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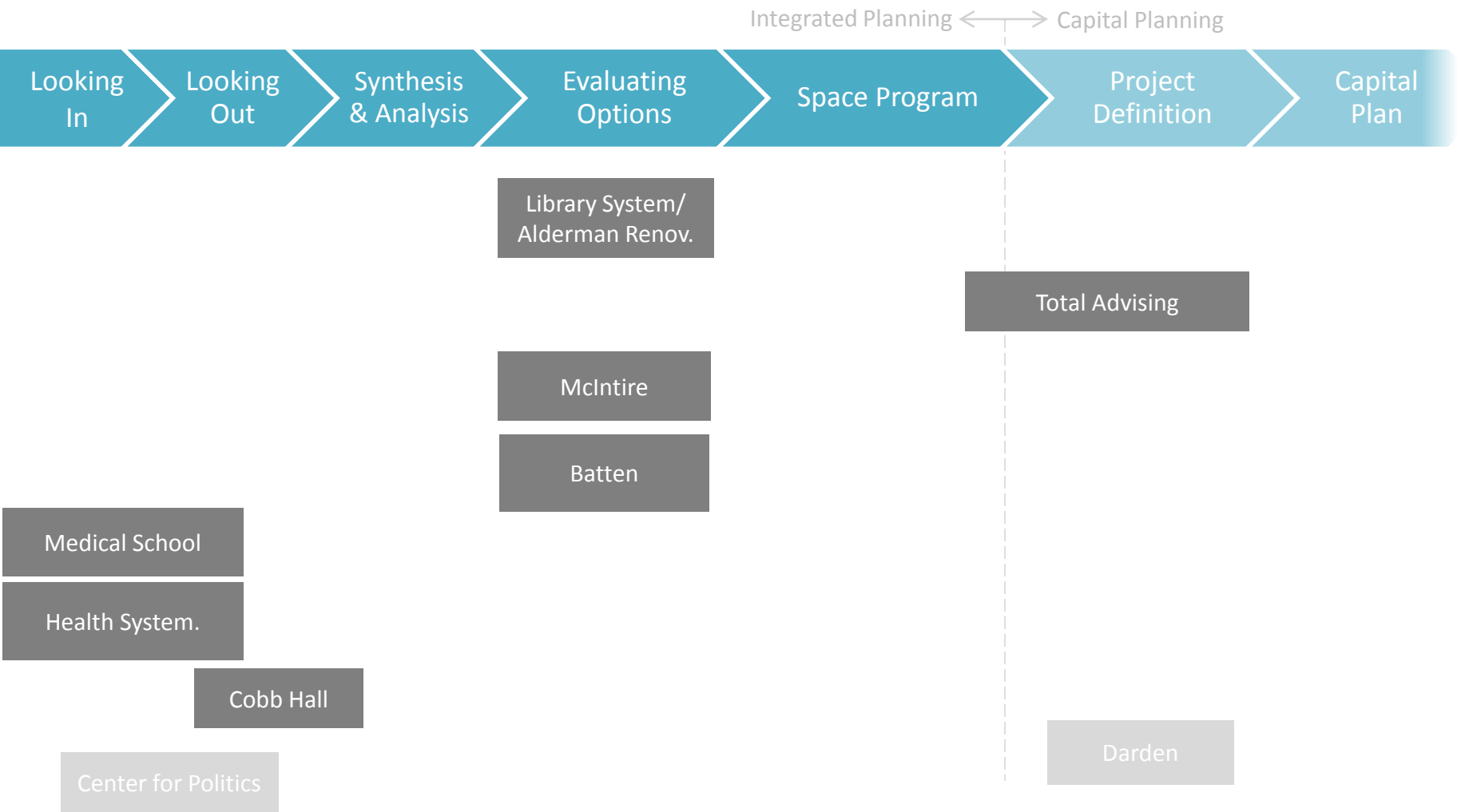
# Master Planning Council Project Briefing

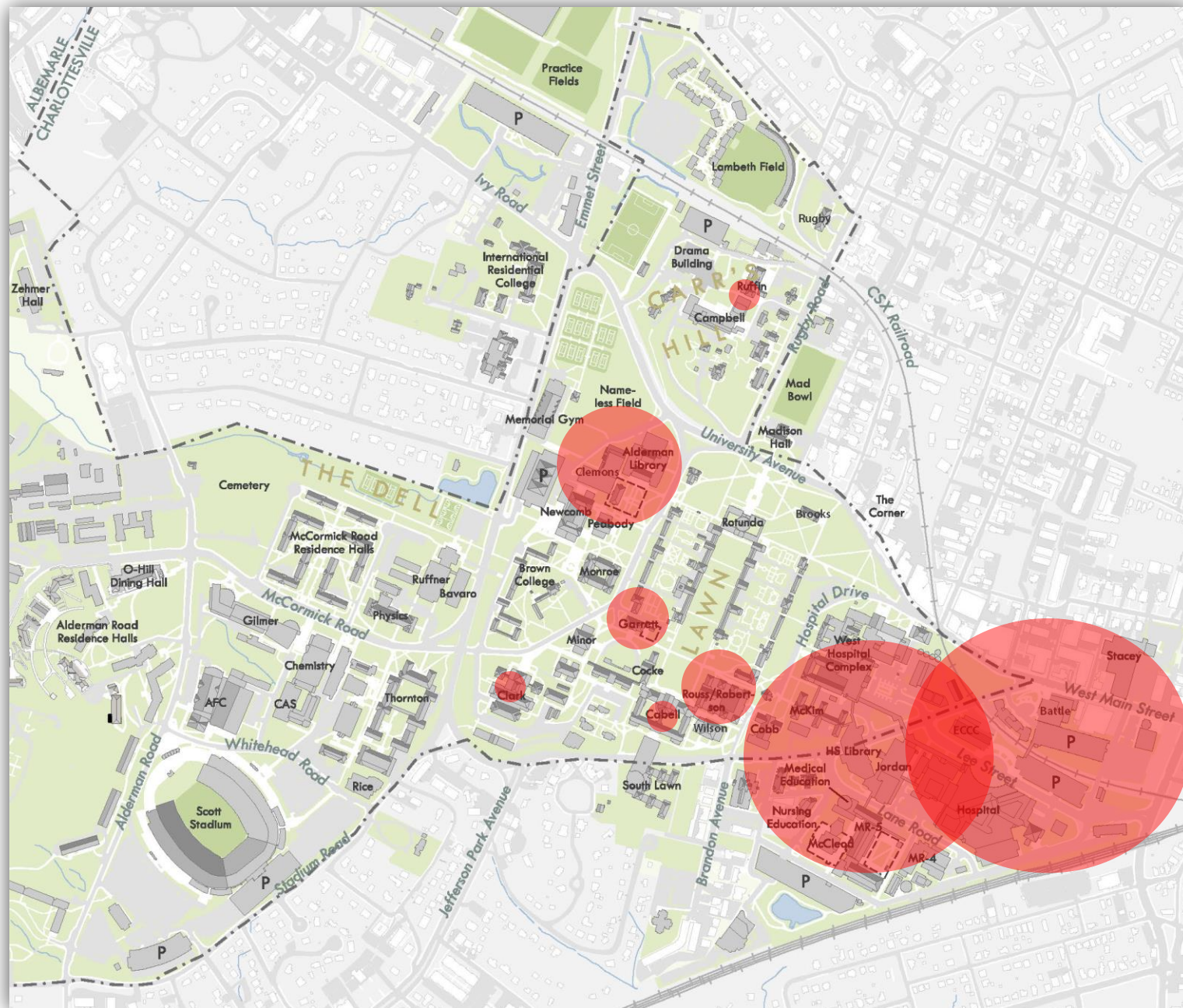
May 6, 2015

- Integrative planning will coalesce academic and strategic directions and new initiatives with resource planning, facility analysis, and best practice / new pedagogical models
- Facilitate conversations to articulate a vision for interdisciplinary learning and research goals that will drive the cycle of curricular innovation, development, assessment, and improvement.



# planning process / active investigations







# **Library System Planning Study**

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## FISKE KIMBALL FINE ARTS LIBRARY

Opened in 1970  
Area: 14,900 sf  
Current collection: 171,000 volumes



## ALDERMAN LIBRARY

Built in 1938,  
Addition of New Stacks in 1967  
Area: 300,000 sf  
Current collection: 2,456,000 volumes



## CLEMONS LIBRARY

Built in 1982  
Area: 95,500 sf  
Current collection: 138,000 volumes



## HARRISON INSTITUTE/SMALL SPECIAL COLLECTIONS LIBRARY

Built in 2004  
Area: 72,700 sf  
Current collection: 329,700 volumes  
(16 million objects)



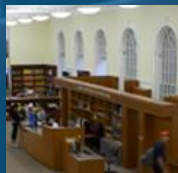
## MUSIC LIBRARY

Housed in Old Cabell Hall built in 1898;  
Opened in 1977, 1990  
Area: 9,300 sf  
Current collection: 71,450 volumes  
(135,000 books, scores, recordings)



## BROWN SCIENCE AND ENGINEERING LIBRARY

Housed in Clark Hall; Opened in 1975  
Area: 42,900 sf  
Current collection: 255,000 volumes



A Study of both Alderman, and the Library as a System

## LIBRARY PROGRAM

### STUDY ALIGNS WITH LIBRARY SYSTEM'S NEW GOALS AND MISSION

#### ACADEMIC ENGAGEMENT

**Mission:** To advance the University's priorities for teaching and research so students and faculty can achieve excellence in the creation, discovery, dissemination, and translation of knowledge.

#### LIBRARY EXPERIENCE

**Mission:** To make sure all Library visitors have engaging and productive experiences whether in-person or online.

#### COLLECTIONS ACCESS & DISCOVERY

**Mission:** To ensure scholars have access to materials that enable the discovery and creation of new knowledge.

#### CONTENT STEWARDSHIP

**Mission:** To preserve important materials in all formats so they are accessible in perpetuity.

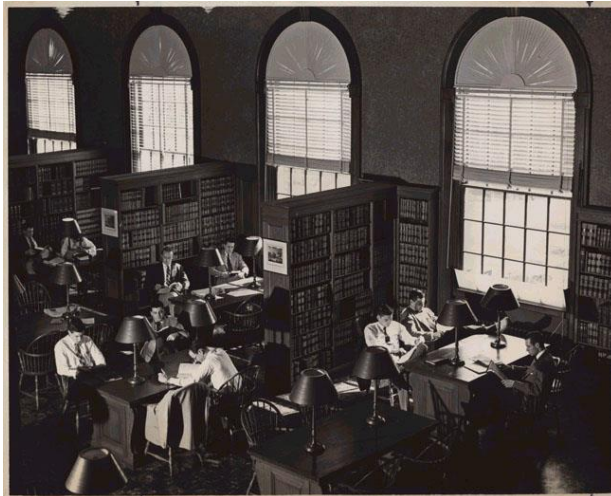
#### ADMINISTRATION & PLANNING

**Mission:** To promote success in the Library through the support of organization-wide planning, assessment, communication, and responsive and reliable administration of foundational services that affect all units.

#### AFFILIATED PROGRAMS

The Library is also planned to include a range of affiliated programs - able to house specialized Institutes such as Rare Book School and the advising center – so as to enhance the student experience and scholarly use of the library.





Alderman Library Historic Structure

## A SET OF DISCOVERIES

### STUDY REVEALED FIVE KEY DISCOVERIES

#### DISCOVERY 1 STACKS OF STACKS

- 2.5M volumes in Alderman = nearly 50% of exist. floor area.
- Fundamental life safety and space planning issues.
- Renovation will reduce volume count yet not provide new program space.

#### DISCOVERY 2 MORE SPACE IN FEWER SQ FT

- Addition is comparable cost to that of renovation only.
- 75,000 sf of flexible program & book space within same volume as exist. 150,000 sf of inflexible stack space.
- 800,000 volumes and new user spaces.

#### DISCOVERY 3 MORE SEATS

- Replacing a majority of existing stack-only space with combined stack-program space is an opportunity to add over 500 seats in new, highly diverse user spaces.

#### DISCOVERY 4 LIBRARY CONNECTIONS

- Libraries can be physically connected, providing a fully-integrated student and research experience.
- Connecting related program and user spaces will result in greater library efficiency and productivity.

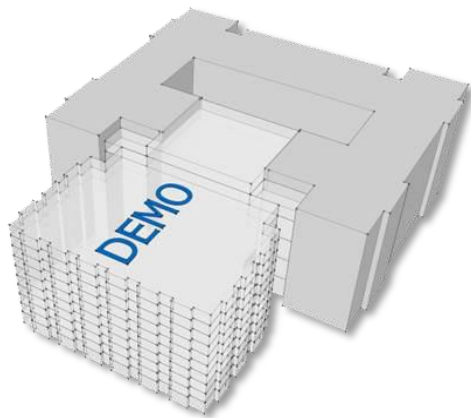
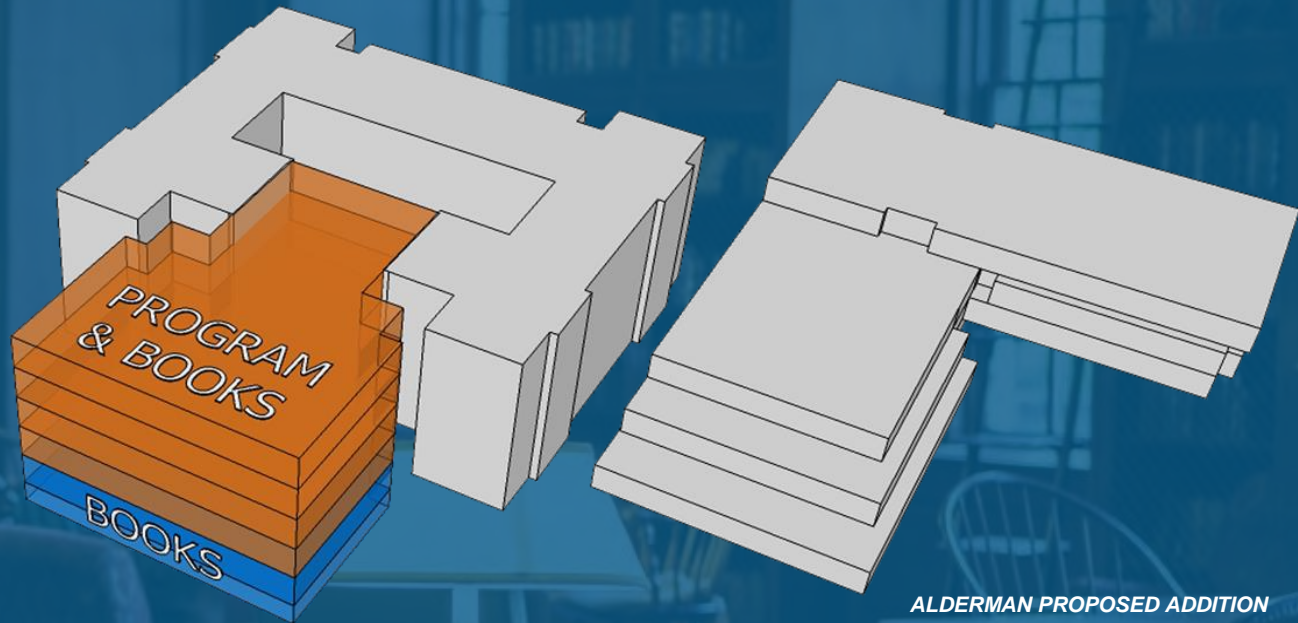
#### DISCOVERY 5 A VIEW THAT INSPIRES

- Replacing stacks with a dynamic new combination of flexible user spaces and visible collections can provide a new academic-oriented image.
- Reinforce the University's architectural legacy with a nod to its 3rd century.



