

FONTAINE

UNIVERSITY OF VIRGINIA

SEPTEMBER 2018

Master Plan

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• Executive Summary

The master plan for Fontaine Research Park (Fontaine) is a flexible road map for future development. It is a proposed land use and development plan for the programmatic and physical transformation of this strategic landholding.

The Fontaine Master Plan represents the culmination and refinement of ideas that have been vetted and assessed by a wide group of UVA stakeholders. The plan was approved by the Buildings and Grounds Committee of the Board of Visitors in September 2018. Over a nine-month collaborative process, the team held six on-site workshops and more than 29 meetings, however the transformational thinking for Fontaine began in 2017 during the UVA Health System Integrated Space Planning (ISP) process. The ISP report recommended decanting outpatient clinical uses from the core of the UVA Health System, and shifting the locus of research activity—including construction of a new translational research building—to Fontaine Research Park. This planning effort is a continuation of the Health System ISP and is an effort to realize the full potential of the Fontaine property. The goal of this master plan is to guide future development at Fontaine to create a

unified translational research and clinical campus, with both a near- and long-term plan for action. A combination of programmatic and physical factors drove the process and timing of the Fontaine Master Plan. Fontaine was originally developed for specific uses in a practical, incremental way, without the benefit a broad vision like the ISP provides. Thirty years after its initial development, many of the buildings are nearing the end of their functional life. Fontaine is an ideal location for expanded and maximized uses that serve both the University and the Health System.

The Health System is constrained with limited open land for new buildings. This highly developed area also has a significant amount of historic infrastructure and is congested with traffic at the current level of use.

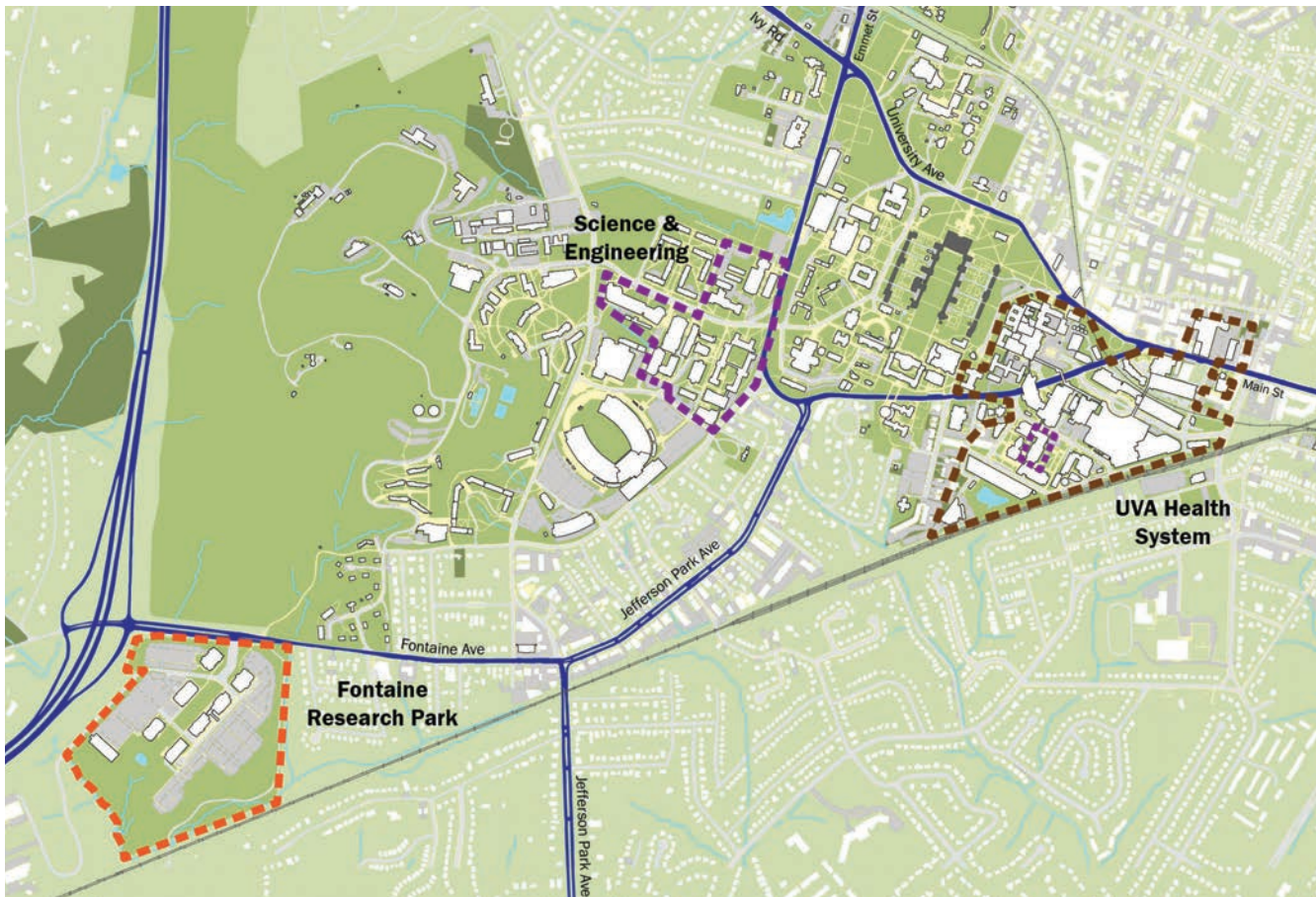
Existing Conditions



In contrast, Fontaine has open, buildable land and good highway access. The relocation of uses to Fontaine is planned to reduce traffic congestion in the core of the Health System. Fontaine is adjacent to Grounds and can operate as neutral ground, ideal for building interdisciplinary partnerships and collaborative initiatives.

Since the proximity to the campus is one of the key drivers for Fontaine's usefulness, reliable connectivity between Fontaine, Central Grounds, and the Health System is critical to its success. For that reason, multi-modal transportation has been a key part of the planning study to unlock Fontaine's potential.

Physical Context



Goals and Objectives

Based on interviews with a wide cross-section of stakeholders, a series of goals were developed specifically for Fontaine. The goals include:

- *Enhancing access to care and improving the patient experience around evolving population health principles*
- *Creating a translational research campus that facilitates learning, creativity, discovery, and patient care*
- *Dramatically improving the sense of place and stewardship of resources*
- *Developing strong connectivity within Fontaine and to Grounds*
- *Developing a flexible plan that balances responsible capacity of the land with programmatic drivers and other initiatives*
- *Creating a vibrant community of innovation and collaboration that attracts and retains top talent*

Near-term Plan

For the near-term, the development of roughly 250,000-300,000 gross square feet (GSF) of research/academic and 200,000-250,000 GSF of clinical space is necessary to accomplish the project goals. A new clinical building will help transition outpatient care to an efficient, service line-focus and a multidisciplinary model supportive of clinical research objectives. This new building is an opportunity to completely transform the patient experience and environment of care. Practically, it will relocate clinical visits from the core of the Health System—reducing the parking demand and congestion in this area—by decanting the majority of clinical space from the West Complex (excluding the Multistory Building).

Similarly, the near-term development at Fontaine will help transform research based around themes not defined by departmental boundaries. It will provide the opportunity to develop a translational and interdisciplinary research/academic home for the near-term research space needs of UVA Engineering, School of Medicine, Curry School of Education, and the College and Graduate School of Arts and Sciences. It will also reduce the parking demands and traffic congestion in the Health System by decanting all research space from the West Complex, Cobb Hall, and MR-4.

Key Components of the Near-term Plan

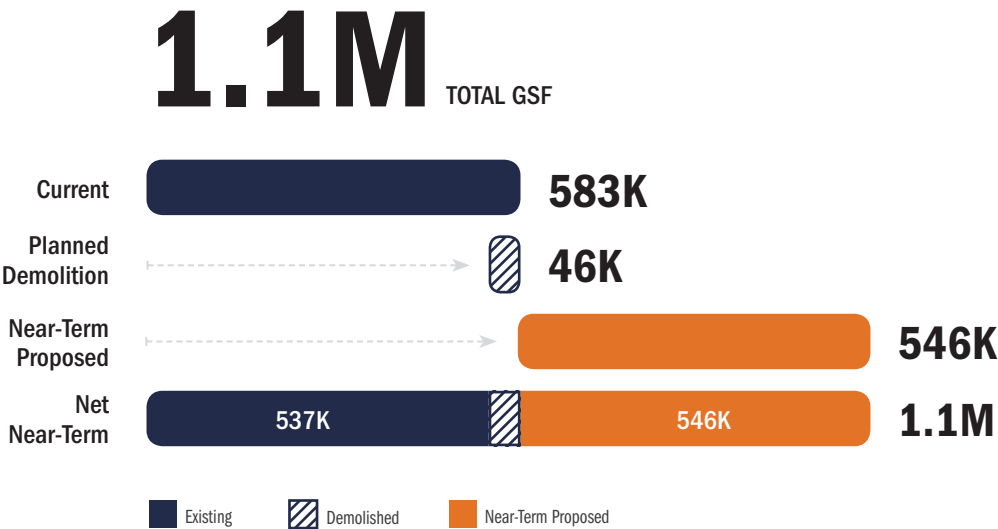
- Development of a parking structure along Fontaine Avenue as an initial enabling project for the near-term development of Fontaine and transportation connections
- Demolition of 545 Ray C. Hunt [Medical Office Building (MOB) 2] - the building will be largely vacated by current project underway at Ivy Mountain
- Creation of the central green street and improved Ray C. Hunt entry drive and intersection to enhance wayfinding, pedestrian and vehicular circulation, and amenities
- Development of up to approximately 500,000 GSF for clinical and research space



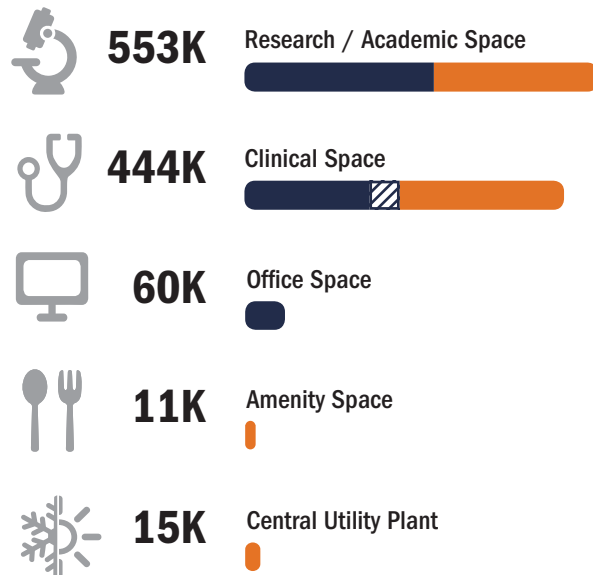
Near-term Plan

NEAR-TERM PLAN

TOTAL GROSS SQUARE FEET



GROSS SQUARE FEET BY USAGE



NEAR-TERM PLAN COMPONENTS



New transit stop
for UTS Bus and improved
Health System Shuttle



New campus
bicycle / pedestrian
network



New central
green street



New parking garage
(1,260 spaces)



80-100
New Principal Investigators



100K-200K
New Clinical Visits

Near-Term Plan



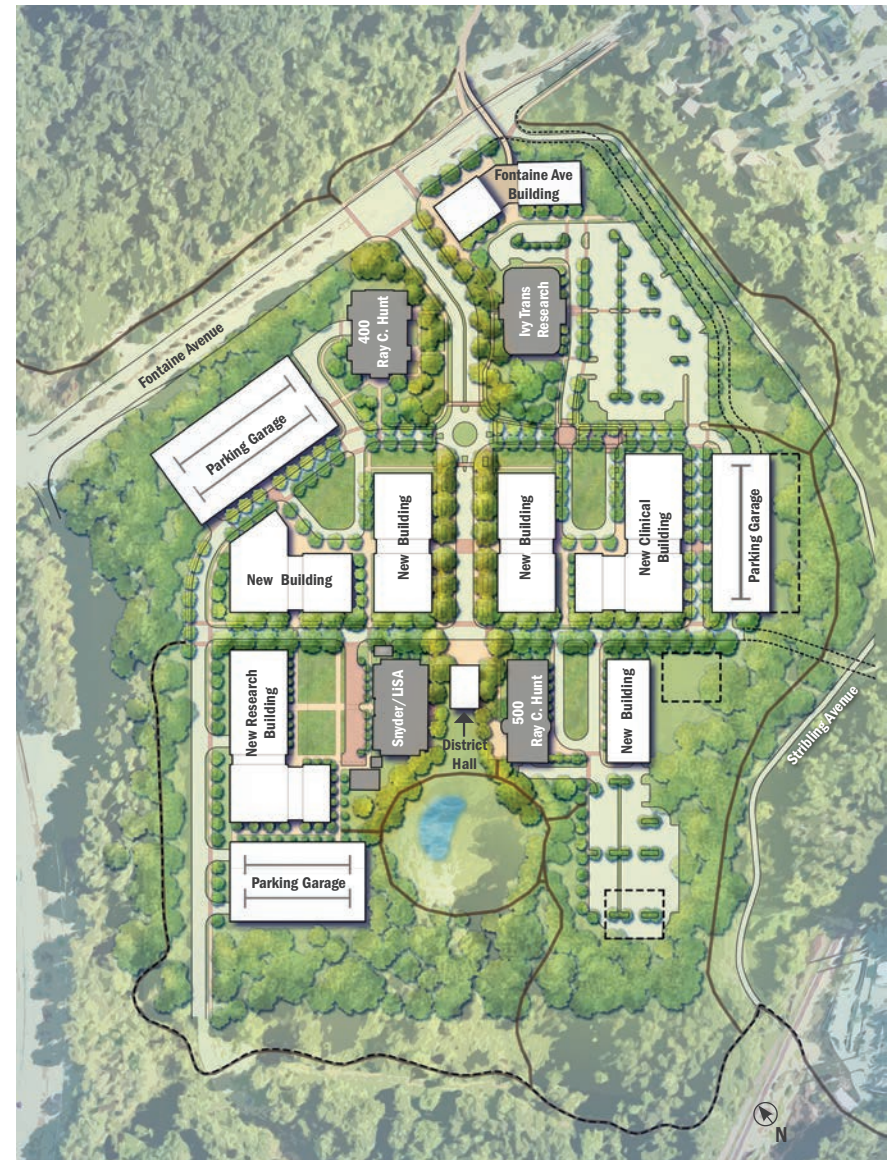
Rendering: Central green street



Long-term Vision

The long-term plan will increase the built capacity at Fontaine by a total of approximately 900,000 GSF as compared to today's existing condition. Part of that increase will involve demolition of several buildings at Fontaine which are nearing the end of their functional use, therefore the actual new construction will be more than the net additional square footage. There will also be a significant increase in amenities at Fontaine, with 80,000-100,000 GSF of new amenity space between two buildings. With increased use, the long term plan includes enhanced bicycle, pedestrian, and transit connectivity, as well as increased parking capacity spread between three parking garages and surface parking.

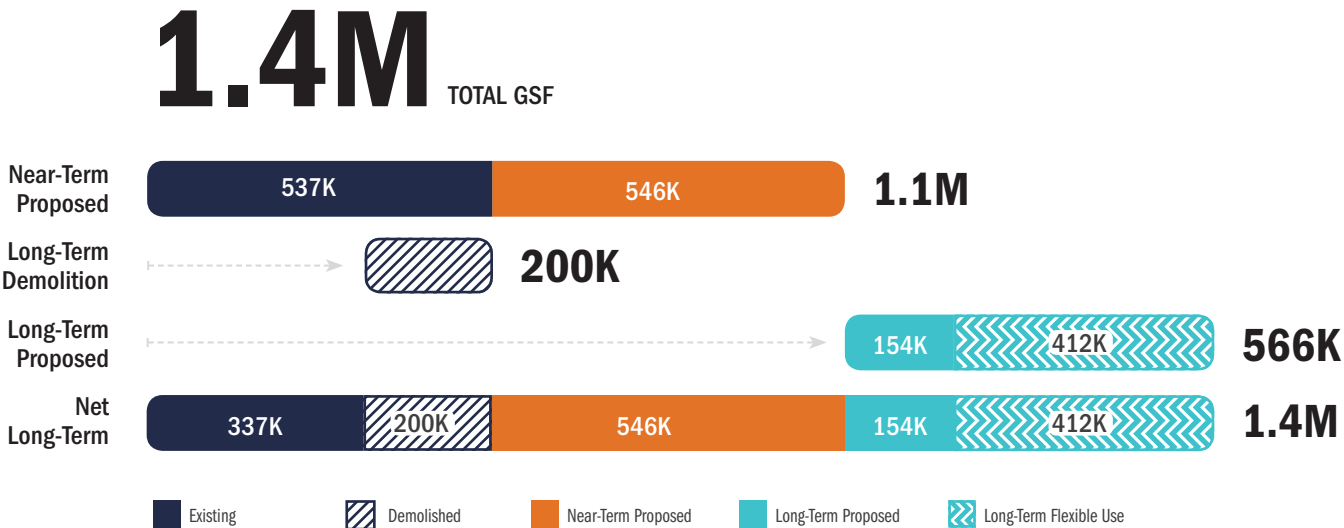
The key to the long-term plan is flexibility. After the near-term projects are completed, the remaining building footprints are flexible in terms of what uses they can serve. In the long-term, the green open spaces help define four distinctly designed neighborhoods, each centered around memorable and unique healing landscapes. Each neighborhood can support a different themed use, such as clinical, research, or academic, if desired.



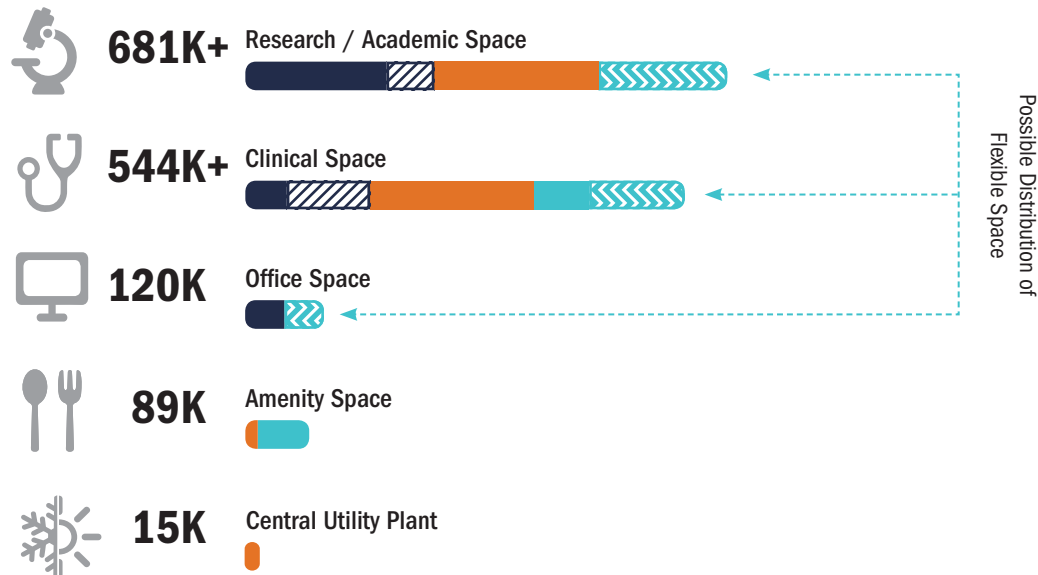
Long-term Plan

LONG-TERM VISION

TOTAL GROSS SQUARE FEET



GROSS SQUARE FEET BY USAGE



LONG-TERM PLAN COMPONENTS



Four total neighborhood green spaces



New campus bicycle / pedestrian bridge across Fontaine Avenue



2,700 total parking spaces

Long-Term Plan





Introduction

Overview and Purpose

Project Team

Process and Schedule

Engagement

Fontaine Research Park is a place of great potential. The significant investments already made have set it up to become a hub of translational research and patient care for the University of Virginia and the University Health System.

The engagement-centered process informed every stage of the Fontaine Master Plan's development and refinement. This ensures it accurately represents the best course of action for both current and future Fontaine users, including students, staff, researchers, patients, and community members.

—• Overview and Purpose

In early 2017, the Office of the Architect for the University of Virginia (UVA) began the process of developing a master plan for Fontaine Research Park.

The University of Virginia Foundation (UVAF) started developing Fontaine as a research park in the 1990s, but in 2017 UVAF began the process of transferring ownership of the research park to UVA. By early 2017 the UVA Health System Integrated Space Planning (ISP) process was nearing its conclusion. The ISP recommended decanting outpatient clinical uses from the core of the Health System and shifting the locus of research activity— including construction of a new translational research building—to Fontaine Research Park.

The goal of this master plan is to guide future development at Fontaine for a unified translational research and clinical campus, with both near- and long-term plans for action. There are many reasons to create a master plan for a site like Fontaine. The master plan process generates new ideas, tests assumptions, and draws on best practices for campus planning and development. The inclusive and hands-on planning generates ownership of the plan, garnering support and excitement about the direction of the future development.

A master plan paves the way for growth and creates a compelling vision for development that can be implemented in phases. The long-term vision informs near-term actions.



Fontaine Master Plan Near-Term Rendering







• Project Team

The team selected for the master plan included:

***Ayers Saint Gross (ASG),
Latimer Health Strategies (LHS),
and Vanasse Hangen Bruslin (VHB).***

Together with internal experts from UVA such as the Office of the Architect, the Health System, the Office of the Executive Vice President & Provost, Facilities Management, Parking & Transportation, and Energy & Utilities, the team addressed diverse issues around land use, patient

care, transportation, infrastructure, and ecological planning. Additional input and coordination was provided by Michael Vergason Landscape Architects (MVLA) as they developed the University-wide Landscape Framework Plan.

—• Process and Schedule

The Fontaine Master Plan process was a collaboration involving a diverse set of stakeholders. Over the course of nine months, there were six on-site workshops and more than 29 individual meetings. In between each workshop, the Office of the Architect and consultant team touched base weekly to advance the process.

Data Gathering and Kick-off

In May 2017, the master plan team toured Fontaine to gain a better understanding of the site including challenges and opportunities. At the June kick-off meetings, the team met with the Steering Committee and the Physical Planning Group, as well as focus groups for transportation, utilities and infrastructure, instruction and education, core facilities, and research. In these meetings, the team presented existing conditions analyses and case study comparisons.

The team listened to stakeholders in order to understand drivers, goals, and variables that were critical to the master planning process. Running concurrently with the Fontaine Master Plan, the consultant team developed an ISP for UVA Engineering and worked closely with the team developing the University's Landscape Framework Plan.

Conceptual Scenarios

In July and August 2017, the team consolidated the physical and programmatic drivers, as well as the goals and objectives voiced by stakeholders at the previous meetings. From that foundation, initial concept sketches with multiple alternatives were developed. A round of workshops in late August were focused on refining the conceptual scenarios.

Key Findings and Draft Plan

Following the feedback from the working sessions in August 2017, the consultant team consolidated the alternatives into a single draft plan. This incorporated options for early phase implementation to address the near-term physical and programmatic drivers. In late September, the team presented the draft plan and phasing concepts to the Physical Planning Group and several of the focus groups. The team also met with the Steering Committee to share and listen to direction for the draft plan and next steps.

Final Plan

With the direction from the September 2017 meeting and ongoing engagement with the Office of the Architect, the consultant team returned to Grounds in mid-November to present the draft plan to key stakeholder groups. The consultant team worked with MVLA to develop a landscape framework for Fontaine that is compatible with the University's comprehensive landscape framework plan. In December, after presenting again to the Steering Committee, the plan was refined to its final state, including near- and long-term implementation recommendations.

Plan Roll-out and Documentation

In January 2018, at the sixth and final workshop, the consultant team shared the final plan on Grounds with the Planning Group, the Steering Committee, and other key stakeholders in two open forums. One was held at the Fontaine Research Park and the other at the Health System. Following the workshop, the Fontaine team prepared for the plan to be shared with the UVA Board of Visitors later in the year.

