

Purpose of the Grounds Plan



The Grounds Plan guides the University of Virginia's physical growth and development in Charlottesville and Albemarle County, identifying places for new development and enhancements to connectivity and landscapes.

The Plan is a comprehensive tool to guide the overall development of Grounds over the next 10 – 20 years, allowing UVA to respond to specific redevelopment needs and opportunities.

The Plan will ensure that future development supports the goals and priorities of the 2030 Great and Good Plan.

Planning Context



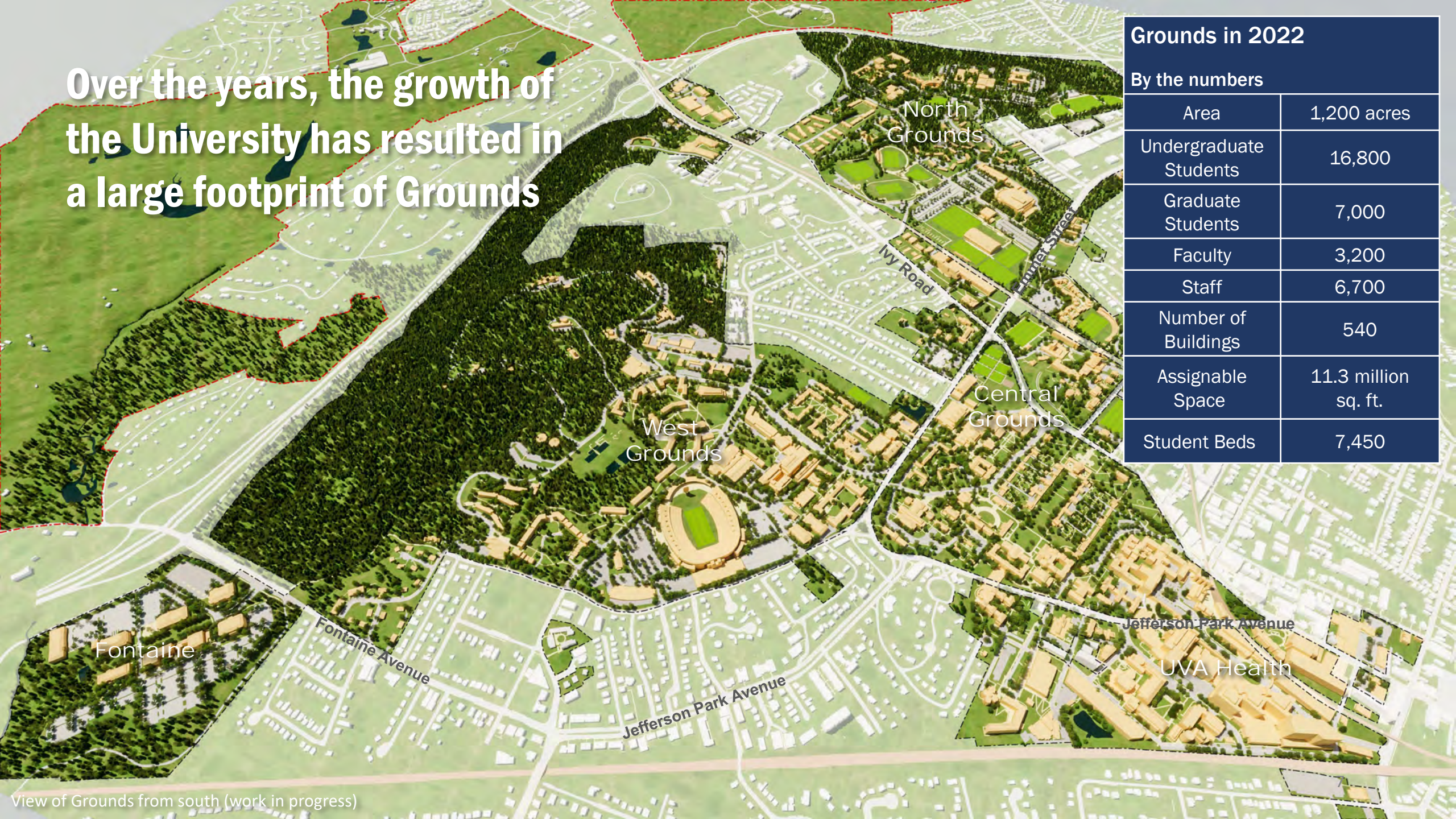
The Grounds Plan responds to the legacy of UVA's history, existing conditions on Grounds, and the University's role and place within the region.

It also reinforces the economic, cultural and stewardship roles UVA has within the region and highlights the importance of ongoing partnerships to address common issues and opportunities.

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



Over the years, the growth of the University has resulted in a large footprint of Grounds



