ART AND ARCHITECTURAL REVIEW BOARD (AARB)

Project Data Sheet

Revised February 6, 2025

(Due by 3:00 p.m. on the Friday two weeks before the meeting to AARB@dgs.virginia.gov)

Date Submitted:
March 27, 2026

Agency Name:
University of Virginia

Project Name, Number, and Location
Research Data Center – Building B1324
Fontaine Research Park, University of Virginia

Representatives for the Agency and the Architect/Engineer
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Current Project Status/Phase and Schedule

- Preliminary Design Submission: ☐
- Final Design Submission: ☒

Preliminary Design for the Fontaine Research Data Center has been completed and is under review by the Office of the University Building Official (OUBO). Construction Documents will be submitted July 2026 with anticipated Construction Contract award in October 2026.

Request for Consent Agenda: Yes: ☐ No: ☒

* Please refer to the *AARB Agency Project Submission and Presentation Guidelines* – Project Submission Section for additional information and guidance on the Consent Agenda versus Regular Agenda.

PLEASE NOTE: If you did not check the box for Consent Agenda, your project will be posted on the Regular Agenda and the agency will be required to attend the meeting to make a presentation to the board on the day of the meeting. ***Presentations are not to exceed 15 minutes.***

Project Description

The Fontaine Research Data Center, master planned for 17MW of computing power with the supporting infrastructure, will provide world class research opportunities for the University, as well as supporting the University's Health IT department in providing critical services for the UVA Health system. The four-story building is designed to accommodate both Research Computing and Health IT as separate tenants. Research computing will house multiple high-performance computing machines and other networking, storage, patching and equipment cabinets, with a maximum capacity of 16MW, as well as a small amount of office space. The Health IT space will house up to 1MW of computing infrastructure with Tier 3+ uptime and redundancy to support UVA Health services, and a small amount of office space. At just over 50,000 square feet, the facility is strategically placed adjacent to the Fontaine Central Energy Plant (FCEP) promoting industry leading sustainability opportunities and ensuring UVA's translational research capabilities for decades to come. The facility is pursuing LEED Silver to further the University's sustainability initiatives.

Partially set into the existing slope, the building presents on approach as three stories, matching the scale of the existing surrounding buildings. On-grade access is provided at the front entry and at the lower level from an equipment yard behind the building. The equipment yard, required to support the project, is strategically located adjacent to the building out of primary viewsheds of the surrounding grounds. There is minimal equipment on the roof which will be screened by the parapet, a metal panel assembly that becomes a secondary façade material paired with the brick envelope. Glass curtainwall and precast accents and framing provide daylight and views, while tying to the material palette of other buildings at Fontaine.

Architectural Aesthetic*:*

The design for the Research Data Center is a modern industrial structure, with an aesthetic aim for simple but high-quality materials and straightforward, clean detailing, proportioned to complement the surrounding context. The use of brick as the primary façade material aligns with the existing and proposed structures throughout Fontaine and the Grounds of the University. The proposed secondary materials, pre-cast concrete and metal panels, are also utilized on the adjacent buildings of the FCEP and Building 500, Ray C. Hunt Drive.

Relationship to Approved Master Plan

In September 2018, the Buildings and Grounds Committee approved a long-term master plan to guide near-term and long-term development at Fontaine Research Park. The near-term plan for Fontaine included developing transit, parking and amenities, a central road to assist with wayfinding, and the development of up to 500,000 GSF of research and academic space to be served by a centralized energy plant (FCEP). Proximity to the FCEP will afford the project an opportunity to establish a closed-loop water system which, when at full capacity, can leverage the Data Center's hot water output to provide park-wide heating demand.

Existing Architectural Context

The Research Data Center is located in the southeast quadrant of Fontaine Research Park adjacent to Building 500, Ray C. Hunt Drive and the new central energy plant currently under construction. Originally developed in the 1990's, the existing buildings at Fontaine are predominately brick and pre-cast concrete with punched fenestration and standing seam metal roofs.

AARB History (for return presentations on the same project):

- State when previous presentation(s) were made to the Board on the project.
    - October 2025 (Preliminary Review)

- Restate previous Board comments.
    - Consider tying in design elements from surrounding buildings, specifically the Swiss Coffee coloring.
    - Explore ways to further obscure on-site utilities from view.
    - Look into signage options that highlight the building's sustainability efforts.
    - Include further renderings from the pedestrian's view.
    - Explore ways to clarify the hierarchy of the entrances.
    - Consider connecting the louvers in the screen wall, at the entry, to maintain the horizontal look of the screen wall.
    - Generally, the AARB feels the amount of brick in relation to the metal siding is adequate.
    - Provide material and color samples for the final presentation.

