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Master Planning Council (MPC)

MEETING NOTES - November 7, 2018

Office of the Architect for the University

Athletics Master Plan, Fontaine Research Park Master Plan, Ivy Corridor Landscape Framework Plan Update, and Brandon Avenue Master Plan Update

Meeting Agenda

- Athletics Master Plan Update by Michael Joy, Senior Architect/Planner, Office of the Architect
- Fontaine Research Park Master Plan by Luis Carrazana, Associate University Architect, Office of the Architect
- Ivy Corridor Landscape Framework Plan Update by Mary Hughes, University Landscape Architect, Office of the Architect
- Brandon Avenue Master Plan Update by Julia Monteith, Senior Land Use Planner, Office of the Architect

Presentation Summaries

The meeting began with opening remarks and introductions by Alice Raucher, University Architect. She gave an overview of MPC and how it serves as UVA's avenue for sharing high level planning with the City and County. The current goal is to meet twice a year, but that may change.

Ms. Raucher provided an introduction to planning at UVA by explaining the extent of Grounds, the three precincts within Grounds and the redevelopment zones established with the 2008 Grounds Plan. She discussed the current land use studies that are in development for Fontaine, North Grounds, Athletics, Emmet-Ivy, Brandon, West Complex/Hospital Drive and Stacey Hall/West Main Street. In addition, the University is conducting a series of space needs assessments for many departments and schools and is also in the midst of completing an overarching academic strategic space plan.

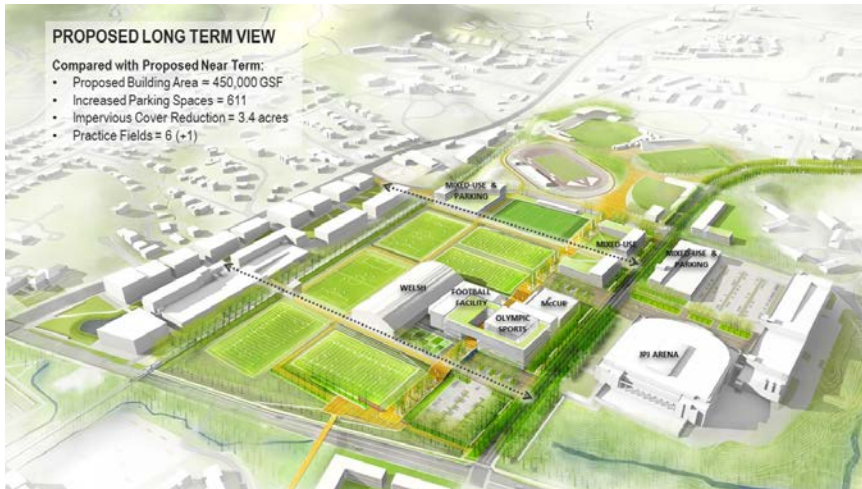


Current Land Use Studies at UVA

Athletics Master Plan Update by Michael Joy, Senior Architect/Planner, Office of the Architect

The Athletics Master Plan addresses the southern part of North Grounds.

When this area was developed in the 60s and 70s it was on the periphery of Grounds and built in a suburban layout with large surface parking lots. The master plan seeks to improve the pedestrian experience and connectivity between facilities and with the UVA Grounds. The athletics area encompasses approximately 82 acres and includes such facilities as UHall, Honesty Pool, the Cage, the Welsh indoor practice facility, the McCue Center, John Paul Jones Arena and all associated parking. The plan has two horizons: short term (< 5 years) and long term (> 5 years), and one of the main focuses is addressing UHall. The plan recommends demolishing UHall as it is in poor condition and ill-suited for re-use. In the short term, the resulting open space can accommodate 2 practice fields. In addition to removing UHall, the short term plan includes a major new building for football and Olympic sports and an east-west oriented promenade that extends from Goodwin Bridge to Copeley Road. The short term plan will strengthen facilities and connections with Klockner Stadium, Disharoon Park, the new softball field and Onesty Field (track).



Long Term Plan Athletics

The long term plan for Athletics builds on the short term facilities, connections, and seeks to provide connections with the Ivy Corridor Redevelopment site over the railroad tracks to the south. In addition, some amount of mixed use development and structured parking is anticipated in the vicinity of the Massie/Copeley intersection. Overall the master plan ties in with the larger North Grounds Master Plan where Dumont Janks recommended creating strong nodes at Massie/Copeley and Massie/Leonard Sandridge Road intersections (as well as at Ivy and Emmet). Following the presentation there were several questions and comments.

Andrew Gast-Bray commented that he likes the density that the plan brings to the area and the idea of the nodes of redevelopment. He would like to see them served with greater transit options, though. In fact, this area could serve as a transit hub for the region in the context of east to west and north to south regional transit routes. Rebecca White provided an overview of current UTS service in this area and pointed out that because this is a major commuter parking area for University and Hospital employees there is a lot of local transit service here.

