

UNIVERSITY OF VIRGINIA

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# THE GROUNDS PLAN: A FRAMEWORK FOR CAMPUS PLANNING

MARCH 2023

DRAFT



The background of the slide is a photograph of a university campus. In the foreground, a group of students is sitting on a green lawn, some looking at their phones. In the background, there are large, leafy trees and a brick building with white columns. The overall scene is bright and sunny.

# UVA's Mission Statement

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The University of Virginia is a public institution of higher learning guided by a founding vision of discovery, innovation, and development of the full potential of talented students from all walks of life. It serves the Commonwealth of Virginia, the nation, and the world by developing responsible citizen leaders and professionals; advancing, preserving, and disseminating knowledge; and providing world-class patient care.

We are defined by:

Our enduring commitment to a vibrant and unique residential learning environment marked by the free and collegial exchange of ideas;

Our unwavering support of a collaborative, diverse community bound together by distinctive foundational values of honor, integrity, trust, and respect; and

Our universal dedication to excellence and affordable access.









## **Land Acknowledgement**

**The University of Virginia is located on the traditional territories of the Monacan people.**

# Table of Contents

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## UVA'S MISSION STATEMENT

### EXECUTIVE SUMMARY **i**

#### **1.0 INTRODUCTION 1**

Purpose and Scope of the Grounds Plan 3

How to Use the Plan 5

Planning Process 6

Plan Structure 6

#### **2.0 PLANNING CONTEXT 7**

Brief History of Grounds and Its Setting 9

Grounds Today: Opportunities and Challenges 11

The Regional Context 14

#### **3.0 PLANNING PRINCIPLES & STRATEGIC DIRECTIONS 17**

Planning Principles 19

Strategic Directions 21

Grounds Structure Plan 29

#### **4.0 PLANNING FRAMEWORK & SYSTEMS 31**

Toward a Sustainable Grounds 33

Precincts, Redevelopment Zones and Nodes: Planning Grounds 35

Redevelopment Zones 37

Mixed-Use Nodes 43

Landscape System 61

Transportation, Mobility and Parking 67

Academic Planning 73

#### **5.0 REALIZING THE PLAN 75**

UVA Foundation Lands 77

The College at Wise and Field Stations 79

Capital Planning, Redevelopment Zones and the Development Process 80

Collaborations and Partnerships 81

#### **ACKNOWLEDGEMENTS 83**



# Executive Summary

The Grounds Framework Plan is a comprehensive guide intended for the overall development of the University of Virginia's (UVA) Grounds over the next 10–20 years. It synthesizes the essential recommendations of recent comprehensive planning for academic space, campus landscape, and transportation while incorporating the vision and goals of current area master plans - establishing a holistic and flexible framework for future growth. The Office of the Architect for the University led the Grounds Plan's preparation with extensive stakeholder engagement, and will be chiefly responsible for coordinating its implementation.

The Grounds Plan supports UVA's mission and the goals of its strategic plan - the **The 2030 Great and Good Plan (the 2030 Plan)** to:

- Create a welcoming, vibrant and inclusive community
- Facilitate interdisciplinary collaborations
- Offer an unparalleled experience of living, working and studying on Grounds
- Address environmental sustainability
- Acknowledge the importance of being a good neighbor and a strong partner to the greater Charlottesville region

As a framework plan, the Grounds Plan is a flexible tool that allows UVA to respond to specific redevelopment needs and opportunities as they arise. The plan strongly promotes multi-disciplinary buildings and the coordination of related initiatives to achieve multiple objectives. Building on the rich legacy of buildings, landscapes and the UNESCO World Heritage Site within the 1,200-acre campus, the Grounds Plan advances both academic and sustainability goals for the University - promoting a more interconnected and integrated realm of historic and contemporary places. Together with the 2030 Plan, the Grounds Plan provides vision and strategic direction, guiding the physical planning of the University for decades to come.

**Thomas Jefferson envisioned the University of Virginia as an academic community that encourages interdisciplinary collaboration and close interaction among students and faculty. His enduring vision has informed the evolution of Grounds for two centuries. The Grounds Plan supports Jefferson's vision while responding to UVA's current aspirations and pragmatic needs.**



# Planning Principles

These overarching and mutually supportive principles guided the development of the Grounds Plan and provide the foundation for future planning of Grounds, redevelopment districts, and development projects.

## Historic Preservation and Placemaking

Maintain and respect UVA's built heritage while embracing new types of buildings and places.

- Maintain a consistently high quality of architecture and landscape design across Grounds.
- Sensitively integrate new buildings and landscapes on Grounds.
- Minimize the impact of vehicles in academic and residential districts where possible and appropriate.

## Accessibility and Equity

Ensure Grounds is welcoming to everyone and supports accessibility across UVA's programs, facilities, and communities.

- Work toward universal accessibility across the primary pedestrian network on Grounds.
- Continue to seek opportunities on Grounds to interpret the social and community impacts of UVA's historical development.
- Integrate spaces on Grounds for cultural programming.

## Connectivity and Transportation Options

Facilitate active transportation throughout Grounds and encourage transit use.

- Develop a fully interconnected network of paths for pedestrians and cyclists across Grounds.
- Manage parking and on-Grounds transit efficiently, minimizing travel times between parking facilities and major destinations for commuters.
- Support development of a comprehensive, integrated regional transit system that better serves staff, faculty, students, and visitors.

## Sustainability and Resiliency

Support UVA's sustainability targets and promote regional sustainability.

- Use land and infrastructure on Grounds efficiently for compact growth, collaboration, and protection of natural areas.
- Move toward net zero or carbon neutral buildings and enhance water conservation and stormwater management measures across Grounds.
- Ensure buildings, infrastructure and landscapes are resilient and can be adapted to respond to changes in technology, pedagogy, and the climate.

## Collaboration and Coordination

Take a cooperative, multi-disciplinary approach to planning and designing new buildings on Grounds and addressing regional issues.

- Ensure the design of new academic buildings facilitates interdisciplinary teaching and research with programming flexibility.
- Align and coordinate building, infrastructure and landscape initiatives to optimize investments and support placemaking.
- Collaborate with the City, County, regional agencies, and community groups to address mutually beneficial issues.

## Community Interaction and Wellbeing

Support personal and social wellbeing and maintain mutually beneficial relationships with surrounding communities.

- Ensure students, faculty, and staff have convenient access to a range of amenities and social spaces.
- Conserve significant natural features on Grounds while maintaining public access to trails.
- Support street life and economic vitality on the streets in and around Grounds.



## Places for Change: Redevelopment Zones and Mixed-Use Nodes

Building on the approach established in the 2008 Grounds Plan, new development in the three precincts (North, Central and West Grounds) will be directed to **Redevelopment Zones**—areas planned for significant change—through infill, mixed-use buildings, and accommodation of future development opportunities. The Academic-Mixed Use and Residential-Mixed Use Redevelopment Zones allow for higher density development with integrated green space and infrastructure that supports placemaking and improves connectivity on Grounds. Occupying approximately 230 acres in total, they have capacity to accommodate UVA's projected facility growth in the next 20+ years.

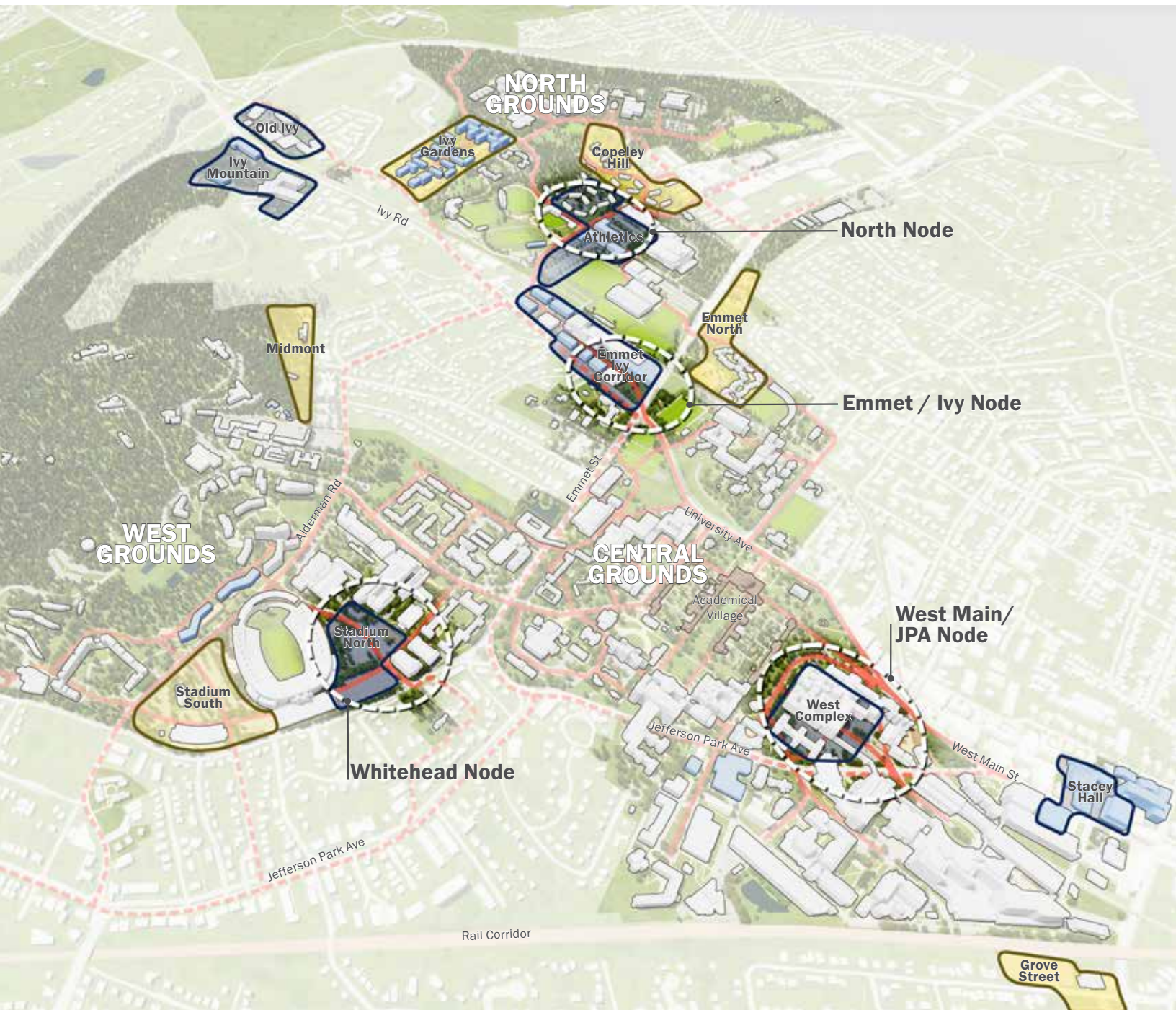
**Mixed-Use Nodes** are proposed centers of interaction adjacent to or within Redevelopment Zones. They support UVA's strategic goals to create a vibrant, inclusive community and facilitate interdisciplinary collaboration. The Nodes are ideal locations for mixed-use buildings containing academic facilities, student housing, or community uses, with food services, social spaces, and other amenities. New or improved outdoor gathering spaces and mobility improvements, including transit shelters, bike stations, and multi-use pathways, are essential components of the nodes.

At the campus scale, each of the three precincts of Grounds offer distinct opportunities for redevelopment and other improvements aligned with the principles and strategic directions of this Grounds Plan. Central Grounds will be extended by the ongoing development of the Emmet Ivy Corridor with a mix of uses oriented to the central landscape, while development elsewhere in the precinct should respect the historic center of buildings and landscapes. In North Grounds, redevelopment of athletics and student neighborhoods will add varied uses and amenities over time. In West Grounds, there are opportunities to intensify existing academic, research, and student housing facilities.

Focusing new development in Redevelopment Zones and implementing a series of improvements in strategic Mixed-Use Nodes will support a more integrated, interconnected and interdisciplinary campus, while preserving historic and sensitive campus resources. Redevelopment Zones and Mixed-Use Nodes provide the structure and locations for envisioning redevelopment across Grounds.







- Academic Mixed-Use Redevelopment Zones
- Residential Mixed-Use Redevelopment Zones
- Mixed-Use Nodes
- UVA Buildings
- Future Buildings from District Master Plans

## Strategic Directions

Embedded in the Grounds Plan are seven “Strategic Directions” guiding the physical development of Grounds to support UVA’s mission and goals and the principles of the plan. The Grounds Plan is intended to be a flexible guide for future development and other improvements on Grounds. It is not based on a fixed vision of how Grounds should grow and change to 2030 and beyond, recognizing there are many unforeseeable factors that will influence the location, scale, form and program of future facilities. The Strategic Directions describe and illustrate how multiple initiatives can come together to best satisfy the planning principles. As they establish high-level direction for future projects, they in turn set the stage for more detailed recommendations for each campus system and the Redevelopment Zones.

### 1. Reinforce the landscape as an essential part of the Grounds experience

As the three precincts that comprise Grounds are further developed and redeveloped, conserving and enhancing natural and cultural landscapes will be a priority. Woodlands and watercourses should be protected while providing more opportunities for recreation, enjoyment, and teaching. Linear landscapes accommodating pathways will improve connectivity on Grounds and provide more opportunities to integrate natural features.



### 2. Continue to reinforce and grow the core of Grounds for teaching, research, and UVA Health

Growth and change in the core, including Central Grounds, will maintain historic buildings and respect the existing pattern of development. This pattern includes “axes of activity” running east-west and north-south through Central Grounds, which are fundamental to the University’s identity.



### 3. Define and enhance residential neighborhoods on Grounds

UVA is exploring housing all its second-year students, in addition to its current first-year residential requirement. Mixed-use buildings that provide amenities along with social and study spaces on the ground floor would encourage interaction and reinforce a sense of community.





#### 4. Create a car-light core

There is an opportunity to reduce the presence of vehicles across Central Grounds over time to improve walkability and the pedestrian experience. An example of this effort is the continuing transformation of McCormick Road to give priority to the movement of pedestrians, cyclists, and transit.



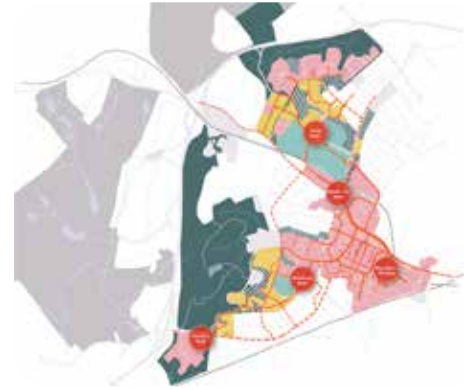
#### 5. Enhance mobility connections across Grounds

To help unify Grounds and unlock redevelopment opportunities in North and West Grounds, improvements to pedestrian, cycling, and transit networks are needed. This will involve parking enhancements, a more efficient network of express bus routes and a more complete network of multi-use pathways.



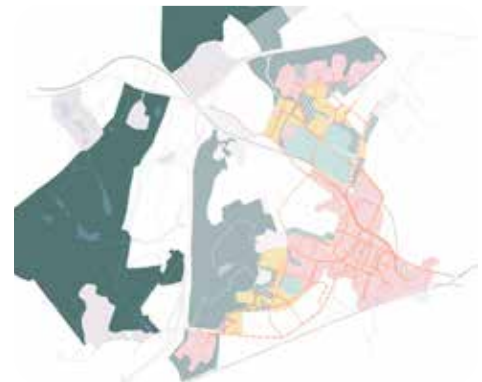
#### 6. Establish mixed-use nodes to support placemaking, connectivity and collaborations

Five proposed mixed-use nodes will cluster flexible academic facilities or housing with social spaces and other amenities to encourage collaborations among faculty and students and to support interconnected pedestrian, cycling, and transit networks. By mixing uses around new landscapes and transportation improvements, UVA will extend the integrated Grounds that Thomas Jefferson established, in a contemporary way.



#### 7. Maintain a green approach to nearby UVA Foundation lands

The UVA Foundation (UVAF) properties just west of Grounds—Westover and Foxhaven—along with Blue Ridge to the southwest, mostly accommodate recreational uses, farmland, and conservation lands. Since the properties are not expected to be needed for academic facilities in the foreseeable future, their current uses and natural landscapes should be maintained to protect the rural setting of Grounds and support regional sustainability.





# 1.0

# INTRODUCTION

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**The Grounds Framework Plan guides the University of Virginia's physical growth and development, identifying places for redevelopment and enhancements with connectivity and landscapes. The Office of the Architect for the University led the Grounds Plan's preparation, which involved extensive engagement, and will be chiefly responsible for coordinating its implementation.**

Each section of the Grounds Plan begins with a bird's-eye view of Grounds (the UVA campus) as illustrated in a three-dimensional model. This view looks north across Central Grounds, centered on the Academical Village. Existing buildings on Grounds are shown in gold and those off-Grounds in white. Blue buildings are concepts of potential future development on Grounds, as envisioned in current district master plans.

Ivy Rd





Emmet St

University Ave

Jefferson Park Ave





# 1.1 Purpose and Scope of the Grounds Plan

Founded in 1819, the University of Virginia is an iconic public institution committed to advancing human knowledge, educating leaders, and cultivating an informed citizenry. Over the past two centuries, UVA has grown and evolved with the times, maintaining its mission while responding to the urban and rural setting of Grounds.

The Grounds Plan is a comprehensive tool intended to guide the overall development of Grounds over the next 10–20 years. It builds on the successes and lessons of previous plans, in particular, the 2008 Grounds Plan, which focused on building a more integrated, sustainable campus through compact growth, landscape design, and transportation improvements. The 2008 Grounds Plan introduced Redevelopment Zones as a strategy for compact sustainable infill growth to create a more unified and cohesive Grounds. Since then, the Office of the Architect for the University (OAU) has completed and implemented several master plans for Redevelopment Zones, including those for the Brandon Avenue Green Street, Emmet Ivy Corridor, Ivy Mountain, and Athletics. In addition, comprehensive studies and plans have been completed for UVA's academic spaces, administrative spaces, landscape framework, and parking and transportation systems.

The Grounds Plan incorporates the visions and goals of current district master plans and synthesizes the essential recommendations of recent comprehensive planning to establish a holistic framework for future growth and a summary of initiatives for implementation. The principal structuring elements of the framework are Redevelopment Zones, mixed-use Nodes, landscapes, and mobility systems (roads, primary pathways, transit and parking) within and around which future growth and change will be focused.

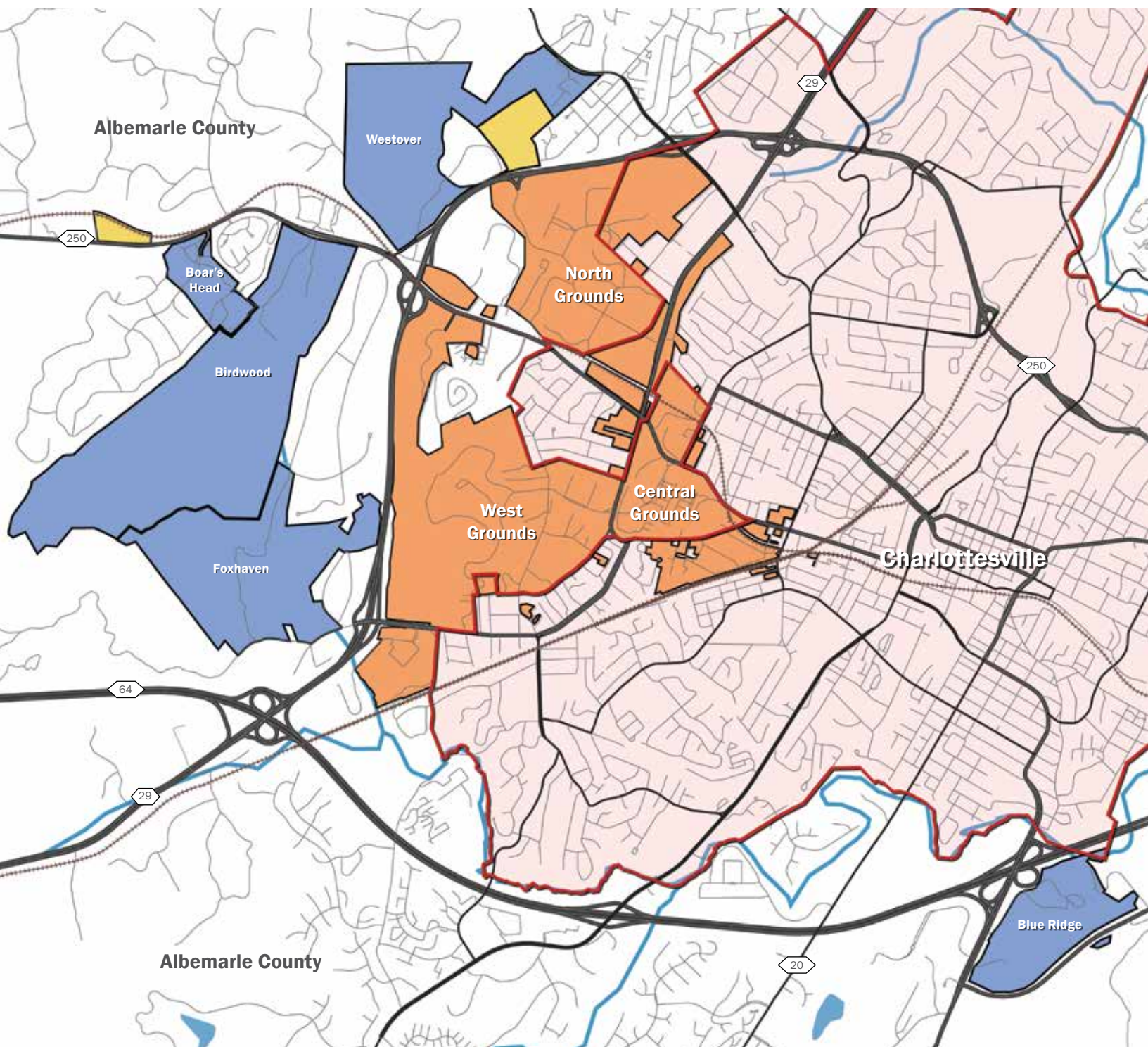
As a framework plan, the Grounds Plan is a flexible tool that allows UVA to respond to specific redevelopment needs and opportunities as they arise. The Grounds Plan strongly promotes multi-disciplinary buildings and the coordination of related initiatives to achieve multiple objectives. Building on a rich legacy of buildings and landscapes, the Grounds Plan advances both academic and sustainability goals for the University and envisions a more interconnected and integrated campus of historic and contemporary places.

The Grounds Plan focuses on the three precincts that comprise the campus—Central, West and North Grounds. It also provides high-level land use direction for UVA Foundation lands proximate to Grounds. Planning for the College at Wise, UVA's four field stations, and other UVA Foundation properties, including North Fork and Morven, has been, or will be, undertaken independently.

**The Grounds Plan supports UVA's mission and its strategic plan, also known as the 2030 Great and Good Plan, with the following goals:**

- **Create a welcoming, vibrant and inclusive community**
- **Facilitate interdisciplinary collaborations**
- **Offer an unparalleled experience of living, working and studying on Grounds**
- **Address environmental sustainability**
- **Acknowledge the importance of being a good neighbor and a strong partner to the Charlottesville region**





**Figure 1.** Map of Grounds and Nearby UVA Foundation Lands

- Extent of Grounds
- Off-Grounds UVA Property
- Off-Grounds UVA Foundation Lands
- City of Charlottesville

## 1.2 How to Use the Plan

The Grounds Plan is an overarching planning document accessible to anyone with an interest in the future development of the University, addressing new building initiatives, landscape projects and transportation. In conjunction with district master plans, the Grounds Plan will guide the review and selection of sites for new academic, residential, healthcare, and research opportunities. Equally important, it will ensure such projects are implemented for the benefit of the University as a whole.