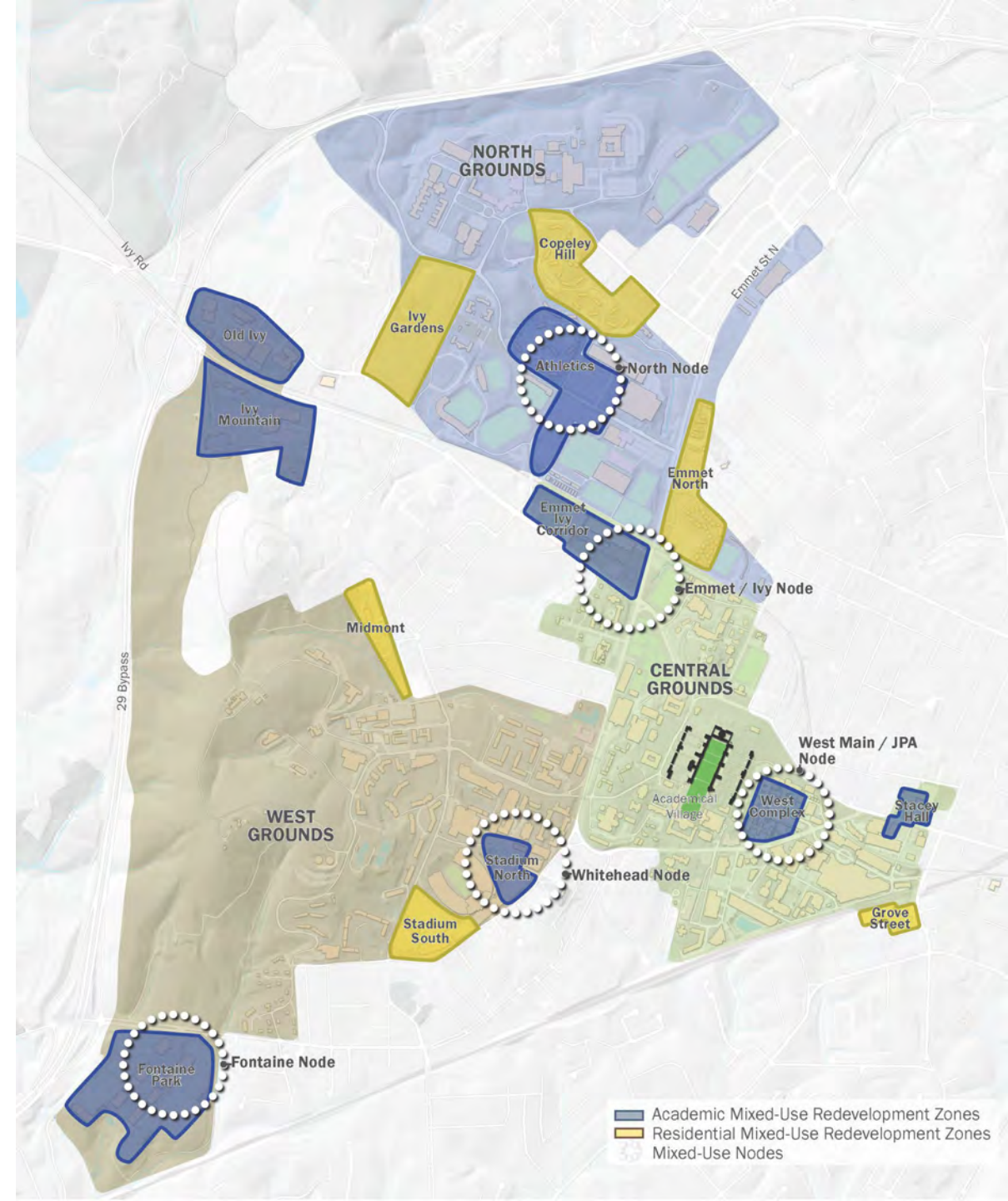
Grounds in 2022

By the numbers

Area	1,200 acres
Undergraduate Students	16,800
Graduate Students	7,000
Faculty	3,200
Staff	6,700
Number of Buildings	540
Assignable Space	11.3 million sq. ft.
Student Beds	7,450

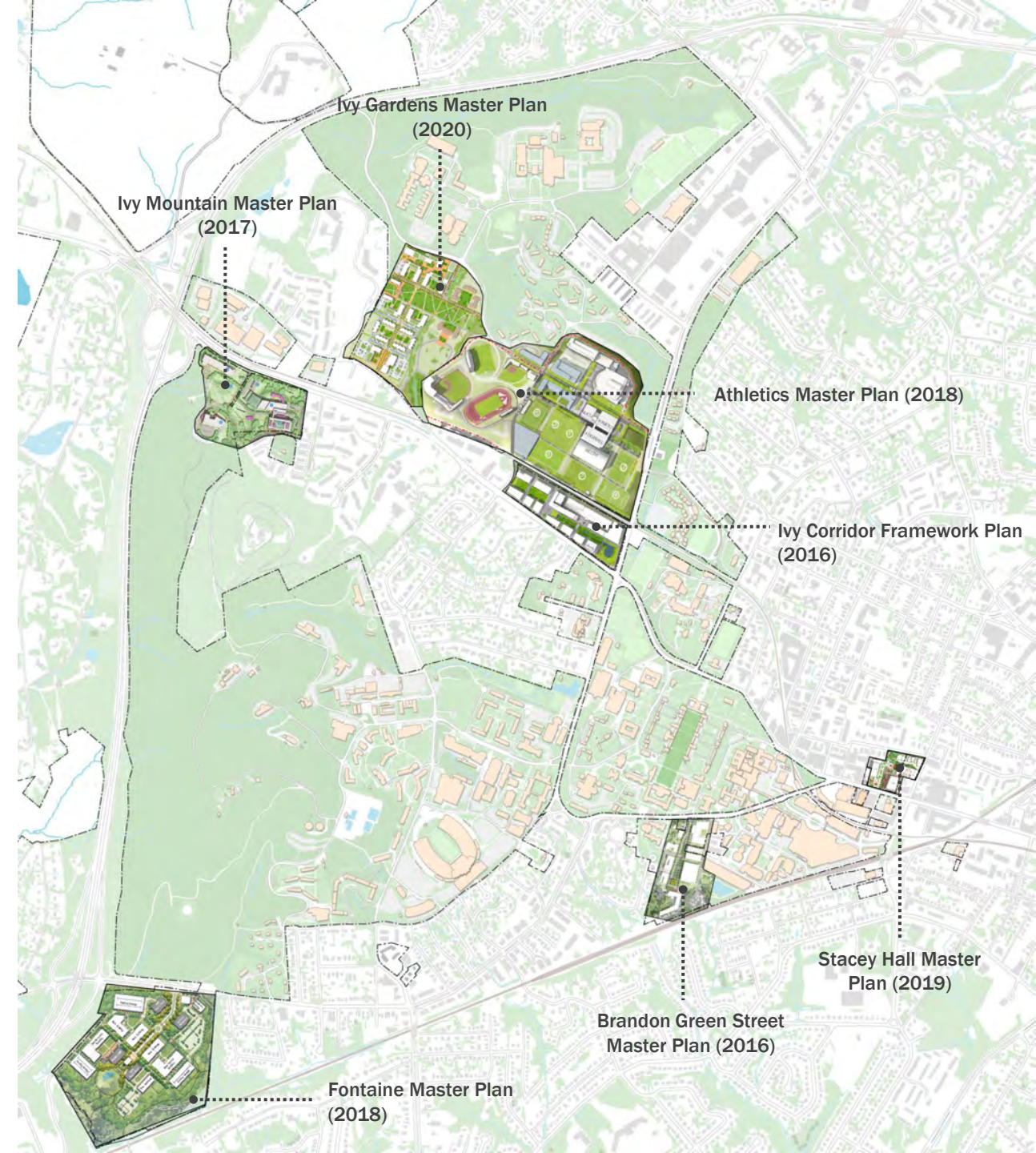
The Grounds Plan 2030 builds on the success and principles of the 2008 Grounds Plan

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



The Grounds Plan continues the visions and goals of current district master plans

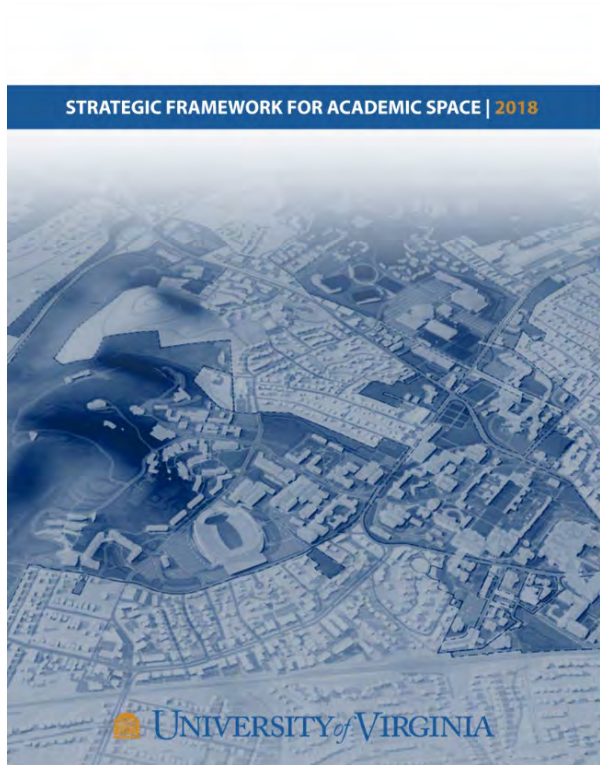
- Ivy Corridor Framework Plan (2016)
- Brandon Avenue Master Plan (2016)
- Ivy Mountain Master Plan (2017)
- Athletics Master Plan (2018)
- Fontaine Master Plan (2018)
- Stacey Hall Master Plan (2019)
- Ivy Gardens Master Plan (2020)



