



# Creating a shared vision for a healthy West Town.



**Presence®**  
Saints Mary and Elizabeth  
Medical Center

[www.westtownvision.org](http://www.westtownvision.org)

**DPZ**  
Architects & Town Planners

# Healthy Community Visioning



We bring people together to share ideas about how to make our communities healthier. Those ideas form the prescription for wellness.

# West Town Identified Community Needs

- **Safety, Violence, Jobs & Education:**  
Social Determinants
- **Mental Health and Substance Abuse**
- **Obesity and Diabetes**
- **Health Literacy**

Priority community needs from the 2013 PSMEMC  
Community Health Needs Assessment

What **Makes**  
Us Healthy



What We **Spend**  
On Being Healthy



# Shifting Focus of Health Care

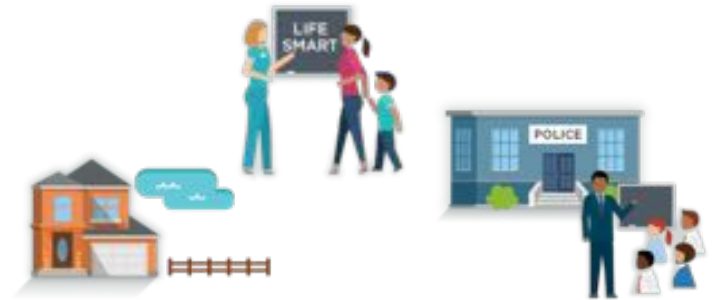
## Current

- Sick Care
- In-patient focused
- Fee for Service Medicine
- Hospital-centric



## *Future*

- *Wellness*
- *More out-patient*
- *Population Health*
- *Community-centric*







# Stakeholder Input

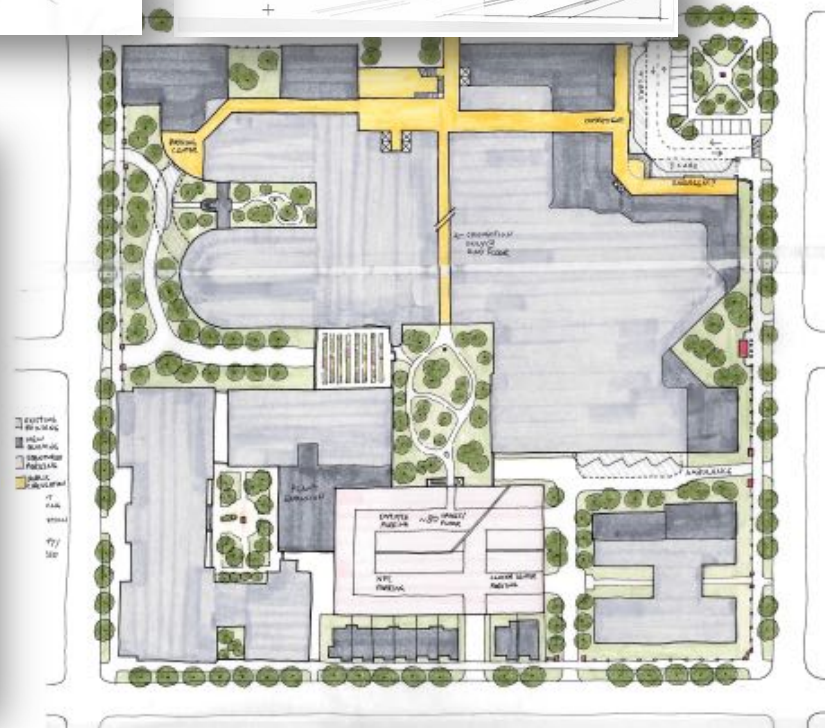
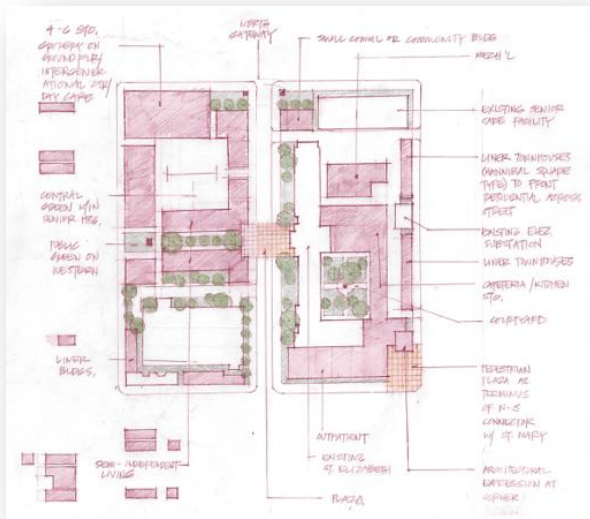




