



OUR WORK TODAY HONORS THE LEGACY OF  
**MILDRED ILES LAVIZZO**

1916-1996

**MEETING STARTS AT 10:30 AM**

Mrs. Lavizzo was born in New Orleans, Louisiana. She was the wife of the late Robert Lavizzo. She received a diploma in Nursing Education from Grady Hospital at Emory University in Atlanta, Georgia.

She served as 1<sup>st</sup> Lieutenant in the United States Army Corps during World War II. After the war, she continued her education at the University of Michigan where she earned a Bachelor's Degree in Nursing. In 1947, she relocated to Chicago where she became a public health nurse for the Chicago Board of Health and earned her Master's Degree.

As the FIRST AFRICAN-AMERICAN SUPERVISOR OF TEACHER NURSES for the Chicago Board of Education, her efforts were primarily focused on the health of school-age children. Her legacy includes the initiation of the Head Start Programs in Chicago Public Schools.



**THANK YOU  
LAVIZZO ELEMENTARY  
AND PRINCIPAL  
TRACEY STELLY**



# ROSELAND COMMUNITY MEDICAL DISTRICT MASTER PLAN

COMMUNITY DESIGN WORKSHOP | DEC 2021



ADRIAN SMITH + GORDON GILL  
ARCHITECTURE



Johnson & Lee, Ltd

# AGENDA

**10:30-11:30 LARGE GROUP DISCUSSION**

**11:30-1:30 WORKSHOP STATION ROTATION**

**1:30-2:00 BOARD TROLLEY FOR  
WINTER WONDERLAND**





**RICHARD**



**ABRAHAM**



**KATANYA**



**ANDREA**



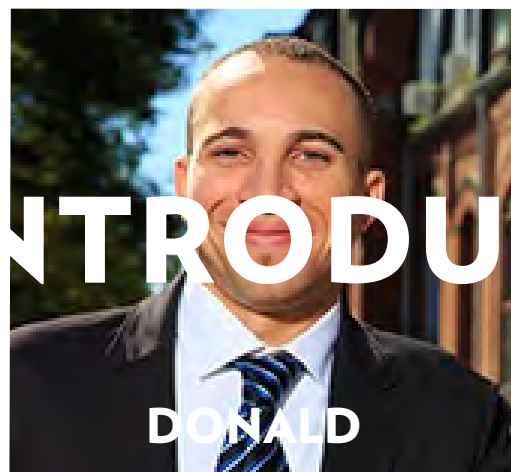
**MAURICE**



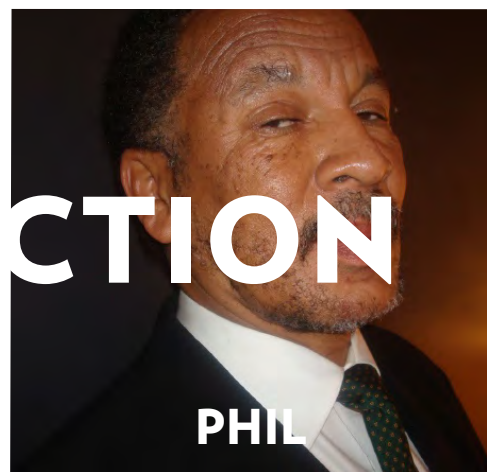
**DAVE**



**KIMBERLY**



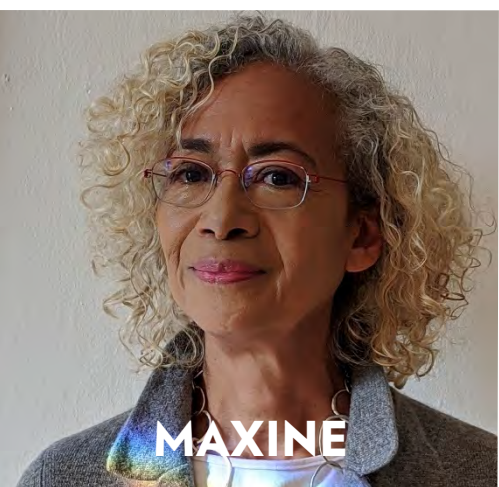
**DONALD**



**PHIL**



**GORDON**



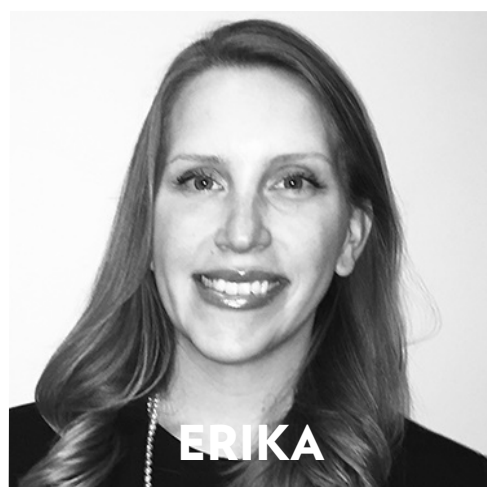
**MAXINE**



**MICHAEL**



**LUIS**



**ERIKA**



**VINCENT**

# TEAM INTRODUCTION



# TEAM INTRODUCTION

## **ADRIAN SMITH + GORDON GILL ARCHITECTURE**

MASTER PLANNING | ARCHITECTURE | SUSTAINABILITY | PROJECT MANAGEMENT

- RICHARD WILSON, GORDON GILL, LUIS PALACIO, VINCENT ZHENG

## **FAR SOUTH CDC**

NEW ROSELAND COMMUNITY HOSPITAL & MEDICAL DISTRICT ENGAGEMENT | BUSINESS & WORKFORCE DEVELOPMENT

- ABRAHAM LACY, KATANYA RABY

## **GREATER ROSELAND CHAMBER OF COMMERCE**

NEIGHBORHOOD & COMMUNITY ENGAGEMENT | BUSINESS & WORKFORCE DEVELOPMENT

- ANDREA REED

## **CHICAGO NEIGHBORHOOD INITIATIVES**

ECONOMIC DEVELOPMENT & IMPLEMENTATION STRATEGIST

- DAVE DOIG, DONALD HIGGINS, JOSHUA WATSON, KIMBERLY MORRIS

## **APPLIED REAL ESTATE ANALYSIS**

REAL ESTATE MARKET POSITIONING

- MAXINE MITCHELL & ROBERT MILLER

## **JOHNSON & LEE**

ARCHITECTURAL PLANNING & DESIGN GUIDELINES

- PHIL JOHNSON, IOANNIS DAVIS, NATALIE ZEPEDA



# WORKPLAN & SCHEDULE

**2021**

**OCTOBER:** MEDICAL INDUSTRY FOCUS GROUPS; COMMISSION ENGAGEMENT

**NOVEMBER:** PUBLIC WORKSHOP ONE (NOV 6); COMMUNITY VISION DISCUSSION

**DECEMBER: PUBLIC WORKSHOP TWO** (DEC 11); DESIGN WORKSHOP; GOALS-ORIENTED EVALUATION; COMMISSION ENGAGEMENT

**2022**

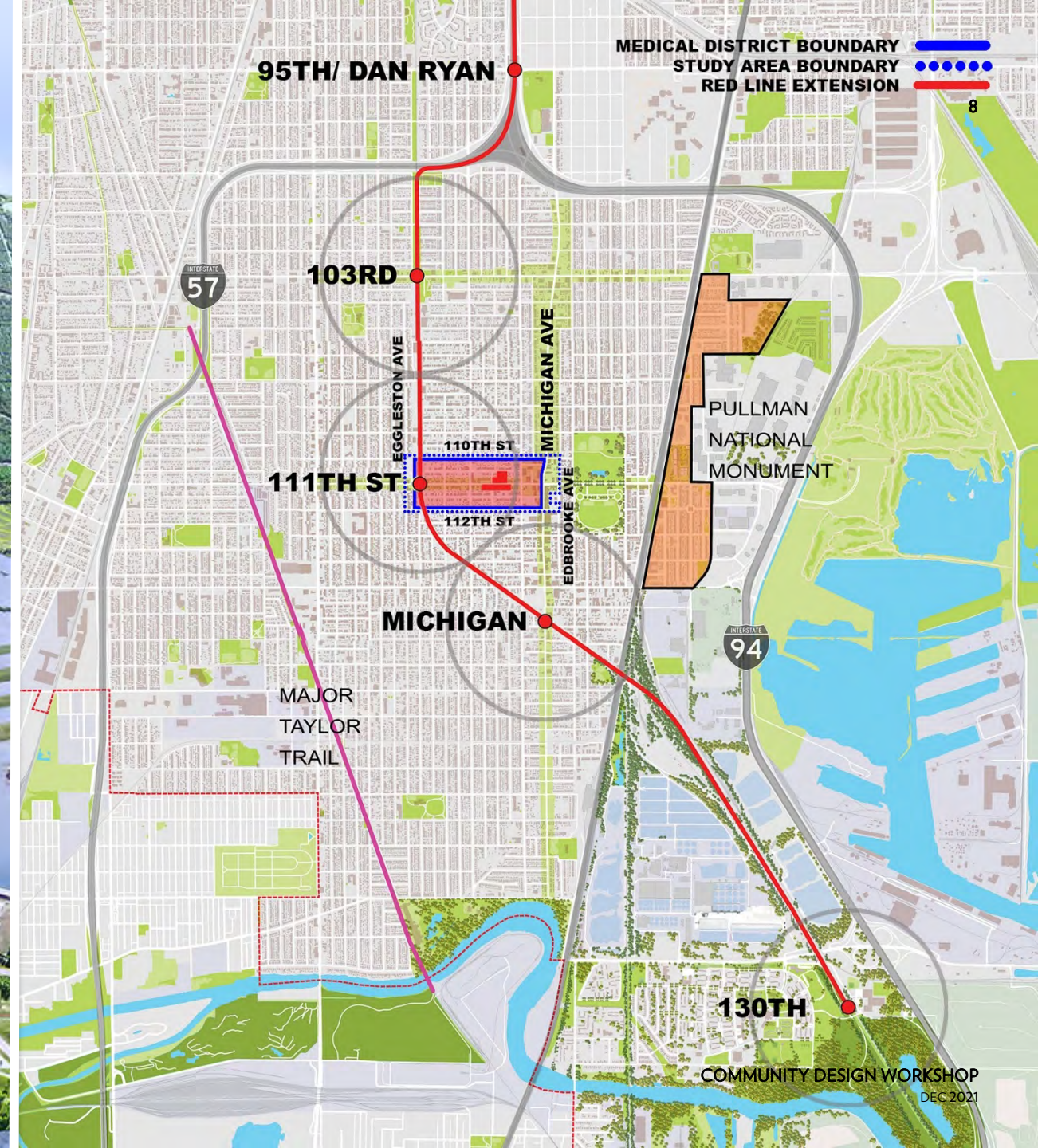
**JANUARY:** MEDICAL INDUSTRY ROUNDTABLE; DRAFT PLAN AND GUIDELINES; DRAFT IMPLEMENTATION STRATEGY

