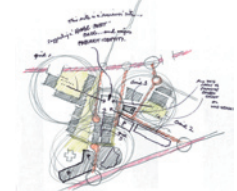


## BRANDON AVENUE - MONROE LANE - 15TH STREET AREA STUDY



### WORKSHOP

February 18th, 19th & 20th, 2004



### FOLLOW-UP

May 2004

the Office of the Architect &  
William Johnson, FASLA



Office of the  
**Architect**  
for the University of Virginia

## BRANDON AVENUE - MONROE LANE - 15TH STREET AREA STUDY

### WORKSHOP

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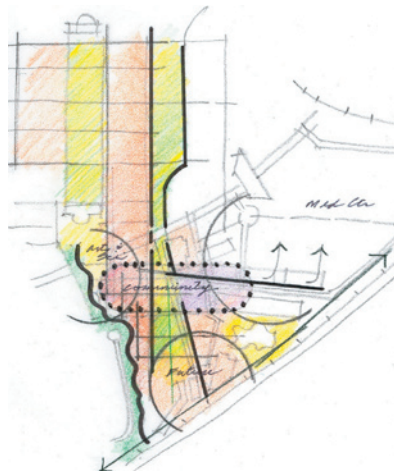
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### FOLLOW-UP

May 2004  
by the Office of the Architect  
& William Johnson, FASLA

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## BRANDON AVENUE - MONROE LANE - 15TH STREET AREA STUDY

### WORKSHOP SUMMARY REPORT

February 18th, 19th & 20th, 2004



## WORKSHOP SUMMARY REPORT

February 18th, 19th and 20th, 2004

### PARTICIPANTS:

#### Stakeholders:

Ed Ayers, Dean, College of Arts and Sciences  
Nick Carter, Chief of Health System Relations  
Adam Daniel, Associate Dean, College of Arts and Sciences  
Bob Dillman, Chief Facilities Officer  
Tim Garson, Dean of the School of Medicine  
Cheryl Gomez, Utilities Director, Facilities Management  
Rich Kovatch, Associate Vice President for Business Operations  
Jeanette Lancaster, Dean of the School of Nursing  
Jay Levine, Associate Vice President of Health Affairs  
Dick Minturn, Academic Division Manager, Facilities Planning & Construction  
Clo Phillips, Associate Provost for Institutional Advancement  
George Southwell, Senior Health Systems Project Manager, Facilities Management  
Becca White, Director, Department of Parking and Transportation

#### Current Project Consultants:

Guy Maxwell, Polshek & Partners Architects; South Lawn  
David Oakland, VMDO Architects; South Lawn Parking Structure  
Carl Tewksbury, Kimley-Horn; Maywood Connector  
Phil Tobey, Smith Group Architects; Health System Area Plan Update

#### Working Group:

Spencer Haynesworth, Student Assistant  
Mary Hughes, University Landscape Architect  
William Johnson, FASLA  
David Neuman, Architect for the University  
Connie Warnock, Assistant University Architect  
Helen Wilson, Landscape Architect, Office of the Architect

#### Senior Management Group:

John Casteen, University President  
Leonard Sandridge, Executive Vice President / Chief Operating Officer  
Gene Block, Vice President and Provost  
Colette Sheehy, Vice President for Management and Budget  
Yoke San Reynolds, Vice President for Finance





## WORKSHOP SUMMARY REPORT

February 18th, 19th and 20th, 2004

### AGENDA:

Wednesday 2/18/04	
Activity	Responsible
Orientation & Site Tour	David Nueman
Introduction & Objectives	David Nueman
Report from Stakeholders	
South Lawn	Guy Maxwell, Polshek & Partners
College of Arts & Sciences	Ed Ayers
Health System Master Site Plan Update	Phil Tobey, Smith Group
Medical & Nursing School	Jeanette Lancaster / Tim Garson / Nick Carter
Brandon Avenue Study	David Oakland, VMDO Architects
Traffic Studies	Carl Tewksbury, Kimley-Horn
Housing / Parking / Traffic	Rich Kovatch / Becca White
Academic Needs	Clo Phillips
Utilities / Stormwater	Bob Dillman / Cheryl Gomez / Dick Minturn
General Discussion & Wrap-Up	David Neuman

Thursday 2/19/04	
Activity	Responsible
Work Session	Working Group

Friday 2/20/04	
Activity	Responsible
Stakeholders Presentation	Working Group/Stakeholders
Executive Leadership Presentation	Executive Leadership



## WORKSHOP SUMMARY REPORT

February 18th, 19th and 20th, 2004

### INTRODUCTION:

The land area south of Jefferson Park Avenue (JPA), between Valley Road and 15th Street, has offered the likely path for the future growth of the University of Virginia, both for the Health System and the College of Arts and Sciences. This area also has the potential to accommodate student and faculty/staff housing, supported by the City's new zoning ordinance.

