



Master Planning Council (MPC)

MEETING NOTES - September 28, 2016

Office of the Architect for the University

Brandon Avenue Master Plan and Ivy Corridor Strategic Framework Plan

MPC Members

Julia Monteith, Chair
Senior Land Use Planner, Office of the Architect

Penny Cabaniss
Office of Management and Budget

Dorothy K. Fontaine
Dean's Council Representative

Thomas A. Harkins
Chief of Environment of Care, UVA. Health System

Patricia M. Lampkin
Vice President and Chief Student Affairs Officer

Craig K. Littlepage
Director of Athletic Programs

James S. Matteo
University Treasurer

Isla Berman
Dean of Architecture

Nancy A. Rivers
Chief Of Staff for The President, Associate Vice President for Administration

Ex-officio

Matt Charles
Deputy Spokesperson for UVA

David Benish
Chief of Planning, Albemarle County

Alex Ikefuna
Director, Neighborhood Development Services

Kurt Keesecker, Charlottesville Planning Commission

Bruce Dotson
Albemarle County Planning Commission

Donald E. Sundgren
Chief Facilities Officer

Rebecca White
Director of Parking & Transportation

Charles Hurt
Director of Real Estate and Leasing Services

Also in Attendance

Christopher Holstege
Executive Director of Elson Student Health Center

Cheryl Gomez
Director of Operations

Kevin Fox
Medical Center-Facilities Planning & Capital Development

Heather Newmyer
City of Charlottesville Neighborhood Planner

Meeting Agenda

- Brandon Avenue Master Plan by Basak Alkan, Urban Designer with Perkins & Will
- Ivy Corridor Strategic Framework Plan Update by Mary Hughes, University Landscape Architect, Office of the Architect

Presentation Summaries

The meeting began with an introduction by Alice Raucher, Architect for the University and Julia Monteith. Brandon Avenue is a strategic area as it is located between The Lawn and the Health System. UVA has been working with Perkins & Will since April to develop a Master Plan for the area.

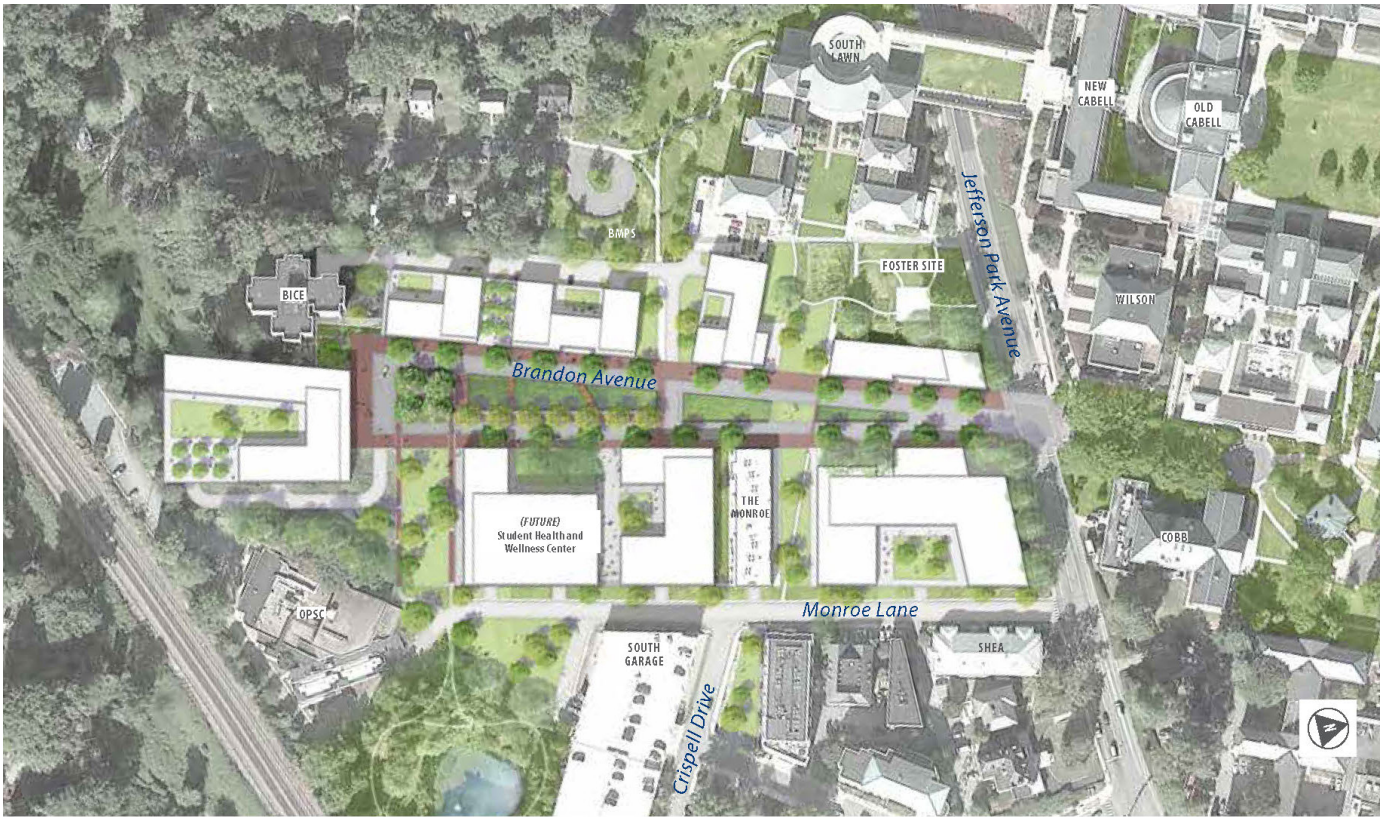
The other area under discussion in the meeting is Ivy Corridor, which provides a connection between Central and North Grounds. Development of the Ivy Corridor district would improve bike and pedestrian linkages between the two precincts of Grounds. The BOV approved the Ivy Corridor landscape framework plan in its September 2016 meeting in part so the City and University can move forward with designing improvements that will be funded by an HB2 transportation grant that was awarded to the City for bike and pedestrian improvements along Emmet Street. This work will complement the further development of the Ivy Corridor district.

