



Master Planning Council (MPC)

MEETING NOTES - June 14, 2017

Office of the Architect for the University

Brandon Avenue Master Plan, Ivy Corridor Strategic Framework Plan, Monument to Enslaved Laborers

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Meeting Agenda

- Brandon Avenue Master Plan Update by Julia Monteith, Senior Land Use Planner, Office of the Architect
- Ivy Corridor Strategic Framework Plan Update by Mary Hughes, University Landscape Architect, Office of the Architect
- North Grounds Planning Update by Alice Raucher, University Architect, Office of the Architect
- Memorial to Enslaved Laborers by Mary Hughes, University Landscape Architect, Office of the Architect

Presentation Summaries

Brandon Avenue Master Plan by Julia Monteith, Senior Land Use Planner, Office of the Architect

Ms. Monteith provided a summary of the design work being done by Perkins & Will and the University to develop the Green Street plan for Brandon Avenue. She also provided an update for a new Upper Class Student Housing building, being developed concurrently with the street design.

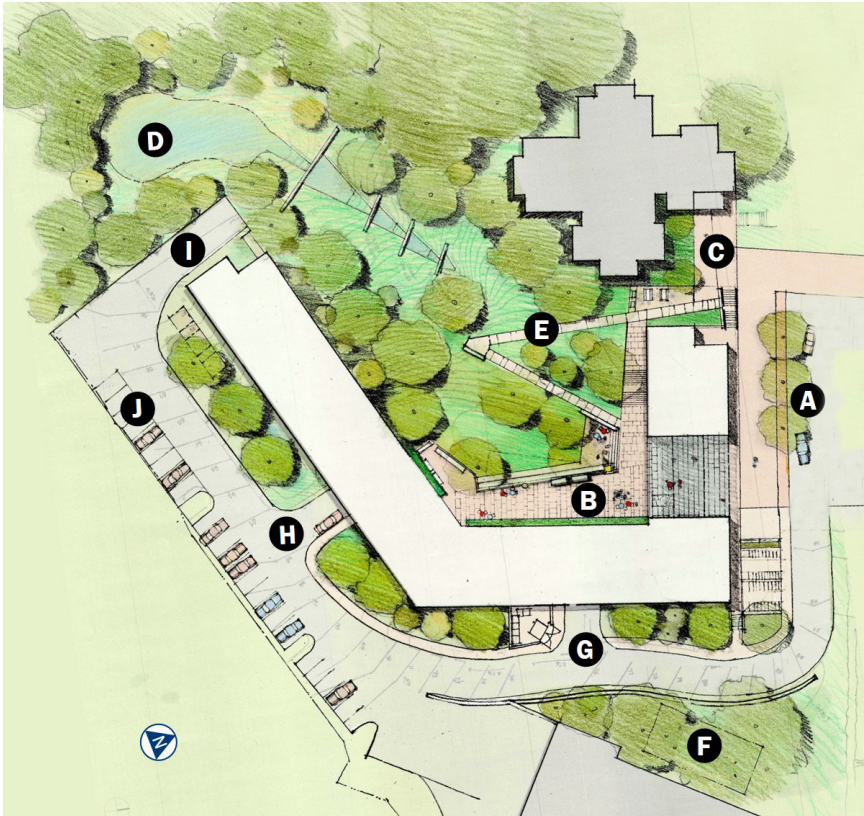
The Brandon district is similar in size to the Lawn, which is located just to the north. Neighbors of the district include The College of Arts and Sciences, McIntire School of Commerce, School of Nursing and School of Medicine. The Brandon Avenue Green Street Plan is characterized by bidirectional green space components. Running north-south along the middle of the re-designed street is the stormwater management feature, which provides a large green space surrounded by a one-way street lined with street trees and wide pedestrian walkways. Greenspace also crosses the street from east to west, providing pedestrian connections between the site, South Lawn and the Health System.

