



# UVA Grounds Framework Plan Master Planning Council Meeting

UNIVERSITY OF VIRGINIA  
JUNE 15, 2022

URBAN  
STRATEGIES  
INC .

**The purpose of today's meeting is to share the progress of the Grounds Framework Plan to date for feedback and discussion.**

## **Agenda**

- Background and Summary of Phase 1 & 2 Findings
- Proposed Big Ideas
- Draft Framework Plan Layers
- MPC Feedback and Discussion

# Purpose of the 2030 Grounds Framework Plan

The 2008 Grounds Plan and subsequent master plans have been guiding the development of Grounds for the past 14 years. A **new Grounds Framework Plan** will:

- **Integrate recent planning** into a holistic vision and framework for Grounds
- Ensure future development supports the goals and priorities of the **2030 Great and Good Strategic Plan**
- **Identify locations for new facilities** that will meet current and projected needs for academic, research and residential space
- Help to focus future investments to **facilitate academic collaborations** and **create a richer environment** for students, faculty and staff
- Promote the efficient use of resources and **support UVA's sustainability goals**
- **Guide planning and physical development** on Grounds for the next 10-20 years

# Grounds Framework Plan Timeline

- Technical Advisory Group Meetings
- ★ Steering Committee Meetings
- Focused Workshops
- ★ Other Engagement & Leadership Meetings

Phase 1: Background Review + Key Issues & Opportunities

Phase 2: Draft Principles + Big Ideas + System Plans + Redevelopment Zones

Phase 3: Prepare Grounds Framework Plan







# Background, Phase 1 & 2 Summary

View of Grounds from south (work in progress)

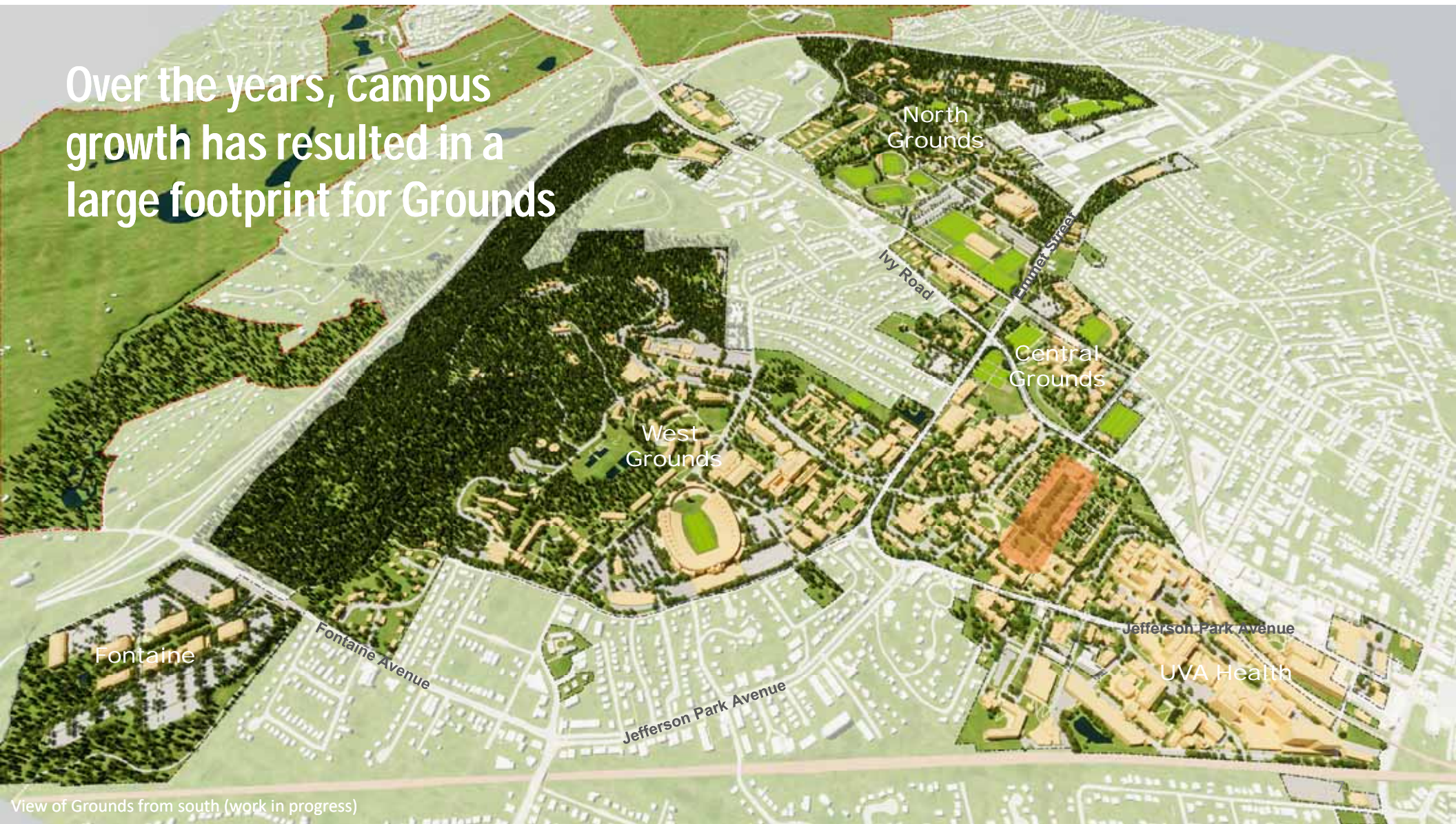


For 200 years, Grounds has been planned as a unique community within a rural and natural landscape





Over the years, campus growth has resulted in a large footprint for Grounds



View of Grounds from south (work in progress)





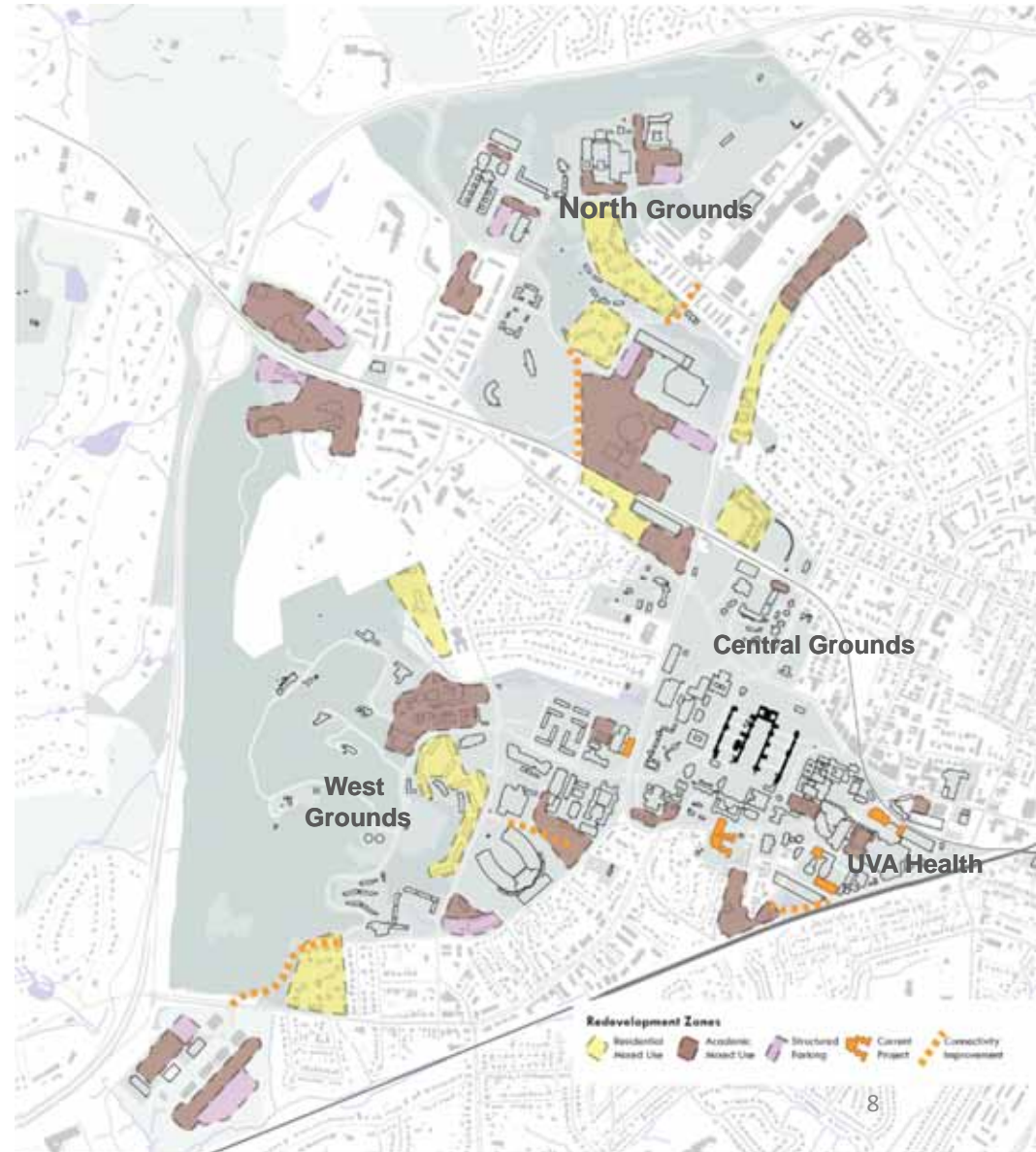
# The 2008 Grounds Plan proposed compact future growth in Redevelopment Zones to make Grounds more connected

Important Redevelopment Zones identified in the 2008 Grounds Plan include:

- Alderman Housing
- Athletics District
- Brandon Green Street
- Ivy Mountain
- Ivy Corridor

## Redevelopment Zones

-  Academic Mixed Use (brown)
-  Residential Mixed Use (yellow)





**In recent years, master plans  
have been designed to  
propose specific  
redevelopment in these zones**

2016 Brandon Green Street Master Plan  
2016 Ivy Corridor Landscape Framework Plan  
2017 Ivy Mountain Master Plan  
2018 Fontaine Master Plan  
2018 Athletics Master Plan  
2019 Stacey Hall Master Plan  
2019 Ivy Gardens Plan



# The recommendations of three recent "system" plans will be integrated into the 2030 Grounds Plan

## Academic Space Plan

- Build more interdisciplinary facilities
- Optimize resources and centralize space planning



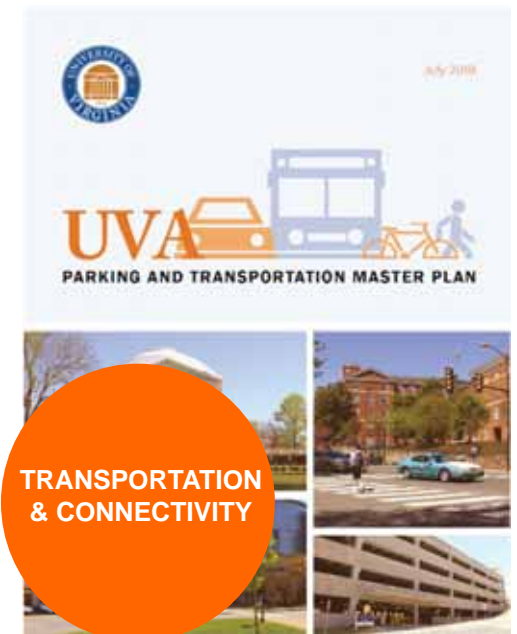
## Landscape Framework Plan

- Continue to integrate natural and cultural landscapes
- Improve and expand pedestrian and cycling connections



