University of Virginia
Precinct Plans

Office of the Architect for the University

2011

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Table of Contents

	Page
Introduction	
1 Planning at UVa	4
Section 1 | Precinct Planning	12
1.1 How to Read and Interpret the Maps	
Section 2 | Precincts of the University	30
2.1 Central Grounds	
2.2 West Grounds	
2.3 North Grounds	
Section 3 | Visualizing the Plan	74
3.1 Planning Implementation	

Image by Dan Addison

University of Virginia Planning

From 2005 through 2010, the University of Virginia (UVa) experienced a period of unprecedented expansion of academic, research, health care and community facilities throughout the University Grounds. These projects coincided with the University instituting a program to LEED certify all new building construction and major renovations, and the establishment of the Grounds Improvement Fund (GIF). The LEED certification has improved the quality of the buildings and their surroundings, while the GIF supports landscape, pedestrian, transit and bicycle projects across the Grounds. These building, landscape and systemwide improvements provide for and support growth of the diverse activities within UVa, and the continued enhancements in the quality of the education and the campus environs.

During this same time, the University developed a strategic set of planning documents to guide future growth and development of the Grounds. The overarching document is the 2008 Grounds Plan, a long-range land use plan guiding campus growth through 2025, with the use of redevelopment zones and smart growth infill on Grounds. The Plan takes into account the University's projected growth and need for additional academic, residential and recreational facilities, while balancing it's unique resources and composition. The Grounds Plan functions as an overarching strategy, encompassing all future aspects of the planning process.

Complementing the Grounds Plan are these Precinct Plans, which also address overall physical development of the Grounds, and a series of documents that address specific aspects of development ranging from design guidelines to resource or systems management. While the Grounds and Precinct plans are to be used actively in the process of new and redevelopment planning, the other documents are intended to be consulted for specific concerns – such as historic preservation and sustainability. A summary of the use of these documents, in conjunction with the Grounds Plan, follows.

The **Precinct Plans** are intended to aid the University community and design consultants in understanding the existing conditions and patterns of the campus, which have been researched and documented in detail. An overview of the planning process at UVa is provided in this section and supporting maps (existing and proposed) are provided in Sections 1 and 2. The proposed maps provide guidelines for future redevelopment and assist in identifying the enabling and concurrent projects that must be coordinated. They should be referenced during all pre-construction phases of project planning, including site selection, programming, schematic design and detailed design. Projects that propose to depart significantly from the Precinct Plans must demonstrate achievement of the principles, objectives and general intent of the Grounds Plan.

The **Health System Area Plan** is the first unified planning effort for the medical center, comprehensively addressing the unique circumstances of supporting a teaching, research and patient-serving community in the context of the University Grounds. The plan focuses on the overall environment to create a district emphasizing learning and research, as well as health and wellness for its total population of patients, visitors, physicians, staff and students, with an emphasis on creating a sense of place.

The **Design Guidelines** provide guidance on achieving the unity of the Academical Village in designs for new buildings and landscapes of the University. Guidelines include the foundations of geometry, massing, fenestration and circulation; experiences of connectors, layers, and building landscapes; resources of various building materials; and the UVa review and approval process.

The **Guidelines for Sustainable Buildings and Environmental Design** provide an introduction to sustainability issues at the University and outline both objectives and strategies for cultivating a holistic approach to the environment at UVa. In addition to offering an overview of the University's environmental context and natural systems, the

document presents eight primary objectives for managing University development.

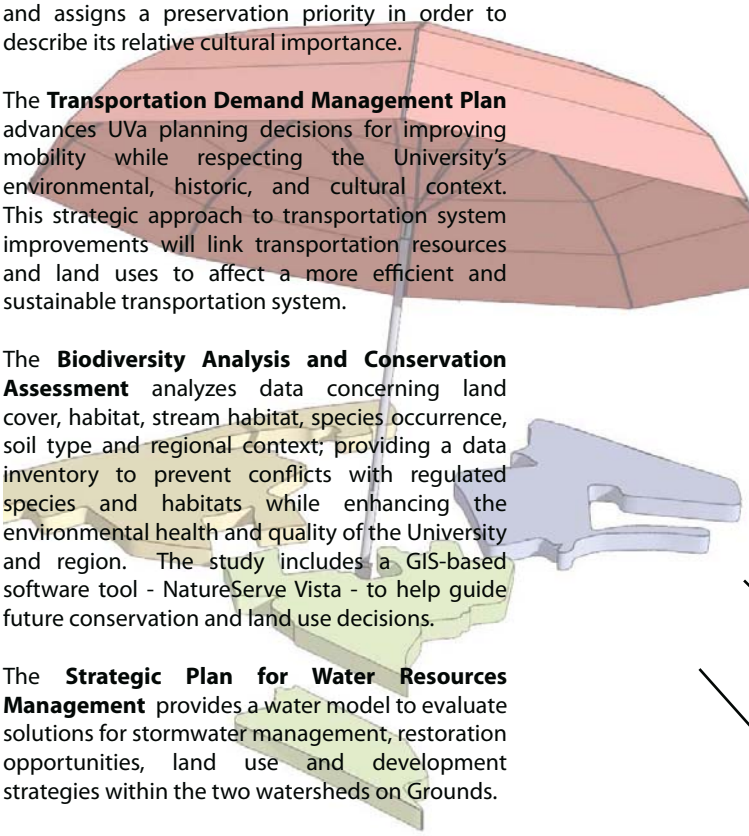
The **Historic Preservation Framework Plan** explores the historical development of UVa buildings and settings through a sequence of five periods of construction at the University. The plan presents a history of each building and landscape forty years and older, a summary of its importance, information about its design and current condition and assigns a preservation priority in order to describe its relative cultural importance.

The **Transportation Demand Management Plan** advances UVa planning decisions for improving mobility while respecting the University's environmental, historic, and cultural context. This strategic approach to transportation system improvements will link transportation resources and land uses to affect a more efficient and sustainable transportation system.

The **Biodiversity Analysis and Conservation Assessment** analyzes data concerning land cover, habitat, stream habitat, species occurrence, soil type and regional context; providing a data inventory to prevent conflicts with regulated species and habitats while enhancing the environmental health and quality of the University and region. The study includes a GIS-based software tool - NatureServe Vista - to help guide future conservation and land use decisions.

The **Strategic Plan for Water Resources Management** provides a water model to evaluate solutions for stormwater management, restoration opportunities, land use and development strategies within the two watersheds on Grounds.

The **Current Planning and Projects Report** describes all projects for both the UVa Grounds and the College at Wise that are in planning, design and construction phases - and is actively maintained by the Office of the Architect. For each project, the report includes the budget, architect, contractor, dates of construction and images.



UVa Health System Area Plan

UVa Design Guidelines

UVa Guidelines for Sustainable Buildings and Environmental Design

UVa Historic Preservation Framework Plan

UVa Transportation Demand Management Plan, Phase 1 & 2

UVa Biodiversity Analysis and Conservation Assessment

UVa Strategic Plan for Water Resources Management

UVa Current Planning and Projects Report

Primary resources informing and guiding the planning process at UVa

Planning of the Grounds and Precincts

The Grounds Plan establishes the process for growth, and defines the University's priorities for development rather than focusing solely on specific buildings and sites. As part of this process, the Grounds Plan established **three planning precincts** within the 1,135 acres of the University Grounds - Central, West and North Grounds.

The purpose of the Precinct Plans is two-fold: first, to further describe the role, use and form of existing places on campus at a more detailed scale where they can be better illustrated and understood; and second, to project how these places might develop holistically, addressing building form, views, circulation, servicing, parking and other aspects of the physical environment. While encompassing the entirety of the Grounds, these guidelines focus on areas of change, emphasizing the important relationships between green space and built-form to ensure that all elements are considered in an integrated manner. As a result, the precinct planning bridges between the concepts defined in the Grounds Plan and the actual redevelopment, and is applied consistently and purposefully to the Grounds.

Within each precinct, the Grounds Plan identifies **redevelopment zones** which are planned to accommodate future growth across the University. Redevelopment zones will be developed over time as additional facilities are needed in specific precincts on Grounds. Depending on their size, the redevelopment zones may accommodate one or more buildings along with related green space, transportation and servicing needs. The broad planning parameters have been established by the precinct plans, but it is also expected that specific plans will be developed for each major redevelopment zone. The redevelopment zone plans will set the stage for site planning, the specifics of building forms and the related green space and transportation improvements. As infill sites within the University Grounds, the redevelopment zones will be planned with smart growth practices and the established sustainability principles within the Grounds Plan and other UVa planning sources..

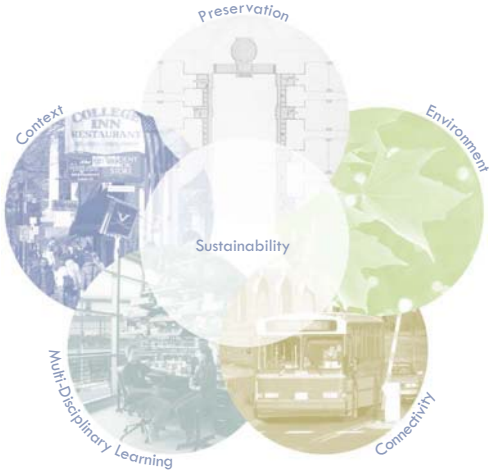
Sustainability

The Grounds Plan adopted a strategic approach to yield a more efficient use of available resources and create a richer, more dynamic environment on Grounds. The approach is based on five primary principles (below) linked by the overarching concept of sustainability, which asserts that growth and change can be accommodated while resources are conserved for future generations.

Based on the primary principles, the Grounds Plan established a set of implementation objectives to guide future development while preserving and enhancing the order, character and operation of the campus. These principles and implementation objectives are applied to all aspects of the precinct planning.

Primary Principles

- *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



Grounds Plan

Long range planning method to manage growth and change for the University

Precinct Plans

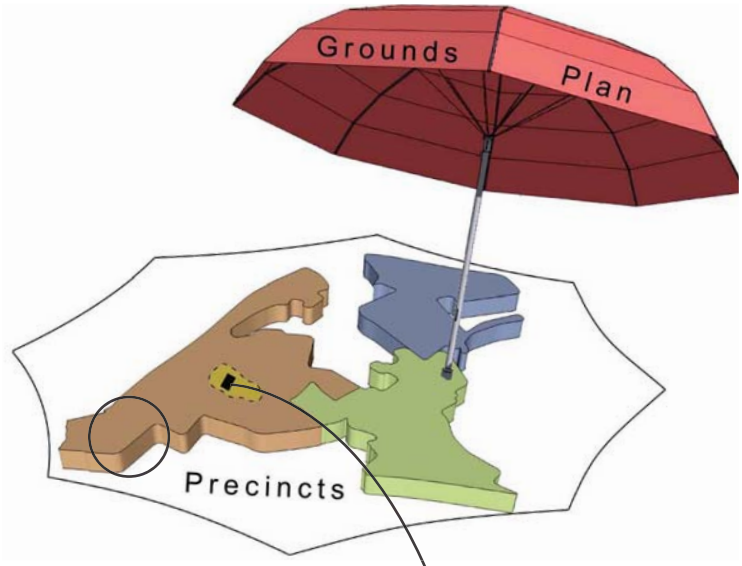
Architectural / landscape character, system networks and development goals by precinct

Major Redevelopment Zone

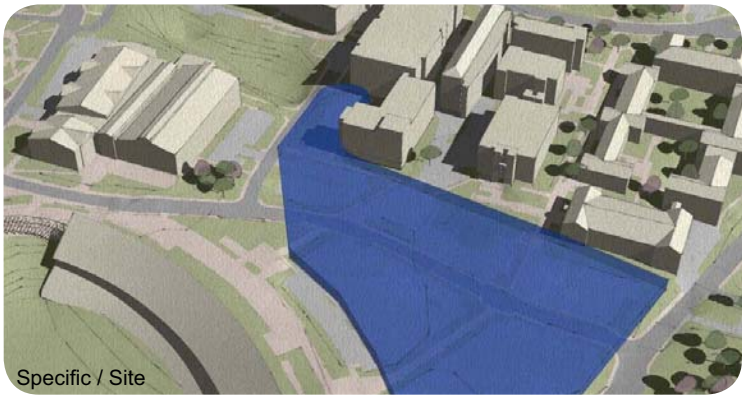
Specific Plans

Individual Facilities

Site Plans




Redevelopment Zone


Specific / Site

Three Revitalized Academic Neighborhoods
As established in the Grounds Plan, the University Grounds are comprised of three precincts – the Central, West and North Grounds shown on the adjacent map. The three precincts each have their own unique land use pattern and character. The precincts' diversity lends variety to the Grounds while their similarities allow for a singular sense of place. As such, the Precinct Plans provide guidance for growth and physical improvements throughout the Grounds, while improving the unifying characteristics of each precinct. Additional information on the use of the precincts is provided in Section 2.

Central Grounds encompasses the original Academical Village (designed by Thomas Jefferson and listed as a UNESCO World Heritage Site), surrounding buildings and the Health System district.

West Grounds was the second major area of campus development and houses a large percentage of University science and engineering facilities, student residences and athletic/recreational uses.

North Grounds is the most recently developed precinct and houses the three graduate professional schools, additional housing, a multi-purpose event center and a significant portion of the athletic and recreation facilities.

Fontaine Research Park is co-owned with the UVa Foundation. The Park includes many health and research related facilities that are associated with the UVa Health System, and is actively used as an extension to Grounds based on its proximity and use.

The precinct boundaries are established by geographic and major circulation features on Grounds rather than academic or use distinction. The Grounds Plan treats the precincts as an integrated, contiguous series of multi-functional facilities and green spaces linked by a network of natural and man-made systems to accommodate the physical growth and redevelopment essential to fulfilling the University's academic mission.

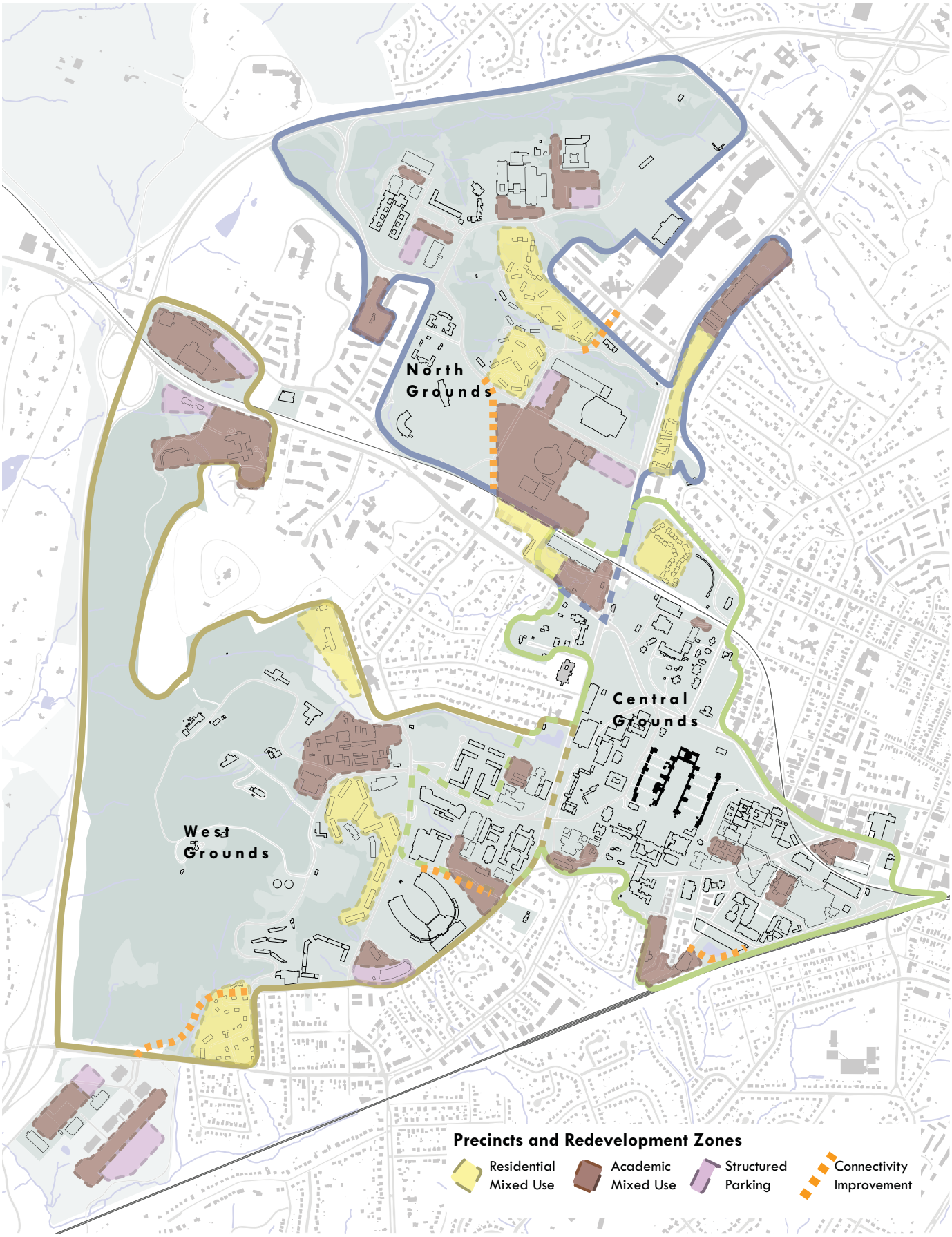
Redevelopment Zones
To preserve the character of the University and provide for future growth, the Grounds Plan utilizes a distinctive approach to campus planning, largely based on identifying opportunities and constraints for infill and redevelopment. This approach helped to establish the system of redevelopment zones that form the core of the Grounds Plan. The redevelopment zones target future development to areas where mixed-used infill development and redevelopment of existing facilities will create the greatest possible benefit, and allow for the conservation of important green spaces. Additionally, the Grounds Plan identifies a clear development boundary to emphasize compact growth, keeping future growth within the existing developed area of the 1,135-acre campus.

The designation of redevelopment zones is based on a strategy of carefully planned infill and redevelopment which:

- curtails outward expansion
- preserves historic assets
- promotes an intelligible aesthetic order
- improves connectivity
- protects natural environments
- leverages existing infrastructure resources

These redevelopment zones support the preservation and expansion of the green space network that provides structure to the University Grounds, and highlight opportunities for development close to existing infrastructure systems. In this way, the Grounds Plan provides an opportunity to knit the precincts of the University together with greater clarity, employing defined redevelopment zones and the green space network to bridge the precincts with a more consistent and active pattern of development.

Steps for how the redevelopment zones were created and how they are intended to be used are explained on the following pages.


North Grounds
Central Grounds
West Grounds
Precincts and Redevelopment Zones
Residential Mixed Use
Academic Mixed Use
Structured Parking
Connectivity Improvement

Community Planning

An additional consideration in the University planning and design process is the relationship with the City of Charlottesville and Albemarle County. An agreement in 1991 among Charlottesville, Albemarle County, and the University, established designated Areas A, B, and C (see diagram below) with specified planning conditions for projects. As part of this process, the Planning and Coordination Council (PACC) was established to provide a forum for coordination between the three entities, with quarterly public meetings. The University established a foundation to manage its real estate activities - the UVa Foundation (UVaF) - which is subject to local land use, permitting and non-state tax processes. UVaF established and developed two research parks, Fontaine Research Park and UVa Research Park, and manages other properties such as the Boar's Head Inn and Morven.

The planning conditions for the three designated areas - as they pertain to the University - are described below.

Area A: The University involves the City and County in master planning processes.

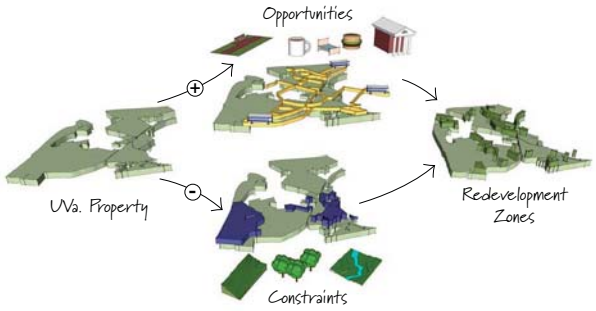
Area B: The University submits development plans for review by the City and County and makes reasonable efforts to comply with recommendations provided.

Area C: The University voluntarily complies with City and County land use plans and regulations regarding the use of real estate.

REDEVELOPMENT ZONES

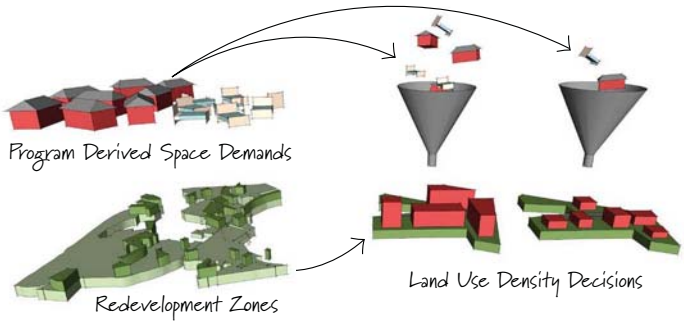
1 How Redevelopment Zones were established:

Guided by criteria identified by the Office of the Architect for the University in consultation with the President's Master Planning Council. During the 2004-2007 planning process, the entirety of the University Grounds was analyzed to identify opportunities for development (areas where support infrastructure is robust and human systems are active). The principle of environmental quality was applied to identify constraints on development (natural/conservation areas that are most sensitive to negative impacts of development). Redevelopment Zones were categorized according to the existing uses or those of the adjacent areas (academic mixed use and residential mixed use).



2 How Redevelopment Zones were tested:

Once established, these Redevelopment Zones were evaluated as to whether they could accommodate planned growth for the twenty-year horizon. Two past and two future planning horizons (1995, 2005 / 2015, 2025) were used as benchmarks for this process, and the results showed that the Redevelopment Zones would accommodate the planned 20-year growth for the University while effectively bridging the physical gaps between areas of Grounds; thereby curbing the outward expansion of University facilities.

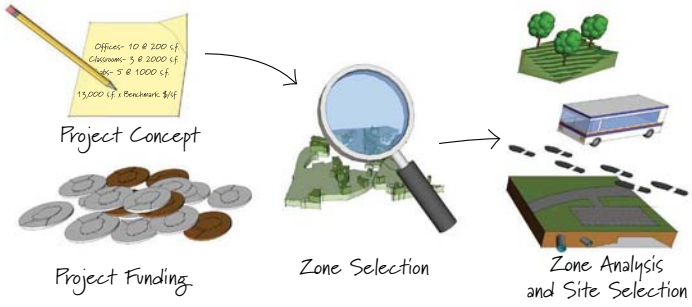


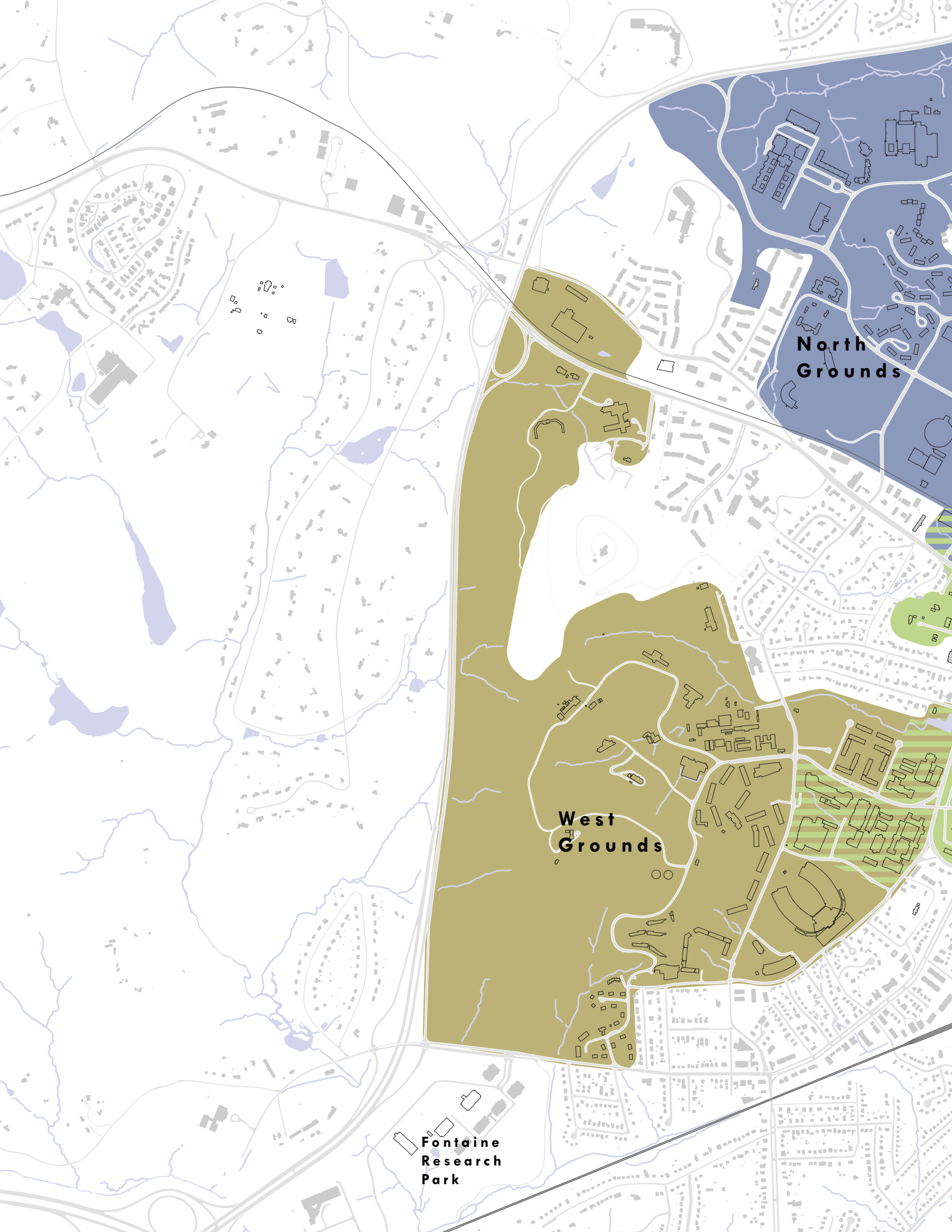
3 How Redevelopment Zones are used:

When a new project is proposed, parameters of the facility's proposed size, infrastructure requirements and intended use will determine which redevelopment zone the project is located within. This encourages collocation of facilities according to academic research pursuit, residential needs, and related support infrastructure. Next, an analysis of sites within that zone will determine the project location based on the criteria including:

- Incorporate the principles of sustainability,
- Maximize site utilization,
- Minimize cost and time for implementation,
- Support the aesthetic character of the University, and
- Reinforce functional relationships within and between the various systems and precincts that define the University.