PD PROJECT AREAS



Brandon Avenue Master Plan with Upper Class Housing and Project Areas

The Green Street itself is anticipated to have 4 phases, with the South end of the street being developed as a student enclave with 2 housing sites and a relocated student health (Phases 1, 3 and 2). The final phase would focus on several new, but presently unprogrammed, buildings closer to JPA. These are likely to be more academic in nature, but will have a mix of uses. This is a very complex project: the design team is developing construction documents for 9 discreet areas of Brandon Avenue. Construction documents for the Green Street and for the Upper Class Student Housing are scheduled to be completed by September 2017. The Upper Class Housing project should be completed for the Fall 2019 school year, while the construction schedule for the Green Street is still being finalized. The overall scope for the Green Street is also in flux because it is unclear whether it is better to have the open spaces that are associated with a future buildings fully designed at this point, or whether the design of those spaces should be done as part of the building project at a later date. The time line for implementing the entire design for Brandon Avenue is to be determined.



Site Plan of Upper Class Student Housing

The upper class student housing building site is located at the south end of Brandon Avenue, next to Bice House. The architect for the project is Goody Clancy of Boston, MA and the landscape architect is Michael Vergason Landscape Architects. The design of the building has evolved to interact with Bice House with a courtyard toward Bice House that allows for the two buildings to share exterior space and amenities. A major feature of the building is a portal in the front facade that opens into the courtyard and leads to the main entrance for the housing residents. The first floor of the building along Brandon Avenue will be student focused space, while the rest of the building will be 4-bedroom, 2-bath suites, approximately 300 beds, in all.

One area of discussion was about what was meant by academic mixed use. Does it imply one school occupying a building, but with multiple functions, or is it a collaborative mix of different schools and University entities? The answer is that it really could be either and is dependant on the funding stream or streams for the building.

Ivy Corridor Strategic Framework Plan and North Grounds Planning Update by Mary Hughes, University Landscape Architect, Office of the Architect

Mary Hughes gave an update on the planning work being done for the Ivy Corridor area, which along with Brandon Avenue, is another strategic area connecting the fabric of the University; in this case Central and North Grounds. In addition to the Ivy Corridor Project, there is an additional project that is looking at connectivity and growth in North Grounds.

At the September 2016 B&G Committee meeting a motion was passed in support of the Ivy Corridor Plan and UVA was asked to continue to develop plans for phase I of the project. Phase 1 includes the green space, public infrastructure, stormwater infrastructure and demolition of existing buildings on the east side of the site. Phase II, which will encompass the west side of the site will happen further in the future and is not being fully designed at this time.

Since the September 2016 BOV meeting, the University has been 1) working with Dumont Jancks on the streetscape improvements along Emmet Street and Ivy Road and 2) working with Dumont Jancks on the stormwater design, 3) the design of the utilities and 4) coordination with the smartscale project that the City is implementing on Emmet Street.



Looking North toward JPJ across Former Site of UHall

The City Smartscale project is a 12,000,000 dollar project for Emmet Street pedestrian/bike improvements, including looking at a way to punch through the railroad trestle on Emmet, most likely on the west side of the street. The design/engineering consultant should begin their work by August 1st and the project is likely to take 4 years. For the University's Ivy Road project, the BOV just reviewed the schedule that would see the Phase I design completed in Fall 2017. Following this (in summer of 2018) would be three months of demolition and site preparation, with construction to begin following that. Getting the buildings along Emmet Street demolished next summer will allow implementation of the Smart Scale project along the site. The landscape on the corner is unresolved at this point, but could be a traditional green-space, stormwater feature or some combination of both. Regardless, given its prominent location, the landscape must be well managed.

This spring has also seen the beginning of a larger planning effort for North Grounds that encompasses traffic, connectivity and athletics as key issues, that is still in process. Starting with the Athletics area, the planning study identified potential cross-connections where there now exists an incomplete grid of facilities and walkways. One example is the Goodwin Bridge: it provides a great conveyance over Emmet Street, but then pedestrians and bikers must walk through a busy parking lot to reach the Massie Road sidewalk and bus stop.