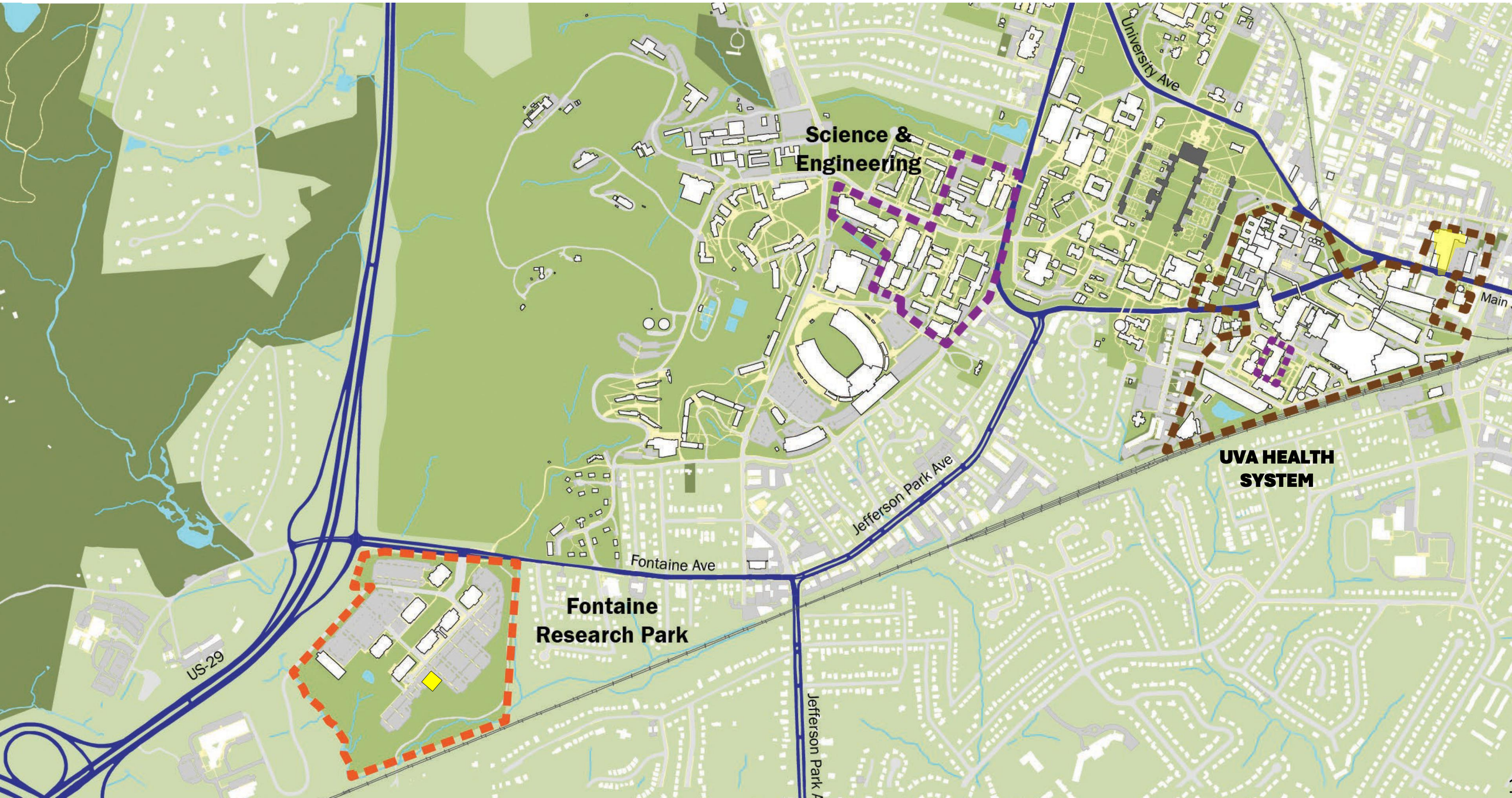
- Show actions taken to address Board comments; use visuals to compare previous renderings with updates.
    - Swiss Coffee precast has been incorporated more as an accent material, framing larger openings at the front corner and two building entries, as well as at sills of all building fenestration.
    - The on-site utilities are primarily isolated to the equipment yard, which is both behind the building, and at a lower elevation to the primary grade at which most of Fontaine is inhabited. Further screening is provided by landscape planting, visible in the landscape plan diagram.
    - The parklet zone at the front entry provides space where informational signage could be incorporated to highlight the building's sustainability efforts. If the budget allows, interior and exterior signage will be incorporated to explain the systems and distribution technology.
    - At the secondary stair, the break in brick has been scaled down to match the front entry so that it does not take precedence. The canopy at the front entry, its proximity to the amenity program inside the building, and connection to the parklet outside give prominence and a sense of arrival.
    - Screen wall louvers are no longer part of the project. Minimal rooftop equipment will be adequately screened by the building parapet.