**FEBRUARY: PUBLIC MEETING THREE** (FEB 26); REFINE PLAN BASED UPON COMMUNITY INPUTS

**MARCH:** FINAL PLAN AND GUIDELINES DOCUMENT; FINAL IMPLEMENTATION STRATEGY; SUBMIT TO CHICAGO PLAN COMMISSION

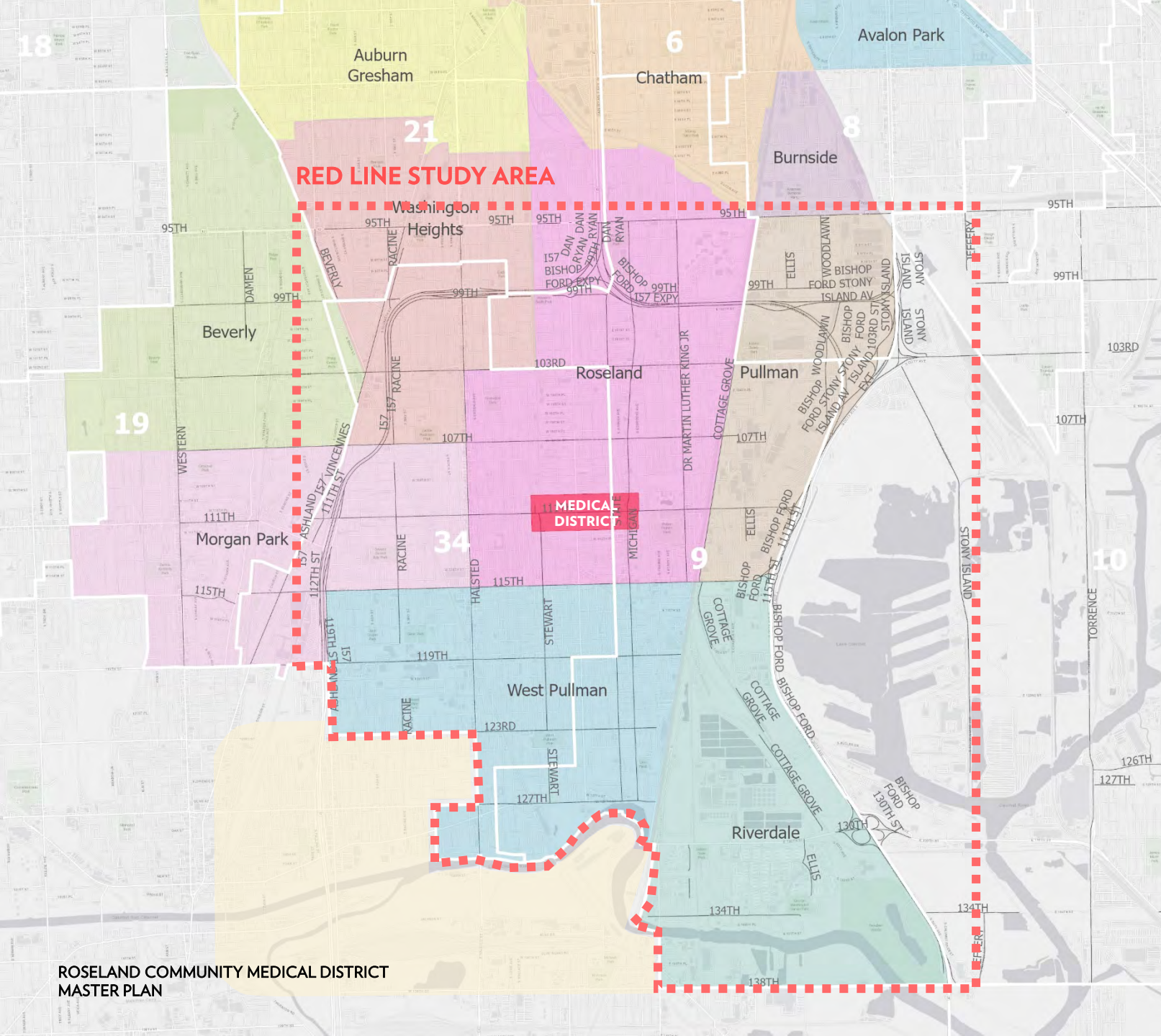


# DISTRICT LOCATION & BOUNDARIES



MEDICAL DISTRICT BOUNDARY  
STUDY AREA BOUNDARY  
RED LINE EXTENSION





## SERVICE AREA

### ROSELAND MEDICAL DISTRICT

**300,000 PEOPLE**  
**12 COMMUNITY AREAS**  
**6 ZIP CODES**

- Twelve community areas depicted in colors.
- Ward boundaries depicted in white.
- Red Line study area depicted in red dashed lines that encompass 20 square miles.
- Medical District is located at the center of the Hospital and Red Line service areas.
- Master Plan will address the regional scale broadly and the Medical District in detail.



# ILLINOIS MEDICAL DISTRICTS

## MID-ILLINOIS MEDICAL DISTRICT

Springfield

2003 Established  
13,500 Employees  
400,000 Residents  
4.7 M Square Feet  
Two Hospitals  
Medical University  
Clinics

640  
Acres

## ILLINOIS MEDICAL DISTRICT

Chicago

1941 Established  
29,000 Employees  
80,000 People Per Day  
\$220 M Research/Yr  
\$3.4 B Economic Activity/Yr  
Four Health Systems, 40 Health Care  
Facilities, Labs, Universities, Incubator

560  
Acres

## ROSELAND MEDICAL DISTRICT

Chicago

2011 Established  
95 Acres  
490 Employees  
300,000 Residents  
Roseland Hospital,  
Clinics

95  
Acres

*“Housing, restaurants and retail are important to recruiting talent and attracting investors to a bustling innovation district.”  
- Kate Schellinger, Interim Executive Director, Illinois Medical District, October 2021*

# ROSELAND MEDICAL DISTRICT AUTHORITY

## Roseland Medical District

Established in 2011 by the State of Illinois to attract and retain:

- Viable Health Care Facilities
- Medical Research Facilities
- Academic Centers of Excellence
- Emerging High-Tech Enterprises
- Supportive Facilities and Uses

## Roseland Medical District Commission

Established to create, maintain and expand health care facilities and services by:

- Acquiring, Selling and Leasing Property
- Constructing Facilities
- Holding and Managing Contracts
- Applying for Loans, Grants and Appropriations
- Collecting Assessments and Fees
- Making Grants to Neighborhood Organizations



# WORKING TOGETHER

RESIDENTS • ELECTED OFFICIALS • MEDICAL DISTRICT COMMISSION  
QUALITY-OF-LIFE PLAN • RED LINE EXTENSION  
INVEST SOUTH/WEST • PULLMAN NATIONAL MONUMENT  
ROSELAND HOSPITAL • MEDICAL INDUSTRY LEADERS

# MEETINGS, INTERVIEWS, FOCUS GROUPS

- MEDICAL DISTRICT COMMISSION
- ROSELAND HOSPITAL
- FSCC QUALITY OF LIFE STEERING COMMITTEE
- INVEST SOUTH/WEST
- ALDERMAN BEALE
- ALDERMAN AUSTIN OUTREACH
- REPRESENTATIVE SLAUGHTER
- LAWNDAL Christian
- RED LINE PLANNING TEAM
- CHICAGO TRANSIT AUTHORITY
- CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT
- DEVELOPMENT EXPERTS
- NATIONAL PARK SERVICE
- HISTORIC PULLMAN FOUNDATION



# FEEDBACK

- **PRIORITIZE COMMUNITY NEEDS**
- **ENVISION NEW NATIONAL MODEL**
- **FOCUS ON PREVENTIVE CARE**
- **CREATE CULTURE OF HEALTHY LIFESTYLE, EATING & EXERCISE**
- **MAKE NEIGHBORHOOD SAFE SO PEOPLE CAN GO OUTSIDE**
- **ECONOMIC DEVELOPMENT AND JOB CREATION**
- **INVEST IN PEOPLE ALREADY IN THE NEIGHBORHOOD**
- **ATTRACT NEW RESIDENTS**
- **MEDICAL DISTRICT MUST DELIVER TRANSFORMATIVE CHANGE**
- **ADDRESS SYSTEMIC RACISM**
- **ALIGN FEDERAL, STATE & LOCAL RESOURCES**
- **DELIVER THE RED LINE**
- **RESTORE & ENERGIZE MICHIGAN AVENUE**
- **LEVERAGE PULLMAN NATIONAL MONUMENT VISITATION**
- **CONNECT TO LOCAL RIVERS, LAKES, PARKS & PRESERVES**
- **GROW TALENT PIPELINE**



# L T M A

LESS TALK – MORE ACTION


# HEALTH CARE TRENDS


The Health Care Industry is undergoing major shifts in the approach to patient care and financial models.....

- **FINANCIAL MODELS FOCUS ON TRYING TO KEEP PEOPLE OUT OF HOSPITALS**
- **FOCUS ON REDUCING NUMBER OF HOSPITAL BEDS**
- **OUTPATIENT FACILITIES ARE GENERATING A GREATER PORTION OF REVENUE**
- **CARE IS TRANSITIONING TO CHEAPER AND MORE CONVENIENT SETTINGS**
- **FLEXIBILITY NEEDED FOR CONSTANTLY CHANGING CARE DELIVERY MODELS**
- **SMALLER HOSPITALS ARE SCALING DOWN AND STRIPPING SERVICES**
- **LARGER SYSTEMS ARE STRATEGICALLY INCREASING OUTPATIENT FACILITIES**
- **IMPERATIVE TO ADDRESS SOCIETAL DETERMINANTS OF POOR HEALTH**



