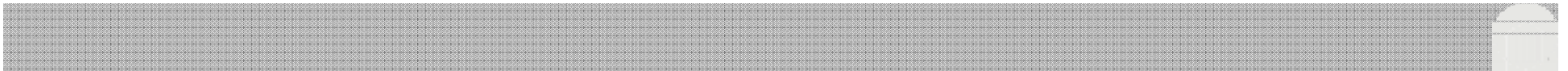
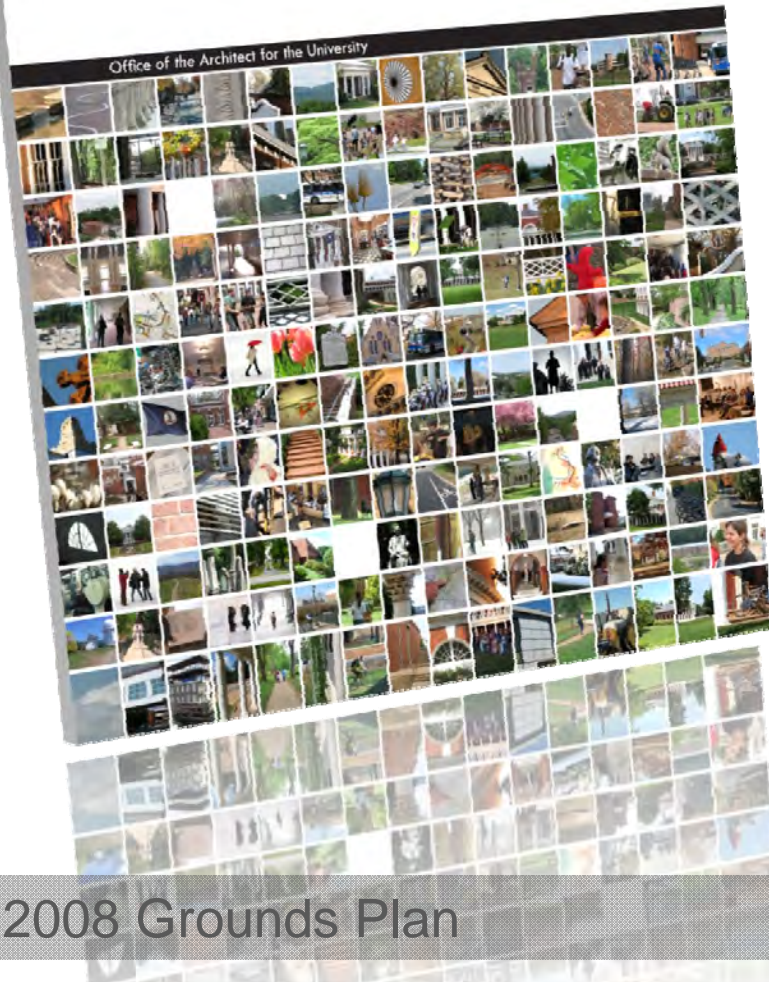


# North Grounds Update

## January 14, 2010

**Grounds Plan**  
**Precinct Planning**  
**Capital Projects**  
**Infrastructure**  
**Transportation Demand Management**  
**Sustainability**





Long-range plan, 2015, 2025

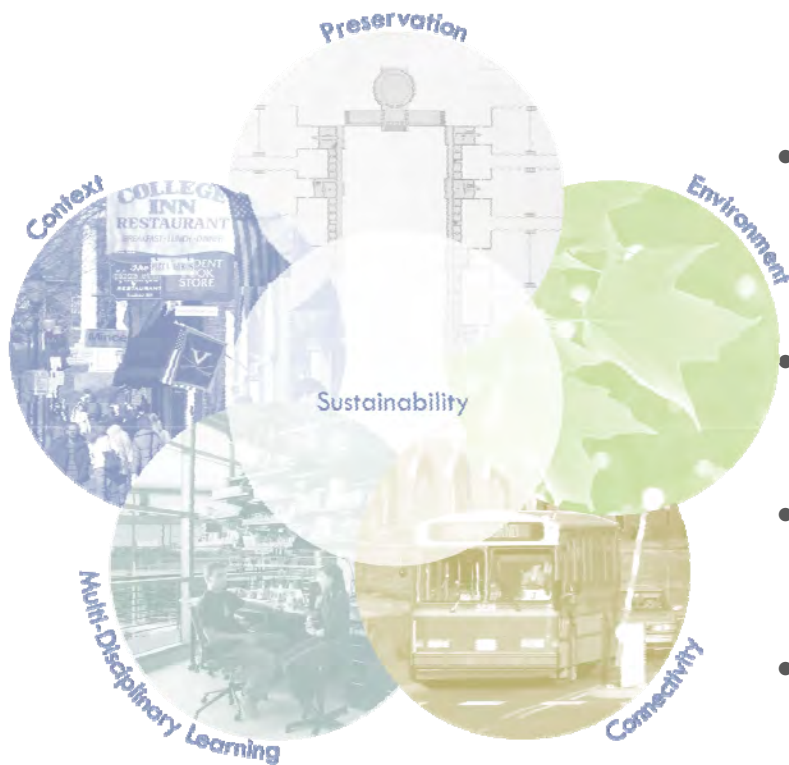
Directs projected growth into specific redevelopment zones

Focused on sustainability

- Preservation
- Context
- Multi-Disciplinary Learning
- Connectivity
- Environment

Defines the three precincts





- Environmental – maintain and advocate for the protection of our natural environs, including air and water quality
- Context – plan for opportunities to connect appropriately with the developed community and surrounding open space
- Connectivity – increase linkage throughout campus fabric
- Multi-disciplinary – enhance mixed use developments to foster interaction and collaboration
- Preservation – continue to enhance our cultural building and landscape resources
- Sustainability – protect opportunities for future generations and minimize energy use







Intent :

Future development over the next 20 years focused within existing developed area (1,135 acres) of the Grounds

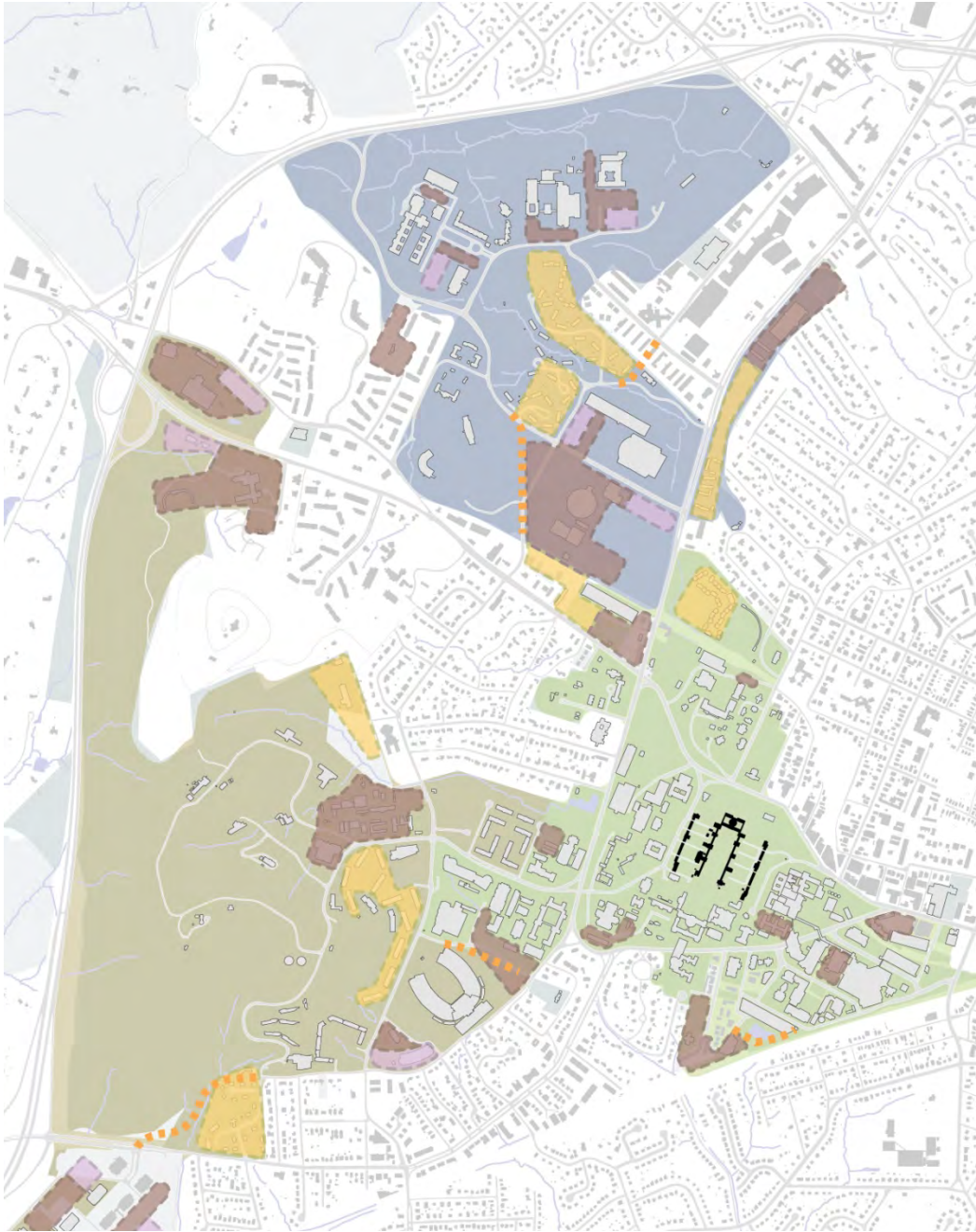
Available:

Grounds Plan report and full HTML website to make plan accessible to all UVA members and other interested parties