—• Engagement

Steering Committee

Dr. Craig Benson, *Dean, School of Engineering & Applied Science*

Luis Carrazana, *Associate University Architect, Office of the Architect*

Elisa McSheehy Cooper, *Assistant Campus Planner, Office of the Architect*

Kevin Fox, *Administrator, Medical Center Facilities, Planning & Construction*

Dr. Chris Ghaemmaghami, *Chief Medical Officer, Medical Center*

Dr. Tom Harkins, *Chief Environment of Care Officer, Medical Center Facilities, Planning & Construction*

Charlie Hurt, *Director, Real Estate & Leasing Services*

Anne Kromkowski, *Associate Dean for Administration, Medical Center*

Dick Minturn, *Senior Academic Facility Planner, Office of the Executive Vice President & Provost*

Chip Murray, *Director of Special Projects for the Chief Executive Officer, Medical Center*

Dr. Pam Norris, *Associate Dean, School of Engineering & Applied Science*

Alice Raucher, *Architect for the University*

Colette Sheehy, *Senior Vice President for Operations*

Dr. Peggy Shupnik, *Senior Associate Dean for Research, School of Medicine*

Jessica Hurley Smith, *Director of Capital & Facilities Planning, School of Medicine*

Don Sundgren, *Associate Vice President & Chief Facilities Officer, Facilities Management*

Pam Sutton-Wallace, *Chief Executive Officer, Medical Center*

Dr. David Wilkes, *Dean, School of Medicine*

Julia Monteith, *Senior Land Use/Community Planner, Office of the Architect*

Sallie Lewis, *Project Director, Finance, Quality, & Performance Improvement, Medical Center*

Physical Planning Group

Luis Carrazana, Associate Architect for the University, Office of the Architect

Elisa McSheehy Cooper, Assistant Campus Planner, Office of the Architect

Kevin Fox, Administrator, Medical Center Facilities, Planning & Construction

Mary Hughes, University Landscape Architect, Office of the Architect

Charlie Hurt, Director, Real Estate & Leasing Services

Julia Monteith, Senior Land Use/Community Planner, Office of the Architect

Bill Palmer, GIS Planner, Office of the Architect

Nat Perkins, Real Estate Project Manager, UVA Foundation

Jessica Hurley Smith, Director of Capital & Facilities Planning, School of Medicine

George Southwell, Health System Division Director, Facilities Management

Becca White, Director, Parking & Transportation

Helen Wilson, Senior Landscape Architect, Office of the Architect

Dick Minturn, Senior Academic Facility Planner, Office of the Executive Vice President & Provost

Focus Groups

Core Facilities/Amenities
Instructional/Educational Space
Landscape
Outpatient/Clinical Services
Physical Planning
Research Space
Transportation
Utility Infrastructure
UVA Engineering Administration

Goals and Objectives

Patient Experience

Translational Research Campus

Sense of Place

Connected

Flexible

Vibrant and Attractive

Based on interviews with a wide cross-section of stakeholders, a series of goals were developed for Fontaine Research Park that reflected Fontaine's past, and focused on what it could be in the future.

Fontaine was purpose-built as a stand-alone research park and outpatient center, but current needs require both the program and the physical layout to evolve. These drivers, combined with the vision from the Health System ISP and acknowledgment of Fontaine's potential, have led to the development of specific goals and objectives that inform the University planning and decision-making for Fontaine.

—• Patient Experience

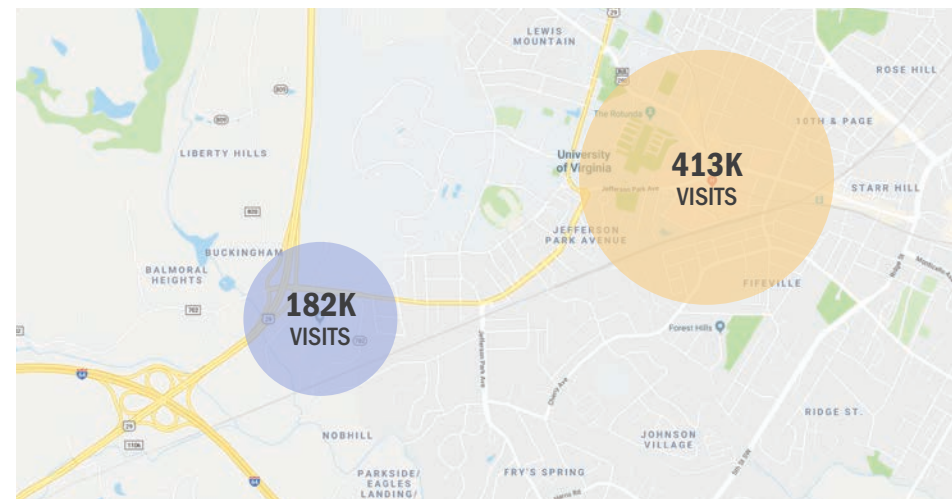
Enhance access to care and improve patient experience around evolving population health principles

Enhancing the patient experience is one of the Fontaine Master Plan's guiding principles.

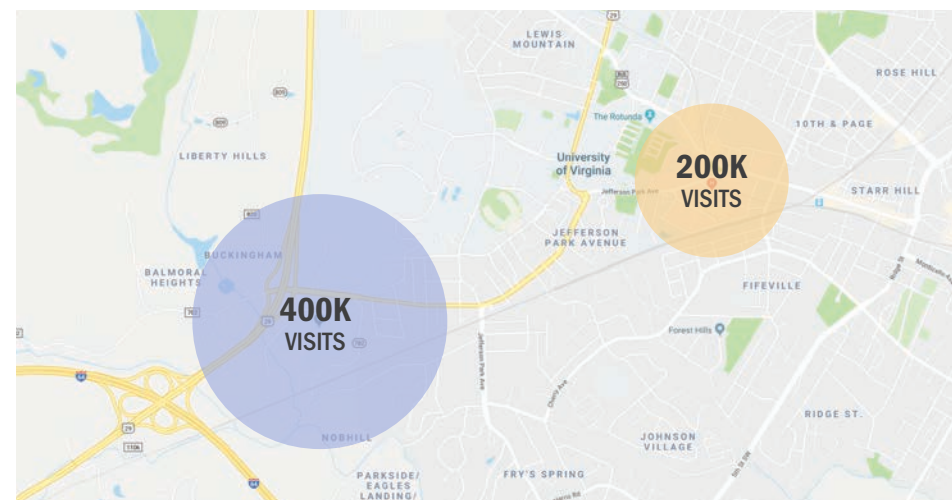
The Health System is at capacity and is in the middle of a congested area of UVA and the City of Charlottesville. These factors make patient access challenging. Fontaine is easier to access from the US-29 Bypass, and avoids central Charlottesville traffic. Fontaine is an ideal site for “near-Grounds” outpatient care expansion as it follows evolving population health principles, including easier access to care, while maintaining proximity to the University Hospital.

Ambulatory Visits Comparison: Fontaine Research Park & UVA Health System

- UVA Health System
- Fontaine Research Park



Current Ambulatory Visits



Future Ambulatory Visits

• Translational Research Campus

Create a translational research campus that facilitates learning, creativity, discovery, and patient care

Fontaine already contains the foundational elements of a translational research campus: research, education, and clinical care.

However, these functions are not linked together, physically or programmatically. The Fontaine advantage is that it has available land, is adjacent to Grounds and is without any direct school affiliation. It has the potential to provide a physical home for theme-based research initiatives and institutes. As the priority for translational bench-to-bed research grows, Fontaine is a prime location for UVA to focus on integrating research, education, and patient care with an emphasis on innovation.



—• Sense of Place

Dramatically improve sense of place and stewardship of resources

Fontaine could achieve a strong, coherent identity that is attractive and memorable to visitors.

Currently visitors to Fontaine experience parking lots and roadways as they reach their destination buildings. The view of the mountains from the central lawn is spectacular, but the lawn itself and the natural resources of the site are underutilized. Fontaine has the potential to be a desirable place for visitors and staff, but it needs to be intentionally and holistically designed.

Together with internal experts from UVA such as the Office of the Architect, the Health System, the Office of the Executive Vice President & Provost, Facilities Management, Parking & Transportation, and Energy & Utilities, the team addressed diverse issues around land use, patient care, transportation, infrastructure, and ecological planning. Additional input and coordination was provided by Michael Vergason Landscape Architects (MVLA) as they developed the University-wide Landscape Framework Plan.





• Connected

Develop strong connectivity within Fontaine and to Grounds

To improve patient and staff experience, Fontaine needs a logical, clear internal circulation network and a variety of options for connecting back to Grounds and to the Health System.

While vehicular circulation is currently the dominant option, it should not remain the only valid option. The master plan emphasizes walking and biking while also providing opportunities for better transit connections. These include both the University Transit System (UTS) and the Health System Shuttle.

—• Flexible

Develop a flexible plan that balances responsible capacity of the land with programmatic drivers, and other initiatives

As time passes, programmatic needs evolve.

The plan allows flexibility in uses and the option for a greater or lesser degree of density. The physical framework and strong sense of place are formed through landscape, circulation, and wayfinding.

Area



Transportation



Environment



Redevelopment



The Fontaine Master Plan's flexibility is in line with the breadth and flexibility of previous UVA plans and studies.

—• Vibrant and Attractive

Create a vibrant community of innovation and collaboration that attracts and retains top talent

To become a successful asset of UVA, Fontaine needs to be vibrant and attractive.

Recruiting practitioners, researchers, and students is only becoming more competitive. With cutting-edge translational research, convenient amenities, ease of access, and beautiful indoor and outdoor environments, Fontaine can demonstrate UVA's values through both the quality of life and the quality of research and care provided there.



University of Arizona, Health Sciences
Building
Ayers Saint Gross

Programmatic and Physical Drivers

Planning Context

Physical Context

Existing Conditions

When Fontaine was originally developed in the 1990's, the programmatic and physical decisions were made to address primarily short-term needs. For example, Aurbach Medical Research Building (Aurbach) was built for a small research group with specific, immediate space needs. Years later when another group had a similar need, the Sheridan G. Snyder Translational Research Building (Snyder) was built. For clinical functions, the decisions have consisted of tactical moves, like bringing in neurology, cardiology, and urology. There have been significant investments in core facilities at Fontaine. Those investments can be maximized if more research and clinical uses are developed on-site.

Thirty years after Fontaine was first developed, it is time for reenvisioning and reinvestment. The master plan process for Fontaine encompassed testing the 2017 Health System ISP proposals and developing a vision for the facilities needed for a patient-friendly, translational, and innovative community. In addition, the need for this master plan is driven by: the broad institutional commitment to transdisciplinary research developed in the University Cornerstone Plan, the development and success of multiple Pan-University Institutes that support cross-disciplinary research and education, multiple rounds of “cluster hires” across schools in areas of common research strengths and interests, the University goal of major growth in the research portfolio combined with the awareness of the condition and availability of experimental research space on-Grounds, and the need for funding from large center grants for significant problems that span school disciplines and expertise.





—• Planning Context

The Health System developed an Integrated Space Plan (ISP) from 2016 through early 2017 to better understand long-term space needs.

Among other conclusions, the ISP report recommended decanting outpatient clinical uses from the Health System core and shifting the locus of research activity to Fontaine Research Park. It also recommended the construction of a new translational research building at Fontaine to continue to prioritize the reorganization of research with emphasis on inter- and

multi-disciplinary activity. In addition to the Health System ISP, a master plan for the Ivy Mountain site was developed. The outcome of that plan indicated that 545 Ray C. Hunt would be largely vacated by orthopedic functions moving from Fontaine to Ivy Mountain.









Thornton Hall
UVA Engineering

Concurrent with the Fontaine Research Park master plan process, the UVA Office of the Architect oversaw two related planning projects. First, the University partnered with Michael Vergason Landscape Architects (MVLA) to develop a landscape framework plan for Grounds. MVLA consulted with the Fontaine Master Plan team and contributed recommendations for the landscape architectural vision at Fontaine. Those recommendations are incorporated throughout and further detailed in the Appendix.

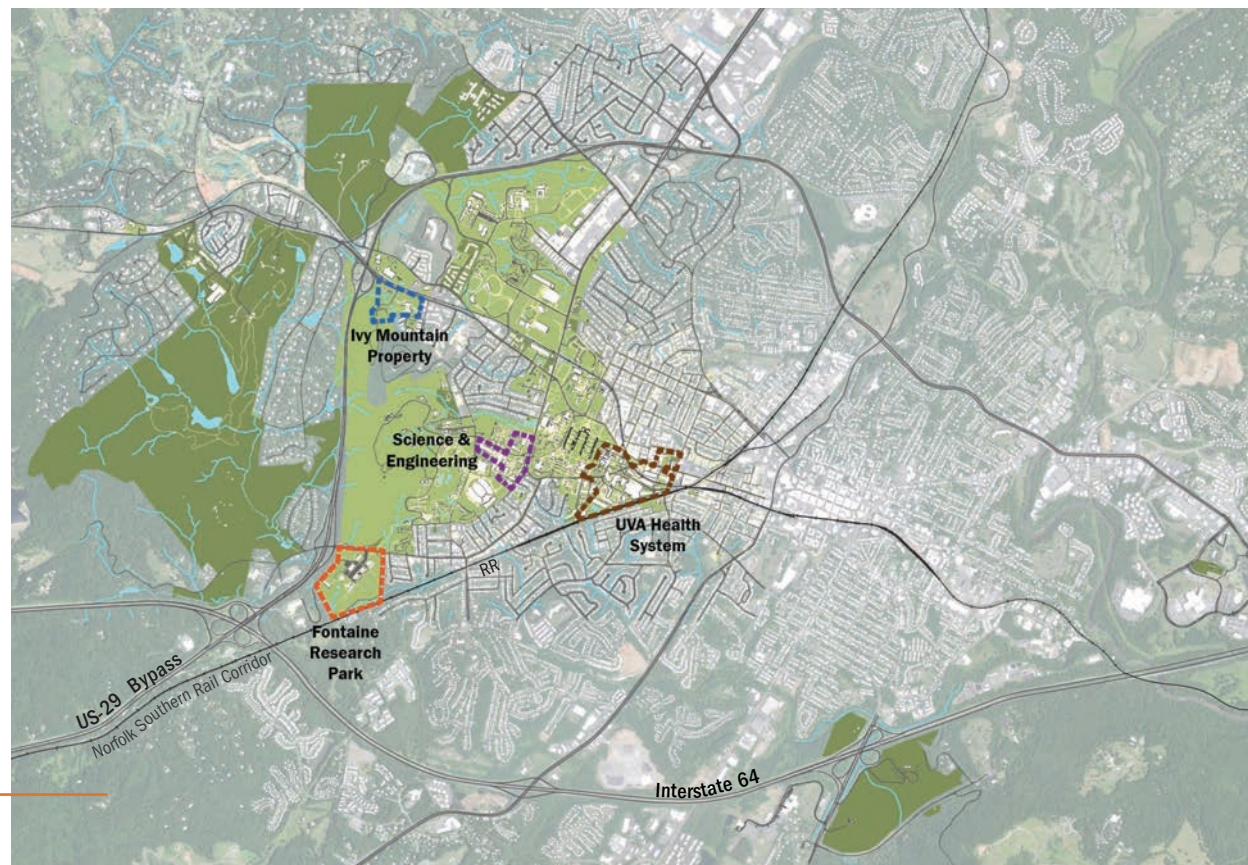
Second, the University partnered with Ayers Saint Gross to develop an ISP for UVA Engineering. As UVA seeks to grow expertise in translational research and innovation, it becomes critical to find ways to physically bring together students and faculty from UVA Engineering and other schools with researchers, medical practitioners, and patients. The UVA Engineering ISP and the Fontaine Master Plan are interdependent and aligned.

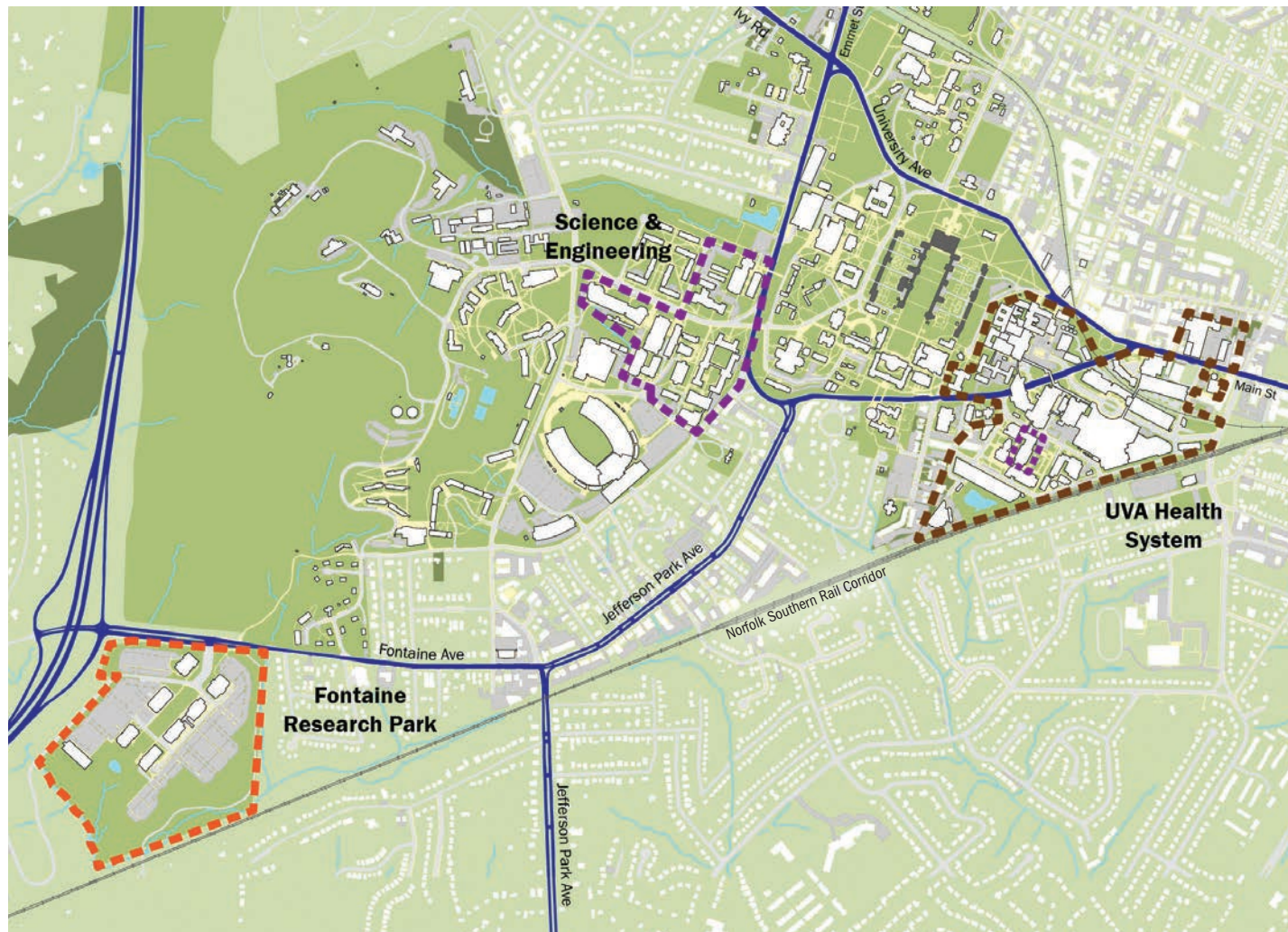
• Physical Context

Fontaine is adjacent to Grounds, the City of Charlottesville, and within Albemarle County.

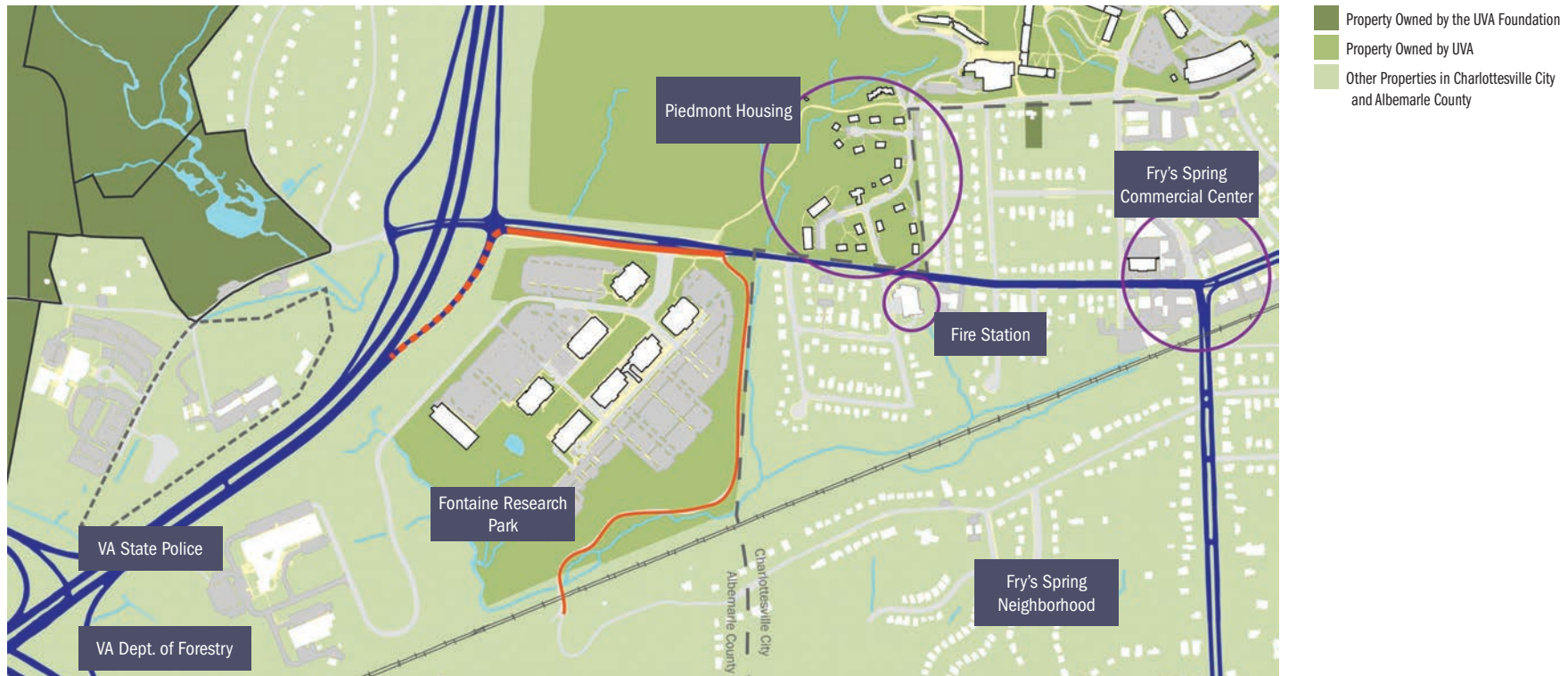
The region-wide Rivanna Trail runs around the south and west perimeters of the property. Fontaine Avenue serves as a commuter access into Charlottesville, coming from the US-29 Bypass and Interstate 64. A Norfolk Southern rail line runs to the south of the property, with frequent rail traffic.

Fontaine context
in Charlottesville





- Property Owned by the UVA Foundation
- Property Owned by UVA
- Other Properties in Charlottesville City and Albemarle County



Fontaine is surrounded by the Fry's Spring neighborhood to the east, with slightly more than a half mile walk to the Fry's Spring commercial center. To the north lies Observatory Hill and the UVA-owned Piedmont Housing for faculty and staff. To the southwest, directly adjacent to Fontaine and internally connected through Natural Resources Drive, there are buildings housing the Virginia Department of Forestry, the Virginia Department of Alcoholic Beverage Control, and the Virginia State Police.

The recently returned Aromas Café provides a welcome dining outpost and destination in the same complex. To the west of Fontaine, the US-29 Bypass separates the Fontaine property from more property owned by the Virginia Department of Forestry as well as several properties owned by the University of Virginia Foundation.