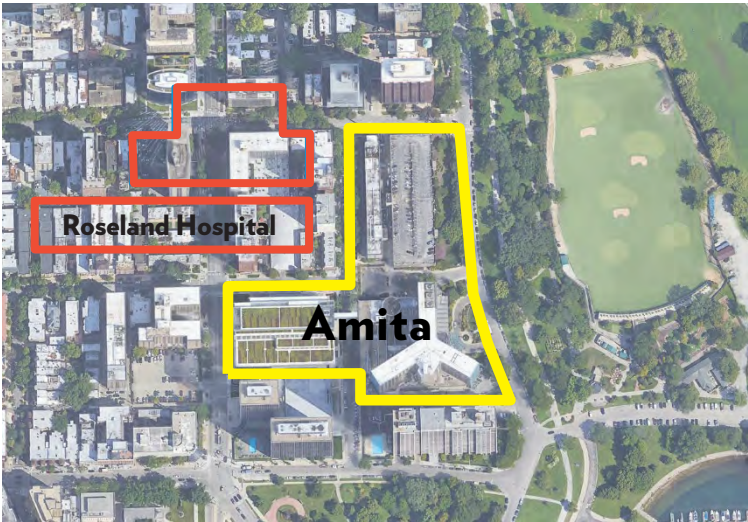
# MEDICAL SCALE COMPARISONS

Benchmark Hospital Outline 

Roseland Hospital Site Outline 

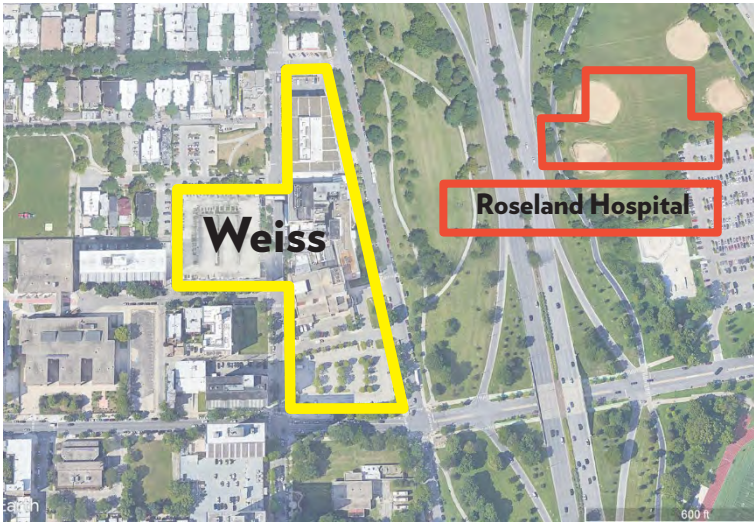
## Amita Health Saint Joseph Hospital

Land Area: 7 Acres  
Number Beds: 327  
Beds per Acre: 46



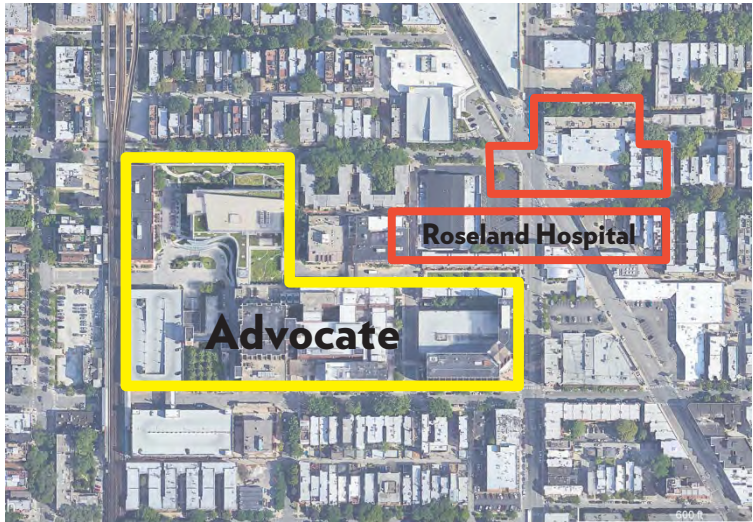
## Weiss Memorial Hospital

Land Area: 7 Acres  
Number Beds: 236  
Beds per Acre: 33



## Advocate Masonic Hospital

Land Area: 11 Acres  
Number Beds: 551  
Beds per Acre: 50





# LAWNDALE CHRISTIAN MEDICAL CORRIDOR

18

**A** Resource Center: 7,200 sqft  
IDHS: 12,000 sqft  
Immediate Care / Pharmacy: 12,000 sqft  
**Total GFA: 31,200 sqft**  
**Parking Area (44 Cars): 14,100 sqft**

**B** Health Center: 9,500 sqft  
Gym: 8,000 sqft  
Administrative Offices: 16,000 sqft  
**Total GFA: 33,500 sqft**  
**Parking Area (25 Cars): 11,300 sqft**

**C** The Gallery  
**Total GFA: 3,700 sqft**

**D** Operation Brotherhood, WIC, Meier Clinic  
**Total GFA: 5,500 sqft**  
**Parking Area: (16 Cars): 6,100 sqft**

**E** Receiving & Storage, Purchase Office  
**Total GFA: 3,100 sqft**  
**Parking Area (26 Cars): 11,300 sqft**

**F** Health Center: 24,000 sqft  
Fitness Center: 20,000 sqft  
Cafe: 5,000 sqft  
Dental: 11,000 sqft  
Conference Center: 4,000 sqft  
**Total GFA: 64,000 sqft**  
**Parking Area (29 Cars): 12,000 sqft**

