



# COMMITTEE ON DESIGN

## Department of Planning and Development

### ROSELAND COMMUNITY MEDICAL DISTRICT MASTER PLAN

Far South | 9<sup>th</sup> Ward Alderman Beale | 34<sup>th</sup> Ward Alderman Austin

Implementation Authority: Roseland Medical District Commission

Planner/Urban Designer: Adrian Smith + Gordon Gill Architecture with Far South CDC, Greater Roseland Chamber of Commerce, CNI, Johnson and Lee, and AREA

Committee Meeting Date: May 11, 2022



# 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



# DESIGN NARRATIVE

- Master Plan for the 95-acre Roseland Community Medical District, which was established in 2011 by the Illinois State Legislature. The purpose of the Medical District is to attract and retain viable healthcare facilities, medical research facilities, academic centers of excellence, emerging high technology enterprises, and supportive uses.
- The Medical District is bounded by S Stewart Ave on the west, W 110<sup>th</sup> St on the north, S Michigan Ave on the east, and W 112<sup>th</sup> St on the south. Roseland Community Hospital is located within the District at 45 W 111<sup>th</sup> Street, between S State St and S Wentworth Ave.
- Historically, Roseland Community Hospital was an anchor that provided healthcare for Far South Side residents and an economic engine that worked in tandem with “The Avenue,” the commercial stretch of S Michigan Ave between W 107th and W 115th Streets. In its heyday, this combination of stores, goods, services and high-quality healthcare attracted and served people from the entire south side of Chicago.
- However, downturns in area industrial operations, employment loss and low levels of investment by the City, State and major institutions over a long period of time diminished these important assets.



# DESIGN NARRATIVE

- The COVID-19 pandemic further highlighted racial healthcare disparities across Chicago and demonstrated the essential need for direct access to healthcare, treatment and preventative care in this part of the city. Investment in the Roseland Medical District is essential to address the health of approximately 300,000 people within its service area.
- Therefore, this Master Plan provides the physical framework for the planning, design, construction and operation of a mixed-use campus focused on high-quality outpatient services, community facilities, supportive housing and other longstanding community needs.
- The vision presented in the following material is the result of extensive discussions and collaboration among community residents and stakeholders, large and small network healthcare providers, DPD, CDOT and CTA regarding the Red Line Extension, the Roseland Medical District Commission and the Roseland Community Hospital Board of Directors.



