

CONTENTS

Reports, Studies, and Analysis Completed in Direct Support of the 2008 Grounds Plan

- UVa SPeAR Program Sustainability Assessment
- UVa Space Needs Projection Planning Model Summary Report
- UVa Transportation Demand Management Plan
- UVa Biodiversity Analysis and Conservation Assessment
- UVa Master Planning Council Documentation
- UVa Collaborative Workshop Reports

Guidelines, Reports, and Studies Supporting University-wide Practices

- UVa Current Planning and Projects Report
- UVa Historic Preservation Framework Plan
- UVa Design Guidelines
- UVa Guidelines for Sustainable Buildings and Environmental Design
- UVa Facilities Design Guidelines
- Master Plan for a Comprehensive Archaeological Survey of the University of Virginia
- UVa Strategic Plan for Water Resources Management
- UVa Landscape Master Plan

Grounds Plan Appendix

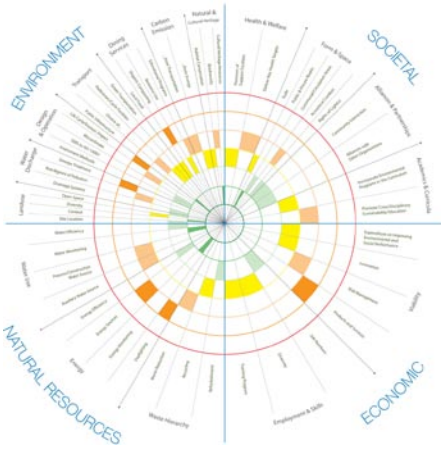
- Section 1, Historic Research Documentation Footnotes
- Photo Credits

Reports, Studies, and Analysis completed in direct support of the 2008 Grounds Plan

1. UVa SPeAR Program Sustainability Assessment

Location: Report in Office of the Architect / UVa Resource Center
 Author: ARUP Engineering, San Francisco/New York offices, May 2008 with periodic updates

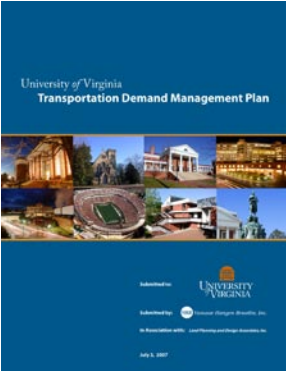
The Arup SPeAR™ (Sustainability Project Appraisal Routine) Assessment provided a framework for planning, identifying areas of weakness and strength in UVa’s current sustainability performance. As a component of this work, UVa appointed Arup to provide a baseline assessment of its sustainability performance. The sustainability framework used for the assessment was based on the Arup SPeAR™ (Sustainability Project Appraisal Routine) tool. This tool was developed to allow assessment in four major areas: natural resources, environment, social and economic, that broadly reflect the three major categories used in the triple bottom line of environment, economic, and equity. Each of the four quadrants includes focus areas based on specific issues identified within documents including the Brundtland Commission report, “Our Common Future”, the Earth Summit endorsed protocol for Agenda 21 (a basis for sustainability programs for local authorities around the world). Each focus area includes indicators. The focus areas and indicators included in the assessment were tailored to UVa. The tool provides a visual depiction of performance in the four key sectors: Natural resources, Environmental, Social and Economic systems. The graphic representation makes plain both the linkages between economic, social, natural resources and environmental systems, and the areas of relative strength and weakness. In addition to the report, a tracking system and spreadsheet are in use by UVa which will allow the University to track progress made in indicator areas over time.



2. Space Needs Projection Planning Model Summary Report

Location: Report in Office of the Architect / UVa Resource Center
 Author: Ira Fink and Associates, University Planning Consultants of Berkeley, October, 2007

The Space Needs Projection Planning Model Summary Report, authored by Ira Fink and Associates, was developed in support of the decision-making process for the University Grounds Plan. This report describes the model used to analyze the growth of all facilities that will result from future student enrollment and faculty growth at the University of Virginia. The model was used to generate two potential growth scenarios—Steady State and Research Centric—for the next ten and twenty years for the Charlottesville campus, and the summary report includes a review of the outcomes of these two scenarios. In addition to the report, the electronic model was provided to UVa for use with future analysis, should there be a need for flexibility in planned growth.



