

NOTE:  
 1. ALL THE FACILITIES AND ELEMENTS OF THE SITE, INCLUDING ACCESSIBLE ROUTES AND PARKING SHALL MEET THE REQUIREMENT OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC) ADOPTED PURSUANT TO SECTION 353.503, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FAIR HOUSING ACT, IF APPLICABLE.

SITE DATA	
TOTAL AREA	15.42 AC.
LOT COVERAGE	58 %
COMMERCIAL AREA	84 %
RIGHT OF WAY	0 %
OPEN SPACE	16 %
COMMERCIAL SPACE	UP TO 705,046 S.F.

<b>CONCEPTUAL SITE PLAN</b> <b>EXHIBIT E-1</b> <b>BAPTIST MD ANDERSON CANCER CENTER PUD</b>	 <b>ETM</b> VISION • EXPERIENCE • RESULTS	Englund-Thoms & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32258 TEL: (904) 642-8990 FAX: (904) 646-0485 CA - 00002584 LC - 0000316	ETM NO. 15-082 DRAWN BY: A.G.D. DESIGNED BY: R.S. CHECKED BY: R.S. DATE: DECEMBER 2015	REVISIONS:  PLANS PREPARED UNDER THE DIRECTION OF:
		DRAWING NUMBER <b>1</b>	G:\15-082\Design\PUD\PUD-15-082-Exhibit E-1.dwg	PLOTTED: March 31, 2016 - 2:37 PM, BY: Elizabeth Van Sickle