# WORKPLAN AND 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

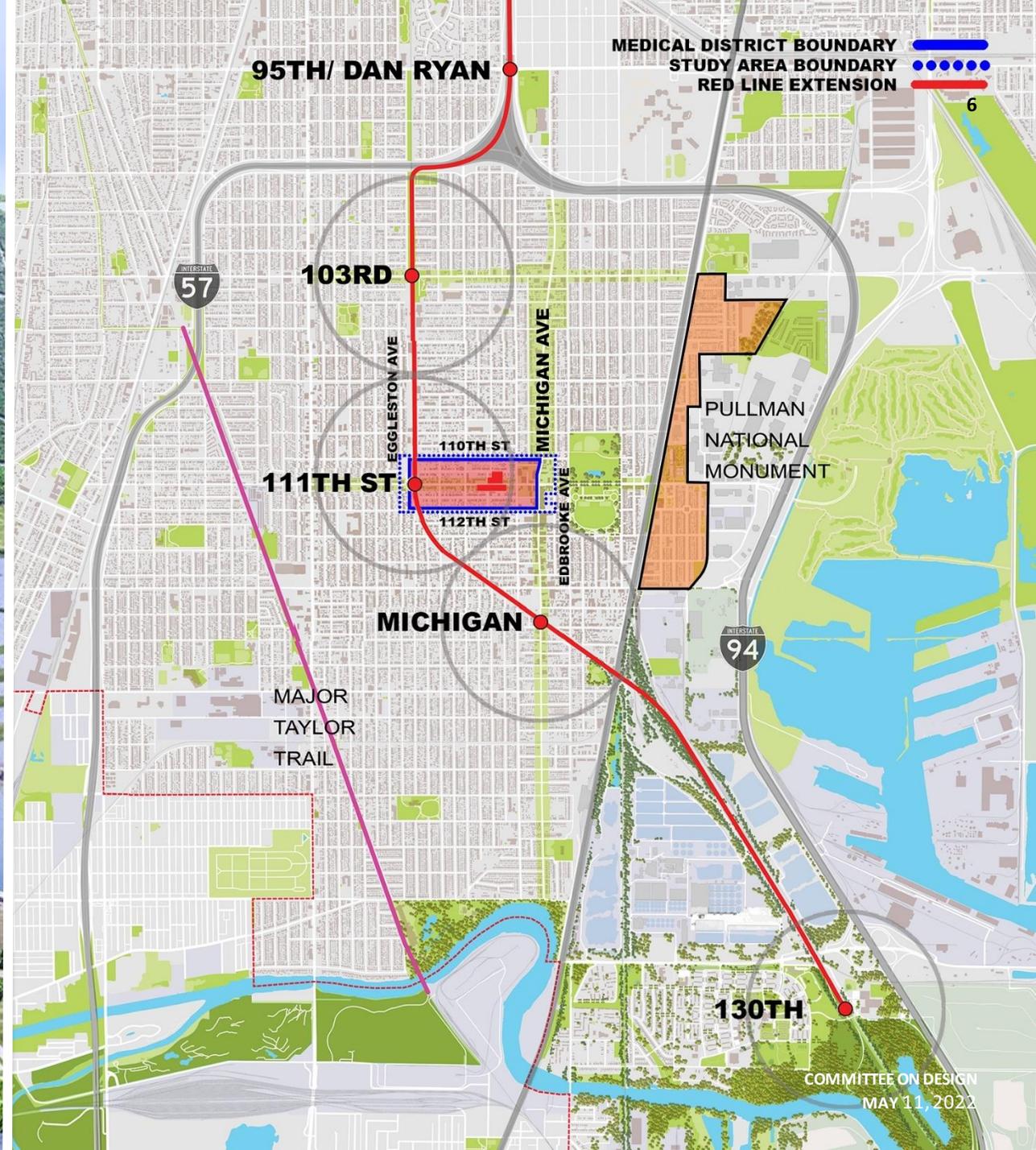
## 2022

**JANUARY/FEB:** MEDICAL INDUSTRY ROUNDTABLES; DRAFT PLAN AND GUIDELINES; DRAFT IMPLEMENTATION STRATEGY

**MARCH/APRIL: MEDICAL DISTRICT COMMISSION AND HOSPITAL WORKSHOP;** DRAFT PLAN, DESIGN GUIDELINES AND IMPLEMENTATION STRATEGY

**MAY/JUNE:** FINAL PLAN AND GUIDELINES DOCUMENT; FINAL IMPLEMENTATION STRATEGY; **CHICAGO PLAN COMMISSION CONSIDERATION**

