

MIDMONT TO PIEDMONT AREA STUDY



WORKSHOP
April 27th & 28th, 2004

FOLLOW-UP
July/August/September, 2004
the Office of the Architect &
Olin Partnership



Office of the
Architect
for the University of Virginia

MIDMONT TO PIEDMONT AREA STUDY

WORKSHOP

April 27th & 28th, 2004

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FOLLOW-UP

July & August, 2004
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McCormick Road
Redevelopment
Sketch



MIDMONT TO PIEDMONT AREA STUDY

WORKSHOP SUMMARY REPORT April 27th & 28th, 2004

Piedmont
Redevelopment
Sketch



MIDMONT TO PIEDMONT AREA STUDY WORKSHOP

SUMMARY REPORT

Held April 27th & 28th, 2004

PARTICIPANTS:

Stakeholders:

Bill Ashby, Associate Dean of Students
Adam Daniel, Associate Dean for Administration and Planning, College of Arts and Sciences
Angela Davis, Associate Dean of Students, Residential Life
Cheryl Gomez, Utilities Director, Facilities Management
Rich Kovatch, Associate Vice President for Business Operations
Pat Lampkin, Vice President for Student Affairs
Jo Lawson, Design Services Manager
Anat Levto, First Year Dormitories Area Coordinator
Dick Minturn, Architecture/Engineering Manager, Facilities Management
Christina Morell, Assistant Vice President for Student Affairs
Trish Romer, Assistant Director of Operations, Housing Division
Tim Rose, Chief Executive Officer, UVA Foundation
Wynne Stuart, Assistant Provost for Academic Support
Becca White, Director, Department of Parking and Transportation

Working Group:

Mary Hughes, Landscape Architect for the University of Virginia
Dennis McGlade, Olin Partnership
Greg Moore, Student Intern, Office of the Architect
David Neuman, Architect for the University of Virginia
Laurie Olin, Olin Partnership
Peter Saylor, Dagit Saylor
Connie Warnock, Assistant University Architect
Helen Wilson, Landscape Architect, Office of the Architect

Senior Management Group:

John Casteen, University President
Leonard Sandridge, Executive Vice President and Chief Operating Officer
Gene Block, Vice President and Provost
Colette Sheehy, Vice President for Management and Budget
Yoke San Reynolds, Vice President for Finance



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Held April 27th & 28th, 2004

WORKSHOP AGENDA:

Tuesday 4/27/04	
Activity	Facilitator / Participants
Briefing	David Neuman
Report from Stakeholders	
Housing and Dining Operations	Rich Kovatch
Student Life	Pat Lampkin
Student Activities Facility	Bill Ashby
Real Estate Foundation	Tim Rose
Transportation & Parking	Becca White
Alderman Road Housing Replacement Study	Peter Saylor
General Discussion & Wrap-Up	David Neuman
Working Lunch, Site Visit & Work Session	Working Group/Consultants

Wednesday 4/28/04	
Activity	Facilitator / Participants
Work Session	Working Group
Working Lunch	
Presentation Set-up	
Stakeholders Presentation	Working Group/Stakeholders



SUMMARY REPORT

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INTRODUCTION:

Considerable physical change is anticipated for the Observatory Hill – Alderman Road area of the University of Virginia due to:

- growth in the student population;
- the need for more residential and student service facilities;
- an urgent need to repair or replace existing deteriorating dormitories;
- the probable need for future academic and research facilities;
- a desire for improvements in communication, service and accessibility for those who live and work in the O'Hill area.
- the prospective need for increased faculty and staff housing

Several previous studies of the area have occurred; one of these resulted in the construction of a new major dining facility now underway at the intersection of McCormick and Alderman roads.



O'Hill Dining Hall under construction at the corner of McCormick and Alderman Roads



Rendering of New Dining Hall



Map of study area



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OBJECTIVES:

*Presented by David Neuman,
Architect for the University*

- Verify work done to date on plan for replacing Alderman Road dormitories and proposed connector to Piedmont Housing.
- Identify 2 to 3 sites for student housing to replace approximately 350-400 beds of the existing Alderman dorms for use as Phase One of the replacement program. These sites should not encroach on Facilities Management, Astronomy or other current facilities too difficult to replace immediately.
- Explore vehicular and bicycle circulation extending Stadium Road to Fontaine Avenue.
- Explore redevelopment of Piedmont Faculty Housing, whether for research park extension, housing or mixed use. Explore possibilities for Midmont property which currently has no use or program.
- Develop ways to better connect Gooch-Dillard and Hereford dorms to Central Grounds.

