EXECUTIVE SUMMARY
The University of Virginia initiated the North Grounds Athletics Mater Plan for two primary reasons: First, to establish a bold vision that guides long-term development within the athletics area that builds upon the North Grounds Planning Study. Second, to develop a detailed building program that sets a new standard for what a collegiate scholar-athlete experience should be at UVA.

The athletics area is currently home to training and competition facilities, administrative and operations space, as well as the supporting amenities of parking, public plaza space, and a network of major roads. The 82-acre site is characterized by significant topography, ecological and hydrological systems, which over time have evolved to the current patterns of land uses, network of streets and infrastructure.

The site is a critical link between North Grounds and Central Grounds. Therein lies a great opportunity, on many fronts to realize the University’s aspirations:

- The site presents a tremendous opportunity to integrate academic and athletics around a bold connectivity idea that unites North and Central Grounds.
- The site is the western gateway to the Historic Grounds, a World Heritage Site. The idea and the final result must recognize the need to serve as introduction to the university.
- Investigate the programmatic needs for all student athletes, coaches, staff and athletic administrators that sets up for the long term success and growth.
- The athletics area seeks to create an environment that supports nationally competitive and successful teams, attract and retain the highest quality student-athletes, and contributes to a goal of fostering collegiality and collaboration between student-athletes, faculty and staff.
- Develop an implementation strategy that allows for flexibility to meet long term needs and aspirations and maintains the integrity of a cohesive idea.
- Strengthen and promote multimodal connectivity between North and Central Grounds.
- Preserve and restore the ecological resources as a powerful unifying landscape.

INTRODUCTION
DESIGN IDEA: STRENGTHEN CONNECTIONS AND IDENTITY

The master plan proposes a bold new vision that unites the aspirations of a unique scholar-athlete program with the enabling physical facilities to support that vision. The plan proposes a new complex of indoor facilities around a new Sports Promenade that unites North Grounds with the athletics district. This promenade idea becomes the iconic identity to the district and iconic home of UVA sports: for athletes, coaches, and fans alike.

The master plan encourages interdisciplinary collaboration between athletics and academic uses. It promotes flexibility to allow for future program needs and phasing. The landscape seeks to create an exceptional environment that fosters dialogue and transparency, and promotes active and engaged learning. It improves the overall arrival experience to Grounds and promotes safe multimodal mobility.
The University of Virginia, established in 1819, comprises 1,135 Acres in the Piedmont region of Virginia. At the time of its founding, this land, one mile west of Charlottesville, consisted of farm fields and woodlands amidst the rolling countryside of Albemarle County. Today, the University and the City of Charlottesville are intertwined, and much of the land is developed. As the geographic center of Grounds and University landholdings, the development of the athletics area has the potential to unite Central and North Grounds in a profound way.
As part of the Piedmont region of Virginia, the topography of Grounds and the athletics area is defined by a series of dramatic hills and valleys with a connective pattern of streams and tributaries.
The site presents significant topography with a grade elevation change of 100’ from the western edge of the athletics area to Emmet street. The program and amenities are organized on a series of flat terraces. The site also offers a significant hydrological feature. Three regional facilities were implemented as a result of a comprehensive Meadow Creek Stormwater Master Plan. One of the three regional facilities is located in the athletics area that serves 100 acres of watershed and provides storm water quantity and quality benefits.
EXISTING USES
Amount of Total Acreage= 82.35 acres

Existing Building Program
- McCue Center:
  Football Program; Coaches Offices; Central Athletics Administration
- Welsh Indoor Football Practice Facility:
  Indoor Practice Facility for Football and Other Sports
- University Hall (Former On-Campus Arena):
  - Home to the Following Teams: Field Hockey; M&W Lacrosse; M&W Soccer; M&W Track & Field; M&W CROSS Country/Softball
  - Training Center in Some Capacity for Other Sports and for Facility Operations
- Onesty Hall:
  Wrestling, including practice facilities. Also includes a visiting locker room and storage.
- The Cage:
  Indoor Training Space for Track & Field, along with Other Sports.
- Sports Medicine Building:
  Sports Medicine for Sports other than Football in the Precinct.
- John Paul Jones Arena Basketball Home Venue:
  M&W Basketball team facilities; Academic Services; Student-Athlete Dining Facility; Central Video Operations

Parking
- Total park spaces = 2,327
- Surface parking spaces = 1,595

Fields
- Football Outdoor Practice Field
- Lacrosse Practice Field
- Partial Length Soccer Practice Field
- Field Hockey Stadium - Practice and Home Venue for Field Hockey
- Klockner Stadium - Home Venue for Soccer and Lacrosse
- Soccer Practice Field - Future Softball Facility
- Davenport Field at Disharoon Park - Home Venue and Team Facility for Baseball
- Lannigan Field - Outdoor Practice & Home Venue for Track & Field
CONNECTIVITY GOALS

Existing Connectivity

Lack of Connectivity

Site Boundary

Congestion

Emmet/Ivy Intersection

MASSIE RD

IVY RD

COPELEY RD

EMMET ST
UVA Athletic Teams are collectively performing at a very high level.

