

HEALTH VILLAGE

A Florida Hospital Project

Guided by Planning
and Design

May 2007





1908



1920's



1960's



1980's



2008

future

Future
Florida Hospital

Continuing
Community
Commitment...

Health Village Team

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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



Community Life

...play



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

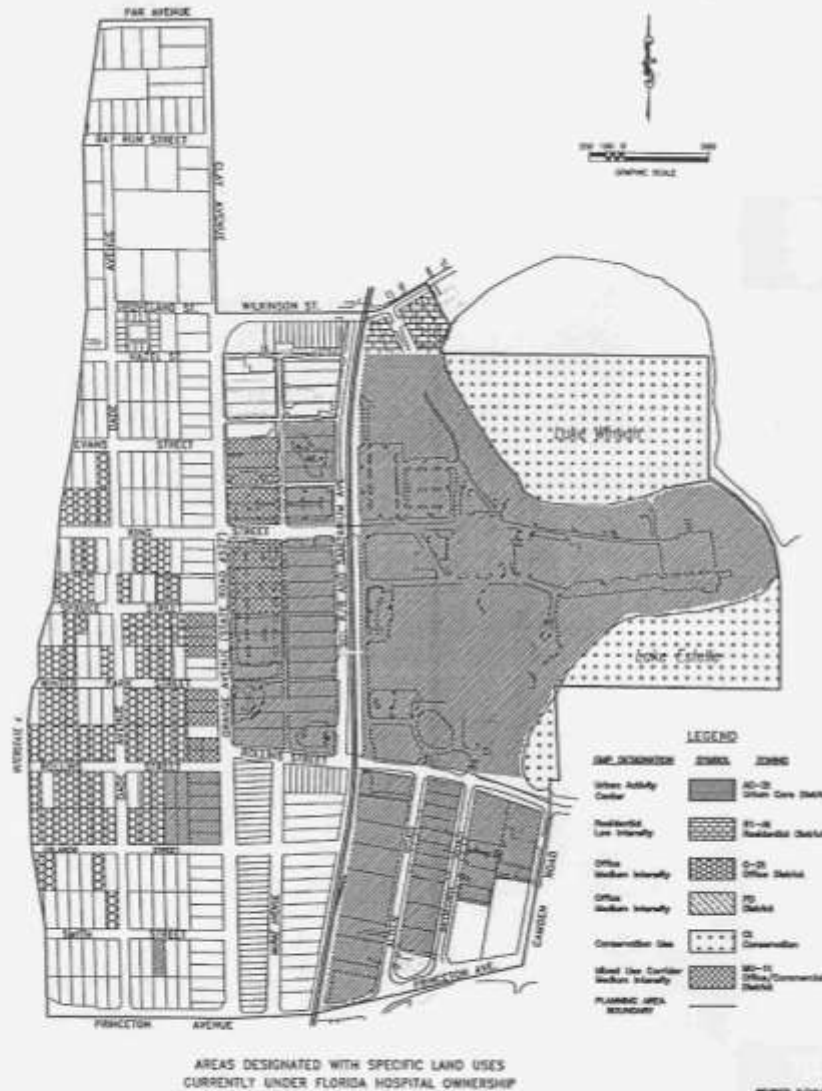
Planning Directed by the DRI

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)

| | | | |
|---|--|--|---|
| <p>GRAY, HARRIS & ROBINSON, P.A. 400 WEST PALM BEACH AVENUE SUITE 2000 PALM BEACH, FLORIDA 33480 (561) 833-3333</p> | <p> FLORIDA HOSPITAL/ORLANDO Master Plan 2001-2010</p> | <p>FLORIDA HOSPITAL/ORLANDO 300 EAST PALM BEACH AVENUE ORLANDO, FLORIDA 32801 (407) 277-2000</p> | <p>FLORIDA HOSPITAL OWNERSHIP IN PLANNING AREA BY GMP DESIGNATION</p> <p>EXHIBIT A-2</p> |
| <p>SPRENGER, INC. 100 WEST UNIVERSITY AVENUE SUITE 200 ORLANDO, FLORIDA 32801 (407) 277-1111</p> <p>HOLLER ENGINEERING, INC. 400 WEST UNIVERSITY AVENUE SUITE 200 ORLANDO, FLORIDA 32801 (407) 277-1111</p> | | | |

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.

