Uva’s campus plan - the 2008 Grounds Plan - guides land use planning and physical growth for twenty years and capitalizes on the potential of existing and new facilities to provide superior environments for the University. Adhering to the broad goal of sustainability, the Plan assures managed growth. By designating Redevelopment Zones, the Plan targets future development to areas where mixed-used infill and redevelopment of existing facilities will create the greatest possible benefits. These targeted zones include the provision of green space within the redevelopment, improving the health and identity of the University-at-large.

The Brandon-Monroe area is a key asset, providing a 7.5 acre redevelopment opportunity in the heart of the Grounds to link the academics/research of the Health System, the School of Arts and Sciences and the Academical Village. Designated as an academic redevelopment zone, the planned uses are a blend of residential and academic mixed-use. The supportive infrastructure will address and incorporate green space amenities, circulation and parking, stormwater features and utilities. The following objectives guide the overall planning process and the outcomes the University seeks to achieve:

- Capitalize on opportunities to engage the Brandon-Monroe area as part of the Central Grounds through connections to existing academic, research, housing and clinical uses.
- Recognize the opportunities for a model redevelopment zone to demonstrate UVa’s commitment to sustainability.
- Establish guidelines to ensure the Brandon-Monroe area development emulates the qualities of Central Grounds and incorporates LEED Neighborhood Design principles.
- Develop phasing plan options for building development which incorporates infrastructure, stormwater management, green space and pedestrian priority circulation elements.

The designation of redevelopment zones is based on a strategy of carefully planned infill and redevelopment for the Grounds that curtails outward expansion, preserves historic assets, promotes an intelligible aesthetic order, improves connectivity, protects natural environments and leverages existing infrastructure resources. The redevelopment zones help to promote the green space network that provides structure to the University Grounds and highlight opportunities for development close to existing systems and supportive of adjacent programmatic functions. There are two types of redevelopment zones: academic/mixed-use and residential/mixed-use. The academic/mixed-use accommodates University buildings that are associated with teaching, research, libraries, student services and University community uses. The residential/mixed-use accommodates University housing ranging from residential halls to family housing and related facilities such as dining halls and student services. The redevelopment zones also incorporate recreational opportunities.

The Grounds Plan redevelopment zones map (above) shows the location of the Brandon-Monroe area within the UVa Grounds. The BMAP Study Area (left) highlights its relationship to South Lawn, the Academical Village and the Health System. The areas highlighted in red indicate the 7.5 acres available for redevelopment. Left to right from above: The interior of the South Lawn complex; the Foster Family historic site; the Medical Education Building; and the exterior of the South Lawn complex with the pedestrian terrace crossing Jefferson Park Avenue.
The University of Virginia (UVa) is set in the heart of Albemarle County and the City of Charlottesville. The land use within the neighborhoods surrounding the Grounds (campus) is varied. Commercial uses along West Main Street and University Avenue – the student oriented “Corner” - provide restaurants and shops in a pedestrian-oriented environment. Overall, residential uses predominate and many bordering neighborhoods are specified as historic districts, such as the adjacent Oakhurst District. The goal of such districts is to preserve the existing character of historic neighborhoods while maintaining property values and neighborhood diversity.

The Brandon-Monroe area is largely comprised of private and University owned student housing, along with academic and Health System buildings. The area’s relationship to the University relates to UVa’s original construction when it provided residences for many of the laborers and tradesmen. During the mid-1800s, this area was known as Canada and was home to Kitty Foster, an African-American freed woman, and others like her who provided a variety of services for students and faculty. The Lawn was open to the views of the Ragged and Southwest Mountains, and to the community to the south that largely existed to support the University. By 1863 the Southern (now Norfolk Southern) railroad formed the southern boundary of the Brandon-Monroe area - the raised railway formed a wall at the end of Brandon Avenue. By blocking access to the Brandon-Monroe Area on its southern edge, the railway tied this area and its uses to the University.

This landscape was altered significantly with the construction of Cabell, Cocke and Rouss Halls on the south end of the Academical Village at the turn of the 20th century and with the construction of New Cabell Hall fifty years later, which closed the end of the Lawn and Academical Village.

In 2005, in preparation for the development of the Grounds Plan, a 2-day workshop was held to discuss the potential for this area and its relationship to the Central Grounds. At that time, the South Lawn complex was envisioned, but not yet designed or constructed. The diagram below left shows the concept that was developed - linking the South Lawn site to the Health System.