This area has been studied by various constituencies, but in isolation from one another, resulting in plans that were inconsistent and often contradictory.

These studies include:

**Brandon Ave. Precinct Study**  
by VMDO Architects

**Health System Area Plan Update**  
by Smith Group Architects

**South Lawn Planning Studies**  
by Polshek Partners, Architects

**Traffic Studies**  
for a parking garage for the South Lawn project, the Health System South Garage expansion and the Maywood Connector.  
by Kimley-Horn



### GOAL:

The goal of this workshop was to integrate these previous studies into a coherent framework plan to guide the University's future land use decisions and expansion projects in the area.



## WORKSHOP SUMMARY REPORT

February 18th, 19th and 20th, 2004

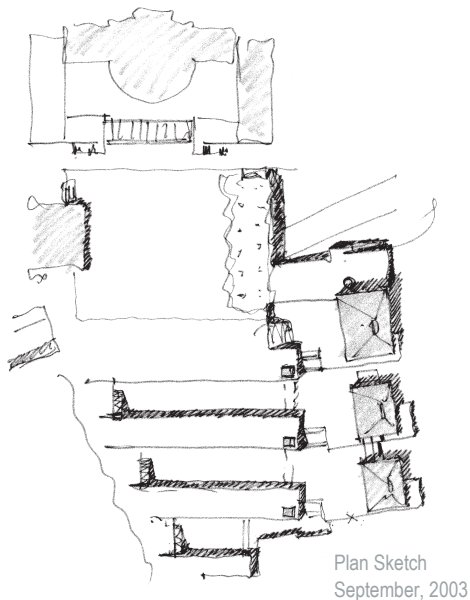
### SOUTH LAWN PLANNING STUDIES:

*presented by Polshek Partners, Architects*

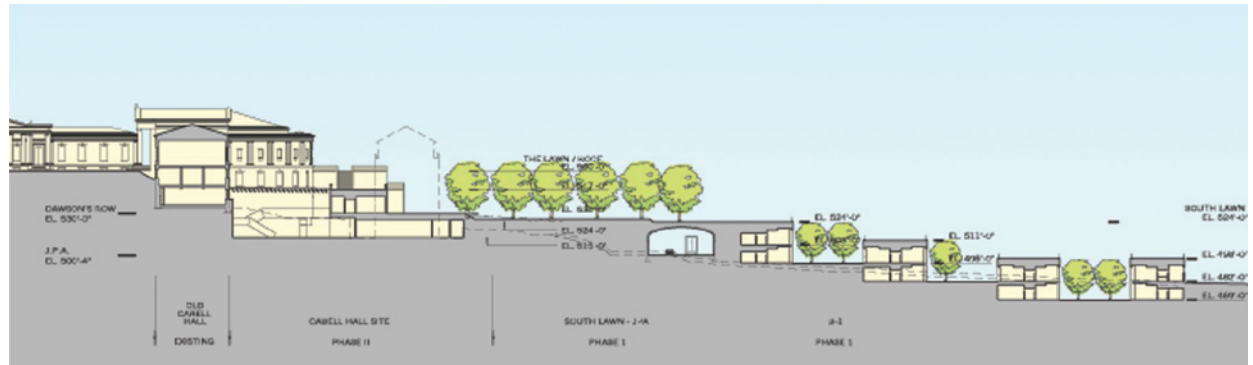
This project will construct new classrooms and offices for the College of Arts and Sciences in two phases. Phase I would place 150,000 gsf south of Jefferson Park Avenue on the current "B-1" parking lot. Phase II will replace the existing New Cabell Hall with 110,000 gsf of new space.

To connect the two phases, a terrace crossing for pedestrians will be built over Jefferson Park Avenue with vehicular traffic accommodated in an underpass below.

The Foster home and burial site in the historic Canada district would be respected and commemorated as well.



Plan Sketch  
September, 2003



#### *Comments from Ed Ayers, Dean of the College of Arts and Sciences:*

- A recent space study showed that the College of Arts and Sciences has a 300,000 gsf space deficit compared to peer institutions.
- His vision for the South Lawn project is to "Heal, Connect and Grow" the College. A "connective tissue" will be formed by linking the area south of Jefferson Park Avenue to Central Grounds and the Lawn.
- In the Brandon Avenue/Monroe Lane area, there is potential for the cooperative development of a joint scientific research facility such as "Morphogenesis", a building which would serve both the College of Arts and Sciences and the Medical School.
- Furthermore, this area has a high potential for linking social sciences, basic sciences and health sciences.
- Potential expansion of student and/or faculty housing must be weighed against the need to accommodate expansion in these scientific fields.

