Master Planning Council

Office of the Architect, University of Virginia
March 6, 2006

Office of the Architect

Grounds Plan Process

Grounds Plan Framework

The Office of the Architect for the University will develop a comprehensive Master Plan – The Grounds Plan – in 2005-2007. This plan will focus on the University Grounds, reflecting development needed to support academic growth based on planning horizons of 10 and 20 years – 2015, 2025.

1 **The Plan:** Summary of Proposed Future Land Use for University and 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 and Infrastructure

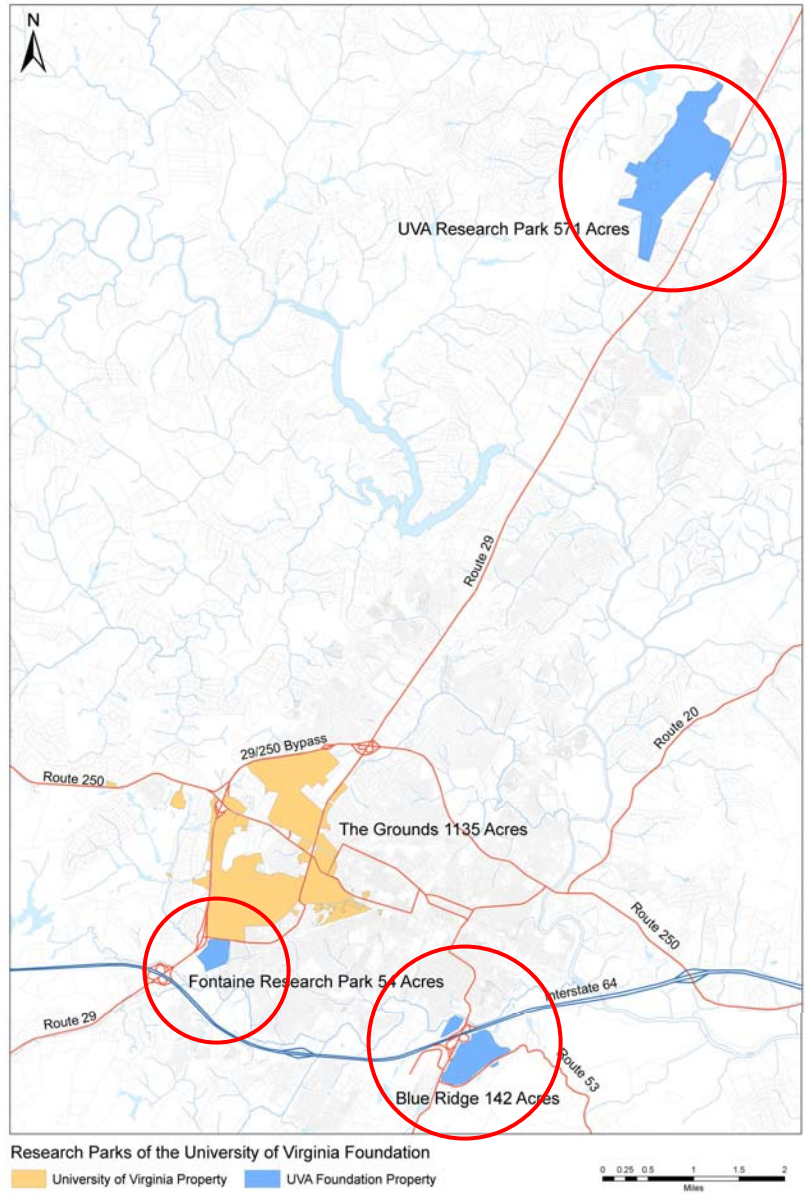
6 **Planning Precincts:** Central, West, North, South Grounds and the Health System

Brandon & Monroe/15th	Planning accommodates expansion of Health System and connects South Lawn with Health System
Arts Grounds to North Grounds	Results in Center for the Arts site and garage for Arts Grounds
Health System to West Main Street	Provides a build-out plan for the Hospital's currently proposed projects
Midmont to Piedmont	Results in a scheme for the Alderman Housing, phasing, and a new greenway for the west residential housing area
North Grounds	Provides new transportation initiatives and a community center
Engineering & Sciences	Establishes transportation initiatives to improve connectivity between Central-West-South Grounds and infill capacity for the Grounds

Research Park Retreat

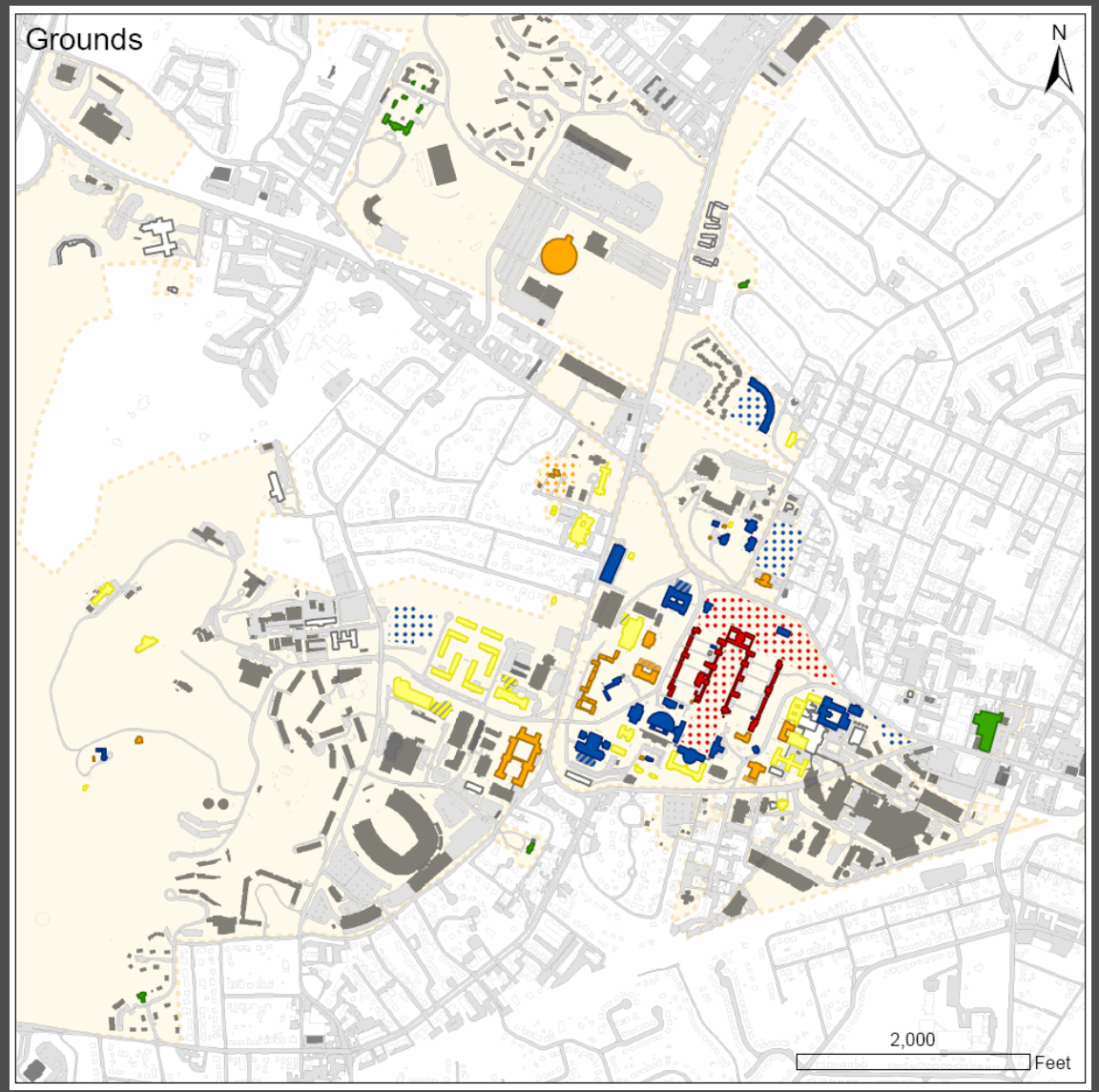
Identify how best to leverage the University Research Parks for the benefit of the University's academic and research mission. Identify themes for each of the parks that will support the university's efforts to develop and enhance strategic research areas.

- Future uses for the three Parks
- Future users / Funding to achieve the uses
- Multi-disciplinary opportunities / permanent-short term use
- Access
- Improvements to be made



Historic Preservation Framework Plan

The purpose of the framework plan is to establish a historic preservation framework to ensure appropriate stewardship and planning, for the historic buildings and landscapes of the University of Virginia.



Preservation Projects

Projects in Construction

Fayerweather Hall
Cocke Hall
Rouss Hall
Varsity Hall
The Chapel

Projects in Planning

Garrett Hall
Brooks Hall
Randall Hall
Monroe Hall
Ruffner Hall
Birdwood
Reactor Building
Cobb Hall
Alden House

Six-Year Capital Plan

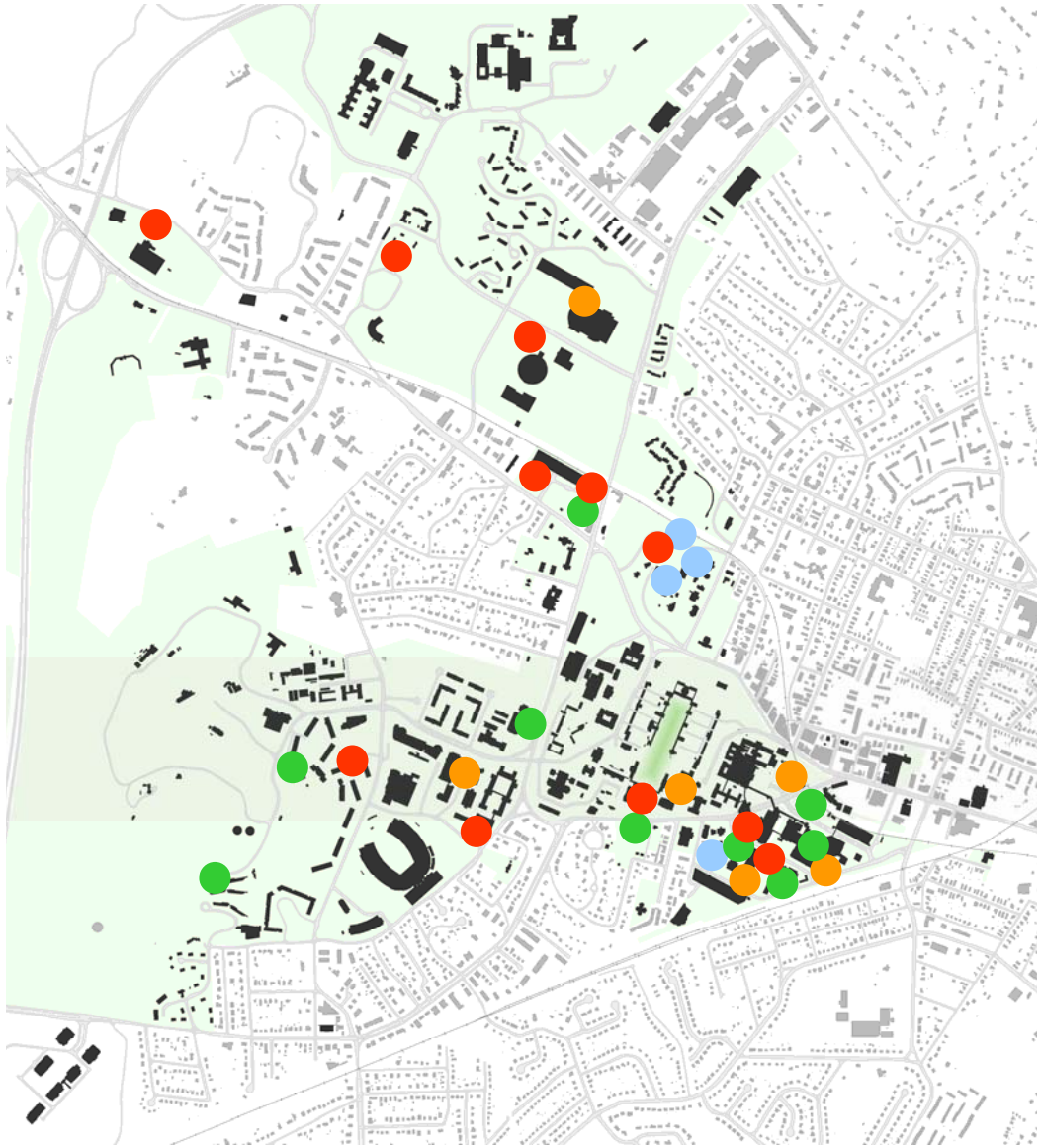
The six-year plan represents all projects that are approved by the administration and the Board of Visitors and represents the University's priorities.