3. University of Virginia Transportation Demand Management Plan

Location: Report in Office of the Architect / UVa Resource Center
 Author: Vanasse Hangen Brustlin, Inc. in association with Land Planning and Design Associates, July 2007 for Phase 1, Phase 2 Report to be released later

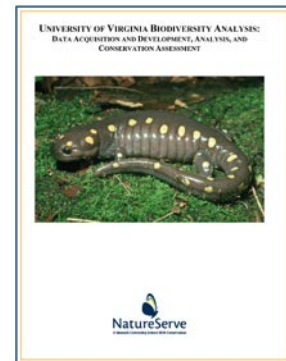
The University of Virginia’s Transportation Demand Management Plan, developed by the firm of Vanasse Hangen Brustlin, Inc., in 2007 as a part of the Grounds Plan, seeks to enhance Grounds planning decisions for improving mobility while respecting the university’s environmental, historic, and cultural contexts. The report offers extensive analyses concerning existing conditions of pedestrians, bicycles, parking, traffic, transit, and commute options. In addition, the plan suggests “tools and mechanisms to better link transportation

and land uses to affect a more efficient and sustainable transportation system” and proposes a strategic approach to transportation system improvements over 10- and 20-year planning horizons.

4. UVa Biodiversity Analysis and Conservation Assessment

Location: Report in Office of the Architect / UVa Resource Center
 Author: NatureServe of Arlington, VA, 2006

In 2006, as a part of the Grounds Planning process, the University of Virginia commissioned NatureServe of Arlington, VA, to create a comprehensive biodiversity analysis of lands owned by the University and the University of Virginia Foundation (UVAF). The resulting report entitled University of Virginia Biodiversity Analysis, explains opportunities for conservation as well as threats to important elements within the UVa and UVAF environs. The report analyzes data concerning land cover, habitat fragment, stream habitat, species occurrence, soil type, and regional context; providing a data inventory and analysis to prevent conflicts with regulated species and habitats, maintain the natural heritage of the University and Commonwealth, and enhance the environmental health and quality of those at the University and in the region. In addition to the report, NatureServe provided a supplementary GIS-based software tool, entitled NatureServe Vista, which will be used by University staff to help guide future conservation and land use decisions.



5. UVa Master Planning Council Documentation

Location: <http://www.virginia.edu/architectoffice/mpc.html>
 Author: Office of the Architect, 2005-2007

The Master Planning Council, chaired by the Office of the Architect, is charged with the task of advising the President of the University on mid-term and long range physical planning for the University of Virginia. The Council is composed of University leadership, City of Charlottesville and Albemarle County planning representatives, and two University students. Documentation of the Master Planning Council’s activities, including Meeting Notes and Presentations, may be found on the Office of the Architect’s website.

6. UVa Collaborative Workshop Reports

Location: <http://www.virginia.edu/architectoffice/workshops.htm>
 Author: Office of the Architect, 2004-2006

The Office of the Architect conducted seven collaborative workshops from 2004-2006, convening members of the academic, administrative and operational uses associated with Central, West and North Grounds. These workshops served as a forum to establish the needs of each user group, and to develop conceptual plans aimed at meeting those needs in support of the Grounds Planning process that followed. The workshops were focused in the following areas on the dates noted. Full reports are provided at the website location noted above.

Brandon Ave, Monroe Lane, 15th St. Area Workshop
 Workshop Held: February 18-20, 2004

Arts Grounds to North Grounds Area Workshop
 Workshop Held: March 31 & April 1, 2004

Health System / West Main Street Area Workshop



Workshop Held: April 19-20, 2004

Midmont to Piedmont Area Workshop
Workshop Held: April 27-28, 2004

North Grounds Area Workshop
Workshop Held: December 9-10, 2004

Science and Engineering Area Workshop
Workshop Held: May 2-3, 2005

The Corner Area Workshop
Workshop Held: October 22, 2005



Guidelines, Reports, and Studies Supporting University-wide Practices

1. UVa Current Planning and Projects Report

Location: <http://www.virginia.edu/architectoffice/>

Author: Office of the Architect, First released 2006 (Updated regularly)

The University of Virginia Current Planning and Projects Report describes all projects for both the UVa Grounds and the UVa's College at Wise that are in Planning/Design and Construction Phases. For each project, the report includes documentation of the cost, architect, contractor, and dates of construction, along with project images and photographs. The document is updated periodically as projects move through planning and design, to construction, and finally to completion.



