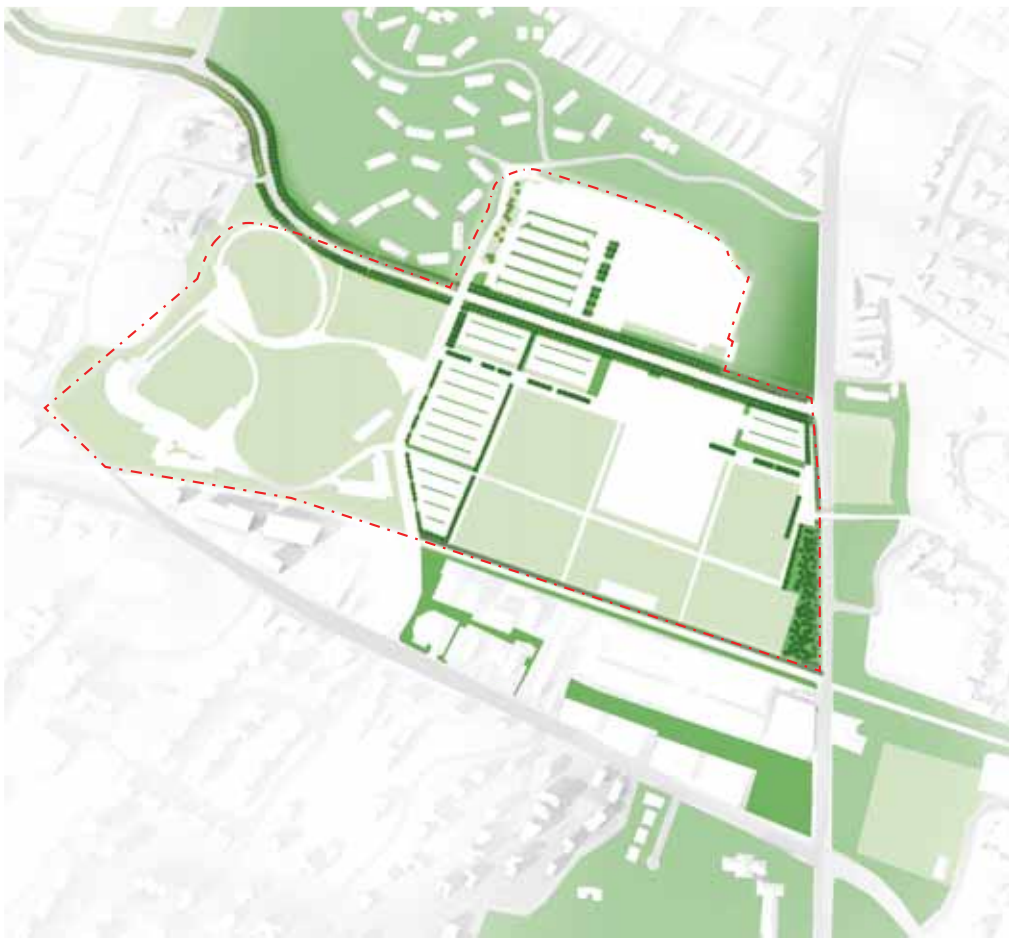
11

EXISTING PERVIOUS AREA



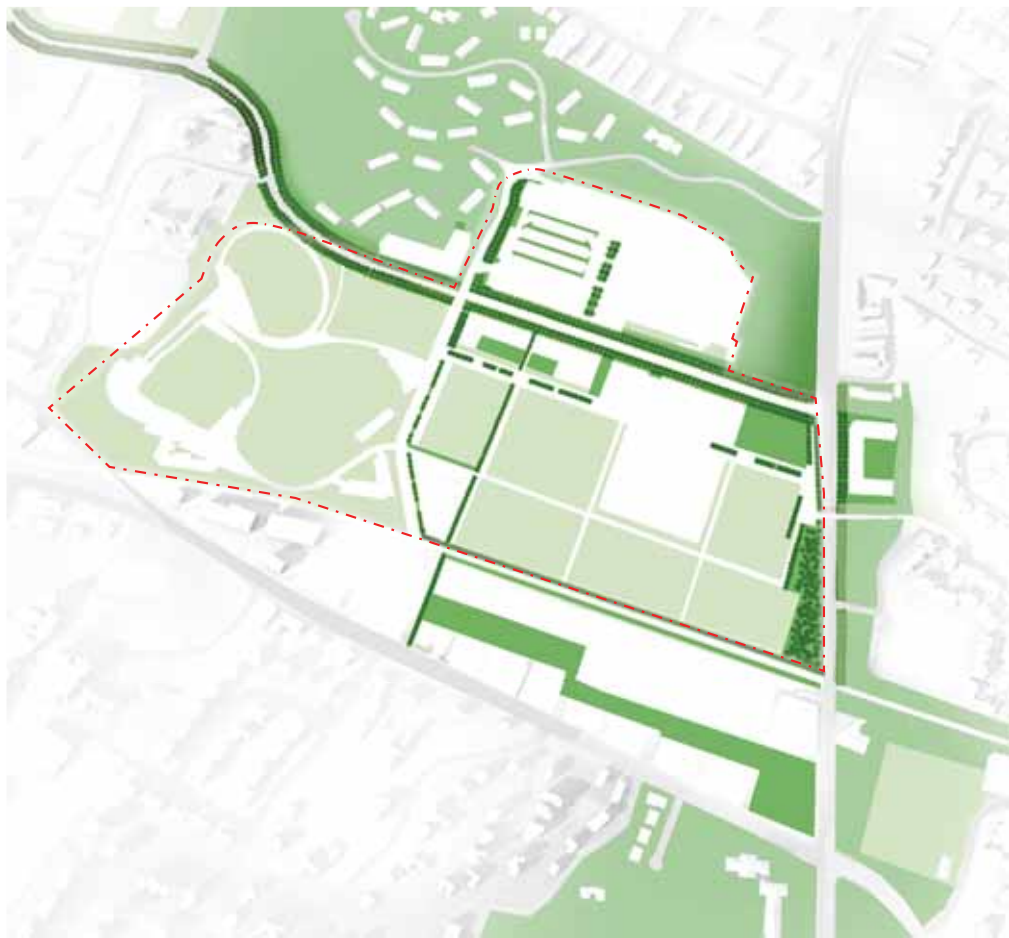
Pervious Area Coverage = 50.83 acres
Percentage of Total Site Area = 61.7%