DRI Planning

Guiding Principles

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.
10. Cluster related uses in clinical zones.
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



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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

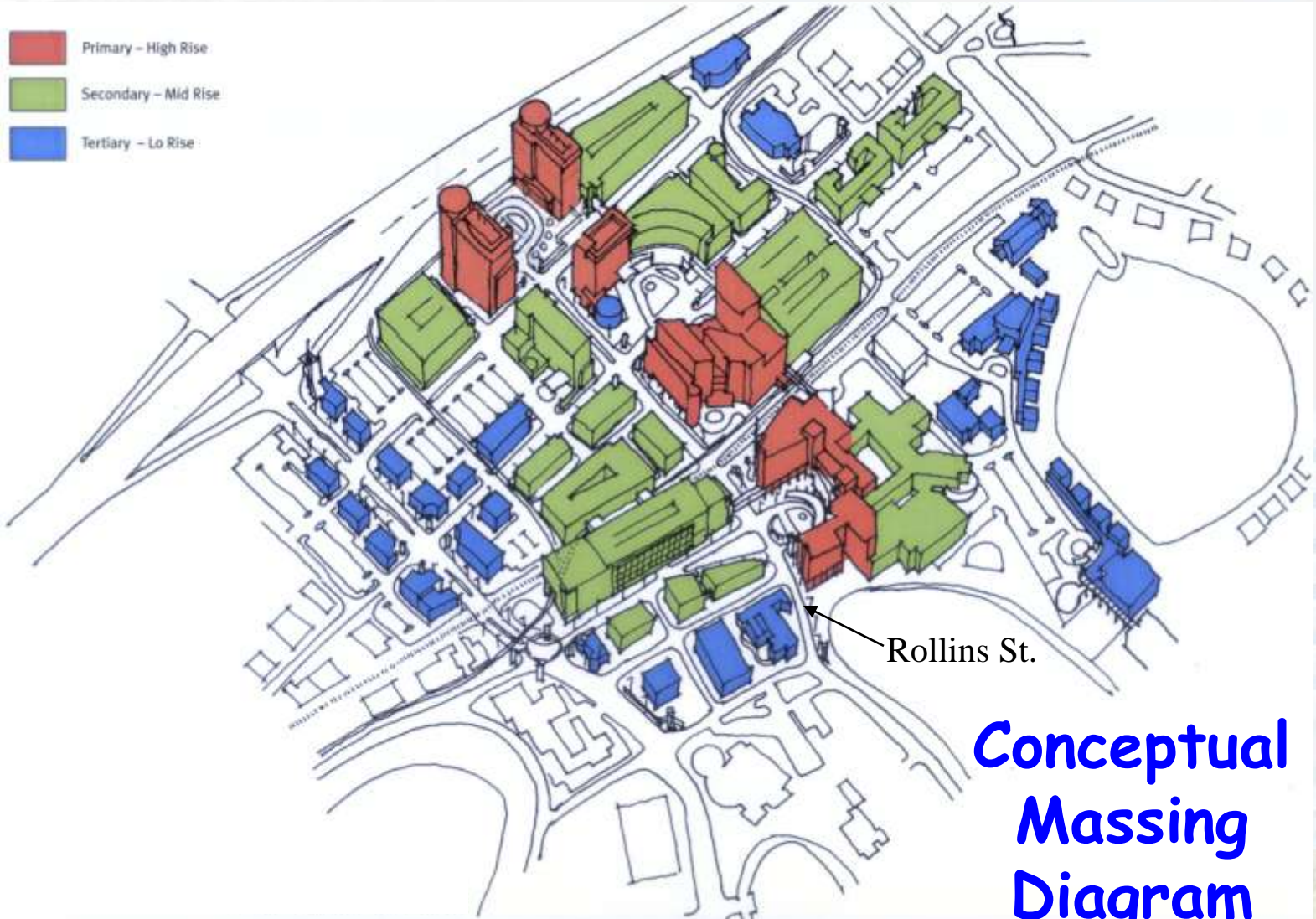
- 1. Welcoming and Inviting:** embracing, approachable, safe, peaceful.
- 2. Healing and Healthy Environment:** reposeful, uplifting.
- 3. Expressive features** to symbolize hospital goals & vision: sculpture, fountains, water pools, landscape canopy, graphics, color.
- 4. Permanence & Strength:** ordered,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

PD Design Standards

Drivers for a Visual Environment

6. **Cohesive/Unifying Urban Fabric:** family of elements to create a harmonious whole, unity, Orlando landmark.
7. **Pedestrian Friendly:** a place for people.
8. **Unifying Architecture with Public and Civic Character:** sense of place, arrival, threshold, entry, quality, value, significance.
9. **Balanced Ambience:** formal and informal character.
10. **Perception of beauty:** light, ethereal, elegant, well proportioned.
11. **Sense of delight:** positive distractions, a welcomed surprise.

