

Master Planning Council  
Fall 2018 Meeting  
Presented by Office of Architect for the University



# UNIVERSITY OF VIRGINIA GROUNDS



NORTH GROUNDS

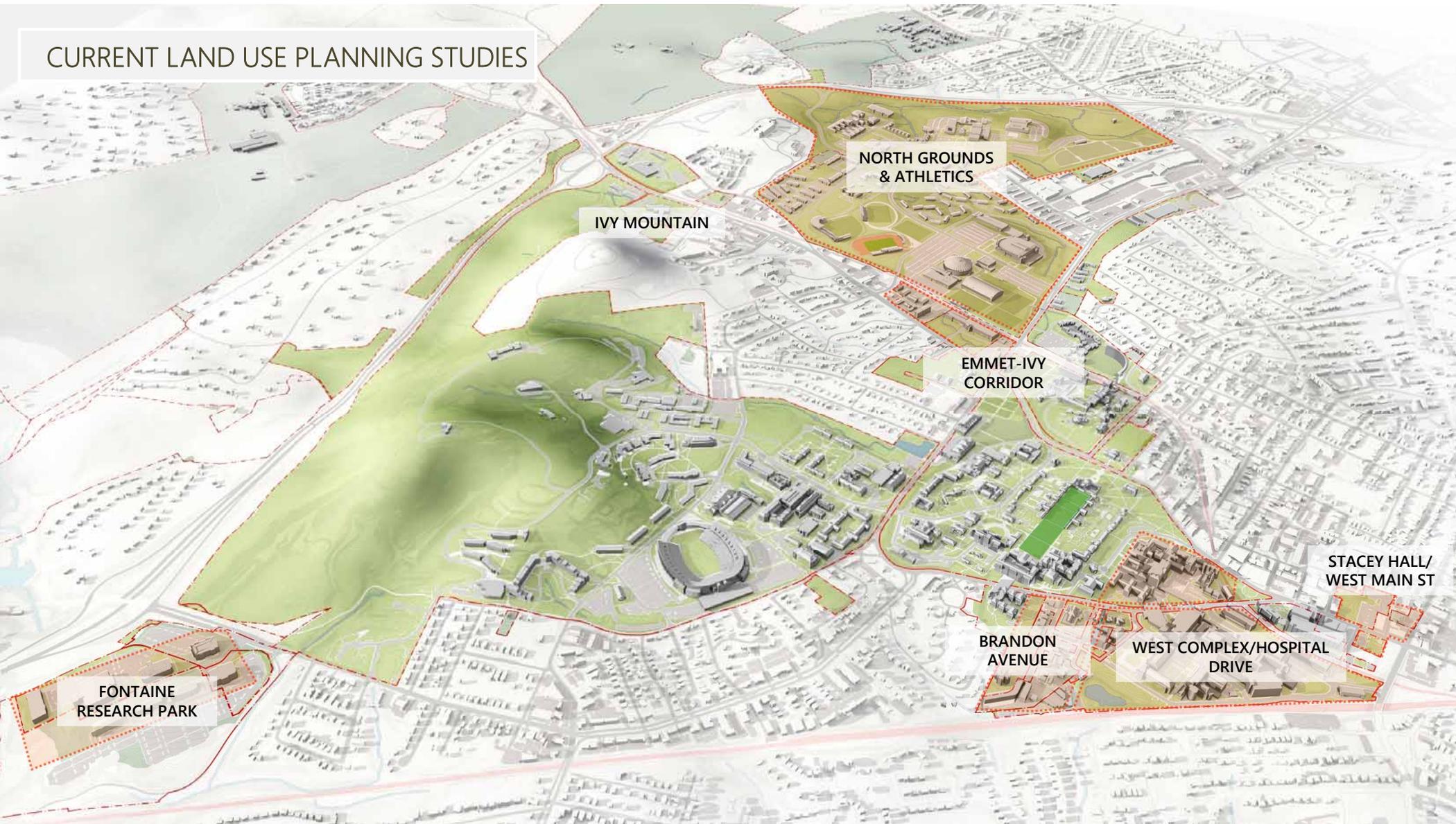
IVY MOUNTAIN

WEST GROUNDS

CENTRAL GROUNDS

FONTAINE  
RESEARCH PARK

# CURRENT LAND USE PLANNING STUDIES



IVY MOUNTAIN

NORTH GROUNDS  
& ATHLETICS

EMMET-IVY  
CORRIDOR

STACEY HALL/  
WEST MAIN ST

WEST COMPLEX/HOSPITAL  
DRIVE

BRANDON  
AVENUE

FONTAINE  
RESEARCH PARK

# CURRENT SPACE NEEDS STUDIES

In collaboration with the Office of the Provost, consultations with deans, faculty, and staff from each School to assess their:

- Academic plan
- Research initiatives
- Space conditions
- Hiring plan
- Enrollment

Assessment of quantity and quality of space available

Internal & external benchmarking using historical data and data from peer institutions

