



# Master Planning Council (MPC)

## MEETING NOTES - June 15, 2022

Office of the Architect for the University

## Grounds Framework Plan Update

### MPC Members

Alice Raucher, Chair  
Architect for the University, Office of the Architect

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

Penny Cabaniss  
Office of Management and Budget

Ian Solomon  
Dean's Council Representative

Bush Bell  
Medical Center Admin Hospitality and Support Services

Susan Davis  
Associate Vice President for Student Affairs

Julie Richardson  
Treasurer

Malo Hutson  
Dean of Architecture

Nancy A. Rivers  
Senior Associate Athletics Director and Chief of Staff

Margaret Grundy  
Assistant Vice President and Chief of Staff for the President of UVA

Adam Daniel  
Vice Provost for Planning

Abel Liu  
Graduate Student Representative

Carmen Wright  
Undergraduate Student Representative

### Ex-officio

James Freas  
Director, Charlottesville Neighborhood Development Services

Hosea Mitchell, Charlottesville Planning Commission

Julien Bivins  
Albemarle County Planning Commission

Donald E. Sundgren  
Chief Facilities Officer

Rebecca White  
Director of Parking & Transportation

Rachel Lloyd  
University Landscape Architect, Office of the Architect

Charles Rapp  
Director of Planning, Albemarle County

Charles Hurt  
Director of Real Estate and Leasing Services

Wes Hester  
Deputy Spokesperson and Director of Media Relations

### Meeting Agenda

- UVA Grounds Framework Plan Update by Urban Strategies, Inc.

### Opening Remarks

Alice Raucher began the online meeting with introductions of the Grounds Framework Plan that was reviewed at the last MPC meeting in January and of Warren Price of Urban Strategies, Inc. (USI) to present for this meeting.

### UVA Grounds Framework Plan

Warren Price began by stating the purpose of the 2030 Grounds Framework Plan and emphasizing that sustainability is embedded in all aspects of the plan. He explained that this was the second meeting with the MPC and USI is about 1-year into the process. To date, there has been numerous touch points with executive committees at UVA, such as the Steering Committee, PERT, BOV, UVAF Board, and LUEPC as well as individual stakeholders across Grounds.

The UVA Grounds have a long planning history, going back to the original vision of the Academical Village. Growth since that time has resulted in a large campus that presents challenges in connecting the various parts. The 2008 Grounds Plan sought to address these challenges, through encouraging infill development with the established redevelopment zones. The 2030 Grounds Framework Plan builds on these principles and incorporates more recent master plans. The plan brings together and synthesizes the 2018 Academic Space Plan and its focus on interdisciplinary learning, the 2019 Landscape Framework Plan and the 2019 Parking and Transportation Plan.

The Plan provides an opportunity to enhance existing strengths on Grounds and builds on the Academical Village legacy, natural setting, opportunities for



3D Model of UVA Grounds

growth, capacity, pedestrian oriented core, and City/County relationships. The plan is based on six key principles: Place and Character, Land Use and Facilities, Transportation and Connectivity, Equity and Inclusivity, Community Wellbeing and Sustainability.

From these, the plan is organized around 7 big ideas which provide direction for the development of more detailed planned systems. 1) Landscape is reinforced as a key part of the Grounds experience. i.e. 'understanding when you're on Grounds'.