Existing Pedestrian Challenges



Smart Scale Grant Improvement



Positive Pedestrian Experience
Challenging Pedestrian Experience

Fontaine is approximately 1 mile from West Grounds and 1.6 miles from the Health System. That equates to a 20-minute and 32-minute walk, respectively. However, road conditions and a lack of sidewalk along parts of Fontaine Avenue currently make walking difficult. Biking has similar challenges, and while driving is quicker, a driver is likely to experience congestion in the Jefferson Park Avenue-Fontaine Avenue corridor.

Fontaine is just far enough away from Grounds to feel distant, but just close enough that the distance can be overcome with improved access. There is a bicycle and pedestrian path that connects from West Grounds and Science & Engineering around Piedmont Housing and ends at Fontaine Avenue, which is useful for employees and students, but crossing Fontaine Avenue itself remains challenging.

The City of Charlottesville received a Smart Scale Grant to make streetscape and pedestrian improvements along the Fontaine Avenue corridor between Fry's Spring commercial center and the City limit, just east of Fontaine. Once this is implemented, the pedestrian link to Fontaine will be complete. In addition to the Smart Scale project, there is an upcoming submission to the Virginia Department of Transportation for a diverging diamond interchange at Fontaine Avenue and the US-29 Bypass, which would reduce vehicular congestion at the Bypass interchange.

Existing Conditions

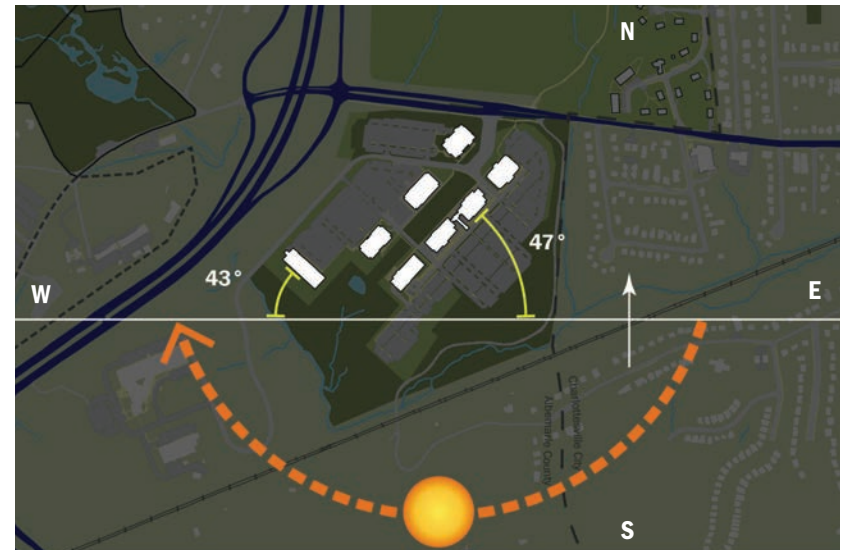
The consultant team explored all facets of the physical components of Fontaine, including the site context, utilities, circulation, open space, parking, and building use. It was important to understand the existing investments and infrastructure, in order to carefully weigh what aspects can and should be changed.

Site Context

The Fontaine property is oriented along an axis extending from the northeast to the southwest. The entry road brings visitors to the high point of the site, with a vista looking down the large open lawn towards the mountains with existing buildings framing the view.

All existing buildings maintain a southwest or southeast exposure to the sun. This is not ideal. Because both the long and short elevations of the buildings have solar exposure at an oblique angle, the control of solar gain and glare is challenging. A true southern exposure on the long face of buildings is ideal for providing more consistent daylight with relatively simple methods of addressing solar gain.

Solar Exposure





Topographic Diagram of Fontaine Property

- Lowest Elevation
- Highest Elevation
- Roads
- - - Property Lines
- Power Lines

Topography

Fontaine sits on a broad ridge descending from Observatory Hill to the north, and is surrounded on the other sides by steep topography descending to streams. The topography creates a natural physical barrier as the land falls away on most edges. The US-29 Bypass and Fontaine Avenue create man-made barriers on the remaining edges. The result is that Fontaine has operated as an island isolated from the surrounding street network.



View from Ray C. Hunt Drive in Fontaine looking toward Fontaine Avenue

Vehicular Circulation

There is one vehicular entrance to Fontaine Research Park and it intersects Fontaine Avenue at a signalized intersection. The entry roadway, Ray C. Hunt Drive, provides a clear sense of arrival because it is at a major intersection. However, after entering the site, the drive soon splits at the central lawn (also at the peak elevation of the site) and drivers must quickly choose to turn left or right. This sudden decision point

was identified as a significant challenge for visitor wayfinding. The driver must know if their destination is on the east or west side of the central lawn. Ray C. Hunt Drive continues to the west of the site around the parking lots and eventually connects to the Virginia Department of Forestry and the Virginia State Police station, where the road ends. To add to the confusion, Ray C. Hunt Drive is the only roadway named within Fontaine.

Existing Parking



Existing Vehicular Circulation



Parking

Parking lots are the dominant land use at Fontaine. Parking is an asset as it makes the area more accessible than central Grounds, but it creates a challenging pedestrian environment and detracts from the beauty of the site. Future development will require that some of the surface parking be replaced with structured parking for

land use efficiency. However, the master plan process revealed that patients prefer surface parking to structured parking. In response to this, most patient parking will be retained in surface lots while most employee and long-term parking will be replaced with structured parking.

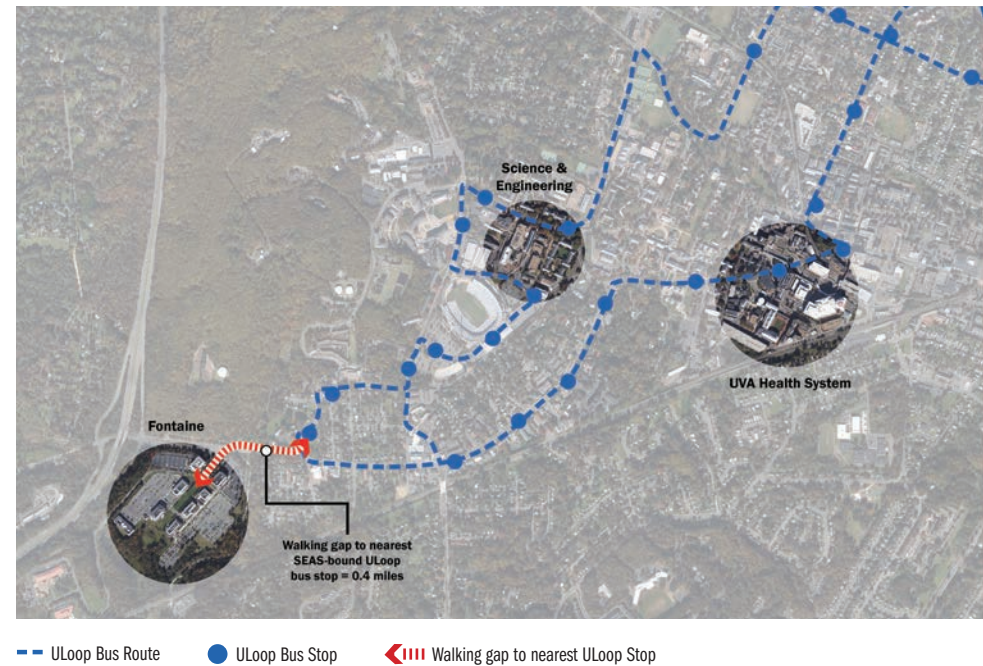
Transportation

The University Transit System (UTS) The Charlottesville Area Transit (CAT) Fontaine-Health System Shuttle

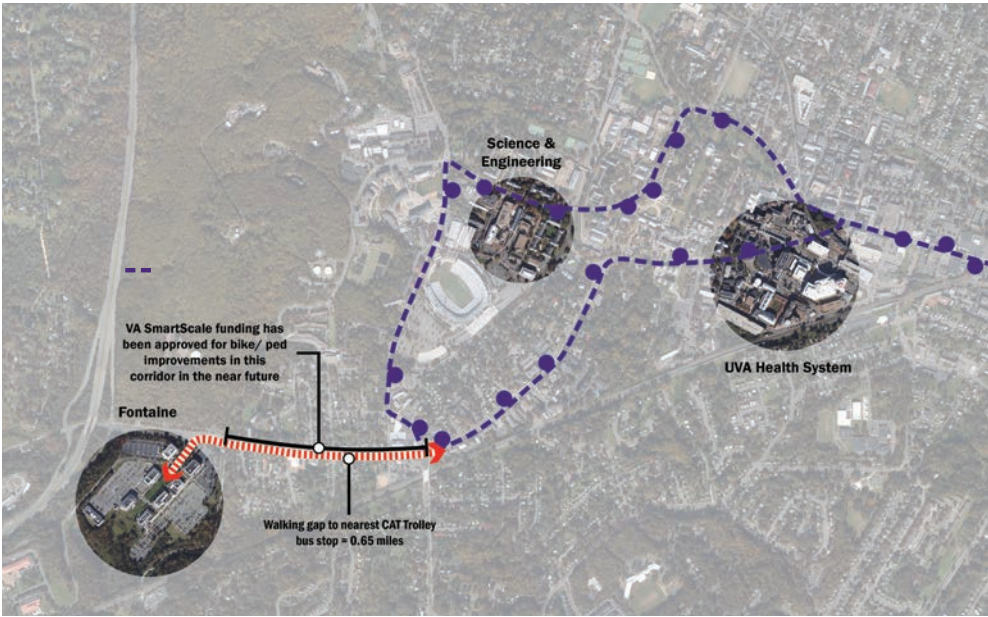
There are currently three bus systems that approach Fontaine. **The University Transit System (UTS)** routes travel within 0.4 miles. **The Charlottesville Area Transit (CAT)** free trolley has a stop 0.65 miles away from Fontaine. Both stops are separated from Fontaine by the stretch of Fontaine Avenue that does not have sidewalks. However, once the city implements its Smart Scale Grant streetscape improvements, there will be sidewalks that connect to the edge of the Fontaine property.

The last transit system is the **Fontaine-Health System Shuttle**, which circulates between the two locations every 30 minutes. This van-scale shuttle enters Fontaine and stops at three different locations within the property to serve primarily patients but also staff, and is operated by the Health System. The plan provides for transit and shuttle stops internal to Fontaine, but further study is needed to precisely develop the transit links to West Grounds and the Health System.

The University Transit System (ULoop)

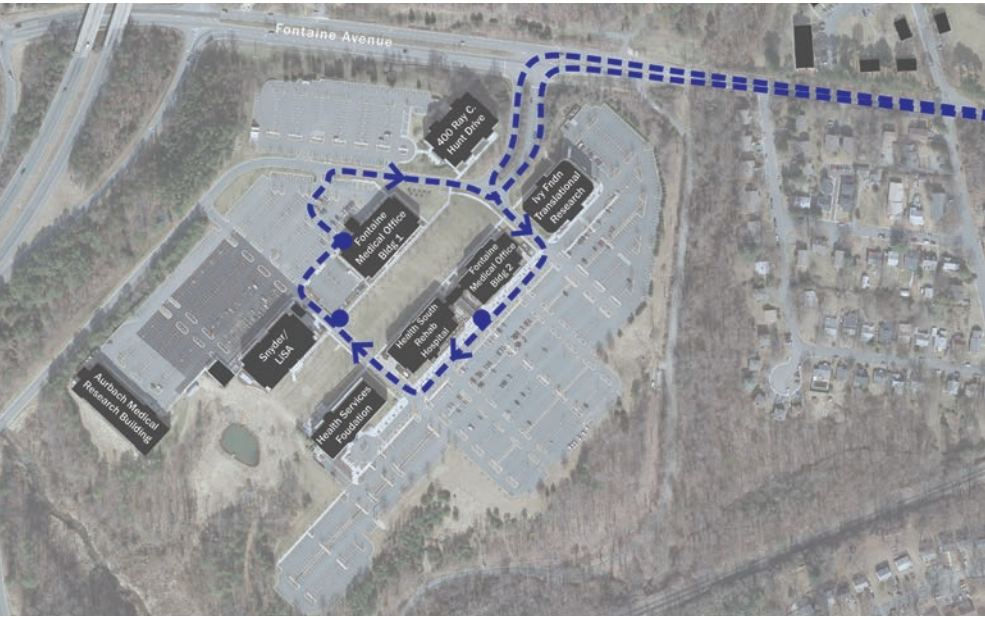


Charlottesville CAT Bus Route



--- CAT Trolley Bus Route (Clockwise only) ● CAT Trolley Bus Stop <||||| Walking gap to nearest CAT Trolley Stop

Fontaine-Heath System Shuttle Route



--- Current Fontaine-Heath System Shuttle Route ● Shuttle Stop

Pedestrian Circulation

The pedestrian circulation at Fontaine is primarily pathways connecting parking lots to buildings. There is one circuitous route that connects to the sidewalk on Fontaine Avenue, but there are no sidewalks on Ray C. Hunt Drive. The Rivanna Trail is a great asset that runs from the south around the west of the site and crosses Fontaine Avenue to continue on to Observatory Hill, but the trail itself has no official trailhead or connector to the interior pedestrian circulation at Fontaine.

Open Space

The central open lawn is the primary open space at Fontaine. There is also the surrounding forest, which is certainly an asset but is currently underutilized. Clear views to the mountains make the lawn attractive, but the space terminates in an underwhelming stormwater pond. In many places, the topographic grading around the lawn separates it from the adjacent sidewalks, making it difficult to access. The existing open space has the potential for future landscape design to create a vibrant sense of place.

Existing
Pedestrian
Circulation



Existing
Open Space



Aerial of Existing Conditions at Fontaine





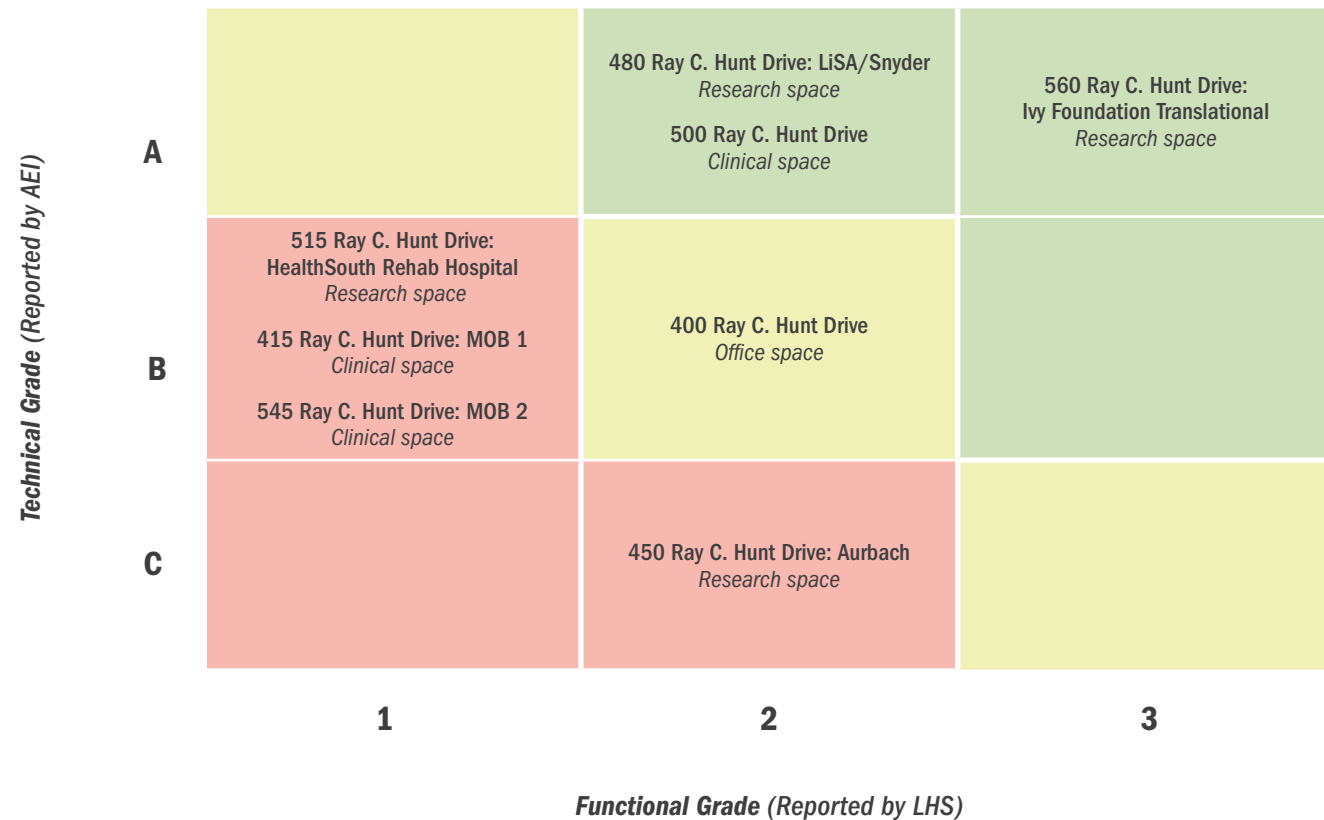
Building Use and Circulation

There are three types of building use at Fontaine: clinical care, research labs, and administrative offices. At present, clinical uses are primarily on the southeastern side of the property, with research uses toward the southwest. Administrative uses and a translational research building flank the entry at the north.

Snyder, the Life Sciences Annex (LiSA), the Ivy Foundation Translational Research Building, and 500 Ray C. Hunt Drive are all in good condition. The rest of the buildings are in fair to poor condition. As these buildings reach the end of their functional life expectancies, a choice must be made between renovation and replacement.

The renovation of buildings in poor condition is not recommended due to their inefficient footprints.

Facility Condition

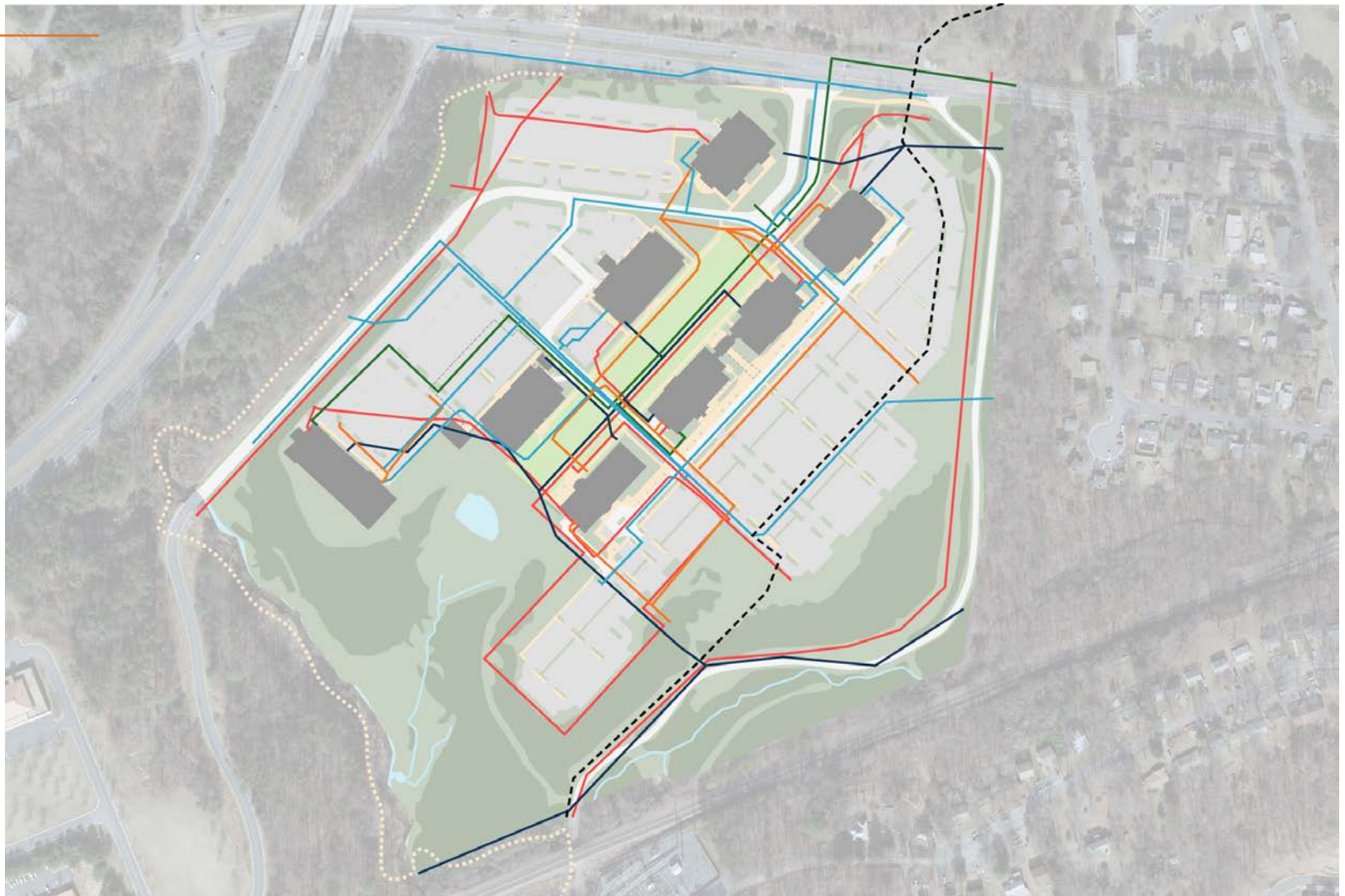


Technical Grade measures the physical condition of a building, such as its mechanical systems

Functional Grade measures a building's ability to support the curriculum, such as up-to-date patient rooms and lab spaces

Utilities

- Duct Bank
- Water Line
- Sanitary Sewer
- Telecom
- Gas Line
- Electric Line



Utilities

Most of the utilities at Fontaine are underground along the roads or down the central lawn. The newly installed 35 kV duct bank is under the parking lots to the east of the site. The team gave consideration to avoiding this line in future development.

More information about the utilities planning can be found in the appendix.

