

Lee Health

Coconut Point

Design Review

15 September, 2016



Agenda

- Project Description
- Site Development
- Landscape Development
- Exterior Development
- Interior Development
- Exterior Discussion



Local Engagement

Estero Community Initiative Final Report 2015

A real “Village Center” – with more mixed use, housing and transportation choices surrounding a civic center – and a “Healthcare Village” – with accessible and comprehensive health care facilities – are included in the recommendations of the newly completed Community Plan Initiative Final Report provided by Seth Harry & Associates, Inc. and Spikowski Planning Associates.

Estero residents, property owners and stakeholders all contributed to the planning process which resulted in recommendations for compact, walkable, higher density neighborhoods in a downtown, mixed use Village Center and a separate Healthcare Village, both offering convenient access to services, and local shopping.



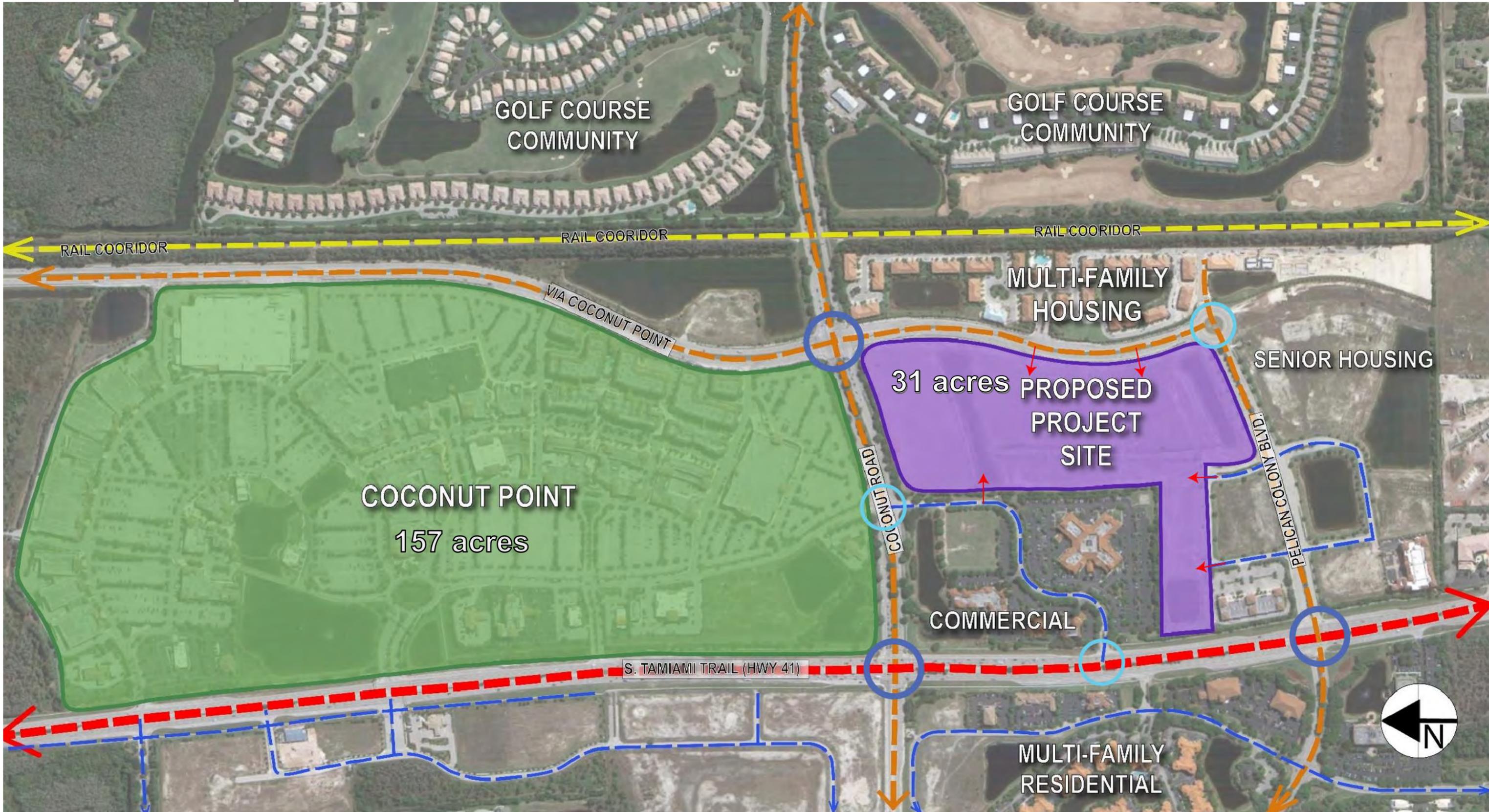


Project Description

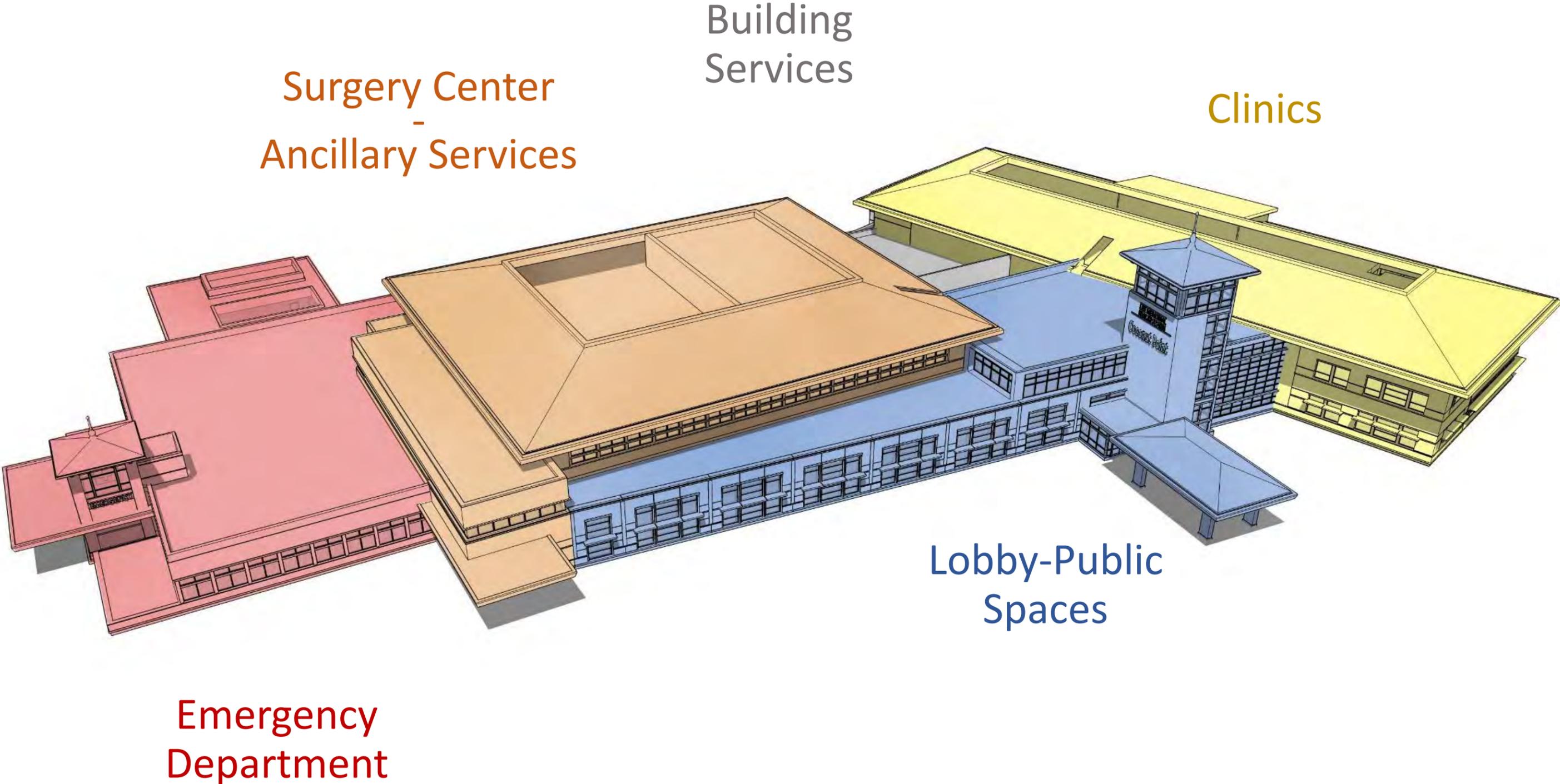
Project Location



Site Comparison

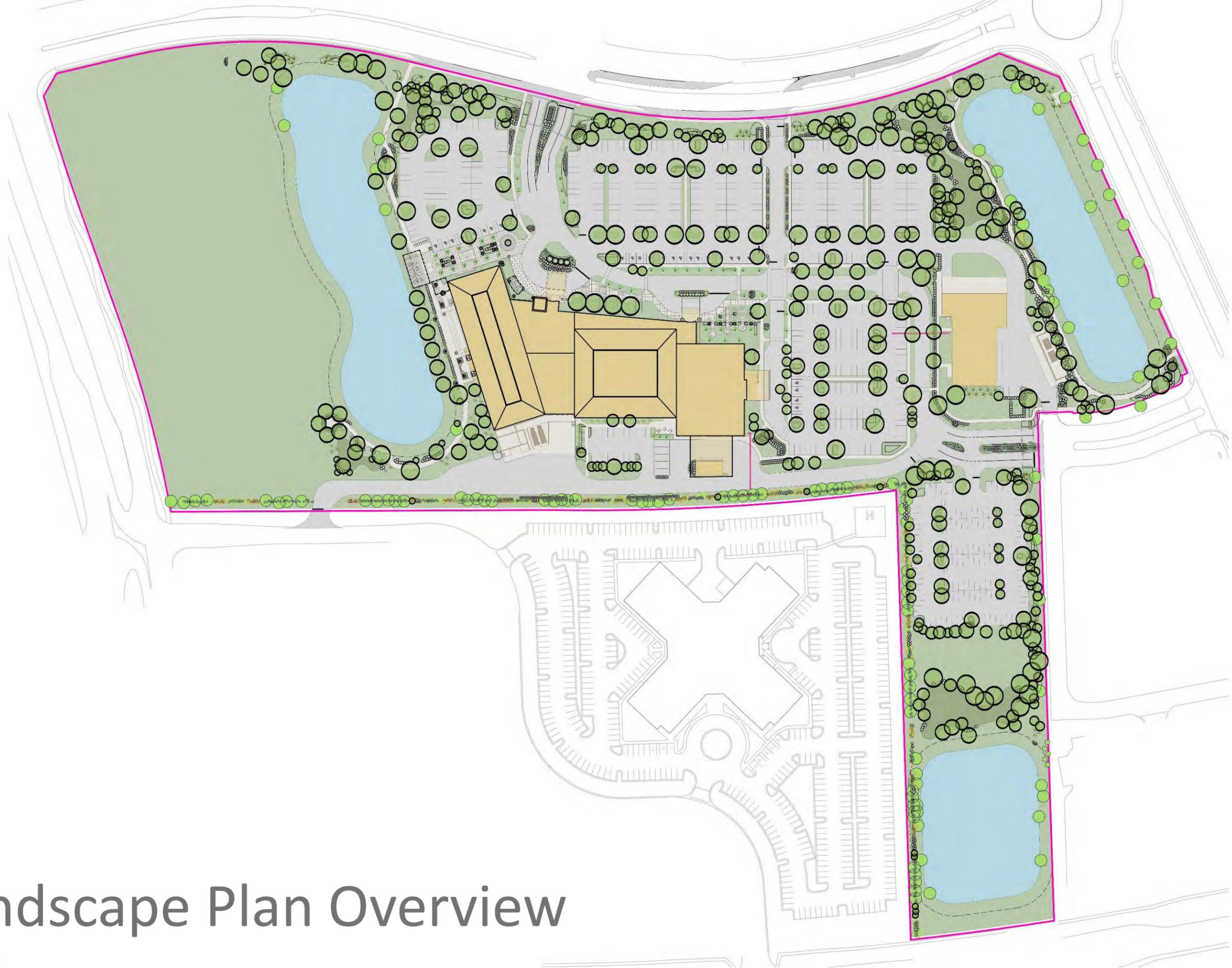


Project Description

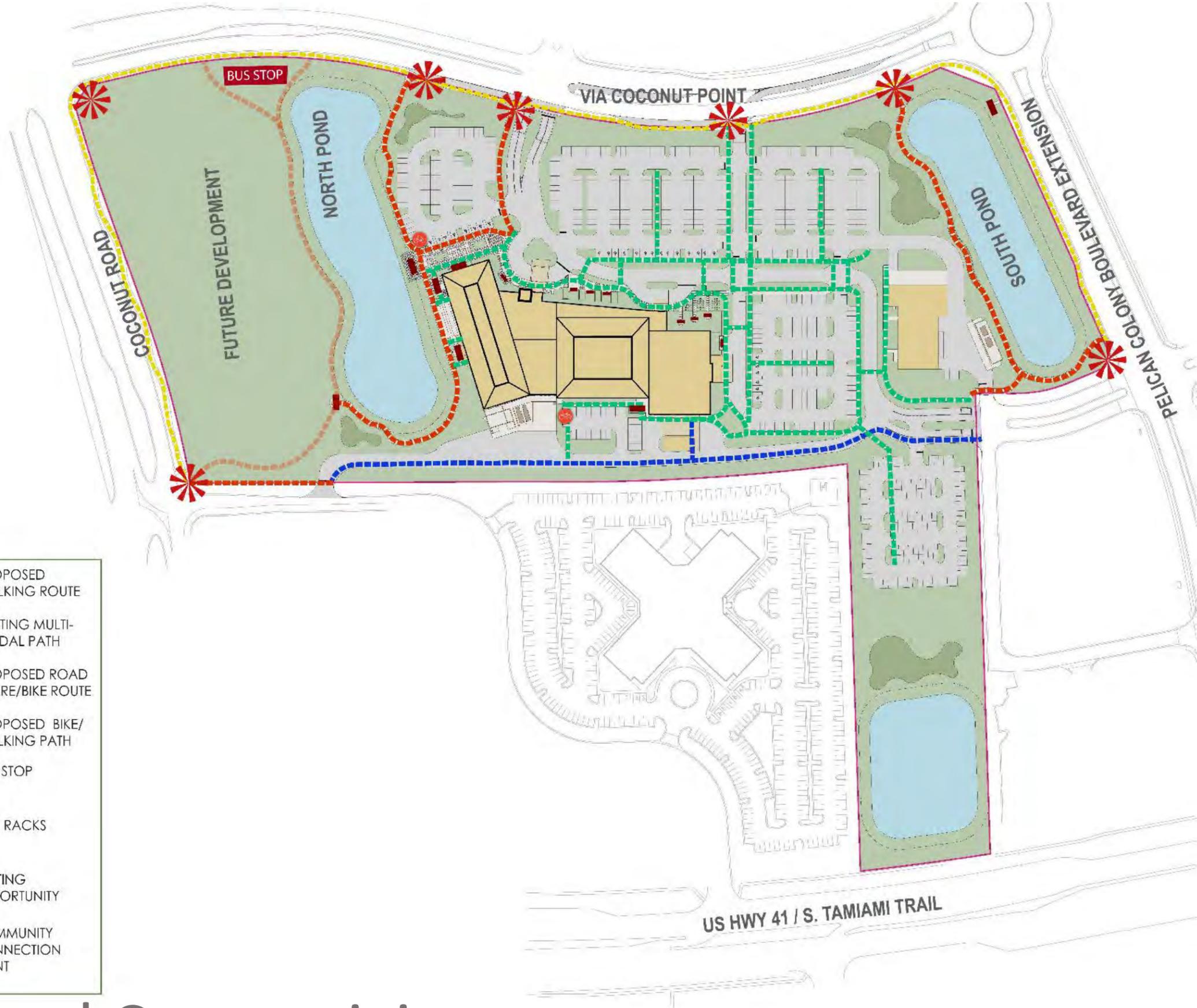




Site Development



Landscape Plan Overview



LEGEND

	PROPOSED WALKING ROUTE
	EXISTING MULTI-MODAL PATH
	PROPOSED ROAD SHARE/BIKE ROUTE
	PROPOSED BIKE/WALKING PATH
	BUS STOP
	BIKE RACKS
	SEATING OPPORTUNITY
	COMMUNITY CONNECTION POINT