# Planning and Design Process



# Planning and Design Process





# Themes for a Shared Vision



- 1. Multi-generational Community**
- 2. Connectivity**
- 3. Environmental Health**
- 4. Maximizing Medical Assets**
- 5. Community Care Sites**

# Program and Policy

- Create space for **innovative health partnerships**
- Pursue **Affordable and Senior Housing** projects
- Advocate for the adoption and implementation of the **Transit Future plan**
- **Partner with City Departments** to improve green space access, walkability and corridor crossings
- Develop an **Employer-Assisted Housing** Program
- Implement the **Women Out Walking** Program in Humboldt Park
- Offer free **Mental Health First Aid Training** for community members, elected officials and staff

# Individual, Building & Neighborhood Health

- **Individual Health**

Asthma, diabetes, aging in place & mental health.

- **Building Health**

Lead and asbestos abatement, reflective roofs, passive design and efficient mechanical systems.

- **Neighborhood Health**

Connected street network, access to parks, complete streets trees and sidewalks, improve water management (depaving), install electrical outlets for autos.





# Analysis of Community Context

SCHOOLS



RELIGIOUS INSTITUTIONS



PARKS



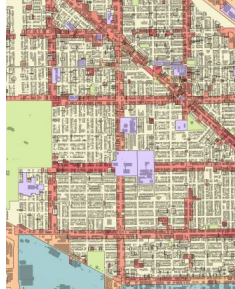
AFFORDABLE HOUSING



TIF DISTRICTS



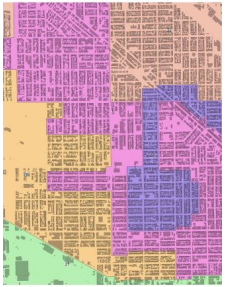
ZONING



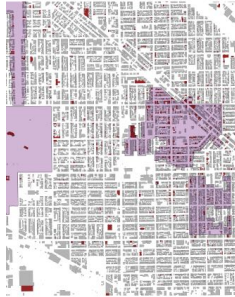
SPECIAL SERVICE AREAS



WARDS



HISTORIC LANDMARKS



Ambulatory



Supermarket



# Neighborhood Assets





# Existing Facilities



- St. Elizabeth
- St. Mary
- Nazareth Family Center
- Medical Office Buildings

# Mobility



Mobility Diagram



The Fit Loop: 3.5 Mile Walk/Bike Route

- 1 Red Circle with Number: Red Line Extension
- 2 Blue Square: Ashland BRT Station
- 3 Blue Square: Metro Station (CTA)
- 4 Blue Square: Commuter Rail Station (Metra)
- 5 Green Square: Fit Loop
- 6 Red Square: Closure
- 7 Green Line: A/R
- 8 Black Line: BRT
- 9 Black Line: CTA Line
- 10 Black Line: Metra Line