NEAR TERM PERVIOUS AREA



Pervious Area Coverage = 54.92 acres
Percentage of Total Site Area = 66.7%

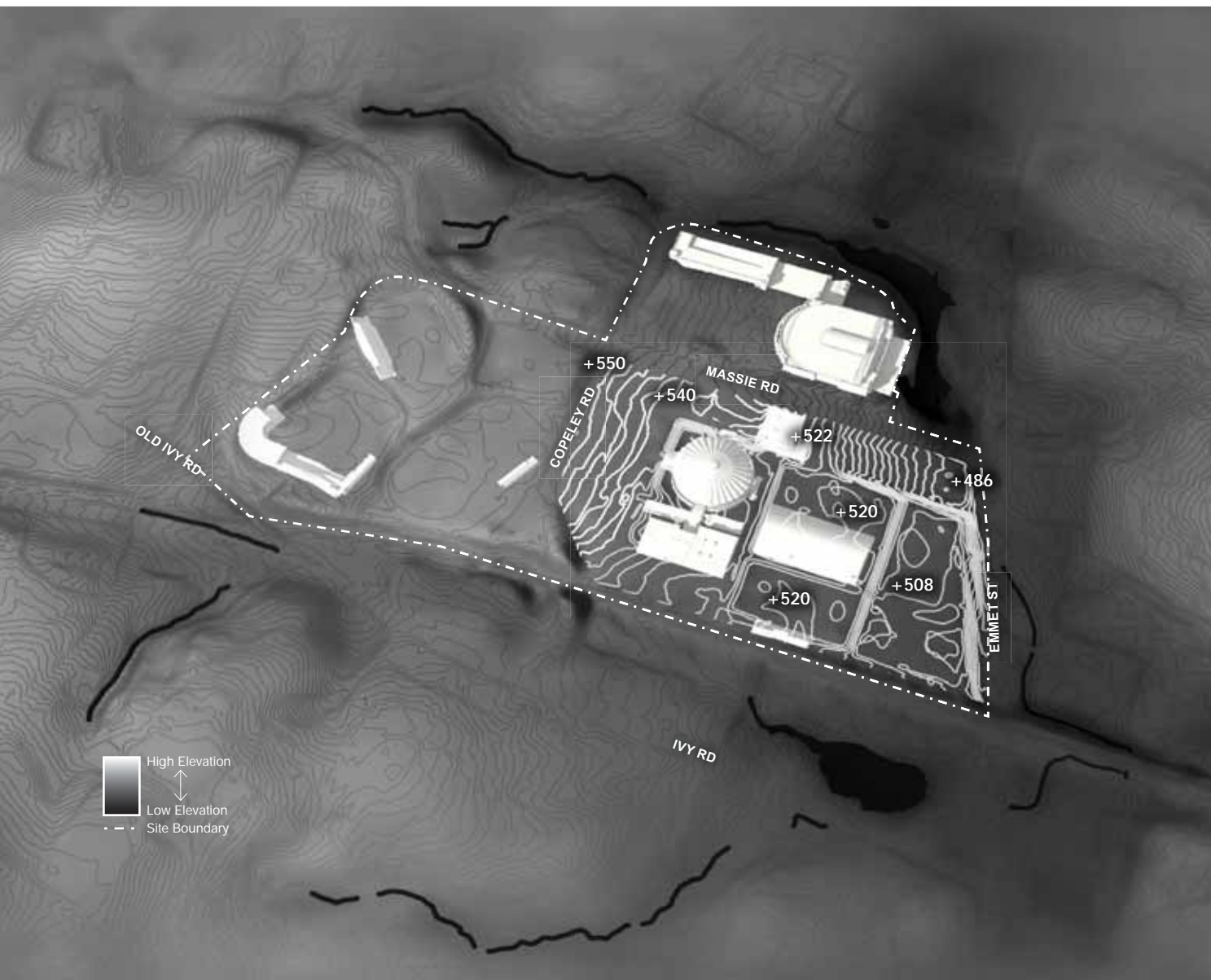