Key recommendations of three recent "system" plans are integrated into the Grounds Plan

Academic Space Plan (2018)

- Focus on more interdisciplinary facilities
- Optimize resources and centralize space planning



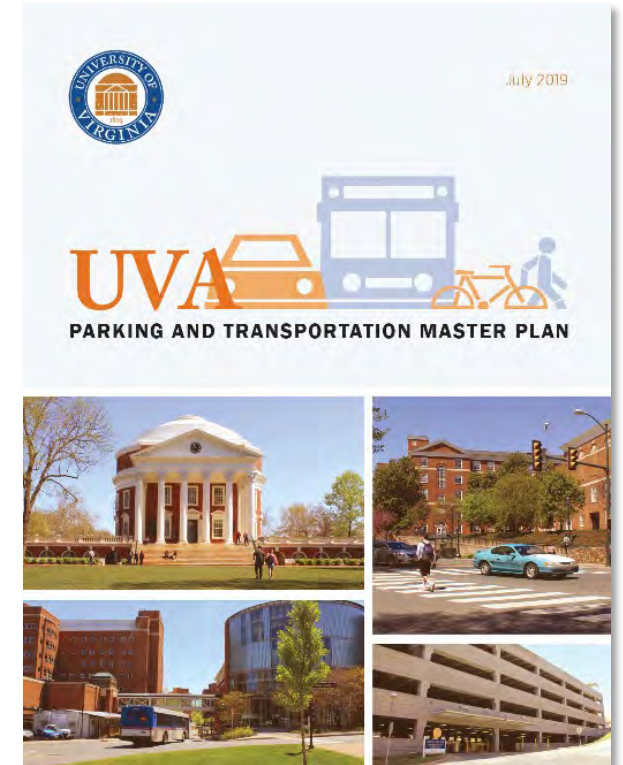
Landscape Framework Plan (2019)

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



Parking and Transportation Plan (2019)

- Accommodate commuter parking
- Continue Transportation Demand Management (TDM) measures
- Pursue regional transportation solutions



Supporting a More Sustainable Grounds

The Grounds Plan summarizes how each layer of the plan and its implementation strategy support the goals of UVA's Sustainability Plan.

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

Strategic Directions

Seven strategic planning directions establish the foundation for the Grounds Plan.