Best practices research



Athletics



Administrative Space Needs



Housing & Residence Life



Academic Space Needs and Classroom Study



Darden School



STEM



Batten School



McIntire School



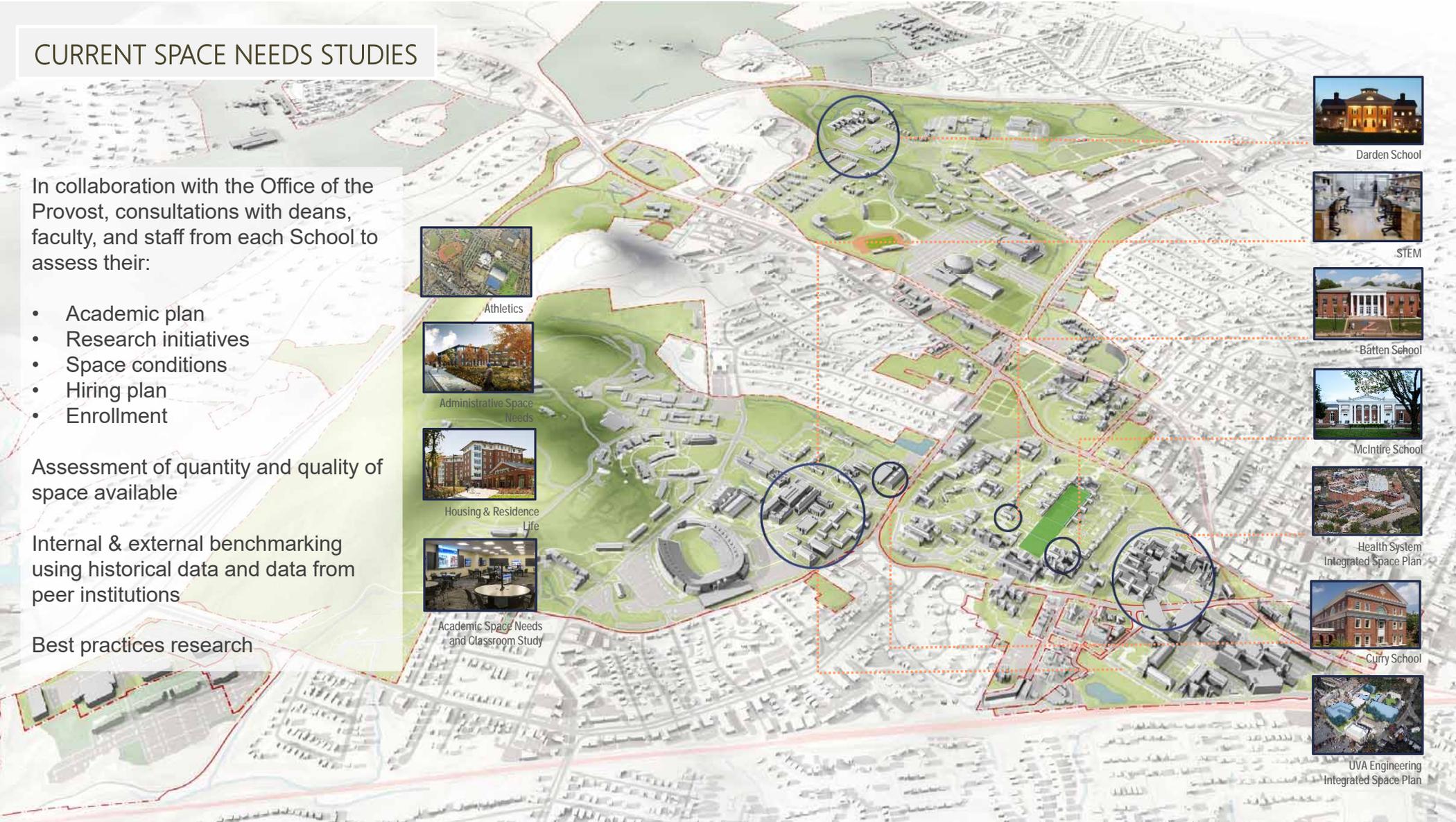
Health System Integrated Space Plan



Curry School



UVA Engineering Integrated Space Plan



# Athletics Master Plan



## EXISTING CONDITIONS VIEW

### SITE

Site Acreage= 82.35 acres

Parking spaces = 2327

Surface parking spaces = 1595



## INTERIM CONDITIONS VIEW

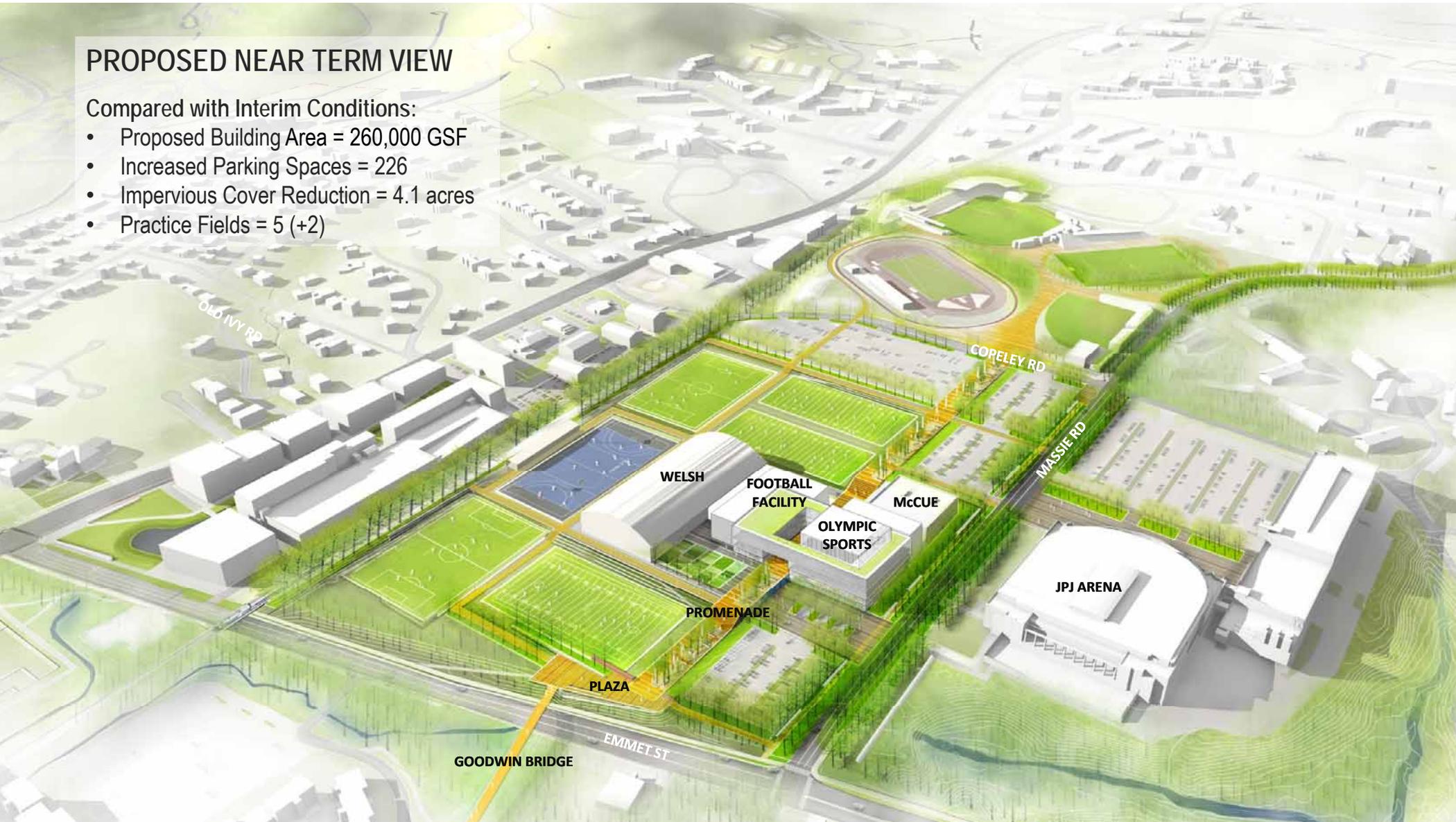
- Total Parking Spaces = 2,327
- Impervious Cover Acreage= 31.52 acres
- Practice Fields = 3



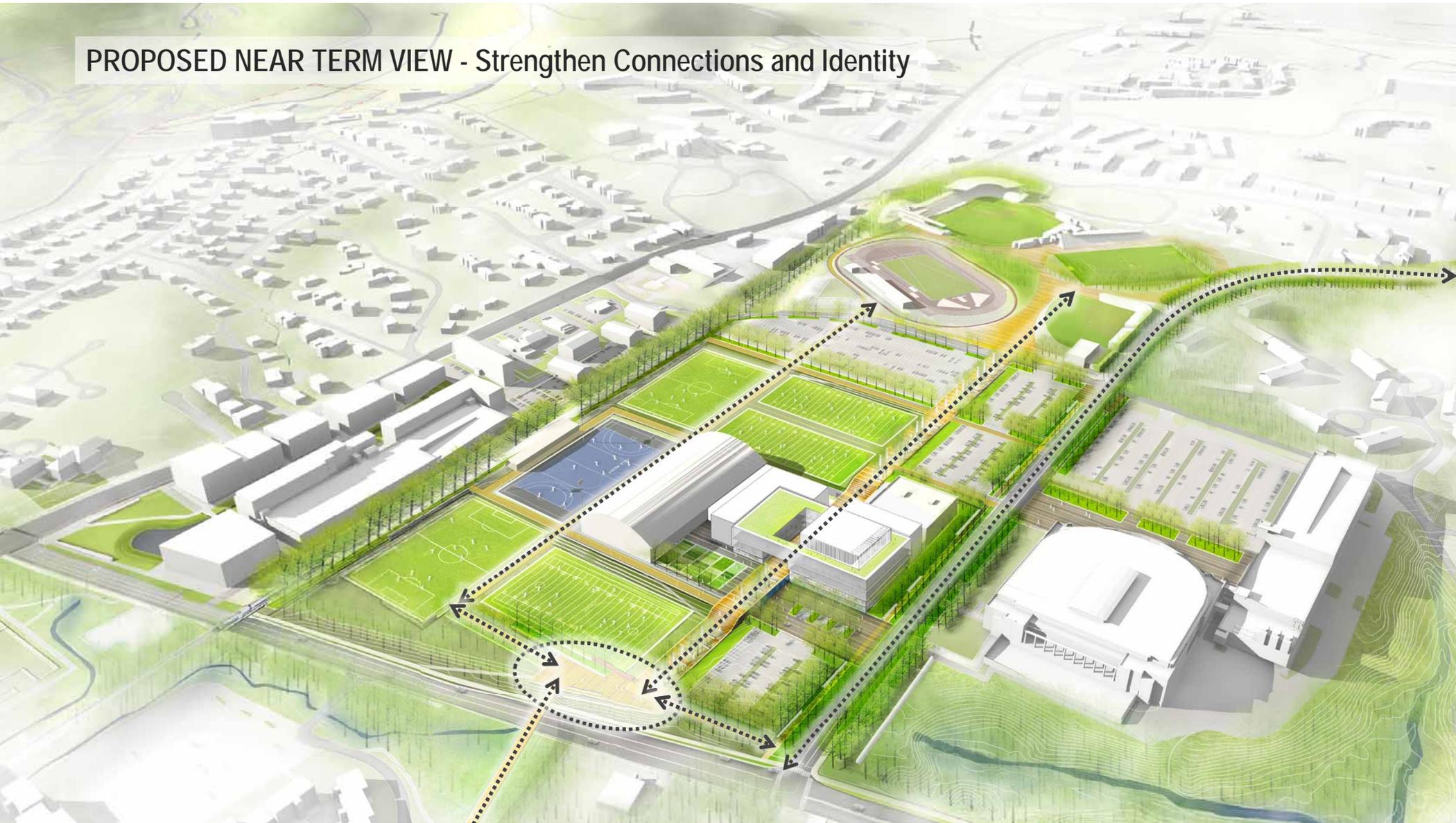
## PROPOSED NEAR TERM VIEW

Compared with Interim Conditions:

- Proposed Building Area = 260,000 GSF
- Increased Parking Spaces = 226
- Impervious Cover Reduction = 4.1 acres
- Practice Fields = 5 (+2)