LONG TERM PERVIOUS AREA



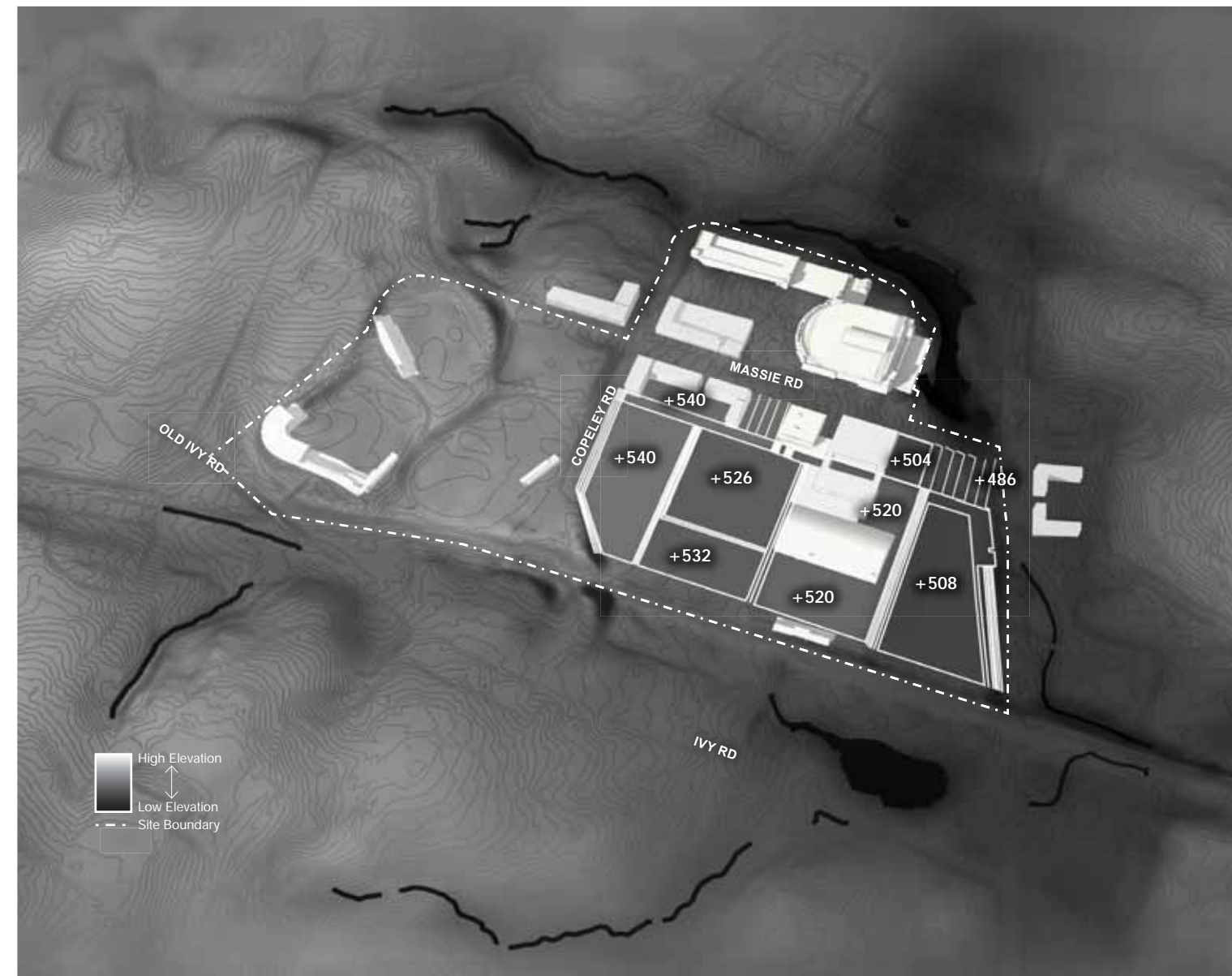
Pervious Area Coverage = 58.32 acres
Percentage of Total Site Area = 70.8%



