

Program Summary:

An integrated infrastructure framework transforms fragmented healthcare campuses into a cohesive, mixed-use district defined by connectivity identity, and an activated public realm.

Program Statement:

The plan transforms a collection of independent healthcare campuses into a cohesive, district-scale environment, defined by connectivity, identity, and an activated public realm. Through an integrated infrastructure framework, the project aligns physical systems, public space, and development strategies to support long-term growth and community vitality. A network of primary corridors, multimodal pathways, and gateway intersections establishes a clear organization structure, improving circulation while reinforcing a distinct sense of place. Streets are re-envisioned as complete, human-scaled environments that prioritize walkability, comfort, and accessibility alongside vehicular movement.

Public space is central in designing to support everyday use and large-scale gatherings with plazas, event areas, and green spaces. These environments foster social interaction, promote wellness, and extend the function of adjacent development. Strategically aligned mixed-use density supports economic growth and reinforces connections between healthcare, research, and community life. Layered systems of signage, lighting, and landscape create a legible and unified identity across the district. Collectively, the plan establishes a flexible, resilient model for infrastructure-driven urban design that advances health, connectivity, and civic engagement while setting a precedent for future district-scale development.

UP-280.01

Building Area: (sf)
1200 acres

Cost per Square Foot:
N/A

Construction Cost
N/A

Date of Completion:
September 2021



UP-280.02

Infrastructure Vision

The infrastructure vision establishes a cohesive identity for a growing health-focused district, transforming a collection of medical campuses into a unified, vibrant urban environment.

Grounded in aspirations for top-quality healthcare within a healthy, connected setting, the plan positions the district as a premier regional destination for wellness, innovation, and community life.

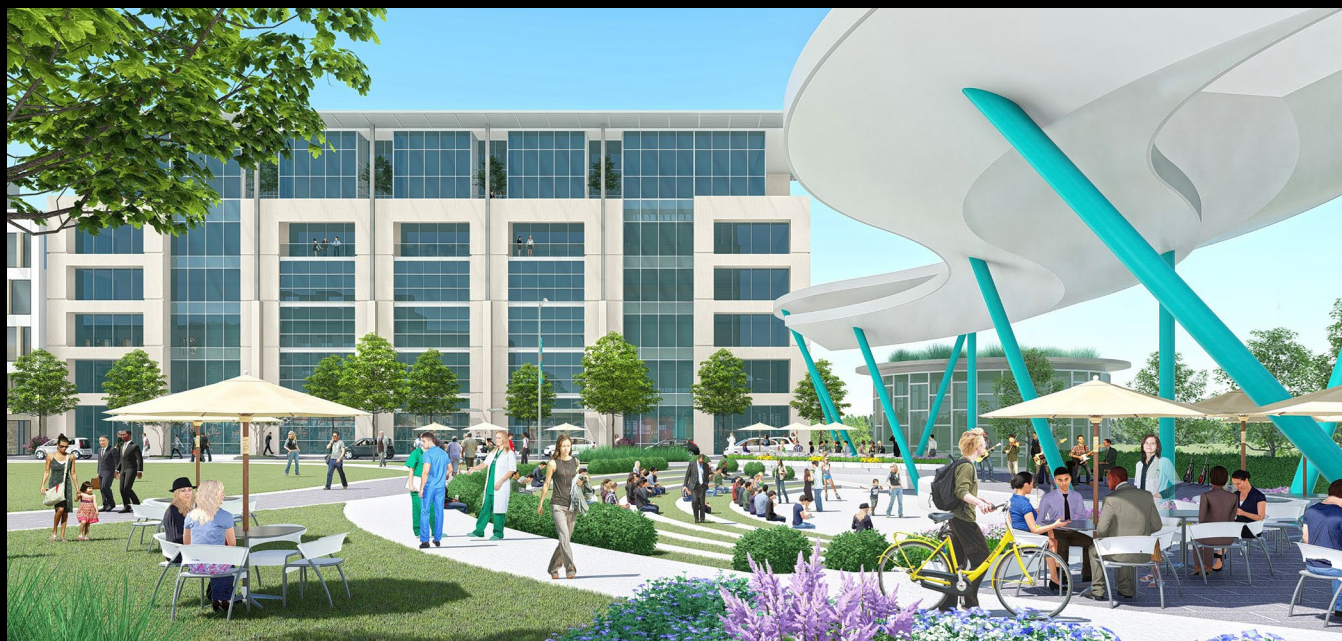
Strategic enhancements to streetscapes, gateways, and public spaces reinforce a clear sense of place while improving accessibility, safety, and walkability.

