

**Site Data Table Tract 1: New PDIP Zoning**

Building	Height	Footprint	Area
A	3 stories	20,000 sf	60,000 sf
C	3 stories	20,000 sf	60,000 sf
D	2 stories	20,000 sf	40,000 sf
E	3 stories	20,000 sf	60,000 sf
H (half)	3 stories	20,000 sf	30,000 sf
I	3 stories	20,000 sf	60,000 sf
J	3 stories	20,000 sf	60,000 sf
K	3 stories	20,000 sf	60,000 sf
L (half)	3 stories	20,000 sf	30,000 sf
Subtotal			460,000 sf

**Site Data Table Tract 2: Existing PDIP Zoning**

Building	Height	Footprint	Area
B	3 stories	20,000 sf	60,000 sf
G	3 stories	20,000 sf	60,000 sf
H (half)	3 stories	20,000 sf	30,000 sf
L (half)	3 stories	20,000 sf	30,000 sf
M	3 stories	20,000 sf	60,000 sf
Subtotal			240,000 sf

F	Albemarle County Firestation	20,000 sf	20,000 sf
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**Site Data Tract 1: New PDIP Zoning**

Site Area..... 30.56 Acres  
 Existing Zoning..... RA  
 Proposed Zoning..... PDIP  
 Preservation Area..... 3.4 Acres (11%)  
 Conservation Area..... 6.4 Acres (21%)

**Site Data Tract 2: Existing PDIP Zoning**

Site Area..... 534 Acres  
 Existing Zoning..... PDIP  
 Open Space..... 200 Acres (37%)

**Site Notes (Tract 1)**

1. The UVA Foundation has presented, on this plan, a conceptual scheme for development of the subject 30 acre property (Tract 1 only).
2. Approval of this plan results in the extension of all Special Use Permits currently in place within the adjoining UVA Research Park.
3. Individual parking requirements will be determined at the site plan stage.



**Exhibit A: Overall Concept Plan**



**The University of Virginia Research Park**

Albemarle County, Virginia

This plan is submitted as part of the Application Plan ( ZMA-05-03).  
 Date 02/02/09





Exhibit A-1: General Plan



# The University of Virginia Research Park

Albemarle County, Virginia

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**The Gateway District**

The Airport Road entrance is considered to be of extreme importance to the Park. It is anticipated that this entrance will be the primary entrance to the Park since much of the local, regional and airport traffic will find it more efficient to enter the Park off of the improved Airport Road.

That said, the entrance to this District must provide a clear and strong arrival or gateway. To this end, this District contains three areas which are both distinct in design form, while also being integrated in function and the articulation of structures.

It is envisioned that this District will house buildings arranged to create a gateway or arrival sequence. The scale of the structures is in keeping with providing a strong arrival sequence while also being representative of the remainder of the Park.



Exhibit B: Gateway District Plan



The University of Virginia Research Park  
Albemarle County, Virginia

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**The Wetland District**

The progression along Lewis & Clark Drive, affords views to the left across a preserved open space area, containing a wetland and resting amenity for area pedestrians and Park users. Buildings have been arranged around the open space accentuating views from the buildings. Parking has been kept in bound to resolve or eliminate the potential for contaminants to enter the wetlands.

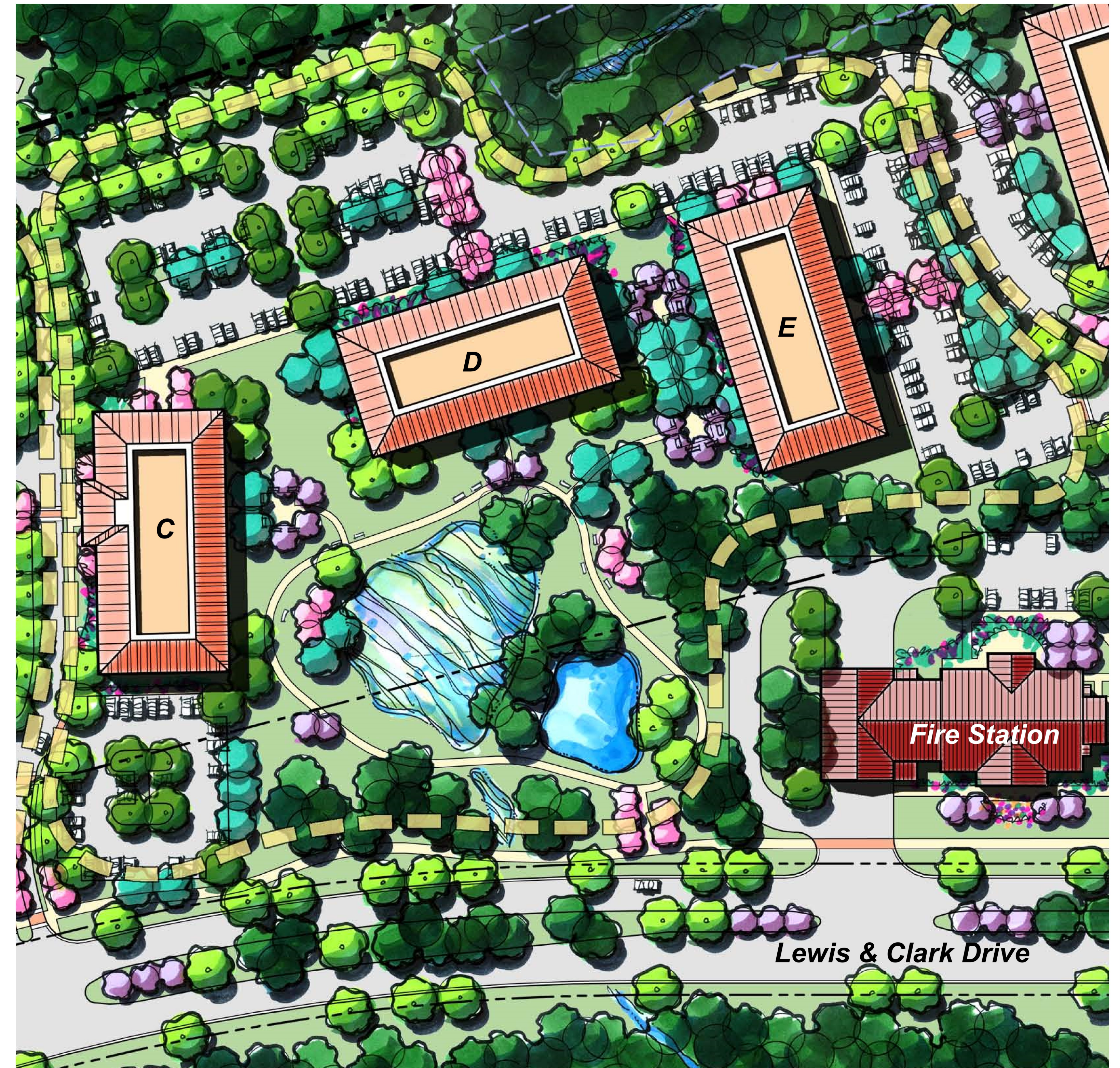


Exhibit C: Wetland District Plan



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Albemarle County, Virginia

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**The Research and Development District**