## TRANSFORM ALDERMAN

- More combined program and book space in fewer square feet
- Build Ivy Stacks II
- Decant Collection from Old and New Stacks into Ivy II
- Install compact shelving on lowest floor of Clemons for collection to remain on-site
- Demolish Old and New Stacks
- Construct Alderman addition
- Renovate Historic Alderman
- Move curated collection from Ivy II into open/compact stacks in Historic/New Alderman
- Construct connection to Clemons



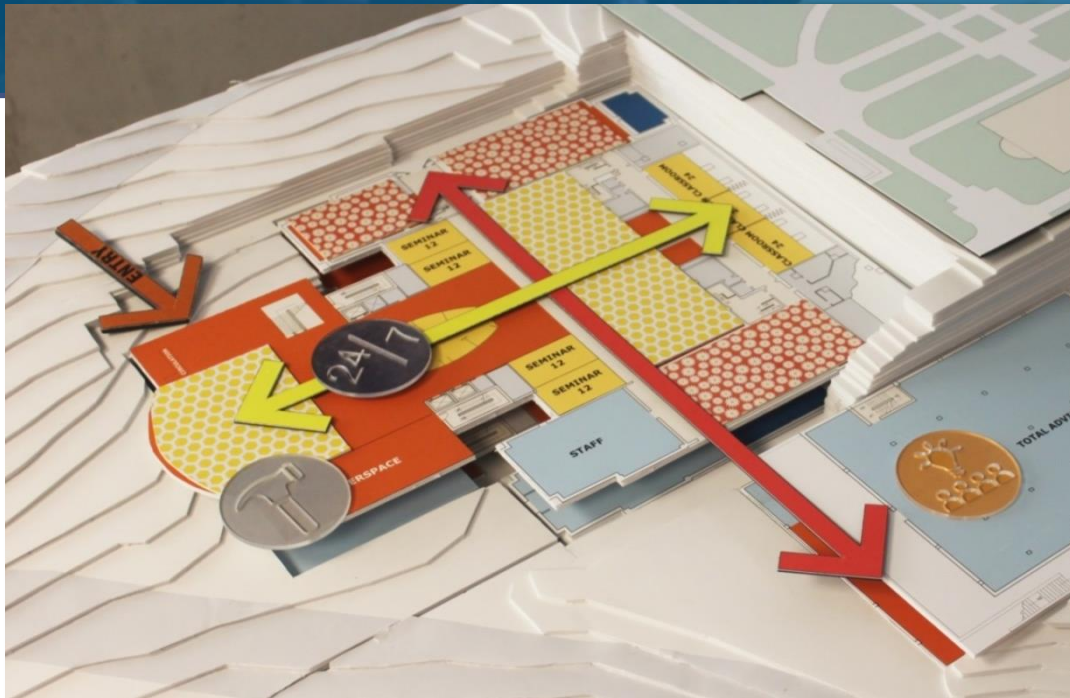
**NEW STACKS REMOVED**



**ALDERMAN LIBRARY  
BUILDING SECTION**

## CONNECTIONS

- Reconfiguration of Alderman and Clemons Libraries creates opportunities to make significant connections within each library, between the libraries, and outward to the University community.
  - Program spaces arranged around logical main and cross axis
  - Many new opportunities to locate meaningful people spaces
- Scholars' Lab
  - Collaborative Group Study
  - Interactive Learning Classrooms
  - Innovation Lab
  - Incubation Space
  - Café Seating
  - Traditional Reading Rooms
  - Quiet Lounge Seating
  - Special Reading and Event Space



Fourth Floor



Fifth Floor



Third Floor



Second Floor



First Floor



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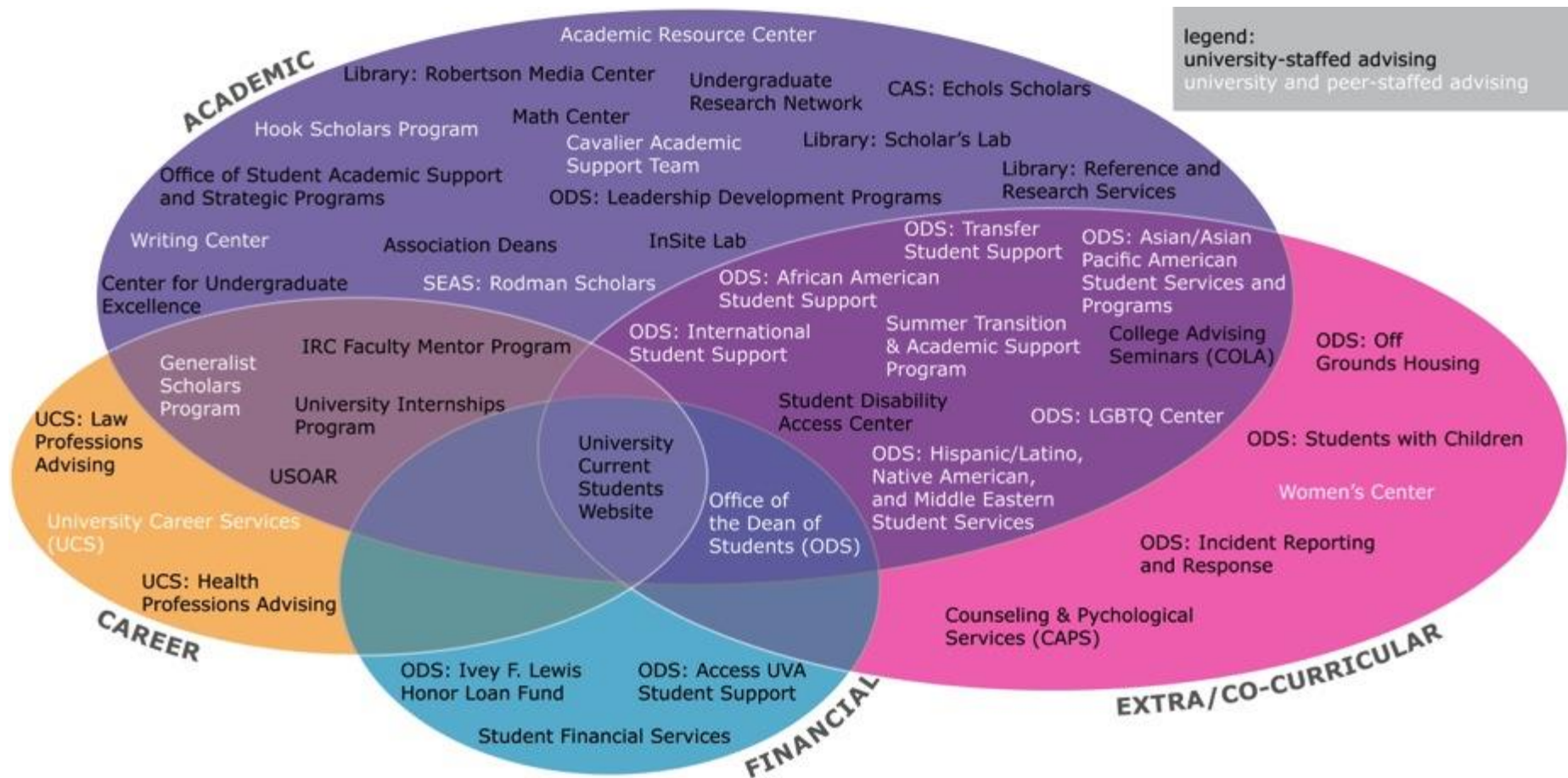
## Total Advising

### **Steering Committee:**

George L. Cahen  
Archie L. Holmes  
Maurie McInnis  
Richard Minturn  
Christina Morell  
Rachel Most  
Judith Thomas  
Connie Warnock  
Student Advisors

# understanding: “advising” services at UVA

*Considering the term “advising” broadly, a wealth of services exist across university schools and departments to support the student experience. The highest concentration of services exist within academic services and in the overlap with extra/co-curricular services.*



# external trends: integrate and create connections

## Libraries are expanding their offerings



*Grand Valley State University Library, Knowledge Market*

## Connect academic, career, financial and personal support for student



*Wake Forest Learning Assistance Center (integrated Academic Counseling, Tutoring, Disability Services; co-located with Mentoring)*

*\*Source: "Academic Advising and Student Retention and Persistence" Author: Charlie L Nutt, NACADA Director (National Academic Advising Association)*

# understanding: areas of opportunity

*Through student and advisor interviews and observations, four areas of opportunity emerged.*



## awareness

### **Finding:**

UVA offers a multitude of advising services, supporting students through academic, career, extra-/co-curricular, and financial services.

### **Opportunity:**

Increase awareness of available services, and help students navigate the resources most useful to them.

## personal connections

### **Finding:**

Students value personal relationships with their advisors, which help them discover, consider, and pursue opportunities they otherwise may not have been aware of.

### **Opportunity:**

Personal connections with deans or faculty are often not developed until later in a student's career. Direct and provide access to applicable resources, encouraging students to create connections earlier.

## expertise

### **Finding:**

Students seek out "expert" opinions from a range of individuals, depending on the expertise they need.

### **Opportunity:**

Better connect students to a variety of "experts," and better prepare peers to act as advisors, since they are often sought out for "on-the-ground" expertise.

## convenience

### **Finding:**






Usage of advising services is affected by when and where services are offered – those that are offered at convenient places or times are more likely to be utilized.

### **Opportunity:**

Make services and resources more visible, easier to access, and available at the time and point of need.

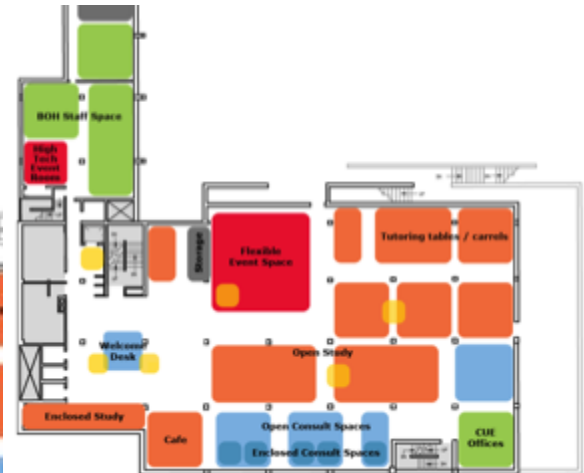
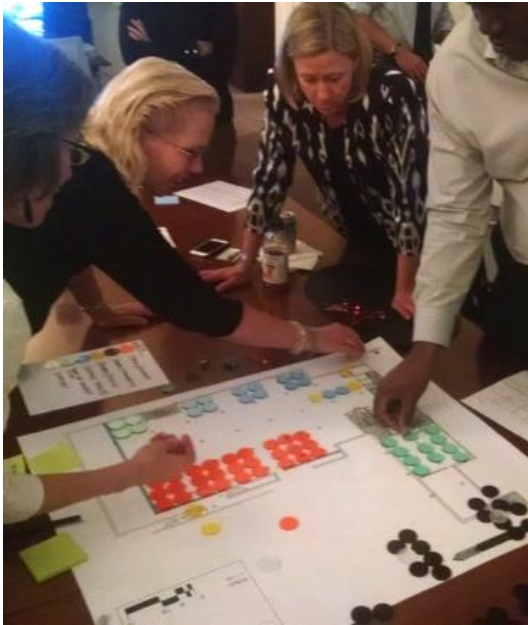
# preliminary model: **service delivery**

## PRELIMINARY PARTNER MODELS

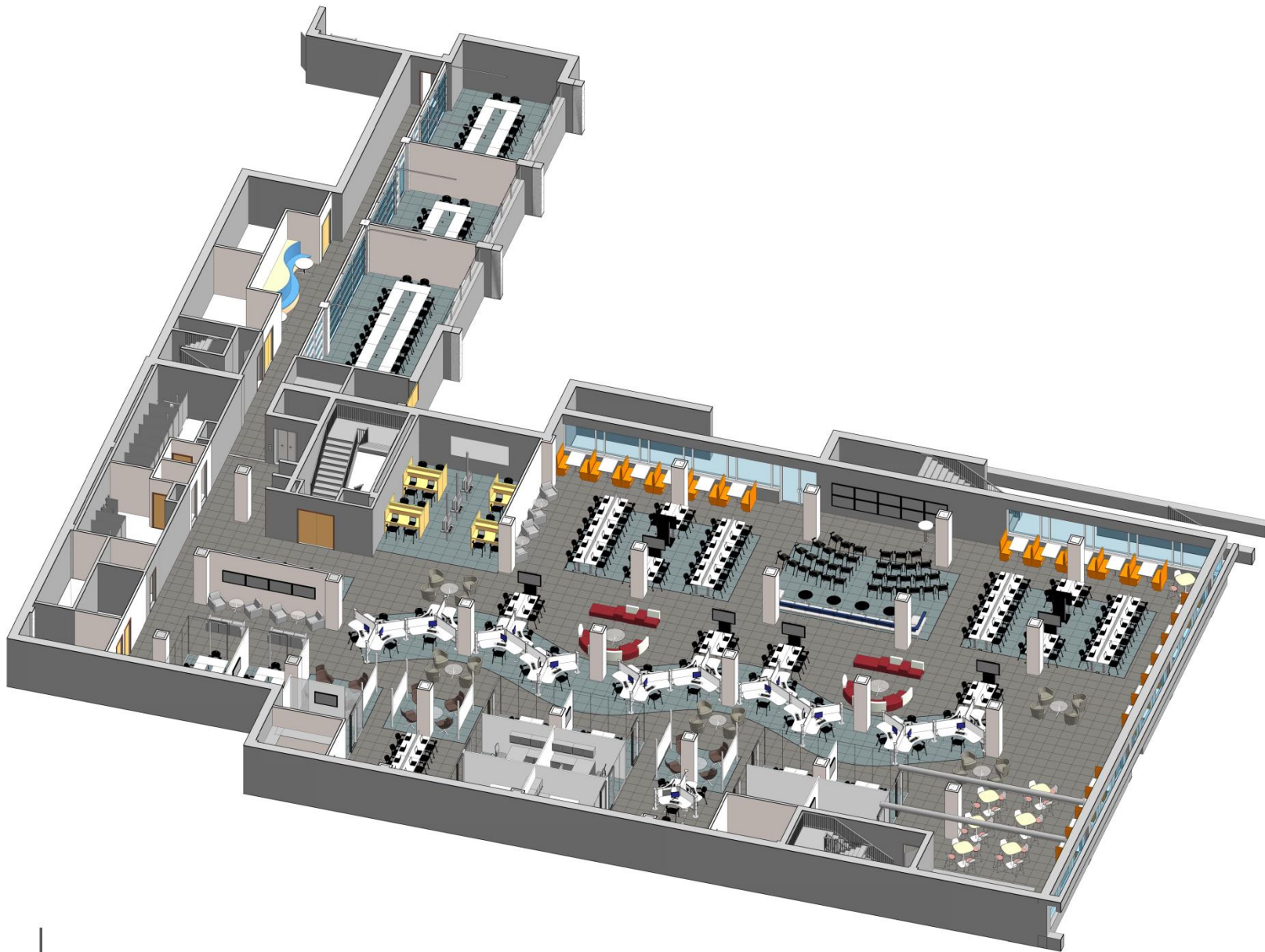
	Increased presence in Center; Increased space needs →				
	VISITING - PROGRAMMING	VISITING - EPISODIC	VISITING - RECURRING	SATELLITE	COLLABORATIVE
					
<b>Description</b>	Visiting - Programming Partners focus primarily on larger scale, scheduled services like programs, events, or exhibits. These programs may be recurring, or may change seasonally. Programming Partners will not offer one-on-one consultations or appointments.	Visiting - Episodic partners provide primarily "on-call" or "surge" consultations and / or programs in the Center space on an infrequent, on-demand, or seasonal basis. As a result they share a variety of spaces on an as-needed basis, under a highly flexible model.	Visiting - Recurring partners have scheduled, predictable hours in the Center space, which is shared with other advising groups or users. For example, visiting - recurring partners may hold "office hours" on Friday afternoons each week, or may offer a group session in a shared space on every other Tuesday evening.	Satellite partners have a dedicated space in the Center for selected services and/or hours, but their primary advising service point is elsewhere. Satellite partners deliver services frequently and predictably enough (e.g. 9-5, Mon - Th) that they would require a dedicated space to interact with students.	Collaborative partners have a permanent presence in the Center, and provide complementary and integrated services. Collaborative groups play a role in managing and coordinating groups and activities in the Center, and as a result have all their front-of-house and back-of-house spaces located in the Center.
<b>Space Needs</b>	<ul style="list-style-type: none"> <li>- Shared event and/or exhibit space for medium- to large-sized groups</li> </ul>	<ul style="list-style-type: none"> <li>- Shared, on-demand private consultation rooms</li> <li>- Shared, on-demand open consultation rooms</li> <li>- Shared event and / or meeting space for groups</li> </ul>	<ul style="list-style-type: none"> <li>- Shared open consultation rooms</li> <li>- Shared private consultation rooms</li> <li>- Shared group space: small - large</li> <li>- Shared event space for large groups</li> </ul>	<ul style="list-style-type: none"> <li>- Dedicated* open consult. rooms</li> <li>- Dedicated* private consult. rooms</li> <li>- Shared group space: small - large</li> <li>- Shared event space for large groups</li> </ul> <p><i>*Note: "Dedicated" consultation spaces may still be shared with students and used as study space "after hours"</i></p>	<ul style="list-style-type: none"> <li>- Central service desk / "zone"</li> <li>- Dedicated open consult. rooms</li> <li>- Dedicated private consult. rooms</li> <li>- Dedicated back-of-house office / workstation / storage space</li> <li>- Shared group space: small - large</li> <li>- Shared event / exhibit space</li> </ul>
<b>Potential Partners</b>	<ul style="list-style-type: none"> <li>- Intl. Study Abroad Office</li> <li>- Contemplative Sciences Center</li> <li>- Student Research Publications</li> </ul>	<ul style="list-style-type: none"> <li>- Student Financial Services</li> <li>- Student Disability Access Center</li> <li>- CAPS</li> <li>- Pre- health and law advising</li> </ul>	<ul style="list-style-type: none"> <li>- Association Deans / Dean of Day</li> <li>- SEAS Ugrad. Programs</li> <li>- Writing &amp; Math Center</li> <li>- Academic Coaching</li> <li>- Other tutoring groups? (OAAA?)</li> <li>- Transfer Student Peer Advising</li> <li>- ULink</li> <li>- Academic Career Advising</li> </ul>	<ul style="list-style-type: none"> <li>- Library Instructional Programs</li> <li>- Univ. Internships Program?</li> </ul>	<ul style="list-style-type: none"> <li>- Total Advising Center staff (including "rangers" and managers / curators)</li> <li>- CUE (incl. URN)*</li> </ul> <p><i>*Note: CUE was moved to the collaborative model with the understanding that the relationship between CUE and the Center is still TBD</i></p>

# preliminary model: **spatial implications**

*The total advising center will offer a range of experiences to students – including hands-on learning through events and exhibits, integrated support, and convenient rotating services from existing advising groups.*



Blocking Plan: Option 2









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## **McIntire School of Commerce**

# project drivers:

## **Maintaining Excellence**

McIntire has been on a consistent trajectory growth and success for the past 15 years. Planning a facility that supports that trajectory moving forward is critical to maintaining the School's elite position in the market.