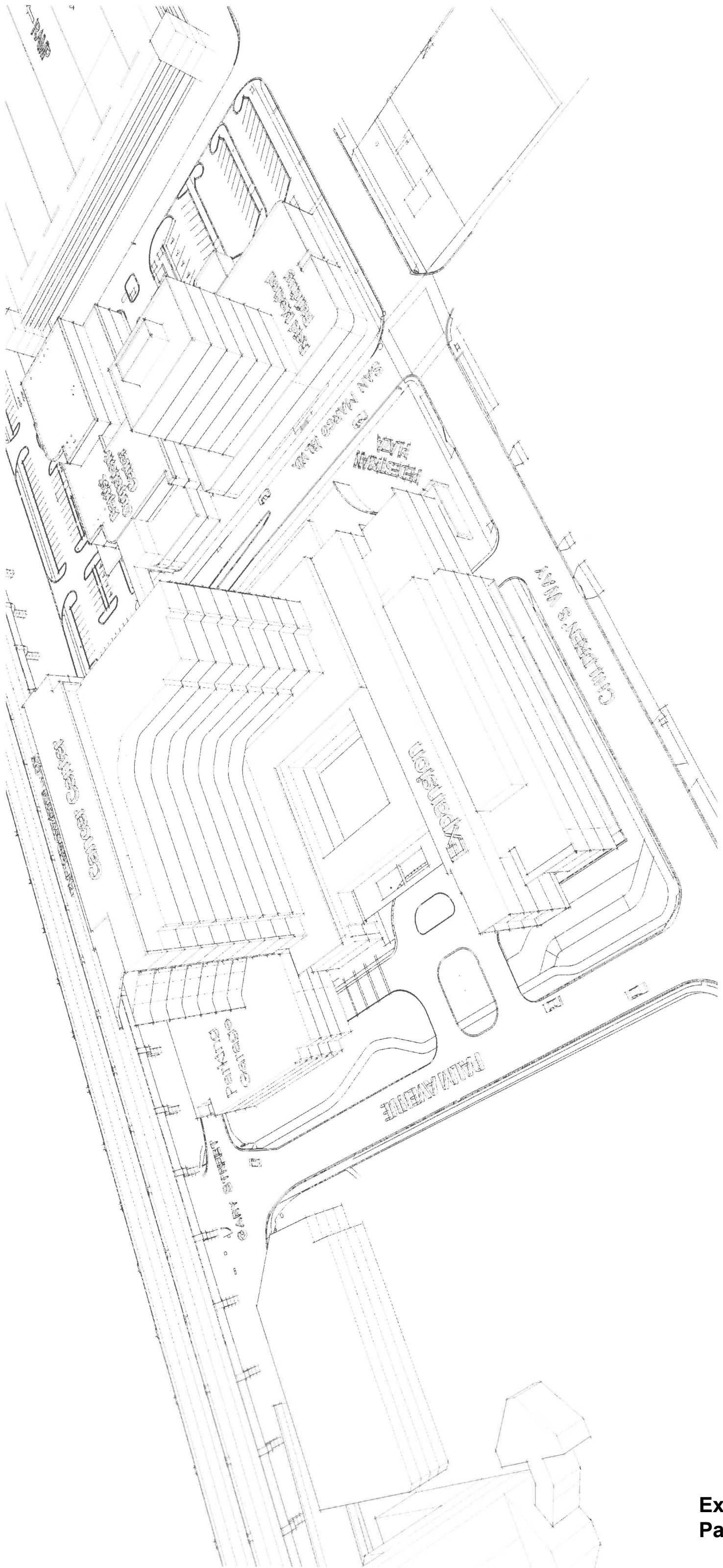


Exhibit 3  
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EXHIBIT E-2 – CANCER CENTER AND PEDESTRIAN BRIDGE / SKYWALK  
FULL BUILDOUT TOWER WITH EXPANSION – AERIAL VIEW FROM THE SOUTHWEST