<http://www.virginia.edu/architectoffice/GroundsPlan.html>



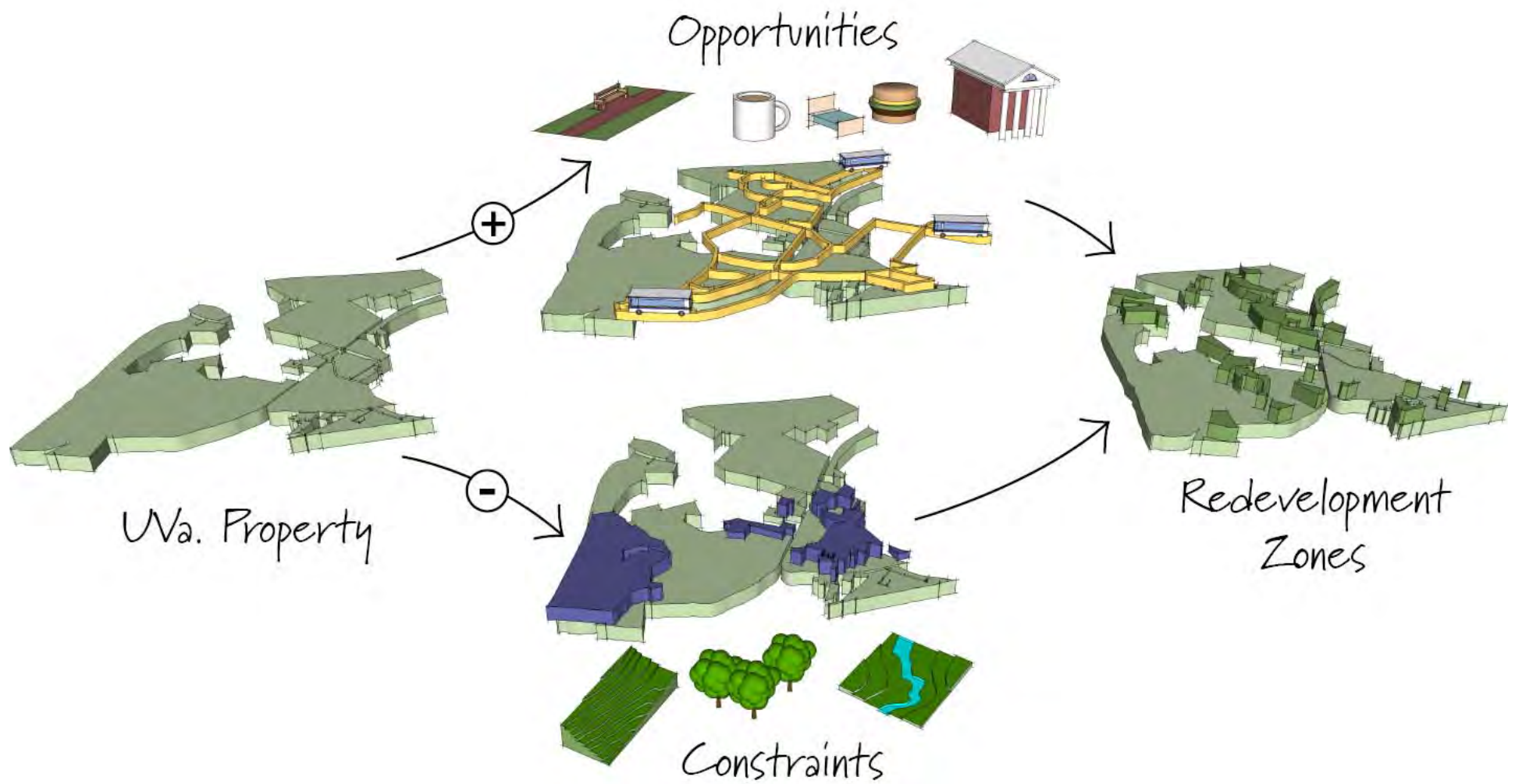




Central Grounds  
West Grounds  
North Grounds

The Grounds Precincts with Redevelopment Zones

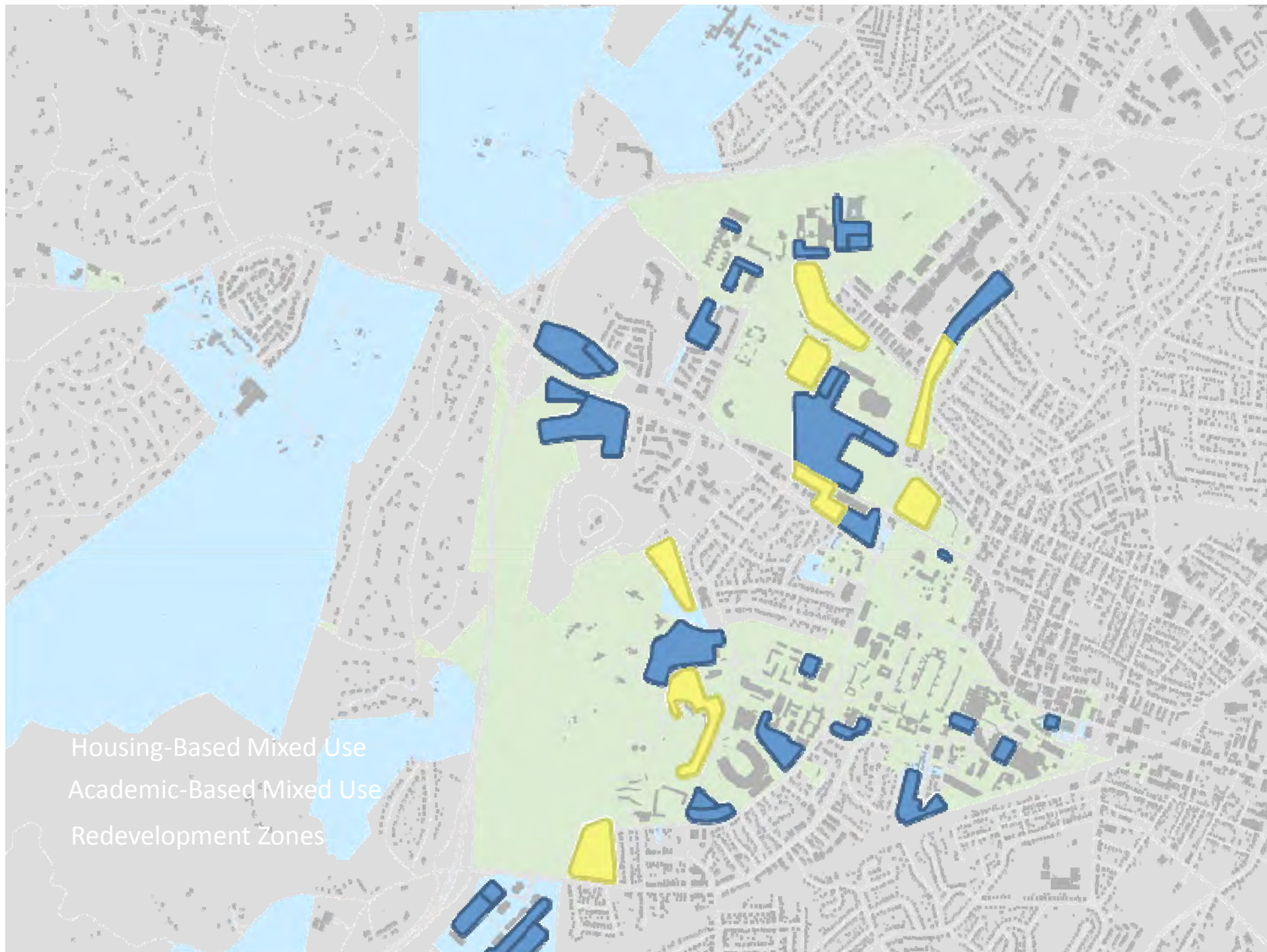




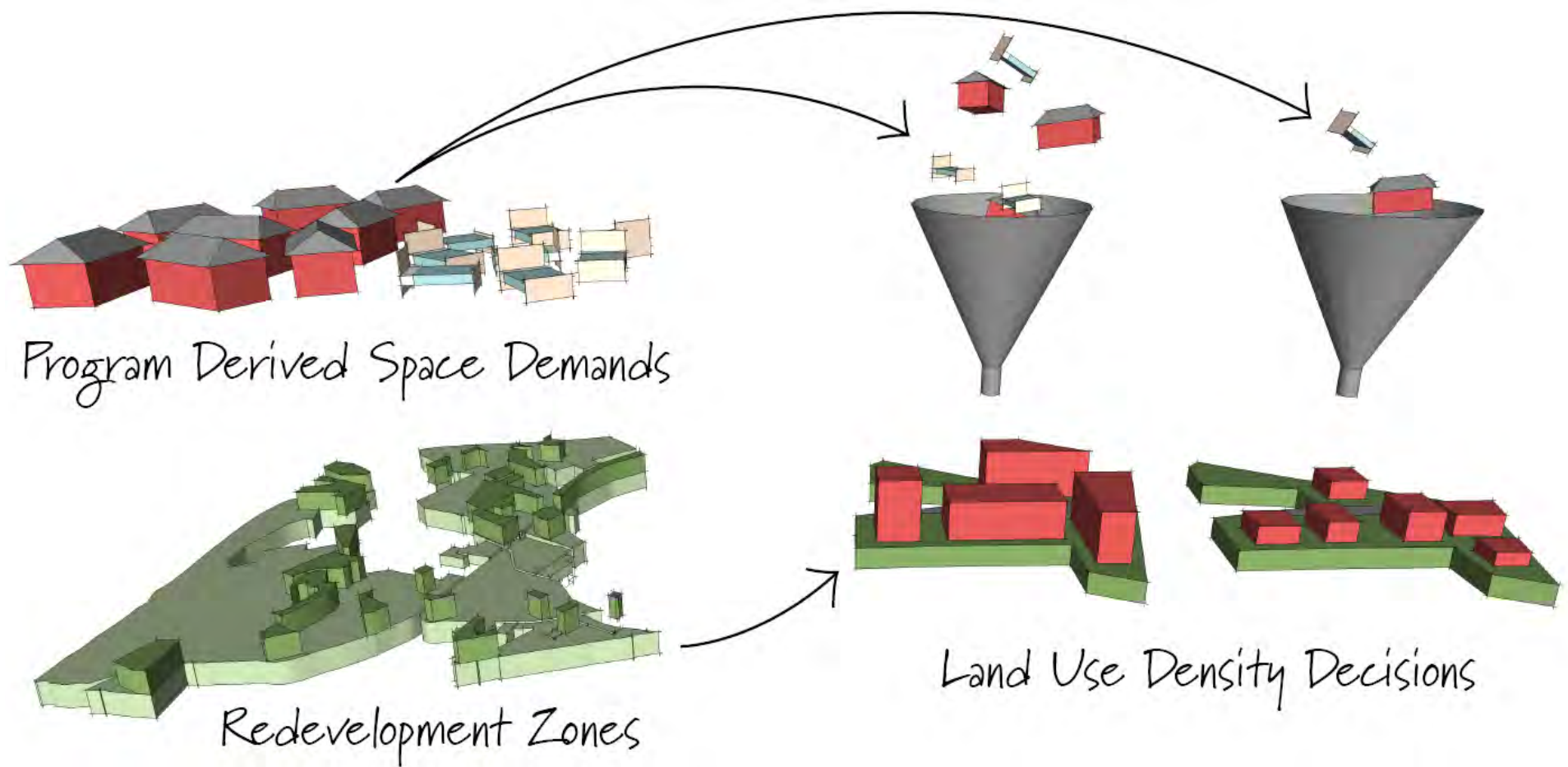
Establishing the Redevelopment Zones









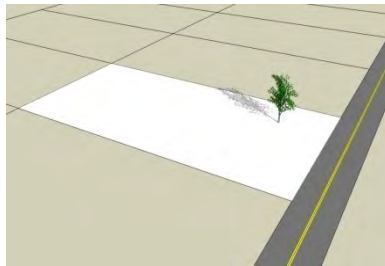


Testing the Redevelopment Zones

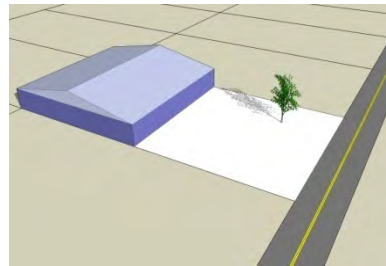


## Ground Area Coverage (GAC)

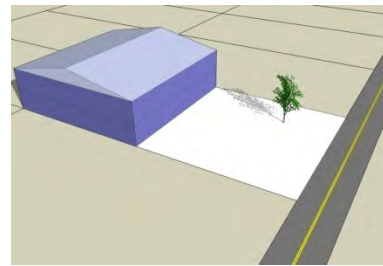
Ratio of building footprint to the size of the parcel



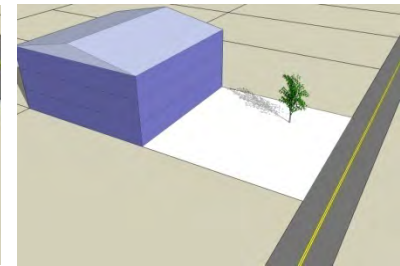
0 GAC



.5 GAC



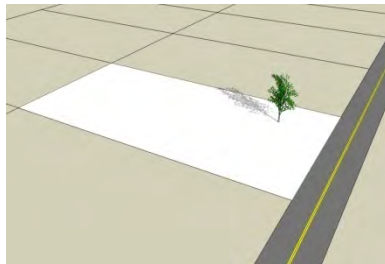
.5 GAC



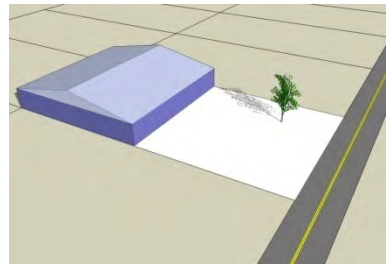
.5 GAC

## Floor Area Ratio (FAR)

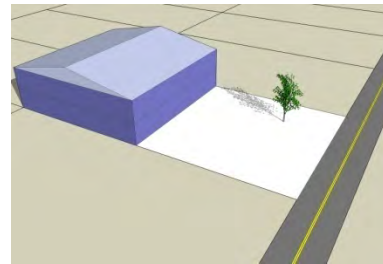
Ratio of total interior floor area (GSF) to the size of the parcel



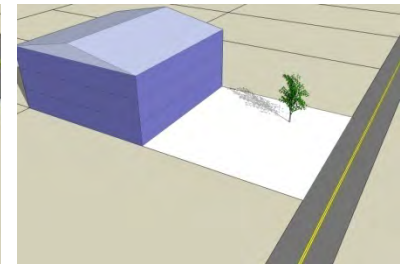
0 FAR



.5 FAR

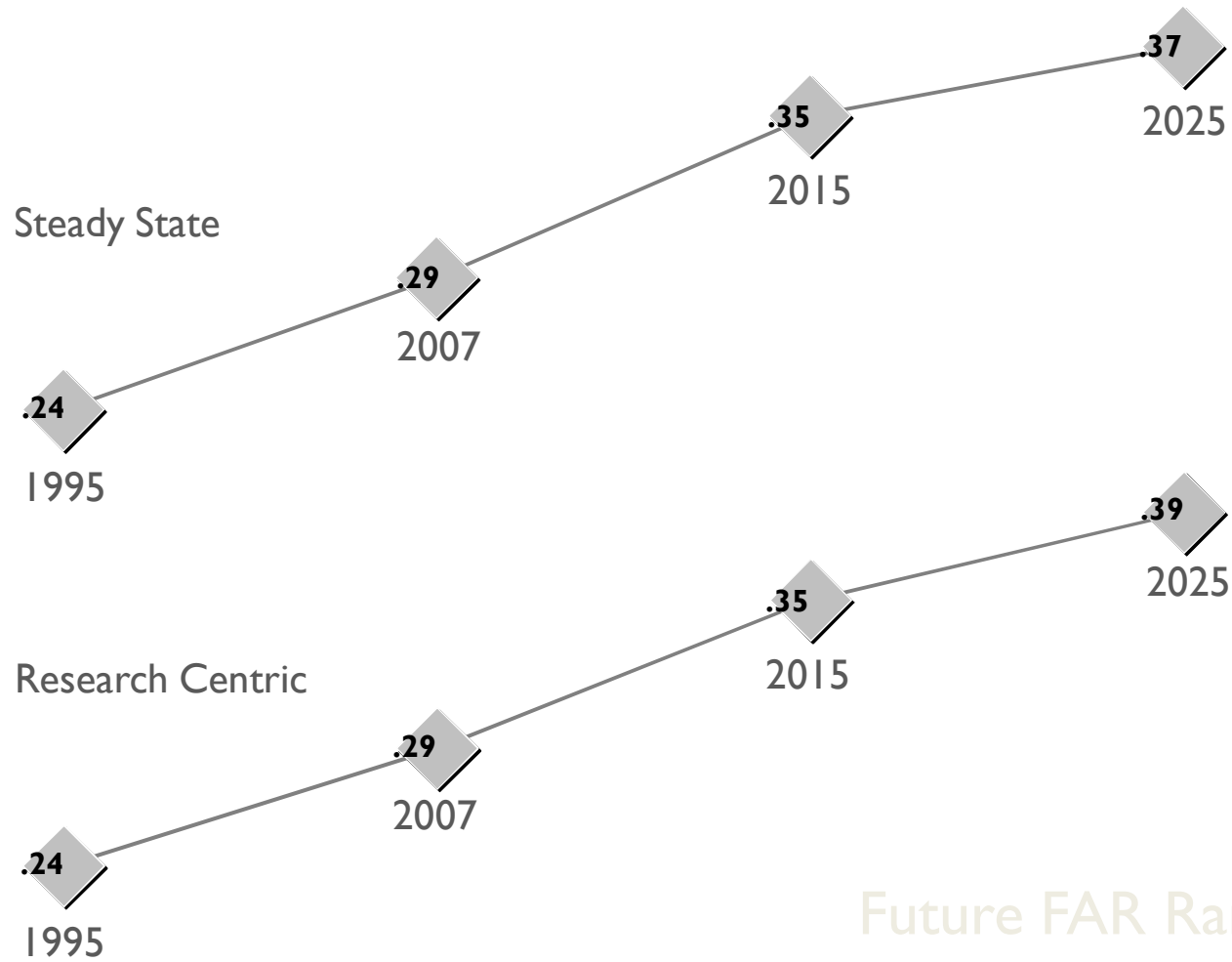


1.0 FAR



1.5 FAR

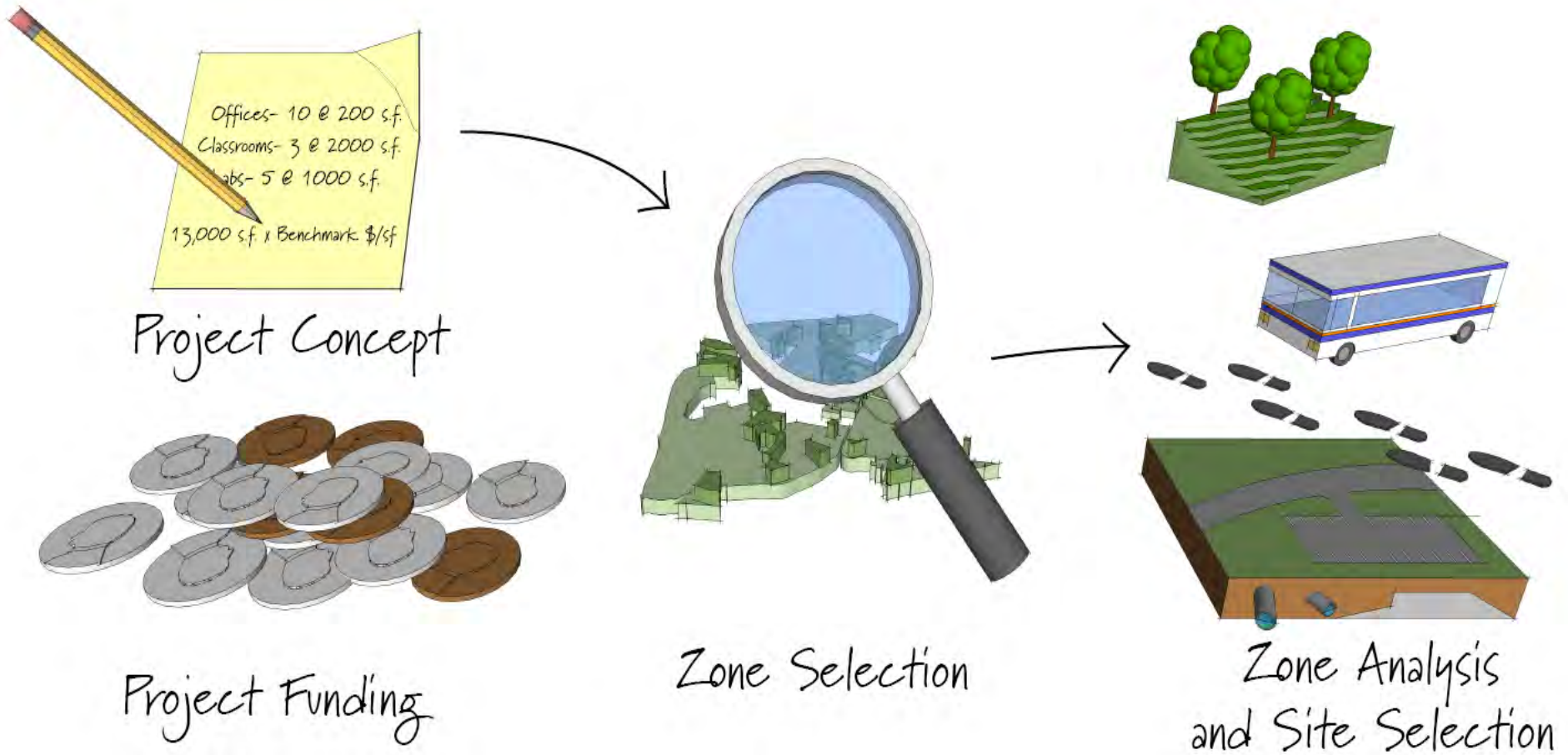




Future FAR Range



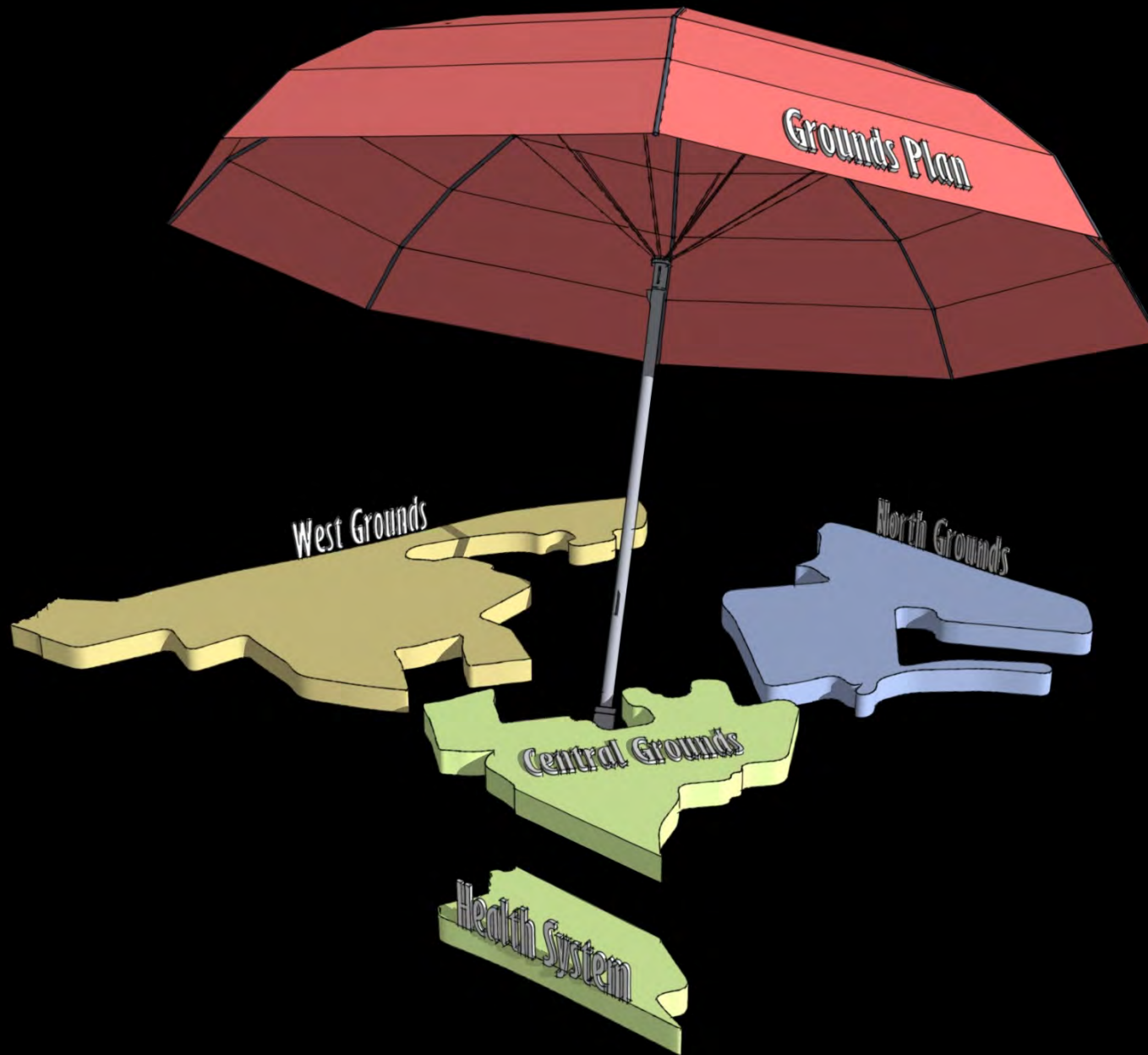


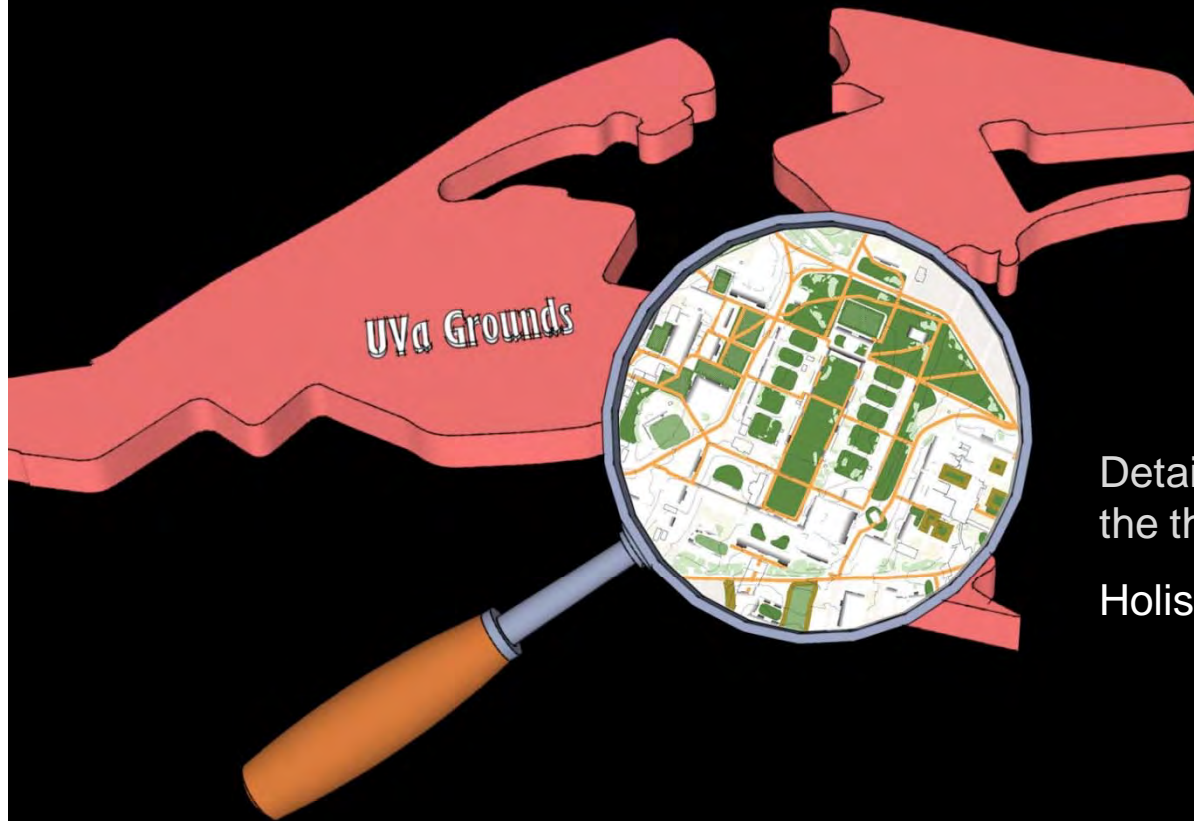


overall plan

precincts

districts





Detailed description of role, use and form of the three precincts

Holistic planning addressing:

- Building form

- Views

- Circulation

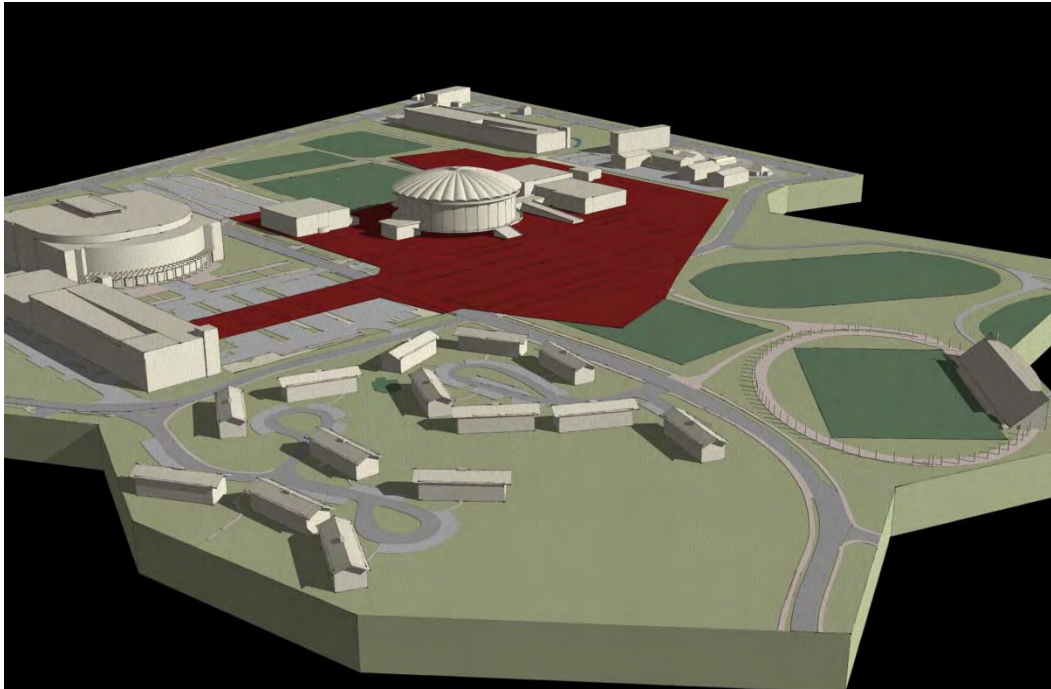
- Servicing

- Parking

- Other aspects of built form







Departure from typical campus planning:

- Zoning for form, not use
- Redevelopment areas established as zones, rather than building sites
- More responsive to changing needs
- Flexibility of use with well-defined form



Use of Form Based Zoning



## Proposed

## Natural Systems

## Linkages

## Green Space

### Proposed Green Space

Development Volume

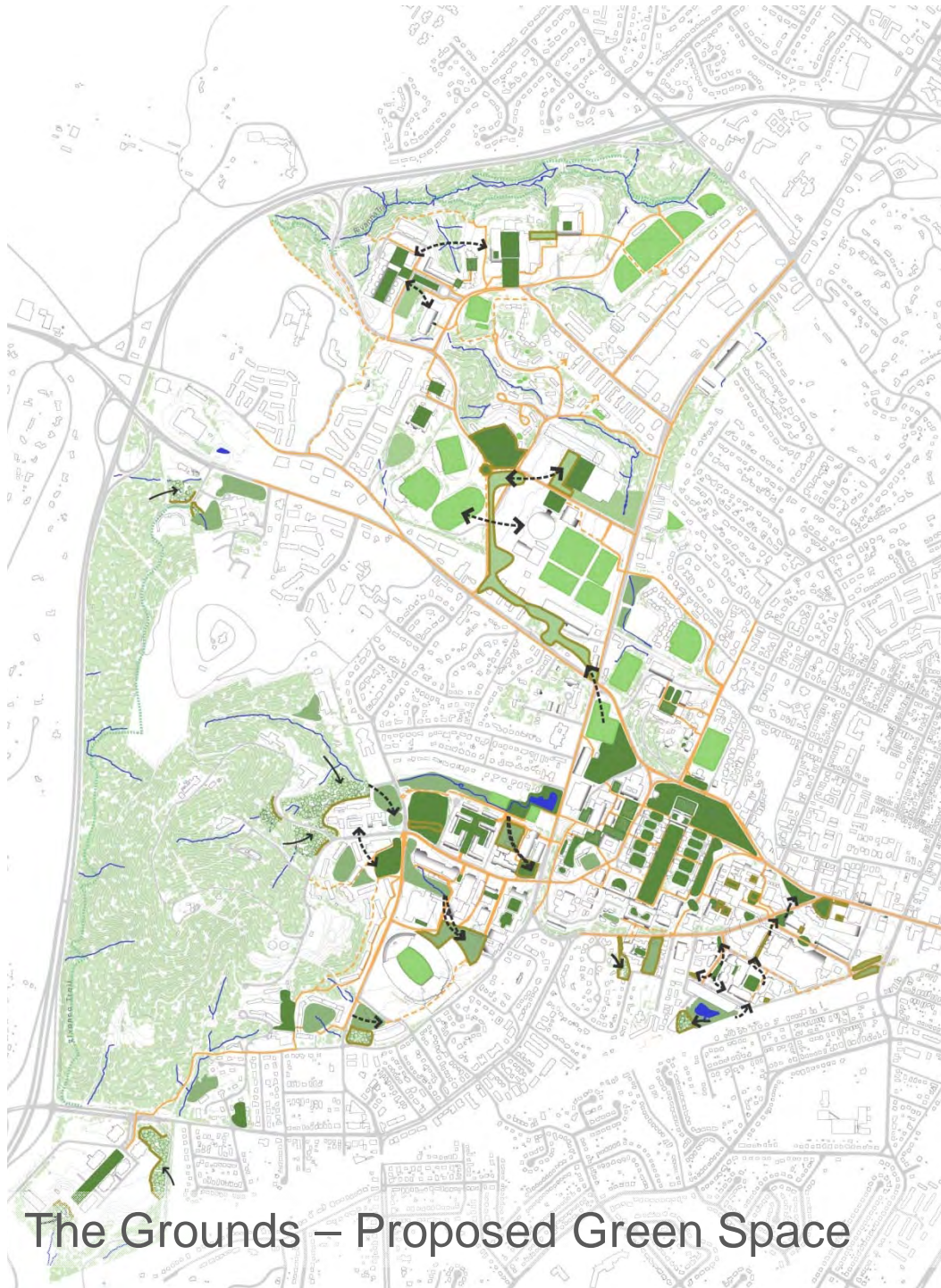
### Legend

- [illegible]

# Planning Focus







- Expand tree canopy in natural areas
- Increase green space and use it form connections for pedestrians
- Additional pedestrian/bicycle corridor connecting the precincts

The Grounds – Proposed Green Space





Redevelopment of housing for higher density

Expanded academic facilities in the three precincts

Regulate heights to control overall aesthetics

The Grounds – Proposed Development Volume

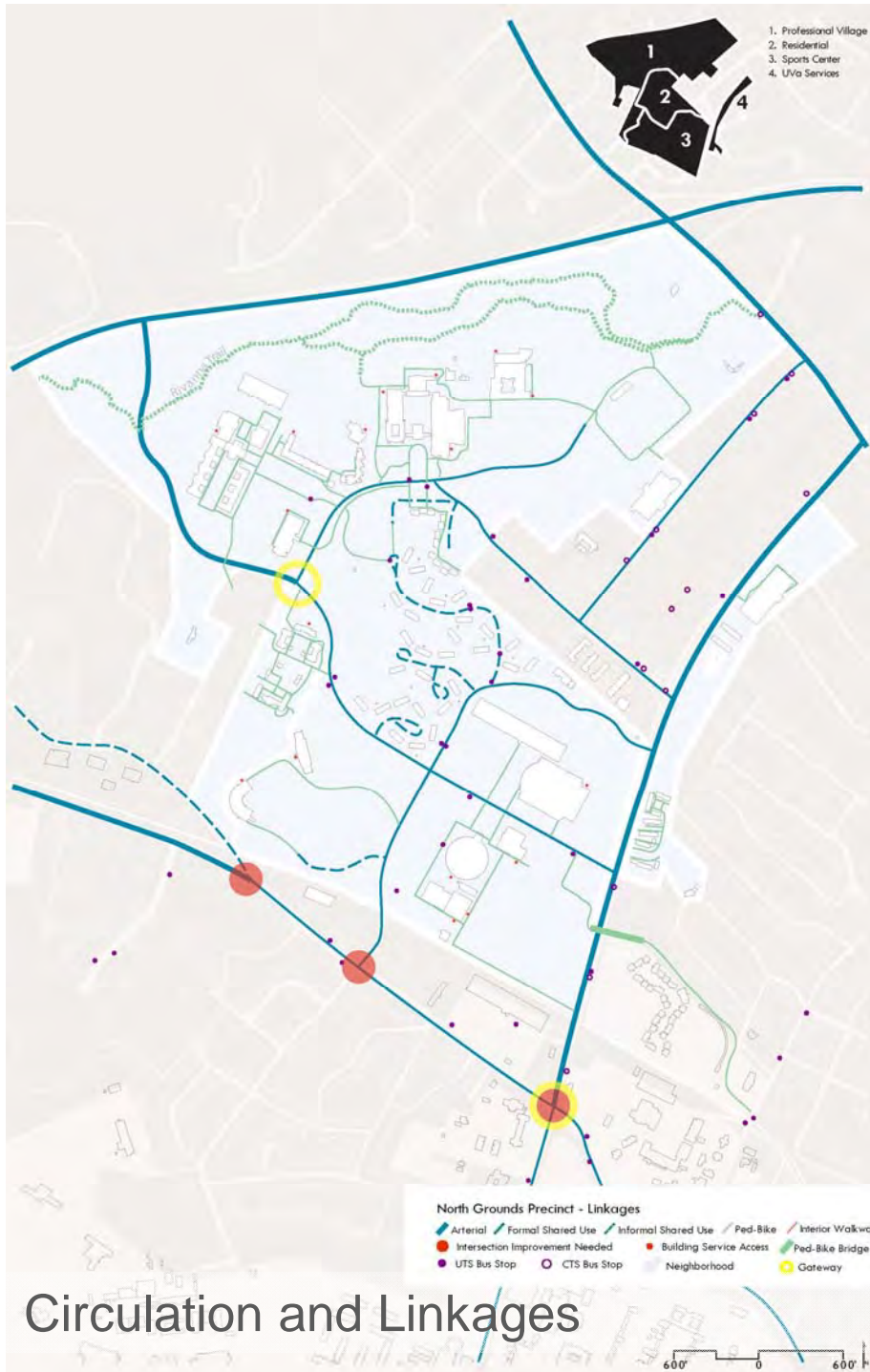




Natural Features

Protection of Riparian Areas  
Addresses topography and critical slopes  
Establishes view corridors





## Circulation and Linkages

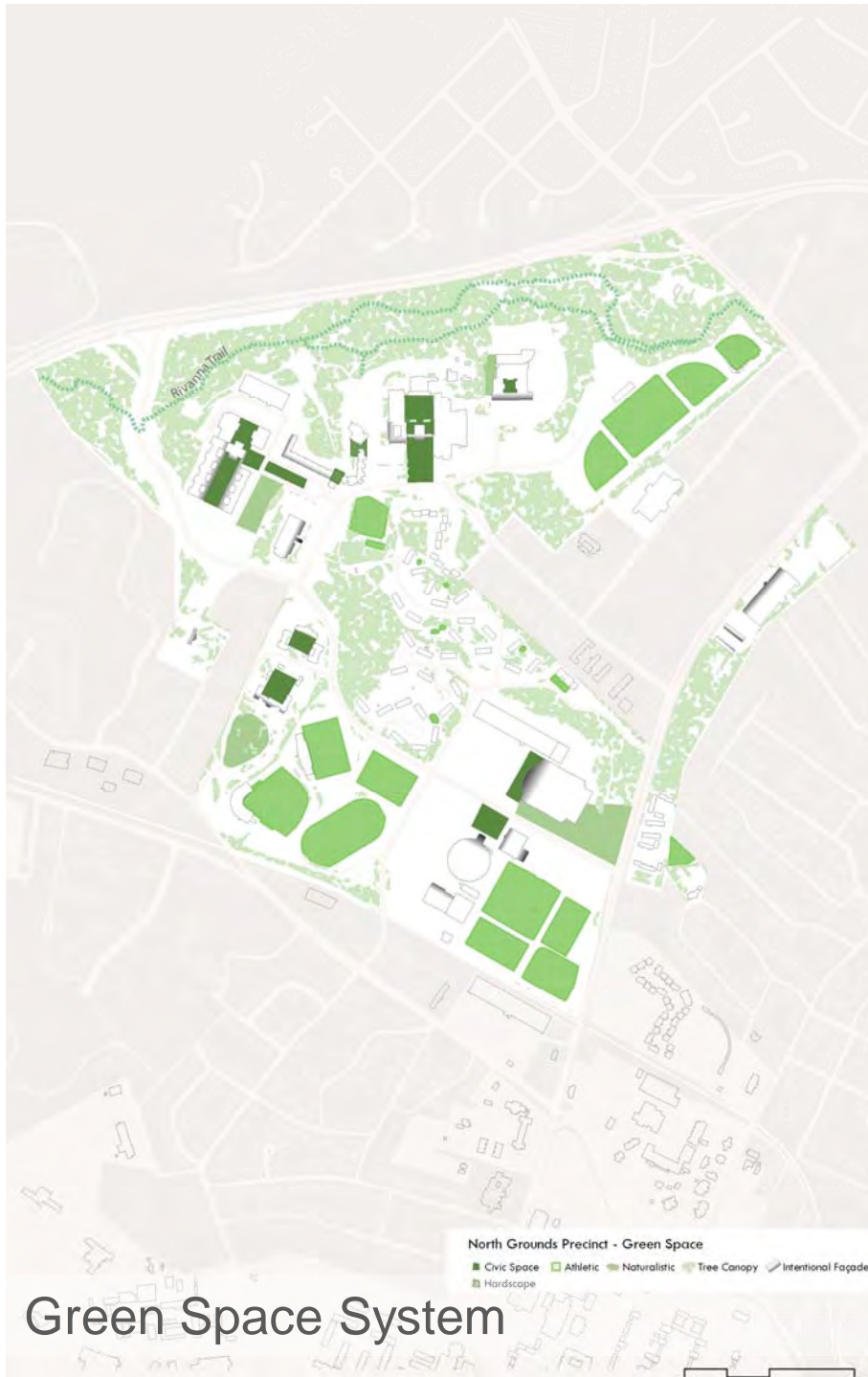
Vehicular circulation includes types and use of roads and streets, transit, and building service areas