## **Program Growth and Evolution**

Business education has become fundamentally global. And the current emphasis on entrepreneurship and business analytics will only increase moving forward. In order to maintain its current stature McIntire is responding to these external changes by developing new programs, tracks, and minors.

## **Increase in enrollment, faculty, staff**

Introducing these new programs means increases not only in student enrollment but also in faculty and staff. McIntire forecasts for enrollment, faculty, and staff growth are a primary driver for the space forecasting model that the planning team has developed.



# space needs

*The following types of space are areas of need for McIntire and will inform assumptions in the forecasting model.*



## Student meeting space

There is a shortage of formal meeting space at the School. Students frequently have a difficult time finding space for team meetings and are forced to use classrooms after hours or communal spaces that are not conducive to group collaboration. This shortage also impacts faculty and staff who often have to hold group meetings in individual or open offices.



## Learning outside the classroom

Impromptu meetings and conversations are a critical and frequent activity at McIntire. Students, faculty, and staff value the ability to share ideas and coordinate activities when they cross paths during their busy schedules. Spaces that support this kind of interaction and sharing would enhance the culture of deep engagement that exists at McIntire.



## Scholarly events and recruiting

*One of the many ways that McIntire connects with its global network is by hosting events and individuals at the School. This could take the form of a Friday Forum where potential employers are talking about their business or a visiting scholar who is conducting research at the School for several months.*



## Specialized spaces for technology enhanced learning

*While participants mentioned flexibility and multi-functionality quite a bit, they also mentioned the need for specialized spaces that cater to new specific kinds of teaching, learning, and research.*

# FUTURE NEEDS FORECAST

<i>FICM Category</i>	Current	Right-Sized**	Future Area	Future Growth	% of Future Growth Total
100 Classrooms	23,700	25,500	32,000	8,300	21%
200 Research	5,200	6,300	7,600	2,400	6%
300 Office and Meeting	31,100	32,900	41,600	10,500	27%
400 Study	4,600	5,900	7,100	2,500	6%
500 Special Use	2,700	3,400	4,100	1,400	4%
600 General Use	4,800	13,800	16,800	12,000	31%
700 Support	2,500	3,700	4,500	2,000	5%
Total NASF	74,600	91,500	113,700	39,100	
Total USF	124,900				
NSF TO GSF	48%			60%	
Total GSF	156,200	153,100	188,600	64,800	

*\*all totals rounded to the nearest hundred*

*\*\*represents current state adjusted to address constraints identified in needs assessment*



## Planning Goals

### Overall school cohesiveness

Classrooms in both buildings

Mix undergraduate and graduate into both buildings

“Home base” w/study space and student services for each graduate and undergraduate

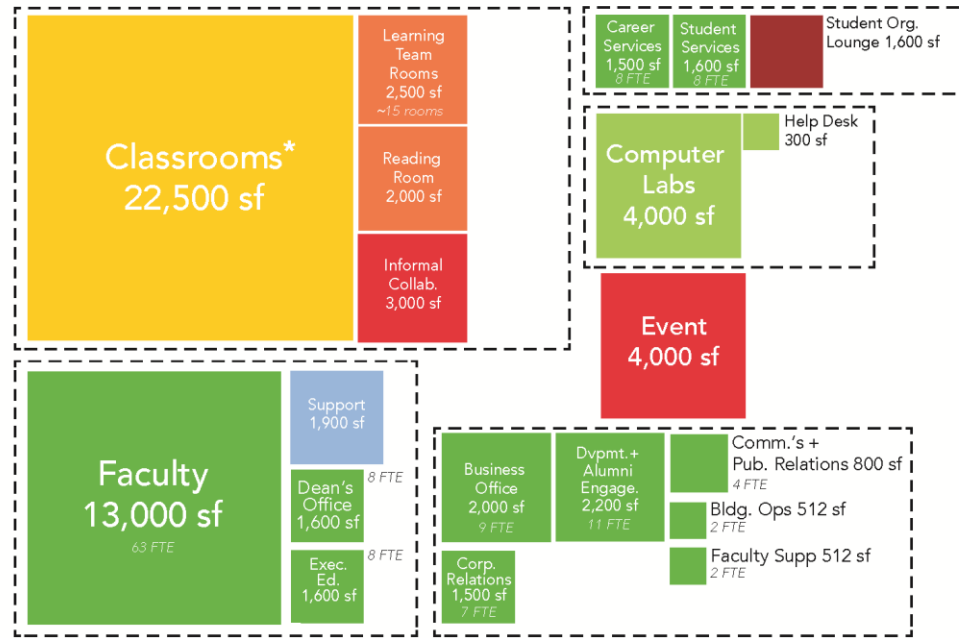
New building should draw people through and represent McIntire’s program evolution

Sense of arrival for the new building, not a ‘back-door annex’

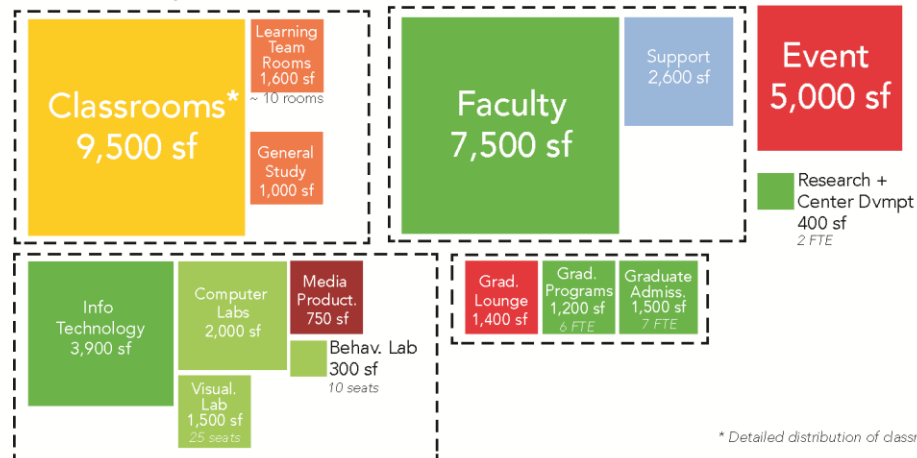
Keep faculty together, but maintain accessibility to students

# SCENARIO ONE

ROUSS ROBERTSON : 74,600 SF ASSIGNABLE



ADDITIONAL : 49,000 SF ASSIGNABLE



\* Detailed distribution of classrooms TBD.



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# Frank Batten School of Leadership and Public Policy

# internal project drivers

*Since 2007, Batten's populations and programs have expanded. Batten anticipates continuing population growth, expanding its research programs, and creating a strong public policy community on campus.*

## Increasing Enrollment

Batten plans on building out enrollment, increasing total student populations by 16% in the year 2025.

## Strong Emphasis on Social Psychology

Batten believes that behavioral research plays an important role in leadership education and has planned to incorporate more research into leadership curriculums.

## Community Engagement

Batten envisions a future in which it serves as a leader and platform for the University to come together and engage in dialogue regarding various public policy issues.

*The space needs assessment forecasted demand by FICM space category.*



100s  
Classrooms



200s  
Research Labs



300s  
Faculty + Staff  
Workspaces



400s  
Student study  
spaces



500s  
Specialized  
Spaces



600s  
Event + Public



700s  
Support

# FUTURE NEEDS FORECAST

*Batten requires ~47,500 – 49,000 total NASF in the future, which is more than three times the current available NASF in Garrett Hall and Batten’s two research labs on Grounds.*

<i>FICM Category</i>	<b>Current</b>	<b>Right-Sized</b>	<b>Future Growth</b>	<b>Total Future</b>	<b>% Total</b>
100 Classrooms	-	12,020 - 13,380	-	12,020 - 13,380	25-27%
200 Research	2,500	2,100	2,100	4,200	9%
300 Office and Meeting	8,650	9,200	5,350	14,550	30-31%
400 Study	785	5,650	1,250	6,900	14-15%
500 Special Use	-	-	1,260	1,260	3%
600 General Use	2,450	6,000	1,250	7,250	15%
700 Support	250	1,050	250	1,300	3%
<b>Total NASF</b>	<b>14,650</b>	<b>36,020 - 37,380</b>	<b>11,460</b>	<b>47,480 - 48,840</b>	<b>100%</b>
<b>Δ Current</b>		<b>21,370 - 22,730</b>		<b>32,830 - 34,190</b>	

*\*In addition, Batten needs a space for classes of 120 and 220 students (lecture style). We anticipate the School will use a central auditorium or created a shared facility with other departments or schools – to be determined based on the future site.*



## Planning Goals

Classrooms dedicated for Batten use and properly sized for graduate cohort

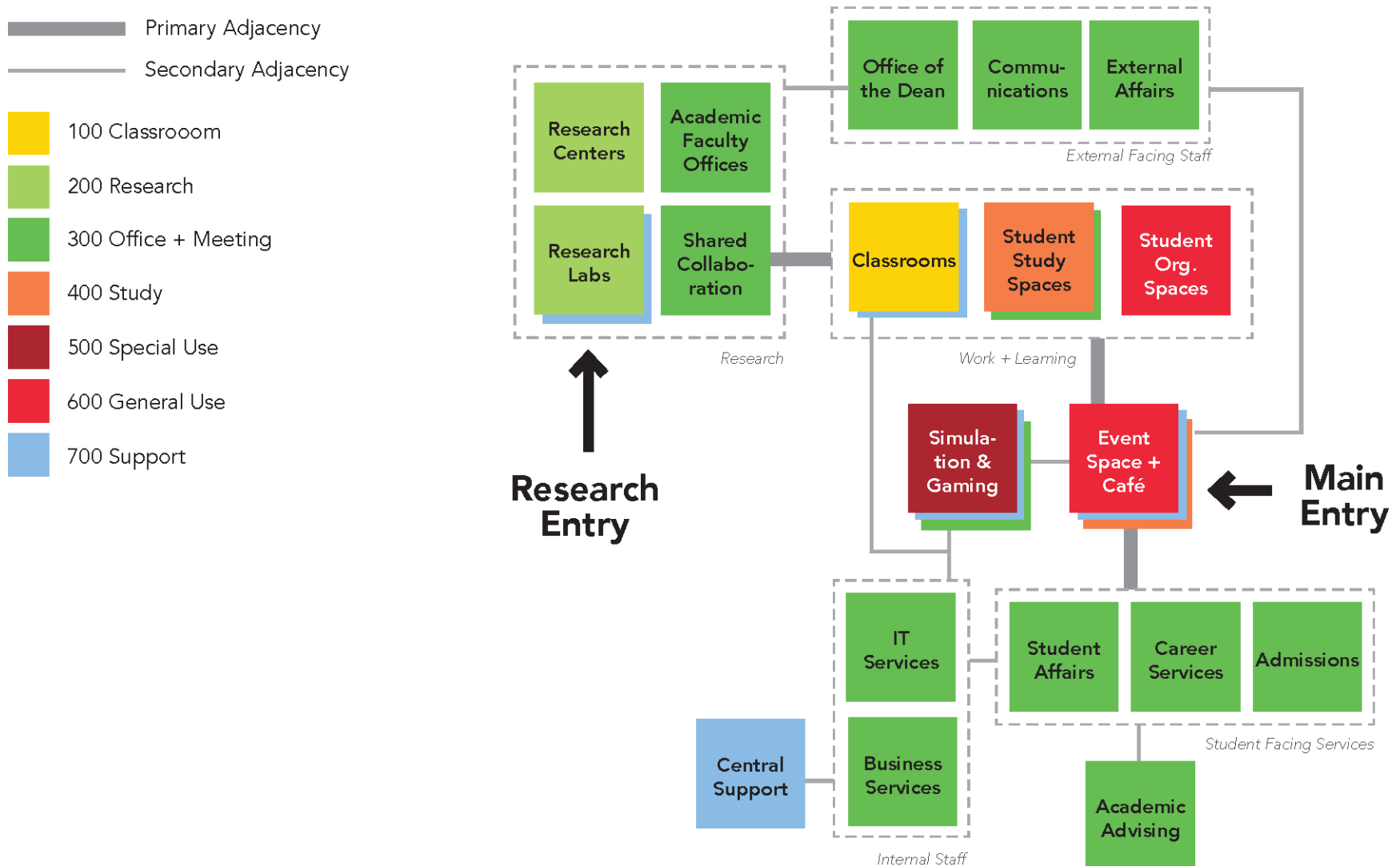
Offices for joint hires and lecturers located at Batten

Social Psychology Lab space for existing and new faculty hires

Study/Meeting Space for students

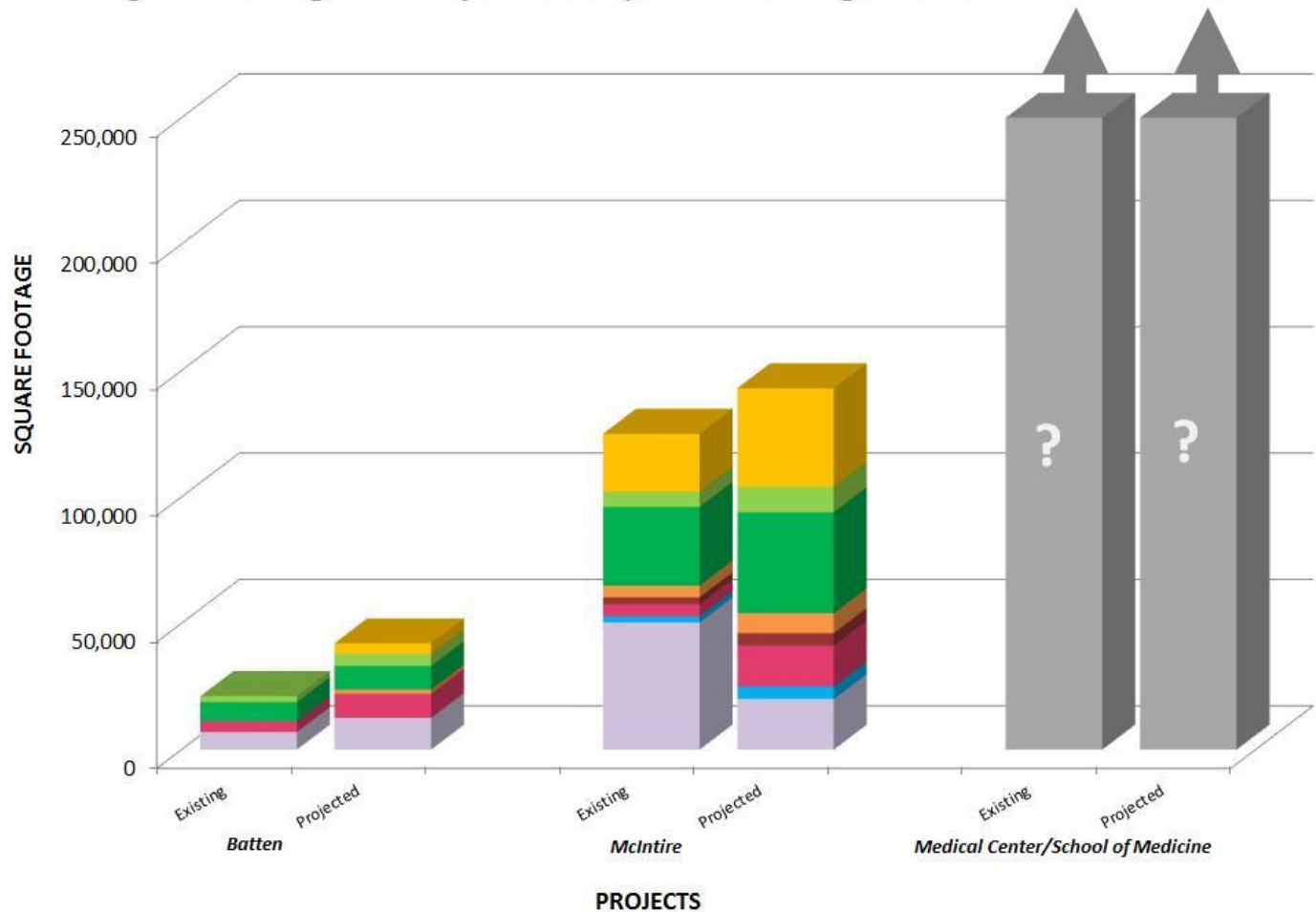
**Space need is driven by implementation of academic plan *and* strategic plan of the Dean**