**The Grounds Plan encapsulates recommendations of the Strategic Framework for Academic Space, the Landscape Framework Plan, and the Parking, and Transportation Master Plan but does not replace them. These foundational documents should be treated as complementary planning documents providing comprehensive, detailed recommendations for distinct aspects of Grounds. Where relevant, they should inform initiatives and decisions affecting the campus, together with the Grounds Plan.**

### How different stakeholders will use this Grounds Plan:

**The Office of the Architect and planning consultants:** to inform site selection studies; inform priorities among major landscape, infrastructure, and other Grounds initiatives; guide master planning for districts; and ensure there is coordination among projects for efficiencies and greatest impact.

**Project proponents and design teams:** to guide site selection; guide detailed planning and design of landscape and infrastructure projects; and clarify the intended relationships among projects planned for an area.

**UVA senior leadership and the Board of Visitors:** to support priorities for improving Grounds and decisions on proposed projects.

**Municipal and regional partners:** to promote and guide tri-partite initiatives intended to address regional issues and opportunities; inform the review of development applications affecting Grounds; and to inform and coordinate infrastructure projects affecting Grounds.

**Members of the UVA community and broader public:** to clarify where future change on Grounds is intended to be focused and its potential impact; and to clarify the intended relationship between Grounds and surrounding communities.



## 1.3 Planning Process

Universities are dynamic, complex places that rely on dialogue, debate, and collaboration. Recognizing this, the OAU, working with consultant Urban Strategies Inc., engaged voices from across UVA and the broader community in developing the Grounds Plan. This approach helped ensure the plan was informed and shaped by different perspectives and reflected a diversity of ideas and aspirations.

Early in the planning process, stakeholders were interviewed to understand current and planned initiatives affecting Grounds and identify key challenges for the plan to address. A thorough review of all relevant background documents and an analysis of Grounds and its surroundings was followed by a series of workshops where the project team explored issues and opportunities.

Development of the Grounds Plan followed an iterative process of presenting emerging recommendations to groups, committees, and senior UVA leadership. A Technical Advisory Group and a Steering Committee were established to gather feedback from all corners of Grounds. President Ryan and other executives were also consulted at milestones. Meetings with the regional Land Use and Environmental Planning Committee (LUEPC) and the Master Planning Council ensured there was timely input from UVA's municipal and agency partners. All engagement events were designed to encourage open dialogue, build consensus around the plan's directions, and facilitate implementation of the Grounds Plan.

## 1.4 Plan Structure

The Grounds Plan includes five sections, including this introduction. The four that follow are briefly described below.

### Section 2:

**Planning Context** sets the stage for the Grounds Plan by summarizing the history of Grounds, existing conditions, and UVA's role within the region. Issues and opportunities are highlighted along the way.

### Section 3:

**Planning Principles and Strategic Directions** provides the foundation for the Grounds Plan with a set of planning principles and seven "Strategic Directions" that support the principles and encapsulate the plan's recommendations. The section concludes with an illustrated Grounds Structure Plan.

### Section 4:

**Planning Framework and Systems** describes the Grounds Plan's principal structuring elements. Following a summary of how the plan supports UVA's sustainability goals, the section identifies Redevelopment Zones and describes the five planned Mixed-Use Nodes, where proposed future investments would enhance planned development. Section 4 concludes with plans and key recommendations for the landscape and mobility systems on Grounds.

### Section 5:

**Realizing the Plan** addresses UVA Foundation lands close to Grounds, provides an overview of UVA's campus at Wise and field stations, and summarizes the initiatives and processes central to realizing the strategic vision and direction of the plan.

# 2.0

# PLANNING

# CONTEXT

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**This section sets the stage for the Grounds Plan by looking at the legacy of UVA's history, existing conditions on Grounds in 2022, the University's role and place within the region, its strategic goals, and the recommendations of recent topic-based plans for Grounds. Challenges and opportunities, and how the Grounds Plan responds to them, are highlighted in each section.**

Over time, Grounds has become integrated with the City of Charlottesville as both have grown. The character and vitality of the neighborhoods adjacent to Grounds, seen in white in this view looking west, contribute significantly to the image and experience of UVA.







Ivy Rd

University Ave

Jefferson Park Ave

West Main St





## 2.1 Brief History of Grounds and Its Setting

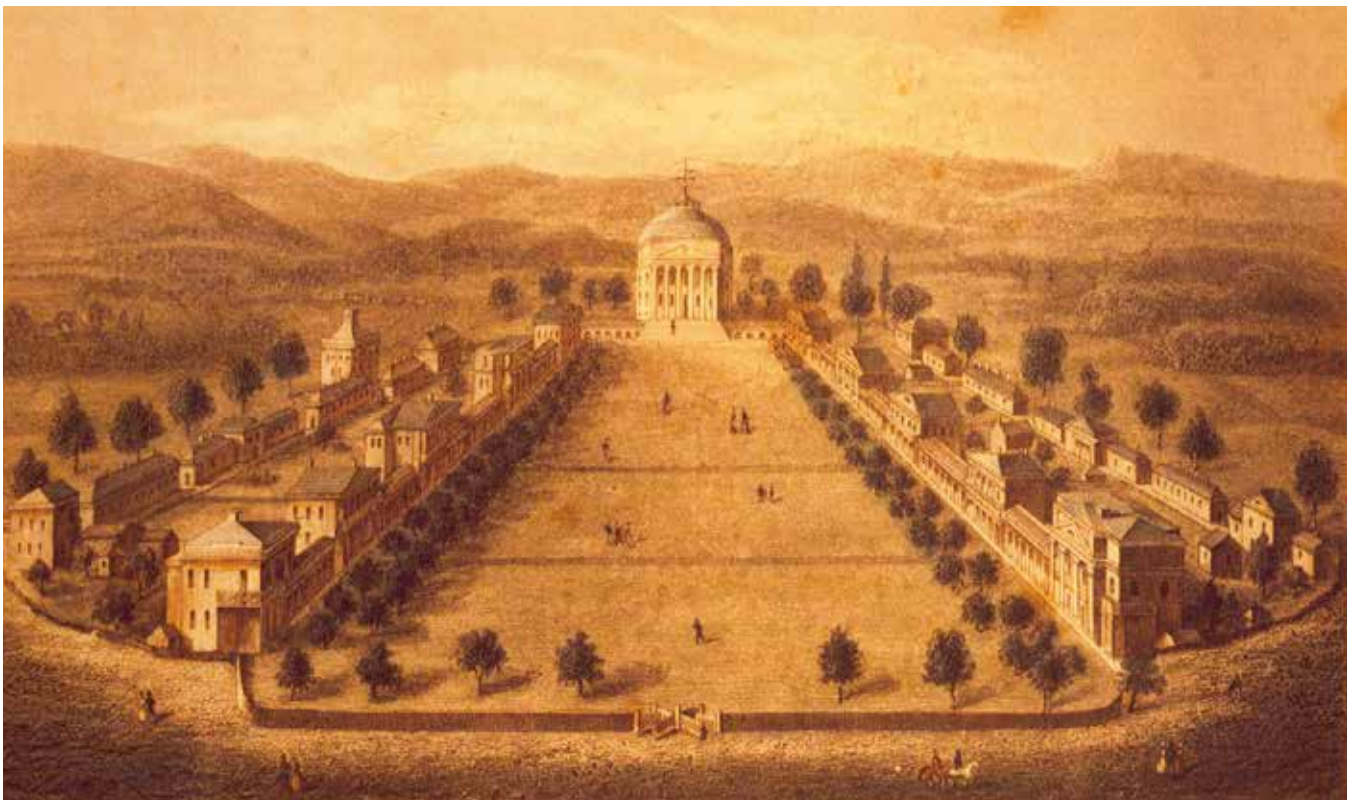
The University of Virginia is located on the traditional territories of the Monacan people, who inhabited the area prior to the arrival of Europeans. It is within this setting of farms and woodlands amongst the rolling countryside that Thomas Jefferson founded the University in 1819 as a public institution.

The University was envisioned as an academic community, separate from the town of Charlottesville, in which social and intellectual ideals would be legible in its spatial forms with equal value given to landscape and buildings. Initial construction consisted of the Academical Village, which featured a central lawn surrounded by faculty residences, called pavilions, and student rooms, with working service yards behind. Beyond the service yards were two parallel rows of hotels, or dining halls, with additional student rooms between them. At the head of the Lawn stood the Rotunda, originally designed to house the library. This spatial organization of the original Grounds as a mixed-use community, was

intended to support interdisciplinary collaboration and close interaction among students and faculty, as well as free and open exchanges of ideas between pupils. The deliberate selection of the site for the Academical Village within a rural setting outside of Charlottesville reinforced the autonomy of the institution and its intended identity as a utopian academic community.

After the Rotunda Fire of 1895, the University commissioned architectural work from McKim, Mead & White. The Rotunda was rebuilt, and the south end of the Lawn was enclosed with a complex of new academic buildings: Cabell, Cocke and Rouss Halls. At the direction of the Board of Visitors, Cabell Hall closed off the vista of the mountains and buffered the University physically and visually from the 'Canada' settlement below the base of the Lawn.

The University continued to experience growth and expansion from the 1920s to mid-1960s.



Academical Village, 1856



The construction of Scott Stadium (1929-1931) initiated development in the area west of Emmet Street. In 1938, the completion of Alderman Library provided the University a new space for its growing library collection (which was formerly housed in the Rotunda). New academic buildings along McCormick Road accommodated growth west of the Academical Village. In addition to the physical growth of Grounds during this time, the student population also grew.

Through the 1960s and the decades to follow, the University's growth continued, with Grounds expanding steadily outward as enrollment increased dramatically. This era of growth had significant impacts on surrounding communities. For instance, the physical expansion of the University's Health System (UVA Health) during the 1970s encroached upon the Black neighborhood of Gospel Hill, which was eventually redeveloped when the new University Hospital was constructed in 1984.

Like other U.S. colleges and universities, UVA has increased its focus on the role of slavery in its early history. This critical examination includes the historical evolution of Grounds, and new physical expressions of these findings on Grounds now help to inform visitors and the broader community. The Memorial to Enslaved Laborers was dedicated in 2021 to honor the lives, labor and resistance of the 4,000-5,000 enslaved people who lived and worked at UVA at some point between 1817 and 1865. The Memorial to Enslaved Laborers is part of the University's ongoing work to provide a broader view of UVA's early history.

Increasingly, development on Grounds is being intentionally aligned with sustainability goals and a renewed focus on the protection and integration of the natural systems. Contemporary planning, design, and development celebrate and enhance working landscapes as an integral and enriching part of the University experience and a vital part of the fabric of Grounds. Recent University developments south of Jefferson Park Avenue, including South Lawn and the Brandon Green Street, were developed with these integrated landscape strategies.



Bond House on Brandon Avenue



The Memorial to Enslaved Laborers

**In recent years, the mixed-use model of the Academical Village has been re-envisioned in other areas of Grounds, though Jefferson's original vision continues to be reinterpreted in ways that reflect contemporary needs and values. Guided by the 2008 Grounds Plan, infill development has helped to knit the Central, West and North precincts together, while making more efficient use of University lands and limiting impacts on surrounding communities.**

# 2.2 Grounds Today: Opportunities and Challenges

The Grounds of today is over 1,200 acres. The Academical Village, a UNESCO World Heritage site, remains its heart and UVA's enduring symbol. An overall balance of buildings and landscapes distinguishes the campus. Grounds responds to the urbanity of Charlottesville on one side and the rural character of Albemarle County on the other, both of which contribute to the experience of Grounds.

## Grounds in 2022

### By the numbers\*

Area	1,200 acres
Undergraduate Students	16,800
Graduate Students	7,000
Faculty	3,200
Staff	6,700
Number of Buildings	540
Assignable Space	11,300,000 sq. ft.
Student Beds	7,450

\* All numbers are approximate

The assets of Grounds are many: historic finely-crafted buildings and facilities for teaching, research, health care, and athletics; beautiful green spaces; attractive student housing; and a range of amenities for students, faculty and staff. The description of existing conditions below highlights overall opportunities and challenges facing Grounds under three broad themes addressed in Sections 3 and 4.



**Figure 2.** 3D model view of Grounds today - the three precincts of Central, West and North Grounds - campus buildings are highlighted in gold and community buildings in white.







## Place and Character

The Academical Village will always be central to UVA's identity and serve as a major gathering space. Redevelopment within Central Grounds will provide an opportunity to create a contemporary mixed-use place with buildings and landscapes that respect and complement the character of the Academical Village.

Generally, beyond the Academical Village, legacy and natural landscapes largely define UVA's sense of place. The Dell and Brandon Green Street are examples of how well-designed landscapes can improve Grounds by providing functionality, connectivity.

## Transportation and Connectivity

The University Transit System (UTS) adapts to meet the varying and increasing mobility needs of commuters, students, and event patrons, separate from CAT (Charlottesville Area Transit) and JAUNT (Jefferson Area United Transportation). While parking for private vehicles will continue to require significant infrastructure, transit use could be further enhanced with more direct UTS connections on Grounds and improved bus stops.

The growth of the University, UVA Health, and the community has created parking challenges and traffic congestion due to limited parking and vehicular access. There is an opportunity to enhance the experience of patients and staff, and improve access to healthcare by considering expanding outpatient clinics on other peripheral sites.

Connections for pedestrians and cyclists between Central Grounds, North Grounds and Fontaine Park, are reliant on the City and County road network. The combination of a varied topography, busy streets, a rail corridor, and athletics fields make this a difficult challenge to overcome. The opportunity addressed by the Grounds Plan is to continue to build more direct, lighted pathways separated from busy roads across Grounds.

## Land Use and Buildings

The Grounds has an integrated land use pattern built upon Thomas Jefferson's original vision of a mixed-use campus. North Grounds and West Grounds have greater distances between student residences and classes, labs, libraries, and amenities. Creating mixed-use places on North and West Grounds would make amenities more convenient and encourage social interaction.

There is abundant capacity for development on Grounds and many potential sites for new academic facilities and student housing projected for the foreseeable future. Locating and integrating new facilities and housing in strategic locations would support academic synergies, community building, and sustainability.

All first-year students have access to housing on Grounds, and it is UVA's goal to also accommodate housing for all second-years. This may increase the demand for more amenities on Grounds.

The Grounds Plan responds to challenges and opportunities by looking holistically at Grounds through multiple lenses and planning a more integrated and interconnected campus. It identifies places where new academic facilities, health clinics and/or student housing, together with mobility and landscape initiatives, will advance UVA's strategic goals while contributing to a more cohesive Grounds. It also recommends general improvements to UVA's transportation networks and parking hubs.



## 2.3 The Regional Context

**Located in the natural landscape of the Piedmont region of Virginia and straddling the City of Charlottesville and Albemarle County, the University of Virginia has significant and diverse roles within the region which benefit from ongoing partnerships.**

### Economic Driver

Employing almost 17,000 people, UVA is the largest single employer in Charlottesville-Albemarle and provides educational and cultural resources that support the economic growth and advancement of the region. Directly and indirectly, UVA generates nearly \$6 billion in annual economic impact for the Commonwealth of Virginia. The University's research enterprise generates approximately \$644.5 million in annual economic impact and is responsible for one in five jobs created or supported by the University.

### Cultural Hub

Grounds is located within walking distance of Downtown Charlottesville and serves as a major anchor for cultural activity. Visitors to UVA can enjoy a wide range of activities including attending athletic, fine arts and other entertainment events. John Paul Jones Arena alone brings hundreds of thousands of visitors to Grounds for basketball games, concerts, and other events. In 2015, it was estimated that visitors to UVA events created \$353 million in economic impact, supporting local jobs and businesses.

### Health Care

UVA Health is a top-ranked academic medical center and health system that includes a level 1 trauma center, a nationally recognized cancer center, a children's hospital, and primary and specialty care clinics throughout the region. In 2021, UVA Health provided care for more than one million patients through inpatient admissions, outpatient visits, and emergency visits.

### Valued Neighborhoods

UVA is surrounded by several well-established neighborhoods where students, faculty and staff live and access a range of amenities. The character of the neighborhoods and the shops and restaurants found in some of them also contribute positively to the image and experience of Grounds. Having moved past the era of expansion into neighborhoods, the University continues to work with residents' associations, local businesses, the City, and the County to address issues of mutual interest.

### Housing

One of the most pressing needs in the Charlottesville-Albemarle region is affordable housing. To address this need, the City of Charlottesville and Albemarle County have made a commitment to achieving a local housing market that is healthy, high-quality, affordable and equitable. UVA is advancing this goal through the Affordable Housing Initiative. Under the President's Council on UVA-Community Partnerships, this initiative is supporting the development of 1,000-1,500 affordable housing units over a decade in Charlottesville and Albemarle County on parcels owned by the University and the UVA Foundation.

## Mobility

Driving is the predominant means for accessing Grounds for faculty, staff, and visitors, while students living on or close to Grounds have the options of walking, cycling or using transit. Scooters and electric bicycles are also becoming increasingly popular ways of accessing Grounds. Responding to the demand for more bicycle and trail infrastructure, the City of Charlottesville is planning improvements to its network of bike lanes, shared-use paths, and shared roadways. Meanwhile, UVA continues to work with the City, the County, and transit providers toward a more integrated and comprehensive regional transit system, as well as on initiatives to better manage traffic on Grounds and improve safety for pedestrians and cyclists.



Bus stop and bicycle parking on Jefferson Park Avenue

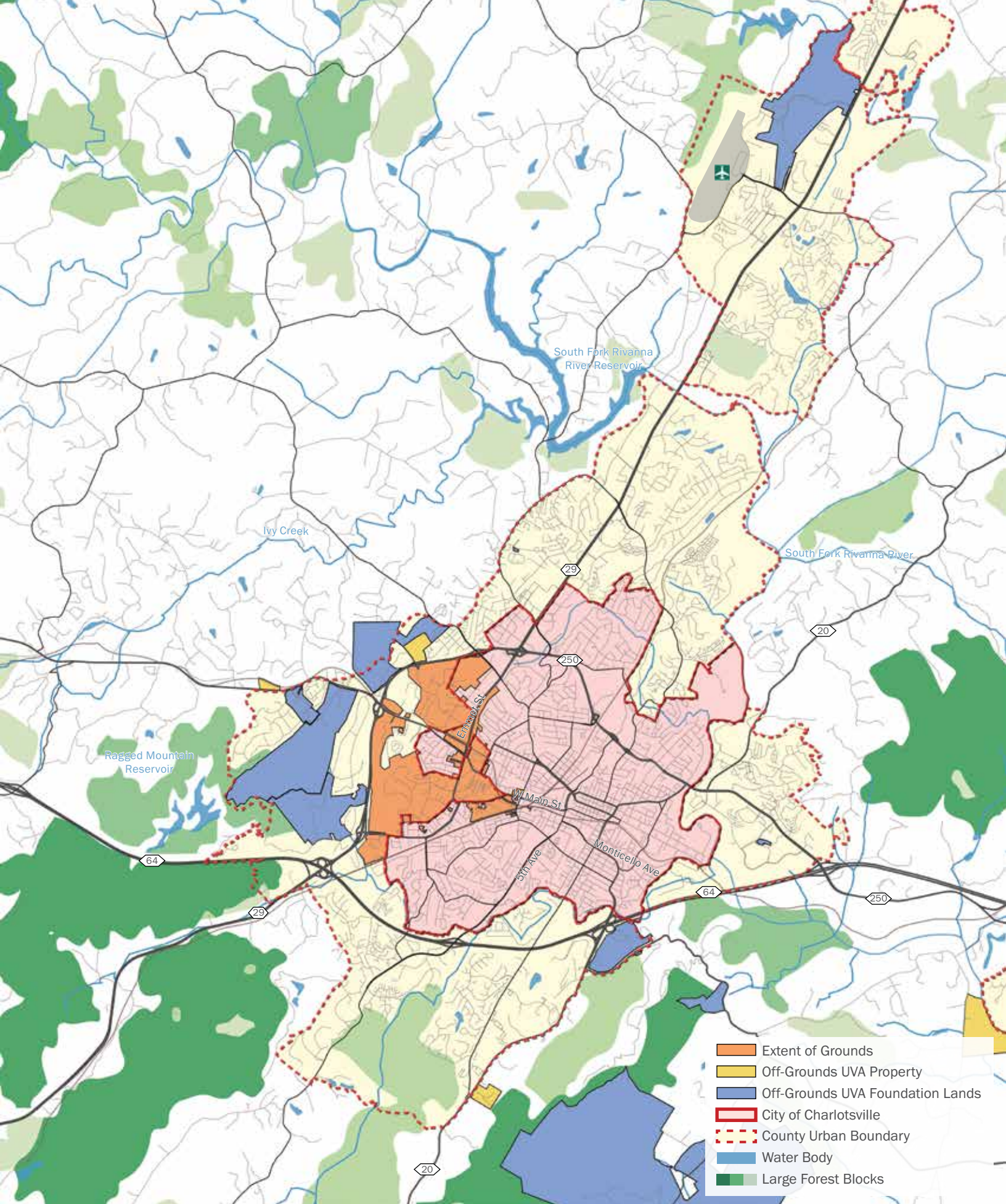
## Natural Environment

While much of UVA's surroundings are urbanized, Grounds is located at the headwaters of the Meadow Creek and Moore's Creek watersheds and contains the forests of Observatory Hill and North Ground woods, popular with hikers. Beyond Grounds, west of the US 29 Bypass, lands owned by the UVA Foundation include a portion of the Ragged Mountain Natural Area, protected through conservation easements. UVA's commitment to environmental stewardship is reflected in its intent to focus future growth within the developed areas of Grounds, its restoration of hydrological systems, its plans to expand the tree canopy on Grounds, and implementation of the 2020-2030 Sustainability Plan.



The Dell





**Figure 3.** Regional context map



An aerial photograph of a university campus. In the center, there is a large, circular stadium with a green field. Surrounding the stadium are various buildings, some of which are highlighted in blue. The campus is surrounded by green spaces and trees. The title '3.0 PLANNING PRINCIPLES & STRATEGIC DIRECTIONS' is overlaid on the left side of the image in large, white, bold letters.

# 3.0 PLANNING PRINCIPLES & STRATEGIC DIRECTIONS

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**This section lays the foundation for the Grounds Plan with a set of principles that respond to the challenges and opportunities discussed in Section 2. These are followed by seven Strategic Directions describing how the future development of Grounds can support the principles and reinforce UVA's many strengths. The section concludes with an illustrated Grounds Structure Plan.**

The conceptual buildings shown in blue in this view looking north, identify some of the areas on Grounds with the potential to accommodate growth. By taking a strategic approach to future capital investments and coordinating related initiatives, UVA will be supporting its academic and sustainability goals.





Ivy Rd

Emmet St

Jefferson Park Ave

Rail Corridor





## 3.1 Planning Principles

The following overarching and mutually supportive principles guided the development of the Grounds Plan and provide a foundation for future planning and placemaking. The principles balance values reflected in UVA's mission and strategic plan with themes based on overall goals for the University and growth of Grounds.



