In the early 1990s the Foundation began the development of the 54-acre Fontaine Research Park.

Fontaine currently accommodates nine buildings totaling over 560,000 SF.
# Gross Square Footage Summary

<table>
<thead>
<tr>
<th>Gross Square Footage (GSF) Summary</th>
<th>Approved Site Plans</th>
<th>Current Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fontaine Research Park</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFA Institute</td>
<td>72,500</td>
<td>UVAF</td>
</tr>
<tr>
<td>400 Ray C. Hunt Drive</td>
<td>60,000</td>
<td>UVAF</td>
</tr>
<tr>
<td>Rehab Hospital</td>
<td>62,500</td>
<td>UVA</td>
</tr>
<tr>
<td>MOB # 2</td>
<td>45,500</td>
<td>UVA</td>
</tr>
<tr>
<td>UVA Physicians Group</td>
<td>60,000</td>
<td>UVA HSF</td>
</tr>
<tr>
<td>Aurbach Medical Research Center</td>
<td>71,025</td>
<td>UVA HSF</td>
</tr>
<tr>
<td>Clinical Office Building MOB # 1</td>
<td>68,784</td>
<td>UVA HSF</td>
</tr>
<tr>
<td>Snyder Building</td>
<td>85,400</td>
<td>UVA</td>
</tr>
<tr>
<td>LiSA Building</td>
<td>34,492</td>
<td>UVA</td>
</tr>
<tr>
<td>Total Built GSF</td>
<td>560,201</td>
<td></td>
</tr>
</tbody>
</table>

- **Approved GSF Envelope Prior to 2010 Rezoning**: 565,000
- **Remaining GSF Prior to 2010 Rezoning**: 4,799
- **Increased GSF Envelope with 2010 Rezoning**: 310,000

**Current GSF Available Balance**: 314,799

* At expiration of building lease, building reverts to UVA ownership with UVAF is ground lessor.
** UVAF secured/funded development rights
In 2008 the Foundation developed a master plan for an additional 725,000 SF of building and related parking density at Fontaine, more than doubling the density of the park.

The additional building capacity is planned as approximately one-third of each of general office, laboratory and clinical space uses, mirroring the approximate current split of uses and traffic generation.
IMPLEMENTATION STUDY

Study steps

- **Program direction**: Meet with stakeholders individually to gather objectives and receive and review conceptual program needs. Document program direction in written summary. *February 2012*

- **Options development**: Based on program direction documentation, develop conceptual options (as block overlays on existing master plan) identifying approaches to accommodate programs needs within the master plan for Fontaine. For each option *order of magnitude* budget and phasing inputs. Alternative will be suggested, as appropriate. *February–March 2012*

- **Workshop options**: Present conceptual options and budget and phasing inputs to stakeholders in workshop setting; document preferences and circulate preferred option. *March 2012*

- **Refine preferred option**: Refine preferred options and their associated budget and phasing inputs for review by Research Parks Committee. *March 2012*

- **Outcome**: Prepare a document for internal use summarizing the conclusions of the above; recommend immediate next steps to advance implementation. *April 2012*
In 2010 the Foundation completed a lengthy rezoning process permitting an additional 310,000 SF. Construction of the 310,000 SF of new density is conditioned on satisfying off site proffers to accommodate increased traffic.
• Several University and/or Fontaine stakeholders have advanced interest in considering program needs within an expanded Fontaine.

• As owner and master developer of Fontaine, the Foundation is undertaking a study to understand the needs of the stakeholders and evaluate various options to accommodate program needs over the long term planning horizon.
Successful outcome of adding 310,000 SF of new density will be based on several factors, including:

- Efficient deployment of capital with each new building;
- Deploying interim excess parking capacity in a manner that supports the broader objectives of the University;
- Mitigation of disruption to current operations in the park;
- Retention and if possible expansion of green space;
- Close adherence to the long-range master plan to more than double the park’s current density; and
- Cooperation among current owners and lessees as they embrace the change for the long-term benefit of the University.
• Densification of Fontaine generates new building opportunities proximate to grounds.
• Densification requires converting surface parking to building area while consolidating parking (both replacement and new) in structured parking.
• Buildings and garages will require land currently used for surface parking, some of which is encumbered by existing agreements with other UVA-related entities.
• Capital must be spent to entitle incremental building development, as replacement and new parking spaces constructed in the same parking structure must be delivered in order to free land for new office, laboratory and clinical buildings.

• On and off-site traffic and utility improvements must also be constructed to accommodate additional traffic volumes and utility demands.
Grounds Improvement Program

- Any academic or auxillary program may identify a potential GIF project and submit a project request.

- Representatives from the Office of the Architect, Health System, Provost, Chief Financial Officer and Facilities Management evaluate project requests and develop an annual list based on the following CRITERIA:
  
  - Eliminates or prevents an existing health, environmental or safety hazard
  - Satisfies a particular academic or auxillary program need
  - Reduces operating budget expenses
  - Supports campus planning and sustainability objectives
  - Provides exterior infrastructure improvements (bicycle/pedestrian/lighting..)
  - Enhances the landscape and/or aesthetic quality of the public domain, including the addition of public art

Past Years Project Examples

- McLeod/MR5 Landscape
- Henry Moore Sculpture
- Chapel Accessibility/Plaza/Walks
- Arlington Blvd. Sidewalk/Lighting/Bike Lane
2011-2012 GIF Projects