TASK:

Develop a framework plan that achieves the following:

- replaces most Alderman Road dormitories
- recommends appropriate land uses
- enhances connectivity through improved circulation routes
- considers under-utilized parcels at Midmont and Piedmont



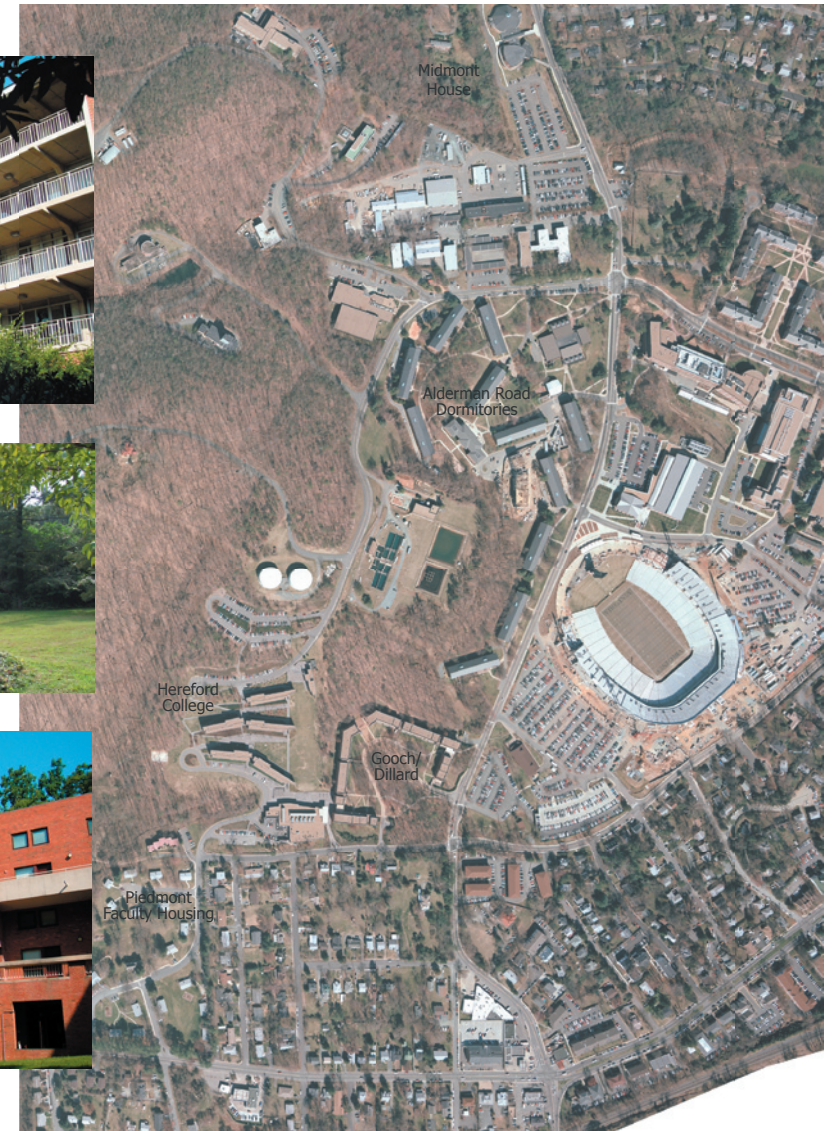
Alderman Road Dormitories



Midmont House



Gooch-Dillard Dormitories



Aerial photo of study area



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SUMMARY REPORT

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STAKEHOLDER ISSUES:

Housing and Dining Operations,

presented by Rich Kovatch,

Associate Vice President for Business Operations:

- There are 48 properties in Piedmont Faculty housing which date from the 1950s
- Piedmont Faculty Housing has a high occupancy rate; it is popular with junior faculty
- The Gooch – Dillard dormitory complex houses 650 mainly upperclass undergraduate, with some graduate students in single and double suites.
- Hereford College consists of five buildings, providing a dining hall and 500+ beds for upperclassmen and 120-150 first years.
- The Alderman Road dormitories house 1,663 1st year students in 11 buildings; most of these buildings are from the 1960s and are in need of renovation or replacement.
- The new Observatory Hill dining hall (under construction) will serve 1,000 users and will include both contract and retail dining, as well as offices.
- There is continuing need for additional 1st year housing to keep pace with enrollment growth.
- There is a need to house visiting foreign faculty and research assistants, perhaps in the Piedmont area.



Hereford College and Runk Dining Hall



Historic Piedmont House



Piedmont Faculty Housing



Alderman Road Dormitories



SUMMARY REPORT

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STAKEHOLDER ISSUES:

Student Life Goals,

*presented by Pat Lampkin,
Vice President for Student Affairs:*

- The current (2003) Alderman Road dormitory replacement study has safety issues with its isolated strings of buildings and adjacent woodlands.
- It is desirable to place first year students adjacent to upperclass dormitories.
- There is a need for meeting places to accommodate small groups up to 20 people.
- It would be optimal to have one such meeting space per floor in a typical dormitory.
- There is a strong desire to house 1st year students together in their own complex.
- The size of a dorm is proportional to what represents a reasonable load for advisors.
- 1,150 upperclass students are parking at Hereford and stadium parking lots.

