



UVA Grounds Framework Plan Master Planning Council Meeting

UNIVERSITY OF VIRGINIA
JANUARY 18, 2022

URBAN
STRATEGIES
INC .

The Master Planning Council

The Master Planning Council, a University Committee, shall advise the President and Executive Vice President and Chief Operating Officer, through the Architect for the University, on mid-term and long-term physical planning for the University of Virginia. It shall review and comment on the Grounds Plan and overall land planning as to the best utilization of the existing buildings, landscape, infrastructure and participate as general stakeholders in the development of precinct/area plans and general infrastructure plans, including those for circulation and parking.

- Steering Committee
- Technical Advisory Committee
- Leadership Review
- 30 + Interviews with University/Community Stakeholders

The purpose of today's meeting is to share the study team's findings to date for feedback and discussion.

Agenda

- Introduction and Background (15 min)
- Opportunities and Challenges for the Grounds Framework Plan (20 min)
- Conclusions, Draft Planning Principles and Next Steps (5 min)
- MPC Feedback and Discussion (50 min)

WHO WE ARE

Urban Strategies Inc. is an award-winning global planning and urban design firm, founded in 1986.

Our 80+ team members have diverse backgrounds and a wide range of skill sets, allowing us to consistently deliver excellent work and to augment our teams to meet ambitious work scopes and timeframes.



WHAT WE DO

We integrate place-making, development strategies and policy

Downtown Revitalization

Regional Growth Management

Urban Design Guidelines

New Community Plans

Brownfield Redevelopment

Plans of Subdivision

Master Planning

Sustainable Community Design

Policy Analysis

Model Making

Public Consultation

Waterfront Regeneration

Zoning By-laws & Official Plans

Proposal Call Management

Site Analysis & Regulatory Review

Design Competition Management

Due Diligence

Parks and Open Space Planning

3D Renderings and Animation

TOD Planning and Design

Visioning

Planning Approvals



In guiding planning and development on Grounds for the next 20 years, the Grounds Framework Plan will:

- Support the strategic goals and key initiatives of the **Great and Good Plan**
- Build on UVA's programmatic **strengths** and physical **assets**
- Establish clear direction for **accommodating new facilities** and generally **improving Grounds**
- Emphasize **sustainability, resiliency, equity, accessibility and flexibility**
- Capitalize on the **potential of existing and new facilities**
- Promote a **holistic, integrated campus** of mixed-use buildings and green spaces

The Grounds Framework Plan will support key goals of the 2030 Great and Good Plan

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



OVERALL PROCESS

- Technical Advisory Group Meetings
- ★ Steering Committee Meetings
- ◇ Master Plan Council Meetings

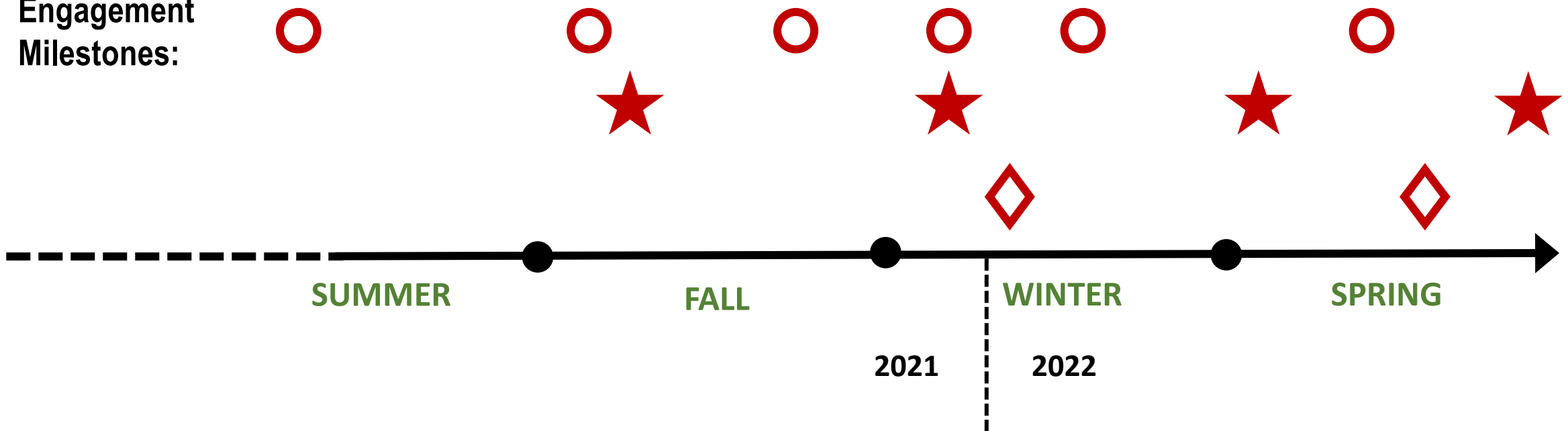
Phase 1: Project Initiation, Engagement & Synthesis:

Background Review
Data Assembly & Base Mapping
Interviews
Analysis & Synthesis

Phase 2: Exploring and Defining Plan Directions

Phase 3: Final Grounds Plan

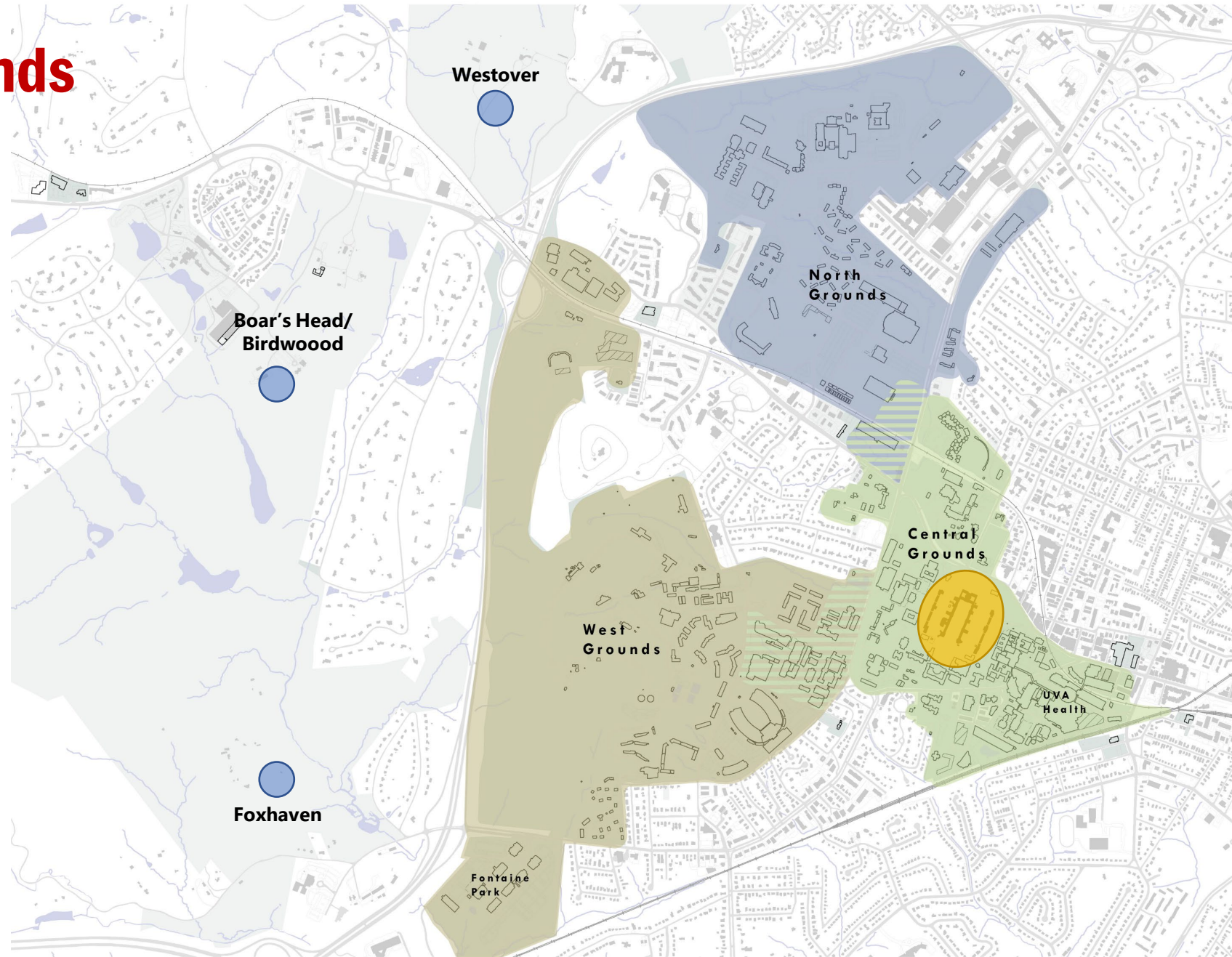
Engagement Milestones:



1. BACKGROUND

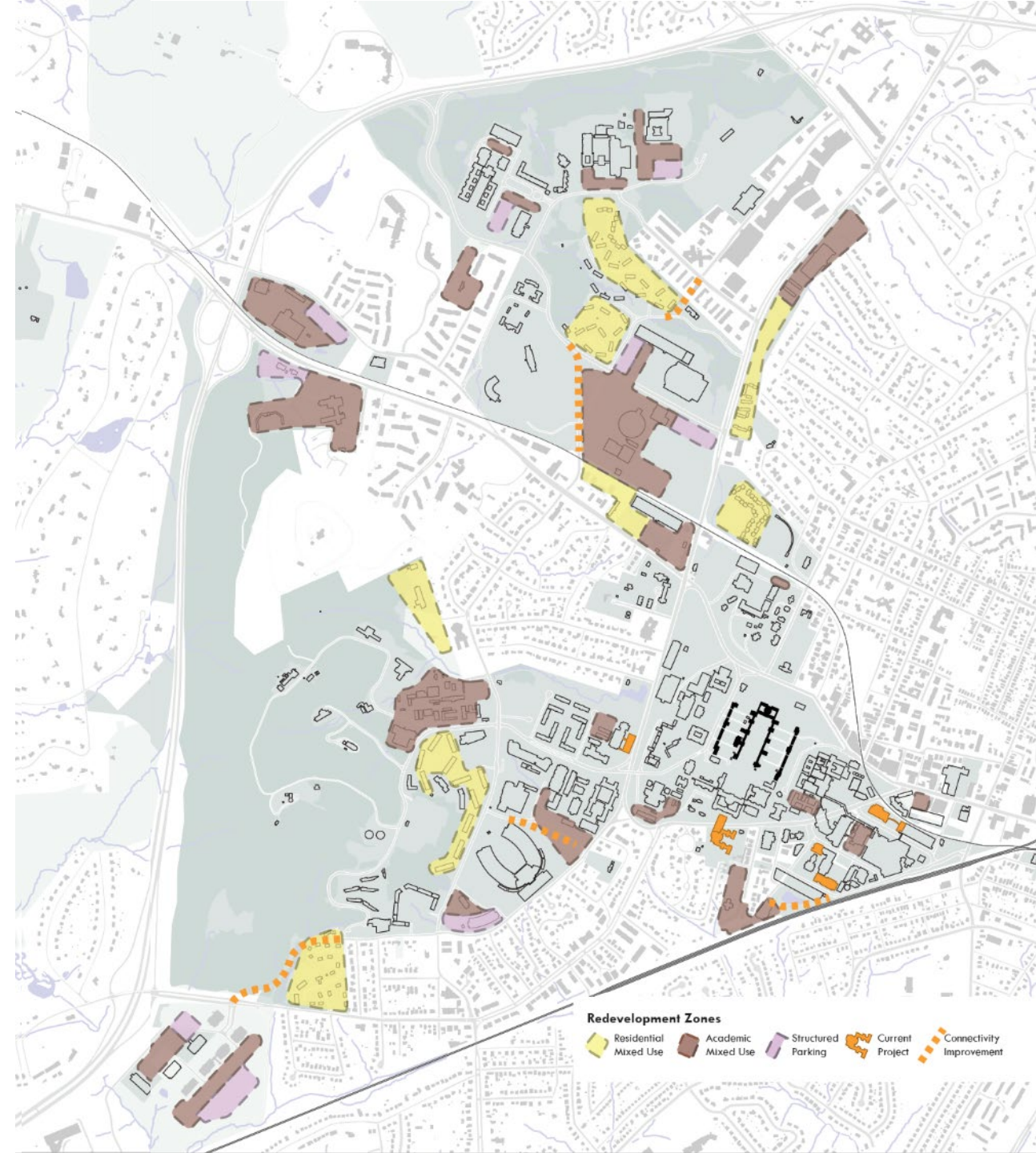
Grounds and UVAF Lands

- **Three Precincts:** Central, West and North Grounds
- **Academical Village**
UNESCO World Heritage Site
- Adjacent **UVAF Lands:**
Westover, Boars Head/
Birdwood, Foxhaven and Blue
Ridge



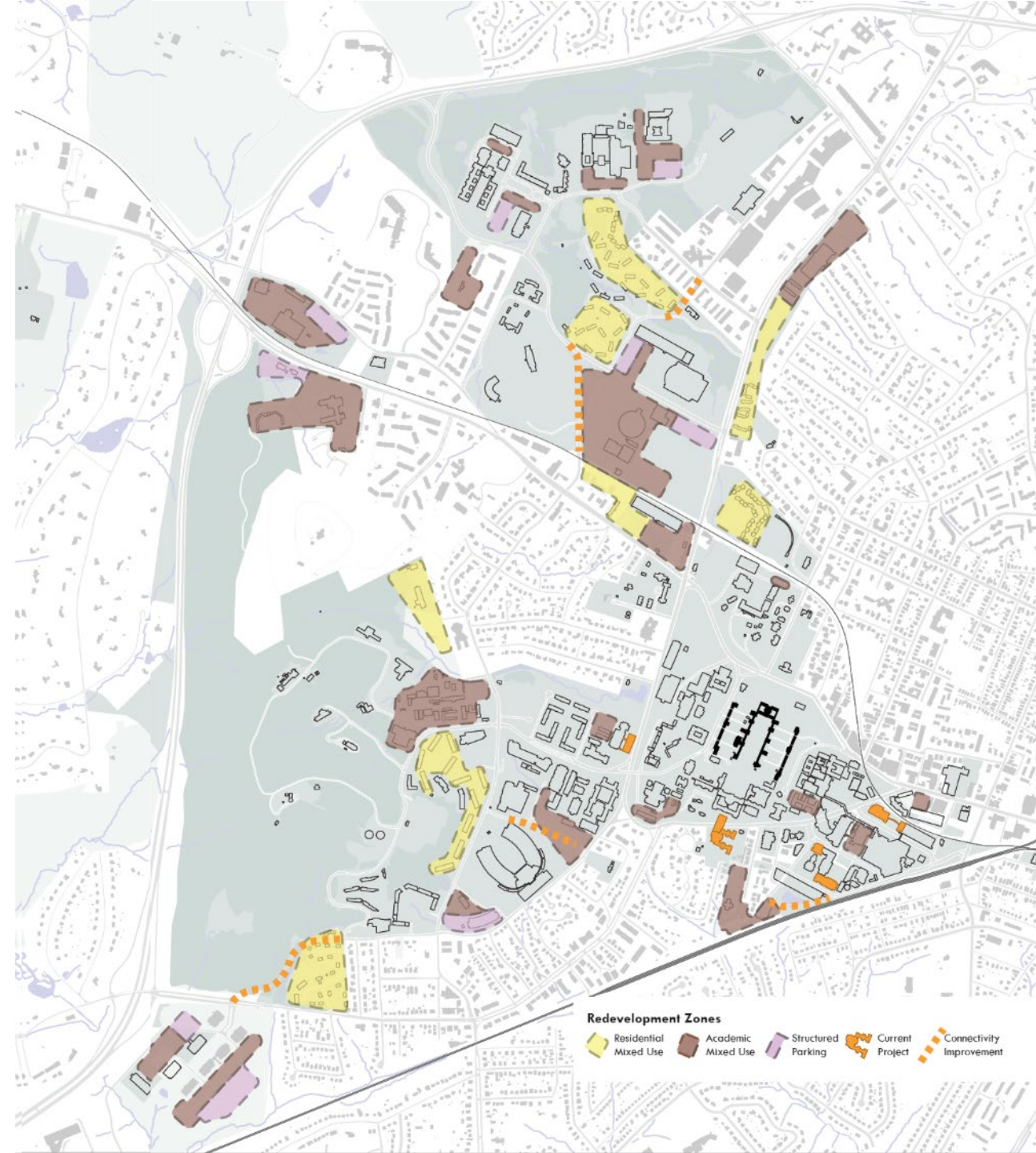
2008 Grounds Plan introduced the Redevelopment Zones