# DISTRICT LOCATION & BOUNDARIES



# 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

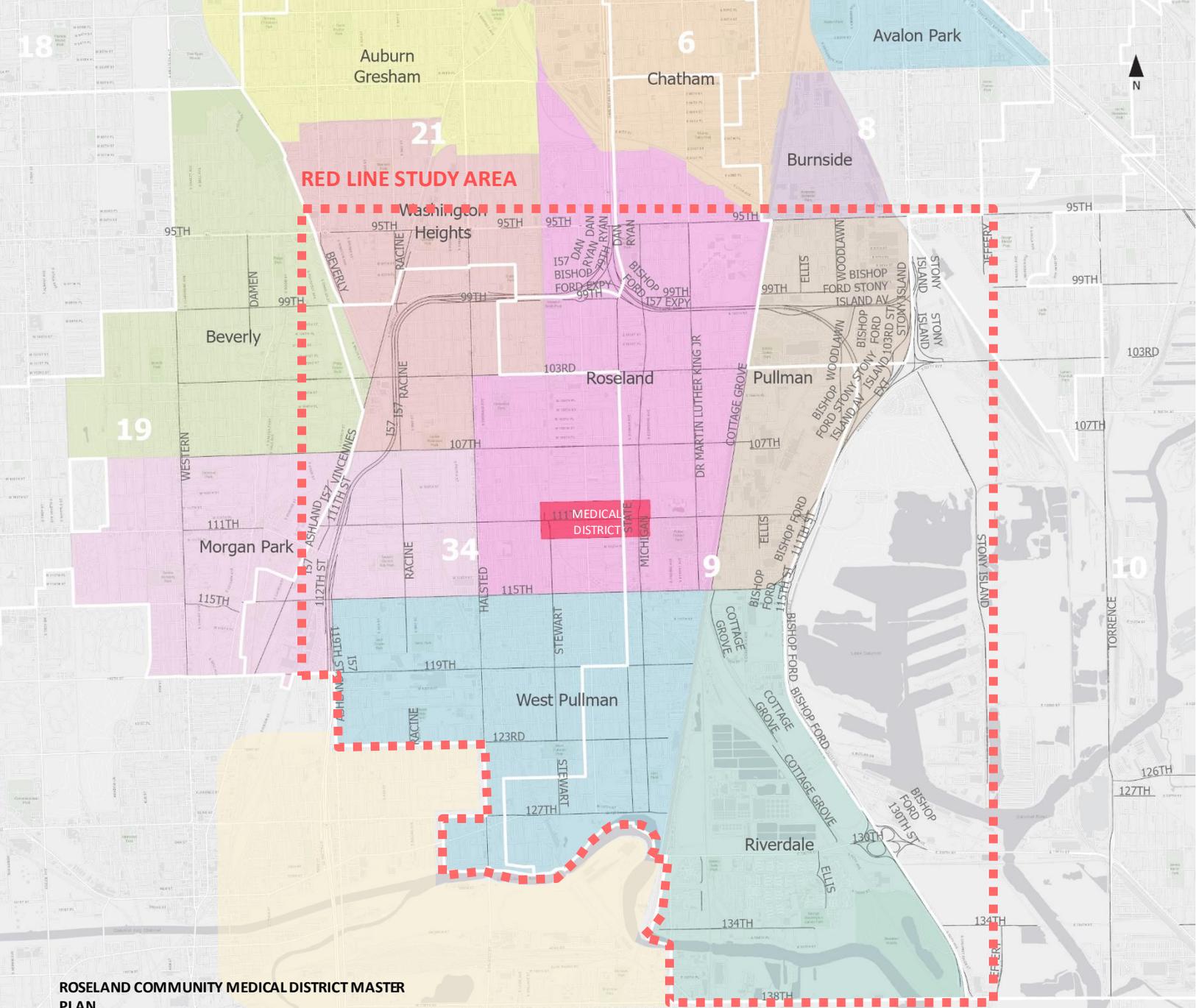
Established in 2011 by the State of Illinois to attract and retain:

- **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**



# 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.

# WHAT DOES A MEDICAL DISTRICT MEAN TO YOU?



# MEDICAL NEEDS

ROSELAND MEDICAL DISTRICT MASTER PLAN WORKSHOP



# HUMAN INVESTMENT

ROSELAND MEDICAL DISTRICT MASTER PLAN WORKSHOP



# PUBLIC REALM

ROSELAND MEDICAL DISTRICT MASTER PLAN WORKSHOP





# 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
- LAWNSDALE CHRISTIAN
- RED LINE PLANNING TEAM
- CHICAGO TRANSIT AUTHORITY
- CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT
- DEVELOPMENT EXPERTS
- NATIONAL PARK SERVICE
- HISTORIC PULLMAN FOUNDATION