Student Activities Facility,

*presented by Bill Ashby,
Associate Dean of Students:*

- There is a need for a flexible flat-floored space of a size comparable to the current activities building (+ 6,000 sf) south of the stadium. The student activities building does not need to remain at this location.
- The student activities building does not integrate well with residential areas due to frequent events with amplified sound.
- Additional storage and meeting space is needed for student organizations



Student Activities Building

Academic Needs

*presented by Adam Daniel,
Associate Dean for Administration and Planning,
College of Arts and Sciences"*

- The conventional habit of thinking separately about academic and residential activity is misguided.
- The quality of academic experience relies upon quality of housing.
- Language houses are excellent examples of the integration of a residential experience with learning.
- The 1st and 2nd year academic experience is critical; and it is beneficial for students to live on-grounds during this time.
- There is a need for more general assembly and gathering spaces for students, faculty and staff.
- It is desirable to have an integration of housing with academic space, rather than segregated into separate zones.
- Psychology, which has the most majors in the college, has outgrown Gilmer Hall.
- A recent space study found that the largest space deficit is in the sciences; a total deficit of 150,000 sf. Development in the study area must take into account the needs of academic departments, especially in the sciences, along with the need for expanded housing.



SUMMARY REPORT

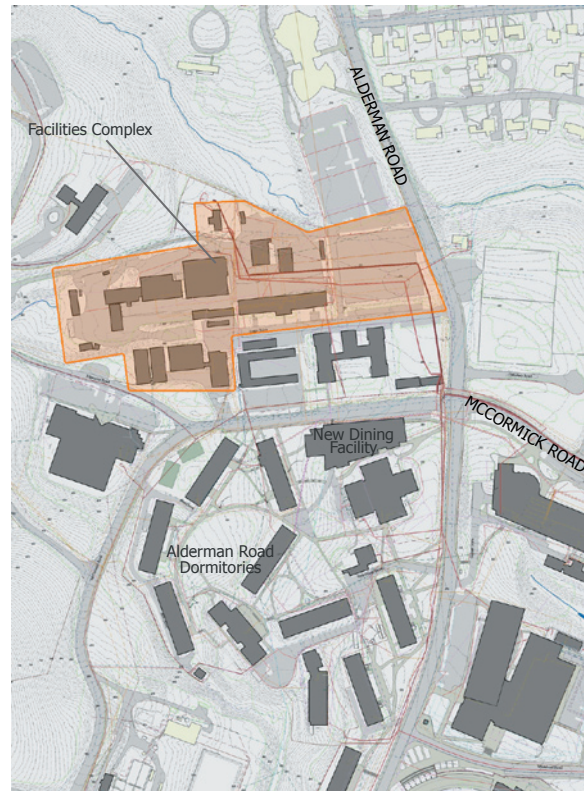
Held April 27th & 28th, 2004

STAKEHOLDER ISSUES:

Facilities Management & Utilities Infrastructure

*presented by Cheryl Gomez,
Utilities Director, Facilities Management:*

- The current Facilities Management complex needs more space.
- Facilities Management now occupies a prime site for University expansion; however, there is no determination of where it could be effectively relocated.
- In general, utilities infrastructure is in good shape to supply the study area, but additional capacity may be necessary to Fontaine Avenue.
- An additional 600,000 sf of academic space can be accommodated with the AFC chiller expansion.
- Stormwater management is one of the most difficult hurdles to overcome, as most of the study area drains into Moore's Creek, and the University owns very little of this watershed.
- Sanitary sewer system increases are problematic, as well as, University lines that must tie into old and undersized city lines.



Facilities Management site



Aerial photograph of Facilities Management site



Facilities Management parking lot, from Alderman Road



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STAKEHOLDER ISSUES:

Real Estate Foundation

*presented by Tim Rose,
Chief Executive Officer, UVA Foundation:*

Midmont Property:

- UVA Foundation owns 1/2 of Midmont house and site.
- There is a 60' fall across the Midmont house site and maybe little developable land due to floodplain.
- The oldest part of the structure dates from 1760.

Fontaine Research Park:

- Fontaine Research Park is 54 acres; the second to the last pad is currently under development.
- Development is capped currently @ 500,000 sf based upon parking as per current zoning ratio, may wish to re-zone.
- Structured parking could allow an increase of 180,000sf.
- Have considered the possibility of creating 170,000 – 350,000sf of additional research facilities.
- A study done two years ago did look at expanding Fontaine Research Park across Fontaine Avenue and into Piedmont Faculty Housing site. Stadium Road would be extended through the site and connect to Fontaine.