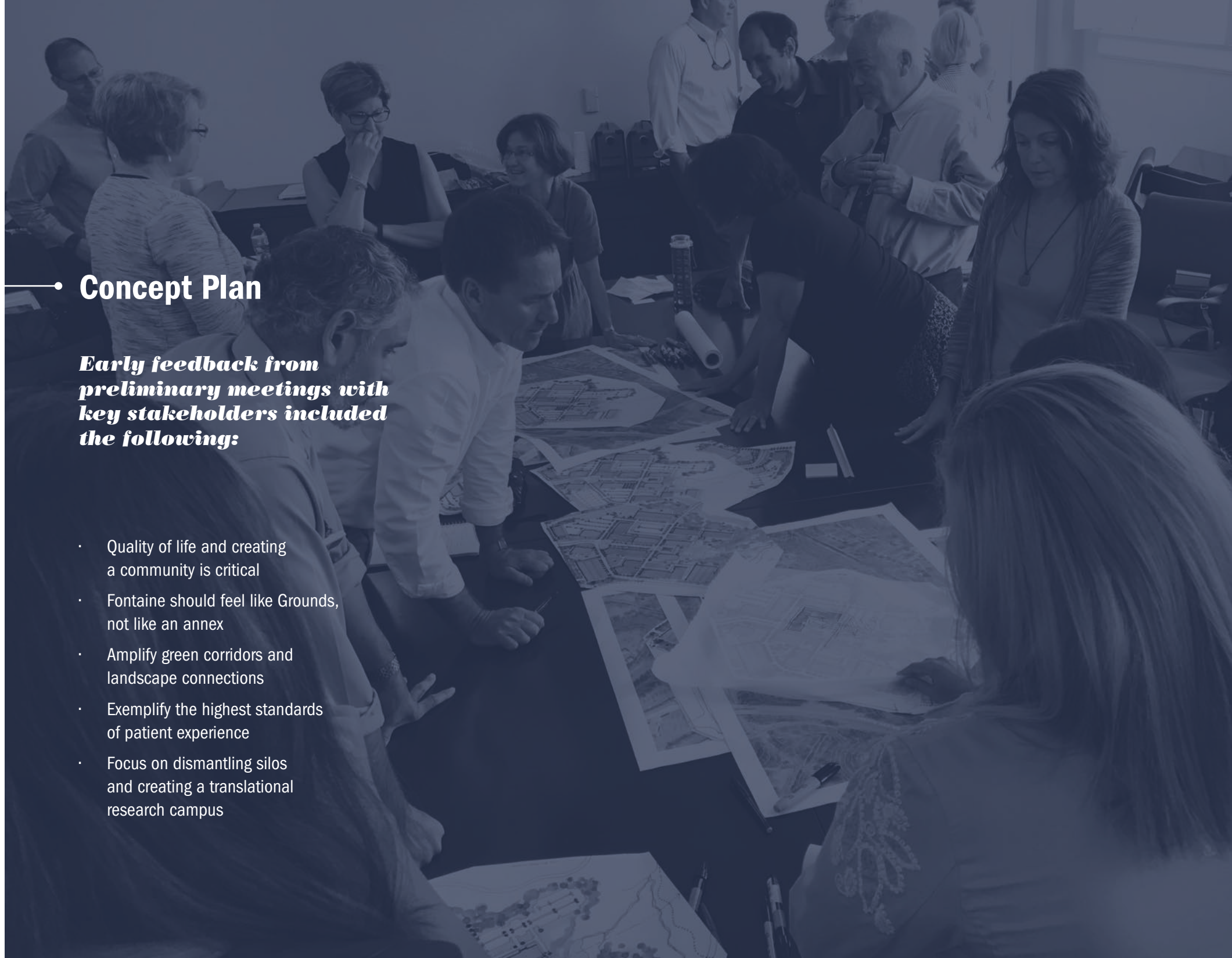
Conceptual Scenarios

Concept Plan

Initial Concepts

Refined Concepts

Through an interactive, design-driven process, the consultant team worked with the Steering Committee, the Physical Planning Group, and the focus groups to generate concepts and refine alternatives. After a series of hands-on workshops, these alternatives were focused into the near- and long-term master plan.



• Concept Plan

Early feedback from preliminary meetings with key stakeholders included the following:

- Quality of life and creating a community is critical
- Fontaine should feel like Grounds, not like an annex
- Amplify green corridors and landscape connections
- Exemplify the highest standards of patient experience
- Focus on dismantling silos and creating a translational research campus

This feedback inspired a concept plan that maximizes these goals. The key points of this concept plan are:

OPEN SPACE

Dramatically improve the sense of place

CIRCULATION

Develop strong connectivity with Fontaine and to Grounds

DROP-OFF

Enhance access to care and improve patient experience around evolving health principals

PROGRAM AND PARKING

Develop a flexible plan that balances responsible capacity of the land with programmatic drivers and other initiatives

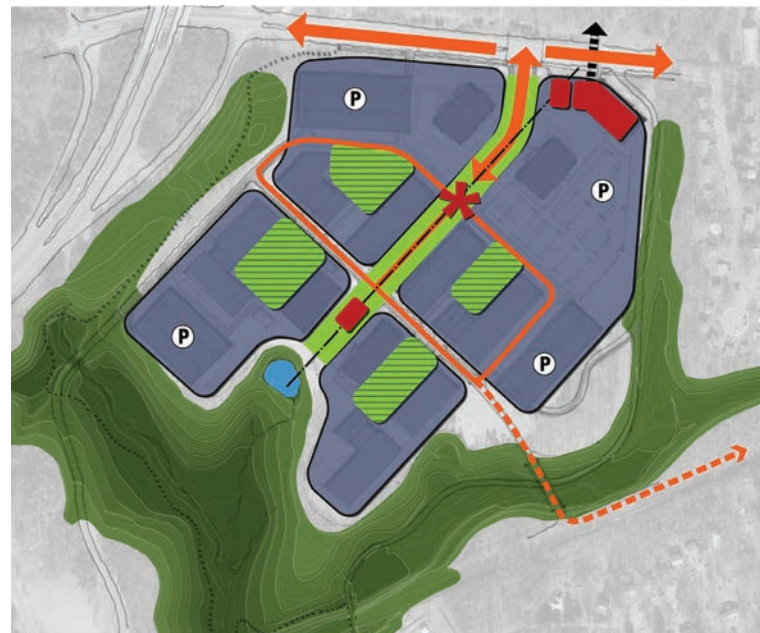
AMENITIES

Create a vibrant community of innovation and collaboration that attracts and retains top talent



Concept Plan Foundation

- Surrounding Green Space
- Central Green Street
- Neighborhood Green Spaces
- Interior Circulation
- Primary Entrance
- - Central Axis and Vista



Concept Plan Details

- Buildings and Parking Lots
- Amenity Buildings
- ★ Relocated Intersection
- Potential connection across Fontaine Ave to West Grounds

Initial Concepts

The planning team initially started with four concepts.

Each concept varied widely in proposed street and building alignment. After meeting with the working groups, these concepts were reduced to two: one based on preserving the central lawn greenspace and one where that space is replaced with the green street.



1



Refined Concepts

2



After discussions with key stakeholders, the four initial concepts became two refined concepts with four common elements.

First, each proposed a building addressing Fontaine Avenue. This would engage the street, provide a public face, and create potential for amenities and an integrated pedestrian bridge crossing Fontaine Avenue. Second, each maintained the open views down the central corridor and incorporated a series of new, connected open spaces. Third, each defined an open, transparent central amenities building to help foster interdisciplinary interactions—

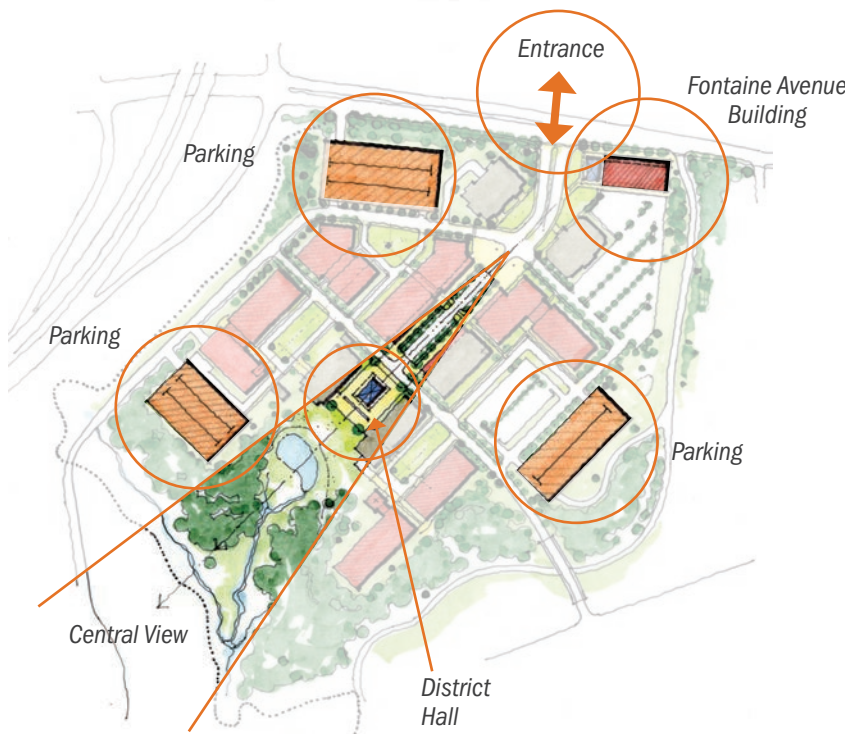
called the District Hall building. Finally, each alternative recommended multiple structured parking garages, which are necessary to provide sufficient parking as Fontaine increases in density.

Some of the differences between the two alternatives include circulation flow, orientation of public green spaces, and locations for proposed building footprints.

ALTERNATIVE 1
QUAD

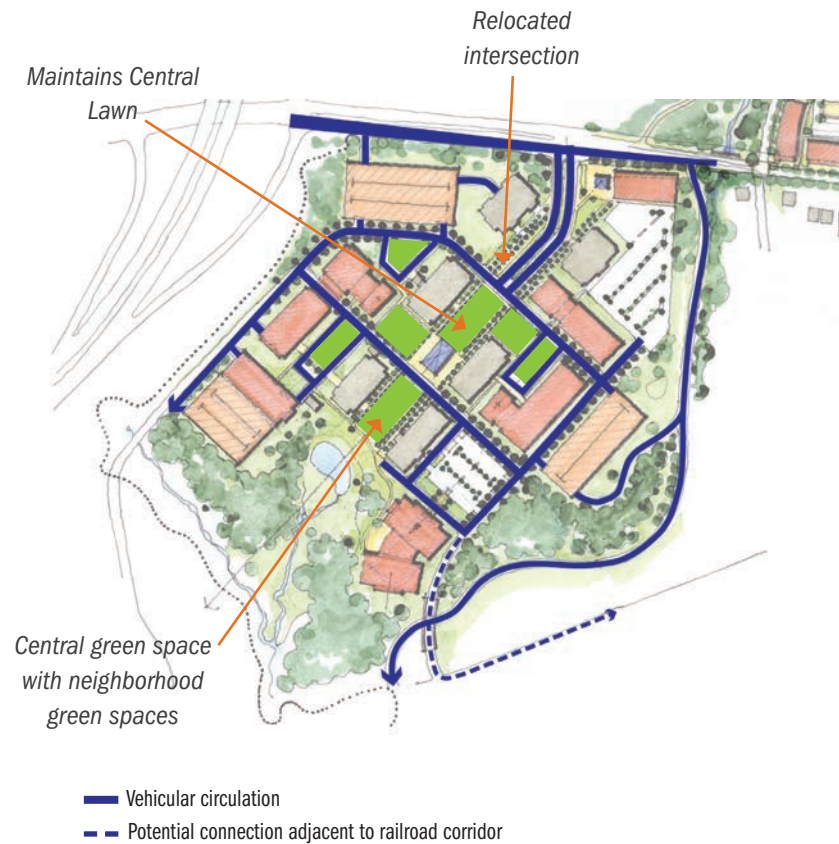


ALTERNATIVE 2
STREET



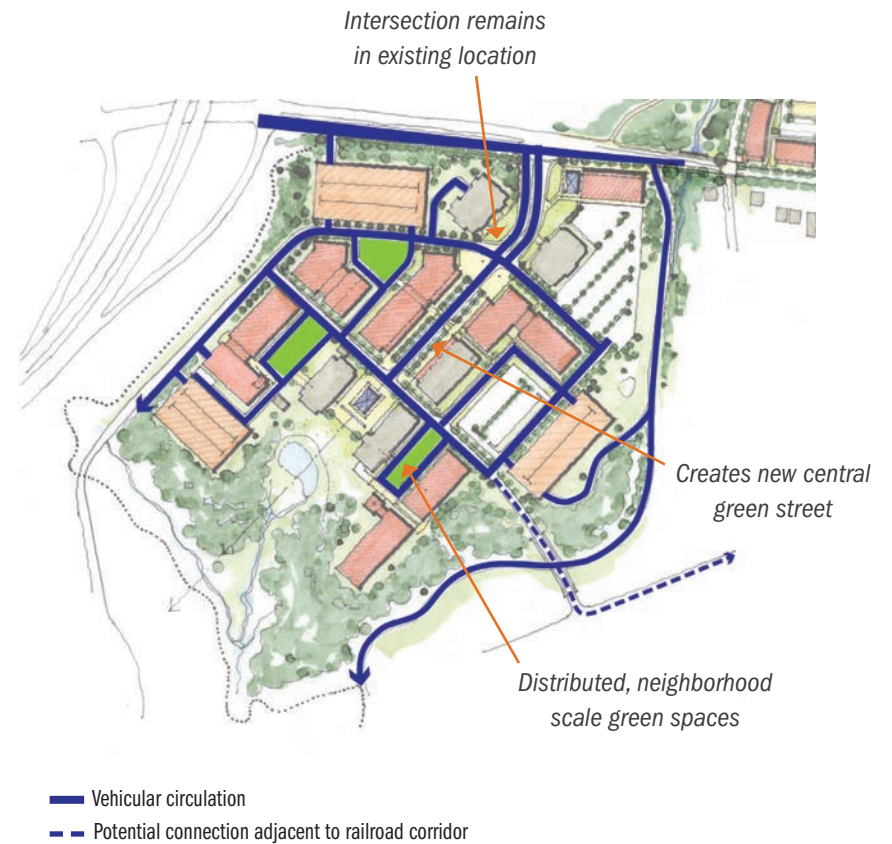
ALTERNATIVE 1

QUAD



ALTERNATIVE 2

STREET



Base Option ▼

ALTERNATIVE 1: QUAD

The quad concept reimagines the central green space with a District Hall

It moved the first internal intersection deeper into the site to allow visitors arriving in cars to become oriented before making a decision on which direction they need to turn. It also organized development in the southern corner of the site with potential connection to the rail line, which was later determined to be infeasible.



Option B ►

Ecological corridor

More new buildings



Option C ►

Fewer new buildings;
more existing
buildings to remain

Ecological corridor



Alternative 1 Sub-options

Different sub-options were developed to test ideas such as the strong integration of an ecological corridor rather than a formal landscape, large buildings defining the quad edges, an early phase garage along Fontaine Avenue, the District Hall to bring people together, and a mixed-use building along Fontaine Avenue to engage the street, provide amenities, and bring people into the site.

Base Option ▼

ALTERNATIVE 2: STREET

The street concept replaced the existing lawn with an iconic green street.

The edges of buildings are extended closer to the new street to activate it. This concept also moved decision points deeper into the site. While the street alternative provided front doors to new buildings along the new street, it maintained patient drop-off opportunities within the site. It proposed that District Hall be more closely connected to the surrounding environment, between Snyder and 500 Ray C. Hunt.



Option B ►

Boulevard with
street median

More new buildings



Alternative 2 Sub-options

Other options modify the proposed street into a boulevard with a green median and retain the current setbacks of existing buildings, incorporate two new large buildings on either side of the green street but in different locations and orientations than the quad alternative, and introduce an early phase garage on the east side of the site, along Stribling Road. Like the other alternative, the near term plan includes the District Hall to bring people together and a mixed-use building along Fontaine Avenue to engage the street, provide amenities, and bring people into the site.

Option C ►

Fewer new buildings;
more existing
buildings to remain

Boulevard with
street median



SCALE COMPARISON

Modern research and clinical uses like those proposed at Fontaine require large footprint buildings.

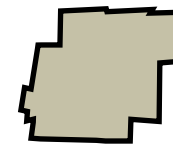
The large footprints accommodate efficient and flexible programming and make space for large-scale equipment. Fontaine has space to accommodate these footprints while the Health System is constrained. Scale comparisons to familiar buildings are helpful in understanding the impact of these program elements. This diagram shows a parallel comparison to some of the similarly sized buildings on Grounds and in

the Health System to illustrate the scale. The Battle Building, Pinn Hall, and MR-6 are in the same range of gross square footage (GSF) as the proposed new research and clinical buildings at Fontaine. The scale of these larger footprint buildings can be remediated with open, airy pedestrian passageways that cut through the building's volume to connect across the site.

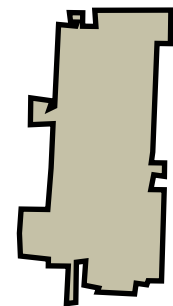




BUILDING FOOTPRINT COMPARISON



Battle Building



Pinn Hall



MR-6

Near-Term Plan

Programmatic Assumptions

Key Enabling Projects

Key Components

Fontaine Avenue Building

Based on feedback from the Steering Committee and workshop stakeholders, the planning team selected and refined the alternative with the landscaped, green street through the central corridor, a roundabout intersection that is shifted to the south of the current intersection/decision point, and a set of neighborhood green spaces in four quadrants.

This alternative provides more circulation options by allowing the University Transit System to efficiently serve Fontaine and will alleviate the confusion that arises at the current decision point where drivers must turn left or right with little warning. Four green spaces provide an opportunity for distinctive landscapes that create a memorable neighborhood identity for each quadrant. This scheme maintains the strong central axis and view, the District Hall amenity building, and the Fontaine Avenue building bridging the site to the community.

—• Programmatic Assumptions

Two major program elements are proposed in the near-term plan.

For research and academic needs, the first priority is enabling recruitment and growth. The planning team estimated 250,000 to 300,000 GSF for a new research building to be built in one phase. To address clinical needs, the priority is to identify service lines with strong clinical research connections and to provide the opportunity to decant the West Complex as much as possible.

The estimated size of this new clinical building will be 200,000 to 250,000 GSF of ambulatory care space, which can potentially be implemented in two phases. The GSF of these proposed buildings reflects the capacity of the site, rather than specific program elements. Transit, parking, mixed use amenities, and pedestrian and landscape features are also important near-term program elements.

Near-Term Plan-

- A** Transit, parking, and amenity (District Hall) development
 - Transit, parking, and amenity (District Hall) development
- B** Central spine with district neighborhoods
- C** Research/academic building
 - Roughly 250,000-300,000 GSF need identified
 - Opportunity for theme-based, transdisciplinary research/academics
- D** Clinical building
 - Service lines with strong clinical research connections
 - Opportunity to phase 200,000-250,000 GSF of ambulatory care
 - Priority to decant West Complex



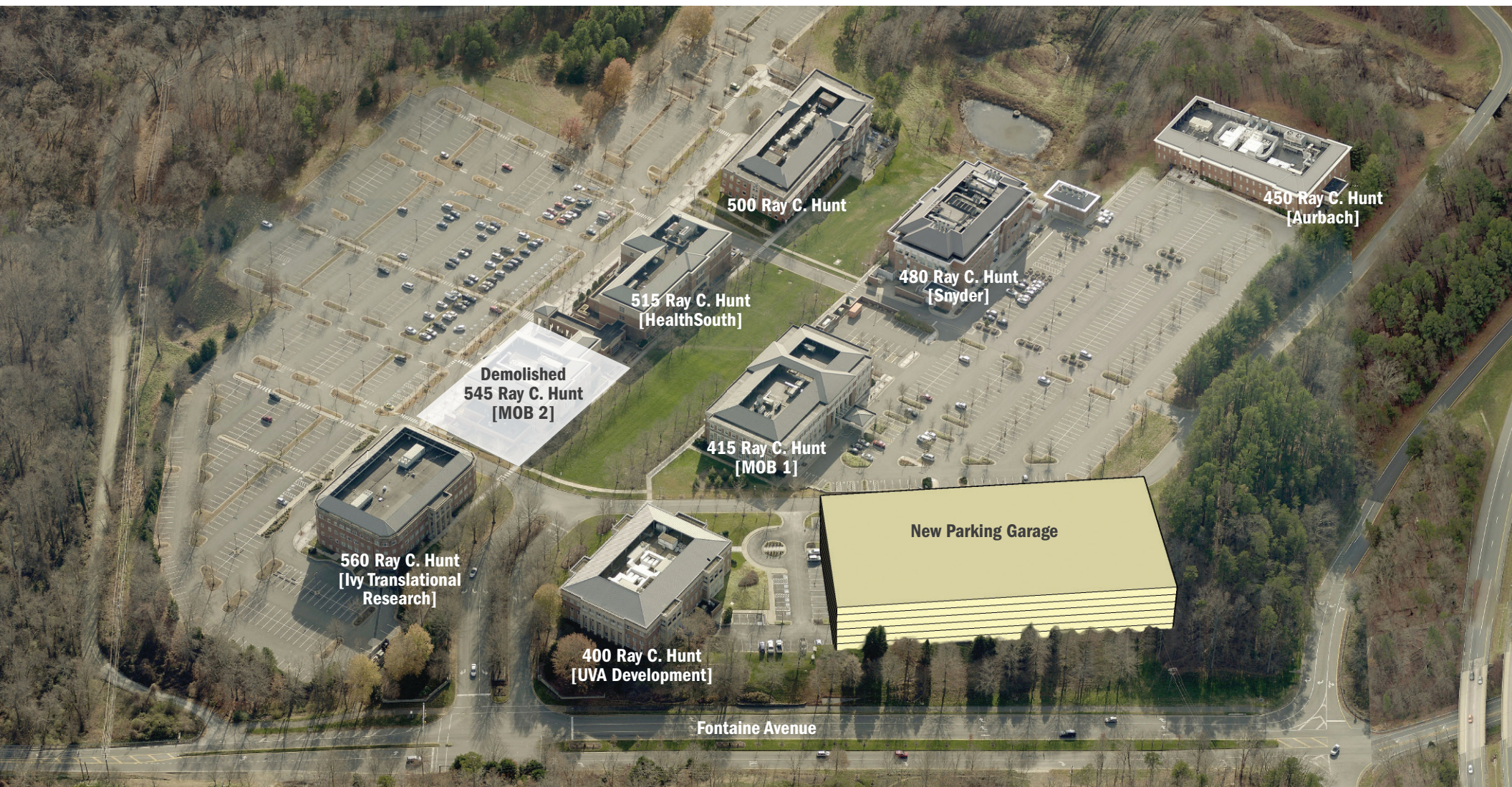
—• Key Enabling Projects

To accompany the growth in density at Fontaine, an increase in transit, parking, and amenities is necessary in the near term.

The parking and circulation improvements must precede the development of both near-term buildings since the new buildings take the place of existing surface parking. The following sequence of projects is recommended for the near-term.

Existing Conditions





1

Development of a garage along Fontaine Avenue (1,260 spaces). Until the first phase is fully implemented the garage would have the potential to be a temporary intercept parking resource for commuters traveling further into UVA and the Health System.

2

Demolition of 545 Ray C. Hunt [MOB 2] following the relocation of the orthopedics program to Ivy Mountain to enable the intersection adjustment, creates an open space amenity for the clinical neighborhood, and ease wayfinding for patients.



3

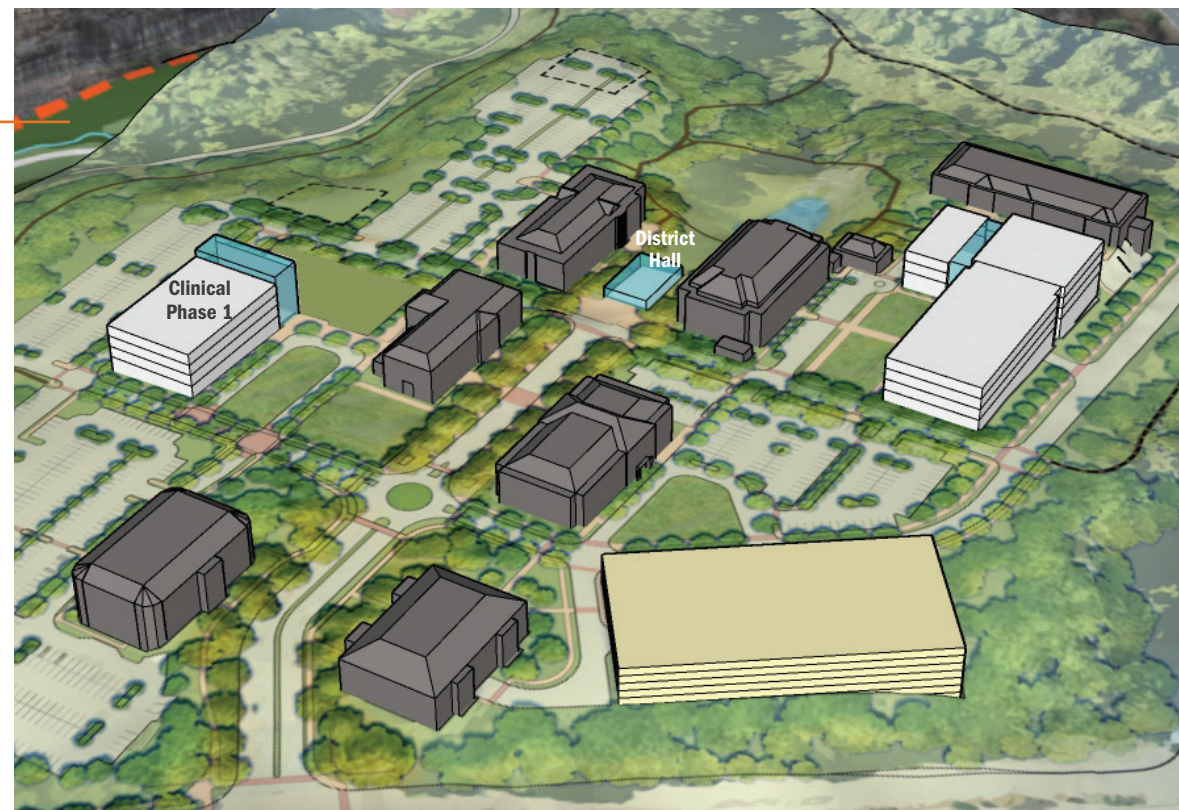
Adjustment of the intersection at Ray C. Hunt Drive to enhance wayfinding and pedestrian and vehicular circulation.