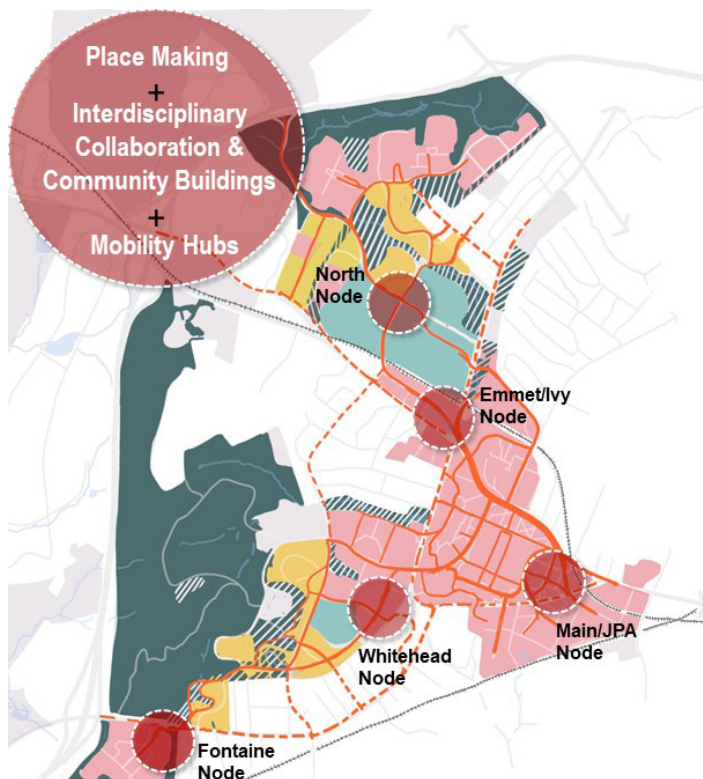
At this point Ian Solomon commented that it is important to highlight the academic mission as a driver of the plan. Meeting academic needs should be the most important goal of the plan. Alice added that there is a need to more explicitly marry the land use and facilities aspects of the Plan with the Academic Space Plan. Bush Bell also commented that it is important to ensure the Health System and their needs are included in the plan.

The presentation continued with the big ideas 1) Landscape – reinforcing the landscape as a key part of the Grounds experience 2) Academics – reinforce and grow the core of Grounds for teaching and research. 3) Improve mobility connections across Grounds. 4) Pedestrian Priority – Create a car-lite core and rebalance modes of movement on Grounds, not eliminate cars. 5) Student Housing – Define and enhance residential neighborhoods. 6) Nodes – where systems of place making, interdisciplinary facilities and mobility hubs combine. The plan proposes 5 such nodes across Grounds. 7) UVAF Land – Maintain a green approach to UVAF holdings that conserves their natural character, as they are a fundamental part of the UVA experience. These 7 big ideas form the foundation for the Grounds Framework Plan and the systems analysis and recommendation.

## Discussion

Nancy Rivers asked which Big Ideas are the most difficult to achieve? Warren Price answered that the Car-light core and developing the nodes are probably the most difficult because they will require the most socialization with the UVA community. Alice added that Covid-19 procedures gave us an opportunity to test ideas like removing buses from McCormick Road and the planned changes at Ruppel with the construction of Shumway Hall will improve accessibility at that key location between Brandon Avenue and the Corner. Rebecca White commented that the nodes help inform connections between Scott Stadium parking and Central Grounds. It helps justify investment in these connections. Julia Monteith commented that the big challenge is tackling transportation issues because we don't always control the roads that pass through UVA. Bush Bell mentioned that the parking and transportation needs of the Health System are sometimes in conflict with the needs of the larger University.

Julien Bivins made a comment that there is a long history of UVA being open to some, but closed to others. There have been recent improvements to open up Grounds, like the Dell and Mad Bowl Field. He feels that this plan as presented is too focused on the interior of Grounds and will act to keep those without need be there out. It would



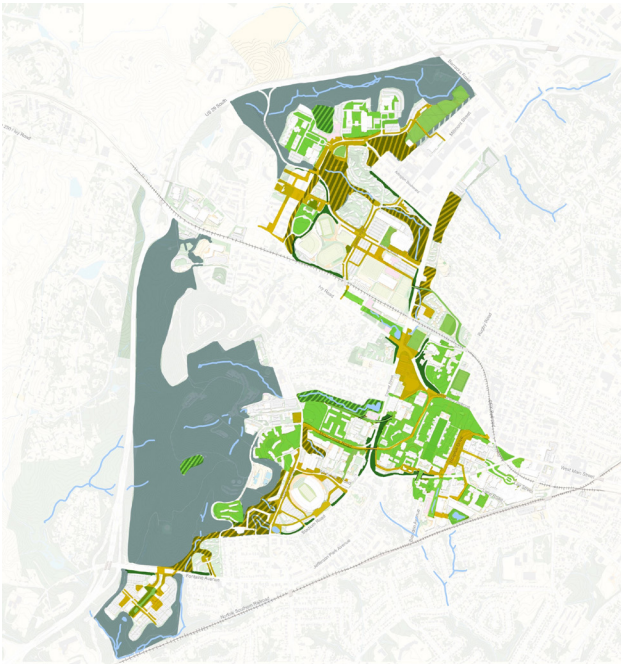
Grounds Framework Plan Principles and Systems