Adhering to the goal of sustainability, the 2008 Grounds Plan will be used to evaluate proposals for infill redevelopment; assuring managed growth that preserves opportunities for future generations, minimizes the negative externalities associated with development, and maintains the mixture and variety of activities that give the University of Virginia its unique identity.




North
Grounds
West
Grounds
Fontaine
Research
Park

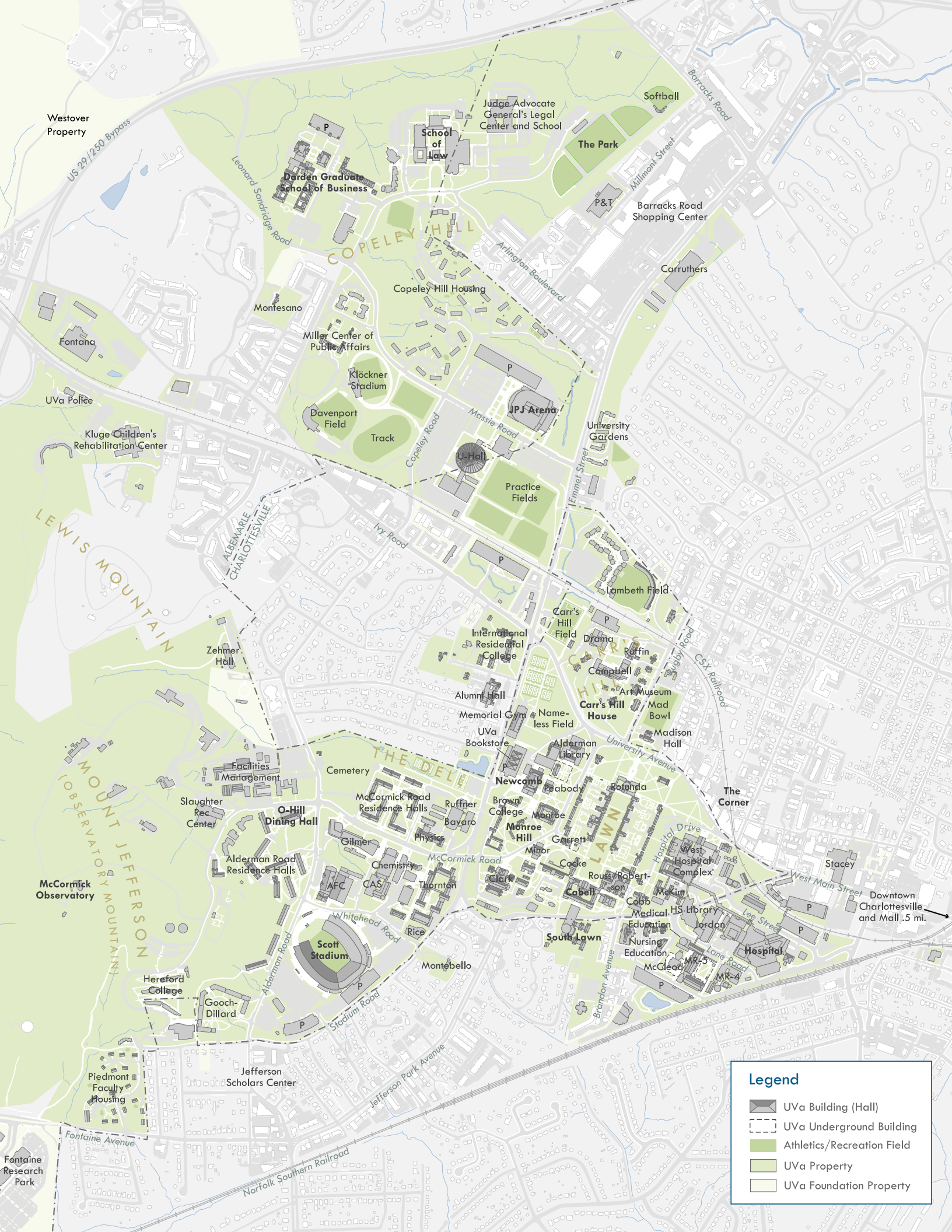
Section 1 | Precinct Planning

1 | HOW TO READ AND INTERPRET THE MAPS

The Precincts and Maps

The maps for the three precincts, Central, West and North Grounds, are provided in sets to depict the existing and proposed conditions for the Grounds. This section precedes the precinct map sets with a detailed explanation of the maps - including their application and use - while providing a comprehensive Grounds-wide view. The Health System district is sub-area within Central Grounds precinct, and the information pertaining to this specific use is included within the Central Grounds maps and narrative. Additional information on future planning for the Health System is available in the 2010 Health System Area Plan, providing detailed direction on land use, growth, future use of facilities, and architectural and landscape guidelines.

Right: A detailed map of the University Grounds


Westover Property
US 29/250 Bypass
Leonard Sandridge Road
Darden Graduate School of Business
School of Law
Judge Advocate General's Legal Center and School
Softball
The Park
Barracks Road
Millmont Street
P&T
Barracks Road Shopping Center
COPELEY HILL
Arlington Boulevard
Carruthers
Copeley Hill Housing
Montesano
Fontana
Miller Center of Public Affairs
Klöckner Stadium
UVa Police
Davenport Field
Track
Massie Road
Copeley Road
JPJ Arena
University Gardens
Kluge Children's Rehabilitation Center
U-Hall
Practice Fields
Emmet Street
LEWIS MOUNTAIN
ALBEMARLE CHARLOTTESVILLE
Ivy Road
Lambeth Field
Carr's Hill Field
International Residential College
Drama
Ruffin
Campbell
Art Museum
Mad Bowl
Rugby Road
CSX Railroad
CARR'S HILL
Zehmer Hall
Alumni Hall
Memorial Gym
Carr's Hill House
Name-less Field
UVa Bookstore
Madison Hall
Alderman Library
University Avenue
THE DELL
Facilities Management
Cemetery
Newcomb
Peabody
Rotunda
The Corner
Slaughter Rec Center
O-Hill Dining Hall
McCormick Road Residence Halls
Ruffner
Brown College
Monroe
Bavaro
Monroe Hill
Physics
Garrett
Minor
Cocke
LAWN
Hospital Drive
West Hospital Complex
Stacey
Gilmer
Alderman Road Residence Halls
Chemistry
McCormick Road
Clark
Rouss/Robert-son
Cabell
McKim
West Main Street
Downtown Charlottesville and Mall .5 mi.
MOUNT JEFFERSON (OBSERVATORY MOUNTAIN)
McCormick Observatory
AFC
CAS
Thornton
Cobb
Medical Education
HS Library
Jordan
Lee Street
Whitehead Road
Rice
South Lawn
Nursing Education
McCleod
MR-5
MR-4
Hospital
Lane Road
Scott Stadium
Aldermen Road
Montebello
Brandon Avenue
Hereford College
Gooch-Dillard
Stadium Road
Piedmont Faculty Housing
Jefferson Scholars Center
Jefferson Park Avenue
Fontaine Avenue
Norfolk Southern Railroad
Fontaine Research Park
Legend
UVa Building (Hall)
UVa Underground Building
Athletics/Recreation Field
UVa Property
UVa Foundation Property

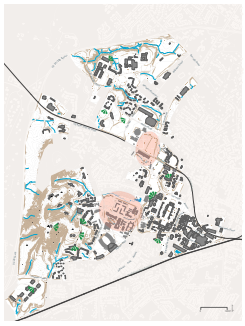
1

Precinct Maps: Organization and Use

For each of the three precincts, a set of six maps has been developed to convey precinct planning information. The set includes **three existing conditions maps:** natural features (1), linkages (2), green space (3); and **three proposed conditions maps:** proposed linkages (4), proposed green space (5), and proposed development volumes (6). Six composite campus maps showing all three precincts are presented in this section (Section 1) to provide an overview of the ideas and concepts behind the precinct plans. In Section 2, precinct-specific maps are shown along with a narrative explaining the existing and proposed conditions for future redevelopment.

The intent of these maps is to identify the key defining characteristics and the quality of space to be retained or achieved. They provide guidance on a number of basic but important matters, such as the location of primary building facades, setbacks and building heights. They also address how a building should respond to its context in regard to green space, circulation and views. Reinforcing the principles of the Grounds Plan, buildings of historic significance are identified and protected due to their distinguished character and contribution to the campus at-large. The proposed condition maps illustrate the interrelationship of proposed landscape and circulation initiatives to building development within the precincts.

The maps are composed of symbols representing the information developed through field work and geographic information systems analysis. A key to these symbols is presented on the adjacent page to provide directions for reading the maps. It is suggested that all six maps are used together as a set to provide an understanding of a particular precinct or portion thereof. For each precinct, the six maps are displayed on a two page spread. The left page provides a narrative explaining the map, the map key and any unique conditions or area characteristics. The set of composite maps for the Grounds are presented on the following pages.



Natural Features

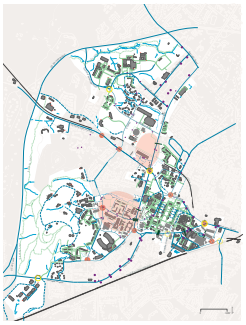
Map Narrative

A: Natural Features Maps

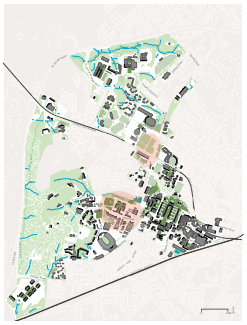
Natural features pertain to the existing major natural characteristics on Grounds. The natural features map displays water elements, stream flow direction, views, mountain and hill tops, critical slopes and contours. The intent of this map is to demonstrate the prominent natural aspects of Grounds and their relationship to the built environment such as buildings and roads. This map should be used to understand the existing topography, hydrology and viewsheds and to provide a basis for respecting these features as either opportunities or constraints to physical development.

By combining the attributes of this map with the forest canopy attribute of the green space map, the University can plan growth that conserves and remediates natural systems, while leveraging restoration to create places for healthy human environs and wildlife habitat.

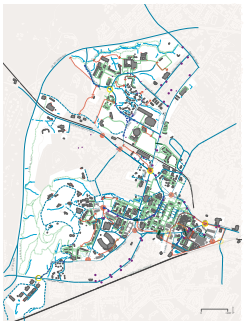
Right: Example of the map and legend layout, to show how maps are presented, interpreted and used



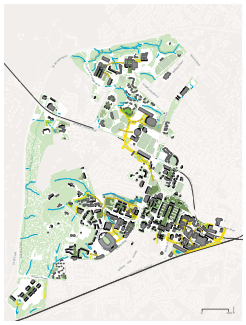
Linkages



Green Space



Proposed Linkages



Proposed Green Space

Development Volumes

Map Key

Water
Refers to streams, ponds and related stormwater basins.

Stream flow direction
An indication of the direction of water movement through stream corridors.

Views
Symbolizes major vistas or viewsheds as seen from the small point of the symbol.

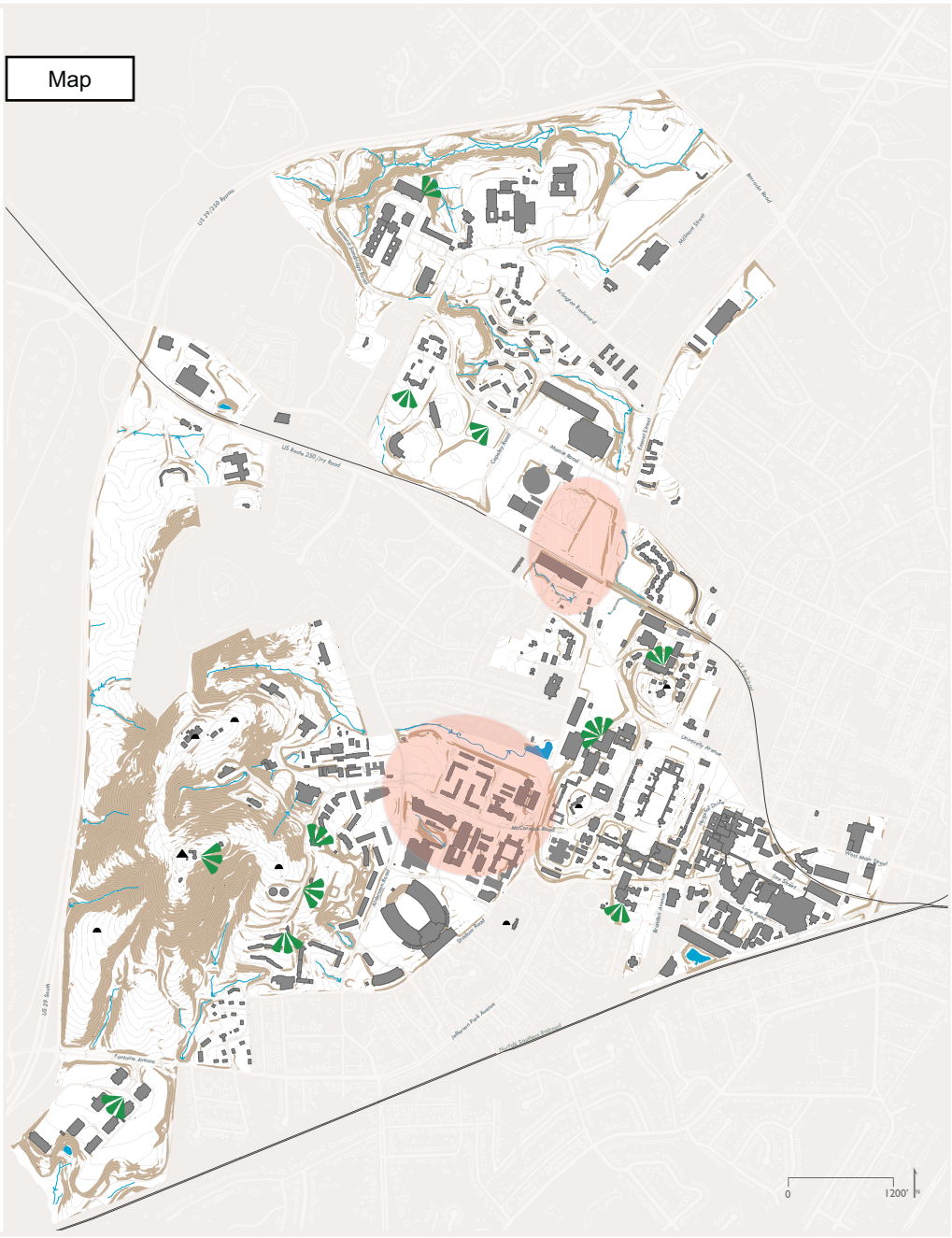
Hill and Mountain
Denote peaks and are differentiated by their respective degrees of topography and height. Observatory Mountain is an example of what is referred to as a mountain, whereas Carr's Hill in Central Grounds is an example of a hill.

Critical slopes (25%)
Refers to any slope that is 25% or greater in grade of the topography. It is important to recognize these slopes since they are too steep to develop, and disturbance of any type should be avoided to protect the terrain and limit erosion.

Contour (10')
Shows the major contours on 10' intervals.

Transition Area (throughout all existing conditions maps)
Refers to the areas where one precinct meets another. In these areas, characteristics of each precinct are present and should be taken into account when planning a project or projects. Transition areas are shown on the three existing conditions maps, but are not shown on the proposed condition maps.

Map



1

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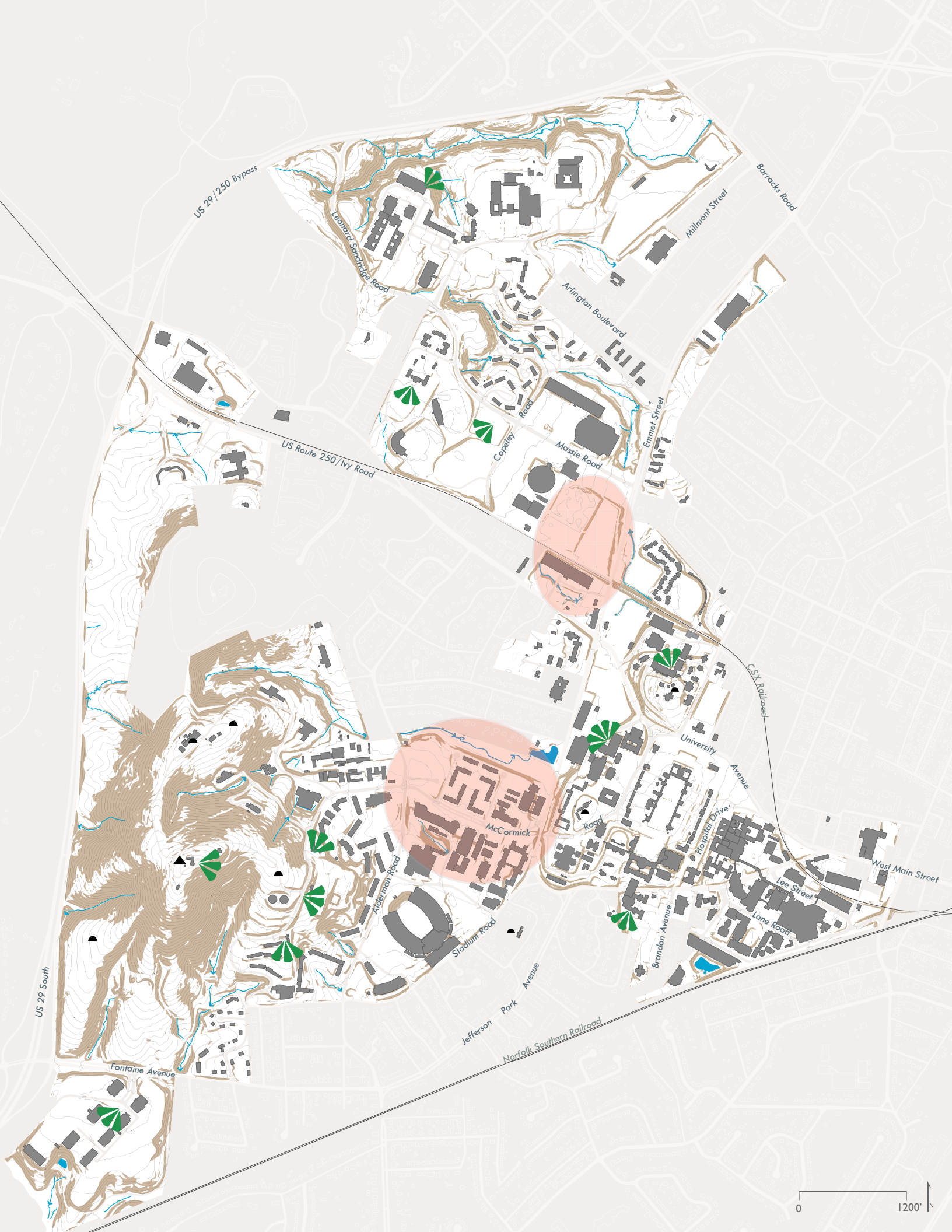

US 29/250 Bypass
Barracks Road
Millmont Street
Leonard Sandridge Road
Arlington Boulevard
Copeley Road
Massie Road
Emmet Street
US Route 250/Ivy Road
CSX Railroad
University Avenue
McCormick Road
Hospital Drive
West Main Street
Lee Street
Lane Road
Brandon Avenue
Alderman Road
Stadium Road
US 29 South
Jefferson Park Avenue
Norfolk Southern Railroad
Fontaine Avenue
0
1200'
N

1

Linkage Maps

Linkages pertain to the circulation network of roads and pathways utilized by vehicles, pedestrians, bicycles and transit. The linkages map portrays this network in five categories: arterial, formal shared use, informal shared use, pedestrian-bicycle and recreation-trail. This map also exhibits such attributes as bus stops, building service areas, intersections needing improvement and gateways to the University. The intent of this map is to illustrate how people, bicycles and vehicles travel through Grounds and to communicate the nature of these routes. It should be used to recognize the relationship of the circulation network to the various developed and undeveloped areas.

An understanding of the current linkage network is vital to the Grounds Plan' strategy of mixed-use and infill redevelopment. Improved multi-modal transportation systems are needed to lessen the demand for additional parking and road enlargement, preserve historic elements and maximize land use efficiency. To this end, the University has developed a Transportation Demand Management (TDM) plan in support of more efficient use of transportation resources. The strategies within the TDM plan seek to improve alternative transportation options by providing incentives for use and improving the quality and efficiency of bicycle, pedestrian and transit networks. This will affect and improve the character of the linkage types that are used for circulation on the Grounds of the University and within the adjacent community areas.

Arterial
Refers to major roads for vehicles with little to no pedestrian or bicycle travel.

Formal shared use
Denotes roads that are designed and maintained for both vehicular and pedestrian/bicycle travel simultaneously in a safe and orderly fashion. These roads are heavily traveled and have sidewalks and some bicycle lanes.

Informal shared use
Roads that can accommodate both vehicles and pedestrian-bicycle travel simultaneously and safely, but usually don't require sidewalks or bicycle lanes due to low vehicular volumes.

Primary pedestrian and bicycle path/bridge
Represents linkages that are designed and maintained for only pedestrian and bicycle travel.

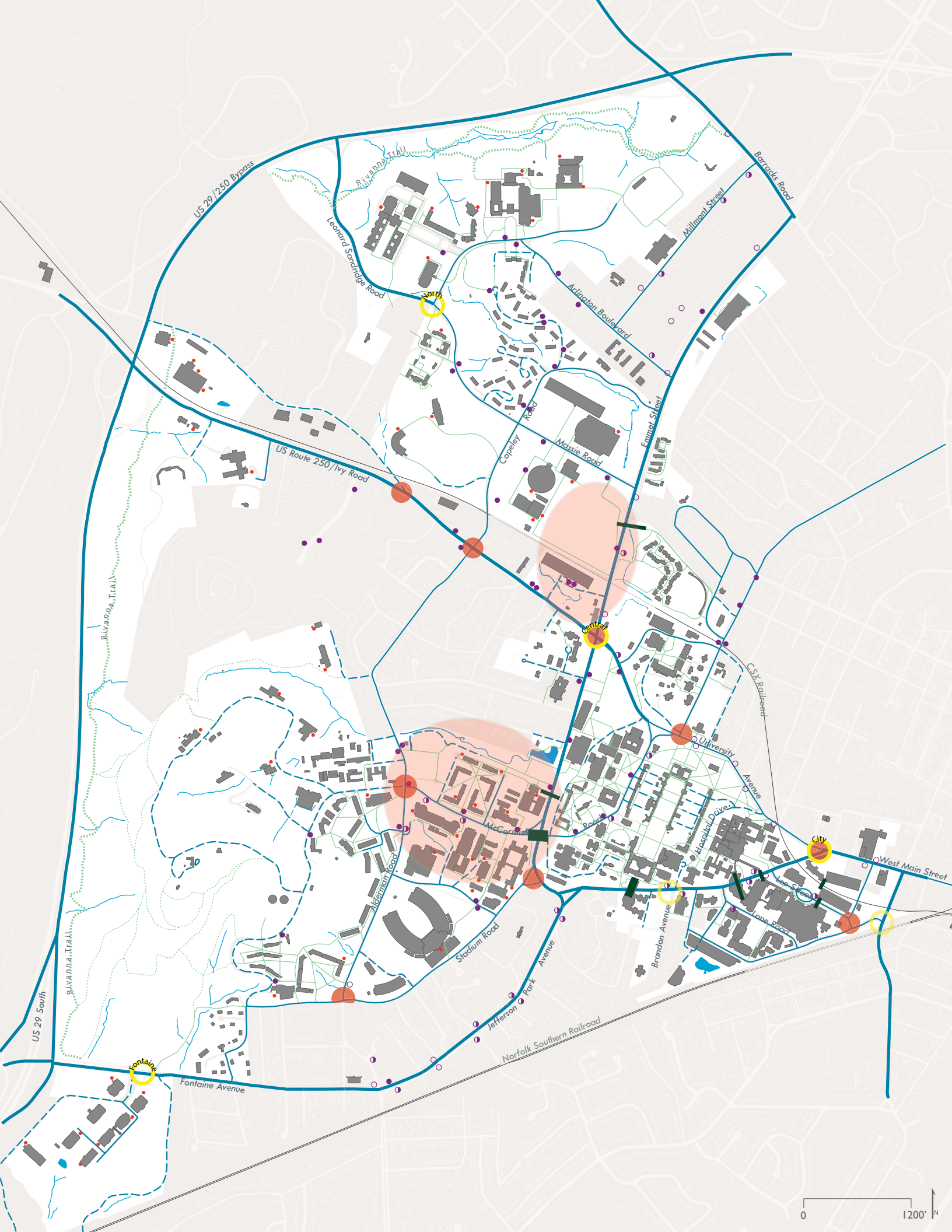
Internal circulation
Internal circulation pathways are part of the linkage network within the Health System. The most widely used internal pathway is "The Link" which runs from the West Complex, over Jefferson Park Avenue and to the Hospital.