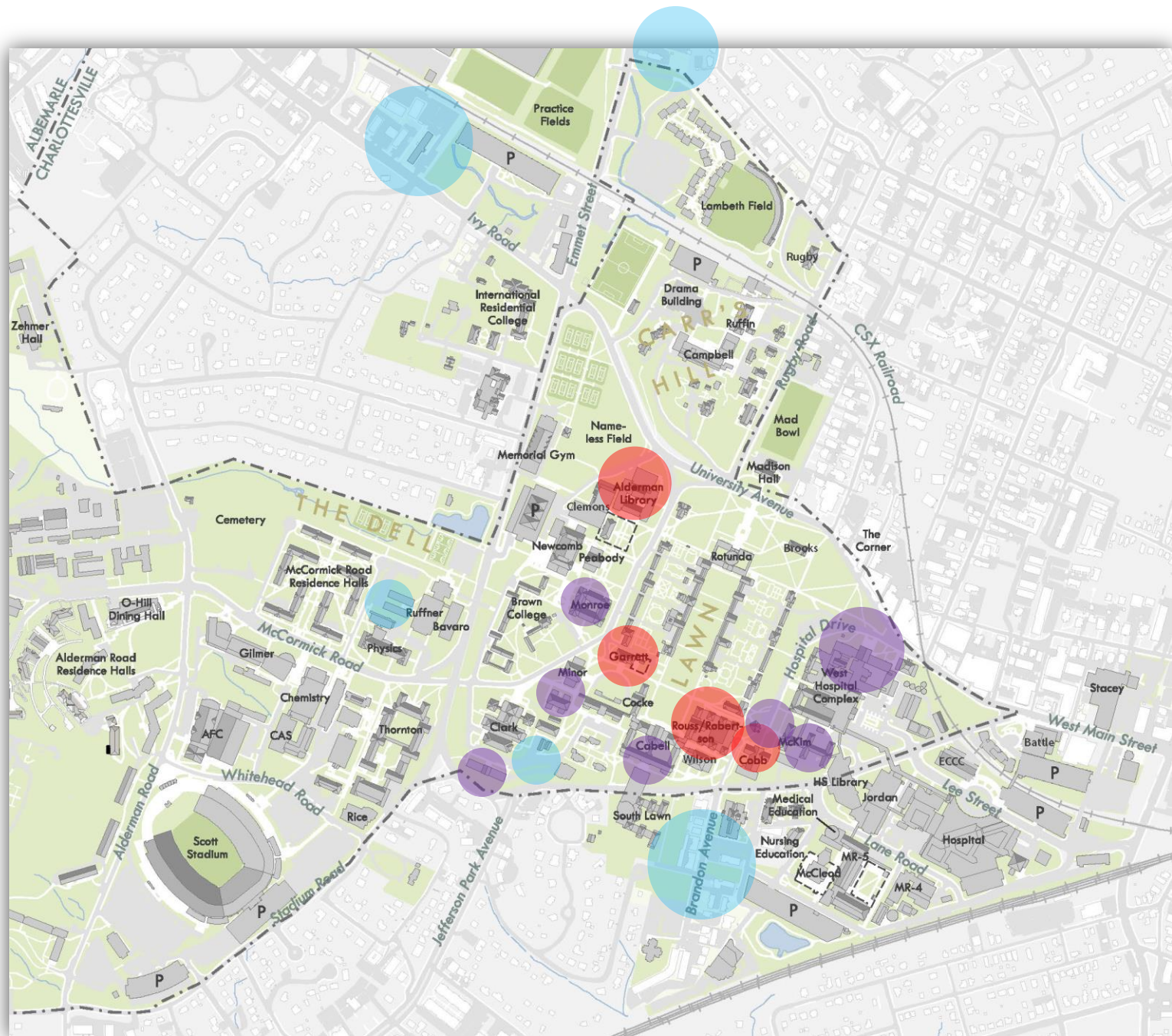
# ideal adjacencies








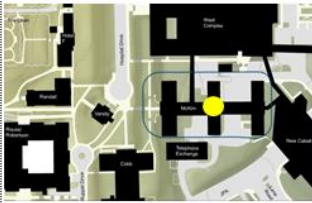






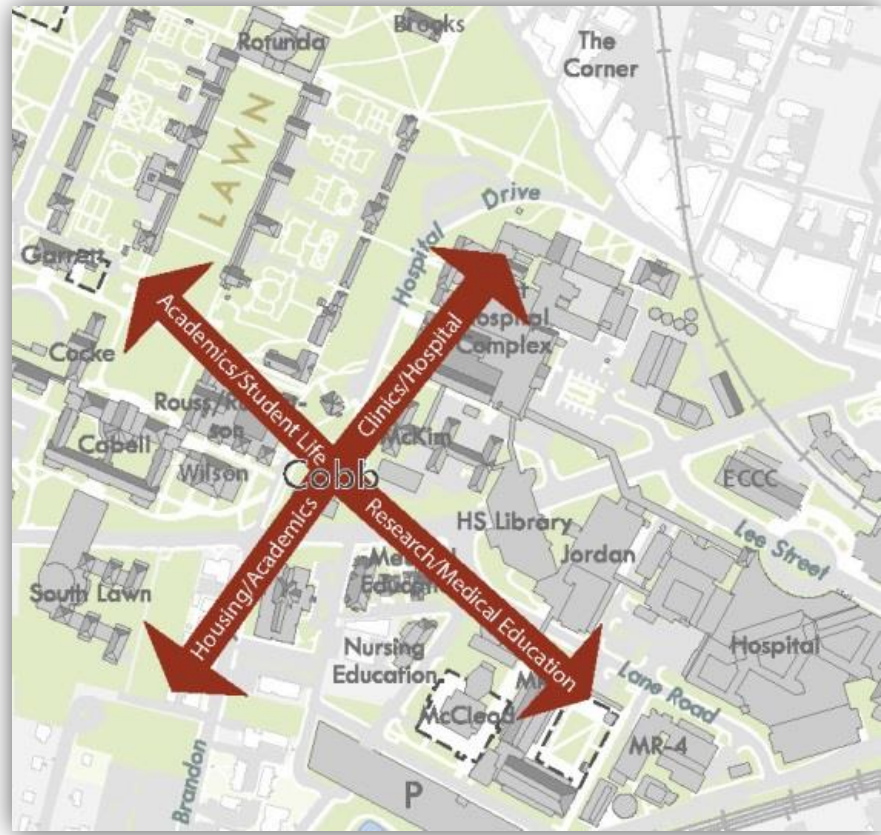
## DRAFT Findings: Existing vs. Projected Square Footage for Current Studies

- Classroom
- Research
- Office/Mtg
- Study Space
- Special Use
- Public/Event Space
- Support Space
- Hotel
- Unassigned





	Amphitheater Vicinity	Clark Hall Vicinity	Old Cabell Hall	Cobb Hall	Old Medical School
<b>Site Location</b> <b>Potential Renovation</b> 					
<b>Buildings to Consider</b>	Monroe Hall	Minor Hall / Maury Hall / Halsey Hall	Old Cabell Hall	Cobb Hall	Old Medical School Building
<b>Building GSF</b>	53,409	22,524 /26,238 / 13,220	76,903	62,242	up to 192,553
<b>No. of Floors</b>	4	3 / 4 / 3	6	5	up to 8
<b>Comments</b>					
<b>Current Occupant(s)</b>	Provost (classrooms), College of Arts and Sciences (Economics, Office of the Dean)	Minor: Provost (classrooms, international studies, upward bound), College of Arts and Sciences (African American Studies, Women's Studies, Asiatic languages) Maury: Provost (classrooms), Naval ROTC, College of Arts and Sciences (Envi. Sci.) Halsey: College of Arts and Sciences (Envi. Sci., Religion)	Provost (classrooms, military science) College of Arts and Sciences (Music, Center for Instructional Technology), Music Library	School of Medicine	School of Medicine, Health System
	McKim Hall	Brandon Avenue	Kerchof Hall	Ruffner Hall	Ivy/Emmet
<b>Site Location</b> <b>Redevelopment</b> 					
<b>Buildings to Remove</b>	McKim Hall (90,411 GSF)	Potentially UVaF apartments and/or BSU	Kerchof Hall (32,882 GSF)	Dell Buildings #1 and #2 (12,420 GSF)	Potentially 1939 Ivy Road, UVaF-owned Cavlier Inn, Outdoor Rec and Italian Villa
<b>Site Size</b>	1.46 ac	9.31 ac	1.80 ac	1.50 ac	7.0 ac
<b>Comments</b>					
<b>Current Occupant(s)</b>	School of Medicine, Health System	Baptist Student Union, UVaF-owned apartments, South Lawn Parking	College of Arts and Sciences (Math and Statistics), Library	Mostly Provost	School of Medicine, Health System



## Cobb Hall

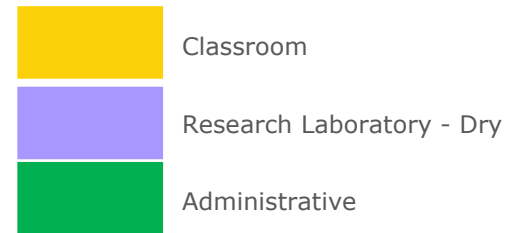
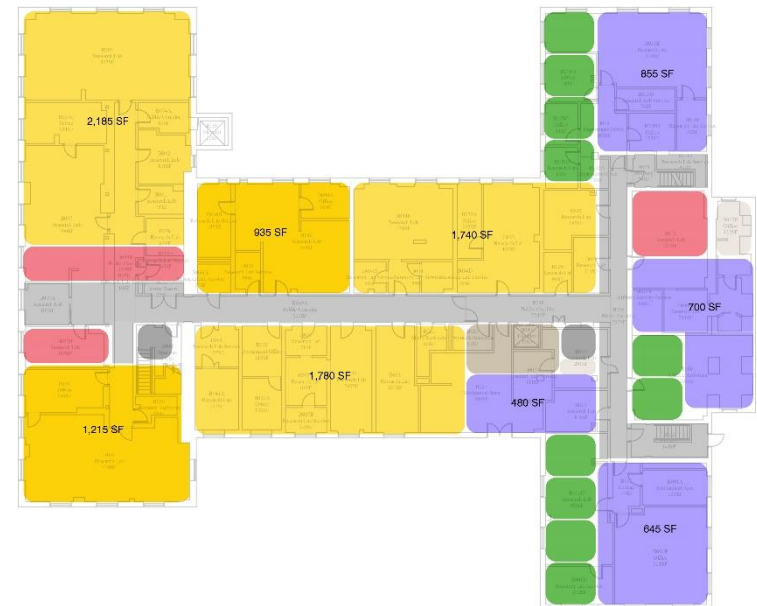
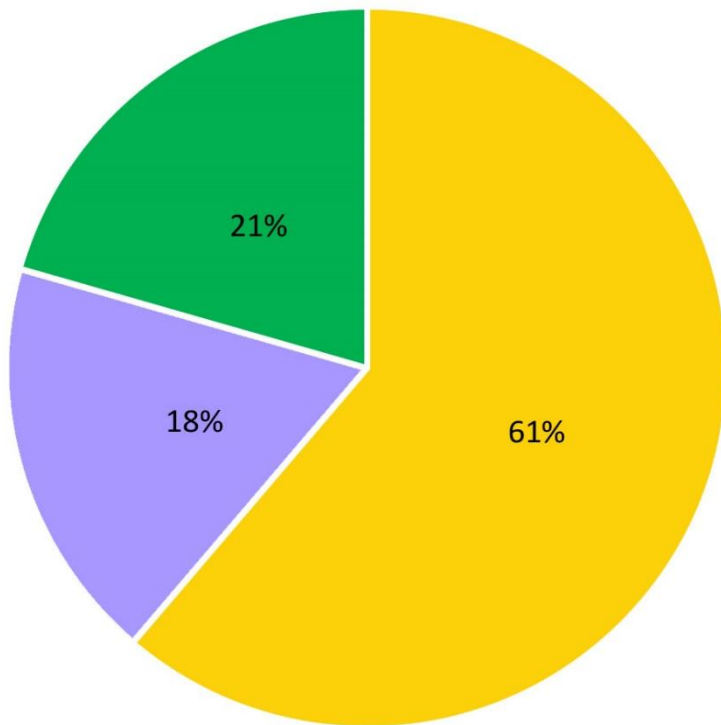


# Opportunities: Future Program Use – Option 1

## Classroom Emphasis

*Option 1 looks at a renovation of Cobb Hall with an emphasis on active learning classrooms.*

Option 1 Program

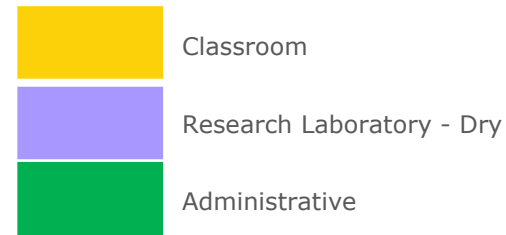
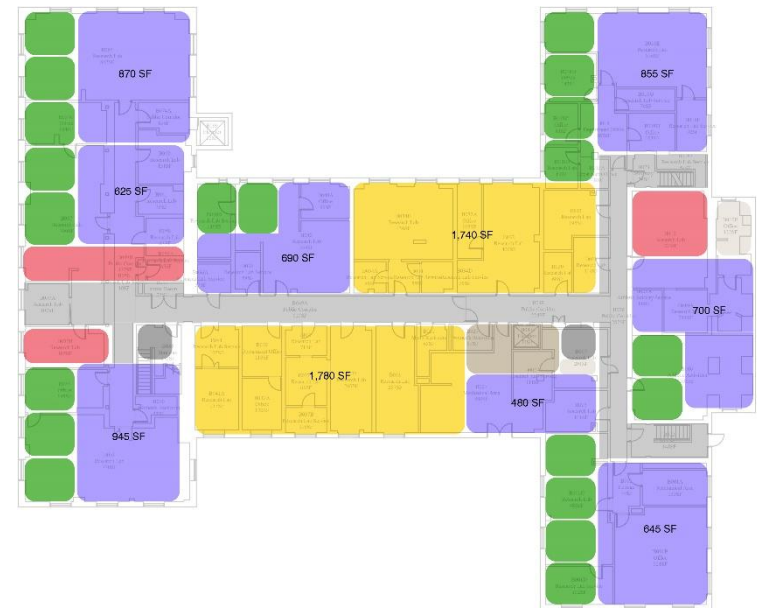
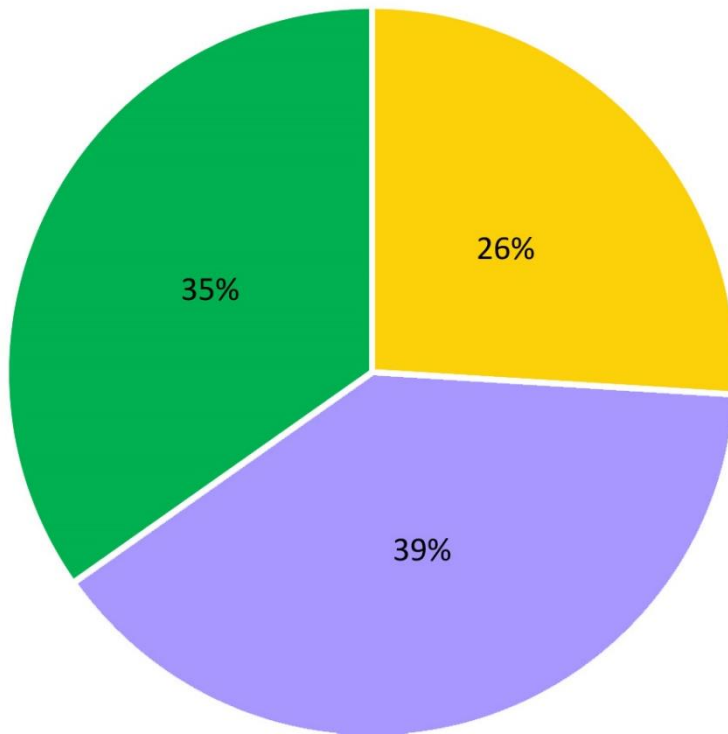