PROPOSED NEAR TERM VIEW - Strengthen Connections and Identity



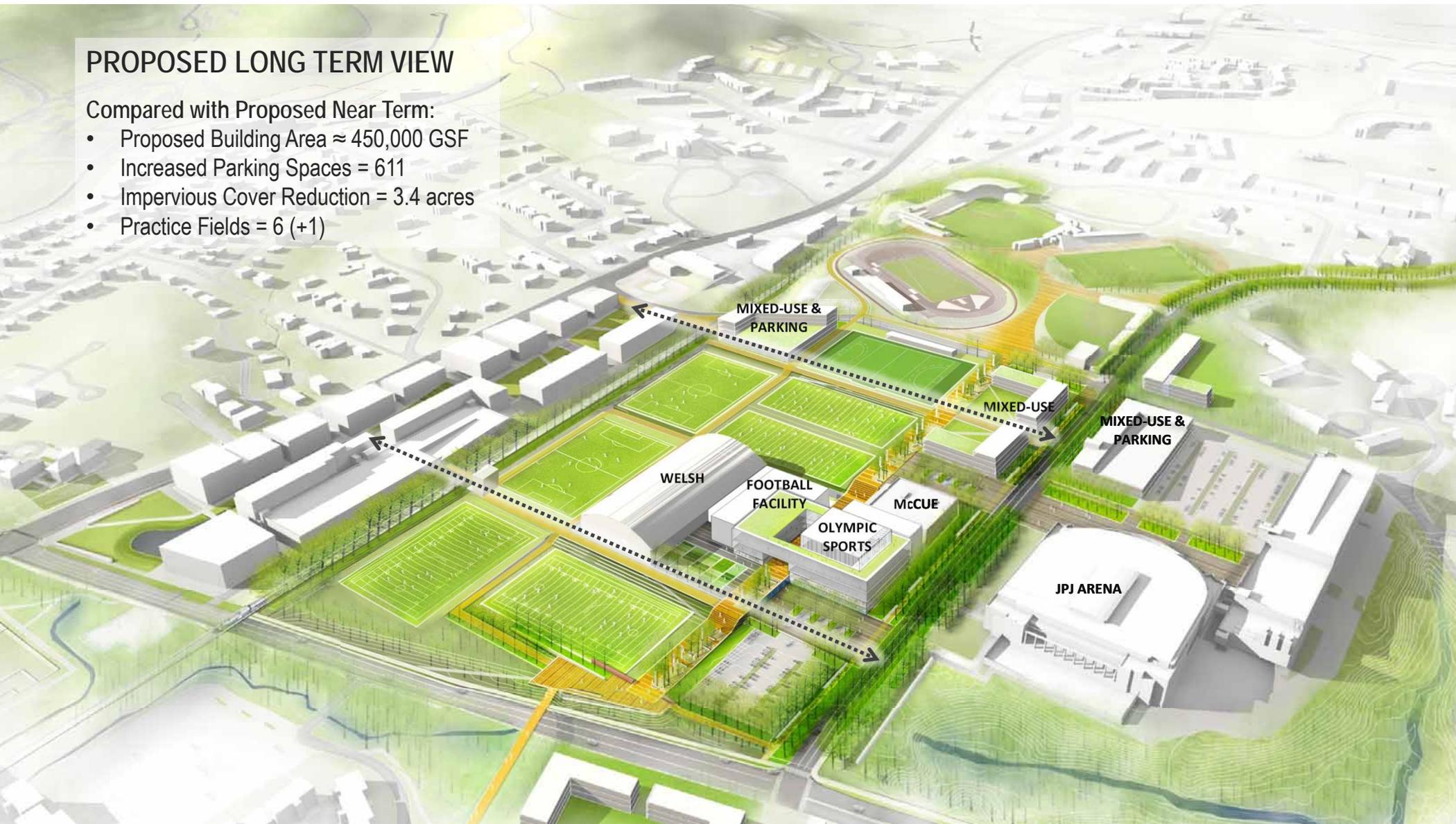
PROPOSED NEAR TERM VIEW - Football & Sports Facilities



## PROPOSED LONG TERM VIEW

Compared with Proposed Near Term:

- Proposed Building Area  $\approx$  450,000 GSF
- Increased Parking Spaces = 611
- Impervious Cover Reduction = 3.4 acres
- Practice Fields = 6 (+1)



EXISTING VIEW AT GOODWIN BRIDGE



PROPOSED VIEW OF PLAZA AT GOODWIN BRIDGE



EXISTING VIEW OF PATH ALONG PARKING



PROPOSED VIEW OF SPORTS PROMENADE



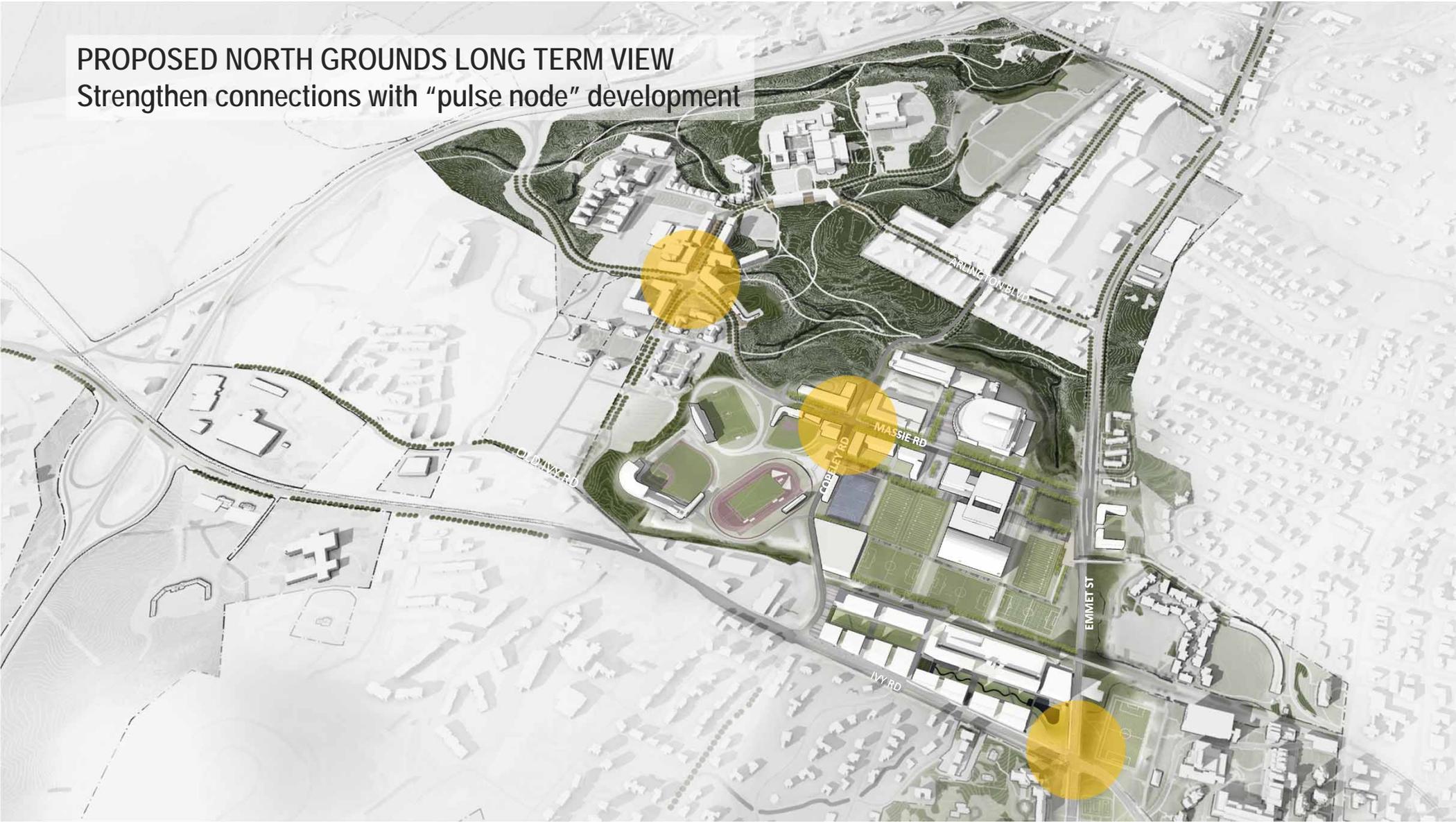
EXISTING VIEW ALONG MASSIE ROAD



PROPOSED VIEW ALONG MASSIE ROAD



**PROPOSED NORTH GROUNDS LONG TERM VIEW**  
Strengthen connections with "pulse node" development



# Fontaine Research Park Master Plan



## Introduction to Fontaine Research Park

- Acquired by the UVAF in 1994
- Final piece of property sold to UVA in 2018
- First building constructed in 1995 (500 Ray C. Hunt)
- Most recent building constructed in 2008 (Snyder Translational Research Building)
- Existing Development: 580K GSF
- Near Term Potential Development: 1.1M GSF
- Long Term Capacity: 1.4M GSF
- Current and Future Uses: clinics, research, offices, amenities



