



# Master Planning Council (MPC)

**MEETING NOTES - November 4th, 2015**

Office of the Architect for the University

## Health System Update and University Planning

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Lia Cattaneo  
Undergraduate Representative

### Meeting Agenda

- Health System Update by Kevin Fox, Facilities Planning Administrator, UVA Health System
- University Planning by Mary Hughes, University Landscape Architect, Office of the Architect

### Presentation Summaries

Julia Monteith began the meeting at 3:30 PM with brief remarks.

#### Health System Update by Kevin Fox, Facilities Planning Administrator, UVA Health System

Kevin Fox gave an update on several projects currently in process at the Health System. One is in construction: The Education Resource Center, one is in design: The Hospital Emergency Department and Bed Tower Expansion, and one is a planning study: The Health System Integrated Space Planning Study.

The current strategy for development of the Health System began with the 2010 Health System Area Plan. Among other recommendations, this study identified the ground-level helipad site for major future expansion of the hospital. To enable this site, an overall plan for Lee Street developed a central entrance to the hospital. The reconfiguring of Lee Street and associated buildings also greatly improves circulation for cars and pedestrians. Currently under construction is the Education Resource Center (ERC). This facility will serve several needs, one of which is to house an MRI that is currently located at the site of the future ED/Bed Tower expansion. The ERC bridges the Emily Couric Clinical Cancer Center and the Lee Street Parking Garage. It will have space for General Medical Education, Education meeting and simulation space, imaging and a pharmacy. The building will have three levels above ground and one level below ground. Structural steel is currently being installed and construction should be completed by December 2016.

In addition to the MRI that is being moved to the ERC, there are a number of other enabling projects that must be completed in order to clear the way for the ED/Hospital Bed Tower expansion. First, there are two other MRIs located on the site that are being moved to a new location on Lane Road in a new structure that is attached to the Hospital. Second is the Ground level helipad, which has recently been replaced by the rooftop helipad. Finally, the ED ambulance entrance will need to be moved during construction.

The main design challenge for the site is to accommodate ambulance and drive-up traffic to the emergency room. The new building will cover the entire site and will incorporate the existing emergency room. The ambulance entrance will be located along Crispell Drive. Because of the grade change on Crispell, the ambulance entrance is more of a garage with elevators up a level to the main ED. Planning and designing the ED access has been a



**Rendering of the Education Resource Center, currently under construction**

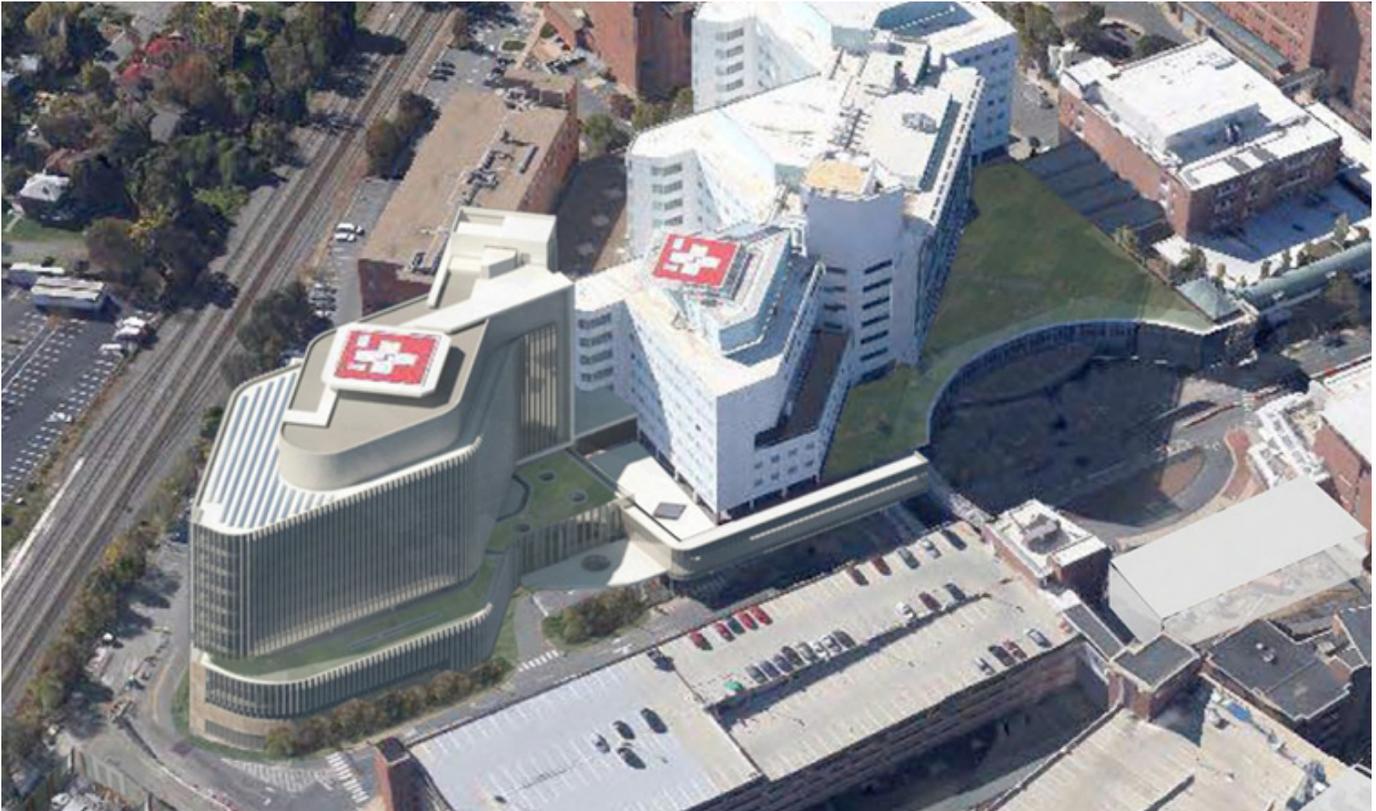
very complex task.