Bus stops
The bus stops include those used by both the University Transit Service (UTS), a full dot, and the Charlottesville Area Transit (CAT), a dot outline.

Building service areas
The building service areas are the loading docks or areas of buildings where service, loading and unloading occur.

Intersections needing improvement
Noted because they are either congested or have safety conditions that need to be resolved.

Gateway
Each area of Grounds has a gateway that is considered the primary entry point, and should be treated as a special intersection.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Green Space Maps

Green space is defined as prominent exterior space - both natural and designed - that is free of building footprints and roads, and utilized for recreation, assembly, relaxation and circulation. The green space map displays such assets as tree canopy, designed green spaces (civic, naturalistic, athletic) and intentional building facades (the primary front entrance of buildings). This information should be used to understand, plan for, enhance and protect the existing green space network and character of the spaces.

Tree canopy

Natural green space areas (i.e. woodlands) that are in a natural state and not maintained landscapes. These areas provide important wildlife habitat, water and air filtration, groundwater recharge and passive recreation.

Civic - green space

Both formal and informal designed spaces such as maintained greens, terraced amphitheaters, quadrangles and courtyards. These areas provide an equal diversity of uses, ranging from passive and active recreation to informal and formal assembly.

Hardscape

Areas of formal usage characterized by the use of pavements, brick or other impervious or semi-pervious surfaces such as a plaza.

Naturalistic - green space

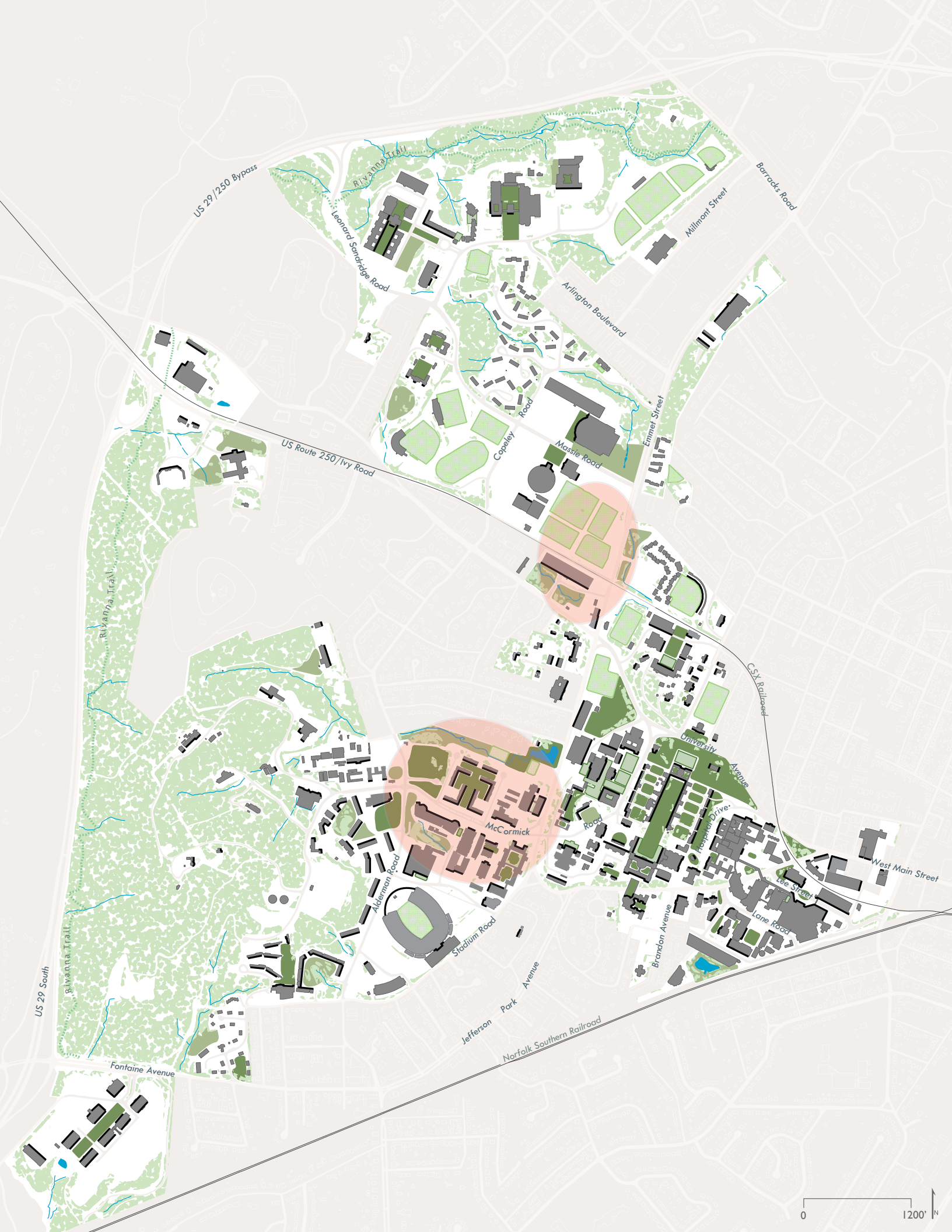
Green spaces designed and managed to have a natural character. These areas provide a different type of space that relates more closely to the natural forested areas of Grounds and provides habitat and restoration.

Athletic - green space

Areas that were designed for specific athletic/ recreational activities such as basketball, soccer, tennis, etc. These areas are important for organized athletic events as well as active recreation.

Prominent facades

The primary building facades form a design and experiential point of view including the primary building entrance(s). It is important to designate which facades are prominent to properly relate the building and its functions to the surrounding environment.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Proposed Linkages Maps

The proposed linkage map shows locations for new vehicular, pedestrian and bicycle linkage opportunities throughout Grounds. The intent of this map is to show proposed new connections and illustrate how their establishment would improve connectivity and the quality of the overall environment. These proposed linkages will remain void of any building footprints.

By developing new linkages within Grounds, it is possible to improve the network of the entire system. The diverse mix of adjacent building uses, including housing, dining, academic, recreation and green space, benefit from these improved connections which provide enhanced access.

Proposed primary pedestrian-bicycle

New routes that would improve circulation.

Proposed managed street

These routes would manage vehicular access in order to prioritize for multi-modal use on Grounds. For example McCormick Road would provide a primary pedestrian / bicycle / transit corridor for the Grounds with limited access for service vehicles. Jeanette Lancaster Way would become a pedestrian mall.


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Proposed Green Space Maps

The proposed green space map displays locations of existing and new green space opportunities throughout Grounds. The intent of this map is to show opportunities for new green space areas/ connections and illustrate how their establishment would improve connectivity and the quality of the overall environment on Grounds. These proposed spaces will remain void of any building footprints. This map communicates the improved green space network and provides for enhanced connectivity.

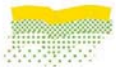
By linking and reconfiguring new green spaces within Grounds, it is possible to develop a green space network that will define and improve the entire system. The diverse mix of adjacent building uses, including housing, dining, academic, support functions and recreation, benefit from an improved green space network.

New civic space / naturalistic / canopy

The proposed green space locations (new civic space, new naturalistic and new canopy) were chosen after analyzing the existing conditions portrayed in these maps and noting where prominent green space was lacking, could improve connectivity with other existing green space, and/ or could buffer existing or potential day lit streams to improve human/wildlife habitat, stormwater recharge and stream quality and health.

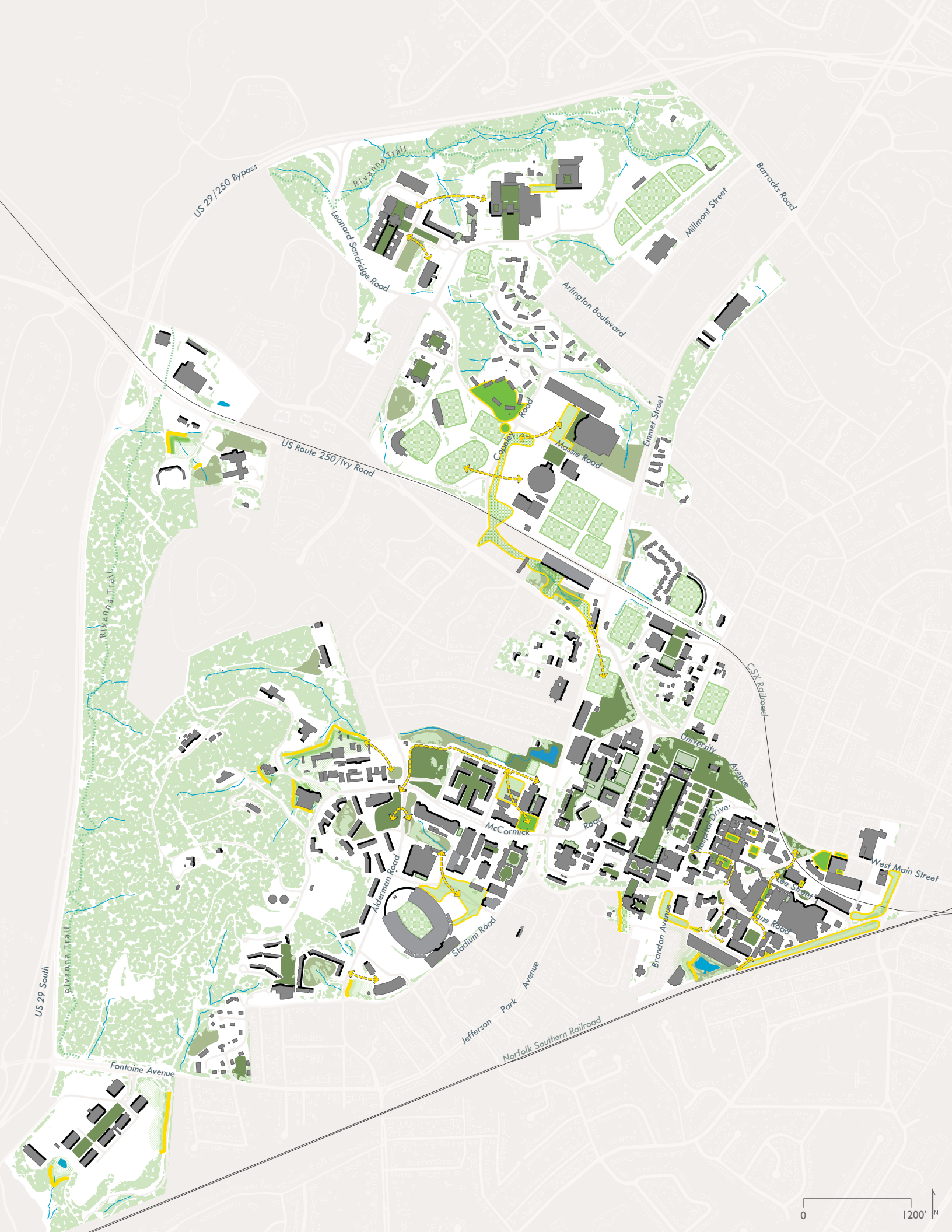
Proposed green space connection

Included to demonstrate the connections provided by new green space.



Forest regeneration

Included to demonstrate the connections provided by reforestation.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Development Volume Maps

Development volumes represent the 'amount' of building (height and footprint size) that is existing or planned in an area. The intent of this map is to show redevelopment potential in the various redevelopment zones across Grounds and to understand the character of the existing and proposed building form. The map should be utilized as a guide for the preferred location and intensity of future building sites. It also should be used to better understand the University's intent to balance the current character of various areas with future redevelopment in accordance with the Grounds Plan.

Development volumes are areas with carefully chosen boundaries that are distinguished by existing building form characteristics such as maximum height and current or potential density. These areas include both existing buildings and the capacity for future redevelopment. For example, areas with a high level of preservation priority, such as the Academic Village, are expected to retain a low height profile and limited redevelopment volume.

The development volumes are directly tied to the redevelopment zones designated in the Grounds Plan, which accommodate the growth needs of the University. Compact growth through infill and redevelopment makes use of the existing infrastructure and allows the University community to live, work and recreate without needing to travel significant distances. Infill also reduces the demand to build new projects on currently wooded, riparian, wetland, critical slopes or otherwise undeveloped lands, helping to conserve habitat and wildlife while managing stormwater runoff.

Development volumes

These height guidelines were established by using the existing setback patterns, natural features and the form of surrounding buildings. The maximum height for each development volume was determined by analyzing existing building heights and then designating a related height category (42', 56', 70' and 84') in accordance with the established pattern. UVa building stories range from 12' to 15' depending on the use, so the respective height categories in stories would be (42': 3-4, 56': 4-5, 70': 5-6, 84': 6-7).

Academic mixed use, residential mixed use and structured parking redevelopment zone

Established by the Grounds Plan, these are the areas designated for University growth. The Grounds Plan describes this approach as targeting areas where mixed-used infill development and redevelopment of existing facilities will create the greatest possible benefits in accommodating the variety of spaces and uses that comprise the University now and in the future.

Preservation landmarks

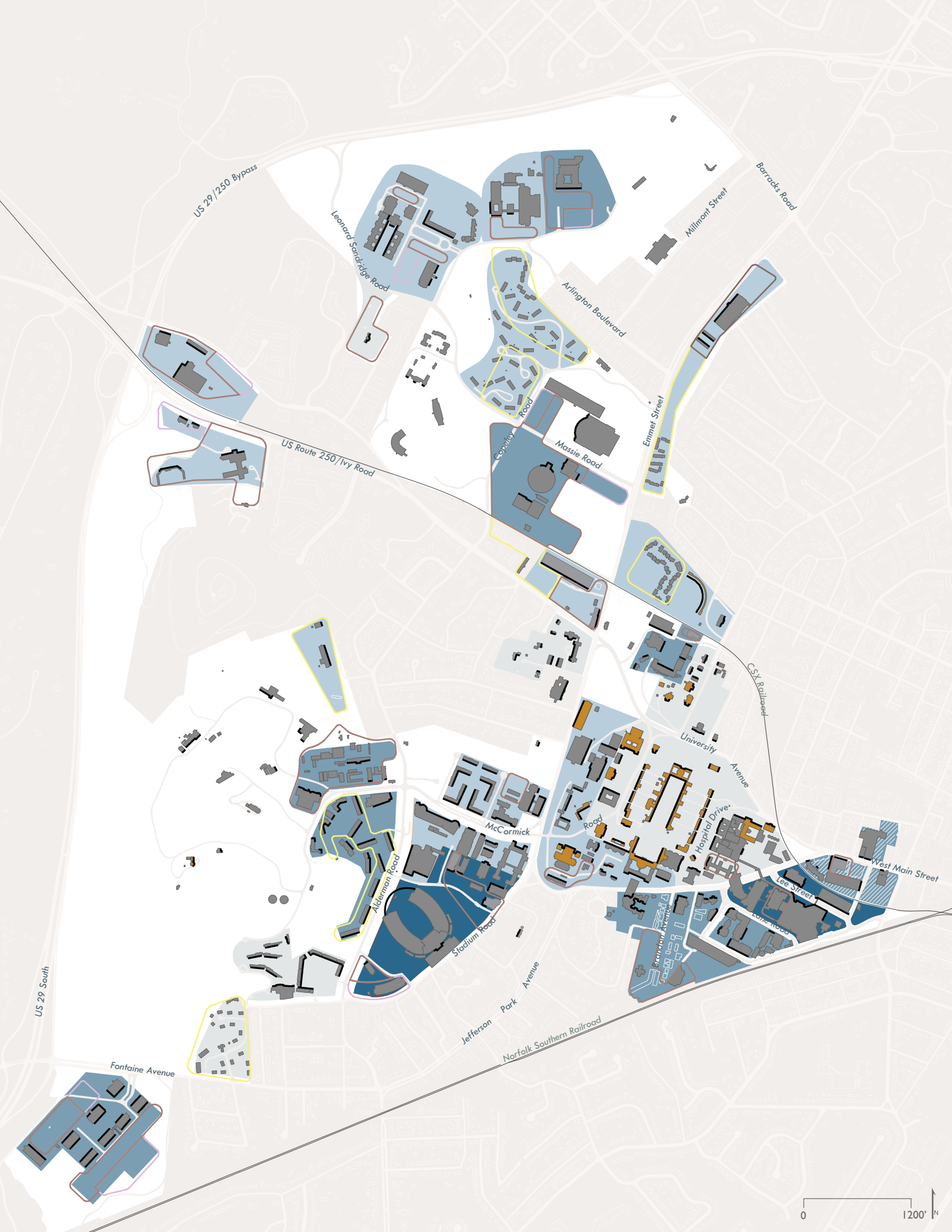
Buildings with historic preservation significance that will be preserved and should be respected by any future change in conditions.

Prominent facades

The primary building facades from a design and experiential point of view, which include the primary building entrance(s). It is important to designate which facades are prominent to properly relate the building and its functions to the surrounding environment.

West Main Street Architectural Design Control District

This is a City of Charlottesville overlay district with purpose of preserving and enhancing the historic character of the West Main Street corridor. University interests that are affected by this district must engage the City in the design review process. This district is shown only on this map.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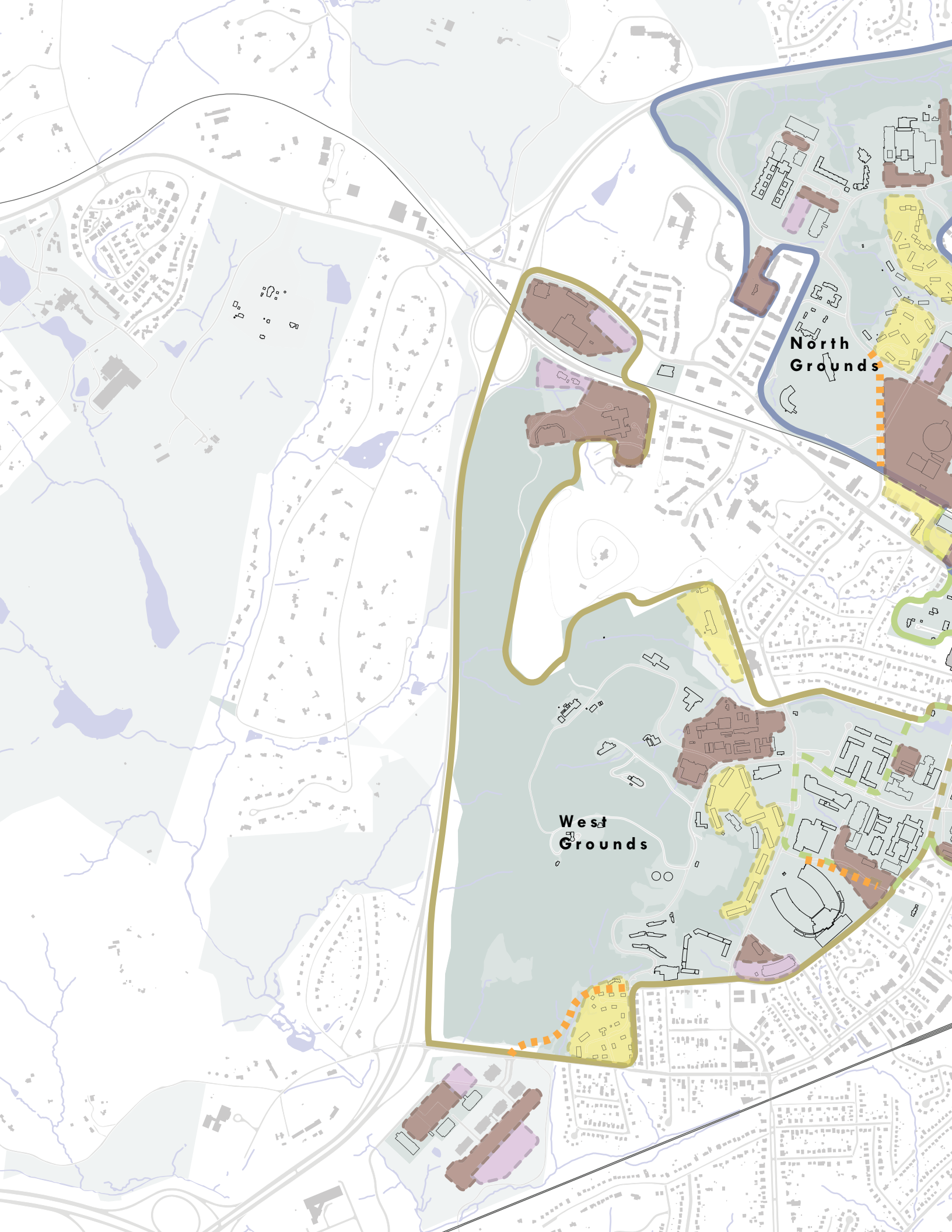
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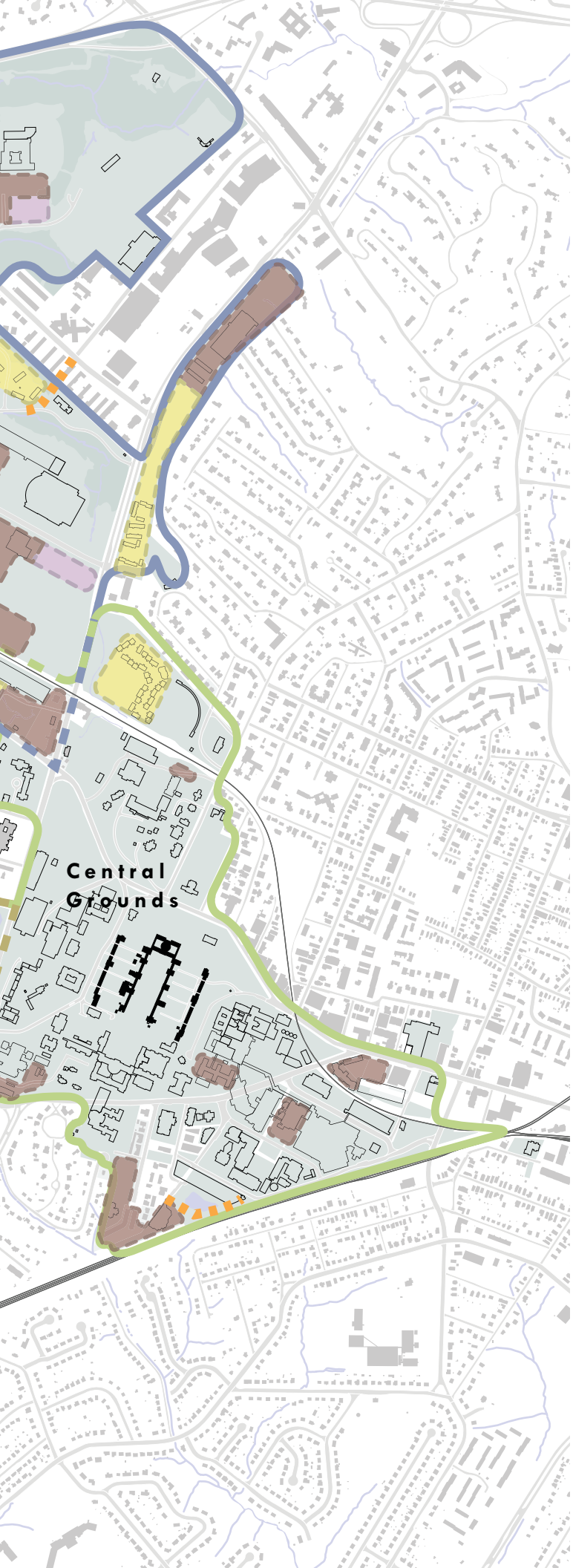

Section 2 | Precincts of the University

1 | CENTRAL GROUNDS

2 | WEST GROUNDS

3 | NORTH GROUNDS

The Central Grounds Today

Central Grounds was established around the historic Academical Village (a UNESCO World Heritage site) designed by Thomas Jefferson and completed in 1825. The Academical Village was the first ensemble of buildings at UVa and set the overall aesthetic for the Grounds, which has generally been followed over time. Though serving less of an academic purpose today, the Academical Village still houses many undergraduate and graduate students, faculty, and some classroom spaces. Central Grounds includes the majority of libraries and student services, along with academic, residential, administrative and Health System facilities.