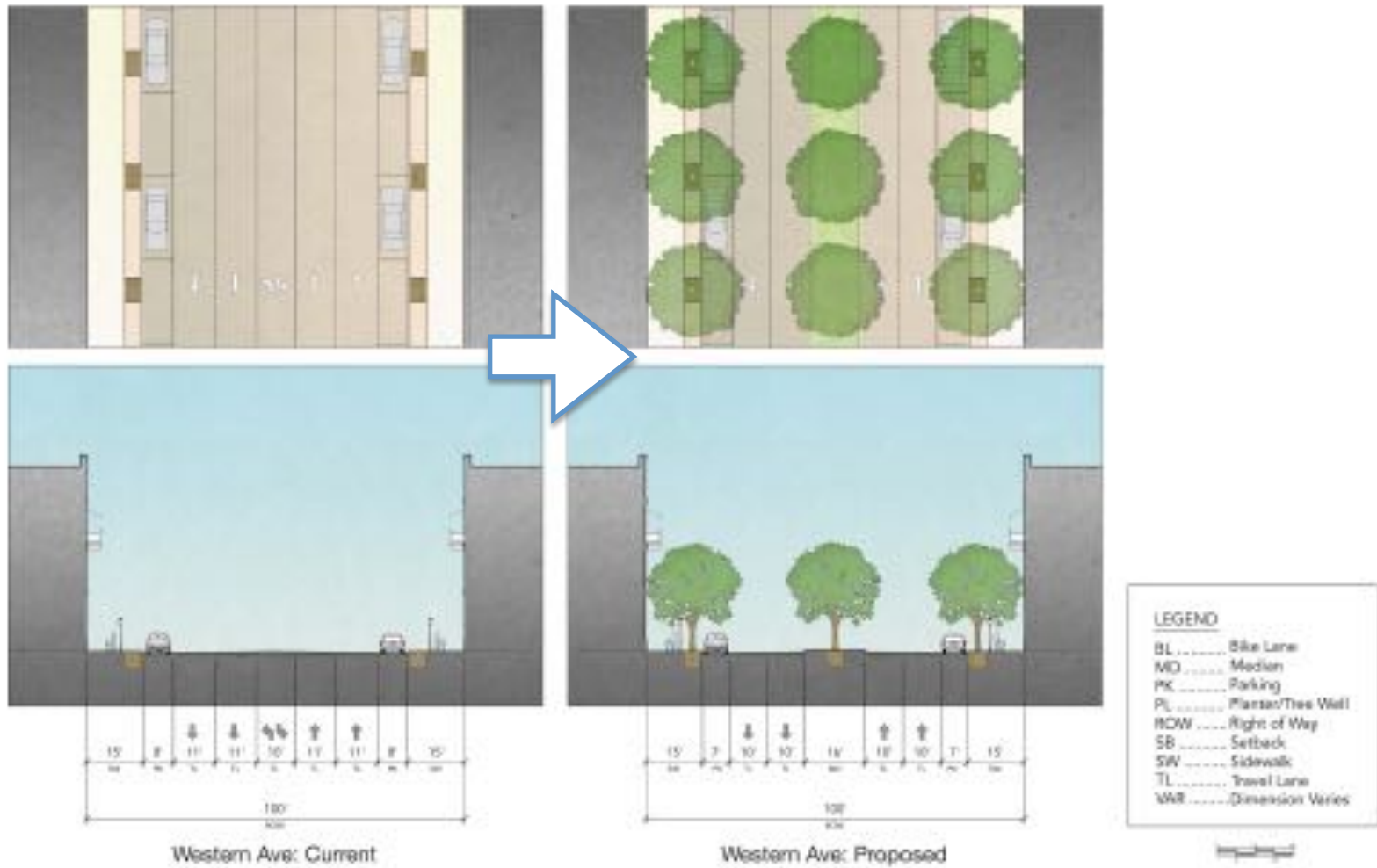


Current and Proposed Bike Infrastructure

- Green Line: Barrier protected bike lanes
- Red Line: Buffer protected bike lanes
- Yellow Line: Neighborhood greenways
- Blue Line: Bike lanes
- Orange Line: Marked shared lanes
- Purple Line: Signed bike routes
- Brown Line: Off-street trails
- Dashed Line: Open metal gate bridge bike routes
- Blue Circle: Diney Bike Share Station (Diney bike share only; see www.dineybike.com for other bike share info.)
- Black Square: Bike shop location (see www.bikeplanning.com)
- Black Square: ADA accessible CTA & Metra stations (if noted accessibility)