### Historic Preservation and Placemaking

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**Maintain and respect UVA's built heritage while embracing new types of buildings and places.**

- Maintain a consistently high quality of architecture and landscape design across Grounds.
- Sensitively integrate new buildings and landscapes within Grounds.
- Minimize the impact of vehicles in academic and residential districts where possible and appropriate.



### Connectivity and Transportation Options

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**Facilitate active transportation throughout Grounds and encourage transit use.**

- Develop a fully interconnected network of paths for pedestrians and cyclists across Grounds.
- Manage parking and on-Grounds transit efficiently, minimizing travel times between parking facilities and major destinations for commuters.
- Support development of a comprehensive, integrated regional transit system that better serves staff, faculty, students, and visitors.



### Collaboration and Coordination

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**Take a cooperative, multi-disciplinary approach to planning and designing new facilities and addressing regional issues.**

- Ensure the design of new academic buildings facilitates interdisciplinary teaching and research with programming flexibility.
- Align and coordinate building, infrastructure and landscape initiatives to optimize investments and support placemaking.
- Collaborate with the City, the County, agencies and community groups to address town-gown and regional issues.





### **Accessability and Equity**

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**Ensure Grounds is welcoming to everyone and supports accessibility across UVA's programs, facilities and communities.**

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- Work toward universal accessibility across the primary pedestrian network on Grounds.
- Continue to seek opportunities on Grounds to interpret the social and community impacts of UVA's historical development.
- Integrate spaces on Grounds for cultural programming.



### **Sustainability and Adaptability**

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**Support UVA's sustainability targets and promote regional sustainability.**

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- Use land and infrastructure on Grounds efficiently for compact growth, collaboration, and protection of natural areas.
- Move toward net zero or net positive buildings and implement water conservation measures across Grounds.
- Ensure buildings, infrastructure, and landscapes are resilient and can be adapted to respond to changes in technology, pedagogy, and the climate.



### **Community Interaction and Well-Being**

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**Support personal and social well-being and maintain mutually beneficial relationships with surrounding communities.**

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- Ensure students, faculty and staff have convenient access to a range of amenities and social spaces.
- Conserve significant natural features on Grounds while maintaining public access to trails.
- Support street life and economic vitality on the commercial streets in and around Grounds.

## 3.2 Strategic Directions

The Grounds Plan is intended to be a flexible guide to future development and other improvements on Grounds. It is not based on a fixed vision of how Grounds should grow and change to 2030 and beyond, recognizing there are many unforeseeable factors that will influence the location, scale, form and program of future facilities. Embedded in the Grounds Plan are seven “Strategic Directions” for how the physical environment of Grounds should generally evolve to support UVA’s mission and goals and the principles of this plan. The Strategic Directions describe and illustrate how multiple initiatives can come together to best satisfy the planning principles. As they establish high-level direction for future projects, they in turn set the stage for more detailed recommendations for each campus system in Section 4.

### Strategic Direction #1: Landscape

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

In light of climate change and the well-known benefits of nature to human health, a landscape-first approach to the planning and design of Grounds is aligned with UVA’s Great and Good Plan and Sustainability Plan.

The Lawn, the Pavilion Gardens, Madison Bowl, Lambeth Field, Observatory Hill—these are some of the prominent landscapes fundamental to the character and experience of Grounds. As the three precincts are further developed and redeveloped, conserving and enhancing natural and cultural landscapes will be a priority. Woodlands and watercourses should be protected while providing more opportunities for recreation, enjoyment, and teaching. As the Dell, Brandon Green Street, and Emmet Ivy Corridor demonstrate, integrating water and other natural features with cultural spaces draws people to them and is good for the environment. More linear landscapes accommodating pathways will improve connectivity on Grounds and provide opportunities to integrate natural features. Enhancing key gateways to Grounds will improve the relationship to surrounding neighborhoods and the larger region.







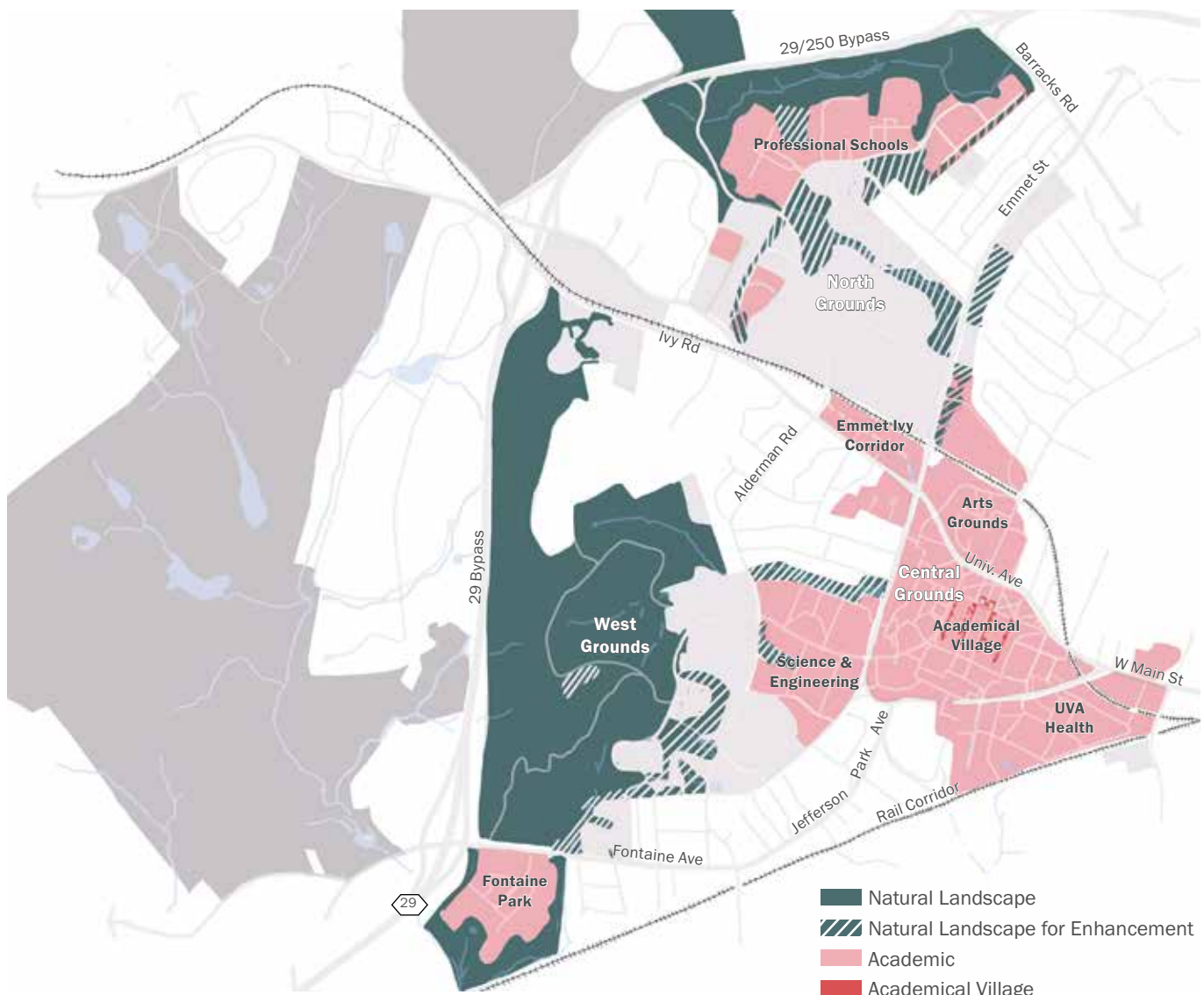


## Strategic Direction #2: Academics

### Continue to reinforce and grow the core of Grounds for teaching, research, and UVA Health

Future investments in academic facilities are expected to be focused in the core of Grounds; in Fontaine Park, a growing center of research and health care; and in the professional schools in North Grounds. In the Strategic Framework for Academic Space, there is a need to renovate outdated classrooms, create more active learning spaces, and develop office space and labs that are conducive to team-based and interdisciplinary research.

By focusing major new facilities in the Emmet Ivy Corridor, the Science and Engineering District, and eventually the West Complex, growth and change in the core will maintain historic buildings and respect the existing pattern of development. This pattern includes “axes of activity” running east-west and north-south through Central Grounds, which are fundamental to prioritizing walkability. At the east end of one axis, the Health District will be enhanced as the home for UVA Health while plans for redevelopment of the West Complex for a mix of uses are advanced.

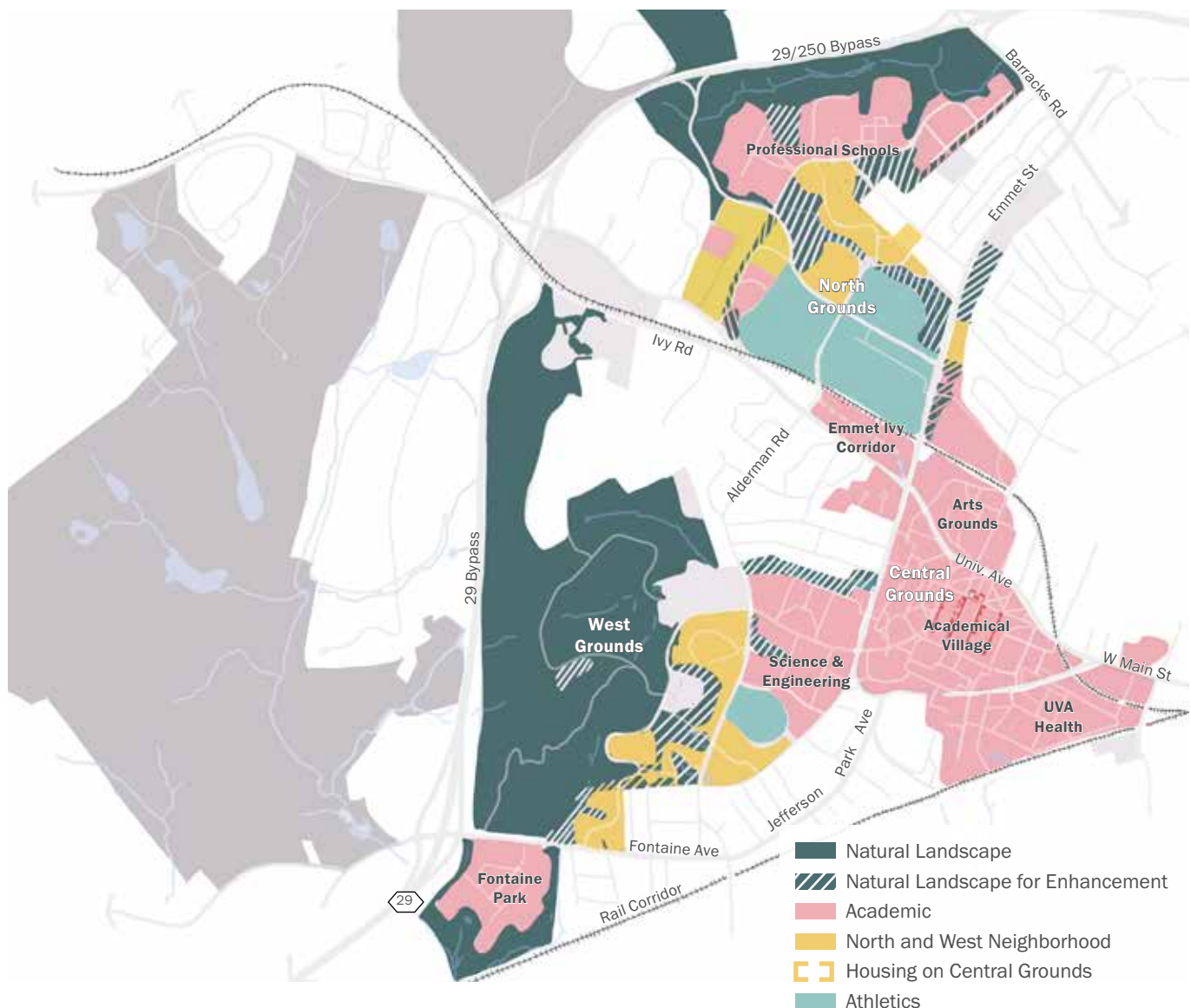


### Strategic Direction #3: Student Housing

## Define and enhance residential neighborhoods on Grounds

UVA currently provides housing to all first year students and has set a goal to provide housing for all second year students. There is capacity for more student housing in Residential Mixed-Use Redevelopment Zones, particularly in North and West Grounds and adjacent to Lambeth Residences. As UVA increases the supply of student housing on Grounds, there will be opportunities to provide more food services that complement those existing, perhaps an on-Grounds farmers' market, along with

recreational amenities for students, faculty and staff. Mixed-use buildings with amenities and social and study spaces on the ground floor encourage interaction and reinforce a sense of community.



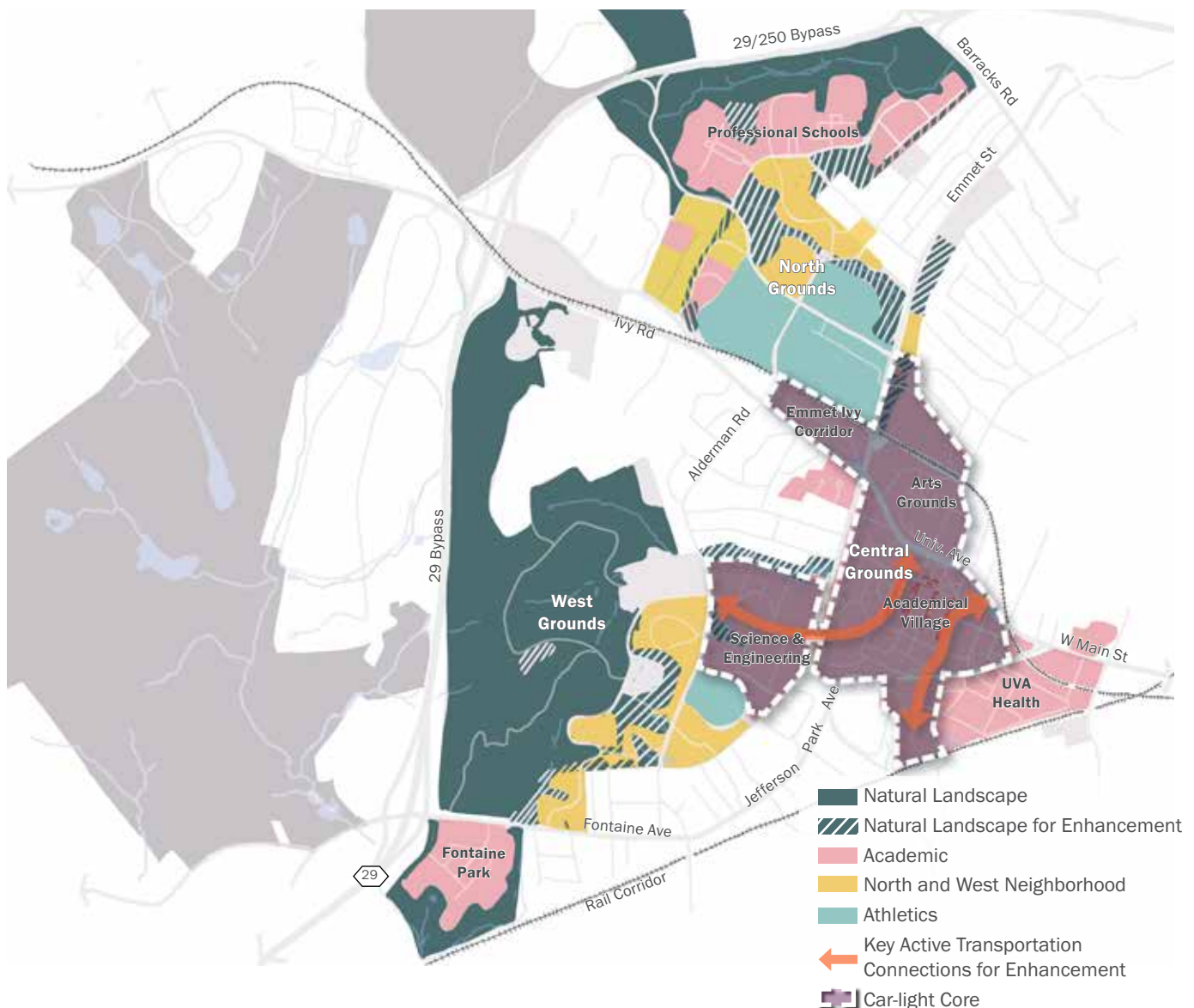


## Strategic Direction #4: Pedestrian Priority

### Create a car-light core

On many university campuses central precincts are free of cars, resulting in a safe and attractive environment for pedestrian and cyclists as well as cleaner air. Parts of Grounds, such as the Academical Village, are already free of cars, and there is an opportunity to reduce the presence of vehicles across Central Grounds over time to improve the pedestrian experience. An example is the continuing transformation of McCormick Road to give priority to the movement of pedestrians,

cyclists, and transit while reducing surface parking. Hospital Drive, lightly used today by vehicles, has the opportunity to be transformed over time. Any measures taken to create a car-light core would ensure those with disabilities as well as service and emergency vehicles have the access and parking they require.

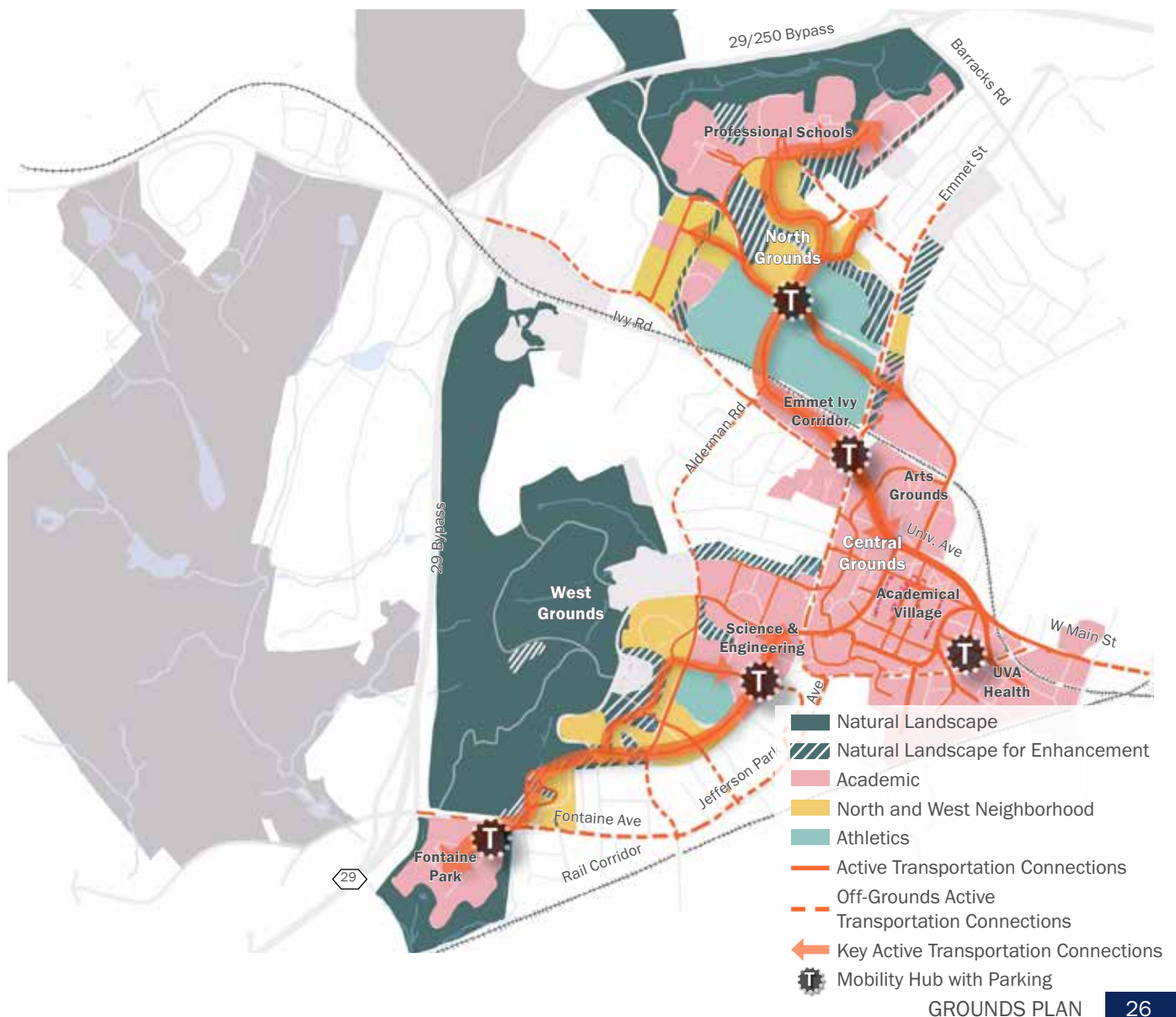


## Strategic Direction #5: Mobility

## Enhance mobility connections across Grounds

To help support the unification of Grounds and unlock development opportunities in North and West Grounds, improvements are needed within the pedestrian, cycling and transit networks. This will involve enhancements to the mobility and parking hubs in North Grounds, the stadium, and in Fontaine Park, that bring together different travel modes around improved bus stops near parking structures. These hubs will be linked to other multi-modal hubs at the edges of Central Grounds to facilitate an efficient transit network.

Long distances and the hilly topography of Grounds pose challenges for pedestrians and cyclists, but these can be helped with a more complete network of multi-use pathways that include direct connections across North and West Grounds.