**G** Parking Area (73 Cars): 30,000 sqft

**H** Parking Area (71 Cars): 31,000 sqft

**I** Vacant: 35,500 sqft

**J** Eye Clinic, Marketing Office, HIM, IT  
**Total GFA: 5,300 sqft**

**K** Senior Center  
**Total GFA: 16,500 sqft**

**L** Vacant: 26,500 sqft

**M** Farm on Ogden  
**Total GFA: 17,500 sqft**  
**Parking Area 9 (Cars): 4,000 sqft**





# LAWNDALE CHRISTIAN MIXED USE

19

## ± 200,000 SF

## MEDICAL, FITNESS, FOOD, CULTURE, RETAIL

**HEALTH CENTER = 75,000 sf (39%)**

IMMEDIATE CARE | SENIOR CENTER | EYE CLINIC | DENTIST

**OFFICE = 38,000 sf (20%)**

**FITNESS CENTER = 28,000 sf (14%)**

GYM | INDOOR TRACK

**RESOURCE CENTER = 15,000 sf (8%)**

GALLERY | MEETING ROOMS | CONFERENCE ROOMS

**RETAIL = 15,000 sf (8%)**

FOOD | BEVERAGE

**CULTURE/EDUCATION = 18,000 sf (9%)**

**IT/STORAGE = 5,000 sf (2%)**

# WHAT OTHERS ARE DOING.....

PCC AUSTIN  
HEALTHCARE & FITNESS



SINAI HEALTH SYSTEM  
OGDEN COMMONS



Exterior Photograph

CDF AUBURN GRESHAM  
HEALTHY LIFESTYLE HUB



Floor Plans



First Floor



Second Floor



ROSELAND COMMUNITY MEDICAL DISTRICT  
MASTER PLAN





# MEDICAL DISTRICT VISIONING

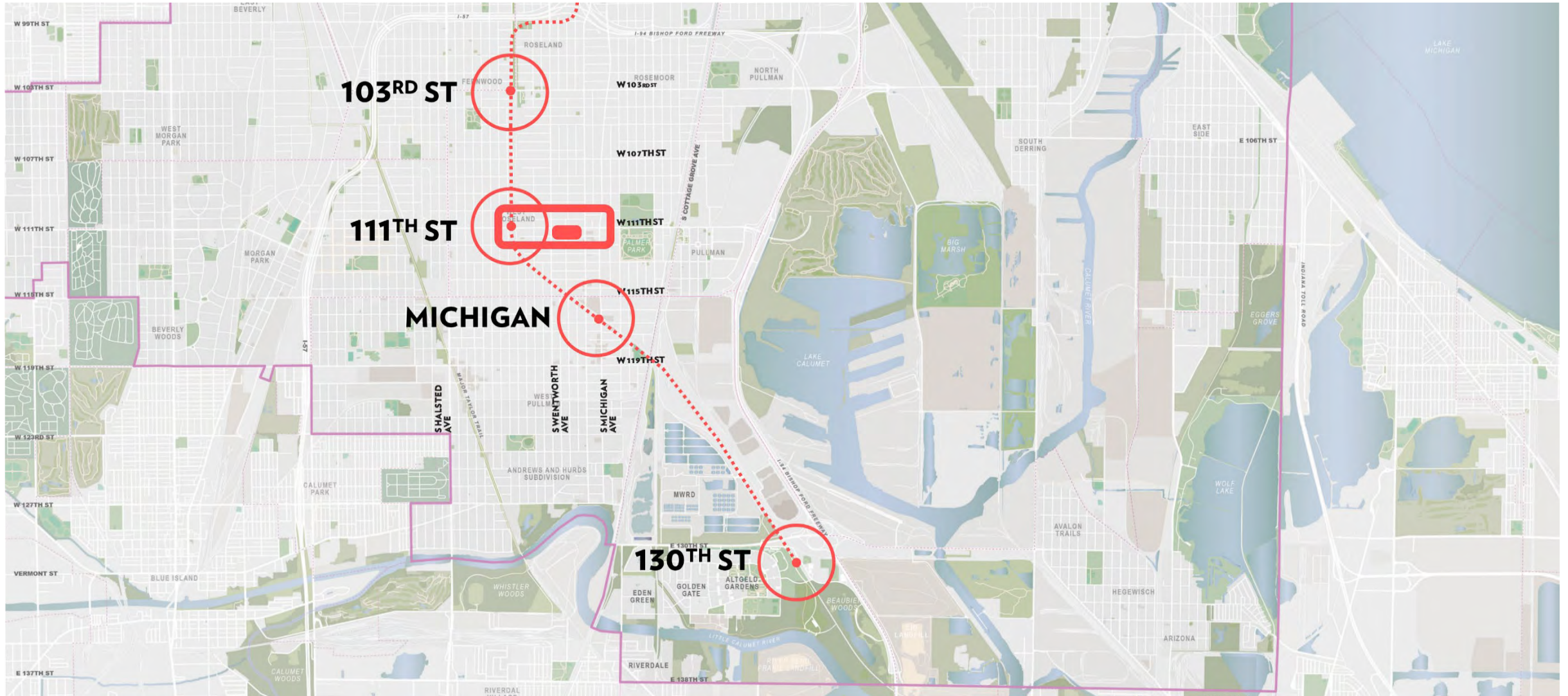


# ROSELAND MEDICAL DISTRICT



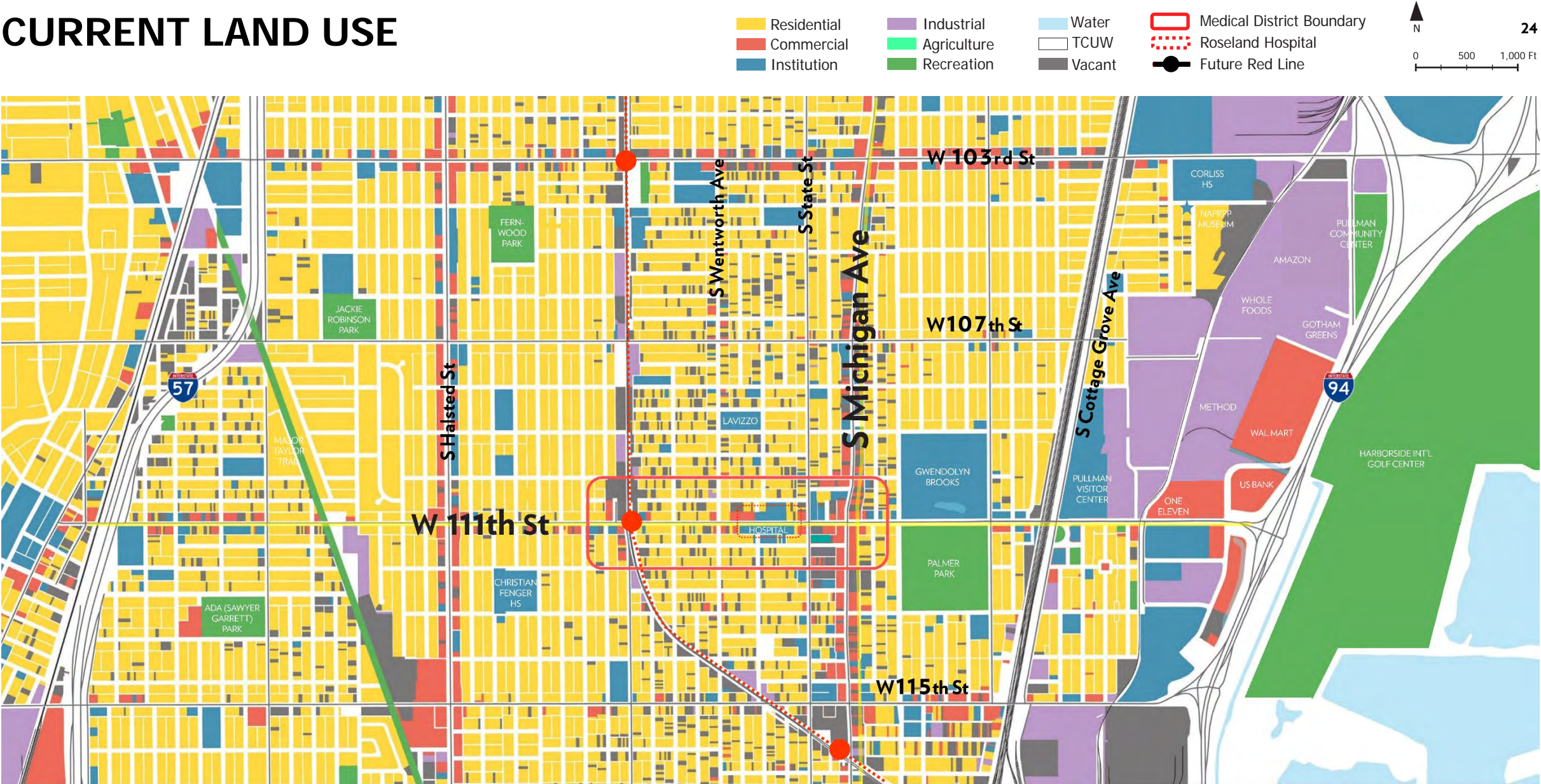


## REGIONAL CONTEXT





# CURRENT LAND USE





# CURRENT ZONING

Business

Commercial

Manufacturing

Residential

Transportation

PMD

PD

POS

Medical District Boundary

Roseland Hospital

N

0 500 1,000 Ft

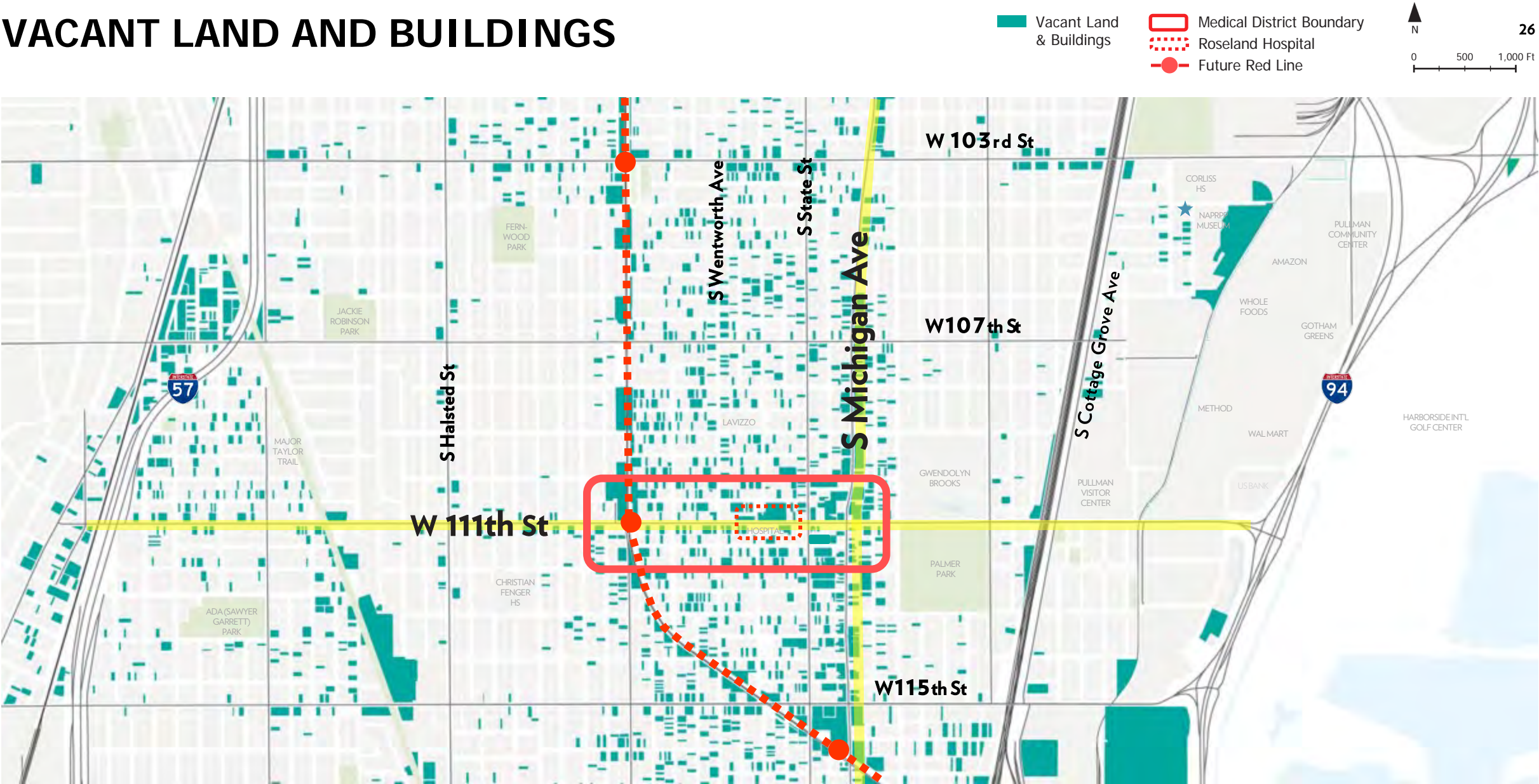
25

ROSELAND COMMUNITY MEDICAL DISTRICT  
MASTER PLAN

COMMUNITY DESIGN WORKSHOP  
DEC 2021



# VACANT LAND AND BUILDINGS





# PLANNING FRAMEWORK

Medical Concentration Sites

Commercial Mixed-Use Revitalization

Residential Mixed-Use Revitalization

Medical District Boundary

Roseland Hospital

Future Red Line

N

0

200

400 Ft

27

The map displays the planning framework for the Roseland Community Medical District. It features an aerial view with overlaid planning zones and infrastructure. The legend indicates three types of revitalization: Medical Concentration Sites (dark red), Commercial Mixed-Use Revitalization (light red), and Residential Mixed-Use Revitalization (orange). The Medical District Boundary is shown as a black dashed line. The Roseland Hospital is marked with a red dashed line. The Future Red Line is indicated by a red dashed line with a black dot. The map also shows the 111th St Station, which is a red circle with a black dot. The map includes labels for various streets: S Parnell Ave, S Normal Ave, S Eggleston Ave, S Steward Ave, S Princeton Ave, S Perry Ave, S State St, S Michigan Ave, S Edbrooke Ave, and S Indiana Ave. It also shows W 110th St, W 111th St, W 112th St, and W 113th St. Other landmarks include GWENDOLYN BROOKS and PALMER PARK.

ROSELAND COMMUNITY MEDICAL DISTRICT  
MASTER PLAN

COMMUNITY DESIGN WORKSHOP  
DEC 2021



# ROSELAND HOSPITAL

28

Roseland Community Hospital has provided comprehensive healthcare services to residents of Chicago's far South Side neighborhoods since 1924.

2024 will mark its 100-year anniversary.

GFA: 140,000 SF

Land Area: 4 Acres

Number Beds: 134

Beds per Acre: 33





# ROSELAND HOSPITAL

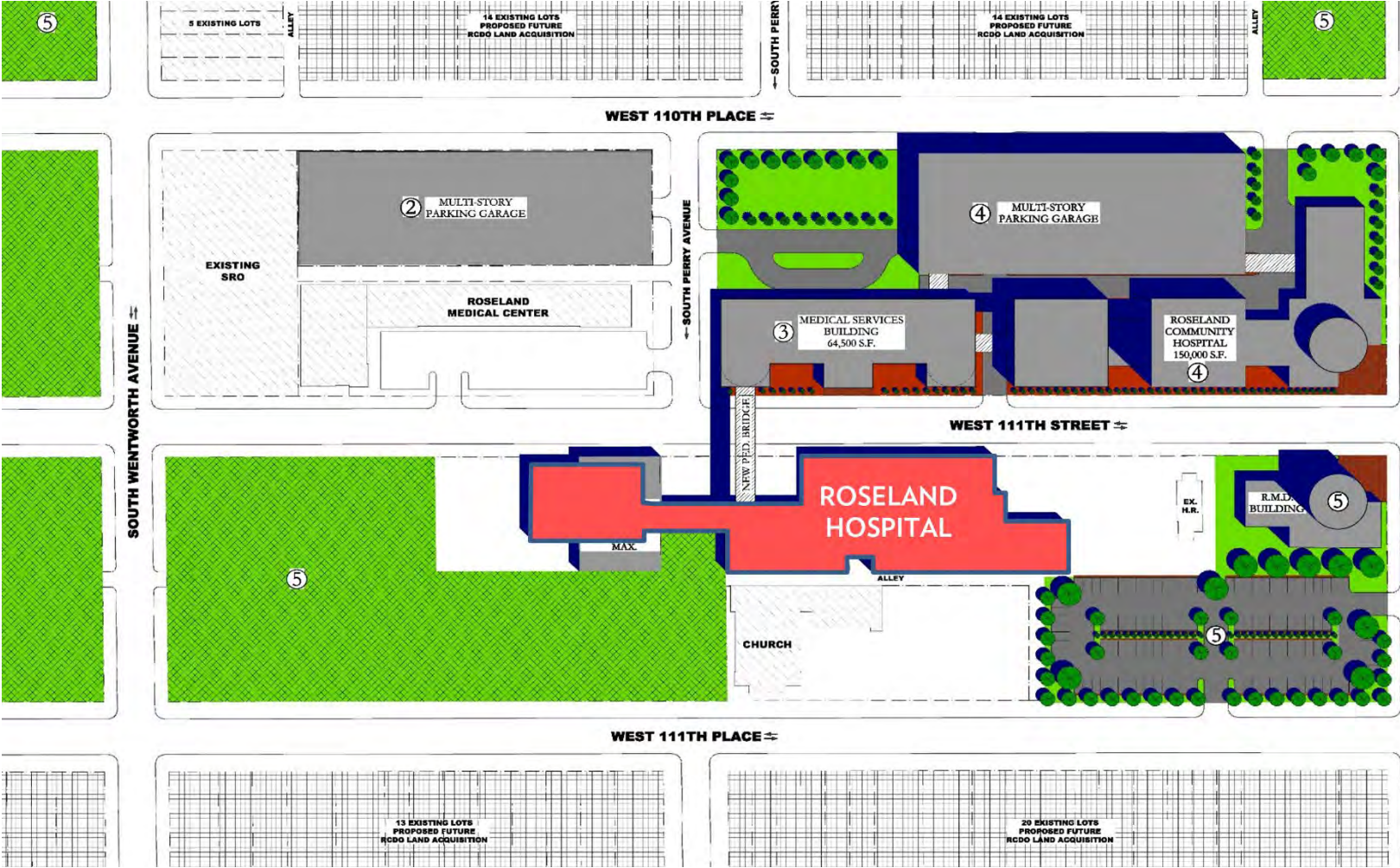
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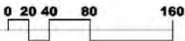
# ROSELAND HOSPITAL

## 2010 EXPANSION STUDY BY OTHERS



### PROJECT PHASING SCHEDULE

- ① CONSTRUCTION OF ADOLESCENT PSYCHIATRIC UNIT. BEGIN ALL LAND ACQUISITION. COMPLETE ALL LAND ACQUISITION WEST AND SOUTH OF EXISTING EMERGENCY DEPARTMENT.
- ② CONSTRUCT MULTI-STORY PARKING GARAGE NORTH OF ROSELAND MEDICAL CENTER IN ANTICIPATION OF CONSTRUCTION OF NEW MEDICAL SERVICES BUILDING. COMPLETE ALL LAND ACQUISITION NORTH OF EXISTING HOSPITAL BETWEEN SOUTH STATE STREET AND SOUTH PERRY AVENUE.
- ③ CONSTRUCT NEW MEDICAL SERVICES BUILDING. CONSTRUCT NEW ADDITION OVER EXISTING EMERGENCY DEPARTMENT.
- ④ CONSTRUCT NEW ROSELAND COMMUNITY HOSPITAL. CONSTRUCT NEW MULTI-STORY PARKING GARAGE. COMPLETE ALL LAND ACQUISITIONS.
- ⑤ CONSTRUCT BUILD-OUT OF THE ROSELAND MEDICAL DISTRICT. CONSTRUCTION AND RE-PURPOSING OF FORMER ROSELAND COMMUNITY HOSPITAL BUILDING.