Success should be celebrated in a collective way, the number of championships by all teams is impressive when viewed together.

Existing Athletic Facilities are typically undersized and in need of improvement.

New facility should be focused on the Impact to Student-Athletes – “We want them arriving and wanting to be the best that they can be.”

Building should reflect the Values of UVA Athletics and UVA as an institution.

With any new facility, maintain areas that bring student-athletes and coaches together - Academic Services and Dining Facilities at JPJ are current examples of this.

Coaches were collectively enthusiastic about a central facility bringing sports together - a Center for 650 Student-Athletes.

Administrators expressed a strong desire to provide improved resources to help student-athletes be as successful as possible.

- Sports Nutrition prefers a centralized hub, convenient to a majority of student-athletes
- Sports Medicine is to remain convenient and familiar to student-athletes, with more space than current facility
- New Orthopedic Center opening near the precinct in 2020 will offer specialized care to student-athletes
- Strength & Conditioning needs to grow for the number of student-athletes served, with improved analytical capabilities
- Academic Support Facility is undersized for number served, but staff does a great job.

Access to convenient parking was a common concern of coaches.

Existing Field Inventory provides challenges with overuse and shared field time - ideal inventory would be:
- Football=2 outdoor fields + Welsh Indoor
- Soccer=1 dedicated field each for Men & Women – 2 total
- Lacrosse=1 dedicated field each for Men & Women – 2 total
- Field Hockey=1 field (performance & practice)

Coaches take great efforts to manage fields and share facilities as efficiently as possible.

The Field Hockey Stadium currently lacks convenient access to locker rooms and fan amenities, but offers a top-notch field.

Coaches find that recruits really value the academic quality of UVA.

A key focus for coaches is preparing student-athletes for life after UVA.
PROGRAM SUMMARY

<table>
<thead>
<tr>
<th>NEAR-TERM FIELD INVENTORY</th>
<th>FIELD QUANTITY</th>
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<tbody>
<tr>
<td>Football Outdoor Practice Field</td>
<td>2</td>
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<tr>
<td>Welsh Indoor Football</td>
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<tr>
<td>Lacrosse Practice Field</td>
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<td>Soccer Practice Field</td>
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<td>Field Hockey Stadium</td>
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<td>Lacrosse Practice Field</td>
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<td>Soccer Practice Field</td>
<td>2</td>
</tr>
<tr>
<td>Field Hockey Stadium</td>
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PROGRAM SUMMARY

UVA FOOTBALL & OLYMPIC TRAINING FACILITY

PROPOSED SF

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<tr>
<th>SPORTS MEDICINE</th>
<th>REC RECOVERY SUITE</th>
<th>FUEL ZONES</th>
<th>SPORTS SCIENCE</th>
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<tbody>
<tr>
<td>SHARED STUDENT-ATHLETE RESOURCES</td>
<td>2,600</td>
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<tr>
<th>FOOTBALL STRENGTH &amp; CONDITIONING CENTER</th>
<th>FOOTBALL EQUIPMENT ROOM</th>
<th>FOOTBALL OFFICES</th>
<th>FOOTBALL VIDEO OPERATIONS</th>
<th>FOOTBALL STAFF LOCKER ROOM</th>
<th>FOOTBALL JUMP MEETING ROOMS</th>
<th>FOOTBALL SPRINTING HUB</th>
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<tbody>
<tr>
<td>PROPOSED SF</td>
<td>4,129</td>
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OLYMPIC SPORTS PLAZA AREA

OLYMPIC SPORTS PRACTICE FACILITY

OLYMPIC STAFF LOCKER ROOM

OLYMPIC SPORTS VIDEO OPERATIONS

OLYMPIC SPORTS EQUIPMENT ROOM

OLYMPIC SPORTS STRENGTH & CONDITIONING CENTER

OLYMPIC SPORTS TRAINING | 105,210 GSF

ATHLETIC GROUNDS/Maintenance

ATHLETIC GROUNDS & SUPPORT | 5,544 GSF

STUDENT DEVELOPMENT CENTER

STUDENT DEVELOPMENT CENTER | 30,069 GSF

VIRGINIA ATHLETIC FOUNDATION & EXTERNAL RELATIONS

VIRGINIA ATHLETIC FOUNDATION & EXTERNAL RELATIONS | 30,069 GSF

BUILDING SUPPORT

BUILDING SUPPORT | 30,069 GSF

TOTAL BUILDING GSF | 262,891

PARKING GSF | 46,225

Athletic Grounds & Support | 5,544 GSF

Student Development Center | 30,069 GSF

Virginia Athletic Foundation & External Relations | 16,069 GSF

Building Support | 13,548 GSF

Shared Student-Athlete Resources | 30,693 GSF
MASTER PLAN

Civic Framework
Near Term & Long Term Plans
Detailed Exploration of Master Plan
The Civic Framework principles embody the strategic goals from the university to enable a dynamic, economically viable development that supports the university’s mission and connectivity. It is driven by an organized framework of pedestrian corridors, reimagines Massie road as a prominent corridor that enhances the arrival experience. Additionally, the potential exists for bridges to connect across the Railroad track to future buildings in the Ivy Corridor site.
The near-term plan sets up an organizing framework that addresses the programmatic needs for a majority of the UVA sports program, and also outlines an implementation project that expedites and accomplishes immediate needs. The program addresses the needs of a daily home for a majority of UVA’s sports programs, and is generally divided into the football program and shared resources by other sports programs. The program and site amenities are organized along a pedestrian promenade and is envisioned to create an enhanced arrival experience for students, spectators, and visitors. The plan capitalizes on the topography and organizes the program in a series of stepped terraces of athletic fields and new facilities. Practice Facilities for UVA sports programs include a collection of enhanced outdoor practice fields along with:

1. An improved Wrestling Practice Facility
2. A replacement to the existing Cage, offering an indoor track and a turf training area.
3. A dedicated Rowing Practice Facility in the precinct, supplementing facilities at the Boathouse.

Massie Road is re-imagined as a prominent entry corridor that promotes multimodal mobility and enhances the arrival experience towards University Grounds.
The long term plan seeks to strengthen the civic identity along Massie Rd with potential uses that foster interdisciplinary collaboration. The intersection of Copeley and Massie Rd is envisioned to be a new pulse of vitality anchored with active uses. The future buildings proposed along the street are scaled appropriately and setback from the street edge to respond to the surrounding context. The future buildings shall include parking below grade to replace surface parking spaces and meet future needs. The plan also recommends the relocation and additions to the field hockey stadium to the east side of the Copeley Road and closer to the competition venues. Additionally, the potential exists for bridges to connect across the railroad track to future buildings in the Ivy Corridor site.
A new pedestrian plaza is proposed that anchors the Goodwin Bridge and New Sports Promenade in the athletics area overlooking the new practice fields and facilities.
A vibrant new sports promenade that celebrates UVA Sports history connects Central Grounds and athletics facilities and venues. It is envisioned to enhance the student, visitor, and gameday experiences.
Massie road is re-imagined as a new prominent entry corridor with street trees, wide pedestrian walks, enhanced site lighting to create a safe and continuous pedestrian connection.
EXISTING BUILDING
Building Coverage=11.94 acres

NEAR TERM BUILDING
Building Coverage=11.55 acres
Proposed Building gsf = 262,891 sf

LONG TERM BUILDING
Building Coverage=16.52 acres
Proposed Building gsf = 458,000 sf

262,891 sf + 196,269 sf = 458,000 sf
EXISTING PARKING

Surface Parking = 1,595
Total Parking = 2,327

NEAR TERM PARKING

Surface Parking = 1,650
Total Parking = 2,553

LONG TERM PARKING

Surface Parking = 529
Total Parking = 3,164

2,327 + 226 = 2,553
2,553 + 611 = 3,164
EXISTING OUTDOOR FIELDS

A Soccer Practice Field
B Klockner Stadium
C Davenport Field at Disharoon Park
D Lannigan Field
E Field Hockey Stadium

NEAR TERM OUTDOOR FIELDS

1 Football Field
2 Lacrosse Field
3 Soccer Field

LONG TERM OUTDOOR FIELDS

1 Football Field
2 Football Field
3 - 5 Natural Turf Practice Field

A Softball
B Klockner Stadium
C Davenport Field at Disharoon Park
D Lannigan Field
E Field Hockey Stadium
**EXISTING PERVERIOUS AREA**

Pervious Area Coverage = 50.83 acres  
Percentage of Total Site Area = 61.7%

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**NEAR TERM PERVERIOUS AREA**

Pervious Area Coverage = 54.92 acres  
Percentage of Total Site Area = 66.7%

**LONG TERM PERVERIOUS AREA**

Pervious Area Coverage = 58.32 acres  
Percentage of Total Site Area = 70.8%

50.83 acres  + 4.1 acres  =  54.92 acres  
61.7%  + 5%  =  66.7%

54.92 acres  + 3.4 acres  =  58.32 acres  
66.7%  + 4.1%  =  70.8%
EXISTING PEDESTRIAN CIRCULATION

There is no clear pedestrian connectivity around/through athletics.
Pedestrian conflicts around athletics with parking.

PROPOSED PEDESTRIAN CIRCULATION

Pedestrian Walks
Rail
EXISTING BUS ROUTES

Bus stops in the parking areas, causing safety issues.
Consolidate bus stops along streets to enhance traffic flow.

EXISTING BIKE ROUTES

Lack of connection and limited access.
SCENARIO EVALUATION

Scenario 1 - The proposed Football and Olympic sports facilities are proposed to create a presence at the intersection of Massie road and Emmet street. A proposed entry court along Massie road organizes the new and existing buildings.

Scenario 2 - An interconnected proposed facility for football and Olympic sports with direct connections to existing facilities, McCue and Welch practice facility. The plan proposes strong pedestrian east-west connections from Central Grounds through the athletics area and tournament venues.

Scenario 3 - Plan proposes all new interconnected facilities for Football, New Welch, and Olympic facilities along Massie road.