Beyond the wetland district and County Fire Station, the Research and Development District is encountered. This District is organized around a more formal design structure to encourage pedestrian scale, clear vehicular circulation patterns and collaboration between the users of the Park. This area may potentially be used for mixed uses, to include support commercial development.

Exhibit D: Research & Development District Plan



# The University of Virginia Research Park

Albemarle County, Virginia

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**Vehicular Circulation**

Vehicular circulation is arranged to create a clear hierarchy of movement, while also routing traffic efficiently between buildings. An interconnecting street is envisioned to facilitate connections to adjoining property users.

**Legend**

Primary Road Circulation

**Exhibit E: Vehicular Circulation Plan**



**The University of Virginia Research Park**  
 Albemarle County, Virginia

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**Pedestrian Circulation**

Pedestrian connections are integrated throughout the Park. Sidewalks connect buildings and districts and facilitate interaction between open space and practical access to parking. A regional pathway runs parallel to Lewis and Clark Drive and connects the remainder of the Park, including pedestrian amenities already planned throughout the Park.

**Pedestrian Connections Notes:**

1. All Primary and Secondary Connections within the Research Park to be concrete sidewalks, with the exception of the Primary Pedestrian Connection running parallel to Lewis & Clark Drive and the Nature Trail around the existing wetlands.
2. The Primary Pedestrian Connection that follows parallel to Lewis & Clark Drive is to be a 5' Asphalt, Class A, Type 1, Low Maintenance, Pedestrian Path, per the Albemarle County Design Standards Manual.

**Legend**

-  **Primary Pedestrian Connections**
-  **Secondary Pedestrian Connections**

## Exhibit F: Pedestrian Circulation Plan

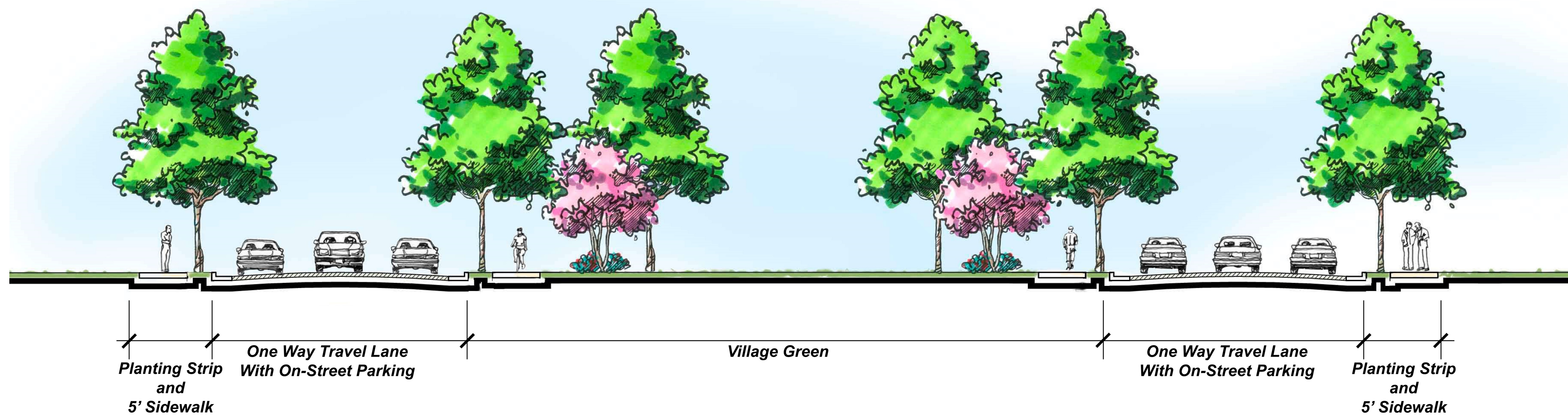


# The University of Virginia Research Park

Albemarle County, Virginia

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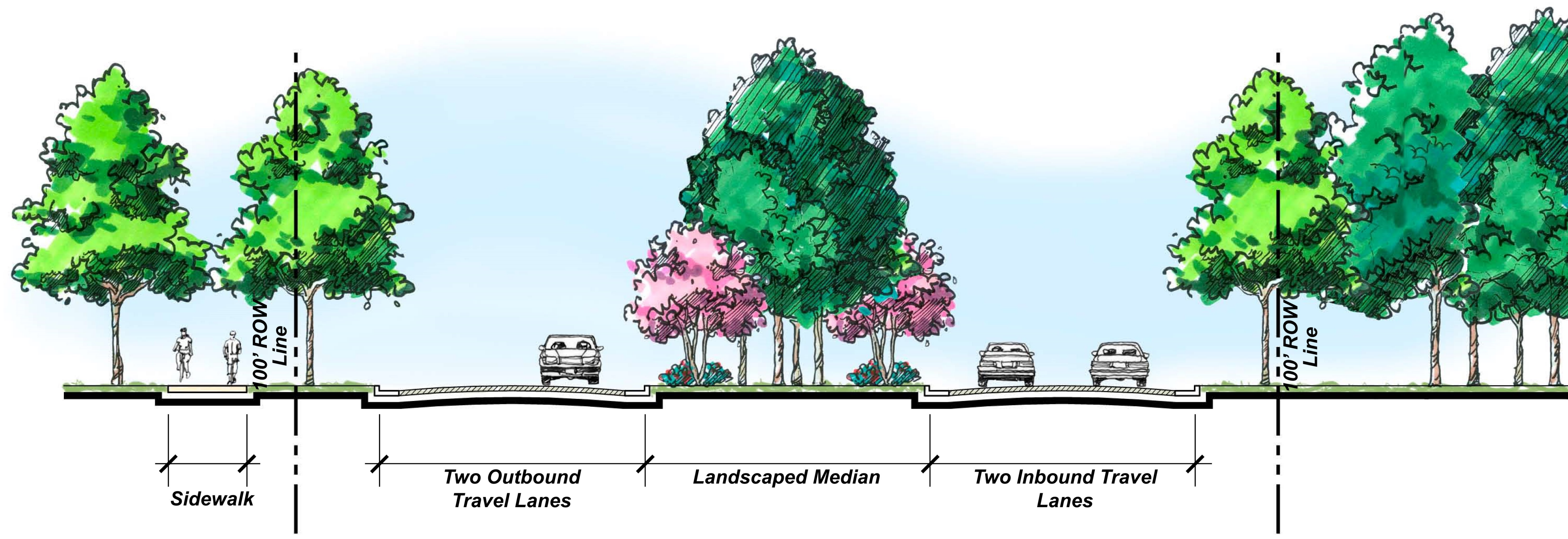