## Parking and Transportation Plan

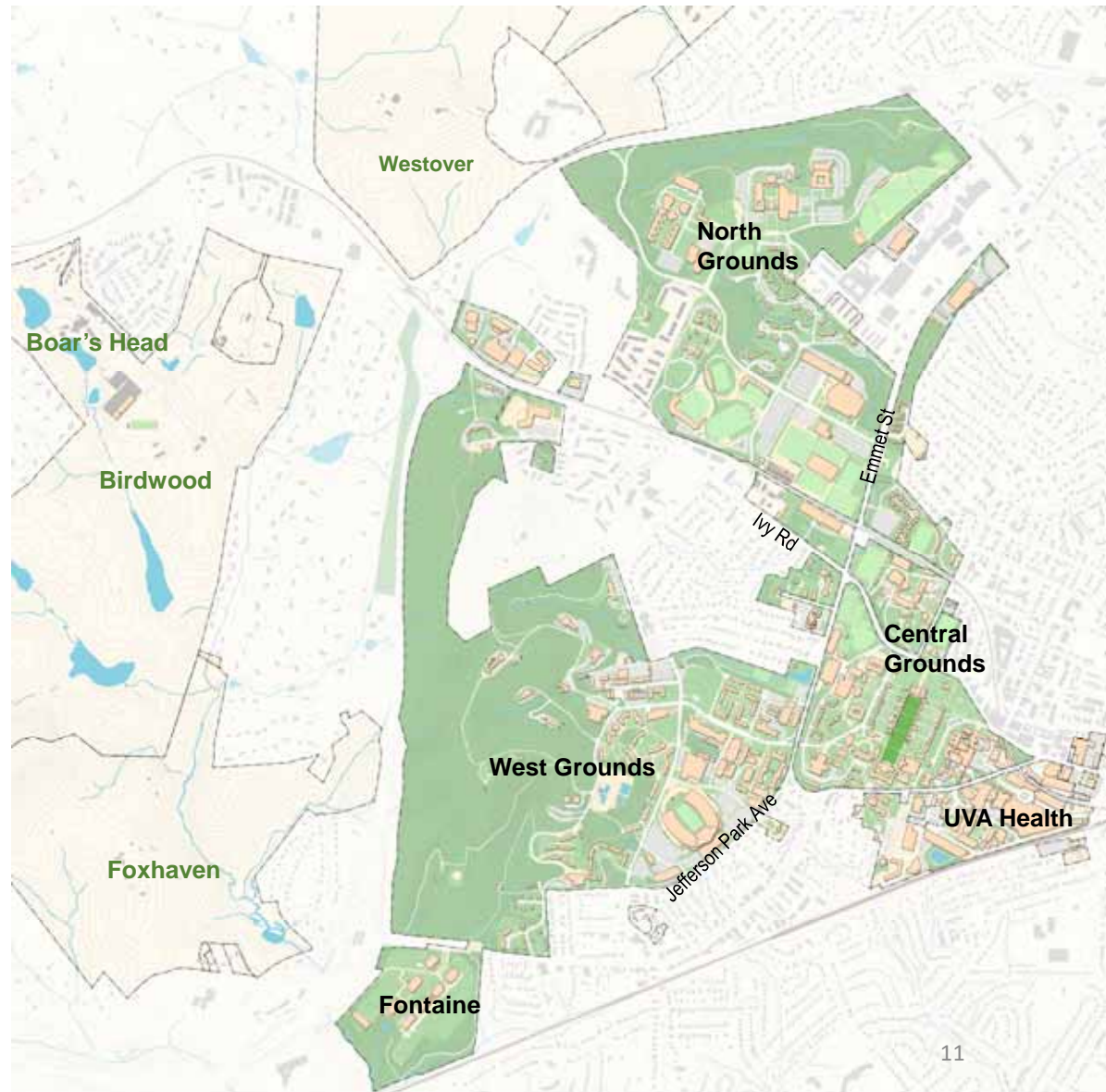
- Accommodate commuter parking
- Continue TDM measures
- Pursue regional transportation solutions





## Opportunities to enhance existing strengths on Grounds should build on:

- **A remarkable legacy** that will continue to be aligned with contemporary needs
- **A significant natural setting** that must continue to be a key part of the Grounds experience
- **Opportunities for growth**, but with better overall connectivity between precincts
- **Physical capacity**, but with a more deliberate approach to building multi-disciplinary facilities and a range of amenities
- **A pedestrian oriented core**, but with a more extensive pathway network
- **Improve the Grounds-City interface** through ongoing collaboration and cooperation on sustainability, equity and community well-being



# Six overarching principles have guided the 2030 Grounds Plan

## **PLACE AND CHARACTER**

Respect UVA's built heritage while embracing new types of facilities and places

## **LAND USE AND FACILITIES**

Use land efficiently and ensure facilities support academic priorities

## **TRANSPORTATION AND CONNECTIVITY**

Facilitate active transportation throughout Grounds and encourage transit use

## **EQUITY AND INCLUSIVITY**

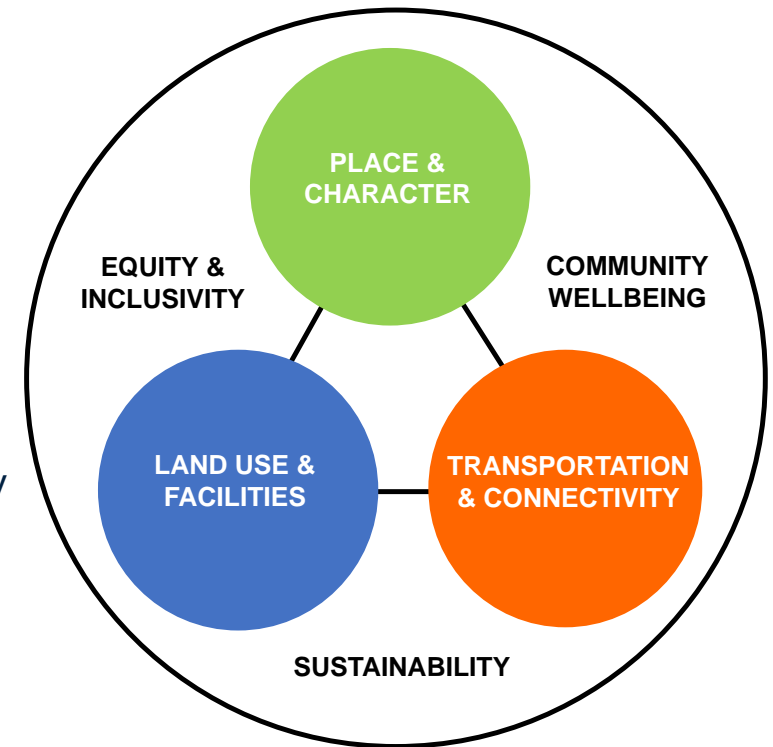
Ensure Grounds is welcoming to everyone and supports equity across UVA's facilities and communities

## **COMMUNITY WELLBEING**

Build mutually beneficial connections and relationships with surrounding communities

## **SUSTAINABILITY**

Support UVA's sustainability targets and promote regional sustainability







# Big Ideas

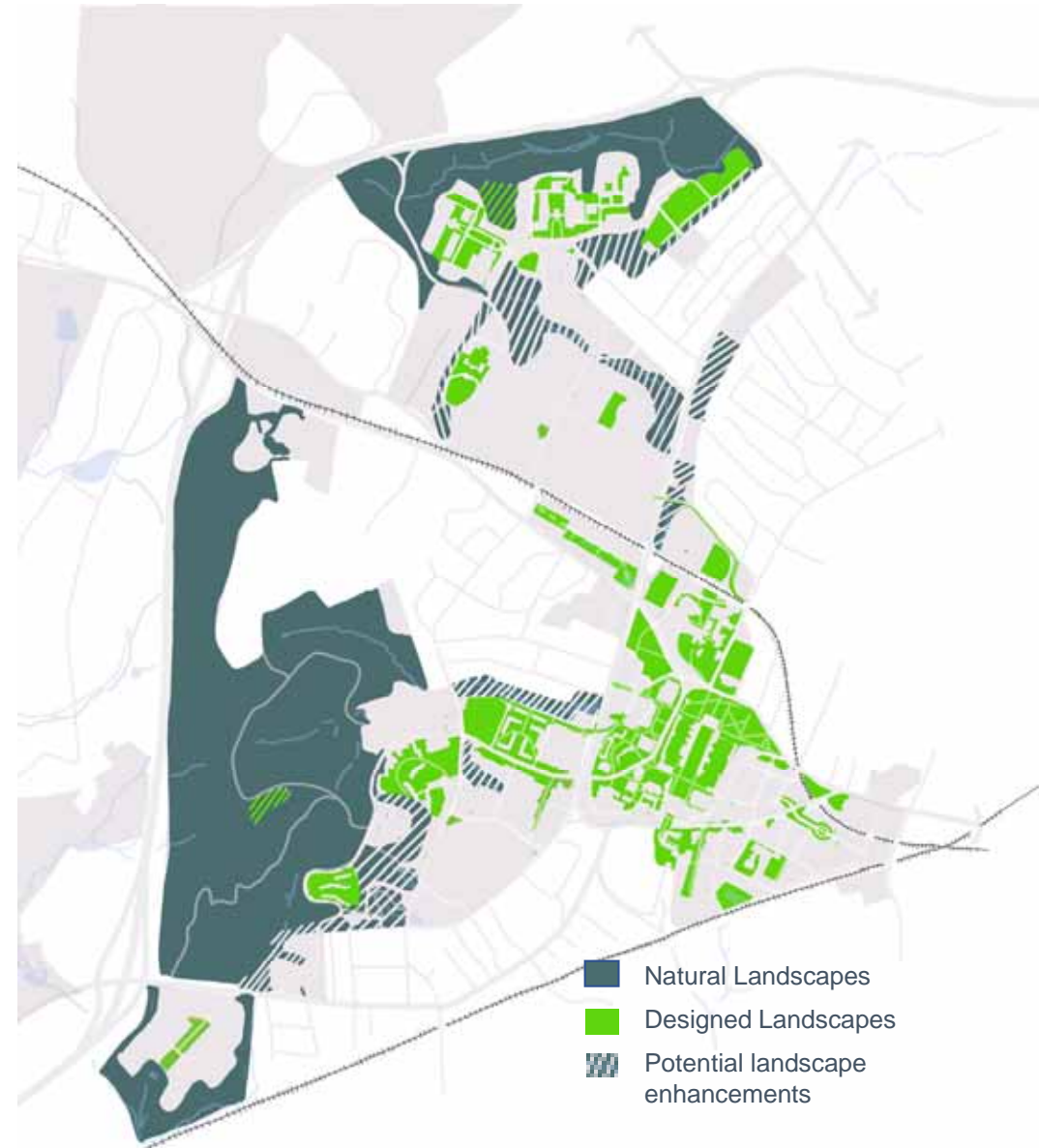
View of Grounds from south (work in progress)



# Big Idea #1: Landscape

## Reinforce the landscape as a key part of the Grounds experience

- Maintain and reinforce the historic landscape setting
- Protect natural areas and enhance their recreational program potential
- Explore opportunities for landscape enhancements and connections
- Reinforce “gateway” experiences