# Opportunities: Future Program Use – Option 2

## Dry Lab Emphasis

*Option 2 looks at a renovation of Cobb Hall with an emphasis on dry laboratory research spaces.*

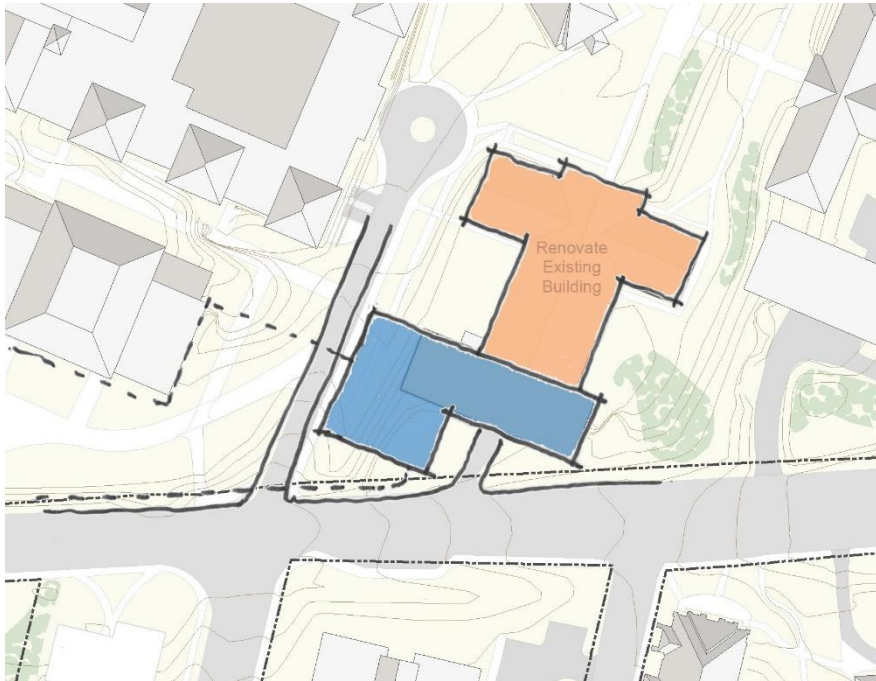
Option 2 Program



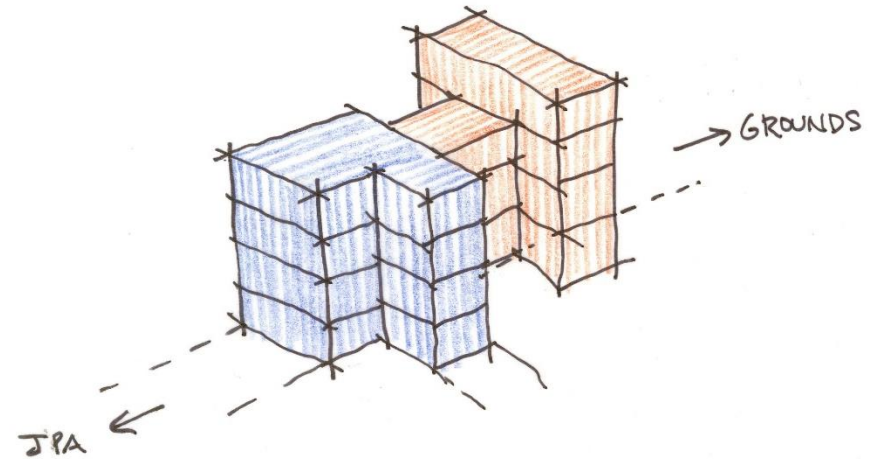
# Opportunities: Addition Possibilities

*Renovation of the existing building and a possible addition replacing the southern wing could provide:*

- *administrative, dry lab, and active learning classroom spaces*
- *opportunities for interdisciplinary use*
- *a connection between Grounds and Jefferson Park Avenue*



Site plan showing possible addition



Massing sketch of possible addition




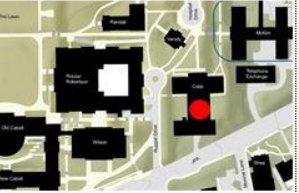

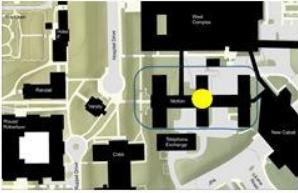


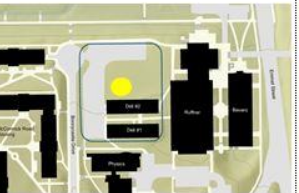



Criteria	
1	Conforms with overall land use plan and district/area plans
2	Reinforces functional relationships with other components of the same department or program, and is compatible with other neighboring uses
3	Satisfies access requirements- pedestrian, bicycle, vehicular and service
4	Maximizes infill opportunities to utilize land resources and existing infrastructure
5	Minimizes site development costs, including extension of utilities, access, loss of parking, mass grading, etc
6	Minimizes opportunity cost, i.e., value of this use and size versus other alternatives
7	Provides a size that is adequate, but not excessive, for initial program, future expansion, and ancillary uses
8	Allows for incorporating sustainability principles in terms of solar orientation, reuse of historic structures, storm water management, etc
9	Avoids unnecessary environmental impacts, including significant tree removal or filling of existing stream valleys.
10	Allows site visibility and aesthetic character as appropriate for the intended use and for the neighborhood.
11	Minimizes time for implementation of project





# Batten Site Planning Matrix

	Amphitheater Vicinity	Clark Hall Vicinity	Old Cabell Hall	Cobb Hall	Old Medical School
Site Location Potential Renovation					
Buildings to Consider	Monroe Hall	Minor Hall / Maury Hall / Halsey Hall	Old Cabell Hall	Cobb Hall	Old Medical School Building
Building GSF	53,409	22,524 / 26,238 / 13,220	76,903	62,242	up to 192,553
No. of Floors	4	3 / 4 / 3	6	5	up to 8
Current Occupant(s)	Provost (classrooms), College of Arts and Sciences (Economics, Office of the Dean)	Minor: Provost (classrooms, international studies, upward bound), College of Arts and Sciences (African American Studies, Women's Studies, Asiatic languages) Maury: Provost (classrooms), Naval ROTC, College of Arts and Sciences (Envi. Sci.) Halsey: College of Arts and Sciences (Envi. Sci., Religion)	Provost (classrooms, military science) College of Arts and Sciences (Music, Center for Instructional Technology), Music Library	School of Medicine	School of Medicine, Health System
	McKim Hall	Brandon Avenue	Kerchof Hall	Ruffner Hall	Ivy/Emmet
Site Location Redevelopment					
Buildings to Remove	McKim Hall (90,411 GSF)	Potentially UVaF apartments and/or BSU	Kerchof Hall (32,882 GSF)	Dell Buildings #1 and #2 (12,420 GSF)	Potentially 1939 Ivy Road, UVaF-owned Cavalier Inn, Outdoor Rec and Italian Villa
Site Size	1.46 ac	9.31 ac	1.80 ac	1.50 ac	7.0 ac
Current Occupant(s)	School of Medicine, Health System	Baptist Student Union, UVaF-owned apartments, South Lawn Parking	College of Arts and Sciences (Math and Statistics), Library	Mostly Provost	School of Medicine, Health System

## Criteria

1. Conforms with overall land use plan and district/area plans.
2. Reinforces functional relationships with other components of the same department or program, and is compatible with other neighboring uses.
3. Satisfies access requirements- pedestrian, bicycle, vehicular and service.
4. Maximizes infill opportunities to utilize land resources and existing infrastructure.
5. Minimizes site development costs, including extension of utilities, access, loss of parking, mass grading, etc.
6. Minimizes opportunity cost i.e., value of this use and size versus other alternatives.
7. Provides a size that is adequate, but not excessive, for initial program, future expansion, and ancillary uses.
8. Allows for incorporating sustainability principles in terms of solar orientation, reuse of historic structures, storm water management, etc.
9. Avoids unnecessary environmental impacts, including significant tree removal or filling of existing stream valleys.
10. Allows site visibility and aesthetic character as appropriate for the intended use and for the neighborhood.
11. Minimizes time for implementation of project.



# Next Steps

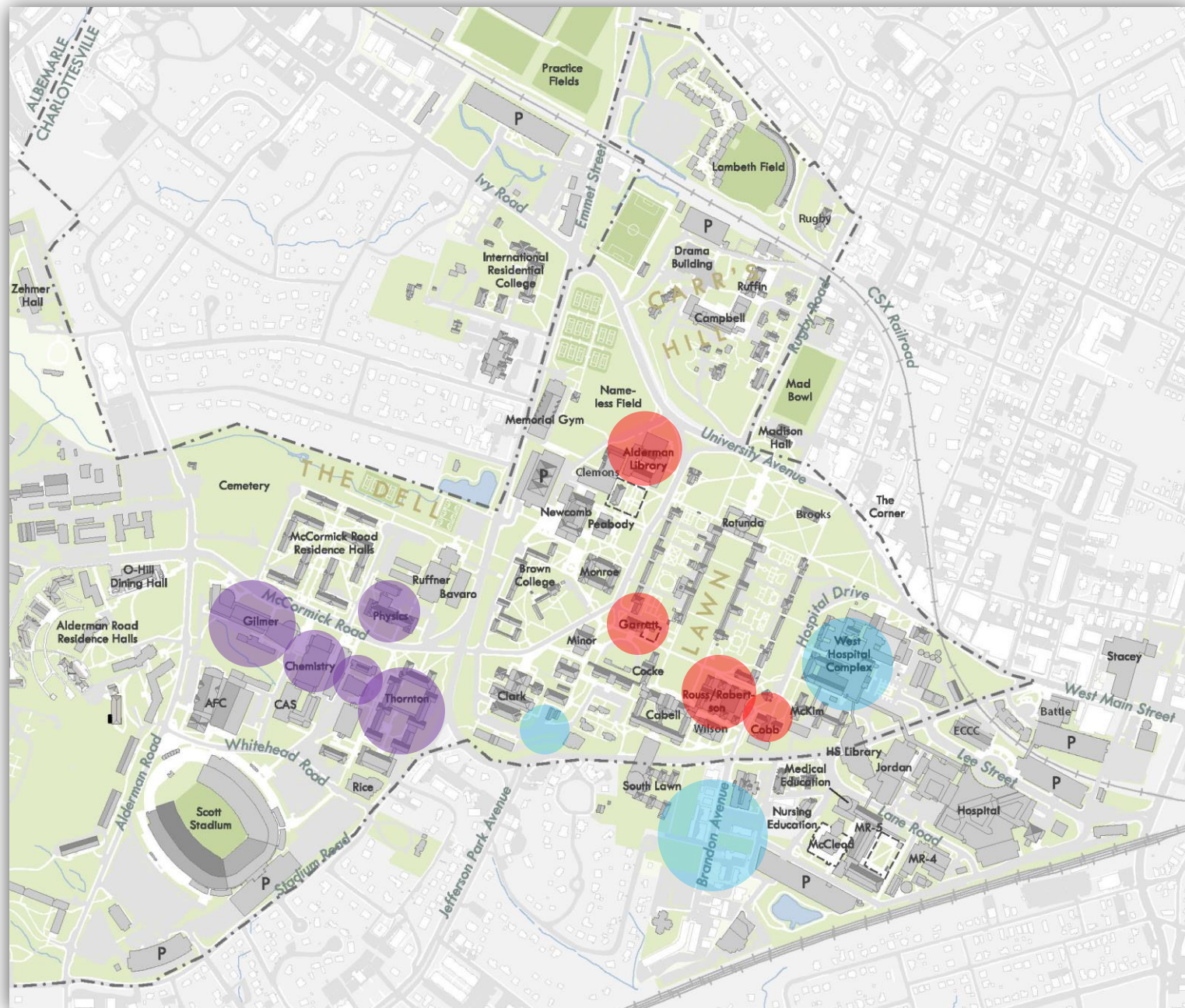
## McIntire, Batten, and Medical

Think of these as one related problem with opportunities to share.

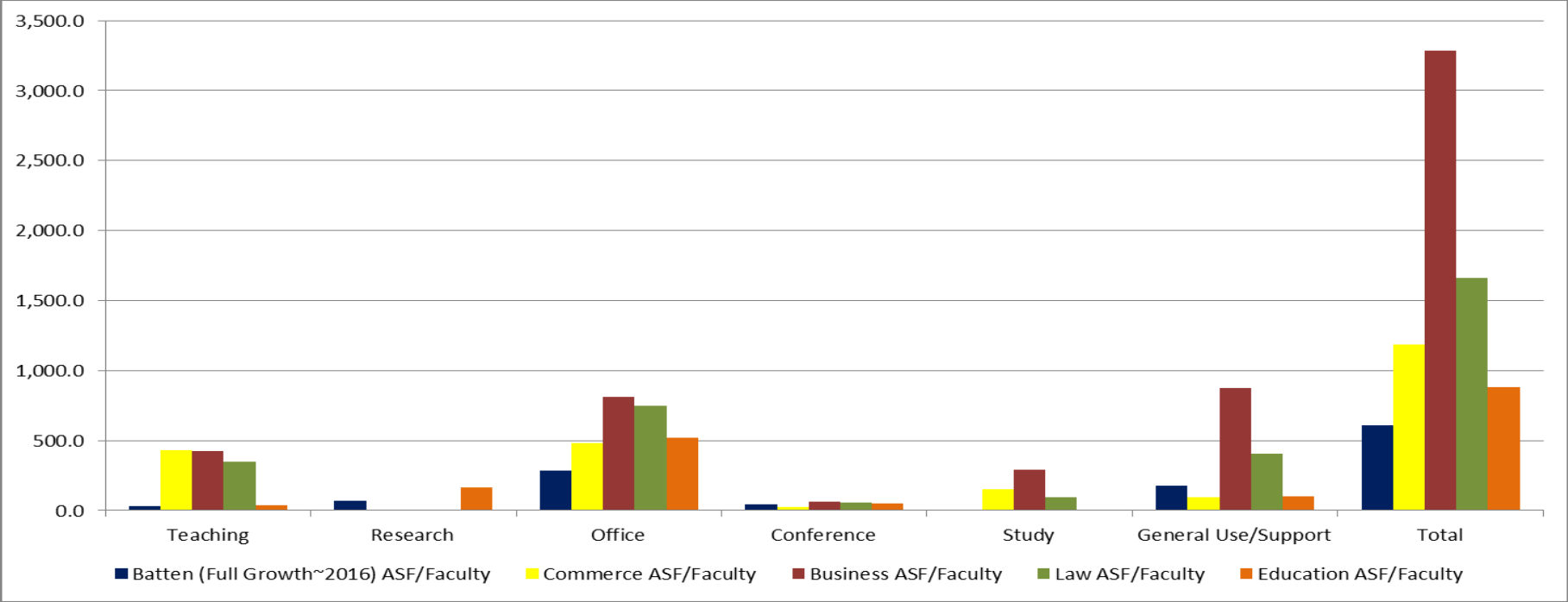
Validate space needs with Provost.

Start Medical School strategic space plan.

Integrated study of opportunities.



# Comparison Across Grounds





Rigor

Transparency

Fairness

# Next Steps

## Other Active Projects

Center for Politics

School of Medicine

S.T.E.M.