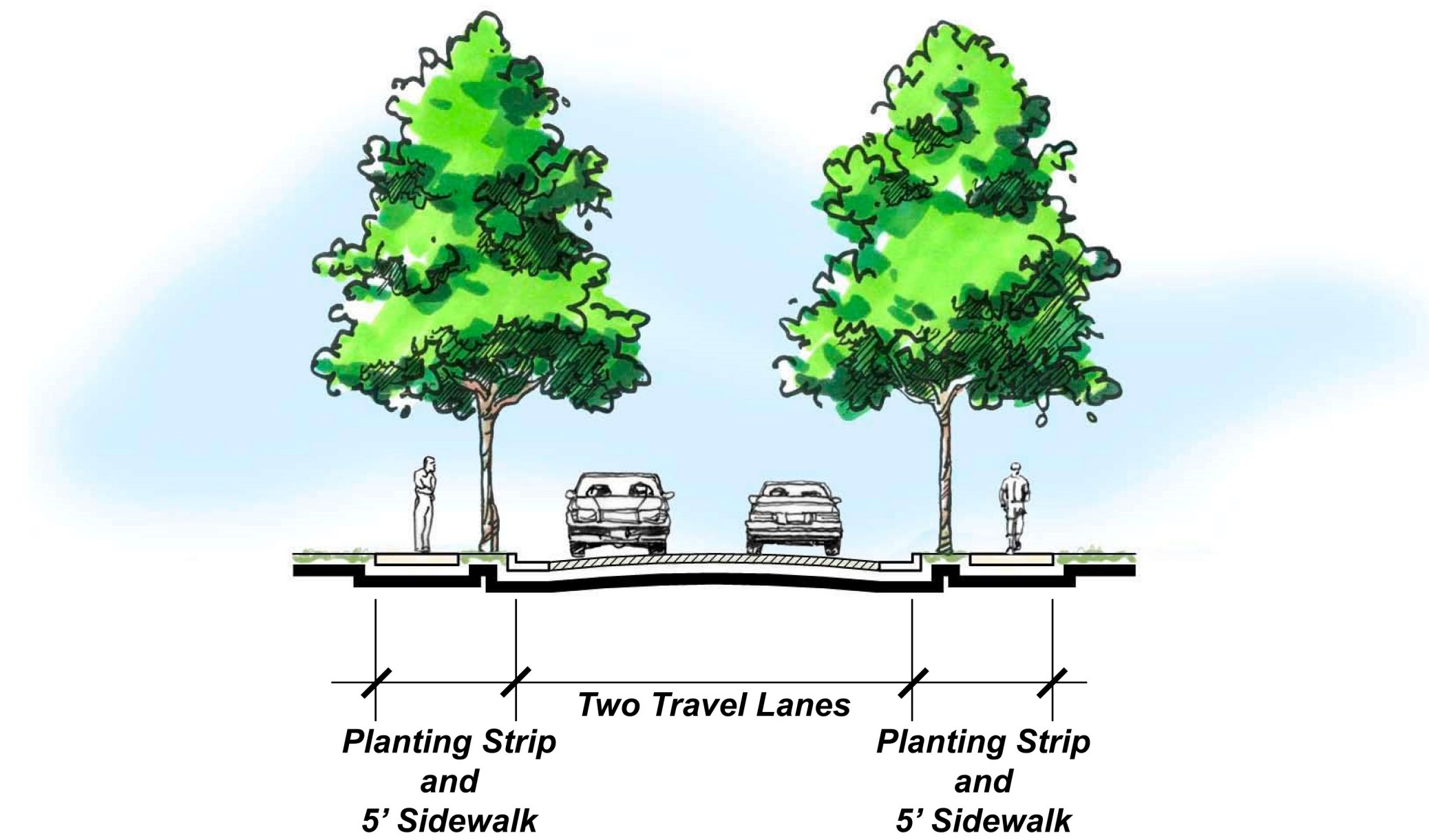
1 Section A: One Way Street With Parking  
ExG