Brandon Avenue Master Plan by Basak Alkan, Urban Designer with Perkins & Will

Ms. Alkan provided a summary of the study done to date by Perkins & Will and the University to develop a master plan for the Brandon Avenue Area. The process has involved meeting with stakeholders across the University in order to develop the plan. The plan was reviewed several times by a UVA Advisory Group; and in September it was presented to the BOV Buildings and Grounds Committee where it was approved along with further planning for student housing and a new Student Health Center on Brandon Avenue.

The Brandon district is similar in size to the Lawn, which is located just to the north. Neighbors to the district include The College of Arts and Sciences, McIntire School of Commerce, School of Nursing and School of Medicine. Brandon Avenue has been studied for its development potential by the University since the South Lawn project was started in the early 2000s, but the context has changed a lot in the ensuing 10 - 15 years.

The study area encompasses all the properties that touch Brandon Avenue, including the UVA owned Elson Student Health Center and Bice House. Much of the remaining property on Brandon is owned by the UVA Foundation, with the exception of the Euonia Baptist Student Union building on the corner of Brandon and Jefferson Park Avenue and 'The Monroe' apartments and a Condominium building that the UVAF has partial control of. The study



Brandon Avenue Master Plan

area includes the Health System's Outpatient Surgery Center, but the Plan assumes that the facility will remain intact and in-use.

In developing potential program options for the Brandon Avenue area, the Cornerstone Strategic Plan was carefully considered, especially the goals pertaining to the creation of Pan-University Institutes. Additional programming options include on-Grounds student housing and space for the expansion of Student Health. All of these program components: Academic, Housing and Student Health require support space for things like grab-and-go food service, exercise facilities and parking. Other ideas for space needs in the Brandon district include interdisciplinary research space and/or maker spaces. The type of research envisioned for the area would not be wet lab research, but rather dry lab/computational type research space. Finally, curriculum changes being implemented by the School of Arts and Sciences points to the need for large flat-floor classrooms on Grounds and Brandon Avenue might be a good location for such spaces.

Several assumptions have been made as to facilities in the Brandon Area that will remain, and thus incorporated into the Master Plan. As was mentioned there are three properties which the UVAF and UVA does not have total control over. Two of the these properties, Euonia and the condo building may be acquired for the University, but The Monroe apartments is assumed to remain in private ownership for the foreseeable future. Also, it is assumed for the plan that Bice House and the Outpatient Surgery Center will remain.

The district presents interesting challenges and opportunities. The topography is such that Brandon Avenue forms a ridge that slopes gently from Jefferson Park Avenue down to the South. The site slopes down from Brandon Avenue to the east and west. Because of the slopes, stormwater management is very important for the future development of the district.

In creating the master plan, three preliminary concepts were developed: One that was focused on an east-west oriented green space, one that was focused on a major green space in the middle of Brandon Avenue (the Green Street) and one that had a landscaped square at the southern end of Brandon. After presenting these concepts to the Advisory Group, a final concept was developed that incorporated the features of the east-west green space and the 'Green Street'. This preferred option opens up the street to be a wedge form with stormwater amenities down its middle. One side of the wedge is on the same axis with the Lawn, an east-west green connects with the stormwater pond and green space located behind the South Garage. Additionally, it creates an open pedestrian connection between South Lawn and the Health System. The plan generally seeks to create and reinforce east to west pedestrian connections across Brandon.



