

The planned uses of HS facilities are provided below - please see the map on page 14 for current locations and uses of all Health System services.

Fontaine Research Park: The Fontaine Research Park will continue to be developed for research and outpatient facilities. The long term plan identifies potential building sites in addition to the existing buildings currently used by the Health System. The proximity to the HS facilities on Grounds (1.5 miles) enables physicians involved in both inpatient and outpatient care to travel back and forth. Some clinics may be relocated from the West Complex into the two Fontaine medical office buildings, providing complementary services. The UVA Health Services Foundation is considering options that may include relocation or further development.

Northridge Medical Park: The park currently has three buildings including the new, transitional care hospital. This facility will accommodate patients who need acute care, without providing operating rooms and other services located at the main hospital. The Northridge building will be renovated for continued outpatient care, adding some beds for family medicine. The Moser Radiation Therapy Center has gained two vaults for additional capacity at this site. This may be a potential site for a future medical office building.

Kluge Children's Rehabilitation Center: At this location, the clinics in the existing children's center will be relocated once the new Battle Building is constructed. Special rehabilitation functions will remain here until modern facilities can be realized for those purposes at either the main hospital or the Fontaine Research Park.

University of Virginia Research Park: Currently only one School of Medicine researcher is located within the Park. Its location near the airport (~10 miles north of Charlottesville) will influence long term decisions about how this property is utilized.

Culpeper Hospital: The UVA medical center and the Culpeper Regional Hospital began implementing a partnership between the two hospitals in 2009. The partnership provides for the expansion of the Culpeper Regional Hospital emergency room and inpatient capacity, as well as the integration of clinical services which will allow more patients to receive treatment locally.

Blue Ridge Hospital Site: Intended as a third Research Park, this property is owned by the UVA Foundation. However, there are currently no plans

for its use. The historic buildings, including an old medical hospital and tuberculosis facility, have been stabilized and vacant since 1985. Other non-historic structures were demolished in 2007.

One intent of the HSAP is to clarify the Health System zones, giving them stronger coherence and functionality. The five zones are listed below with details on the expansion of their use according to the Health System Area Plan.

Hospital/Clinics Zone: The Hospital/Clinics Zone (currently at over 1,000,000 square feet) will provide for expansion of inpatient capacity and other support services. By relocating outpatient functions off-Grounds to Fontaine Research Park and other locations - allowing easier access for patients and parking - space will be available in the core to allow further development of acute care functions. The Hospital Bed Expansion is currently under construction and will provide for a total of 638 beds in the hospital for patient services once complete.

Research and Academic Zone: The Research and Academic Zone will be relatively complete with the new Claude Moore Medical Education Building, however the complex of buildings needs to be tied together and connected into the Hospital Zone more effectively. This zone is planned with a green space pedestrian spine linking McLeod Hall, the new Claude Moore Nursing Education Building and the Health Sciences Library. McLeod Hall is currently used by undergraduates in the College of Arts and Sciences for large lectures, so the surrounding green space will continue to be a connector. The new Claude Moore Medical Education Building will also house its new simulation center, which will train residents, house staff and first responders as well as pre-clinical students in continuing education programs.

West Zone: The West Zone consists of the facilities to the north of Jefferson Park Avenue. The primary facility is the large West Complex (the site of the original hospital building) which has grown by successive wing additions into approximately 738,000 gsf of space. McKim Hall, also in the West Zone, was originally built as a dormitory for nurses but has been converted over time to house administrative functions. The spaces are small scale and limited to a double-loaded corridor layout with cellular offices. McKim Hall's location between the Academical Village and the HS makes it an ideal site for redevelopment to improve the connectivity between the two areas and encourage greater interaction between them. Other buildings in this zone include historic Cobb Hall - with aging lab facilities in need of renovation or replacement - and the Corner Building, which