4 Streetscape Section Key Map  
ExG



2 Section B: Lewis & Clark Drive  
ExG



3 Section C: Two Way Street  
ExG

## Exhibit G: Streetscape & Sidewalk Sections



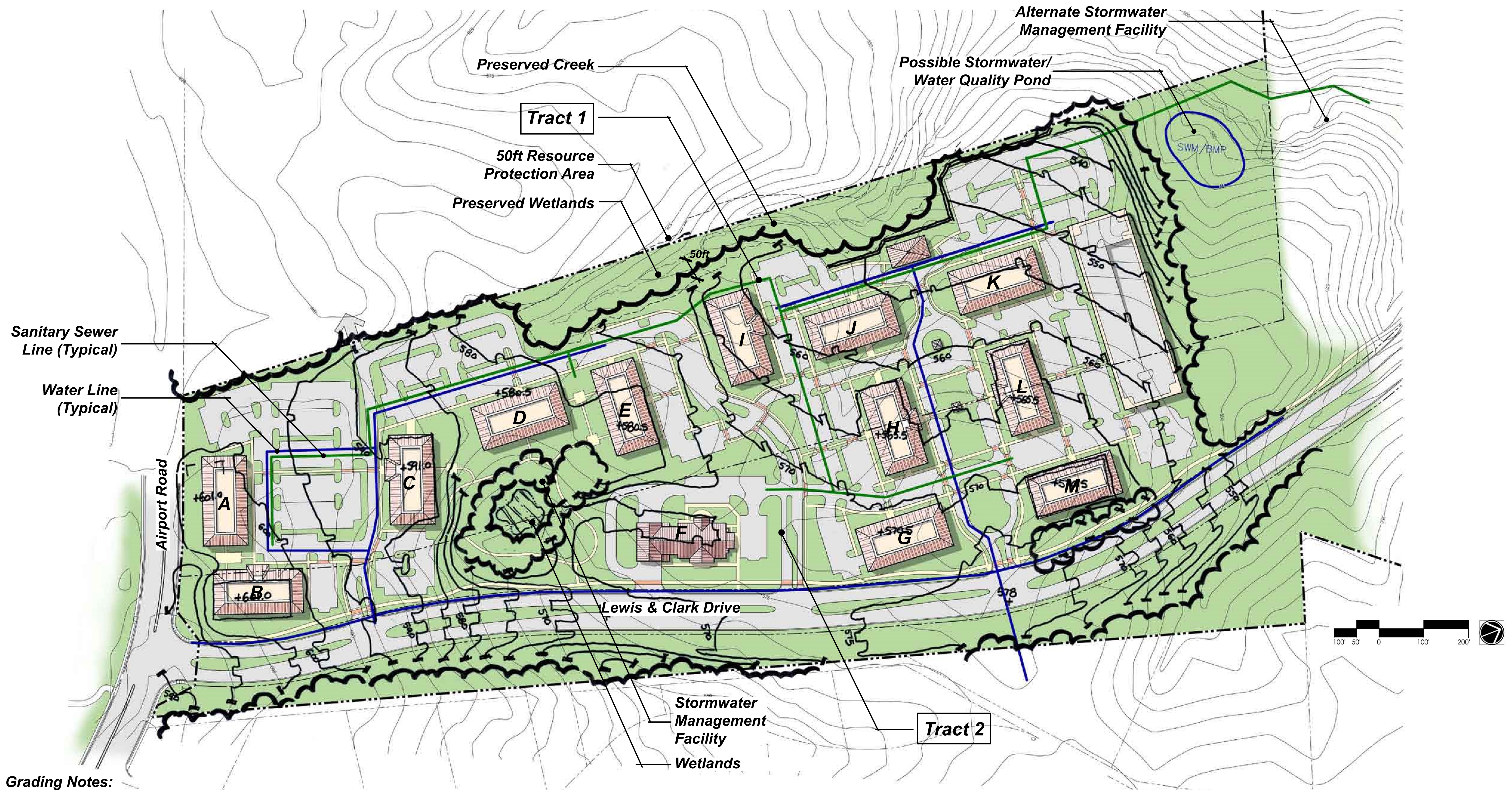
The University of Virginia Research Park  
Albemarle County, Virginia

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Exhibit H: Natural Features and Wetland Overlay



**Grading Notes:**

1. No individual retaining wall shall exceed 6 feet in height and if additional height is necessary, it shall take place through terraced retaining walls where each wall shall not exceed 6 feet in height, unless a modification is granted by the Director of Planning.

**Exhibit I: Grading & Utility Plan**



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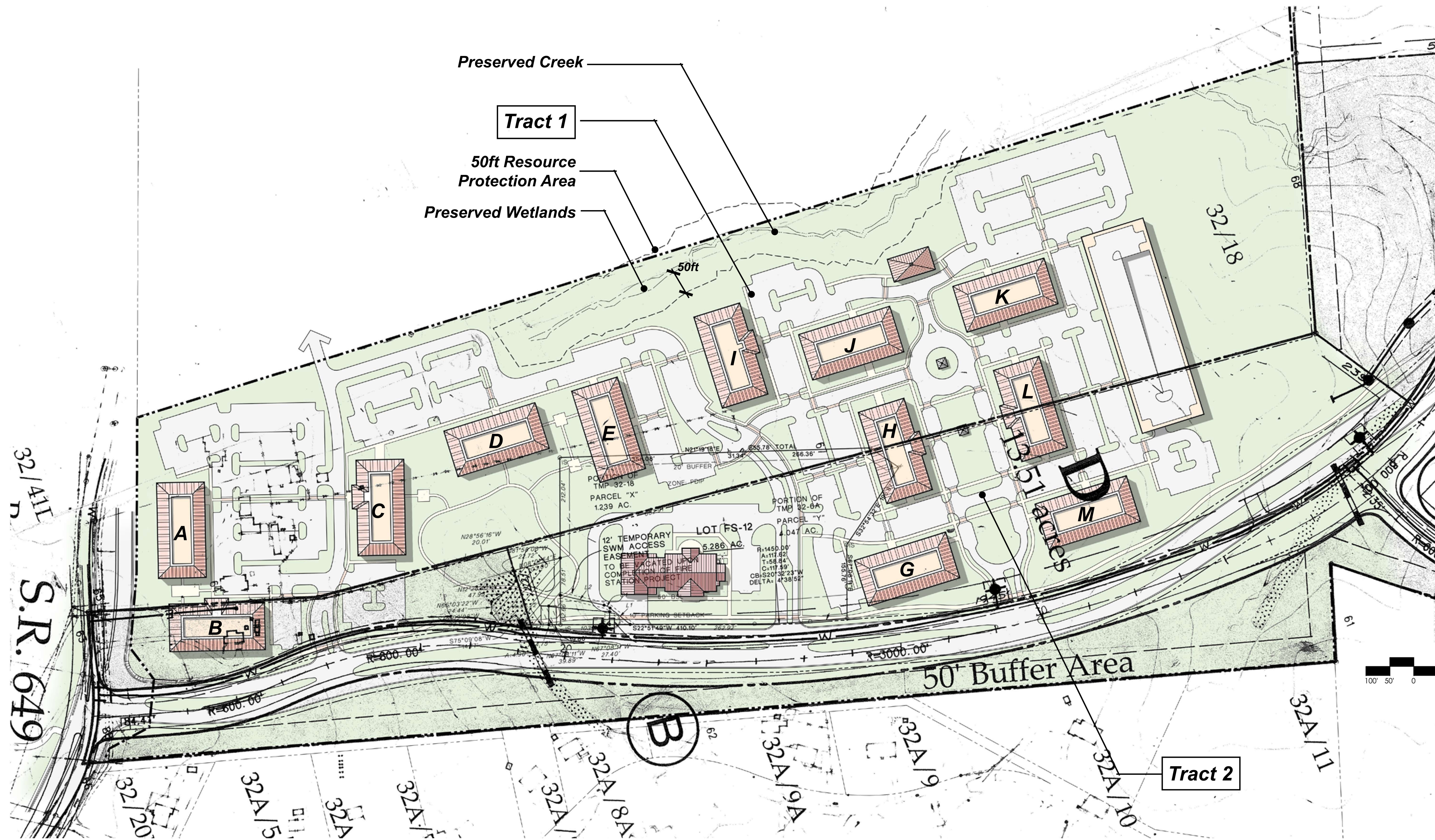