The majority of Central Grounds is bounded to the north, east and south by residential uses and to the west by Emmet Street. To the south of Central Grounds is the Jefferson Park Avenue neighborhood, which is primarily private housing and rental housing for students, with dispersed commercial areas. On the northeastern edge is The Corner – a small commercial and residential area consisting of restaurants and shops. On the southeastern edge is the Health System district, where the original hospital building was slowly surrounded by new buildings and grew into the extensive complex of the Health System today. The Health System is comprised of the School of Medicine, the School of Nursing, many inpatient and outpatient facilities. It is an important resource for the City of Charlottesville, the region and the state.

Given the historical importance of the Central Grounds, the redevelopment opportunities will be limited to specific locations. Expansion will generally be concentrated around the periphery and within the Health System district.


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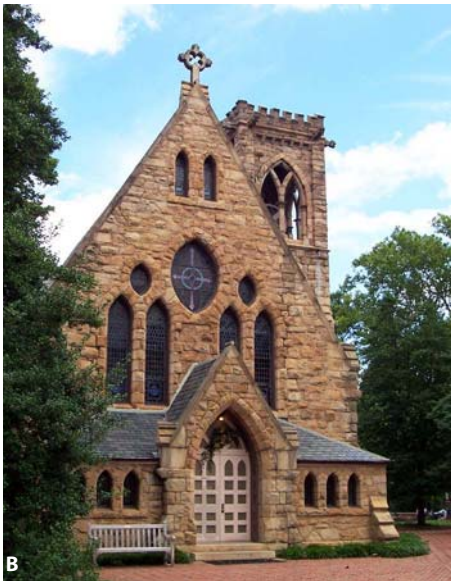
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A: Monroe Hall
B: The Chapel
C: Serpentine wall of the Pavilion gardens
D: McIntire amphitheatre
E: The Pratt ginko
F: The Rotunda colonnade
G: The Rotunda

D

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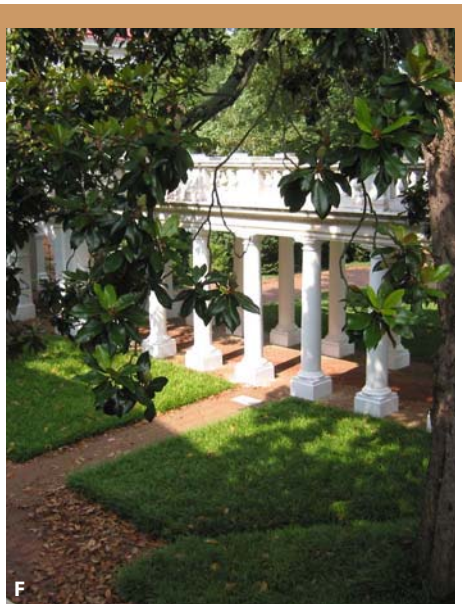

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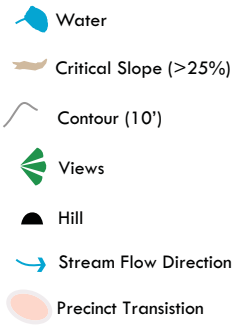
Central Grounds Natural Features

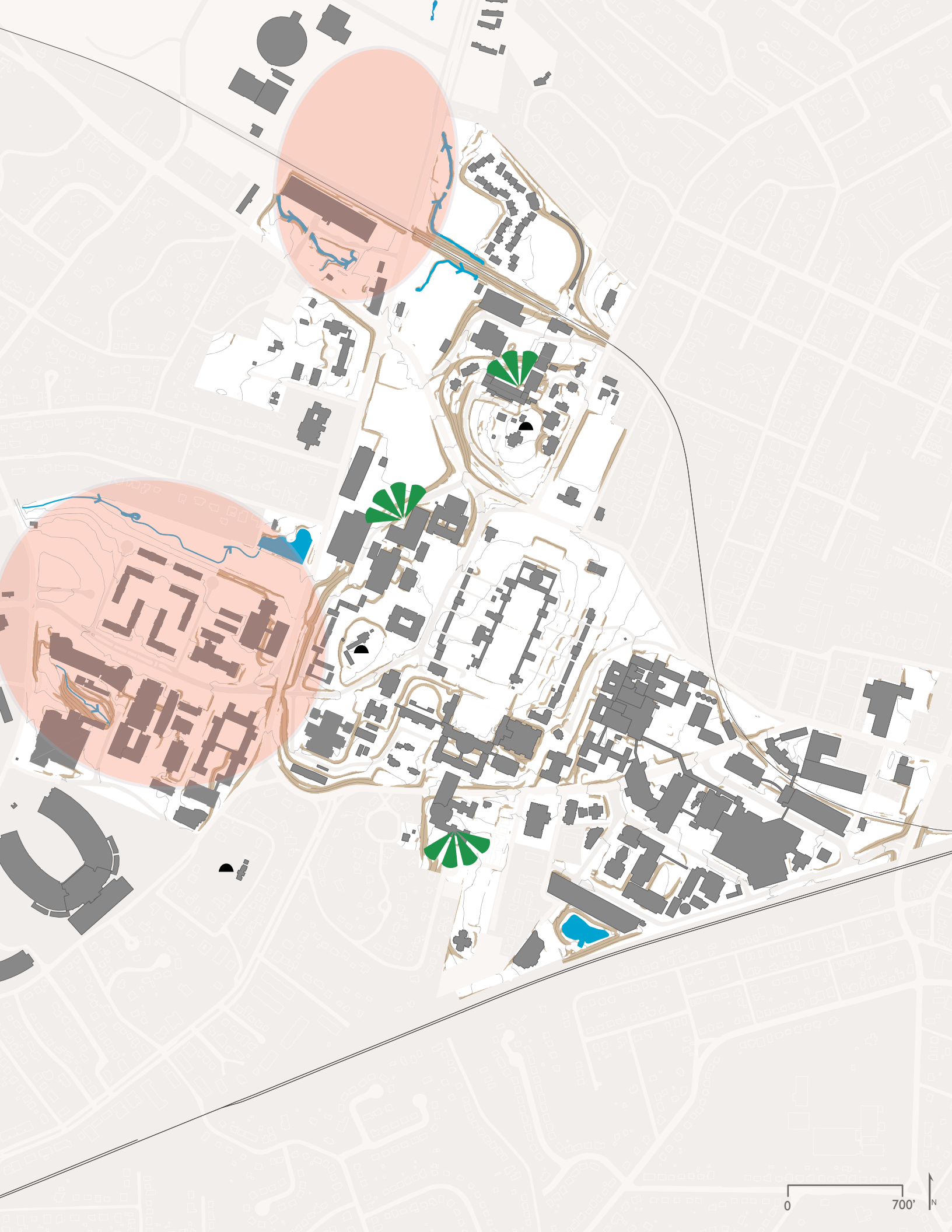
The Central Grounds offers many areas of flat terrain, combined with gentle hills. The precinct is essentially a plateau, or low ridge running in a north-south direction. To the west, the precinct drops off sharply to Emmet Street, Nameless Field, the tennis complex and the Dell. To the east, the Academical Village slopes downward toward the Health System and the neighborhoods of Charlottesville. Carr's Hill - the location of the President's House - is the highest point of the Central Grounds. Other prominent points in the precinct are Monroe Hill and the Rotunda. In the past, Carr's Hill offered sweeping views of Madison Bowl, the Rotunda, Alderman Library, Nameless Field and the tennis complex (which was a pond in times past.) Today, tall trees obscure most of the views from this vantage point. Strong views of the surrounding landscape are found at Campbell Hall (of the Blue Ridge Mountains to the northwest), Clemons Terrace (of Lewis Mountain to the west and the athletics complex to the north), and the South Lawn (south and east to Carter's Mountain). For many years, water features in Central Grounds have been hidden from view in a network of underground pipes and culverts. Recently, portions of this network have been daylighted in an effort to revive this segment of Meadow Creek and provide better stormwater management. The beginning of this effort is seen in the Dell landscape and continues towards North Grounds at the front of the Emmet-Ivy Parking Garage and along Emmet Street to the John Paul Jones Arena site. Portions of Meadow Creek remain underground starting at the terminus of the Dell, through the tennis complex and emerging on the north side of Carr's Hill Field.

Very few natural features remain in the highly developed Health System. Much of this district was previously a residential area until the Health System expanded in the 1970s and 80s. The topography slopes down from the East Range to Jefferson Park Avenue, where it levels out and rises slightly towards West Main Street. The low point of the district is the stormwater collection pond behind the South parking garage, which accommodates most of the stormwater for the district. This pond outflows to the Moore's Creek stormwater system to the south. Views are limited from the ground plane, but commanding views of the city and southwest mountains are available from tall buildings and the hospital.



Top: Carr's Hill

Bottom: Meadow Creek is an important stormwater management resource within Central Grounds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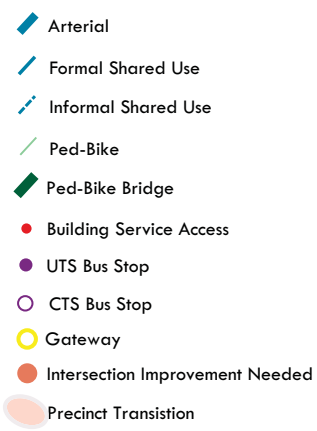
Central Grounds Linkages

Circulation throughout Central Grounds offers a multitude of facilities for pedestrians and bicycles including the University transit system (UTS), but has limited parking and vehicular access. Primary gateways to the Grounds are located at Emmet and Ivy, and at West Main Street and Jefferson Park Avenue. McCormick Road provides a primary circulation spine through Central Grounds, and is used heavily by pedestrians, bicycles and the UTS buses. Emmet Street and Jefferson Park Avenue both form boundaries for the Grounds, but also move through the campus in certain sections and provide important access for vehicles to and through Grounds. Central Grounds benefits from the most comprehensive network of pedestrian and bicycle routes of the three precincts.

Central and West Grounds are well connected and share Emmet Street as a boundary, but North Grounds is separated from both precincts, with less direct connections for all modes of travel. The development of the Goodwin bridge, linking the student housing on the northern edge of Central Grounds to the athletic fields of North Grounds, has aided pedestrian and bicycle access. Further redevelopment of the southern edge of North Grounds will continue to increase interconnectivity.

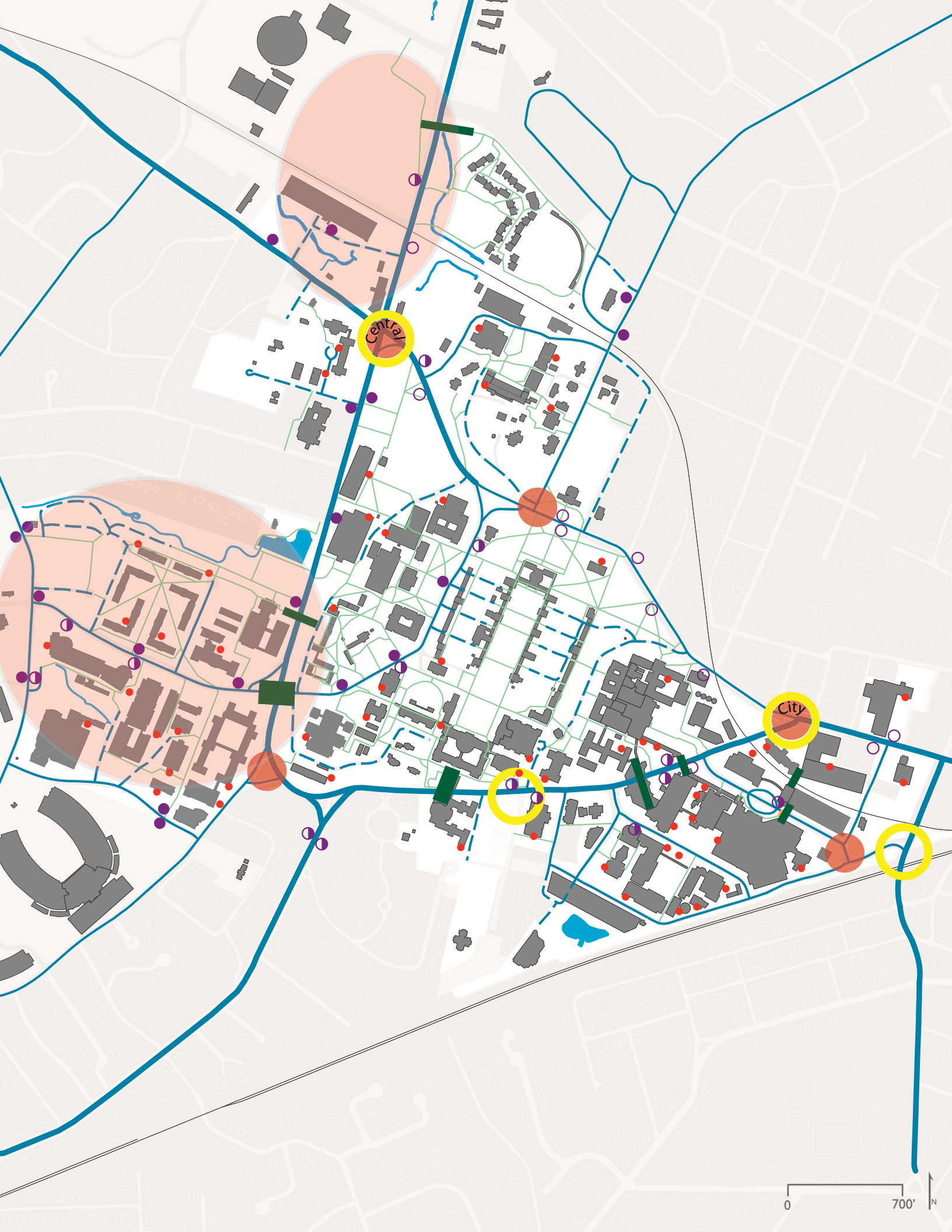
Circulation within the Health System (HS) district is important in providing good access for staff, patients and visitors to the hospital and its related facilities. As such, this district has multiple streets and parking garages that accommodate HS uses specifically. Internally, the Health System facilities are well connected by a system of interior walkways called "the link", which will continue to be extended and updated with the development of new facilities. Externally, the area is well served by UTS, Charlottesville area transit (CAT) and JAUNT bus systems and the HS shuttle. Planning for new development will provide better connectivity for pedestrians and bicycles through improved streetscapes and amenities.



Top: The 'Long Walk' is one of many pedestrian walkways in the Central Grounds precinct

Bottom Left: 'The Link' provides internal circulation throughout the Health System

Bottom Right: Bicycle parking in front of Alderman Library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Central Grounds Green Space

Central Grounds hosts an array of green spaces, ranging from the iconic civic spaces of the Lawn and libraries' quadrangle to the more scenic Pavilion gardens and plantation. These green spaces are key elements of this precinct and the Grounds-at-large, and are enjoyed by large numbers of people throughout the year. In addition to these core green spaces, there are a number of intramural recreation fields and multi-use fields in this precinct. Two of these, Lambeth Field and Madison Bowl are historic and provide a unique recreational experience. In general, the Central Grounds contains an abundance of green spaces that are well integrated with the academic and residential buildings and provide a multitude of opportunities with a variety of uses.

Three new landscape spaces within the South Lawn project provide key landscape opportunities and connections for this precinct: the terrace crossing and Vista Point (an important pedestrian connection across Jefferson Park Avenue), the cultural courtyard and the memorial park.

The area south of Jefferson Park Avenue, which primarily consists of the Health System, is in need of additional green space that is planned to be integrated with the development of future Health System projects. Currently, the primary green spaces within this district are Clark Park and the courtyard within the medical research buildings.

Top: Looking south down the Lawn - centered in the view is Old Cabell Hall

Bottom Left: The Foster park is an important new green space at the South Lawn that preserves and memorializes the heritage of the site

Bottom Right: Yulan magnolia in full bloom just north of the Rotunda


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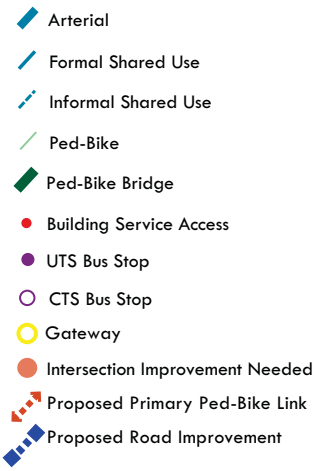
Central Grounds Proposed Linkages

The primary project to provide improved connectivity within Central Grounds is the conversion of McCormick Road to a managed street; prioritizing pedestrian, bicycle and transit uses. Vehicular traffic would be rerouted to other roads to allow for safer and faster access for these prioritized uses. The section of the managed street would run from the intersection with Alderman Road to University Avenue.

Other planned improvements for the pedestrian and bicycle network include the extension of the Dell trail to Alderman Road, a green space connection from McCormick Road down to the new facilities and the stadium along Whitehead Road, and enhanced pedestrian access along Cabell Drive.

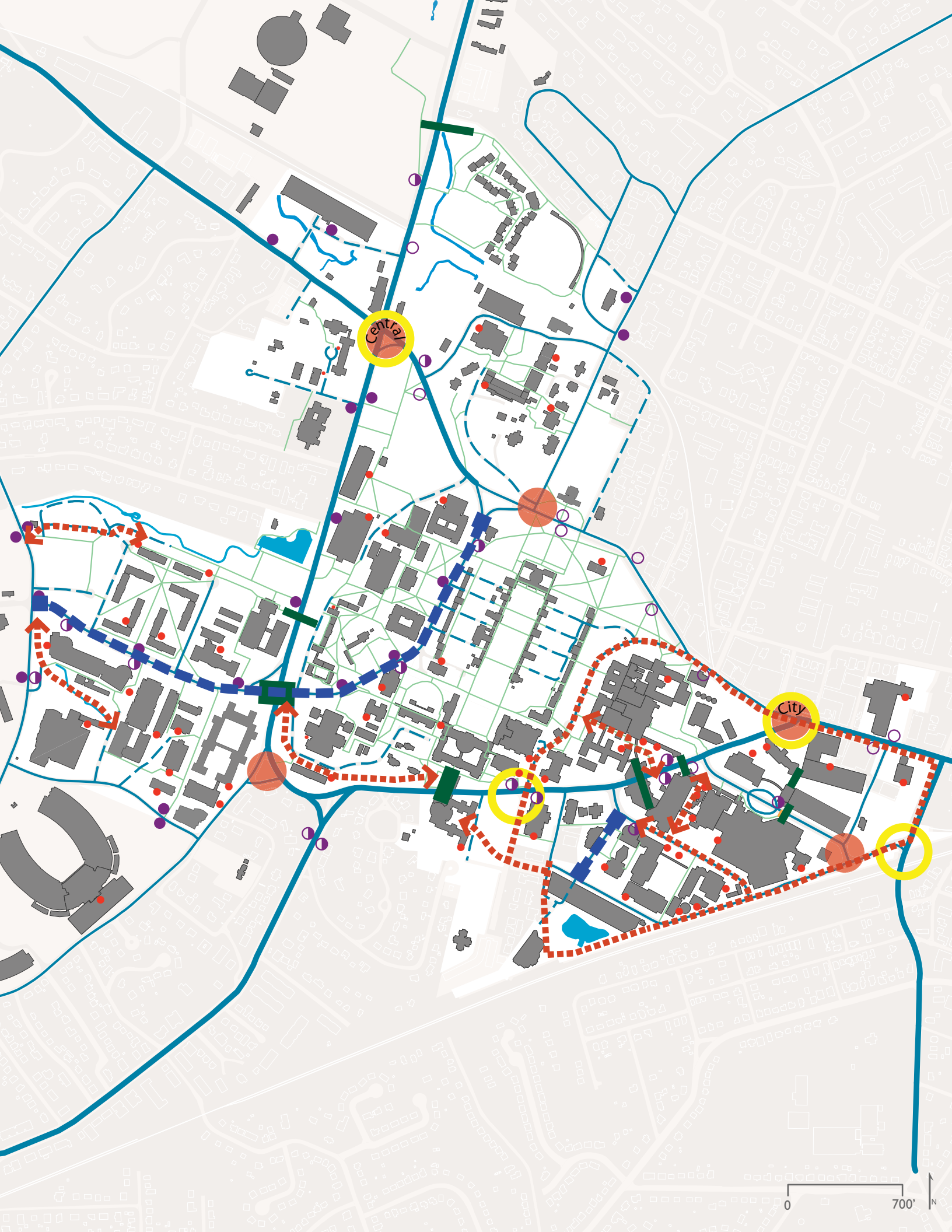
Within the Health System, two new road connections, the realigned Lee Street at the east entrance, and Crispell extended will provide improved access and flow for all vehicles, pedestrians and bicycles. Jeanette Lancaster Way will be converted to a pedestrian mall use, which will also accommodate bicycles. Pedestrian connections will also be added from Hospital Drive down to JPA, and from Lee Street to Lane Road. While the Lee Street streetscape is enhanced for patient and visitor access, above ground walkways will be added to continue building the 'link' system among all of the HS facilities.



Top: View of the pedestrian bridge connecting the South Lawn complex to New Cabell Hall

Bottom Left: Artist's rendering of the proposed pedestrian-only Jeannette Lancaster Way

Bottom Right: Goodwin pedestrian bridge, linking Central and North Grounds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Central Grounds Proposed Green Space

Planned improvements for the bicycle and pedestrian network described on the previous page will be designed to extend the green space system throughout Central Grounds, including the Health System. Additional green spaces are also planned for new facilities within the Health System with an overall goal of increasing green space, while continuing to improve connectivity to the Academical Village.

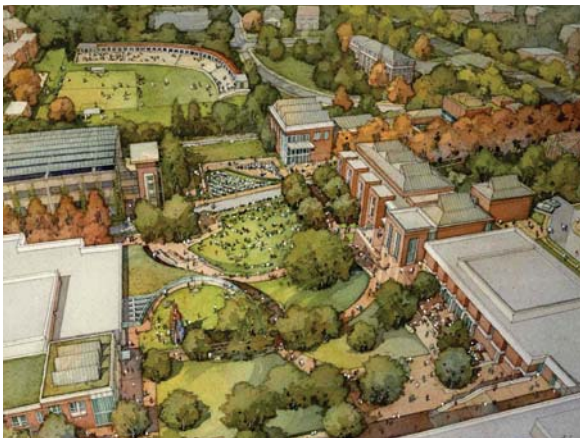
Three new landscape spaces within the South Lawn complex provide key spaces and connections for this precinct: the terrace crossing (an important pedestrian connection across Jefferson Park Avenue), the central courtyard and the memorial park. The addition of these South Lawn green spaces is important because they provide connections from the Central Grounds to nearby student residences in addition to green spaces for both areas.

Current infill projects on underutilized parking lots, combined with the new Culbreth Road garage and a planned addition to the Drama building, set the stage for the realization of a primary green space in the center of the Casteen Arts Grounds.

Top: Artist's rendering of the proposed Arts Grounds

Bottom Left: Artist's rendering of a planned pedestrian and green space connection between South Lawn and the Health System

Bottom Right: South Lawn complex with the pedestrian terrace

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Central Grounds Proposed Development Volumes

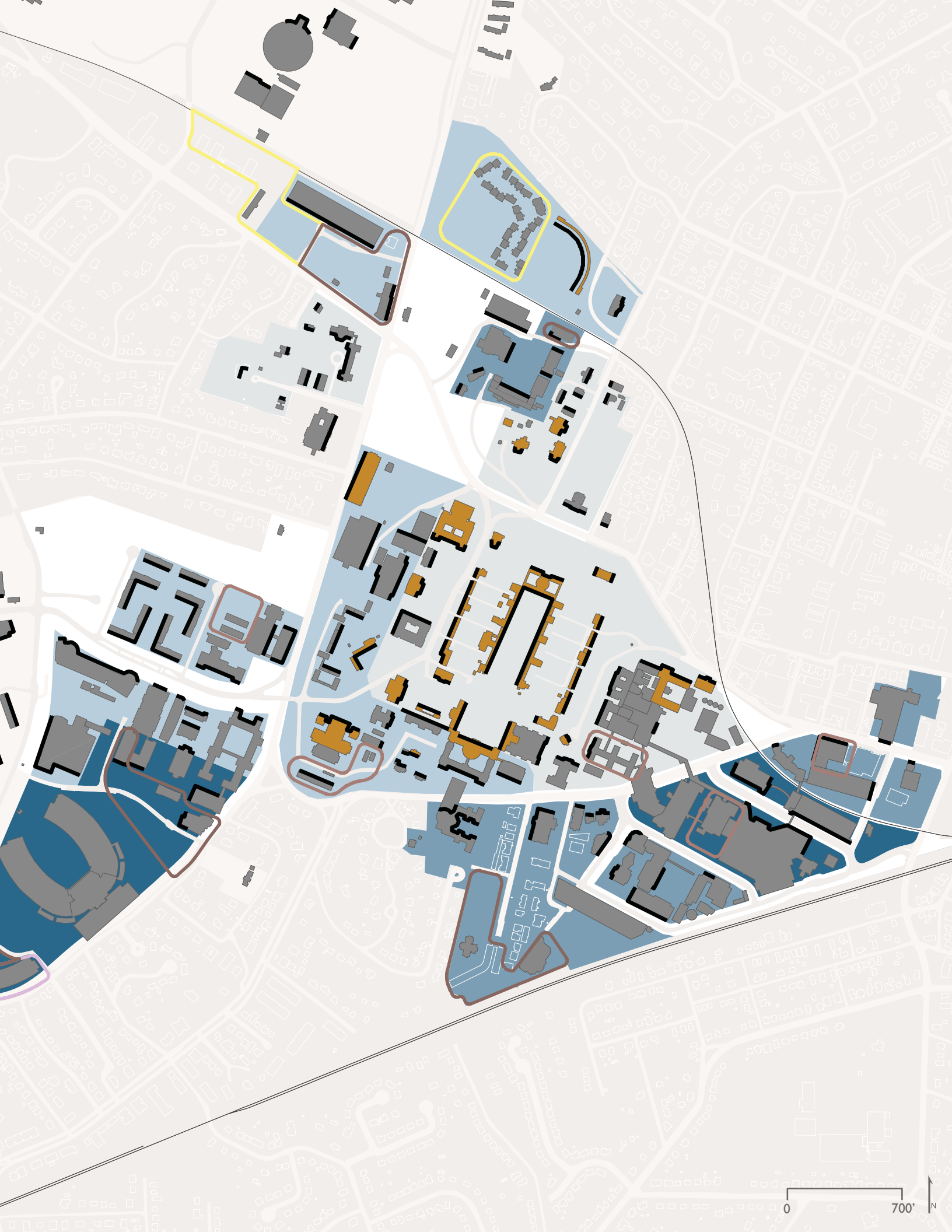
Given the historical importance of many Central Grounds buildings and green spaces, the redevelopment opportunities in this precinct will be few and specific. Any expansion that does take place in Central Grounds will be concentrated around the periphery and within the Health System. In the Carr's Hill/Casteen Arts Grounds area, the studio art building - Ruffin Hall, the Hunter Smith Band Building and the Thrust Theatre are all recently developed.