#### *Comments from Clo Phillips, Associate Provost for Institutional Advancement:*

- Growth in the sciences is a major priority for the Board of Visitors and the Provost, including growth in the medical and nursing schools.
- There is the possibility of population growth over the next ten years of 1,100 undergraduate students and 400 graduate students with 750 in the sciences, 250 in engineering, 100 in the arts plus 94 additional faculty members.
- Focused, or "theme," housing is desired as a possible alternative to standard dormitories.
- Growth in the arts is also a priority, and it is desirable to have performance spaces spread throughout the Grounds.
- Parking is important to the future growth in this region, especially for the School of Commerce and performance activities in Old Cabell Hall.



## WORKSHOP SUMMARY REPORT

February 18th, 19th and 20th, 2004

### HEALTH SYSTEM AREA PLAN UPDATE:

*presented by SmithGroup Architects*

The goal of this study (currently in progress), is to update the 1991 Master Site Plan and to establish a 15-year framework plan for facilities development with emphasis on several major early-phase projects.

Functional components of this plan update include clinical facilities, nursing and medical education and research.

Clinical facilities would be concentrated between Lee Street and West Main Street. Redevelopment along West Main Street may provide an area for future growth.

Nursing and Medical School education and research would be located along Lane Road and 15th Street. It is desirable to keep medical education in close proximity to the Nursing School, currently in McLeod Hall.

Early phase projects include a clinical cancer center and a children's medical center; a parking garage; a core lab building (to replace facilities reused in current hospital expansion); and an additional chiller plant to serve this expansion.



#### *Comments from Jeanette Lancaster, Dean of the School of Nursing:*

- The School's goal is to add 40,000 square feet near McLeod Hall, which houses the School of Nursing, in order to expand their program by 30%, or 150 students.
- The School has a need to respond to a state and nationwide shortage of nurses.
- Currently, the School's space limitations result in turning away 7-10 applicants for every 1 accepted.
- McLeod Hall is perceived as being far from Central Grounds with little access to amenities such as food service or other commercial activity.
- There might be an opportunity to share auditorium space with the South Lawn project, since the Nursing School uses their existing 500-seat auditorium only twelve times per year.
- It is desirable to locate medical and nursing school functions in close proximity to one another.

#### *Comments from Tim Garson, Dean of the School of Medicine:*

- The School of Medicine has expansion needs in three areas: patient care, research and medical education.
- For patient care, there is a need to increase clinical facilities to accommodate an increasing number of patients.
- For research, there is an immediate need for facilities, despite the imminent construction of another medical research building (MR6) and a cancer research building currently planned for the next 5-10 years.
- A new medical education building is also needed. A \$12.5 million grant towards this building is in hand, but the currently preferred site for this project has high land acquisition costs. An alternative may be to rehabilitate an older Medical School building on Hospital Drive.
- The proposed Morphogenesis Building would be shared 50/50 by the School of Medicine and the College of Arts and Sciences and should be located between these areas.





## WORKSHOP SUMMARY REPORT

February 18th, 19th and 20th, 2004

### BRANDON AVE. PRECINCT STUDY:

*presented by VMDO Architects*

The goal of this study was to identify possible sites for a 300-car parking garage to serve the South Lawn project occupants and the School of Commerce, which is being relocated to Rouss Hall and its significant expansion, as well as an examination of potential future academic buildings and student housing along Brandon Avenue.

An analysis of the City's new zoning ordinance with respect to housing density was an important component of the study.

Two sites for the garage were examined: west of Brandon Avenue and south of the Elson Student Health building. The preferred site became the block west of Brandon and south of the "B-1" parking lot, between Bice House and Valley Road.

