

4 | Growth Scenario Strategy and Health System Zones

The long term objectives for the Health System Area Plan are to strengthen the core clinical, teaching and research operations on Grounds, while achieving a more effective use of the limited land and building areas available. After exploring various potential scenarios, a preferred growth option has been defined for future use. Over the next decade, the primary growth for the academic medical practices will occur in acute and specialty care. Inpatient services and facilities will be in high demand, continuing to provide a major source of revenue. Ambulatory clinics - a continuous high priority - will be developed in locations where patient access and growth can be accommodated more easily. Growth in translational research remains a high priority and development of future research facilities will seek to maximize the opportunities for interaction between researchers and clinical staff. Administrative and departmental office spaces will be consolidated into the West Complex and other facilities that are not in the core of the Health System district, allowing more space for expansion of critical care services. Overall, growth of properties will be developed to leverage strengths of location, service clusters and accessibility.

The Health System Area Plan defines five basic zones which comprise the district on Grounds today (see diagram on page 29). The first zone is the **Hospital/Clinics Zone** with its mix of inpatient and outpatient care. The second zone is the **Research and Academic Zone**—to the south—with its clustering of recent new lab buildings and academic structures. The third zone is the **West Zone**, consisting of the West Complex and Hospital Drive buildings adjacent to the Academical Village. The fourth zone, the **West Main Street Corridor Zone**, includes the new Battle Building, 1224 Jefferson Park Avenue (the Blake Center) and other properties along West Main Street. Finally, the fifth zone is known as the **South Zone**, known for its green space retention basin and the existing UVa Outpatient Surgery Center beyond the South parking garage.