Projects in Construction

John Paul Jones Arena
Wilsdorf Hall
Commerce School
Hospital Expansion
Carter Harrison (MR-6)
Main Heating Plant

Projects in Design

Arts Grounds Garage
Ruffin Hall
Campbell Hall Additions
Nursing School Building



Projects in Planning

Center for the Arts
Bavaro Hall
Observatory Hill Res. Hall
South Lawn Project
Clinical Cancer Center
Hospital Bed Expansion
Med. Ed. Building
South Chiller Plant
Hereford Residence Hall

Capital Plan Projects

Ivy Stacks
Miller Center
Field House and Offices
Upper Class Res. Hall
Music Building
Drama Building Addition
Psychology Building
Alderman Res. Halls
ITE Building
New Cabell Replacement
HS Library Addition
MR-7
Life Sciences Building

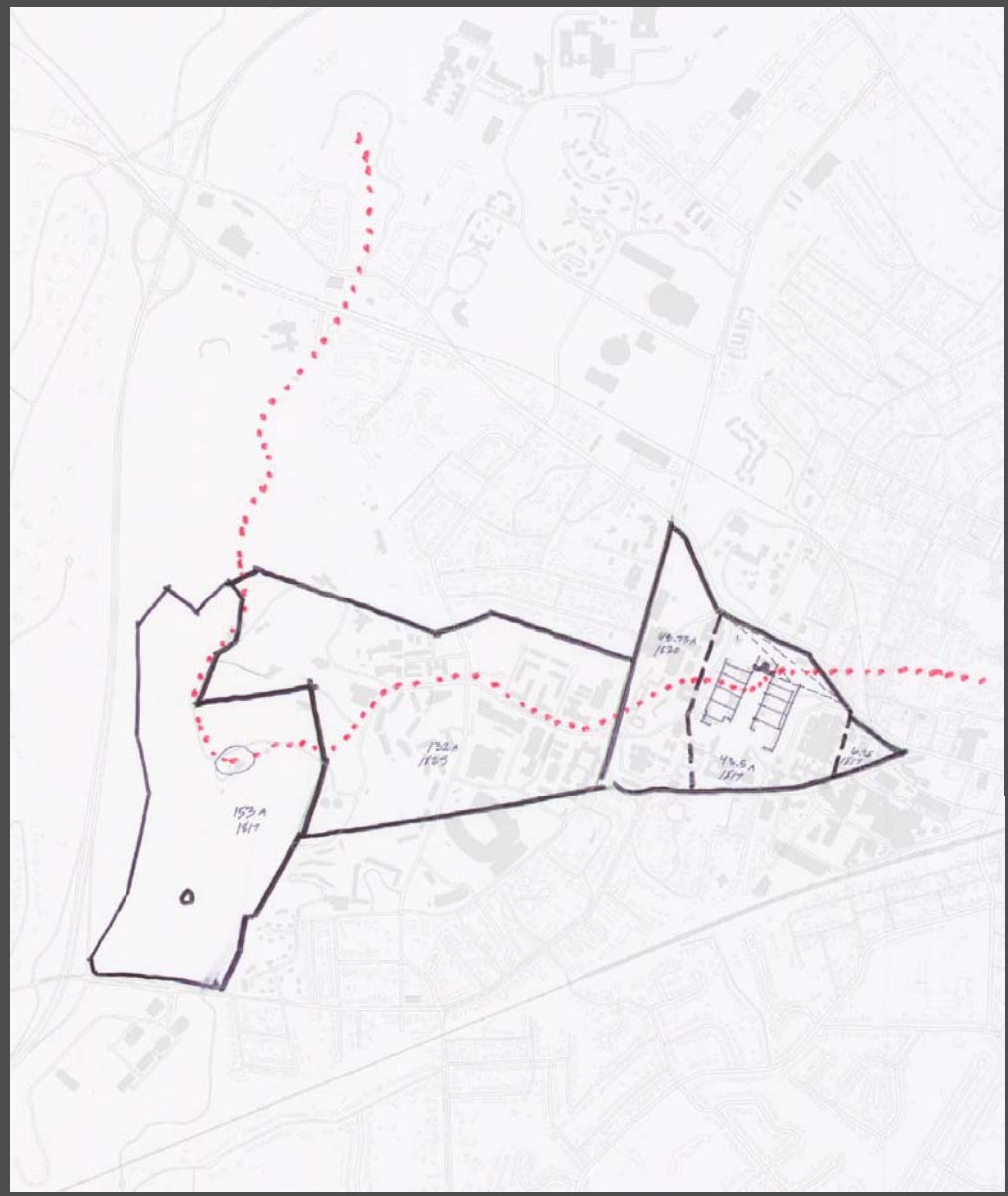
Program Framework

The six-year plan represents all projects that are approved by the administration and the Board of Visitors and represents the University's priorities.

Planning Horizon	Previous 1995	Existing 2005	1 2015	2 2025
POPULATION				
Students				
Undergraduate	FTE/HC	FTE/HC	FTE/HC	FTE/HC
Graduate	FTE/HC	FTE/HC	FTE/HC	FTE/HC
Faculty	FTE/HC	FTE/HC	FTE/HC	FTE/HC
Staff (inc. admin. faculty)	HC	HC	HC	HC
ACADEMY	**ASF**	**ASF**	**ASF**	**ASF**
Academic Space				
Teaching	ASF	ASF	ASF	ASF
Research	ASF	ASF	ASF	ASF
Office	ASF	ASF	ASF	ASF
Other	ASF	ASF	ASF	ASF
University Library	ASF	ASF	ASF	ASF
Student Services	ASF	ASF	ASF	ASF
Institutional Support Space	ASF	ASF	ASF	ASF
Indoor Recreation/Athletics	ASF	ASF	ASF	ASF
Pooled/Centralized Classrooms	ASF	ASF		
Total ASF	ASF	ASF	ASF	ASF
MEDICAL CENTER	ASF	ASF	ASF	ASF
HOUSING				
Residence Hall	Beds	Beds	Beds	Beds
Apartments	Beds	Beds	Beds	Beds
Faculty/Staff	Beds	Beds	Beds	Beds
Student Family	Beds	Beds	Beds	Beds
Total	Beds	Beds	Beds	Beds
GROUNDS				
Parking				
Surface	Spaces	Spaces	Spaces	Spaces
Structured	Spaces	Spaces	Spaces	Spaces
Total				
Open Space	Acres	Acres	Acres	Acres
Outdoor Sports				
Athletics	Acres	Acres	Acres	Acres
Recreation	Acres	Acres	Acres	Acres
Corporation Yard	Acres	Acres	Acres	Acres
Total	Acres	Acres	Acres	Acres