Adequate capacity for new academic and Health System facilities is demonstrated through infill of underutilized parcels and replacement of existing structures with higher density buildings. Redevelopment opportunities have included the new Couric Cancer Center (established by relocating parking), the Medical Education Building and the Battle Building along West Main Street. The current Virginia Ambulatory Surgery Center site and other locations along Brandon Avenue connecting to the South Lawn complex provide additional opportunities for redevelopment.

Top: A view of Ruffin Hall, the studio arts building completed in 2008

Bottom Left: Artist's rendering of the Thrust Theatre, looking southwest

Bottom Right: Artist's rendering of the Battle Building, looking east on West Main Street with the Blake Center removed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The West Grounds Today

West Grounds was the second major area of development for the UVa campus beyond Central Grounds, and houses a large percentage of the University science, engineering, teaching and research facilities, student residences and athletic/ recreation uses. The remainder of the land surrounding the academic buildings and residence halls is rolling with areas of steep slopes; particularly around Observatory Hill. The most prominent non-academic use in West Grounds is the Scott Stadium, the home of the Virginia Cavaliers football team. With a capacity of 60,000, the stadium draws crowds on game days that can impact pedestrian, bicycle and vehicular circulation and parking impacts throughout the Grounds. West Grounds also contains a number of campus service facilities such as dining centers, the recycling center, Facilities Management and recreation and fitness centers.

The West Grounds is bounded by Route 29/250 to the west, Ivy Road and private property to the north, Emmet Street to the east and private property to the south. Land use to the north is mostly single and multi-family housing, while to the south is multi-family housing and some commercial and service uses. The western terrain of West Grounds is dominated by the forested Observatory Mountain and Lewis Mountain, which both rise more than 200 feet over the Grounds. Beyond this, Route 250/29 creates a major physical barrier.

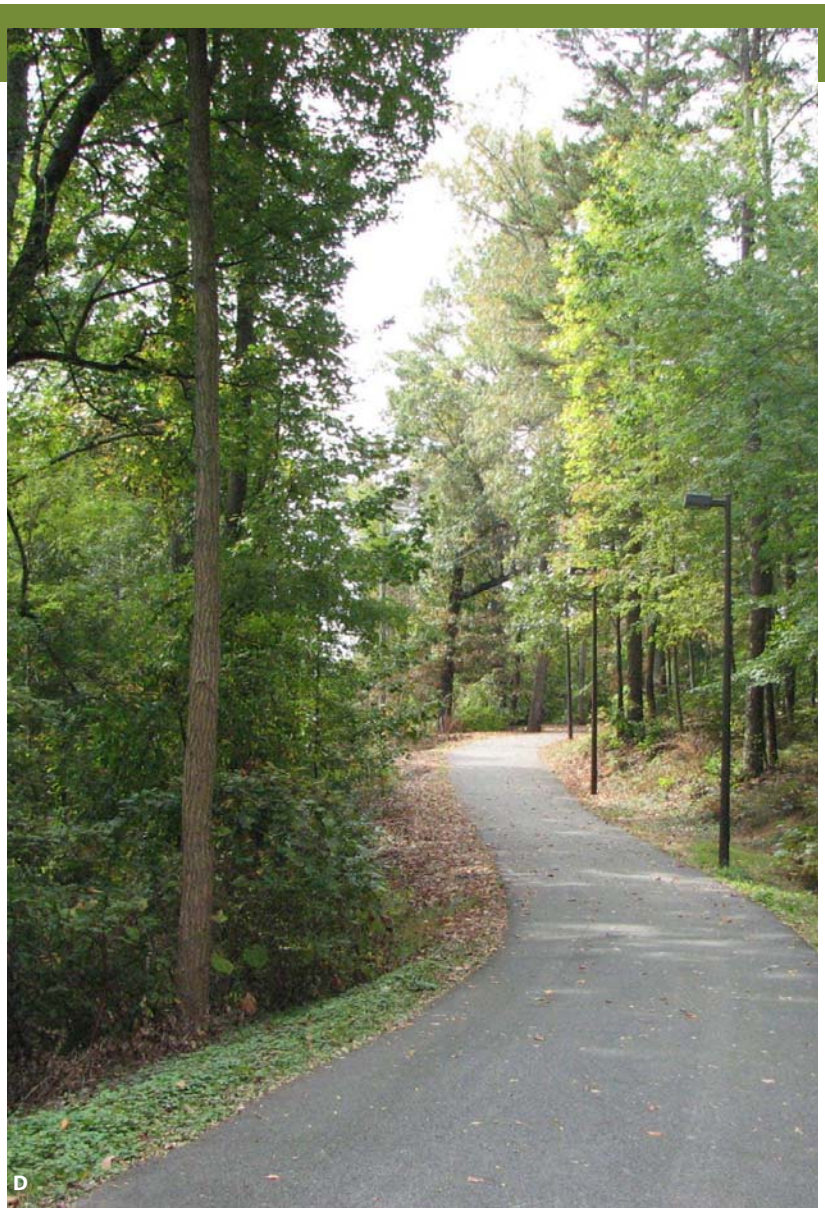

A


B


E

A: Scott Stadium
B: Gilmer Hall
C: The Dell
D: Multi-use trail on Observatory Mountain
E: Woody Residence Hall
F: The Dell


C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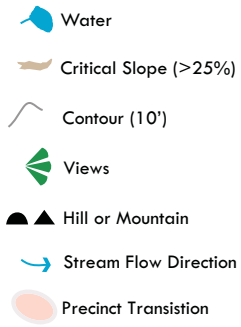
2

West Grounds Natural Features

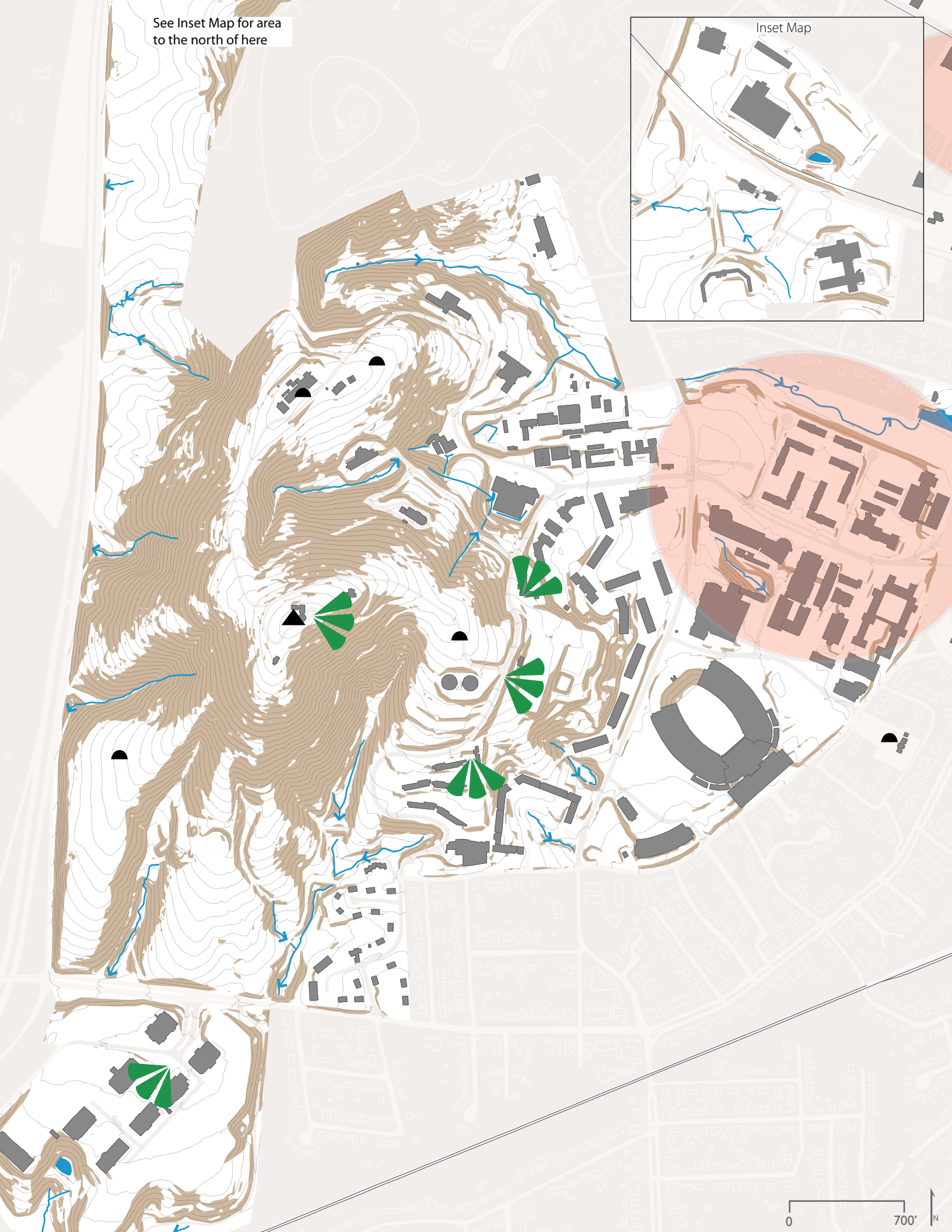
West Grounds is dominated by two promontories: Observatory Mountain and Lewis Mountain. Observatory Mountain (often called O-Hill) rises up from Alderman Road and offers commanding southern and eastern views from several vantage points and a large forested green space for recreation and conservation for the University. Lewis Mountain, to the north, is privately owned, but it is connected to Observatory Mountain with a narrow ridge that slopes steeply on its eastern and western sides. Observatory Mountain flattens out at its base and falls gently to the east along McCormick Road towards Emmet Street. The steep topography of the mountain contains numerous small streams. On the northeast side, these streams flow toward the Dell, and represent the headwaters of Meadow Creek. Streams flowing to the south and west from Observatory Mountain eventually flow into Moore's Creek. Both of these creeks flow into the Rivanna River.



Top: View of Observatory Mountain from the Alderman Lawn

Bottom Left: The Dell, upper stormwater pond inflow

Bottom Right: Looking down the central lawn of Hereford College toward the southern mountains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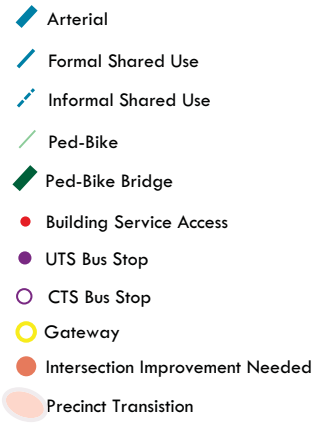
West Grounds Linkages

Circulation in West Grounds is focused on McCormick Road, running east to west, and Alderman Road, running north to south. Both roads are heavily used by pedestrians, bicycles, buses and cars. The area is well serviced by University Transit System (UTS) and Charlottesville Area Transit (CAT) buses, with the exception of Fontaine Research Park, which is currently not served by either bus line. There is a network of pedestrian and bicycle paths that provide connectivity within and between the major housing areas and the science and engineering area of West Grounds. A large network of informal recreation trails are found on Observatory Mountain, including a section of the Rivanna Trail. All of these trails are well used by hikers, bikers and runners alike. This wooded area provides an excellent scenic, recreational and connective amenity that could be used to increase connections with areas of the North Grounds.

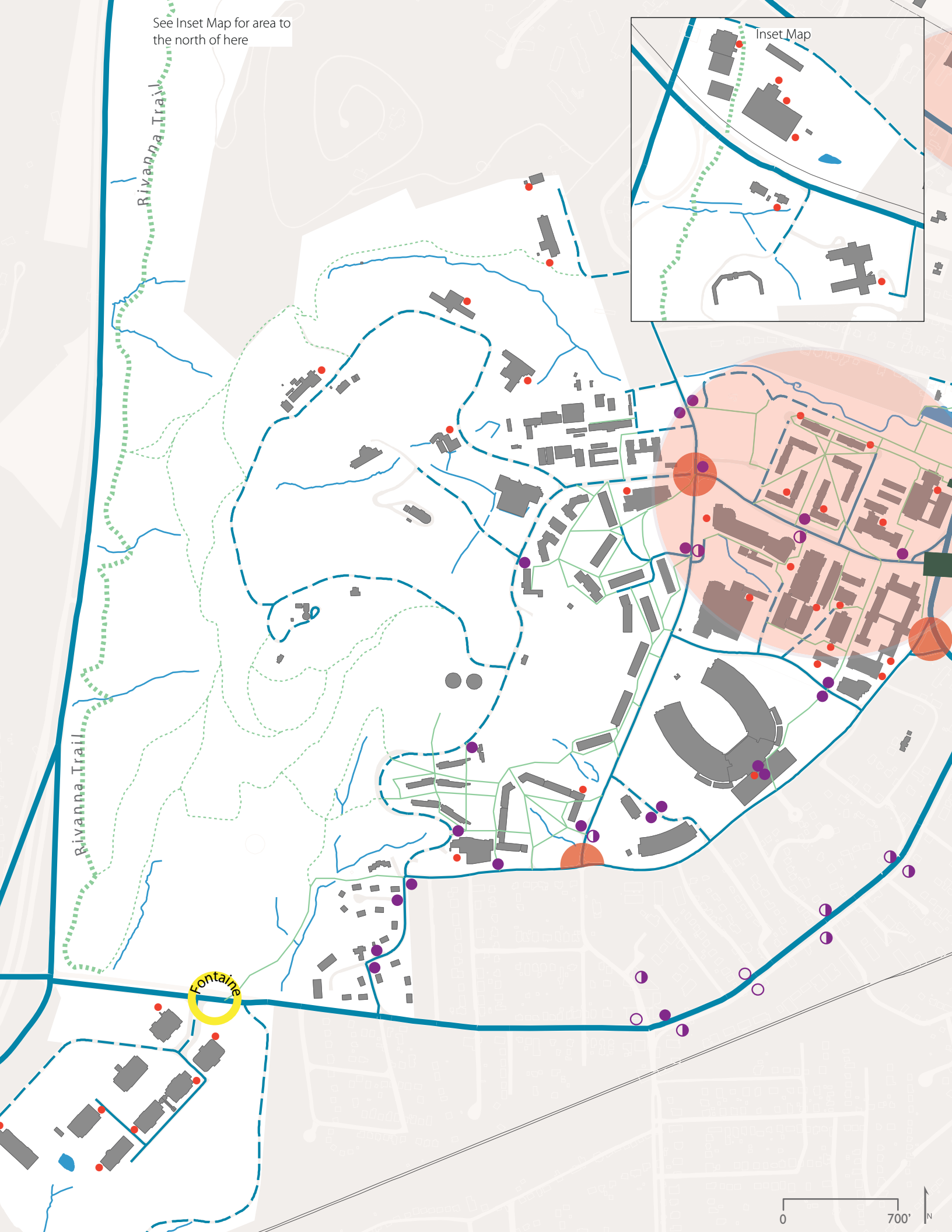
West Grounds is well connected to Central Grounds by McCormick Road and the Ruffner pedestrian bridge. Like Central Grounds, it is not well connected to North Grounds. The main connection between North and West Grounds is Alderman Road, but this requires passing through the privately-owned Lewis Mountain neighborhood .



Top: McCormick Road multi-use corridor linking West and Central Grounds

Bottom Left: One of many recreation trails on Observatory Mountain

Bottom Right: Bus transit on McCormick Road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Rivanna Trail
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2

West Grounds Green Space

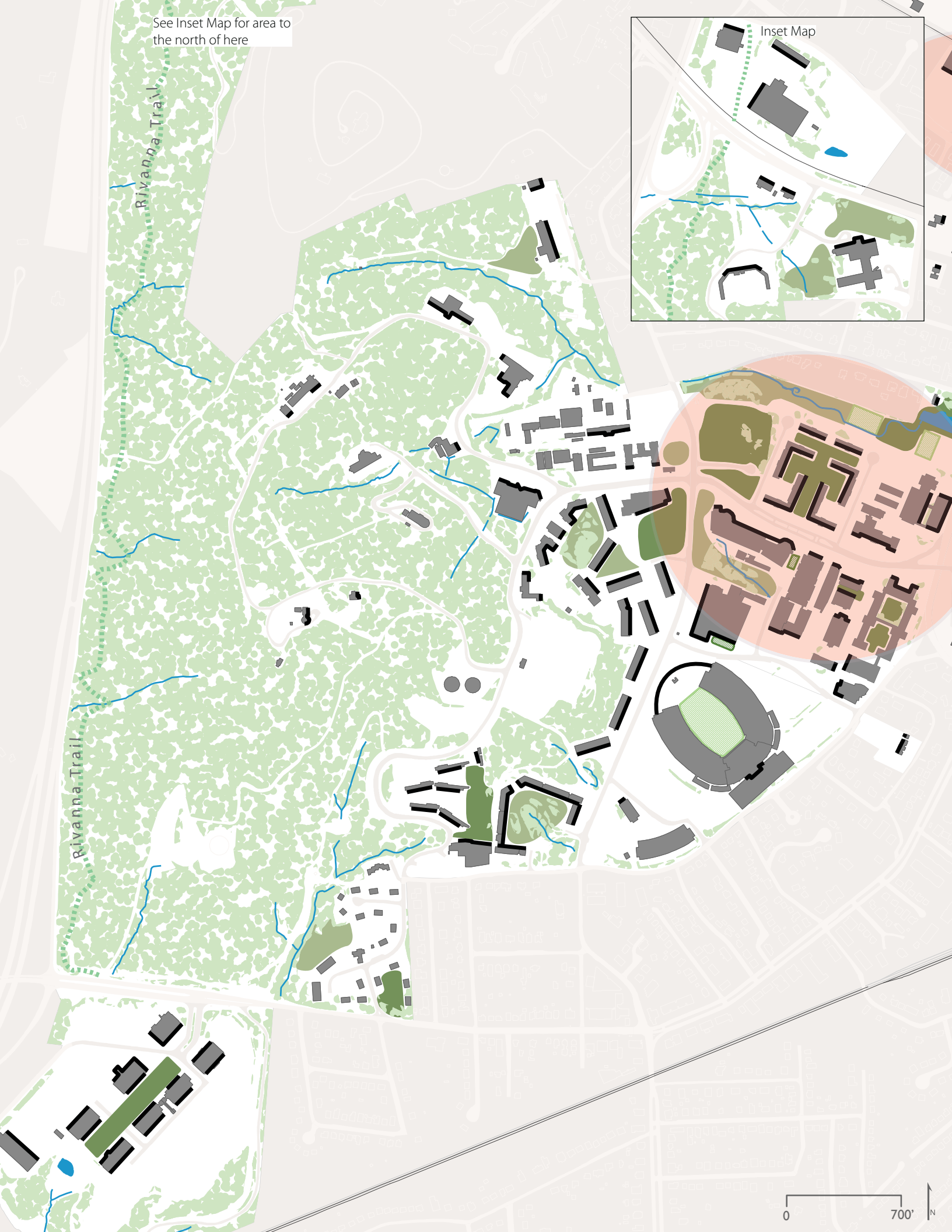
There are many types of green spaces in West Grounds. Observatory Mountain provides the largest single area of forested green space on Grounds and represents an important historic, ecologic and recreational resource for the University. Beyond the mountain, one of the most vital green spaces is the Dell; part of a daylit stormwater management system that provides an essential naturalized habitat within the West Grounds, as well as a recreational resource and circulation link for pedestrians and bicycles. This award winning design forms the beginning of the long term shift towards naturalized and daylit stormwater management for the entire campus. Adjacent to the Dell, the 153-acre cemetery has served the University community since it was founded in 1928. A field bordered by stone walls, it provides a home to both the University and Confederate Cemeteries.

Additional green spaces, formal, informal and naturalized, are woven throughout the residence halls and academic buildings of West Grounds. A long stretch of the Rivanna Trail runs through West Grounds at the western periphery along with various other informal trails. This wooded area provides an excellent scenic, recreational and connective amenity that could also be used to increase connections with areas of the North Grounds. The primary athletic facility in the West Grounds is Scott Stadium.

Top: The ellipse at Observatory Mountain Dining Hall

Bottom Left: Student garden at the intersection of Alderman Road and McCormick Road

Bottom Right: Entrance to the cemetery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Rivanna Trail
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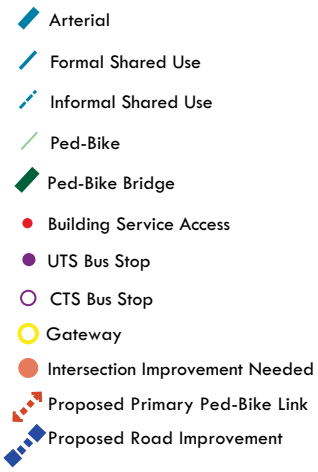
West Grounds Proposed Linkages

Improvements to circulation in the western portion of this precinct could provide UTS access to the Fontaine Research Park and shorten the perceived distance from the residence areas to Central Grounds. The new road through Hereford residential college makes a one-way loop route possible for bus service to this previously underserved area. Additional road widening and bus stops could make a two-way loop possible. This loop bus route is also essential for serving Kellog House and the redeveloped Alderman Road Residence Halls.

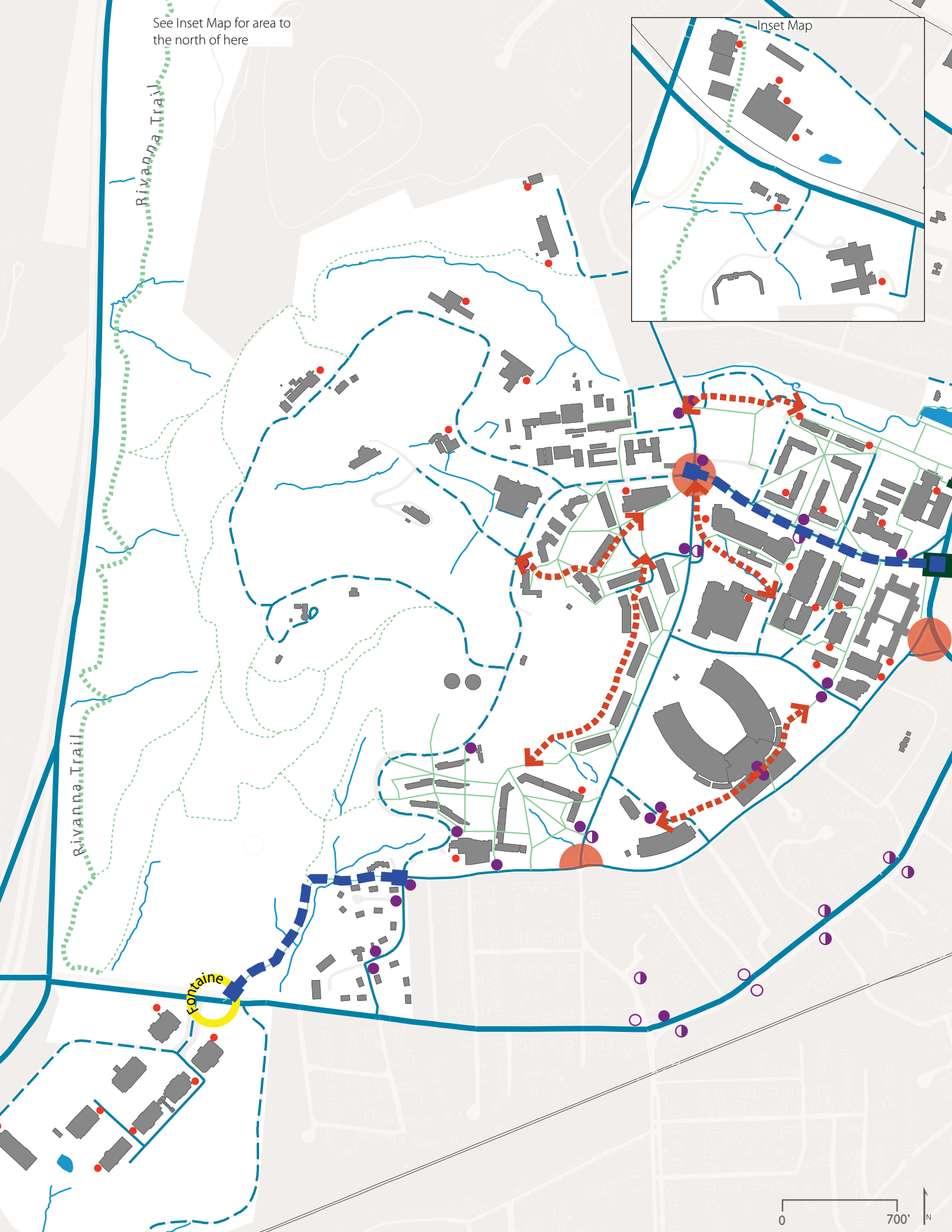
The planned extension of Stadium Road to Fontaine Avenue as a managed street for UTS, pedestrians and bicycles would improve access to the Fontaine Research Park and provide a better transit link. The ongoing redevelopment of the Alderman Road Residence Halls also presents the opportunity to organize the buildings around a pedestrian and bicycle path linking them with Hereford College. This path will be vehicle free with little change in elevation, providing a quick comfortable connection between residence areas, dining hall services and student activity centers.