2. UVa Historic Preservation Framework Plan

Location: http://www.virginia.edu/architectoffice/pdf/UVa_HPFP_2007_WEB.pdf

Author: Office of the Architect, 2006 (Revised 2007)

Recognizing that post-Jefferson buildings and landscapes contribute to the unique character and sense of place at the University of Virginia, the Office of the Architect published the Historic Preservation Framework Plan in 2006. This framework plan explores the historical development of the ensemble of buildings and settings that form the current Grounds. Through the description of a sequence of five periods of construction at the University, the plan presents a history of each historic building, a summary of its importance to development, and information about its design and current condition. In addition, the plan assigns a preservation priority to each building and significant landscape component in order to describe the buildings' relative importance and to provide a practical framework for evaluation of past, current, and future development at the University of Virginia.



3. UVa Design Guidelines

Location: http://www.virginia.edu/architectoffice/pdf/Design_Guidelines_Final_Draft.pdf

Author: Office of the Architect, January 2006

In 2006, the Office of the Architect prepared a document entitled the University of Virginia Design Guidelines. Through text and image, this document provides a sense of direction about how the “unified richness and singularity of the architecture” present in Thomas Jefferson’s Academical Village might be achieved in designs for new buildings and landscapes of the University. The document presents guidelines for the Foundations of geometry, massing, openings, and circulation; the Experiences of connectors, layers, and building landscapes; the Resources of various building materials; and the Collaboration of the review and approval process.

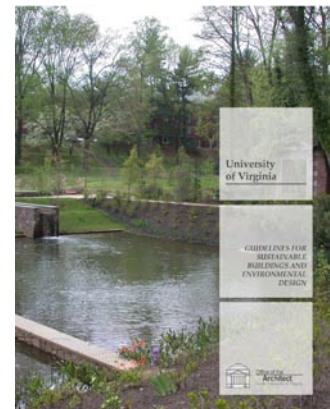


4. UVa Guidelines for Sustainable Buildings and Environmental Design

Location: http://www.virginia.edu/architectoffice/pdf/Sust_Guide_final.pdf

Author: Office of the Architect, August 2005

Guidelines for Sustainable Buildings and Environmental Design, a document prepared by the Office of the Architect in 2005, provides an introduction to sustainability issues at the University and outlines 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 main objectives for managing University development in terms of design, construction, and operation. These eight objectives are Energy Use and Conservation, Water Resources, Materials and Resources Conservation, Indoor Environmental Quality, Site Planning and Design, Local Climate and Climactic Design, Historic Preservation and Adaptive Re-Use, and Transportation. The document also includes a comprehensive list of resources that may be consulted as a complement to the University’s sustainability guidelines.



5. UVa Facilities Design Guidelines

Location: <http://www.fm.virginia.edu/fpc/DesignGuide/PDFs/CombinedDesignGuidelines2004.pdf>

Author: University of Virginia Facilities Management, November 2004 (7th edition, periodic updates)

Facilities Design Guidelines, published by University of Virginia Facilities Management in 2004, is a comprehensive regulatory document that guides and assists architectural and engineering consultants, as well as Facilities Management staff, in the planning and design for construction and renovation projects for University facilities. The document includes both procedural and technical requirements for seven categories related to facility design and construction: Historic Preservation, General Requirements, Sitework, Building Envelope, Interiors, Building Services, and Contract Administration. The information presents information that, when conscientiously considered, will help to “restore the Founder’s vision of the reciprocity between the academic plan and the physical plan of the University.”

6. Master Plan for a Comprehensive Archaeological Survey of the University of Virginia

Location: Report in Office of the Architect / UVa Resource Center

Author: Rivanna Archaeological Consulting, October, 2003

In 2003, the Charlottesville firm of Rivanna Archaeological Consulting completed a report entitled Master Plan for a Comprehensive Archaeological Survey of the University of Virginia. This document outlines a framework for a com-

prehensive archaeological survey of sixteen historic precincts located on property owned by the University of Virginia and the University of Virginia Foundation. The report provides an overview of previous archaeological investigations, assessment of historic precincts regarding potential to contain archaeological resources, development of a Survey Priority Table, and presentation of recommendations and guidelines for all future archaeological work at the University. Continuing the University's strong history of preservation and stewardship of valuable cultural resources, the archaeological Master Plan provides a foundation for developing a comprehensive and effective archaeological resources management system.