Fontaine Research Park



Scott Stadium parking shelf

Transportation and Parking

*presented by Becca White,
Director, Department of Parking and Transportation:*

- Upperclass housing parking ratio is 40% of bed count.
- No parking is provided for first year students so access to transit, for these students, is critical.
- Married student housing requires 1.25 cars per apartment.
- 80% of staff need dependable on-site parking.
- Football vehicular and pedestrian traffic hugely impacts this area.
- Scott Stadium parking serves West Grounds and the Hospital:
 - 850 commuting hospital employees park and use a shuttle service
 - Upperclass students and RA's park here
 - Faculty and staff in the sciences also park here
- Transit operations through the site are popular and include:
 - Free city trolley on JPA
 - Stadium/Hospital shuttle - an express on Stadium Road to Hospital
 - University Blue route and grounds loops
 - Service to Hereford College and Piedmont Housing



MIDMONT TO PIEDMONT AREA STUDY WORKSHOP

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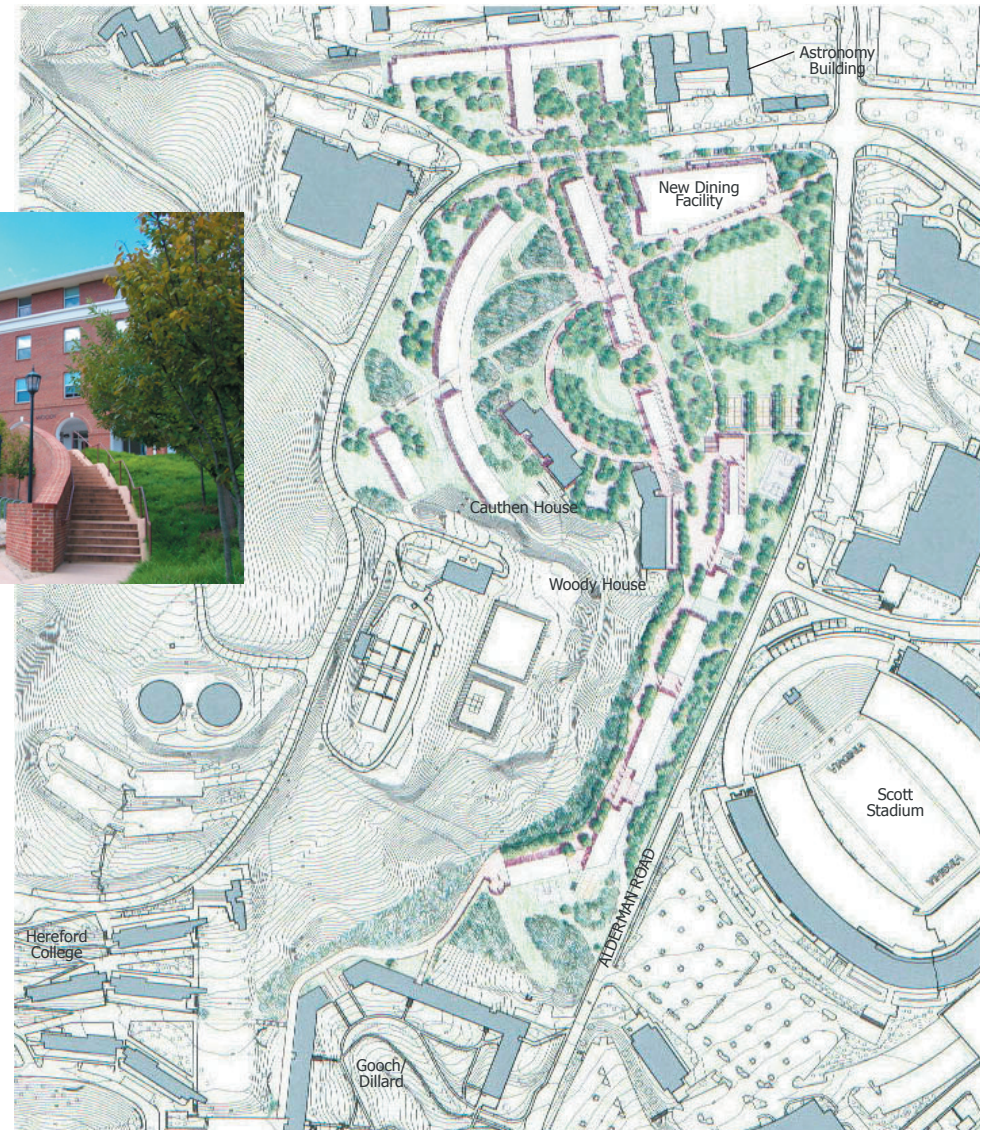
PRECINCT PROJECTS REVIEW:

2003 Alderman Road Housing Replacement Study,
*presented by Peter Saylor, Dagit Saylor
and Dennis McGlade, Olin Partnership:*

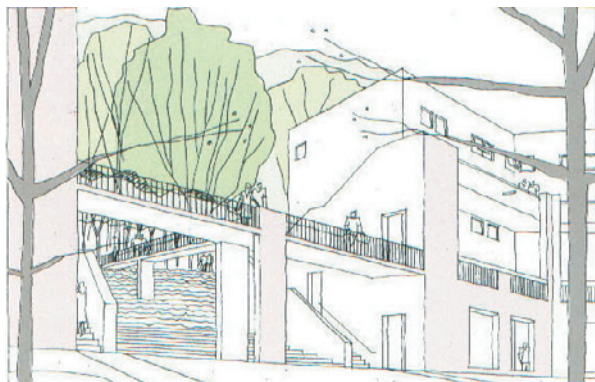
- Study assumed keeping only two existing dormitories of Alderman Housing complex: Woody and Cauthen Houses.
- The plan anticipated 13 years to complete build-out.
- Phase I of the study was to locate an approximately 400 bed swing space building, to allow for phased demolition of existing dormitories.
- Ten sites for phasing were evaluated and the preferred site was next to the Astronomy building on McCormick Road.
- As part of the study, it was proposed to connect the Alderman Road dormitories with Gooch-Dillard and Hereford College, by means of two walkways, an upper one following the existing woodland edge and a lower one at street level.



Woody House



Site plan of reorganized Alderman Dormitories



Proposed Gooch/Dillard connection



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PRECINCT PROJECTS REVIEW:

Alderman Road Housing Replacement Study (cont.)

- In spite of the significant slopes and existing woodlands of the area, a level datum was found that could provide an accessible route from the new dining hall (now under construction) through the Alderman housing area, to the back side of Gooch-Dillard and finally to Hereford College. This route could serve pedestrians, bikes, and service vehicles.
- Another goal of the study was to provide open space; flat grassy areas suitable for passive recreation and pick-up sports. One such space, a grass oval, was designed as part of the new dining hall, but it was not funded. Open space of this sort is scarce in West Grounds.



New Dining Hall Landscape Plan



New Dining Hall under construction and old O'Hill Dining Hall, which will be demolished to create open space.



Topographic model highlighting the contour that connects study area



SUMMARY REPORT

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RECOMMENDATIONS:

Overall Framework & Long-term Land Use Plan

The existing woodlands of Observatory Hill must be protected from development for the foreseeable future. Stream valleys and watersheds should be protected and, where necessary, restored to reinforce the University's commitment to high quality stormwater management. It is critical that the steep slopes of the Hill remain in their wooded state.

The study area, from "Midmont to Piedmont", represents a significant residential band that has developed over time, including Piedmont Faculty Housing, Hereford College, Gooch-Dillard and the Alderman Road Dormitories. The residential component terminates at the intersection of Alderman and McCormick Roads, where the Astronomy building and Facilities Management is located. Beyond that, in a dramatic ravine, sits the historic Midmont house.

This band has much potential for growth for residential, academic and student life. It is recommended that residential growth be interwoven with academic and student life spaces. Furthermore, faculty/staff housing could be incorporated, bracketing each end.

The northwest corner of McCormick and Alderman Roads is a prime site for University academic expansion and an important one in order to connect development along Alderman with academic and residential functions along McCormick. The University administration should consider relocating Facilities Management to a more peripheral location and develop the site with academic buildings.



Area basemap with overlay of recommended zoning



SUMMARY REPORT

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RECOMMENDATIONS:

Overall Framework & Long-term Land Use Plan (cont.)

Similarly, the Slaughter Recreation site is a prime site for residential development. It could accommodate a new residential college of some 300-400 beds. Especially given the expansion of the AFC nearby on Alderman Road, perhaps the functions at Slaughter could be located elsewhere.

Midmont House and its grounds could be developed into religious facilities or other theme housing. Piedmont should continue functioning as faculty / staff housing, with increased density.

Student recreation, athletics and extracurricular activity can be expanded and enhanced through development of the land south of the Stadium, especially at the intersection of Alderman and Stadium Roads. Such development should be undertaken in conjunction with the possible need for additional structured parking in the area.

