



Master Planning Council (MPC)

MEETING NOTES - January 18, 2022

Office of the Architect for the University

Grounds Framework Plan Update

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Charles Hurt
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Deputy Spokesperson and Director of Media Rela-
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Meeting Agenda

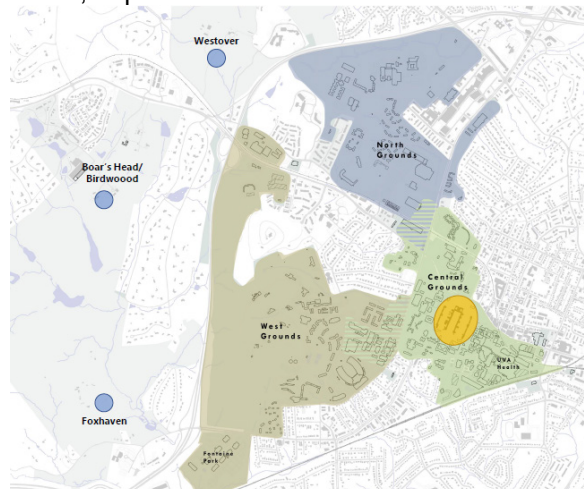
- UVA Grounds Framework Plan Update by Urban Strategies, Inc.

Opening Remarks

Alice Raucher explained the origin of the MPC. It is the University's way of sharing current planning at UVA with the City and County, similar to the way UVA has a non-voting representative on their Planning Commissions. She then introduced the meeting topic for the day as the Grounds Framework Plan - the update to UVA's 2008 Grounds Plan. The consultant team – Urban Strategies - will present their initial observations and impressions they have developed and shared through the engagement process. Engagement for the plan consists of a Steering Committee, Technical Advisory Group, Master Planning Council, Land Use and Environmental Planning Committee, leadership review and 30+ stakeholder interviews. Ms. Raucher then asked everyone to introduce themselves.

UVA Grounds Framework Plan

The Urban Strategies team (USI) presentation was led by Warren Price, Tim Smith and Yiwen Zhu. Warren Price began with an introduction of the USI firm background for the project. The overarching objective of the plan is to enhance place, land use, movement and landscape at UVA. This will be accomplished by focusing on the UVA Great and Good plan, building on UVA's programmatic strengths and physical assets, establishing clear direction for accommodating future facilities and civic spaces, emphasizing sustainability, resiliency, equity, accessibility and flexibility, and promoting a holistic, integrated campus of mixed-use buildings and green spaces. The plan is designed to support the five goals of the UVA Great and Good strategic plan. These broad goals include promoting an inclusive community, interdisciplinary collaborations, unparalleled live-work-learn environment on Grounds,



UVA Grounds and surround UVA Foundation properties

sustainability, and good relations with the surrounding community. USI has just started on Phase 2 or a 3-phase plan, which commenced last summer and will be complete by Fall 2022. . To date the Phase 1 work, which focused on assessing background materials and interviewing stakeholders is complete and phase 2 (plan development) is underway. Phase 3 will involve completing the final plan and providing a finished project to UVA. USI will return to the MPC in spring with an update and draft plan direction.

The plan update encompasses the three precincts of Grounds as well as some of the closer in UVAF properties including Westover, Foxhaven, Birdwood/Boars Head and Blue Ridge Hospital. The plan will build on the foundation of the 2008 Grounds Plan concept of redevelopment zones for flexible and compact infill development. The 2008 plan principles of environmental quality, connectivity, context, multi-disciplinary collaboration, and preservation still form the basis of the new planning process. It will also bring together several more recent plans, including the 2019 Landscape Framework Plan, the 2018 Strategic Space Plan and the 2019 Parking and Transportation Plan. In addition, recently completed district plans for key redevelopment zones (Brandon Avenue, Ivy Corridor, Ivy Mountain, Fontaine, North Grounds/Athletics, Stacey Hall, Ivy Gardens and Emmet North Housing) will be integrated in the framework plan. The Grounds Framework Plan will 1) apply fresh perspectives to the themes of sustainability, connectivity, integration, and collaboration 2) review, update and prioritize the Redevelopment Zones and 3) reinforce the need for holistic planning and development.