Pedestrian and bicycle circulation and bridges

Grounds Gateways

Intersection improvements needed

Proposed new connections

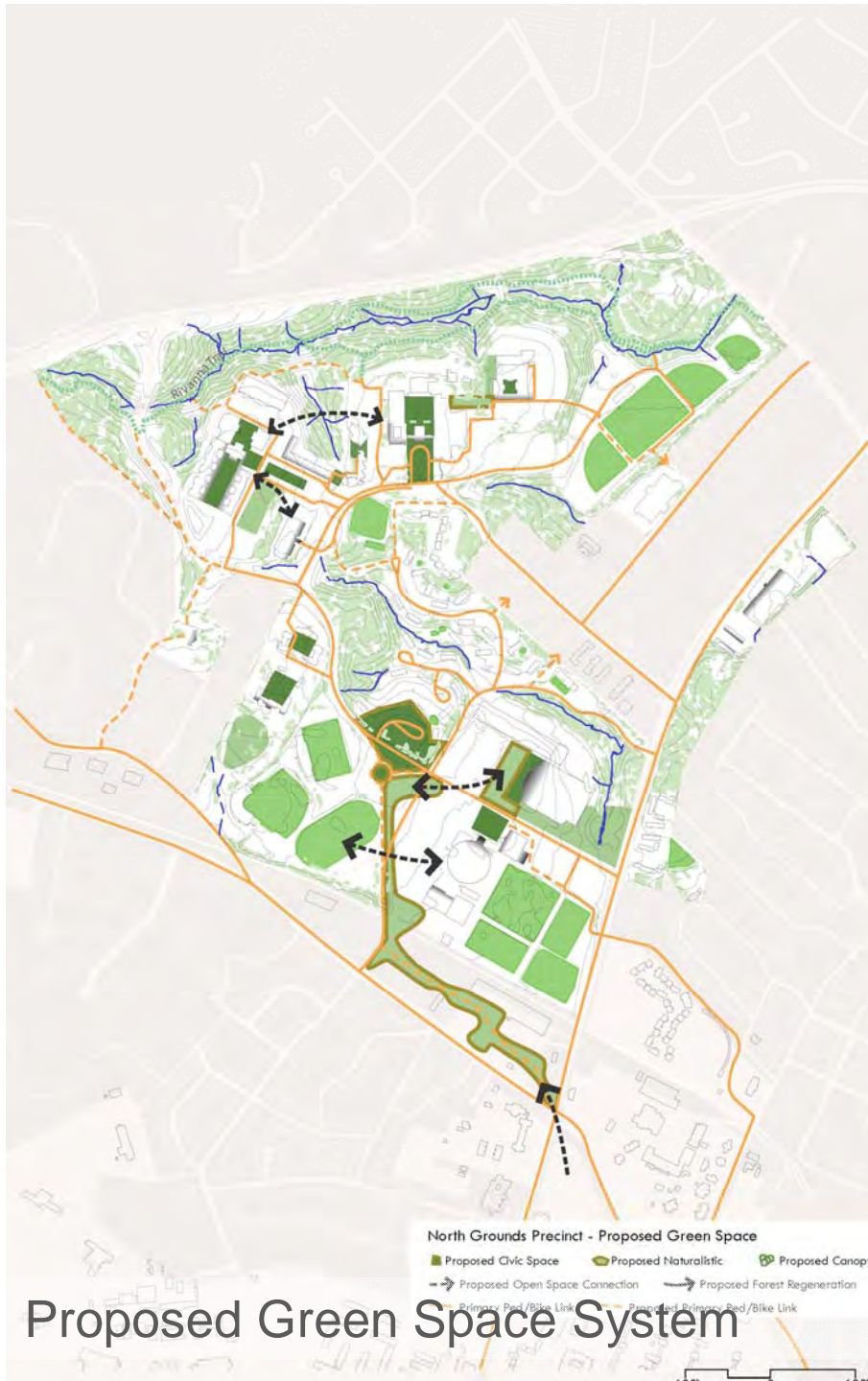


Civic Space  
 Naturalistic Space  
 Athletics and Recreation  
 Tree Canopy  
 Plaza Areas

NORTH GROUNDS







## Proposed Green Space System

- Expand tree canopy in natural areas
- Increase green space and use it form connections for pedestrians
- Additional pedestrian/bicycle corridor connecting the precincts





## Proposed Development Volumes

Redevelopment of housing for higher density

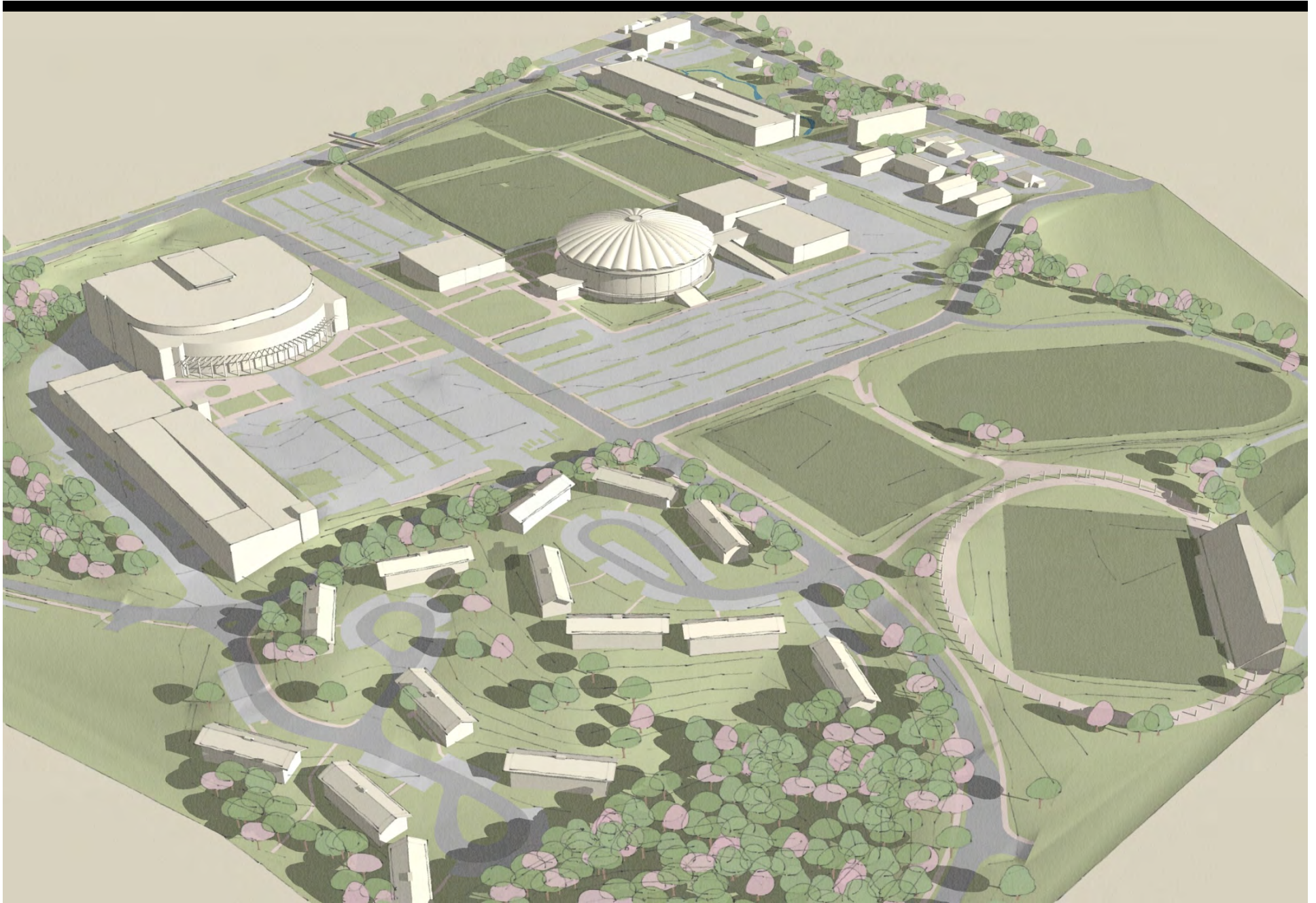
Expanded academic facilities in the three precincts

Regulate heights to control overall aesthetics

NORTH GROUNDS







North Grounds Existing Conditions



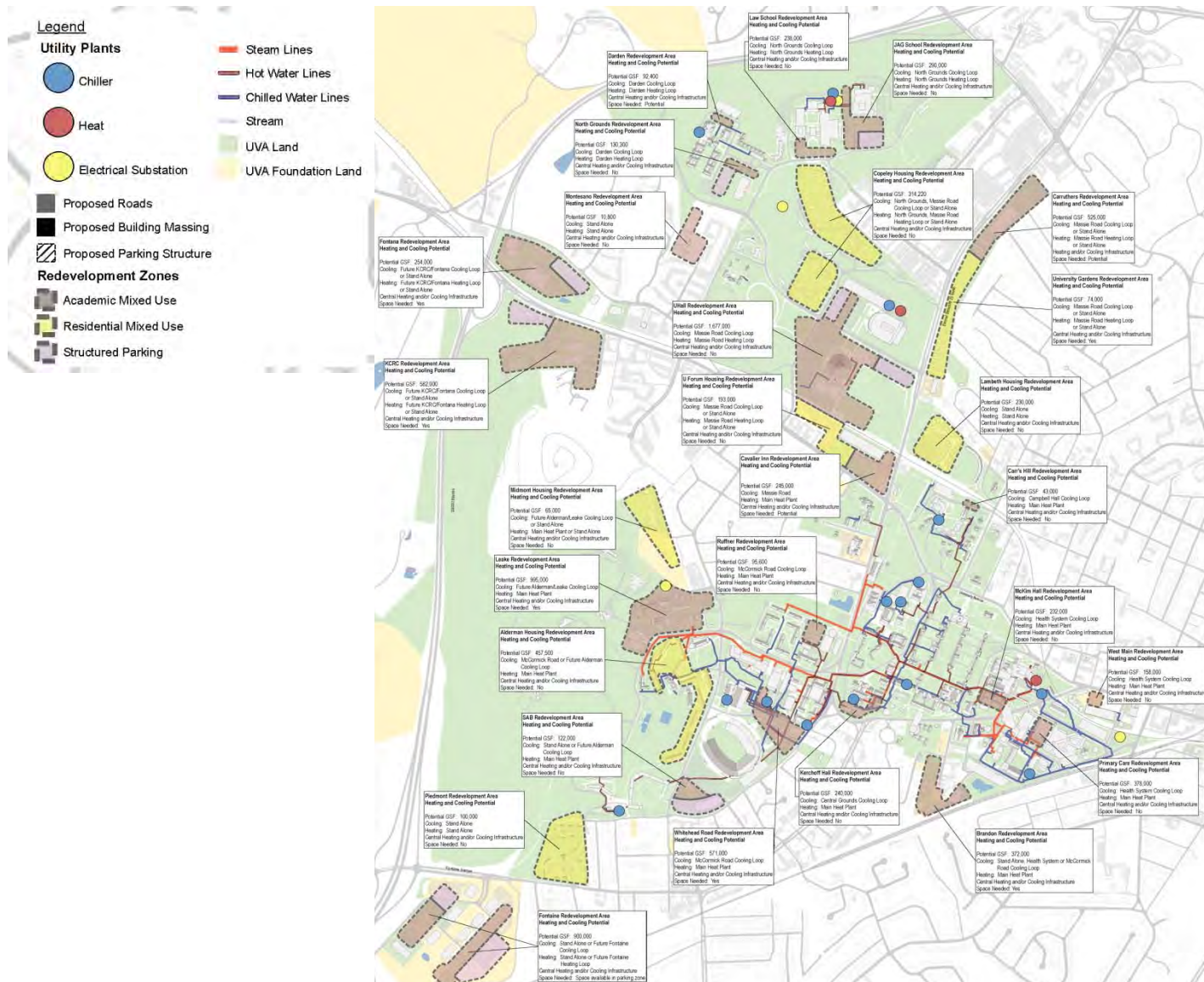




North Grounds Proposed Conditions

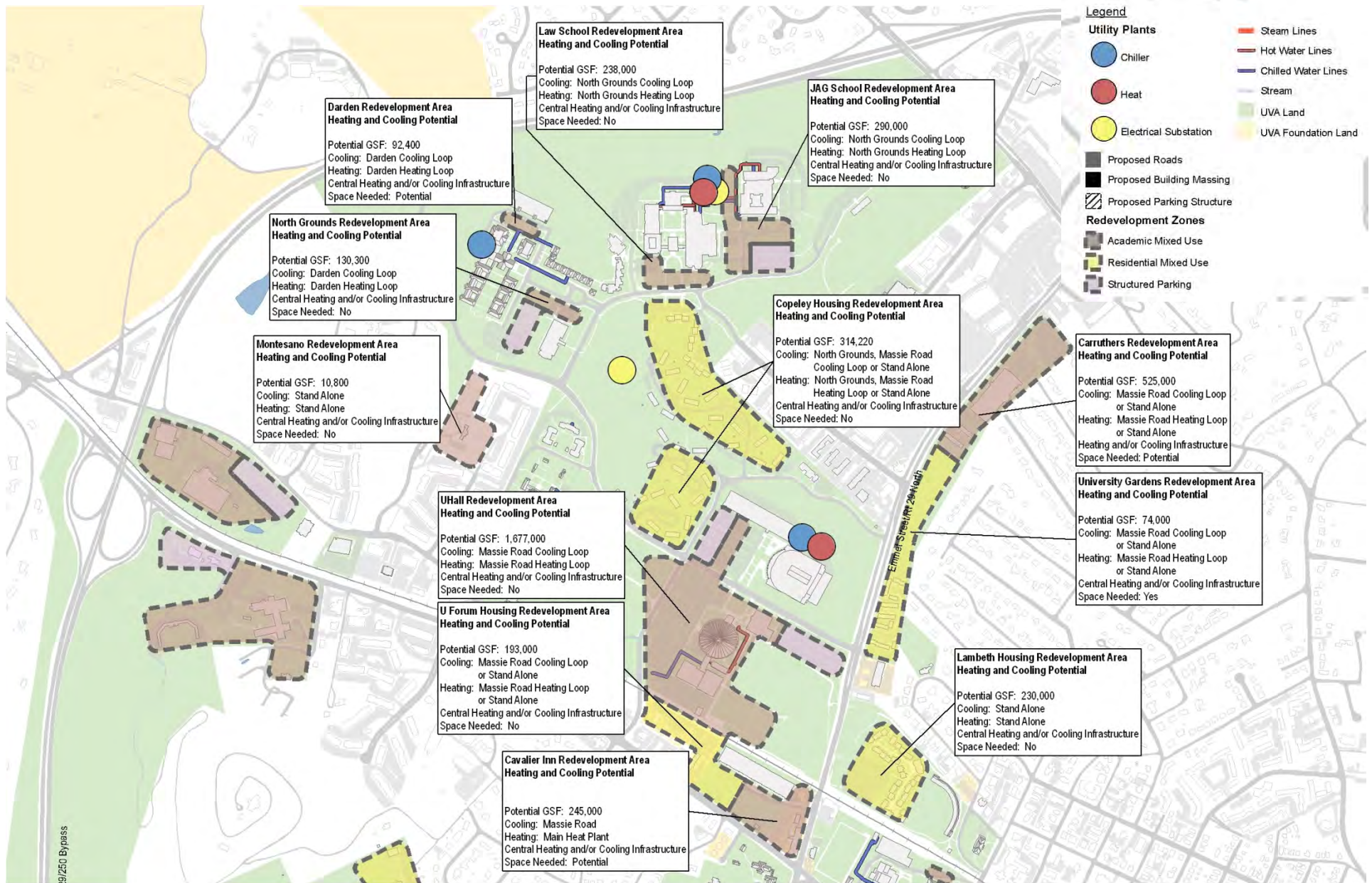






## Redevelopment Volumes with Current and Future Infrastructure





## Redevelopment Volumes with Current and Future Infrastructure





North Grounds can potentially support a large amount of future development

The largest potential development area is at University Hall

Future development at University Hall could likely be served by the Massie Rd. Heating and Cooling Plants

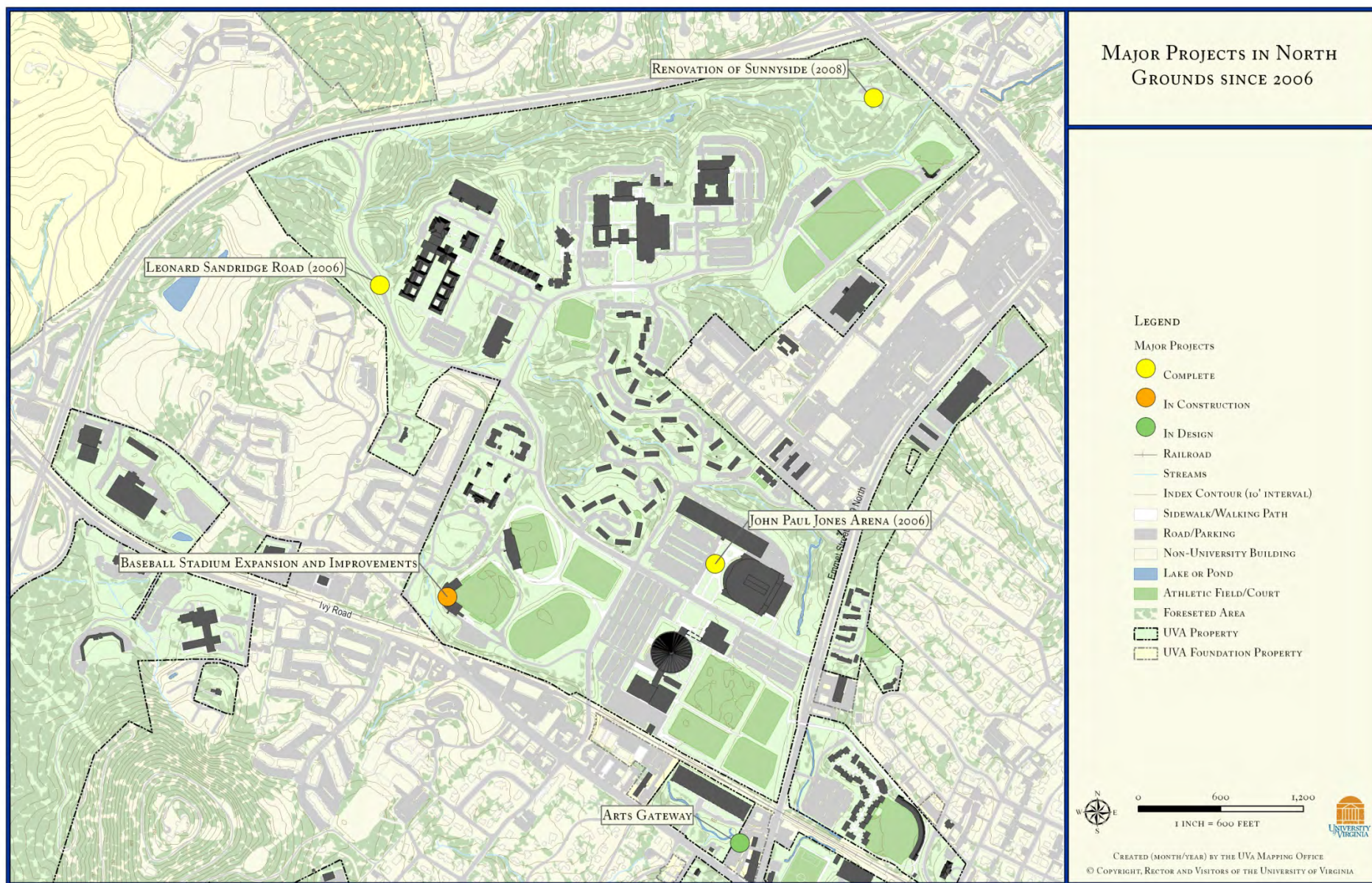
Central heating and cooling for future development in other areas of North Grounds would require upgrades to the North Grounds Mechanical Plant and/or Darden Infrastructure

Future development is dependent on RWSA completing the Meadowcreek Interceptor (sanitary sewer project – in progress)

Possible issues related to changing storm water management regulations

Decisions about central heating and cooling for future development will be made on a project-by-project basis and is dependent on the size and scope of the proposed project