- Primary – High Rise
- Secondary – Mid Rise
- Tertiary – Lo Rise








Conceptual Massing Diagram

- Rollins Street is the urban core
- Core anchored east and west by architectural focal points
- Commuter rail station at CSX and Rollins Street

Conceptual PD Land Use Plan



Legend:

-  Hospital/Medical as Primary Use
Mixed Use as Secondary Use
-  Mixed Use as Primary Use
Hospital/Medical as Secondary Use
-  Parks/Retention
-  Parking Structure
-  Roadways

- 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

HEALTH VILLAGE

PD Zoning Streetscape



Select a Flowering Tree



Taiwan Flowering Cherry
Prunus campanulata



Tropic Blaze Flowering Peach
Prunus persica 'Tropic Blaze'

The Cherry Trees

- 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

Preferred Flowering Street Tree Natchez White Crepe Myrtle

- Selected for beauty, health and length of flowering season





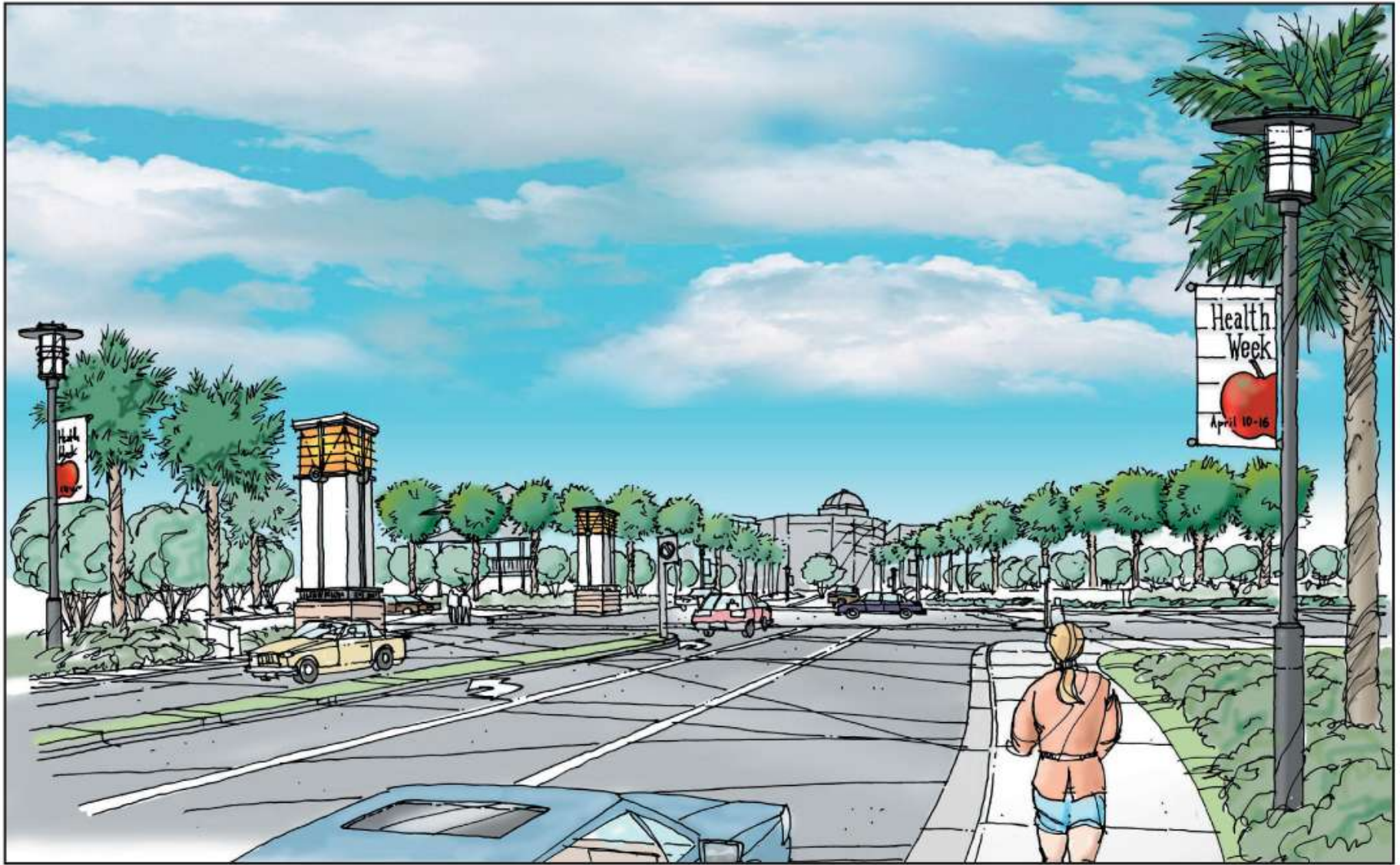
Icon Sets the Theme for Streetscape Elements