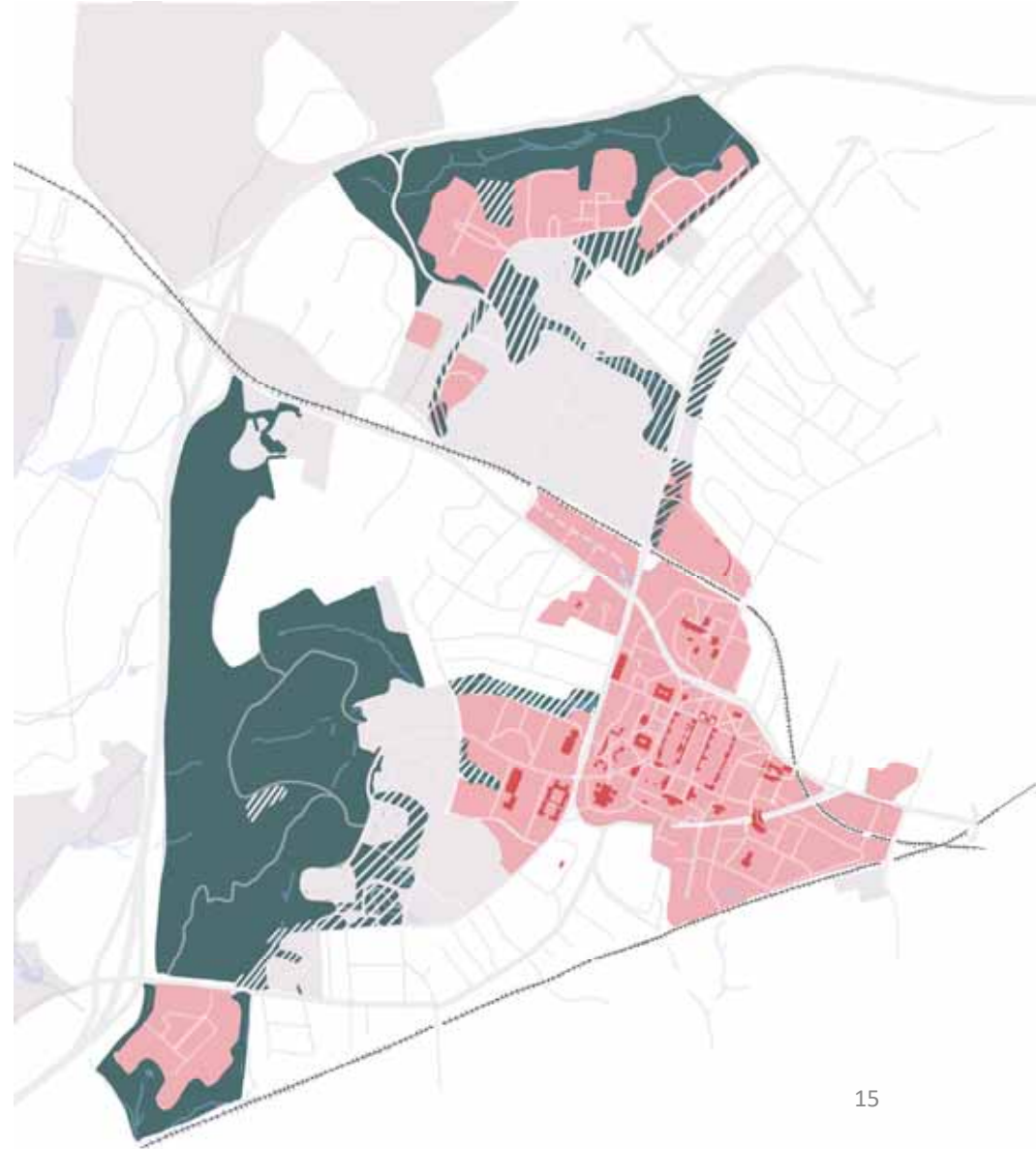




## Big Idea #2: Academics

### Continue to Reinforce and Grow the Core of Grounds for Teaching, Research and Health Services

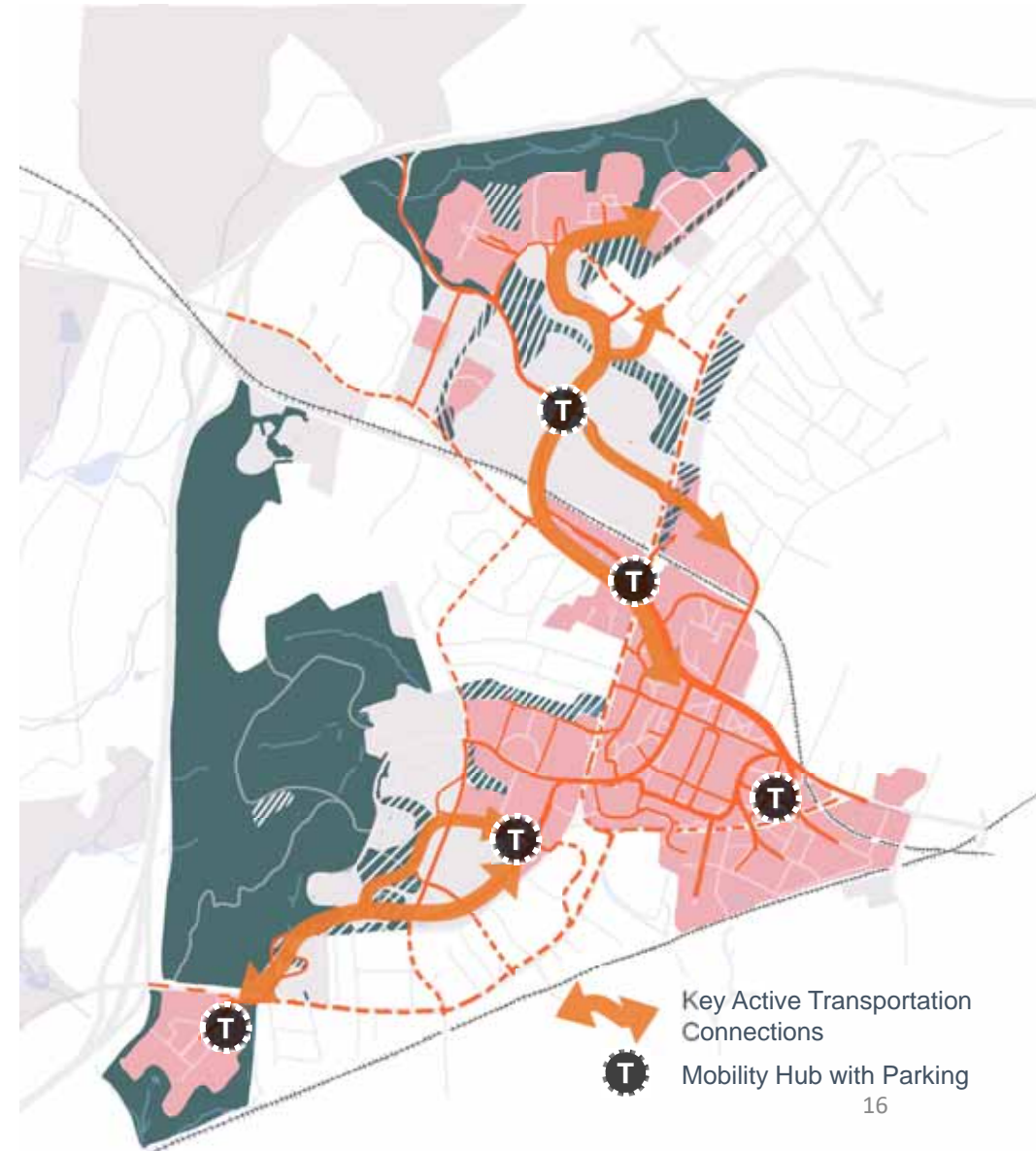
- Maintain historic and valued buildings in the heart of Grounds
- Build upon existing academic centers and infrastructure
- Promote synergies and collaborations among schools and academic units



## Big Idea #3: Mobility

### Enhance Mobility Connections Across Grounds

- Improve access between Central Grounds, Fontaine Park and North Grounds with transit and mobility hubs
- Continue to enhance overall pedestrian and bicycle connectivity on Grounds
- Coordinate mobility infrastructure with parking and hubs to support future redevelopment