Community and Connectivity



Landscape Development

Landscape Design

Form

- Plazas and Gathering Spaces
- Tree Allees and Bosques
- Garden Spaces and Edge

Materials/Color/Texture

- Stone and Brick Pavers
- Colored Concrete
- Raised Planters
- Feature Elements

Details

- Healing Gardens
- Seat Walls
- Trellises and Shade
- Rehab. Spaces



5) Plaza and Lake Overlook

1) Arrival Court

2) Respite Gardens

4) Rehab.
Spaces

3) Hidden
Gardens



Landscaped Spaces

1) Entry Drive



1) Arrival Court



1) Arrival Court – Drop Off



2) Respite Gardens – Overview



2) Respite Gardens – Seating Space



2) Respite Gardens – View from Entry



3) Hidden Gardens - Overview



3) Hidden Garden – Seating Space



3) Hidden Garden – View from Patient Discharge



4) Rehabilitation Spaces - Overview



4) Rehabilitation Spaces



4) Rehabilitation Space – Therapy Garden



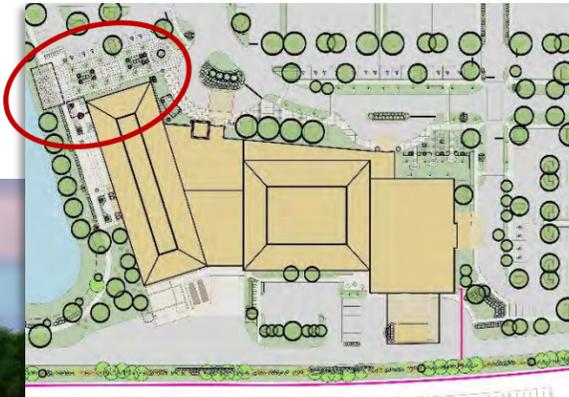
5) Plaza and Lake Overlook - Overview



5) Plaza and Lake Overlook - Plaza



5) Plaza and Lake Overlook - Pavilion





Exterior Development

Mediterranean Design

Form

- Massing
- Roofs
- Towers
- Arcades

Materials/Color/Texture

- Clay Roof Tiles
- Light Stucco/Masonry
- White Window Frames
- Stone Base and Accents

