

**UFHealth**  
THE OAKS

6201



# UF HEALTH THE OAKS

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*discovering unexpected opportunities through adaptive reuse*



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Flad





## Introduction

*With this innovative adaptive reuse project, the University of Florida Health (UF Health) joins a growing roster of healthcare systems nationwide converting vacant retail spaces for leading-edge healthcare applications.*

The 139,000-square-foot clinic houses three specialties—ophthalmology, otolaryngology, and audiology, as well as lab/blood draw—in a transformed former big box retail space.

A second phase of the project includes a 25,000-square-foot outpatient surgical center to support ophthalmology and otolaryngology procedures and imaging services, further extending the clinic's reach and the network's capacity to improve their patients' access to quality care.



## CHALLENGES AND GOALS

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UF Health's central strategic goal is to make vital health resources more accessible to community members, while creating an environment that combines the latest technology with warm, attentive service. With the demand for ophthalmology, otolaryngology, and audiology services steadily on the rise, UF Health sought a design team to help them co-locate the three practices' full programs, in one centralized space with plentiful public transportation and parking availability.

Originally conceived as a potential hurdle, the site offered numerous opportunities typically unavailable on standard clinic projects. Our approach was to embrace the challenges and seek out ways to leverage the existing site for cost/time savings and unique opportunities throughout the transformation.



Typical, New Clinic

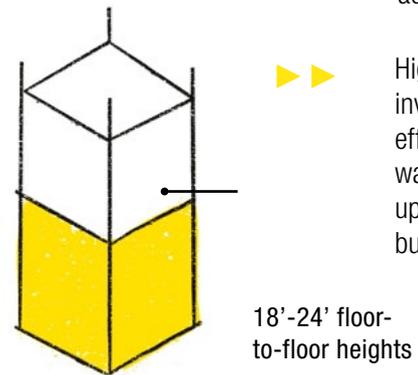
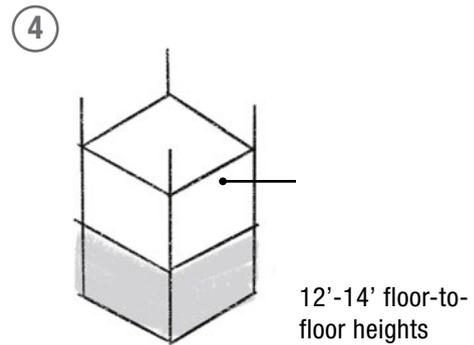
- ① Greenfield site
- ② Location limited by budget
- ③ Parking options:
  - Purchase site large enough for surface parking
  - Build a costly ramp to save space

Adaptive Re-use of Existing Infrastructure of Mall Site

- Mall site ▶▶
- Prime, accessible location ▶▶
- Plentiful existing parking included in building lease ▶▶

Benefits

- Staff and patients have easy access to food, exercise, and other amenities within a short indoor walk, on location. UF also gains invaluable brand exposure to curious mall shoppers and built-in traffic to eyewear and hearing aid retail (located closest to visible interior mall entrance).
- The popular mall is located conveniently on a bus line and extremely close to the interstate for patients traveling from distances to access the specialties. This location would likely be cost prohibited if not already developed.
- Significant earthwork and new blacktop/concrete was avoided. Only minor site modifications were required (to add a drive-through drop-off, improve landscaping, and add additional accessible parking spots).
- High ceilings in clinical spaces result in more inviting space, interesting lighting, ceiling effects, and more intuitive/recognizable wayfinding opportunities; without adding upfront costs associated with increasing building height.



## FUNCTIONAL PLAN



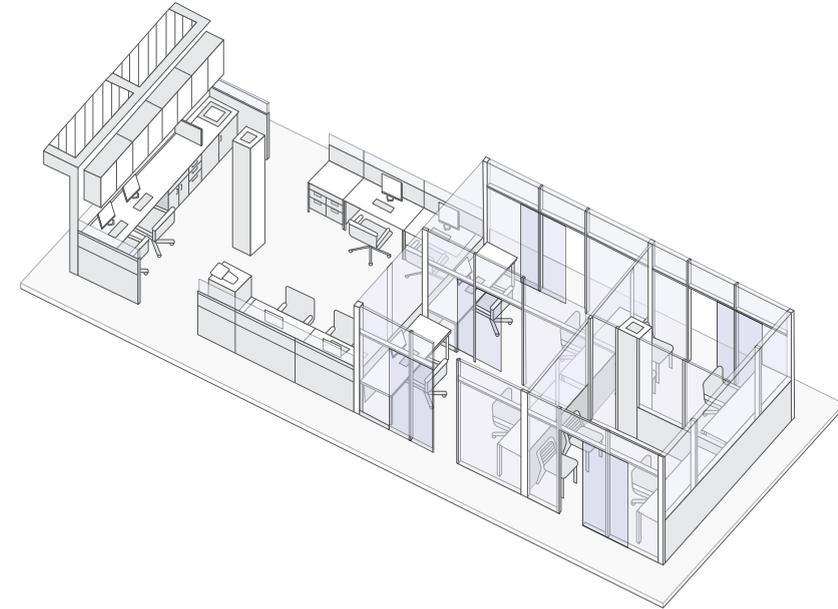
Another challenge turned opportunity was the existing structural grid.