- Academic/Mixed Use (red) and Residential Mixed Use (yellow)
- Distributed through the 3 precincts
- Accommodate future growth for the University



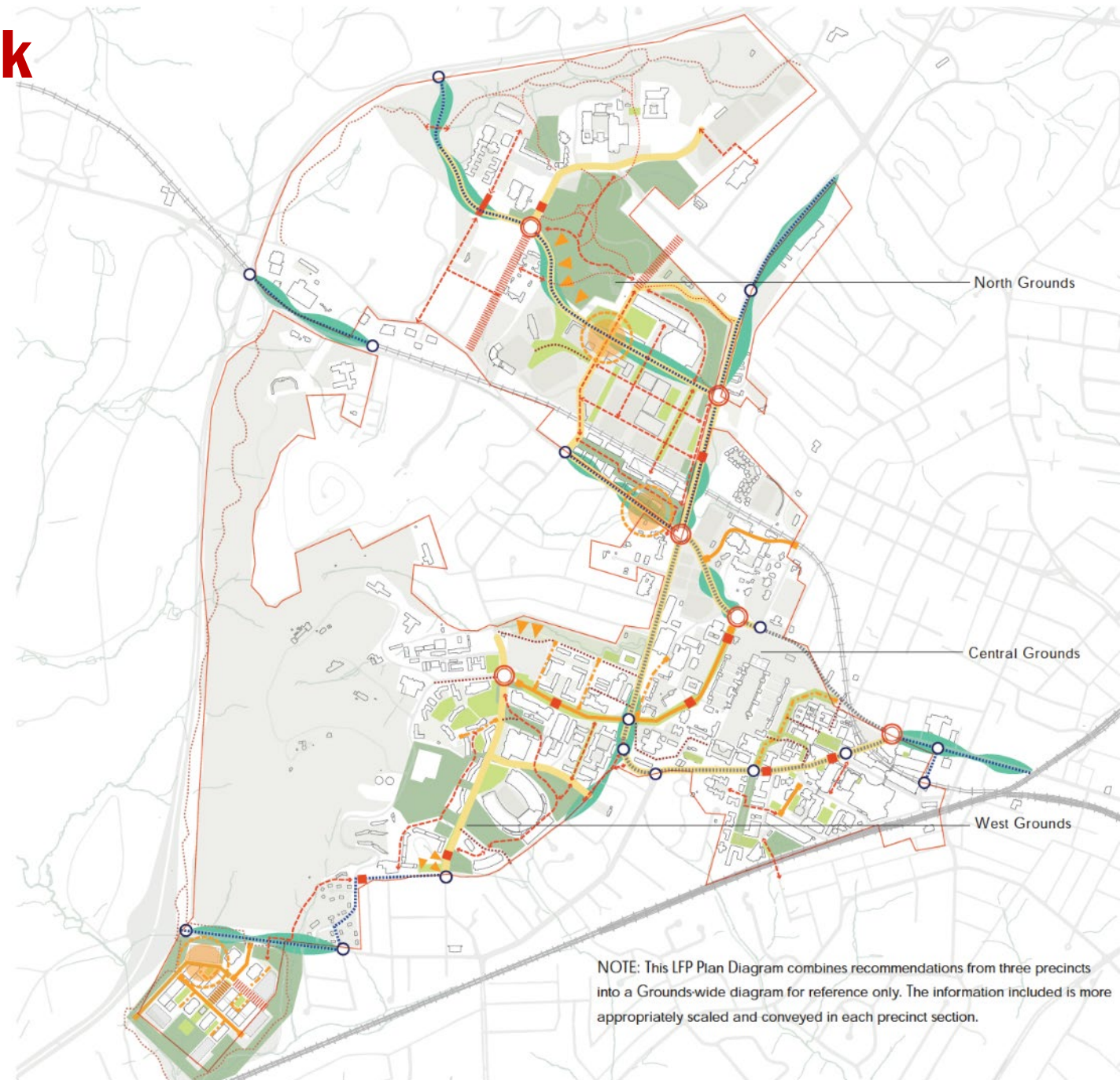
The 2008 Plan's focus on Redevelopment Zones represented a paradigm shift, and its principles remain relevant

- **Environmental Quality:** to protect and restore our natural environment
- **Connectivity:** to increase the quality and continuity of linkages throughout the Grounds
- **Context:** to promote beneficial physical relationships with the surrounding community
- **Multi-disciplinary Collaboration:** to develop mixed-use facilities in support of academic interaction and collaboration
- **Preservation:** to maintain and enhance the University's cultural, building, and landscape resources



The 2019 Landscape Framework Plan identifies placemaking opportunities integrated with natural and mobility systems

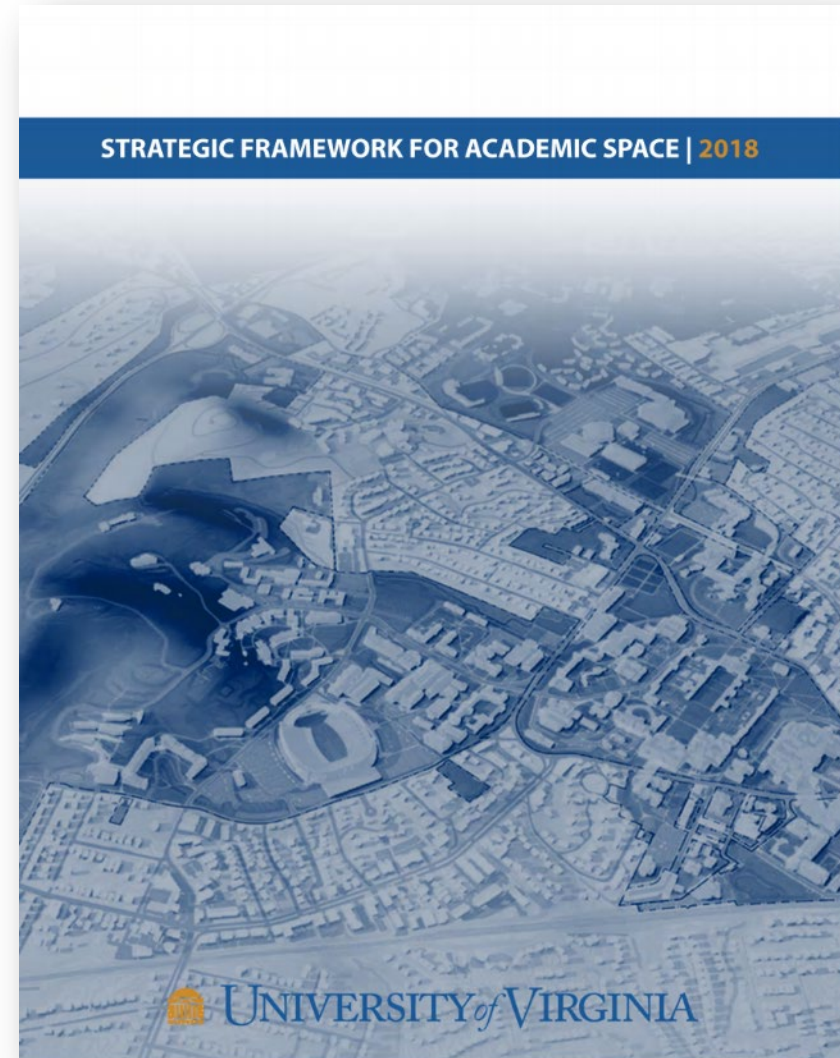
- Comprehensive, ambitious and visionary
- Strong focus on connections
- Provides a framework for land use planning