Details

- Base
- Middle
- Top
- Trellises-Site Elements



Site Context

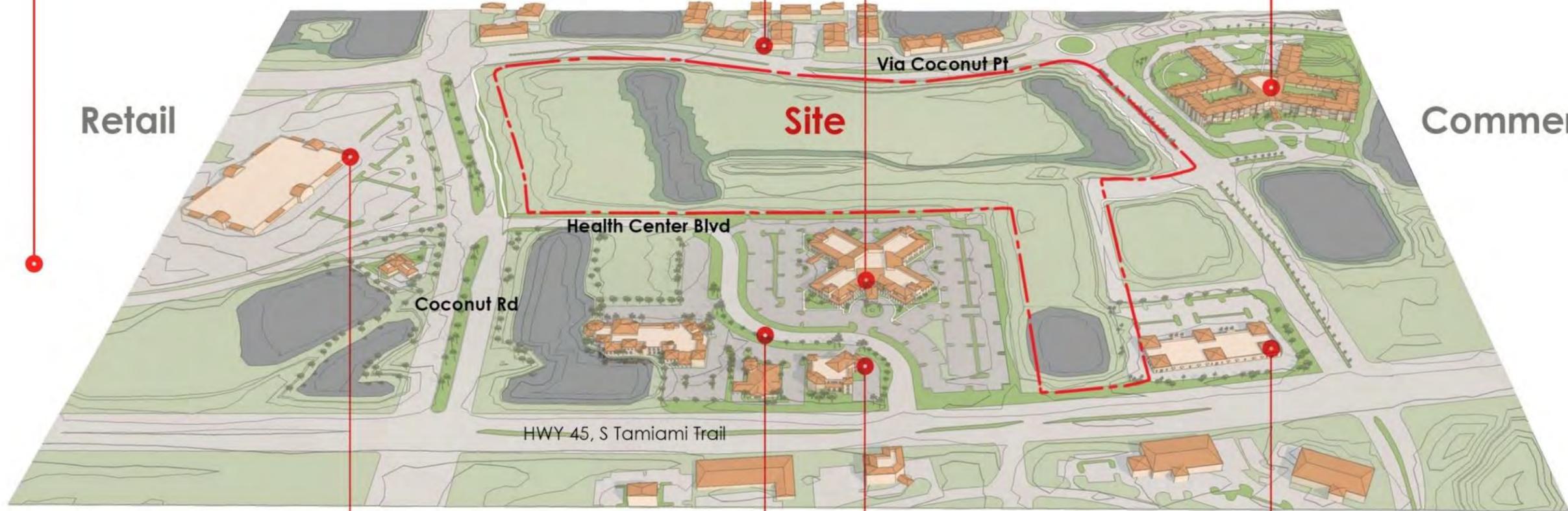


Residential

Retail

Site

Commercial

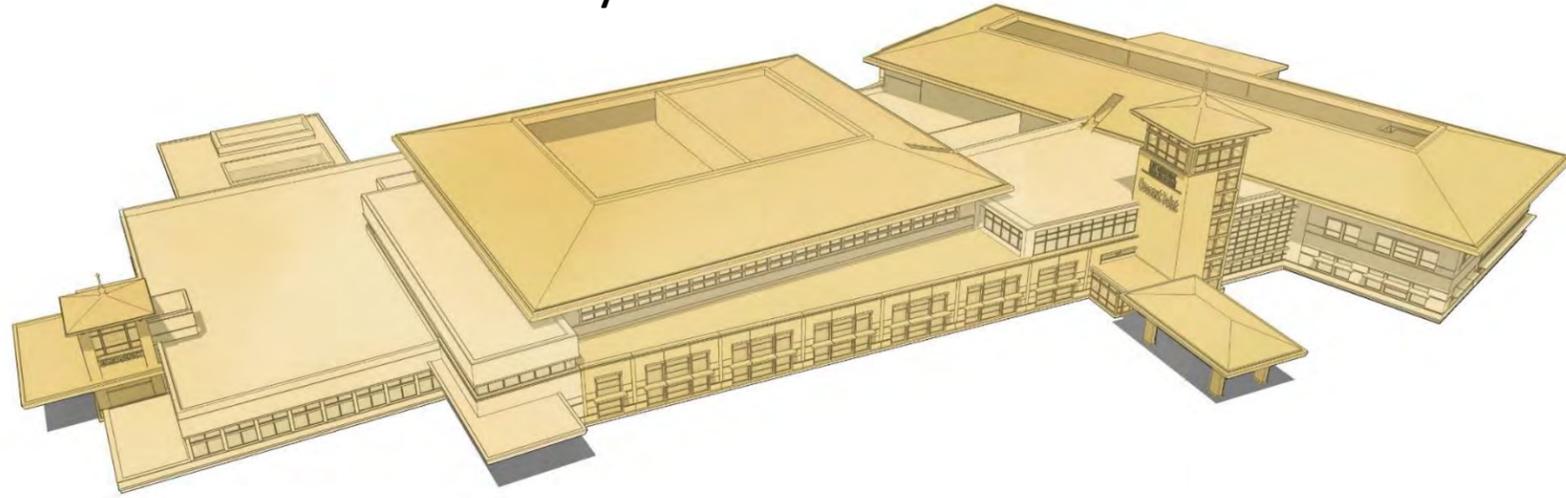


Commercial

Form