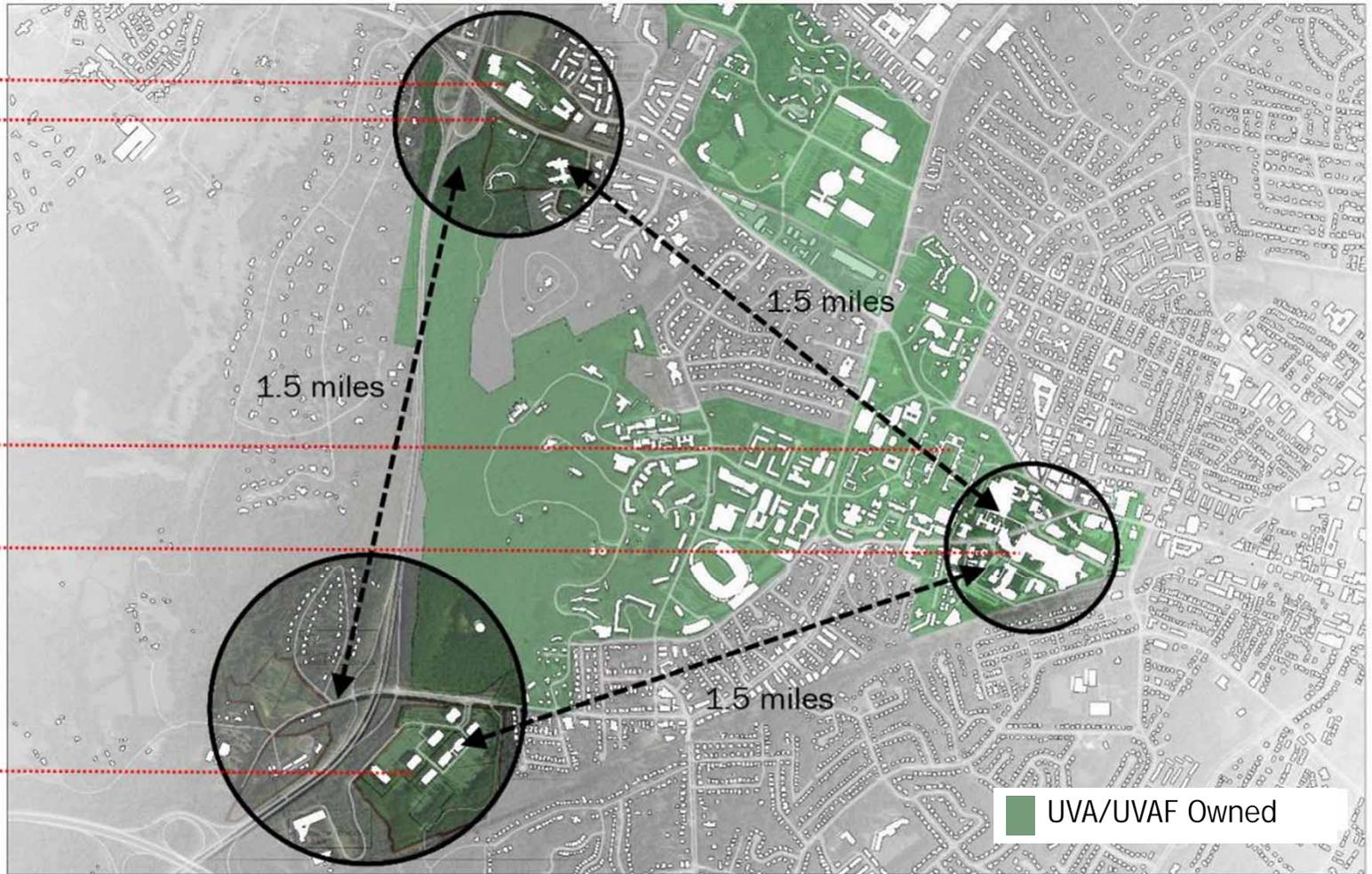
# Location

Old Ivy Road Site  
Ivy Mountain Site

The Grounds

Medical Center

Fontaine



# Fontaine Master Plan Study

*Goal: Test critical components proposed in the Health System and UVA Engineering Integrated Space Plans*

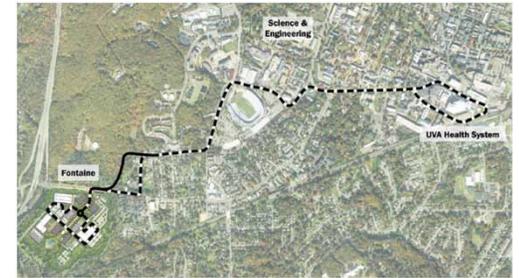
## Programmatic Drivers

- Enhance access to care and improve patient experience around evolving population health principles
- Develop a vision for infrastructure and facilities needed to create a patient-friendly, translational research, and innovative community



## Physical Drivers

- Develop connectivity to Grounds and within Fontaine Research Park
- Develop options to begin replacing outdated clinical and research infrastructure on Grounds (West Complex) and at Fontaine



Images of West Complex

## Why Fontaine?

- Proximity to Grounds
- Easily accessible
- Surface parking
- Opportunity for clearer wayfinding
- Connection to outdoors and amenities
- Significant existing investment in core facilities
- Projects can be phased
- Flexibility of footprint; greater efficiency for new buildings
- Opportunity for transdisciplinary initiatives

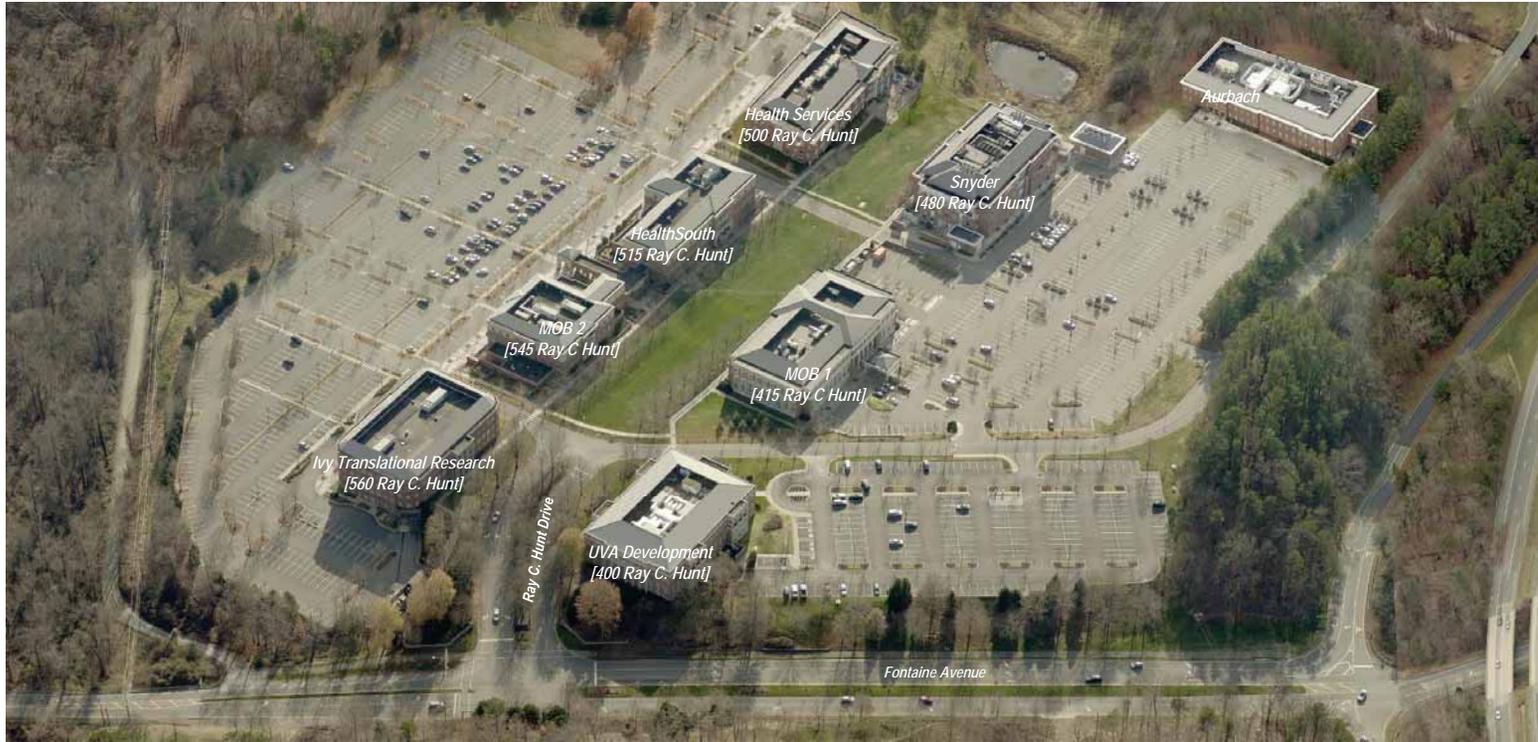


## Near-Term Plan

- A** Transit, parking, and amenity development
- B** Central spine with distinct neighborhoods
- C** Research/academic building
  - Roughly 200,000 - 250,000 GSF need identified
  - Opportunity for theme-based, transdisciplinary research/academics
  - Priority to decant West Complex
- 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



# Enabling Projects



Existing Conditions

# Enabling Projects



1) Development of a garage on Fontaine Avenue as an initial enabling project for the near term development of Fontaine (1,260 spaces)