# COMMUNITY CONCERNS

- **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**

# MEDICAL INDUSTRY ENGAGEMENT

- ROSELAND HOSPITAL
- **ADVOCATE**
- NORTHWESTERN
- **UNIVERSITY OF CHICAGO**
- COOK COUNTY / STATE
- **CHICAGO FAMILY HEALTH**
- TCA HEALTH
- **CHRISTIAN COMMUNITY HEALTH CENTER**
- LAWNSDALE CHRISTIAN
- **GIFT OF HOPE ORGAN AND TISSUE**
- BLUE CROSS/BLUE SHIELD ILLINOIS
- **MARCH OF DIMES**
- U OF C HEALTH AND SOCIAL SCIENCES
- **COMPLETE CARE MGMT PARTNERS**
- COOK COUNTY LAND BANK AUTHORITY
- **PLANNED PARENTHOOD**

# 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

# MIXED-USE PROGRAM

± 200,000 SF

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

IMMEDIATE CARE | SENIOR CENTER | EYE CLINIC | DENTIST

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

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

GALLERY | MEETING ROOMS | CONFERENCE ROOMS

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

**MEDICAL, FITNESS, FOOD, CULTURE,  
RETAIL**

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

FOOD | BEVERAGE

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

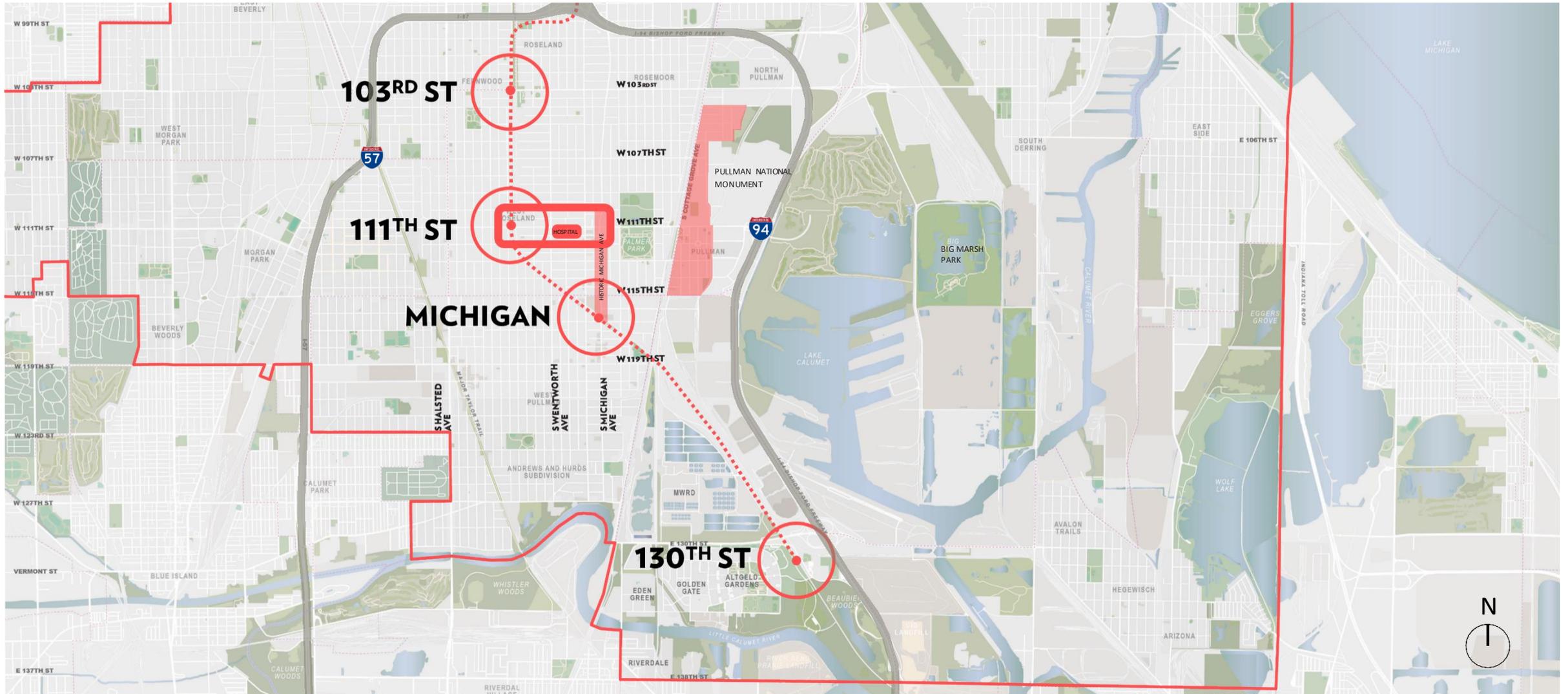
**FITNESS CENTER = 28,000 sf (14%)**

GYM | INDOOR TRACK

# LOCATION & CONTEXT

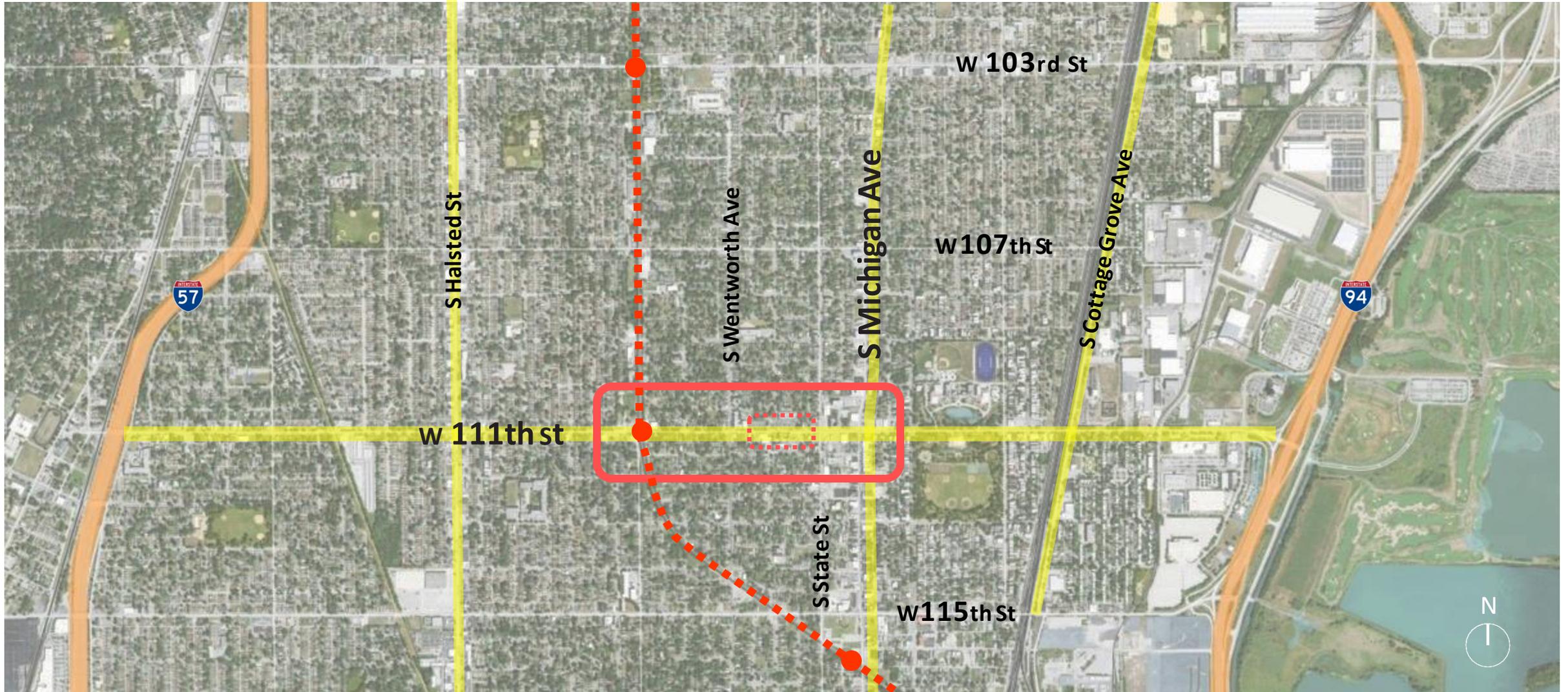
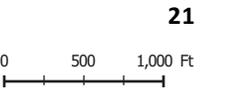
# REGIONAL CONTEXT