Key entry points are designated as branded thresholds, signaling arrival into a distinct and recognizable district. Streets are reimagined as active public corridors that prioritize human scale, comfort, and long-term quality to encourage investment and engagement.

At the heart of the vision is a dynamic public realm that supports civic life through opportunities for dining, recreation, and cultural interaction.

Together, these elements shape a holistic experience that integrates healthcare, mixed-use development, and community vitality into a model environment for healthy living.





UP-280.03

Infrastructure Components

The plan organizes the district through a comprehensive framework of interconnected systems that reinforce both physical development and community vitality.

At its foundation, physical infrastructure investments elevate quality and long-term value through coordinated improvements to roadways, trail networks, signage, lighting, utilities, and landscape. A multimodal approach to transit, including pedestrian, bicycle, and shared mobility options, enhances accessibility while supporting a more connected and efficient district.

Beyond the physical environment, social infrastructure plays a critical role in activating the district. Community programming, public events, and wellness initiatives foster engagement, strengthen neighborhood identity, and promote a culture of health and connection.

The plan also emphasizes innovation as a catalyst for growth, encouraging cross-sector collaboration between healthcare, education, research, and business. By supporting entrepreneurial networks, incubator spaces, and strategic partnerships, the framework positions the district as a hub for economic development and knowledge exchange.

Underpinning these systems is a long-term implementation strategy that ensures sustained success through coordinated planning, branding, governance, and ongoing investment.

UP-280.04

District Connectivity Framework

The plan establishes a clear framework for connectivity, organizing the district through a network of primary corridors, enhanced streetscapes, and strategic gateways.

Major north-south and east-west routes form the structural backbone, concentrating improvements along key corridors to strengthen circulation, identity, and visibility.

A continuous loop of pedestrian and bicycle infrastructure links major institutions, open spaces, and adjacent neighborhoods, reinforcing multimodal access.

Key intersections are identified as gateway moments, where enhanced design elements such as landscape, signage, lighting, and public art signal arrival and create a cohesive sense of place.

The framework also leverages existing assets, including parks, waterways, and regional connections, to extend the district's reach it into the broader urban fabric.

Together, these coordinated systems transform a collection of independent destinations into a legible, connected environment that supports movement, engagement, and long-term growth.





UP-280.05

Gateway Intersection Transformation

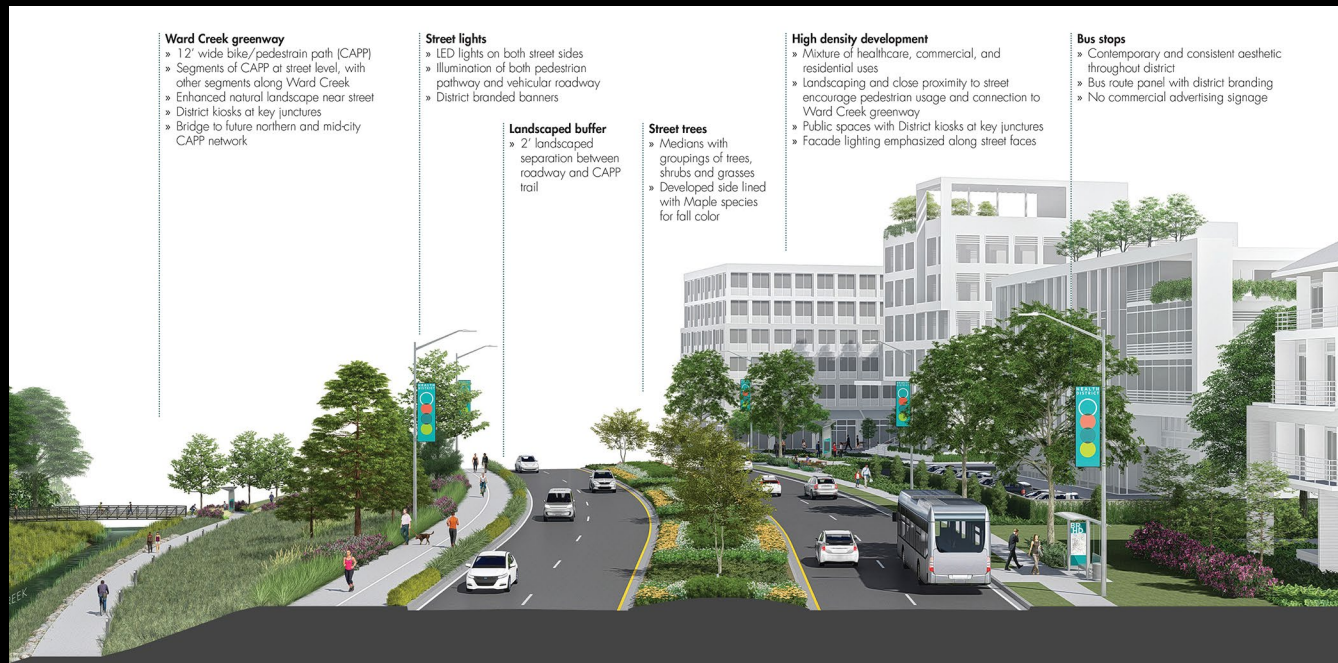
The plan reimagines a major interstate-adjacent intersection as a dynamic gateway that establishes a strong first impression of the district. The design transforms a traditionally infrastructure-dominated condition into a recognizable and engaging arrival sequence.