Looking south down the proposed Brandon Avenue Green Street

The design also activates Brandon Avenue for multiple uses. For instance, the end of the street can be closed to traffic and used for outdoor social activities. Student Health is provided a site in the southeast portion of Brandon Avenue that integrates into the proposed green space connection with the stormwater pond. The Green Street itself will be designed to be aesthetically pleasing but also will showcase green infrastructure and sustainability through its stormwater treatment function. Existing street parking is preserved, and additional parking to service the new buildings is provided utilizing the grades to the east and west for under-building podium parking. For buildings developed on the east side of Brandon, parking can be accessed via Monroe Lane. Where possible, existing street trees will be retained.

Each building that will be developed for Brandon Avenue is planned to have an active first floor use in order to promote a vibrant streetscape. It is recommended that the southern and southwestern end of Brandon be used for Student Housing, the southern east area be used for student health and the building sites closer to Jefferson Park Avenue will be more focused on academic uses. Heights of buildings on Brandon are expected to be in the range of 50 to 70' and 4 to 5 stories. A likely phasing plan for the district would be 1) Residential 2) Student Health 3) Additional Housing and 4) Academic Mixed-Use, essentially developing the district from the southern end. In total the district has a capacity of 450,000 GSF of new development that will add 500 on-Grounds residential beds and an additional 220 permit parking spaces.

The future development is not expected to have a large traffic impact on Jefferson Park Avenue. However the intersection of Brandon Avenue and Jefferson Park Avenue will be reconfigured and enhanced in order to improve pedestrian flow and safety. The future of Brandon Avenue will be as a vibrant and new part of Grounds .

Following the presentation there was discussion of the plan in which several comments and questions were raised: The MPC generally agreed with the proposed locations of buildings, especially Student Health, and the linkage to the pond behind the south Garage. Questions were asked about the type of housing being proposed (it is for upper class students) and whether connections could be made with the area to the south of Brandon Avenue. Such a connection is difficult because of the railroad embankment behind Brandon Avenue. It was also noted that the Brandon Plan should be looked at a) in the context of a nearby Small Area Plan that the City will be doing for the Cherry Avenue corridor b) in regards to its effect on the Monticello viewshed and c) that programs for 1st floors of buildings should be chosen that will activate the street life.



Rendering looking east toward Carr's Hill of the proposed Ivy Corridor linear stormwater park

Ivy Corridor Strategic Framework Plan 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. The ownership of the Ivy Corridor area is University and the UVA Foundation. A key aspect of the Ivy Corridor Plan is its focus on connectivity. The plan strives to improve the streetscape for bikes, pedestrians, cars and transit along both Ivy Road and Emmet Street. To that end, the City of Charlottesville recently secured transportation funding for a project to make improvements to the streetscape from the Ivy Road intersection to Arlington Boulevard. The University will work with the City on this project to ensure the best possible improvements for pedestrians and bikers, including a dedicated egress through the railroad embankment on Emmet Street. The project with the City will also address the unsafe (for pedestrians) slip lane for the northbound turn lane at Emmet Street and Ivy Road.

The framework plan that has been developed for Ivy Corridor covers the area between Ivy Road and the railroad tracks from Copeley Road to Emmet Street. The plan includes recommendations for traffic changes at the Emmet and Ivy intersection and limits the number of curb-cuts onto Ivy Road. In general, the plan presents an opportunity to improve the visual entry experience as you enter Grounds. The two main gestures in accomplishing this improvement are by removing the Cavalier Inn from its present site and replacing it with a large green space that accommodates development of lower buildings along Ivy Road and higher buildings along the railroad tracks. A wide stormwater amenity runs down the middle of the district.

A physical model was developed to show the phasing of the plan volumetrically and was on display at the Board of Visitor's retreat in August 2016. At the September 2016 B&G Committee meeting a motion was passed in support of the Ivy Corridor Plan. The next steps are 1) to proceed with the City to design and implement the improvements to Emmet Street. 2) Determine a schedule for the demolition of the Cavalier Inn 3) develop more detailed plans for bike and pedestrian connections with North Grounds and 4) further develop plans for the green space and stormwater infrastructure.

In discussion that followed the presentation, it was stated that connecting the schools in North Grounds with the larger University is very important. Also, the streetscape enhancements will open the International Residential College (IRC) up to Emmet Street and Ivy and the connections for the IRC to the street will give it better access to transit. It was also mentioned that attention to bike and pedestrian infrastructure is very important for the Ivy Corridor area.