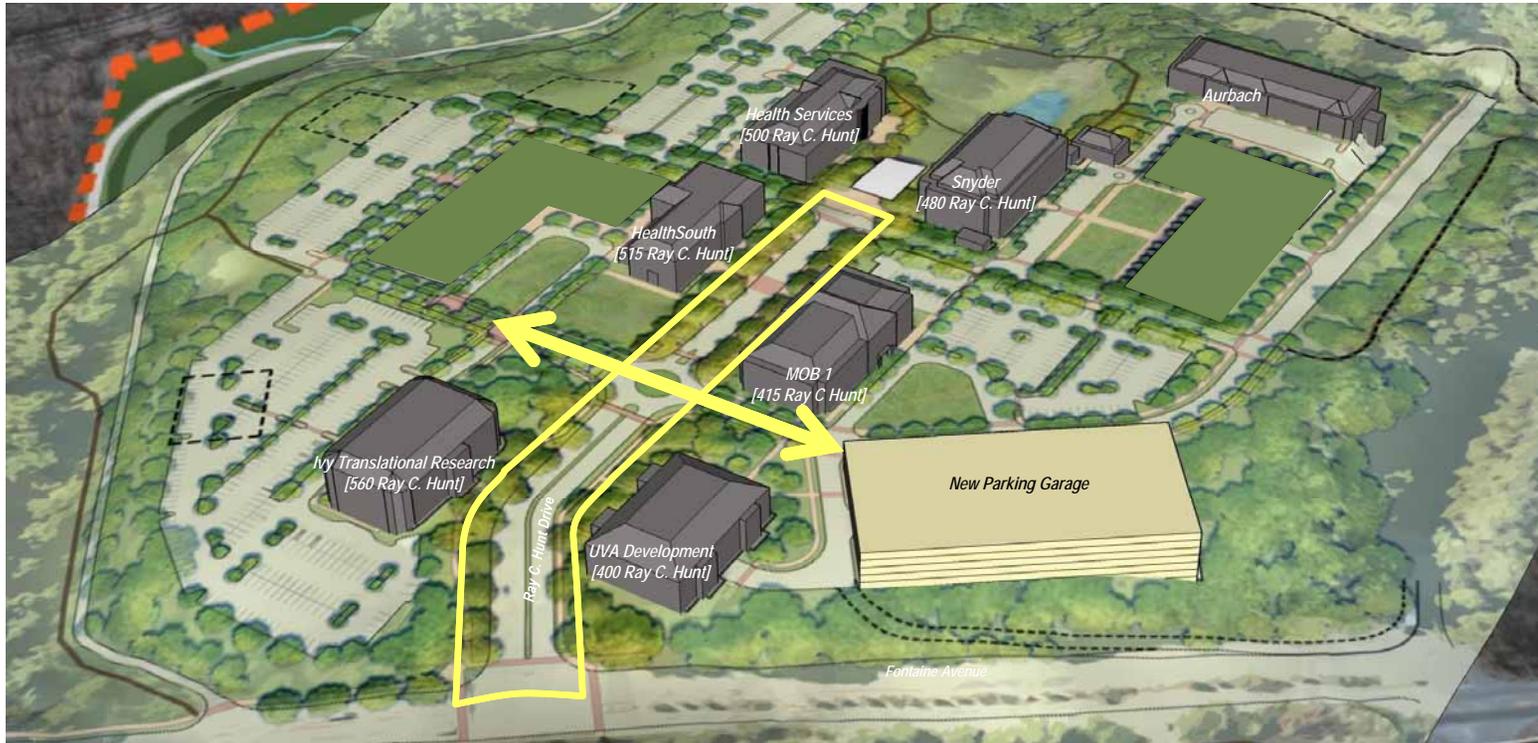
# Project Sequence



1) Development of a garage on Fontaine Avenue as an initial enabling project for the near term development of Fontaine (1,260 spaces)

2) Demolition of 545 Ray C. Hunt [MOB 2] once Orthopedics moves to Ivy Mountain. This will enable the intersection adjustment, create an open space amenity for the clinical neighborhood, and ease of wayfinding for patients.

# Project Sequence



1) Development of a garage on Fontaine Avenue as an initial enabling project for the near term development of Fontaine (1,260 spaces)

2) Demolition of 545 Ray C. Hunt [MOB 2] when Orthopedics moves to Ivy Mountain, will enable the intersection adjustment, create an open space amenity for the clinical neighborhood, and ease of wayfinding for patients.

3) Transformation of underutilized green into a main street to enhance wayfinding, pedestrian and vehicular circulation, and access to amenities.

# Project Sequence



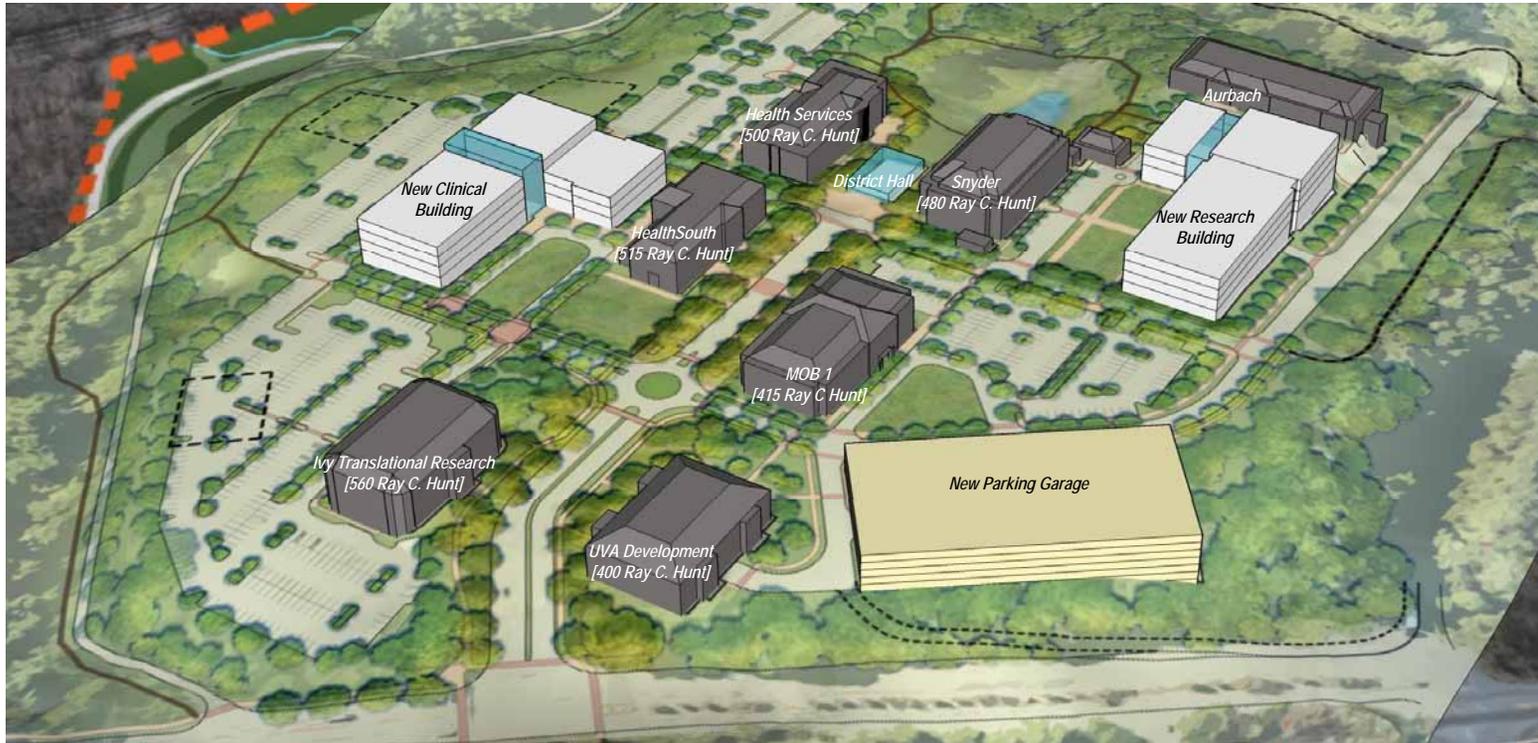
1) Development of a garage on Fontaine Avenue as an initial enabling project for the near term development of Fontaine (1,260 spaces)

2) Demolition of 545 Ray C. Hunt [MOB 2] when Orthopedics moves to Ivy Mountain, will enable the intersection adjustment, create an open space amenity for the clinical neighborhood, and ease of wayfinding for patients.

3) Transformation of underutilized green into a main street to enhance wayfinding, pedestrian and vehicular circulation, and amenities.

4) Develop up to 500,000 GSF for research/academic, clinical, and amenity space. These two buildings, each approximately 250,000 GSF, would be centered around neighborhood green spaces.