Top: Rendering of Alderman Road residence halls with pedestrian paths in the foreground

Bottom Left: Extending Hereford Drive allows for improved connectivity in the precinct

Bottom Right: Engineer's Way and Rice Hall plaza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West Grounds Proposed Green Space

Establishing an additional central green space for the West Grounds provides another primary focal space for the precinct and links existing high quality green spaces throughout the area. The existing primary space is the grass ellipse south of Observatory Mountain dining hall. The ellipse, created during the development of the dining hall in 2006, serves as a central green space for nearby residents, and forms connections to the larger green space system. By linking and reconfiguring this space with others in West Grounds, it is possible to develop a green space sequence that will define the entire West Grounds precinct. The diverse mix of adjacent building uses, including housing, dining, academic, support functions and recreation, benefits from this central green space with outdoor amenities.

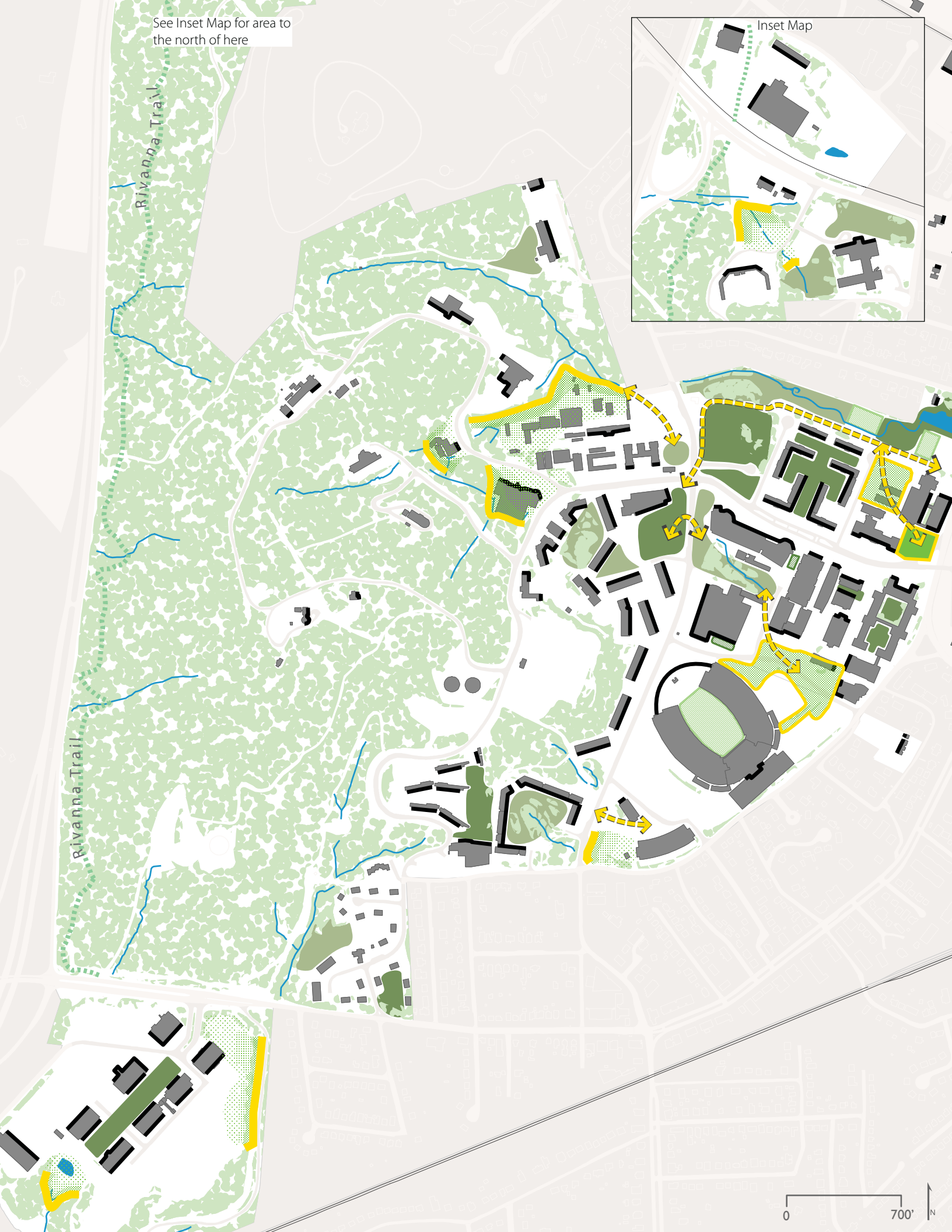
An additional large green space is planned for the Whitehead Road redevelopment area, where two large academic buildings are currently under construction. This green apace will form the heart of a new academic zone, where two to three additional buildings will be developed. The planned green space will also provide an amenity for the stadium.

The adjacent UVa cemetery provides a historic green space resource in this area. Enhanced connections through the Dell and cemetery will improve connectivity between Central and West Grounds.

Top: Artist's rendering of the proposed major green space in the Whitehead Road area

Bottom Left: Rendering of Alderman Road residence halls with existing ellipse in the foreground

Bottom Right: Rendering of the proposed Whitehead Road green space with tailgating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West Grounds Proposed Development Volumes

Adequate capacity for new residential and academic facilities will be provided through infill development of underutilized parcels and replacement of existing structures with higher density buildings. Redevelopment opportunities include the reconfiguration of the Whitehead Road corridor and the expansion of nearby structured parking to make additional building sites available, and replacement uses within the existing Facilities Management site west of Alderman Road. Within these redevelopment zones, a series of linked pedestrian walkways will improve circulation and form stronger physical connections with adjacent areas. Infill with higher density is the primary strategy to meet rising demand for student housing in West Grounds. The redevelopment of the Alderman Road residence halls increases capacity on this site, providing additional space for academic and student life by including these spaces within the new residence halls. A potential redevelopment of the Piedmont faculty housing area, with increased density, would provide additional faculty and staff housing.

Top: Wilsdorf Hall, an infill project completed in 2006, provides additional lab and administrative space for the School of Engineering and Applied Sciences

Bottom Left: Artist's rendering of an Alderman Road residence hall

Bottom Right: Artist's rendering of the ITE Building


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A

The North Grounds Today

North Grounds is the third and most recently developed precinct. The acquisition of the Duke and Massie estates provided land for University expansion, and the first developments were the Copeley Hill student housing complex (which no longer remains) and University Hall. The relocation of the Law School, Judge Advocate General's School and the Graduate School of Business Administration in the late 1960s and early 70s continued the development of North Grounds. This precinct also accommodates housing facilities, the largest percentage of athletic/recreation fields on-Grounds and the multi-use John Paul Jones Arena, which houses athletic facilities and is the major event center for the University.

North Grounds is the least developed of the three precincts. While the three Graduate Schools benefit from their expanded facilities, the suburban planning of North Grounds results in physical separation from Central and West Grounds as well as an internal lack of connectivity. Large tracts of redevelopable land make North Grounds a good recipient for future University growth.

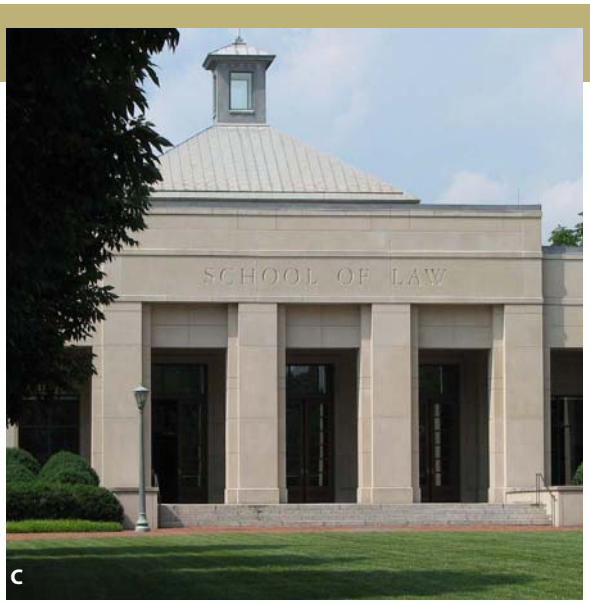
The North Grounds precinct is generally defined by Route 29/250 to the north, Emmet Street to the east, Ivy Road to the south and private property to the west. The land uses surrounding this precinct are varied. To the east is Barrack's Road Shopping Center–one of the largest shopping areas in Charlottesville. To the north is a deep wooded ravine and the Route 29/250 bypass. To the south is Ivy Road with a mixture of commercial and auto-oriented businesses, and to the west is non-University multi-family housing. None of these areas are well-connected to North Grounds, but they represent potential for interconnectivity.

A: Darden School of Business
B: Rivanna Trail
C: School of Law
D: Montesano (Center for Politics)
E: Goodwin Bridge and University Hall
F: The Park
G: The Miller Center
H: John Paul Jones Arena
I: Leonard Sandridge Road


D


G


B


SCHOOL OF LAW
C


E


F


H

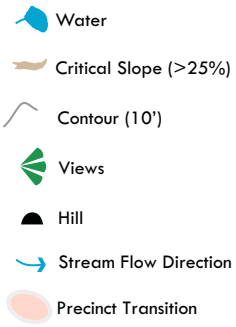

I

3

North Grounds Natural Features

North Grounds is characterized by two varying physical conditions. To the east and south the area is generally flat with sloped grade changes at the boundaries and roadways. In the north and west the precinct has large ravines, most notably the large forested riparian area located between the Route 250/29 bypass and the Law and Darden Schools. Because of its lower elevation in relation to the other precincts and the abundance of tall trees, there are very few significant viewpoints. Views from the Miller Center, Klockner Stadium and Darden Business School are limited to their vistas within North Grounds.

The stormwater management system that begins at the Dell in West Grounds moves from the Emmet Ivy garage to Carr's Hill to the John Paul Jones Arena, where it flows into Meadow Creek. The natural drainages in North Grounds are tributaries of Meadow Creek. The largest of these tributaries runs from west to east in the wooded valley on the north side of the precinct, and a smaller creek runs down the middle of the centrally located Copeley Housing complex. This creek flows east along the north side of the John Paul Jones Arena before exiting the Grounds. This network of small creeks and ravines disrupts connectivity between the existing facilities dispersed throughout the precinct, but provide important scenic, recreational and conservation amenities.



Top: John Paul Jones Arena stormwater management system

Bottom Left: Copeley Housing Area, centered on a small creek that runs through the complex

Bottom Right: A portion of the Rivanna Trail located in North Grounds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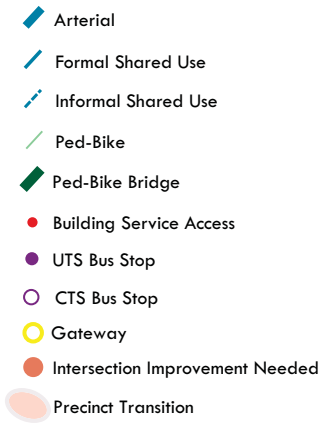
North Grounds Linkages

Based on their relocation, the three Graduate Schools benefit from their expanded facilities, but the suburban development of North Grounds results in an internal lack of connectivity. Massie and Copeley Roads provide the main arteries for vehicular, bicycle, pedestrian and transit movement, and connectivity between the athletics complex at University Hall and the professional schools. The Copeley Housing area is accessed by a series of side streets that end in cul-de-sacs, which limits circulation within and through the housing area. Pedestrian routes generally follow roads, and there are additional internal pedestrian ways within the professional schools. The Rivanna Trail follows the stream in the wooded valley behind these schools. Overall, the precinct is well served by the UTS bus service.

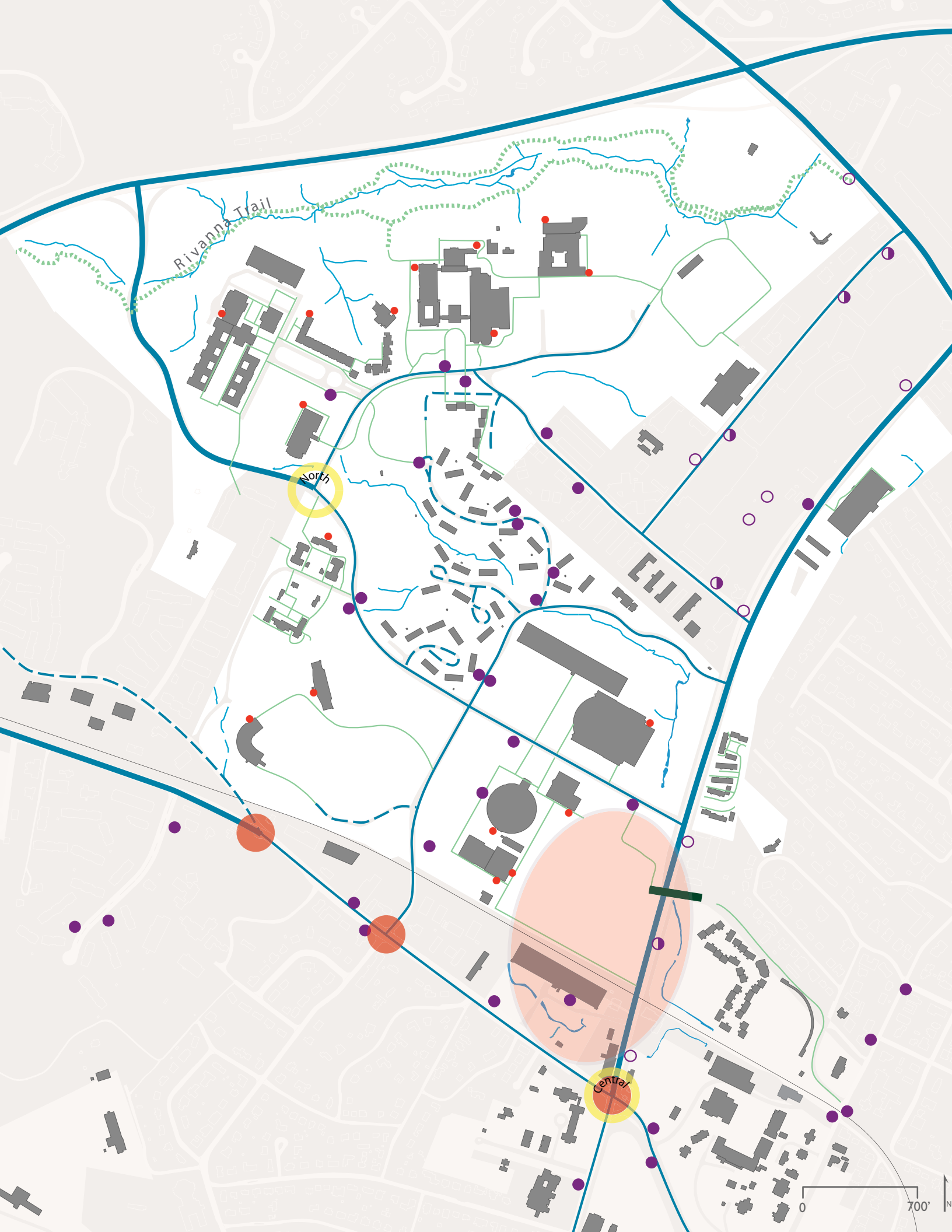
Connectivity with the rest of the Grounds is provided through Alderman, Emmet, and Ivy Road/University Avenue. A bridge across Emmett Street provides bicycle and pedestrian access to Central Grounds and sidewalks carry pedestrians south along Emmett Street to Central Grounds. As a large and heavily used sports and entertainment venue, the John Paul Jones Arena, and to a lesser extent, Klockner and Davenport fields bring a large number of vehicles into the precinct. In addition, the parking lots around University Hall and John Paul Jones Arenas are principal daily-use parking areas. Traffic flows into the precinct primarily from the 29/250 bypass on Ivy Road and Leonard Sandridge Road, from Emmet Street and from Arlington Road.



Top: Looking west over Goodwin Bridge towards University Hall and North Grounds

Bottom Left: Pedestrian walkway near the Darden School of Business

Bottom Right: A view of Leonard Sandridge Road near the intersection with Massie Road


Rivanna Trail
North
Central
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3

North Grounds Green Space

A large variety of green spaces contribute to the character of the North Grounds precinct. High-quality green spaces are located in the forested stream valley at the north end of the precinct, at the Park, in areas around the Law and Business Schools, in parts of the Copeley Hill housing area and at the Miller Center. These spaces range from forested natural areas with trails to busy intramural playing fields. Much of the remaining green space in North Grounds is use-specific, such as the athletics practice and competition fields, and forested remnants near the John Paul Jones Arena and Copeley housing. One stretch of the Rivanna Trail, a loop trail around the City of Charlottesville, runs along the northern border of North Grounds within the forested ravine adjacent to the 29/250 bypass.

North Grounds is the location of a significant portion of the campus athletic and recreational facilities. University Hall and the multi-use John Paul Jones Arena dominate the southwestern landscape. Surrounding these facilities are practice fields for football, lacrosse, field hockey, softball and soccer, and to the west are Lannigan Track, Klöckner Stadium and Davenport Field. The Park provides recreational facilities and multipurpose fields for the campus-at-large, including softball facilities.

Top: The multi-use fields at the Park

Bottom Left: Formal green at the Darden School of Business

Bottom Right: Spies Garden at the School of Law


Rivanna Trail
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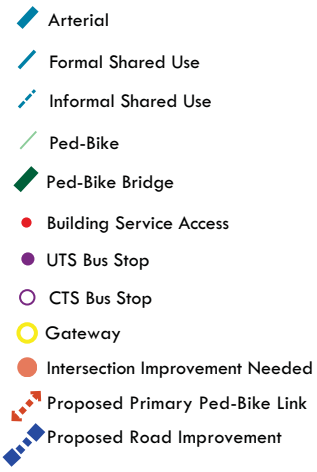
North Grounds Proposed Linkages

While Leonard Sandridge Road provides an entrance to the Grounds from the 29/250 bypass, a planned realignment of the intersection with Copeley Road will establish a more direct route, and an enhanced primary entrance for the Grounds. This shift in the roadway will also provide redevelopable land around University Hall, a planned linear green space linkage to Central Grounds and to the student housing area in North Grounds. A pedestrian and bicycle connection from the Goodwin Bridge to Massie Road could transform this area into a cluster of academic and mixed-use buildings, while increasing the density and pedestrian quality of North Grounds.

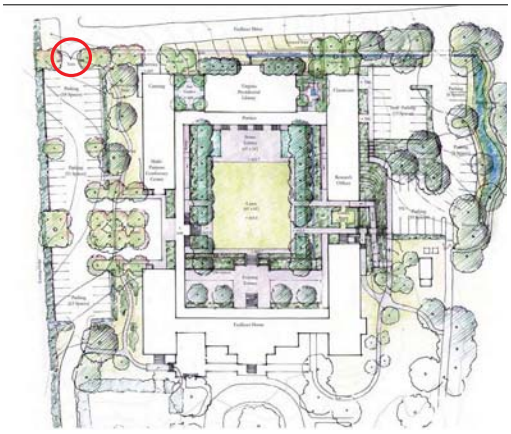
Several pedestrian and bicycle linkages will increase connectivity throughout North Grounds, including trails in the Copeley Housing area, in the ravine north of the professional schools, from Leonard Sandridge Road to Old Ivy Road and from the Park to Millmont Street.

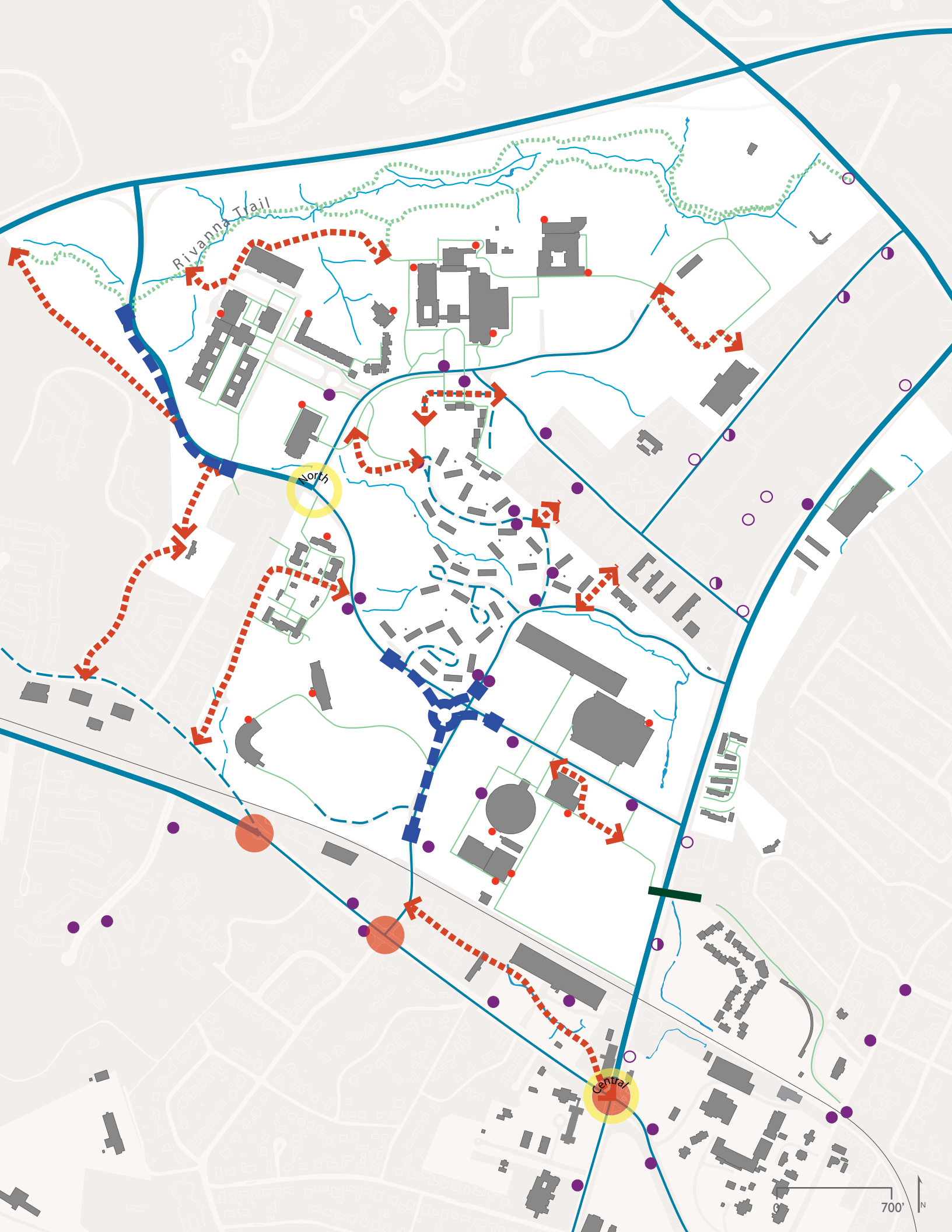


Top: Extended sidewalk on Massie Road

Bottom Left: Closed connection (gate) between Massie and Old Ivy Road at the Miller Center

Bottom Right: Rendering of the proposed Massie Road and Emmet Street intersection




Rivanna Trail
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North Grounds Proposed Green Space

Planned improvements for the bicycle and pedestrian network described on the previous page will be designed to extend the green space system throughout North Grounds, and to link existing facilities more effectively. In addition, the large redevelopment zone in the University Hall area will be master planned with green space amenities benefitting future facilities and connecting to the planned redevelopment of the Cavalier Inn site.

Top: The green space near John Paul Jones Arena is used for stormwater management

Bottom Left: Rendering of proposed sports entry at Lannigan Track & Field

Bottom Right: School of Law - improved green space and pedestrian connections are desired between the law and business schools


Rivanna Trail
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North Grounds Proposed Development Volumes

The North Grounds precinct has the lowest density of buildings of the three campus precincts, and is intended to accommodate the most redevelopment over the 20-year planning horizon, as infill converts available land into more active academic and housing clusters to meet the University's expanding needs. Opportunities for improvements at the professional schools, while limited, will increase localized density for the various schools. Areas of redevelopment southeast of the law and business schools and are designated to accommodate new redevelopment. The Copeley housing area and the Miller Center are also expected to see redevelopment in the future.