4

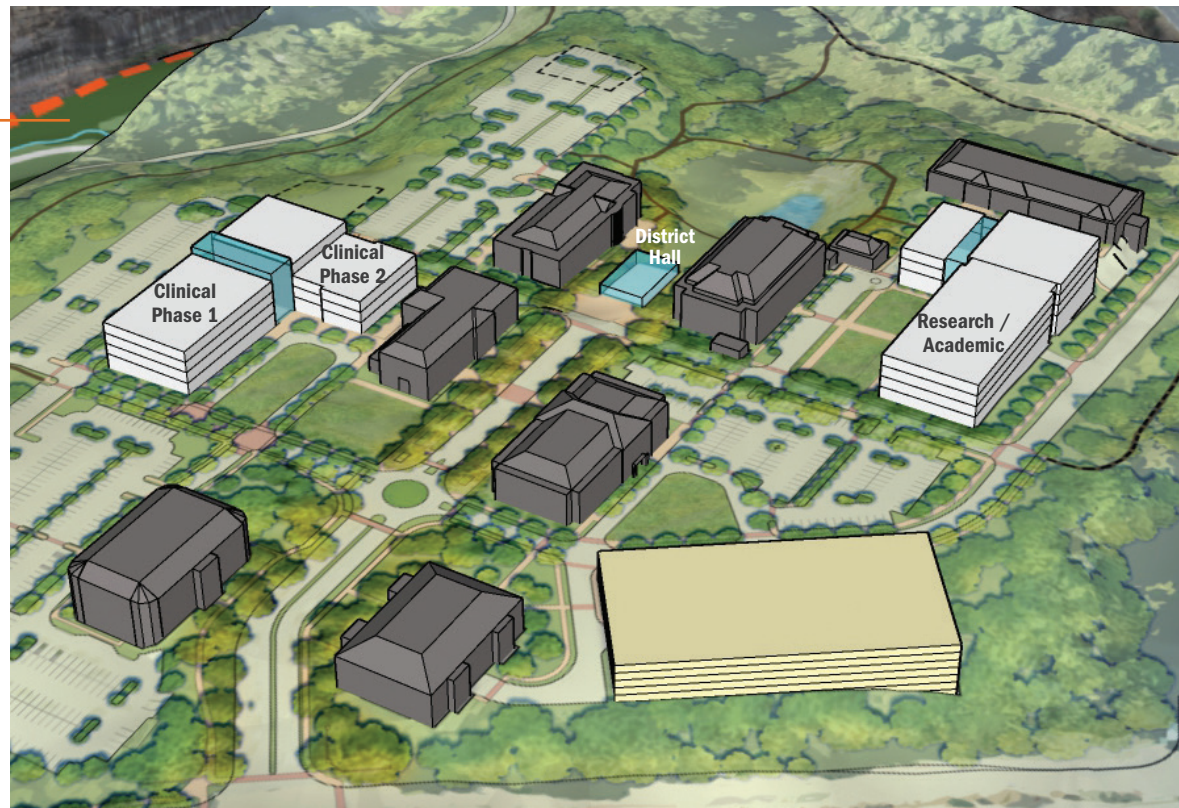
Creation of a main green street to enhance wayfinding, pedestrian and vehicular circulation, and amenities

Phase 1

- Existing
- Proposed
- Atrium/Amenity Space
- Parking Structure



Phase 2



5

Develop approximately 500,000 GSF for research, clinical, and amenity space in near-term plan



• Key Components

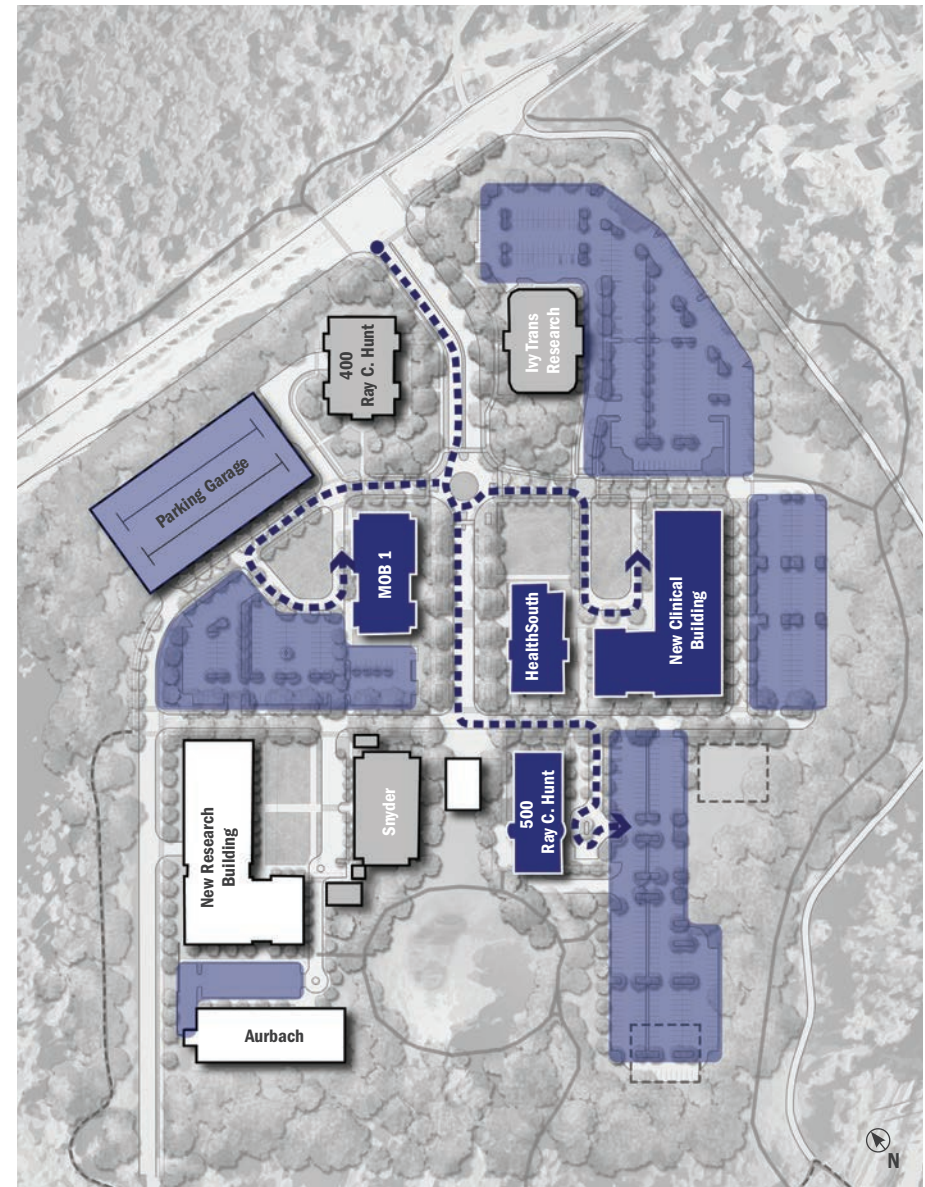
PATIENT EXPERIENCE

Enhance access to care and improve patient experience around evolving population health principles

A positive patient experience is critical to the success of Fontaine. For the physical environment, this includes improved access, circulation, and wayfinding. The new roundabout and central green street provide clarity for drivers to arrive at the correct building. The near-term plan creates three distinct clinical neighborhoods with a clear drop-off sequence. The circulation continues to allow drop-offs adjacent to each clinical building and surface parking for patients within a close walk. The drop-offs and circulation improvements also allow for improved shuttle access to the clinical buildings for patients that may need to go back and forth to the Health System.

The plan assumes three existing clinical buildings will remain: MOB 1 (415 Ray C. Hunt), HealthSouth (515 Ray C. Hunt), and Health Services (500 Ray C. Hunt). These three buildings total 189,000 GSF. A new multi-specialty clinic building, built in phases, accommodates 100,000-125,000 visits in approximately 200,000-250,000 GSF.

Proposed Plan







Rendering: Clinical Neighborhood

PARKING

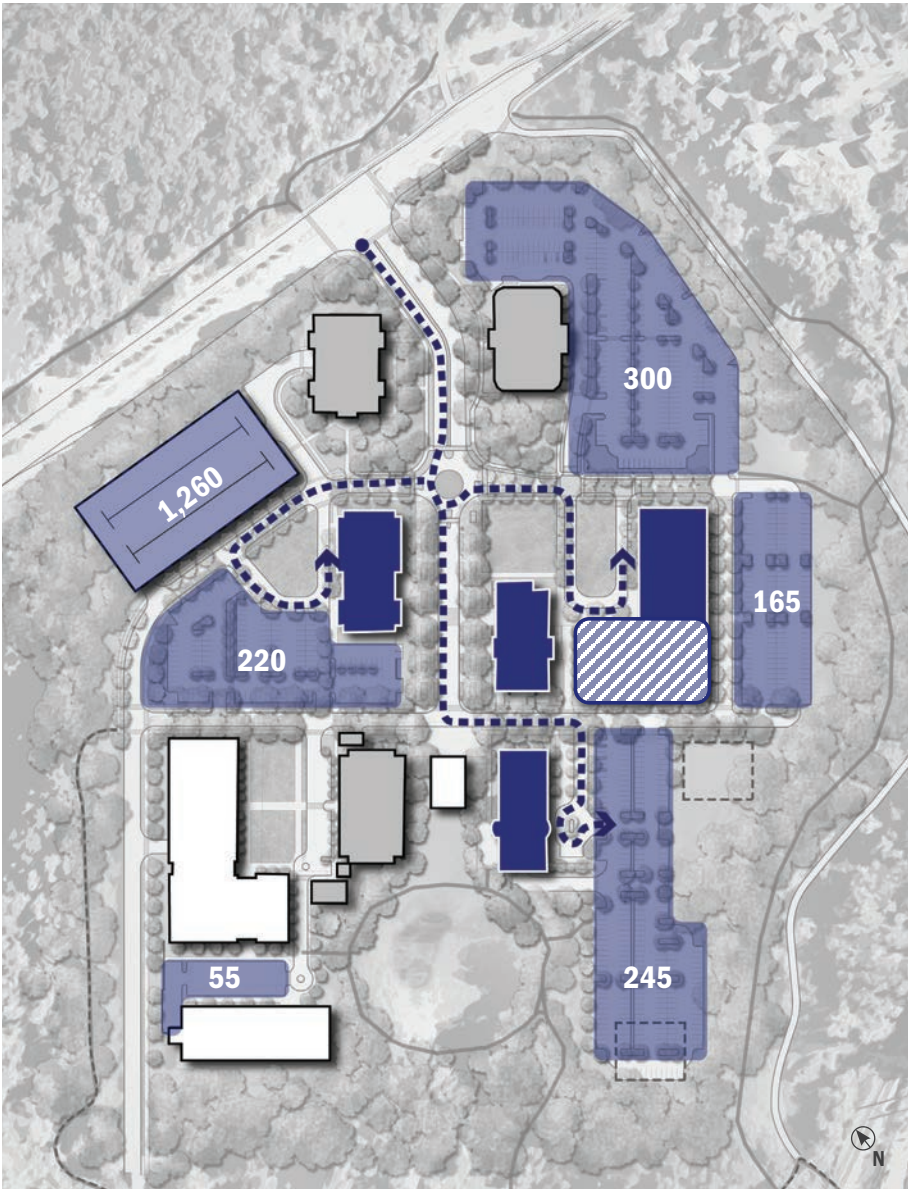
Enhance access to care and improve patient experience around evolving population health principles

Convenient parking is critical to creating a successful patient experience. The near-term plan proposes one structured parking garage for faculty and staff at 1,260 spaces. This allows the close-in surface parking to be reserved for patients. The plan maintains 900+ surface parking spaces.

The proposed near-term clinic building will likely be built in phases, with the northern half built first to preserve surface parking for HealthSouth. As identified in the chart below, the walking distance for all patients is minimal.

	Current distance	Future distance
HealthSouth	60 feet	60 feet
MOB 1 / 415 Ray C. Hunt	60 feet	90 feet
500 Ray C. Hunt	120 feet	120 feet
New Clinical Building	-	60 feet

Number of Parking Spaces

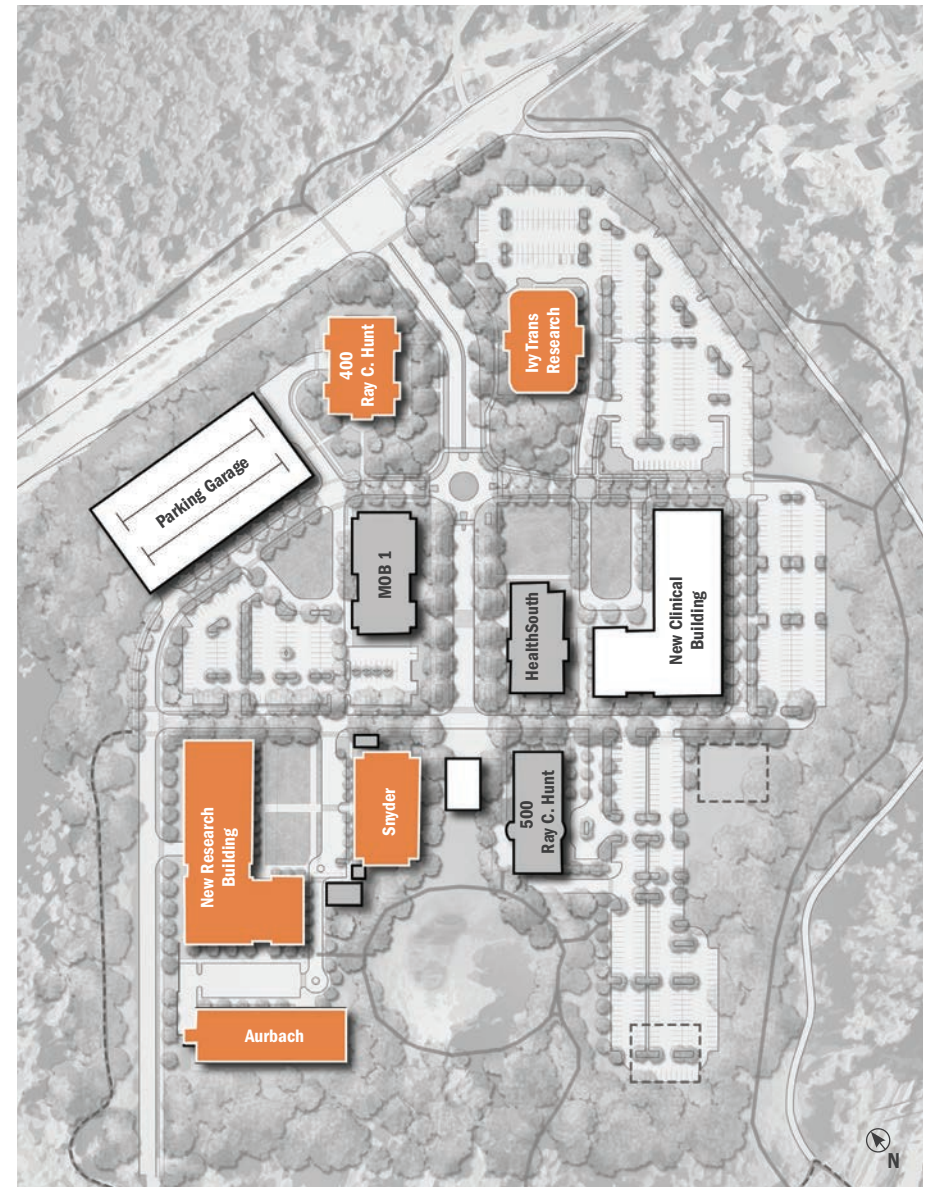


RESEARCH / ACADEMIC / OFFICE USE

Create a translational research campus that facilitates learning, creativity, discovery, and patient care

Fontaine Research Park presents an exciting opportunity for transdisciplinary endeavors – research at the intersections of disciplines. Capitalizing on the investment in research at Fontaine and working towards creating a translational environment, the near-term plan proposes a new theme-based research and academic building. This building is anticipated to include representation from many schools, including UVA Engineering, School of Medicine, Curry School of Education, and the College and Graduate School of Arts & Sciences. The proposed research building is over 250,000-300,000 GSF with space for 80-100 Principal Investigators (PI). This

assumes 70% of the building is dedicated to research. A portion of the remaining space will be dedicated to academic use to help draw students to Fontaine. The new building will maximize the previous capital investments by connecting to the underground infrastructure and core facilities at LiSA and Snyder. The existing research buildings, both dry and wet, will all remain. Snyder, LiSA, and Aurbach, the predominately wet research buildings, are 215,000 GSF. Ivy Translational Research Building (560 Ray C. Hunt) and UVA Development Office (400 Ray C. Hunt), the office and computational research buildings, total 133,000 GSF.





Rendering: Research Neighborhood



OPEN SPACE / AMENITIES

Create a vibrant community of innovation and collaboration that attracts and retains top talent

Dramatically improve the sense of place and stewardship of resources

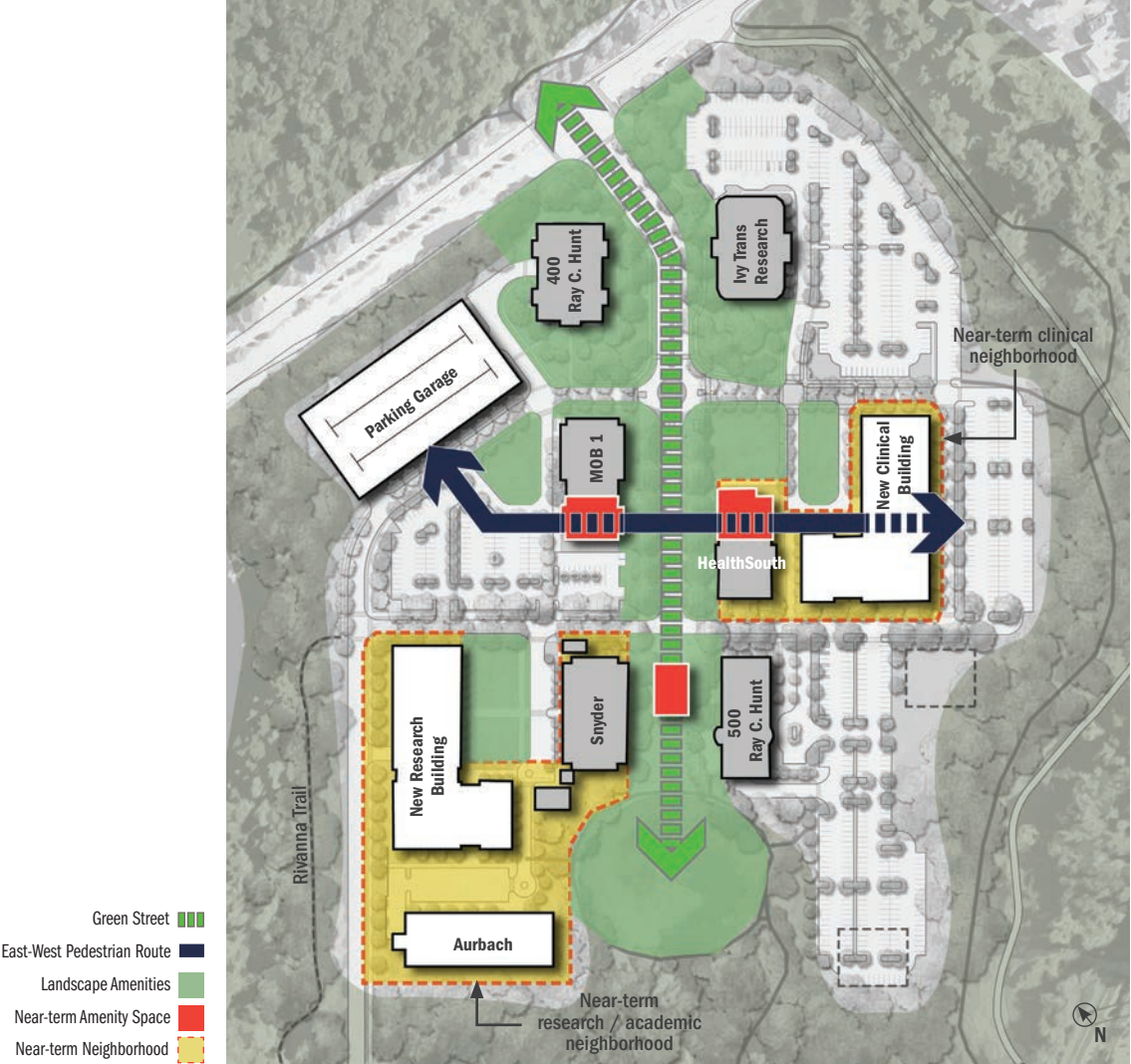
The open space framework focuses on creating a strong landscape identity and prioritizing the pedestrian experience. Experientially, these two priorities will tie Fontaine to Central Grounds. Fontaine already has a strong visual connection to the surrounding mountain landscape. The near-term plan accentuates these views and improves access to the surrounding landscape by adding the green street down the central corridor. The street will be tree-lined, as the Fontaine lawn is today, and

will incorporate sustainable stormwater management strategies, including planted bioretention beds where the street trees and a diverse riparian plant palette will grow. It will be an environmentally functional and experientially pleasant street. The three distinct neighborhood green spaces created in the near term provide opportunities for healing landscapes for patients and visitors as well as collaborative environments for staff, students, and researchers. Each green space will be designed to define and

distinguish the four Fontaine Master Plan neighborhoods through unique landscape character. In addition, they will use a mixed-species woodland planting to connect Fontaine with the beauty of the natural hardwood forests that surround it. One important quick win to bring some unity and health-promoting landscape infrastructure to Fontaine is to implement a walking route that traverses the site, including the surrounding woodland. Environmental signage and distance markers along the

path will encourage patients, staff, and students to utilize it for healthy lunchtime walks, contemplative retreats, and nature therapy. The path connects with the existing amenity, the Rivanna Trail, making a strong connection and warm invitation for the community to visit Fontaine and discover what it has to offer.

Open Space Framework



District Hall

The District Hall is a critical component of the near-term plan and creates a locus of meeting and collaboration. It will incorporate formal and informal meeting spaces, as well as food to draw people out of their individual buildings and into a common place. Its presence will also address the mountain views by sitting low in the landscape at the base of the lawn and allowing views over it from higher in the site.