The 2018 Strategic Framework for Academic Space Plan calls for a synergistic and strategic approach to facility planning and development

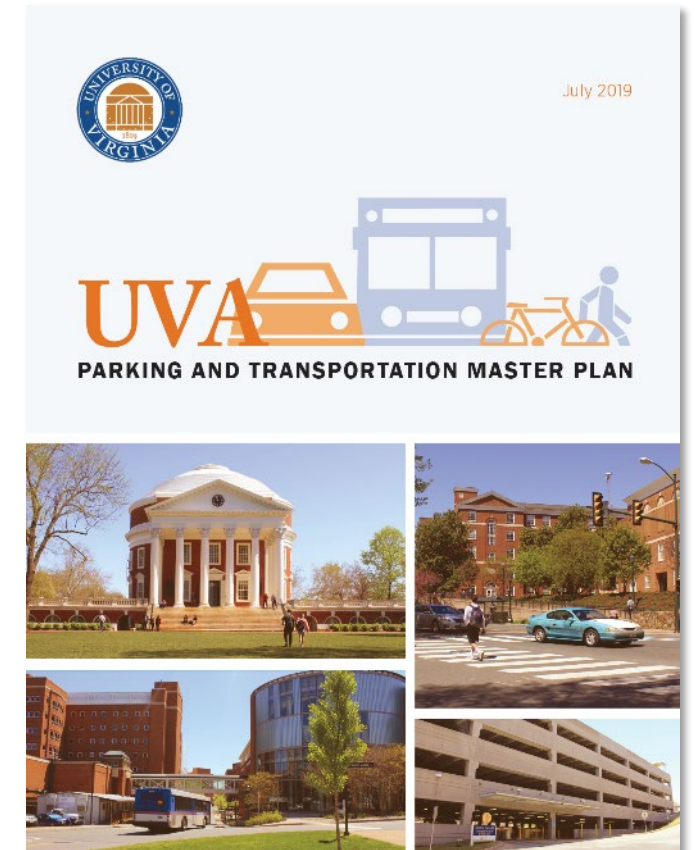
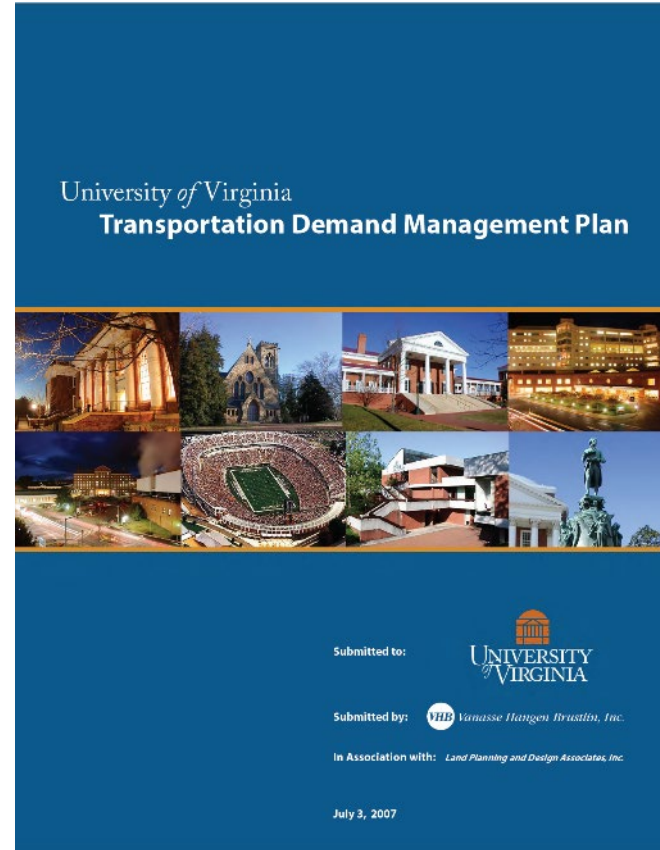
Key Recommendations:

- More spaces needed for active learning and **interdisciplinary research**
- Optimize the use of existing resources to enlarge the pie for **potential reinvestment**
- Initiate a culture change and more **centralized governance structure** for space planning
- Integrate **physical, academic and financial planning**



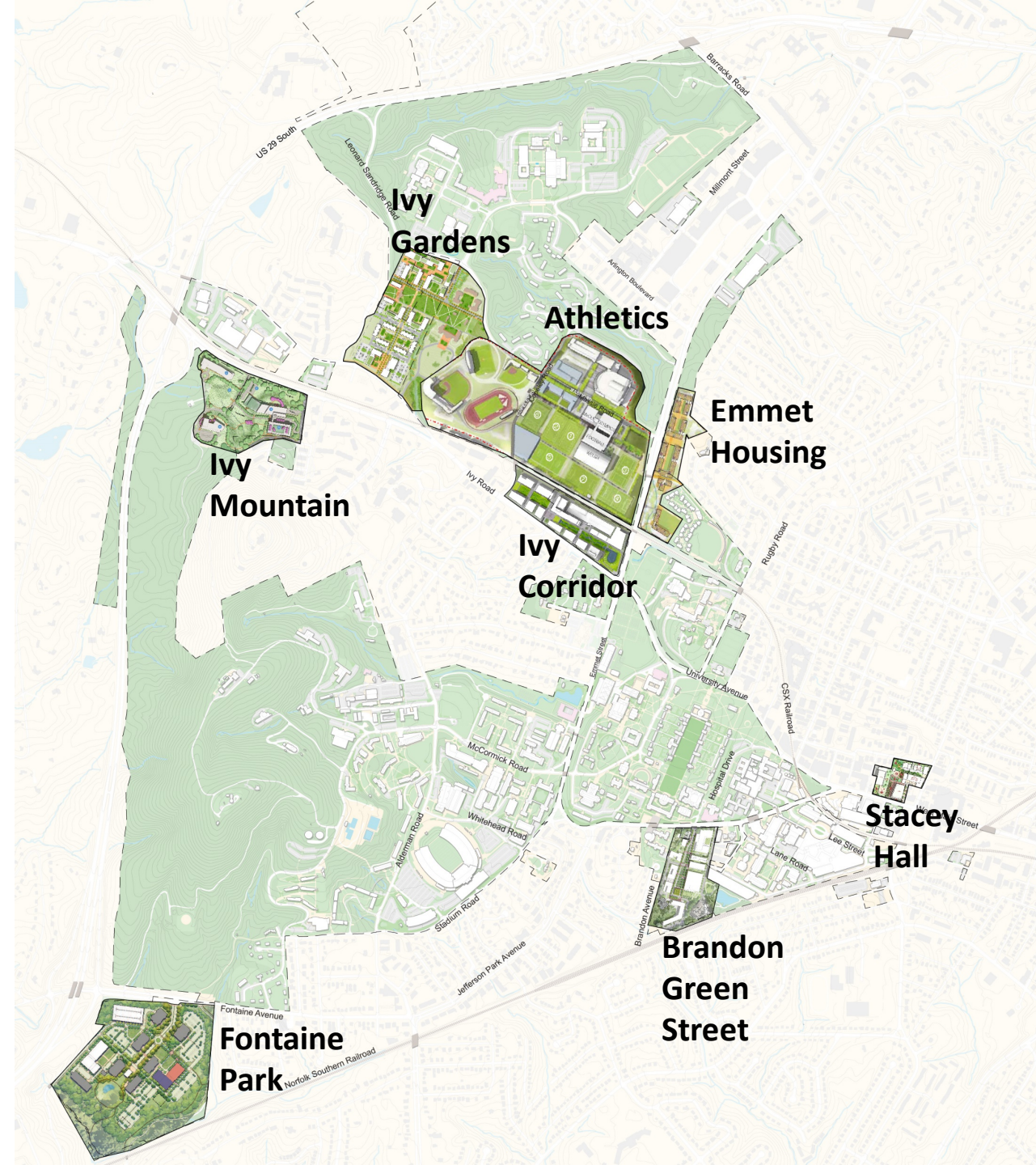
The 2019 Parking and Transportation Master Plan outlines the challenges for UVA to become less car-dependent