University of Virginia – Research Data Center

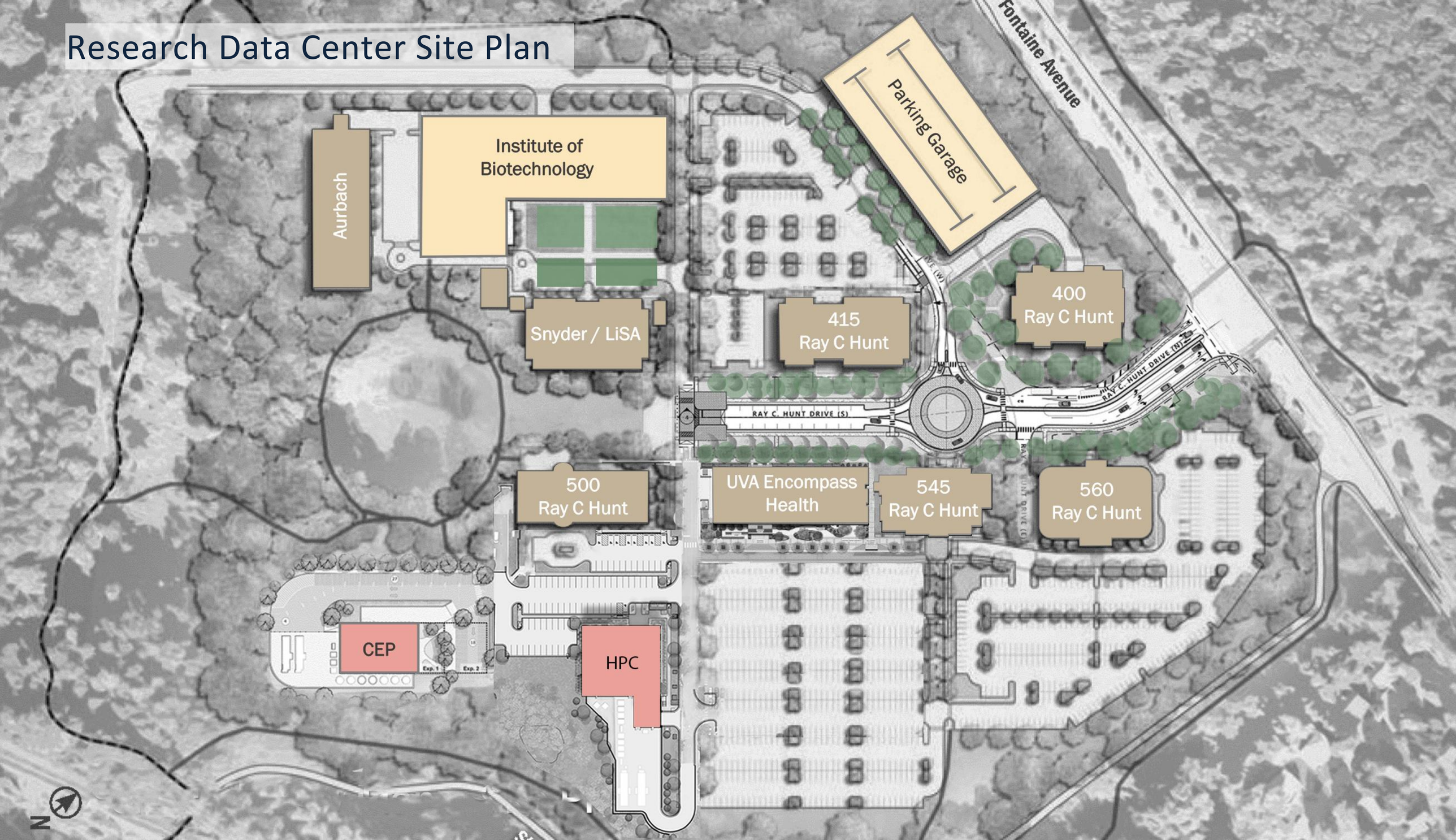
AARB Final Review

April 10, 2026

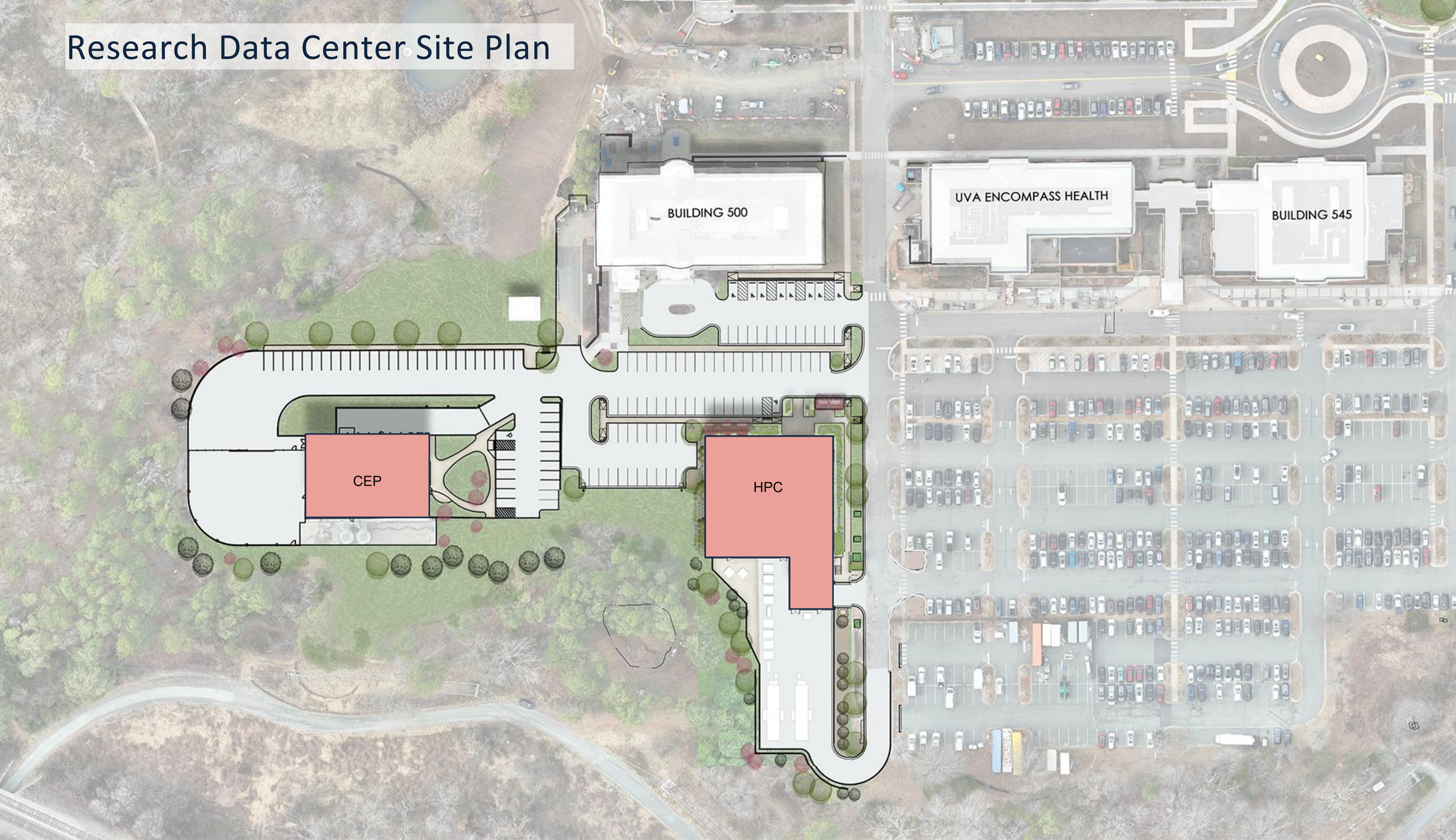
Location Plan



Research Data Center Site Plan



Research Data Center Site Plan



Schematic Design & Comments

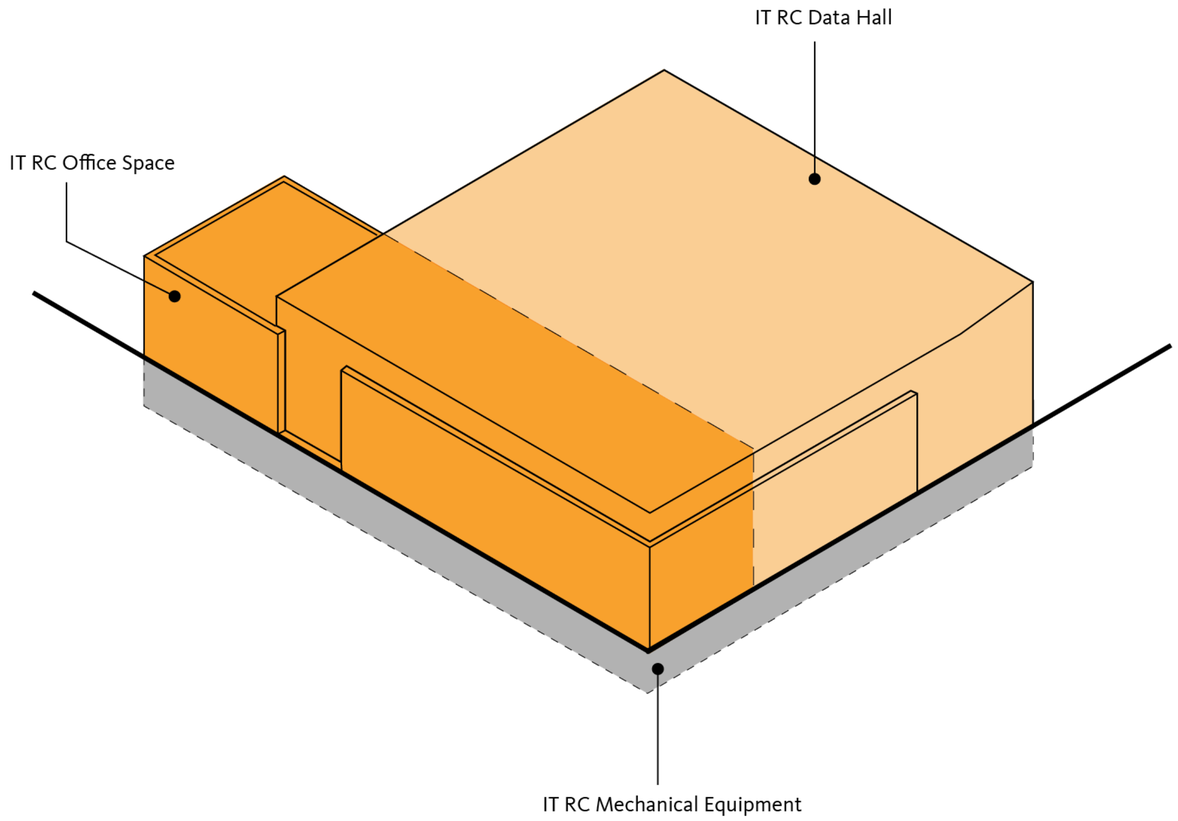
Board Comments:

1. Consider tying in design elements from surrounding buildings, specifically the Swiss Coffee coloring.
2. Explore ways to further obscure on-site utilities from view.
3. Look into signage options that highlight the building's sustainability efforts.
4. Include further renderings from the pedestrian's view.
5. Explore ways to clarify the hierarchy of the entrances.
6. Consider connecting the louvers in the screen wall, at the entry, to maintain the horizontal look of the screen wall. (No longer applicable)
7. Generally, the AARB feels the amount of brick in relation to the metal siding is adequate.
8. Provide material and color samples for the final presentation.