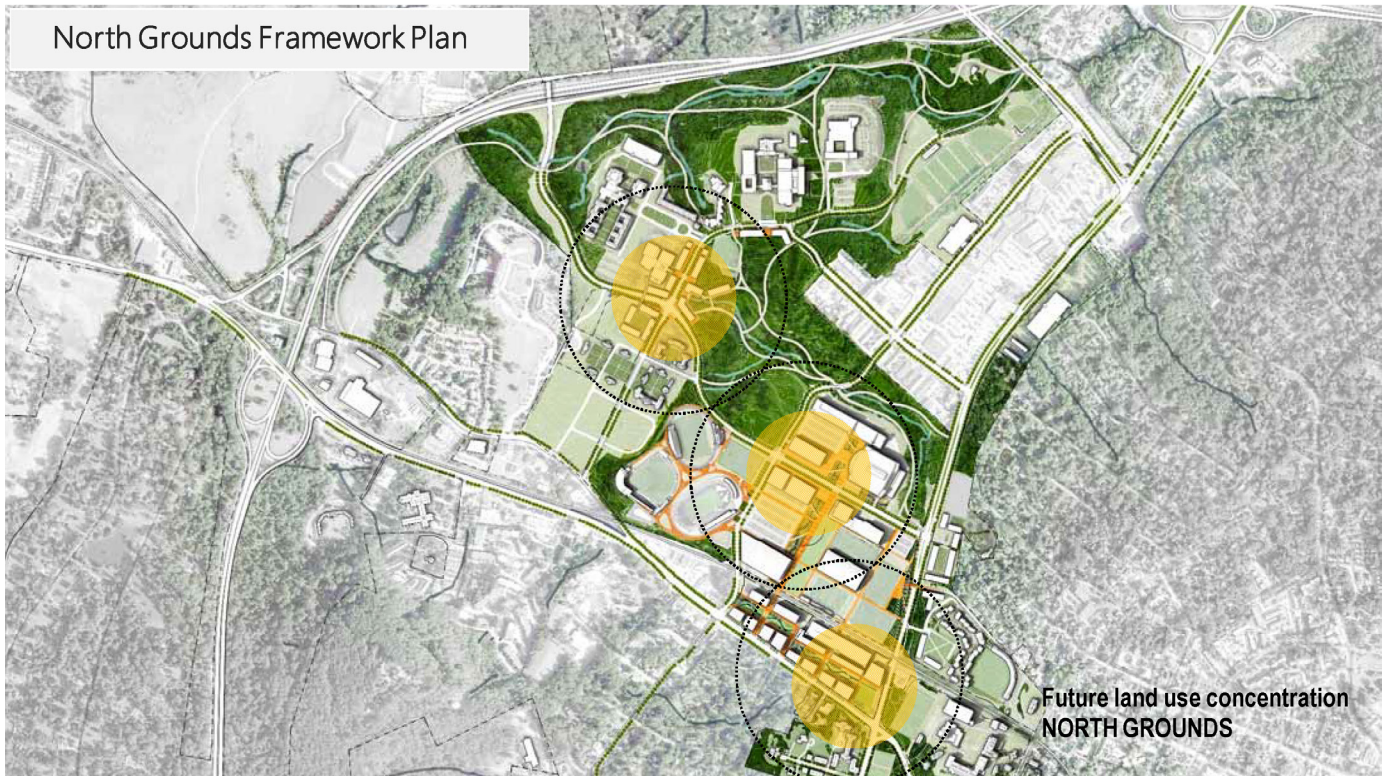
In terms of athletic facilities, the master plan removes some buildings while adding some new facilities. The plan does not place focus on one particular building, but instead focuses on creating strong pedestrian connections internally and externally across the tracks to the Ivy Corridor as well as to the north. In the plan, University Hall is proposed to be removed and replaced with a central open space. Parking would be placed under buildings as new facilities are constructed since the grades on the site allow for it. Overall the athletic district should strive for a mix of uses.