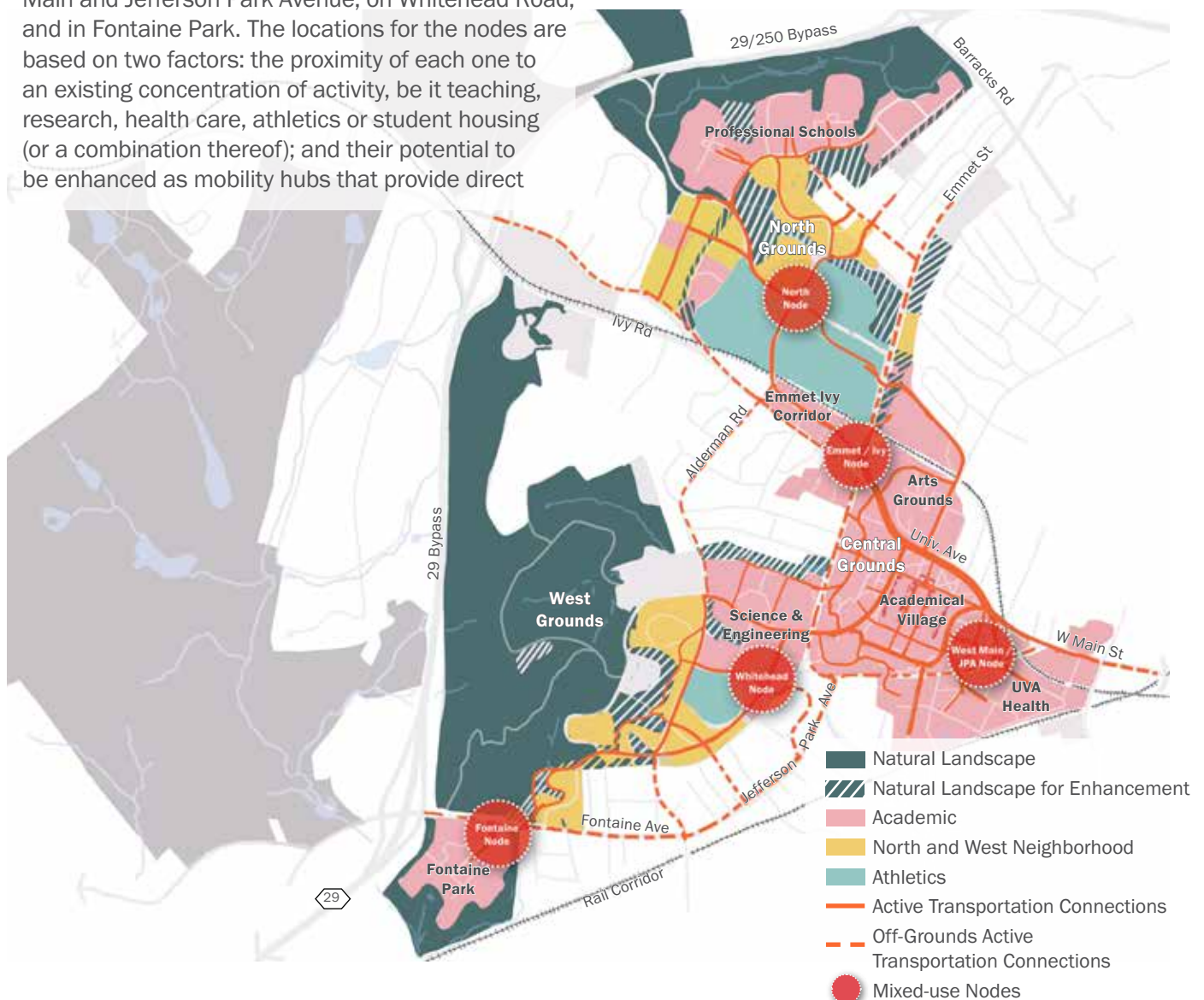
## Strategic Direction #6: Mixed-Use Nodes

# Establish mixed-use nodes to support placemaking, connectivity and collaborations

Communities thrive when people from different disciplines and backgrounds are brought together to work, study, or live. Mixed-use nodes that cluster flexible academic facilities with housing, services, social spaces, and other amenities will encourage collaborations among faculty and students and support interconnected pedestrian, cycling, and transit networks.

Five mixed-use nodes are proposed for Grounds: in North Grounds, centered at the Copeley Road-Massie Road intersection; at the Emmet Ivy Corridor; at West Main and Jefferson Park Avenue; on Whitehead Road; and in Fontaine Park. The locations for the nodes are based on two factors: the proximity of each one to an existing concentration of activity, be it teaching, research, health care, athletics or student housing (or a combination thereof); and their potential to be enhanced as mobility hubs that provide direct

connections to the rest of Grounds via transit and active transportation. Responding to existing uses in the area, each node will develop its own mix of uses and physical character. By focusing future academic facilities and amenities within or adjacent to planned nodes and coordinating them with landscape and transportation projects, UVA will extend, in a contemporary way, the integrated Grounds that Thomas Jefferson originally established. Along the way, the University will be facilitating interdisciplinary teaching and research and reinforcing a sense of place and community across Grounds.



## Maintain a green approach to nearby UVA Foundation Lands

By maintaining its nearby lands as mostly green space, the UVA Foundation is protecting the rural

The map displays the Blue Ridge area, highlighting natural landscape and green space in dark green, and existing and potential development lands in light green. Key locations and roads are labeled, including Westover, Boar's Head, Birdwood, Foxhaven, and Academical Village. Roads shown include 29/250 Bypass, Barracks Rd, Emmet St, Ivy Rd, Alderman Rd, Univ. Ave, W Main St, Jefferson Park Ave, Fontaine Ave, and 29 Bypass. A Rail Corridor is also indicated. Four red dashed circles mark proposed transit stations. A legend at the bottom right identifies the color coding for Natural Landscape and Green Space and Existing and Potential Development Lands. A note indicates Blue Ridge is 2.4 miles southeast of Academical Village, with an arrow pointing to the location.



### 3.3 Grounds Structure Plan

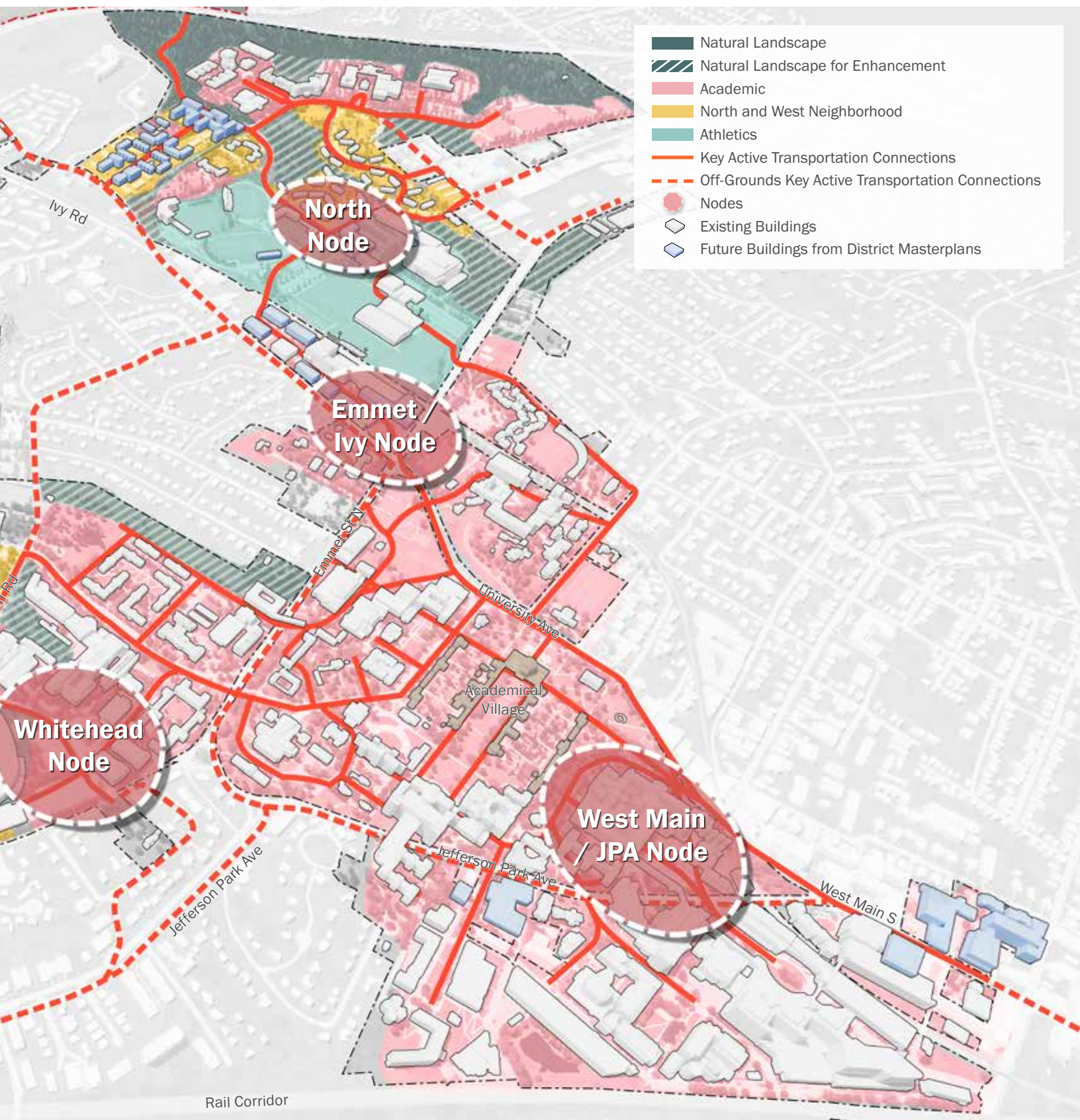
When combined, the Strategic Directions form the Grounds Structure Plan illustrated here, which in turn provides the basis for the land use, landscape and mobility plans described in Section 4. In highlighting planned mixed-use nodes, the Grounds Structure Plan also identifies priority areas for new academic facilities, amenities, mobility initiatives and overall placemaking. Projects in the nodes and elsewhere will be focused within Redevelopment Zones, which are also delineated and described in Section 4.

Together with the Planning Principles and Strategic Directions, the Grounds Structure Plan provides the conceptual foundation for a future Grounds that is both historic and contemporary and, above all, best supports UVA's mission and goals.



**Figure 4.** Grounds Structure Plan







An aerial photograph of a university campus, likely the University of Virginia, showing a mix of academic buildings, green spaces, and a large stadium. The image is used as a background for the title and introductory text.

# 4.0 PLANNING FRAMEWORK & SYSTEMS

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**This section of the Plan provides direction and guidance for the future development of Grounds based on the Strategic Directions and Principles in Section 3. It begins with describing how Grounds is organized for the purpose of physical planning and how the Grounds Plan supports UVA's sustainability goals. The focus then shifts to the areas of Grounds where most change is expected to occur—in Redevelopment Zones and Mixed-Use Nodes. This is followed by overall plans for two major systems - landscapes and mobility - both fundamental to the structure of Grounds character and functions, and recommendations regarding academic space.**

As seen in this image, the growth of Grounds from its earliest days, has balanced landscapes and buildings to create a remarkable campus experience. Sensitive infill development in strategic locations will maintain and extend this experience as Grounds continues to evolve. At the same time, improvements to existing academic buildings, landscapes and mobility networks will enhance academic, social, and physical connections.





University Ave

Emmet St

Ivy Rd

Rugby Rd

Rail Corridor





## 4.1 Toward a Sustainable Grounds

In supporting UVA's academic mission and broad strategic goals, the Grounds Plan focuses on sustainability and resiliency to ensure the future development and enhancement of Grounds has a positive impact on the natural environment; on social equity and community wellbeing; and on the economic health of the University and the Charlottesville region.

The UVA's leadership role in environmental stewardship and broader social and economic sustainability issues has evolved and expanded with significant acceleration over the past decade. The University's robust, interconnected approach to sustainability develops transformative and high-impact solutions across curriculum, research, operations, and community engagement, with more than 370 sustainability-related courses, over 250 faculty involved in sustainability-related research (representing over 83% of academic departments), more than 30 sustainability-focused student groups, dozens of programs, over 100 annual events, and countless individual actions. UVA's committed and collaborative approach resulted in a fourth STARS (Sustainability Tracking, Assessment and Rating System) certification from the Association for the Advancement of Sustainability in Higher Education in early 2021. UVA is currently one of 50 institutions worldwide with Gold certification under the most recent version of the rating system.

Specific to the development of Grounds, UVA has a strong sustainable buildings program and has earned 74 LEED certifications, representing over 1.3 million square feet of space. The University's Green Building Standards outline prescriptive and process requirements for all projects. In addition, Delta Force, UVA's internal retro-commissioning team, has saved \$31 million dollars and prevented over 210,000 tons of greenhouse gas emissions since 2009 through energy conservation projects in UVA buildings.

In 2021, the University initiated a Strategic Thermal Energy Engineering Study to investigate various new technologies that could be implemented on Grounds as the University pursues its goals of carbon neutrality and the elimination of fossil fuels. The study, which will identify potential sites for geothermal bore fields, will culminate in a Thermal Energy Strategic Framework Plan and a Thermal Energy Fossil Fuel Action Plan to support future capital projects.

**In 2020, UVA adopted its second Sustainability Plan, building upon commitments in UVA's Great and Good Strategic Plan. The 2020-2030 UVA Sustainability Plan establishes a framework for pan-university and interdisciplinary connections at all levels of the University to **ENGAGE** the community and build sustainability awareness; **STEWARD** resources on Grounds and beyond; and **DISCOVER** solutions to global challenges through research, curriculum, and using the Grounds for engaged learning. Within this framework, which also addresses governance, the Sustainability Plan outlines ten bold goals to guide progress for the next decade.**

**The figure at right lists UVA's sustainability goals and provides an overview of how the Grounds Plan supports achievement of the goals.**

Sustainability Goals		Engage	Steward	Discover	Governance
		<ul style="list-style-type: none"> <li>Partner with our community to accelerate collaborative initiatives to advance sustainable, equitable, and healthy places for all.</li> </ul>	<ul style="list-style-type: none"> <li>Be carbon neutral by 2030 and fossil fuel free by 2050.</li> <li>Reduce reactive nitrogen losses to the environment 30% below 2010 levels by 2030.</li> <li>Reduce potable water consumption 30% below 2010 levels by 2030.</li> <li>Reduce waste footprint to 30% of 2010 totals by 2030.</li> <li>Increase sustainable food purchases to 30% of the annual total by 2030.</li> </ul>	<ul style="list-style-type: none"> <li>Enhance sustainability-focused teaching, curricular development, and experiential learning.</li> <li>Promote sustainability research and UVA's reputation as a locus of sustainability.</li> <li>Foster collaborations that enable mutually beneficial community- and Grounds-engaged research and learning.</li> </ul>	<ul style="list-style-type: none"> <li>Advance sustainability leadership and impact by incorporating environmental, economic and equity considerations in decision-making, building accountability for sustainability goal achievement at every level of the University.</li> </ul>
Grounds Plan Framework	Redevelopment Zones		<ul style="list-style-type: none"> <li>Directs capital projects to developed areas on Grounds to conserve land and optimize infrastructure</li> <li>Promotes the replacement or upgrading of energy inefficient buildings</li> </ul>	<ul style="list-style-type: none"> <li>Identifies locations for new academic facilities for teaching and research</li> </ul>	
	Mixed-Use Nodes	<ul style="list-style-type: none"> <li>Identifies locations for new indoor and outdoor social spaces suitable for partnership initiatives</li> <li>Encourages mixed-use buildings with amenities including social enterprises</li> </ul>	<ul style="list-style-type: none"> <li>Promotes density, shared amenities and more efficient use of Grounds</li> </ul>	<ul style="list-style-type: none"> <li>Identifies locations for shared, interdisciplinary academic spaces that facilitate collaboration</li> <li>Recommends indoor and outdoor social spaces that encourage collaboration</li> </ul>	
	Academic Space Planning		<ul style="list-style-type: none"> <li>Recommends better utilization and more sharing of space, which supports energy, heating and cooling efficiencies</li> </ul>	<ul style="list-style-type: none"> <li>Recommends new collaborative learning spaces and interdisciplinary research facilities</li> <li>Recommends additional social spaces in academic buildings to encourage collaboration</li> </ul>	<ul style="list-style-type: none"> <li>Recommends governance for space planning that integrates academic, financial and physical planning and focuses on sustainability</li> </ul>
	Landscape Systems	<ul style="list-style-type: none"> <li>Encourages collaborative initiatives to enhance landscapes on Grounds</li> <li>Proposes new, accessible common places that accommodate community programming</li> </ul>	<ul style="list-style-type: none"> <li>Protects natural features and functions</li> <li>Proposes natural approaches to storm water management</li> <li>Promotes energy-efficient, carbon-neutral green buildings</li> <li>Recommends conservation of natural features and restricts uses on nearby UVA Foundation lands</li> </ul>	<ul style="list-style-type: none"> <li>Promotes the use of landscapes on Grounds for experiential learning</li> <li>Recommends new common places that encourage interaction and collaboration</li> </ul>	
	Mobility Networks & Parking	<ul style="list-style-type: none"> <li>Promotes regional collaboration to advance implementation of a more equitable and efficient regional transit system</li> </ul>	<ul style="list-style-type: none"> <li>Proposes expanded path network and streetscape improvements to encourage walking and cycling</li> <li>Proposes linked mobility hubs to encourage transit</li> <li>Calls for solar panels and/or green roofs on parking structures</li> </ul>		<ul style="list-style-type: none"> <li>Recommends decisions regarding new parking facilities consider strategies to better manage parking supply and reduce demand</li> </ul>
	Realizing the Plan	<ul style="list-style-type: none"> <li>Recommends community engagement for planning and development projects with opportunities for collaboration</li> </ul>	<ul style="list-style-type: none"> <li>Recommends green development standards be applied to new projects during the planning, design, review and approval processes</li> </ul>		<ul style="list-style-type: none"> <li>Recommends project review committees mandated to assess proposals against sustainability principles and guidelines</li> </ul>



## 4.2 Precincts, Redevelopment Zones and Nodes: Planning Grounds

Over two centuries, UVA has grown from the Academical Village to more than 1,200 acres, creating a complex mixed-use pattern of landscapes, streets and buildings over varied topography. For the purposes of planning future change, Grounds is divided into three distinct **precincts**:

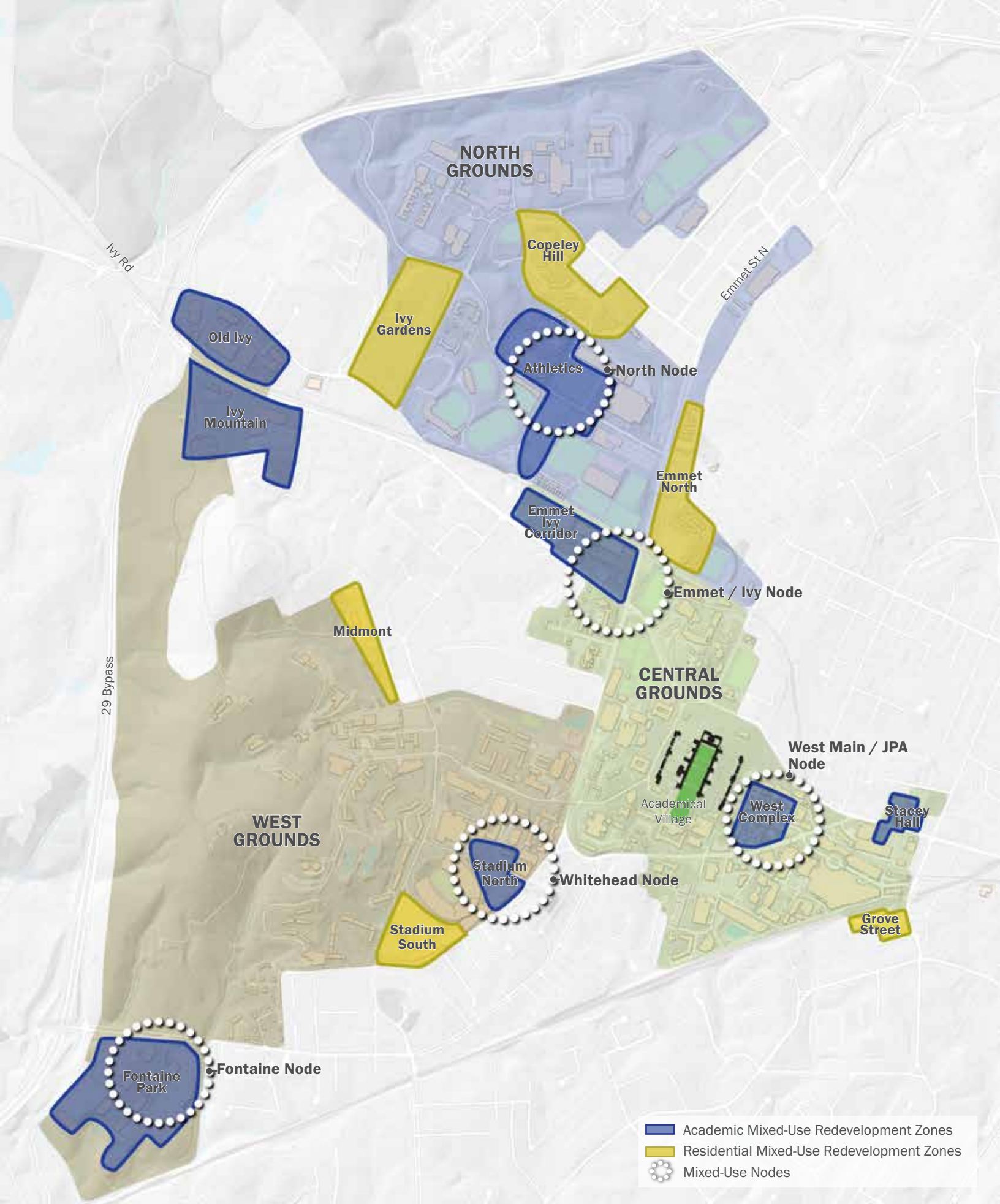
- Central Grounds, stretching from Alderman Road to 10th Street NW and centered on the Academical Village, contains the University's academic and cultural core, housing, and the Health District. This is where most undergraduate students, many graduate students, as well as faculty and staff, spend their days—learning, teaching, researching, providing health care, or socializing. As the distinct new mixed-use district of the Emmet Ivy Corridor extends Central Grounds, redevelopment elsewhere in the precinct will respect the historic pattern of buildings and landscapes.
- West Grounds includes Observatory Hill as a recreational resource with a mix of student housing and uses, academics, Fontaine Park, Ivy Mountain and Scott Stadium. Over time, there is an opportunity to intensify the existing primary uses in the precinct - academics, research buildings, student housing uses, and biotechnology facilities at Fontaine Park.
- North Grounds comprises clearly defined areas of activity—the Professional Schools and the Park in the north, the Athletics District in the south, and the student neighborhoods of Ivy Gardens and Copeley Hill in between, along with the Miller Center and the Center for Politics. In time, redevelopment of the residential neighborhoods will increase the population of North Grounds and support more amenities.

Although all three precincts are well developed, as the 2008 Grounds Plan demonstrated, there are

opportunities within all of them to accommodate redevelopment, either of existing buildings and parking or with sensitive infill and building additions. The **Redevelopment Zones** diagram on page 38 represents areas that have been designated for redevelopment through a carefully designed process using GIS analysis and population projections to determine the best locations to accommodate future campus growth, while protecting sensitive environments. Occupying approximately 230 acres of Grounds in total, the zones have capacity to accommodate UVA's projected facility growth beyond 2050. There are two types of Redevelopment Zones based on the dominant land use: Academic Mixed-Use and Residential Mixed-Use. In addition to new buildings, Redevelopment Zones are planned for new landscapes and infrastructure that support placemaking and improve connectivity on Grounds.

Investments in five Redevelopment Zones adjacent to existing or planned activity centers are expected to contribute to the creation of **Mixed-Use Nodes** that support UVA's strategic goals to create a vibrant, inclusive community and facilitate interdisciplinary collaborations, and mobility. The Mixed-Use Nodes identified on page 43 are strategic locations for mixed-use buildings containing academic facilities, student housing, or community facilities, depending on the location, together with food services, social spaces, and other amenities. New or improved outdoor gathering spaces and mobility improvements, including transit shelters, bike stations, and multi-use pathways would also be essential components of the nodes.

Within a holistic vision of Grounds that recognizes the character of each precinct and the need to better connect them to one another, the Grounds Plan directs most new development to Redevelopment Zones and recommends a series of improvements in planned Mixed-Use Nodes to achieve a more integrated, interconnected, and interdisciplinary campus.



**Figure 5.** The UVA Grounds with three Precincts, designated Redevelopment Zones and Mixed-Use Nodes



## 4.3 Redevelopment Zones

The Redevelopment Zones are a strategic tool for guiding the development of Grounds. As future development in the zones accommodates growth and helps to stitch Grounds together, the Redevelopment Zones will reinforce a sense of community, promote synergies among uses and academic units, support sustainability goals, and enhance the overall character of Grounds. By clearly delineating areas for growth, Redevelopment Zones protect the most valued places and resources on Grounds, both buildings and landscapes, from major change.

