

BETHESDA HOSPITAL WEST

UNINCORPORATED PALM BEACH COUNTY, FLORIDA

With South Florida's growing population, health care facilities are an essential component to developing a quality, livable community. Because of various state and county regulations, building a new hospital requires years of planning and coordination.

When Bethesda Healthcare Systems, Inc. decided to build a new 58.77 acre hospital and medical office building located west of Boynton Beach, Florida, within unincorporated Palm Beach County, they selected Urban Design Studio. As the future hospital is located within the County's Agricultural Reserve Tier, UDS cultivated the support of the Coalition of Boynton West Residential Associations (COBWRA) for the Bethesda West Hospital campus. The campus, initially consisting of a 206,000 square foot hospital and a 48,000 square foot medical office building, will be developed compatible with the goals, objectives and design considerations of the area's development patterns.

With the support of its future neighbors, UDS secured in 2005 a Land Use Amendment for the site an Agricultural land use to an Institutional Public Facilities land use designation. Following this land use change, the firm assisted Bethesda Healthcare Systems with the Certificate Need Approval process with the State of Florida in 2005 and 2006. Services included Principal Kieran Kilday providing expert witness testimony and the firm providing research and graphic

support to document the enormous growth of residential development in the area to prove the need for the new hospital. As a result, Bethesda received approval of the Certificate of Need from the state. With the state approval, the firm began providing planning services to re-zone the site from Agriculture to Institutional/ Mixed-Use Planned Development in 2007. Simultaneously, UDS coordinated with Palm Beach County's Planning and Zoning Departments to adopt a staff-initiated text amendment to the County's Comprehensive Plan. This text amendment allows for an increase in Floor Area Ratio for Institutional Public Facilities within the Agricultural Reserve Tier. This change will allow for the future growth of the hospital

campus. In February 2008, the PBC Board of County Commissioners approved the rezoning of the site.

Final Site Plan Approval for the hospital was secured by the firm in 2008. UDS continued to work with the construction team to ensure the hospital was developed as efficiently as possible. In October 2009, UDS successfully obtained approvals of nine Variances for landscape, signage and site development features as part of the value engineering efforts for the project. Construction of the hospital began in 2010 and the hospital was completed and opened to patients in January 2013. Phase 2 of the hospital campus, the first medical office building, is currently under construction.



Client: Bethesda Healthcare Systems, Inc.

Site Area: 58.77 acres

Building Area:

Hospital: 210,150 sf (80 Beds)

MOB's: 135,000 sf (2 MOB's)