BAPTIST HEALTH  
MD Anderson Cancer Center  
HKS

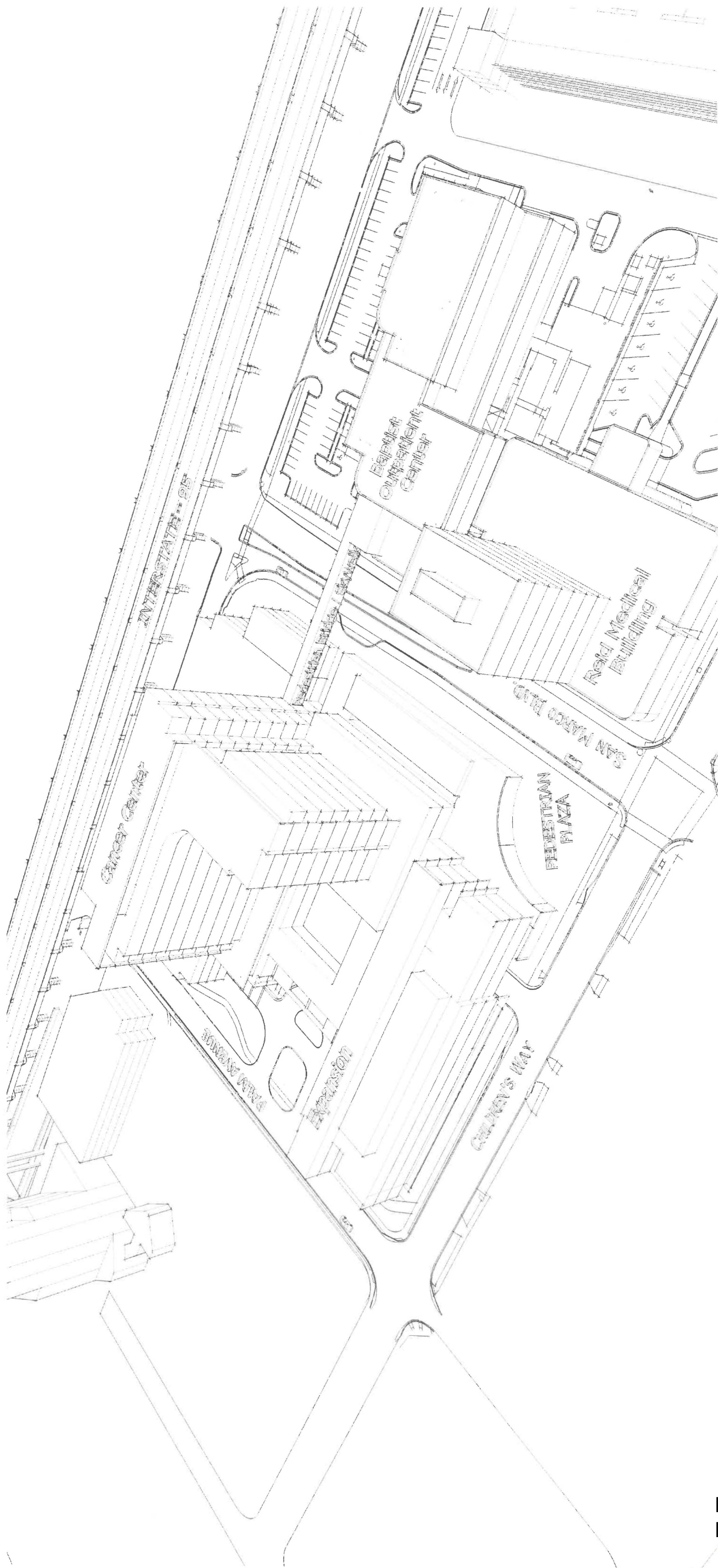


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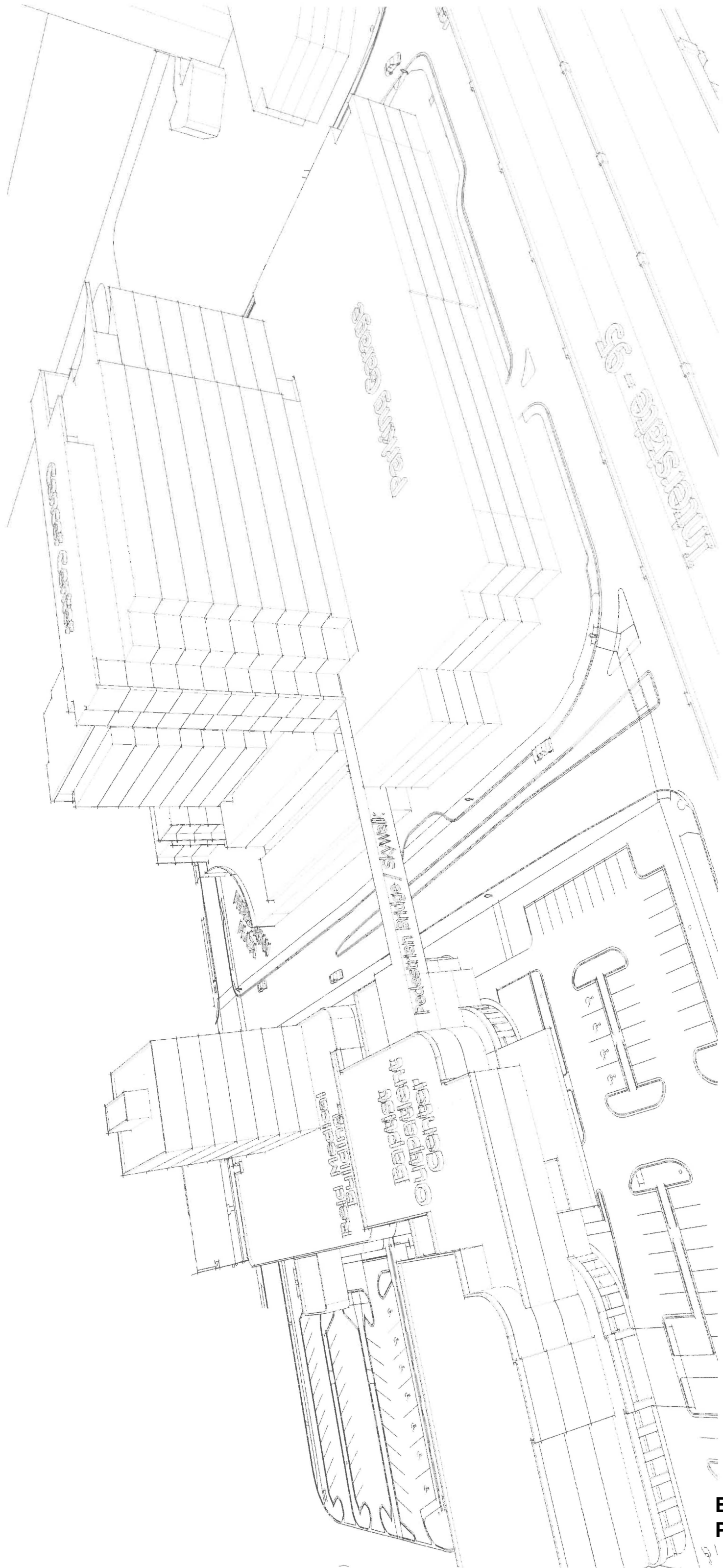
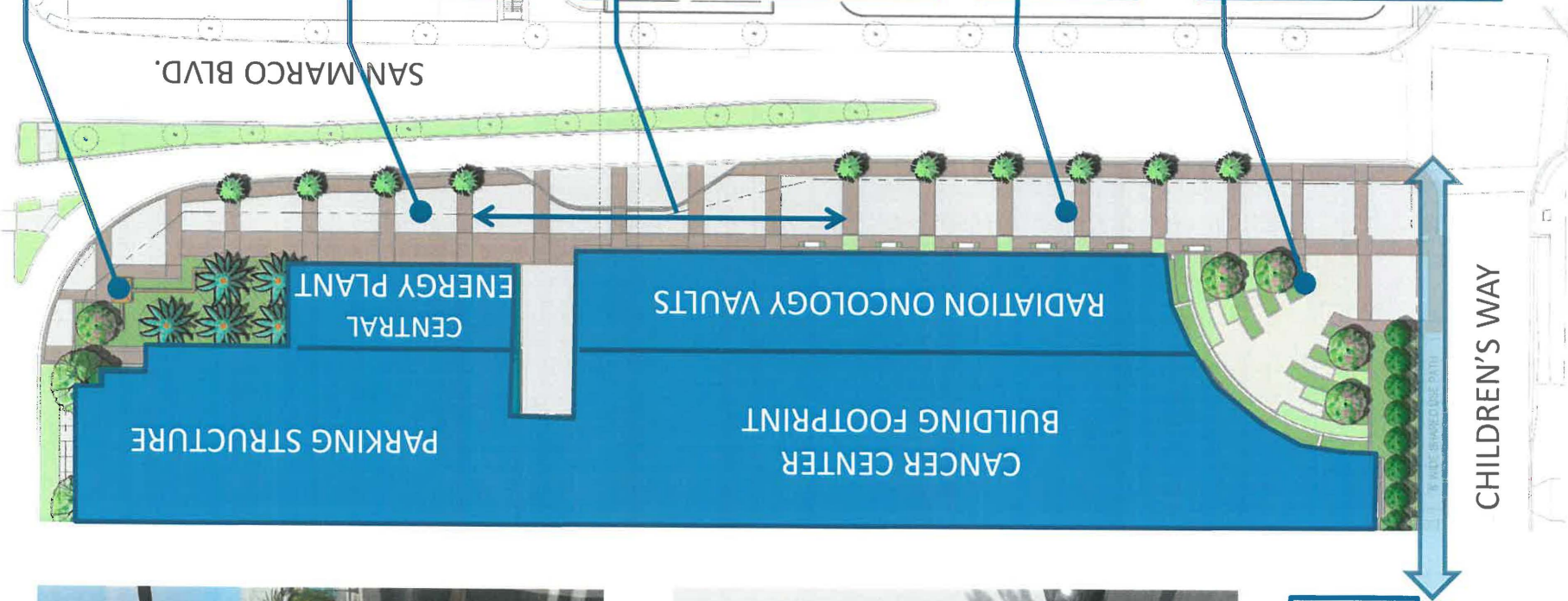


Exhibit 3  
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**Conceptual Renderings:** Views looking north along San Marco Boulevard. (above)



**Easing the corner:** The building is designed to step away from the corner of Gary Street and San Marco Boulevard and “ease the corner” by providing an open green space. There will be landscaping to soften the building façade and provide a transition to a pedestrian scale.

