
Master Planning Council (MPC)

MEETING NOTES - September 16, 2009



Office of the Architect for the University

Summary: Precinct Plans

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David J. Neuman, FAIA
Architect for the University

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Graduate Representative

Brandi N. Cox
Undergraduate Representative

Meeting Agenda

- Introductions, by David Neuman, FAIA
- Overview and update on the Precinct Plans by Julia Monteith, AICP, and Jeff Herlitz, UVA Graduate Intern

Presentation Summaries

Introductions by David Neuman, FAIA

Mr. Neuman began the meeting by touching on a number of points. First, he wanted to make everyone aware of the current exhibition at the newly renovated University of Virginia Art Museum. The exhibition is entitled 'Thomas Jefferson's Academical Village: The Creation of an Architectural Masterpiece'. This exhibition contains original drawings, prints, and letters that Jefferson exchanged with his colleagues as the plan for the Academical Village took shape. The show also features a selection of paintings and drawings of Jefferson and the men who helped him give concrete form to his grand vision.

Next, Mr. Neuman discussed the Environmental Footprint Reduction Plan that the Office of the Architect, with the President's Committee on Sustainability, is currently developing. This document will set concrete strategies for the University to meet a series of self-imposed goals related to the use of certain resources, like water and energy, on Grounds. The plan will be shared with Board of Visitors in the near future and will be presented to the Master Planning Council at the next meeting.

Finally, Mr. Neuman explained that by the next meeting at least one Precinct Planning update will have occurred, so a summary of that will be presented to the Master Planning Council as well.

Precinct Plans

Julia Monteith, AICP and Jeff Herlitz

The Office of the Architect provided an overview of the Precinct Plans currently under development.

The 2008 Grounds Plan established a planning framework of the University over long range planning horizons of 2015 and 2025. The Plan channels future growth into 'redevelopment zones' that were identified and evaluated during the course of the Plan's development. The zones were chosen because they promote infill development and allow the University to grow in a **sustainable** manner. The Plan focuses on 5 aspects of sustainability

that are inherently related to the University: Preservation, Context, Multi-Disciplinary Learning, Connectivity and Environment. Also defined in the Grounds Plan are **precincts** of the University Grounds: West, Central, and North Grounds. The precincts are defined geographically and acknowledge the variation in academic function. Both academic and residential redevelopment zones exist in each precinct.

Under the umbrella of the 2008 Grounds Plan, the precinct plans for Central, West and North Grounds provide for more detailed physical planning analyses of these areas. In addition to the three precinct plans, the Office of the Architect has developed a Health System Area Plan. This plan was developed for the unique needs of the Health System District, and is separate from the precinct planning effort. In the future, district plans may be developed in a similar fashion as the Health System Area Plan for other areas of the University as needed (i.e. an Athletic District Plan.) The fieldwork for the precinct plans was completed primarily by a series of interns (from the Architecture School Planning department) over the course of the last year and a half. The final intern to work on the field work for the plans, Jeff Herlitz, also began putting the planning reports together into a single document. This included consolidating and standardizing maps, developing 3-D visualizations of redevelopment zones and desktop publishing.

The precinct plans take a form-based zoning approach to the Grounds Plan redevelopment zones. This is a departure from normal campus planning, where sites are often programmed for a specific use. In the case of form-based planning, questions of desired building size, form and landscape within the redevelopment zone is established, while use is left open. This approach allows for flexibility of use in the face of changing future academic needs.

For each of the three precincts, a set of five maps has been created to convey the information developed in the precinct planning. The first three of these maps, Natural Systems, Linkages, and Green Space, catalogue existing conditions in each precinct and are the result of extensive fieldwork and GIS analysis. The final two maps, Proposed Green Space and Linkages and Development Volumes, draw on the planning completed and show the look and character of future development within the precincts.

The intent of these maps is to identify key defining characteristics and the quality of space to be retained or achieved. They provide guidance on a number of basic but important matters, such as the location of primary building facades and service areas. They also address how a building should respond to its context in regard to green space, circulation and views. Reinforcing the principles of the Grounds Plan, buildings of historic significance are identified and protected due to their distinguished character and contribution to the campus at-large. The proposed condition maps illustrate the interrelationship of proposed landscape and circulation initiatives to building development within the precincts.

These maps form the basis of the precinct plan documents. The final precinct plan contains a set of composite maps that show all three precincts to provide an overview of the ideas and concepts behind the precinct plans. Following the presentation of the composite maps, each precinct is presented individually and unique opportunities and constraints are highlighted. The last section of the precinct plans is devoted to showing enhanced visualization for five of the planned redevelopment zones. Using GIS and Sketchup, the redevelopment zones are visualized in 3-D, showing their existing conditions and the proposed future conditions.

The next steps in the precinct planning process are 1) finalize the report. 2) Develop a web accessible version of the final report. 3) Conduct update meetings for the 3 precincts with constituents in that area. The North Grounds Precinct Planning update is being scheduled for late 2009 or early 2010.



Maps from Top to Bottom:

- Natural Features
- Linkages
- Greenspace
- Proposed Greenspace and Linkages
- Development Volumes