In the near-term, the North Grounds Recreation Center will be expanded with a new central area for informal social use, a pool for lap swimming and education, locker rooms, multi-purpose spaces for mind/body wellness and martial arts, and improvements to the tennis, racquetball and squash courts.

Top: Rendering of the proposed Miller Center expansion

Bottom Left: The Judge Advocate General's Legal Center and School

Bottom Right: An addition and renovation is planned for the North Grounds Recreation Center


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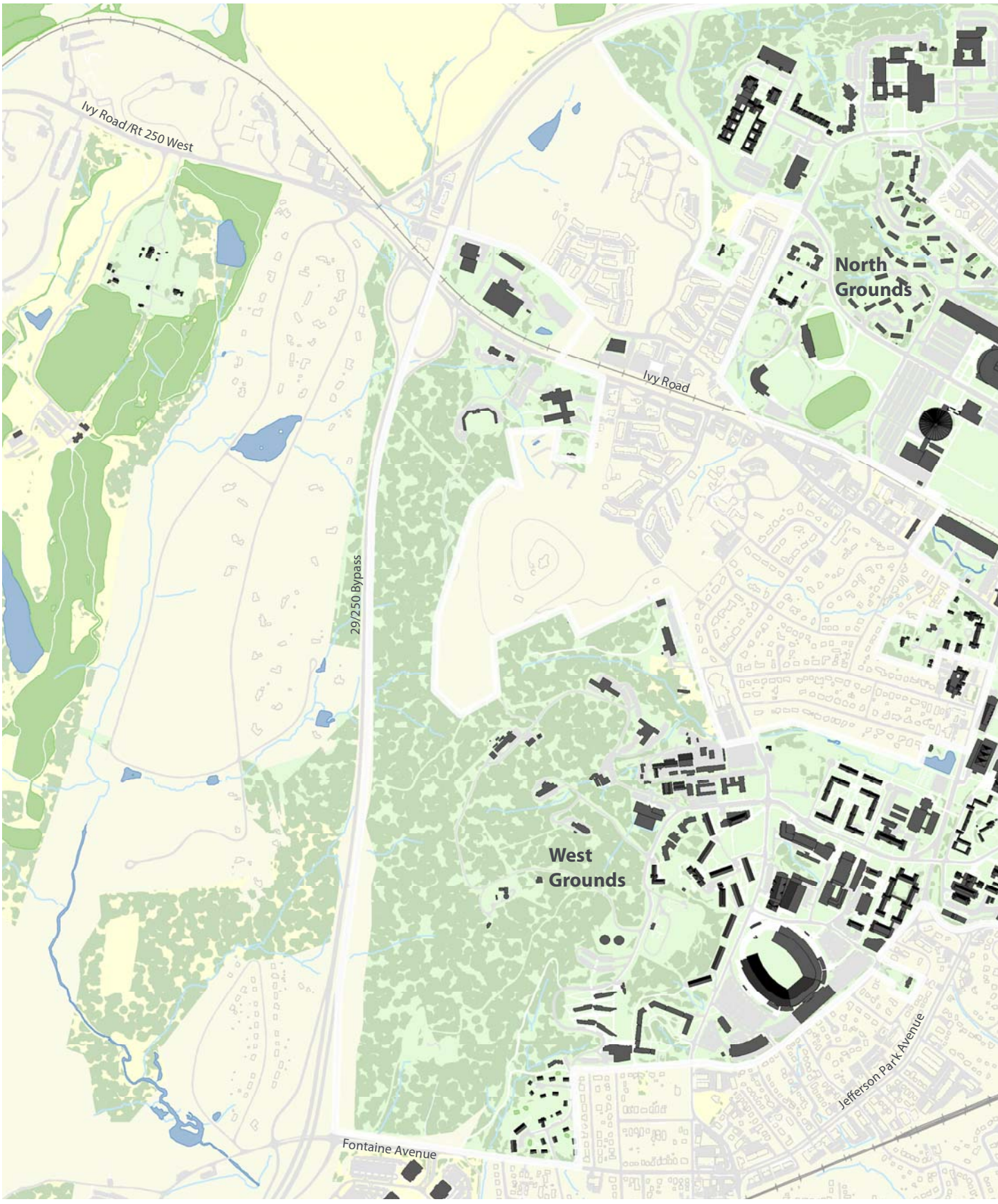

Ivy Road/Rt 250 West
North Grounds
Ivy Road
29/250 Bypass
West Grounds
Jefferson Park Avenue
Fontaine Avenue

Section 3 | Visualizing the Plan

1 | PLANNING IMPLEMENTATION

Understanding the Visualizations
Future building projects at UVa are expected to meet the established criteria: be located within a redevelopment zone, provide a specified amount of academic, residential, or recreational space and remain within the designated spatial envelope. On the opposing page, diagrams demonstrate how each of the spatial constraints is assessed and how they can be combined to define the allowable building envelope for a site.

Visualizations are an important step in the process of defining spatial volumes for future buildings. Since the Precinct Plans define the envelope, and not the building form itself, many building forms and footprints are possible. Visualizations allow the envelope to be tested. By examining the visualizations, planners, designers and University community members can imagine more accurately what a space may look like after development. Visualizations can also be used to demonstrate how a proposed building's volume and the proposed developed area can achieve the desired effect, both in terms of capacity and outcome.

Why are Visualizations Used?
One of the purposes of the Precinct Plans is to define the limits and options for new facility developments. What a space could feel like is an important consideration. Buildings that are out of scale could impact their surroundings and the public green space. To ensure an efficient use of the University's resources and enhance each precinct's character, spatial volumes have been developed to limit a building's size and volume. GAC (ground area coverage), FAR (floor area ratio), and the development heights (shown on the Proposed Development Volumes maps) combine to define a building's potential spatial volume and its relationship to the context around it. Those terms define the envelope within which the proposed building must fit.

In addition, this section provides examples of how sites within the redevelopment zones could be designed. The building forms are based on the corresponding redevelopment zone's GAC, FAR, and development heights. These examples are not necessarily the most optimal choice for the site – they are merely one possibility of many.

Terminology
The terms below define various methods for establishing the density of buildings development on a particular site - see diagrams on facing page.

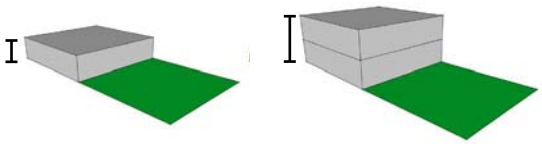
GSF *(gross square footage)* is the total floor area of the building

GAC *(ground area coverage)* is the ratio of the building footprint to the parcel size

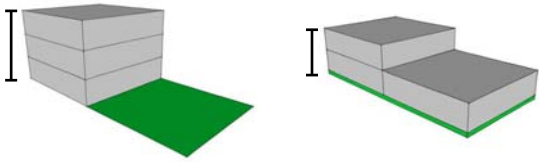
FAR *(floor area ratio)* is ratio of the total floor area (GSF) to the parcel size

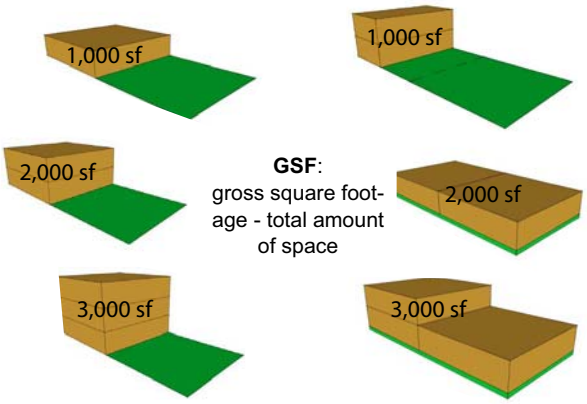
Development Height is the maximum height of the new development

Creating a Building Envelope:
The building envelope is created by establishing the maximum building height and the gross square footage of the planned project. Then the methods of determining the density are applied to establish the footprint on the ground plane and the amount of the site area the building will affect - the GAC and the FAR.

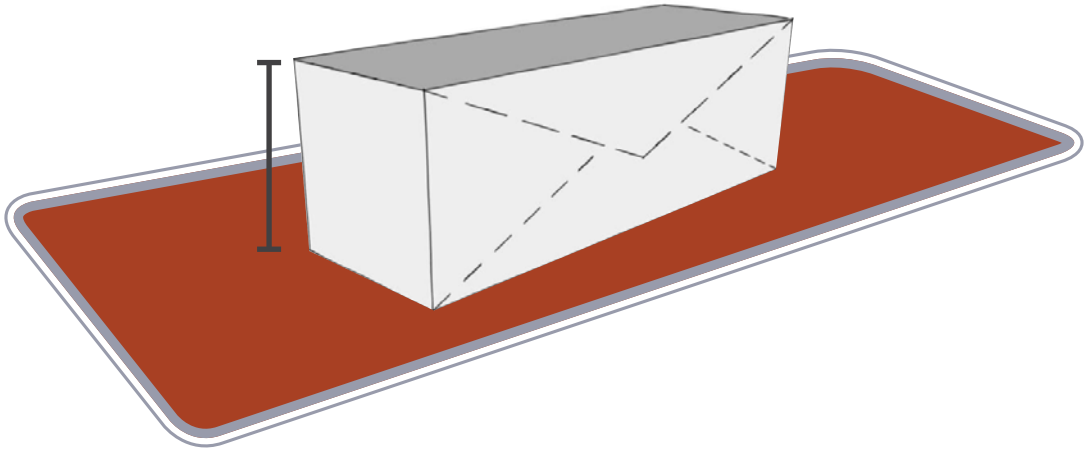


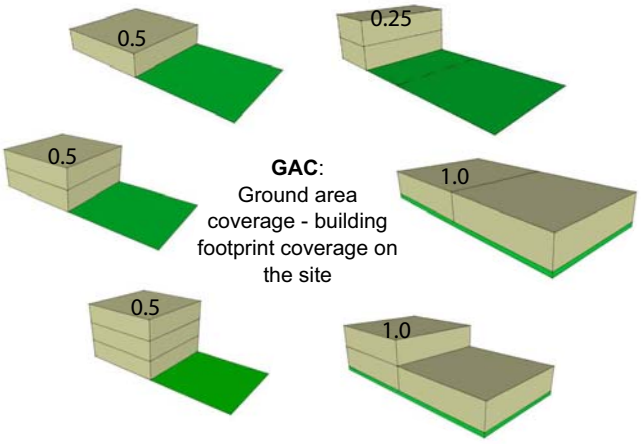
Development Volume Height - establishes maximum height



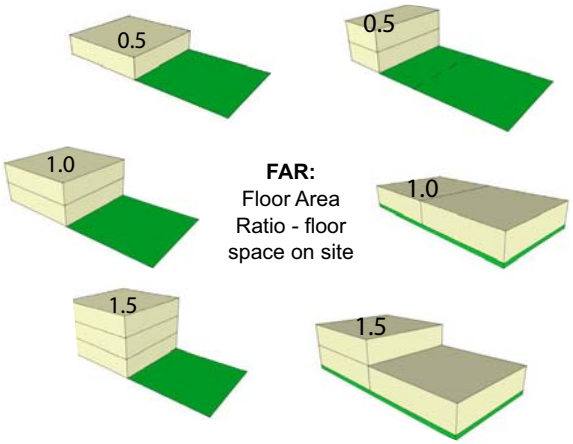


GSF: gross square footage - total amount of space





GAC: Ground area coverage - building footprint coverage on the site



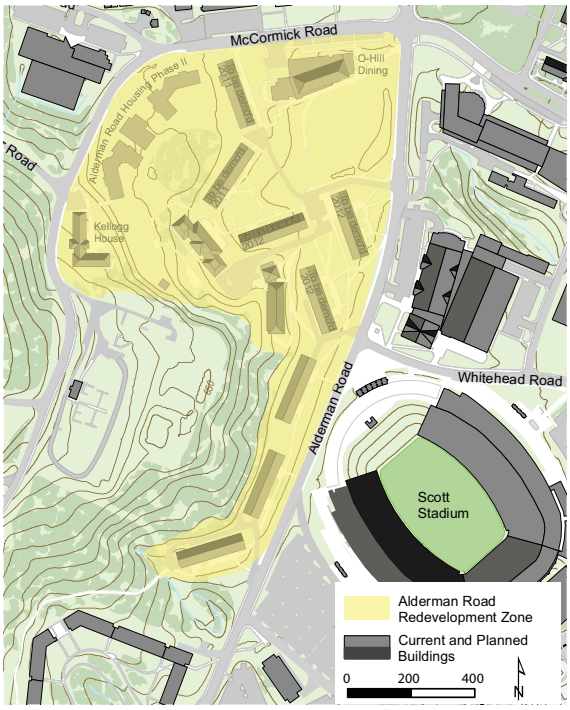
FAR: Floor Area Ratio - floor space on site

Alderman Road Housing
UVa is implementing a phased replacement of the Observatory Hill residential community – 11 first-year residence halls built in the 1960s, which are being replaced based on structural deficiency. Planned new facilities include 7 new residence halls, totaling 1,260 beds, and a commons building.

The site is located within the existing first-year student residential complex, near the intersection of Alderman and McCormick Roads. The location provides convenient access to the Observatory Hill Dining Hall, the Slaughter Recreation Center, the Aquatic and Fitness Center and the western edge of the academic center of the University.

The master planning for the site supports UVa sustainability goals and promotes responsible stewardship of the land and integration of key planning objectives: respect the environment and the regional context; promote connectivity and enhance multi-disciplinary discourse. The new student housing will offer modern amenities while fostering a secure, close-knit community, creating a strong sense of place and accommodating the increase in students.

The overall plan for the site encompasses many of the objectives in the precinct planning and provides an example of how they are implemented for residential redevelopment projects. The redevelopment of the site results in a net increase in beds of approximately 18%. The 10 residence halls being removed are replaced with seven residence halls. This is accomplished by

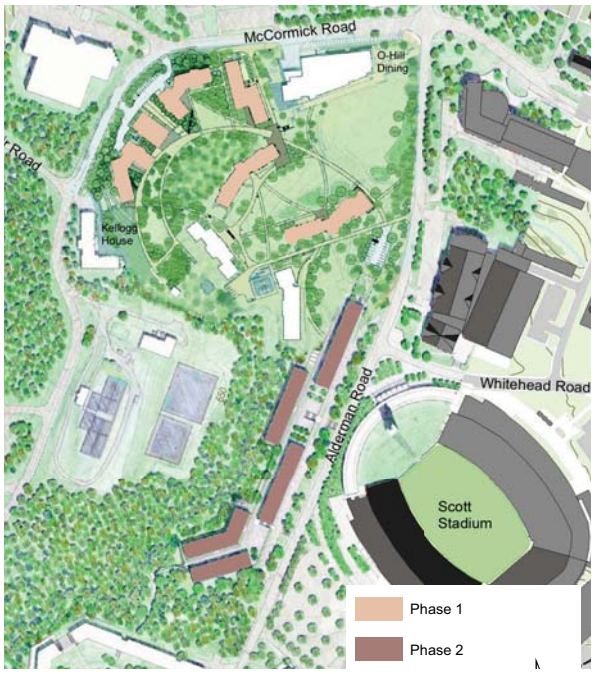


Top: Existing (2010) Alderman Road housing
Middle: Planned (2013) phases II, III and IV
Above: Alderman Road housing project location

Above: 3D model of the existing Alderman Road residence halls
Below: Rendering of the replacement residence halls showing master planned buildings and landscape - designed buildings are shown in bright yellow and future, but undesigned buildings are shown in the green hue.

constructing buildings that are two to three stories taller than those that are being removed. The site lends itself to higher buildings as the natural slope and heavy tree canopy provides a backdrop when viewed from Alderman Road. The building footprints and entries are oriented to create common areas and gathering places and additional entries are oriented along common paths of travel. The building phases are designed with a common approach to massing, articulation and materials palette, so that the residence complex is unified, but also provides some variation in individual buildings. Fewer buildings with compact footprints equates to more green space throughout the site.

The landscape of the site will improve the layout and pedestrian flow through the residence hall area. The design creates landscape areas for outdoor group/social activities and recreation, and a special garden area associated with the main entries. Changes in grade are utilized to provide ease of ADA entry options and accessible routes between buildings and site amenities. The sidewalks are configured to relate to the functional needs of the new buildings and to connect appropriately to the surrounding pedestrian system. The buildings will be organized around a pedestrian and bicycle path, which will link Observatory Mountain and Runk dining halls with little change in the elevation. This will provide a direct and comfortable connection between residence areas and student activity centers.



Top: Observatory Hill dining terrace with the completed residence halls to the west
Above: The plan showing the phases of development

Rendering of buildings 1 and 2 with the commons building

Rendering of buildings 3 and 4 with building 2 in the background and pedestrian connections in the foreground

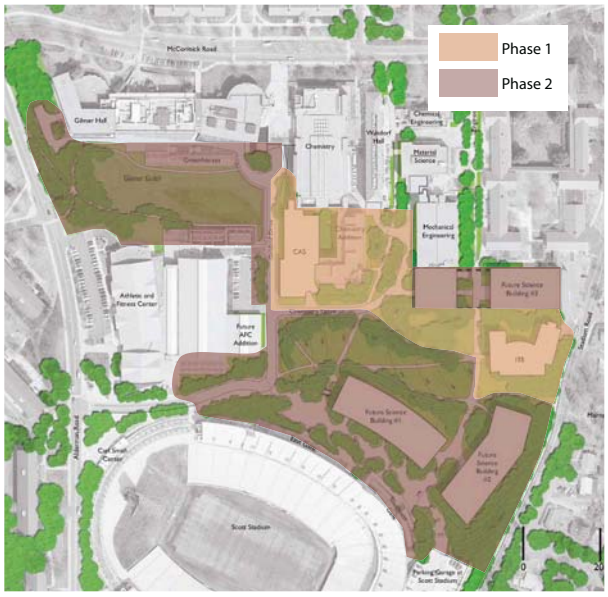
Rendering of building 5 with public functions including a post office on the ground floor engaged with the plaza

Science and Engineering Research Initiative

This redevelopment zone in the heart of West Grounds is planned as an interdisciplinary research initiative for the science and engineering programs at UVa. It will result in a contiguous 3.5 acre green that provides a central focus for up to 650,000 square feet of new research space, phased over the next decade. Sustainable initiatives within the landscape, working in conjunction with a revitalized freshwater drainage channel, will create a broader identity that serves as a visible symbol of the cutting-edge research taking place in the buildings as well as representing UVa's commitment to sustainability.

A primary goal of the concept plan for the Science and Engineering Research Initiative is to create a new campus green at the heart of this area that will be a versatile and interactive landscape space. Reflecting the ongoing emergence of new interdisciplinary fields in the sciences and engineering, the plan provides a shared outdoor environment between existing and proposed buildings for collaboration and socializing. In addition, the open lawns and generous shade trees of the naturalistic landscape will offer studying and recreational activities for residents of the nearby residence halls and visitors to the Aquatic and Fitness Center; creating an additional constituency for the space that is representative of the University as a whole. The proximity of Scott Stadium will form new opportunities to welcome football crowds through an environment that feels fundamentally connected to the communal life of the University.

The transformation of this West Grounds redevelopment zone will take place gradually over time. The first two buildings, Engineering Research Initiative and College of Arts and Sciences and associated landscape improvements, are



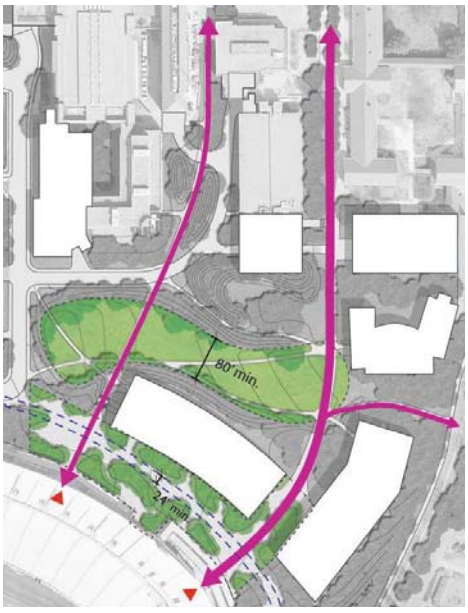
Top: Looking north toward the existing science and engineering buildings from Scott Stadium
Middle: Rendering of Phase 1 of the Science and Engineering Initiative
Above: Phasing plan of the Whitehead Road Science and Engineering Initiative

Above: 3D model of the existing condition in 2009, in the vicinity of Whitehead Road
Below: Rendering of Science and Engineering Initiative showing master planned buildings and landscape

scheduled for completion in 2011. With the completion of these two LEED certified anchor buildings at the east and west end of the site, there is a short-term need to implement a portion of the proposed landscape improvements in order to provide an appropriate exterior connection between them. The exact sequence of building and landscape construction that will follow, is not yet determined. Sustainable initiatives within the landscape, working in conjunction with a revitalized drainage channel (Gilmer Gulch) will express the ecological processes of the site. Stormwater runoff will be directed into vegetated swales that figure a sweeping central lawn where a wide range of activities, from studying to passive recreation to tailgating, can take place.

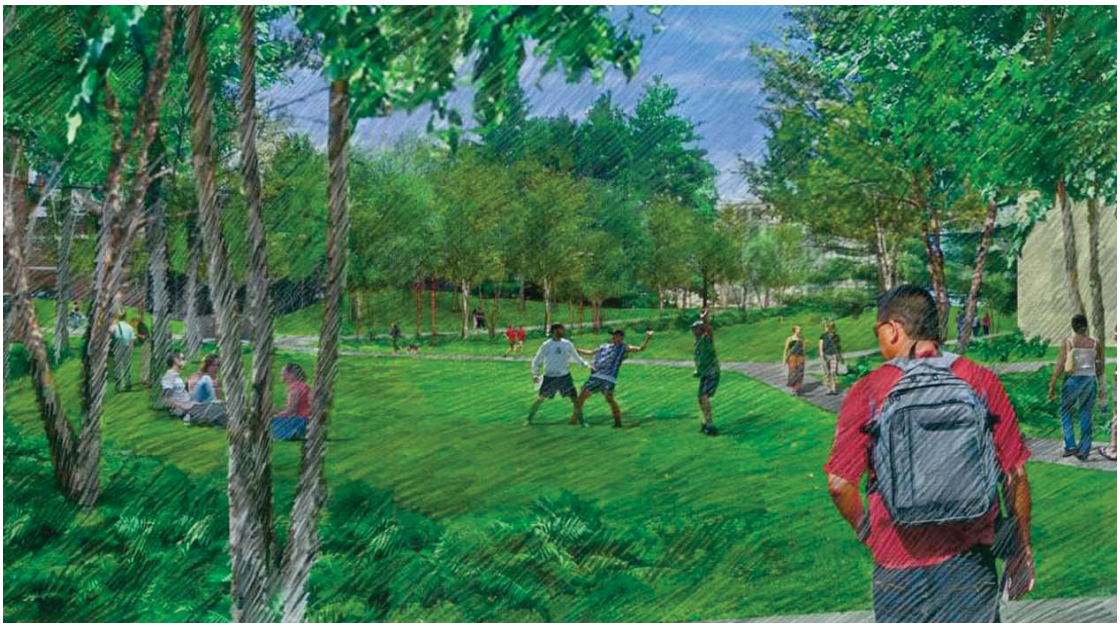
Connections from the Central Grounds to Scott Stadium are reinforced by pedestrian paths moving through this new campus landscape and a renovated/expanded Engineer's Way, which will culminate in the historic entry to Scott Stadium. Vehicular service access is reconfigured to reduce the impact of service needs on the experience of the landscape.

It is fortuitous that the expansion of this particular area of Grounds is taking place in conjunction with the institutional needs for the larger and more complex scale of development that is associated with modern research facilities. Scott Stadium, given its size and status as a campus landmark, creates a backdrop for the larger buildings that are under construction and/or imagined for this site. This plan incorporates the stadium and the buildings into a landscape of an appropriate scale to create a strong yet familiar identity for West Grounds.