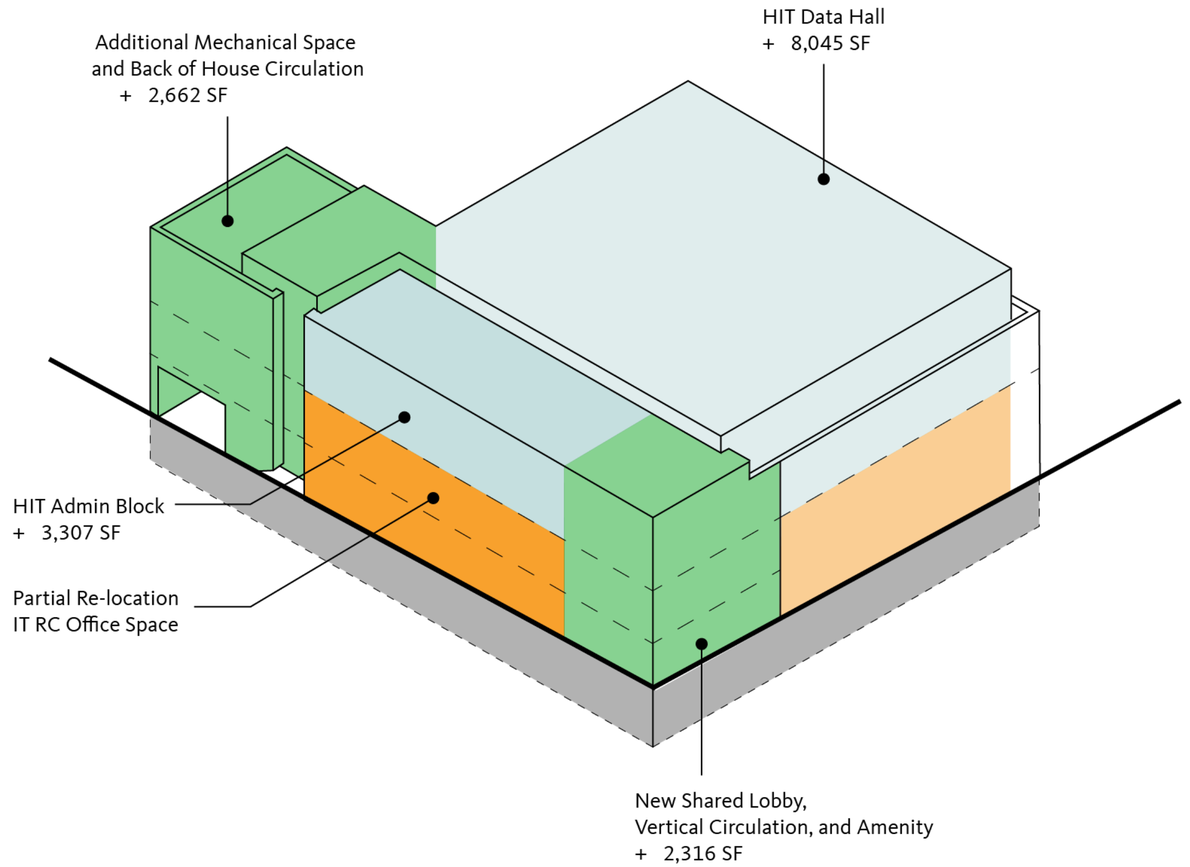
#X Comment responses marked by note callouts throughout.