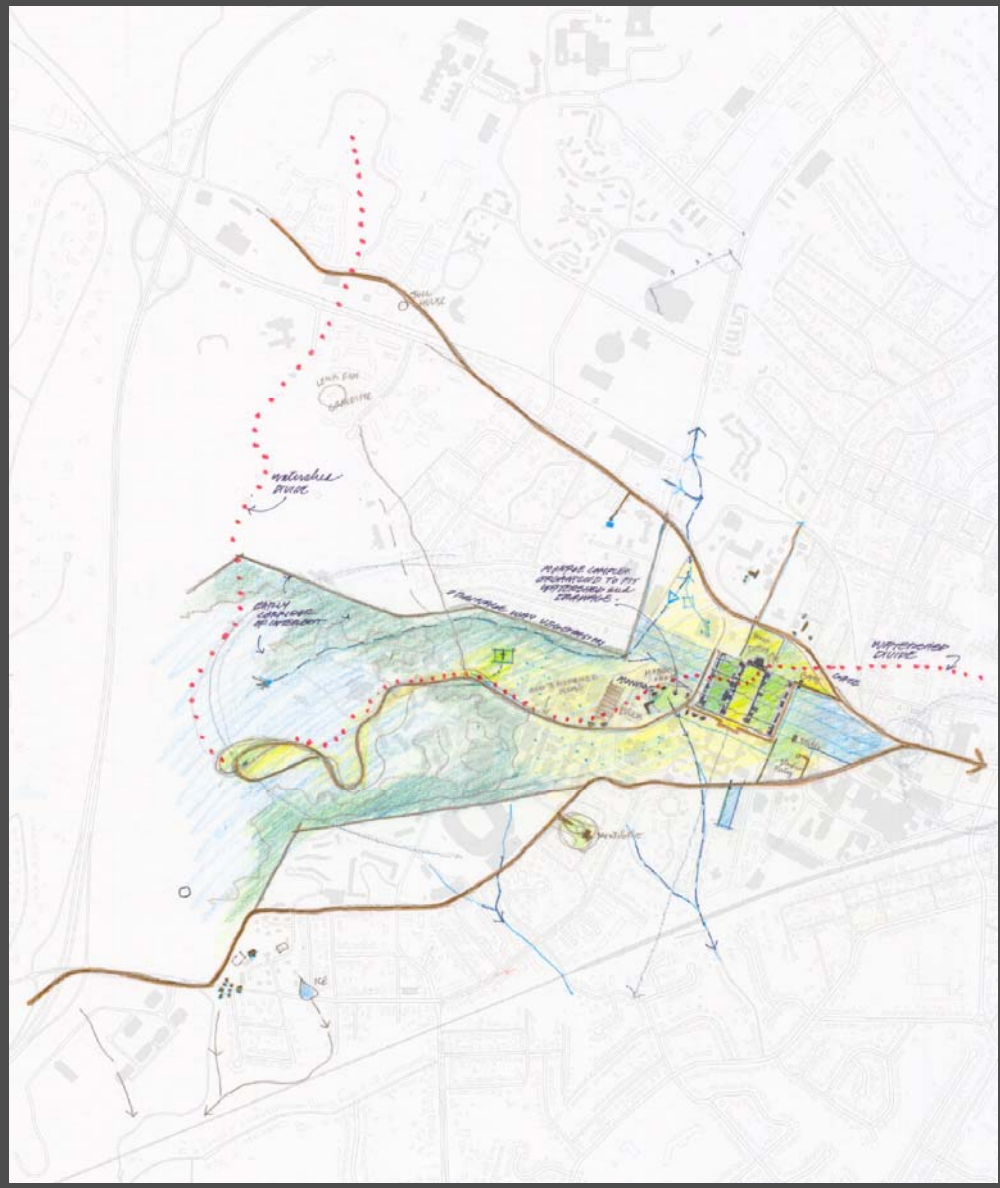
Grounds Plan Workshop

Evolution of the spatial order of the University: original parcels



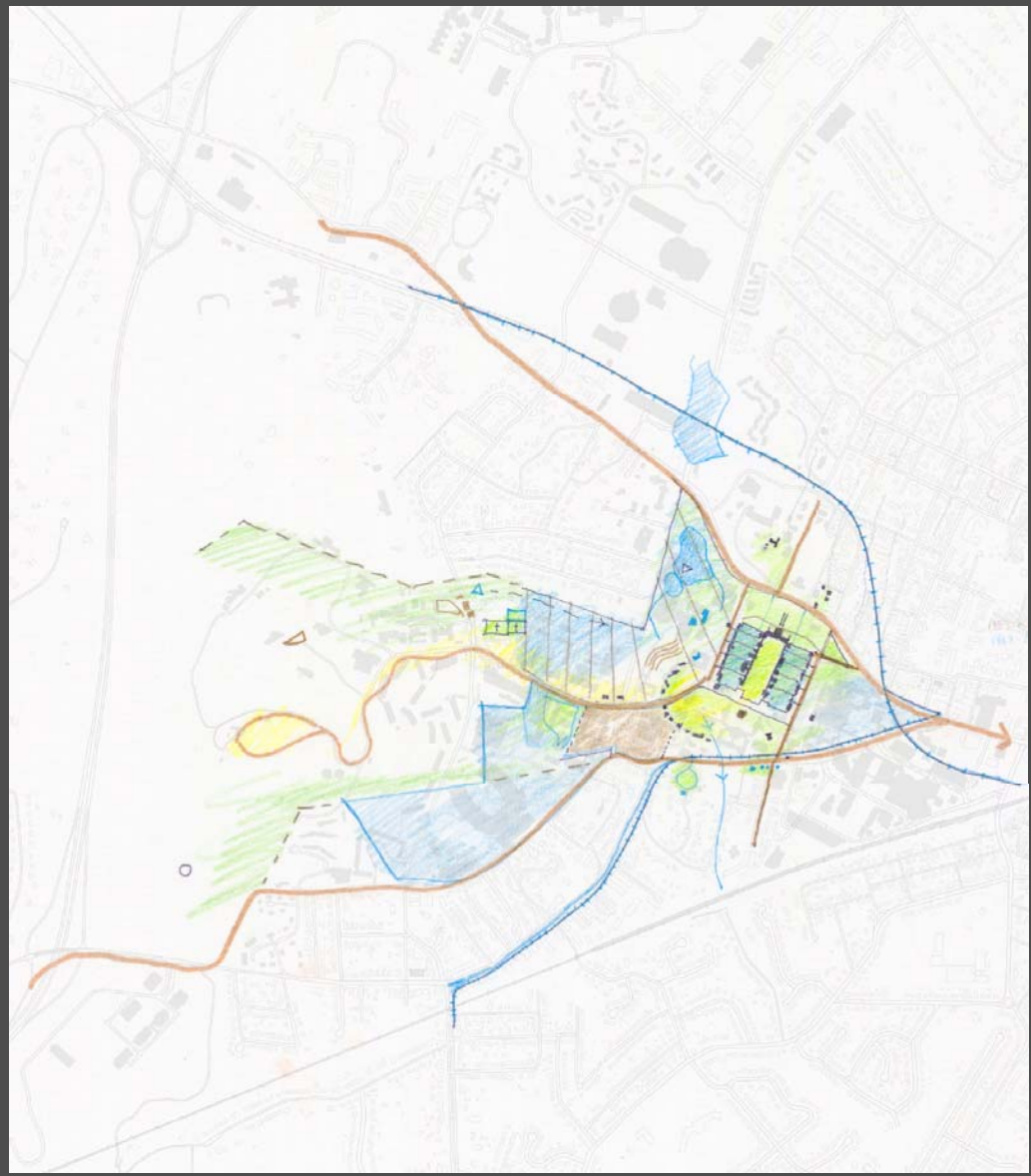
Grounds Plan Workshop

Evolution of the spatial order of the University: 1825-1852



Grounds Plan Workshop

Evolution of the spatial order of the University: 1853-1895

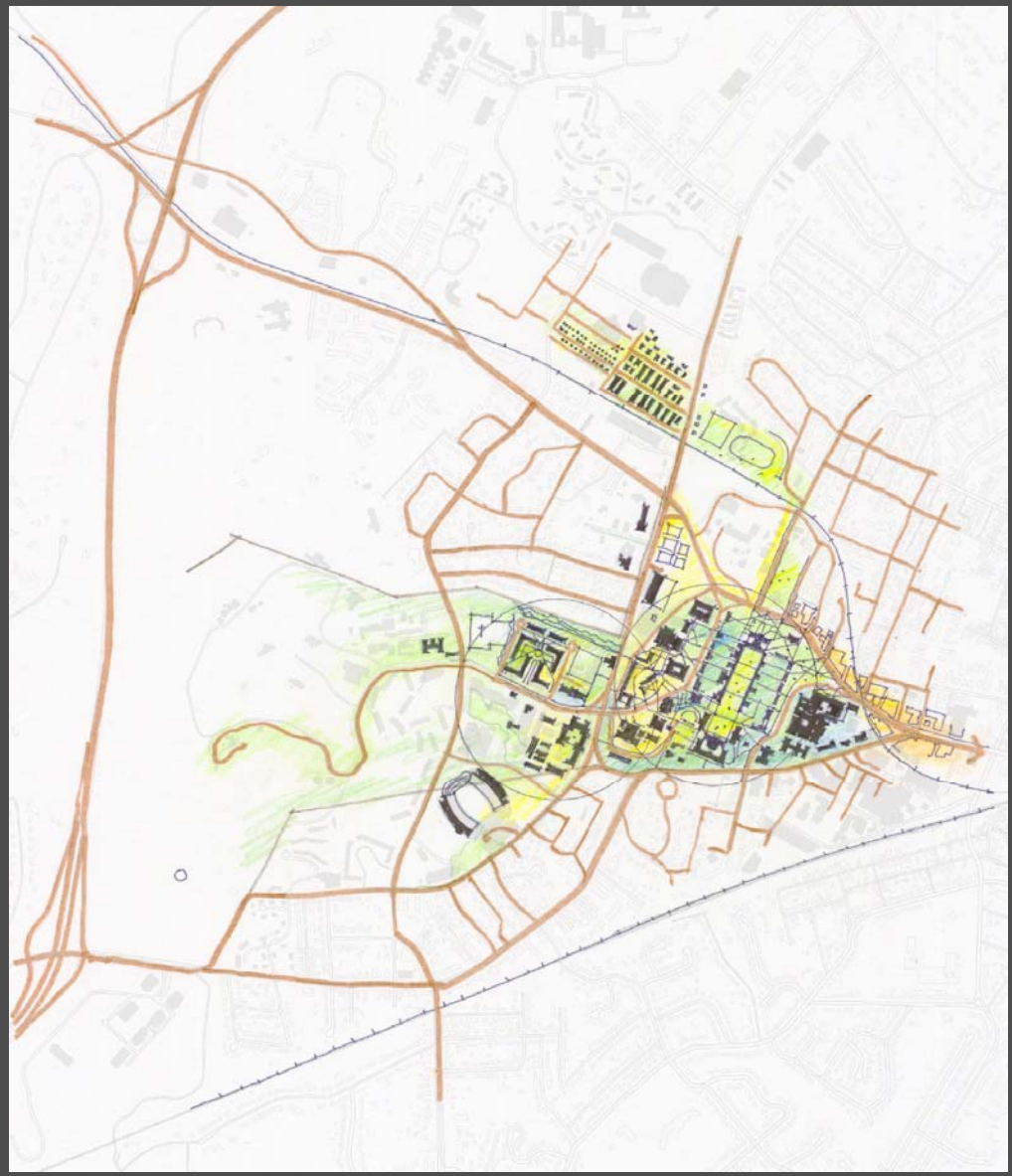


Grounds Plan Workshop

Evolution of the spatial order of the University: 1896-1930

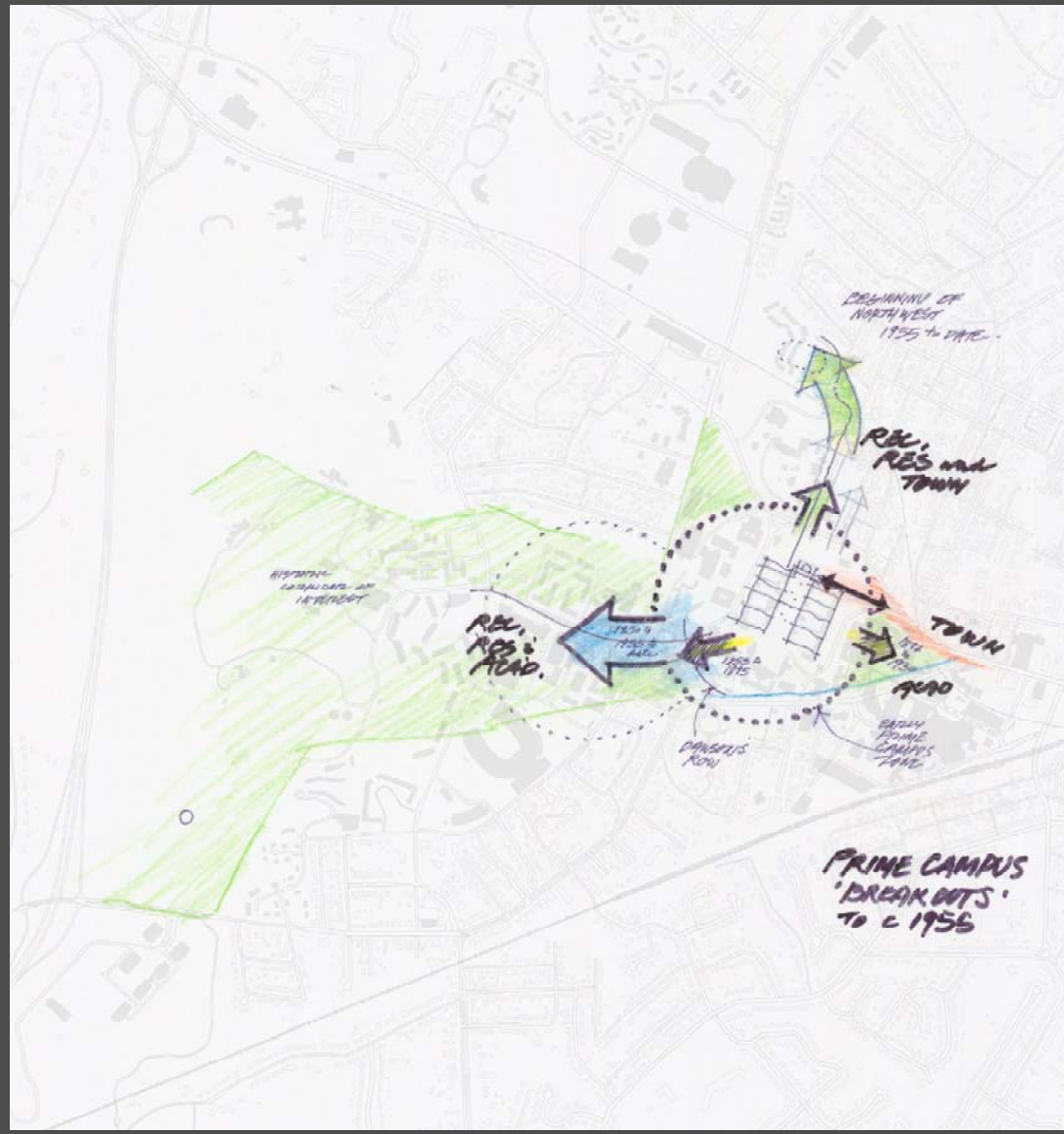
Grounds Plan Workshop

Evolution of the spatial order of the University: 1955



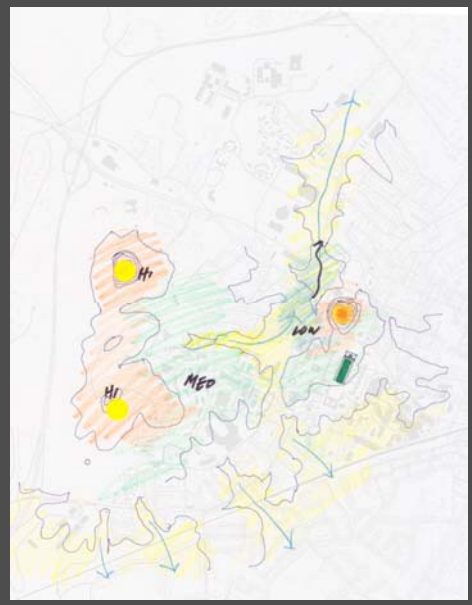
Grounds Plan Workshop

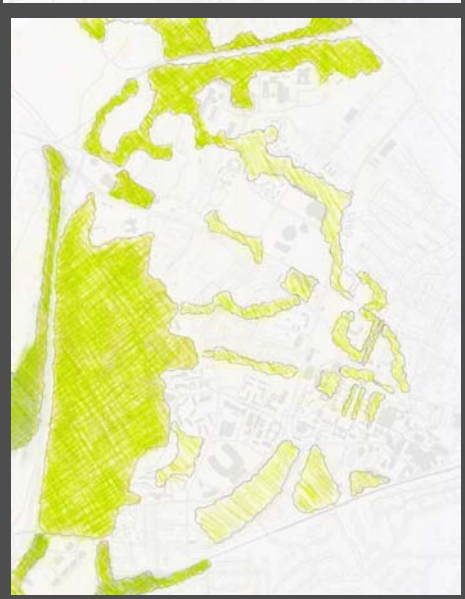
Evolution of the spatial order of the University: expansion beyond the Central Grounds