The new ED will have 80 beds, compared to the current number of 43 ED beds, some of which are placed in hallways. The second floor of the ED building contains expanded operating rooms and interventional spaces housed next to the existing heart center.

The other component of the project is the construction of a six floor tower on top of the ED expansion. It is planned that the first three floors of the tower will be finished to contain roughly 28 beds/floor. This increase in the number of beds is designed to achieve a private bed model for patient care. Each floor of the bed tower will connect to an existing hospital floor and contain a combination of patient rooms and nursing stations. There will be a second helipad on the roof of the bed tower. The upper three floors of the tower will remain unfinished until such time that they are needed. Finally, an extensive green roof is planned for the project.

Following his presentation Mr. Fox answered several questions about the ED expansion:

- 1) Will the Hospital Bed Expansion make the hospital all private rooms? No, but it will help the hospital get close to that goal. Some departments don't want to have private rooms for their patients.
- 2) Is there demand to fill all the rooms being built? The hospital believes that there is.
- 3) How will the new project affect staffing? The project will result in the need for additional staff at all levels.
- 4) Is the design complete? Yes, for the most part and it is tied in with the existing buildings. The new structure contains a lot of glass and less brick than other buildings in the area.
- 5) How will the project impact or improve the pedestrian experience on Lee Street and Crispell Drive? There will be sidewalks on both sides of both streets, which should improve the pedestrian environment. In particular the nose-in parking will be eliminated on Crispell Drive.
- 6) What level of need is necessary to show for approval of a hospital expansion? If adding additional beds, state level approval would be needed. This project is not currently adding beds, so state approval is not necessary, but they will still be informed of the proposed changes. State approval for adding hospital beds will be required when the top three floors are finished in the future.



**Emergency Department and Bed Tower Expansion**

7) What effect will the project have on parking? The Health System is trying to handle increases in parking demand with off-site lots. Only the daytime staff will be affected.

A final effort for the Health System is the development of an integrated space planning study. The study includes the Hospital, School of Medicine and School of Nursing and will study space in those entities used for research and teaching - seeking to determine whether pedagogical needs are being met. The desire is to get space coordinated between all Health System entities. The study will also look at the physical state of School of Medicine Facilities with an eye toward exploring where the School should prioritize its capital investment. The Health System hopes to have a space plan developed that can guide them in the immediate future (0-5 years) and in the mid future (5 to 10 years). The Health System is currently in the process of finalizing a contract with the consulting team.

#### **University Planning by Mary Hughes, University Landscape Architect, Office of the Architect**

With a goal of fostering conversation for UVA and community representatives to the Master Planning Council, Mary Hughes provided a brief overview of planning projects within the Office of the Architect. Two of these projects are district plans for the Brandon Road area and for the Ivy Road /Emmet Street area, known as the Ivy Corridor. Both sites contain land that is owned by both the University and the University of Virginia Foundation. Planning for the sites began over the last two years and planning goals for Ivy Corridor have been adopted by the Board of Visitors, but additional planning needs have been identified. In addition, the Office of the Architect plans to initiate an update to the Grounds Plan since it has been almost ten years since that document was developed. Also, the Office will work with the Provost's Office on an academic space planning study. It has not been fully determined how these efforts will be integrated, but there is certain to be some overlap.

In addition to these studies, the Office of the Architect is updating the planning process for capital projects that will clarify stakeholder's role in the process. The proposed process will see earlier involvement of the Board of Visitors and better information flow regarding project planning. Going forward it will be important to define the role of the MPC within that process.