TARTAN ASSOCIATES, Ltd. ©  
NOVEMBER 16, 2010



# ROSELAND HOSPITAL

2010 EXPANSION STUDY BY OTHERS

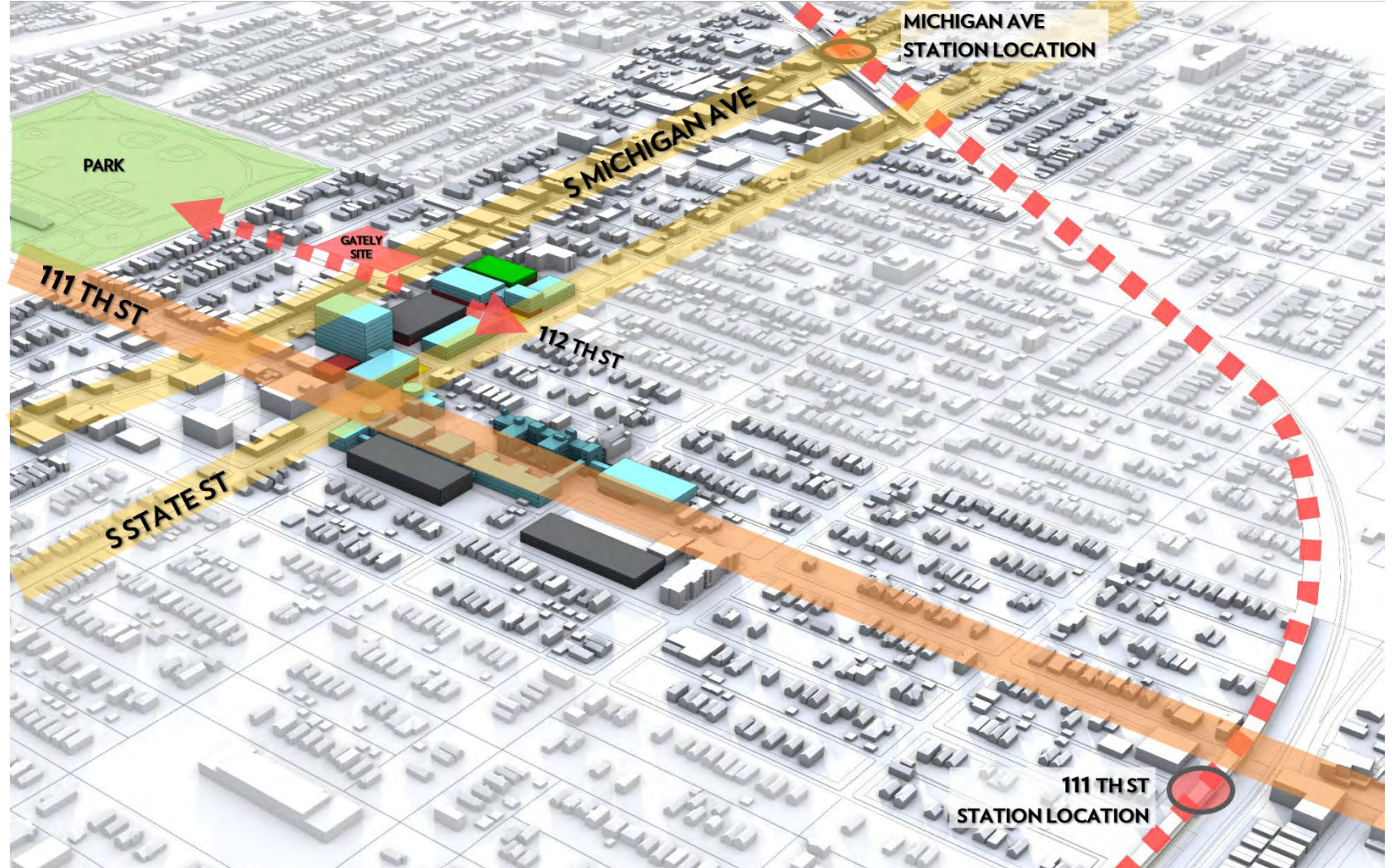
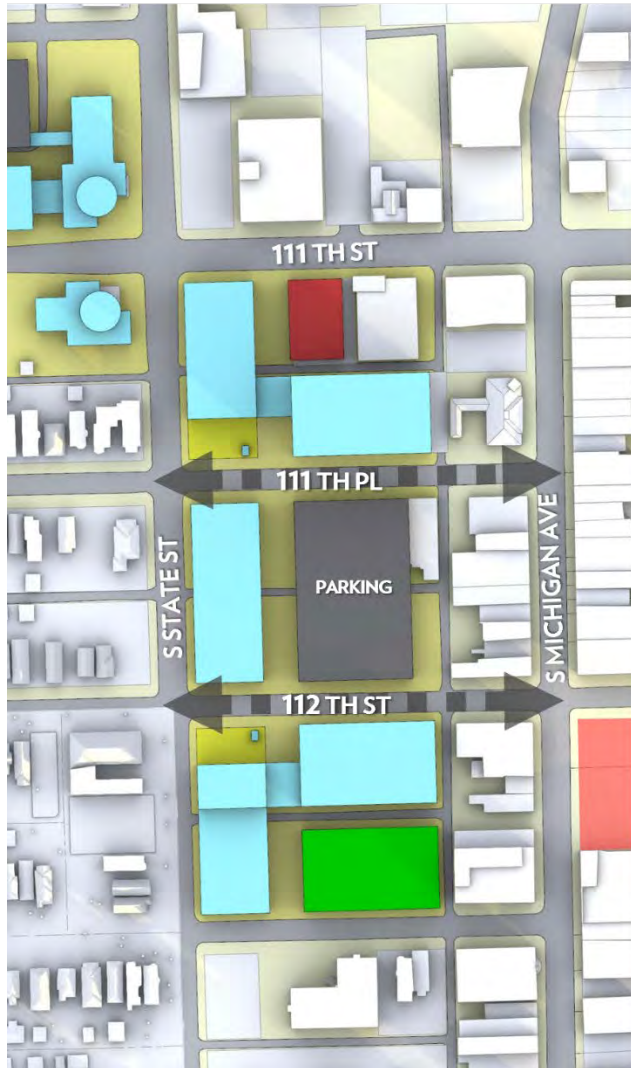




# MEDICAL/COMMUNITY OPPORTUNITY SITES

## CONCEPT SKETCH ONE

MEDICAL USES  
COMMUNITY USES  
PARKING LOCATIONS  
COMMERCIAL MIXED-USE

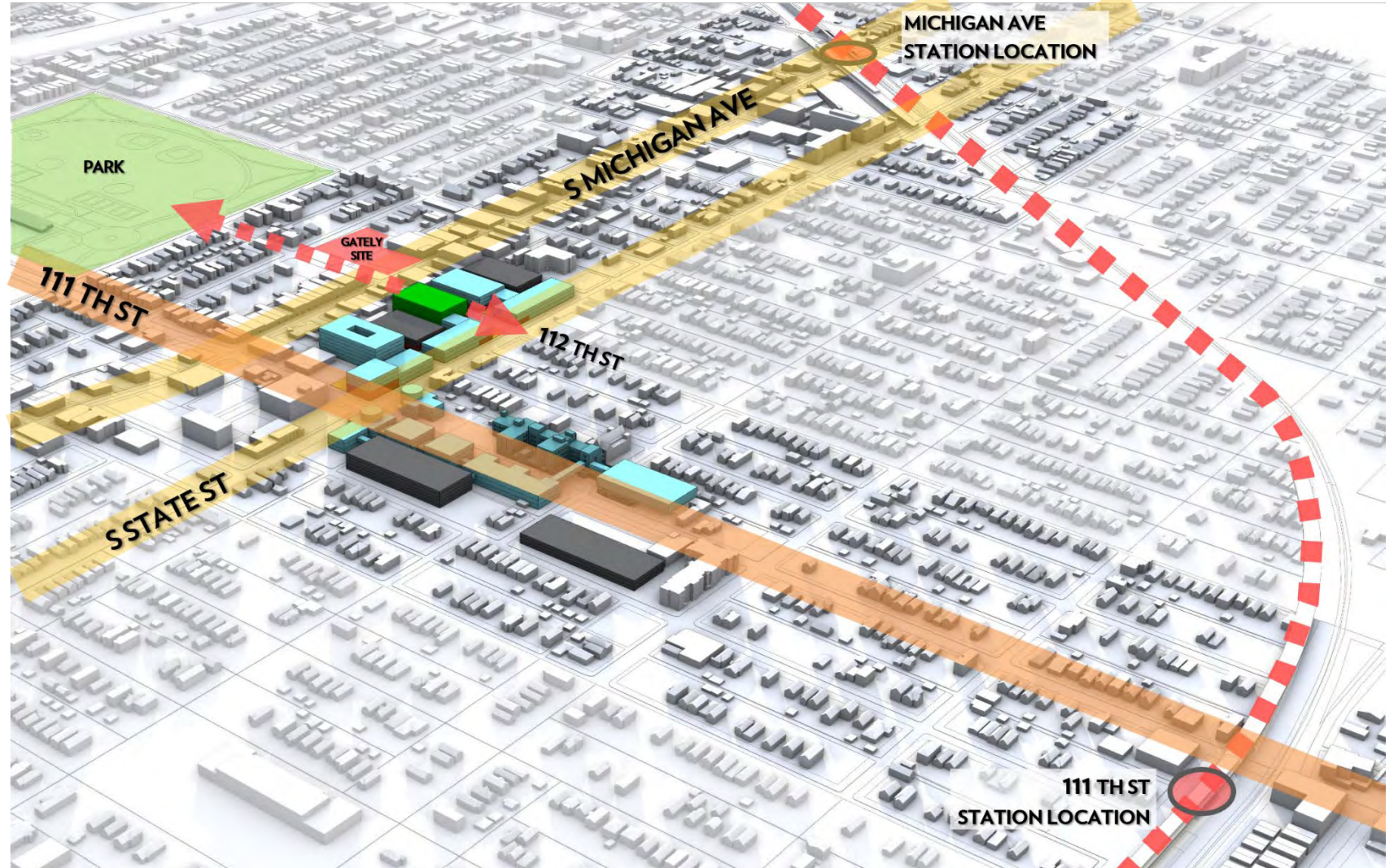
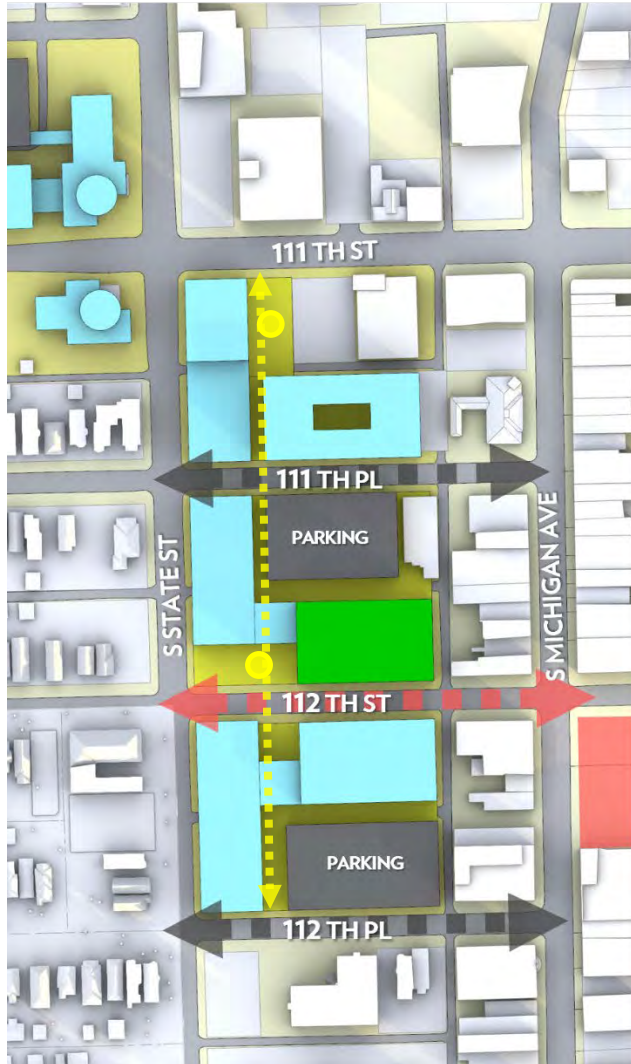