For much of its history, UVA was a compact mixed-use campus centered on the Academical Village. Over the past several decades, as the University has grown outwards, areas of single uses have been developed for academic buildings, athletics facilities, student housing, and health care facilities.

The 2008 Grounds Framework Plan responded to these issues by identifying Redevelopment Zones with a targeted strategy of sustainable compact growth. Redevelopment Zones are places where new development, in most cases involving the

replacement or renovation of existing facilities, can accommodate growth and make Grounds more interconnected, particularly for pedestrians. As described below, Redevelopment Zones, together with land use guidelines for each one, will continue to guide the siting and planning of new facilities and other investments on Grounds. The criteria for establishing the Redevelopment Zones is on the opposing page.

The diagram on page 38 updates the 2008 Redevelopment Zones based on build-out of the original Zones and analysis of new opportunities. There are two types of Redevelopment Zones:

- Academic Mixed-Use zones are the most appropriate locations for new academic facilities and may accommodate a range of other uses, depending on the zone, including student housing, health care, athletics, and administration.
- In Residential Mixed-Use zones, student housing is expected to be the dominant use, but other complementary uses may be accommodated, including academic and athletics.



Brandon Avenue - A redevelopment zone underway with a broad public realm

### Redevelopment Zone Criteria:

- Provide development potential on Grounds to support continued growth of the University
- Located on Grounds, may include UVAF land, and are larger than single building sites
- Contribute to the campus opportunities at-large
- Meet land use protection constraints (critical slopes, riparian protection, building/landscape preservation)
- Make use of existing infrastructure opportunities (utilities, roadways, bridges, gateways)
- Planned to provide mixed-use buildings, green space, stormwater amenities, circulation elements

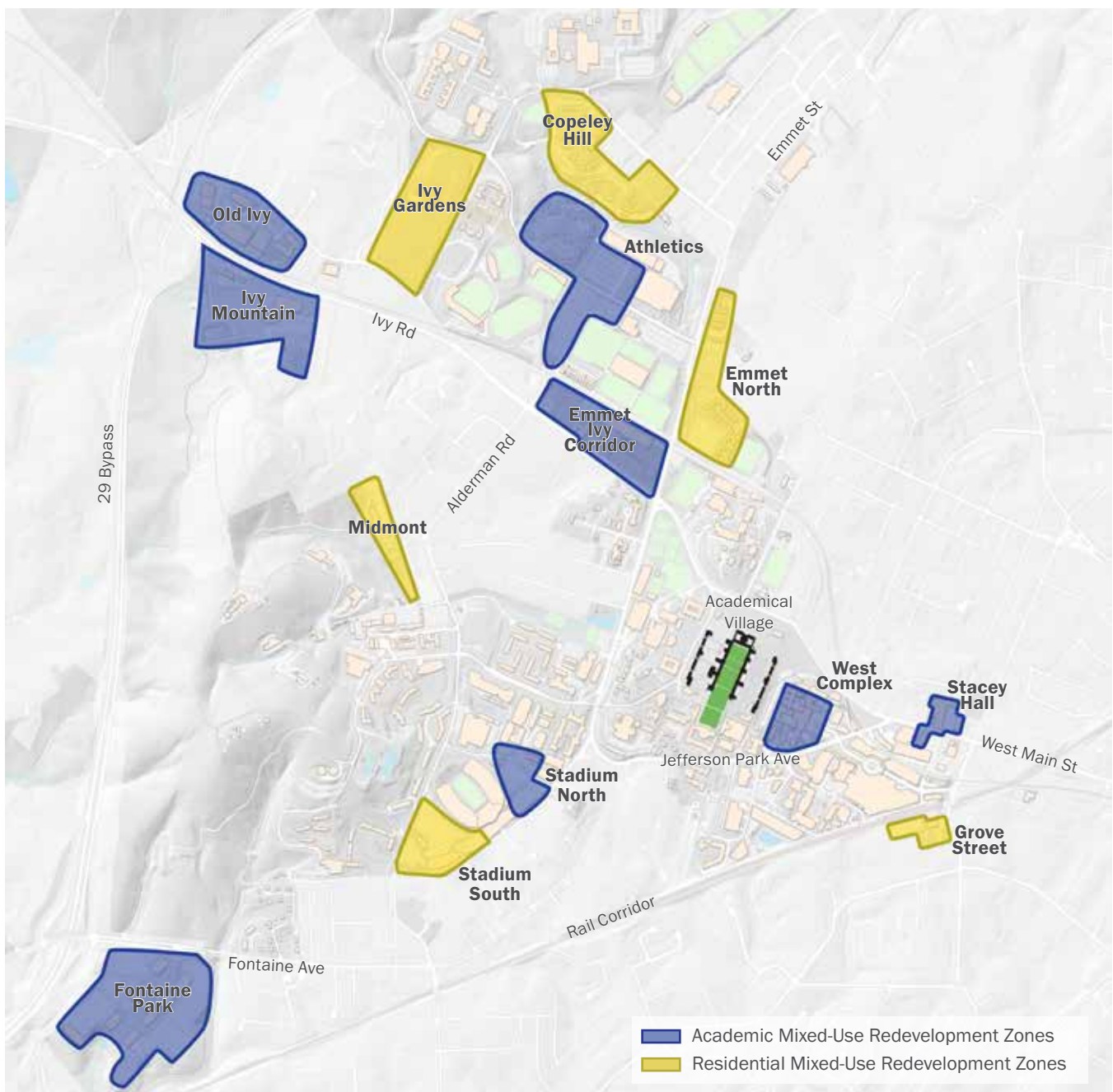


Figure 6. Redevelopment Zones



## Land Use Guidelines

The table on the adjacent page identifies the range of uses that are appropriate in each Redevelopment Zone, and below are descriptions of the land use categories.

**General Academic** uses are facilities primarily required for teaching and learning, including classrooms, lecture halls, teaching labs, faculty offices, student services, and study and meeting rooms. Dry, wet, and computational labs used for research may be considered a general academic use where they are part of a building primarily used for teaching but would be considered a research-intensive academic use where they are the dominant use.

**Research-Intensive Academic** uses are typically large-scale facilities containing wet or dry labs exclusively used for research studies, along with office and meeting space. Because such facilities usually have particular requirements with respect to utilities, mechanical systems, storage, security, and waste management, it may be challenging to integrate them seamlessly on Central Grounds, except in the Health District and the West Complex.

**Health Care** uses are hospitals, clinics, and other facilities where UVA Health delivers services to the public and teaches health care. Such facilities may also include administrative offices and amenities for patients and staff. UVA Health, Fontaine Park and Ivy Mountain are expected to be reinforced with health care facilities over time. Redevelopment of the West Complex and the Stacey Hall site may also include such facilities.

**Athletics** uses are buildings, fields and stadia dedicated to UVA's varsity athletic sports, including facilities for training, competition and administration. With the exception of Scott Stadium, such uses will continue to be concentrated in North Grounds.

**Student Housing** refers to residence halls and apartment-style housing, along with dining halls and other amenities exclusively for students. Residential Mixed-Use Redevelopment Zones are the most appropriate locations for concentrations of student housing.

**Community Life** is a broad land use category that captures the range of amenities that are secondary to academic, athletic, and residential uses on Grounds but essential to the quality of life enjoyed by students, faculty and staff, as well as visitors. They include large, standalone recreation and cultural facilities but more typically are smaller-scale facilities integrated with other uses. These may include, for example, food services and restaurants; bookstores and other retail; and daycare and fitness facilities. Such uses are appropriate wherever there are daytime or nighttime population clusters on Grounds and in the future will be a vital element of Mixed-Use Nodes.

**Administration** refers to offices, workshops, meeting spaces, and storage that support the administrative functions of UVA and the day-to-day maintenance and improvement of Grounds.

**In addition to the use(s) in a proposed facility, the following should be considered when selecting the most appropriate Redevelopment Zone for the facility, as well as the most appropriate site within the zone:**

- **The size and scale of the building**
- **Opportunities to reinforce functional relationships within and between precincts and systems on Grounds**
- **Potential to significantly enhance the aesthetic character of the University**
- **Cost and time for implementation**
- **Utility and infrastructure needs**
- **The opportunity to improve Grounds at large**



Appropriate as a Primary Use



Appropriate as a Secondary Use

		LAND USE						
		General Academic	Research-Intensive Academic	Health Care	Athletics	Housing	Administration	Community Life (Amenities)
REDEVELOPMENT ZONES	Central Grounds	Emmet Ivy Corridor						
		Emmet North						
		West Complex						
		Stacey Hall						
		Grove Street						
	West Grounds	Stadium North						
		Stadium South						
		Fontaine Park						
		Midmont						
		Ivy Mountain						
		Old Ivy						
	North Grounds	Ivy Gardens						
		Athletics						
		Copeley Hill						

Figure 7. Land Use Guide for Redevelopment Zones



## District Master Plans

District master plans have been prepared for six of the Redevelopment Zones identified on pages 36 and 38 — Emmet Ivy Corridor, Ivy Gardens, Fontaine Park, Ivy Mountain, Athletics, and Stacey Hall. An integrated space plan has been completed for the School of Engineering and Applied Sciences. District master plans provide collective guidance for the siting and design of buildings, green space, mobility connections, and utility infrastructure for their Redevelopment Zones and involved stakeholders in broad community engagement. These plans are currently guiding change in several areas of Grounds and informed the Grounds Framework Plan.

**District Master plans will be prepared for the other Redevelopment Zones in advance of significant changes as opportunities arise.**

### Brandon Avenue Master Plan (2016)

This master plan guided the transformation of the Brandon Avenue into a new mixed-use neighborhood centered on the multi-purpose “Green” Street, adjacent to the Academical Village. New student residences and the Student Health and Wellness Center were completed from 2018-2020. Future development includes additional student residences, community uses, and a mixed-use academic building. The Green Street and public parks form a center of green public space.



Brandon Avenue Green Street

### Emmet Ivy Corridor Framework Plan (2016)

Transformation of the Emmet Ivy Corridor is underway, guided by the Landscape Framework Plan and the subsequent Emmet Ivy Task Force Report. This mixed-use academic district is intended to be a place where students, faculty, staff, and the broader community come to learn, teach, research and interact. Early phases of development include buildings for the Karsh Institute of Democracy, the new School of Data Science, a hotel and conference center, and a performing arts center. The development frames a linear public realm designed for pedestrian connectivity, social interaction, stormwater management, and bioremediation.



Emmet Ivy Corridor Framework Plan

### Ivy Mountain Master Plan (2017)

The Ivy Mountain Master Plan preceded development of UVA's new Orthopedic Center and parking structure. The plan identified sites for two additional buildings on either side of a “garden” landscape with bioremediation features.



Ivy Mountain Master Plan

### North Grounds Athletics Master Plan (2018)

This long-range plan is currently guiding ongoing improvements to the Athletics District, with a focus on enhancing connectivity between North Grounds and Central Grounds and adding facilities to support UVA's unique scholar-athlete program. The Plan proposes several new developments, including Olympic sports and football facilities, mixed-use buildings containing student housing, and a new parking structure. The east-west Athletics Promenade will be a central feature of the district, helping to improve pedestrian connectivity. Currently, several new fields have been constructed and the Olympic sports and football facilities and the Athletics Promenade are under development.



Athletics Master Plan

### Engineering Integrated Space Plan (2018)

This plan aligns the Engineering School's academic plan and strategic goals with its current space inventory and future growth. The Plan supports densification, better utilization, and sharing of existing space. It identifies the school's immediate needs, anticipated mid-term needs, and long-term aspirational goals.

### Fontaine Master Plan (2018)

Fontaine Park is expected to grow with additional research facilities and amenities, and the master plan will guide intensification and redevelopment toward the vision for a unified translational research and clinical campus. At full-build out, the plan proposes over one million gross square

feet of development including a mix of research, academic, clinical, office, and amenity spaces, along with transit service, a comprehensive bicycle and pedestrian network, a parking garage, a central street, and active green space.



Fontaine Master Plan

### Ivy Gardens Master Plan (2020)

This plan is intended to guide the phased redevelopment of a multi-family complex adjacent to the Darden School of Business, the Miller Center of Public Affairs and the Center for Politics. The plan proposes intensification of the site to address the University's need for more graduate housing (from 440 units to 660 units) and to accommodate amenities and academic space. A new framework of streets and green space will better connect the district to North Grounds.



Ivy Gardens Master Plan



## 4.4 Mixed-Use Nodes

Among the Redevelopment Zones identified in Section 4 are several located in areas where there are opportunities to cluster a mix of uses and create gathering places that encourage academic collaborations, reinforce a sense of community, and enhance the experience of Grounds. Planned Mixed-Use Nodes (or “Nodes”) are also places where new transit and other transportation facilities, coordinated with new building and landscape projects, will significantly improve placemaking and connectivity across Grounds.

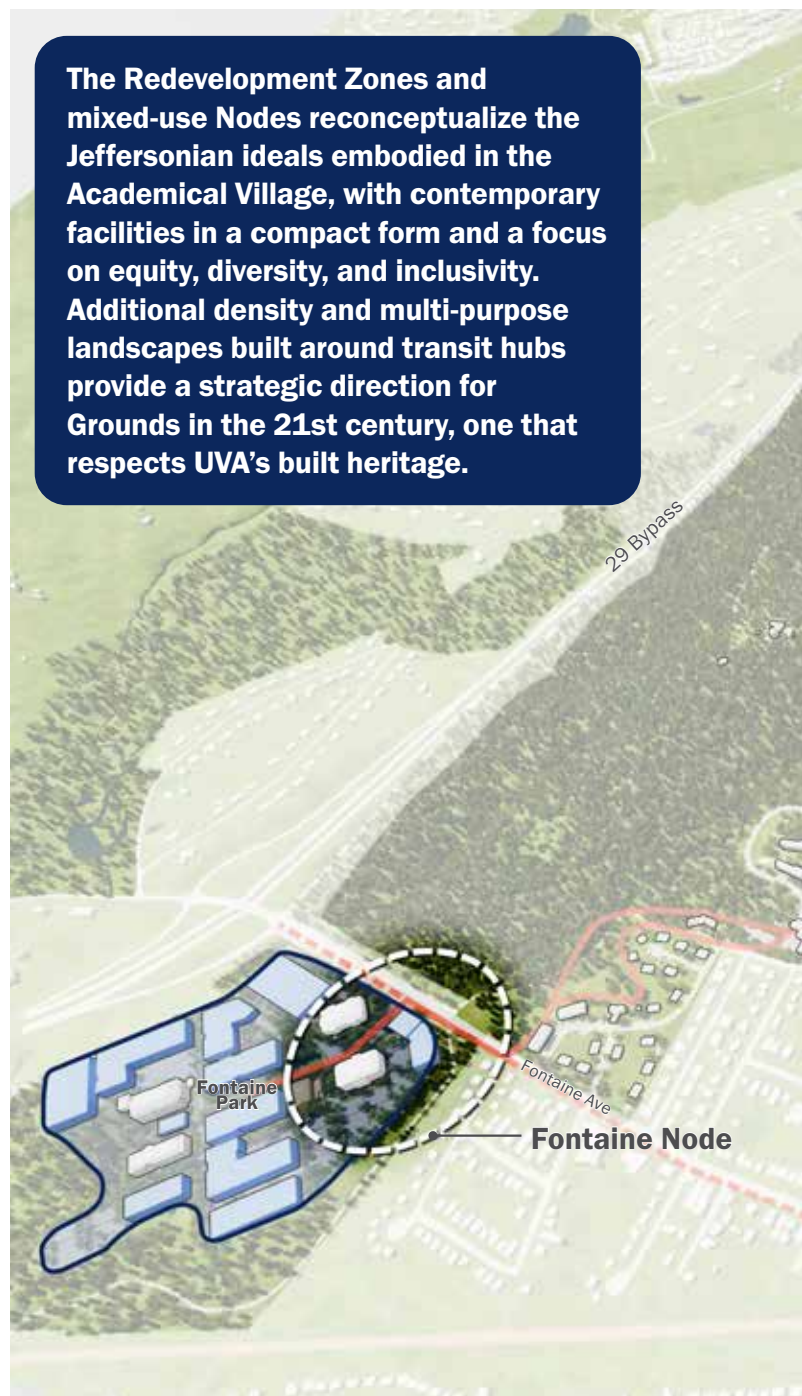
Investments will continue to be made throughout Grounds to maintain or renew facilities and landscapes. Focusing much of the University’s future growth in Redevelopment Zones will best support UVA’s goals to:

- Facilitate interdisciplinary teaching and research by developing shared facilities with contemporary classrooms, labs, and social spaces
- Ensure Grounds is an equitable environment for learning, working, and visiting by creating accessible, welcoming spaces that encourage interaction
- Achieve a sustainable Grounds with high-efficiency green buildings where it is easy to get around by transit and active transportation
- Develop a complete and fully integrated Grounds with more amenities for students, faculty, staff and visitors and more housing options for students

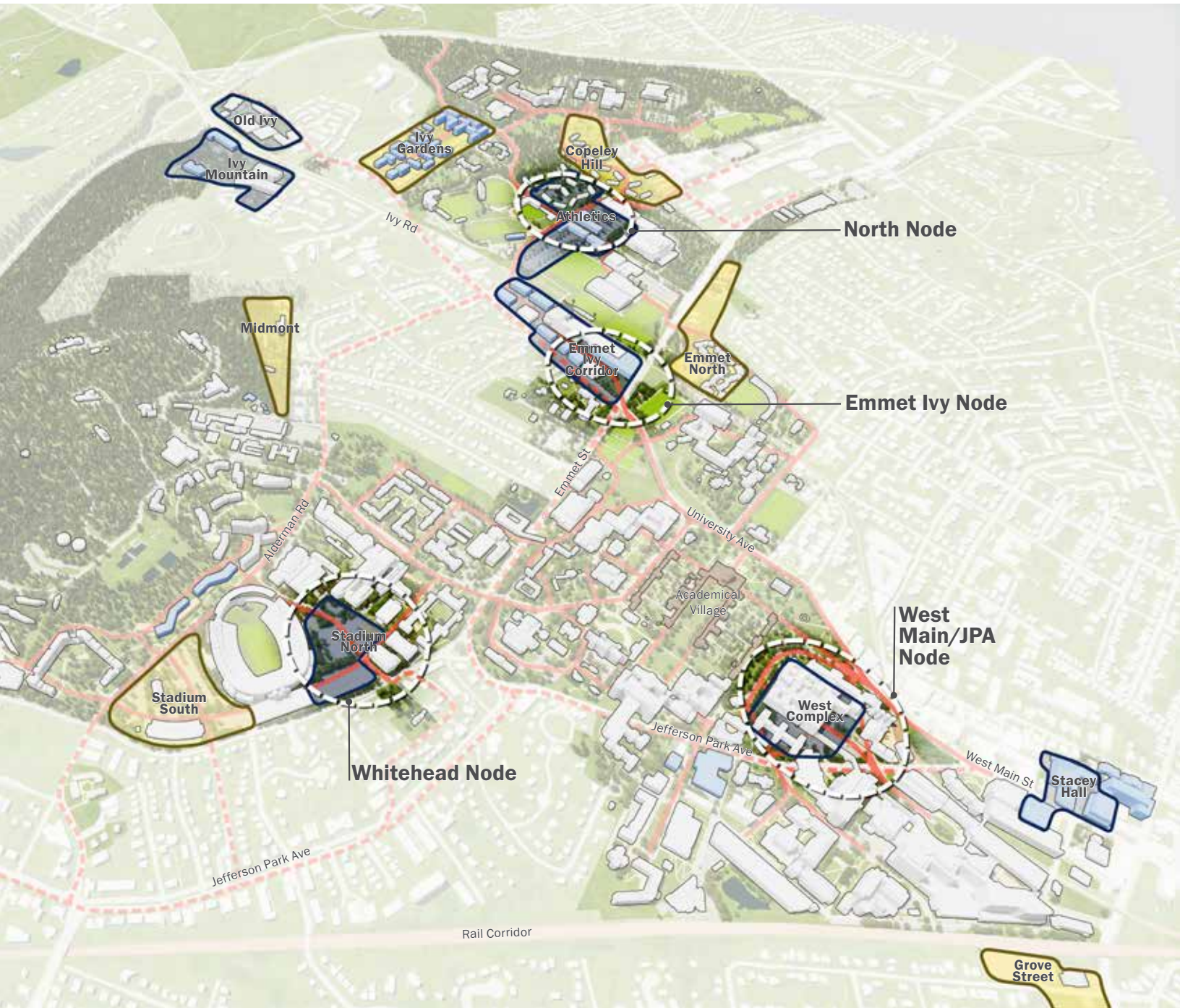
Coordinated with related Redevelopment Zones, five Mixed-Use Nodes are planned:

- North Node, centered at the intersection of Copeley Road and Massie Road
- Emmet Ivy Node, focused on the east half of the Emmet Ivy District
- West Main/JPA Node, comprising the West Complex and surrounding public spaces
- Whitehead Node, centered on Whitehead Road, at the terminus of Engineer’s Way
- Fontaine Node, in Fontaine Park

**The Redevelopment Zones and mixed-use Nodes reconceptualize the Jeffersonian ideals embodied in the Academical Village, with contemporary facilities in a compact form and a focus on equity, diversity, and inclusivity. Additional density and multi-purpose landscapes built around transit hubs provide a strategic direction for Grounds in the 21st century, one that respects UVA’s built heritage.**



**Figure 8.** Redevelopment Zones and Mixed-Use Nodes



- Academic Mixed-Use Redevelopment Zones
- Residential Mixed-Use Redevelopment Zones
- Mixed-Use Nodes
- UVA Buildings
- Future Buildings from District Master Plans





## North Node

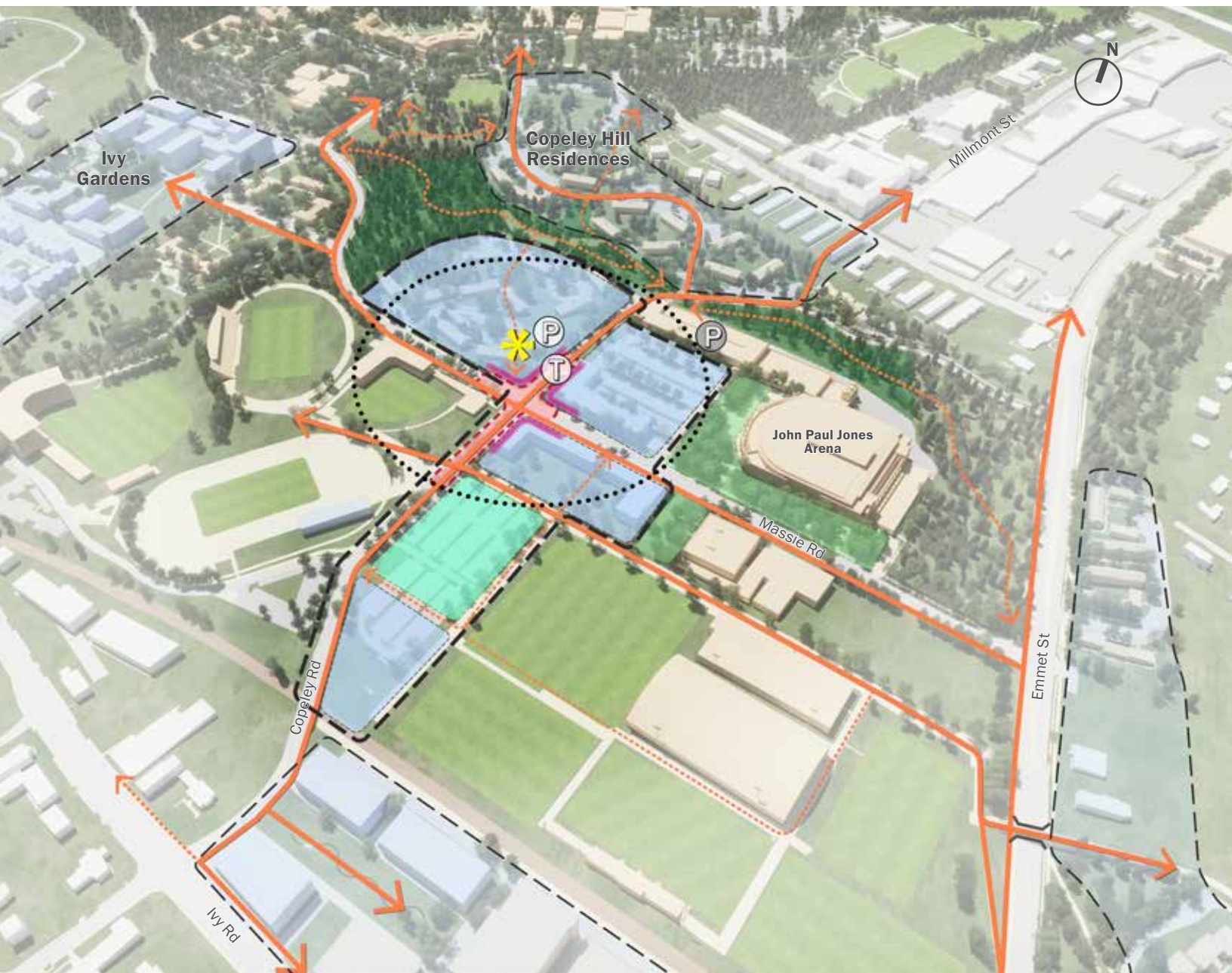
The North Node, in the heart of the Athletics District, plays a critical role as a parking hub serving faculty and staff who commute to Grounds and visitors to John Paul Jones Arena, the 'Park of Parks' (baseball, soccer/lacrosse, softball and track) and other venues in the area. As this role is enhanced through improved transit facilities and additional parking, the Node can also accommodate new mixed-use buildings and landscapes that together add amenities to the area, make it more pedestrian-friendly, and improve connectivity through North Grounds.