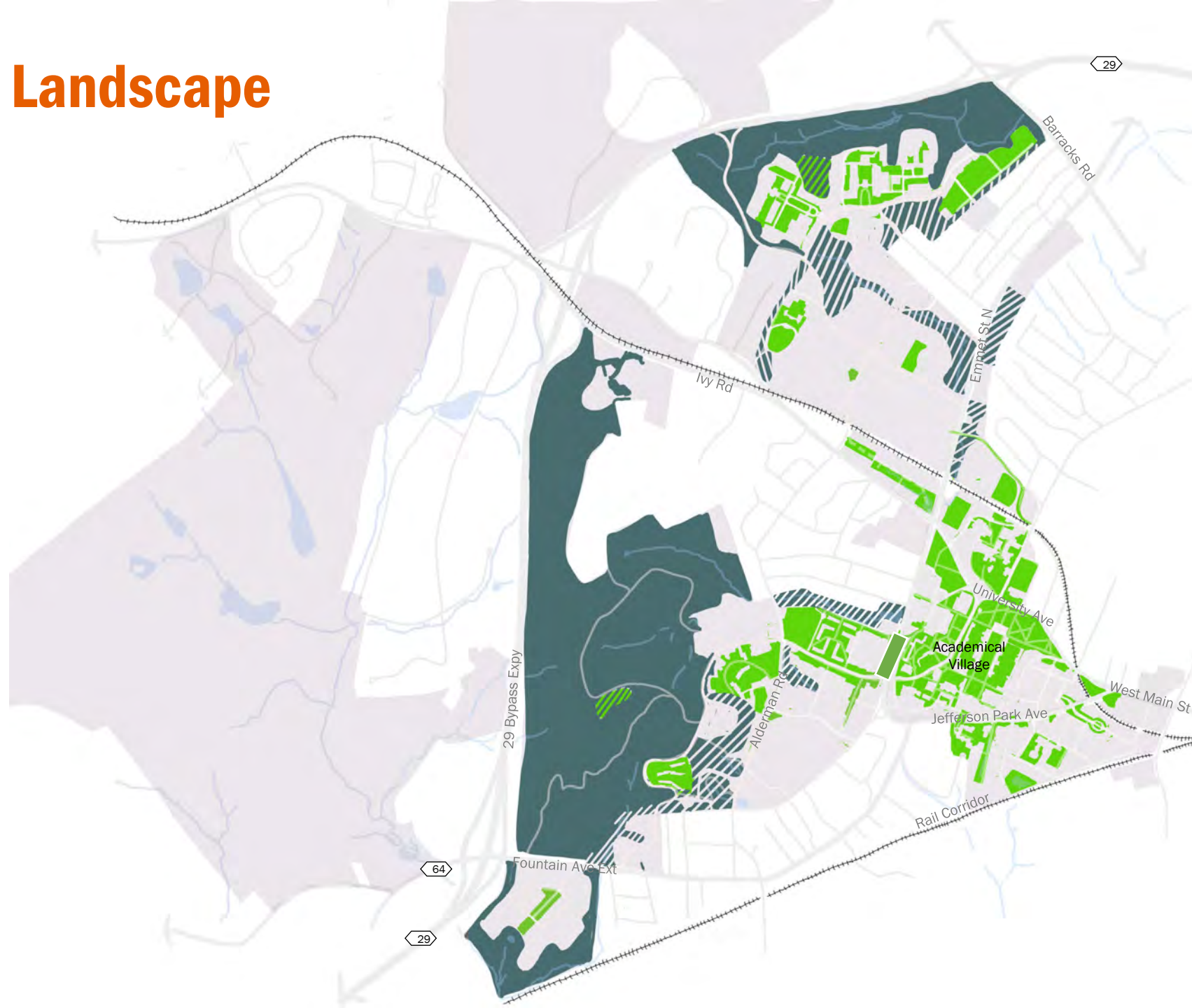


Strategic Direction #1: Landscape

Reinforce the landscape as a key part of the Grounds experience

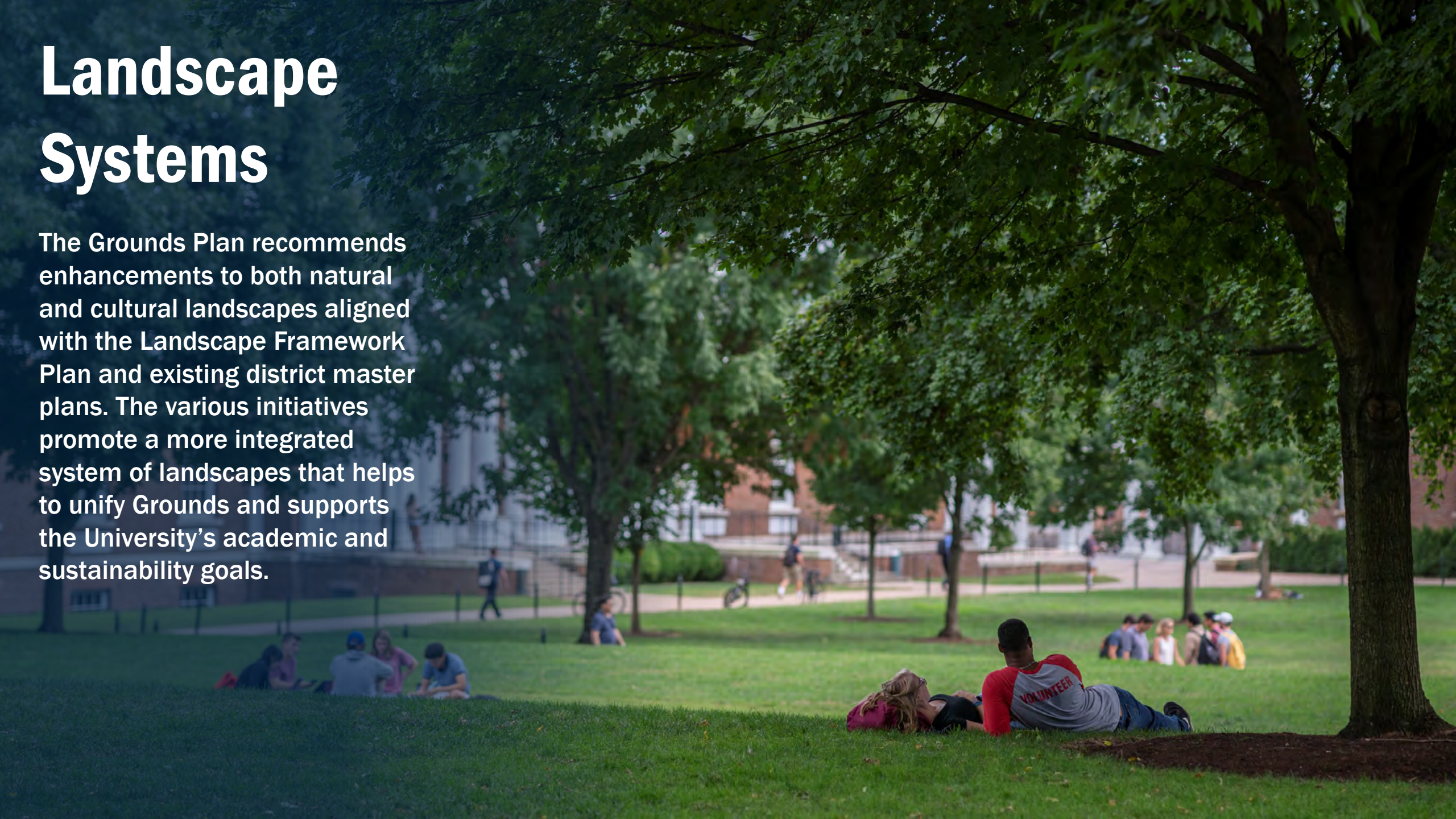
- Prioritize conserving and enhancing natural and cultural landscapes
- Provide more opportunities to integrate natural features
- Protect woodlands and watercourses while providing more opportunities for recreation, enjoyment and teaching
- Improve connectivity with more linear landscapes accommodating pathways

- Natural Landscapes
- ▨ Natural Landscape for Enhancement
- Designed Landscape



Landscape Systems

The Grounds Plan recommends enhancements to both natural and cultural landscapes aligned with the Landscape Framework Plan and existing district master plans. The various initiatives promote a more integrated system of landscapes that helps to unify Grounds and supports the University's academic and sustainability goals.

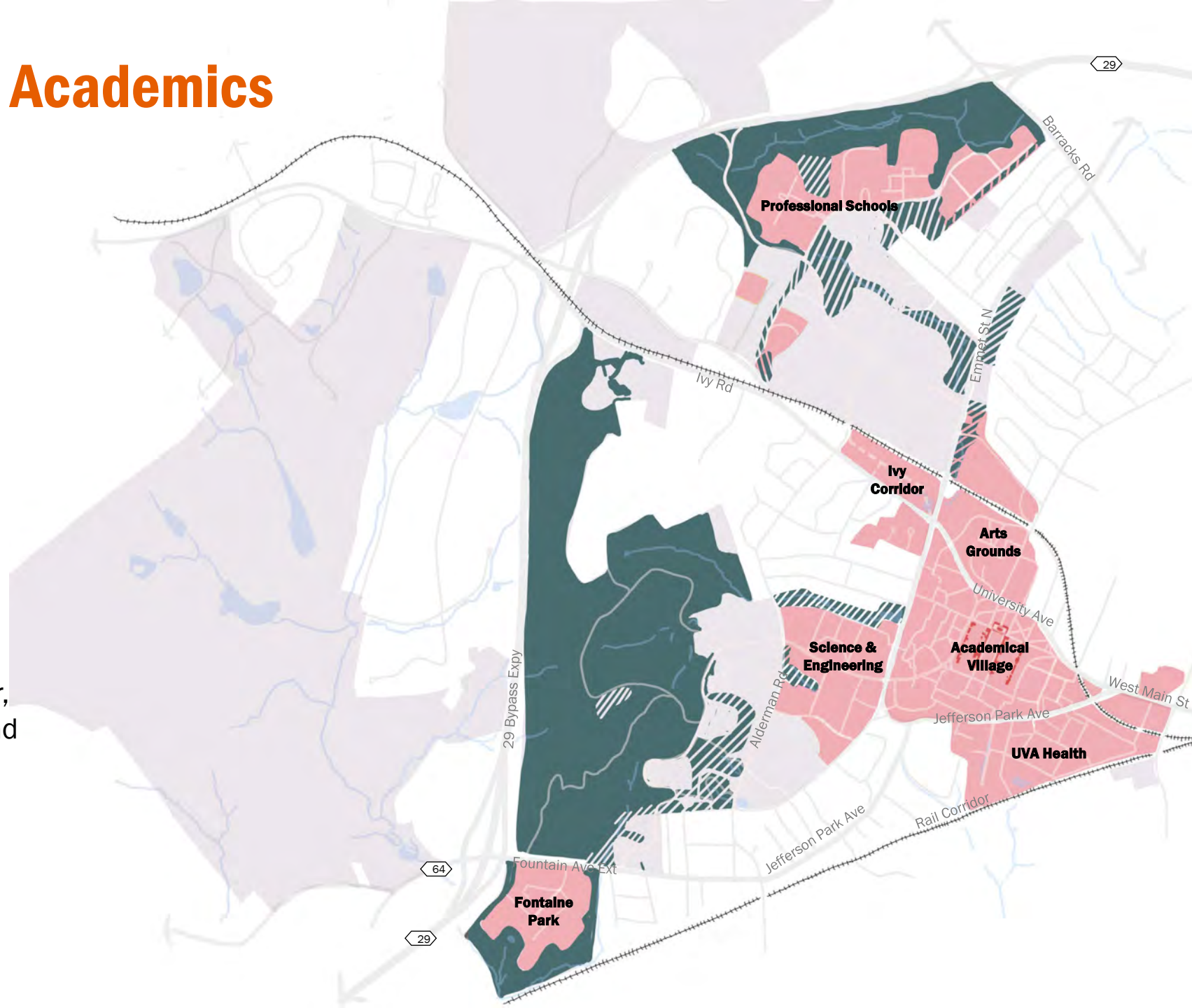


Strategic Direction #2: Academics

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

- Focus future investments in academic facilities in the core of Grounds
- Grow Fontaine Park as a center of research and health care
- Professional schools will continue to evolve as academic hubs
- Focus major new facilities in Ivy Corridor, the Science and Engineering District, and eventually the West Complex

