HEALTH VILLAGE
A Florida Hospital Project
Guided by Planning and Design
May 2007
Continuing Community Commitment...
# Health Village Team

## Florida Hospital

<table>
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<tr>
<th>Name</th>
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## Consultants

### Applicant / Legal
- GrayRobinson, PA
- Borron Owen, Jr.

### Streetscape
- Foster Conant & Associates, Inc.
- Keith Oropeza

### Project Management / Planning
- Davis & Associates
- Dick Davis
- Linda Dozier

### Traffic
- Dyer, Riddle, Mills & Precourt, Inc.
- Steve Precourt
- Dawn Tuten

### Civil Engineering
- Dyer, Riddle, Mills & Precourt, Inc.
- Christina Dixon

### Economic Reporting
- Real Estate Research Consultants, Inc.
- Owen Beitsch
- Todd DeLong
the Health Village Concept is to create A Community of Well Being
Community created with...

Planning directed by the DRI
and

Design guided by PD Zoning
A nice place to....

...live

...work

...play

Community Life
It’s a place where Community Health is the core value
Some basic details:

DRI and Planned Development

Planning Area Boundary

Current Boundary

Proposed Boundary
Existing Adventist Health System Land Ownership

Health Village...

An infill project that will reduce urban sprawl
The Goal

Health Village....

will create a community of well being, a healing and healthy environment.
Health Village is . . . . . . Caring
Health Village is providing...
Health Village is...... Encouraging
Health Village is... Believing
Health Village is... Connecting
Health Village is... Gathering
Health Village is... Sharing
HEALTH VILLAGE

Development of Regional Impact
HEALTH VILLAGE

Planning Directed by the DRI

The attached DRI ADA contains the details.

The following DRI exhibits include:

• Existing DRI Map H
• Proposed DRI Map H
• Guiding Principles for Planning
Existing
DRI Exhibit A-2
(Map H)

(Ownership in Planning Area by GMP designation)
Conceptual DRI Map H

Legend:
H/Med Hospital/Medical as Primary Use
    Mixed Use as Secondary Use
MXU  Mixed Use as Primary Use
    Hospital/Medical as Secondary Use
Education
Buffer

Mixed uses are important in reducing out-of-village travel.
DRI Planning

Guiding Principles

1. Reserve areas for Hospital expansion.
2. Require all designs to comply with design standards.
3. Promote warm and welcoming design that creates a healing and healthy environment.
4. Restrict development to specific uses.
5. Preserve Village core for higher density hospital/medical and mixed use.
6. Encourage land use placement that reduces out-of-village travel and promotes pedestrian activity.
7. Place land uses and infrastructure to maximize development flexibility.
8. Provide convenient parking while at the same time complimenting mass transit opportunities.
9. Organize medical uses for convenience of patients, visitors and service providers.
11. Provide land for additional uses that are functionally related.
12. Reserve amenity space to advance overall Health Village goals.
HEALTH VILLAGE

Planned Development
Zoning
HEALTH VILLAGE

Guided by PD Zoning

A PD Zoning and Design Standards Amendment will be processed concurrent with the DRI.

The design drivers and concepts that follow will be addressed with the PD Zoning.
PD Design Standards
Drivers for a Visual Environment

1. **Welcoming and Inviting**: embracing, approachable, safe, peaceful.
2. **Healing and Healthy Environment**: reposeful, uplifting.
3. **Expressive features** to symbolize hospital goals & vision: sculpture, fountains, water pools, landscape canopy, graphics, color.
4. **Permanence & Strength**: ordered, thoughtful, rational.
5. **Public, Civic Character**: park-like setting, City Beautiful, memorable areas.
Drivers for a Visual Environment

7. Pedestrian Friendly: a place for people.
8. Unifying Architecture with Public and Civic Character: sense of place, arrival, threshold, entry, quality, value, significance.
11. Sense of delight: positive distractions, a welcomed surprise.
• Rollins Street is the urban core
• Core anchored east and west by architectural focal points
• Commuter rail station at CSX and Rollins Street
Some road realignments proposed to reduce traffic congestion and facilitate urban development (subject to City approval)