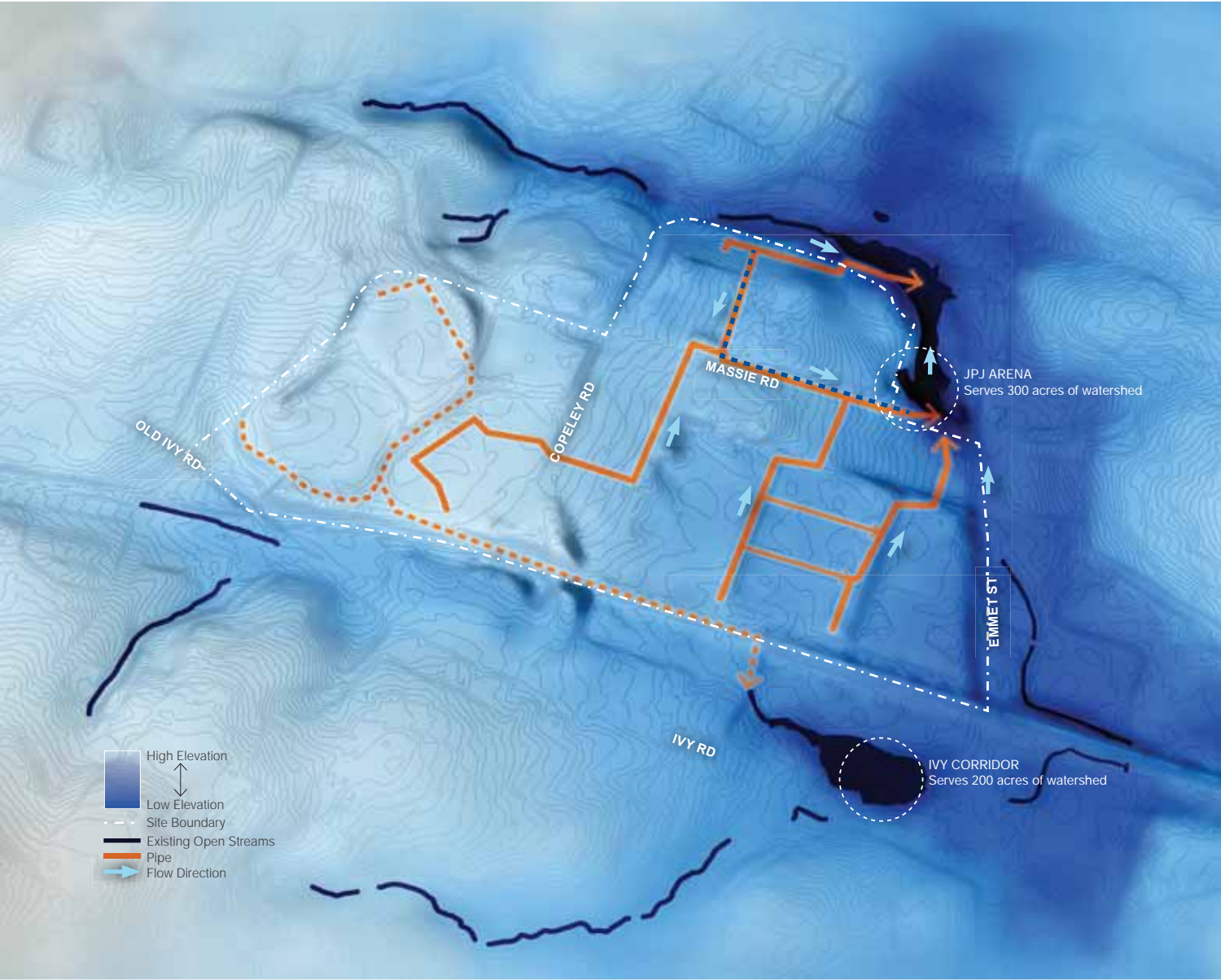
EXISTING TOPOGRAPHY



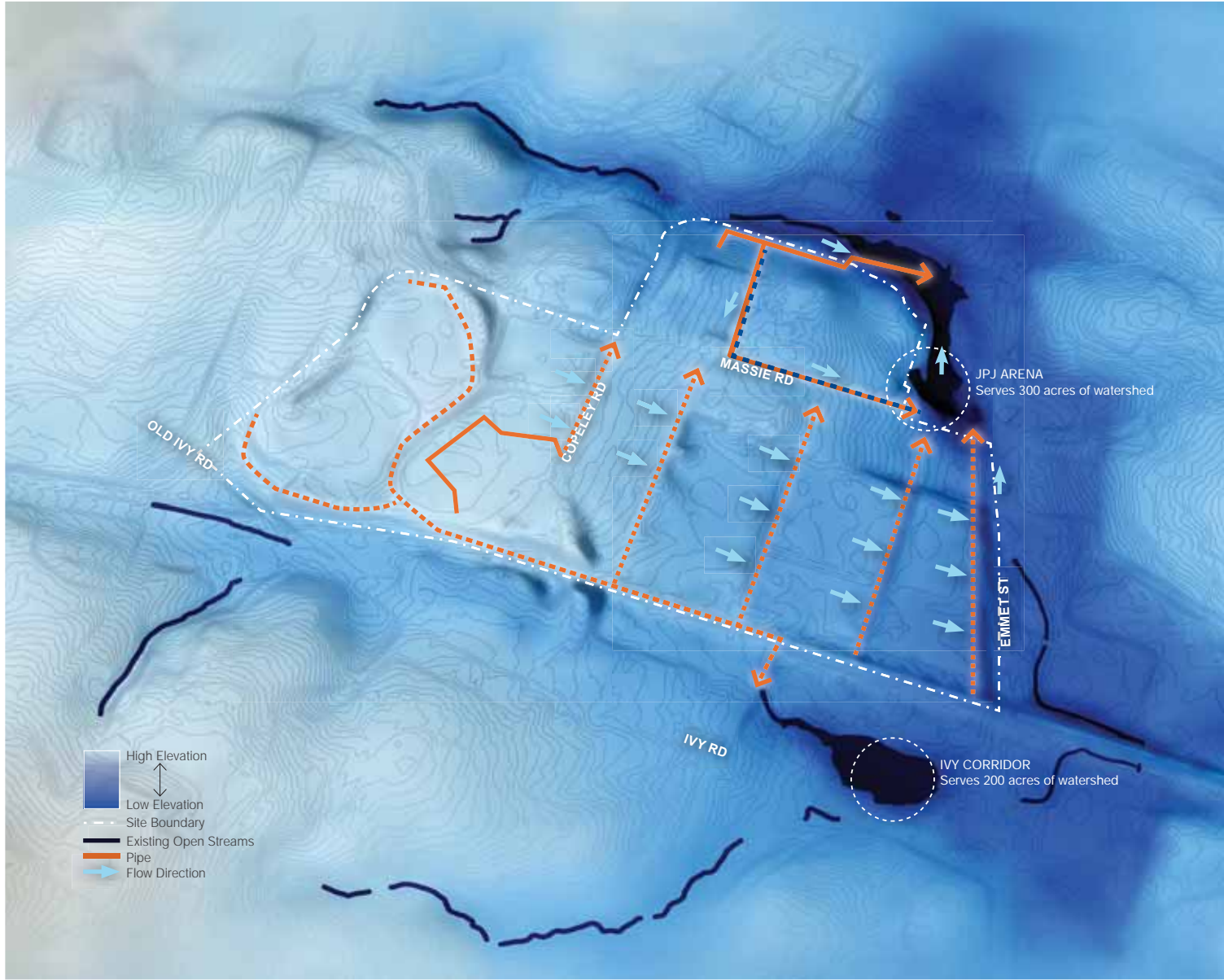
PROPOSED TOPOGRAPHY



EXISTING HYDROLOGY



PROPOSED HYDROLOGY



EXISTING PEDESTRIAN CIRCULATION

No clear pedestrian connectivity around/through athletics.