- Natural Landscapes
- ▨ Natural Landscape for Enhancement
- Academic
- Academical Village



Academic Space Planning

The University will continue to need new and upgraded academic facilities to support new and evolving programs. The Academic Strategic Plan addressed contemporary learning methods and research trends, and the day-to-day needs of students, faculty and staff.

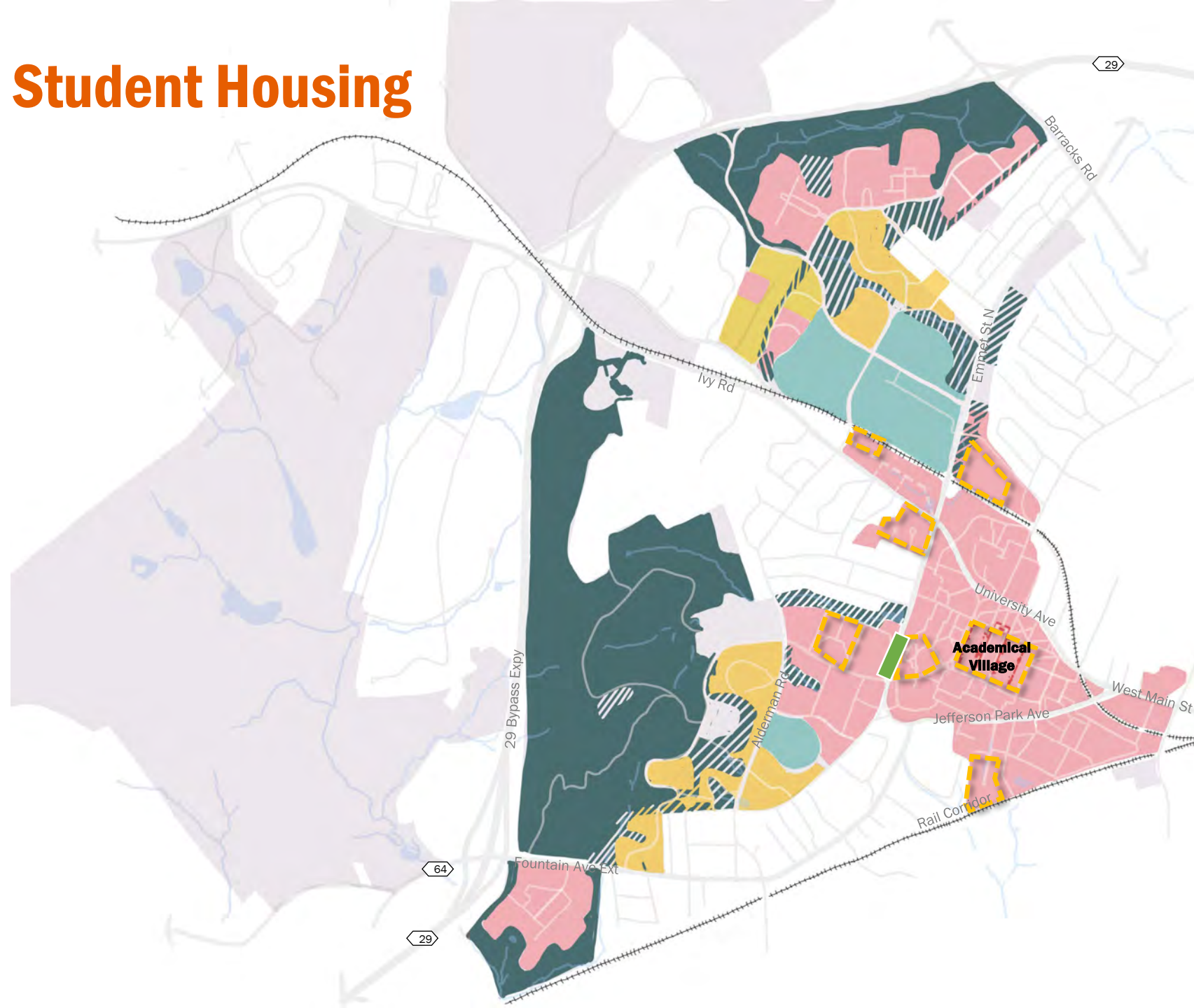


Strategic Direction #3: Student Housing

Define and enhance residential neighborhoods on Grounds

- Support the goal of 2nd Year on-Grounds housing
- Leverage capacity for more student housing in North and West Grounds and adjacent to Lambeth Residences
- Support a strong sense of community and place with mixed-use buildings that contain amenities, social and study spaces

-  Natural Landscape for Enhancement
-  North & West neighbourhoods
-  Housing on Central Grounds
-  Academic
-  Athletics
-  Natural Landscapes



Student Housing

The Grounds Plan proposes building student residential neighborhoods with a strong sense of community and place with mixed-use buildings that contain amenities, social and study spaces with surrounding sustainable landscapes.