**A feeling of spaciousness:** The sidewalk and a generous first floor setback is reinforced with a stepping back of the second floor. This tapered and tiered approach to massing the building provides added spaciousness to the walking experience.

**Extended San Marco sidewalk pattern and rhythm:** The sidewalk pattern of concrete and brick pavers is extended along the east side of the Cancer Center. This projects the San Marco sidewalk character north to Gary Street integrating it into the larger San Marco neighborhood experience. San Marco style streetlights line the boulevard in concert with the landscaping and sidewalk pattern.

**Landscaping materials and pattern extended:** The selected trees match the San Marco landscaping and extend the landscape pattern in coordination with the sidewalks.

**Pedestrian Plaza adds variety and spaciousness:** The “Pedestrian Plaza” is located at the south-easternmost corner of the Cancer Center property at the intersection of San Marco and Children’s Way. The Plaza expands the use of the San Marco sidewalk, lighting fixtures and planting materials into a larger area adding to the feeling of spaciousness.



**Recalls the Main Street Bridge:**  
The design of the pedestrian bridge recalls the design form and appearance of a Jacksonville landmark, the Main Street Bridge.

**Sculptural and elegant structural supports:** The bridge supports, like the bridge itself, will be sculptural and elegant. Cable supports help minimize the size of structural components adding to the feeling of lightness.

**San Marco walking experience takes center stage:** The aesthetic nature of the bridge allows the streetscape and walking experience of San Marco to take center stage.