With the recent acquisitions of property along Brandon Avenue completed, the University reengaged in the planning process for this area in 2012. The Office of the Architect worked in collaboration with constituents from the related Schools, the Health System, the Provost’s Office, the Dean of Students, Housing, Parking and Transportation, Energy and Utilities and the UVa Foundation to develop this plan. As part of that process, two workshops were held with the constituents in 2012 and 2013.
planning principles

Circulation: The pedestrian and vehicular path network throughout the site area will be constructed to Brandon Avenue with some connections via the central ground-floor streets and pedestrian priority central streets, a pathway connecting Brandon Avenue to the southwest pedestrian green, a pathway connecting Brandon Avenue to the northeast pedestrian green, and a pathway connecting Brandon Avenue to the northwest pedestrian green. These paths will be constructed on Brandon Avenue and along Jefferson Park Avenue. The bicycle path along Brandon Avenue and through the parkway street, completing the bicycle lane along the north side of JPA, should be considered as part of the network. These paths are intended to connect the site to the University and local markets.

Vehicles: Vehicles will share access along Brandon Avenue, pond front, and to the Plaza, and the parkway street that connects South Lawn to the Health System.

Parking: Adequate provision of parking will allow for the on-site and external access needs while ensuring a pedestrian priority district.

green systems

1. The Plaza will be a distinctive place of identity on the site, forming a central park and urban open space. The Plaza will be connected to the southwest pedestrian green and the northeast pedestrian green and provide a gathering place for informal events and linkages to the proposed building.

2. The Parkway Street will form a curvilinear greenway corridor for pedestrians, bicycles, and transit, and will provide a pedestrian priority streetscape. Streets will be lined with street trees to provide shade for sidewalks and buildings.

3. Courtyards will be integrated into each of the site's building complexes, providing green systems for building uses, while providing a central green and urban open space.

4. The pond park will be integrated into each building complex, providing green systems for building uses, while providing a central green and urban open space.

5. On the site floor of the South Lawn complex, a green roof will be constructed on the building to provide a green space.

6. Riparian Buffers have been established throughout the site area and will be required to provide abatement of development to setback, road, and landscape.
The Brandon-Monroe area will support a range of 400,000 to 500,000 GSF of new construction. It is envisioned that this space would be a mix of academic, residential and related space. Further programming is needed to develop the final mix, but the table below illustrates several development scenarios for the district.

<table>
<thead>
<tr>
<th>Use</th>
<th>Academic GSF</th>
<th>Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Residential</td>
<td>0</td>
<td>1,250</td>
</tr>
<tr>
<td>Residential Mixed-use</td>
<td>125,000</td>
<td>950</td>
</tr>
<tr>
<td>50/50 Mix</td>
<td>250,000</td>
<td>625</td>
</tr>
<tr>
<td>Academic Mixed-use</td>
<td>375,000</td>
<td>300</td>
</tr>
<tr>
<td>All Academic</td>
<td>500,000</td>
<td>0</td>
</tr>
</tbody>
</table>

The Brandon-Monroe planning provides opportunities for flexible mixing of space. As the illustrations to the left show, space can be mixed vertically or horizontally (or both) to achieve the desired program combination for this district. This mixture of space will energize the Brandon-Monroe area with 24/7 uses, creating a vibrant living, learning and working environment.

One of the main challenges in developing this area is addressing stormwater requirements and extending the heating and cooling infrastructure. Heating and cooling utilities could be provided by extending systems from the South Lawn complex. However, there may be capacity issues to address depending on the size and speed of development. Additionally, potential public/private partnerships for housing may provide heating and cooling on-site rather than the use of the University system. There are issues with the sewer and stormwater capacity in this area that will need to be addressed with the development of the site. In general, the goal of providing these and other utilities to the area should be to implement the systems in the most efficient and cost-effective way that is best for the entire site rather than an individual project.

Left: 3D views of two mixed-use scenarios for the Brandon-Monroe area. Academic mixed-use is shown in blue and residential mixed-use is shown in yellow. The first scenario segregates use by building and the second mixes residential and academic uses within buildings. Above: The sections above show the options for the vertical and horizontal arrangement of the two scenarios, and the image shows the mixed-use community, buildings and streetscape as planned.