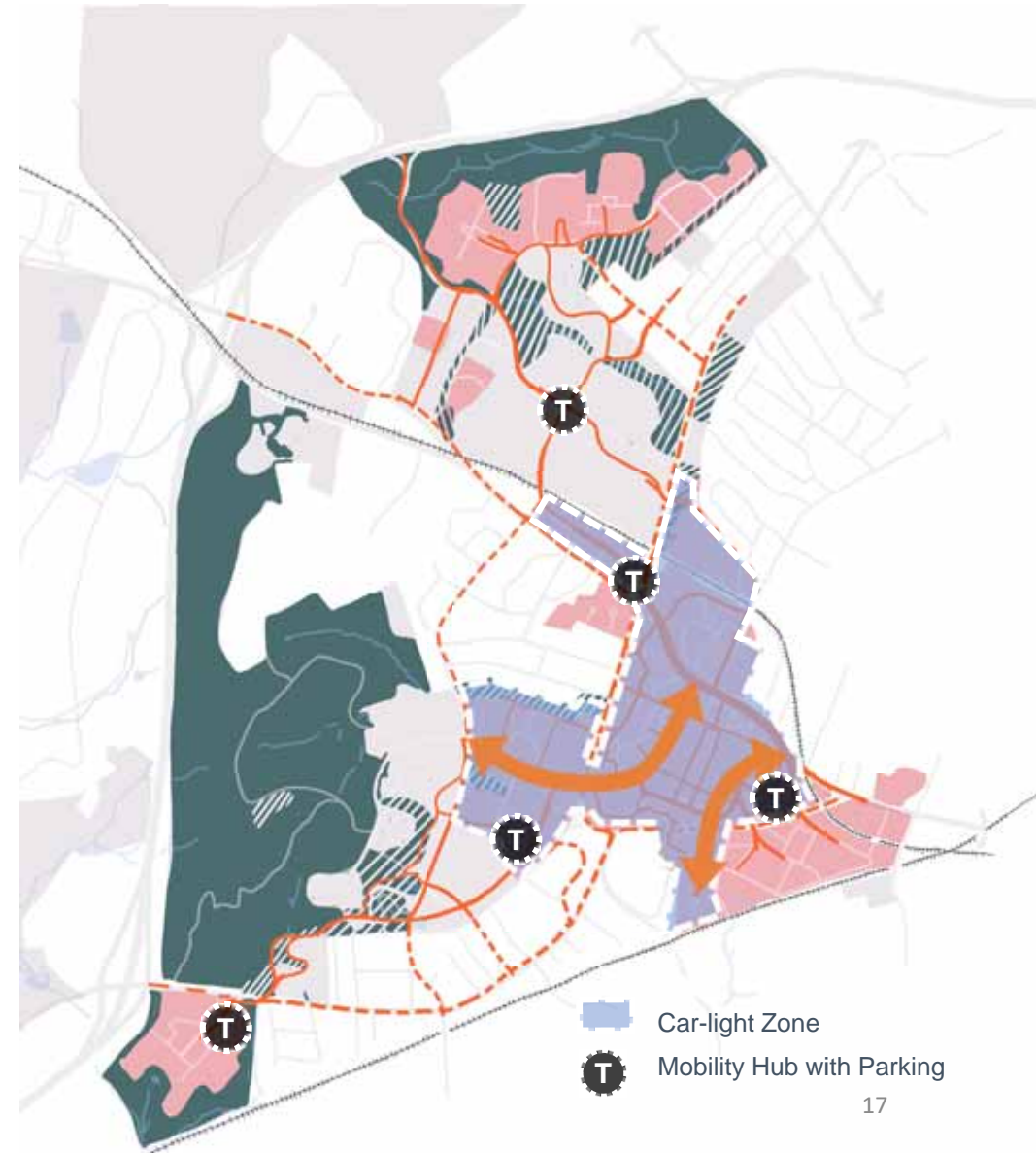




## Big Idea #4: Pedestrian Priority

### Create a Car-light Core

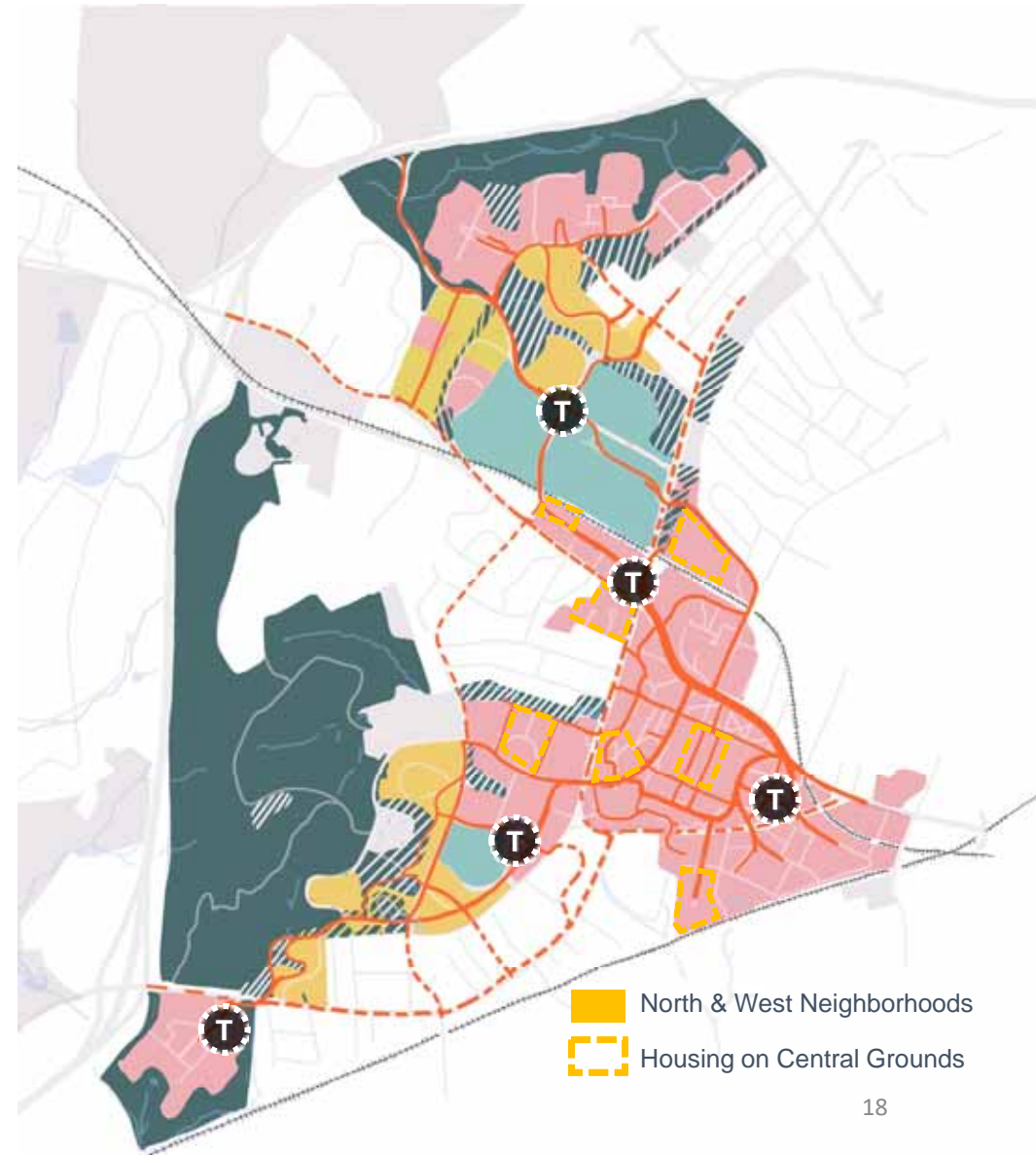
- Improve safety and overall experience for pedestrians and cyclists on McCormick Road and Hospital Drive
- Reduce vehicular access through the core
- Support sustainability objectives by making Grounds more walkable and bikable



## Big Idea #5: Student Housing

### Define and Enhance Residential Neighborhoods on Grounds

- Support a strong sense of community and place
- Support the goal of 2<sup>nd</sup> Year housing
- Ensure students have access to a range of amenities within walking distance in their neighborhoods

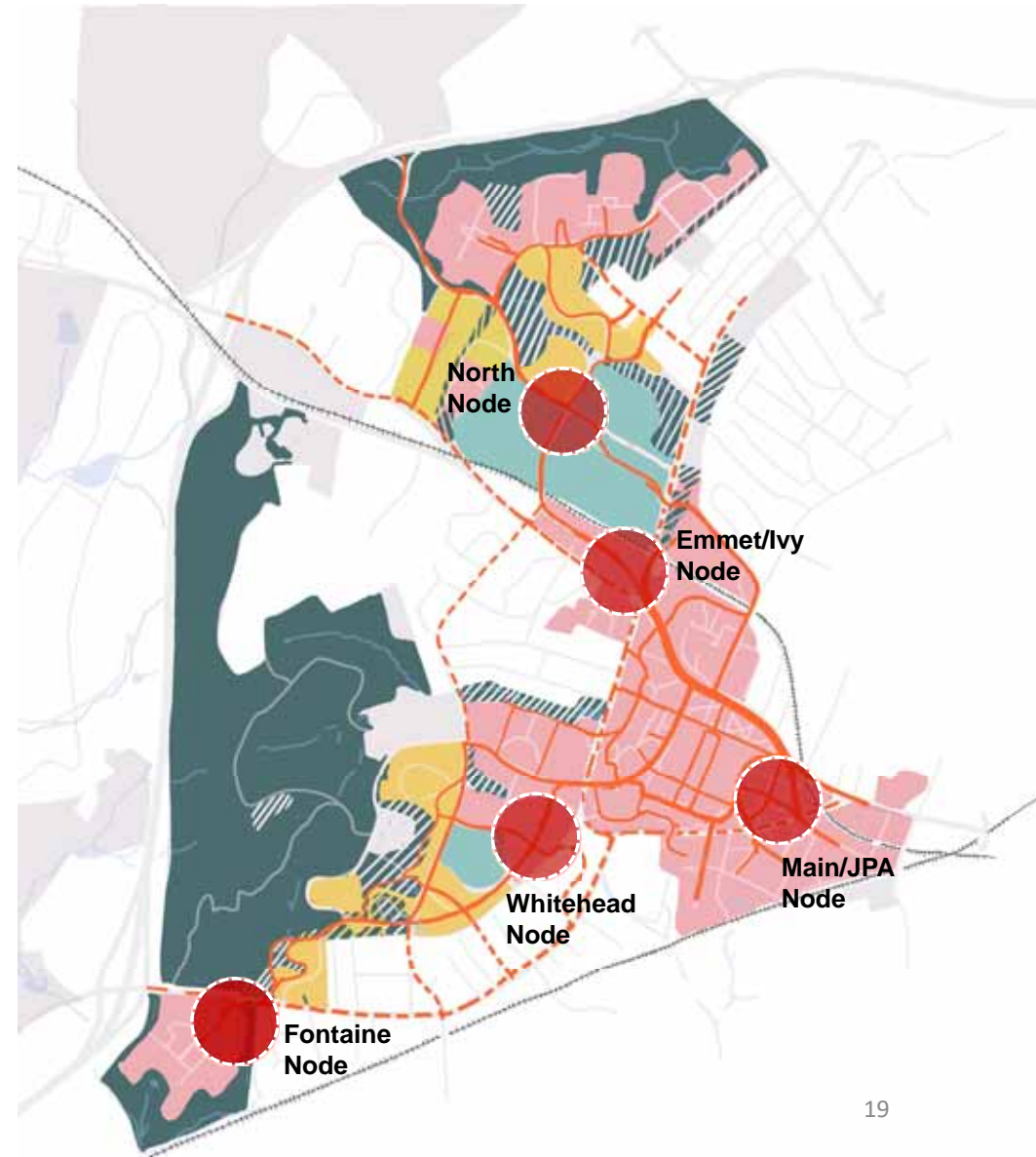


## Big Idea #6: Nodes

### Establish “Nodes” to:

- Enhance placemaking and connectivity on Grounds with project development
- Optimize mixed-use investments in new facilities, landscapes and mobility improvements

Place Making  
+  
Interdisciplinary  
Collaboration &  
Community Buildings  
+  
Mobility Hubs