Exhibit J: Zoning Application Overlay Plan



# The University of Virginia Research Park

Albemarle County, Virginia

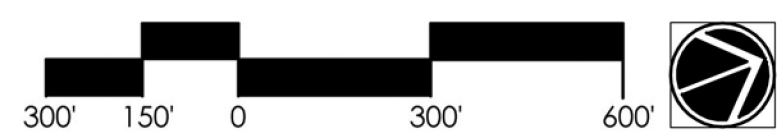
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LAND USE MATRIX

	Allowed Users					
	*General Office	**Flex/Industrial	Support Commercial	Hotel/Conference Center	Light Industrial	Laboratory/Medical/Pharmaceutical
A	•					
B-1	•					
B-2	•	•	•	•	•	•
B-3	•	•	•	•	•	•
B-4	•	•	•	•	•	•
B-5	•	•	•	•	•	•
B-6	•	•	•	•	•	•
B-7	•	•	•	•	•	•
B-8	•	•	•	•	•	•
B-9	•	•	•	•	•	•
B-10	•	•	•	•	•	•
B-11	•	•	•	•	•	•
C	•	•	•	•	•	•
D	•	•	•	•	•	•
E	•	•	•	•	•	•
F-1A	•	•	•	•	•	•
F-1B	•	•	•	•	•	•
F-2	•	•	•	•	•	•
F-3	•	•	•	•	•	•
F-4	•	•	•	•	•	•
ZMA-05-03	•	•	•	•	•	•

Notes:  
 \* General office will include traditional private sector corporate office space. Institutional users such as government agencies, institutions, foundations and associations, and computer based research and development office space users.  
 \*\* For purposes of this land use matrix, flex/industrial shall be defined as those facilities combining both general office and light industrial use in the same building.



The University of Virginia Research Park  
 Albemarle County, Virginia

Exhibit K: Overall Zoning  
 Application Overlay Plan

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LAND USE MATRIX

	Allowed Users					
	General Office	** Flex/Industrial	Support Commercial	Hotel/Conference Center	Light Industrial	Laboratory/Medical/Pharmaceutical
A	•					
B-1	•					
B-2	•	•	•	•	•	•
B-3	•	•	•	•	•	•
B-4	•					
B-5	•	•			•	•
B-6	•	•	•	•	•	•
B-7	•	•				
B-8	•	•			•	•
B-9	•	•	•	•	•	•
B-10	•	•	•	•	•	•
B-11	•	•	•	•	•	•
C	•					
D	•	•				
E	•	•	•	•	•	•
F-1A	•	•	•	•	•	•
F-1B	•	•	•	•	•	•
F-2	•	•	•	•	•	•
F-3	•	•	•	•	•	•
F-4	•	•	•	•	•	•
ZMA-05-03	•	•	•	•	•	•

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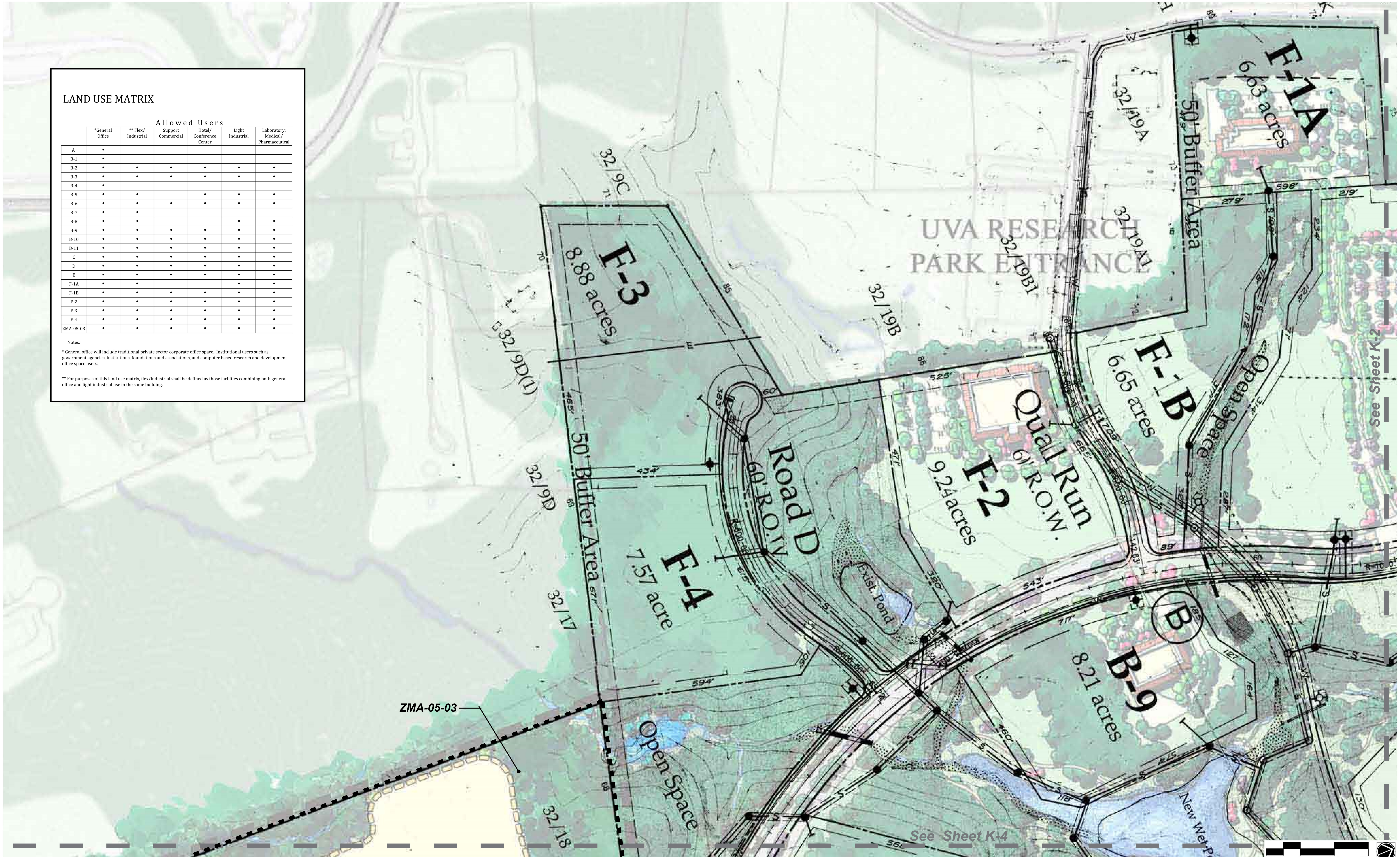