Grounds Plan Workshop

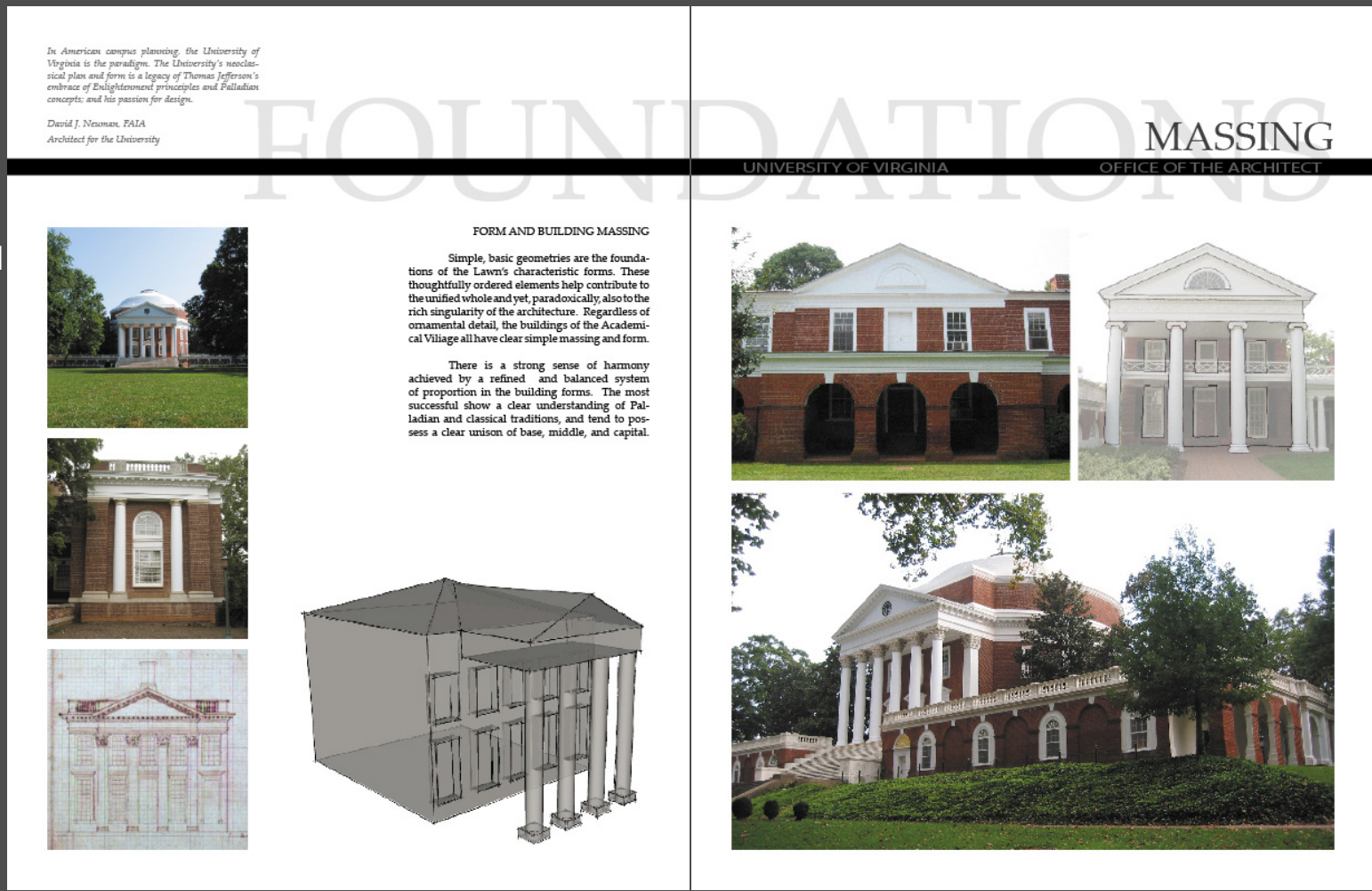
Evolution of the spatial order of the University: systems influences





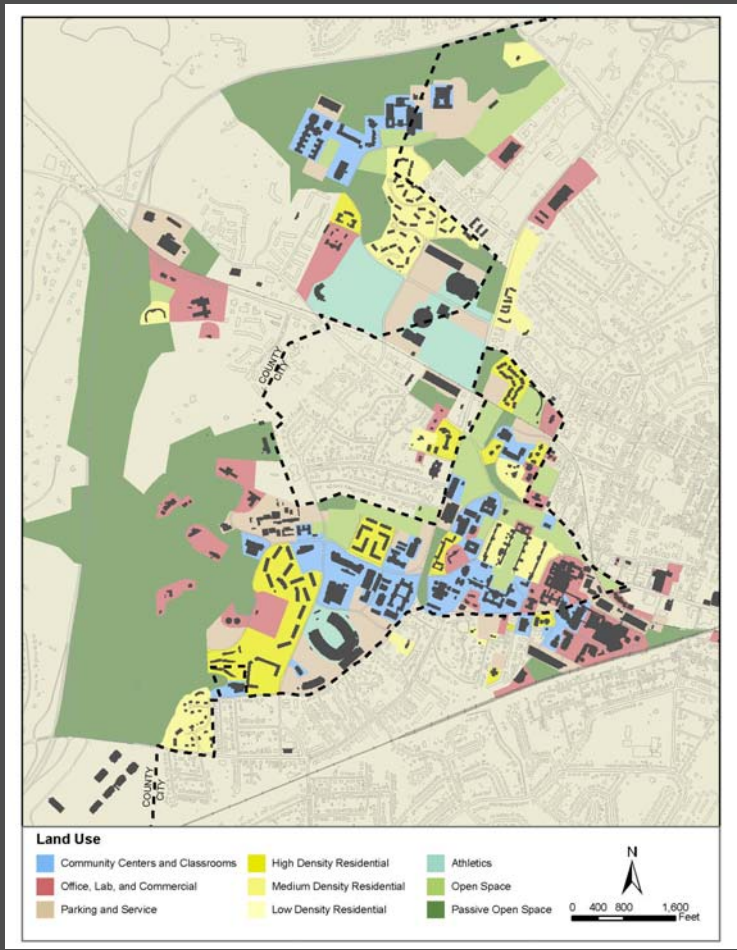
Design Guide

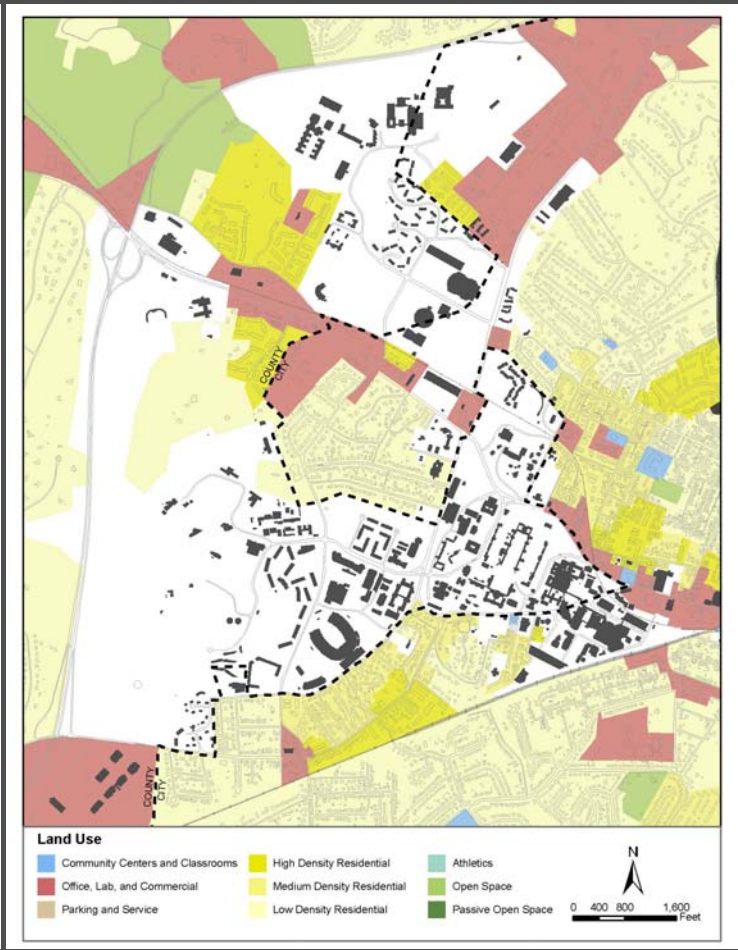
The design guide provides the historical precedents and current guidance to architects and environmental designers who are working on buildings and grounds projects for the University.