Top: Rendering of the Science and Engineering Initiative green
Above: Event areas and circulation diagram

Rendering of Rice Hall Information Technology Engineering (ITE) building



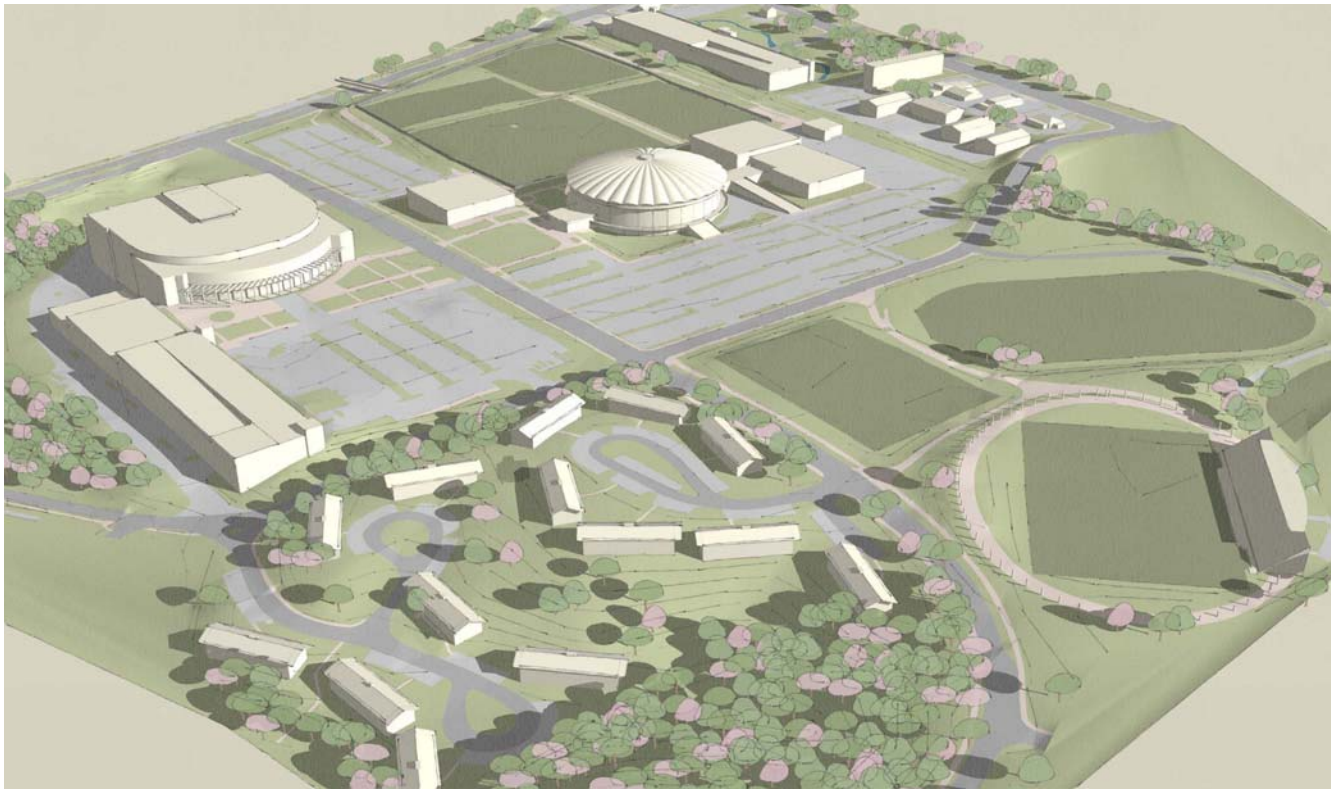
The versatile redevelopment will be used as green space for recreation (middle), and as a gathering space for sporting events (below)

Top: Looking north toward University Hall
Above: Composite precinct planning map showing University Hall within the redevelopment zone with the new road connections and green space areas

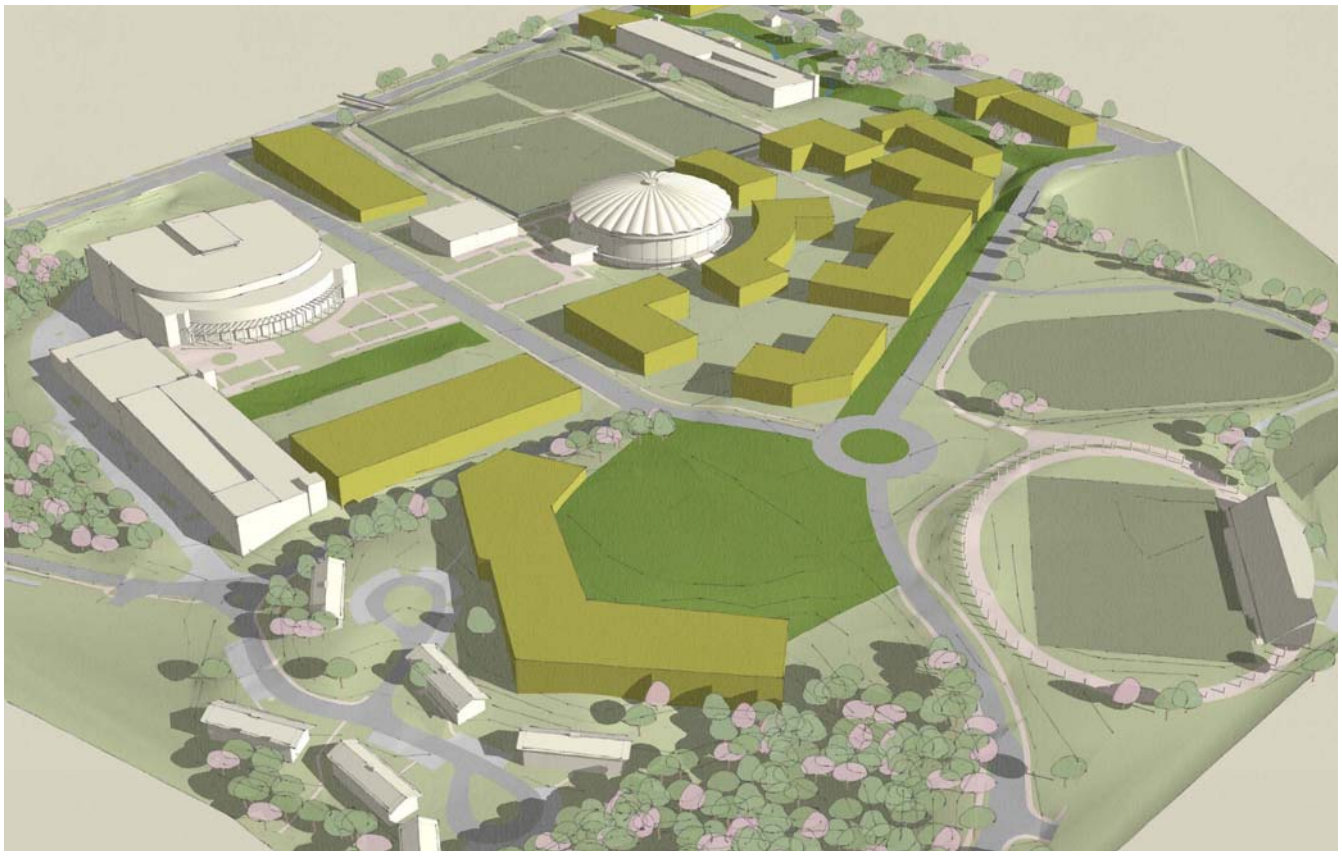
University Hall Redevelopment

Similar in size to the Whitehead Road redevelopment zone, the University Hall redevelopment zone represents one of the largest areas for potential future expansion on Grounds. This site is also adjacent to the Copeley Housing area, which is designated as a residential redevelopment zone. Since a master plan for this zone has not yet been developed, direction on the program and phasing have not been formulated. For this reason, the University Hall redevelopment zone offers a good example of testing the concepts of the Precinct Plan to offer a preliminary glimpse at how the zone could be built out, with integrated green space and reconfigured linkages to create a well planned zone of redevelopment.

The University Hall redevelopment zone occupies an important position between North Grounds and Central Grounds. One of the concepts identified in the precinct planning is to form better linkages between these two precincts. Recent University property acquisitions along Ivy Road have opened the possibility of creating a connection to Central Grounds from the Cavalier Inn, west between Ivy Road and the railroad tracks, then over the tracks at Copeley Road and into the University Hall redevelopment zone. A new entrance for the University is created by reconfiguring Copeley Road to better align with Massie Road and Leonard Sandridge Road, improving flow through the precinct and the development of new green space areas. The new green spaces proposed will integrate with the new traffic pattern and provide a green ribbon that extends all the way to the intersection of Ivy Road and Emmet Street to form the connection with Central Grounds.



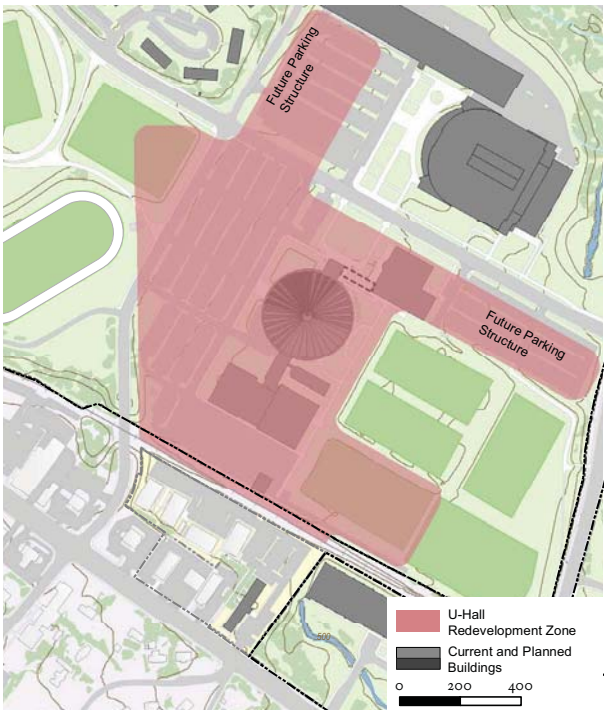
Above: 3D model of the existing condition
Below: Rendering showing conceptual plan of buildings and landscape



As part of this redevelopment, the soccer practice field would be replaced, while the planned Olympic Sports Entry Plaza will be integrated with the green space.

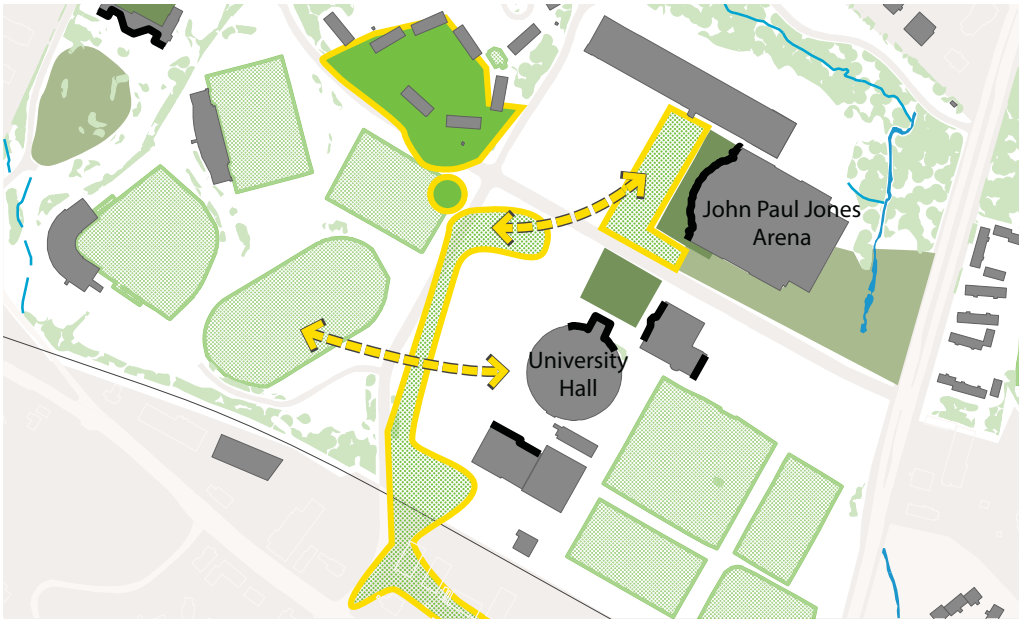
University Hall, the former basketball arena for the Cavaliers and a preservation landmark, provides both height and form context for the redevelopment. Future buildings in this area could be up to 70 feet in height - the maximum allowable heights for redevelopment zones. If University Hall is to be retained, buildings could be sited between it and the realigned Copeley Road, with practice fields retained along Emmet Street.

Additional parking structures could be located in front of the McCue Center, along Massie Road, or near the existing John Paul Jones Arena parking lot. Each location would provide convenient access to the new buildings or the arena, and an intercept parking location for the Grounds at-large.

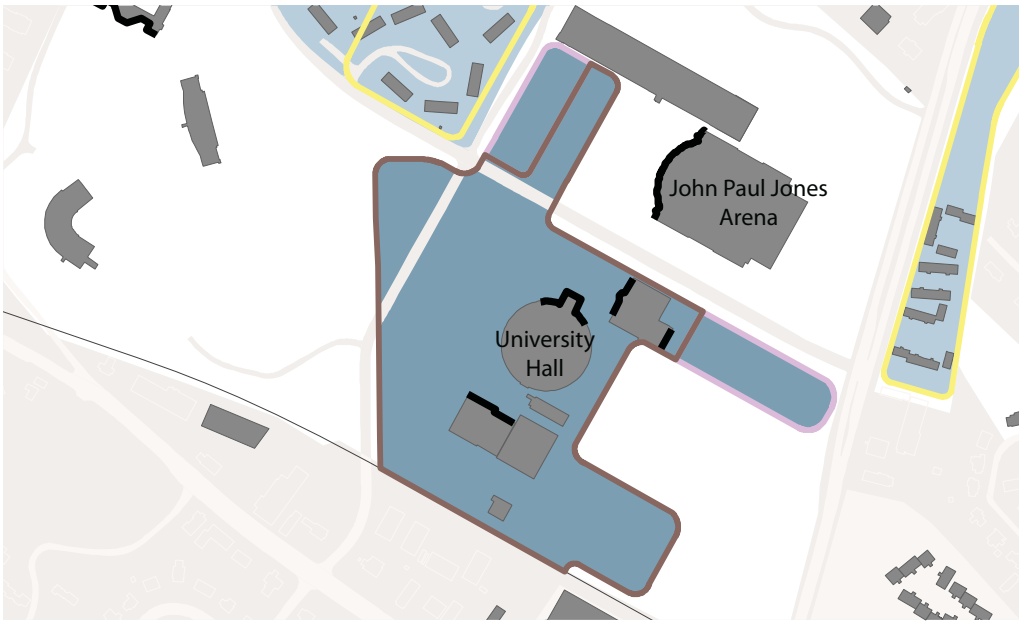


Top: Rendering showing a 3-D representation of the concepts shown in the precinct planning maps for the University Hall site
Above: Location map of University Hall redevelopment zone

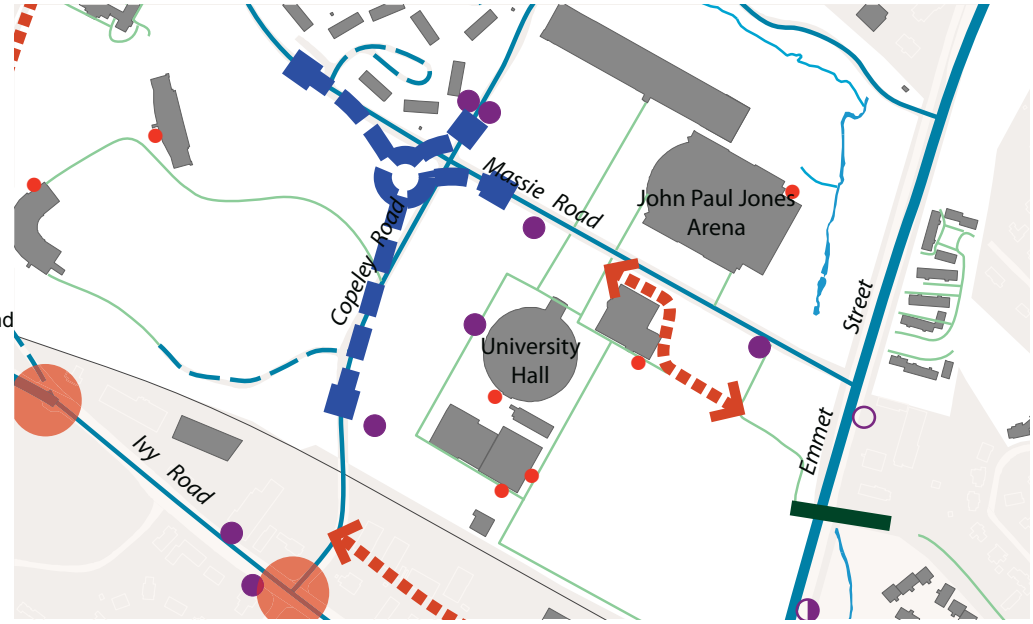
Future green space connections in the University Hall redevelopment zone

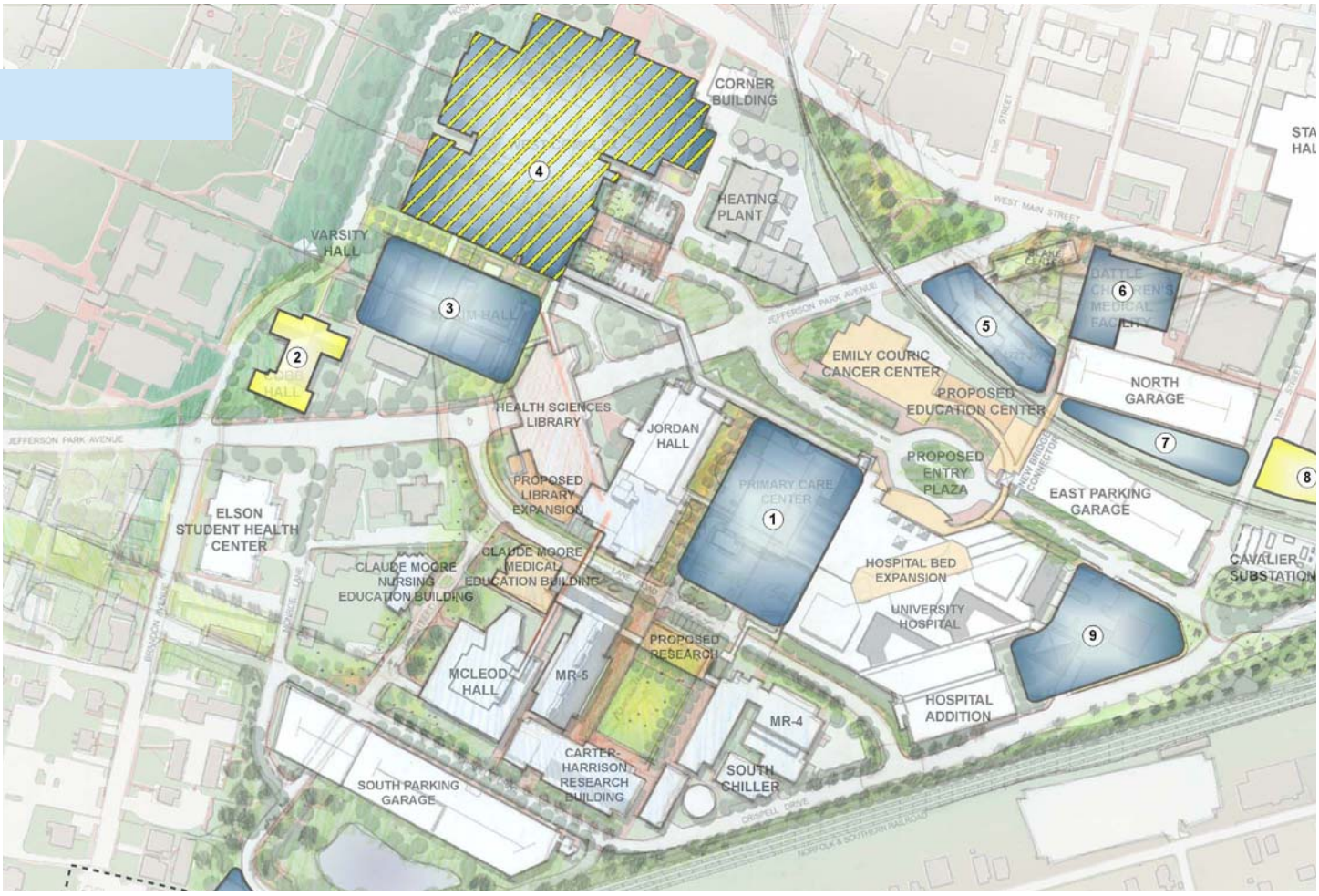


Future redevelopment volumes (building height and massing) in the University Hall redevelopment zone



Future vehicular, pedestrian and bicycle improvements provide access enhancements



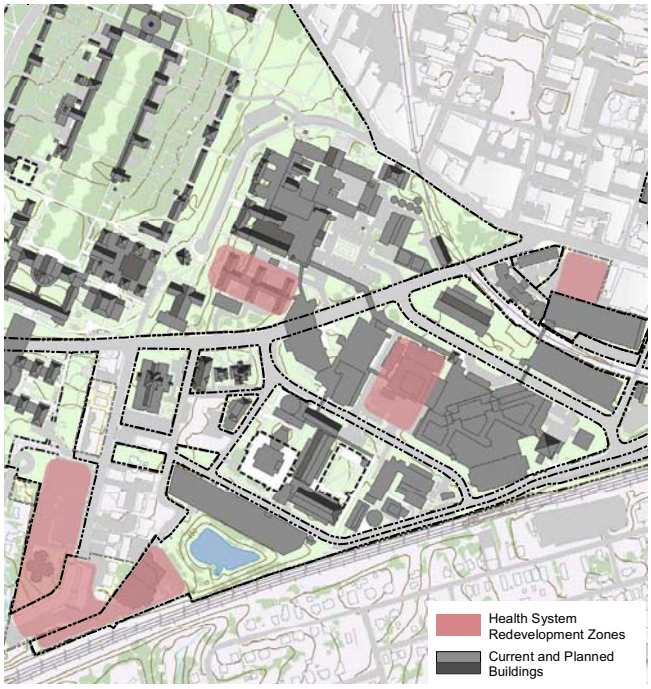


Health System Area

The UVa Health System has become a nationally recognized academic medical center committed to providing outstanding patient care, educating tomorrow's health care leaders and discovering improved ways to treat disease, and improve health.

In 2010, the Office of the Architect (OAU) and the Health System (HS) collaborated to create the Health System Area Plan – the first unified planning effort for this medical center. The Plan comprehensively addresses the unique circumstances of supporting a research and patient-serving community in the context of the University Grounds, and City of Charlottesville environs. Previous illustrative site plans have been developed to guide growth, but this Plan focuses on the overall environment to create a district emphasizing health and wellness for its total population of patients, visitors, physicians, staff and students, with a particular emphasis on creating a sense of place.

Recent redevelopment within the Health System offers the opportunity to create a more holistic environment of wellness and healing. Given its historic progression and service requirements, past HS development has largely focused on the advancement of individual buildings without addressing the comprehensive planning and infrastructure needed to form a holistic environment. An example of this oversight is the need to incorporate green space to provide respite, relaxation and recreation for the diverse population of this community. Another example is the need for wayfinding and ac-



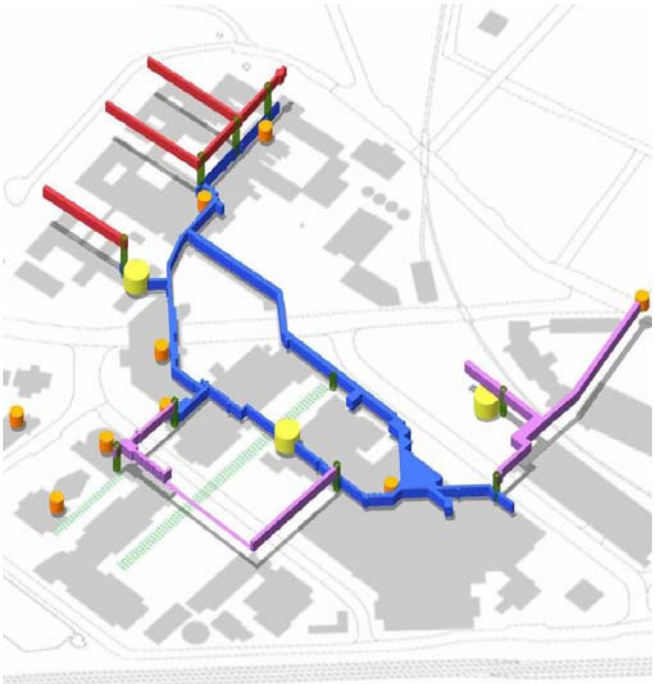
Top: 2010 Health System Area Plan map showing areas of redevelopment/renewal and green spaces
Above: Location of redevelopment zones in the Health System

Above: 3D model of existing condition of the Health System
Below: Rendering of the Health System showing buildings and landscape elements developed in the 2010 Health System Area Plan

cess for patients, visitors and staff – who are currently challenged by finding their way to and within the complex, interwoven buildings. These and other goals form the basis of the objectives below – to create comprehensive amenities within and throughout this essential community of health and healing. The objectives of the Plan are:

- Enhance visitor and daily user experience
- Improve the safety of pedestrian, bike and vehicular circulation throughout the district
- Implement a unifying design concept for the district
- Strengthen the UVa Health System's image
- Create a campus-like environment
- Develop a landscape hierarchy and recreation opportunities
- Allow for future renewal and replacement of facilities

The concepts and objectives developed in the 2010 Health System Area Plan have been incorporated into the precinct planning for Central Grounds. The unique circumstances of the Health System district provide the basis for the specific planning in the HSAP. However, it is also important to integrate this district with the academic portion of Central Grounds through stronger linkages and shared landscapes.



Top: Rendering of the proposed Battle Building with the Blake Center replaced by a new green space
Above: Diagram of the proposed system of hubs or activity centers, located at intersections of the internal linkages

The proposed Jeanette Lancaster Way pedestrian Mall replaces the existing street

Enhanced major entrance at Roosevelt Brown Boulevard and the realigned Lee Street

Proposed walkway improvements between McKim Hall and the main campus of Central Grounds

Precinct Plans

University of

Virginia