# Thoroughfare Sections





# Intersection at Western & Division



# Shared Street North-South Connector





# PSMEMC - Saint Elizabeth Campus



- **Resurrection University**
  - Community Clinic
  - Dental School & Clinic
- **Continuing Care Retirement Center**
  - Independent Living
    - Low Income Senior Housing
  - Assisted Living
  - Skilled Nursing Unit
- **Hospice/Palliative Care**
- **Daycare – Inter-generational**
- **Small Grocery Store**
- **Small Workout Center**
- **Medical Incubator Offices**





# St. Elizabeth Proposed Program

## West Block Program

| Program Element                  | Size             | Parking                                  | Required          | Stories     |
|----------------------------------|------------------|--|-------------------|-------------|
| 1.a (EC) Parking Structure       | 151,266 sf       | 400 spaces                               | n/a               | 6           |
| 1.b Parking Expansion            | 50,422 sf        | 136 spaces                               | n/a               | 2           |
| 2.a Grocery                      | 30,000 sf        | 70 spaces                                | 65 spaces         | 1 + parking |
| 2.b Retail                       | 10,000 sf        | n/a                                      | 15 spaces         | 1           |
| 2.c Residential (Market rate)    | 90 units         | 70 spaces                                | 90 spaces         | 6           |
| 3 Residential (Senior)           | 80 units         | n/a                                      | 27 spaces         | 7           |
| 4 Residential (Senior)           | 180 units        | n/a                                      | 60 spaces         | 5           |
| 5 Retail                         | 20,000 sf        | n/a                                      | 40 spaces         | 1           |
| 6 Residential (Market)           | 18 units         | n/a                                      | 18 spaces         | 6           |
| 7.a Liner - Retail               | 3,000 sf         | n/a                                      | 0 spaces          | 1           |
| 7.b Liner - Residential (Market) | 8 units          | n/a                                      | 8 spaces          | 2           |
| 8 Liner - Residential            | 12 units         | n/a                                      | 12 spaces         | 3           |
| <b>Total Residential</b>         | <b>388 units</b> | <b>676 spaces</b>                        | <b>335 spaces</b> |             |
| <b>Total Non-residential</b>     | <b>43,000 sf</b> |  |                   |             |
| <b>Parking Balance</b>           |                  | <b>+ 341 spaces, excluding on-street</b> |                   |             |

## East Block Program

| Program Element              | Size             | Parking                                  | Required          | Stories |
|------------------------------|------------------|--|-------------------|---------|
| 9 (EC) Residential (Senior)  | 90 units         | n/a                                      | 30 spaces         | 8       |
| 10 Residential (Senior)      | 40 units         | n/a                                      | 14 spaces         | 5       |
| 11.a (EC) Mechanical         | x sf             | n/a                                      | n/a               | 1       |
| 11.b Mechanical Expansion    | x sf             | n/a                                      | n/a               | 1       |
| 12 Residential (Senior)      | 90 units         | n/a                                      | 30 spaces         | 6       |
| 13.a Resurrection University | 120,000 sf       | 14 spaces                                | 240 spaces        | 5       |
| 13.b Extended Care           | 120 units        | n/a                                      | 40 spaces         | 11      |
| <b>Total Residential</b>     | <b>370 units</b> | <b>14 spaces</b>                         | <b>354 spaces</b> |         |
| <b>Total Non-residential</b> | <b>90,000 sf</b> |  |                   |         |
| <b>Parking Balance</b>       |                  | <b>- 340 spaces, excluding on-street</b> |                   |         |

## St Elizabeth Campus

This page details the program for full buildout on the St. Elizabeth block (east block) and the block to its west (west block) with a focus on parking. Development on both blocks can be accommodated within the existing parking structure (1). The calculations anticipate two additional floors being added to the parking structure which the structure was designed for. Note that Resurrection University parking requirements are estimates as they are subject to a detailed parking study.