- One icon concept, final yet to be selected
- Use expressive features to symbolize hospital goals and vision



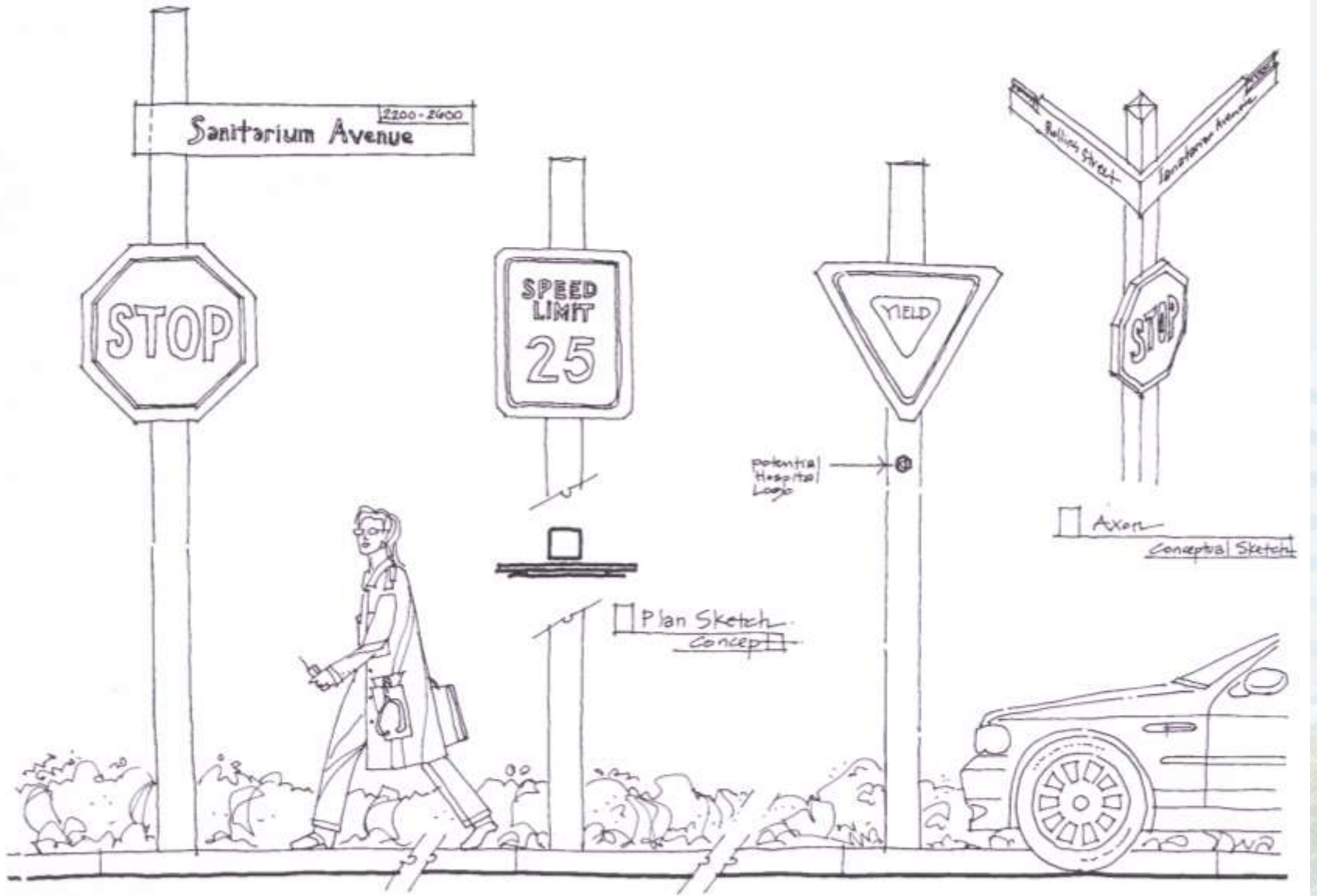
Corner Markers Orange and Princeton

- 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



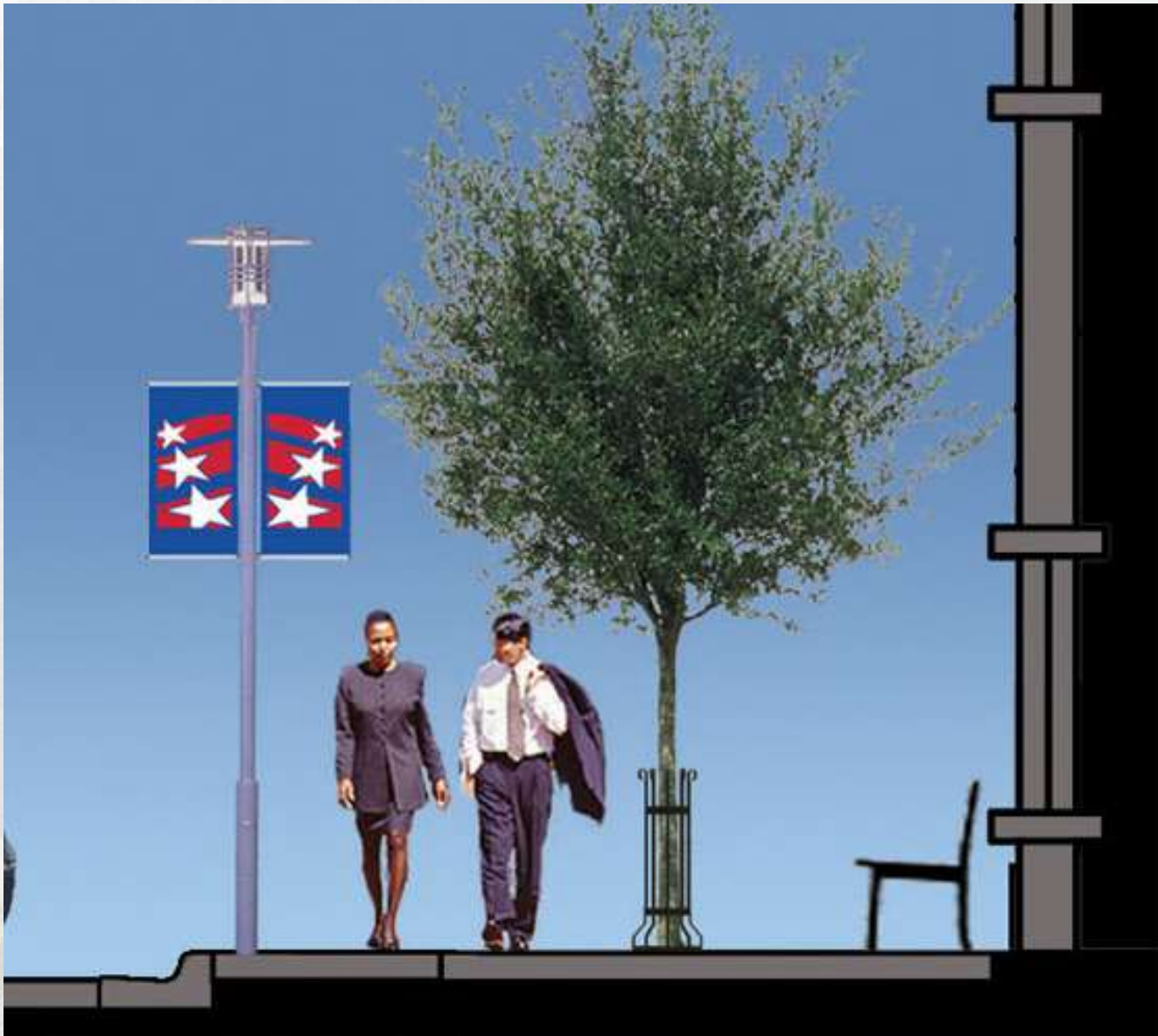
Palette of Street Signs

- Consistent throughout - promotes design continuity



Wayfinding

- Important in creating welcoming and inviting village and medical campus
- Simplifies vehicular circulation
- Reduces stress
- Promotes pedestrian activity