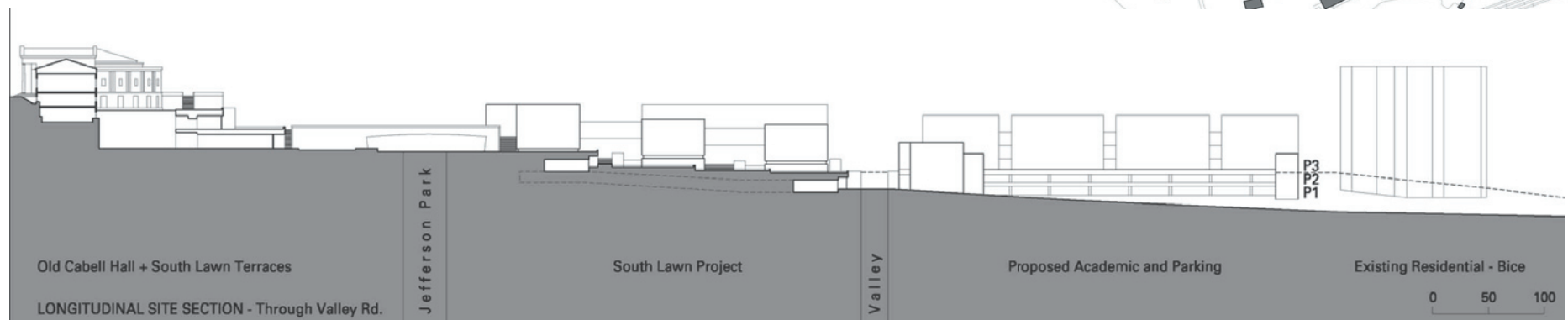
### TRAFFIC STUDIES:

*presented by Kimley-Horn*

The goal of these studies was to examine the impact that two parking garages (one for the South Lawn project and one an expansion of Health System's South Garage) would have on traffic in the area, especially along Jefferson Park Avenue.

These studies demonstrated that traffic on Jefferson Park Avenue will soon exceed capacity given its existing infrastructure. Without additional road improvements (widening or alternate routes), there is limited ability to handle additional parking. Without such improvements, the South Lawn garage on Brandon would be limited to 515 cars and a garage on Monroe to 750 cars.

The proposed South (Maywood/Shamrock) Connector road would provide traffic relief along Jefferson Park Avenue. An estimated 10,000 cars per day could be detoured to this alternate route, opening up additional parking capacity. A new parking garage built along the South Connector could accommodate 2-3,000 more cars, from a traffic management perspective.



Brandon Avenue Study  
April, 2003



Office of the  
**Architect**  
for the University of Virginia

## WORKSHOP SUMMARY REPORT

February 18th, 19th and 20th, 2004

### *Comments from Rich Kovatch, Associate Vice President for Business Operations, on Housing:*

- There are 6,500 students currently accommodated in on-grounds housing, 50% of these are undergraduates. The University has a goal to increase the percentage of upperclass students living on grounds.
- There are currently 430 beds in this area that are contained in Bice House and the language houses on Jefferson Park Avenue.
- Additional housing is desired along Brandon and Monroe in order to link Bice House to the language houses.
- At least 150 more beds are desired in this area in small-scale residence halls such as Shea House, which accommodates 70 students and has 2 faculty apartments.
- This area would also be convenient for faculty and staff housing.

### *Parking and Transportation:*

- Additional parking in this area is critical.
- The garage proposed in the Brandon Avenue Precinct Study only meets the immediate parking needs of the South Lawn and Commerce School, but not that of additional housing in the area.
- Transit operations are badly hampered by existing traffic in this area; the Maywood Connector road is a key piece of the puzzle.

### *Comments from Bob Dillman, Chief Facilities Officer:*

- Good Central Plant capacity exists to supply heating needs to the area, but there may be difficulty in providing service to the "B-1" site due to utility conflicts along Jefferson Park Avenue.
- Two new chiller plants will be necessary; one to serve the proposed medical center buildings; and one to serve the South Lawn project and other uses in the area.
- The Cavalier Substation expansion will provide electrical capacity to the various areas of development, but new service lines will be necessary.
- As for water supply, there is sufficient capacity and pressure.
- The goal for stormwater service will be to deal with quality and quantity on-site for all new projects.
- The South Lawn Project may have the potential to meet stormwater requirements for the entire sub-basin because of the anticipated removal of impervious surfaces.

### *Comments from Nick Carter, Chief of Health System Relations:*

- Health System needs parking capacity for 750 additional staff cars in proximity to the hospital, especially given the imminent loss of a parking lot off Wertland Street.
- Expansion of clinical services is critical to the hospital's future.
- The ambulatory surgery center will need to be replaced if the Maywood Connector road is built.