# Project Sequence



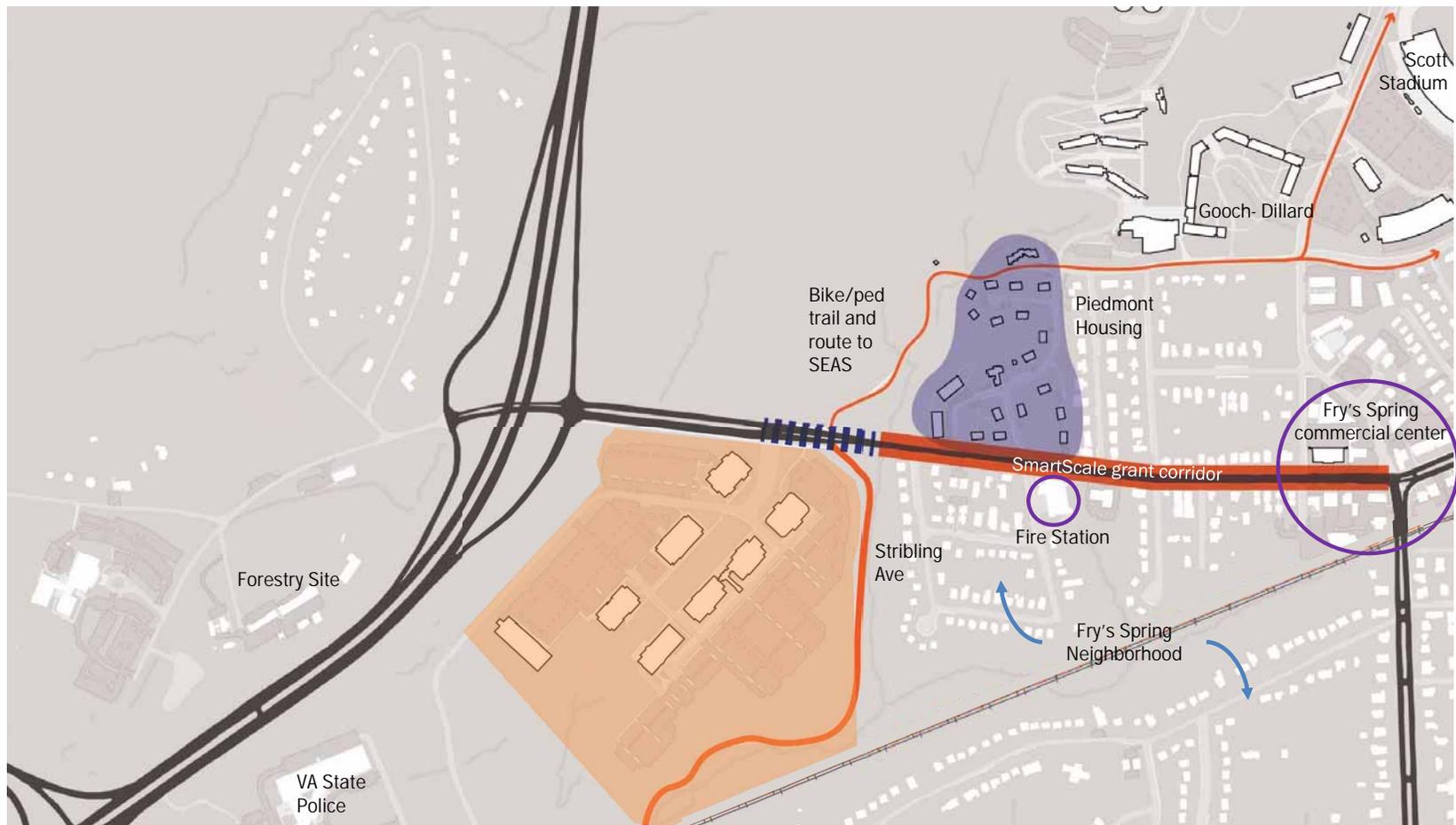
1) Development of a garage on Fontaine Avenue as an initial enabling project for the near term development of Fontaine (1,260 spaces)

2) Demolition of 545 Ray C. Hunt [MOB 2] when Orthopedics moves to Ivy Mountain, will enable the intersection adjustment, create an open space amenity for the clinical neighborhood, and ease of wayfinding for patients.

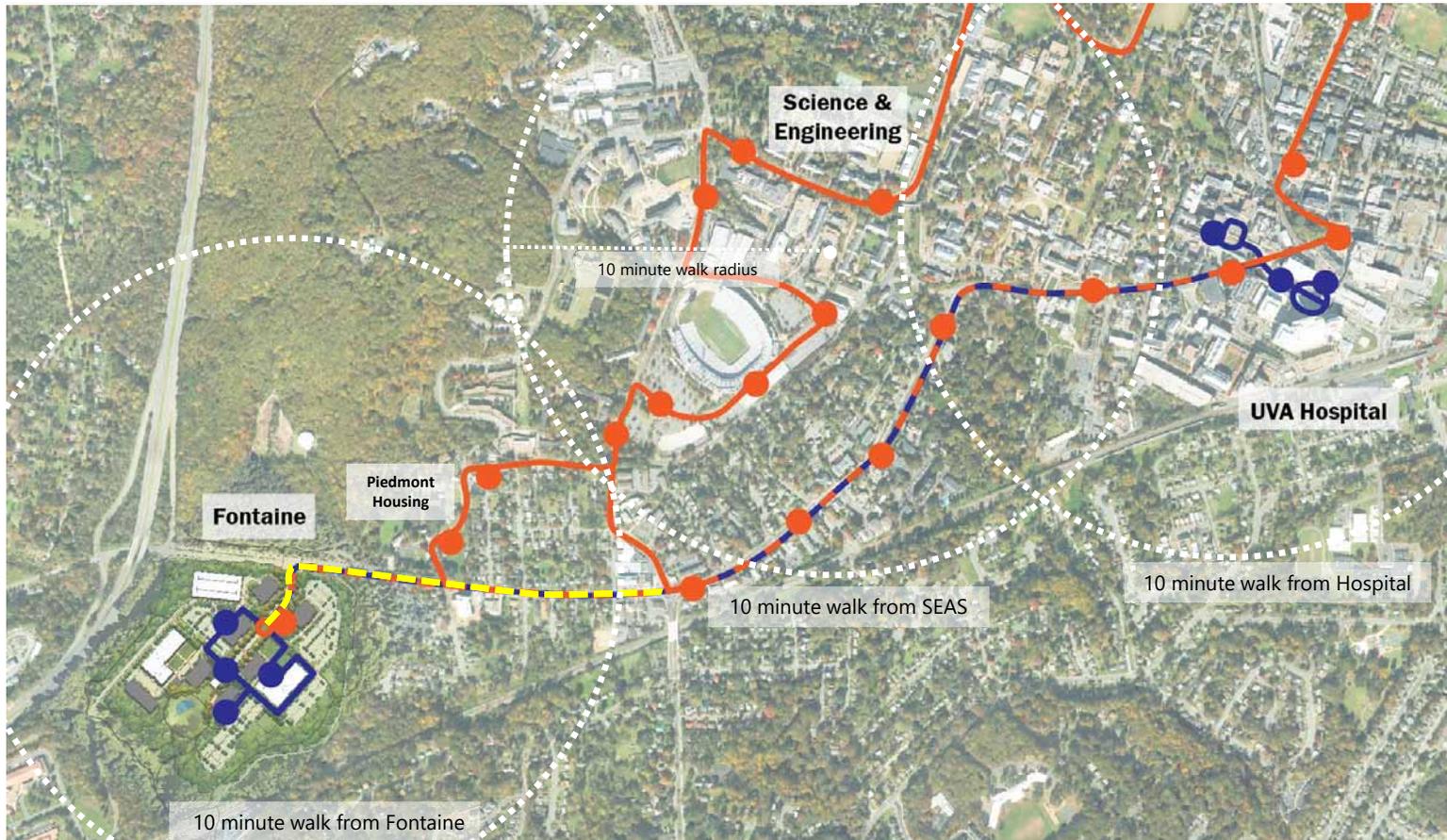
3) Transformation of underutilized green into a main street to enhance wayfinding, pedestrian and vehicular circulation, and amenities.

4) Develop up to 500,000 GSF for research/academic, clinical, and amenity space. These two buildings, each approximately 250,000 GSF, would be centered around neighborhood green spaces, with possible phasing as needed.