While traditional outpatient clinic planning grids are often 30'x30', the existing mall grid was significantly tighter at 26'x26'. This was initially concerning; however, it provided an opportunity to reimagine how to improve common treatment and support space layout.

Rather than a traditional double-loaded exam corridor, the UF clinicians chose a team-based, collaborative work area with exam/treatment rooms on three sides. Though "clinical pods" are not a new concept, placing nursing, clinicians, and physicians together in a visually open workspace directly off the exam rooms is a cutting-edge, innovative solution.

### Resulting Benefits

- Reduced clinician walking distance
- Increased communication
- Increased space for Ophthalmology and ENT treatment rooms with large equipment by narrowing teamwork zones





## SOLUTIONS AND RESULTS

Intrinsic to the nature of this adaptive reuse project were several unique design challenges and opportunities that the design team harnessed for the benefit of UF Health, patients, and staff. Throughout the process, we discovered that our perspective and approach to the transformation resulted in more design opportunities than compromises.

### Large, Atypical Space

As the clinic facility is part of the mall, the expansive existing space provided a rare opportunity to extend the open, wide main concourse space through the center of the building while still maintaining ample space for the full clinic programs and growth potential.

The existing building is a 26' structural bay, which is unusual for outpatient planning. This design challenge created a unique opportunity for innovative problem solving. Transforming the existing space ultimately benefited the project as there was ample room to provide beautiful, open public spaces and generously sized clinical treatment areas.



1. *Expansive Concourse Space*
2. *Lighting Considerations for the Former Mall Anchor Store*
3. *High-Impact Wayfinding Opportunities*
4. *Atypically High Ceiling Heights*



*Before & After*

## DAYLIGHTING AND FAUX SKYLIGHT FEATURES

Initial project concerns expressed by some of the clinical groups moving to the space focused on the viability of transforming the existing space into a bright, state-of-the-art healthcare clinic that meets UF Health standards, particularly due to a lack of windows. Rising to this challenge, the Flad team took advantage of the high structure of the existing building and cut large light monitors into the concourse.

The high ceilings also provided the opportunity to include 15' clerestory/storefront assemblies on the waiting room spaces.

This creates separation and brings natural daylight from the concourse light monitors into the waiting rooms – making them feel larger and more open.

The skylight effect was duplicated in the interior clinical corridors with specialty lighting fixtures. These mimic the light monitors in the concourse space to maintain the bright, open atmosphere throughout the clinic.





## WAYFINDING

In contrast to the budget-friendly low ceiling heights typically used in new construction clinic buildings, the existing, higher-than-average ceilings provided a design opportunity to expand wayfinding beyond basic wall plaques and artwork.

Architectural landmarks and sculptural ceilings with feature lighting anticipate patient needs and reinforce wayfinding within the clinic corridors.

By using interior architecture to visually differentiate stops along a patient's path, these interior design elements assist patients in finding their way through sometimes complex treatments that can require stops at several different exam rooms and waiting areas prior to check-out.



## RECRUIT & RETAIN TOP MEDICAL TALENT

Healthcare staff are imperative to the health and well-being of the public and deserve a pleasant space to take their much-needed breaks during the day. Rather than the usual cramped, windowless spaces assigned to individual departments, UF Health chose to leverage the entire second floor space available to offer dynamic, beautiful officing and shared staff support areas with enhanced design and amenities as a respite for their valued team.

The modern break room, shared by multiple departments, is larger, more open, efficient, and welcoming than the typical small breakrooms that might support a single group's staff. The floor-to-floor ceiling heights also created an opportunity to include new clerestory windows in the design. These bring natural light into the offices and staff lounge, a luxury that is often reserved solely for the public-facing and patient spaces of clinics.