Exhibit K-1: Zoning Application Overlay Plan



Exhibit K-2: Zoning  
Application Overlay Plan

The University of Virginia Research Park  
Albemarle County, Virginia

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See Sheet K-6

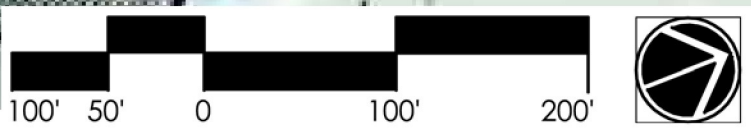
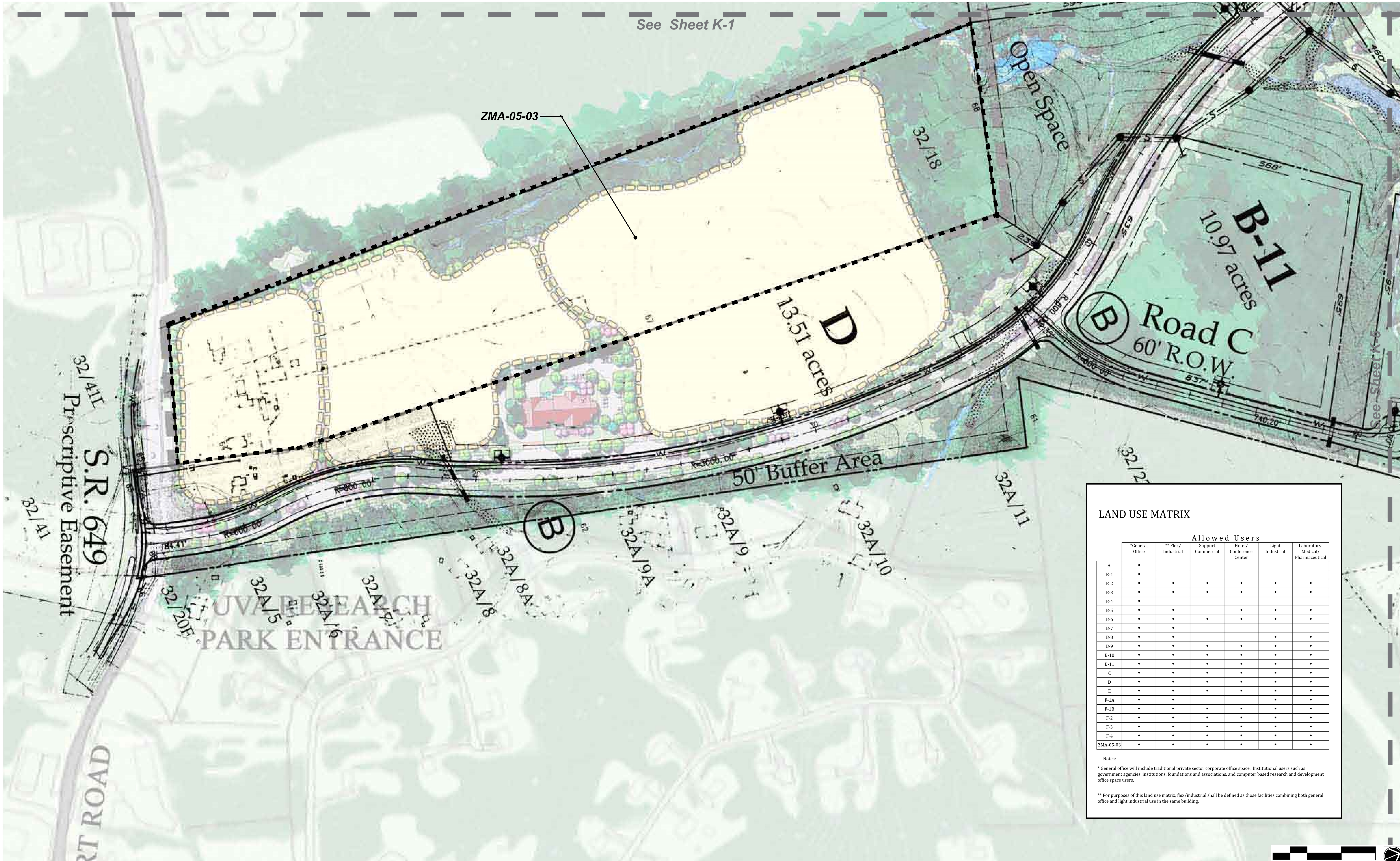


Exhibit K-3: Zoning  
Application Overlay Plan

See Sheet K-1



**LAND USE MATRIX**

	Allowed Users					
	*General Office	** Flex/Industrial	Support Commercial	Hotel/Conference Center	Light Industrial	Laboratory: Medical/Pharmaceutical
A	•					
B-1	•					
B-2	•	•	•	•	•	•
B-3	•	•	•	•	•	•
B-4	•					
B-5	•	•	•	•	•	•
B-6	•	•	•	•	•	•
B-7	•	•				
B-8	•	•				
B-9	•	•	•	•	•	•
B-10	•	•	•	•	•	•
B-11	•	•	•	•	•	•
C	•					
D	•	•	•	•	•	•
E	•					
F-1A	•	•				
F-1B	•	•				
F-2	•	•				
F-3	•	•				
F-4	•	•				
ZMA-05-03	•	•	•	•	•	•