Pedestrian conflicts around athletics with parking.



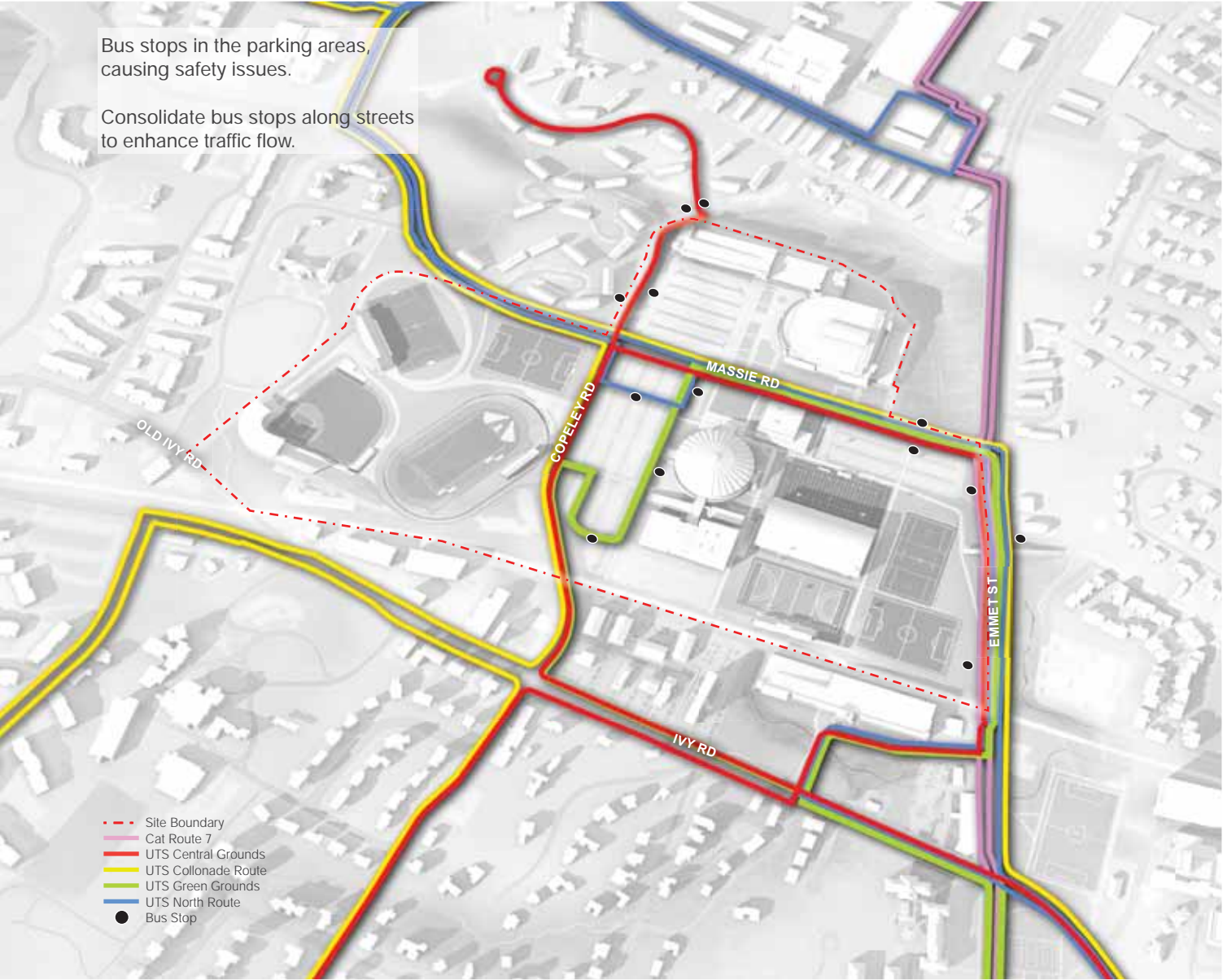
PROPOSED PEDESTRAIN CIRCULATION



EXISTING BUS ROUTES

Bus stops in the parking areas, causing safety issues.