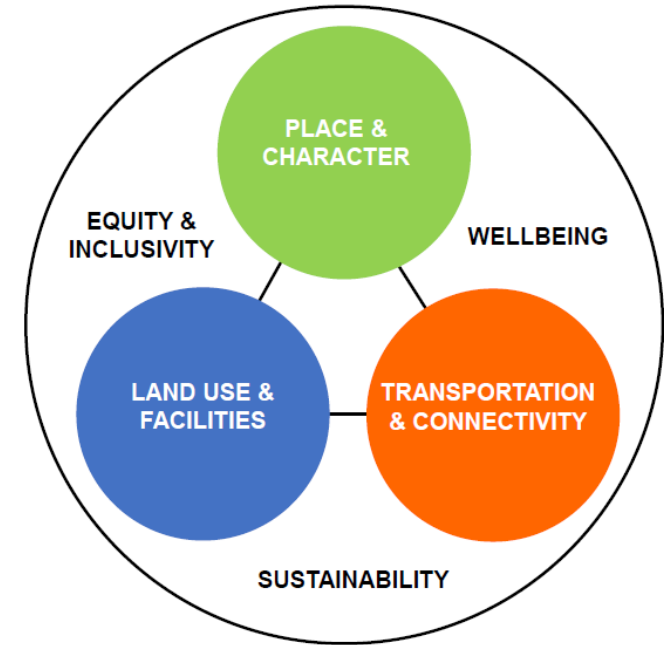
The presentation continued with a summary of the principles and systems that USI is focusing on during the development of the plan. The plan is organized around the following principles and systems: Sustainability, Equity & Inclusivity, Wellbeing, Place & Character, Transportation & Connectivity, and Land Use & Facilities. Opportunities coalesce around the principles. Through their interviews and review of past planning at UVA, the USI team has developed a robust set of observations and potential opportunities for the principles and systems.

In the area of sustainability USI summarized that UVA has set high goals for itself and has embedded sustainability in all projects and operations. There are efforts to take a regional approach to sustainability with the County and City. Additionally, TDM programs to address single occupancy vehicles (and their emissions) as the primary mode of transportation are important to the University. UVA is currently exploring strategies for meeting its climate and carbon commitments.

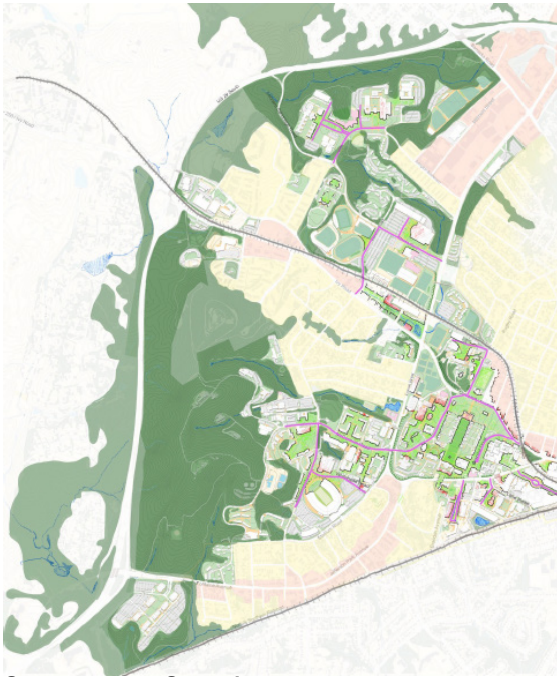
Equity & Wellbeing is an area of increased focus at UVA in recent years. Grounds, in general, has a complex history with an embedded diverse community complex. UVA is working more with the City, County and community groups to address issues of equity, inclusivity and community wellbeing and it remains an important regional center for culture and entertainment. As UVA is updating its Grounds Plan, the City and County are also updating their comprehensive plans. This provides opportunity for fresh discussion on issues of common interest. It should also be noted that UVA has made a commitment to facilitating construction of 1,000 -1,500 affordable housing units over the next 10-years.

The USI team also summarized what they have heard opportunities for UVA post-Covid. The pandemic brought many operational changes and challenges to UVA, but some benefits are emerging in the areas of more flexible work situations, outdoor learning and new ways of teaching and using classroom spaces.