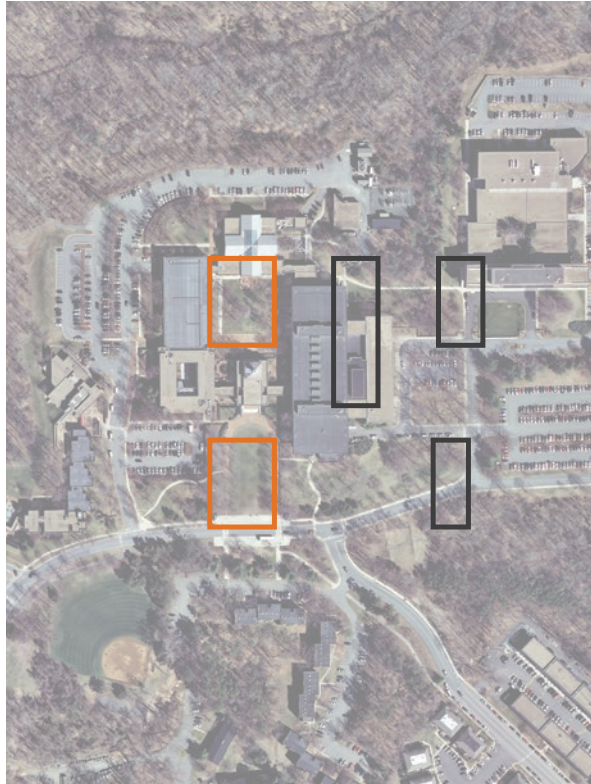
Near-term view down central green street toward District Hall





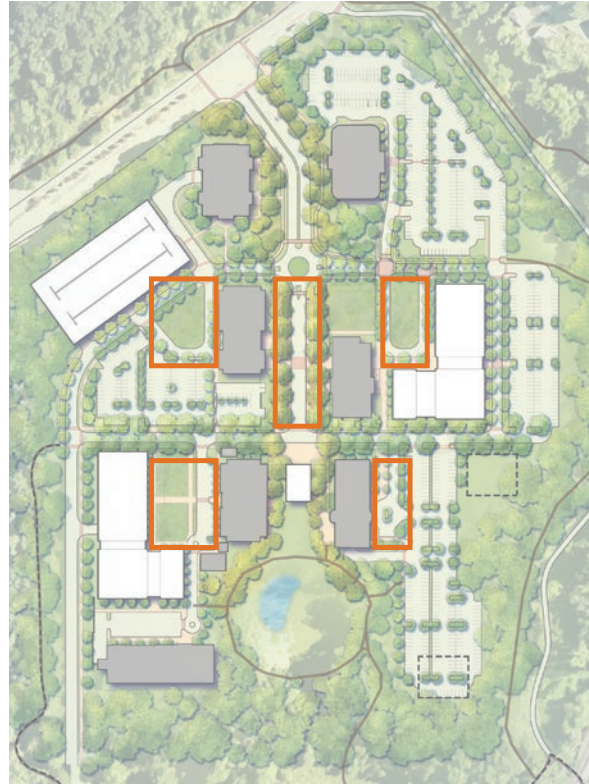
Scale Comparison

UVA Health System



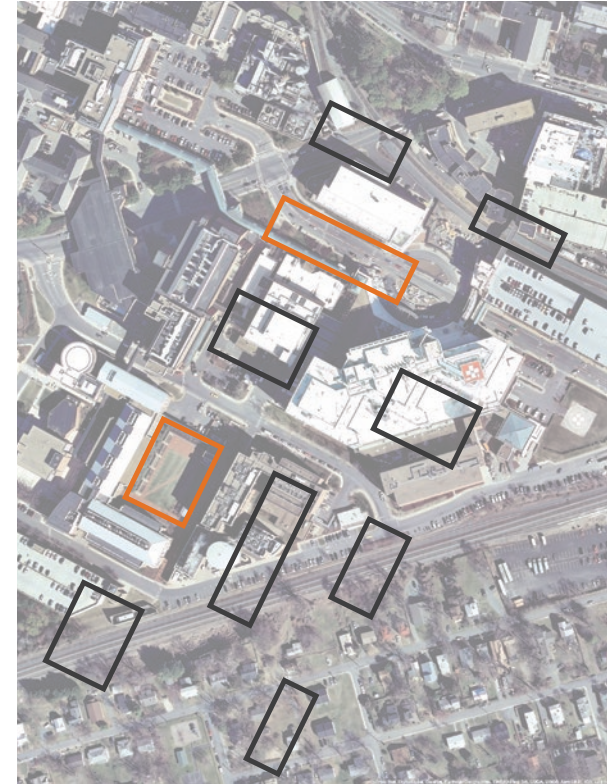
The School of Law courtyards are the same size as the east two neighborhood green spaces.

Fontaine Near-Term Plan



The scale of the central green street and the neighborhood green spaces in the Fontaine near-term plan

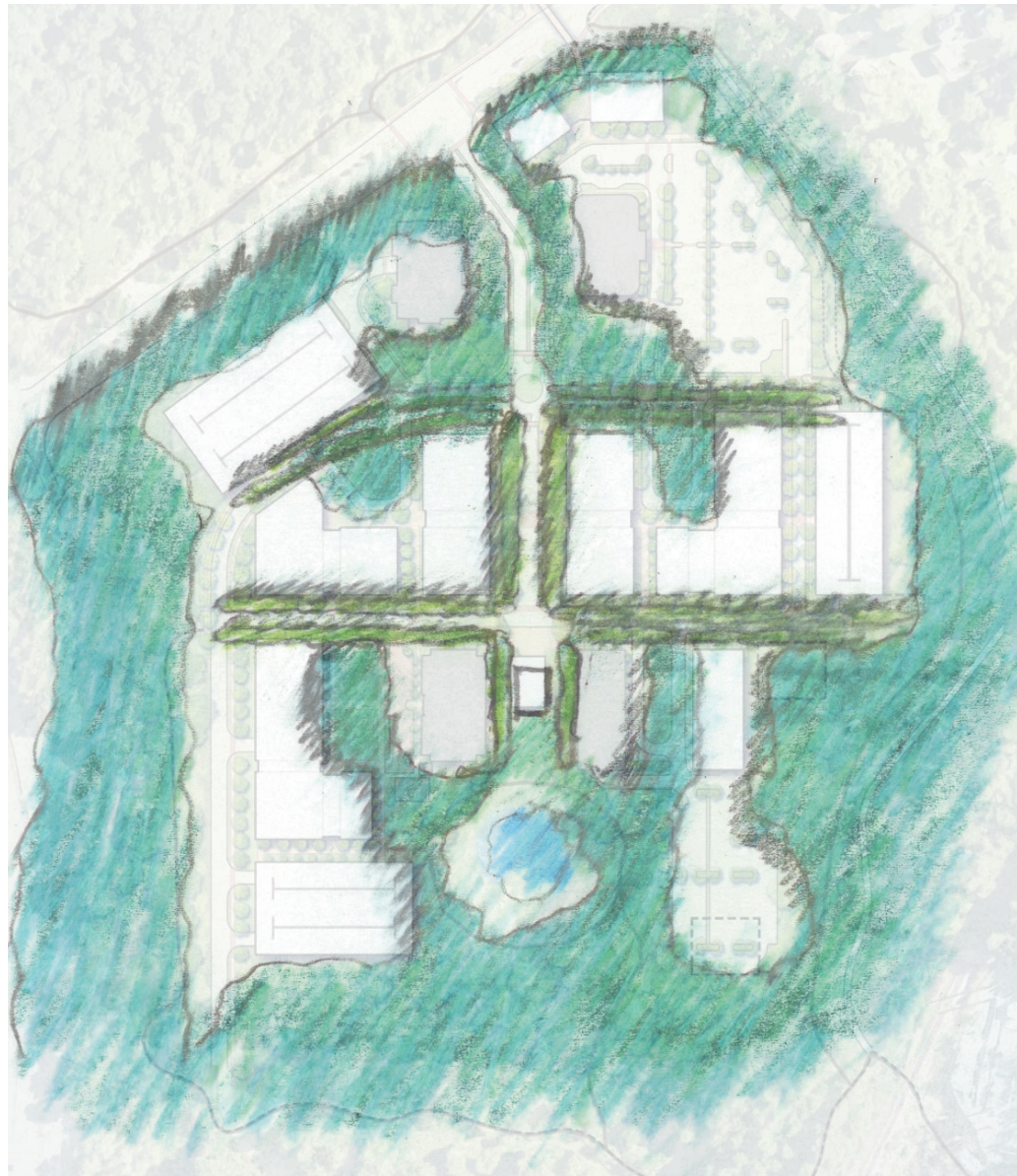
UVA School of Law



The courtyard at the Medical Research Buildings is the same size as the east two neighborhood green spaces. Lee Street is the same width as the central green street

Each neighborhood is roughly the size of the quad spaces at the UVA School of Law. Compared to the Medical Center, the proposed street is the same size as Lee Street but it will be a much different profile and experience, with broad sidewalks, large planting beds, rain gardens, and street trees, and narrower travel lanes to keep traffic speeds low. The neighborhood green space is also equivalent to the size of the green space between Medical Research Buildings 4, 5, and 6. The landscape is a critical amenity at Fontaine.

More detailed information on the landscape improvements can be found in the Appendix.



Initial Landscape Concept Sketch by MVLA

CONNECTIVITY

Develop strong connectivity within Fontaine and to Grounds

Vehicular Circulation

Near-term developments aim to improve connections to Fontaine from the US-29 Bypass, within Fontaine, and between Fontaine and Grounds. The anticipated development warrants the need for improvements on the west side of the US-29 Bypass interchange at the southbound ramps, due to left-turns turning from the off-ramp and lack of available gaps along Fontaine Avenue. The Ray C. Hunt Drive intersection has sufficient capacity to serve all future development growth.

Bike/Pedestrian Circulation

There will be a complete pedestrian and bicycle network throughout the site and connecting to the surrounding network. The roundabout will be designed specifically to facilitate pedestrian and bike circulation around and across the intersection. With the added street, there will be a more interconnected shared network for vehicles, pedestrians, and bikes. After the city completes the Smart Scale Grant pedestrian and bike improvements on Fontaine Avenue, the near-term development at Fontaine will connect directly to a complete network of bike and pedestrian infrastructure leading back to Grounds.

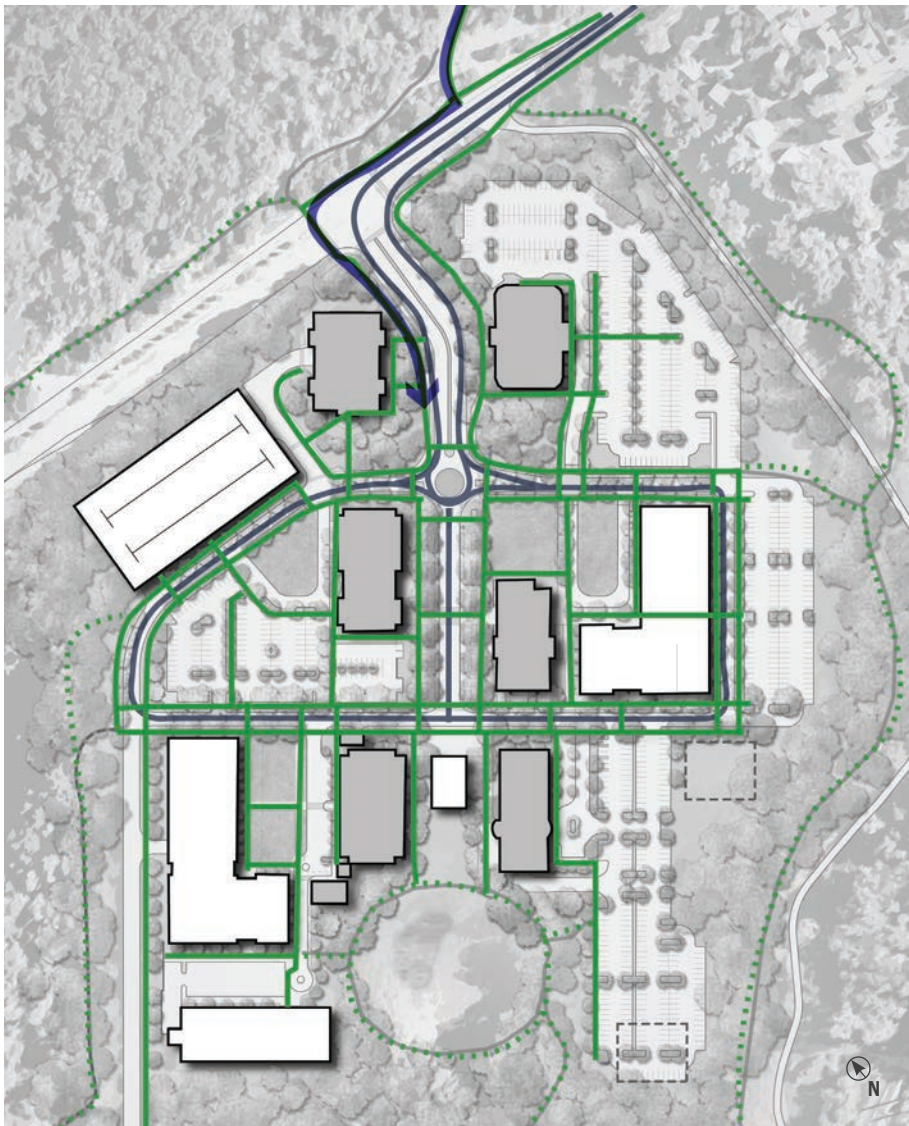
Transit

There are multiple options for shuttle-scale bus stops at Fontaine, including at the drop-offs for the clinical buildings, along the central drive, or at District Hall, to increase options and frequency of shuttle service. The District Hall building, with food, informal gathering spaces, and a central location, creates an ideal spot for a shuttle-scale hub. The looped road is also easy for a shuttle-scale vehicle to traverse. The roundabout provides access for a UTS or CAT transit-scale bus to get into Fontaine and out again quickly. A transit-scale bus

would not be able to enter further into the site due to service time constraints so the stop would need to be between the entrance and the roundabout.

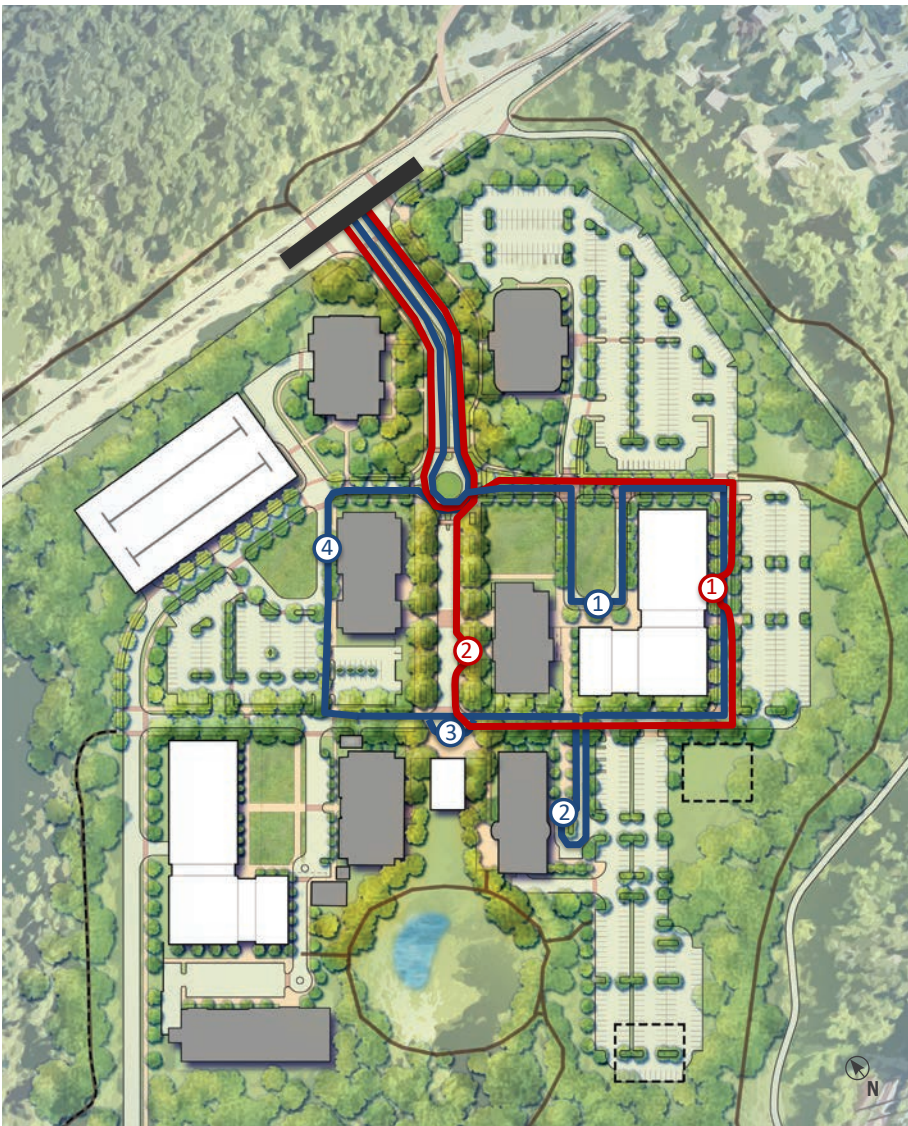
More information on transportation and circulation improvements can be found in the Appendix.

Vehicular / Pedestrian / Bicycle Circulation



- Vehicular Circulation
- Pedestrian Circulation
- Bicycle / Pedestrian Circulation
- Rivanna Trail

Shuttle Circulation Options



Potential shuttle/transit routes and stops. Actual routes and stops to be determined

SUSTAINABILITY

Sustainability is an overarching theme of the Fontaine Master Plan.

The intent is to redevelop the already disturbed site and increase utilization by adding taller and denser LEED certified buildings for programs and structured parking. In terms of transportation, there will be an increase in mobility options and the network will connect to adjoining uses and trails. Regarding utilities, the

development will coordinate with existing infrastructure for a phased interlinking of energy systems to move from stand-alone to an efficient district model. Sustainable stormwater management at Fontaine will involve using innovative techniques as close as possible to where the precipitation hits the ground, including green roofs and green street bioretention beds, and a redesigned stormwater detention pond.





Existing Conditions



Near-Term Plan

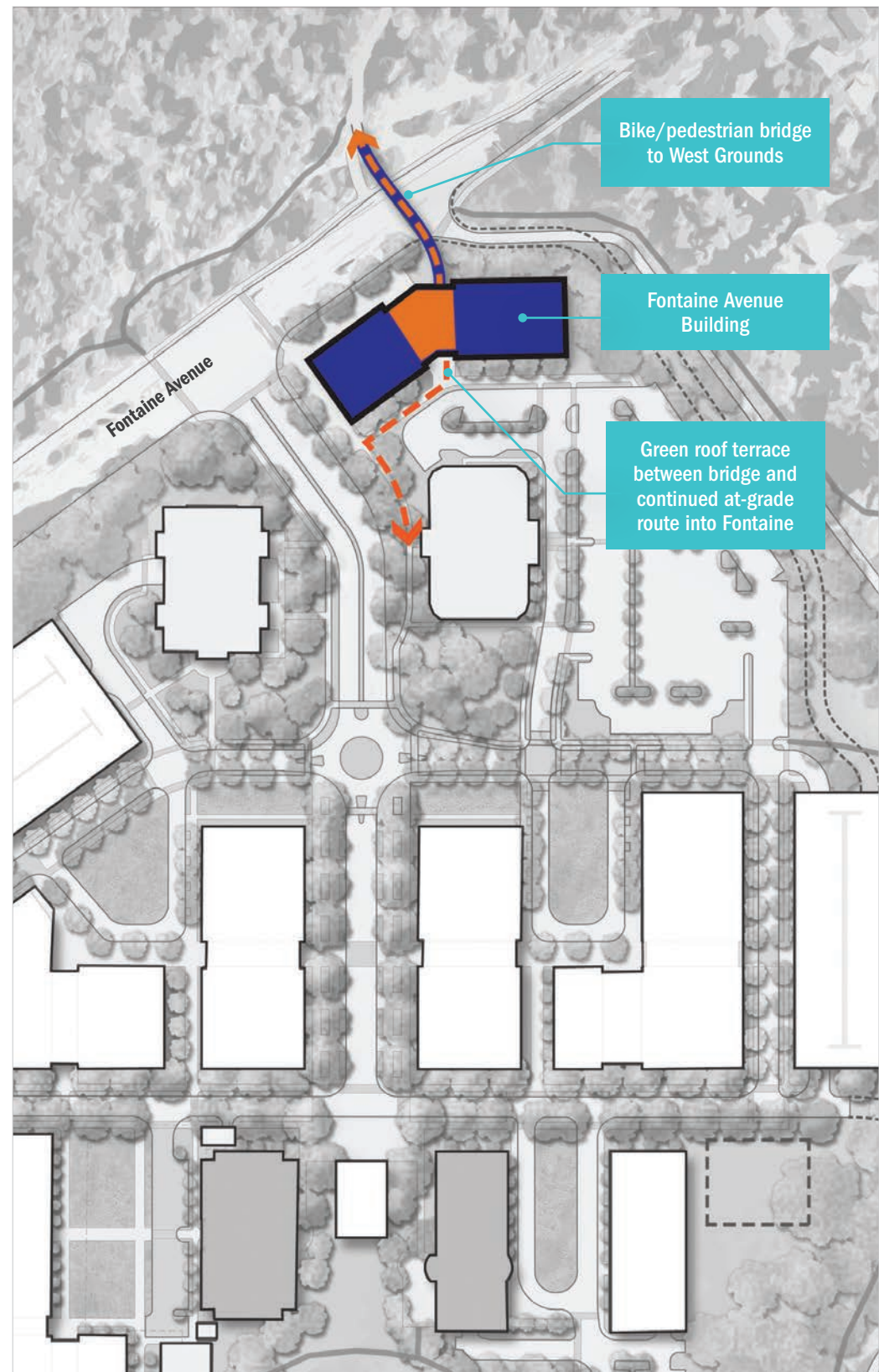


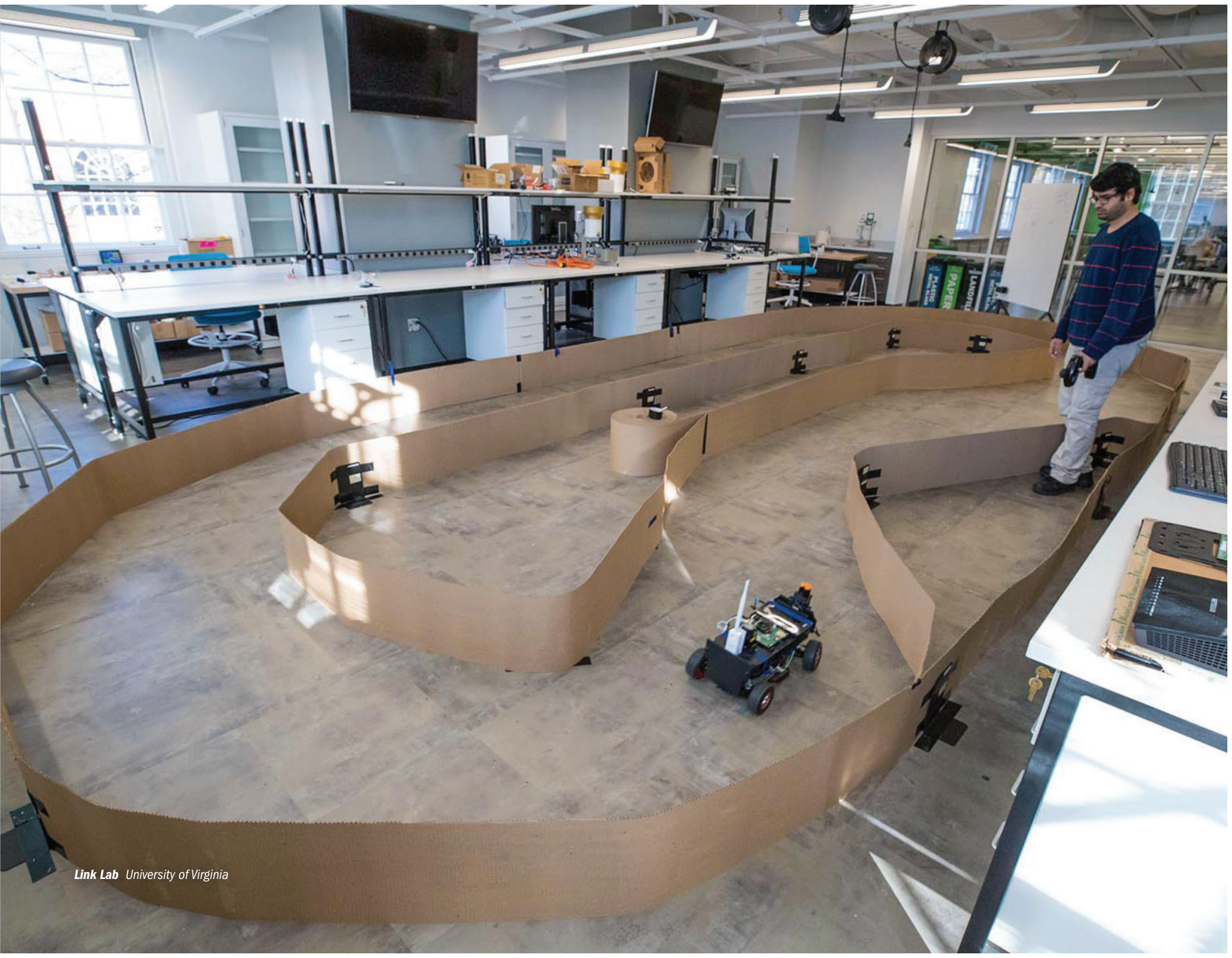
Fontaine Avenue Building

The Fontaine Avenue Building, while not officially part of the near-term plan, is a high priority to be implemented soon after the near-term plan is completed.