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The University of Virginia Research Park  
 Albemarle County, Virginia

Exhibit K-4: Zoning Application Overlay Plan  
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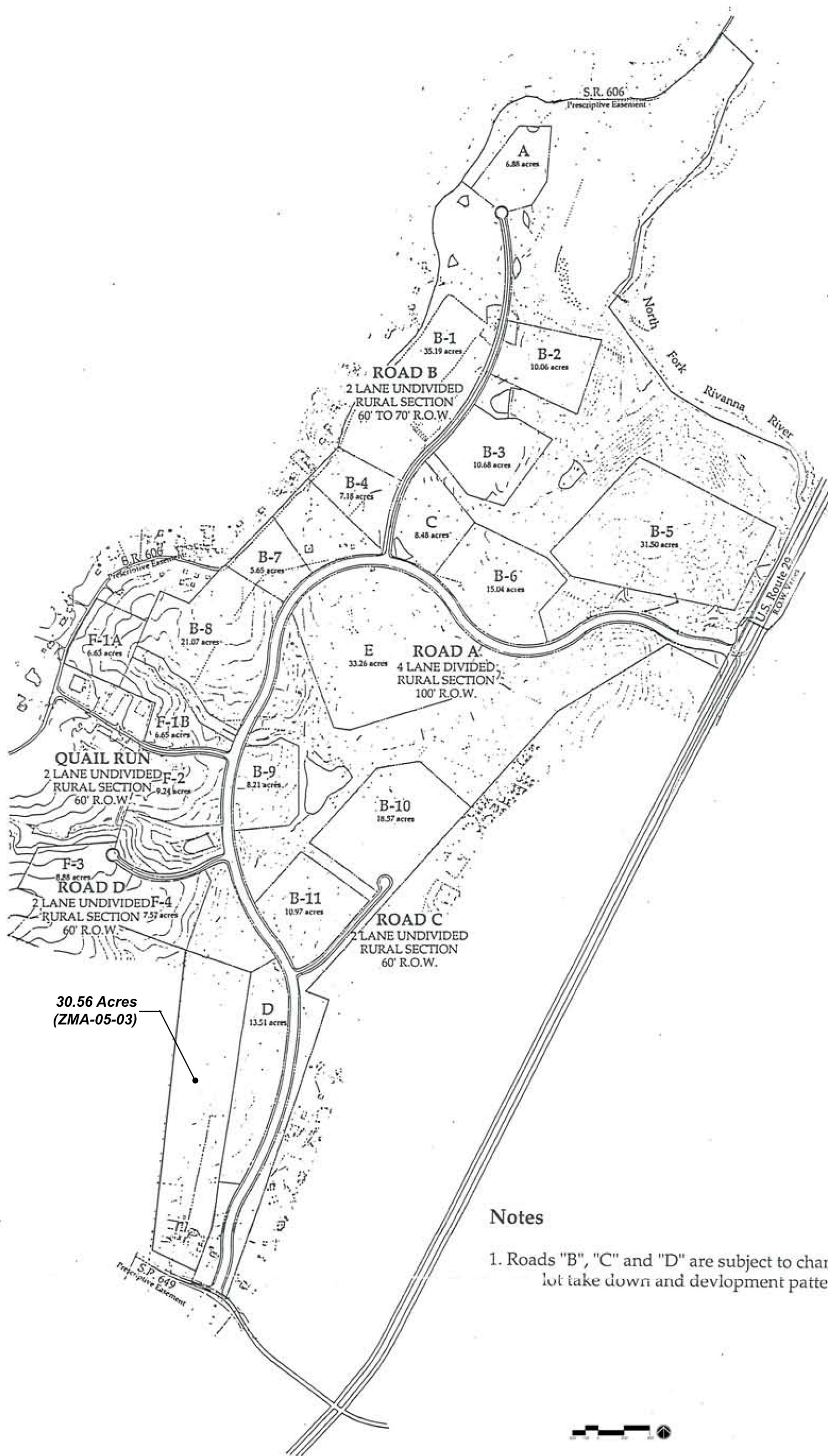