*The staff lounge features an open ceiling concept with decorative lighting fixtures and varying height ceiling clouds that absorb sound, offset cost, and add visual interest.*





## POSITIVE IMPACT

This transformation provides the community and surrounding areas with an inviting, modern, conveniently located one-stop specialty clinics from which to receive world-class, full-service ophthalmology, otolaryngology, and audiology services and care.



Honors UF Health reputation



Compelling recruitment tool for top medical talent



Positive economic impacts

New food vendors have since opened in empty food court spaces



Symbiotic benefits to UF Health and mall developer



Connection to community



Increased brand visibility

Most importantly, the thoughtful design respectfully anticipates patient needs and inspires feelings of hope and comfort in the 1,500 to 2,000 patients who receive care each week in this comfortable, patient-centric clinic.







*The existing "east" brick entry was re clad with metal panel and a simple glass vestibule was carved into the form. The former north entry wall facing the mall food court entry beautifies the space with local art and extends brand visibility.*

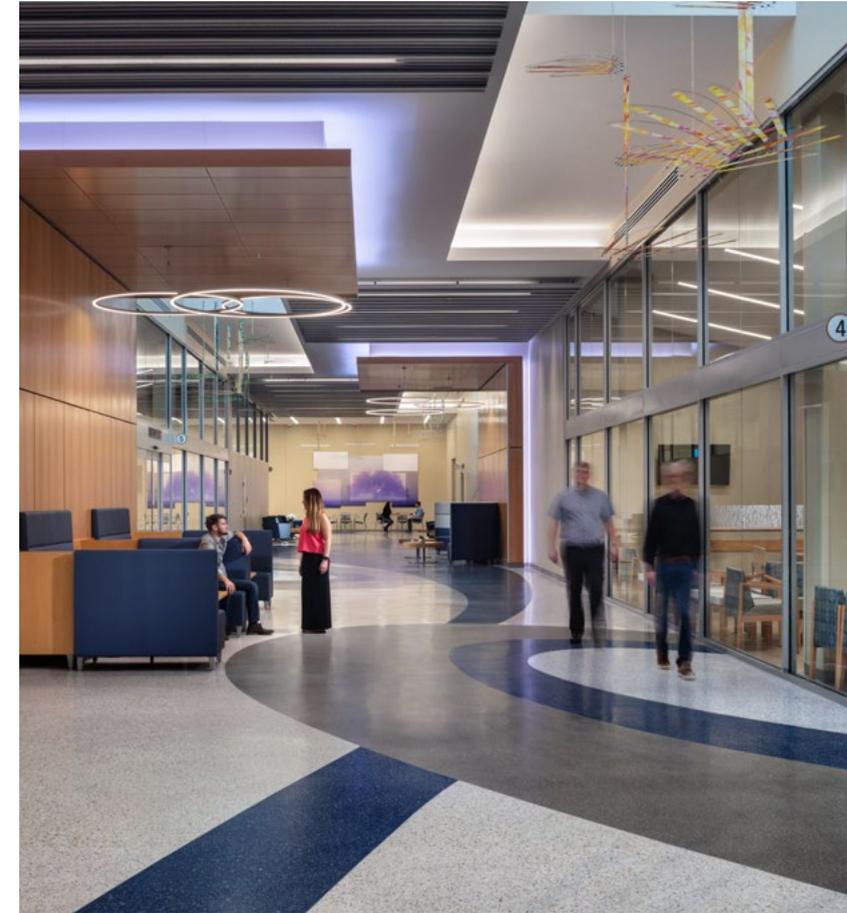
*The existing exterior allowed the design team to focus on renovation of the entries to create maximum visual impact with minimal disruption of the site and existing building structure. The canopy provides a covered drop off zone, while the colonnade and covered walk direct visitors toward the main building entrance.*



*The refacing of the mall connection entry brings new life to the interior of the mall concourse and provides further brand exposure to shoppers.*



*The existing structure allows for high ceilings that provided an opportunity to incorporate specialty light fixtures that mimic the light monitors of the concourse space to carry a bright, open atmosphere to interior clinic spaces.*



*The existing structure, with its high ceilings and large volume of the concourse, allowed the design team to sculpt the walls and ceilings. Incorporating light features highlighting entry points and suspending sculptural mobiles increases interest and movement throughout the space.*





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