Land Use Mapping

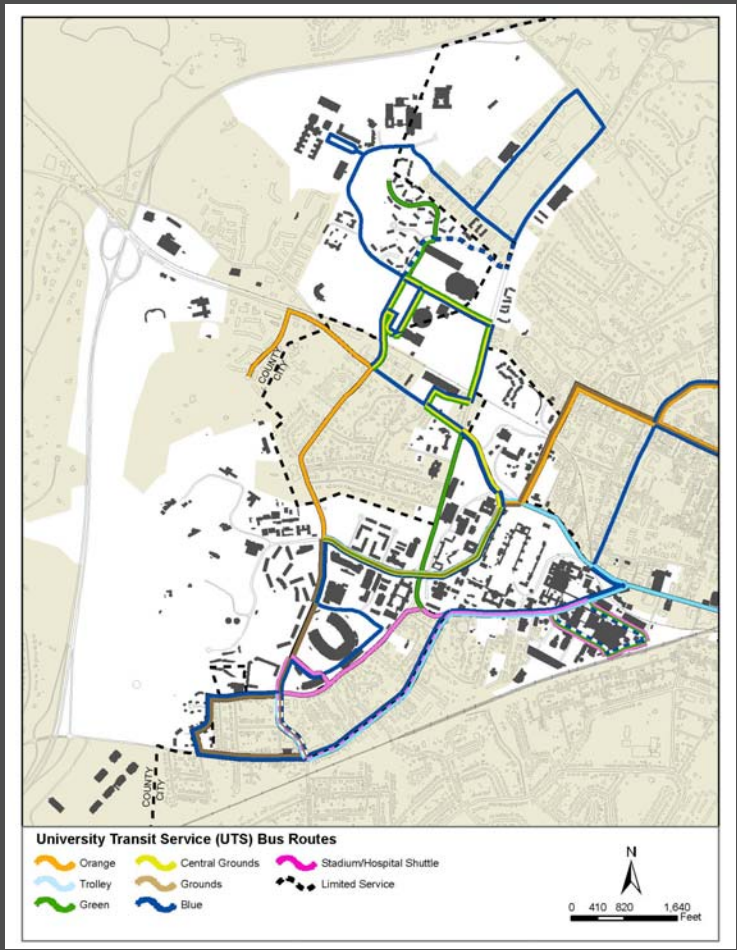
Land use within the Grounds and of the context shows relationships of uses and potential opportunities and issues

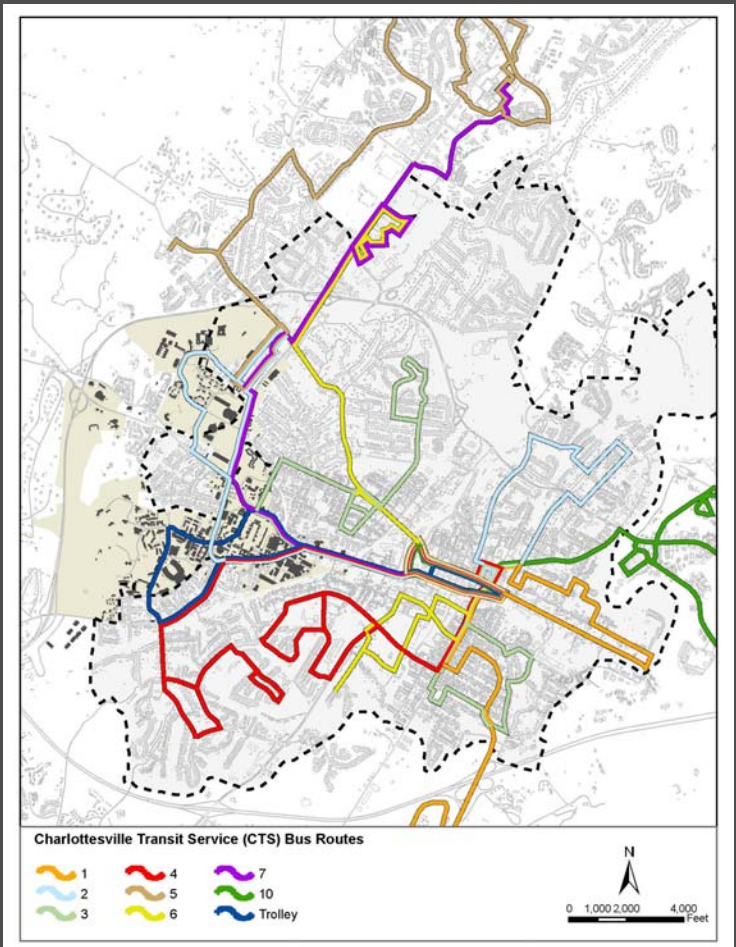




Land Use Mapping

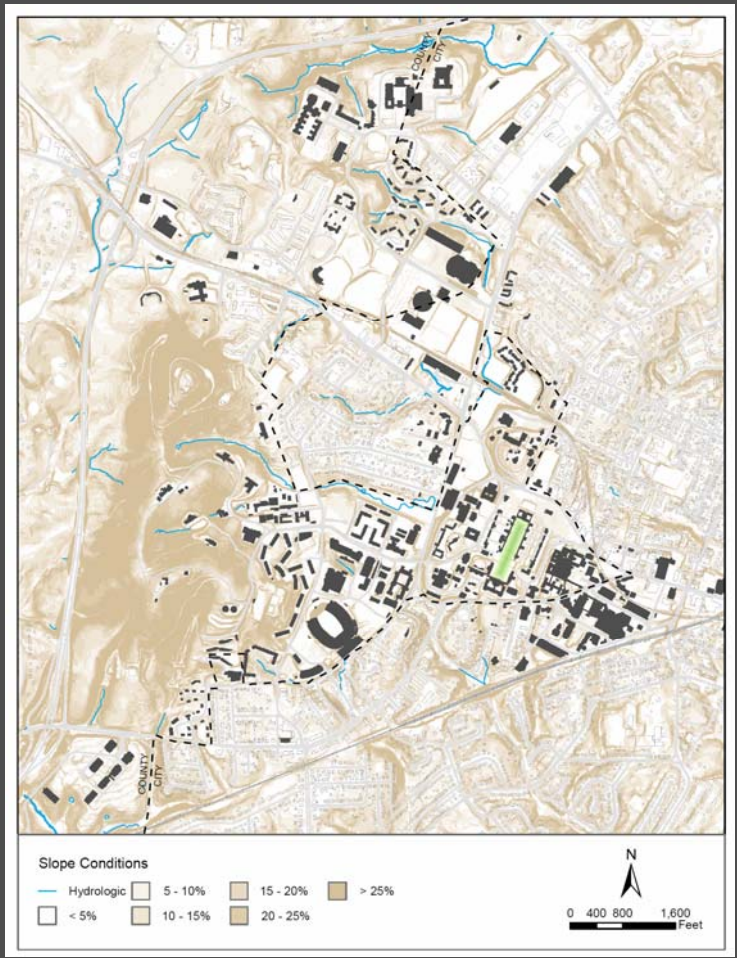
Transit planning shows the relationship of the UTS and CTS systems