The University of Virginia Research Park  
 Albemarle County, Virginia

Exhibit K-6: Zoning  
 Application Overlay Plan

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**Notes**

1. Roads "B", "C" and "D" are subject to change given lot take down and development pattern.



Exhibit L: Internal Road Network Plan

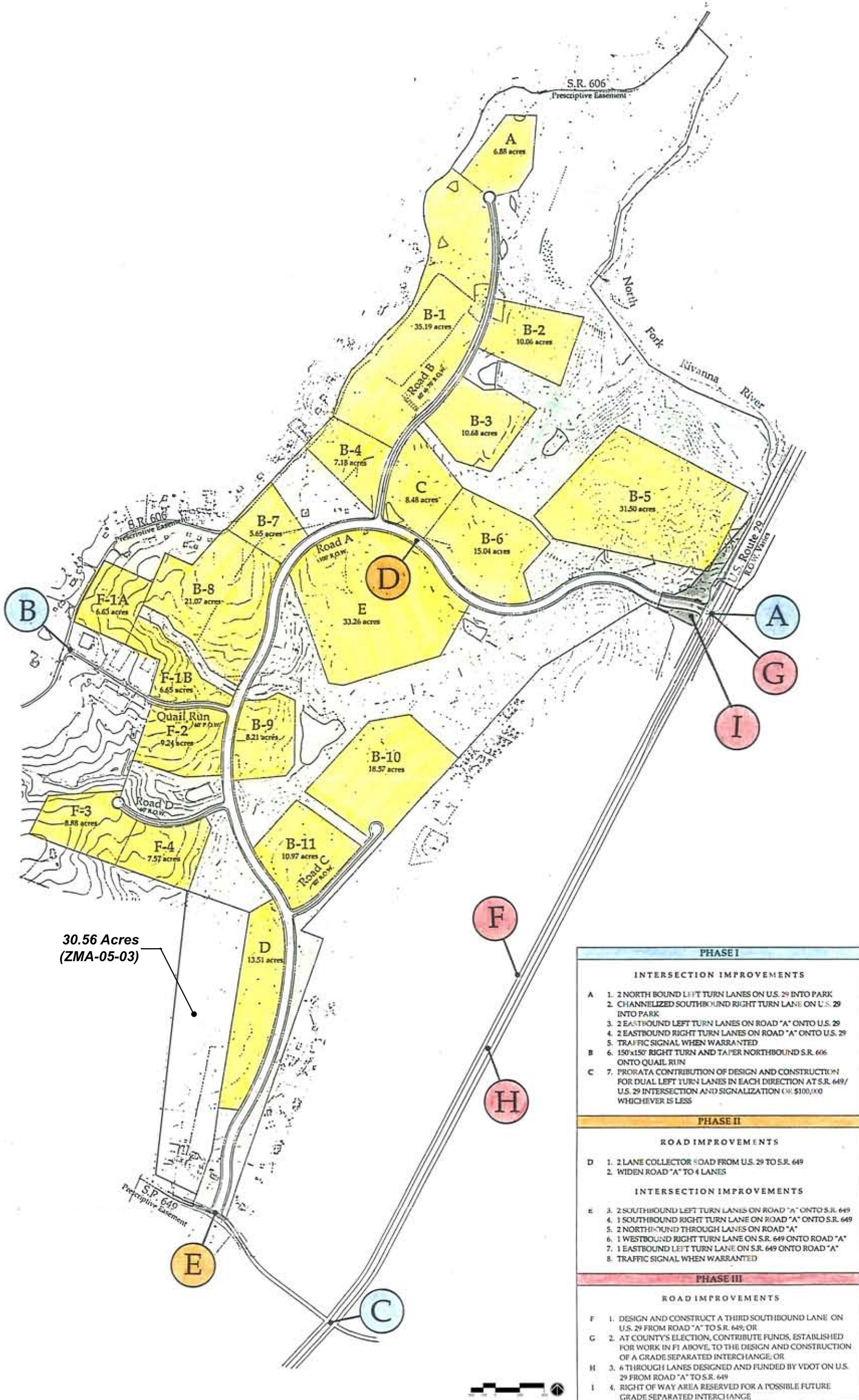


Exhibit M: Off-Site and Internal Road Phasing Plan

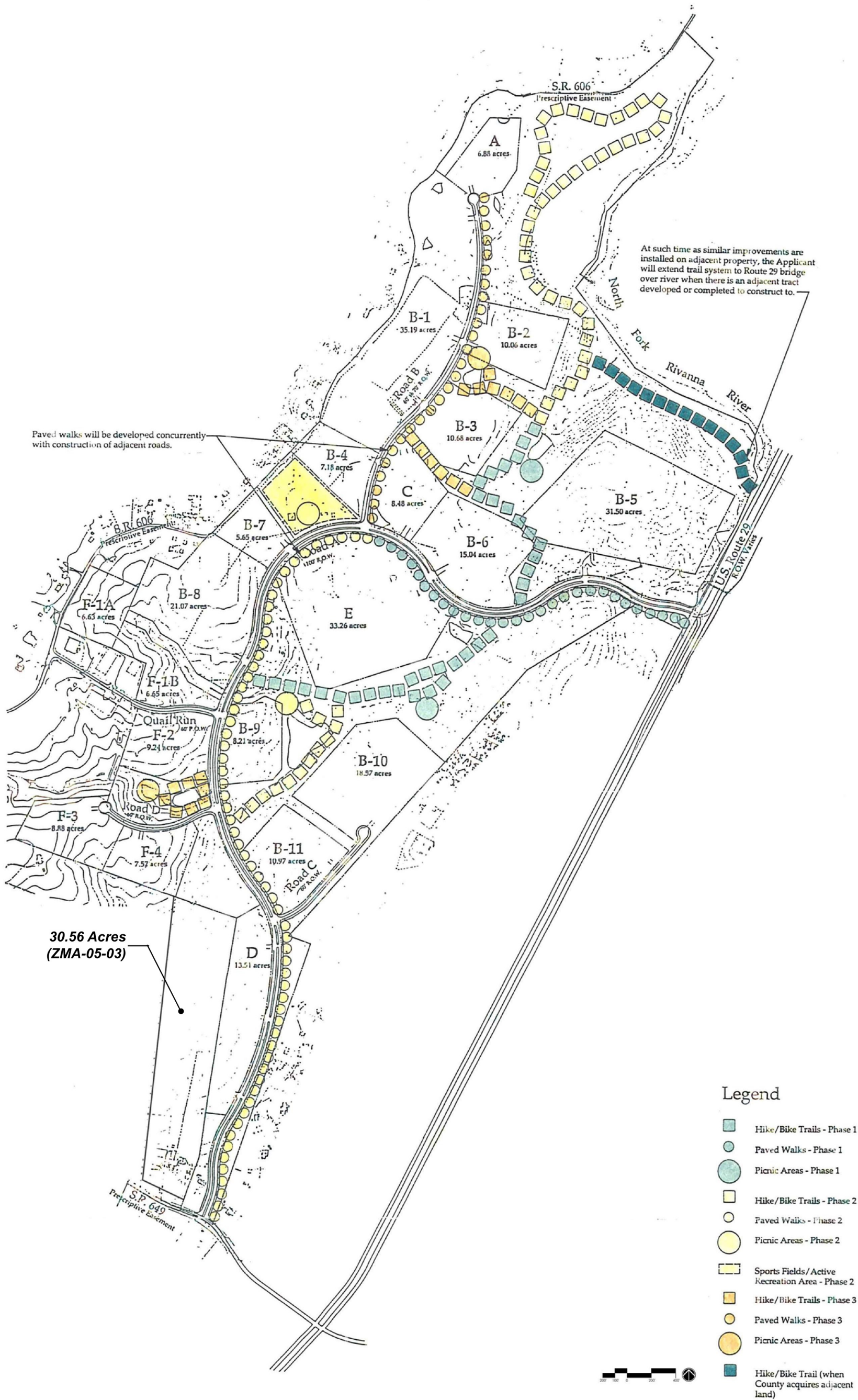


Exhibit N: Open Space System Phasing Plan