# MEDICAL/COMMUNITY OPPORTUNITY SITES

## CONCEPT SKETCH TWO

MEDICAL USES  
COMMUNITY USES  
PARKING LOCATIONS  
COMMERCIAL MIXED-USE

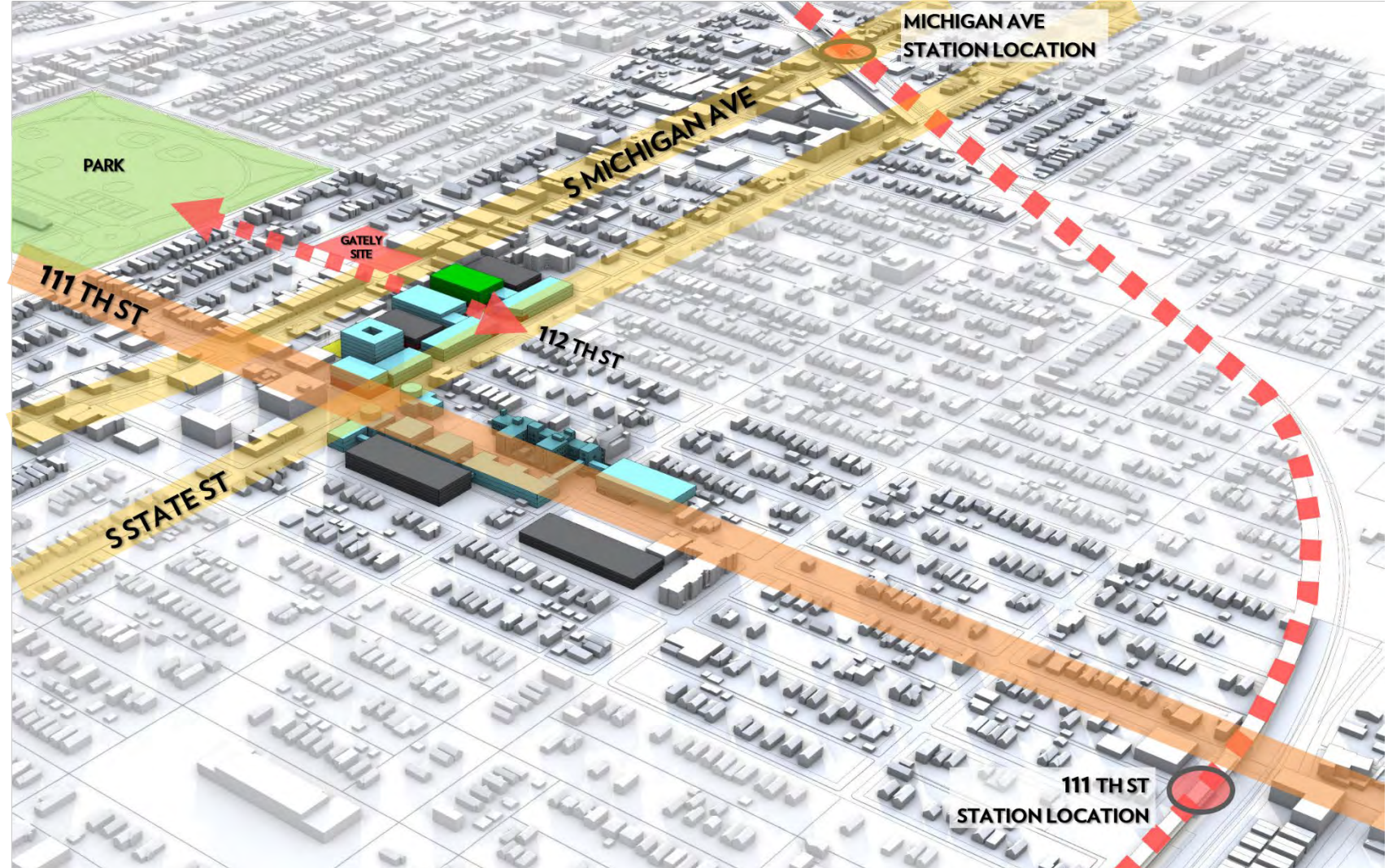
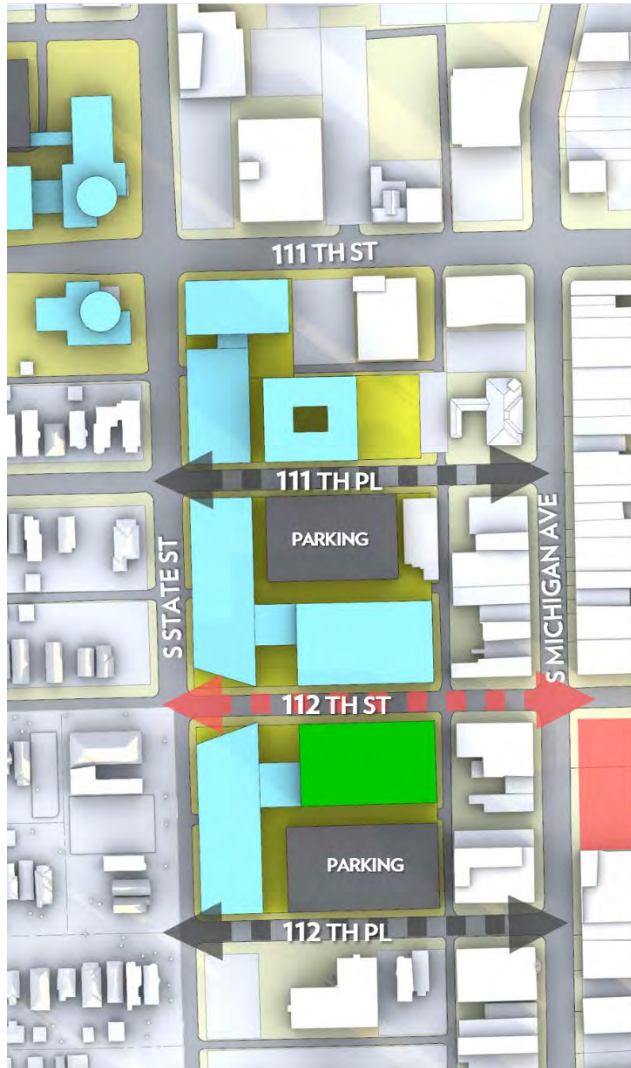