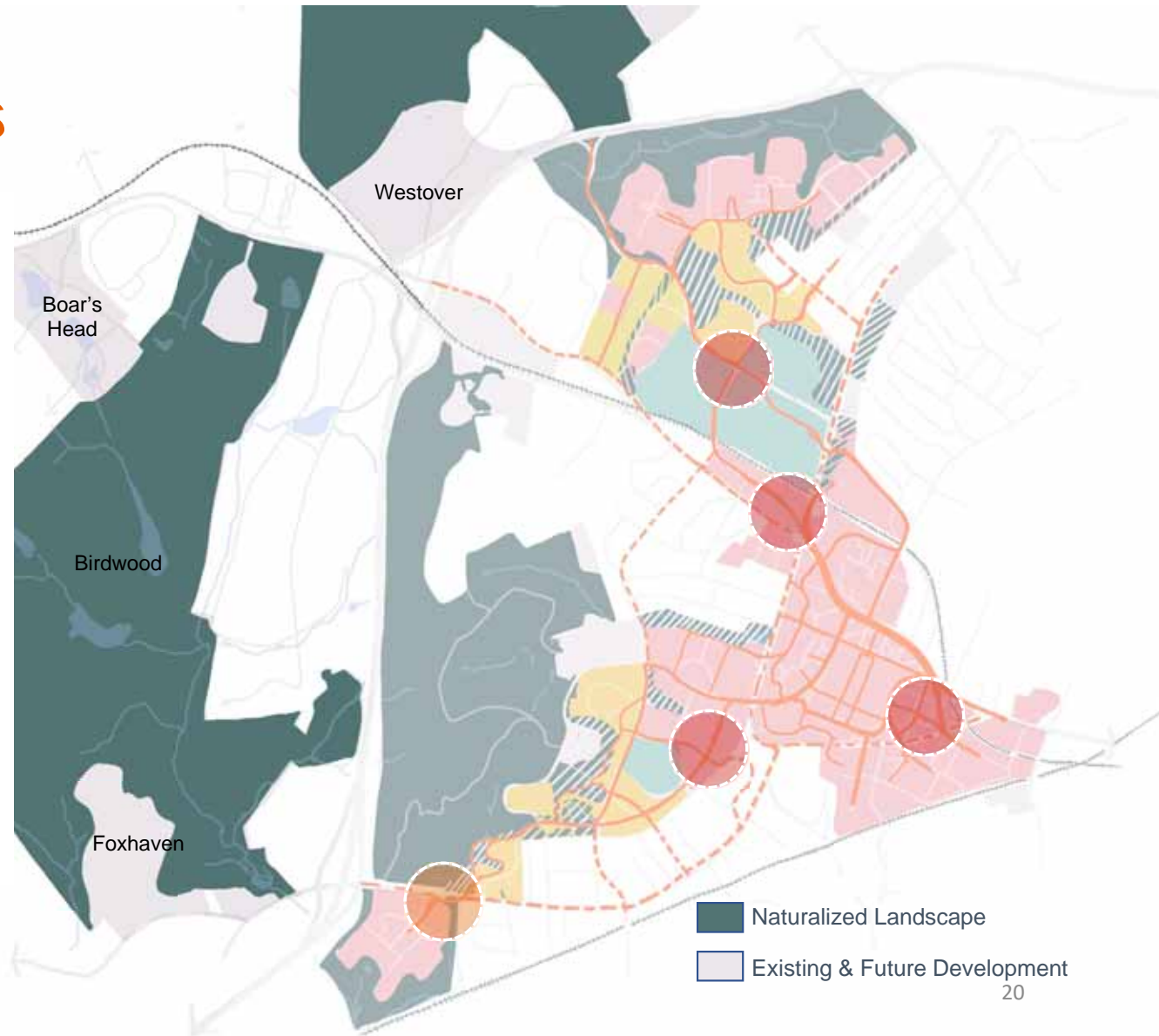




## Big Idea #7: UVAF Lands

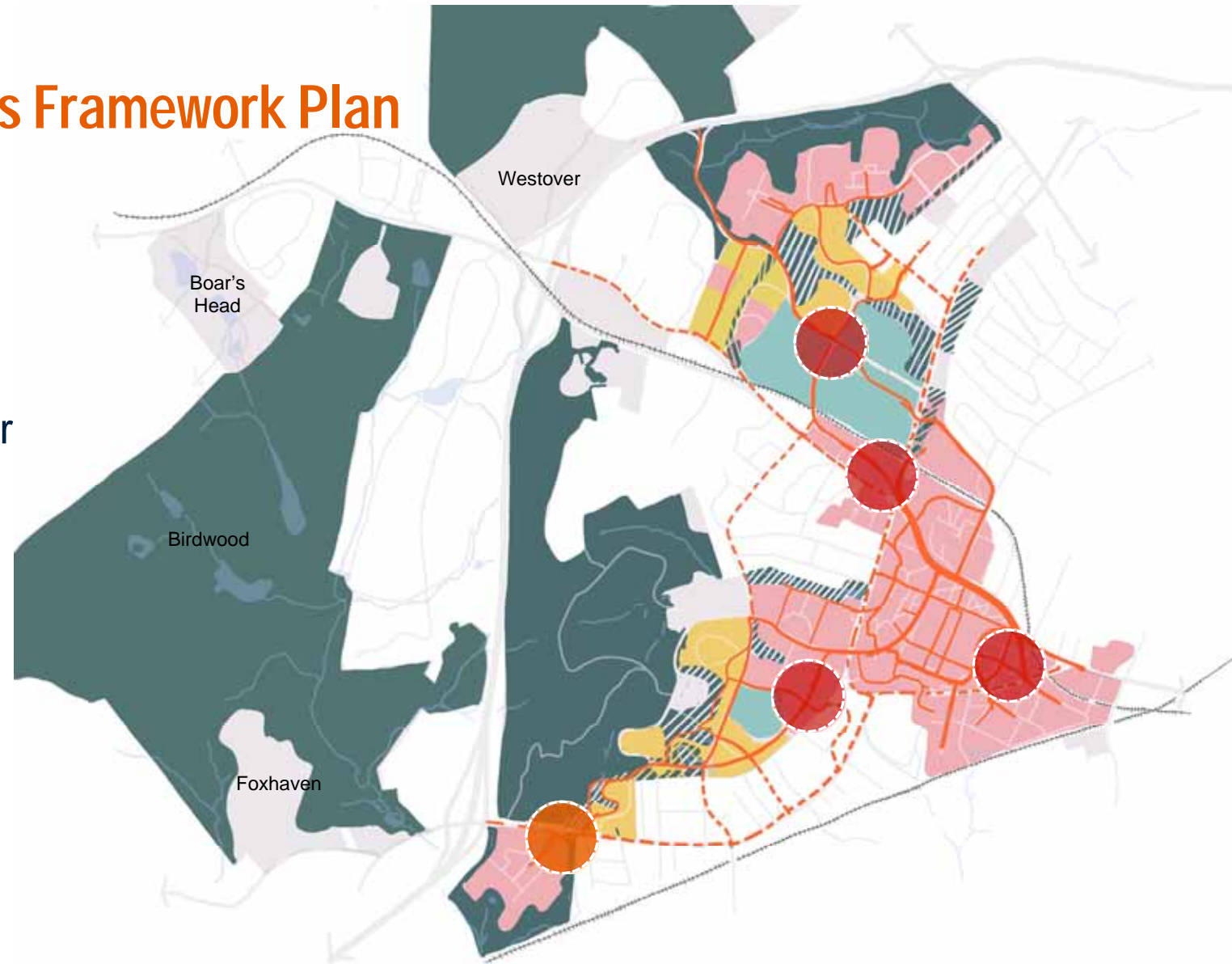
### Maintain a Green Approach to Nearby Foundation Lands

- Conserve significant natural features and functions
- Protect the historic landscape setting and approach to Grounds
- Support sustainable regional growth
- Protect developable lands for potential future University uses



# Emerging Grounds Framework Plan

Together, the Big Ideas form the foundation for the Grounds Framework Plan and the basis for the Plan's Systems





An aerial perspective of a 3D architectural model for a city planning project. The model shows a mix of urban development, including clusters of orange-roofed buildings, white-roofed residential structures, and green spaces with trees. A network of roads and pathways is visible, along with several sports fields. The terrain is hilly, and the overall layout suggests a comprehensive urban framework.

# Draft Framework Plan Systems

View of Grounds from east (work in progress)

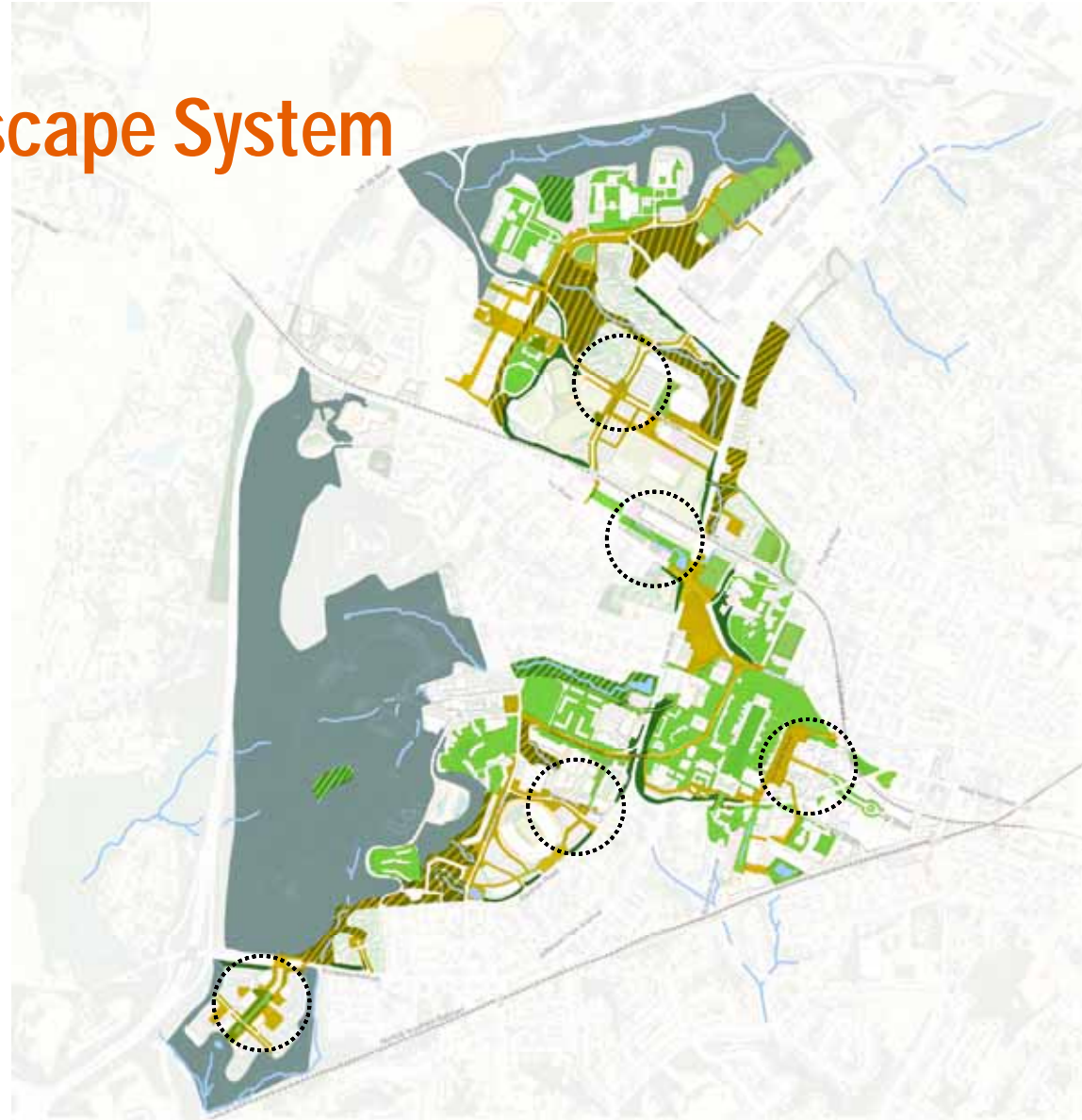


# LANDSCAPE SYSTEMS

# Proposed Integrated Landscape System

A synthesis of:

- Naturalized Landscapes
- /// Potential landscape enhancements
- Steep Slopes
- Existing Common Places
- New Common Places and Connections
- Mixed-Use Nodes
- Gateways