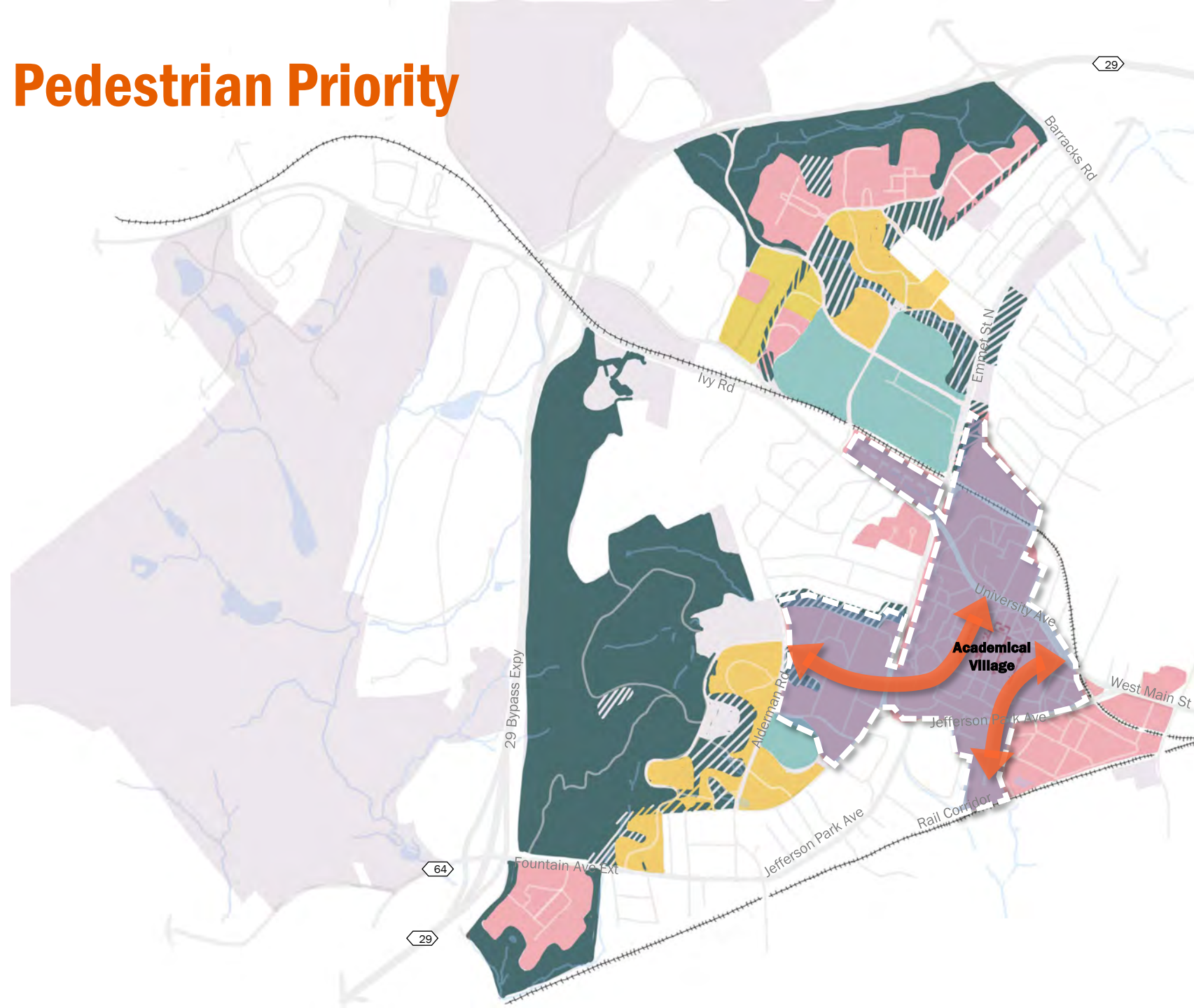


Strategic Direction #4: Pedestrian Priority

Create a car-light core

- Improve safety and overall experience for pedestrians and cyclists on McCormick Road and Hospital Drive
- Reduce the presence of vehicles across Central Grounds over time
- Support sustainability objectives by making Grounds more walkable and bikeable

- Academic
- North & West Neighbourhoods
- Athletics
- ➔ Key Active Transportation Connections for Enhancement
- Car Light Core



Pedestrian Priority

The Grounds Plan proposes moving towards a car-light core on Central Grounds in order to improve safety and overall experience for pedestrians and bicyclists.



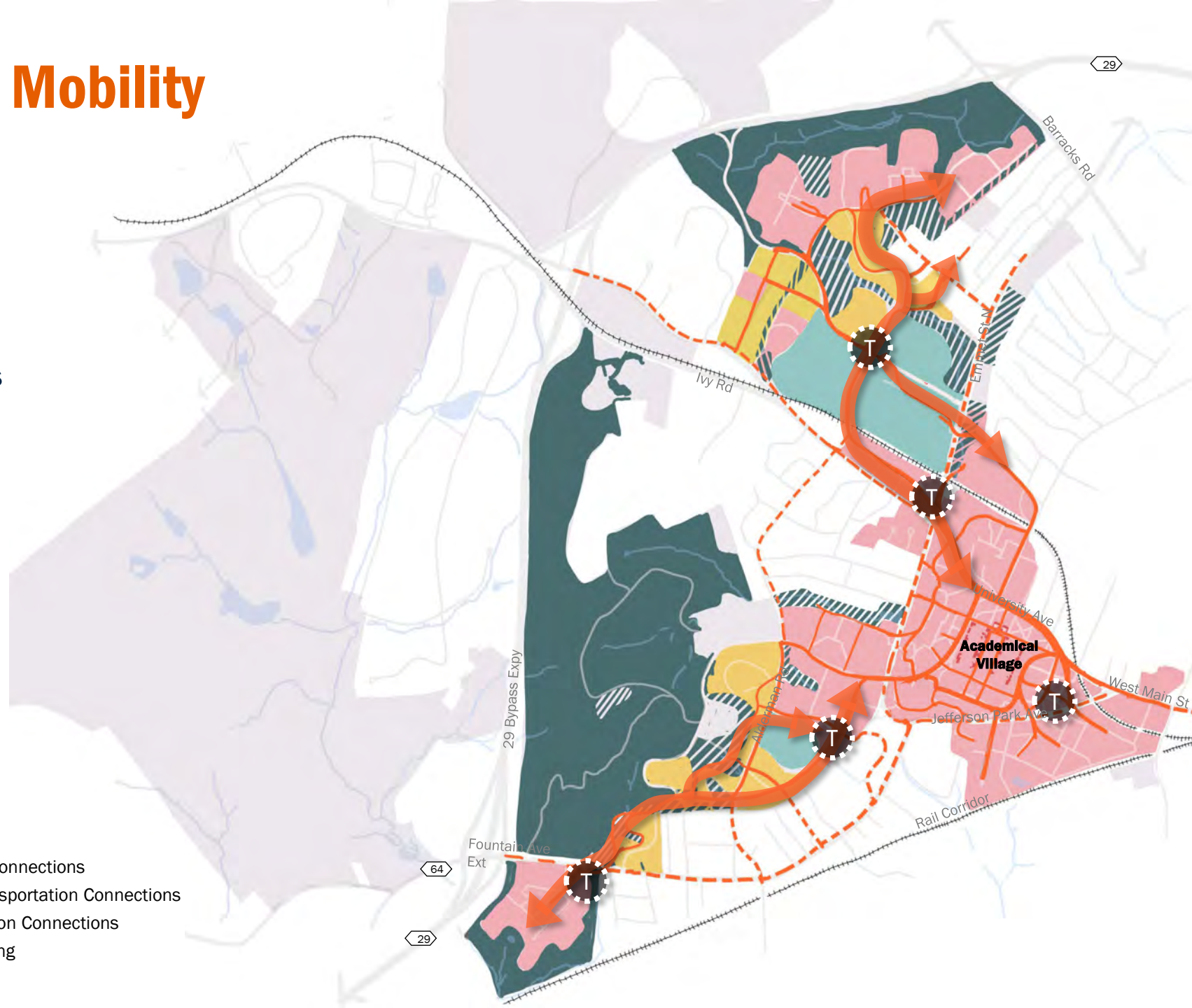
Strategic Direction #5: Mobility

Enhance mobility connections across Grounds

- Improve access between Central Grounds, Fontaine Park and North Grounds with mobility and parking hubs
- Continue to enhance overall pedestrian and bicycle connectivity on Grounds
- Create a more efficient network of express bus routes and multi-use pathways

- Academic
- North & West Neighbourhoods
- Athletics
- Natural Landscapes
- Natural Landscape for Enhancement

- Active Transportation Connections
- Off-grounds Active Transportation Connections
- ➔ Key Active Transportation Connections
- ⊕ Mobility Hub with Parking



Mobility Network and Parking

The Grounds Plan proposes an overall vision of a multimodal, interconnected and more complete transportation and parking network anchored by mobility hubs.