Language Houses along Jefferson Park Avenue



Health System's stormwater management facility



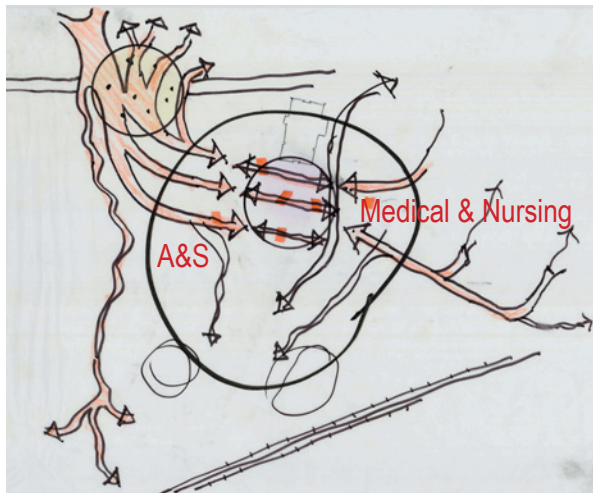


## WORKSHOP SUMMARY REPORT

February 18th, 19th and 20th, 2004

### RECOMMENDATIONS:

Analysis of current circulation patterns through the area indicate a strong pattern of pedestrian travel north/south, to access Central Grounds academic facilities from off-grounds housing in the Jefferson Park Avenue neighborhoods. Although there are strong desire lines, the physical paths are ill-defined, and, in some cases, unsafe with regard to pedestrian/vehicular interface.



East/west pedestrian movement through the study area will need to be emphasized, as part of any future development plans for the Arts/Sciences and Medical/Nursing areas. With potential Arts and Sciences development moving in from the west, and potential Medical and Nursing development moving in from the east, much pressure (and opportunity) will be placed on the Monroe-Brandon blocks to accommodate an east/west mixture of functions.



Diagram showing the intensity of use of existing pedestrian pathways in and around study area





## WORKSHOP SUMMARY REPORT

February 18th, 19th and 20th, 2004

### RECOMMENDATIONS:

Two potential options for the study area were developed in this workshop. The first option has a north/south orientation with Brandon Avenue redeveloped and functioning as a link between Central Grounds, the South Lawn, the western edge of the Medical Center and a future entrance associated with the proposed Southern Connector.

However, Brandon Avenue, especially if connected to the future South Connector, has the potential to become a major vehicular arterial that would seriously interrupt east-west pedestrian movement between University facilities south of Jefferson Park Avenue.

Therefore, a second option was examined and preferred. This one is oriented east/west, connecting the Nursing and Medical School facilities along 15th Street with the College of Arts and Sciences development along Brandon Avenue.



Brandon Avenue, looking towards Central Grounds



Recommendation Option 1  
(North/South orientation)





## WORKSHOP SUMMARY REPORT

February 18th, 19th and 20th, 2004

### RECOMMENDATIONS:

In study option 2, the Working Group recommends eliminating the importance of Brandon Avenue as a vehicular street and form-giver. New facilities south of Jefferson Park Avenue should instead be realigned on the grid of the Lawn; i.e., in an east/west orientation. The "green" of Hospital Drive should then be extended down through the Brandon corridor, emphasizing a pedestrian connection across Jefferson Park Avenue. Brandon should become a pedestrian-only zone and never be allowed to serve as vehicular access from the proposed Southern Connector to Jefferson Park Avenue.



Consultant William Johnson, FASLA, explains his observations



Recommendation Option 2  
(East/West orientation)