Redevelopment of the Copeley and Massie Road intersection represents an opportunity to establish a unique Node that ties North Grounds together and has vitality throughout the day and evening. The dated Copeley Hill Residences can potentially be redeveloped with denser forms of housing that respect the area's natural features. Mixed-use facilities planned along the active frontages could address the two streets and frame a new plaza at the corner to provide a focal point for the Node. Amenities on the ground floor would cater to the needs of residents, athletes, and spectators. These buildings could be integrated with parking structures to maintain the required supply of parking in the area, and wide sidewalks to accommodate crowds on event days.
















Improvements to mobility infrastructure will be important to the success of the North Node. Bus stops should include shelters, seating, and live route information. A bike parking station should be part of the future transit hub. The planned Athletics Promenade will significantly improve connectivity through the district and to the North Node. A multi-use path and improved streetscape along Emmet Street will encourage cycling between North Grounds and Central Grounds and create a more comfortable environment for pedestrians. Future redevelopment of Ivy Gardens will provide an opportunity for a direct active transportation connection and improved trails through the natural landscape of Copeley Hill.



Athletics Master Plan



**Figure 9.** Diagram of the North Node

- |  |   |
|--|---|
|  Node Focus Area        |  Enhanced Natural Landscape                  |
|  Redevelopment Zone     |  Intersection Improvements                   |
|  Development Sites      |  Primary Active Transportation Connections   |
|  Active Frontages       |  Secondary Active Transportation Connections |
|  Future Sports Field    |  Future Transit Hub                          |
|  Focal Point            |  Existing Parking Facilities                 |
|  Existing Common Places |  Future Parking Facilities                   |
|  Future Common Places   | (see page 60 for descriptions of the items in the legend)   |



## North Node Character and Precedents



Proposed View of the Athletics Promenade



Proposed View of the Olympic Sports Facility



Proposed View of the Athletics Promenade



## Emmet Ivy Node

Development of the Emmet Ivy Redevelopment Zone and Node is underway. Planned to become a unique academic district, the Node will also accommodate a hotel and conference center, a range of amenities, and public facilities including a performing arts center. New buildings will frame and enliven a central green space with a pedestrian promenade and scenic bioremediation basin in a working landscape.

New academic buildings in the Redevelopment Zone will include flexible spaces for teaching, including active classrooms. Computational labs and offices for research in the social sciences are appropriate facilities; however wet lab facilities are not envisioned due to remoteness from existing core facilities. It is expected that all buildings in the district will have meeting and social spaces on the ground floor facing onto the linear green space.

The linear green space is planned to be the primary route for pedestrians while a dedicated bike lane along Ivy Road will provide for more direct connections between North Grounds and Central Grounds for cyclists. The existing parking garage and sheltered bus stops on Ivy Road and Emmet Street will form the Nodes' transit mobility hub.

As it develops with a mix of uses, the Emmet Ivy Node will become an important link between North Grounds and Central Grounds, providing improvements to the Emmet Street and Ivy Road intersection. These will include enhancements to the crosswalks and pedestrian waiting areas at each corner. In addition to supporting the safety and comfort of pedestrians, these improvements will enhance the Grounds arrival experience at the intersection.

Although it is mostly peripheral to the Node, the future of Nameless Field could improve active transportation connections to the Node while also providing an additional landscape amenity.

**The diagrams for the five Nodes provide planning direction for the implementation that can occur over time in conjunction with the related Redevelopment Zone. Please see the legend on page 60 for additional detail on the proposed features of each Node.**


















Emmet Ivy Corridor Framework Plan





**Figure 10.** Diagram of the Emmet Ivy Node

- |   |   |
|---|---|
|  Node Focus Area               |  Intersection Improvements                   |
|  Redevelopment Zone            |  Primary Active Transportation Connections   |
|  Future Buildings (Conceptual) |  Secondary Active Transportation Connections |
|  Active Frontages              |  Future Transit Hub                          |
|  Focal Point                   |  Existing Parking Facilities                 |
|  Existing Common Places        |  Renovated Field / Geothermal Opportunity    |
|  Future Common Places          |  Bioremediation Feature                      |
|  Enhanced Natural Landscape    | (see page 60 for descriptions of the items in the legend)   |



**Emmet Ivy Character and Precedents**



Proposed View of the School of Data Science



Proposed View of the Linear Green



Proposed View of the Hotel & Conference Center





## West Main Street/Jefferson Park Avenue (JPA) Node

Development of the West Main/JPA Node will be transformative, entailing almost the entire West Complex Redevelopment Zone. The goal is to create new forms of shared multi-disciplinary academic and mixed-use spaces, green spaces and connections, and a range of amenities serving students, faculty, staff, and patients. Since the existing buildings are occupied, initiating redevelopment will take time and phased planning for transformation should begin sooner rather than later.

The Node's development should be based on a framework of north-south and east-west connections that break up the site into clearly defined development parcels. The connections should have a generous width and be designed for pedestrians, although they will need to accommodate service and emergency vehicles as well. A central gathering space, framed by buildings with active uses on the ground floor, should be planned where the two primary connections meet in the center of the Node.

Future buildings should be oriented to an enhanced landscape along a redesigned Hospital Drive, as well as Jefferson Park Avenue. In front of the historic Medical School Building, an expanded and flexible plaza space should be developed to create an additional gathering space linked to The Corner and enhance this important arrival point on Grounds.













Since the Node is at the nexus between the Academical Village, The Corner and UVA Health, the form and uses of future buildings should complement all three places. Academic facilities are expected to be the primary use, complemented by food outlets, social space, and other amenities. Community uses and student housing would also be appropriate. Given the size of the Node and change in grade from west to east, there is an opportunity to accommodate a limited amount of parking for UVA Health staff and patients in a concealed structure. The appropriate height and massing of future buildings will require further study, but they should be compatible with the Academical Village, respectful of its form and character.



Aerial Perspective of West Complex Looking East (Source: UVA)



**Figure 11.** Diagram of the West Main St/JPA Node

- |   |   |
|---|---|
|  Node                                |  Primary Active Transportation Connections   |
|  Redevelopment Zone                  |  Secondary Active Transportation Connections |
|  Development Sites                   |  Future Transit Hub                          |
|  Active Frontages                    |  Future Parking Facilities                   |
|  Focal Point                         | (see page 60 for descriptions of the items in the legend)   |
|  Existing Common Places              |   |
|  Primary Active Future Common Places |   |
|  Intersection Improvements           |   |



## West Main/JPA Node Character and Precedents



Exterior View of the Battle Building



Proposed View of Shumway Hall Courtyard



View of Old Medical School Building, Senff Gates and the Corner



## Whitehead Node

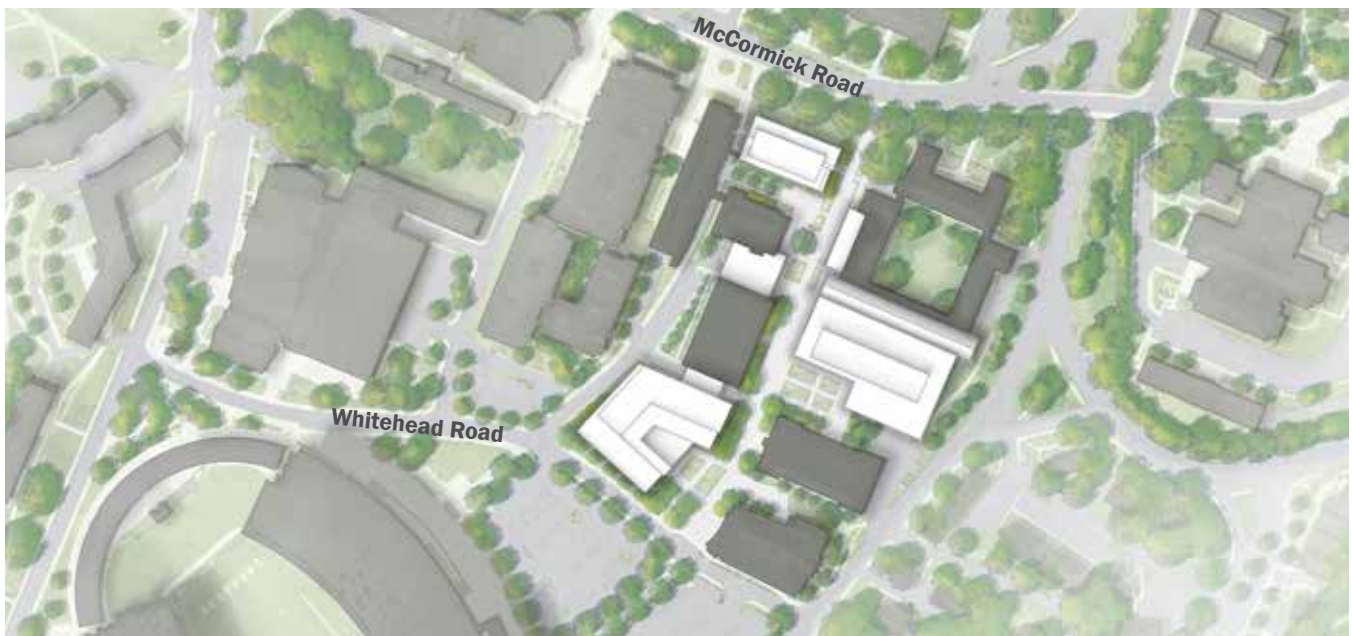
The Whitehead Node is located at an evolving crossroads on Grounds which is in need of improvements with respect to mobility and placemaking. Over the long term, it has the potential to grow as a hub of interdisciplinary teaching and research involving the School of Engineering and The College of Arts and Sciences. There is also an opportunity to accommodate a transit mobility hub linked by direct UTS and regional routes, which will be key to making McCormick Road a pedestrian-priority street with limited vehicular and bus traffic. The Node's evolution will also play a critical role in improving active transportation connections between West Grounds and Central Grounds.

Two initiatives will be critical to establishing the Node:

- The development of a new academic building and plaza on the site of the Albert H. Small Building and adjacent parking. The plaza, off Engineer's Way, will provide a focal point for the Node and will provide social space and community uses on the ground floor of the new building.
- Streetscape improvements along Whitehead Road that include widened sidewalks, bus shelters, additional bike parking, and street trees.

To better connect the Node to the heart of Central Grounds, the portion of Stadium Road between Whitehead Road and Emmet Street should be studied to identify measures that would improve pedestrian safety and comfort.

In the longer term, the Node has the potential to expand to include new mixed-use buildings or green space on the south side of Whitehead Road. Future development may include structured parking to replace the existing surface lots as well as flexible open spaces available for tailgating on game days. New buildings should be oriented to both Whitehead Road and Engineer's Way.















UVA Engineering Long-Term Conceptual Plan





**Figure 12.** Diagram of the Whitehead Node

- |   |                            |   |   |
|---|----------------------------|---|---|
|  | Node Focus Area            |  | Intersection Improvements                   |
|  | Redevelopment Zone         |  | Primary Active Transportation Connections   |
|  | Development Sites          |  | Secondary Active Transportation Connections |
|  | Active Frontages           |  | Future Transit Hub                          |
|  | Focal Point                |  | Future Parking Facilities                   |
|  | Future Common Places       | (see page 60 for descriptions of the items in the legend)                           |   |
|  | Enhanced Natural Landscape |   |   |



## Whitehead Node Character and Precedents



Proposed View of Engineer's Way



Exterior View of Rice Hall, Whitehead Road and Engineer's Way



Illustrative View of Whitehead Road Central Green Space





## Fontaine Node

Fontaine Park has become a unique place on Grounds—a car-oriented center for health care and translational research with strong programmatic links to UVA Health. As envisioned in the Fontaine Master Plan, these two primary uses are expected to expand over time, along with intercept parking for commuters on Grounds. The intensification of uses, parking and daytime population will create the opportunity to establish a Mixed-Use Node in the north half of the park. The Node will provide a new interface for the district with a central place for people to access amenities and transit services.

A potential mixed-use building and “gateway” plaza on Fontaine Avenue will establish a focal point for the Redevelopment Zone and Node. The plaza would provide a landing for a future pedestrian bridge over Fontaine Avenue to improve active transportation

connections to Grounds and mark a threshold along a major entry route to the University. Future redevelopment in the Node and on the Piedmont site should plan for other direct connections for pedestrians and cyclists.

The planned shift of Ray C. Hunt Drive to accommodate a roundabout and public transit and the creation of a new street through the middle of the existing lawn will set the stage for future mixed-use research or health care buildings with social space, food outlets and other amenities on the ground floor. These common uses, together with future structured parking, would have direct access to a mobility hub and will bring vitality to the Node and promote a sense of community.



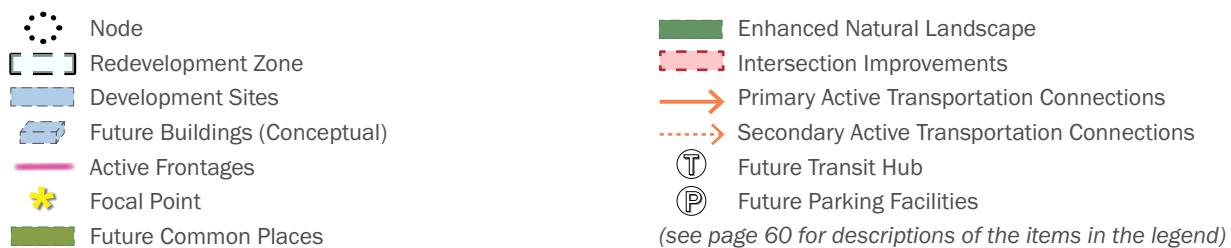
Fontaine Master Plan, Long-Term Plan

Existing Building  
Future Building





**Figure 13.** Diagram of the Fontaine Node





## Fontaine Node Character and Precedents



Proposed View of Roundabout and Central Spine Road



Proposed View of Research Neighborhood



Fontaine Master Plan, Long-Term Plan

The diagrams of the Nodes on the previous pages illustrate the various elements intended to contribute to the development of each Mixed-Use Node. Below is the description of each element for reference.



**Node Focus Area** indicates the general area where most development is intended to be focused in the Mixed-Use Node.



**Redevelopment Zones** are areas identified to accommodate most new development on Grounds.



**Development Sites** are places for future mixed-use buildings, gathering spaces and mobility improvements.



**Future Building (conceptual)** illustrates conceptual building massing based on current district master plans.



**Active Frontages** indicate where future buildings should have main entrances and ground-floor uses that help to enliven adjacent sidewalks, pathways, and open spaces.



**Existing Common Places** are cultural landscapes expected to remain for gathering and passive enjoyment.



**Future Common Places** indicate the locations for new cultural landscapes that help to green the Node.



**Enhanced Natural Landscapes** are landscapes adjacent to the Node that are expected to contribute to its character, user experience, and ecological function.



**Focal Point** is the proposed general location for the central gathering place and/or most prominent building within the Node—the place that contributes the most to the Node's identity.



**Intersection Improvements** indicate intersections where pedestrian focused improvements should be explored.



**Primary Active Transportation Connections** are multi-use pathways, promenades, or other open spaces expected to be the primary routes used by pedestrians and cyclists.



#### **Secondary Active Transportation**

**Connections** are pathways or sidewalks that provide additional connections for pedestrians and cyclists.



**Transit Hubs** indicate the general location for enhanced bus stops with amenities.



**Existing Parking Facilities** are parking structures expected to remain in the long term.



**Future Parking Facilities** indicate the general locations for potential parking structures.

**Much of the future development of Grounds, including new buildings, mobility enhancements, and landscapes will be focused within the Mixed-Use Redevelopment Zones and related Nodes. Prioritizing the Nodes for new academic space, amenities, and placemaking will lead to a more cohesive, interconnected campus and encourage interdisciplinary collaborations. To establish more detailed direction for each Node, further planning will be required - building upon existing master plans and studies for larger districts with Nodes. The process will depend upon the timing, conditions, and program needs for their related Redevelopment Zone. This planning process will be led by the OAU and engage all relevant stakeholders in the crafting of a vision as well as in the technical aspects of key elements.**

**As Redevelopment Zones and Nodes help to stitch Grounds together and make it more interconnected over time, each location will develop into a distinct place defined by its setting, its mix of uses, and the design of its buildings and landscapes.**



## 4.5 Landscape System

Of all the systems that provide a framework for development on Grounds, the most complex is the system of diverse landscapes. It is also the one most essential to the legacy, character, experience, and environmental health of Grounds. The Landscape Framework Plan (2019) recognizes that Grounds comprise natural systems, which include woodlands, watercourses and other natural habitats, and cultural landscapes, of which there are three distinct types—common places, connections and entries. The plan promotes the integration of natural and cultural spaces in many areas of Grounds, given the benefits it has to the environment and people.

Based on the Landscape Framework Plan, the section briefly describes the natural and cultural landscapes of Grounds and future initiatives to protect or enhance landscapes. The initiatives, which align with existing district master plans, will contribute to a vision for an integrated system of landscapes that supports the University's academic and sustainability goals by:

- Reinforcing the landscape as essential to the University experience
- Preserving and protecting historic and cultural landscapes
- Promoting the use of outdoor spaces for teaching and research

**The Landscape Framework Plan approaches Grounds as a dynamic cultural landscape that, beginning with the Academical Village, has always maintained a balance of buildings and green spaces. The plan highlights opportunities and landscape priorities, defining a range of initiatives to strengthen the landscape armature around which the University grows.**

- Integrating natural and cultural systems to create engaging places
- Bolstering the University's capacity for resilience, biodiversity, and long-term maintenance
- Ensuring and improving safety, security, and accessibility

### Natural Landscapes

As the Landscape Framework Plan states:

*The University of Virginia's signature landscape defines the character and experience of the place and provides invaluable ecosystem services for the University community. With combined University holdings of over 1,200 acres, there are numerous opportunities to improve woodlands, and expand the tree canopy as well as bolster riparian corridors and gain the economic and social benefits of green infrastructure.*

The woodlands of Observatory Hill and North Grounds comprise the bulk of natural landscapes on Grounds. They extend into developed areas through riparian corridors and patches of smaller woodlands on steep slopes, becoming part of the overall landscape experience. An extensive and diverse inventory of trees throughout Grounds and along bordering roads reinforces this experience and UVA's overall green image. In addition to the woods and broader tree canopy, there are several stream corridors across Grounds, most embedded in the passive wooded landscape.

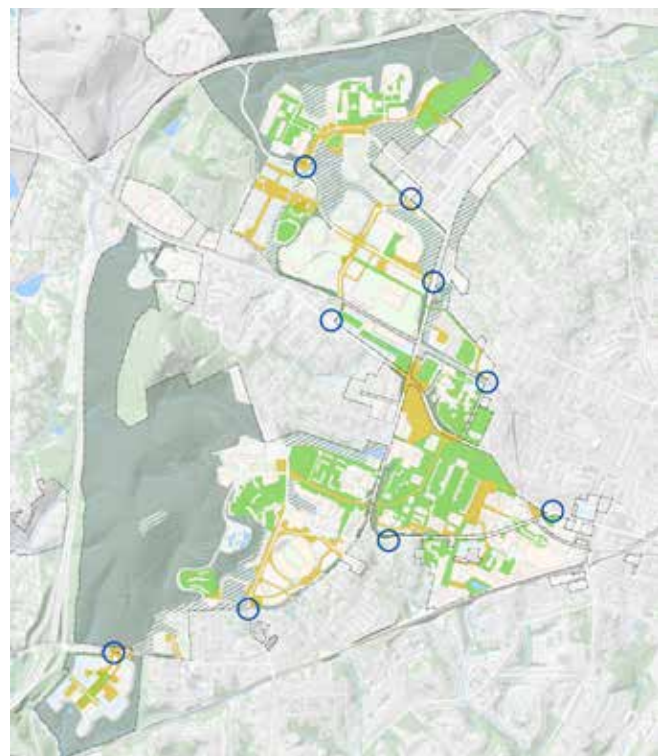
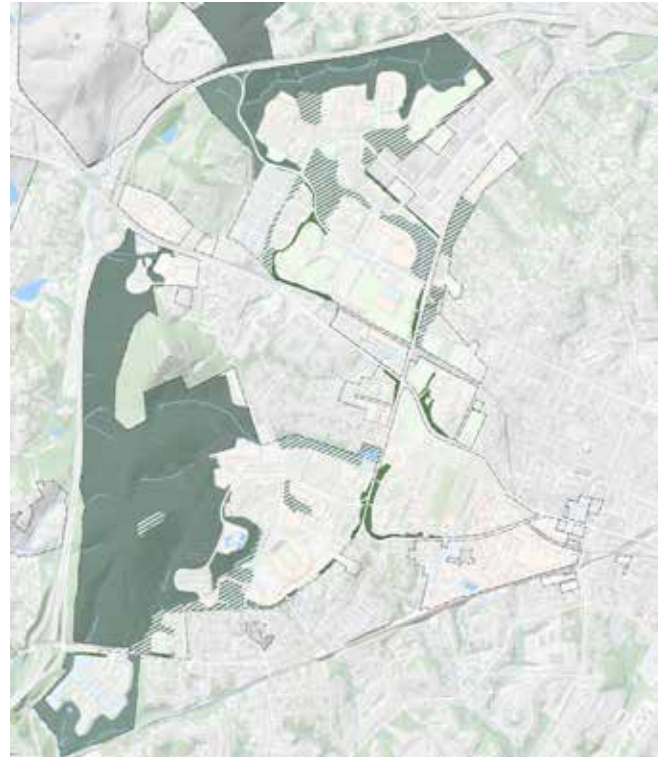
As Grounds continues to develop, its significant woodlands will be preserved and enhanced to maintain a consistent landscape experience and a more sustainable, resilient campus. The restoration of streams and their sensitive integration with the built environment will continue, and stormwater management facilities will respect the natural hydrology of Grounds.



