Executive Summary:
The UVA Health System Area Plan outlines the development strategy for potential future redevelopment sites with emphasis on creating a sense of place. A primary goal of the Health System District is to create an environment that is both welcoming and conductive to healing. The Area Plan recommends creating a distinctive major entrance from the southeast. The realignment of Lee Street and Crispell Drive at Roosevelt Brown Boulevard will create a direct connection onto Lee Street, simplifying access and improving wayfinding for patient and visitor destinations. To reinforce Lee Street as the primary patient and hospital connector, public entry to the new ED will clearly focus patient arrivals, access, and orientation from Lee Street.
ERC Building Relationship
Existing Floor Plate
Proposed ED Programmatic Plan
Current 2nd floor Programmatic Plan

- Prep/Phase II
- Patient Intake
- PACU
- Existing HVC
- Incremental ORs/Interventional Suite
- Existing ORs
Bed Tower Expansion

- **What problems are we trying to solve?**
  - Average of 33 blocked beds per day due to semi-private mix limitations (gender, isolation, patient care need)
  - Bed capacity constraints contribute to ED boarding
  - Bed capacity constraints contribute to denied transfers
  - Semi private room model: operational inefficiencies and patient dis-satisfier
  - Desire to care for more patients with higher acuity

- **Planning Assumptions**
  - 2020 LRFP Discharges 32,891 with LOS of 5.62
  - 85% utilization target
  - Impact Factors
    - Operational Changes
    - Elimination of HACs
    - Shift to Higher Acuity Patient Population
    - Preventing Related Readmissions
    - Bed Gain by Eliminating Blocked Beds
    - Acceptance of “Denied” Transfers
  - Current State: 52% Private Rooms
  - Ideal State: Private Room Model
Proposed Patient Tower Floor Plan – 28 Beds
Hospital Expansion
Additional Topics for Discussion

- Questions?

- Health System Integrated Space Planning Study
University Planning: 2015- 2016
District Planning Sites

Precincts and Redevelopment Zones

- Residential
- Mixed Use
- Academic
- Mixed Use
- Structured Parking
- Connectivity Improvement

Ivy Mountain
23 acres

Ivy Corridor
12.8 acres

Brandon-Monroe
7.5 acres
1. **ENHANCE** the connection of the area within the overall University while providing an opportunity for interaction with the Charlottesville community

2. **MAXIMIZE** green space potential for community benefit and aesthetic enhancement of a major University entrance

3. **ACCOMMODATE** current transportation, parking and stormwater functions on site, while developing each to its maximum potential

4. **OPTIMIZE** economically viable development and other University support activities within the site redevelopment

5. **PROVIDE** appropriate screening of the parking garage
• Darden Planning

• Ivy Road Planning

• Indoor Shooting Range at Milton

• Ivy Mountain Study

• Stormwater Master Plan/New Regulations

• Safety and Security Exterior Lighting / Interface with City