- Transportation Demand Management (multi-mobility) has been a long-term effort since 2007
- The road network is the purview of the City, County and VDOT
- Regional solutions are needed to shift travel mode preferences
- UVA has supported reduced parking demand however the University and UVA Health are growing



Some of the Redevelopment Zones have been master planned to integrate the different parts of Grounds through emerging development opportunities

- 2016 Brandon Green Street Master Plan
- 2016 Ivy Corridor Framework Plan
- 2017 Ivy Mountain Framework Plan
- 2018 Fontaine Master Plan
- 2018 Athletics Master Plan
- 2019 Stacy Hall
- 2019 Emmet Housing Plan
- 2019 Ivy Gardens Plan



As the updated Grounds Framework Plan synthesizes recent planning, it should:

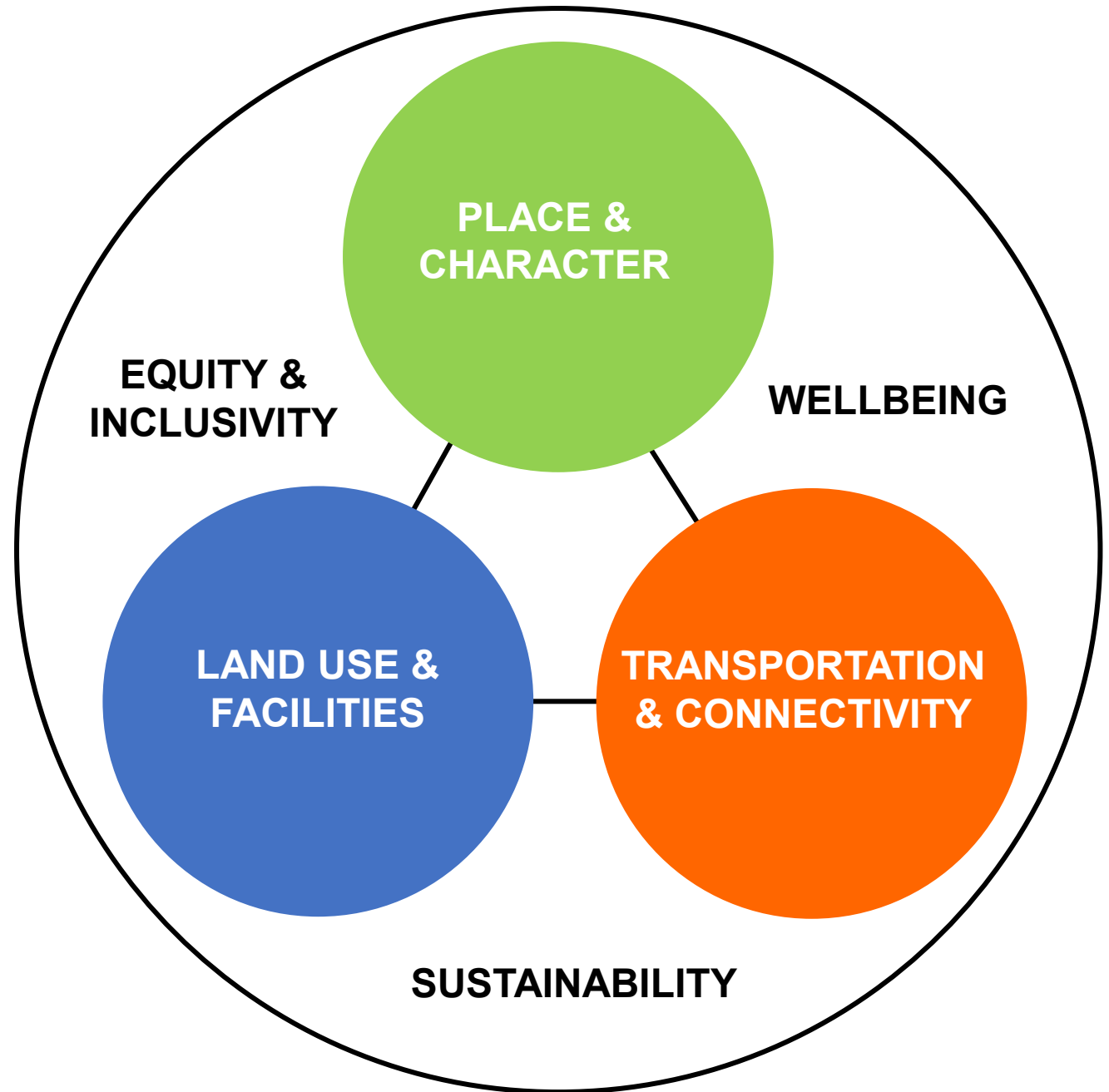
- Apply fresh perspectives to the themes of sustainability, connectivity, integration and collaboration
- Review, update and *prioritize* the Redevelopment Zones
- Reinforce the need for holistic planning and development



QUESTIONS & COMMENTS?

2. OPPORTUNITIES & CHALLENGES

Our analysis has considered the Grounds through three lenses and in the context of sustainability, equity and wellbeing (and post-COVID possibilities).



SUSTAINABILITY

What we heard:

- **UVA has set high sustainability targets** and there is broad commitment to achieving them.
- Sustainability strategies play important role in all projects.
- There is a need for more discussion and coordination among UVA, the City and the County to **address sustainability at the regional scale**.
- Making **alternatives to the private vehicle** attractive will be critical to reducing GHG emissions from transportation sources.
- There are ongoing utility infrastructure plans, including a Grounds-wide **thermal energy study**, that will have land use implications.



EQUITY & COMMUNITY WELLBEING

What we heard:

- There is increased focus on **equity, inclusivity** and **community wellbeing** on and off Grounds.
- Grounds is embedded in a **diverse community context**, with a complex history.
- In recent decades, **UVA has worked more cooperatively with the City, County and surrounding community groups.**
- Grounds is an important **cultural and entertainment hub** for the region.
- The City has completed Comprehensive Plan Update and the County will follow, providing an opportunity for **tri-partite discussions on common issues.**
- The University has committed to facilitating 1,000 - 1,500 **affordable housing units in the community.**



POST-COVID POSSIBILITIES

What we heard:

- More staff are working from home, at least part-time, with the exception of UVA Health.
- Lower parking demand, less transit ridership.
- Less need for designated office space, more opportunity for shared space.
- More need for flexible, convertible classrooms.
- Greater need for outdoor teaching and study spaces.
- New floor and unit layouts for student housing.