## Proximity & Connectivity



# Transportation Route Improvements



- 
**Health System Shuttle Route**
  - Shuttles will run every 15 minutes (instead of 30 minutes)
- 
**UTS Route to West Grounds**
  - New extension will connect to existing University Loop
  - Buses run every 10 minutes
  - Fontaine to Health System in 10 minutes
  - Fontaine to Science & Engineering in 7-8 minutes
- 
**Extension of Current UTS Route to West Grounds**

View upon entering Fontaine



## View of Near Term Plan



## Full Build Out

- Total capacity: 1.4M GSF
- Distinct neighborhoods
- Clarified circulation
- Clear drop-off
- Sequence of green streets and open spaces
- Opportunities for future connections across Fontaine Avenue and back to the Medical Center

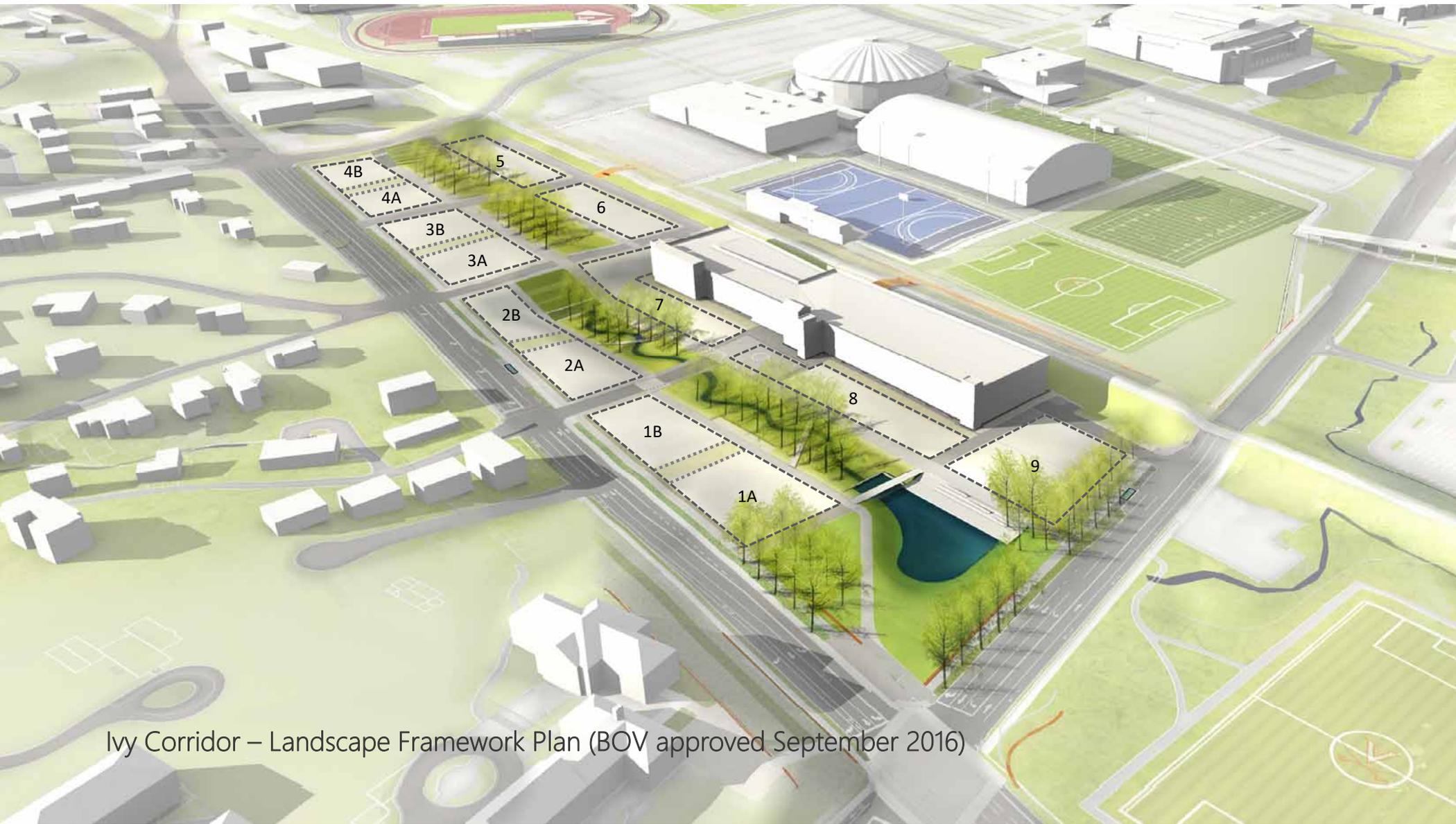


## View of Future Fontaine Long-Term Build-Out

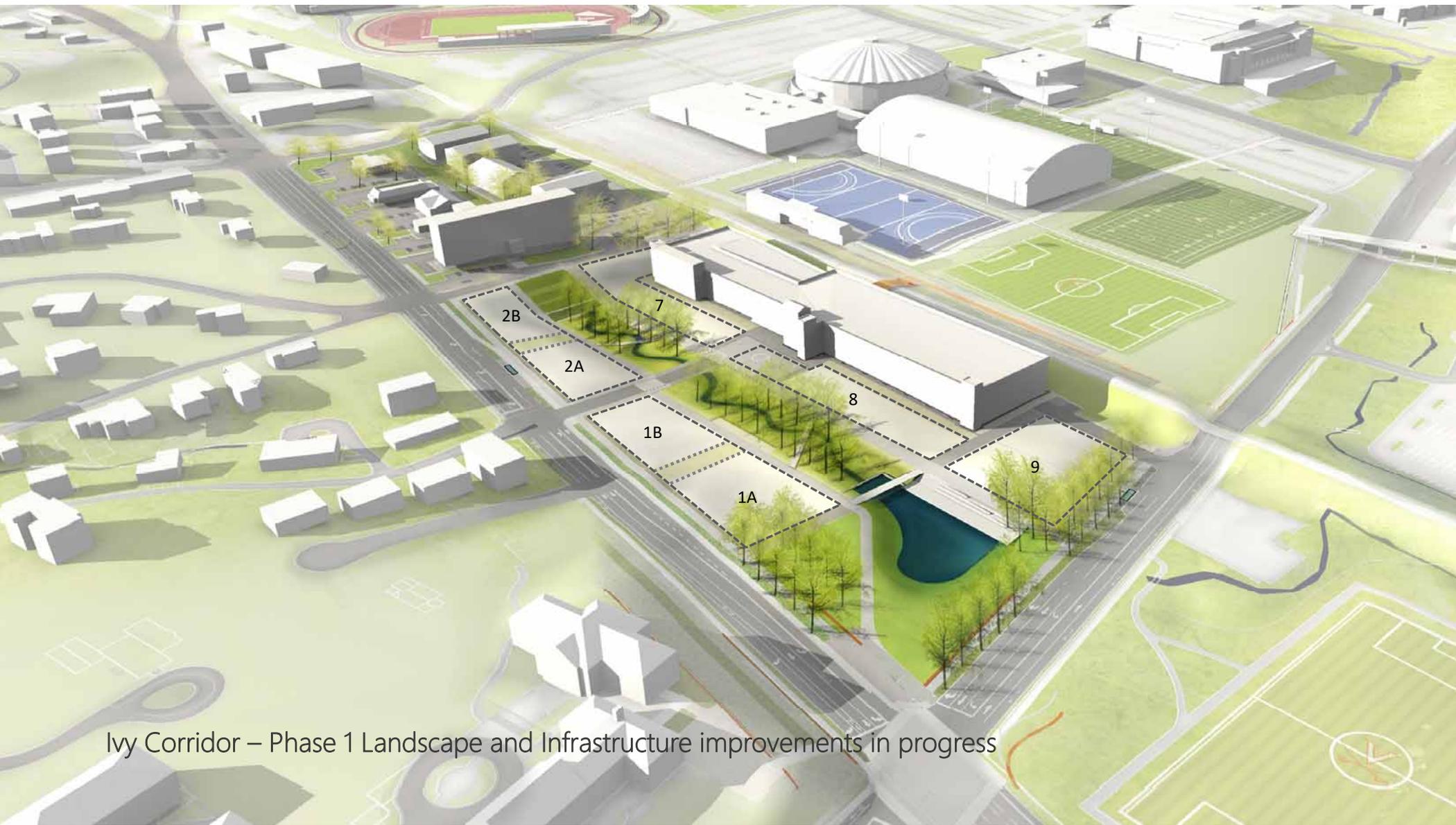


# Ivy Corridor Landscape Framework Plan Update





Ivy Corridor – Landscape Framework Plan (BOV approved September 2016)



Ivy Corridor – Phase 1 Landscape and Infrastructure improvements in progress

Cavalier Inn Demolition



# A WIDE VARIETY OF USES CAN BE ACCOMMODATED ON THE IVY CORRIDOR SITE – ACADEMIC & MIXED USE

## ACADEMIC USES

### Inter-disciplinary Academic

Flexible Classrooms, Collaboration, research spaces, Offices, Data Center, IT  
Media lab, Creative/Maker spaces

### Student Life

Student convening, flexible performing spaces  
Student housing

### Specialty uses

Performance Hall  
Art Museums  
Conference facility  
Visitor Center

## SITE CONSIDERATIONS

Programmatic adjacencies and proximity to schools  
Aligning parcel & program needs  
Proximity to pedestrian and public transit Access

Active ground floor  
Service and vehicular access  
Pedestrian and public transit access

Larger parcel size to be able to accommodate larger footprints  
Significant service, loading and vehicular access requirements  
Proximity to parking  
Visibility

## MIXED USES

### Hospitality

Hotel Rooms  
Conference Rooms  
Café and Restaurants

### Community Amenities

Grab and go food/Café, Restaurants  
Fitness  
Banks, Convenience store

### Specialty uses

Apartments for rent/sale

## SITE CONSIDERATIONS

Number of beds, conference space, supporting amenities  
Frontage & visibility, adjacencies to restaurants, conference rooms and supporting amenities  
Proximity to parking, Significant drop-off and service access requirements