# MEDICAL/COMMUNITY OPPORTUNITY SITES

## CONCEPT SKETCH THREE

MEDICAL USES  
COMMUNITY USES  
PARKING LOCATIONS  
COMMERCIAL MIXED-USE





# STUDY MODEL

35



ROSELAND COMMUNITY MEDICAL DISTRICT  
MASTER PLAN



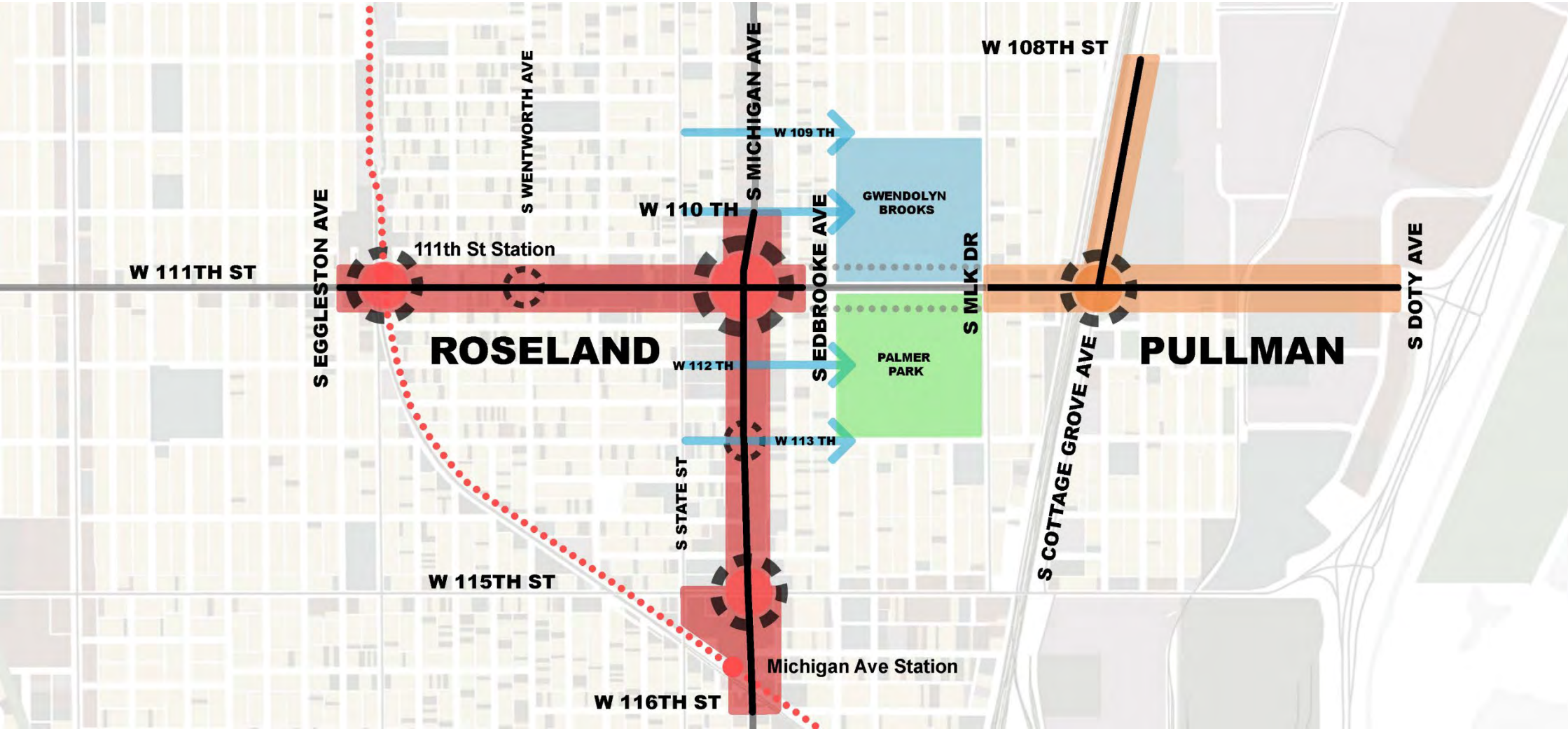
COMMUNITY DESIGN WORKSHOP  
DEC 2021



# PUBLIC REALM



# STREETSCAPE DISCUSSION



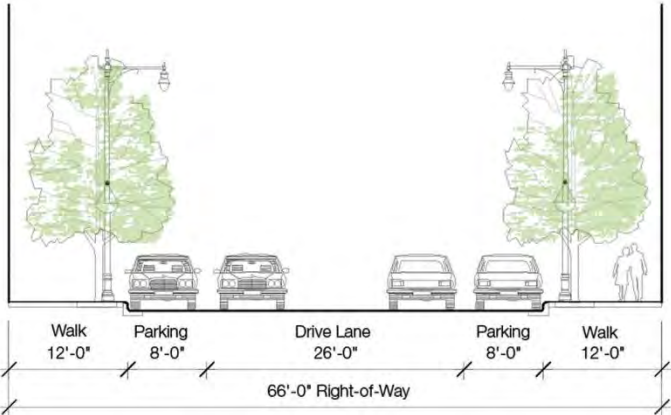
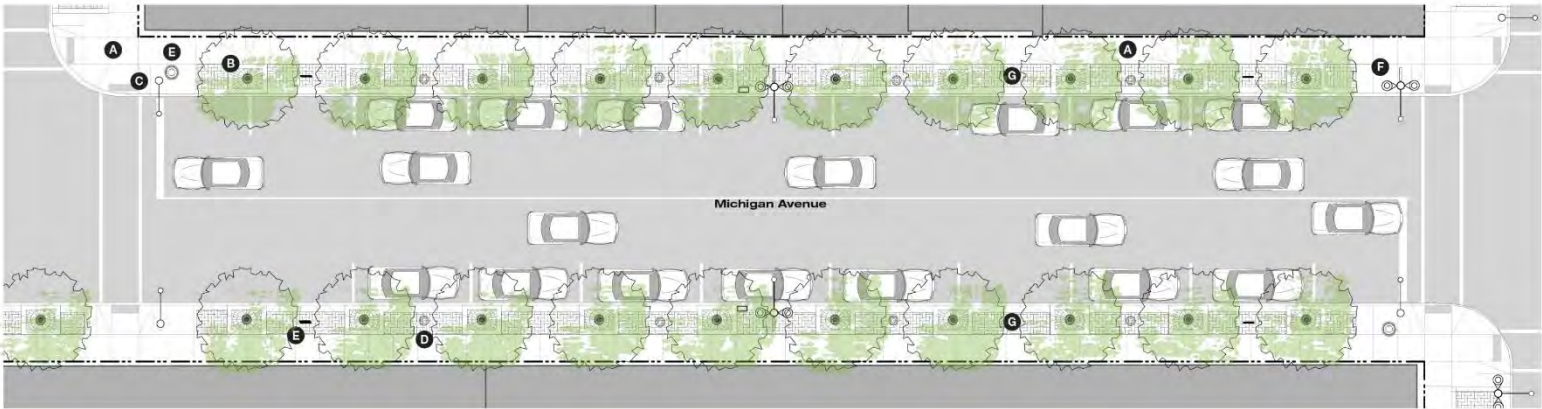


# 2013 CDOT MASTER PLAN

**SAVE THE DATE! CDOT PUBLIC MEETING**

111<sup>TH</sup> STREET & MICHIGAN AVE STREETSCAPE; JAN 13, 2022; 6-7:30 PM; LOCATION TBD

38



BIKE RACKS



IDENTIFIERS



LITTER



STREET TREES



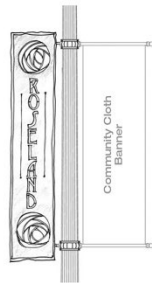
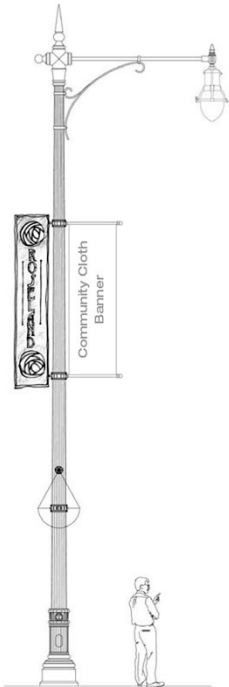
PLANTERS



IDENTIFIERS



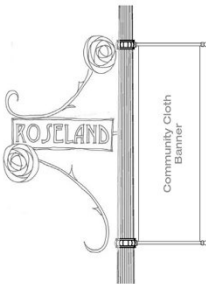
Example of a seating area.



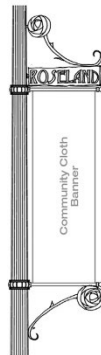
Community Cloth Banner



Community Cloth Banner



Community Cloth Banner



Community Cloth Banner

**WHAT ARE YOU LOOKING AT?**  
THESE IMAGES ARE FROM A 2013 CDOT STREETSCAPE PLAN.

CDOT WILL START PUBLIC MEETINGS IN JAN 2022 TO ADJUST DESIGN BASED UPON COMMUNITY PREFERENCES.

LIKELY TO BE BUILT IN TWO PHASES.

**WHERE WOULD YOU START -**  
111<sup>TH</sup> STREET OR MICHIGAN AVE?

**WHY?**



# CONNECTIONS: PULLMAN NATIONAL MONUMENT

## COMPLETE OR UNDERWAY

### FACTORY COMPLEX INITIATIVES

- ☒ Environmental Remediation
- ☒ Visitor Center in Clock Tower Building
- ☒ Front Yard Landscape
- ☒ Rear Yard Landscape
- ☒ Workers Gate Reconstruction
- ☒ Transfer Pit Corridor
- ☒ Architectural Lighting

- ☐ North Wing Restoration
- ☐ Rear Erecting Shop Restoration

### STREETSCAPE INITIATIVES

- ☒ 111th Street Streetscape
- ☒ Viaduct Enhancement (Partial)
- ☐ Cottage Grove Streetscape
- ☐ 103rd Street Streetscape
- ☐ 115th Street Streetscape

### TRANSPORTATION INITIATIVES

- ☒ Transportation Access Study
- ☒ Bike Program
- ☒ Transit Station Improvements (Partial)
- ☐ Coordinated Parking Program

### NEIGHBORHOOD INITIATIVES

- ☒ Pullman Community Center
- ☒ Hotel Florence (Partial)
- ☒ Artspace Housing
- ☒ Public Art Program
- ☐ Firehouse
- ☐ Market Square
- ☐ Livery Stables
- ☐ North Pullman Housing
- ☐ Pullman & Arcade Park Restoration
- ☐ Arcade Building Interpretation





# CONNECTIONS: RIVERDALE | LITTLE CALUMET RIVER

## BIKE TRAILS, RECREATION, WATER ACCESS, FOOD PRODUCTION

40

1

### NEIGHBORHOODS

- IMPLEMENT RIVERDALE MULTIMODAL TRANSPORTATION PLAN
- INVEST IN 130TH STREET / HAZEL JOHNSON EJ WAY
- LINK RED LINE AND SOUTH SHORE LINE SERVICE
- IMPROVE 134TH STREET AS NEIGHBORHOOD / RIVERFRONT CONNECTOR
- CONNECT PEOPLE TO THE RIVERFRONT
- GROW ACCESS TO FRESH FOOD

2

### FOREST PRESERVE

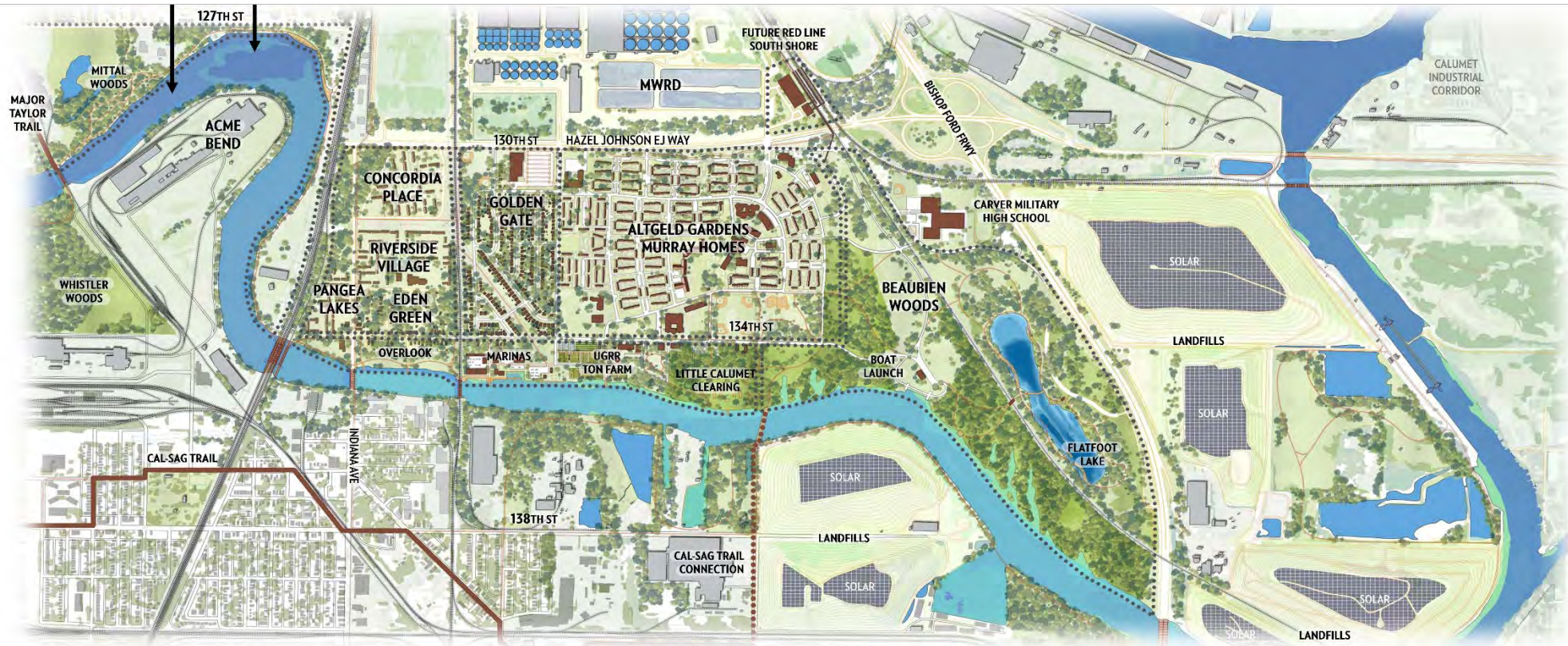
- IMPROVE ACCESS, SIGNAGE AND WAYFINDING
- IMPLEMENT SITE IMPROVEMENTS (FENCE REMOVAL, PARKING LOT REDUCTION, INVASIVE SPECIES MITIGATION, VISITOR AMENITIES)
- CONNECT FLATFOOT LAKE AND BOAT LAUNCH AREAS
- ENHANCE TRAIL SYSTEM
- ACTIVATE THE RIVERFRONT
- COMMEMORATE FREEDOM SEEKERS (BEAUBIEN, SYSTEMWIDE)