## WORKSHOP SUMMARY REPORT

February 18th, 19th and 20th, 2004

### RECOMMENDATIONS:

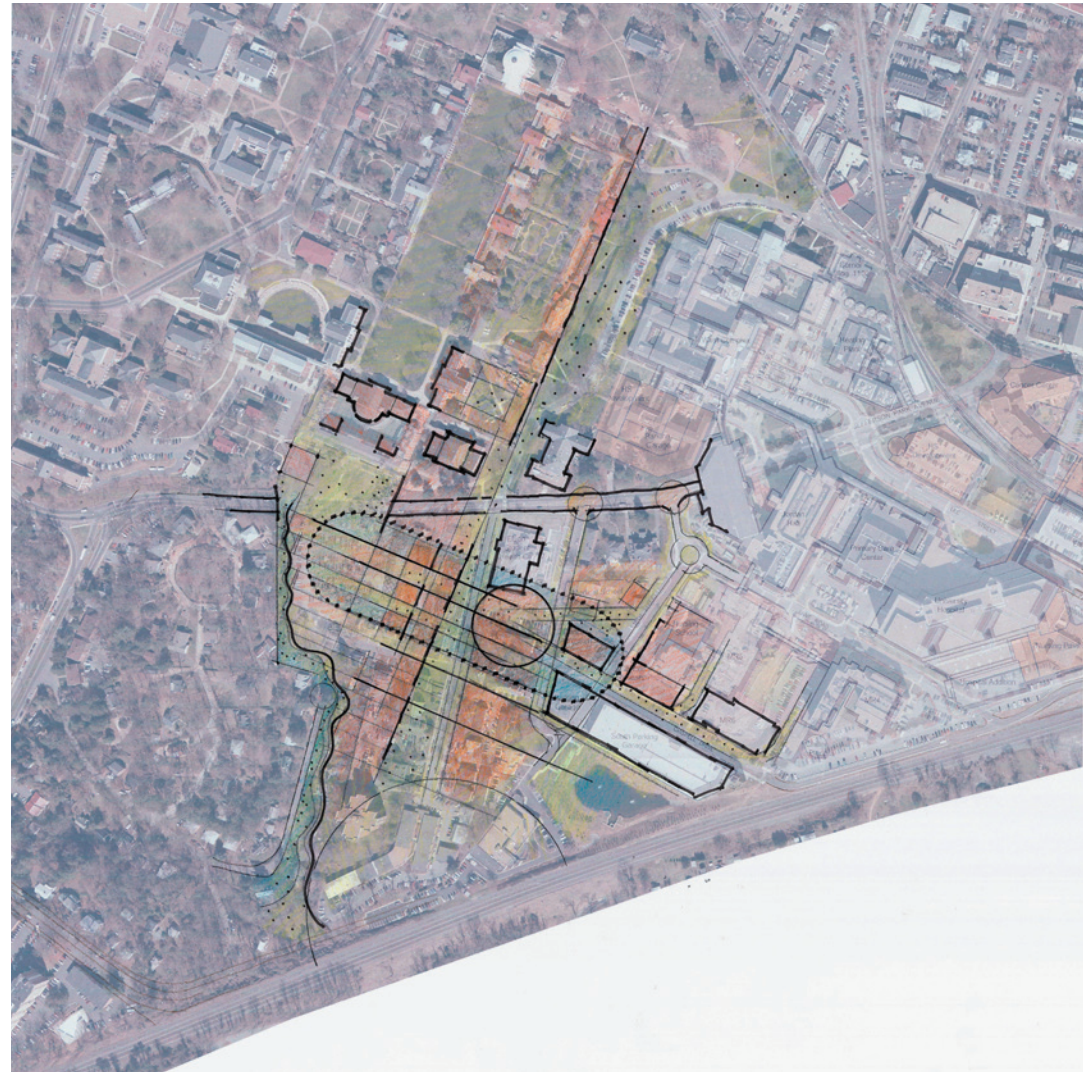
In the preferred alternative (#2), the cross grain reaching from Arts/Sciences to Medical/Nursing is strengthened but in a way uniquely different from the South Lawn formality. It is critical that the center of this cross grain be transparent and not a solid object like a parking garage.

It is important that the framework plan of the Brandon/Monroe/15th Street block focus on connectivity, campus life and neighborhood fabric. It should be conceived of as a *network or system* rather than a series of building footprints.

While east/west connections want to be strengthened to connect to the medical center, a soft edge should be established along the Oakhurst-Gildersleeve neighborhood. This is envisioned as a green, riparian buffer that would repair an existing stream corridor and aid in storm water mitigation strategies.



Existing stream corridor on west edge of study area



Refinement of Recommendation Option 2  
(Preferred scheme)







## WORKSHOP FOLLOW-UP

May 2004

by the Office of the Architect & William Johnson, FASLA

### FOLLOW-UP RECOMMENDATIONS FOR THE SOUTH LAWN:

- Site planning for the South Lawn project needs to incorporate and encourage pedestrian flow from North to South and East to West.
- The terrace spanning JPA should be designed in the formal spirit of McKim Mead & White's South Lawn.
- The major building proposed south of JPA, and on center with the Lawn, should act as a major terminus, much like the Rotunda, but should also be respectful to the adjacent neighborhood.
- In addition to a terminus building south of JPA, a landing zone is necessary to allow pedestrian flow around this icon building.
- This landing zone could become a series of stepped platforms that allow pedestrians to make their way down to lower elevations.
- These stepped platforms respect, and help define, a commemorative garden at the site of the historically important Kitty Foster home site and cemetery.