Where natural areas meet or weave through the built environment of Grounds, the character and role of the landscape often becomes more varied. Natural landscapes include trails, seating, shelters, gardens, and lawns to support programming and general use by the community. These “integrated landscapes” play a vital role in connecting the built environment to larger natural areas, thereby helping to unify Grounds and contributing to its ecological well-being. Some integrated landscapes act as buffers between development and protected natural areas, while others are green “fingers” that bring nature into the academic areas and neighborhoods of Grounds. As they provide places for shade, beauty and respite, integrated landscapes often play an important storm water management role.

A notable opportunity to enhance the integrated landscapes of Grounds is at Copeley Hill. As the Copeley Hill housing areas are redeveloped and the implementation of the Athletics Master Plan continues, there is an opportunity to restore the Distillery Branch riparian area. The role of the Copeley Hill-Distillery Branch landscape as an amenity will grow as the area’s population grows. Landscape improvements should be coordinated with surrounding development projects to provide lighted pathways and landscaped areas for studying, socializing and passive enjoyment.

- Natural Landscapes
- Existing Common Places & Connections
- Natural Landscapes for Enhancement
- Steep Slope
- Future Common Places & Improved Connections
- Entry Thresholds



Natural and Cultural Landscapes



## Cultural Landscapes

In contrast to natural landscapes, cultural landscapes are spaces designed for frequent or continual active or passive use. The recommendations below focus on three general types of cultural landscapes—entries, common places and connections—that play essential roles in distinguishing Grounds, organizing development, and defining and connecting places.

### Entries

With its multiple access roads, irregular edges and continual physical changes, it is not always clear when one has entered Grounds. As the Landscape Framework Plan observed, the experience of arriving on Grounds is multi-layered. Visitors should sense they are approaching Grounds with the aid of signage, streetscapes and views to landmark buildings, and finally they should feel a sense of arrival.

The Landscape Framework Plan describes different landscaping strategies to enhance entries. A regular pattern of street trees and consistent lighting and signage should define approaches, and overhead bridges near thresholds should be accentuated. As opportunities arise to improve the thresholds, as well as points of arrival on Grounds, streetscape features should include brick paving, low stone walls, and consistent, high-quality furnishings. Traffic calming measures along entry roads, such as the narrowing of roadways, the widening of sidewalks and raised pedestrian crossings, will be more challenging to implement but should be considered when City or County major road improvement projects are planned.

### Connections

Connections are linear open spaces that accommodate the movement of pedestrians, cyclists as well as transit, service, and private vehicles. Connecting landscapes play a vital role within the overall mobility network of Grounds. The University is completing several connectivity projects across Grounds and will continue to plan key improvements.

In North Grounds, the Athletics promenade will become a gathering place for those using the adjacent buildings and fields as it improves pedestrian connectivity through the Athletics District. As the Emmet Ivy District and the North Node are developed, a landscaped multi-use path could be built in conjunction with a desired connector road along Copeley Road to Arlington Boulevard. This would greatly improve safe connectivity between Grounds and the Barracks Road Shopping Center.



View of Proposed Athletics Promenade

In Central Grounds and West Grounds, there are three transformative streetscape initiatives to be pursued:

- The University is redesigning McCormick Road to make it a pedestrian-priority street with limited vehicular traffic. In keeping with the vision of a car-light core, McCormick Road has the potential to look and feel like a promenade that occasionally accommodates service and small transit vehicles.
- Similarly, Hospital Drive, could be redesigned as a shared street or promenade that ties future redevelopment of the West Main/JPA Node to the Academical Village and the Brandon Avenue Green Street, improving north-south connectivity for pedestrians and cyclists.
- On Alderman Road, between McCormick Road and Stadium Road, opportunities to provide a cohesive identity and improve the pedestrian experience should be pursued. As described in the Landscape Framework Plan, the road could become a green spine, through extensive tree planting, stone walls enabling widened sidewalks, and shaded gathering places spaced apart to break up the 2,500-foot distance of the road.

Other key initiatives for Central Grounds and West Grounds include:

- Improvements to the Whitehead Road streetscape and Mixed-Use Node to widen the zone for pedestrians by eliminating on-street parking and reducing the parking lots on the north side.
- Improvements to Cabell Drive to create a safer and more inviting environment for pedestrians. In particular, the parking lot in front of Kerchof Hall should be replaced with a street and landscape that provides more space for pedestrians.

- Improvements to Jeanette Lancaster Way between Crispell Drive and Lane Road, to create more generous, shaded pedestrian zones.

### Common Places

Common places include courtyards, plazas, greens, quads, gardens, and intramural fields—outdoor places where students, faculty, staff, and sometimes the broader community go to study, teach, socialize, play, celebrate, or relax. These are the places where Grounds comes alive and are fundamental to UVA's identity and the experience it offers to the University community. Beginning with the Lawn and Pavilion Gardens of the Academical Village, Grounds has many memorable common places.

Where major redevelopment is planned on Grounds, central common places framed by new buildings as implemented at the Emmet Ivy Corridor and Brandon Avenue must be a priority. In addition, future development in all the mixed-use nodes should include a central plaza or other common place to activate the space.



Proposed View of Emmet Ivy Corridor



Nameless Field, including the Snyder Tennis Center, is a common place where larger changes could be considered. As the Ivy Corridor grows as a mixed-use district and North Grounds evolves through redevelopment, it will be critical to improve physical and visual connections to Central Grounds across Nameless Field. The space could be redesigned to provide views between Alderman Library and the Ivy Corridor and to accommodate wide paths for pedestrians and cyclists, with direct routes from the Emmet-Ivy intersection to the Library, Newcomb Hall and the Bookstore. Relocating the tennis courts closest to the Emmet/Ivy intersection would create a more accessible, flexible green space that contributes to a park-like environment. Consideration should be given to daylighting Meadow Creek in Nameless Field both as an amenity and to assist with stormwater management, following on other daylighting successes on Grounds.

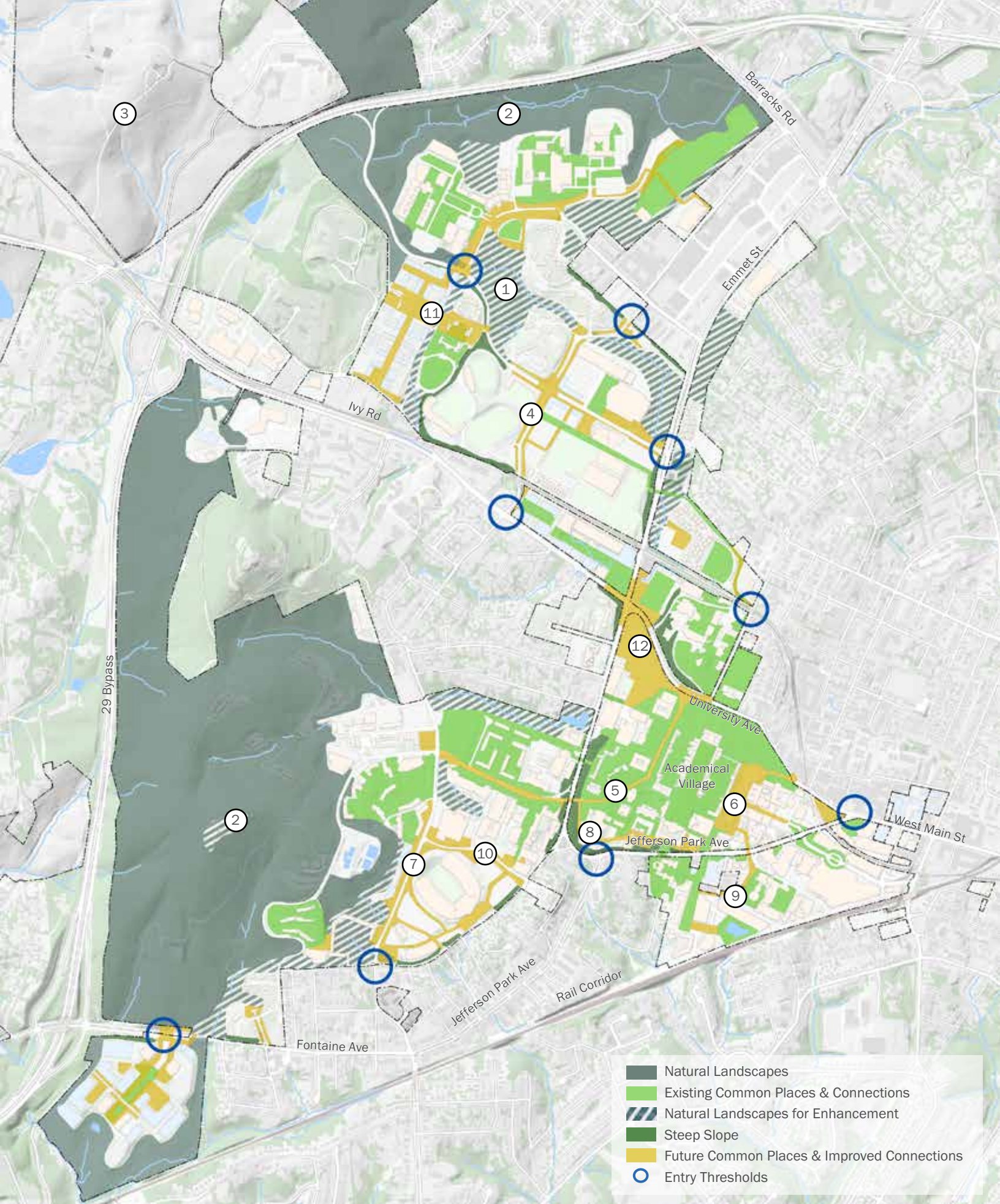
#### Summary of Key Landscape Initiatives:

- ① Enhance natural features and amenities on Copeley Hill and along the Distillery Branch
- ② Develop resource management plans for Observatory Hill and North Grounds Woods
- ③ Develop a resource management plan for the UVA Foundation lands
- ④ Construct multi-use pathway along Copeley Road
- ⑤ Continue to redesign McCormick Road as a shared street
- ⑥ Redesign Hospital Drive as a shared street
- ⑦ Improve Alderman Road for a cohesive identity and enhanced pedestrian experience
- ⑧ Improve Cabell Drive for pedestrians
- ⑨ Improve Jeanette Lancaster Way for pedestrians
- ⑩ Improve Whitehead Road for pedestrians
- ⑪ Create new central common place with redevelopment of Ivy Gardens
- ⑫ Redesign Nameless Field to improve unprogrammed space and connections



Nameless Field





- Natural Landscapes
- Existing Common Places & Connections
- Natural Landscapes for Enhancement
- Steep Slope
- Future Common Places & Improved Connections
- Entry Thresholds



## 4.6 Transportation, Mobility, and Parking

Transportation on Grounds is a study in contrasts. Students typically walk, cycle, or ride on University Transit Service (UTS) buses, which provides comprehensive service to Grounds. However, those accessing Grounds for work, health care, or to attend a sporting or cultural event generally drive as regional transit is minimal. Central Grounds, parts of West Grounds and North Grounds are pedestrian-friendly places, while the busy City streets that bisect Grounds and large parking lots in North and West Grounds create challenges for both pedestrians and cyclists.

The low-density pattern of development across the Charlottesville region combined with limited transit resources beyond Grounds means that private vehicles will continue to be the most common means for accessing Grounds for faculty, staff, patients, and spectators for the foreseeable future. Nevertheless, there are opportunities to enhance active transportation connections across Grounds, reduce the presence of private vehicles, and promote the use of transit, as described in Strategic Direction #4 of this plan to create a “car-light core.” Since private vehicles are a major source of greenhouse gas emissions, facilitating and encouraging alternatives will be critical to achieving the University’s sustainability goals.

**The mobility systems and recommendations in this section are informed by and align with the UVA Parking and Transportation Master Plan (2019). In addition to responding to the increased demand for parking on Grounds at the time, the Master Plan calls for stronger transportation demand management (TDM) measures and greater collaboration with transit providers in the region.**

This section addresses each layer of UVA’s complex web of mobility infrastructure, including parking, within an overall vision of a multimodal, interconnected, and more complete transportation network. As described in the Strategic Direction #5, the network will be anchored by mobility hubs where there is an existing or planned concentration of activity and population on Grounds, including Mixed-Use Nodes. Mobility hubs will provide convenient access to sheltered transit stops with seating, secure bicycle parking, wayfinding information, outdoor meeting places, and in strategic locations, commuter and spectator parking. Transit routes and multi-use pathways will link the hubs.



E-scooters and e-bikes are increasingly popular on Grounds

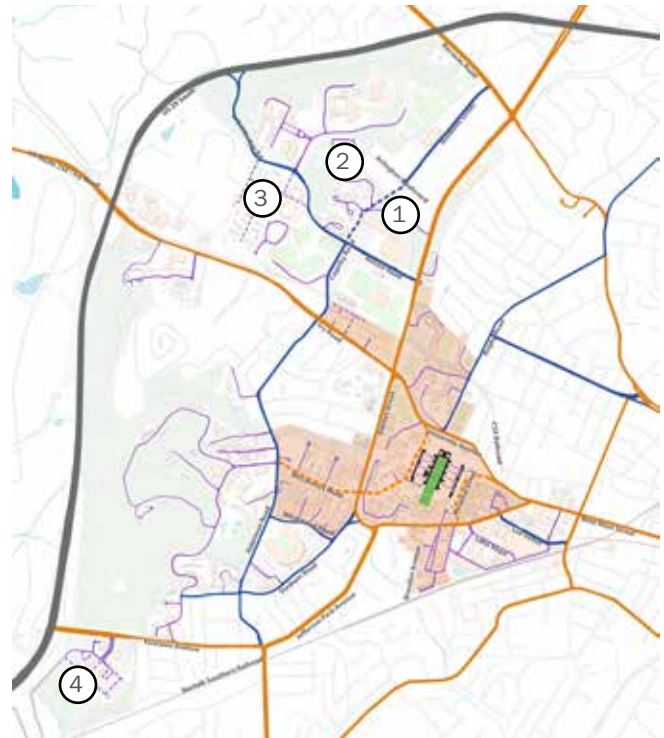
## Street Network

The topography of Grounds and its historical development have resulted in a street network that, while providing generally good access to Grounds, breaks it up into distinct areas. Most major roads are controlled by the City, the County, or the State, leaving the University with limited influence on their design. UVA will continue to work with the various local and state entities to improve the road network to optimize traffic flow to and through Grounds and make it more pedestrian- and cyclist-friendly.

Although the street network on Grounds is largely established, there are opportunities to create new streets to service future development and generally improve connectivity for all modes of travel. All new local streets should be designed for low vehicle speeds for the safety of pedestrians and cyclists, with sidewalks on both sides. Streets only required for servicing access may be designed with a shared roadway for all modes.

### Planned and Proposed New Streets:

- ① A new managed street between Copeley Road and Arlington Boulevard, at Millmont Street, for vehicular access to Grounds and a new entry for pedestrians and cyclists.
- ② Redesign of the street network due to eventual redevelopment of the Copeley Hill Apartments.
- ③ Redevelopment of Ivy Gardens will also require new streets enabling UTS access.
- ④ The addition of a new north-south street with roundabout through the middle of Fontaine Park will create frontage for existing and future buildings.



Street Network

- Highway 29 Bypass
- Arterial Roads
- Secondary Roads
- Future Secondary Roads
- Future Shared Street
- Local Roads on Grounds
- Future Local Roads on Grounds
- Pedestrian Priority Zone



## Active Transportation

Streets play an essential role in connecting places on and off Grounds for those who rely on active transportation, i.e., pedestrians, cyclists, and others who use personal mobility devices. In Central Grounds, paths connecting buildings are the preferred routes where available, allowing pedestrians to avoid the sidewalks of Emmet Street and Jefferson Park Avenue. This network, much of it historic, will continue to be enhanced as the University pursues the goal of a car-light core.

### Streetscape and Intersection Improvements

The development of new sidewalks/paths dedicated to active transportation modes will be complemented by improvements to City or County streets that provide vital connections for pedestrians and cyclists. As described previously, several streets are proposed by this Plan for changes to rebalance their functions and integrate them into the landscape of Grounds. An example is Alderman Road, between McCormick Road and Stadium Road, which could be designed to accommodate street trees, stone walls, wider sidewalks and periodic gathering places. Consistent with the concept of a car-light core, transformations to create shared streets with reduced vehicular traffic are proposed for McCormick Road, Hospital Drive, and Cabell Drive.

Notwithstanding the goal of a car-light core, Emmet Street and Jefferson Park Avenue (JPA) will continue to carry high volumes of vehicular traffic. Nevertheless, improvements to key intersections by the City along these busy roads would enhance safety and comfort for pedestrians crossing them. With the ongoing development of Emmet Ivy Corridor, that intersection could be improved with visual cues such as paving and landscaped corners, that announce drivers are entering Grounds and should be aware of pedestrians. Pedestrian crossings along JPA, at Brandon Avenue, Lane Road and Lee Street, could also be highlighted with these visual cues as possible.

### Bike Stations

Convenient, secure bike parking across Grounds will serve to encourage more cycling. All new buildings provide bike racks or other forms of parking at their main entrances per LEED standards. At mobility hubs, “bike stations” should offer ample parking, access to shared bikes, and equipment. New and renovated buildings at mobility hubs should incorporate visible and secure bike parking options, i.e., bike rooms and sheltered outdoor bike parking.



Kendall Square streetscape with accentuated pedestrian crossing and furnishing zones (Christian Phillips Photography)



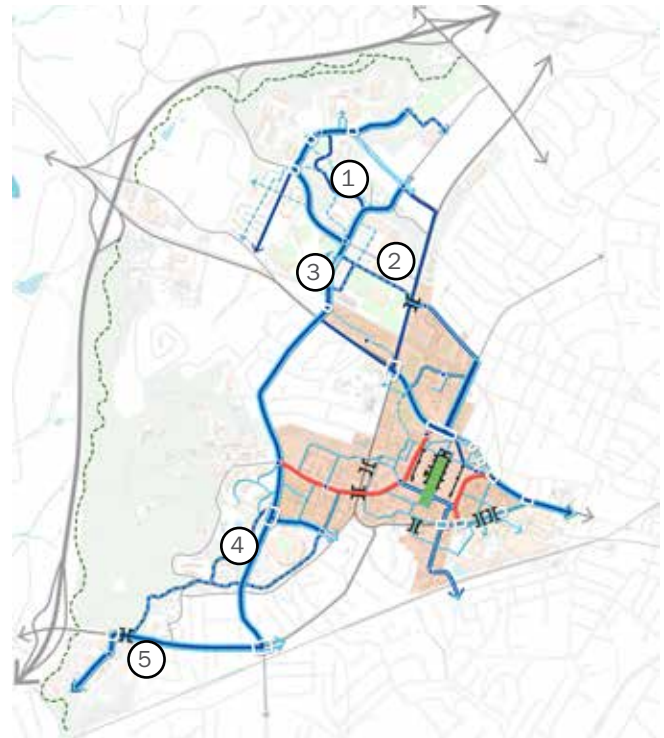
Accessible indoor bike parking and sheltered outdoor parking in Utrecht, the Netherlands (Petra Appelhof)

## New Multi-Use Paths

Another main goal of future Grounds development is to establish more extensive networks of pathways in North and West Grounds, and more direct links to Central Grounds, to facilitate walking and cycling, and to bring more activity to connecting landscapes. New or improved opportunities for multi-use pathways are listed below and identified in the diagram to the right. For the comfort and safety of both pedestrians and cyclists, all these pathways should be paved, lighted, and a minimum of ten feet wide. Directional signage should be erected at intersections.

### Suggested New or Improved Multi-Use Pathways:

- ① Across Copeley Hill, from Copeley Road to the Professional Schools, to be built in conjunction with redevelopment of the existing housing
- ② East-west through the Athletics District (“the Athletics Promenade”)
- ③ Parallel to Copeley Road, through the Athletics District
- ④ Through the Gooch-Dillard and Hereford residences to the Stadium Road and Hereford Drive intersection
- ⑤ A pedestrian and cycling bridge across Fontaine Avenue, linking Fontaine Park to the path adjacent to the Piedmont housing site



Active Transportation Network

- Pedestrian Priority Zone
- Potential Bike Stations
- Primary Cycling Routes
- Major Existing and Planned On-Street Pedestrian Routes
- Major Existing Off-Street Pedestrian Routes
- Future Off-Street Pedestrian Routes
- Future Shared Street Routes
- Rivanna Trail
- Key Pedestrian Crossing
- Existing and Future Pedestrian Bridges



## Transit and Parking

### Transit

The Charlottesville Area Transit system (CAT) provides an alternative to driving to Grounds for residents of Charlottesville and the urban ring of Albemarle, and the regional JAUNT CONNECT system has routes between Grounds and communities beyond the City to the north, west and south. However, this regional transit has minimal coverage and service given the geographic area. Whether faculty, staff, patients, or spectators arrive by private vehicle or public transit, once on Grounds the University Transit System (UTS) takes on the critical role of moving thousands of people to their class, workplace, clinic, or event. UTS also operates a fare-free van shuttle service that provides rides for University community members to areas in and around Grounds during overnight hours. Rides are requested via an app to and from any one of 50 “hubs” across Grounds.

By creating transit mobility hubs within the planned Mixed-Use Nodes and focusing future development within and around the nodes, UTS will become more convenient and efficient, particularly for commuters. As illustrated in the following diagram, the transit mobility hubs can be linked to other hubs and key transit stops by direct express UTS routes. All mobility hubs should have sheltered waiting areas and bus stops, and as Mixed-Use Nodes develop around the hubs, they are expected to have other amenities, such as cafés, retail, and outdoor seating.

The transit mobility hubs will facilitate better integration between UTS, CAT, and JAUNT, improving connectivity to destinations on and off Grounds. Ultimately, a single regional transit system that serves UVA, the City, County and surrounding communities more comprehensively and cost-effectively might be implemented. UVA is collaborating with regional partners toward this goal.

### Parking

Although UVA's goal is to significantly increase the proportion of commuters who rely on transit to get to and from Grounds, the demand for parking is not expected to decrease in the near term. The 2019 Parking and Transportation Master Plan identified the need for an additional 2,000 parking spaces by 2025, with much of the demand driven by the growth of UVA Health.

Responding to its car-oriented setting while striving to maintain pedestrian-friendly campus environments, UVA has located parking structures in Central Grounds with minimal adverse impacts while maintaining large intercept parking lots and structures in North and West Grounds. In total, the University maintains more than 19,300 parking spaces distributed among 11 parking structures and 165 surface lots. On a typical day, approximately 85% of this parking is utilized but increases to over 95% on big event days.

The University's strategy of focusing commuter parking in North and West Grounds will continue and planned parking structures will strive to anchor transit mobility hubs with direct connections to major destinations on Grounds. To support UVA's sustainability goals, existing and new parking structures should investigate incorporating solar panels where feasible, to reduce the urban heat island effect and increase sources of renewable energy.