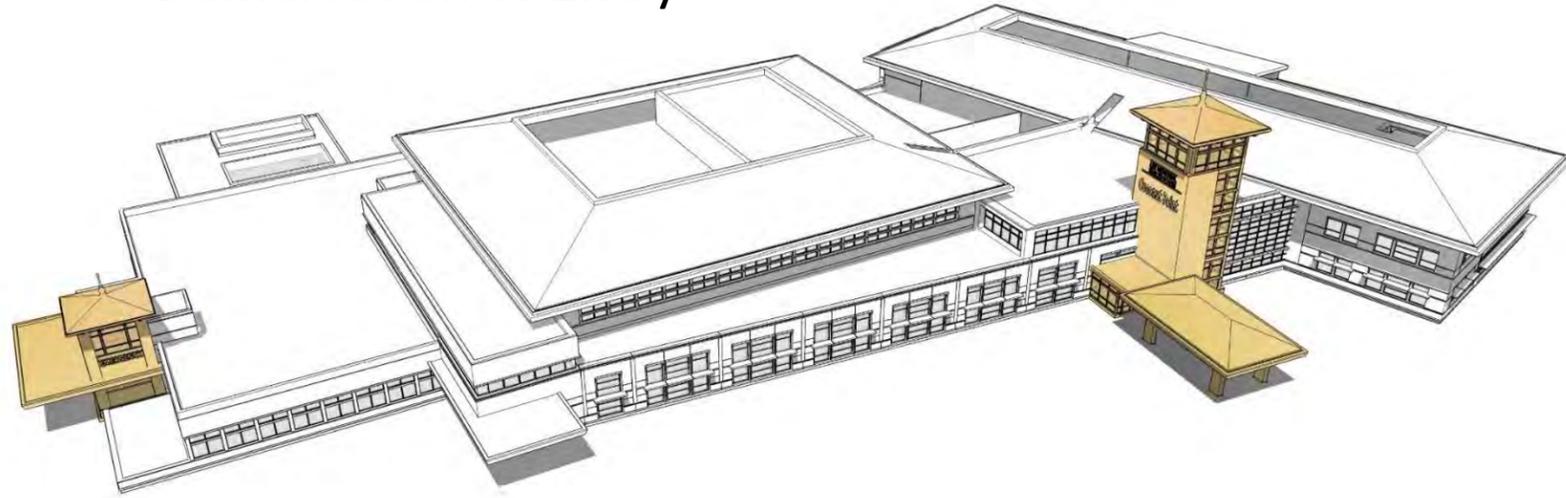
Massing

- Multiple forms
- One and Two Story Elements



Form Tower

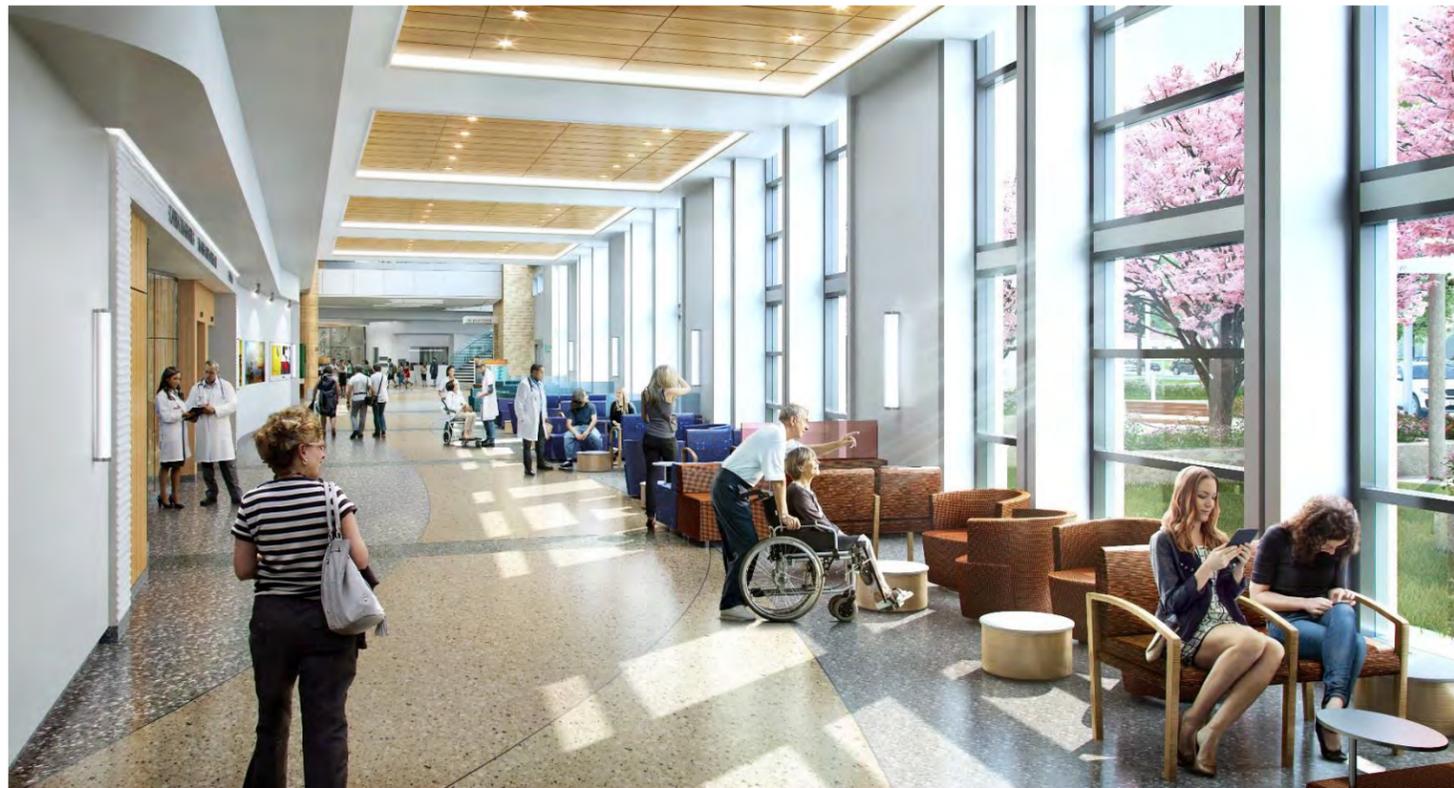
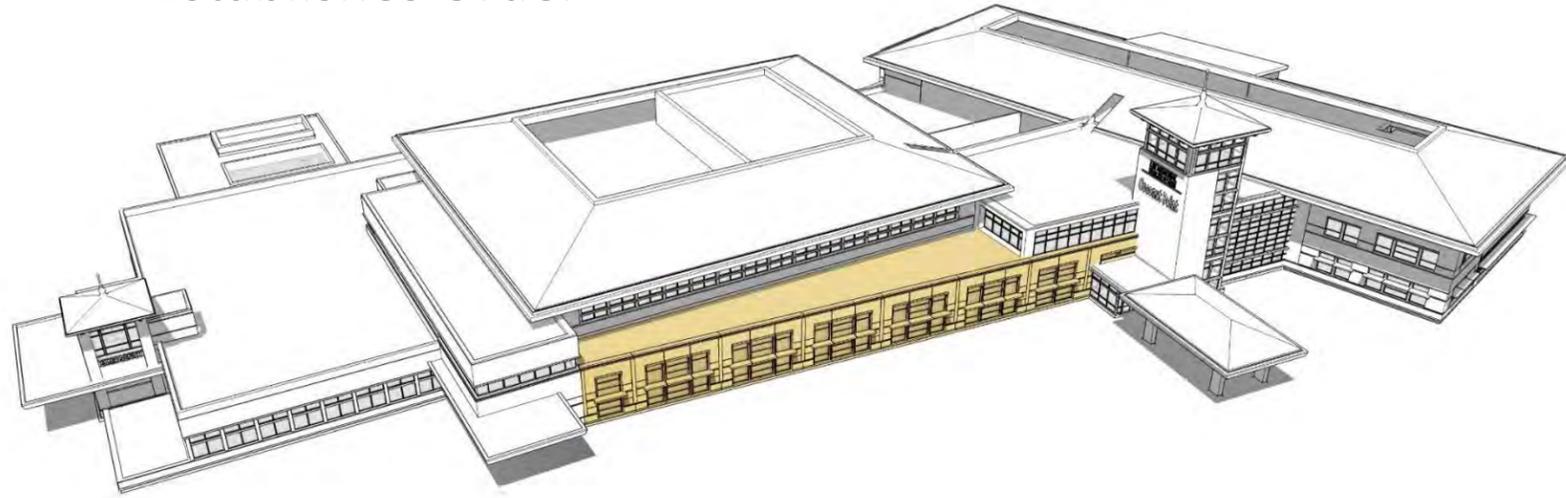
- Focal Point
- Demarcation of Entry