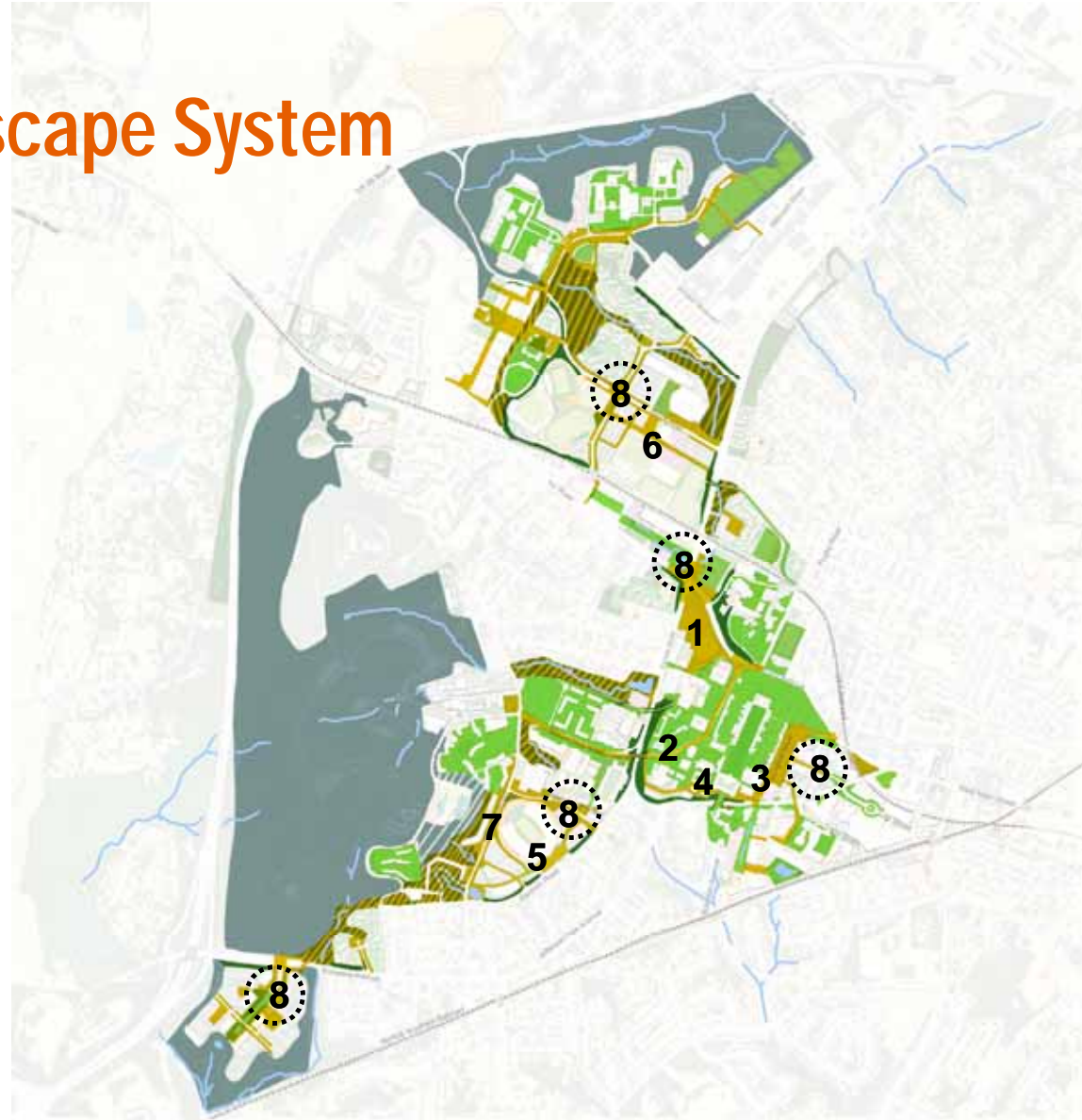




# Proposed Integrated Landscape System

## Key Places for New or Improved Landscapes:

1. Nameless Field
2. McCormick Road
3. Hospital Drive
4. Cabell Drive
5. Scott Stadium
6. Athletics District
7. Alderman Road
8. Mixed-Use Nodes
9. Gateways



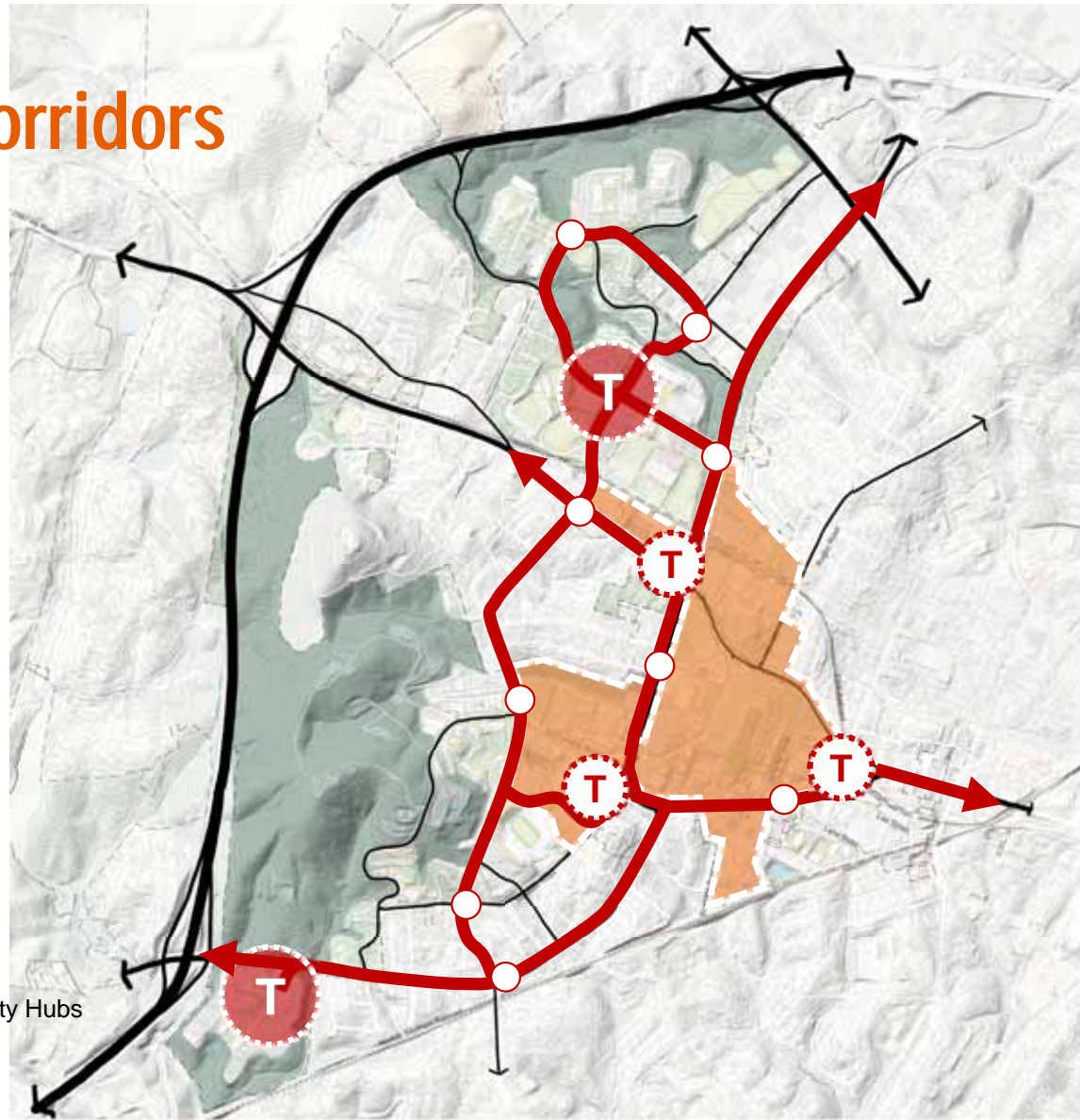
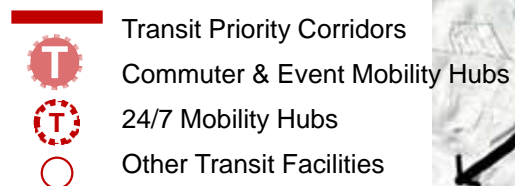
# MOBILITY NETWORKS



# Proposed Transit Priority Corridors

## Key Recommendations:






1. Strengthen direct express routes linking existing and planned nodes
2. Support efforts toward in integrated regional transit system
3. Work with the City, County and State to implement transit priority measures and enhance bus stops
4. Continue to refine and enhance micro-transit service

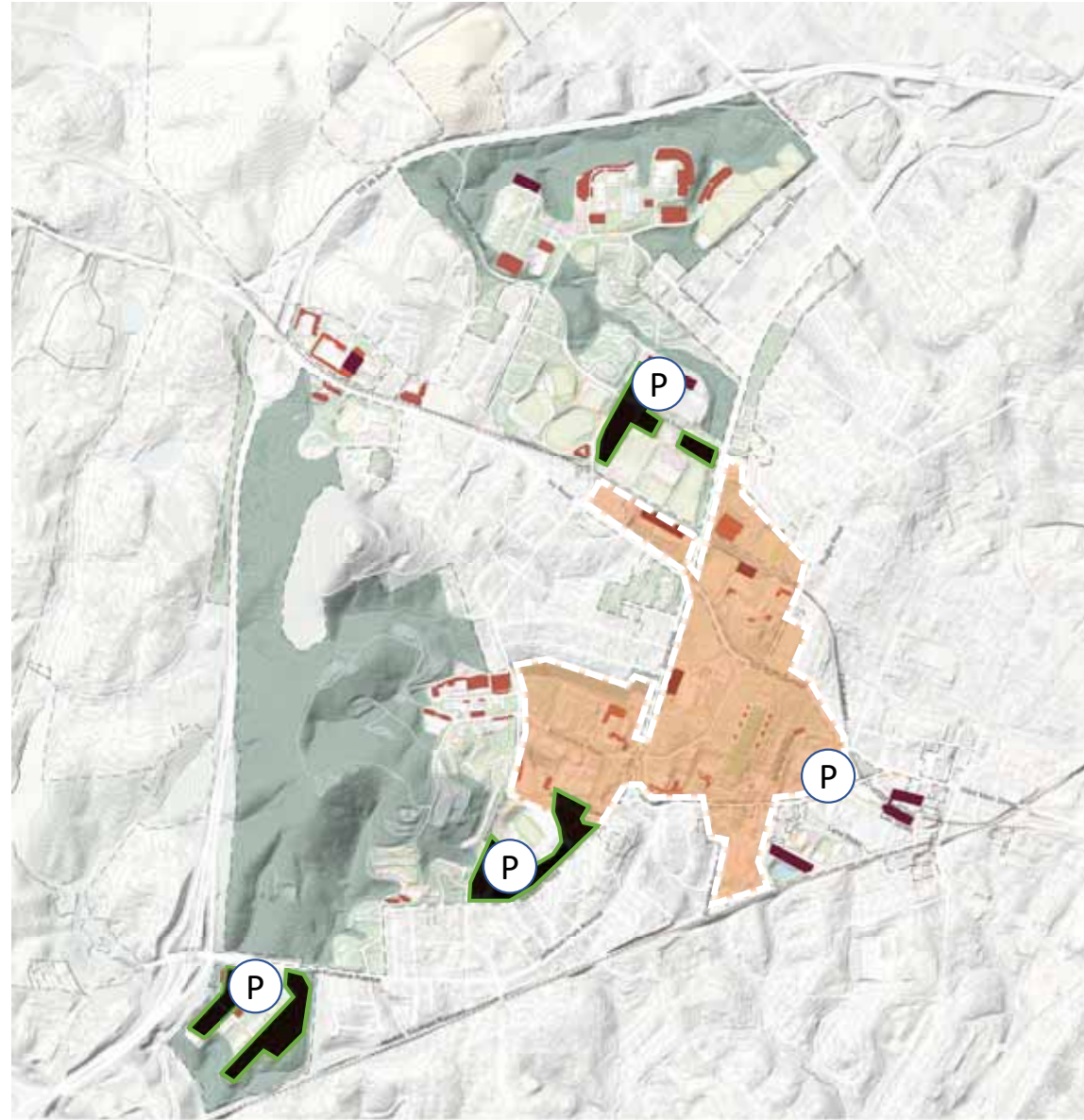


# Parking Facilities

## Key Recommendations:

1. Concentrate commuter parking in strategically located Transit Hubs
2. Maintain existing parking structures in Central Grounds and in the Health District
3. Reduce surface parking in Central Grounds where appropriate
4. Study potential for new parking in redevelopment zones