University Transit Service (UTS) bus stop near Grounds

In keeping with the goal of a car-light core, most of the remaining small parking lots on Central Grounds should be gradually removed, with spaces for disabled persons or service vehicles being maintained where required. At the same time, the University should explore the opportunity to accommodate podium parking under future buildings in the West Main/JPA Node, given its central location.

In light of the high cost of structured parking and the goals to make Grounds overall more walkable, cyclist-friendly, and transit-oriented, plans to build more parking should consider all elements of UVA's mobility system and how they can help to address perceived parking shortages. The Parking and Transportation Master Plan recommends a series of transportation strategies for implementation over a ten-year period to address the reliance on private vehicles and associated ongoing parking challenge, including:

- Relocate some UVA Health clinics off Grounds
- Encourage and support use of community park-and-ride lots
- Provide real-time and on-demand communication of parking availability
- Revamping the parking permit fee structure
- Encourage carpooling via customized commute plans and technology
- Achieve higher use of flex-hours/telecommuting
- Strengthen Transportation Demand Management (TDM) support programs
- Add cycling amenities
- Work with CAT and JAUNT to enhance service



Transit Hubs and Priority Corridors/Parking System

- ↔ Transit Priority Corridors
- Ⓣ Transit Mobility Hubs
- ⓐ Key Transit Stops
- ⬜ Pedestrian Priority Zone
- ⬜ Existing Surface Parking
- ⬜ Existing Parking Structure
- ⬜ Existing Surface Parking for Potential Consolidation with Redevelopment
- ⓐ Priority Location for Additional Commuter Parking
- ⓐ Potential Future Integrated Parking Structure



## 4.7 Academic Planning

The University will continue to need new and upgraded academic facilities to support evolving programs, contemporary learning methods and research trends, and the day-to-day needs of students, faculty and staff. The 2018 Strategic Framework for Academic Space assessed the utilization of existing academic space on Grounds and identified recommendations for each component of the space portfolio. The key finding of the 2018 plan is that UVA's academic space governance should be unified through integrated academic, financial, and physical planning. The University could better drive positive culture change if the governance structure empowers transparent, analytical, and rigorous decision making. Making use of the Redevelopment Zones, the plan assesses and helps shape space needs developed by Schools or other planning efforts and forms a platform for integrated planning. The Grounds Framework Plan integrates the findings of the Academic Plan in the following ways:

- The Strategic Direction to reinforce and grow the core of Grounds for teaching, research and UVA Health means the majority of new and renovated academic space will continue to be located in Central Grounds
- Redevelopment Zones have been evaluated to recommend where academic, research and student-centric uses are most appropriate
- The mixed-use nodes support the goal of integrated planning that prioritizes synergies of uses

The following recommendations should also be considered when the program for a new or renovated academic building is developed and when broad space planning is undertaken.

**The Strategic Framework for Academic Space is based on an analysis of the use, configuration and future needs of the University's academic, research and instructional space portfolio. It provides a series of policy recommendations aimed at a more centralized and coordinated approach for managing and prioritizing academic space needs to ensure existing and future facilities support the University's Strategic Plan. The study found that much of UVA's existing space portfolio is not well suited to shifting modalities in teaching and research.**

### Instructional Space

UVA uses its classrooms relatively efficiently and overall has enough classroom space. However, the University is lacking instructional space for active learning, where students work together and present findings to each other and to the class at large. The demand for such space is only expected to increase. New and renovated academic buildings should include active learning classrooms. As tranches of new rooms are created, existing outdated classroom space can be converted for other academic uses, such as offices, meeting rooms, or computer lab space.

### Research and Maker Space

Universal challenges and innovation increasingly require interdisciplinary research by teams of investigators. Such teams are being awarded research funding, they thrive in facilities designed specifically to enhance collaboration and interaction. New research buildings tend to be organized thematically; many of them do not have permanent occupants but instead rotate teams based on grant timelines and the status of research projects. They contain flexible laboratory spaces and typically have generous meeting and social spaces that promote community and interaction.

New and renovated research buildings will be concentrated in Central Grounds, West Grounds, the UVA Health District, and Fontaine Park. Wherever new interdisciplinary research facilities are built, they should be well connected to other research buildings to facilitate the sharing of research cores, sharing of work, and formation of new research teams.

Makerspaces are collaborative workspaces with special features and technologies to facilitate learning, exploration, and fabrication of items. They include wood shops, 3D printing labs, computer labs, and other production-oriented spaces, and demand for them is growing. Future makerspaces should be located and designed to be more accessible and visible throughout Central and West Grounds.

### Office and Meeting Space

Nearly one-third of all the University's academic space is office space, and when renovated should promote interaction and collaboration with other faculty or students. New and renovated office space should be designed to be more efficient, flexible, and open with a space budget of ~130 assignable square feet per person, divided between individual work, collaboration, and support spaces.

### Social Spaces

Social spaces on a campus, notably lounges, dining halls, and building lobbies, are not only essential for building community, they also have become important learning spaces. The shift to more group projects for courses and the growing number of student clubs has also increased the demand for quiet meeting space. As the University renovates existing academic buildings and constructs new ones, lounges, dining areas, and meeting rooms of varying sizes should be included in the space program, ideally located on the ground floor, adjacent to outdoor gathering space.



Active learning space on Grounds



Fabrication Lab at UVA's School of Architecture



Collaborative faculty workspace at UVA



# 5.0

## REALIZING THE PLAN

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**Implementation of the Grounds Plan involves continued planning for Redevelopment Zones and districts where significant change is anticipated; the coordinated design and execution of building, landscape, and mobility projects; and ongoing collaboration between UVA, the City of Charlottesville, Albemarle County and other community partners to achieve shared goals. This section addresses UVA Foundation Lands close to Grounds, gives an overview of UVA's College at Wise and field stations, and summarizes the initiatives and processes central to realizing the strategic vision and direction of the plan.**

Master plans, such as those guiding development and other improvements in the Emmet Ivy Corridor (foreground), are one of the tools that will be used to implement the Strategic Directions and recommendations of the Grounds Plan.





University Ave

Ivy Rd

Emmet St





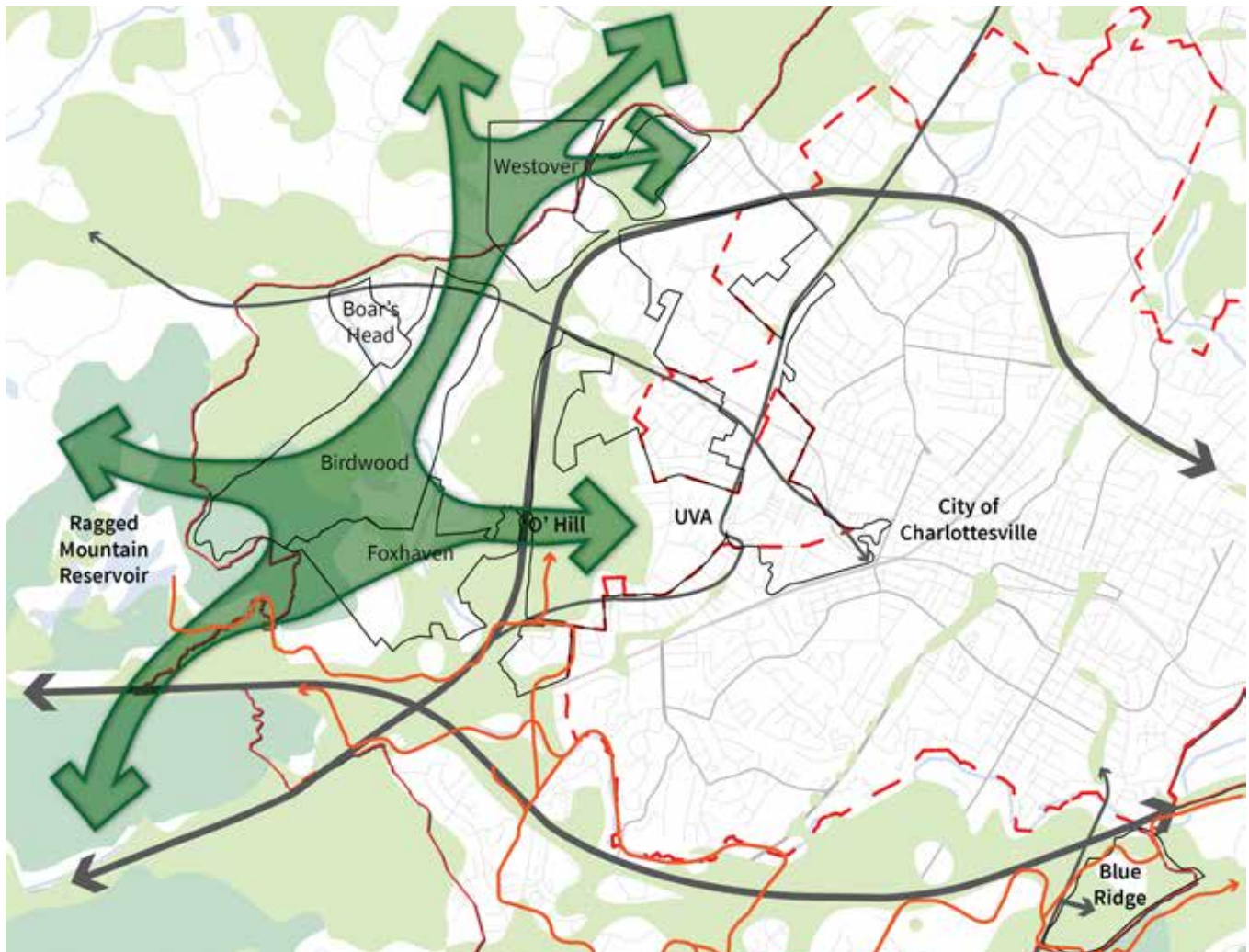
## 5.1 UVA Foundation Lands

UVA is a state university, supported by the UVA Foundation (UVAF), a private real estate foundation responsible for managing, developing, and acquiring land on behalf of the University. The University and UVAF work together to plan for future opportunities. Established in 1986, UVAF supports the University of Virginia's academic, research, and public service mission with acquired lands.

Updating the Grounds Plan included a study of three UVAF properties close to Grounds—Westover (266 acres), Foxhaven (295 acres), and Blue Ridge (142 acres)—to assess their potential land use role in the context of the growth plan for Grounds.

The study concluded:

- The natural features and current uses on the UVA Foundation Lands contribute significantly to UVA's green, rural setting, which is fundamental to the identity and experience of Grounds and to its history.
- There are no current or planned proposals for academic uses on the nearby UVA Foundation lands given the development capacity on Grounds.
- Planning for UVAF lands broadly supports UVA's sustainability goals.



The Green Approach to Foundation Lands

Consistent with Strategic Direction 7 of the Grounds Plan - **Maintain a green approach to the nearby Foundation lands** - the study recommends the current uses and landscapes on the lands be maintained. Generally, the purpose of any new development should be to enhance existing uses. For example, additional facilities for athletics and recreation uses at Boar's Head and Birdwood, also UVAF lands near Grounds, may be appropriate. In addition, any of the properties could be used for field research or teaching that preserves their environmental integrity. With respect to Foxhaven, Westover, and Blue Ridge, the UVA Foundation is encouraged to pursue initiatives to further protect significant natural and cultural heritage features. Improvements to public access and amenities, such as trails, parking, and heritage interpretation, may also be appropriate. Based on the analysis, the most appropriate long-term uses for the properties are:

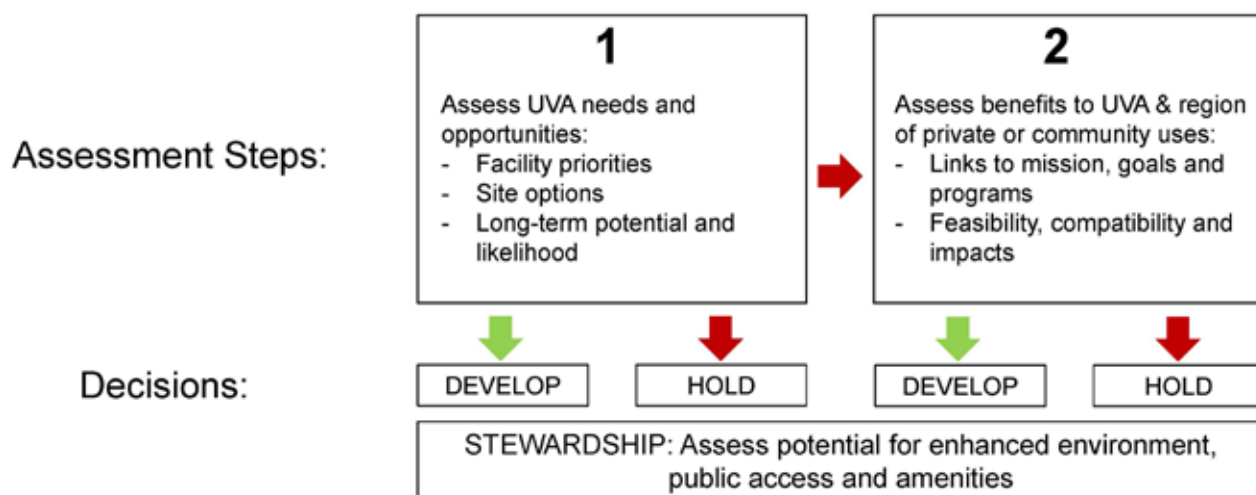
**Westover:** Environmental conservation, satellite research facility, professional school, and affordable workforce housing

**Foxhaven:** Environmental conservation, satellite research facility, residential, and public recreation (trails)

**Blue Ridge:** Environmental conservation, satellite research facility, UVA Health facility, professional school, hotel/resort, and public park

If new uses are proposed for any of the nearby UVA Foundation lands, they should be carefully assessed following a two-step process, as outlined below, in the context of long-term opportunities. New uses should only be considered if they:

- Support UVA's mission and strategic goals, including sustainability goals
- Align with City and County growth management, land use, and environmental policies
- Complement existing uses and have positive environmental impacts
- Allow for appropriate opportunities for uses of the lands in the long term



Assessing Potential and Proposed Uses



## 5.2 The College at Wise and Field Stations

In addition to the 1,200 acres of Grounds and the Foundation lands, UVA is fortunate to have a branch College and field stations for academic and research pursuits. The University of Virginia's College at Wise is the sole branch of the University of Virginia. Founded by UVA in 1954, the school began to grant four-year baccalaureate degrees in 1970. Situated on 367 acres in Wise County, the College is a great example of the leadership provided by the southwest Virginia region and its Appalachian heritage. The College has an enrollment of 1,800 students and is undergoing growth, with several new buildings and campus landscapes underway. The Campus Plan for the College was developed by the Office of the Architect and most recently updated in 2016.

The four UVA field stations comprise over 1,650 acres in Virginia, providing a diverse array of research, public service opportunities, and environs that run year-round. Physical planning for these sites is managed by the Office of the Architect. The stations and their focus is summarized below.

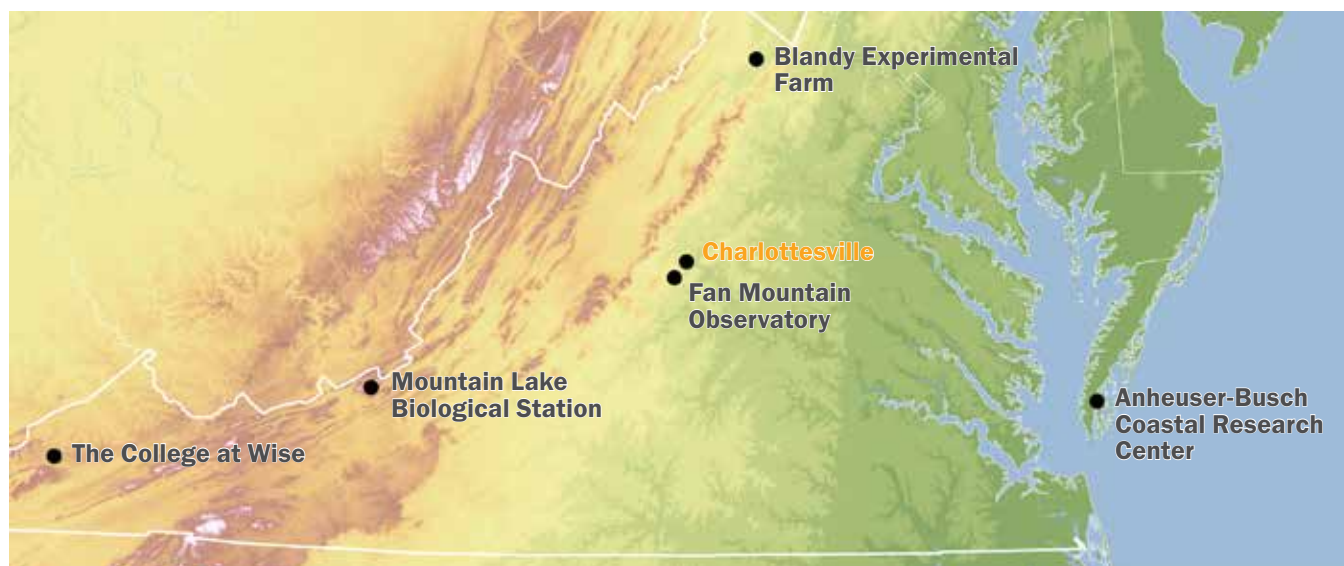
Blandy Experimental Farm (BEF) is a 700-acre University of Virginia research facility situated in the northern Shenandoah Valley, west of Washington, D.C., and home of the State Arboretum of Virginia. Founded in 1926, this Environmental Sciences

Department field station's mission is to increase understanding of the natural environment through education and research on plants, plant biology, ecology, and evolution.

The Mountain Lake Biological Station (MLBS) is a 642-acre field research and teaching facility located in the deciduous hardwood forest of the Appalachian Mountains in southwestern Virginia. Founded in 1929, it is the field station of the Biology Department and provides a diverse array of natural environments, local educational outreach opportunities, and modern laboratories.

The Fan Mountain Observatory, 15 miles south of Charlottesville, was established in the mid-1960s as a new, dark site for the Department of Astronomy, and is also affiliated with Norfolk State University. The 273-acre Observatory site is used extensively for research.

The 42-acre Anheuser-Busch Coastal Research Center of the University of Virginia (ABCRC) is located on Virginia's Eastern Shore in the town of Oyster. Founded in 1987, it is a field station of the Environmental Sciences Department, providing laboratory and residential facilities to researchers from various institutions and agencies.



Locations of The College and UVA Field Stations

## 5.3 Capital Planning, Redevelopment Zones and the Development Process

The Redevelopment Zones designated by the Grounds Plan accommodate new University development and are of two types – Academic Mixed Use and Residential Mixed Use, depending on the dominant land use. When the University is planning a new project, various Redevelopment Zones are assessed based on the considerations noted below. Not only are various Redevelopment Zones assessed, but also the best location within each zone. UVA has developed master plans for several of the Redevelopment Zones identified in the 2008 Plan, which provide direction for the buildings, landscape and infrastructure needs collectively, along with the vision for the redevelopment. An example is the Emmet Ivy Corridor (see page 45), which is currently underway with the landscape vision, infrastructure, and building projects. It has a total of 13 planned building sites and will soon accommodate the new School of Data Science, University Hotel and Conference Center, Karsh Institute of Democracy, and eventually a Performing Arts Center, along with other future uses. Another example is the Brandon Green Street (see page 41) which has been underway since 2017 with four new buildings completed accommodating academics, student housing, and community uses and is largely built out with one development site remaining.

### Development Considerations:

- Site Capacity, Building Height
- Context / Adjacencies
- Challenges / Opportunities
- Program Fit
- Potential Occupancy Date
- Enabling Projects
- Parking Options
- Access to Public Transit

The University of Virginia has a State mandated 6-year capital plan which is reviewed and amended each year. The plan helps guide, prioritize, and

budget for the future physical development of the University and each School or unit has the opportunity to propose projects annually. The projects move through a screening and approval process, and if selected become part of the 6-year capital plan, approved by the Board of Visitors (UVA governing Board) each June. Projects are evaluated against the Grounds Framework Plan and the Great and Good 2030 Strategic Plan to ensure they support the physical and strategic goals of the University. Once a project is added to the capital plan, it moves through financial, site, and design approvals before continuing through to construction. The Office of the Architect, Facilities Management, executive leadership, and the Board of Visitors are collaborators in this process, bringing to fruition the vision of each School or Unit within the larger fabric of Grounds.

The Grounds Plan should be referred to at the outset of all capital development planning and design processes and at each milestone so that they can effectively influence project formulation, site selection, design development, and project approval. To reinforce the role of the Grounds Framework Plan during the initial phases of major development projects, the University will analyze future projects to align with the Grounds Plan. Where proposals are not fully aligned with the Grounds Plan, a clear rationale for the variance should be stated to inform decision-making.



Emmet Ivy Corridor Landscape Framework Plan



## 5.4 Collaborations and Partnerships

In planning and developing Grounds, UVA has built and maintained strong partnerships with local and state government, and community organizations to ensure that growth and development supports regional goals related to sustainability, livability, equity, and prosperity. Through the Three-Party Agreement, the University, the City of Charlottesville, and Albemarle County coordinate on the comprehensive planning and development of projects of regional interest. As part of that agreement, UVA, the City, and the County established the Land Use and Environmental Planning Committee (LUEPC) to address environmental and infrastructure issues facing the community.

The University also maintains the Master Planning Council to advise the President and executive leadership on mid and long-term physical planning. The Council's membership includes high-level UVA leadership, City and County planning officials, and student representatives. Under the leadership of the Architect for the University, the Master Planning Council convenes to review various planning efforts including district master plans, infrastructure, mobility, landscape, and other physical plans.

Climate Action Together is a recent collaborative initiative by the City of Charlottesville, Albemarle County, and UVA to inform and engage the community as each entity develops climate action plans and progresses toward reducing their greenhouse gas emissions. UVA participates in other regional and local partnerships to advance sustainability.

The Grounds Plan reinforces UVA's significant role within the Charlottesville region by showing where and how the University can grow its academic, research, health care, and athletics facilities. It also identifies areas for additional on-Grounds student housing that may reduce the demand for off-Grounds housing and thereby help make surrounding neighborhoods more affordable. With respect to the environment, the Grounds Plan recommends further naturalization of landscapes on Grounds and conservation of significant natural areas within the nearby UVA Foundation lands.

While the Grounds Plan makes many recommendations intended to encourage walking, cycling, and transit, it recognizes that significantly reducing reliance on private vehicles will require regional transportation and land use strategies. The planning process for the Grounds Plan confirmed commitments from UVA and its regional partners to continue working together on big-picture issues.

**In a world becoming ever more complex, UVA recognizes that strategic partnerships and ongoing collaborations will be critical to achieving its goals for Grounds and broader community goals related to sustainability, equity and prosperity. The University continues to be committed to engaging with the regional community.**





Academical  
Village

Emmet St

Jefferson Park Ave

Stadium

Alderman Rd

UVA's commitment to regional sustainability includes ongoing conservation of significant natural features on Grounds, like Observatory Hill, seen in this view looking northeast toward Central Grounds.



## UVA Grounds Plan: A Framework for Campus Planning

# Acknowledgements

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We would like to thank the following people for their involvement in the creation of the Grounds Plan

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• All images in the Plan are sourced to University of Virginia





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