- Alden Road main entrance to Hospital
- Princeton Street primary east/west road
- Orange Avenue primary north/south road
- CSX commuter rail line
Select a Flowering Tree

- Use flowering trees as one of the unifying elements in the urban fabric
- Create welcoming and inviting environment
- Consider Health Festival to coincide with flowering of street trees

Taiwan Flowering Cherry
Prunus campanulata

Tropic Blaze Flowering Peach
Prunus persica ‘Tropic Blaze’
Preferred Flowering Street Tree
Natchez White Crepe Myrtle

- Selected for beauty, health and length of flowering season
• One icon concept, final yet to be selected
• Use expressive features to symbolize hospital goals and vision
Corner Markers
Orange and Princeton

• Conceptual shown, final to be determined
• Goal - provide wayfinding and design continuity
• Street lights and overhead directional signs will be different
Corner Markers at Princeton & Alden

- Conceptual shown, final to be determined
- Alden Road - Main Hospital Entrance
Palette of Street Signs

- Consistent throughout – promotes design continuity
Wayfinding

• Important in creating welcoming and inviting village and medical campus
• Simplifies vehicular circulation
• Reduces stress
• Promotes pedestrian activity
• Consistent throughout - promotes design continuity
• Banners added for events and holiday celebrations

Light Fixture Has Been Selected and Approved by City
Typical 60' Design Section

- Landscape separation between traffic lane and pedestrian walkway
- Shumard Oak - standard street shade tree
• Conceptual design for Orange Avenue
• Pedestrian friendly design
• Landscape separation between traffic lane and pedestrian walkway
• Provide wider sidewalk to improve/encourage pedestrian activity
• Provide retail shops or active office uses at street level
• Consolidate Orlando and Smith Streets into a single mid-block roadway to encourage pedestrian activity and reduce vehicular congestion
Orange Avenue Retail with Office Above

- Color adds warmth to the streetscape
Illustrative Site Plan - Rollins Street Promenade

- Rollins Street is planned as the urban core
- Goal is to make Rollins streetscape a linear park
- Encourage pedestrian travel between east and west activity destinations in the urban core
- Possibly the street with the most pedestrian traffic
Rollins Street Promenade - Orange and Rollins

- Conceptual corner features designed to provide wayfinding details and design continuity
Rollins Shaded Streetscape

- Linear park with mature street trees
- Health Village plans parallel parking as opposed to the angled parking shown
Illustrative Site Plan - Commuter Rail Station and Rollins Streetscape
Commuter Rail Station Concept
Walkway
North Side of Rollins Between CSX and Orange Avenue

• One concept of creating pedestrian interest when shop store fronts are not possible
• Pedestrian friendly - a place for people
Rollins Street Retail

• Landscaping at street edge where there is no curbside parking
• Masonry crosswalks will be considered at primary street crossings
Illustrative Site Plan
Village Parks

- Promote healthy community design to improve health and reduce obesity
- Provide a linked system of family friendly parks
- Consider closing Winter Park between Dade and Orange to reduce traffic congestion and increase park area
- Provide one or more linear parks along Orange Avenue to provide buffer to vehicular traffic
- Encourage a public, civic character in a park-like setting to extend the City Beautiful image
Active Parks

• One large urban scaled active park is proposed west of Orange Avenue
Passive Parks

• Several urban-scaled pocket parks are proposed west of Orange Avenue
Illustrative Site Plan
Hospital Parks

• Provide a linked system of medically-friendly parks
• An urban trail system will link Loch Haven Park with Lakes Estelle and Winyah
• Trails to be linked with destinations to promote use and health
Gateway Park

- Northwest corner of Princeton and Alden
- Several urban-scaled passive parks are proposed east of Orange Avenue
- Some parks also include retention ponds
Flower Festival on the Hospital Green

• Create a healing and healthy environment
Pocket Parks

• To be scattered throughout Health Village and the medical campus

• Water to be a common design element because of its calming and healing qualities

• Use expressive features to symbolize hospital goals and vision
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Florida Hospital
A Community Enhancement Project