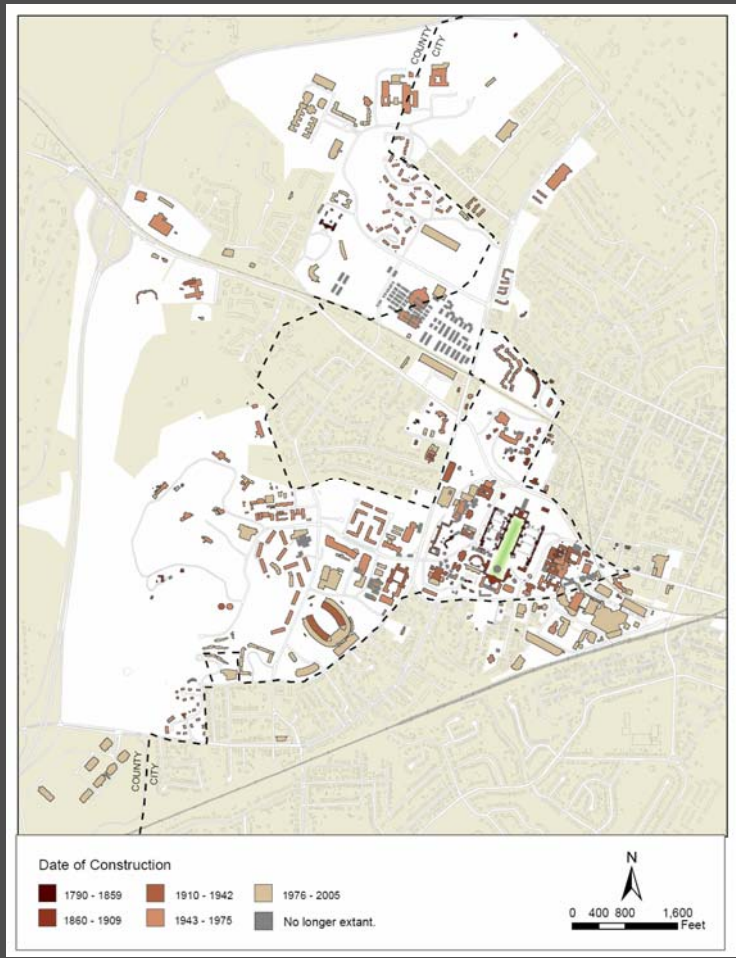


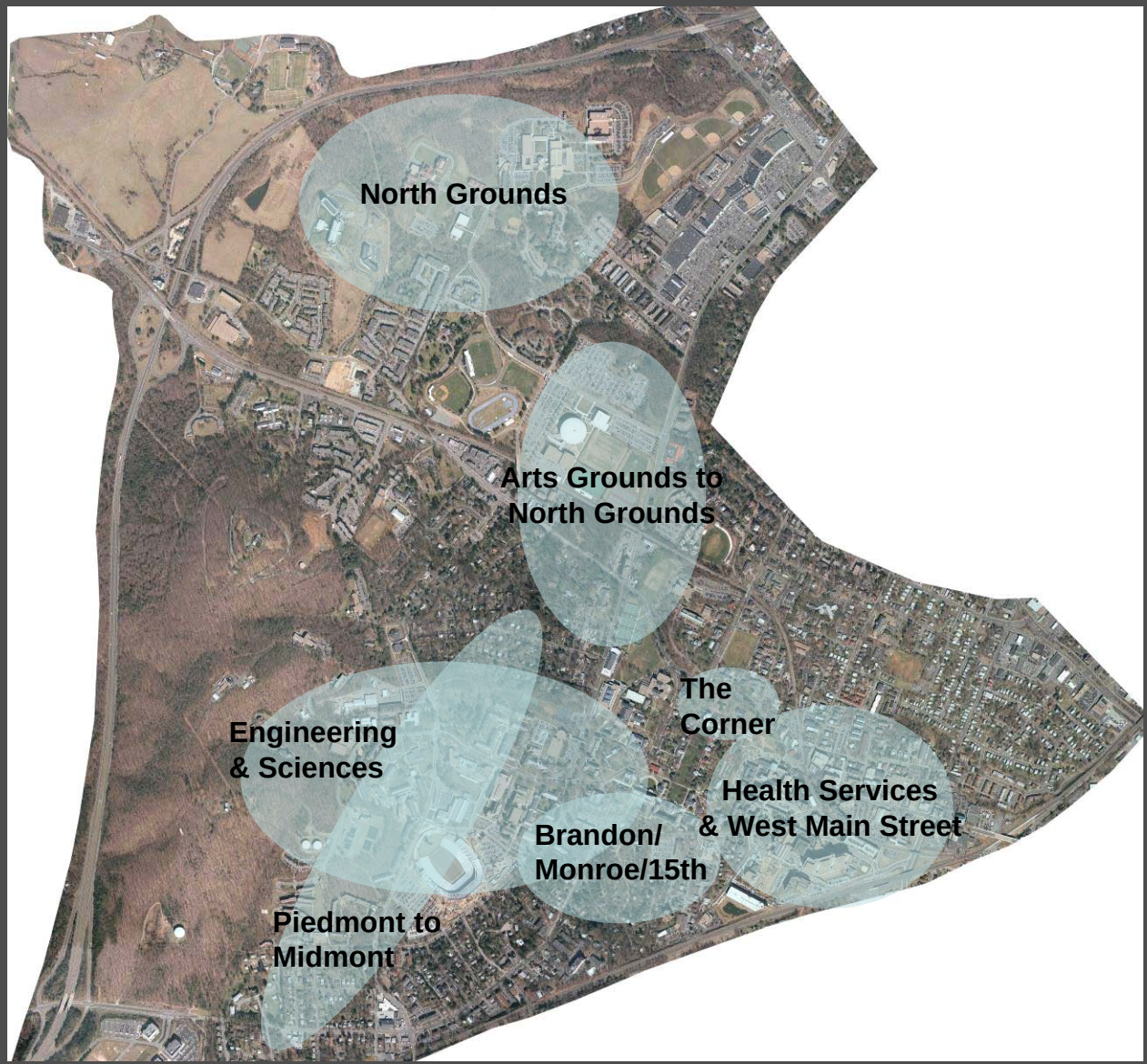


Land Use Mapping

Topography and building evolution







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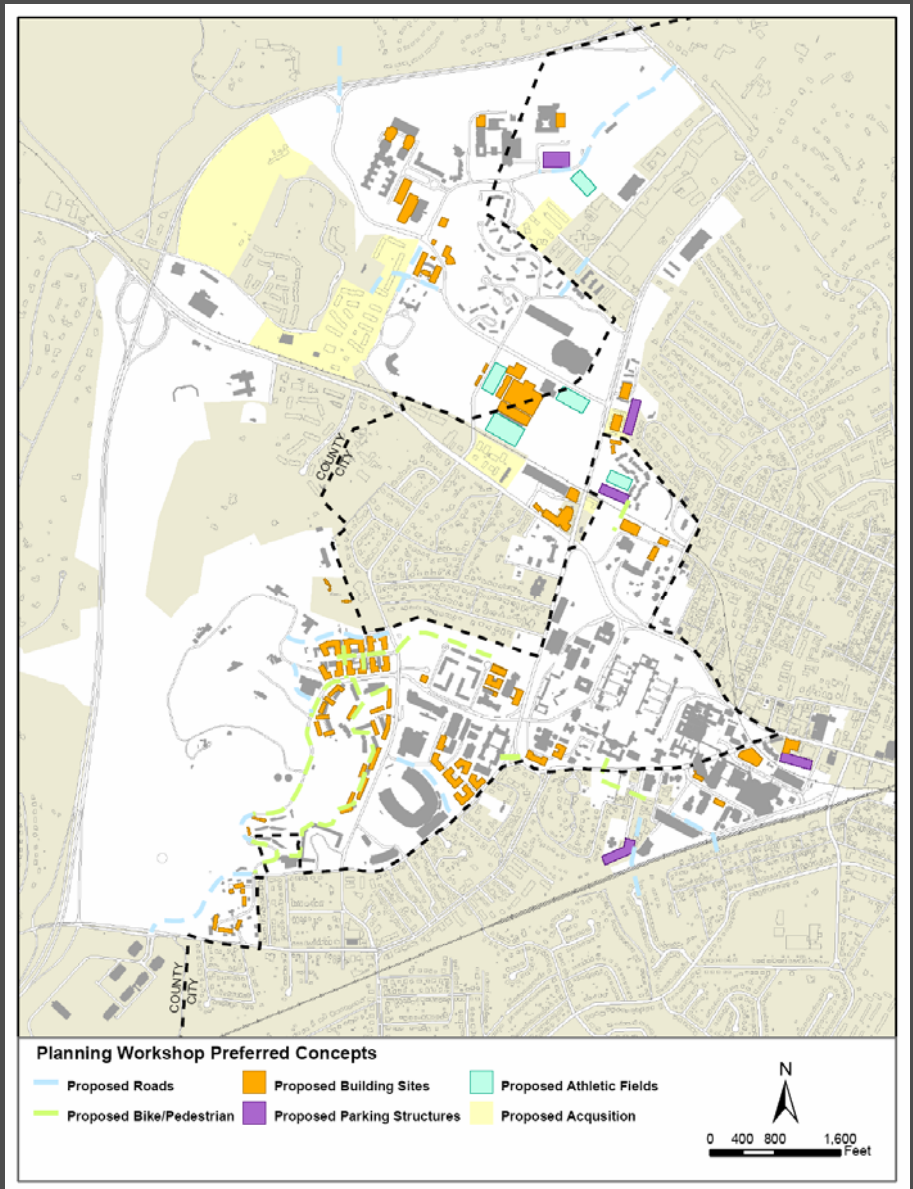
6: Planning Precincts

1. **Geographic Area Framework Plans**
2. **Leading to comprehensive Grounds Plan in 2006**
3. **University, City and County representatives will participate through Master Planning Council**

Workshop Illustrative



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6: Planning Precincts

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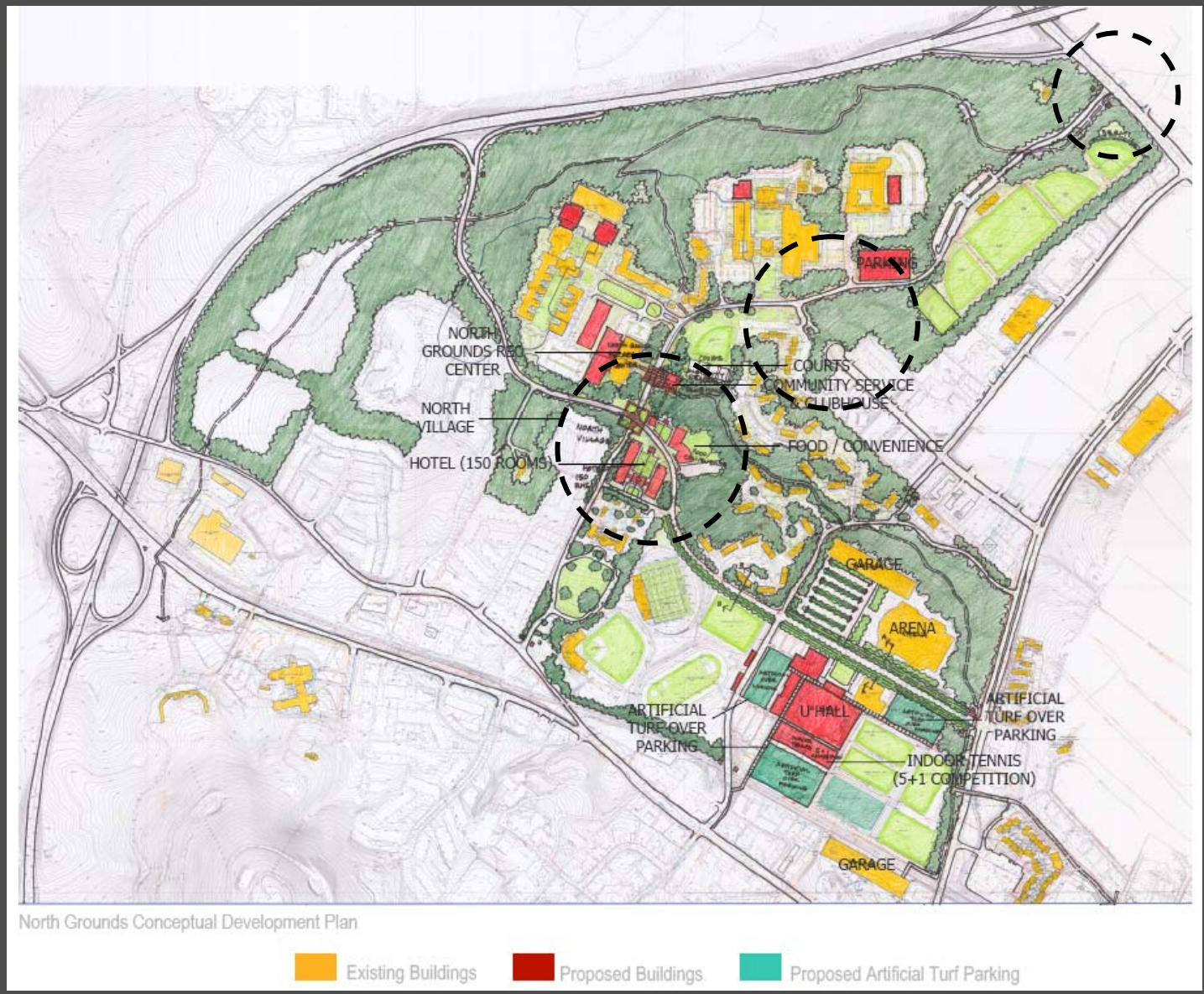
for the Commonwealth of Virginia

North Grounds Planning Workshop
Study Area

Office of the Architect

North Grounds Planning Workshop
Study Area



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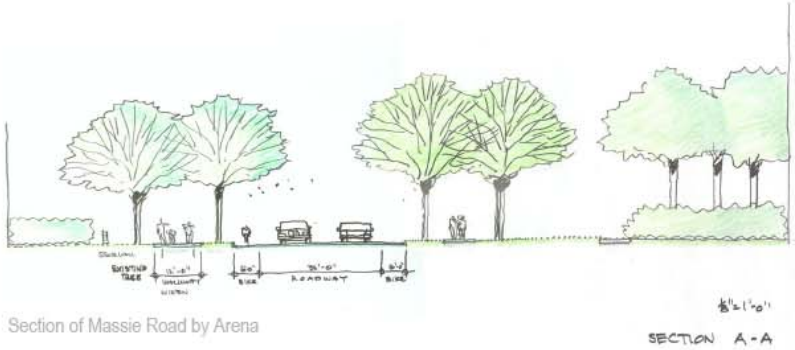
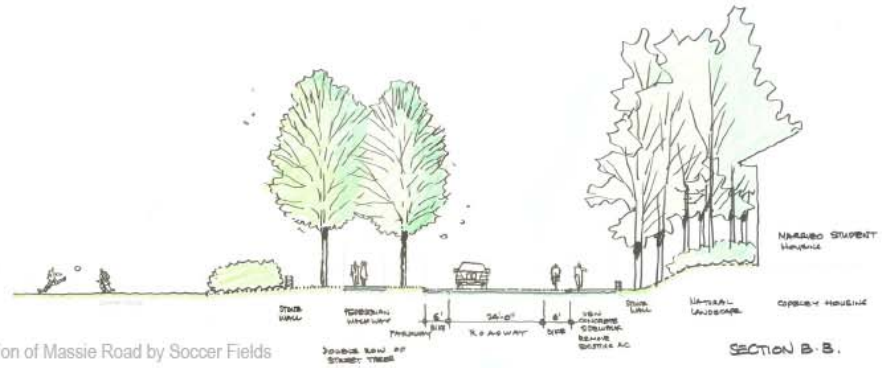
North Grounds Planning Workshop
Conceptual Framework Plan



Section of Massie Road by Arena



Section of Massie Road by Soccer Fields

View of Massie Road from Emmet Street

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North Grounds Planning Workshop
Pedestrian-Oriented Streets