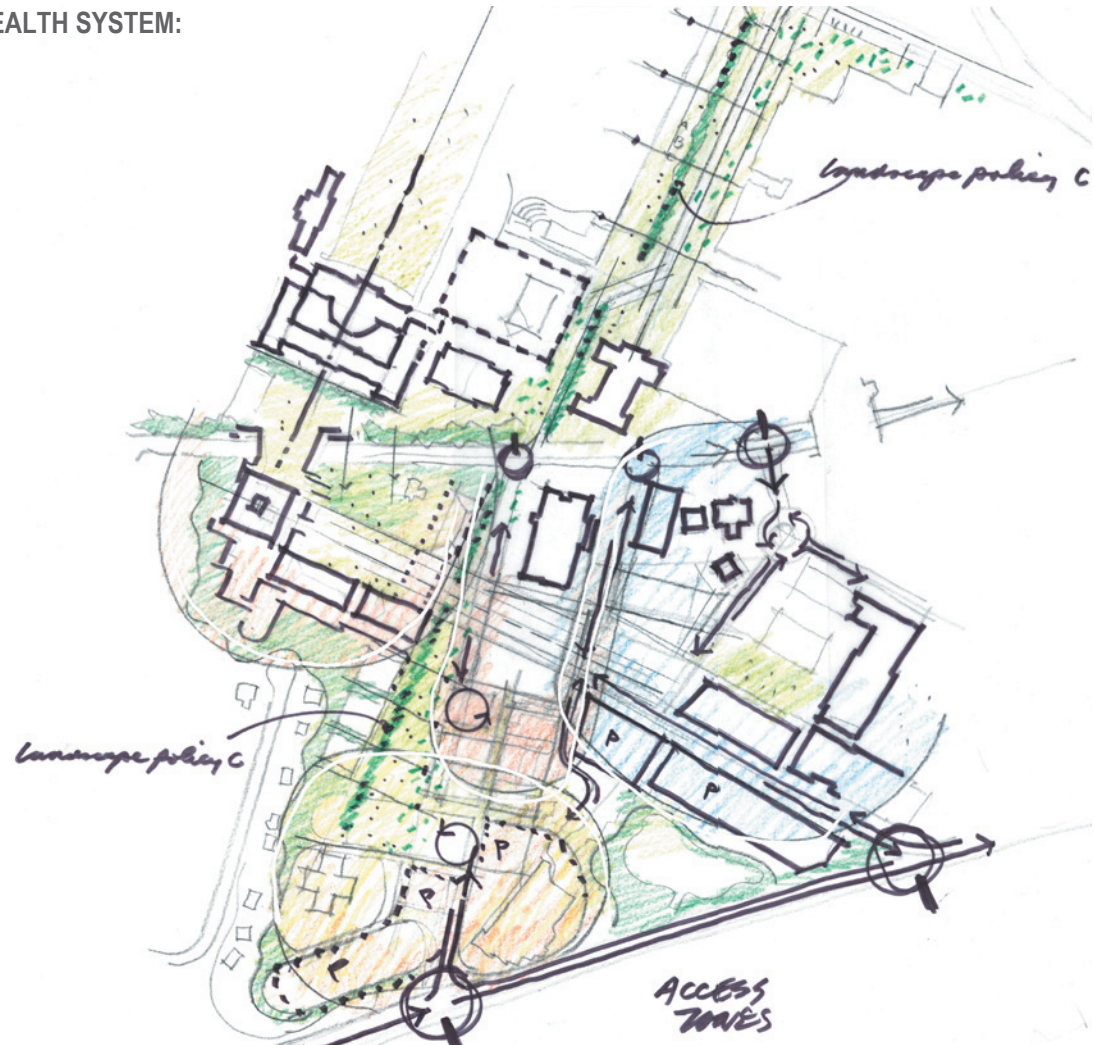
## WORKSHOP FOLLOW-UP

May 2004

by the Office of the Architect & William Johnson, FASLA

### FOLLOW-UP RECOMMENDATIONS FOR SOUTH LAWN TO HEALTH SYSTEM:

- The study area is comprised of five components.
  - the South Lawn
  - the western edge of Health System and Medical Education/Nursing School Addition/Varsity Hall
  - the Brandon/Monroe block
  - a connection to the future South Connector Road
  - a landscape “spine” that begins with Hospital Drive north of JPA and continues south
- The academic South Lawn project extends Central Grounds south over JPA, terminating it and focusing the University to the east. In doing so, the South Lawn project creates a buffer to the Oakhurst/Gildersleeve neighborhood.
- Nursing School and Medical School continue to expand to Monroe Lane.
- The Brandon/Monroe block functions as a transitional link between Academic and Health System.
- A connection to the South Connector, south of the study area, provides commuters a connection to Crispell Drive and the Health System that alleviates congestion on JPA and West Main Street.
- A north-south landscape “spine” extends the leafy, pedestrian nature of Hospital Drive across JPA into the study area and connects to current and future University Housing.