This approximately 75,000-100,000 GSF building is an ideal opportunity for mixed use, community-oriented amenities, including a day care, a café, a small gym, flexible meeting spaces, a maker space, and innovation on display. This is a place that will draw other University and community members to Fontaine for meetings and amenity use. It will act as a link to Central Grounds, a hub for undergraduate students, and a connection to the broader community including Piedmont Housing and the Fry's Springs downtown area. Physically, the building serves as a face for Fontaine to those traveling on the Fontaine Avenue corridor, and a link across it. Grade changes on

either side of Fontaine Avenue provide an opportunity to create a bike/pedestrian bridge across the street to the terminus of the bike trail that weaves to the west of Piedmont Housing. This will significantly increase the bike and pedestrian accessibility of Fontaine, without the challenge of crossing the avenue at grade. It will also provide an opportunity for gateway branding for those approaching Charlottesville and the University from the US-29 Bypass. The Fontaine Avenue Building is critical to ensure the long-term success of Fontaine as a thriving part of UVA.





Long-Term Vision

Overview

Key Components

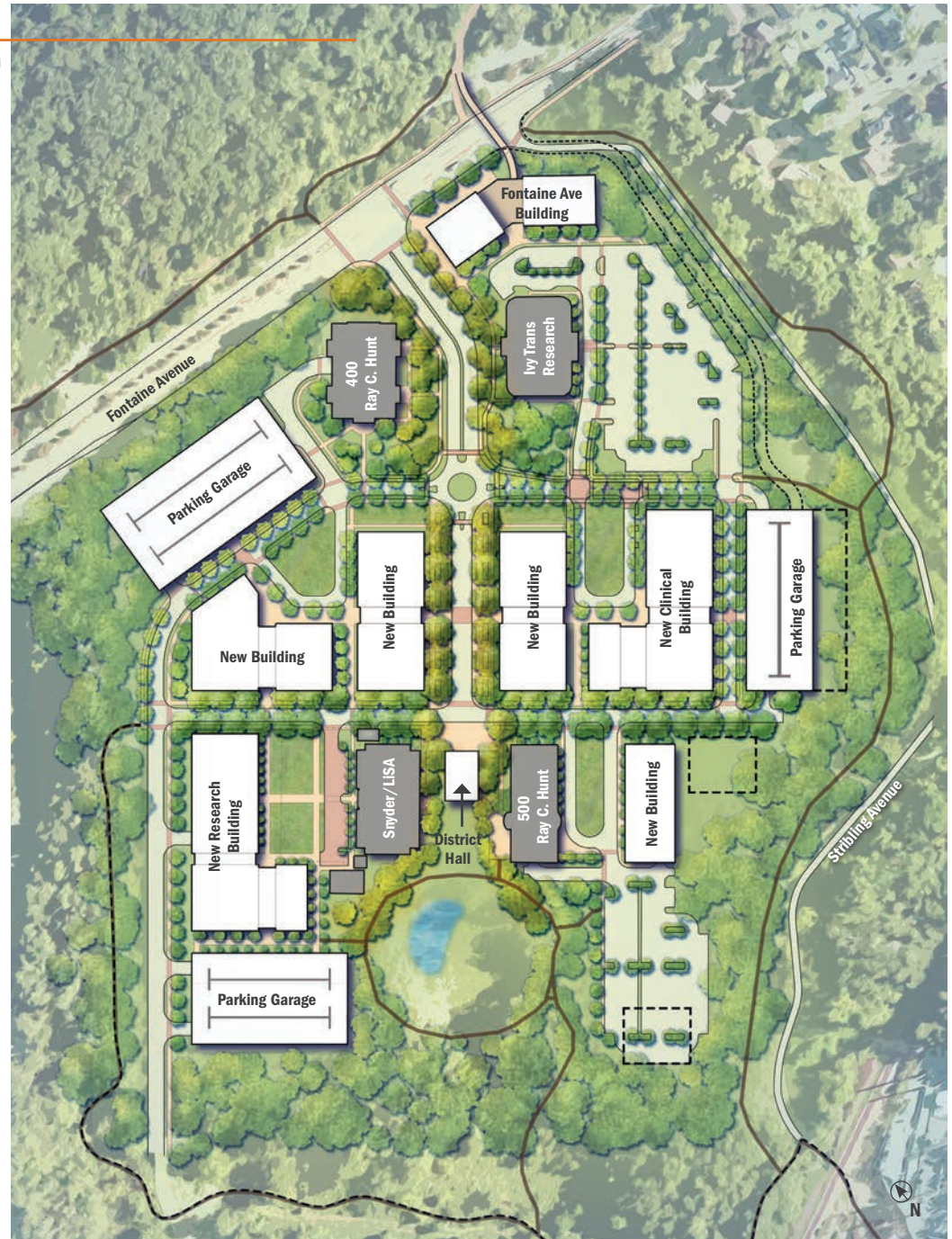
Broader Connectivity

While the near-term vision will be implemented within the next 5-10 years, the long-term vision guides growth in the following decades. Balancing future programmatic needs with the responsible capacity of the land and creating a vibrant and attractive Fontaine campus remain primary goals.

Overview

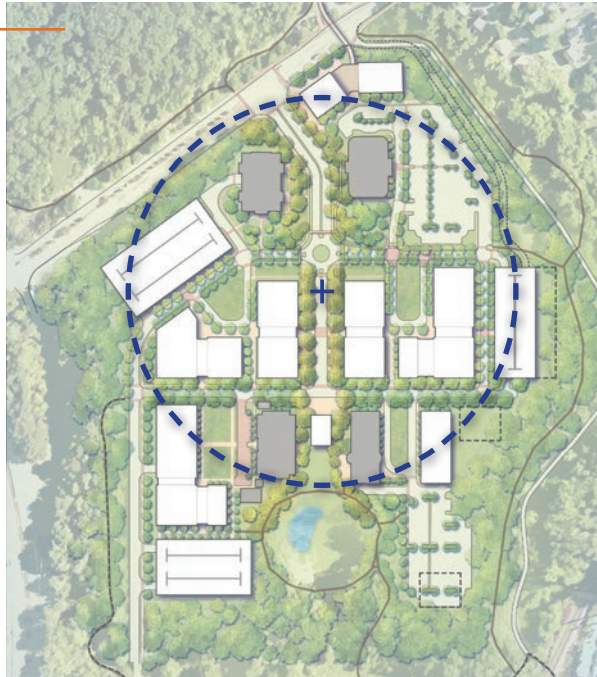
The key to the long-term vision is flexibility, with a total potential capacity of over 1.4M GSF.

After the near-term projects and the Fontaine Avenue building are completed, the remaining building footprints are almost all flexible in what use they serve. The three largest footprints, which will replace HealthSouth Rehab Hospital (515 Ray C. Hunt Drive) and Medical Office Building 1 (415 Ray C. Hunt Drive), infill the northwest quadrant of the site and complete the northeast quadrant. These could all be either clinical or research buildings, to be determined by future programmatic needs. Due to its proximity to existing clinical buildings, a new clinical building completes the southeast quadrant.



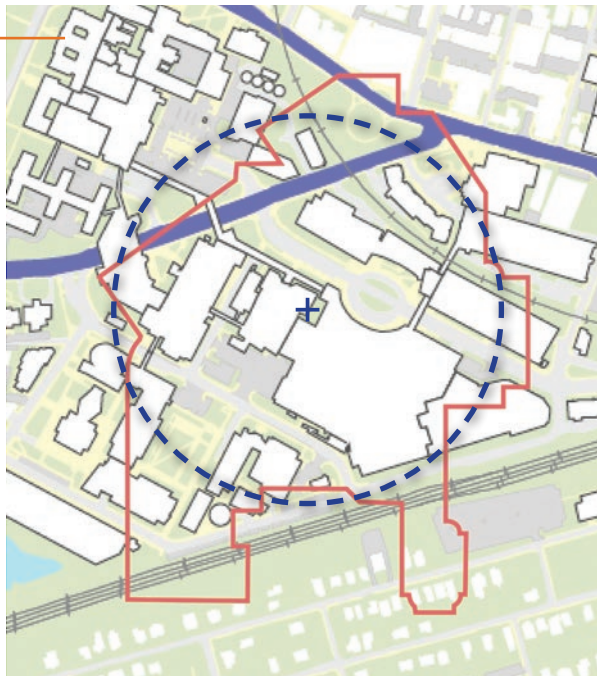
Fontaine
Research Park

1.4M GSF



UVA Health System

3.5M GSF



The long-term vision for Fontaine provides a significant amount of capacity balanced with improved circulation and open space. While the proposed vision is significantly more dense than what exists today, it is a responsible amount of density for the site. In comparison, the area of Fontaine is similar to the area at Lee Street/UVA Health System but the Health System's density is currently 3.5 million GSF, whereas Fontaine capacity is 1.4 million GSF. While Fontaine will increase in density, it will remain a more open and green environment than the Health System.

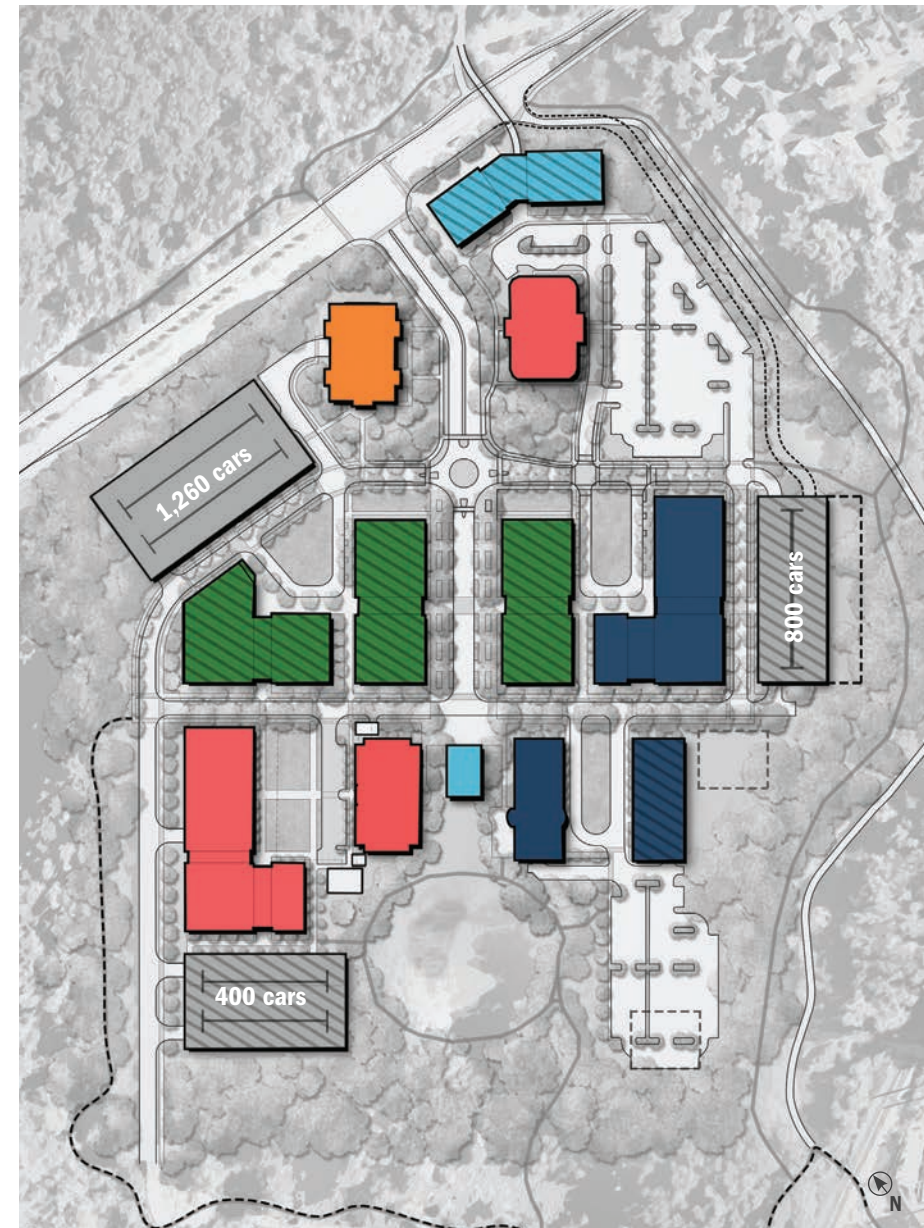
• Key Components

LONG-TERM VISION

Develop a flexible plan that balances responsible capacity of the land with programmatic drivers and other initiatives

- Amenities (2 buildings) - 89,000 GSF
- Office (1 building) - 60,000 GSF
- Research/Academic (3 buildings) - 479,000 GSF
- Clinical (3 buildings) - 394,000 GSF
- Flexible Clinical/Research (3 buildings) - 412,000 GSF
- Long-Term Additions

Proposed Plan





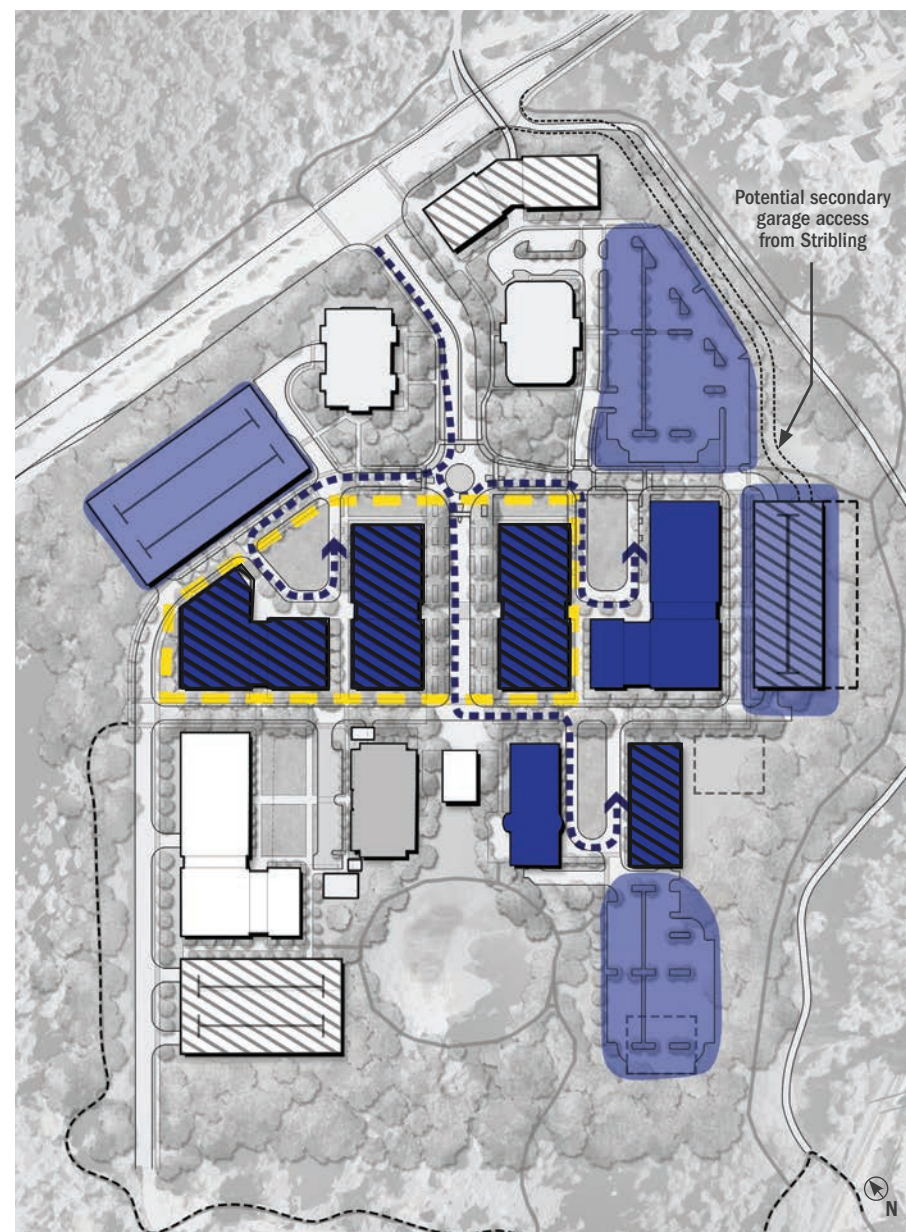
PATIENT EXPERIENCE

Enhance access to care and improve patient experience around evolving population health principles

The long-term vision expands on the patient experience established in the near-term plan. The circulation remains the same, emphasizing clarity of circulation for patients to their drop-off and parking destinations. As density increases so does the need for structured parking to serve the clinical functions rather than exclusively surface parking. The long-term

vision does retain some surface parking as close as possible to the clinical buildings, but some patients will need to park in parking structures. This inconvenience can be alleviated with a greater reliance on valet parking for patients as the site is built out. There is also an opportunity for underground structured parking, but it comes at a cost.

Clinical Buildings and Patient Parking

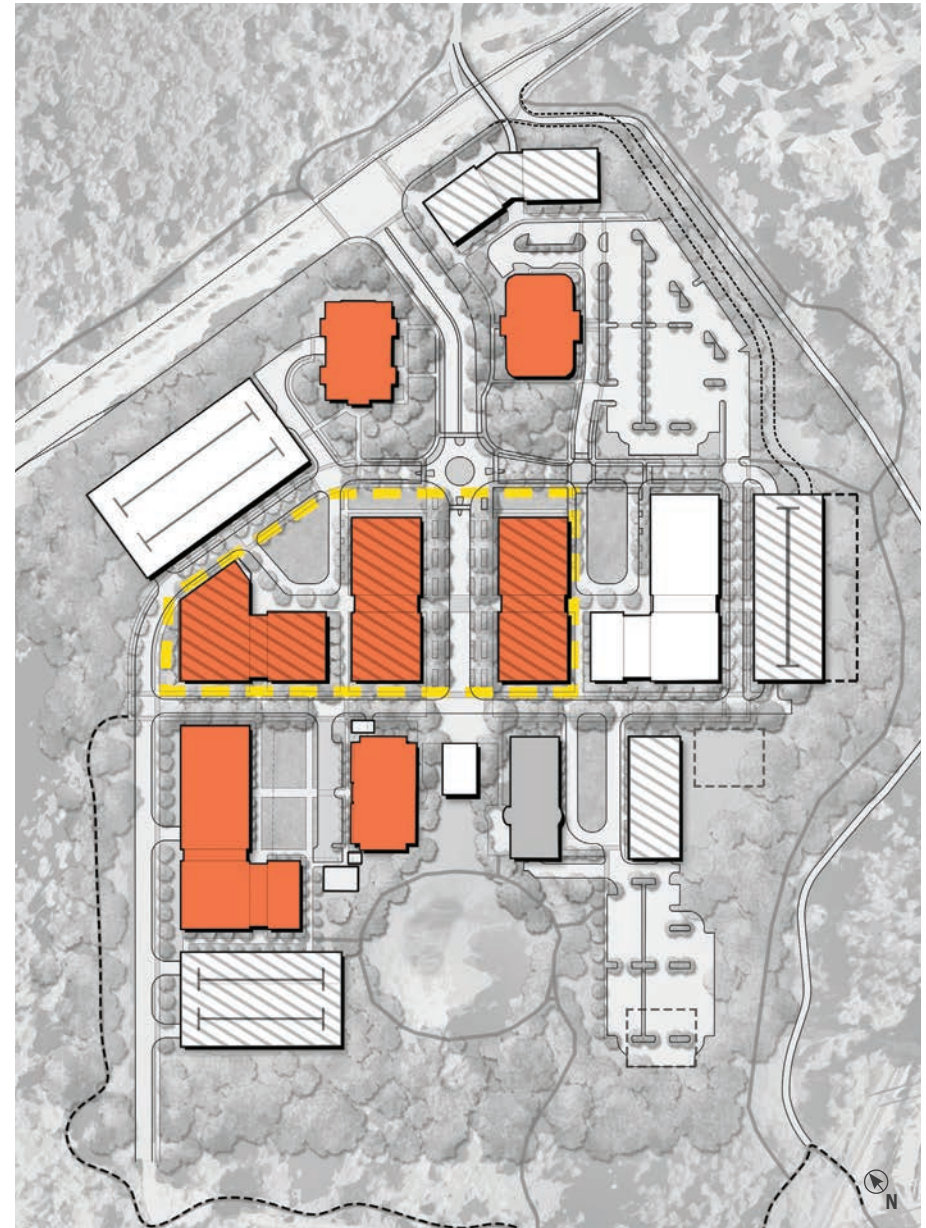


RESEARCH / ACADEMIC / OFFICE

Create a translational research campus that facilitates learning, creativity, discovery, and patient care

Academic space is also an option. The plan is flexible so that these buildings could easily be a combination of clinical, academic, and research buildings. If the three new flex buildings proposed in the long-term vision were to be research buildings instead of clinical buildings, Fontaine would be able to support an additional 120-275 Principal Investigators.