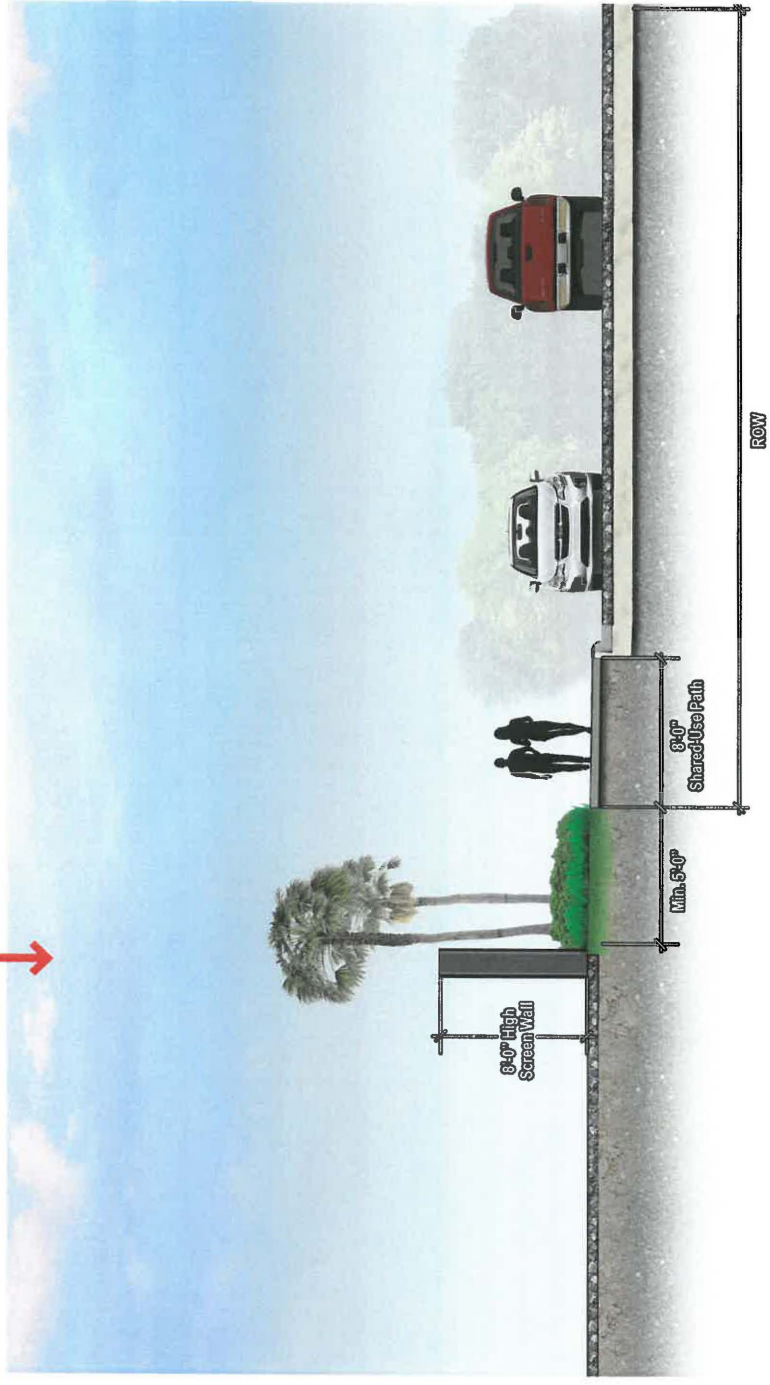
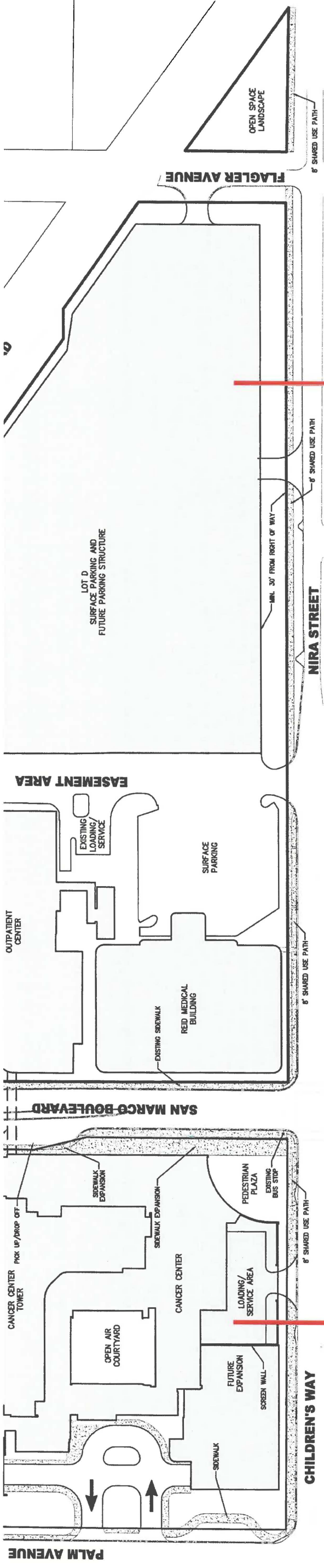