Outdoor Teaching

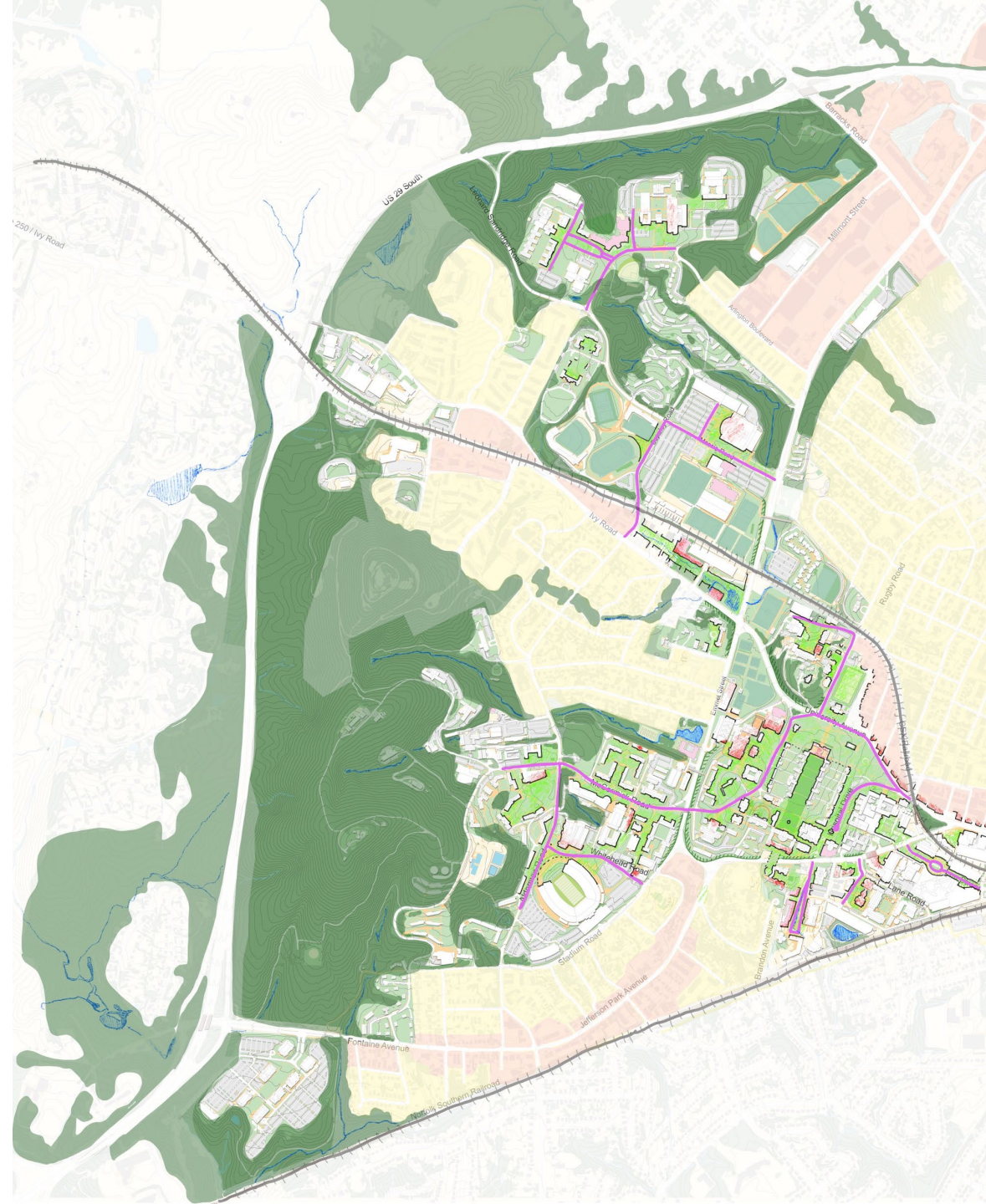


Opportunity for shared space

PLACE & CHARACTER

What we heard:

- **The Academical Village** will always be central to UVA's identity and the major gathering space.
- The **landscape unifies Grounds**, but the presence of major roads, cars and parking lots diminishes the character of some areas and contributes to **fragmentation**.
- There is a **lack of funding for landscape projects** not tied to buildings or infrastructure.
- **Sports and recreation play a significant role** in the University's culture and in defining places on Grounds.



PLACE & CHARACTER

Opportunities

- *Enhance linkages between the urban and natural settings with new buildings and green spaces*
- *Maintain the historical pattern of the campus core while integrating new buildings that are respectful and welcoming*
- *Use redevelopment and landscape to improve connections to North Grounds and Fontaine Park*
- *Align placemaking and mobility initiatives with land use and facility planning*

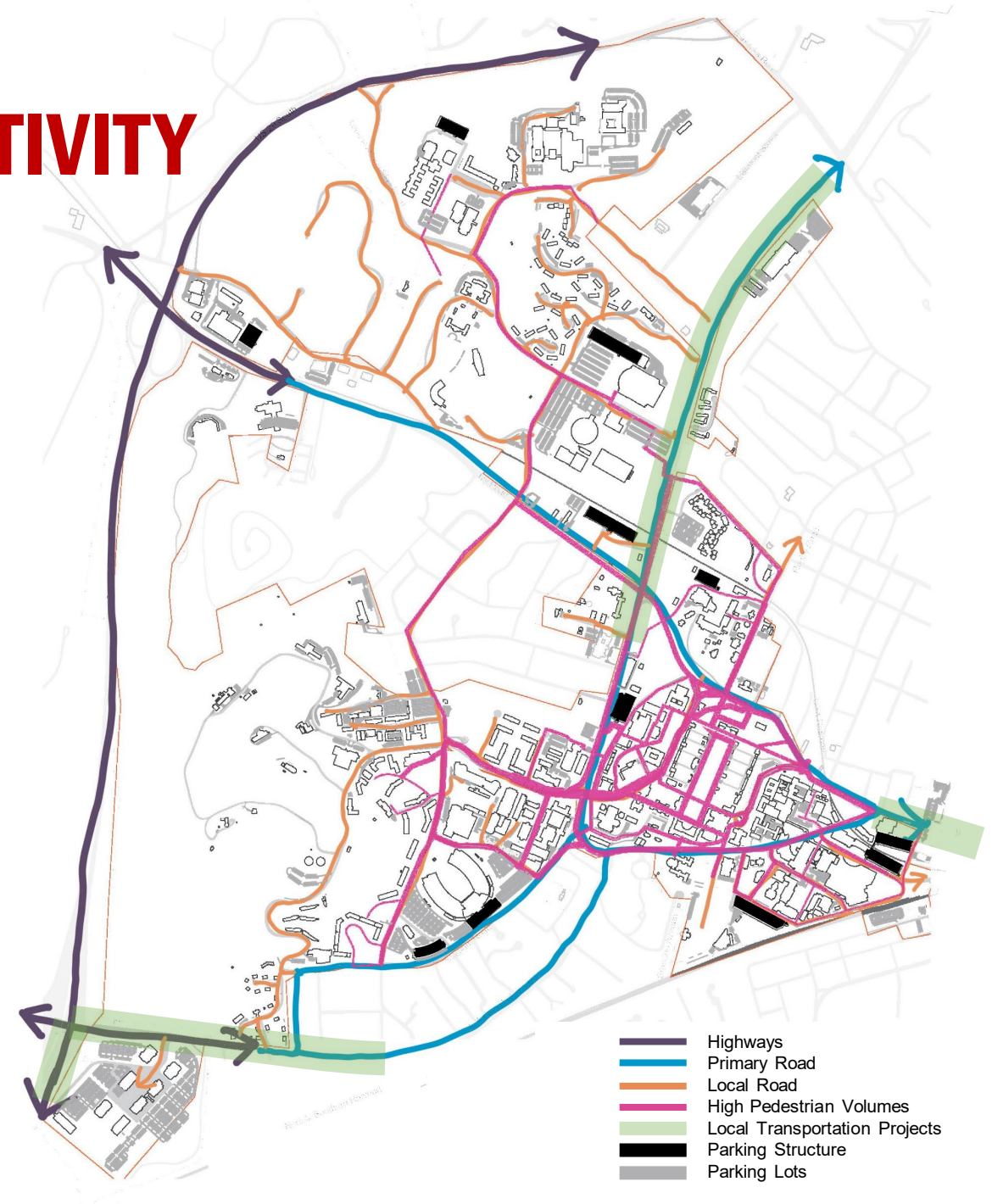


East Campus Vision, Cornell University

TRANSPORTATION & CONNECTIVITY

What we heard:

- **University Transit System (UTS)** is customized to meet a range of UVA transportation needs.
- The City transit system is designed to focus on regional transit needs and **coordinated with UTS**.
- Growth of UVA Health has been driving **parking demand**.
- **Congestion results in conflicts** among pedestrians, cyclists, cars, service vehicles and transit.
- **Accessibility and Wayfinding** continue to need improvement.
- **North Grounds and Fontaine Park** feel separate.
- **Multiple jurisdictions** controlling roads make improvements challenging.



TRANSPORTATION & CONNECTIVITY

Opportunities

- *Better integrate the UTS, CAT and regional transit systems*
- *Make North and West Grounds more inviting and safer for pedestrians and cyclists*
- *Support multi-mobility with bicycles (manual and electric) and scooters*
- *Design McCormick Road for pedestrians first*
- *Better align parking, transit and placemaking opportunities*
- *Develop a comprehensive wayfinding strategy*

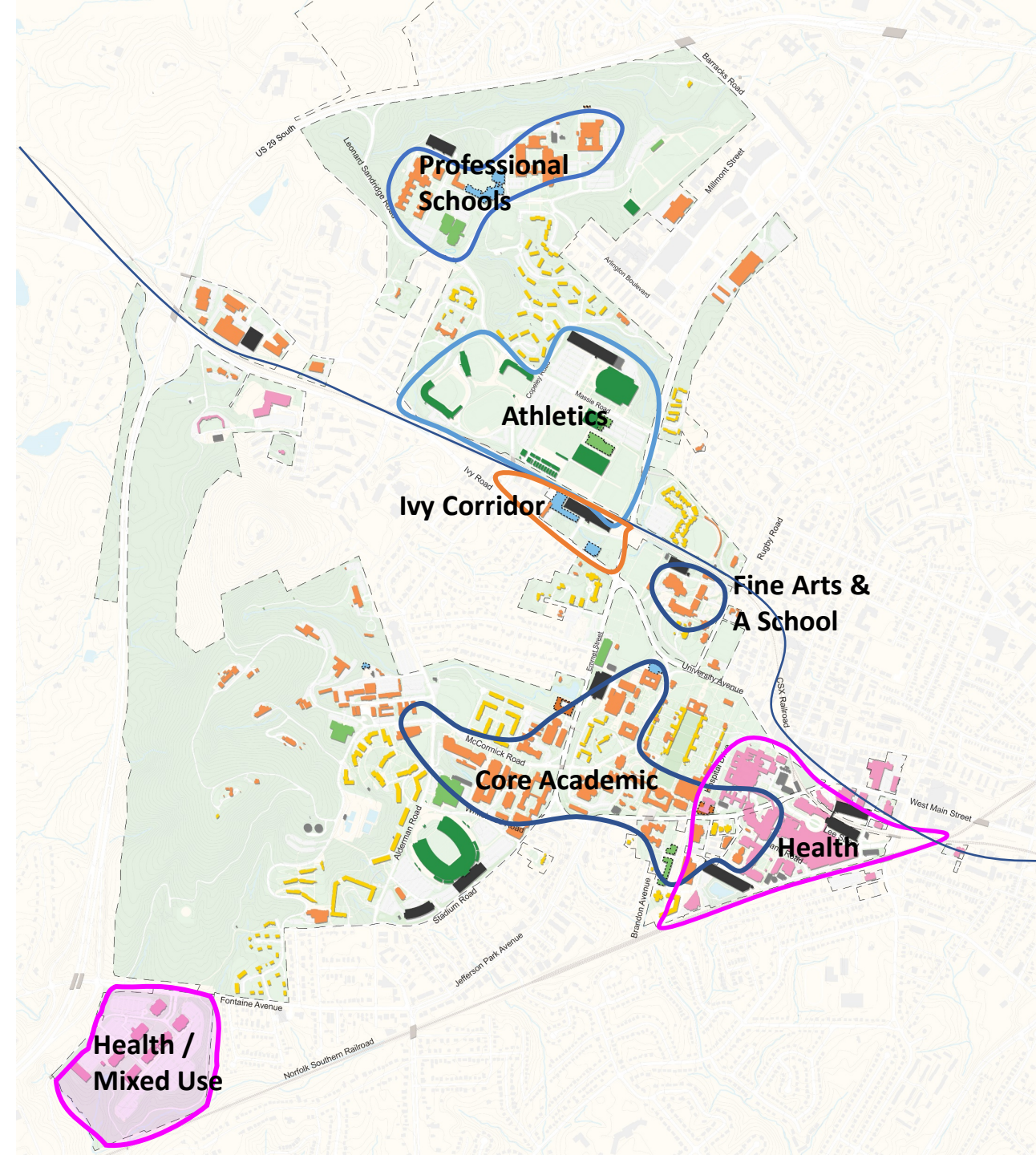


QUESTIONS & COMMENTS?

LAND USE & FACILITIES

What we heard:

- Grounds has a land use **pattern that is both dispersed and integrated.**
- New academic facilities will be located on Grounds to **support interactivity.**
- UVA/UVAF are strategizing **near-term and long-term uses** for the Foundation lands.
- **Fontaine Park is intended to** accommodate more ambulatory services and research facilities.
- Facilities in the **West Complex** are heavily used but in poor condition.



