

Gastro Health – Med Square Charlottesville Design Narrative

Site Plan and Concept

The site is an undeveloped parcel of approximately 3.935 acres located within parcel D of Peter Jefferson Place on Worell Drive, within the Route 250 designated Entrance Corridor. There are numerous services in the immediate surroundings that will help support the needs of patients, families and caregivers. These services range from existing healthcare services, such as Sentara Martha Jefferson Hospital and Family Dermatology of Albemarle, to lodging, financial services, and Art Museum.

The site is a gentle hill overlooking retention ponds, and its surrounding land cover is mature vegetation with site slopes that require sensitive grading and retaining strategies while protecting the preserved steep slopes. The site's topography and location present both design opportunities and advantages to create nature views enhancing patient and staff experience. To ensure ease of access, legibility and optimization of vehicular circulation, there are two distinct and separate vehicular access points; one from Worrell Drive and the other from State Farm Blvd. The main visitors' entrances are located roughly at the center of the building where a covered drop-off area provides shade and rhythm, guiding the visitors to the main entrance for both the Endoscopy Center and the Clinic. After dropping off the patients, vehicles are gently led away from the main entrance to the adjacent parking areas. Staff will access the site via dedicated access entry.

A separate dedicated ambulance access is located towards the State Farm Blvd entrance for quick access, and patients will exit the center via a dedicated exit door for privacy and quick discharge. With separate and dedicated access points for visitors, caregivers and service, the site design creates an inviting, simple, safe and physically secure entrance sequence. Due to the slope of the site, site walls are strategically located with the natural terrain stepping down towards the existing retention ponds, with heights not to exceed 6 feet. Existing adjacent pedestrian paths are located on the north side of the building overlooking the building, providing easy access and navigation within and beyond the site.

Building Design Concept

The building integrates with its context to create a healing environment that blends traditional Charlottesville character with a contemporary approach to wellness and care to promote a sense of place, purpose and tranquility. The design concept is rooted in the idea of harmony between nature and structure, tradition and innovation, public and private space, history and timelessness.

The building's form is composed of two main masses separated by a stylized colonnade, creating a clear distinction between the programmatic functions of the plan. Local history, ecology, climate, and culture have informed the materials of the facade, with a combination of white and red-tonal range masonry with stone accents at main entrances, as well as light gray paneling with expansive glazing articulating entrances and key view from staff areas. Visual interest is created by breaking the massing apart with both materiality, patterning and roof lines. Roff mansards are strategically placed to define main entrances and break horizontal roof lines,

and windows provide daylight and views while mimicking the solid to void ratio of 2 to 1 used in existing significant historical buildings around the site.

Landscape Design Concept

The proposed landscape improvements have been designed to achieve compatibility with the surrounding development patterns and the design objectives of the Entrance Corridor. The landscape design and site treatments are intended to establish a more attractive and orderly frontage condition. Key strategies include the introduction of layered plantings consisting of large deciduous street trees, medium and small flowering ornamental trees, and groupings of evergreen trees to provide year-round visual screening and seasonal interest. All proposed plant species are consistent with Albemarle County's Entrance Corridor Guidelines and include a mixture of native and adapted species to ensure long-term viability and low maintenance. These elements together create a varied and naturalistic planting scheme that effectively screens site operations, enhances the rhythm of buffer trees along the corridor, and improves the visual quality of the site.

Site Utilities

Two packaged, roof mounted HVAC units are anticipated and will be provided with screen walls on the roof to conceal from corridor view. Roof mounted exhaust fans will also be located behind screen walls to conceal them from view. A pad mounted electric utility transformer and emergency generator will be provided adjacent to the parking lot and concealed from corridor view with an enclosure and screened planters. The site will have pole mounted LED luminaires to illuminate the parking spaces and drive aisles in the parking lot. Exterior LED wall pack lighting fixtures will be provided above entrance and exit doors. The building will have a lightning protection system which will include 12" air terminals spaced 20' maximum apart along the perimeter of the roof edge.