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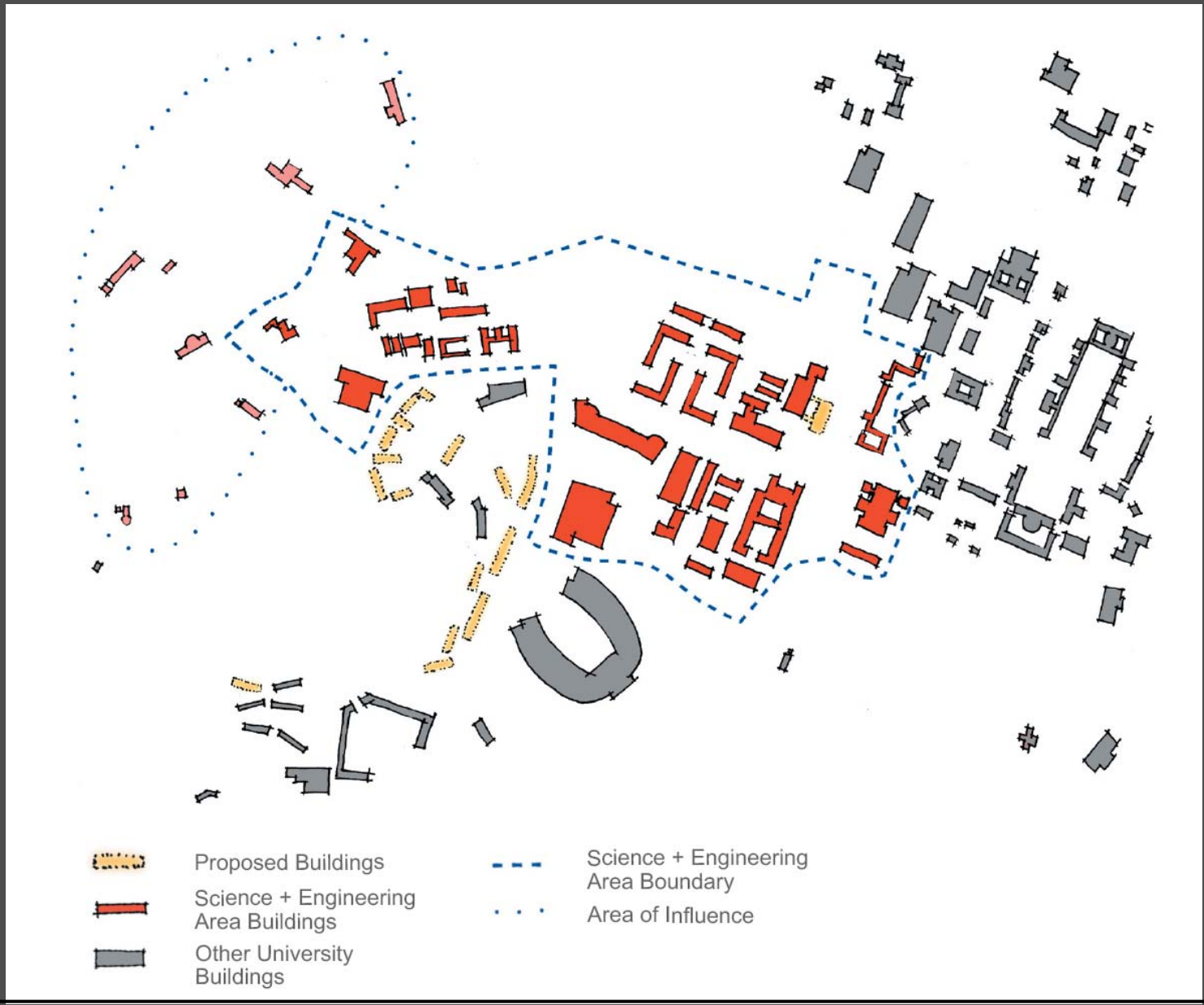
North Grounds Planning Workshop
Pedestrian-Oriented Streets



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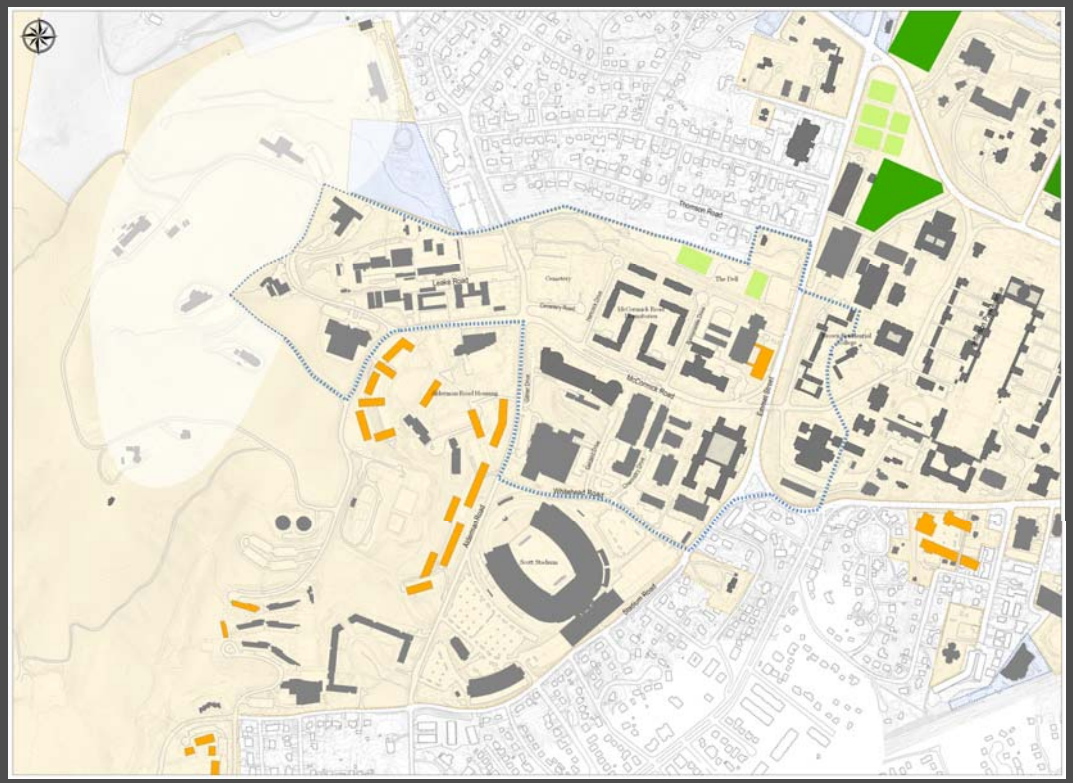
Study Scope



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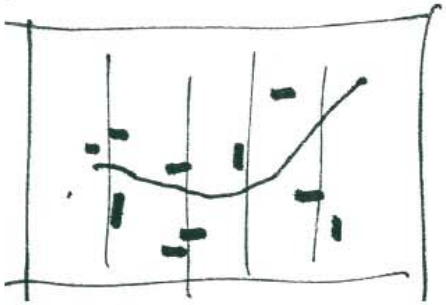
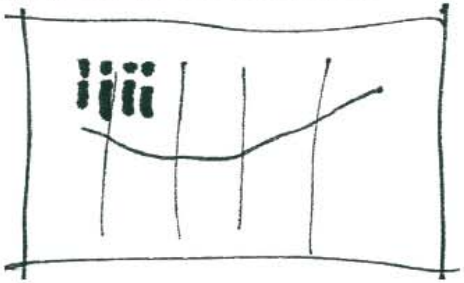
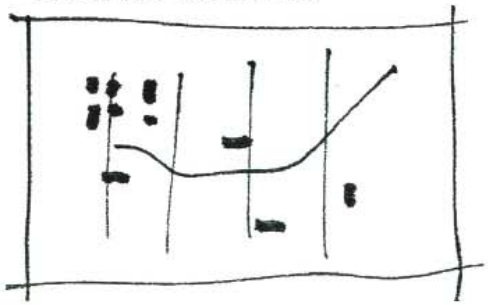
Study Scope in Context

	Connectivity	Integration	Sustainability
1) CONTINUE SITE-BY-SITE DEVELOPMENT 	Allows current precincts to develop on buildable adjacent land. Site-by-site development might ignore greater connectivity problems and potential strengths for connecting across campus.	Creates adjacencies for existing departments, but will not necessarily maximize inter-departmental, multidisciplinary uses.	Piecemeal approach to site planning tends to exclude natural systems and ecological processes that extend beyond the site.
2) MAJOR NEW CONCENTRATION 	Creates separate precinct that would need to be connected to existing circulation patterns.	Provides greater freedom for programmatic needs to be developed across large, "blank slate" site. The concentration might be segregated from other related academic facilities, such as the Medical Center or departments in the College of Arts & Sciences.	Provides the ability to create higher density precincts that use less land, but could also result in sprawling compounds similar to North Grounds development. Requires demolition of existing facilities or new development on "greenfield"sites. Will not necessarily integrate natural systems across the site.
3) LIMITED CONCENTRATION AND EARLY SITE-BY-SITE 	Encourages and increases movement within existing areas while allowing for the creation of future connections.	Allows broader approach to land use and inter-departmental needs. Integrates new facilities on infill sites and in larger groupings, where needed.	Site planning within the area is better able to account for natural systems and ensure that development follows a holistic environmental planning strategy.

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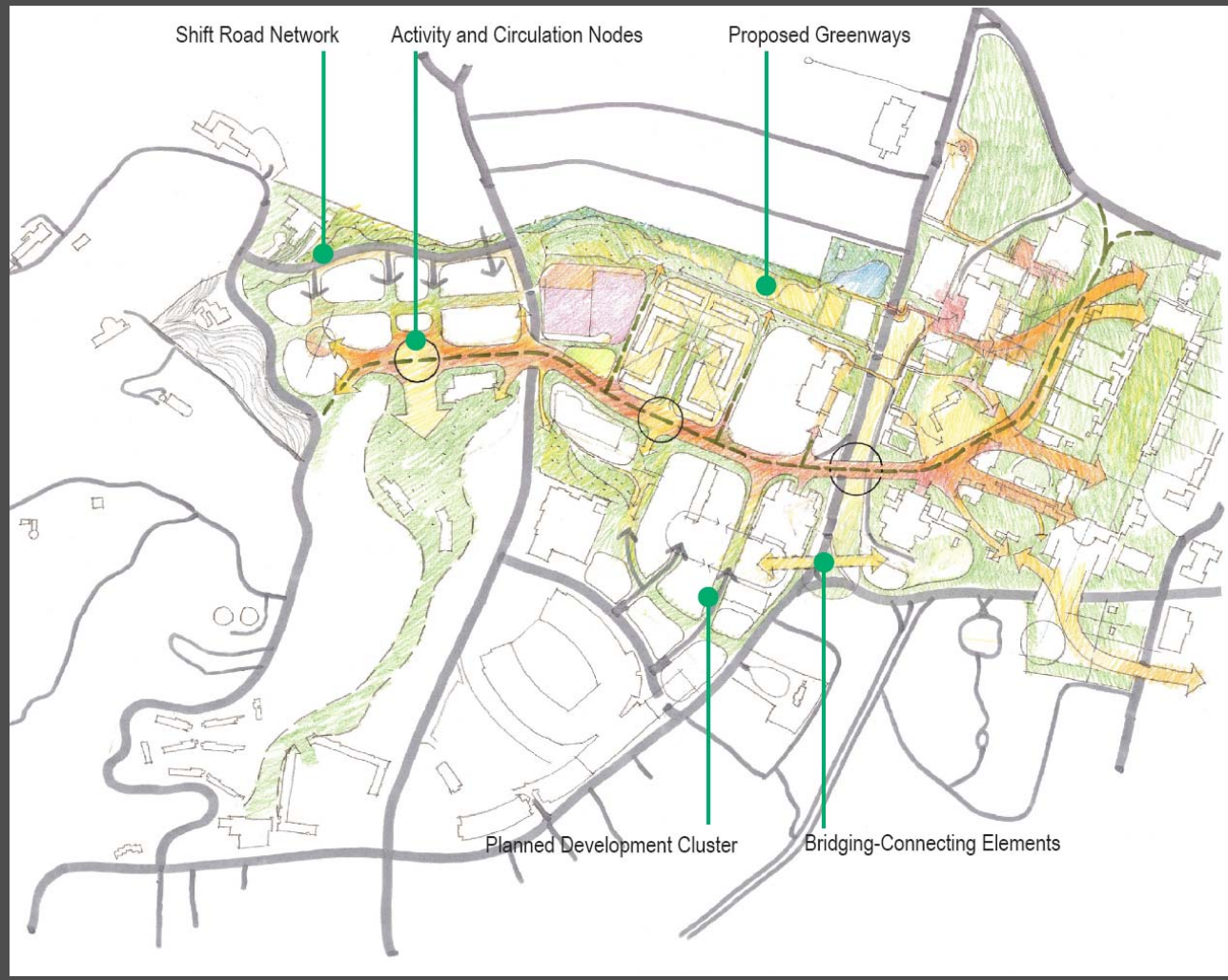
Development Concepts from the Workshop

Goals:

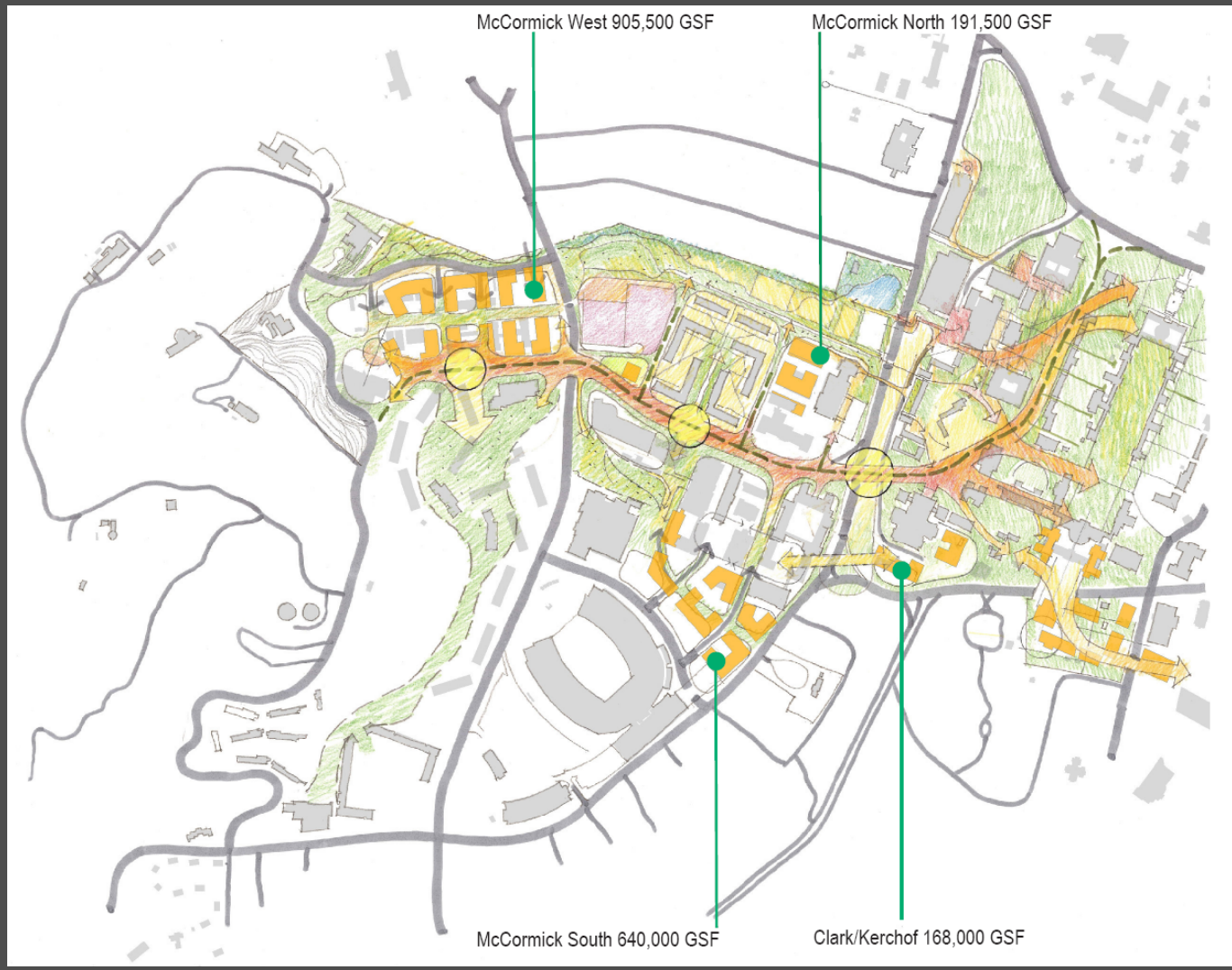
- Plan holistically with consideration towards natural systems, transportation, infrastructure and existing facilities to retain
- Provide opportunities for connectivity between Central, West, and South Grounds
- Establish capacity for additional buildings in the West Grounds – through infill or expansion



Planning Concepts

Building Capacity:

- McCormick South – 640,000 GSF
- McCormick West – 905,500 GSF
- McCormick North – 191,500 GSF
- Clark/Kerchoff – 640,000 GSF



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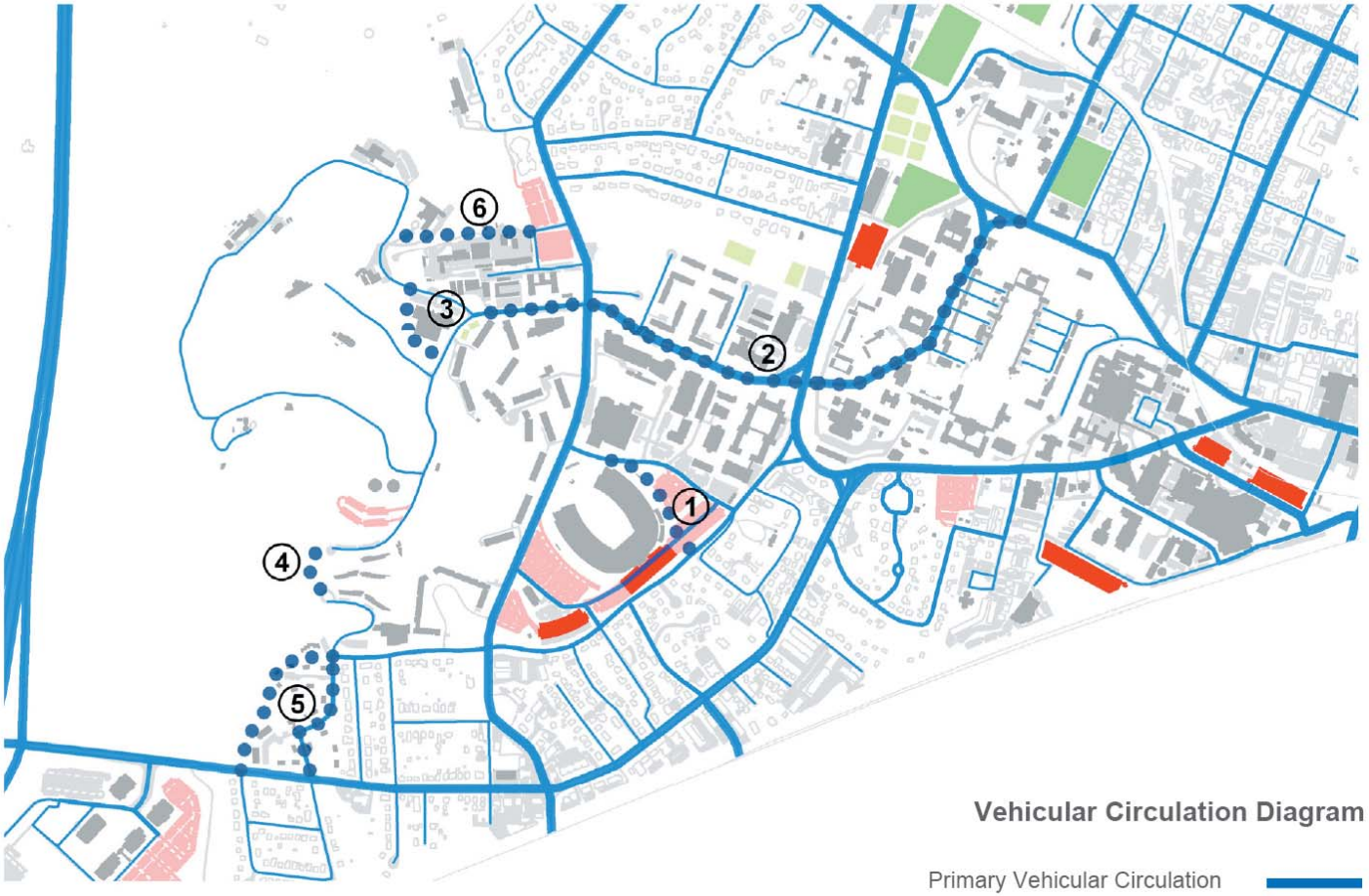
Infill Capacity



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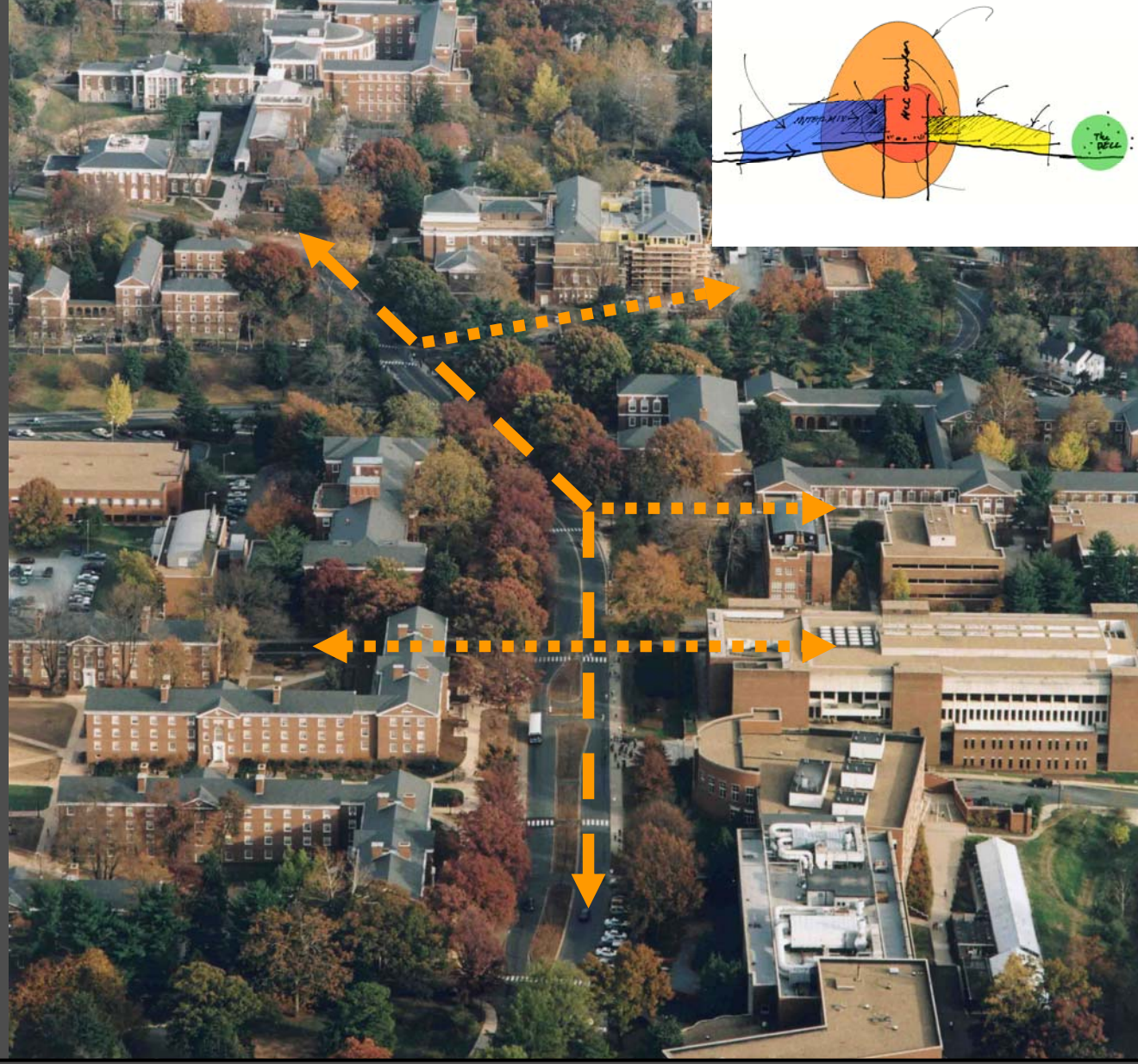
Vehicular Circulation and Transportation Initiatives

The Corridor:

- Connects the Science and Engineering area with Central Grounds
- Provides the opportunity for a pedestrian priority environment for the West Grounds
- Bridges the residential and academic communities located in this zone



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The McCormick Road Corridor

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McCormick Road Illustration

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Engineering Way Illustration

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Transportation Connectivity