3

### NORTH BANK

- RESTORE PEDESTRIAN CONNECTIONS TO THE LITTLE CALUMET RIVER
- CELEBRATE TON FARM AND UGRR HERITAGE
- RETAIN LOCAL FARMING ACTIVITIES
- SUPPORT LITTLE CALUMET CLEARING INITIATIVE
- PROMOTE BOATING AND MARITIME ARTS EDUCATION
- PURSUE PUBLIC / NON PROFIT STEWARDSHIP OF LAND

#### STATE ST & MICHIGAN AVE BIKE TRAILS



4

### SOUTH BANK

- CELEBRATE AFRICAN-AMERICAN HERITAGE OF DOLTON AND RIVERDALE
- LINK TO BLUE ISLAND RIVERFRONT PROGRAMMING
- CONNECT FOREST PRESERVE TO THE CAL-SAG TRAIL

5

### ACME BEND

- ESTABLISH RIVER EDGE TRAIL
- PRESERVE MITTAL WOODS AS WILDLIFE HABITAT
- ENHANCE RIVER ACCESS, ECOLOGY AND HABITAT

6

### CALUMET GATEWAY

- PURSUE OPPORTUNITY ZONE INVESTMENTS TO CREATE JOBS
- GROW RIVER AND LAKE CALUMET RECREATION ECONOMY
- LEVERAGE PULLMAN NATIONAL MONUMENT VISITATION
- DEVELOP TRAIL CONNECTIONS TO MARSHLAND PARKS
- IMPLEMENT RENEWABLE ENERGY PILOT PROGRAM





**FREEDOM SEEKERS GARDEN**



**LITTLE CALUMET MARITIME ARTS**



**LITTLE CALUMET CLEARING**



**ACME BEND**



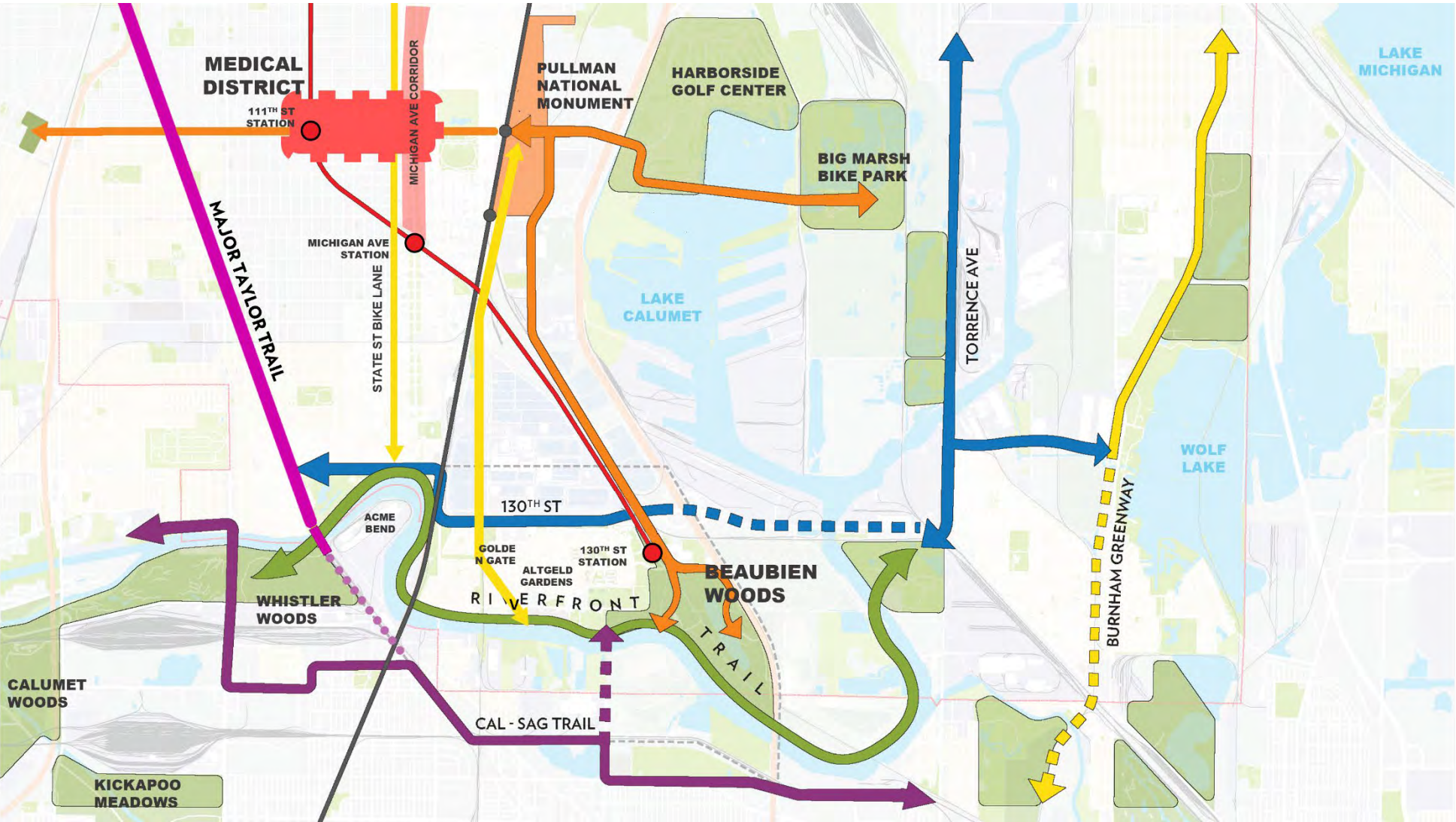
## 42





# CONNECTIONS: REGIONAL TRAIL & PARK

FOREST PRESERVES, RIVERS, LAKES, BIKE PARKS, HERITAGE TRAILS





# HUMAN INVESTMENT



# STEPS TO FULFILLMENT





# POTENTIAL FOR HOUSING REHAB & INFILL

POTENTIAL REHAB  
POTENTIAL INFILL





# MICHIGAN AVE & 115<sup>TH</sup> STREET

CONCEPT ONE | RED LINE TSD STUDY – 12.07.21



RED AHEAD



ROSELAND COMMUNITY MEDICAL DISTRICT  
MASTER PLAN

## Concept Precedent Imagery



COMMUNITY DESIGN WORKSHOP  
DEC 2021



# MICHIGAN AVE & 115<sup>TH</sup> STREET

CONCEPT TWO | RED LINE TSD STUDY – 12.07.21



RED AHEAD







# 111<sup>TH</sup> STREET STATION

CONCEPT | RED LINE TSD STUDY – 12.07.21

RED AHEAD



## MIXED SINGLE FAMILY, TOWNHOMES AND MULTI-FAMILY

A:

Floor Count: 2-5

Unit Count: 150

7,050 Commercial

B:

Floor Count: 4

Unit Count: 18

4,400 Commercial





# HOUSING DISCUSSION



LOW DENSITY - SINGLE FAMILY



LOW DENSITY – TWO & THREE FLATS



LOW DENSITY - SINGLE FAMILY REHAB



LOW DENSITY – TWO & THREE FLAT REHAB



# HOUSING DISCUSSION



MID DENSITY A



MID DENSITY B



MID DENSITY C



# COMMUNITY SPACE DISCUSSION



NATURE



STREET LIFE



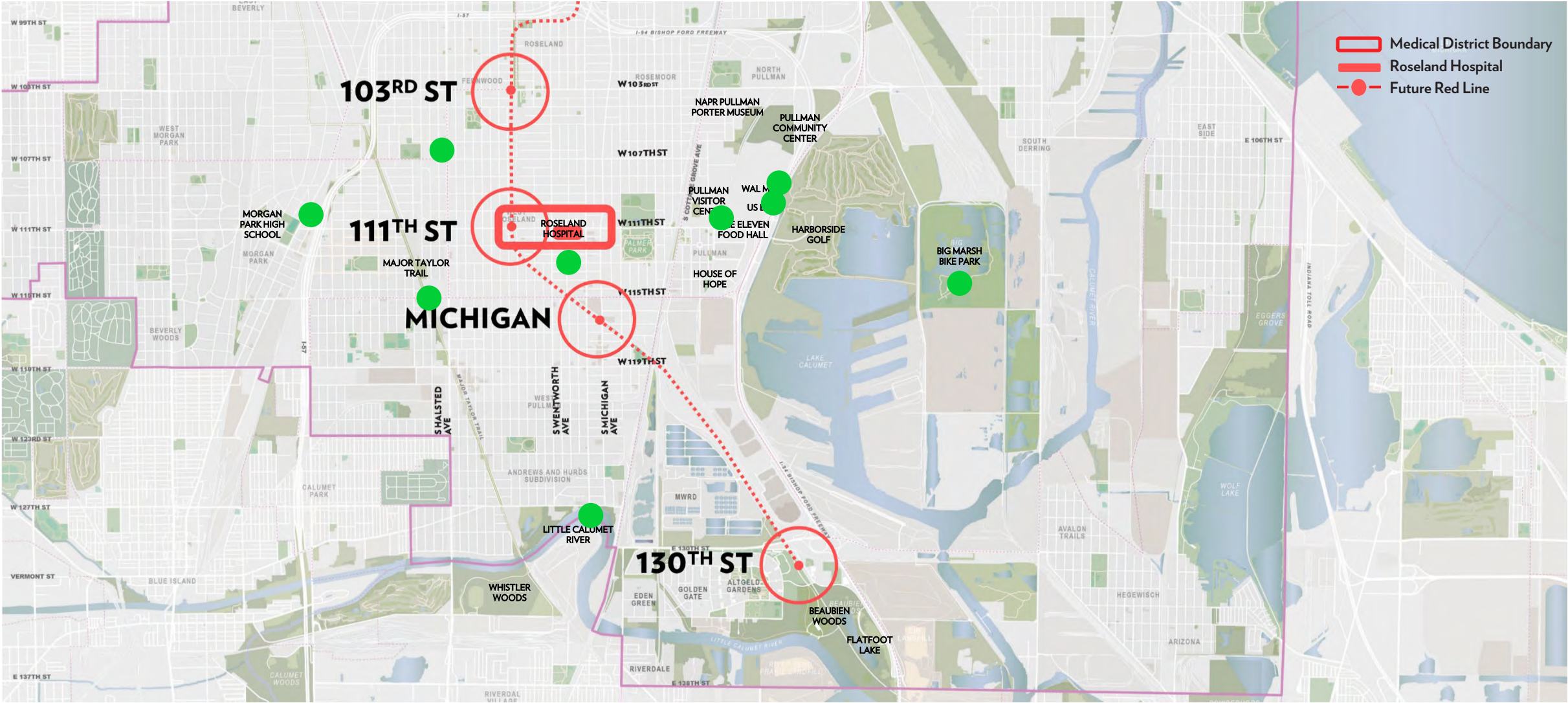
COURTYARD SPACES



TERRACES AND GREEN ROOFS



# WHAT ARE THE HARDEST PLACES TO GET TO?





# WHAT PROGRAMS AND SERVICES THAT ARE NOT BUILDING RELATED ARE NEEDED?



# WORKSHOP STATION DISCUSSIONS

WRAP-UP AT 1:30 PM



INVITATION | PUBLIC MEETING NOTICE  
**ROSELAND COMMUNITY**  
**MEDICAL DISTRICT MASTER PLAN**



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NEXT MEETING.....

**FEBRUARY 21**

# MEDICAL DISTRICT MASTER PLAN DISCUSSION

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