Form

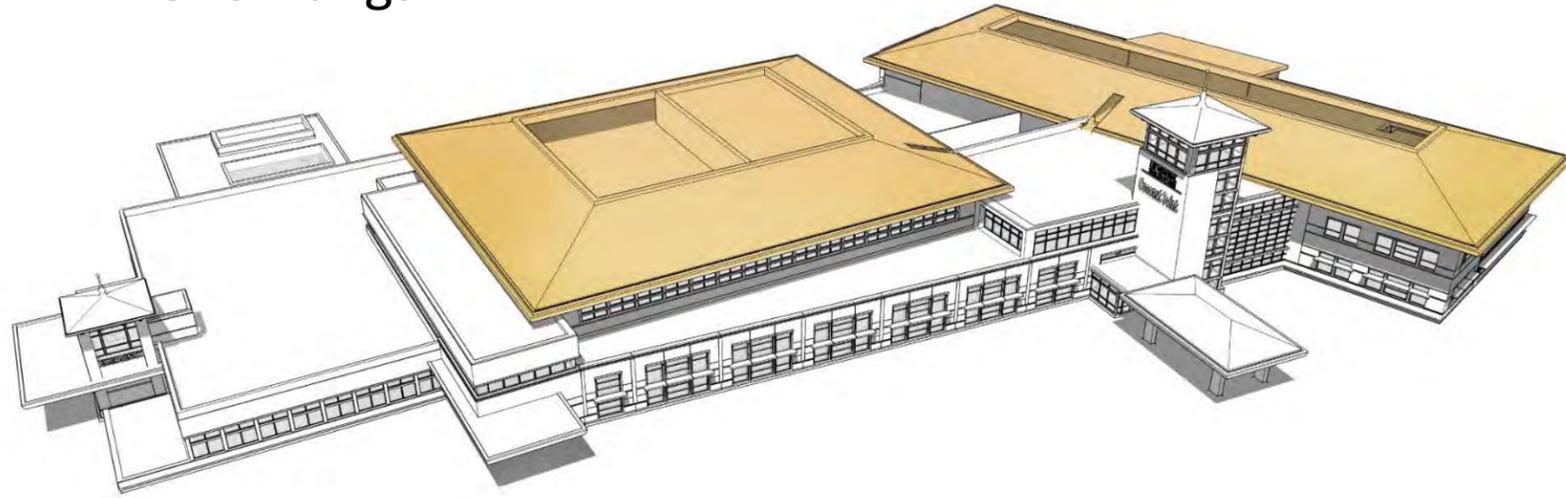
Arcades

- Public Circulation
- Establishes Order



Form Roofs

- Low Hipped
- Overhangs



Materials/Color/Texture

Clay Roof Tiles

Stucco

Masonry

Stone

White Framed
Windows



Materials/Color/Texture

Clay Roof Tiles

Blended
Decorative
Masonry Units

Coquina
Florida
Limestone



High-Performance
Glazing

Metal Trim and
Fascia

Stucco Finish

Details

Roofs

- Low Hipped
 - Overhangs
 - Roof Brackets
 - Wood Soffits
-

Middle

- Light Colored Walls
 - Fields of Stucco with Masonry Accents
 - Masonry Walls at Points of Emphasis
-