1. Scott Stadium SE Gate Steps and Walk
2. Lambeth Housing Landscape Concept Plan
3. Emmet Street/University Avenue Corner Improvements
4. Newcomb-Peabody-Monroe Sidewalk
5. Raised Crosswalks on Jeannette Lancaster Way
6. Respite Benches on Lee Street
7. Pedestrian Enhancements on 11th Street
8. Remove Failing Wall on Bayly Drive
9. Lee Street Landscape Improvements
10. Lambeth Stream Restoration, Phase II
11. Barrier-Free Walkway to BOV Office
12. Massie Road LED Crosswalk Lights
13. McLeod Terrace Improvements
14. Brandon Avenue/Crispell Drive Pedestrian Connections
15. Newcomb Southeast Terrace
16. Clark Hall Equipment Yard Screen
17. Dell Interpretive Signage
Scott Stadium SE Gate Steps and Walk

- Project Cost: $95,000
- Matching Funds: $25,000 (Athletics)
- GIF Funds: $70,000
- Project Proposed: Vice President for Management and Budget
- Project Status: Complete
Lambeth Housing Landscape Concept Plan

- Project Cost: $50,000
- Matching Funds: Phased implementation by Housing Division
- GIF Funds: $50,000
- Project Proposed: Housing
- Project Status: Design Complete

Current Conditions

Concept Plan
Lambeth Housing Landscape Concept Plan - Existing & Proposed Conditions

South Courtyard

Pedestrian Corridor
Emmet Street/University Avenue Corner Improvements

- Project Cost: $1,435,000
- GIF Funds: $300,000
- Project Proposed: Office of the Architect
- Project Status: Phase 1 is complete, Phase 2 will begin in Summer 2012

(*) Two phases: Phase 1 is for property purchase and demolition, Phase 2 is for design implementation
Raised Crosswalks on Jeannette Lancaster Way

- Project Cost: $40,000
- Matching Funds: $0
- GIF Funds: $40,000
- Project Proposed: School of Nursing
- Project Status: Complete

Newcomb-Peabody-Monroe Sidewalk

- Project Cost: $35,000
- Matching Funds: $0
- GIF Funds: $35,000
- Project Proposed: Vice President for Management and Budget
- Project Status: In Progress
Replace Failing Wall on Bayly Drive

- Project Cost: $20,000
- Matching Funds: $0
- GIF Funds: $20,000
- Project Proposed: Office of the Architect
- Project Status: Complete

Barrier-free Path to the BOV Office

- Project Cost: $16,000
- Matching Funds: $0
- GIF Funds: $16,000
- Project Proposed: Office of the Architect
- Project Status: Complete
Lee Street Landscape Improvements

- **Project Cost:** $40,000
- **Matching Funds:** $0
- **GIF Funds:** $40,000
- **Project Proposed:** Health System
- **Project Status:** Installation summer/fall 2012

Working Drawing for Improvements

*Portion of Landscape Master Plan for Lee Street*

*Entrance Area*

- Permeable pavers are allowable by gaps
- Street trees and shrubs
- Nacy along the length
-oter and bike racks line
- Multiple transportation

*Lee Street Parking Garage*
**Newcomb Southeast Terrace**

- **Project Cost:** $25,000 (contribution)
- **Matching Funds:** $0
- **GIF Funds:** $25,000
- **Project Proposed:** Office of The Dean of Students
- **Project Status:** Complete
McLeod Terrace Improvements

- Project Cost: $120,000
- Matching Funds: $0
- GIF Funds: $120,000
- Project Proposed: Health System
- Project Status: Installation summer 2012
Clark Hall Equipment Yard Screen

- Project Cost: $50,000
- Matching Funds: $25,000
- GIF Funds: $25,000
- Project Proposed: Arboretum & Landscape Committee
- Project Status: Contractor pricing in progress
Dell Interpretive Signage

- Project Cost: $25,000
- Matching Funds: $0
- GIF Funds: $25,000
- Project Proposed: Office of the Architect and the Office of Community Relations
- Project Status: In Design

Lambeth Stream Restoration, Phase II

- Project Cost: $125,000
- Matching Funds: $0
- GIF Funds: $125,000
- Project Proposed: Arboretum and Landscape Committee
- Project Status: Construction summer 2012
Small Planting Project Examples - Rotunda South Beds & Colonnade Alley

Rotunda beds, before

Colonnade Alley, before

After

After
Summary of the Proposed Western Bypass of the State Route 29 Business Corridor

Project Update 2012

Mark Stanis
Associate Director for Project Services
Project History

- **1987**: Location studies for Bypass approved by Commonwealth Transportation Board (CTB)
- **1993**: Alternative #10 (current proposal) chosen; final Environmental Impact Statement (EIS) approved
- **2003**: Supplemental EIS completed
- **2002-2003**: Metropolitan Planning Organization (MPO) approves language in Transportation Improvement Plan (TIP) objecting to project
- **2004**: Legislation passed requiring repayment of expended federal/state funds, if bypass is not built
Site Overview

Mark Stanis
Associate Director for Project Services
Original Design Road Alignment near UVA
Potential Road Alignment near UVA
Project Overview

• **Approved Budget:** $244.5 million

• Technical proposals submitted by 7 firms

• Price Proposal due May 3rd

• Opened May 8th

• Environmental re-evaluation underway
• Notice of Intent to Award – 5/14/12
• Post Notice of Intent Submittal Due Date – 5/17/12
• Commonwealth Transportation Board Award – 6/20/12
• Design-Build Contract Execution – 7/18/12
• Notice to Proceed # 1 – 7/20/12
• Environmental Evaluation Complete – 10/1/12 (estimated)
• Notice to Proceed # 2 – 10/31/12 (estimated)
• Substantial Completion – 4/15/16
• Final Completion – 7/15/16
Questions?