Dean Lampkin noted that these changes to enhance this area and Ivy Corridor will make it very attractive and useful for large events such as reunions, which presently has to be broken up into two weekends.

Moving beyond the athletics area, the study is examining how to better connect the professional schools, institutes and housing areas in North Grounds to the rest of Grounds. Historically the area was farmland and forested. Over the years the high points were built on and the present suburban pattern of the precinct was formed.

Much of the housing in this area is aging and decisions will need to be made about whether to invest more into the existing stock or to redevelop sites like Copeley and University Gardens. Traffic in North Grounds also needs longer term attention. Since the road network lends itself to congestion and dead-end streets. The plan proposes two big circulation changes that would help traffic flow through and around the precinct better: 1) Complete the interchange at Leonard Sandridge Road and the bypass and 2) Connect Copeley Road and Millmont Road.

The needs for pedestrians in the precinct are similar to vehicles in that it is important to provide a complete sidewalk



North Grounds Framework Plan with Three Development Nodes Highlighted

and trail network that builds a continuous network that links North Grounds internally and externally. The pedestrian network is based on a module of 10 minute walking circles of which there are three proposed nodes in North Grounds. One of these nodes is located at the intersection of Leonard Sandridge Road and Massie Road. Here there is potential to cluster graduate housing and other uses and create an interesting and lively neighborhood.

Following the presentation, there was an insightful comment by Dean Lampkin. She cautioned that we need to be careful about developing graduate housing because graduate students tend to have different needs for housing than undergraduates. Graduates tend to be very cost driven when it comes to housing and we may not be able to develop something that would be a price that the typical graduate student can handle. We may need to consider a public private partnership if we decide to develop new graduate student housing. We would also need to be careful in building housing for one particular school's students as that is not something we have tended to do. Before making major decisions on graduate student housing, we should probably study the issue more closely.

Memorial to Enslaved Laborers by Mary Hughes, University Landscape Architect, Office of the Architect

The UVA memorial to enslaved laborers (MEL) is being designed and facilitated by a team that includes the design firm of Meejin Yoon and Eric Howler, community engagement specialist Frank Dukes, architectural historian Mabel Wilson and local landscape architect Gregg Blead. The team has worked collaboratively and equitably to create the proposed design.

The MEL had its impetus in a 2011 student effort to memorialize slavery at UVA. This movement led to the creation in 2013 of the President's Commission on Slavery at the University in 2013. In Fall of 2016 the MEL team began conducting community engagement in churches and neighborhoods around Charlottesville. They also administered a survey to the community. These efforts elicited many thoughtful and helpful responses and ideas.

The team looked at four sites for the MEL: Two areas at the south of the Lawn, the area around the former site of the anatomical theater and the area in front of Brooks Hall known as the 'triangle of grass'. The Triangle of Grass became the preferred site after extensive debate due to its accessibility to the City versus the other sites. This location can also integrate with City initiatives to commemorate slavery more easily and is a good gateway to other PCSU interpretive sites on Grounds.

The MEL is titled 'Freedom Ring' and will be located at the walkway between the corner and Hotel B. The MEL will also provided a new walkway pointing north. The ring form is of broken shackles, but the ring motif suggests dual symbolism, not just of becoming free, but also as a ring where people can gather, honor and remember. The

memorial is composed primarily of Virginia mist granite that will be textured and embossed with facial features of enslaved laborers. The MEL ring will have one open side with the names of enslaved laborers engraved on the inside surface of the ring. Many of these names are unknown, so an annual ceremony may be held to add new names to the wall as they are discovered. The design has a quiet water feature in the center with a time line of slavery at UVA and beyond. Most of the center consists of an open grassy area that can be used for classes or performances. Currently, the design is being refined and fund raising for the project is beginning. The current plan has not been fully evaluated but is anticipated to be around \$6 million. Beyond the MEL, there will likely be additional commemoration of slavery at UVA.



Memorial to Enslaved Laborers