West Block

East Block

# Reimagining St. Elizabeth





# St. Elizabeth Passage Court to Western Ave.



# St. Mary Existing Conditions





# St. Mary with North Development Options



Presence®

Saints Mary and Elizabeth  
Medical Center

[www.westtownvision.org](http://www.westtownvision.org)

DPZ  
Architects & Town Planners



# St. Mary North Development



**Presence®**  
Saints Mary and Elizabeth  
Medical Center

[www.westtownvision.org](http://www.westtownvision.org)

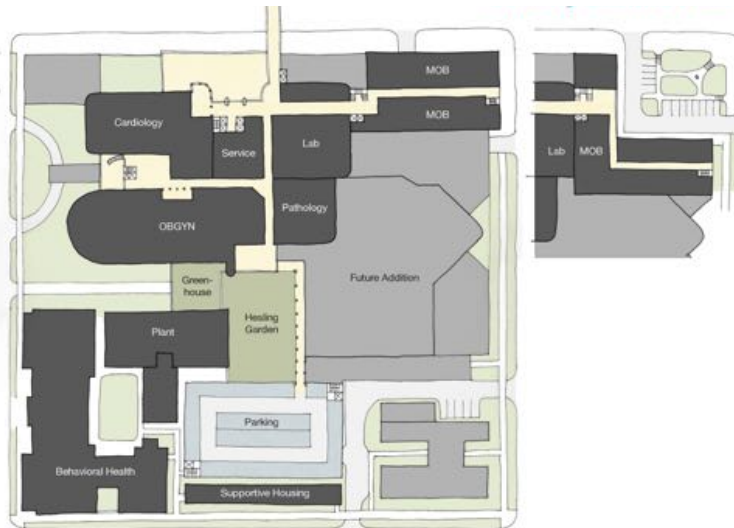
**DPZ**  
Architects & Town Planners

# PSMEMC - St. Mary Campus – South of Division



## St. Mary Hospital Program

- **New Outpatient/Surgery Entrance**
  - Pre/Post Op
  - 4 OR Expansion
  - Discharge Lobby
- **New Visitor Entrance @ Division**
- **Retail Frontage**
  - Cafe/Cafeteria @ Division & Oakley
  - Culinary Arts & Nutrition Center
- **New Obstetrics Entrance**
  - New Family Waiting
  - New Motor Court Arrival
- **Healing Garden**
- **New Parking Garage**





# St. Mary New Auto Entrance at Division & Leavitt



**Presence®**

Saints Mary and Elizabeth  
Medical Center

[www.westtownvision.org](http://www.westtownvision.org)

**DPZ**  
Architects & Town Planners

# St. Mary Division Street Visitors Entrance





# St. Mary Greenhouse above Oakley Service Drive



**Presence®**

Saints Mary and Elizabeth  
Medical Center

[www.westtownvision.org](http://www.westtownvision.org)

**DPZ**  
Architects & Town Planners



# Presence Community Care Sites

- Physician Immediate Care
  - Milwaukee Avenue
- Presence Medical Group Practices
- Family Medicine & PrimeCare
- New Physician Office
  - 5600 Block of W. Fullerton
- Affiliated Physicians



# Funding Examples

---

## Land lease/sale revenue

supermarket, offices, fitness center, market-rate housing

## Building support programs

HUD 202, Mercy Housing, affordable housing tax credits

## Philanthropy

foundations, individuals and families

# Reimagining St. Elizabeth





# St. Elizabeth Passage Court to Western Ave.





# St. Mary North Development



**Presence®**

Saints Mary and Elizabeth  
Medical Center

[www.westtownvision.org](http://www.westtownvision.org)

**DPZ**  
Architects & Town Planners



# St. Mary New Auto Entrance at Division & Leavitt



# St. Mary Division Street Visitors Entrance





# St. Mary Greenhouse above Oakley Service Drive



# Presence Community Care Site





# Connecting Our Communities





# Creating a shared vision for a healthy West Town.



**Presence®**

Saints Mary and Elizabeth  
Medical Center

[www.westtownvision.org](http://www.westtownvision.org)

**DPZ**  
Architects & Town Planners