## Current and Recent Projects in North Grounds





## JOHN PAUL JONES ARENA

- PROJECT COST: \$129.8 M
- ARCHITECT: VMDO ARCHITECTS
- CONTRACTOR: BARTON MALOW
- CONSTRUCTION START: APRIL 2003, FINISH: JUNE 2006



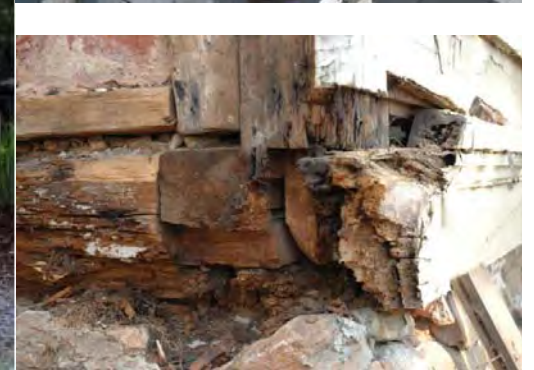




Leonard Sandridge Road







Sunnyside -- Before



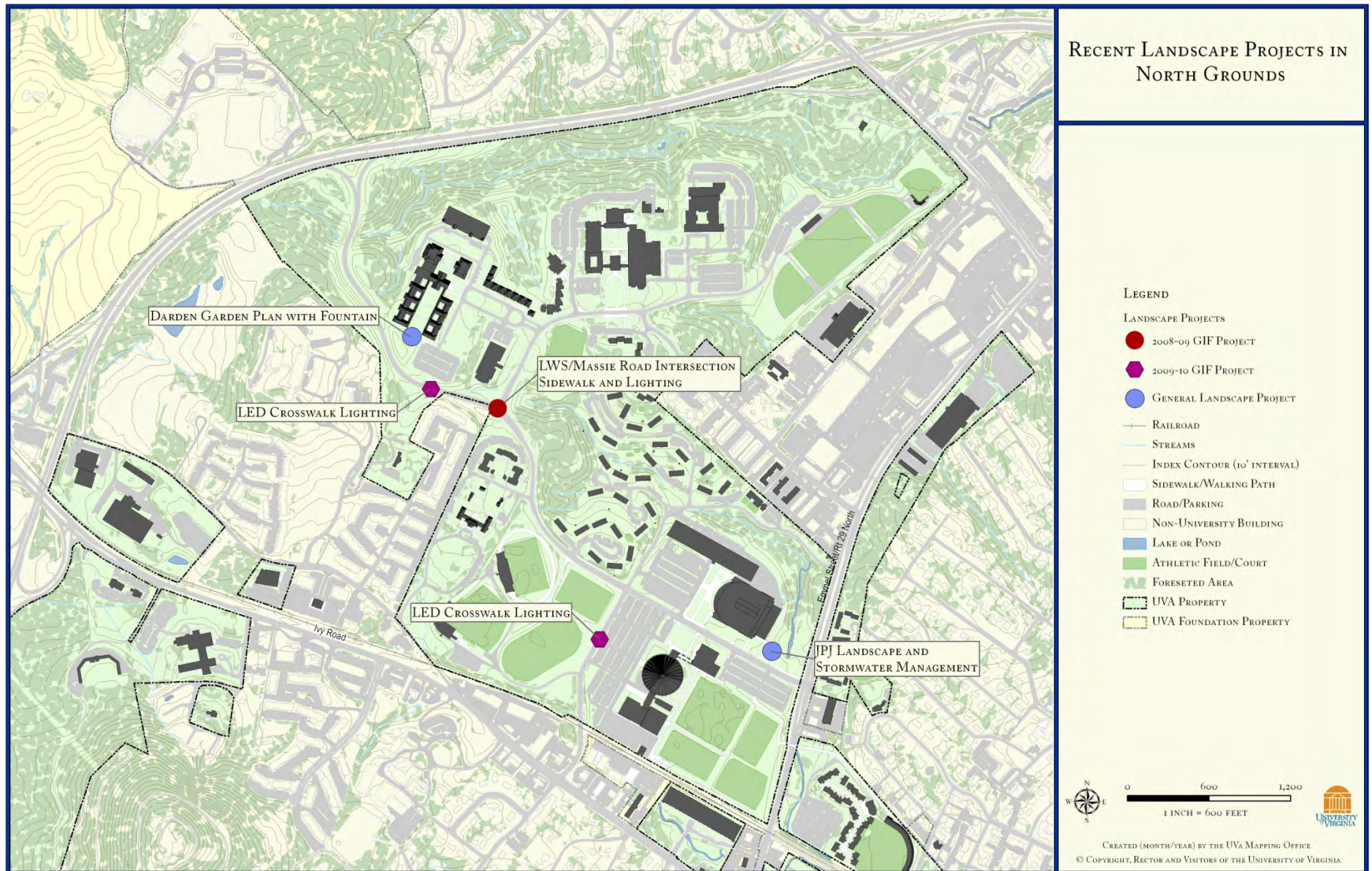




Sunnyside -- After







Current and Recent Landscape Projects in North Grounds









Darden Garden Plan with Fountain





Before



After



LWS/Massie Road Intersection Sidewalk and Lighting  
GIF Project submitted by Safety and Security Committee





LWS Road Crossing



Copeley Road Crossing



## LED Crosswalks

GIF Projects submitted by Safety and Security Committee, Darden and Law





## SITE ON CAMPUS

SITE ANALYSIS

THE SITE IS STRATEGICALLY SITUATED ON THE INTERSECTION OF EMMET STREET AND IVY ROAD



**MODEL STUDIES**  
CONCEPT DESIGN





**PERSPECTIVE**  
CONCEPT DESIGN

ART IS NOT MADE FOR ANYBODY AND IS, AT THE SAME TIME, FOR EVERYBODY. - Piet Mondrian













# Miller Center of Public Affairs



# Interior Refurbishment

The Miller Center has recently completed refurbishment of the Newman Pavilion, focusing on both aesthetic and technical improvements.



Capital Planning



# Interior Refurbishment

The Miller Center is considering plans for similar refurbishment of the Faulkner House and the Thompson Pavilion. These efforts are contingent on raising appropriate funds.



Capital Planning

# Presidential Research Library

The Miller Center has developed plans for a significant building project and is currently evaluating the feasibility of raising funds for construction. If completed, the building project will:

1. Establish a Presidential Research Library.
2. Provide much needed additional office space.
3. Provide much needed additional parking.
4. Provide conference space suitable for large multi-day conferences (The Miller Center's current facilities are inadequate).



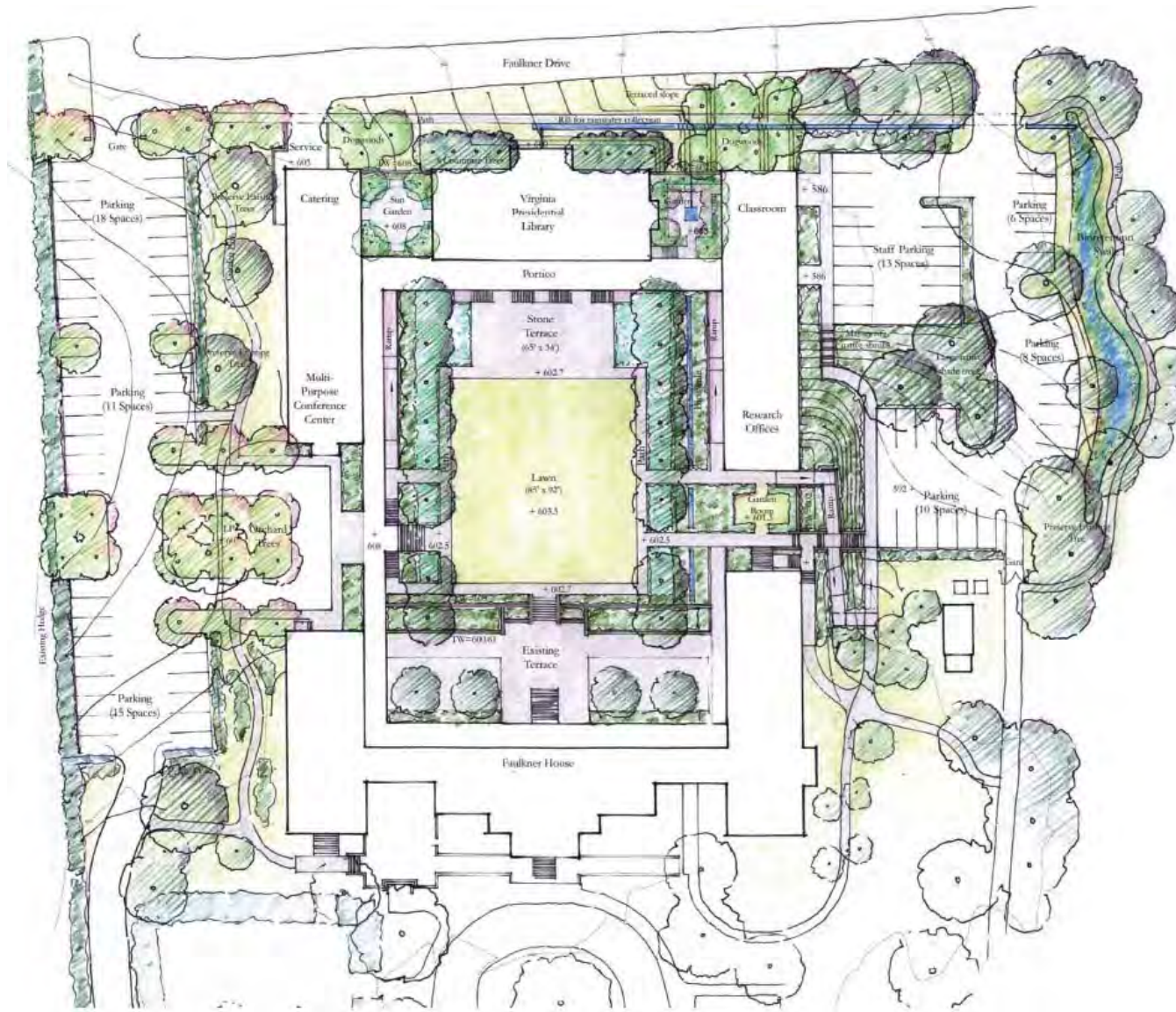
# Presidential Research Library



Proposed Building Site



# Presidential Research Library



Conceptual Site Plan



# Presidential Research Library



Artist Rendering



# Presidential Research Library



Artist Rendering  
(perspective from the lawn)



# Miller Center of Public Affairs

Currently the Miller Center restricts traffic flow between Old Ivy Road and Faulkner Way (and Massie Road) via the Miller Center's parking lot. Continuing this practice, regardless of the outcome of the Center's proposed building project, is a priority for the Center.

Sustainability Initiatives:  
Transportation

# Miller Center of Public Affairs

A priority for the Miller Center is to preserve its natural setting and green spaces. Specifically the Center would like to improve the natural barriers between:

1. The east parking lot and Davenport and Klockner stadiums.
2. The west parking lot and the Ivy Gardens apartments.

We wish to obscure the sight lines and reduce the amount of noise coming from those two locations.

Sustainability Initiatives:  
Land Use



# Miller Center of Public Affairs

The Miller Center will consult with appropriate University units this year to evaluate our energy and water usage and the effectiveness of our recycling program.

The evaluation could result in formal sustainability initiatives.

Sustainability Initiatives:  
Energy, Water & Recycling



# Darden School of Business Facilities Planning

Terry S. de Guzman  
Associate Dean, Finance & Administration  
January 14, 2010





# Darden's Goodwin Grounds

## **Goodwin Grounds**

- 560,000 GSF
- 11 Buildings ('79-'02)
- 20 Acre Campus

### ***1. Darden School***

- 5 Buildings
- 260,000 GSF

### ***2. Sponsors Executive Residence Center***

- 5 Buildings
- 140,000 GSF
- 180 Guest Rooms

### ***3. Darden Garage***

- 500 vehicle capacity





## *Darden's Goodwin Grounds Provides Facilities for....*

- Full-Time MBA Program (640 Students)
- MBA for Executives Program (120 Students)
- Executive Education – (~4,000 Participants)
- Doctoral Program (15 Students)
- Darden School Faculty and Staff :
  - Faculty – 70
  - A&P Faculty – 40
  - Staff – 120
- Darden Foundation Staff – 157
- Centers of Excellence :
  - The Batten Institute
  - Business Roundtable for Corporate Ethics (BRICE)
  - Darden Curry Partnership for Leaders in Education (PLE)
  - The Olsson Center for Applied Ethics
  - The Tayloe Murphy Center





# Strategic Space Planning

- **Study conducted : Fall, 2008- Spring 2009**
  - in collaboration with UVA Architect's Office, Provost's office, DEGW consultants
  - Enterprise-wide participation: Facilities committee, Faculty, Staff, Students
- **Goals**
  - Accommodate growth
  - Improve quality of learning environment by incorporating technology, flexibility, sustainability
  - Improve quality and quantity of research
  - Increase access to special support spaces and equipment
  - Enrich character of space and optimize environmental performance
- **Strategies**
  - Impact today while addressing needs over the next 10 years
  - Work within existing grounds envelope; act on our commitment to sustainability and innovation
  - "Maximize the experience": Guiding principle in concept development
  - Reconfigure space flexibly, support new ways of working
  - Enable and support a mobile workforce



# Facility Renewal Planning

- Facility Lifecycle Audit conducted : Summer, 2008
  - *in collaboration with UVA Facilities Management and consultants, Diversified Intelligence*
- Analysis of deferred maintenance and modeled facility renewal requirements over 20 year horizon.
- Dynamic model of building's condition and tool for annual project planning.
- Established “roadmap” for scheduling and budgeting for major maintenance projects





*Commitment to Sustainability:  
How We Live and  
How We Learn*



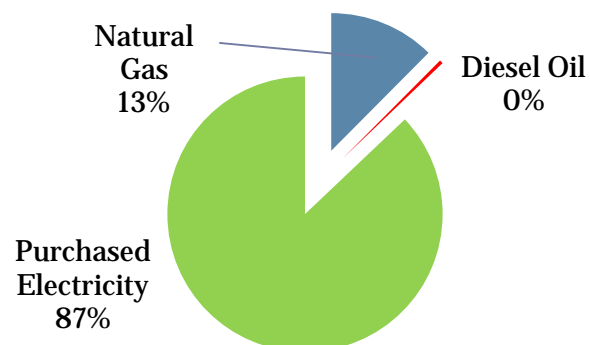
**Darden will be a zero waste, carbon neutral enterprise by 2020 and a top ten school for Teaching and research on Sustainability by 2013.” Bob Bruner, Dean, Darden Business School April, 2008**



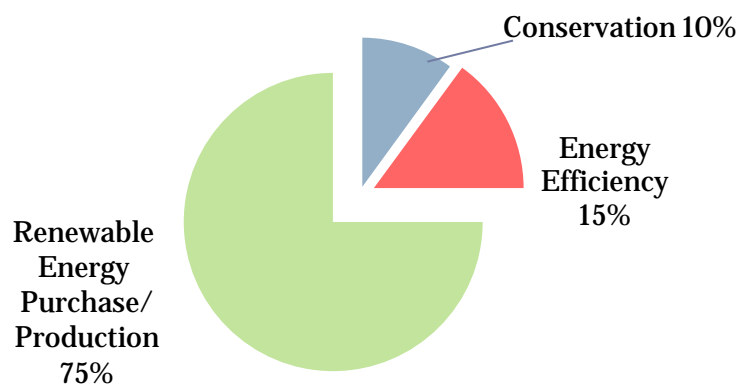
# Carbon Neutral and Zero Waste by 2020

## CO<sub>2</sub> Reduction Strategy

**Current Co<sub>2</sub> Sources: FY2007**

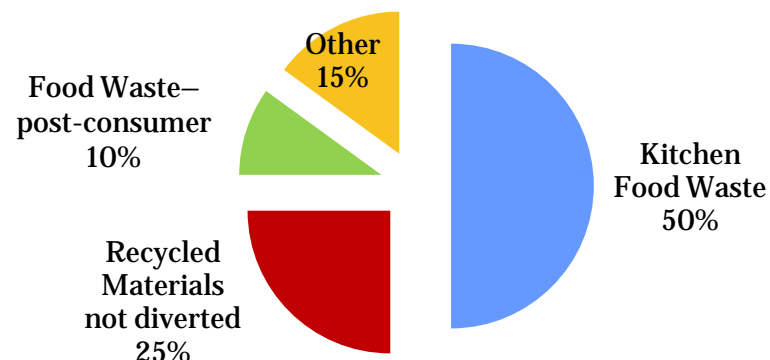


**Co<sub>2</sub> Reduction Strategy: FY2020**

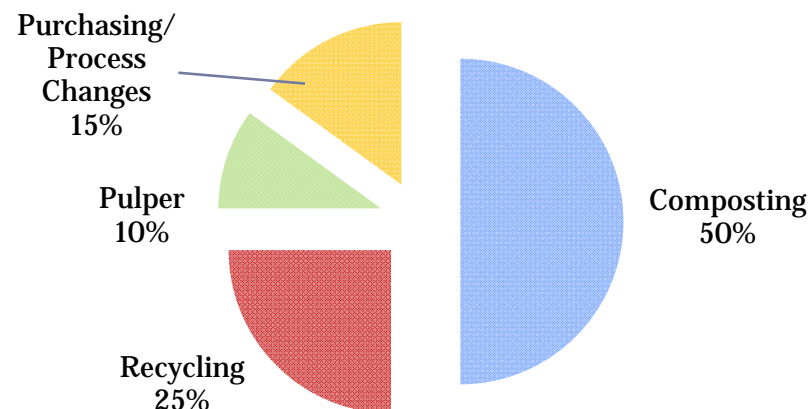


## Zero Waste Strategy

**Waste Sources: FY2007**



**Waste Strategy: FY2020**







## Progress and Outcomes to Date

- Commitment of Resources
- Guiding principles:
  - *Sustainability*
  - *“Maximize Experience”*
  - *Technology and Innovation*
- Upgrades : 32 Learning Team Rooms, 5 Classrooms and 7 Conference Rooms
- Creation of PhD program “hub” in Library
- Introduction of open space office sharing
- Innovation Lab – new classroom space
- Facility Renewal – flooring, hardware, restrooms, HVAC, railings
- Energy, Water & Waste Reduction Projects
- Further study on recommendations from DEGW plan