be great to make bold moves to open up Grounds for all, like closing University Avenue to cars so Grounds flows out to the Corner. The nodes seem inwardly focused. Alice responded that the focus of the nodes is to create spaces for community engagement. Emmet/Ivy will be very open to the community. Julien Bivins acknowledged the Ivy/Emmet Plan as being open. He wondered if a Clarke Park (at JPA/West Main intersection) has potential to be reimaged as a place to welcome the community to Grounds. He said that it is not apparent how outsiders enter or where they are supposed to go. Wayfinding is important, as are more open buildings. It is a challenge to marry the old and new on Grounds. Warren Price offered that University wants better relations with the community. Some of the nodes may lend themselves to community focus as Grounds is embedded in the City and County. The University, through this plan, certainly doesn't want growth to have a negative effect on the community. It is always assumed that the public is welcome at the University. Julien Bivins then mentioned the challenges of integrating North Grounds into Central Grounds.

## Presentation

After this discussion, Warren Price continued the pre-





**Proposed Integrated Landscape System**

sentation with a summary of the key systems that are integrated into the framework plan: Landscape, Mobility and Land Use. For landscape, the Proposed Integrated Landscape System draws on the recommendations of the Landscape Framework plan to highlight where natural areas can be reinforced and reintegrated. The landscape should ensure placemaking makes clear where Grounds begins and ends, but not by being walled or gated. There are many gateways where UVA connects to the community.

Mobility is key system on Grounds. The plan develops proposed transit priority corridors and offers four recommendations. Commuter parking areas act as a place of transition (from driver to pedestrian/bus rider).. The Plan also emphasizes the primary pedestrian network and recommends ways to continue to strengthen it. The cycling network is very similar to pedestrian network and will also continue to be strengthened and expanded.

The final system discussed is 'Land Use and Emerging Places'. When overlayed, there is a clear relationship between the nodes and the redevelopment zones. The Grounds Plan will not be prescriptive, but will support the decision making process. The plan looks at the full range of uses for each redevelopment zone.

The next step will be to get more detailed about the nature of each of the five nodes and to compile and write the Grounds Framework Plan document.

### **Feedback and Discussion**

Hosea Mitchell commented that the plan may be too general for the Health System, so how can we better show how the Health System is treated in the plan? Alice Raucher acknowledged the lack of detail, but made assurances that the plan is taking into account the needs of the health system, including the 250-yard provider based clinic needs.

Julien Bivins commented that Ivy Square would be another place where a node could develop. Charlie Hurt said that there is normal lease turn-over occurring there, but that UVA and UVAF is committed to maintaining Ivy Square as commercial. Providing commercial space in and around the University is advantageous.

Rebecca White pointed out that there is no opportunity for transit on Old Ivy Road in its present configuration.

Susan Davis highlighted the lack of open space for students to recreate. Whitehead Road is right in the middle of first year housing and would be a great place for a student gathering space. Charlie Hurt mentioned that there is a tension between density and open space. Alice Raucher explained that the two can coexist. At Copeley Hill you could really do something great in the sense of densifying along the street edges and providing open space behind. It is important to plan strategically so open space and buildings are integrated.

Rachel Lloyd expressed that the Main/JPA node needs to be respectful of the Academical Village. Warren Price agreed that there are a lot of constraints on that node and a district master plan would be required to do the development the right way.

Julien Bivins asked if parking is overlayed on the nodes?

Alice closed the meeting and asked that any additional comments be emailed to her. The MPC will meet again in the fall.