Julien Bivins asked about additional moves by Athletics to move tennis out to Boar's Head and whether UTS would be extended there. This would have the added benefit of bringing transit closer to Crozet. While there are no plans to extend UTS service to Boar's Head, because the density is not there, we generally need to coordinate and be



Looking West toward Proposed Football and Olympic Sports Training Facility along new Promenade (JPJ is to the upper right)

ready in case conditions and needs change.

Alex Ikefuna asked what the impact of the plan would be on the City in terms of employees and traffic. The impact in both cases will likely be minimal because operations are not really changing.

Fontaine Research Park Master Plan by Luis Carrazana, Associate University Architect, Office of the Architect

The Fontaine Master Plan is the result of the Health System Integrated Strategic Plan, the Engineering School Master Plan and the Board of Visitor's request for an evaluation of research space on Grounds. Also driving the plan is that UVA now owns the entire research park that the UVA Foundation began developing in 1994. The last building to be constructed at Fontaine was the Snyder Research Building in 2008, bringing the current square footage for the research park to approximately 580,000 GSF.

The Fontaine Master Plan views Fontaine as part of Grounds and proximate to the Hospital, West Complex Clinics and the Ivy Mountain Musculoskeletal Center (under construction). In the near term, the plan proposes to grow the site to about 1.1 million GSF through a combination of new construction and removal of older buildings. In the long term, Fontaine could grow to 1.4 million GSF.

There are two drivers for the Master Plan: programmatic and physical. Programmatically, the plan enhances access to healthcare and supports translational research. Physically, the plan replaces outdated facilities and develops connections to Grounds and within Fontaine. Fontaine is an ideal site for healthcare and medical research growth at UVA. It is proximate to Grounds, it has easy access and already has a full research core in place. The site provides phasing opportunities and is ideal for themed-based research because no one school 'owns' the site.

The near term plan for Fontaine includes the following: 1) Transit, parking and amenities 2) development of a central street and an extended entry into the site 3) a research building and 4) a clinical building. Several additional projects are necessary to enable the near-term plan including construction of a large parking garage, demolition of 545 Ray C Hunt Drive and reconfiguration of the internal street network.

The long term plan would continue to build on the structure created by the near-term plan and includes additional research and clinical space as well as an amenity building along Fontaine Avenue that could accommodate a pedestrian way over Fontaine. In addition, the new facilities would be supported by additional parking and green spaces.

Beyond the site, the plan will integrate with the city's Fontaine Avenue Smart Scale project and transit upgrades will result in UTS service to the site as well as an expanded Health System Shuttle.

Following the presentation there were a number of questions and comments:

The first question was in regard to the future of Health South? It is likely they would move to a larger site and then the question becomes what to do with their vacated building at 515 Ray C. Hunt Drive. According to the plan, the building would be demolished for a new clinical and/or research building.

Andrew Gast Bray noted that he saw a great opportunity to partner with local tech companies to implement a driverless shuttle between the hospital and Fontaine. This could be a big win for the programming of the site and for economic development in the area. Also of importance to him was how do we pipeline the innovation that comes out of the research done here. Has the university thought about the evolution of space over time to



Fontaine Research Park Near Term Plan



Rendering of Fontaine Entrance

allow for this pipeline to develop? The plan, especially in the long-term provides flexible space to accommodate a R&D pipeline. He also asked whether the parking structure can be used for Regional Park and Ride needs. While it can be used for this in the near term for a UVA parking intercept facility, as Fontaine develops, the capacity of the garage will be needed to accommodate on-site demand. He made the additional observation of how this is the southern end of a tech corridor with North Fork Research Park at the northern end.

Louis Nelson pointed out that access to clinics for low income populations is often transit dependent and UVA needs to be sensitive to this and avoid splitting their services between Fontaine and the main hospital.

Ivy Corridor Landscape Framework Plan Update by Mary Hughes, University Landscape Architect, Office of the Architect

Mary Hughes gave an update on the planning for the Ivy Corridor district. The University is moving forward with Phase 1 of the plan, which includes construction of the stormwater facility, installation of all necessary utilities and grading of building sites on the eastern half of the site. UVA has purchased the properties fronting Emmet Street from the UVA Foundation and demolition of the buildings (Cavalier Inn, Outdoor Rec Center and Italian Villa) has begun. The task force established by President Ryan is developing a recommended program for the site and coordination with the City to integrate the streetscape with their smartscale project for Emmet Street is ongoing.



Emmet Ivy Phase I Plan

Following this, Julian Bivins asked if there will be a connection over the railroad tracks from athletics and connecting with the parking garage? The connection is depicted on the overall plan, but is not part of Phase I, so it may or may not be built depending on further study.