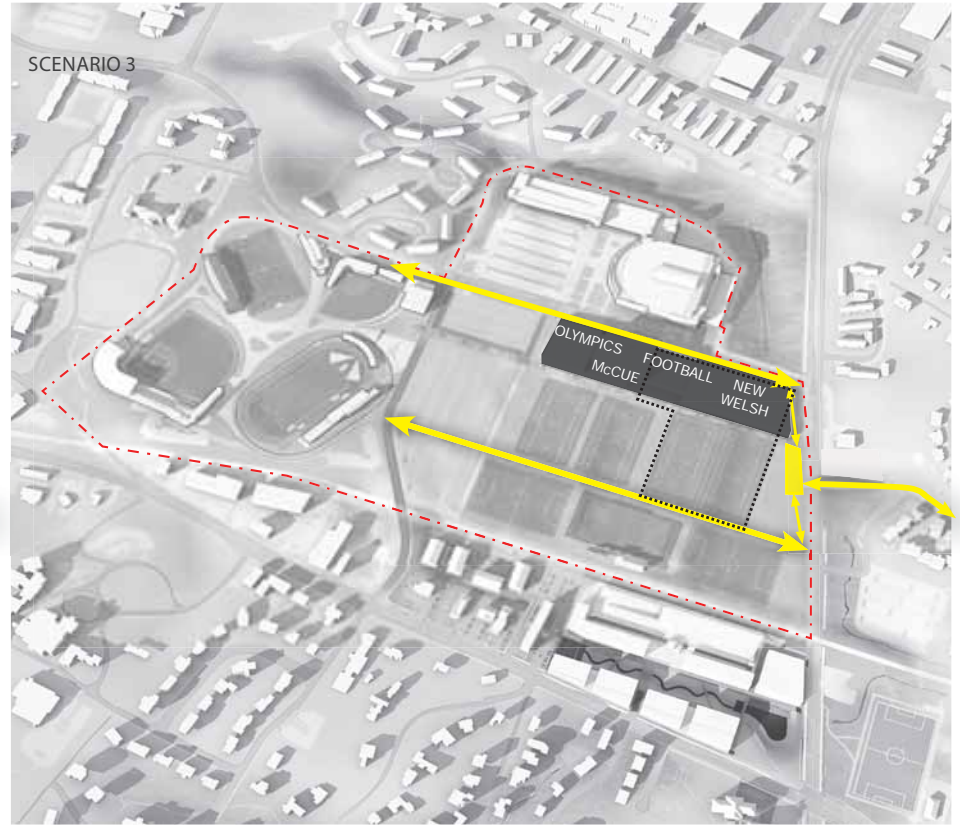
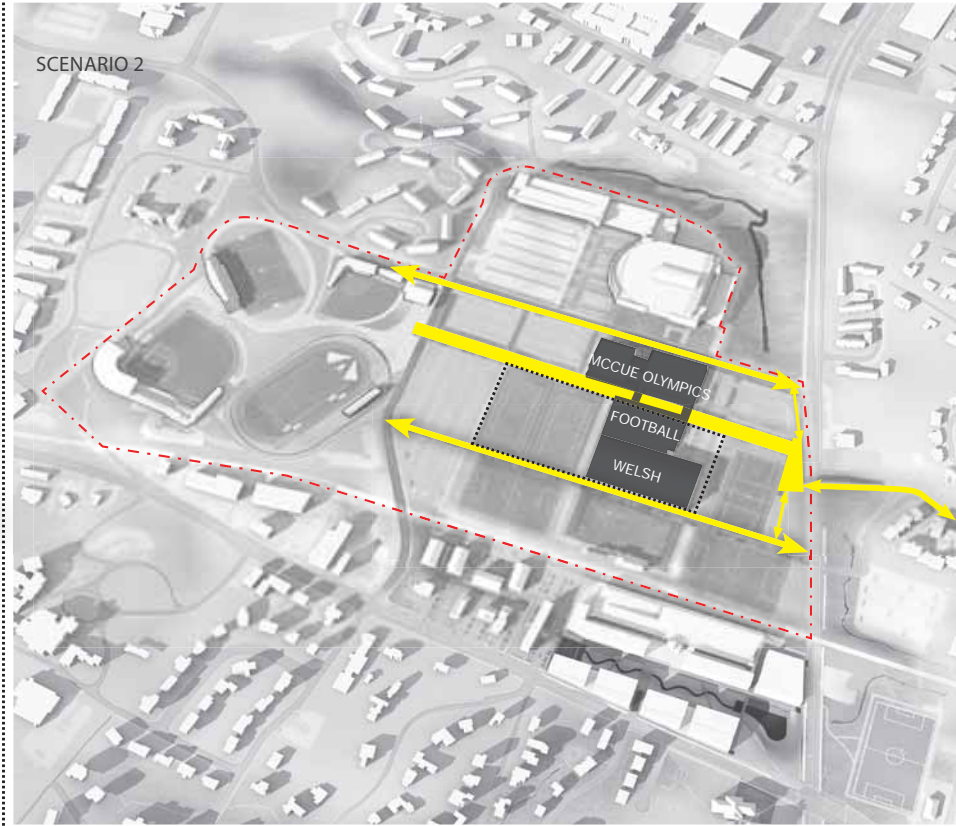
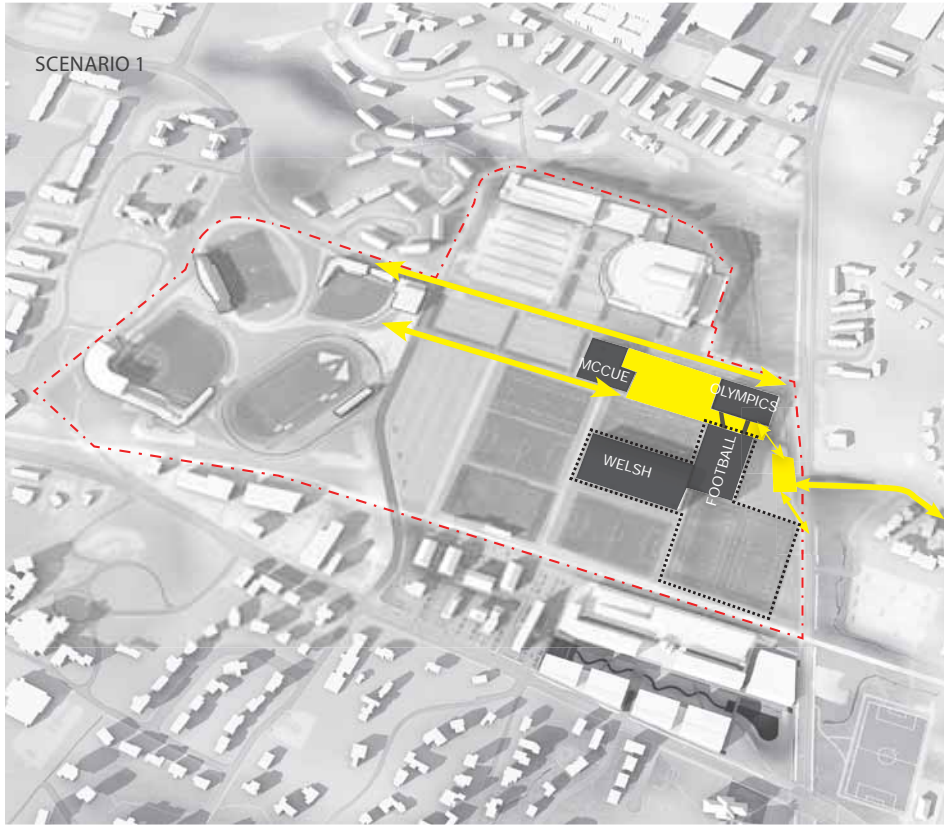
Consolidate bus stops along streets to enhance traffic flow.