In the area of Place & Character, USI recognizes the importance of the Academical Village as the center of the University. Also important is the role of landscape at UVA in unifying Grounds. Challenges to unifying the three precincts of Grounds are caused by major roads and the abundance of cars and parking lots on Grounds causes a perception of fragmentation of the landscape in some areas. While landscape is important to UVA, funding for landscape projects that are not tied to capital projects is lacking. Finally, outdoor spaces for passive recreation and organized sports is very important to the student body at UVA. Opportunities exist to enhance place & character at UVA. Potential to enhance linkages between the more urban areas and natural areas of Grounds exist as new buildings and green spaces are developed. As Grounds develops the historic pattern



Grounds Framework Plan Principles and Systems



Greenspace on Grounds

of the campus core should be maintained and respected by new buildings. New development should be seen as an opportunity to improve connectivity, especially North Grounds and Fontaine. Finally, it is important to align placemaking and mobility initiatives with land use and facility planning.

Transportation & Connectivity is extremely important at UVA. The USI team has learned much about UTS role in moving the UVA population and managing their parking needs. UTS is also part of a larger regional transit system that includes CAT and Jaunt. Congestion at peak times, especially on McCormick Road, causes conflicts among cars, buses, bikes and scooters, and pedestrians. Accessibility and wayfinding are areas that could use improvement on Grounds, as is finding ways of making Fontaine and North Grounds feel less separate from central grounds. Lack of control over streets that pass-through Grounds presents a challenge for implementing improvements. USI sees opportunities for better regional transit coordination, bike and pedestrian infrastructure in North and West Grounds, better accommodating bikes and scooters, reducing vehicles on McCormick Road, better aligning parking, transit and placemaking and improving wayfinding.

At this time USI paused for questions or comments from the group:

Hosea Mitchell commented that Jaunt should be integrated into the plan.

Rachel Lloyd commented that planning for climate change and resiliency is important and sustainability targets should be nested into the plan. Warren Price added that USI has experience with integrating sustainability and campus planning through their work with Princeton University. The objective should be to embed sustainability into all aspects of the plan. For example, water and energy use targets can be related to the Grounds Framework Plan.

Ian Solomon commented that connectivity to the broader area is important. We need to look beyond UVA Grounds to where students go outside of Grounds.

Julien Bivens commented that the Ivy Corridor is a great step forward for the University. He asked how do we get away from Jeffersonian Architecture? A place like Blue Ridge would be a good place to break the mold...North Fork too, could be stylistically different but offer a good paradigm.

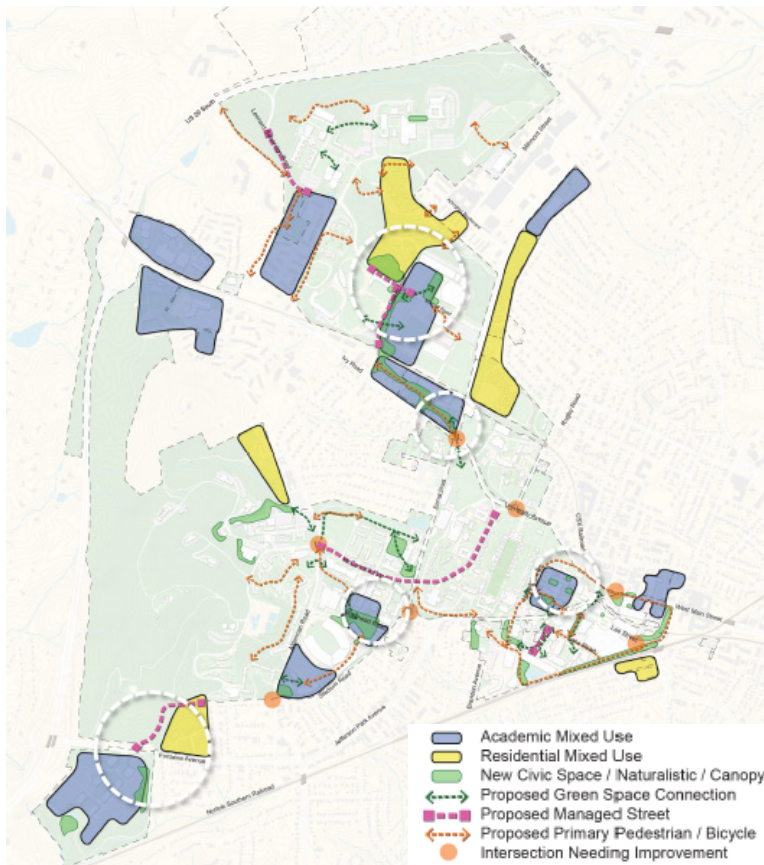
Alice Raucher commented that not all the long term, systemic issues of the University can be solved with this plan, but the plan will address the edges of Grounds and point to areas for City/County collaboration. UVAF lands will be addressed in the plan, but the focus will remain on the core of Grounds and enhancing connectivity between precincts is important.