## Capital Planning: FY10 and Beyond

- Planning for Darden Library Research Center
- Continued technology and “Maximizing Experience” upgrades – Learning Team Rooms, Classrooms, Conference Rooms, Video Studio
- Planning for TelePresence implementation
- Continued Facility Renewal according to Facility Lifecycle Model
- Definition and implementation of “Road map” to 2020  
Goal: Zero Waste and Carbon Neutral Darden
- Leverage Grounds Improvement Fund to upgrade below standard North Grounds entrance corridors and streetscapes





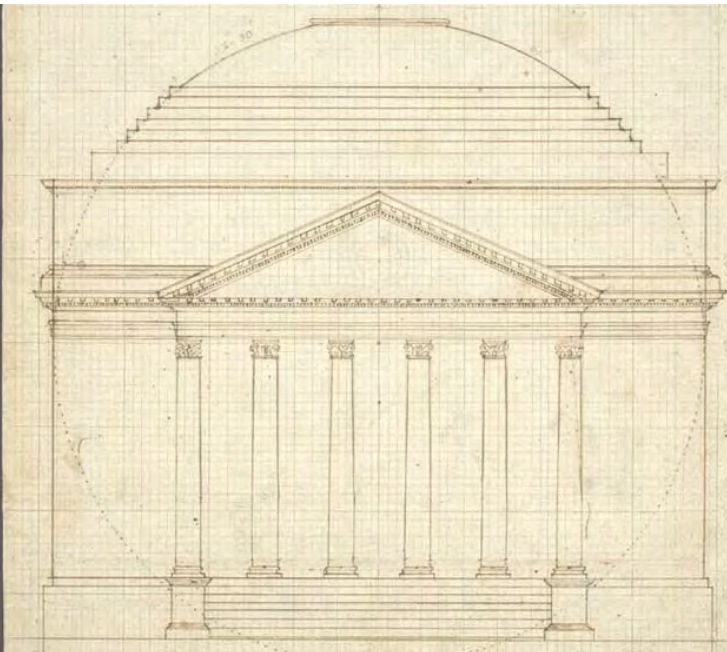


# **UNIVERSITY OF VIRGINIA SCHOOL OF LAW**

## **Current Planning and Projects**

*North Grounds Precinct Planning Update  
January 14, 2010*







Four homes of the  
School of Law  
1826-1974







Artist's Conception, School of Law, circa 1972

Hugh Stubbins



School of Law 2008





Darden, Law and JAG circa 1979



Law Grounds 1999





Alumni gathering circa 1980 in "Red Square"



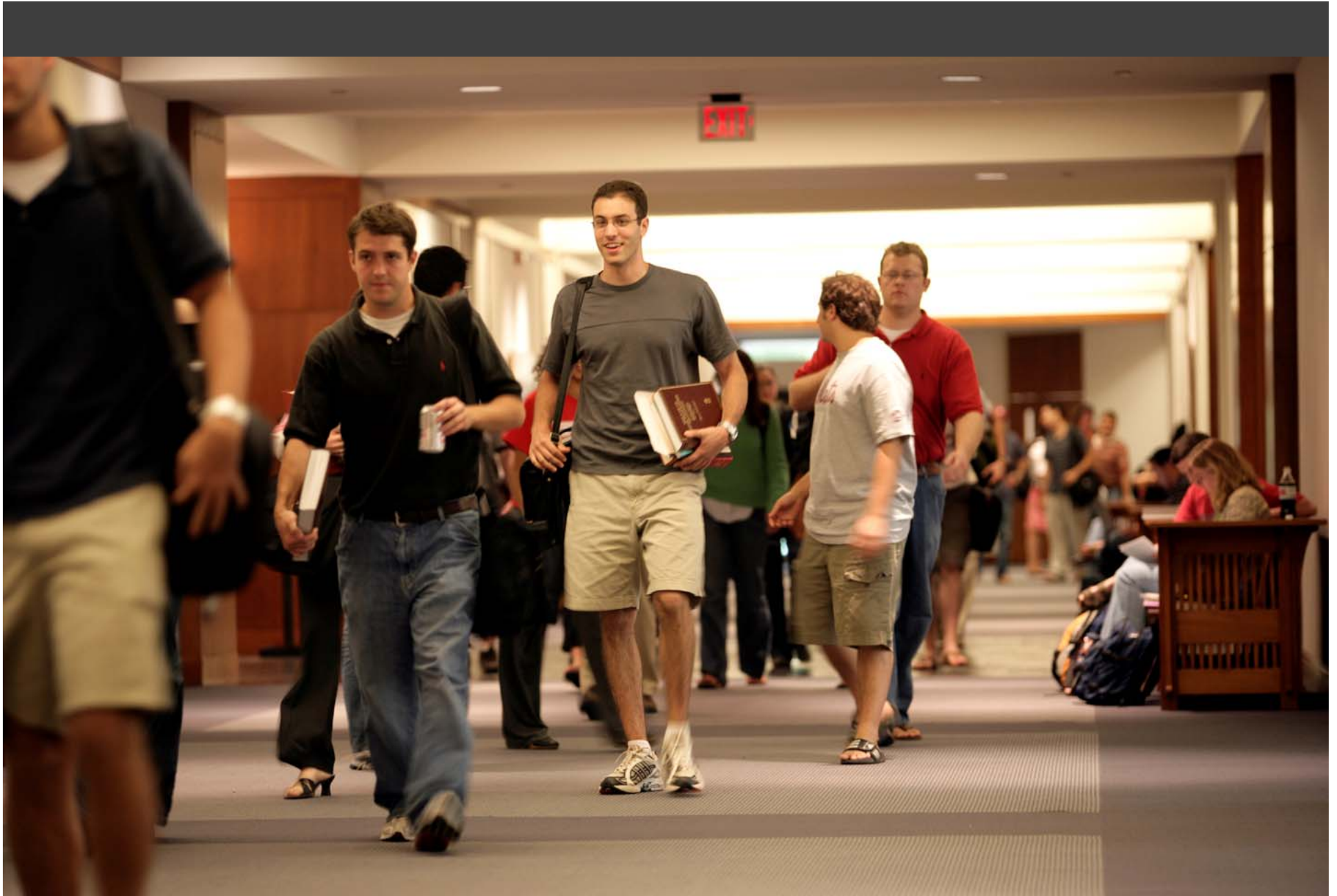
“Red Square” =  
today’s Spies Garden







Alumni visiting main Withers Classroom corridor circa 1985



Withers main classroom corridor today



# UVA Law Today

- Proud of its heritage
- Proud of what it has accomplished with private funds raised from generous alumni
- *But . . .* Challenges remain in keeping up with our peers and in making sure that North Grounds' streetscape does not inhibit our ability to compete



# Changes in Legal Education for top law schools

- Increased competition for the applicants and faculty
- Smaller, more numerous classes
- More interdisciplinary studies
- More demand for practical skills courses and instruction
- More need for student services





# UVA Law Responses

- Increase number of faculty: 58 full-time faculty in 1995; 90 in 2009
- Increase prospective student recruitment: Record number of applications in last three years
- Increase number of legal clinics: 2 in 1995; 14 now
- Upgrade student services staffing



# Physical changes to respond to these trends

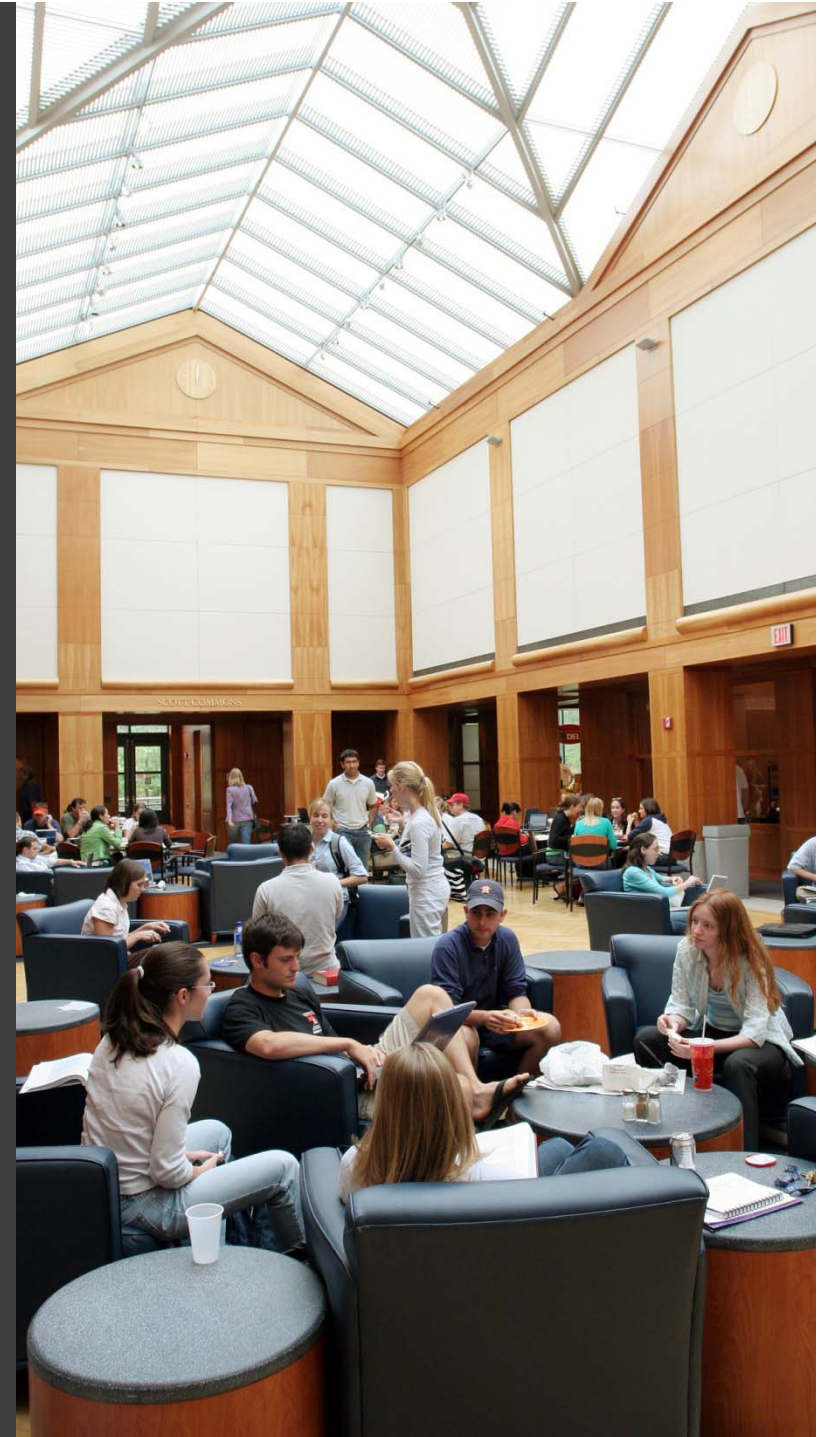
- Expanded library reference suite
- Added 25 new faculty offices (most at the expense of library space)
- Downsized under-used large classrooms
- Carved out two new seminar rooms
- Expanded clinic area





# Upgrading

- Classrooms
- Classroom technology
- Security systems
- Video conferencing
- Student service areas



# Can only go so far . . .

- Running out of physical space for faculty and administrative offices, student services, clinics
- Current building layout dominated by double-loaded corridors that inhibit moves towards more flexible and much-needed suites

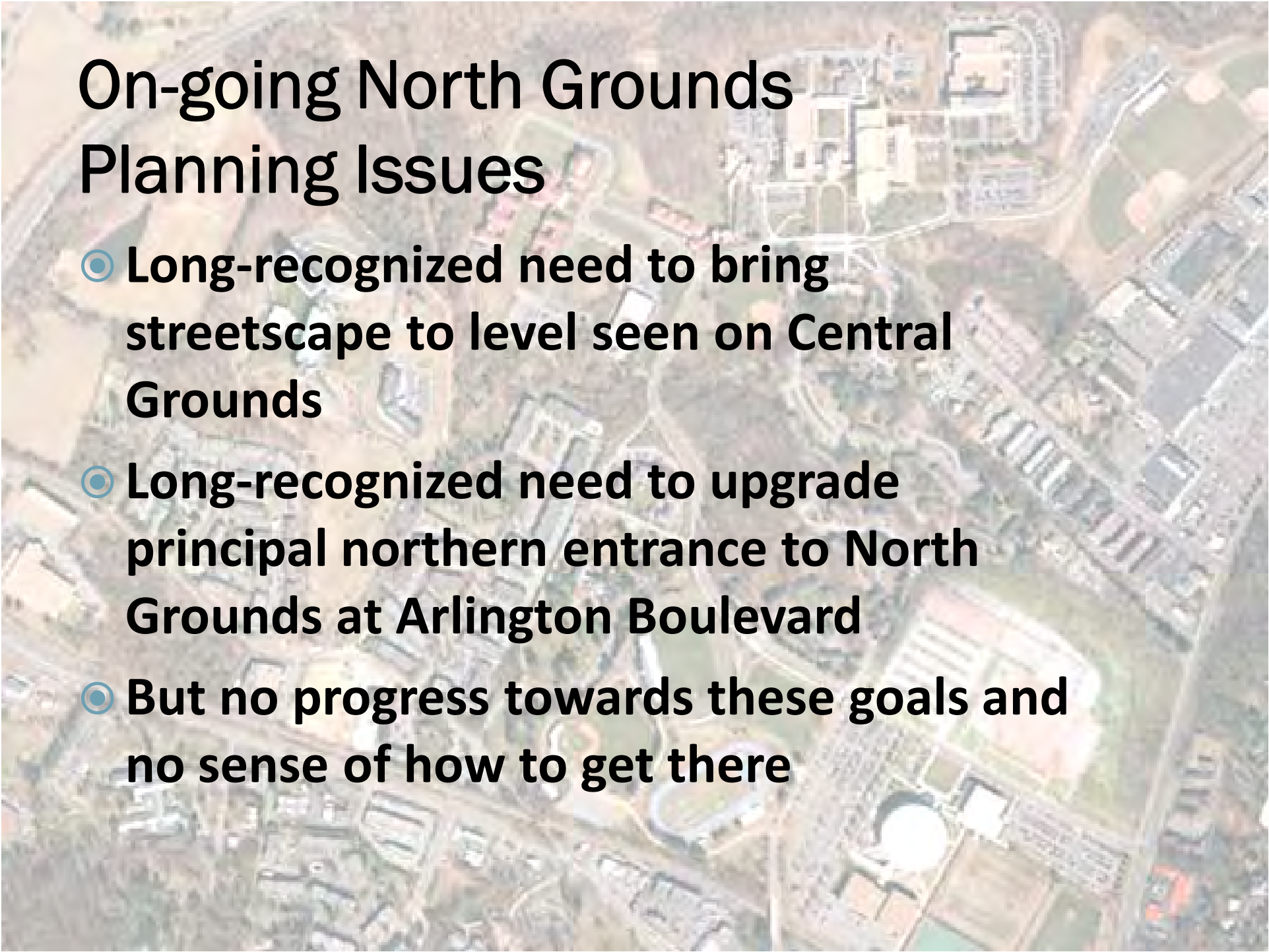




# Implication:

- Clear we have emerging major space needs that probably cannot be accommodated in current building envelope
- How we address this problem remains to be determined





# On-going North Grounds Planning Issues

- Long-recognized need to bring streetscape to level seen on Central Grounds
- Long-recognized need to upgrade principal northern entrance to North Grounds at Arlington Boulevard
- But no progress towards these goals and no sense of how to get there