Addition of HIT Program

SINGLE TENANT
29,872 SF



TWO TENANTS
46,201 SF

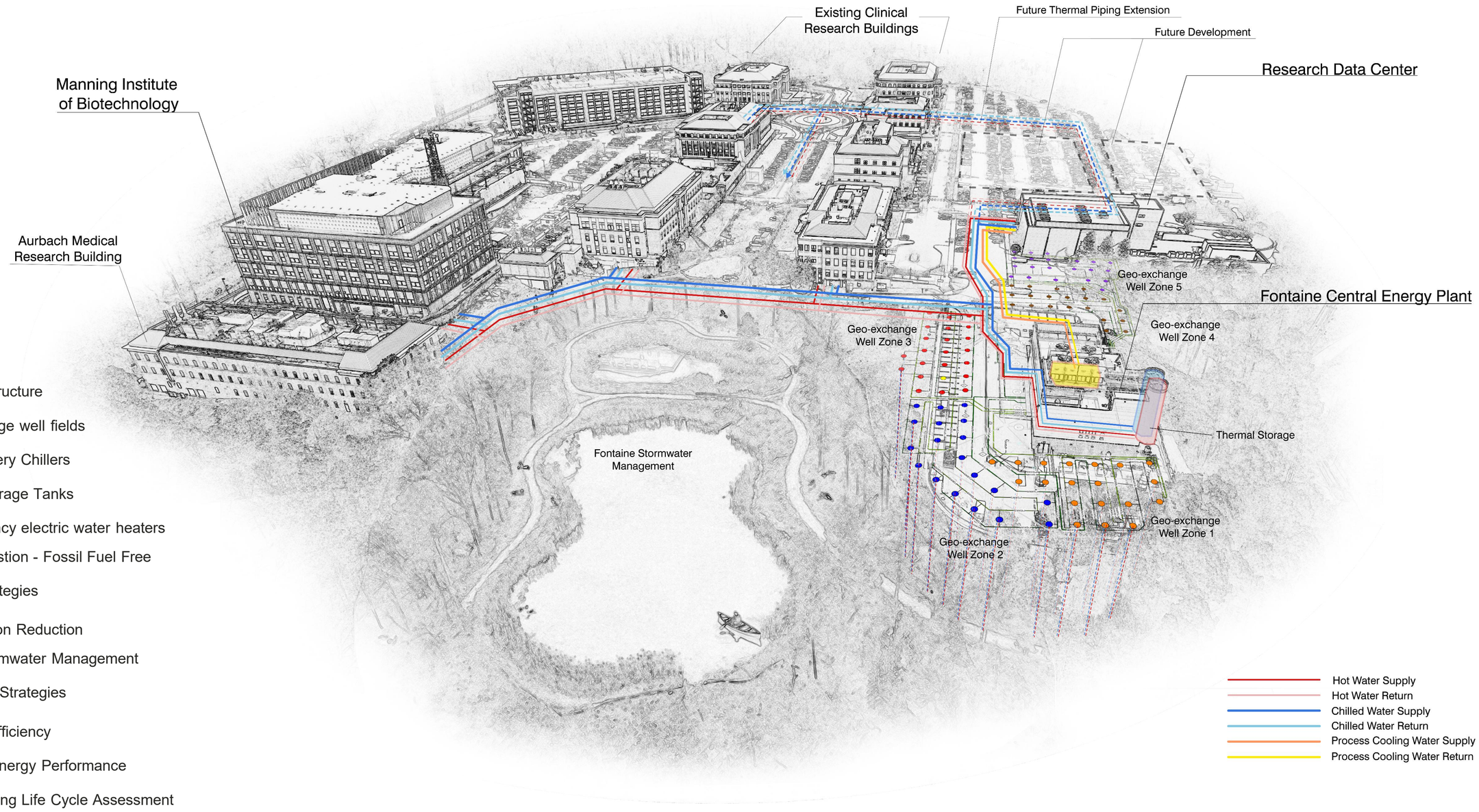


Existing Aerial View

Proposed Aerial View

#2

Maximizing Energy and Site Efficiencies



University Infrastructure

- Geo-exchange well fields
- Heat Recovery Chillers
- Thermal Storage Tanks
- High-Efficiency electric water heaters
- Zero combustion - Fossil Fuel Free

Site Related Strategies

- Light Pollution Reduction
- On-site Stormwater Management

Building Related Strategies

- Water use efficiency
- Optimized Energy Performance
- Whole Building Life Cycle Assessment
- Low Emitting Materials

Proposed View Looking South

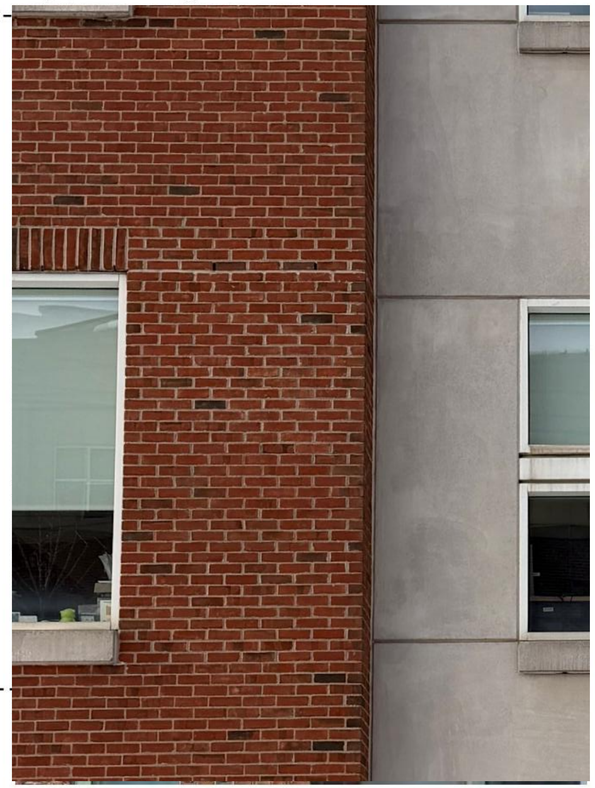
West Elevation

#5

North Elevation

Material Palette

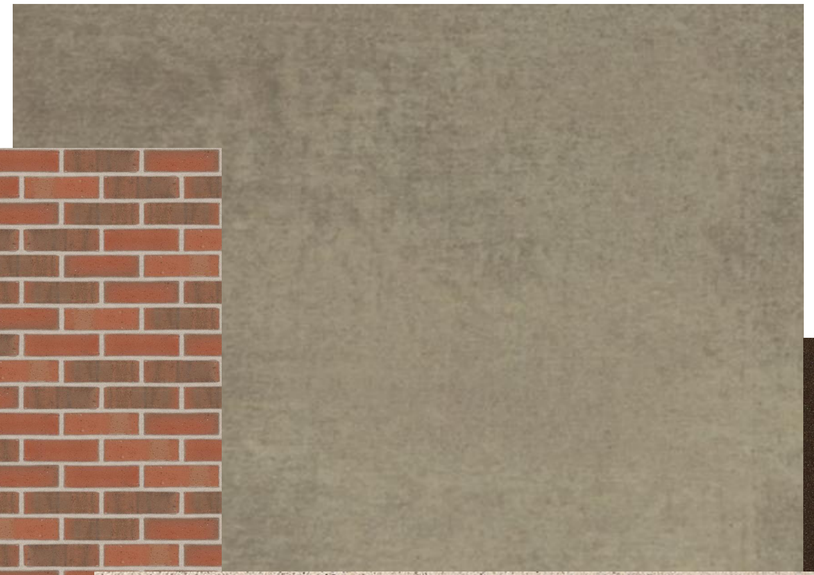
Zinc Panels at Data Hall and Roof Screen to Match Adjacent Buildings