7. UVa Strategic Plan for Water Resources Management

Location: Report in Office of the Architect / UVa Resource Center

Author: Andropogon Associates, Ltd. (with Cahill Associates and MMM Design Group), 1999

The University of Virginia's Strategic Plan for Water Resources Management is a landmark study that illustrates the University's commitment to treating water as a central community resource and its belief that the management of water should influence and contribute to the design of the University Grounds. The firm of Andropogon Associates completed the report in 1999 with assistance from Cahill Associates and MMM Design Group, as well as with support from a Steering Committee and Technical Advisory Committee. Through the use of maps, charts, photographs, and detailed analysis, the report recommends a new sustainable approach to the management of water resources based on a 'Water Balance' model. This model helps University staff and consultants to evaluate solutions for stormwater management, restoration opportunities, and land use and development strategies. This approach ensures that functional, environmental, recreational, and aesthetic benefits will be achieved not only for the University community, but also for neighboring communities and other members of the Chesapeake Bay Watershed.

8. UVa Landscape Master Plan

Location: <http://www.virginia.edu/architectoffice/masterPlanLand.html>

Author: Ayers Saint Gross Architects and Planners and Michael Vergason Landscape Architects, 1999

In 1997 the Office of the Architect commissioned the firms Ayers Saint Gross and Michael Vergason Landscape Architects to produce a Landscape Master Plan for the University. The goal of the Landscape Master Plan was to provide a general framework to re-establish the delicate balance of buildings and landscape throughout the Grounds, that Thomas Jefferson created in the Academical Village. To accomplish this task, the plan both reinforces the long-range vision of the University master plan and provides guidance for day-to-day decisions about individual project development, landscape improvements, and upkeep. The document begins with a series of general observations about the campus landscape, continues by providing analysis of the landscape through inventory and detailed review at the precinct level. It concludes with seven key recommendations that will ensure that the University's landscapes continue to be strong social, physical, and temporal connectors.

Grounds Plan Appendix

1. Section 1, Historic Research Documentation Footnotes

¹Turner, 20-1.

²Woods, Mary C., "Thomas Jefferson and the University of Virginia: Planning the Academic Village." *JSAH* XLIV 166-283, October 1985.

⁵West Gardens Archeology, 16, 17

⁷Historic Preservation Framework Plan

¹⁰"Virginia Illustrated: Adventures of Porte Crayon and his Cousins," in *Harper's New Monthly Magazine*, August 1856. (Oneal, 53)

¹¹Yetter, SW at the University of VA, 1981

¹²"The attention of the Committee has been directed to some shanties just over road from "the Infirmary" and adjacent to a settlement known as "Canada", and as they are not necessary and are conspicuously detractive from the completeness of the lawn to which they are attached it is deemed best that they should be removed and it is therefore proposed that the Proctor be required to take them away and as soon as possible put the ground in grass." BOV June 22, 1872

¹⁴(November 12, 1948 BOV Minutes)

¹⁵9/15/1956 BOV Minutes

¹⁶Feb. 11, 1949. Presidents Papers?

¹⁷Landscape Plan, HPMP. Need separate confirmation of this motivation, and date. Renamed in 1950.

²¹BOV Minutes June 10, 1960

²³Interview, Werner Sensbach 8 June 2007. Need exact wording on budget issue—not able to completely follow.

²⁴Article on Satellite Campus

²⁵Turner ,277-8

2. Photo Credits

Page i - Dan Addison, U.Va. Public Affairs

Pg. 10, Fig. 2 - Engraving by Peter Maverick (1825), Special Collections, University of Virginia Library

Pg. 13, Figs. 2-3, 5-6 - Special Collections, University of Virginia Library

Pg. 14, Figs. 1-2 - A Map of the University of Virginia with Water Pipes, Charles Ellet, Jr. (1856) & Plan of University Cleared Land, William A. Pratt (1858), Special Collections, University of Virginia Library

Pg. 15, Fig. 4 - Special Collections, University of Virginia Library

Pg. 16, Figs. 1-3 - Special Collections, University of Virginia Library

Pg. 18, Fig. 1 - McKim, Mead & White Plan (1896), Special Collections, University of Virginia Library

Pg. 18, Fig 2 - UVa Facilities Management Resource Center

Pg. 19, Fig. 3 - Memorial Gymnasium and Landscape, Special Collections, University of Virginia Library

Pgs. 20-21, Figs. 1-3, 5-6 - Special Collections, University of Virginia Library

Pg. 22, Figs. 1-2 - Uva Facilities Management Resource Center

Pg. 24, Fig. 1 - Special Collections, University of Virginia Library

Pg. 27, Fig. 1-2 - Uva Facilities Management Resource Center

Pg. 62 - Fayerweather Hall, Tom Crane

Pg. 63 - Wilsdorf Hall, Dan Addison, U.Va. Public Affairs