# Four Entrances to North Grounds



## **Sandridge Road**

*(landscaping and grading)*

## **Arlington Boulevard**

*(asphalt path, no signage,  
no curbs, no drainage  
cobra head lights)*

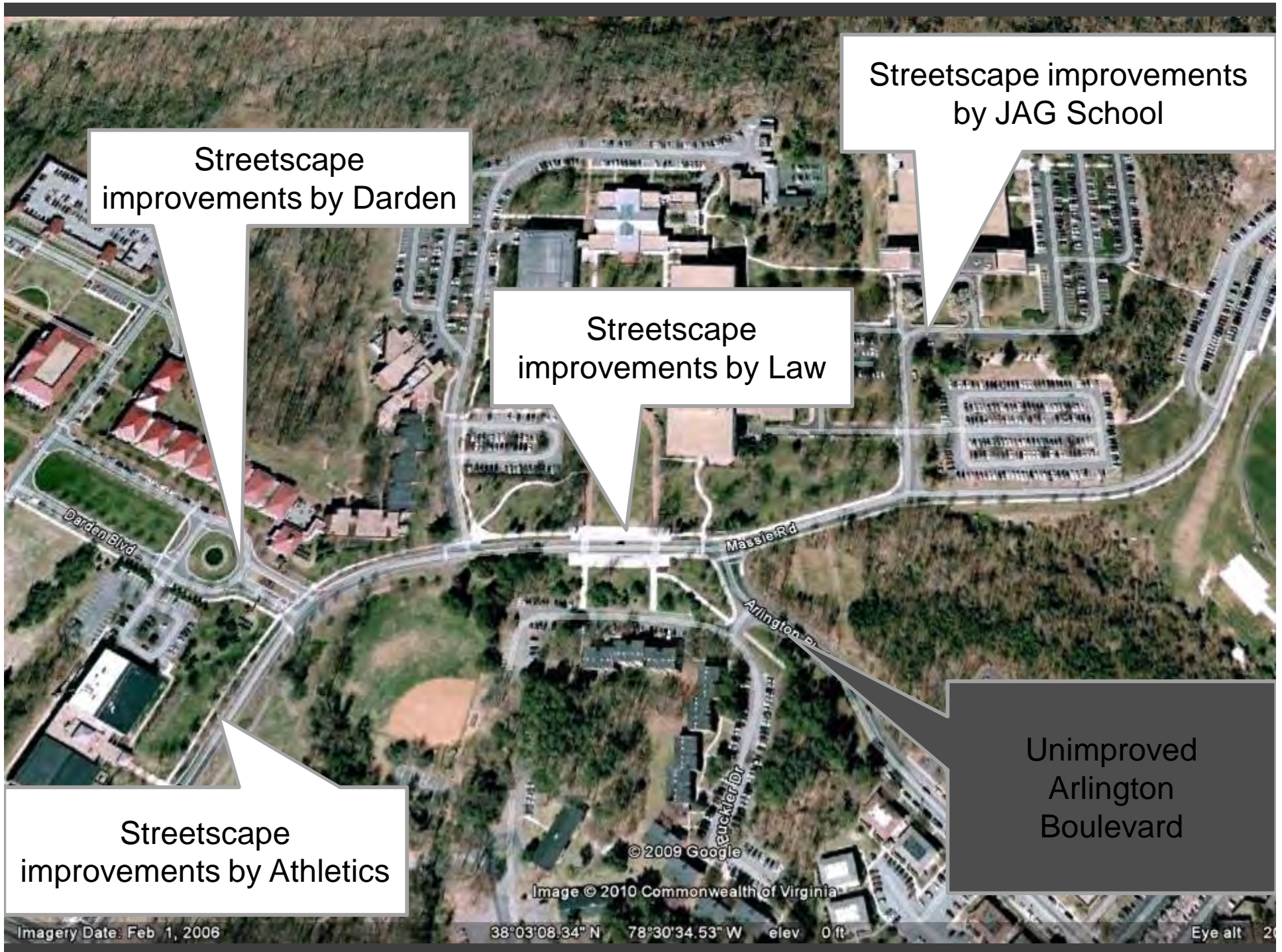
## **Massie Road**

*(sidewalks, Edgewater lighting,  
curbs and landscaping)*

## **Copeley Road**

*(sidewalks, Edgewater lighting  
and landscaping)*





Streetscape improvements by Darden

Streetscape improvements by JAG School

Streetscape improvements by Law

Unimproved Arlington Boulevard

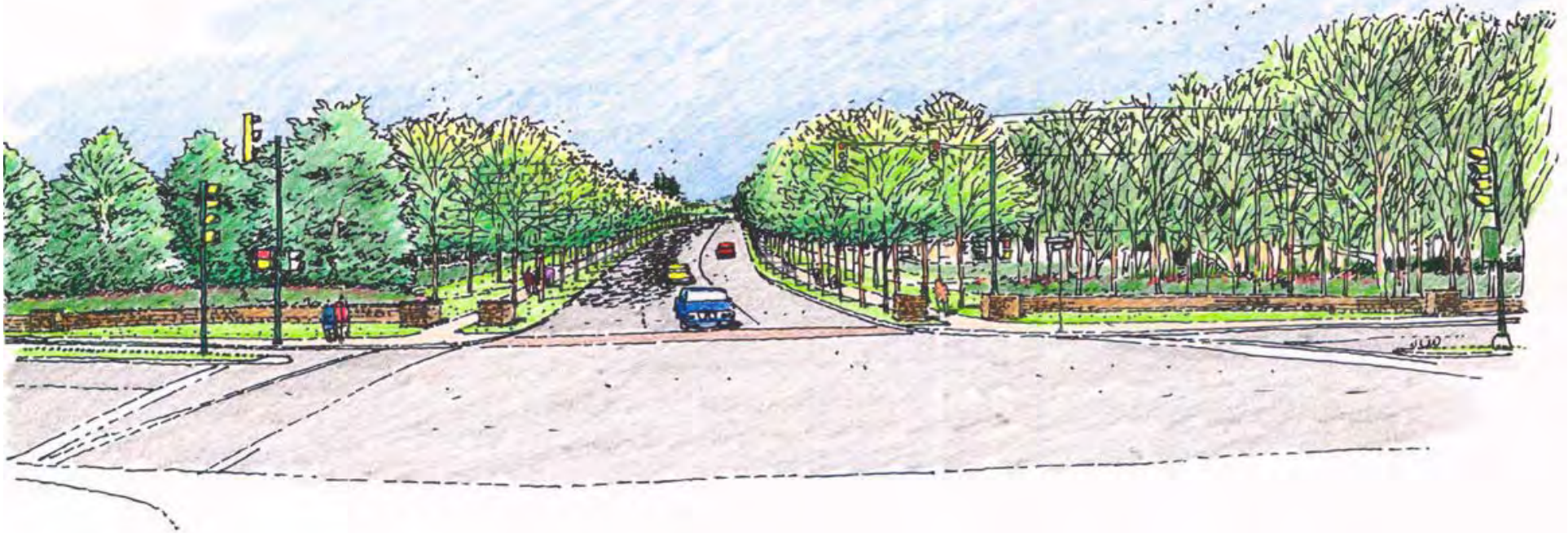
Streetscape improvements by Athletics

Imagery Date: Feb 1, 2006

38°03'08.34" N 78°30'34.53" W elev 0 ft

Eye alt 20





Intersection of Massie Road and Emmet Street



“Strengthening the connection to North Grounds through redevelopment and the realignment of Copeley and Massie Roads”





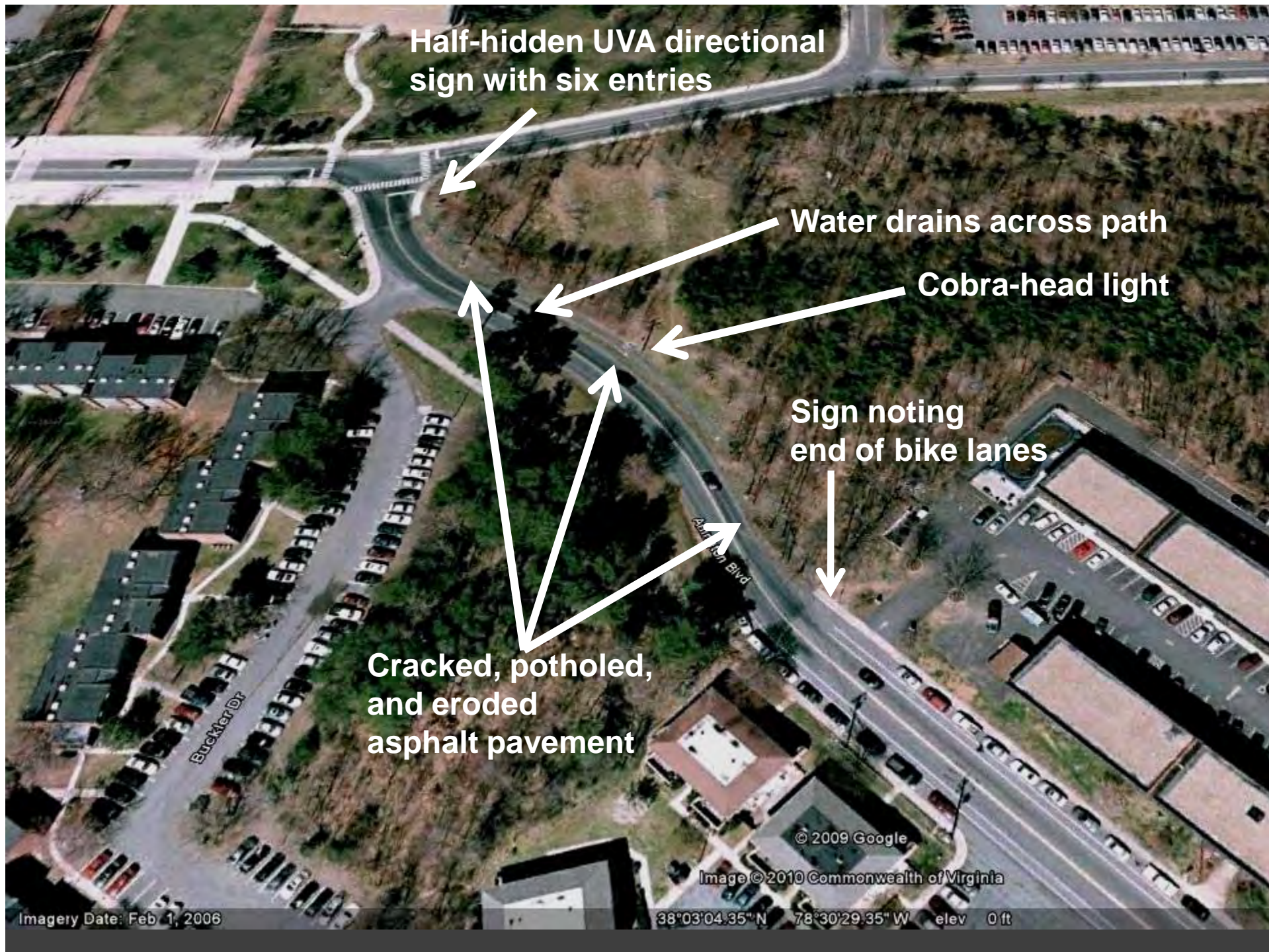
Sidewalks, Edgewater lights,  
curbs by law school

Sidewalk, curb paid for  
by athletics

Bus pull-off, shelters, brick  
walls, Edgewater lights, by  
law school

**Arlington Boulevard:**  
*Asphalt path, Cobra-head light,  
no curbs*





Half-hidden UVA directional  
sign with six entries

Water drains across path

Cobra-head light

Sign noting  
end of bike lanes

Cracked, potholed,  
and eroded  
asphalt pavement

© 2009 Google

Image © 2010 Commonwealth of Virginia

Imagery Date: Feb 1, 2006

38°03'04.35"N 78°30'29.35"W elev 0 ft



# Summary

- Law school in increasing competitive strategic environment
- Running out of physical space to respond to trends in legal education
- Important to us to find a way to enhance a major entry to North Grounds



“Enrich the arrival-and-entry sequence and more prominent edges of the Grounds, helping to clarify the University presence and image.”

–Land Use Objective







# The Judge Advocate General's Legal Center and School, U.S. Army



14 January 2010



# JAG Legal Center and School (LCS)

## 1. Expansion of Existing Facilities

- \* 52,000 Sq. Ft.

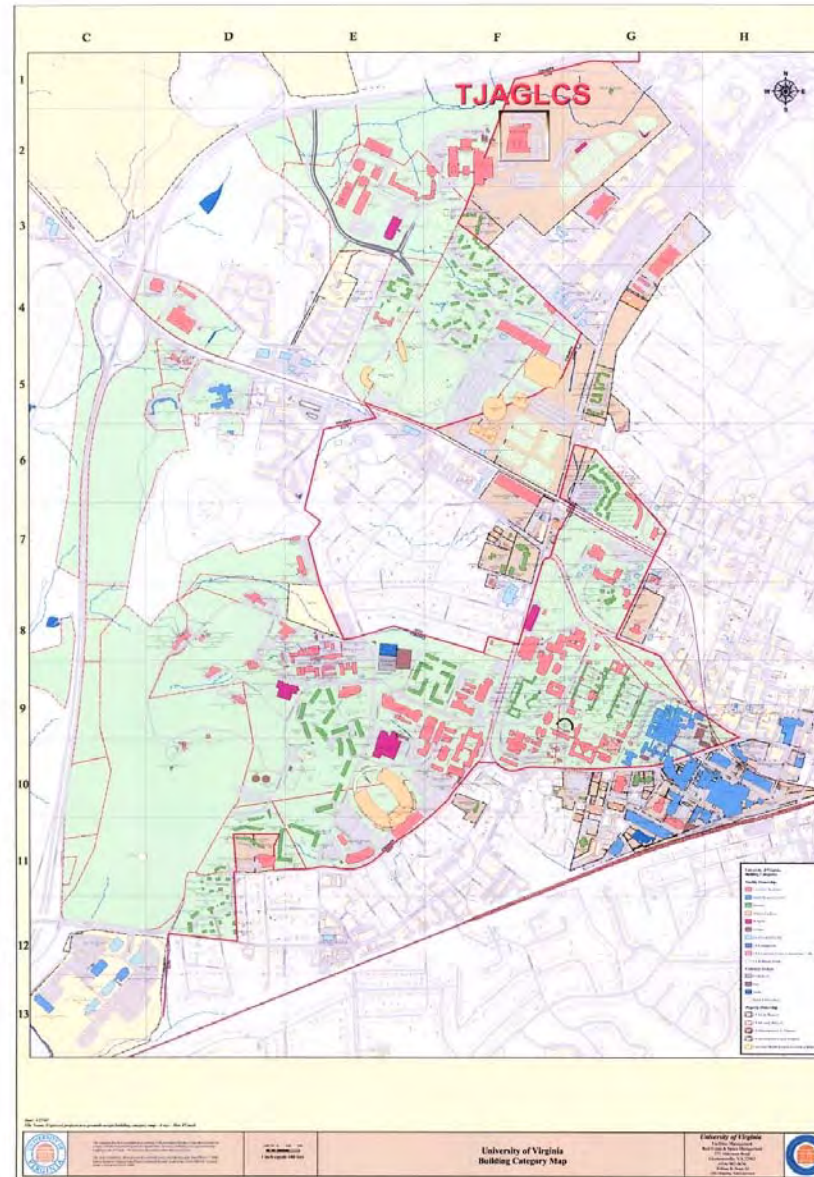
- \* \$35, 500,000

## 2. Facilities in Issue

## 3. Status

## Summary of Proposed Changes

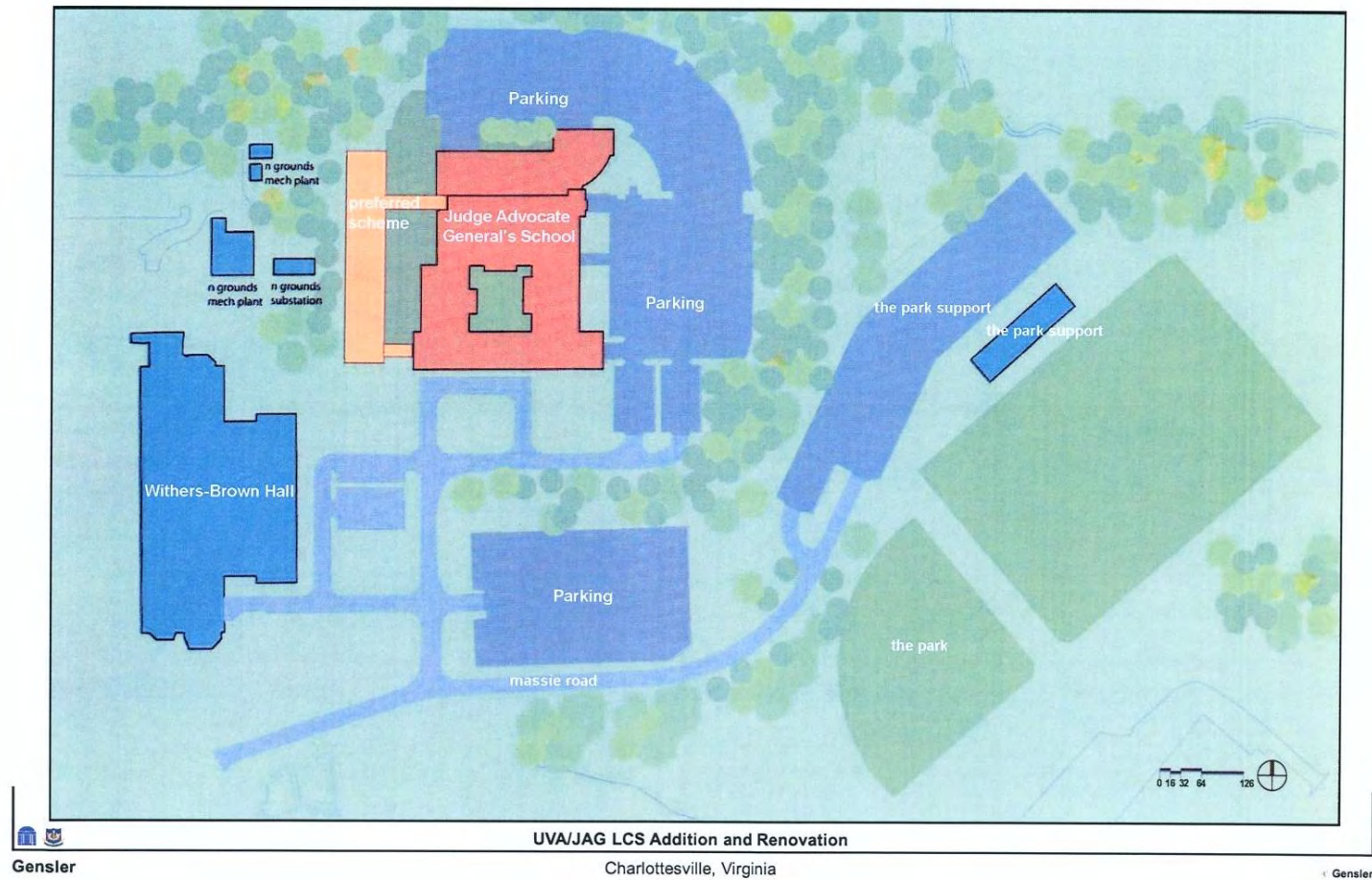
# LCS Expansion



Proposed Building Site(s)



