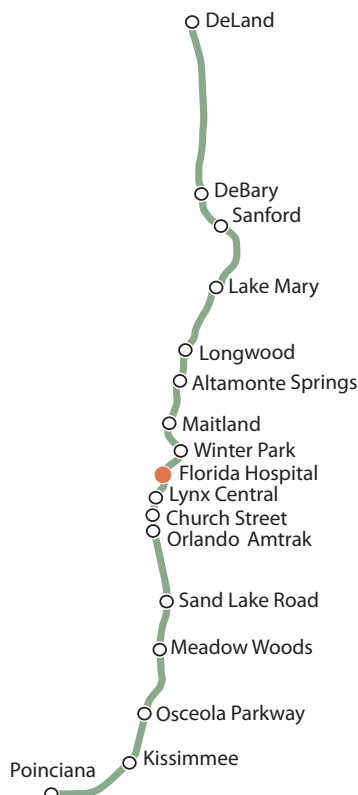


FLORIDA HOSPITAL TOD CONCEPT



Artist's rendering looking southeast towards transit station.



This Urban Center station is fully integrated into the Florida Hospital campus, allowing both patients and employees car-free access to a significant Central Florida provider of health care and employment.

Located in the heart of the district, the addition of SunRail provides easy access to the front door of the many health care facilities. A key part of a comprehensive station area vision, supporting uses - such as a hotel and conference center, a variety of retailers, offices, and housing - will be complemented by the presence and activity associated with transit. Loch Haven Park - one of Central Florida's premier civic and recreational destinations and home to the Science Center, Shakespeare Theater, Symphony Youth Orchestra, Repertory Theater, and Museum of Art - is also within a short walk.

Transit users will benefit from the attention to high-quality streetscape and pedestrian improvements taking place throughout the area. The consistent use of parking structures, lined with active ground floor uses, will assure that pedestrians feel safe and comfortable utilizing the district's streets, and the grid organization provides direct pedestrian connection throughout.

Potential next steps include facilitating and providing incentives for transit-supportive development within ½ mile of the station, and calming traffic along Orange Avenue.

FLORIDA HOSPITAL TOD STATION CONCEPT



- Transit**
- Transit Station
 - Parking
 - Bus Drop-off

- Urban Form**
- Active Building Edge
 - Proposed Buildings
 - Proposed Structure Parking
 - Pedestrian Bridge

- Areas of Change**
- Mixed-Use
 - Hospital

- Parks and Open Space**
- Transit Plaza
 - Park

- Access and Connectivity**
- Pedestrian and Street Enhancements
 - Traffic Calming
 - Crossing Improvements
 - Improved Underpass
 - SunRail

FLORIDA HOSPITAL TOD NEXT STEPS



Aerial photo of existing conditions.

The master plan for Florida Hospital serves as an appropriate blueprint for introducing SunRail and TOD into the hospital's campus. Growing from 7,000 to 15,000 employees at build out, this Urban Center TOD is anticipated to become denser and more walkable over time. In addition to the information presented earlier in the report, next steps in TOD planning for Florida Hospital might include:

- Facilitating and providing incentives for mixed-use transit-supportive development outside of the hospital campus, within ½ mile of the station.
- Initiating a complete streets study to calm S. Orange Avenue and open up both sides of the street to easy pedestrian access.
- Tighter parking ratios for employees to open-up more of the constrained site for development and help leverage the presence of SunRail. District parking, a technique which allows phasing and reduced parking over time, may be quite appropriate here.