EXISTING BIKE ROUTES

Lack of connection and limited access.





SCENARIO EVALUATION

Scenario 1 – The proposed Football and Olympic sports facilities are proposed to create a presence at the intersection of Massie road and Emmet street. A proposed entry court along Massie road organizes the new and existing buildings.

Scenario 2 – An interconnected proposed facility for football and Olympic sports with direct connections to existing facilities, McCue and Welch practice facility. The plan proposes strong pedestrian east-west connections from Central Grounds through the athletics area and tournament venues.

Scenario 3 – Plan proposes all new interconnected facilities for Football, New Welch, and Olympic facilities along Massie road.

EXISTING CONDITIONS



INTERIM CONDITIONS



PHASE 1 FIELDS AND PARKING



PHASE 2 VACATE INTERIM MODULAR UNITS



NEAR TERM



LONG TERM



TEAM

University of Virginia

Department of Athletics
McCue Center - PO BOX 400846
Charlottesville, VA 22904
434.982.5100
www.virginiasports.com

University of Virginia

Office of the Architect
O'Neil Hall
445 Rugby Road
Charlottesville, VA 22903
434.924.6015
www.officearchitect.virginia.edu

DUMONTJANKS

Landscape Architects and Planners
129 Kingston Street
Boston MA 02111
617.275.2355
www.dumontjanks.com

HOK

Architects and Planners
300 West 22nd Street
Kansas City, MO 64108
816.472.3360
www.hok.com

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