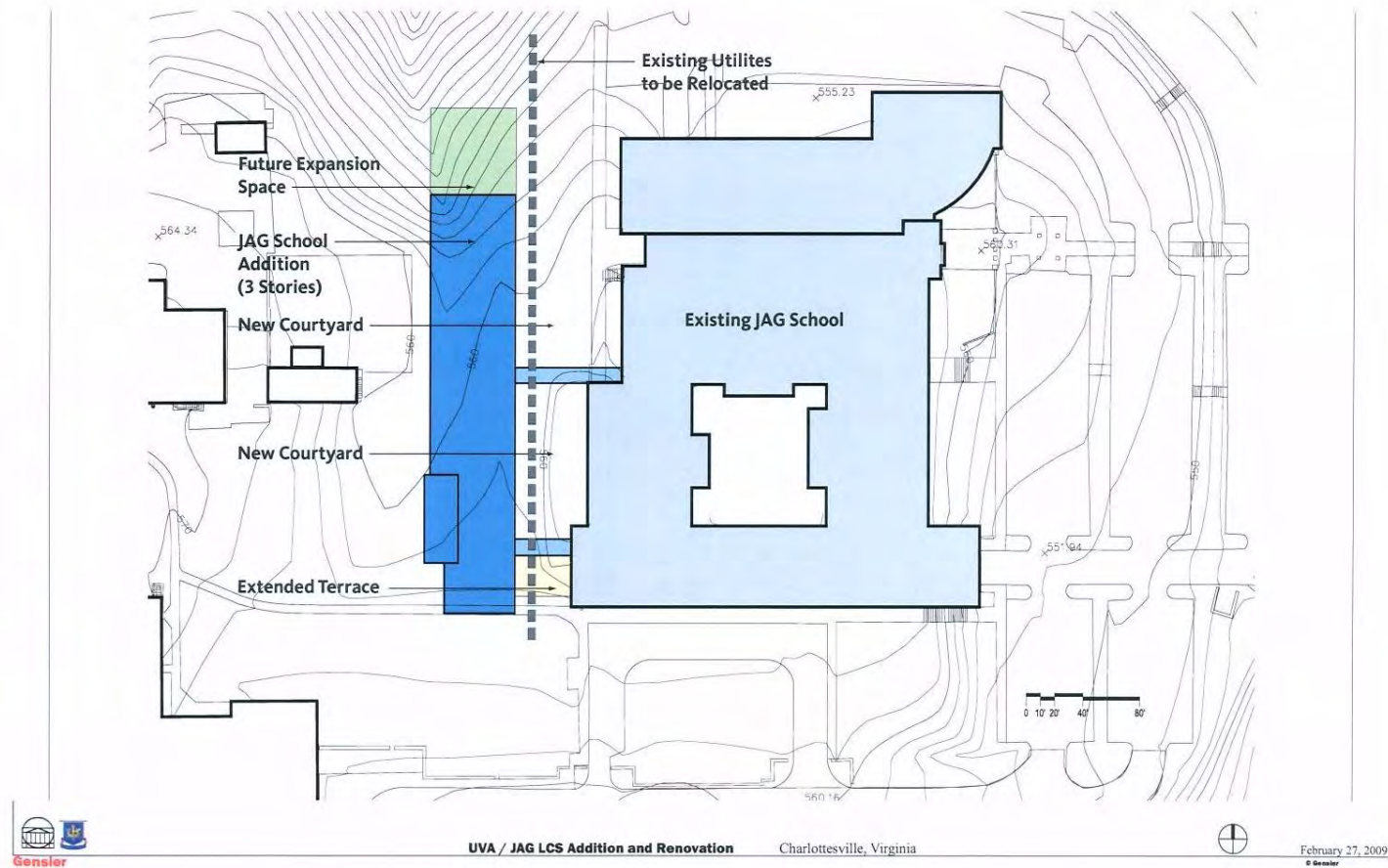
# LCS Expansion



Preferred Scheme - Key Plan

## Proposed Building Site(s)

# LCS Expansion



## Conceptual Site Plan



# JAG LCS

1. Land Use
2. Built Environment
3. Transportation
4. Dining
5. Energy
6. Water
7. Recycling

Sustainability Initiatives





# **Virginia Athletics**

## **NORTH GROUNDS PLANNING WORKSHOP**

**January 14, 2010**







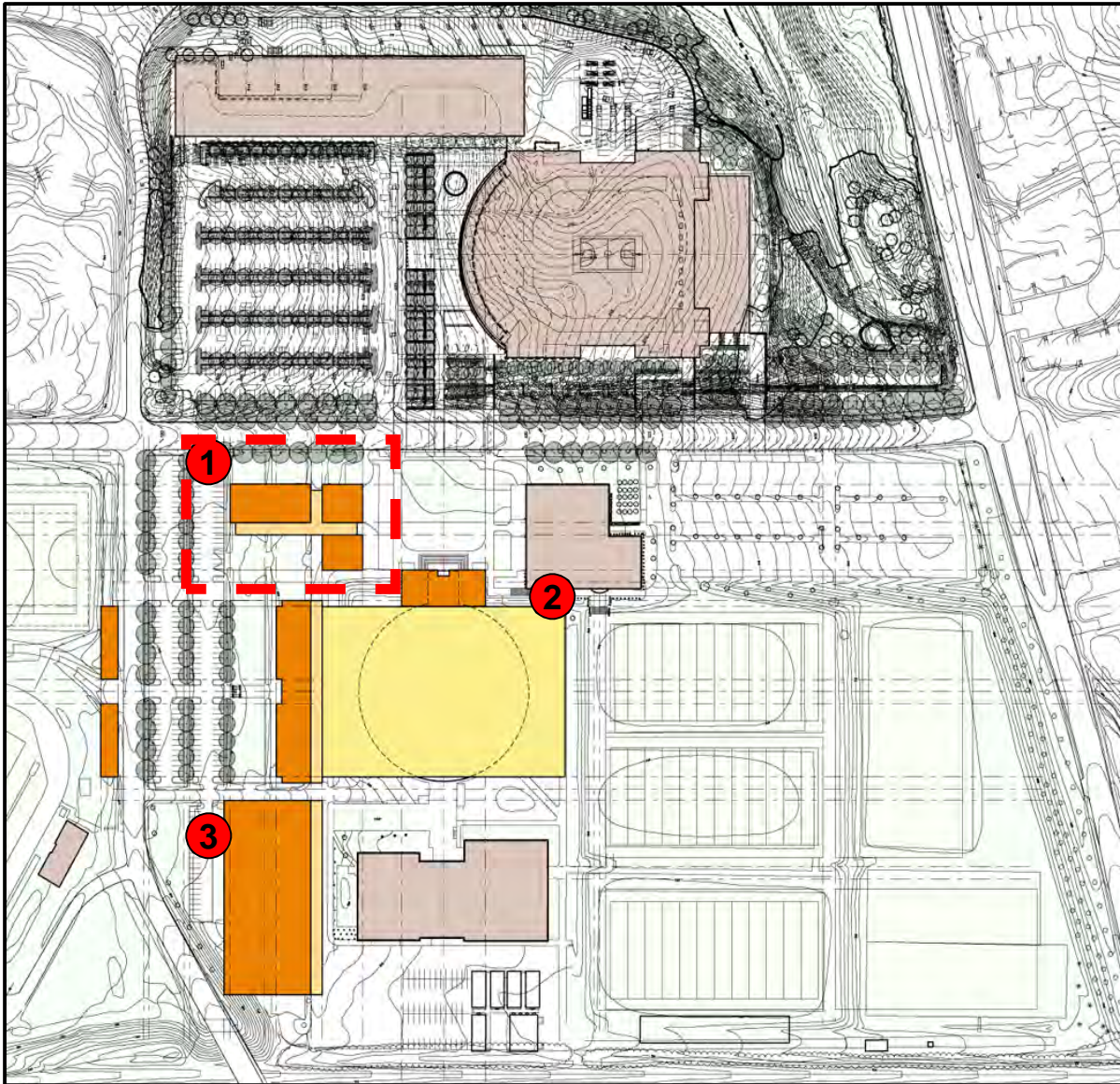
# Indoor Practice Bubble



## Description and Amenities

- Priority project
- 120 Yards Long
- Climate Controlled
- Provide Indoor Field Space during inclement weather

# Future Projects

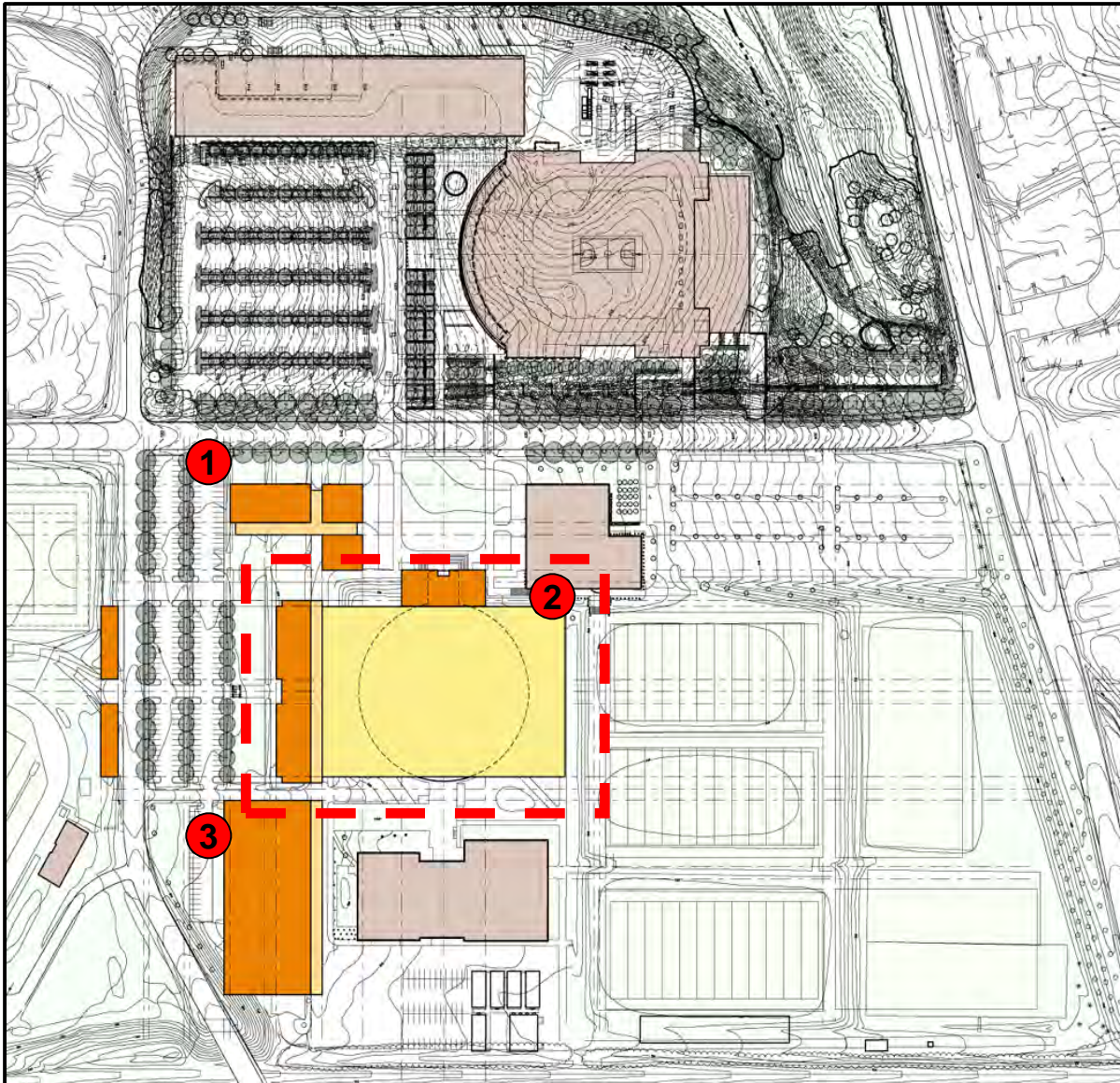


## 1. Olympic Sports Building

- 70,000 – 80,000 sq. feet
- Will contain office space, locker rooms, training room, and weight room
- Will fulfill all Olympic Sports Training needs
- University Hall offices will be relocated to the new Olympic Sports Building



# Future Projects

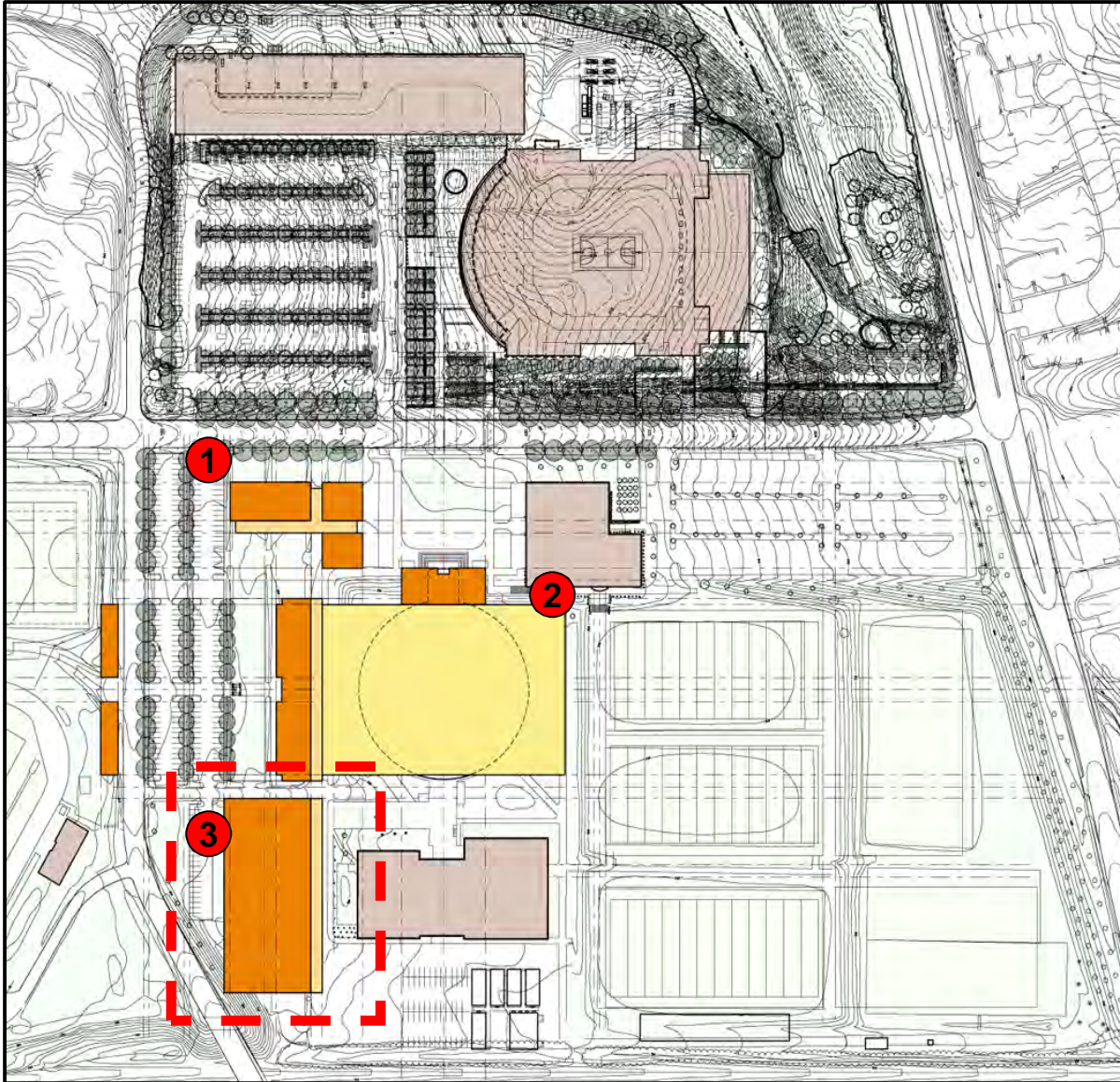


## 2. Indoor Practice Facility

- University Hall Site
- Demolish University Hall
- May need to demolish Cage and Onesty Hall
- Indoor Practice Facility to support field sports



# Future Projects

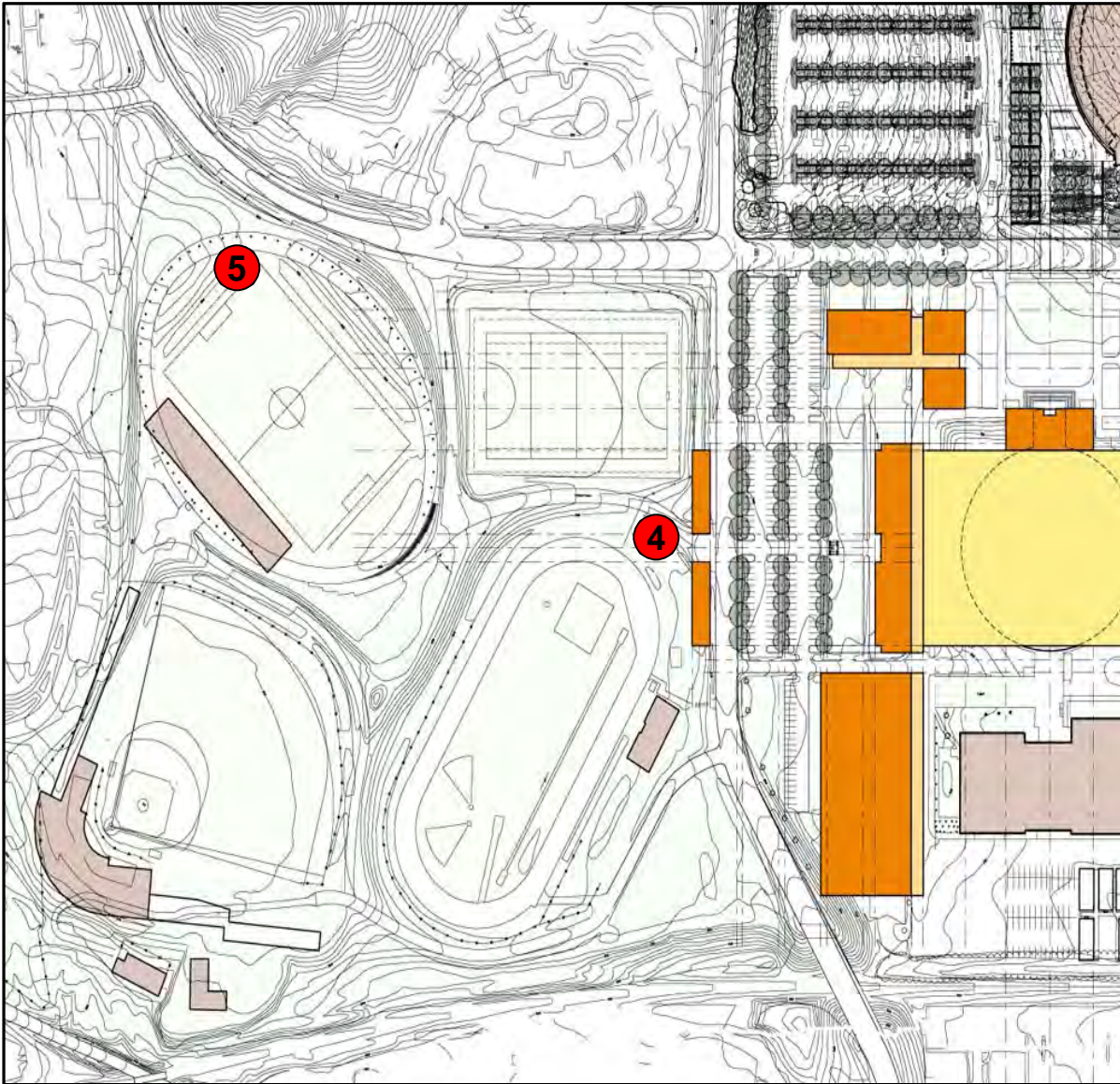


## 3. Indoor Tennis Facility

- No longer a priority.
- Partnered with the Foundation to expand the Boar's Head Sports Club.



# Future Projects



## 4. Gateway to Olympic Sporting Event Sites

- Gateway to Lannigan, Klockner and Davenport.
- Create a true facility at Lannigan to include:
  - Runway reconfiguration
  - Seating for 2500 spectators
  - Restrooms and Concessions
  - Press box and lights
  - Scoreboard
  - Storage

# KLOCKNER STADIUM



## Renovations and Additions

- Fully functional locker rooms
- Create suites, additional seating, team meeting areas and hall of fame





# UVA Intramural and Recreation



14 January 2010