**Conceptual Rendering:** pedestrian bridge / skywalk looking south from San Marco Blvd.

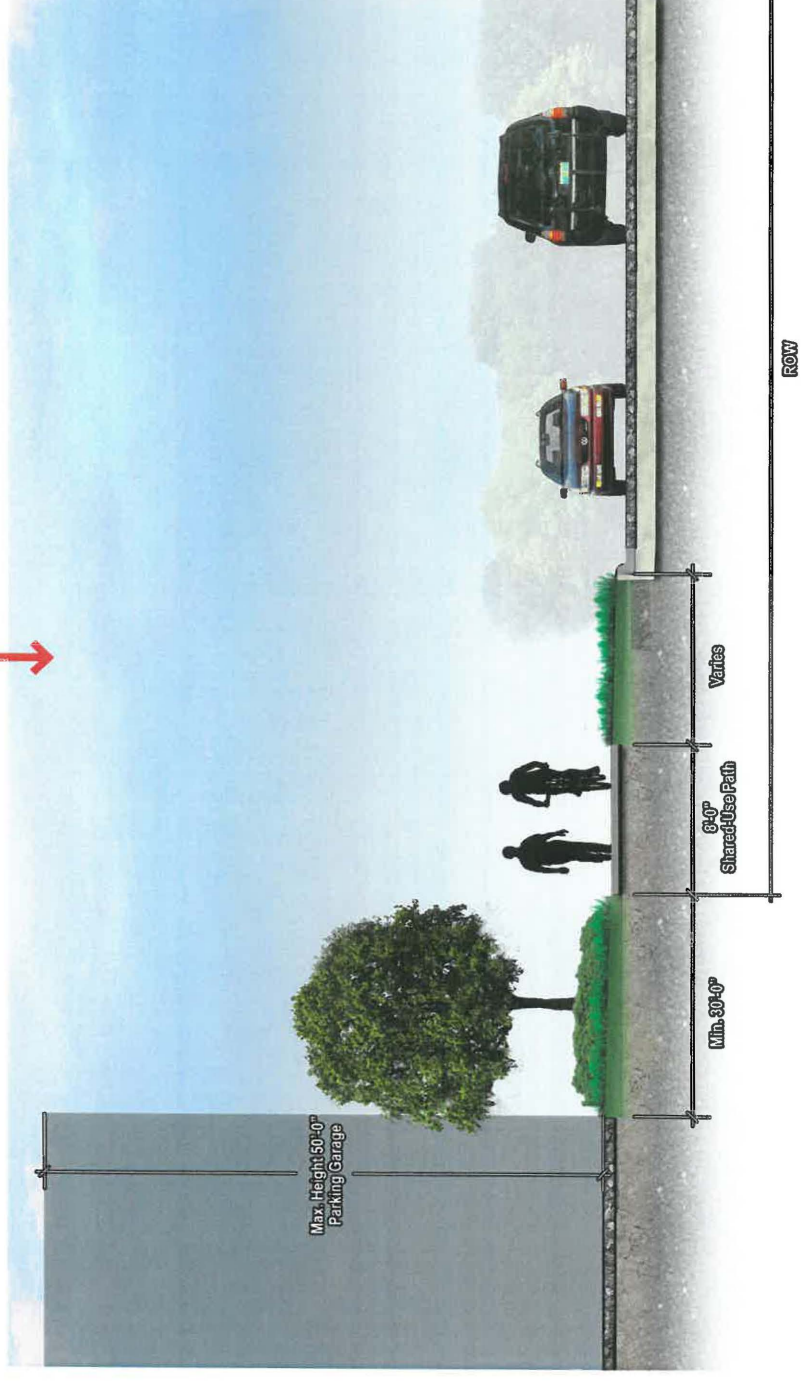
**Minimal impact to the street, sidewalk and traffic:** The bridge clear spans the street with structural supports located outside of the right of way. The slender footprint minimizes any impact to the walking experience.

**Light and transparent:** Suspended a minimum 20' above the roadway; the bridge is designed with high-performance glass exterior and slender structural Y-shaped elements providing the overall impression of lightness and transparency. A minimum of 60% of the vertical faces on either side of the bridge will be transparent .

### Limits of Shared-Use Path Construction



**Children's Way Loading Dock and Shared-Use Path**



**Nira Street Parking Garage and Shared-Use Path**

- An 8-foot wide shared-use path will be constructed within the right of way of Children's Way and Nira Street adjacent to the PUD boundary as shown above.
- This is a section of a planned shared-use path system that will ultimately connect the Riverside area, the King's Avenue station, and the southbank riverwalk.