Enhanced traffic infrastructure, including upgraded mast-arm signals, improves safety and visibility while reinforcing a sense of permanence and order.

Integrated lighting strategies animate the underpass environment, introducing color-changing illumination that enhances visibility, improves user experience, and creates opportunities to highlight public art within the bridge structure and retaining walls.

Sculptural elements and curated design features further define the intersection as a distinct threshold. Together, these interventions elevate a utilitarian space into a memorable gateway that balances movement, identity, and placemaking.





UP-280.06

Complete Streets Framework

The plan advances a complete streets approach that redefines the district's primary corridors as integrated, multi-functional environments.

Rather than prioritizing vehicular movement alone, the framework balances mobility with pedestrian comfort, transit access, and placemaking to create a more connected and human-scaled experience.

The corridor section illustrates a layered streetscape that incorporates dedicated bicycle and pedestrian pathways, transit infrastructure, and landscaped buffers alongside vehicular lanes.

Street trees, planted medians, and greenway connections enhance environmental performance while reinforcing visual continuity and seasonal identity. Coordinated lighting, signage, and branded elements further contribute to a unified district character.

Adjacent development is positioned to engage the street, supporting higher-density, mixed-use growth and activating the public realm.

By integrating mobility, landscape, and development strategies, the framework transforms a conventional roadway into a vibrant civic corridor that supports health, accessibility, and long-term urban vitality.



UP-280.07

Green Infrastructure

The plan envisions a high-density, mixed-use district that integrates healthcare, residential, and commercial development with active public spaces.

Plazas, green spaces, and recreation areas are strategically distributed to support daily use and large-scale events, reinforcing community engagement and wellness.

Mobility strategies support walkable corridors, shaded sidewalks, and dedicated bike infrastructure. Supporting amenities such as cafes, resource centers, and collaborative spaces activate the public realm and encourage interaction.

Sustainable strategies, including solar energy integration and landscape systems, enhance environmental performance, while screened parking minimizes visual impact. Together, these elements create a connected, people-centered district that promotes long-term health, resilience, and urban vitality.