Light Fixture
Has Been
Selected and
Approved by
City

- Consistent throughout - promotes design continuity
- Banners added for events and holiday celebrations



Typical 60' Design Section

- Landscape separation between traffic lane and pedestrian walkway
- Shumard Oak - standard street shade tree

Illustrative Site Plan Orange Avenue



- 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

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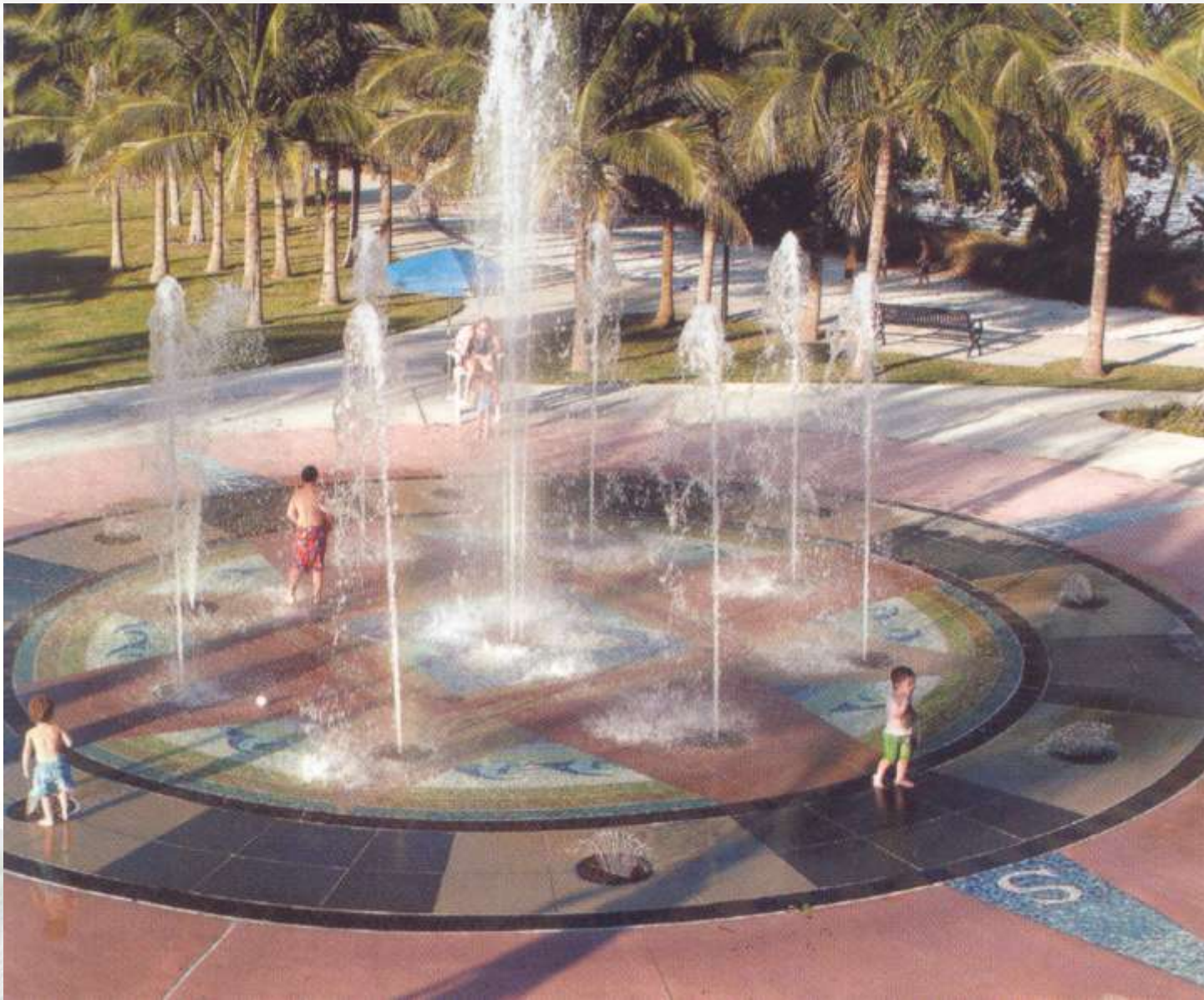
PD Zoning Parks