## Future Planning Studies

Classrooms

Office space

Media and Technology Spaces

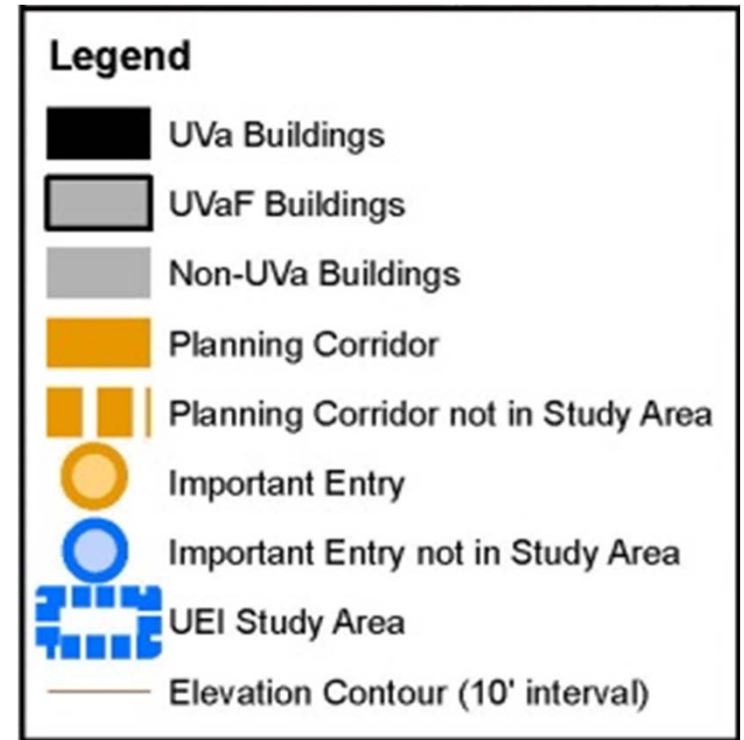
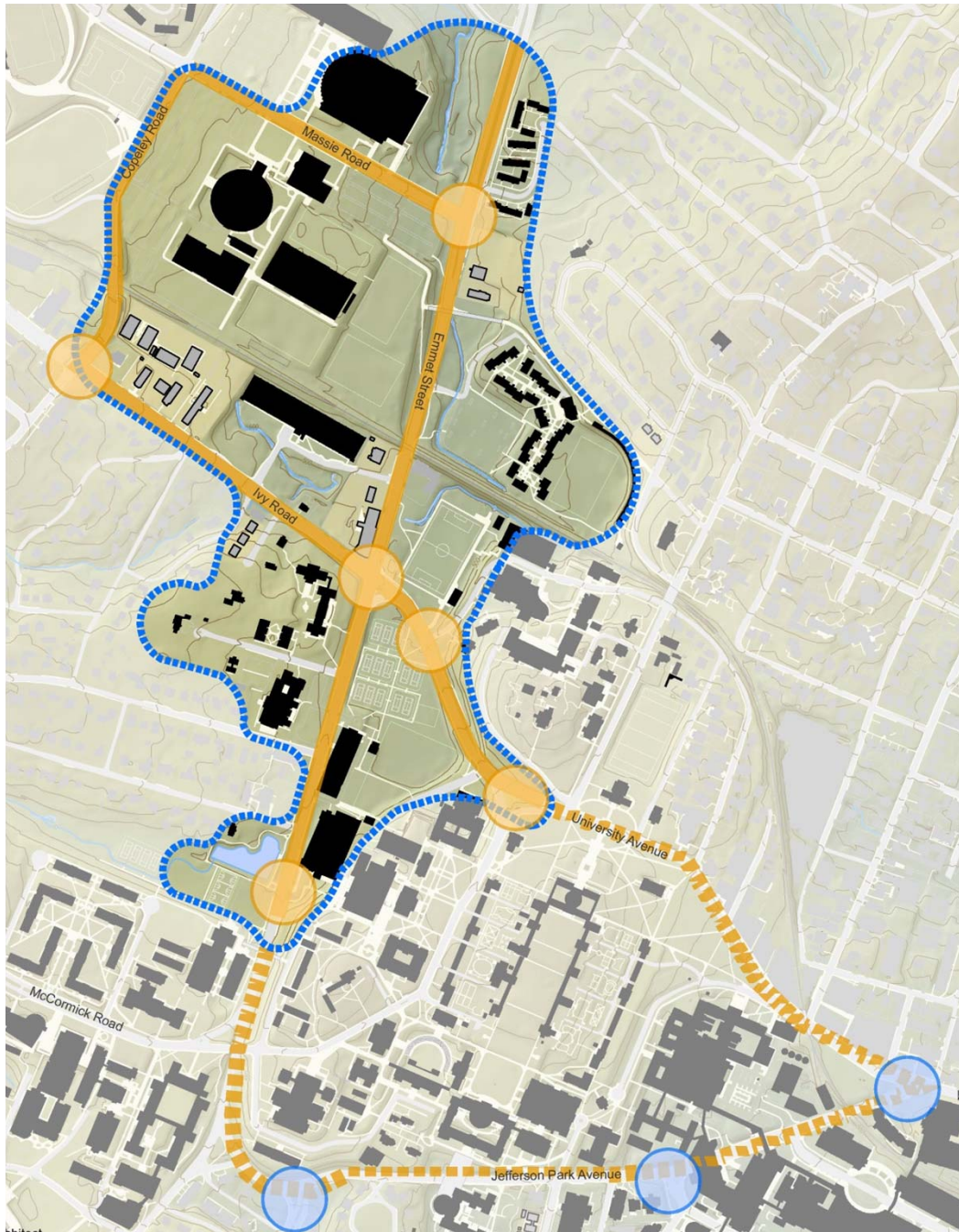
Scrapers, keepers and fixer uppers





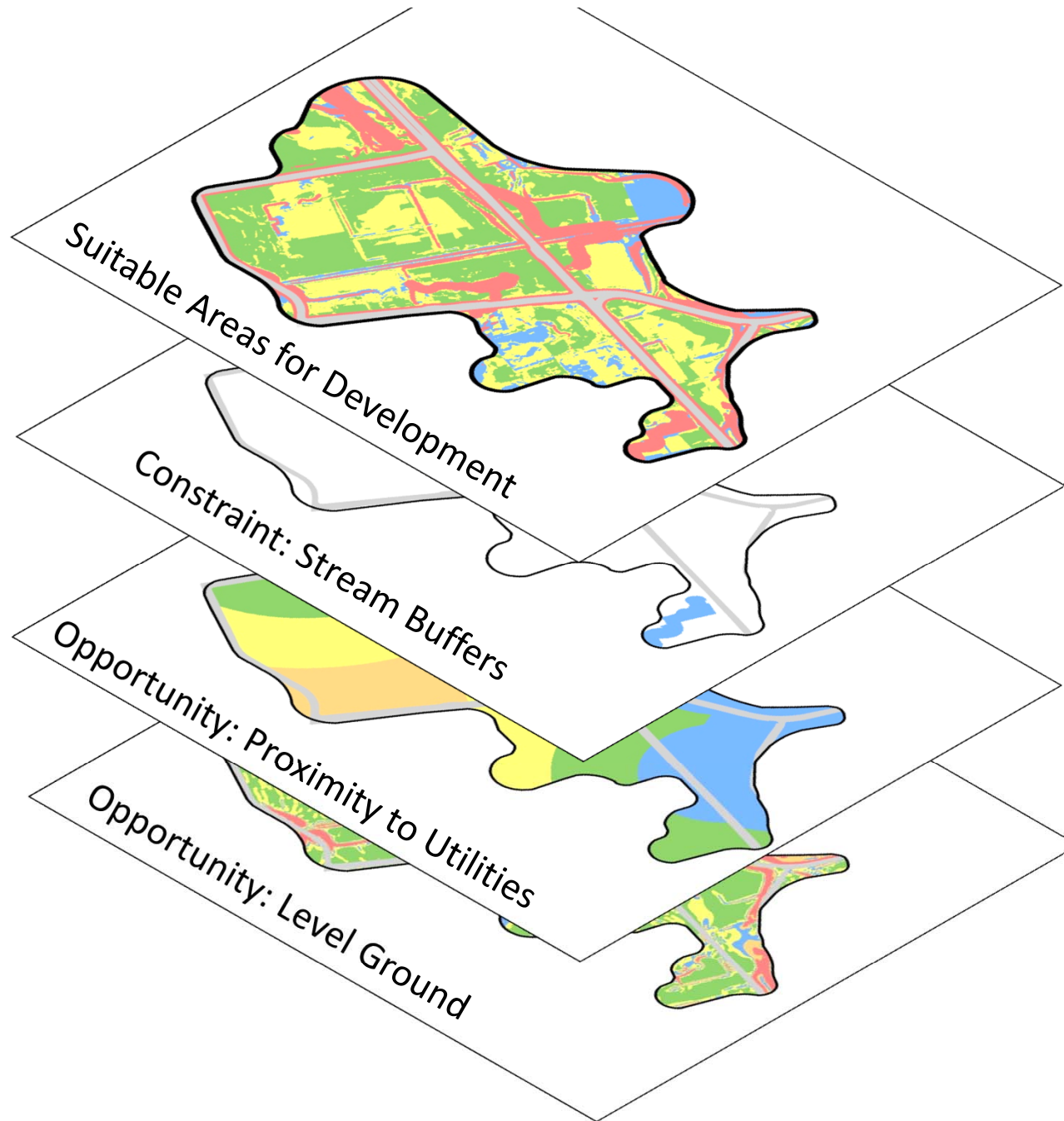
Ivy Emmet University  
Corridor Planning  
Master Planning Council  
May 6, 2015





Study Area





### Model Inputs:

- Tree Canopy
- Slope Condition
- Solar Exposure
- Utility Easements
- Parcel Ownership
- Historic Designation
- 30' Building Setback
- 50' Riparian Buffer
- Critical Slope
- Infrastructure Proximity
  - Roads
  - Electric
  - Gas
  - Water
  - Sanitary
  - Heat/Cool Plant



## Circulation Study Goal/Principle:

Improve pedestrian, bicycle, and transit accommodations without degrading vehicular traffic

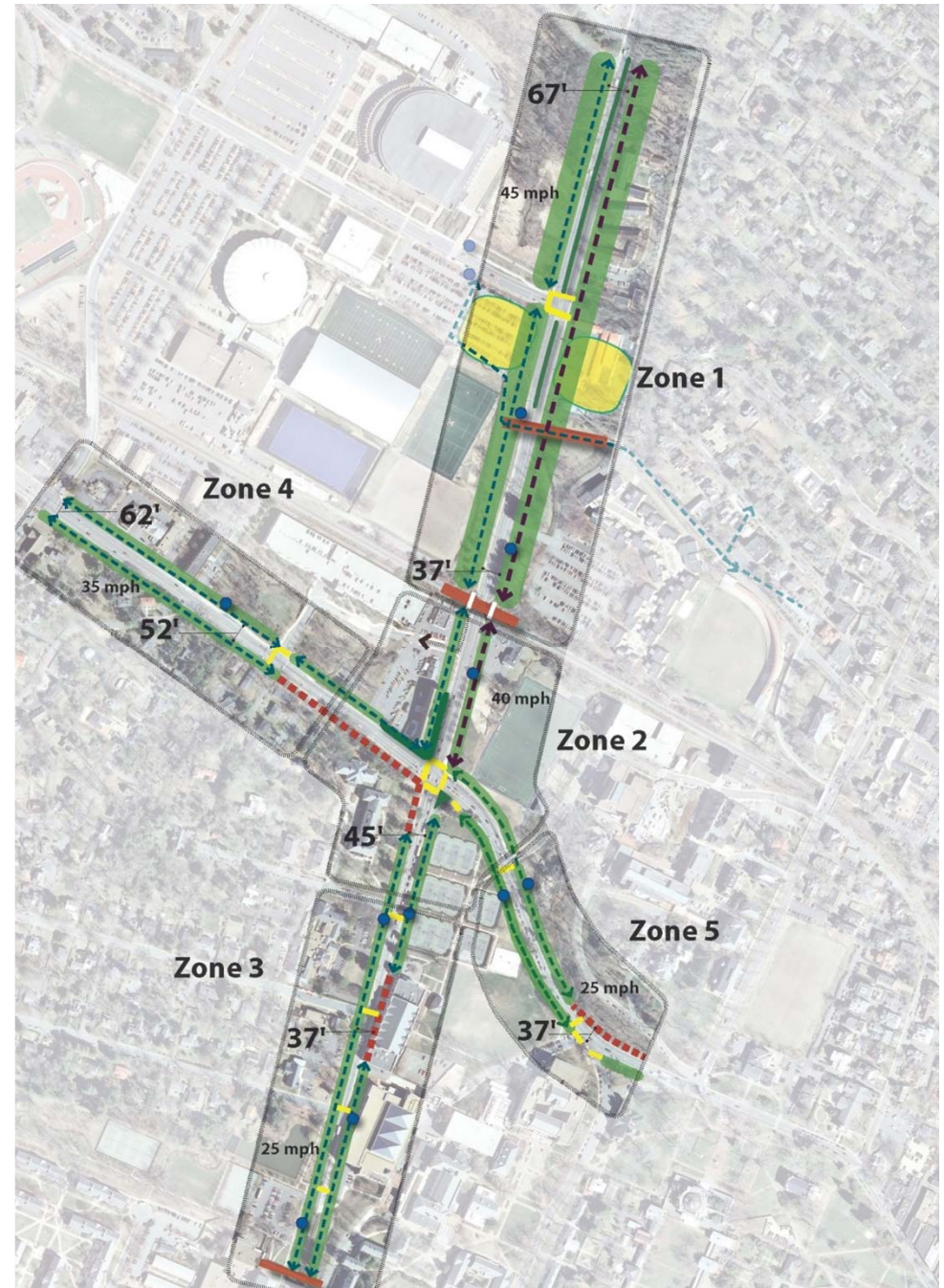
## Process

- Performed on-site observations and data review
- Established zones based on transportation characteristics

## Concept Development

### Zone Themes

- Landscape and Utilities
- Street Cross Sections
- Pedestrian Facilities
- Bicycle Paths and Lanes
- Transit Facilities



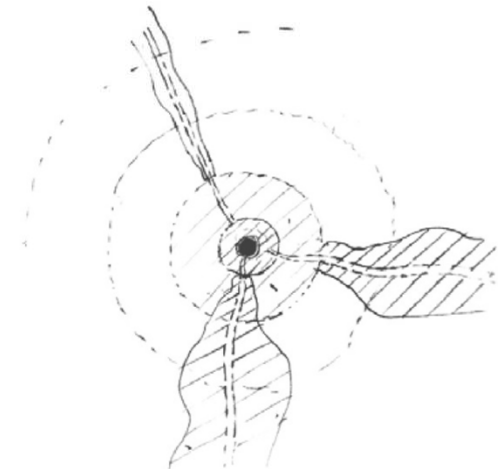
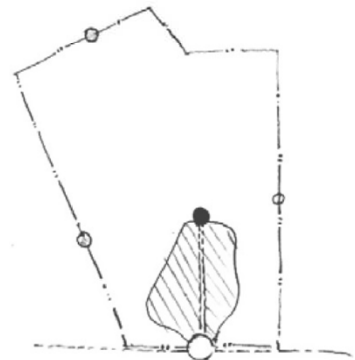
## COUNTRY

### PLANNED

- Rice University
- UC, Berkeley
- Stanford

### ORGANIC

- Princeton University
- University of North Carolina
- University of Virginia



## Historical Overview: 1826 CLS Plan



## Existing Experience: Sequence

### APPROACH

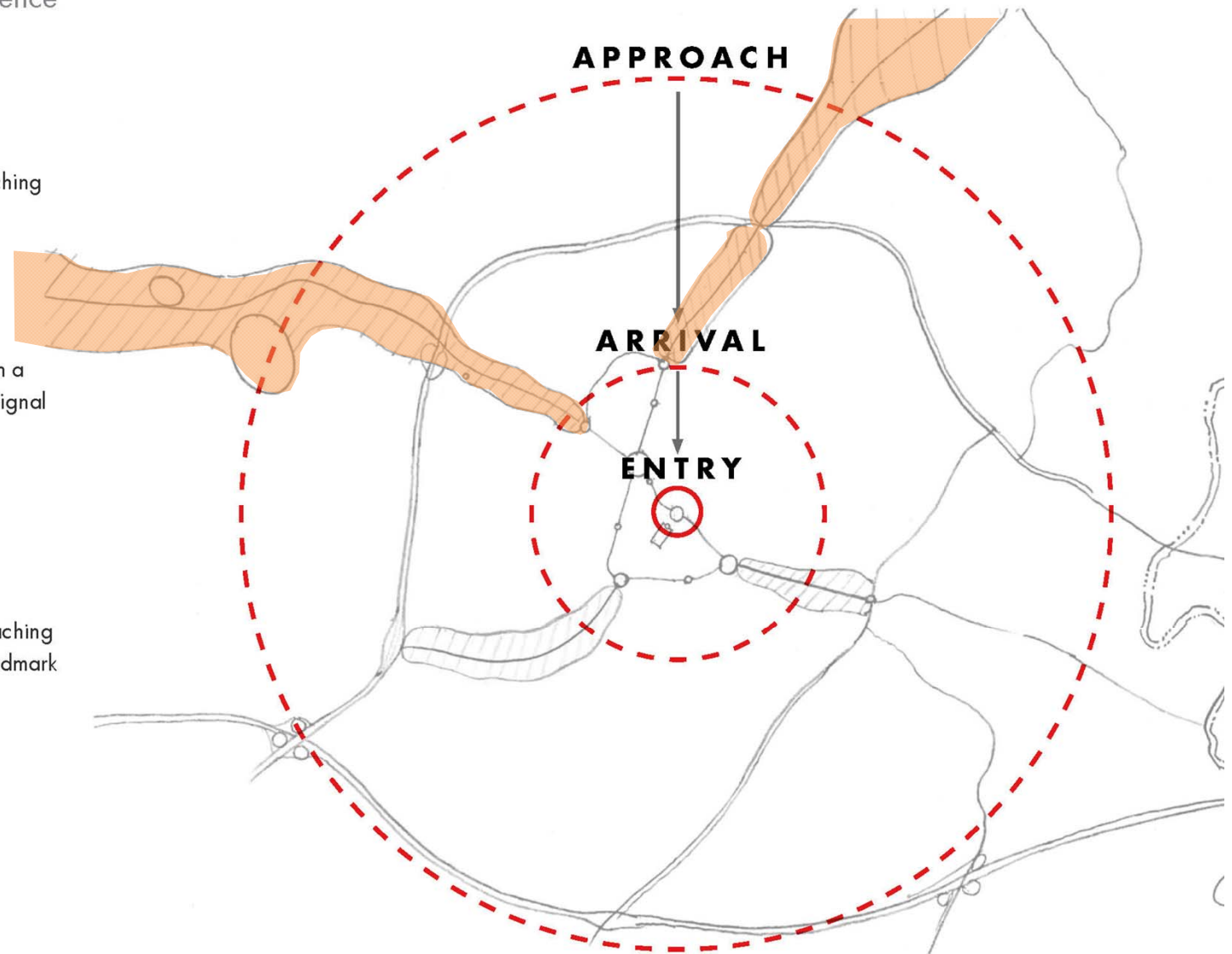
- > First indications of approaching grounds.