UP-280.08

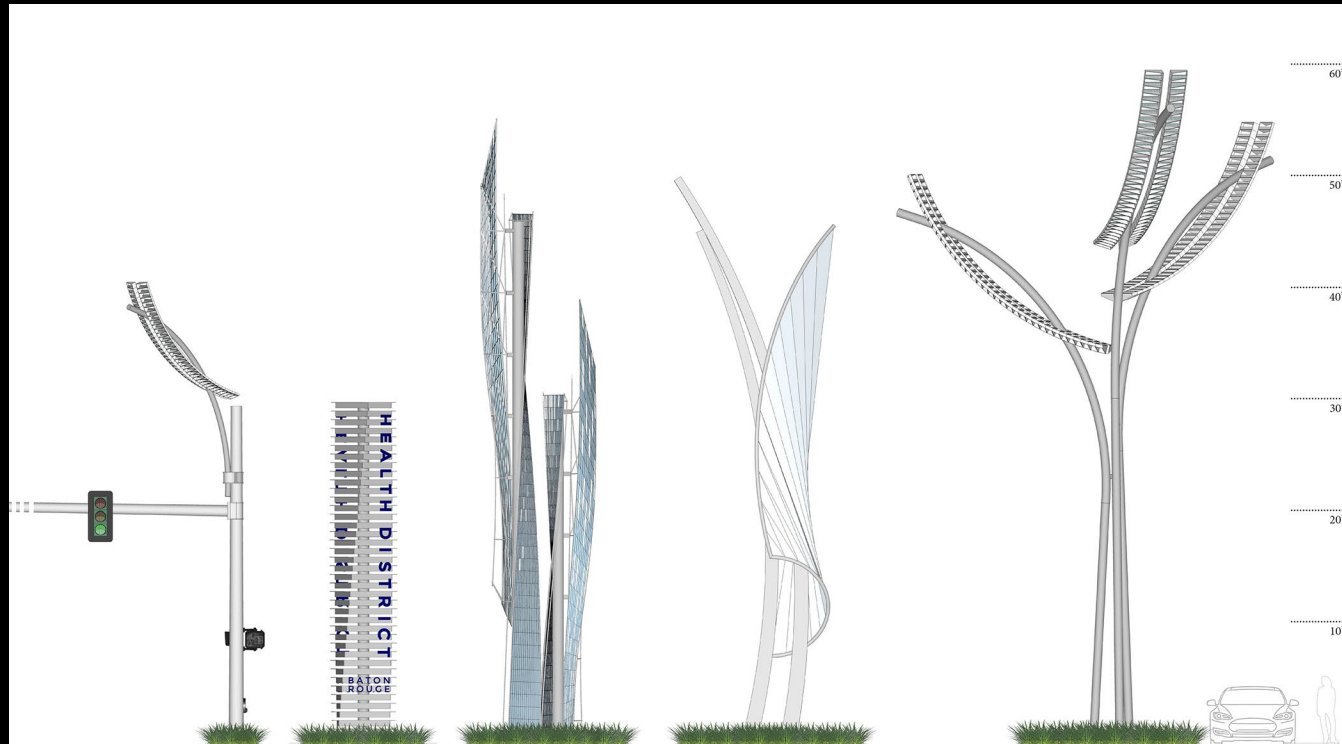
Signage and Lighting Program

A cohesive family of wayfinding, signage, and lighting elements establishes a unified visual identity across the district while enhancing safety, clarity, and user experience.

Strategically located kiosks serve as interactive information hubs at key junctures, providing digital wayfinding, district information, and additional public-facing amenities. Complementary wayfinding signage reinforces navigation at decision points, guiding both pedestrians and drivers through a consistent language of form, material, and branding.

Traffic signage is streamlined and standardized to reduce visual clutter while maintaining clarity and consistency throughout the district. Together, these elements create a legible and intuitive navigation system that supports both daily use and first-time visitors.

Layered lighting strategies further define the district's character, combining functional illumination with signature elements that contribute to identity and placemaking. Standard street and intersection lighting ensures safe, consistent visibility, while custom-designed feature lighting highlights major intersections and gateway approaches. These sculptural lighting elements introduce opportunities for subtle animation and visual distinction, creating memorable moments within the public realm and reinforcing a cohesive district presence.





UP-280.09

Public Plazas

The public plaza is designed as an active, people-centered space that anchors daily activity and supports adjacent development. Ground floors are oriented toward the plaza with cafes, retail, and active uses, while overhead architectural elements and building projections provide shade, shelter, and visual interest from multiple vantage points.

A flexible landscape and hardscape strategy introduces shaded seating areas, planting zones, and open gathering spaces that accommodate a variety of group sizes and activities. Seasonal tree canopies enhance comfort while reinforcing a dynamic, responsive environment.

Supporting both informal and programmed uses, the plaza functions as an extension of surrounding buildings, enabling outdoor meetings, dining, and event overflow while also accommodating food trucks and small-scale activations.

Collectively, these elements create a welcoming, adaptable public space that supports daily use and strengthens connections between adjacent buildings.