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



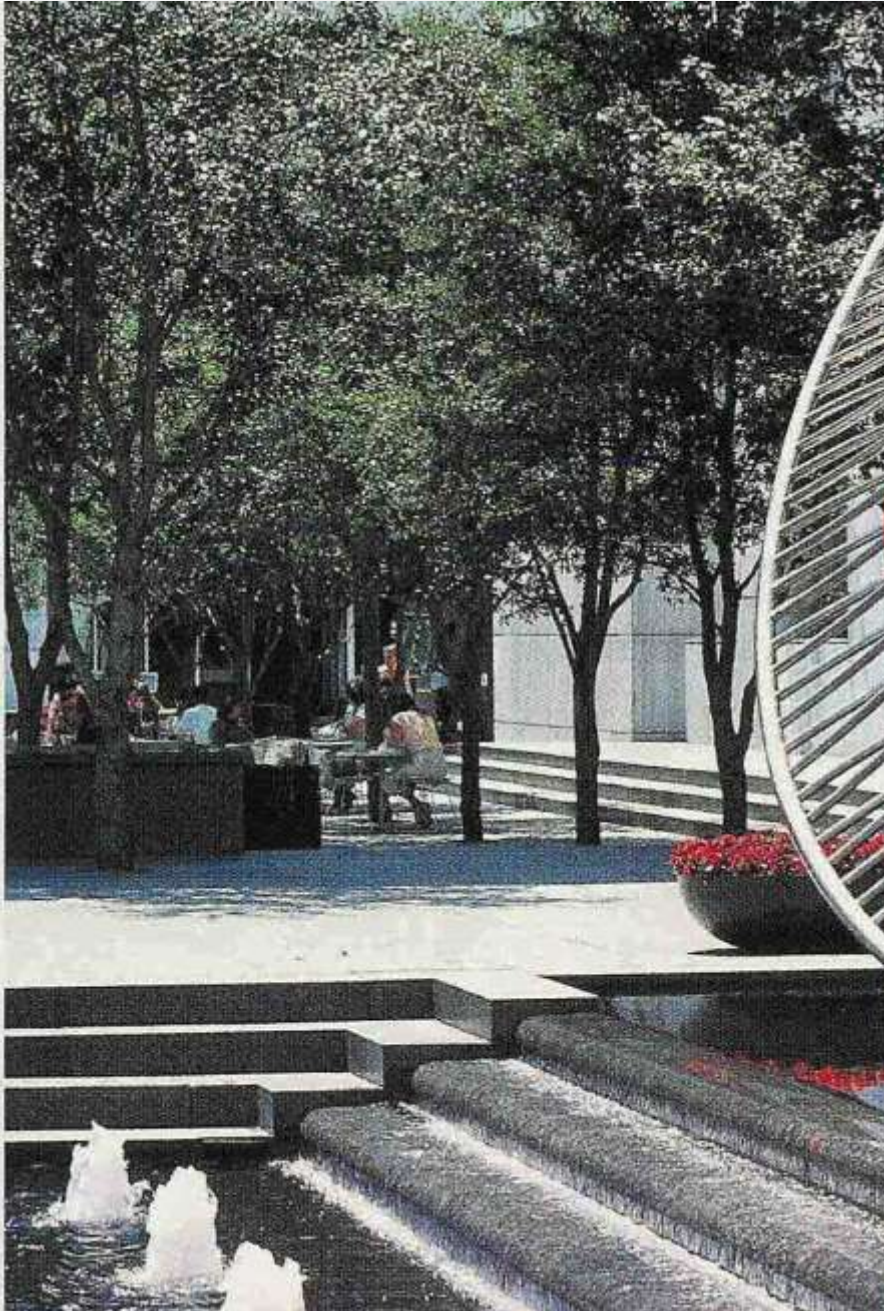
Gateway Park

- 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