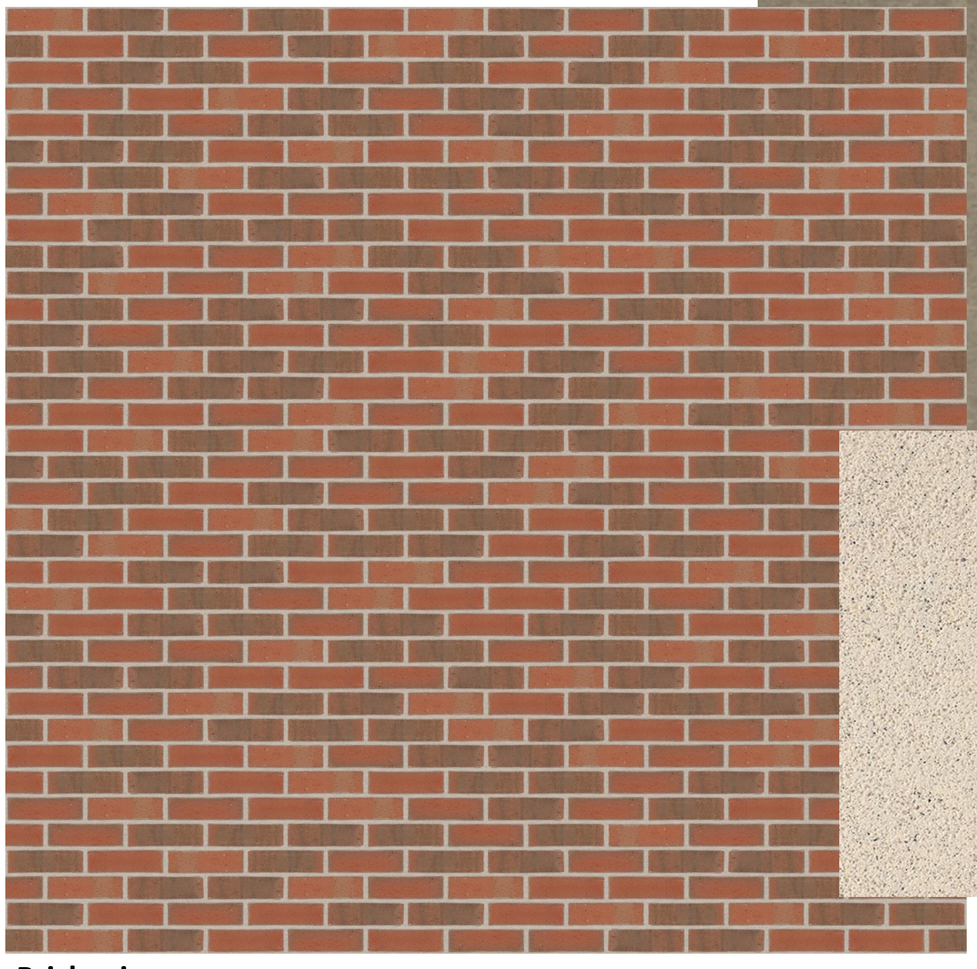
Brick and Pre-cast Concrete to Match Surrounding Context at Fontaine