### ARRIVAL

- > Defined by passing through a series of thresholds which signal the grounds.

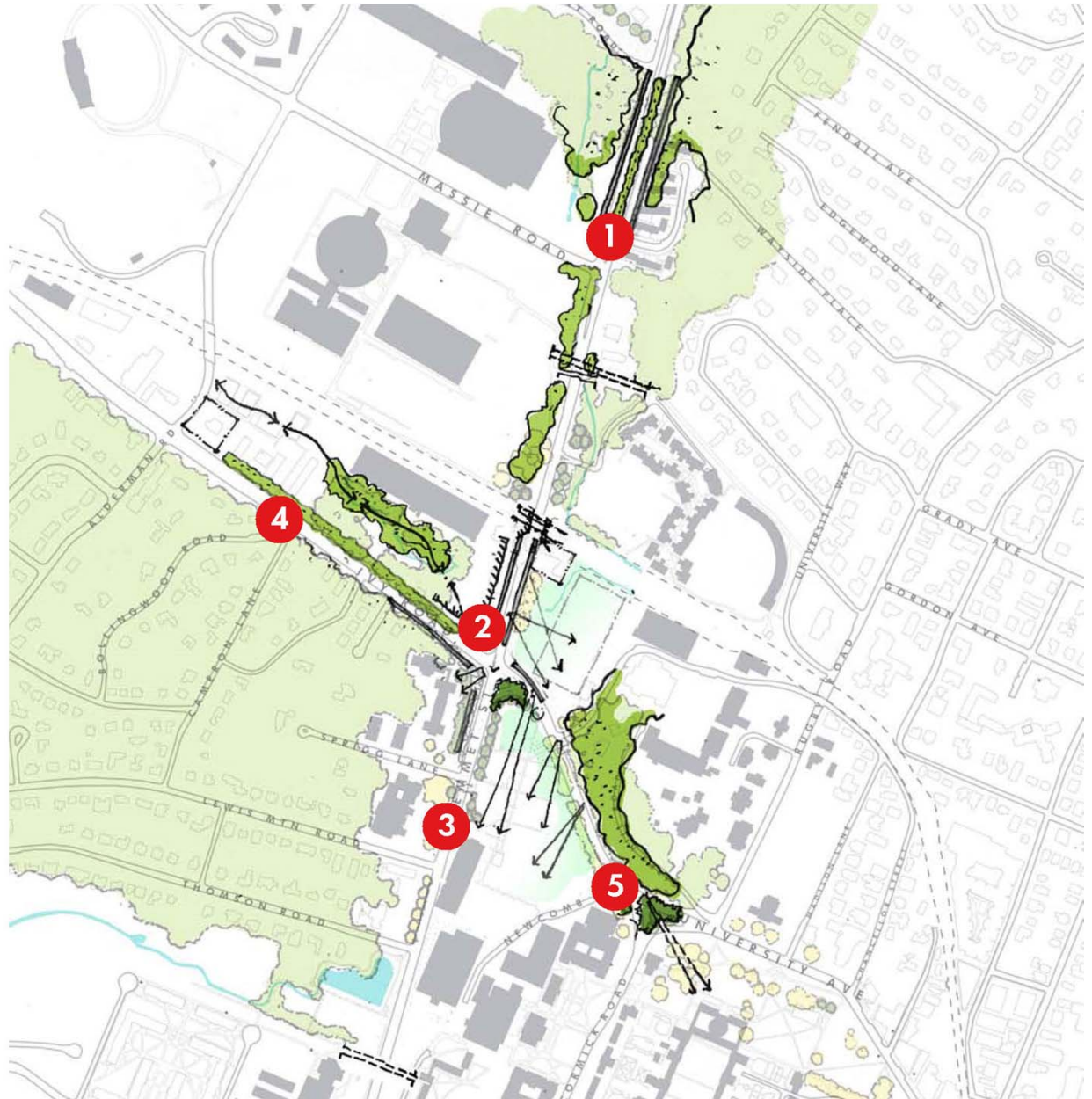
### ENTRY

- > Clear sense that you have entered the grounds by reaching the signature University landmark (the Rotunda).



## Guidelines: Landscape Recommendations

- 1** Protect woodland threshold  
Explore median trees/Expand slope plantings  
Improve sidewalks  
Extend stone walls
- 2** Build on The Corner typology  
Preserve filtered views to Carr's Hill Field  
Frame view/open access to the IRC  
Improve SW corner walk/wall
- 3** Preserve views to tennis courts  
Improve Memorial Gym ramp  
Improve intersection and identity of visitor parking
- 4** Provide generous setback on Ivy  
Organize buildings to preserve interior woodland  
Develop soft transitional streetscape
- 5** Preserve woodland  
Maintain filtered views to Nameless Field  
Consider widening traffic island on McCormick



# Landscape Guidelines and Principles

## Zone 2: Landscape Recommendations

Hold back slope with  
stone retaining wall

Increase visibility of  
bike lane with paint

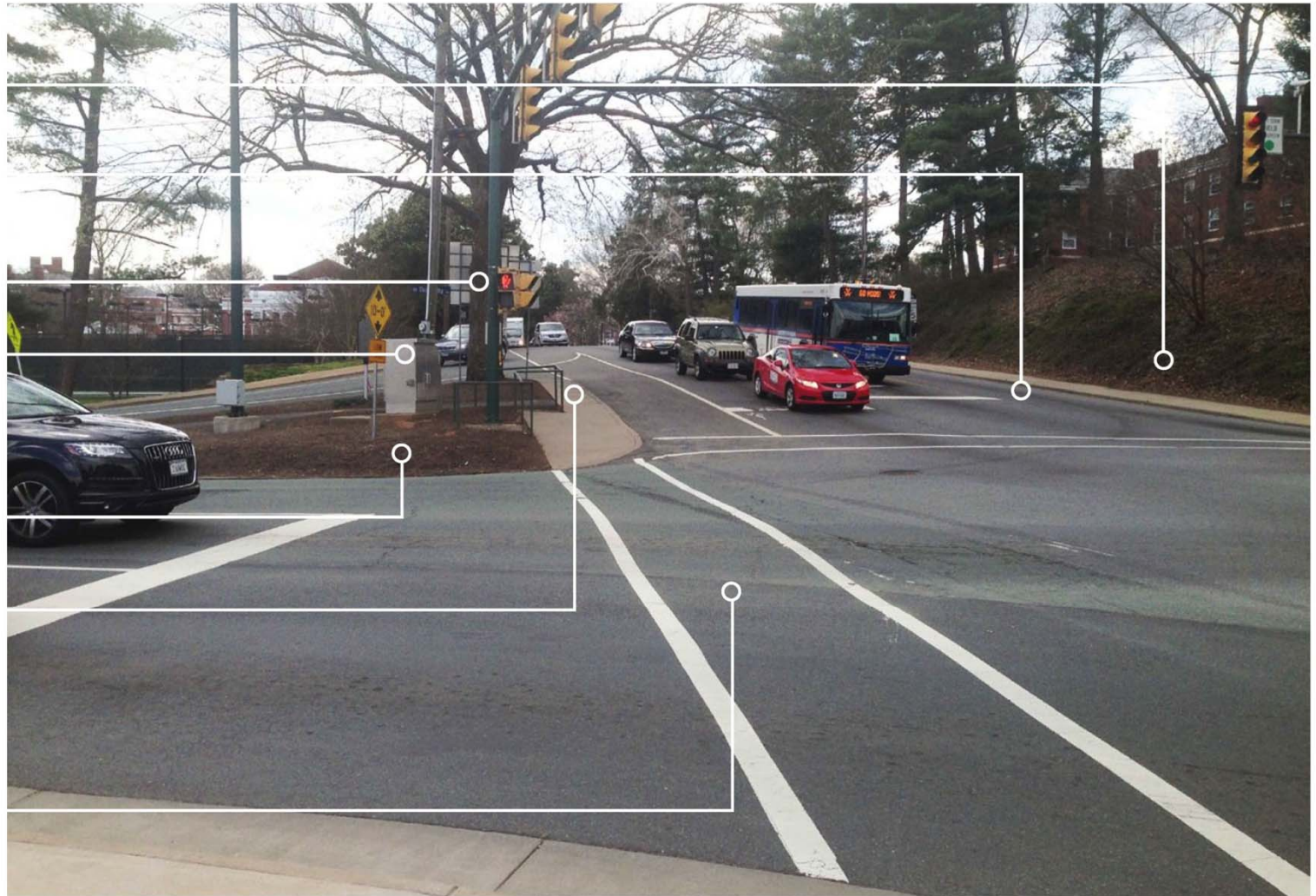
Augment existing  
trees with evergreens

Hide traffic box

Plant taller shrubs to  
hide utilities

Increase width of  
sidewalk if possible

Convert to Zebra  
Crosswalk



Current Condition

## Zone 2: Landscape Recommendations

Hold back slope with  
stone retaining wall

Increase visibility of  
bike lane with paint

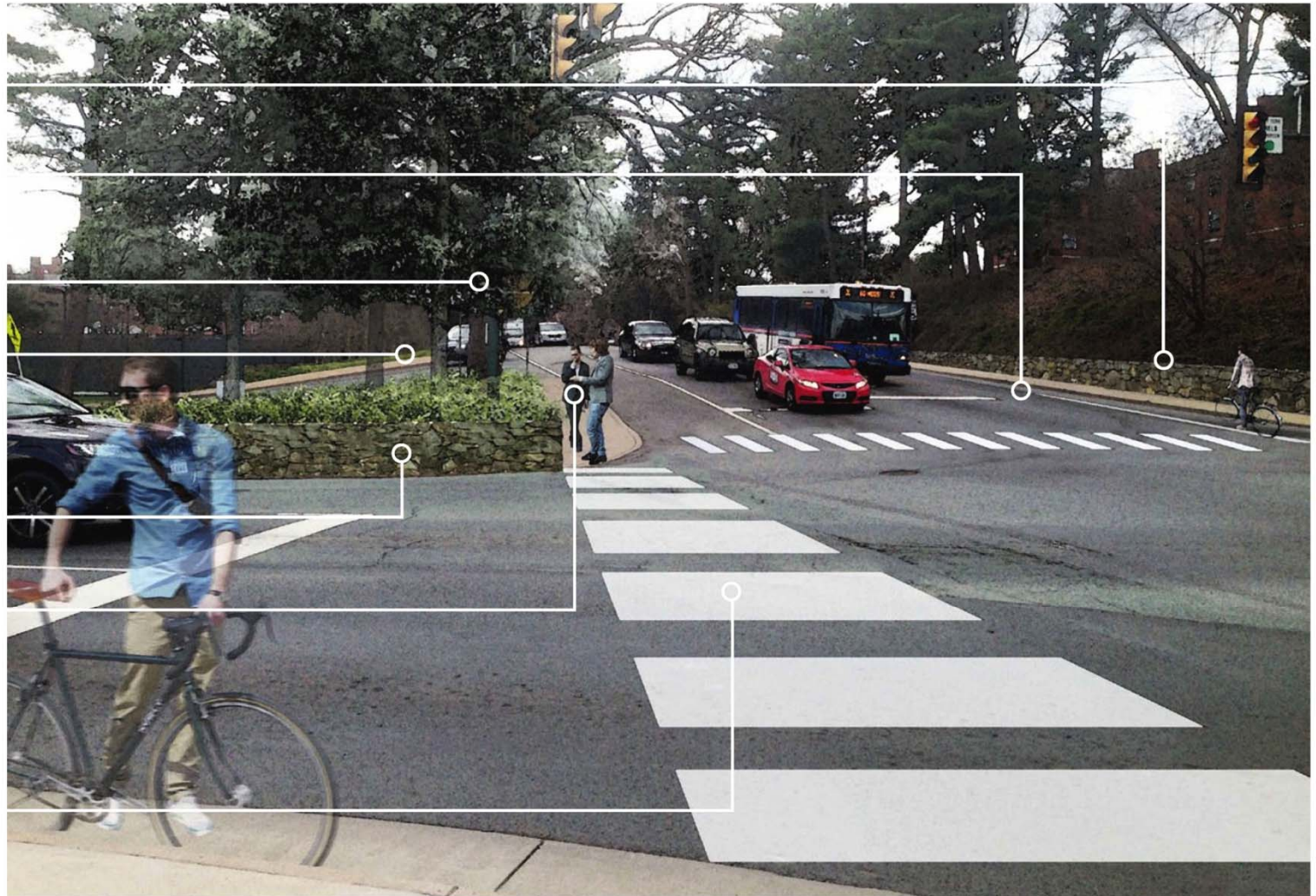
Augment existing  
trees with evergreens

Hide traffic box

Stone wall to hold back  
grade

Increase width of  
sidewalk if possible

Convert to Zebra  
Crosswalk



## Zone 5: Landscape Recommendations

Preserve Woodland

Maintain veil of trees  
leading up to the  
Rotunda

Explore options to widen  
traffic island and  
Shorten crosswalk

Painted bike lanes



Current Condition

## Zone 5: Landscape Recommendations

Preserve Woodland

Maintain veil of trees  
leading up to the  
Rotunda

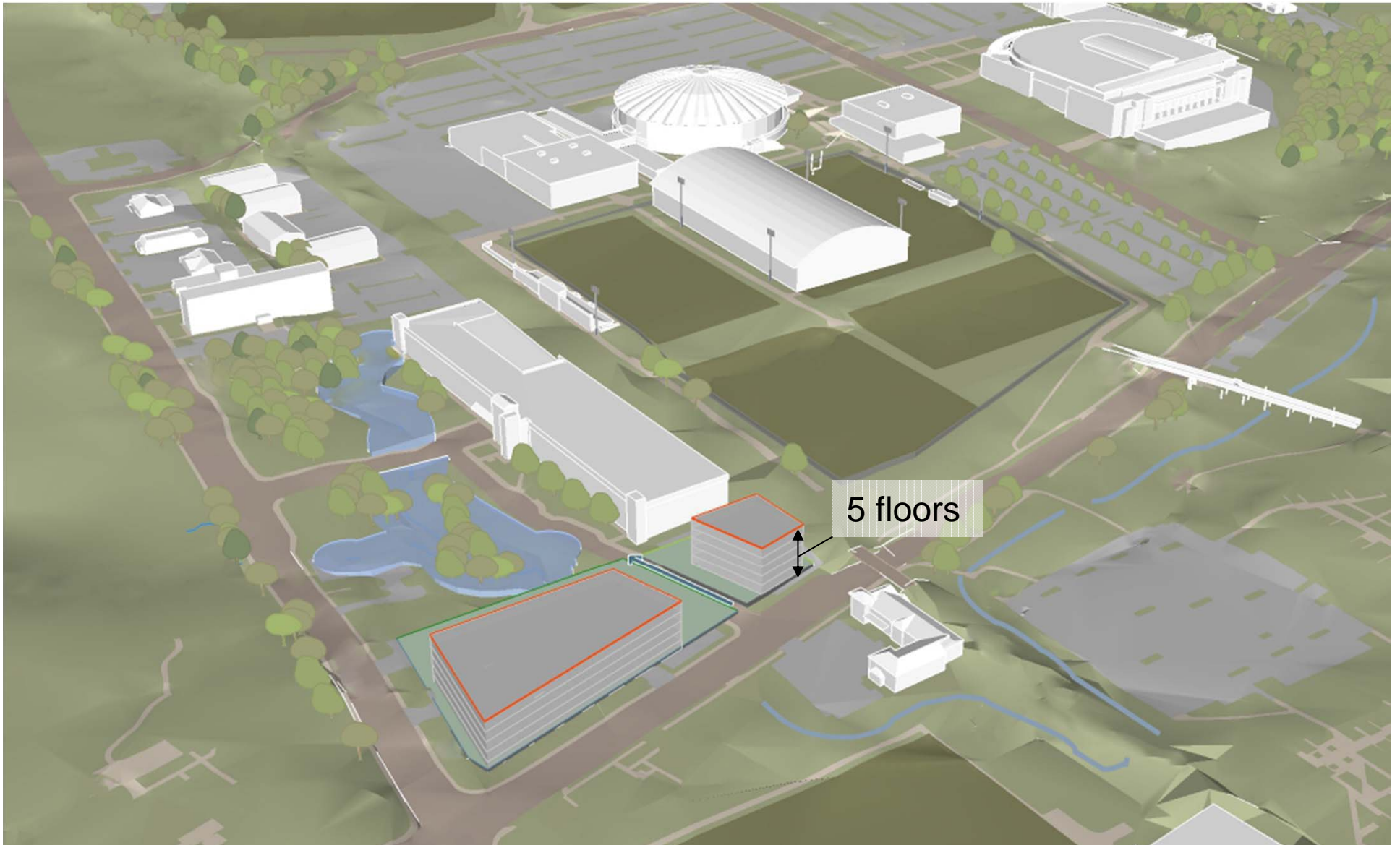
Explore options to widen  
traffic island and  
Shorten crosswalk