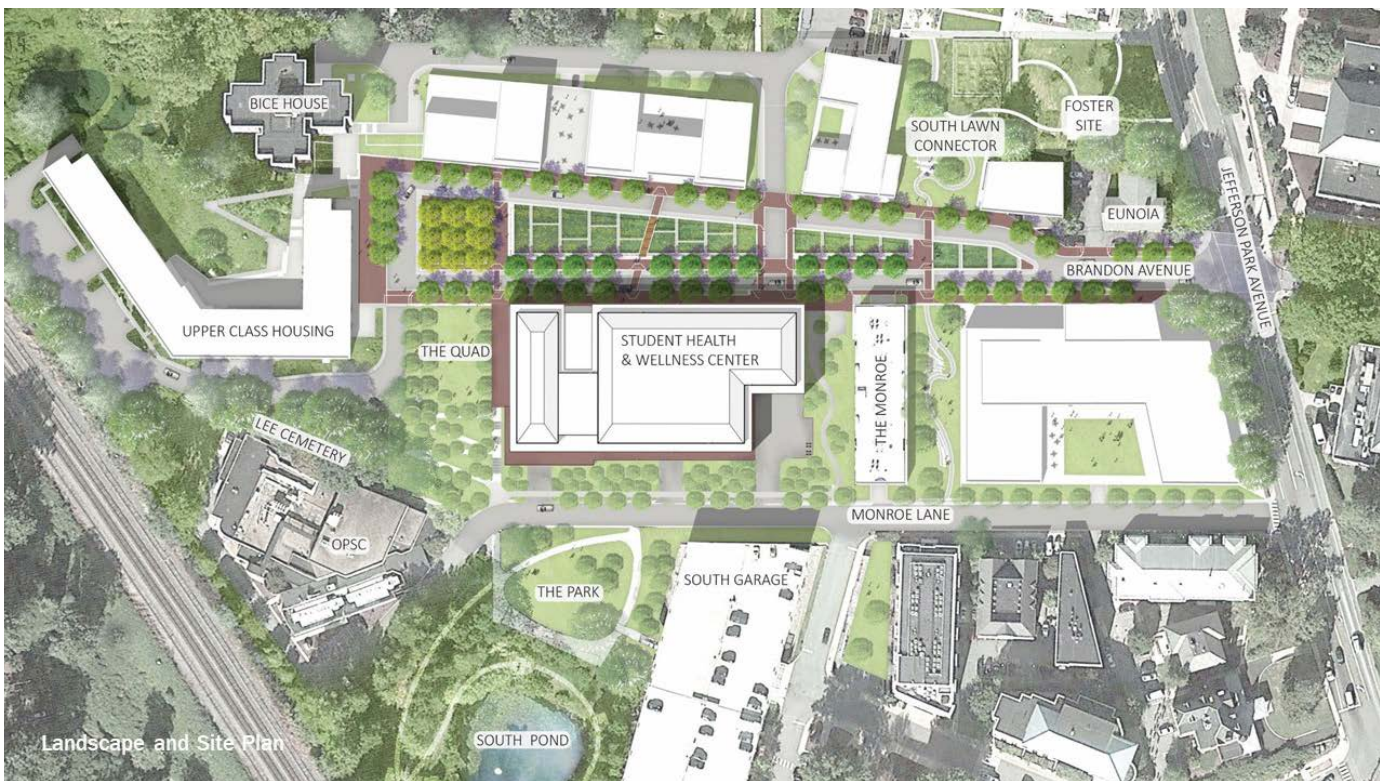
Brandon Avenue Master Plan Update by Julia Monteith, Senior Land use Planner, Office of the Architect

Julia Monteith ended the meeting with an update on the Brandon Avenue Master Plan. The Master Plan was completed in 2016 and set forth a rational design for how to organize the Brandon district, both physically and programmatically. Currently, UVA owns all the properties on Brandon Avenue except for the Monroe Apartments and the Baptist Student Union. With these left in place, the overall plan creates a central stormwater green feature with a one-way street around it. Along the street are sites for future buildings and green spaces that create east/west paths through the district and connect South Lawn with the Health System. The Brandon district will be a mix of student residential, academic mixed use and will also house a new student health and wellness building.

Construction has begun on the south end of the Green Street as well as on the first student housing building which is located at the south end of the street. Next to it, on the east side of the street will be a park and the new Student Health building. The park will extend behind the Student Health Building and connect with the planned park around the pond located behind the south parking garage. Another student housing building is being planned for the west side of the street, next to Bice House. The buildings will all have some amount of public function on the first floor, but will not be commercial. For example, the new student housing building will house the College of Arts and Science's Democracy Institute on the first floor. Finally, through agreement with the City we are providing north-south bike and pedestrian easements for future connections and improving the bus stop on JPA. Following the update, the committee had several questions and comments:

Hosea Mitchell asked what was to become of the parking displaced by the new buildings and green street? In general, each new building is providing some amount of parking underneath the building. Once the district is built out, there should be as much parking on-site as there was before construction began.

Andrew Williams commented that the JPA crosswalk at Brandon Avenue could be a problem as the population grows here. We need to make sure we manage it better and encourage safe use of the intersection. This is indeed a concern and the project team is working with the City to ensure a safe environment at the crosswalk. JPA in general needs improvement from a pedestrian standpoint. The corridor has been studied by UVA, but many of the changes necessary to add sidewalks to JPA are costly because of the existing grades and this is a City street. Currently, the use of McLeod Hall while the Chemistry Building lecture hall is off-line is a good test of the limitations of the intersection at Brandon and JPA.



Brandon Avenue Master Plan