LAND USE & FACILITIES

Opportunities

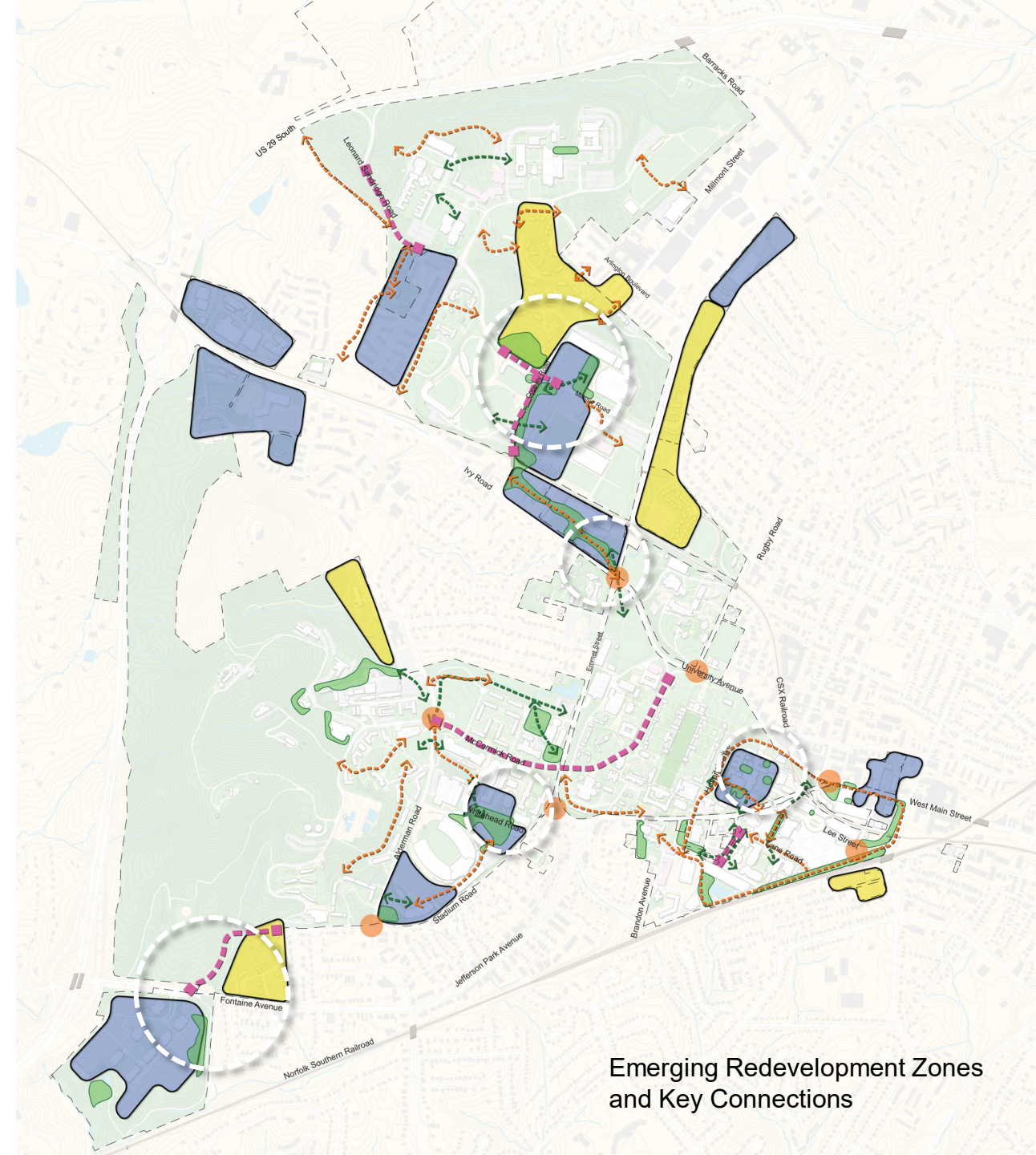
- *Establish more intentional programmatic relationships between academic hubs*
- *Plan new “community nodes” for interdisciplinary teaching and research, social interaction, and meeting places*
- *Reinforce the network of places within which UVA Health will grow, evolve and collaborate*
- *Align land use and building and green space plans with mobility and placemaking initiatives*



EMERGING REDEVELOPMENT ZONES & NODES

The location and role of future Academic and Neighborhood Nodes will inform priorities for new buildings, landscapes and mobility improvements within updated Redevelopment Zones.

- Academic Mixed Use
- Residential Mixed Use
- New Civic Space / Naturalistic / Canopy
- Proposed Green Space Connection
- Proposed Managed Street
- Proposed Primary Pedestrian / Bicycle
- Intersection Needing Improvement



Emerging Redevelopment Zones and Key Connections

Draft Principles

EQUITY AND INCLUSIVITY

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

COMMUNITY WELLBEING

Build mutually beneficial connections and relationships with surrounding communities

SUSTAINABILITY

Support UVA's sustainability targets and promote regional sustainability

PLACE AND CHARACTER

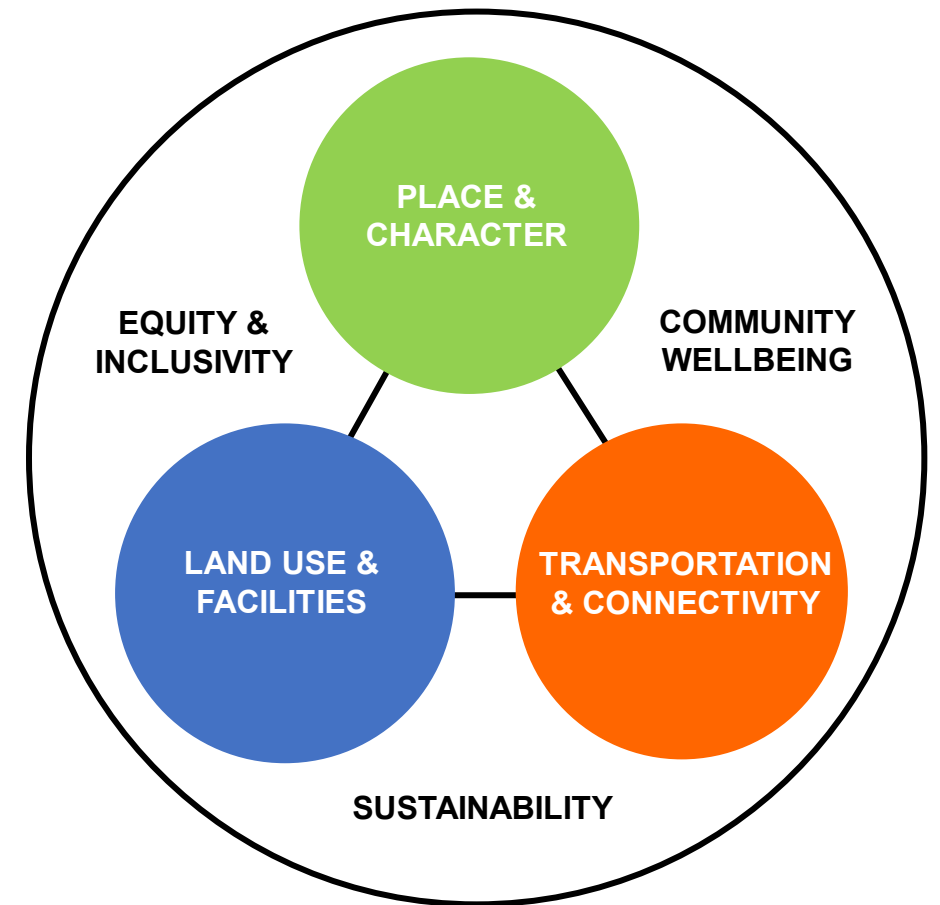
Respect UVA's built heritage while embracing new types of facilities and places

LAND USE AND FACILITIES

Use land efficiently and ensure facilities support academic priorities

TRANSPORTATION AND CONNECTIVITY

Facilitate active transportation throughout Grounds and encourage transit use



Opportunities for Central Grounds

- Protect, maintain and **respect the historical character**
- Prioritize space to **accommodate growth and facility renewal**
 - Interdisciplinary and collaborative academic space
 - Community space and amenities
 - Emerging new faculties
 - Housing
 - Facility renewal at UVA Health and Engineering School
- Create **better connections across** the topography and city street barriers
- Find **balance between modes of transportation** and relieve congestion
- Improve the **Grounds-City interface**
- Create conditions for better **integration between Central Grounds with North and West Grounds**

Opportunities for North and West Grounds

- **Reduce physical and land use fragmentation**
- **Enhance the existing clusters** and reinforce a sense of community
 - Residential neighborhoods
 - Athletics Area
 - Professional Schools
 - Fontaine
- **Accommodate spill-over functions from the Core**
 - Health & research
 - Housing
 - Parking & transit
- Create **better connections to Central Grounds**
- Better **integrate with adjacent urban fabric**

Feedback and Discussion

An aerial photograph of the University of Virginia campus during sunset. The sky is a vibrant mix of orange, red, and purple. In the foreground, the iconic Rotunda building with its large dome and classical columns is illuminated. The campus is surrounded by lush green trees, and other buildings are visible in the mid-ground. The background shows rolling hills under the twilight sky.

- How do you see the Grounds Framework Plan supporting UVA's strategic priorities?
- Are there any other key issues or opportunities we should focus on?
- Any other comments on the work to date?