Sketch illustrating five components



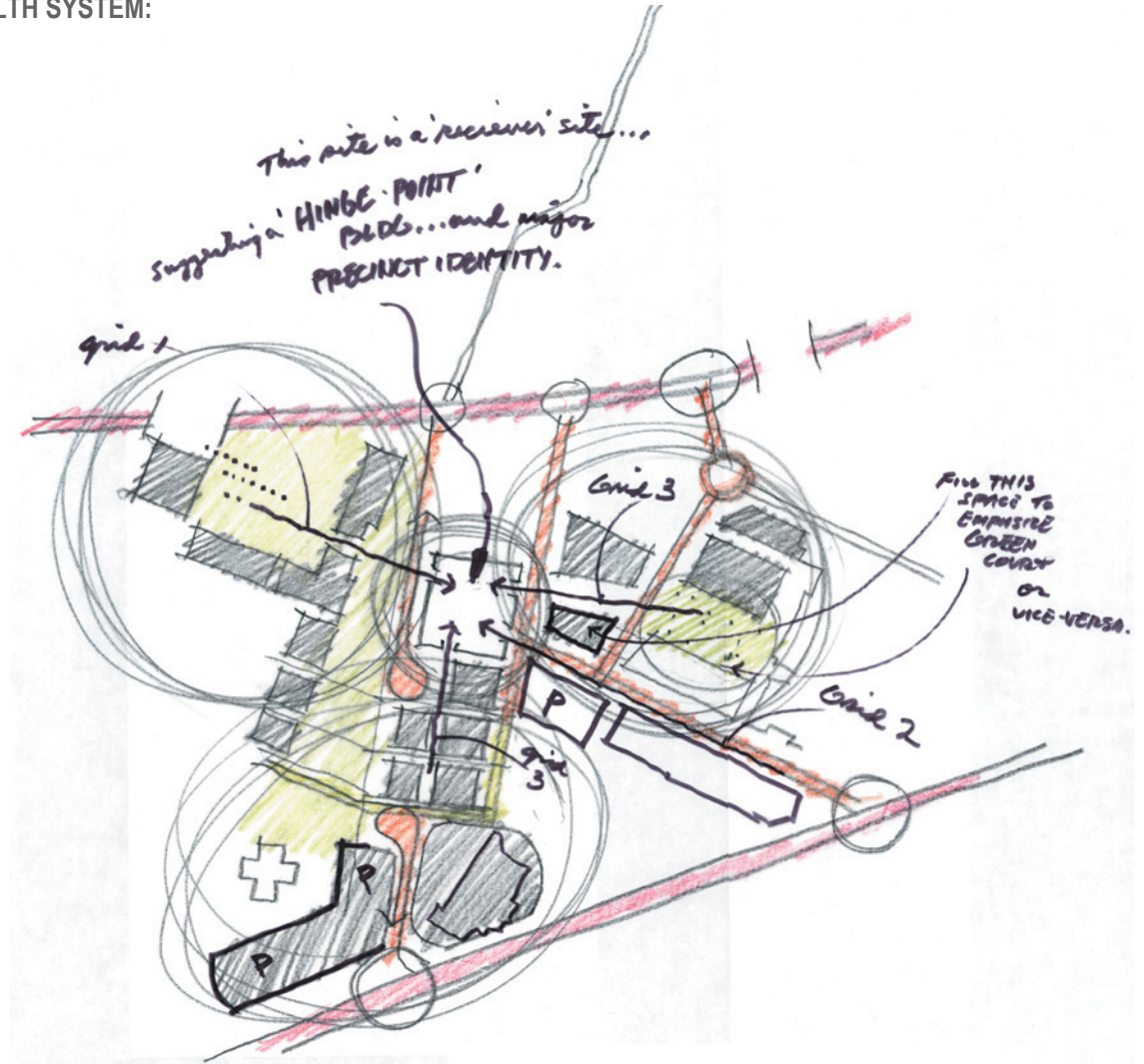
## WORKSHOP FOLLOW-UP

May 2004

by the Office of the Architect & William Johnson, FASLA

### FOLLOW-UP RECOMMENDATIONS FOR SOUTH LAWN TO HEALTH SYSTEM:

- All components of the study area converge at the center of the Brandon/Monroe block.
- This receiver site needs to be a major precinct identity and serve populations from the Health System, Academic, and Residential communities.
- If the site should become a structure, it needs to be a hinge-point building, allowing pedestrian traffic to flow through it unencumbered, north-south and east-west. It should function first as a public plaza and second as a building.



Sketch illustrating Hinge Point concept