Architecture | Material Palette

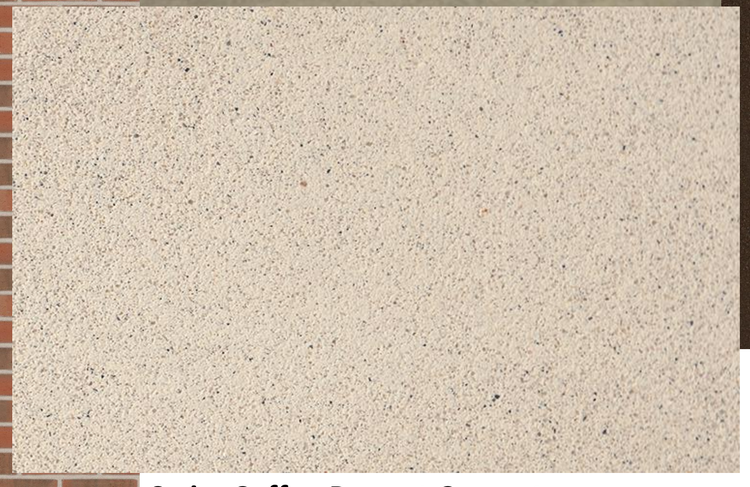
Metal Panel



Low Iron Insulated Glass Unit w/Dark Bronze Frame



Brick rainscreen



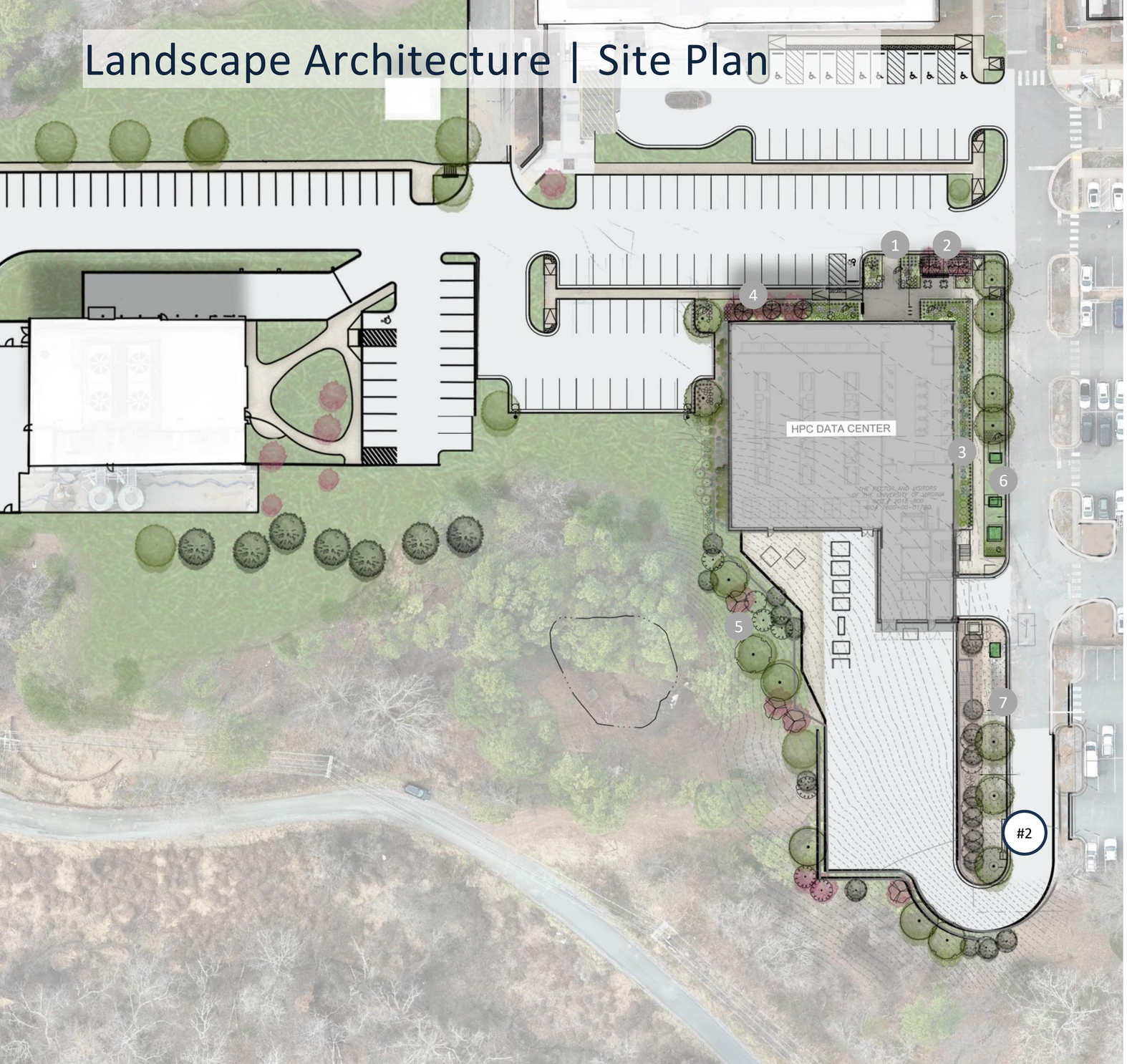
Swiss Coffee Precast Concrete

Building Entry Pedestrian Experience

#3

#4

Landscape Architecture | Site Plan



1. **Plaza area with moveable seating, benches, and bike racks**

2. **Raised planters with understory trees, perennial, and groundcover plantings**

3. **Layered understory plantings along facade**
4. **Plant bed with understory trees, shrubs, perennials, and groundcover mix**
5. **Native woodland planting at edge of existing greenspace**
6. **Native boulders with perennial plantings**
7. **Native woodland planting to screen equipment**

Landscape Architecture | Planting Palette

Groundcover

Big Blue Lilyturf
Liriope muscari

Christmas Fern
Polystichum acrostichoid

Variegated False Solomon's Seal
Polygonatum odoratum 'Variegatum'

Shrubs

***Red Twig Dogwood**
Cornus sericea ' Arctic Fire'

Bottlebrush buckeye
Aesculus parviflora

Fragrant Sumac
Rhus aromatica 'Gro Low'

Trees

Willow Oak
Quercus phellos

Eastern Red Cedar
Juniperus virginiana

Ironwood
Carpinus caroliniana

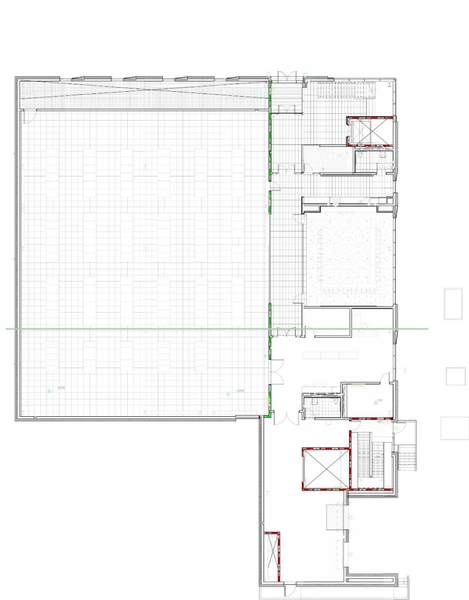
Fringe Tree
Chinoanthus virginicus

Appendix

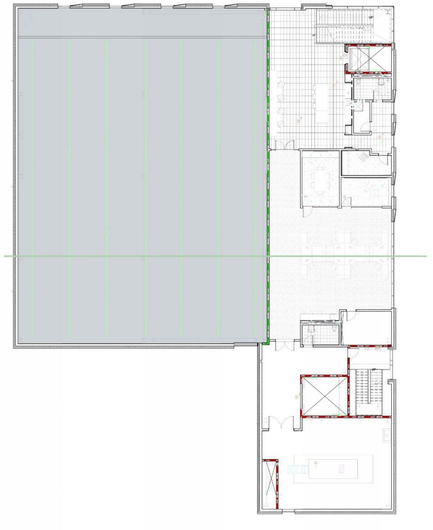
Building Plans

Lower Level

Level 01



Level 02



Level 03

Building Elevations