-  Pedestrian priority zone
-  Existing surface parking area
-  Existing parking structure
-  Surface parking area to be consolidated
-  Potential new parking structure locations

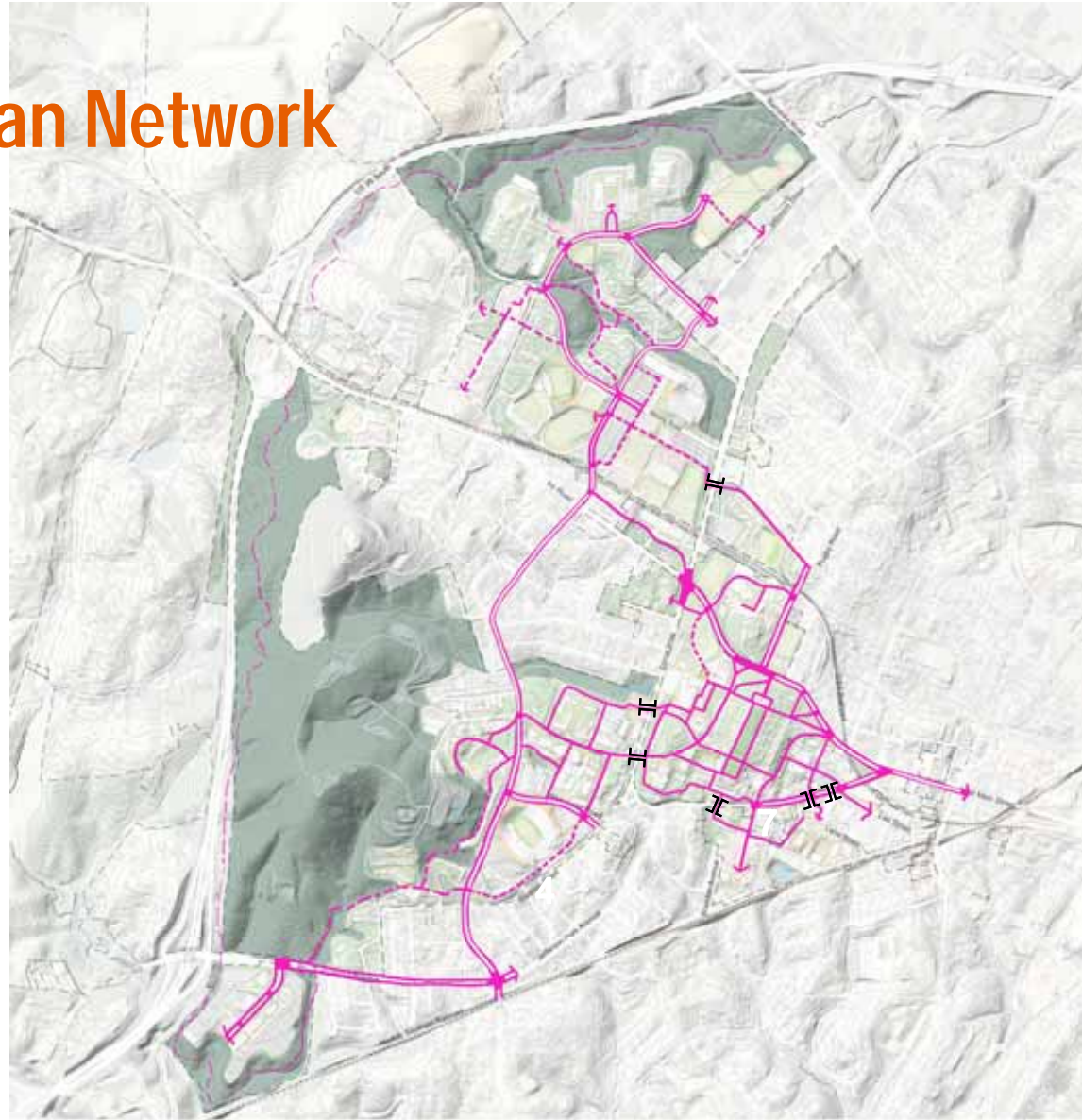
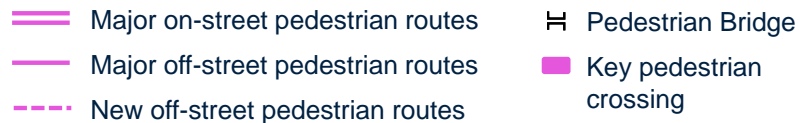




# Proposed Primary Pedestrian Network

## Key Recommendations:

1. Better align pedestrian movement with topographic conditions
2. Develop multiuse trails to Fontaine and North Grounds
3. Redesign McCormick Road & Hospital Drive as shared streets
4. Improve at-grade pedestrian crossings



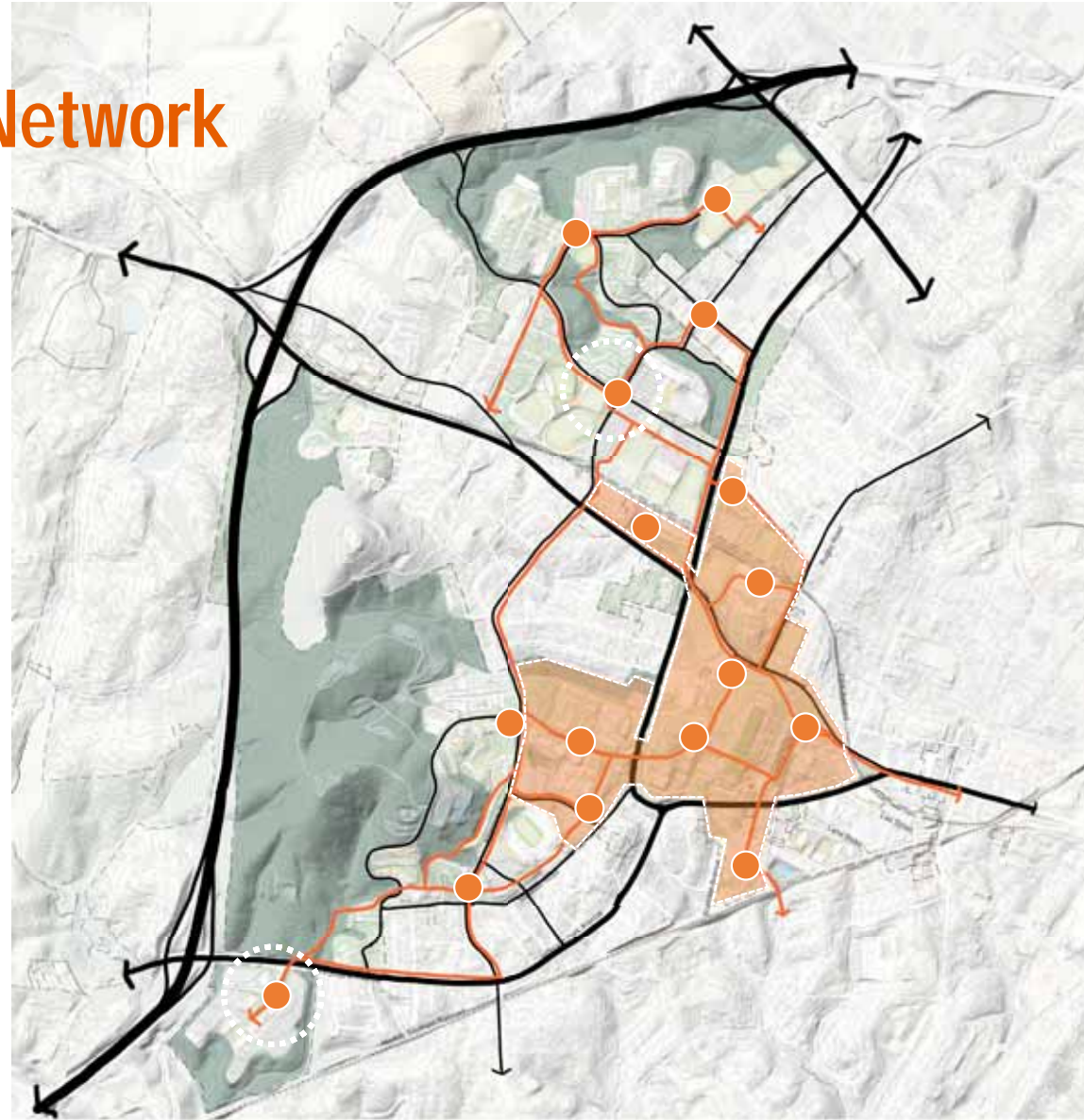


# Proposed Primary Cycling Network

## Key Recommendations:

1. Continue to build upon the multi-use trail network to expand to North and Fontaine nodes.
2. Coordinate with City streetscape improvement projects
3. Expand secure bike parking and bike storage in primary student use areas