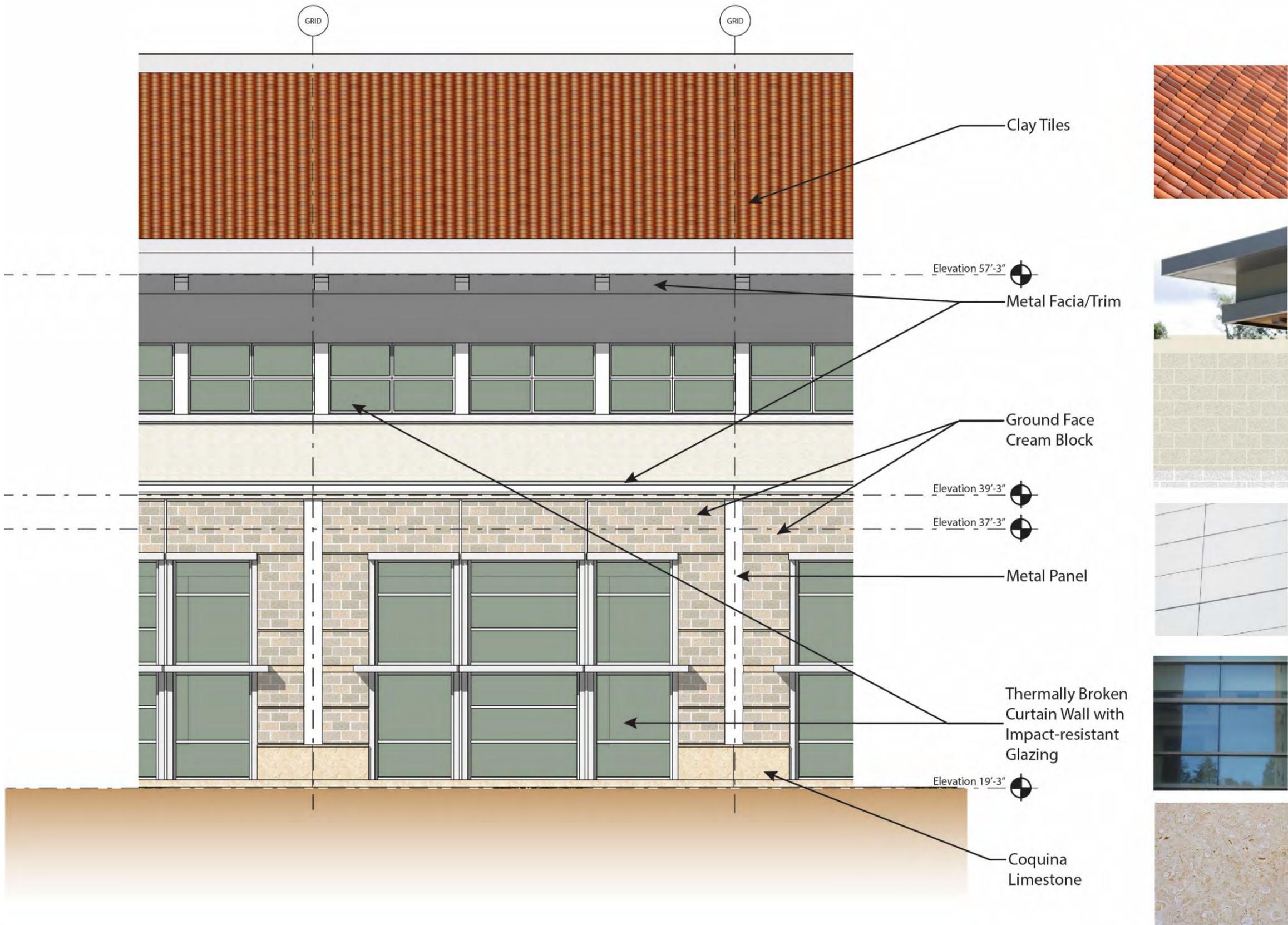
Base

- Stone Water Table

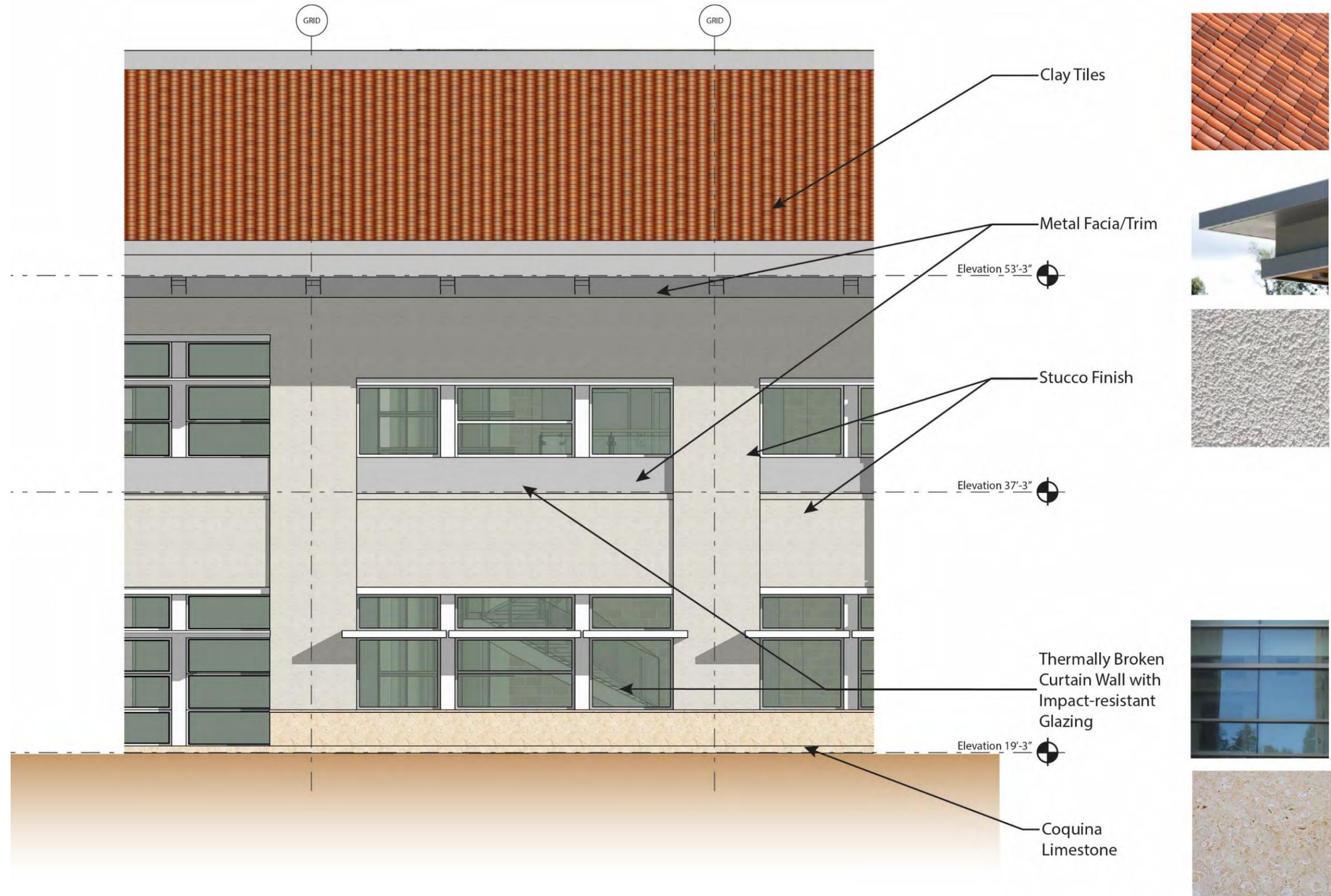


Villa Vizcaya - Miami

Typical Bay at Promenade & Surgery



Typical Bay at Medical Office Building



Details

Roofs

- Low Hipped
- Overhangs
- Roof Brackets
- Wood Soffits

Middle

- Light Colored Walls
- Fields of Stucco with Masonry Accents
- Masonry Walls at Points of Emphasis

Base

- 30" High Coquina Stone Water Table

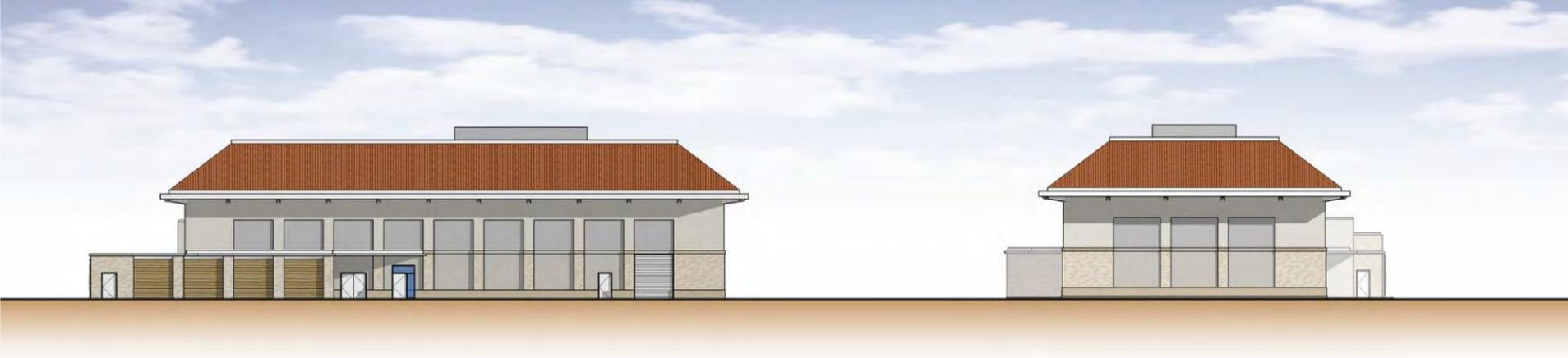


View at Medical Office Building

Elevations



Elevations – Energy Pavilion & Signage



Aerial View



Community Plaza



Entry Garden



View from the North



ED Entry and Discharge



Lobby



Promenade



Promenade



Animation