Painted bike lanes



# Guidelines and Principles

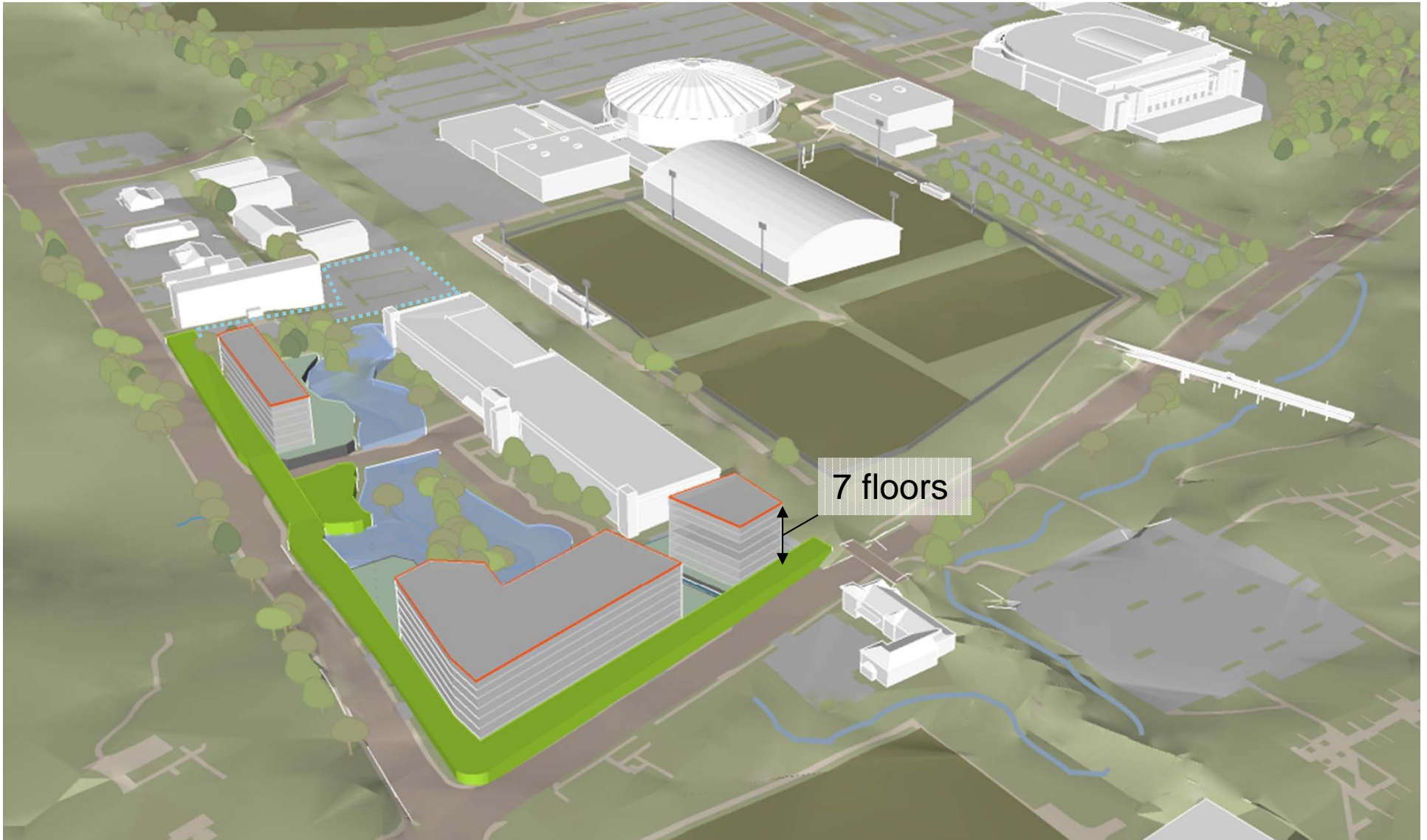
## Scenario 1



Development Site Area: 2 acres

Development Site Capacity: Up to 180,000 GSF

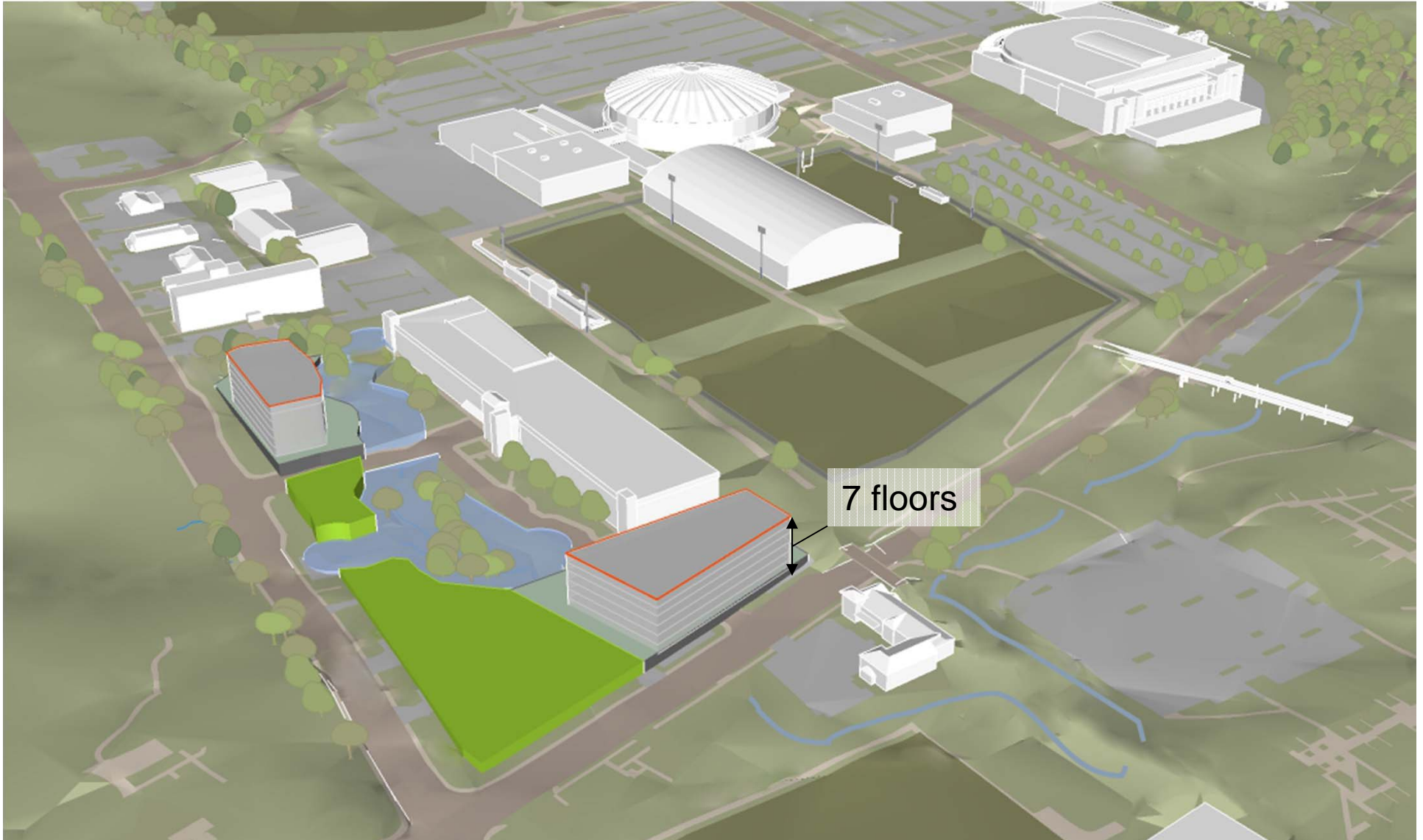
## Scenario 2



Development Site Area: 2.75 acres

Development Site Capacity: Up to 265,000 GSF

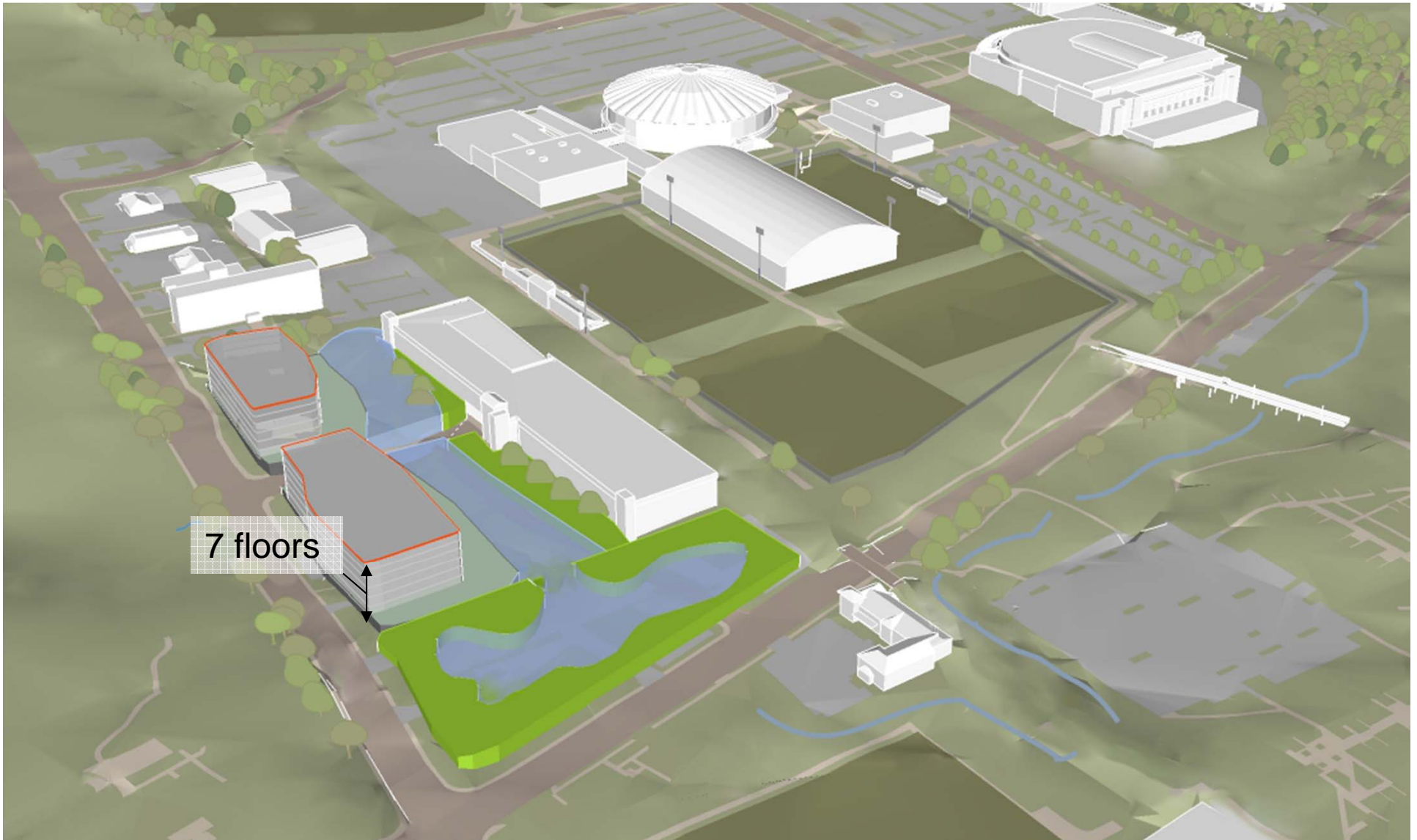
## Scenario 3



Development Site Area: 1.8 acres

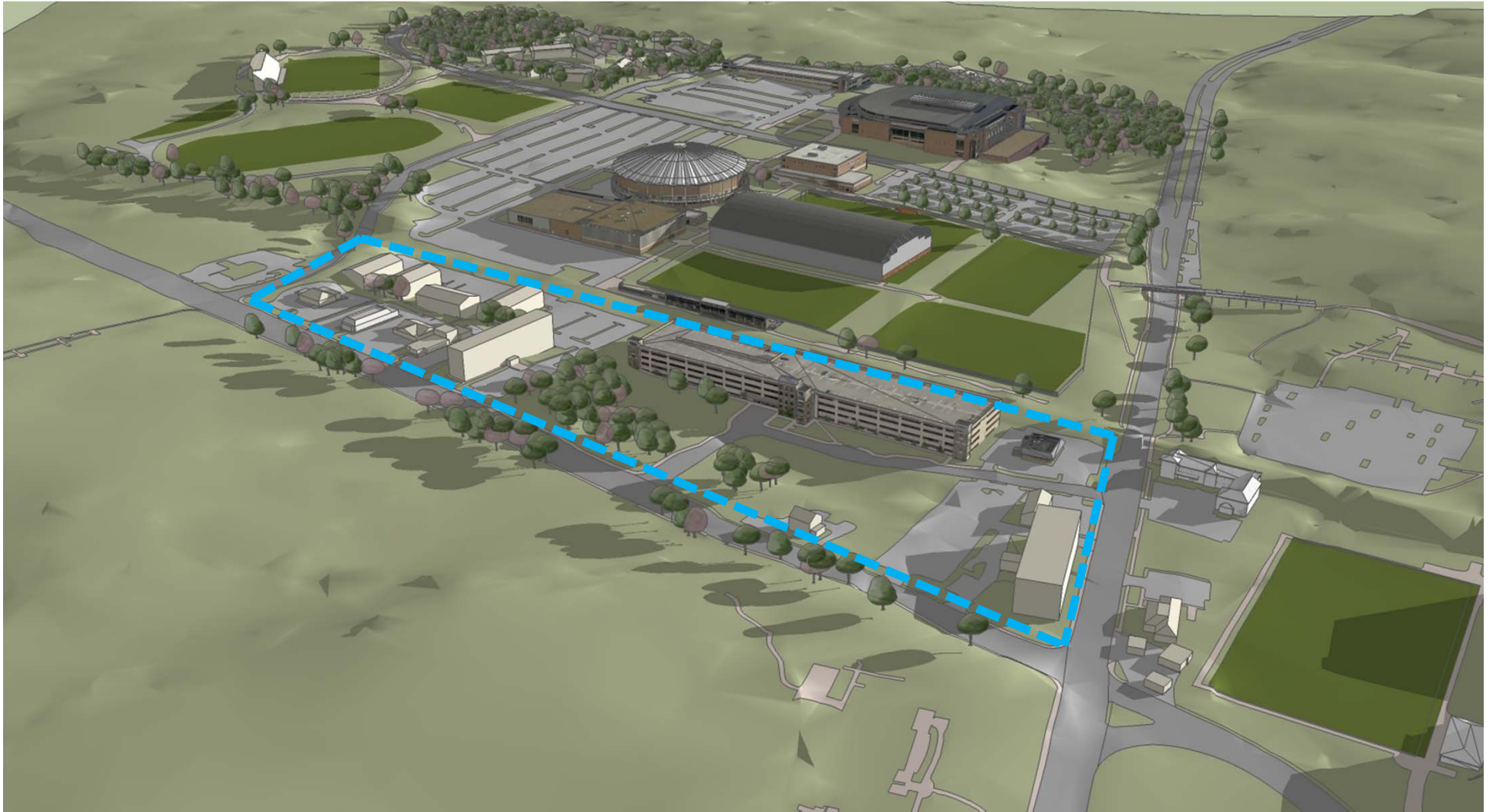
Development Site Capacity: Up to 160,000 GSF

## Scenario 4



Development Site Area: 2.3 acres

Development Site Capacity: Up to 200,000 GSF



# Ivy Corridor Site Planning Study

Office of the Architect  
for the University



1. Enhance the safety and connectivity between the redevelopment area, Central Grounds, and North Grounds while providing an opportunity for interaction with the Charlottesville community;
2. Identify green space potential for community benefit and aesthetic enhancement of a major University entrance;
3. Accommodate current transportation, parking and stormwater functions on site;
4. Optimize economically viable development and other University support activities within the site redevelopment;
5. Provide appropriate screening of the parking garage.