Strategic Direction #6: Mixed-Use Nodes

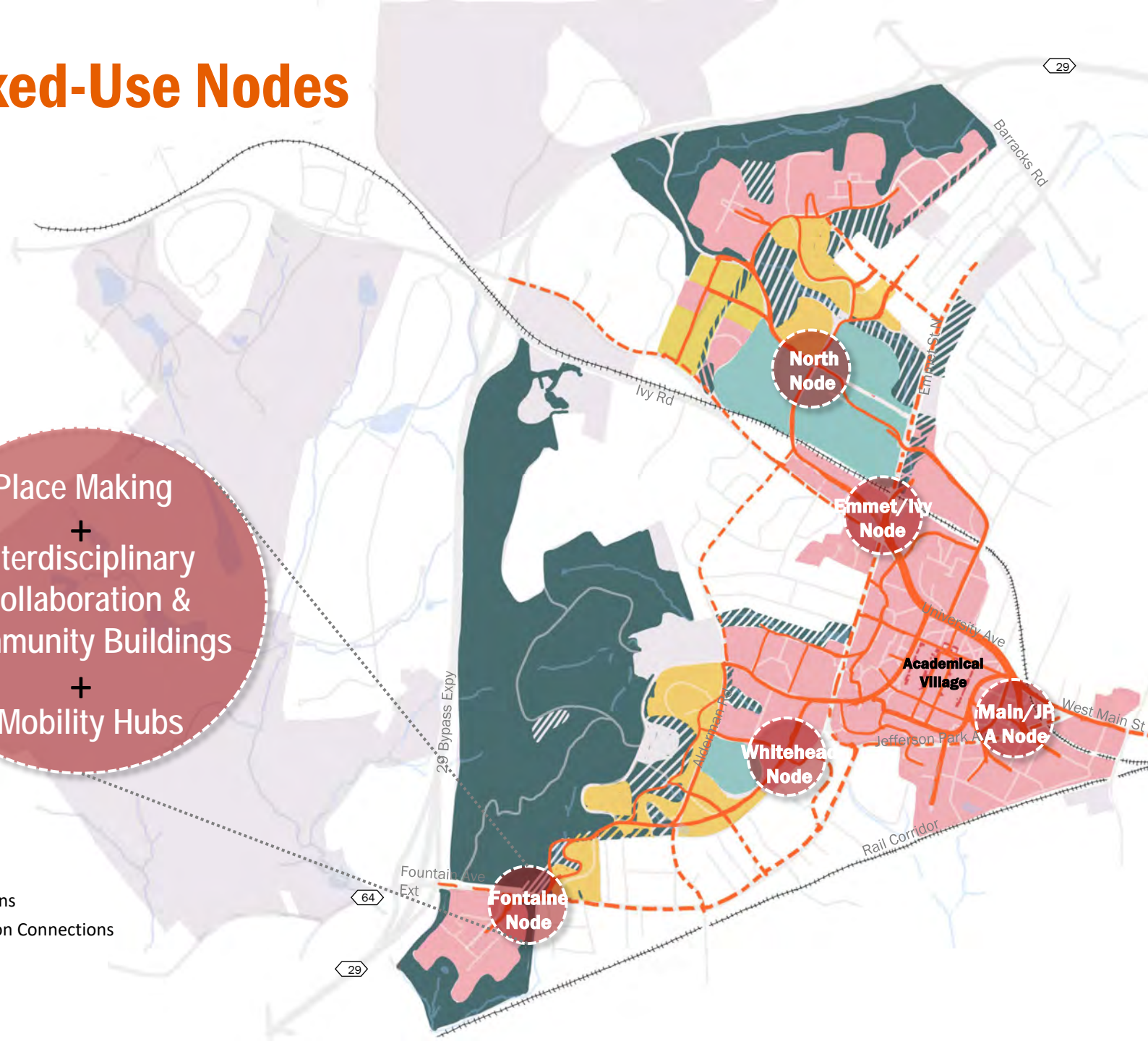
Establish mixed-use nodes to support placemaking, connectivity and collaborations

- Enhance placemaking and connectivity on Grounds as projects are developed
- Coordinate and optimize investments in new facilities, landscapes and mobility improvements
- Cluster flexible academic facilities or housing with social spaces and other amenities to encourage collaborations

Place Making
+
Interdisciplinary
Collaboration &
Community Buildings
+
Mobility Hubs

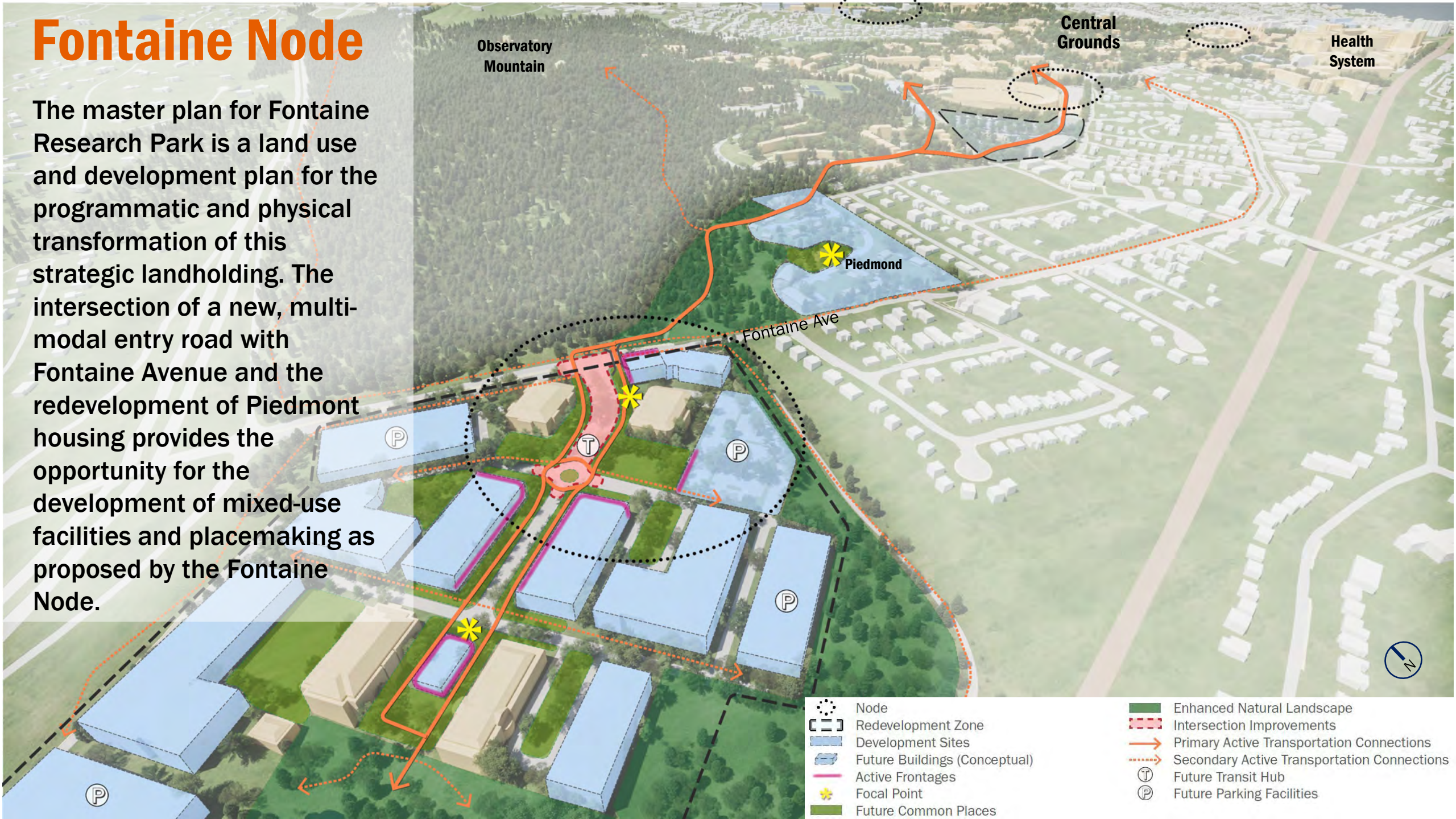
- Academic
- North & West Neighbourhoods
- Athletics
- Natural Landscapes
- Natural Landscape for Enhancement