Flexible Building Use ---
 Research/Academic/Office Buildings ■
 Long Term Additions ▨





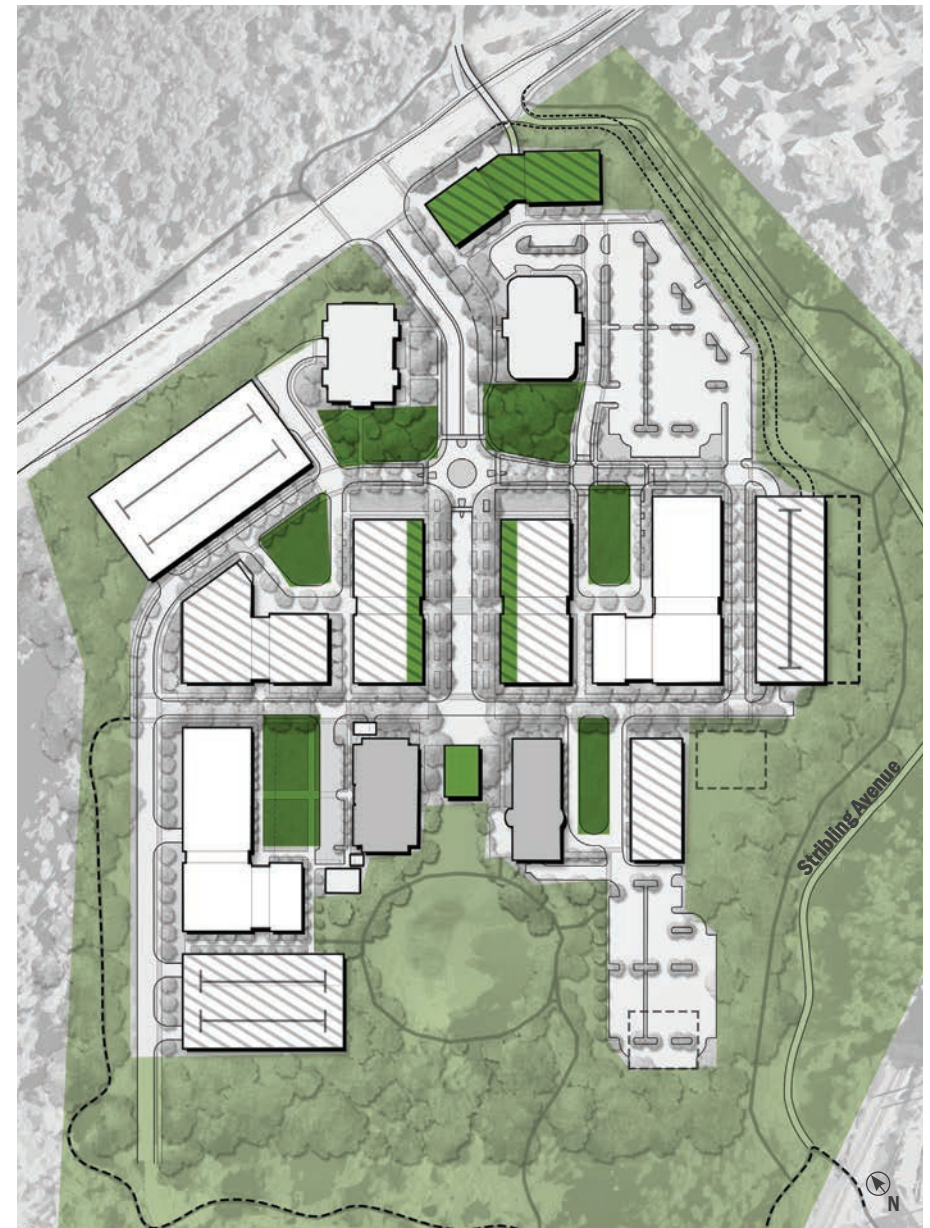
AMENITIES

Create a vibrant community of innovation and collaboration that attracts and retains top talent

The amenities in the long-term vision will be strategically placed to bring the disciplines and uses together around two key anchors: the central green street and the entrance on Fontaine Avenue. In addition to the District Hall, introduced in the near-term plan, and the Fontaine Avenue Building, the ground floors of the two new buildings anchoring the green street include amenities that support Fontaine. Ideal uses include food for patient, families, and staff, as well as public-facing clinical functions

such as: a pharmacy, a wellness center, and classes in healthy lifestyle choices. The green spaces will be a significant amenity at Fontaine: with the green street, walking trails connecting to the Rivanna Trail, and the neighborhood green spaces, both staff and patients will have direct access to the benefits of the surrounding natural environment. In this way, natural experiences for all users will be integrated throughout the campus.

Amenity Spaces 
Long Term Additions 






PARKING

Develop a flexible plan that balances responsible capacity of the land with programmatic drivers and other initiatives

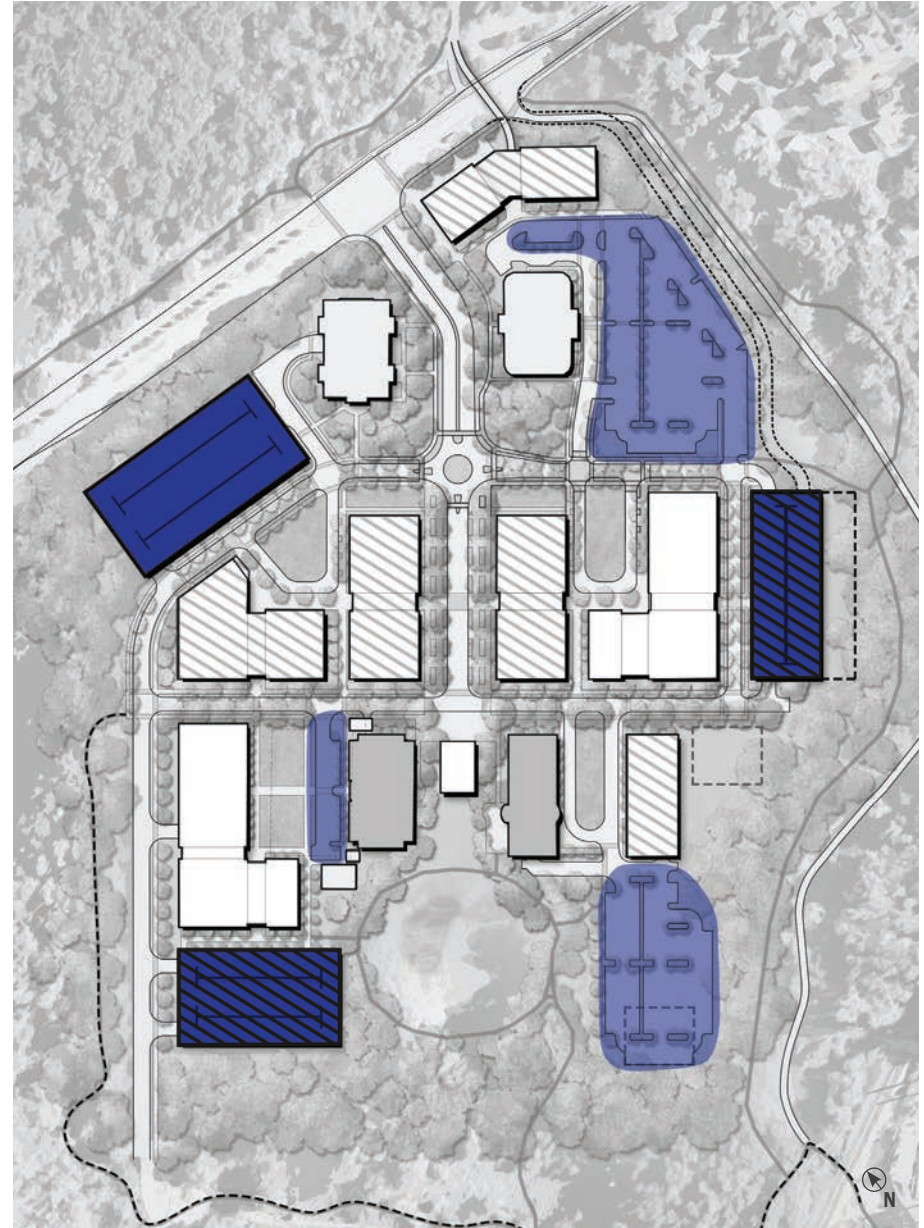
To maximize the amount of buildable land at Fontaine, two additional parking garages are proposed in the long-term vision. This allows surface parking lots to be converted to building sites. The garage proposed on the southwestern edge of the site can be built into the topography so it does not block views from the research building to the north. Similarly, the garage proposed on the eastern edge of the site can also be built into topography so it does not block views from the clinical building to the west. This garage could also have secondary

access to and from Stribling Avenue. While the plan shows a combination of surface and structured parking, there is an opportunity for underground parking with new construction.

In total, the long-term vision proposes 2,700 parking spaces, with 500 of those spaces being surface parking spaces. The long-term parking demand was generated assuming that, over time, improved transit and modern technology will reduce the overall need for parking.

Structured Parking 
Surface Parking 
Long Term Additions 

Parking

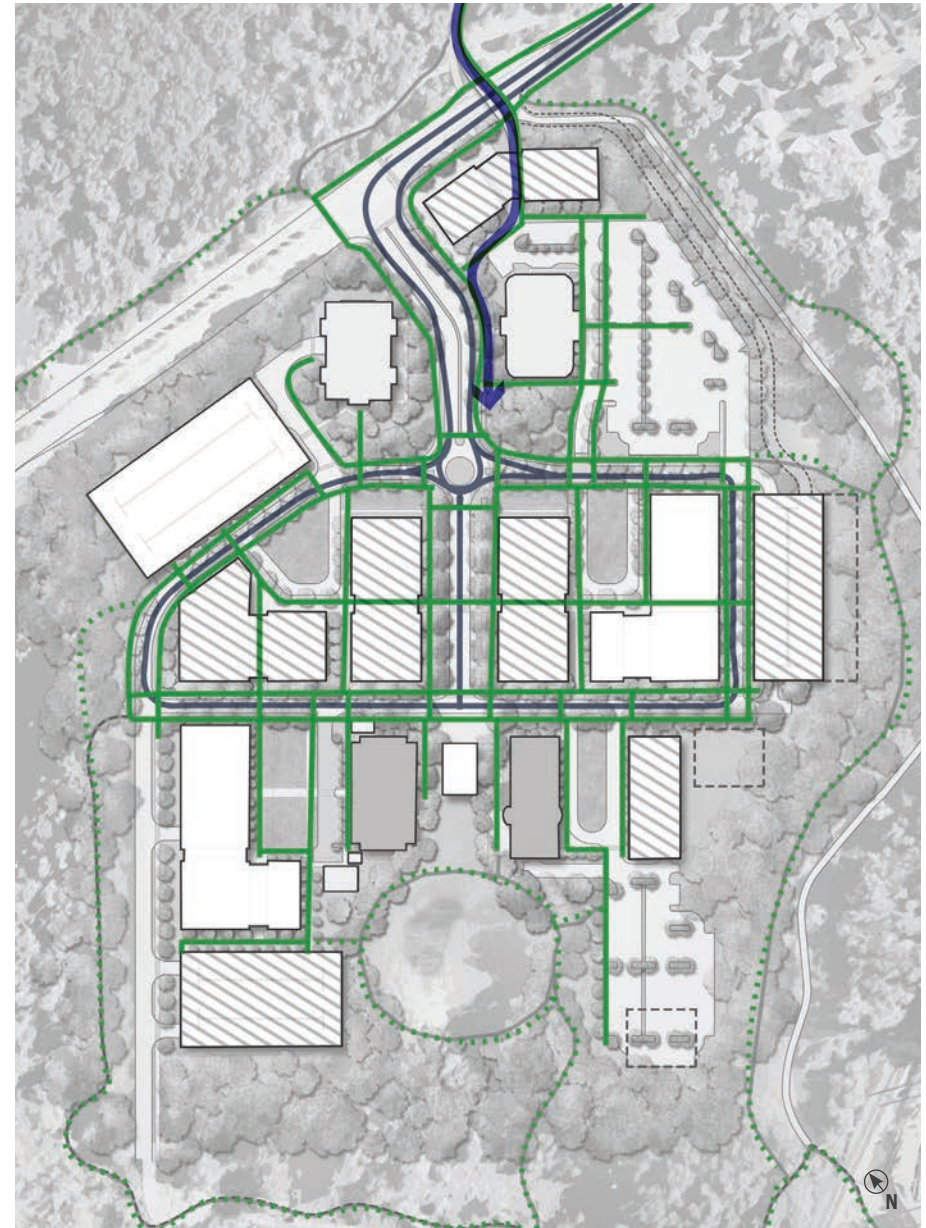


CIRCULATION

Develop strong connectivity within Fontaine and to Grounds

The circulation improvements in the long-term vision build on the near-term plan. In particular, a new connective feature in the long-term plan is a bicycle and pedestrian bridge across Fontaine Avenue. This bridge will be built into the Fontaine Avenue building and will easily transition into the site at grade. There will continue to be green streets throughout the entire site and strong connections to Fontaine Avenue. Shuttle and transit service will be clarified and simplified with the potential to increase future connectivity.

- Vehicular Circulation —
- Bicycle / Pedestrian Circulation —
- Pedestrian Circulation —
- Rivanna Trail —





Precedent: Eskenazi Hospital, Indianapolis
Designer: David Rubin Land Collective

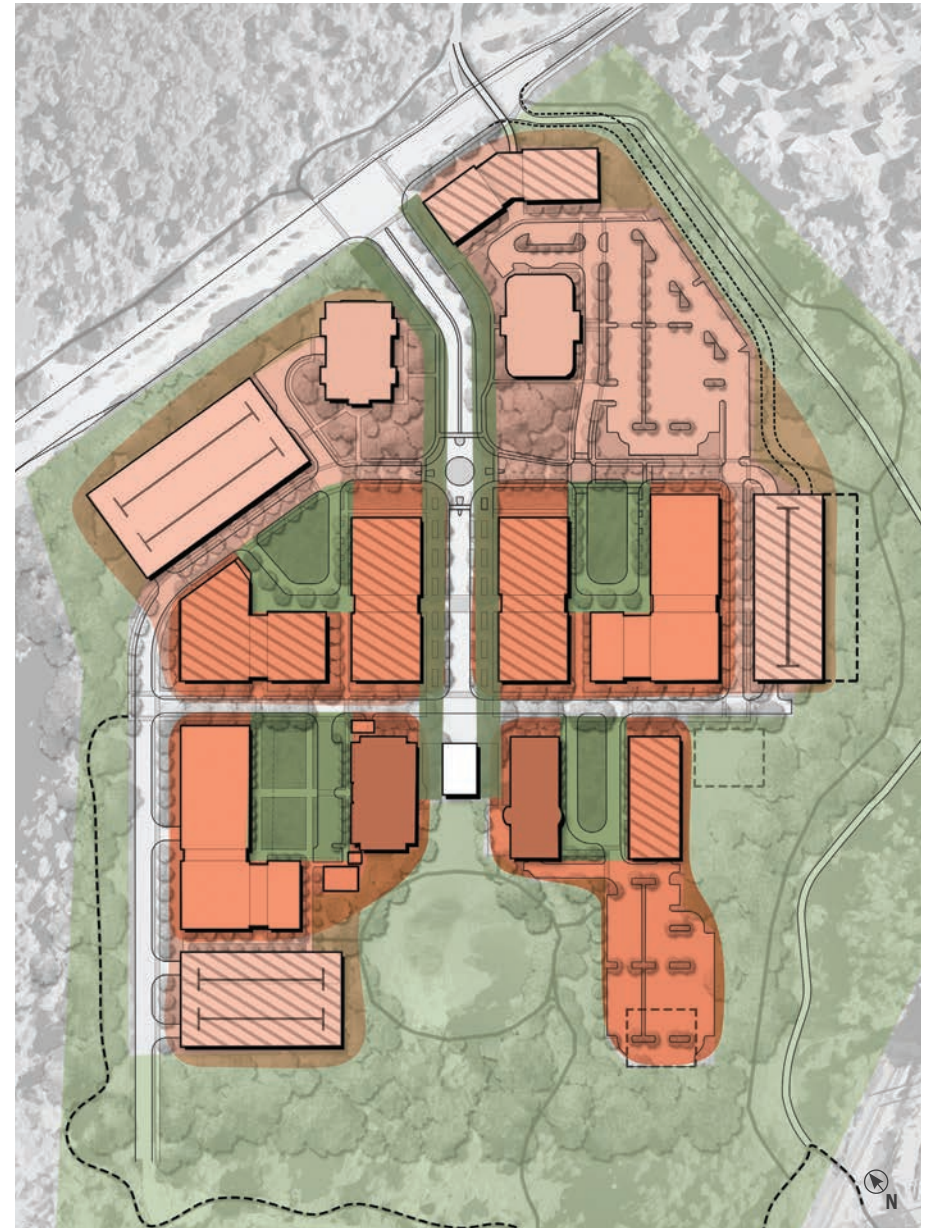
OPEN SPACE

Dramatically improve the sense of place and stewardship of resources

In the long term, the green open spaces are finalized into four distinctly designed neighborhoods, each centered around four memorable and unique healing landscapes. As in the short-term plan, the landscape is a crucial amenity. It will be restorative and vibrant and will focus on prioritizing the pedestrian experience.

More information on the therapeutic and functional landscape vision for Fontaine can be found in the Appendix.

Core Neighborhood
Large Neighborhood
Green Space



—• Broader Connectivity

Transit

In the long term, the traffic on Jefferson Park Avenue (JPA) is the primary limiting factor to easy connectivity to Fontaine. The goal will be to find transit routes that minimize time on JPA and Fontaine Avenue. One route option could stop at UVA Engineering in between the Hospital and Fontaine. Further study will be needed to assess the optimal routes to minimize headway and congestion.

Transit Route Option

Total Length:

2.25 miles one way

4.5 mile loop

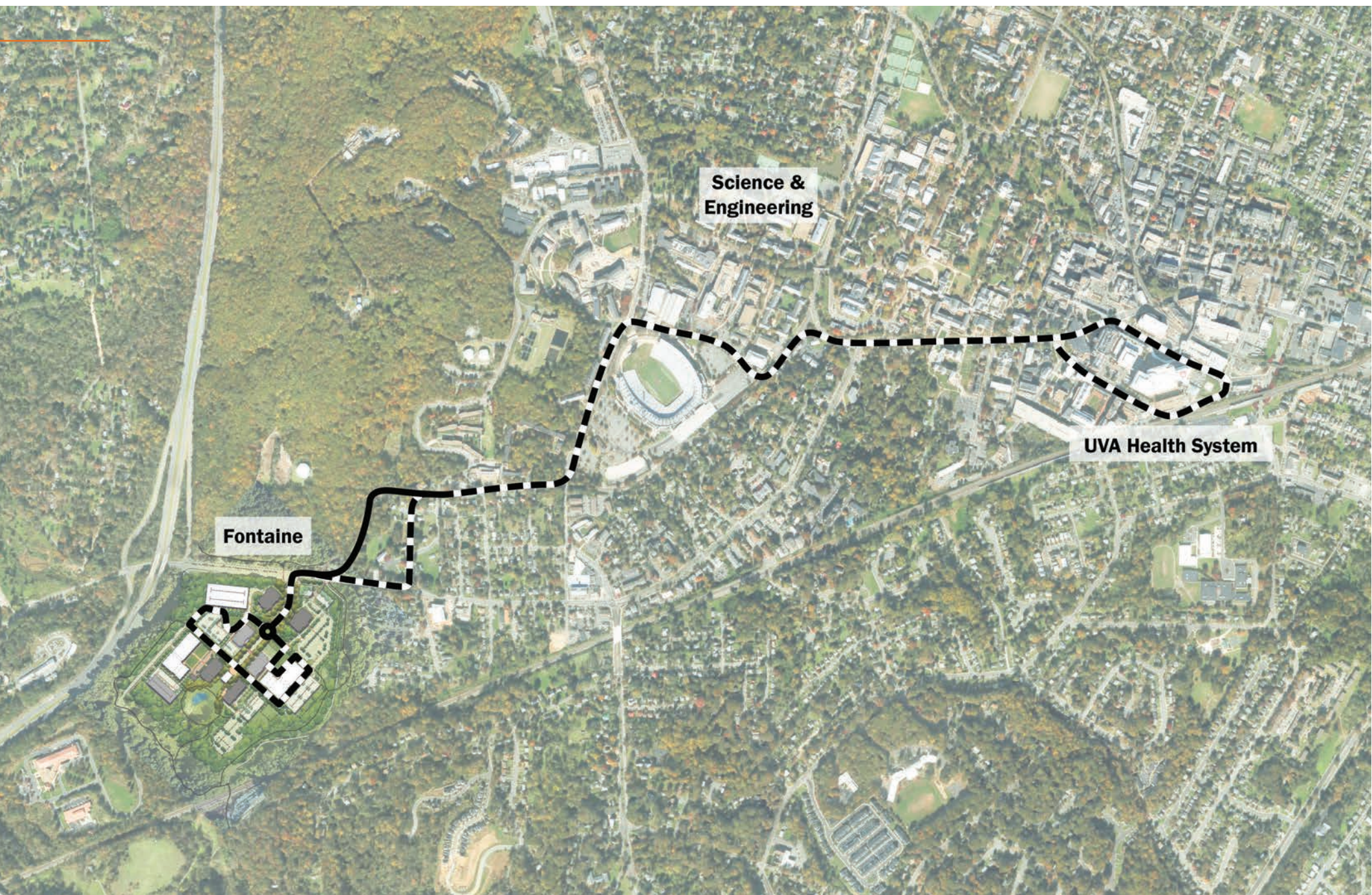
Headway: *TBD*

Vehicles: *TBD*

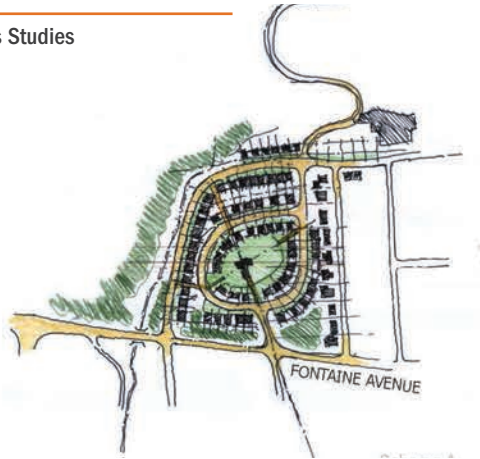
Stops: *TBD*

— 0.3 miles on limited access route

— 1.95 miles on public/university roads



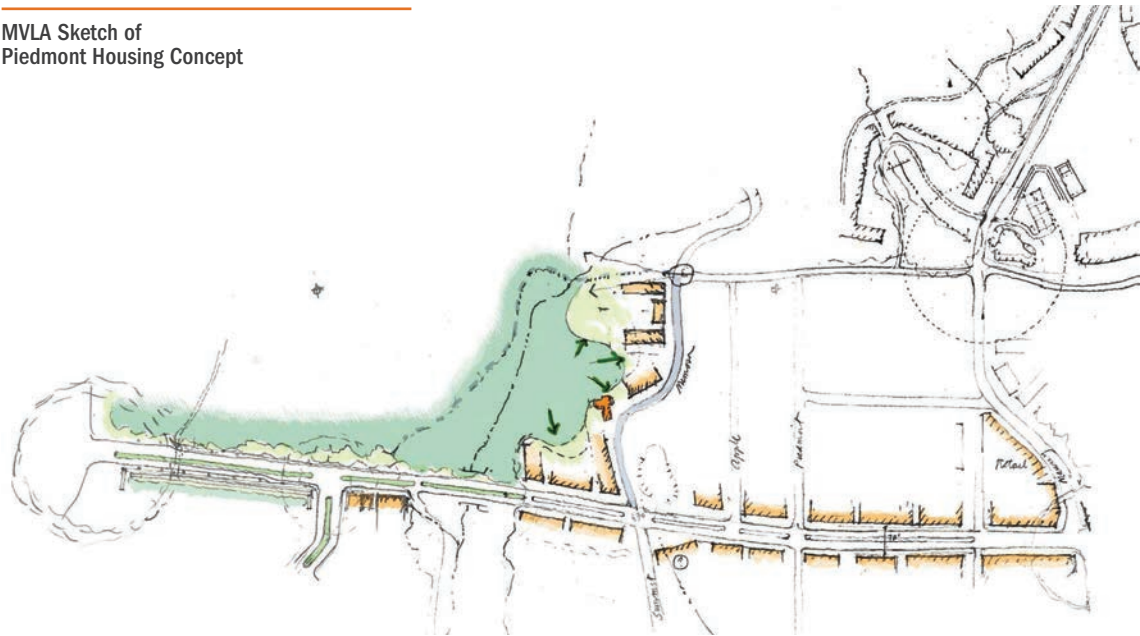
Previous Studies



Piedmont Housing

The aging Piedmont faculty and staff housing offers an opportunity to redevelop and bring more vibrancy and density to the Fontaine neighborhood. The site forms a key node in the route between Engineering and Fontaine. There are opportunities for greater housing density, increased connection to the landscape, and clear routes of travel for pedestrians and cyclists (both through Piedmont and along Fontaine Avenue). Piedmont has been studied by consultant teams in the past, and the Fontaine Master Plan consultant team also offered several rough layout options. Further study is recommended for the best way to redevelop Piedmont, create more housing, and a stronger link from Grounds to Fontaine.

MVLA Sketch of Piedmont Housing Concept



*Piedmont Housing Alternative
in Context with Fontaine Master Plan*



SUSTAINABILITY

The long-term plan continues to embrace sustainability by maintaining long-term development on the already disturbed site, increasing utilization of the site by adding taller and denser development for programs and structured parking, increasing mobility options, connecting to adjoining uses and trails, and coordinating infrastructure improvements.

In the long-term plan, all the stormwater improvements will be implemented, including the green street infrastructure and the updates to the existing stormwater pond, to meet and exceed the overall University stormwater goals.



Long-Term Plan