Julien Bivens commented that he would like to see the 'language of all' in the plan. He has hope for what the future can be.

Warren Price commented that part of the challenge is not knowing what the future is. That is why this plan is called a 'Framework Plan', rather than a traditional master plan.

Rachel Lloyd commented that there is a difference in managing for persistence versus managing for change. Managing for change is akin to implementing a resiliency model.

USI returned to the presentation with their observations and opportunities for Land use & Facilities. They understand Grounds to have both an integrated and disperse land-use pattern. New facilities on Grounds are designed and planned to support interactivity. Fontaine and West Complex are both areas that could accommodate future growth. Fontaine could take on some of the uses currently in West Complex, and the west complex could then be redeveloped. West Complex is a real opportunity. General opportunities also include establishing more intentional programmatic relationships between academic hubs and planning new community nodes that are interdisciplinary and mixed-use in nature. It is important to align land use and building and greenspace plans with mobility and



Emerging redevelopment zones and key connections

placemaking initiatives. UVA Health should continue to grow and evolve in their current network of places.

As the plan develops a relationship between redevelopment zones and nodes is emerging. The location and role of future Academic and Neighborhood Nodes will inform priorities for new buildings, landscapes and mobility improvements within the updated Redevelopment Zones. Nodes bring systems together (land use, buildings, green space).

Within Central Grounds the historic character should be respected and space for interdisciplinary and new academic programs, community use, housing, should be prioritized. In North and West Grounds, it is important to find ways to physical and land use fragmentation, enhance existing clusters of activity and reinforce their sense of community for athletics, residential areas, the professional schools and Fontaine. North and West Grounds should continue to accommodate health and research programs, housing, and parking and transit needs. Connecting to Central Grounds and integrating with the adjacent communities will improve the precincts.

Feedback and Discussion

Alice Raucher asked the group "What have we missed? She highlighted the mixed-use node concept as a way of breaking down Grounds and enhancing connectivity. For example, from Fontaine to West Grounds.

Hosea Mitchell asked how this relates to UVA's affordable housing initiative?

Alice Raucher responded that now that the affordable housing sites are public, the USI team can incorporate them into the plan.

Ian Solomon commented that food trucks and mobile, outdoor ideas in general should be taken into account with the plan.

Alice Raucher commented that how we gather in exterior areas has changed since COVID. It has become a much more important part of the Grounds experience.

Rachel Lloyd commented that landscapes are differentiated between civic spaces and naturalistic spaces. Civic space can be included as part of a node.

Tim Smith commented that nodes would be flexible and invite things like food trucks. One thing they heard in interviewing students was that better access to affordable and good food is important and nodes could help with that.

Charles Rapp commented that when we talk about mixed use, we need to make sure we define what that term includes, so it is not such a broad term.

Warren Price thought that this was a good point about mixed use. One challenge for the plan is exploring how can we develop and infrastructure of places to help UVA make good choices about where to locate facilities.

Bush Bell commented that it is important to keep patient and Health System employee needs in mind too.

Rebecca White commented that curb management is increasingly important too. Things like buses, deliveries, uber/

lyft drop-off etc. all compete for space on Grounds.

Charlie Hurt asked if the plan will talk about integrating/expanding into the City?

Warren Price indicated that to some extent it will. Generally, campus edges are being looked at a part of the plan.

Rebecca White commented that we need to be looking strategically at where vehicle inventory can be accommodated on Grounds.

Carmen Wright commented that food and biking safety are big issues for students. There are graduate students that utilize area food banks.

Bush Bell had a question about how nodes would work.