- Active Transportation Connections
- Off-grounds Active Transportation Connections
- Mixed-use Nodes



Fontaine Node

The master plan for Fontaine Research Park is a land use and development plan for the programmatic and physical transformation of this strategic landholding. The intersection of a new, multi-modal entry road with Fontaine Avenue and the redevelopment of Piedmont housing provides the opportunity for the development of mixed-use facilities and placemaking as proposed by the Fontaine Node.



Observatory Mountain

Central Grounds

Health System

Piedmont

Fontaine Ave

- Node
- Redevelopment Zone
- Development Sites
- Future Buildings (Conceptual)
- Active Frontages
- Focal Point
- Future Common Places

- Enhanced Natural Landscape
- Intersection Improvements
- Primary Active Transportation Connections
- Secondary Active Transportation Connections
- Future Transit Hub
- Future Parking Facilities



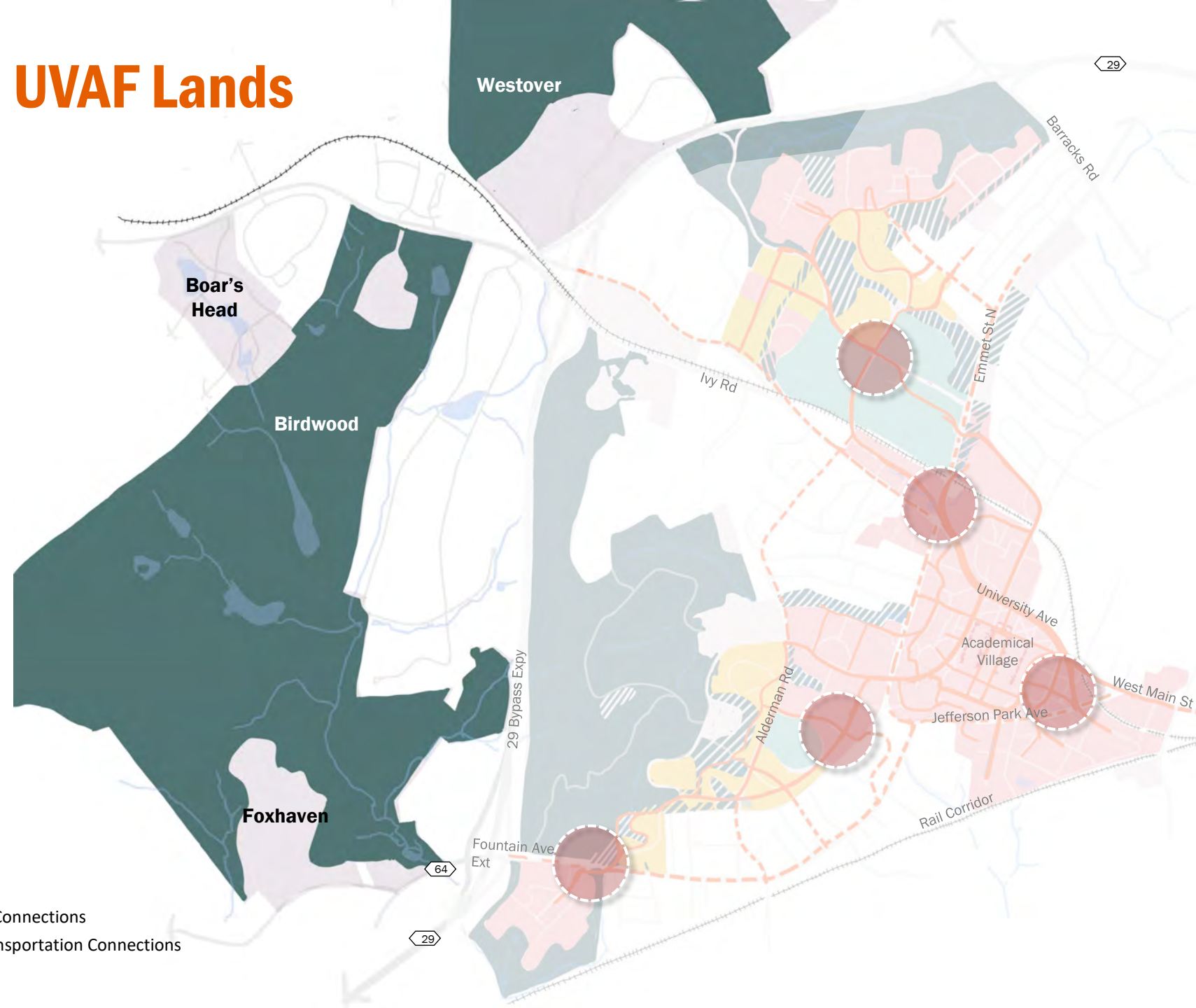
Strategic Direction #7: UVAF Lands

Maintain a green approach to nearby Foundation Lands

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

- Academic
- North & West Neighbourhoods
- Athletics
- Natural Landscapes
- Natural Landscape for Enhancement

- Active Transportation Connections
- Off-grounds Active Transportation Connections
- Mixed-use Nodes



Foundation Lands

The Grounds Plan values the historic landscape setting and approach to Grounds that the Foundation Lands provide, as well as the potential of development sites for future University uses.



Collaboration & Partnerships

UVA will continue to work with municipal and community organizations to ensure growth and development on Grounds supports regional goals related to sustainability, livability, accessibility and prosperity.

Ongoing collaboration initiatives include:

- Land Use and Environmental Planning Committee (LUEPC)
- Master Planning Council
- Climate Action Together
- Other sustainability-focused partnerships (10+ organizations)