Frontage and proximity to high pedestrian traffic  
Visibility & location

Drop-off and service accessibility, proximity to pedestrian and public transit access  
Potential connection to hotel concierge (for sale res.)  
Sensitive to adjacent uses

**HB2 FUNDING OPPORTUNITY**



New crosswalks with audible pedestrian signals and ADA Compliant Sidewalks

Add landscaping to median

CAT and UTS bus stops will be consolidated and moved to optimal places along the street. They will be equipped with shelters and signage

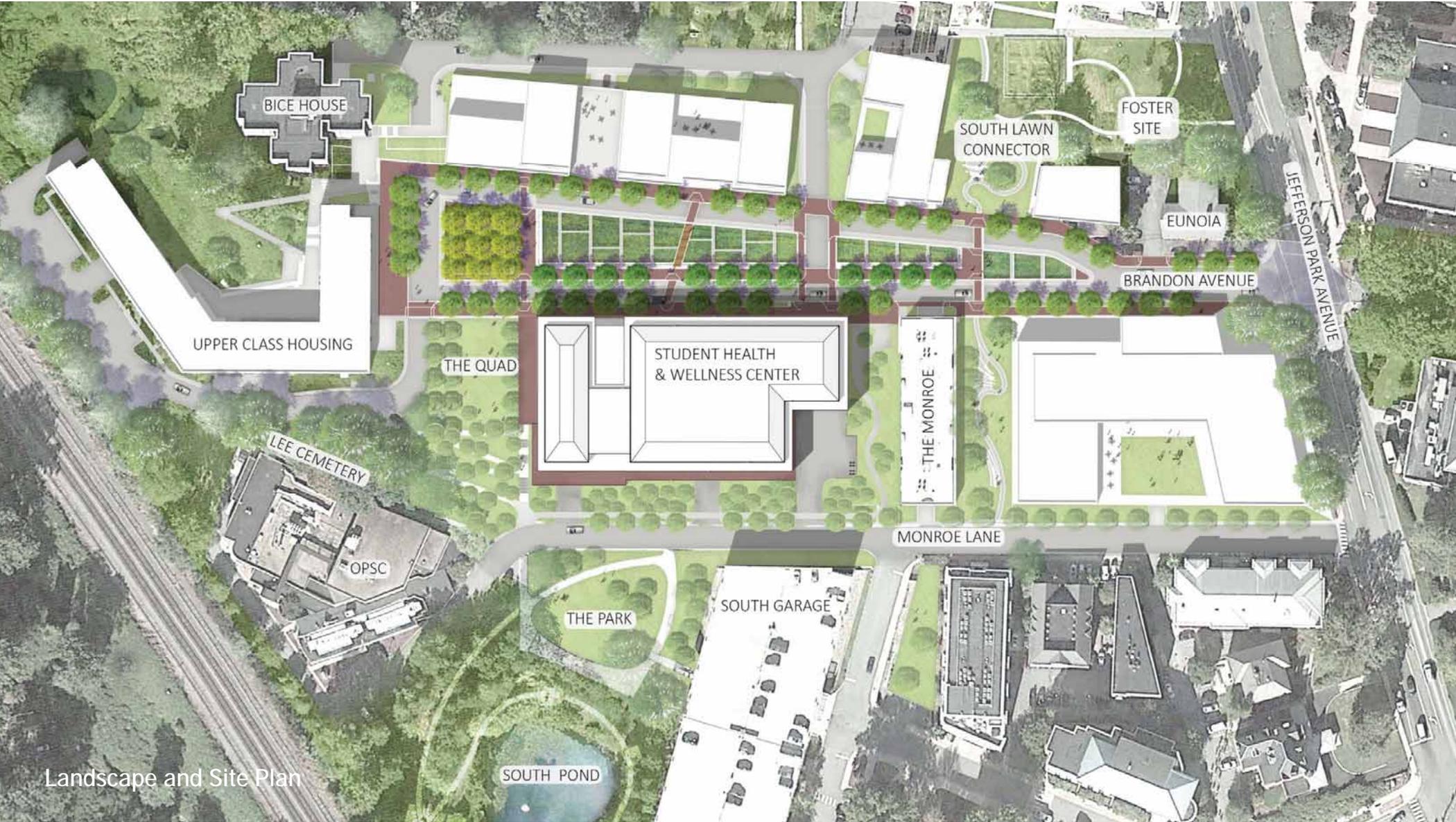
10' wide shared use path, And on-street bike lanes on both sides of Emmet St.

Potential shared-use pathway through railroad trestle

Intersection Curb realignments to reduce speeds. Improvements to crosswalks for safety

# Brandon Avenue Master Plan Update





BICE HOUSE

UPPER CLASS HOUSING

LEE CEMETERY

OPSC

THE QUAD

STUDENT HEALTH & WELLNESS CENTER

THE PARK

SOUTH POND

SOUTH GARAGE

THE MONROE

MONROE LANE

SOUTH LAWN CONNECTOR

FOSTER SITE

EUNOIA

BRANDON AVENUE

JEFFERSON PARK AVENUE

Landscape and Site Plan

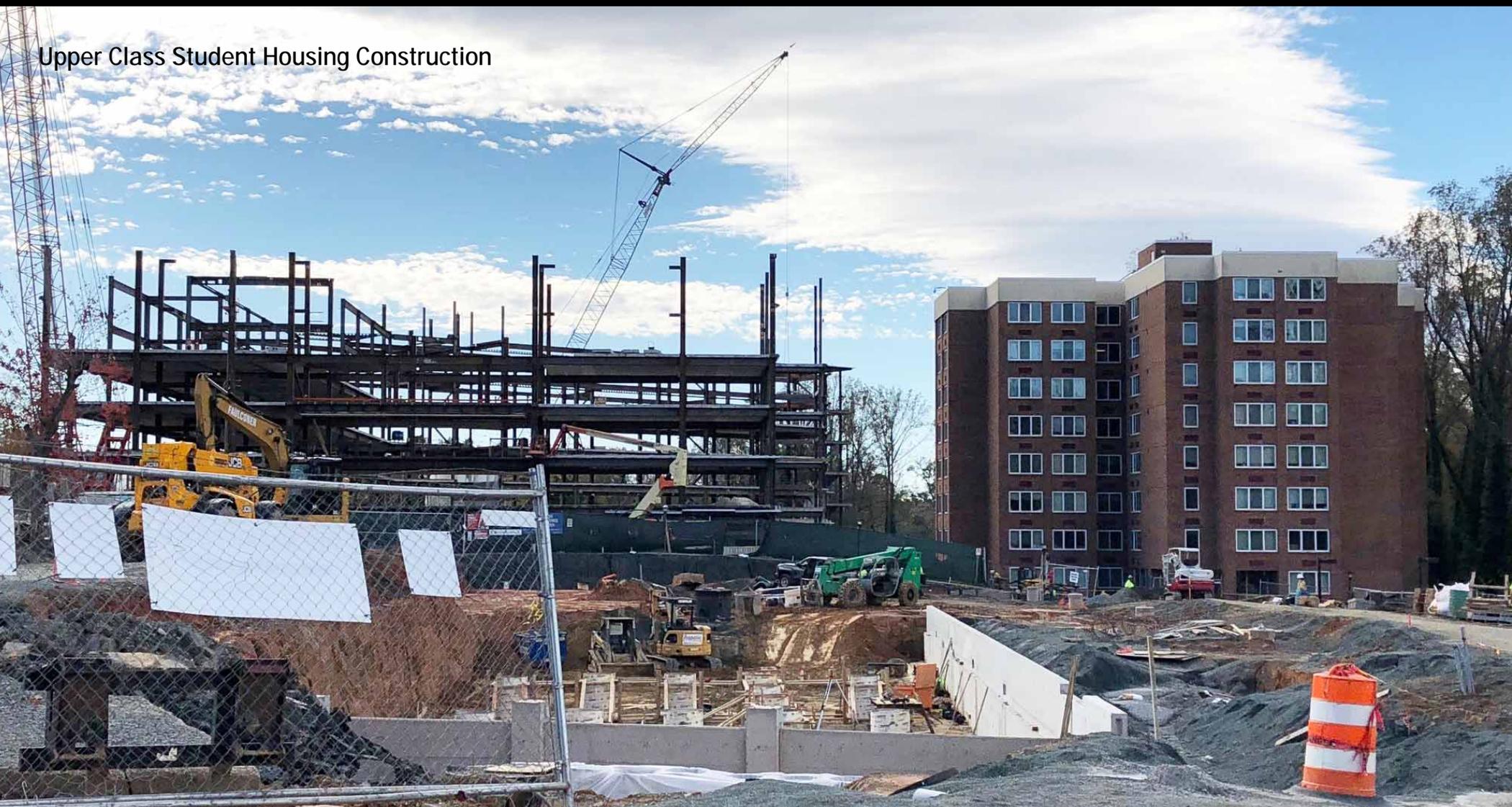
Brandon Green Street Demolition







Upper Class Student Housing Construction







Proposed view looking southeast



Proposed view looking east towards entry



Proposed view looking northeast



Proposed view looking northwest from Monroe Lane