- Primary Cycling Routes
- Potential Bike Station

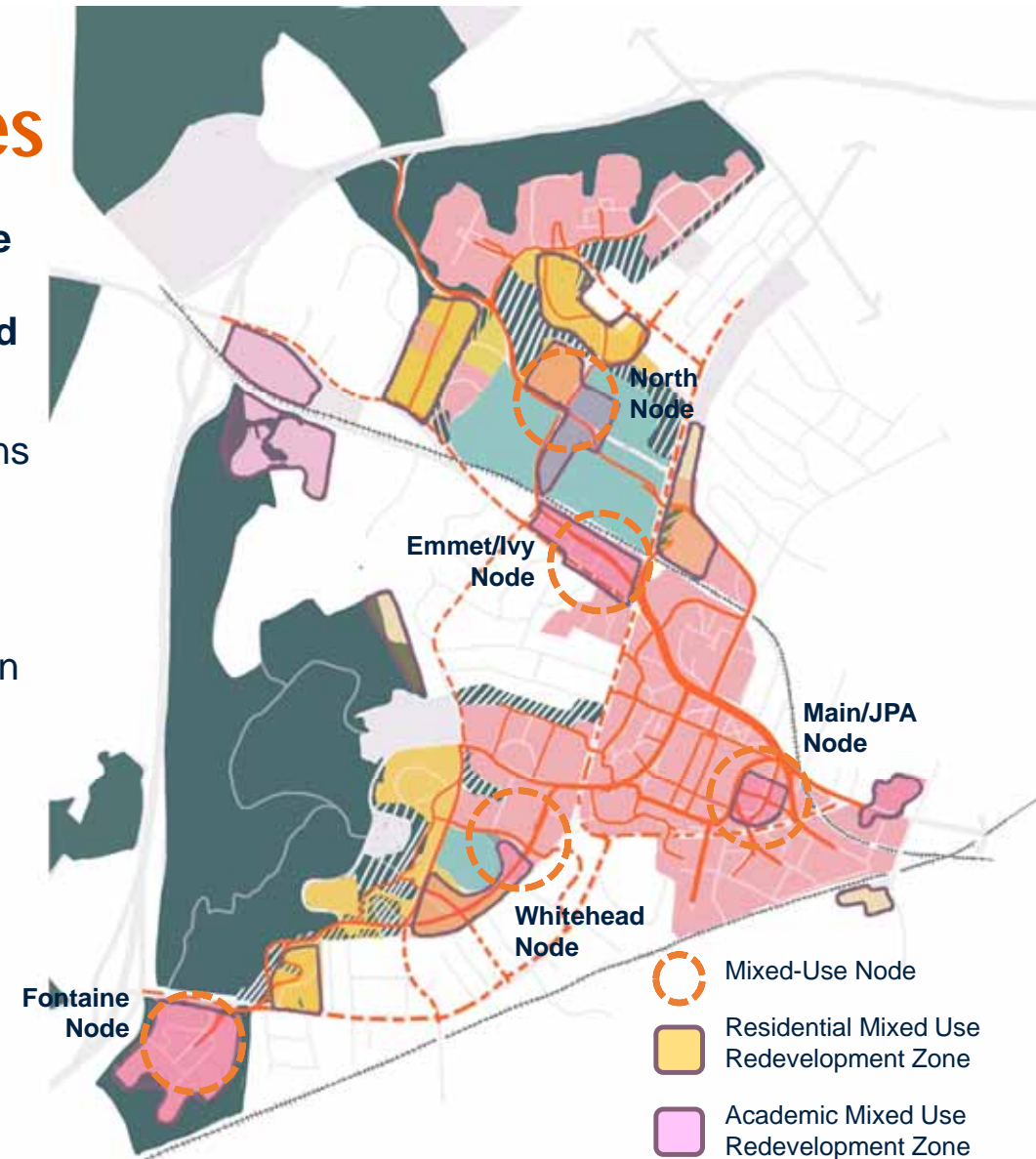


# LAND USE & EMERGING PLACES

# Land Use and Emerging Places

**Redevelopment Zones tied to Mixed-Use Nodes are strategic places to focus and coordinate investments in facilities, amenities, landscapes and mobility that:**

- Support interdisciplinary programs and collaborations
- Complement existing facilities
- Improve connectivity
- Create inclusive spaces for gathering and interaction
- Enhance the Grounds experience for students, faculty, staff and visitors
- Optimize financial and land resources
- Support UVA's sustainability goals

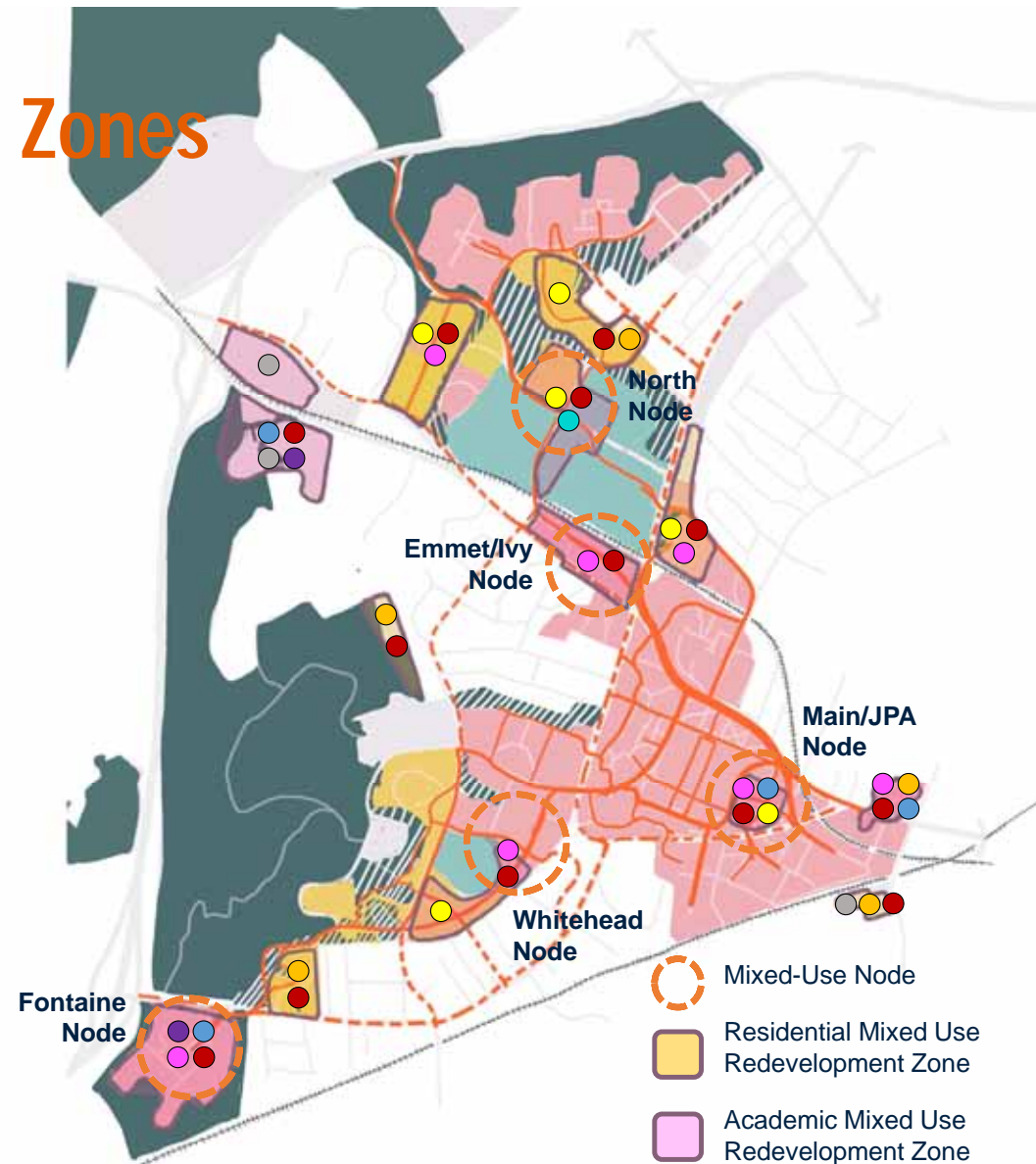




# Land Use and Redevelopment Zones

A mix of uses can be accommodated in the Redevelopment Zones and Nodes

- Academic
- Experimental research
- Health
- Athletics
- Student housing
- Other housing
- Community life (amenities)
- Administration



# Integration of Systems

The Nodes are key places where the integration of mobility, land use and placemaking can demonstrate the principles of the plan

## North Node

- Housing
- Athletics
- Amenities
- Transit
- Parking

## Emmet/Ivy Node

- Academic
- Amenities
- Transit

## Whitehead Node

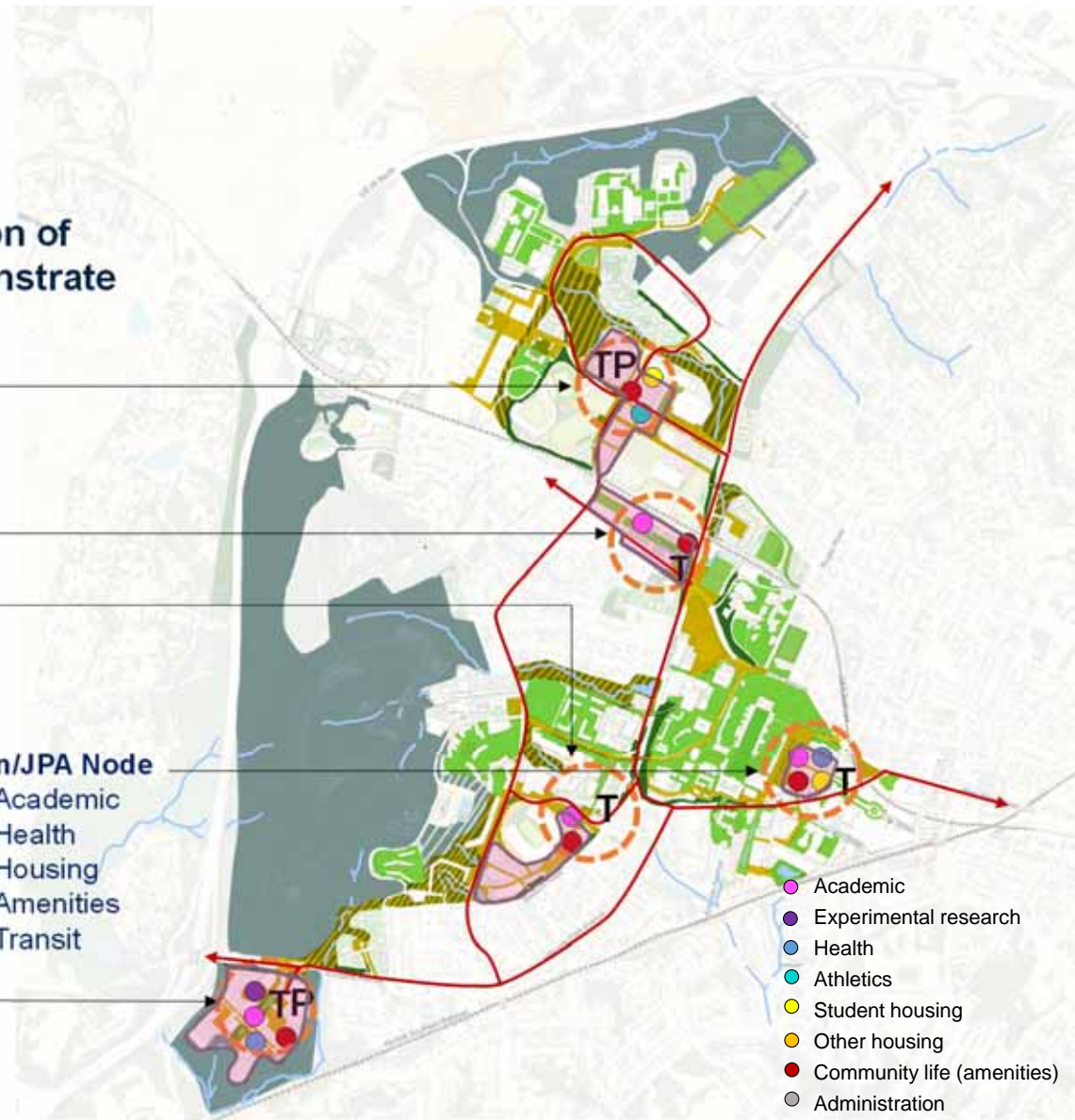
- Academic
- Amenities
- Transit

## Main/JPA Node

- Academic
- Health
- Housing
- Amenities
- Transit

## Fontaine Node

- Research
- Health
- Amenities
- Transit
- Parking



## Next Steps

- Use feedback from leadership to refine the Big Ideas and Draft Recommendations
- Further develop the Nodes to achieve goals of interdisciplinary collaboration, placemaking, mobility
- Prepare Draft Grounds Framework Plan



- |  |   |  |                          |
|--|---|--|--------------------------|
|  | Primary Active Connection                     |  | New Sport Field          |
|  | Secondary Active Connection                   |  | Focal Point              |
|  | New Building from District MP                 |  | Active Frontages         |
|  | New Development Sites (academic mixed use)    |  | Bus Stops                |
|  | New Development Sites (residential mixed use) |  | Parking Facility         |
|  | New Common Places                             |  | Intersection Improvement |
|  | Existing Common Places                        |  | Redevelopment Zone       |
|  | Natural Landscape to be Enhanced              |  |                          |



# Feedback and Discussion

1. Can the Big Ideas be substantively advanced in the next 20 years?
2. What have we missed?