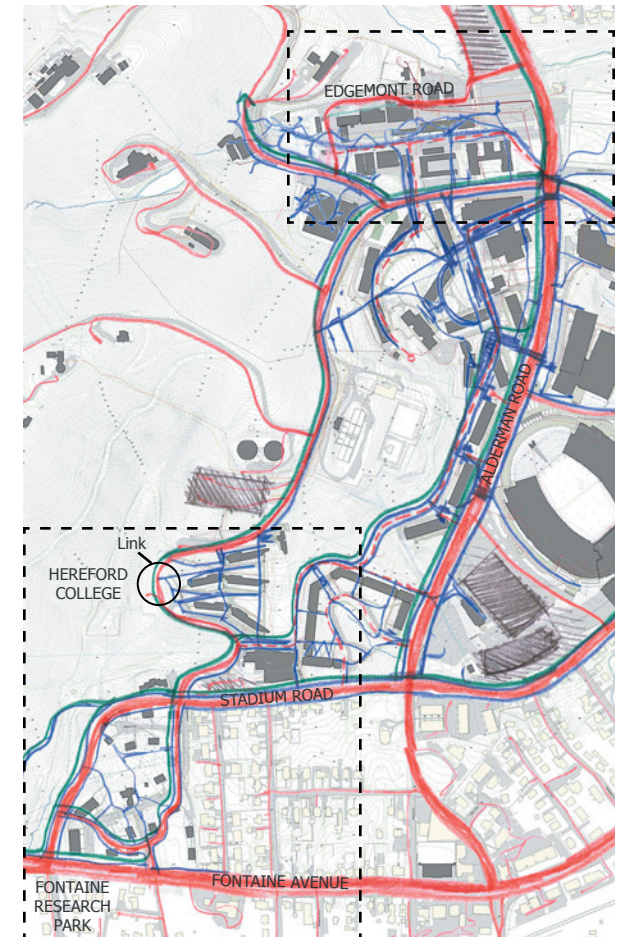
Fontaine Research Park should seek increased density through the construction of structured parking.

Connectivity and circulation is a key part of any framework plan. The incremental development of this portion of the University has resulted in disconnected pockets of student and faculty housing. Undergraduates living in Gooch-Dillard and Hereford College complain that they feel isolated. The proposed enhancement of connective ways and an increase of residential, academic and student life facilities

discussed above will help the problem, but improved physical connections for vehicles, pedestrians and bicycles throughout the district are imperative.

Several circulation improvements are recommended:

- Connect the two dead-ends on the western edge of Hereford College to essentially allow McCormick to form a loop by connecting Fontaine Ave.
- Extend Stadium Road to Fontaine Ave. to better link the research park with the western edge of the University. Two options were examined and will be addressed later.
- Carry forward the idea of the level datum from the Observatory Hill Dining Hall to Hereford College, that was proposed in the original Dagit-Olin study. This datum or "magic contour" should be designed primarily as a pedestrian path, but should also serve bicycles and service/emergency vehicles.
- When the Facilities Management site is developed into academic functions, a road should be established on the northern edge, connecting Edgemont Road and Alderman Road and forming a loop for better circulation and service/emergency access.
- In general, pedestrian paths and bicycle routes should be enhanced and installed in the area, especially along Alderman Road.



Circulation plan showing Stadium Drive continued through Piedmont neighborhood, and the cul-de-sacs linked around Hereford College



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RECOMMENDATIONS:

Alderman Road Housing Plan & Phasing

The University has decided to replace most of the Alderman Road Residence Halls due to their rapidly deteriorating conditions. In doing so, it is hoped that the building arrangement can be more efficiently designed, to eliminate the “train wreck” appearance from which the complex currently suffers.

The design for new residential buildings along Alderman Road needs to achieve the following:

- emphasize pedestrian flow and connections
- provide outdoor spaces for improved student life
- respect the existing woodlands and steep topography of Observatory Hill
- close the gap that currently exists to Gooch-Dillard and Hereford College
- incorporate common areas on ground floor plans

In order to replace the existing dormitories, swing space dormitories must be constructed, as demolition of all the buildings cannot be done at once. This swing space must house 300-400 beds. The project would be phased, with two or three buildings demolished and replaced at a time. Completion of the entire project could be expected in about eight to ten years. The swing space buildings would then become a permanent residential college.



Alderman Road Housing, proposed site plan



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RECOMMENDATIONS:

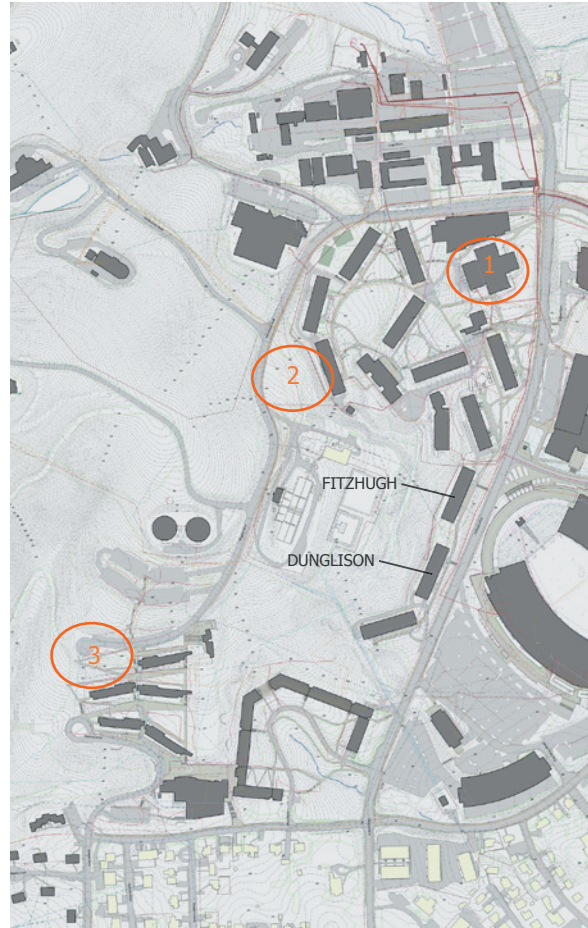
Alderman Road Housing Plan & Phasing (cont)

Three sites were studied for the “swing space.”

These are:

- Option 1) adjacent to Alderman Road and immediately south of the new dining hall, framing the proposed new green space;
- Option 2) above Balz House on the slope adjacent to the upper reach of McCormick Road which leads to Hereford College; and
- Option 3) west of Johnson House at Hereford College, thereby completing the build-out originally conceived.

Option One could house approximately 275 beds and Option Two, 100 beds. Option Two has the drawback of being somewhat isolated due to topography. Option One would effect the design of the green oval south of the dining hall, an important outdoor recreation space. Option Three would allow Hereford College to be divided into two residential colleges of 300 beds each, but would require the construction of another principal's house.



Three possible sites for the swing space dormitories.



Fitzhugh House seen from the Aquatic Fitness Center



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RECOMMENDATIONS:

Piedmont Faculty Housing

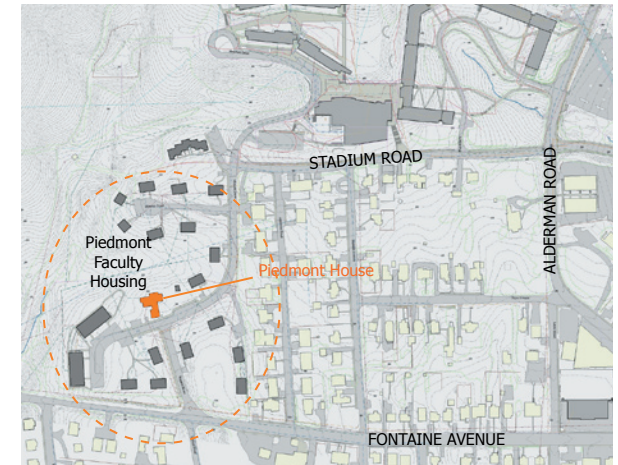
Several options were studied for this area. Two critical components are the historic Piedmont farmhouse and connections to Fontaine Ave. If the Piedmont House remains, it should exist as a central feature, on a central green. The house could be refurbished for apartments or a day-care facility.

One of the drawbacks to the current Piedmont Faculty Housing complex is its inefficient layout. Increased density would increase efficiency and create a more cohesive neighborhood. All options propose townhouse units densely located along a street system with a central green. Schemes A and B retain the old farmhouse, where Scheme C considers the site with it demolished.

A connector road across from the entrance to Fontaine Research Park is not recommended due to topography and an existing stream valley (although Scheme C shows a possible alignment). Instead, entrances and exits should be located across from existing streets on the east side of Fontaine.



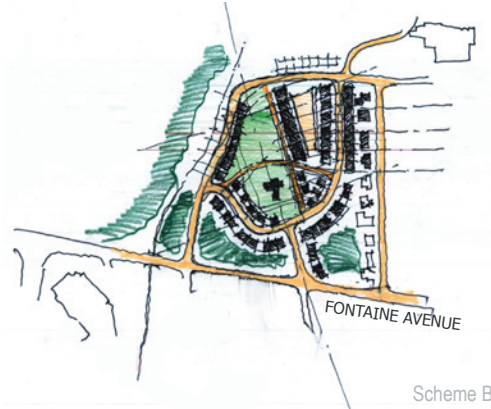
Piedmont House



Piedmont Faculty Housing detail basemap



Scheme A



Scheme B



Scheme C



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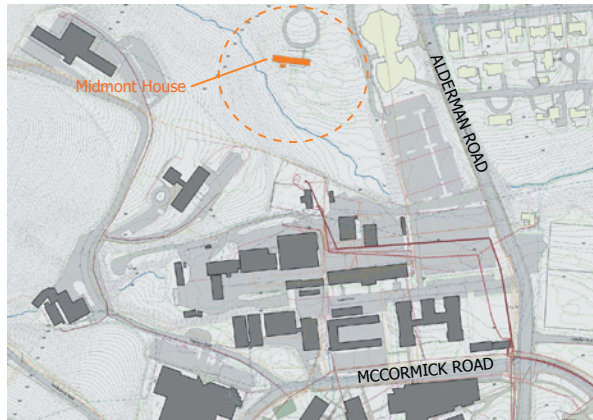
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RECOMMENDATIONS:

Midmont Residential and Student Religious Facilities

This seven acre site is located next to Continuing Education at Zehmer Hall and the St. Thomas More Church. It offers the potential to locate several modest structures for religious organizations, which are searching for sites upon which to locate. While the existing historic structure poses constraints due to its narrow dimension, a thoughtful addition would allow it to be more usable. The amount of new construction on this site is limited due to steeply sloping topography and a sizable floodplain. Vegetation management should be undertaken to conserve the woodland and a large number of relict specimen plants. A lightweight bridge for pedestrian and bicycle traffic could be constructed to connect the site to other proposed residential and academic development.



Midmont Residential area detail basemap



Midmont House



Proposed development of McCormick Road area and Midmont House



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WORKSHOP FOLLOW-UP

July/August/September, 2004

the Office of the Architect & Olin Partnership

FOLLOW-UP:

Alderman Residence Halls/ Hereford College

In this scheme for the Alderman Road Residence Halls, two of the newer dormitories are maintained: Cauthen and Woody Houses. The proposed dormitories are arranged along Alderman Road so that the buildings have a strong relationship to the street, unlike the existing buildings. Much-needed, internal open spaces are defined by proposed and existing buildings. A grassy oval is planned for the south side of the new dining hall. Another open space is defined at the front of Cauthen and Woody Houses. New dormitories along the road up to the Observatory are arranged to create small, intimate outdoor gathering spaces. The staggered dormitories along Alderman Road define a pedestrian corridor that makes a connection to Gooch Dorms and Hereford College.

Modifications to Hereford College include the addition of one last dormitory, a second principal's residence and a road extension to connect the upper and lower sections of the complex and improve circulation of the area in general.



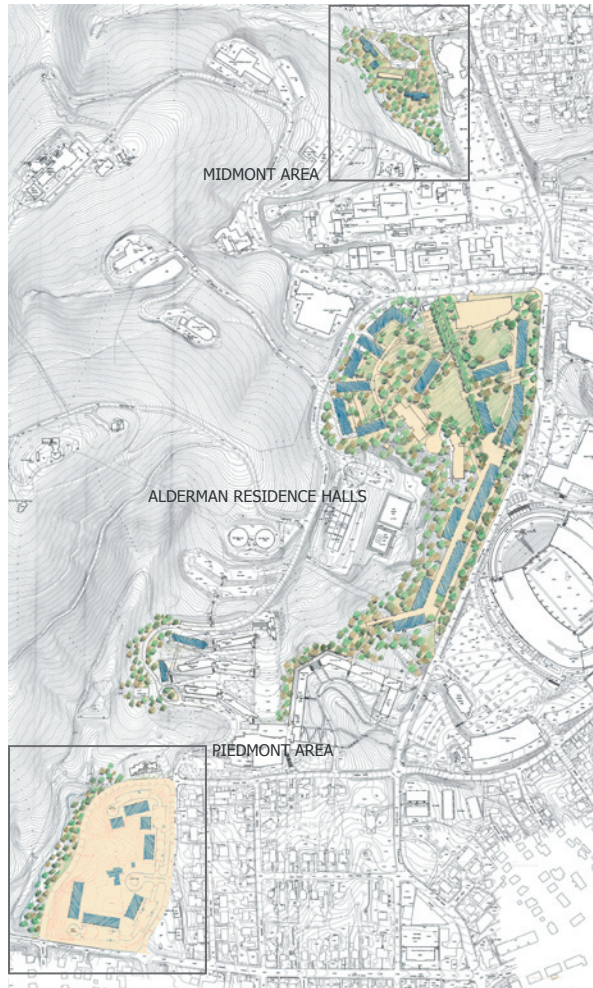
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FOLLOW-UP:



Midmont Area

Additional structures are proposed for the Midmont site, as well as adaptive re-use of the historic house. Again, the Midmont complex could serve student religious organizations that are currently looking for space. The wooded stream valley and remnant gardens should be preserved and protected.



Piedmont Area

Modifications to the Piedmont area focus on improved housing and circulation as well as preservation of the historic Piedmont House. A connector road is proposed to run from the end of Stadium Road to Fontaine Avenue. Groupings of new townhouses, which would double the capacity for faculty and staff units on this site, are located to respect the rolling terrain and the historic house. A generous surrounding of open space is created as an appropriate setting for Piedmont House.