-  Medical District Boundary
-  Roseland Hospital
-  Future Red Line



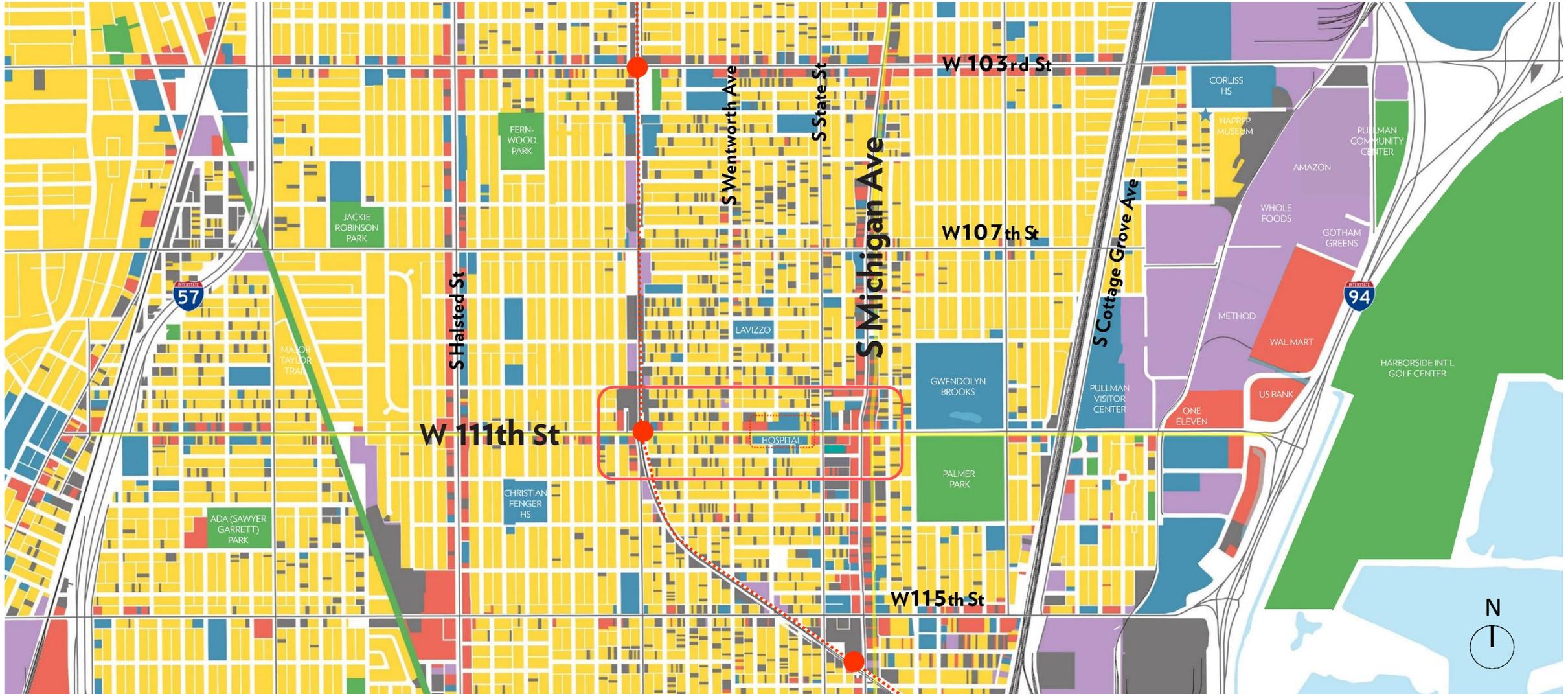
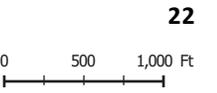
# LOCAL CONTEXT

-  Medical District Boundary
-  Roseland Hospital
-  Future Red Line



# CURRENT LAND USE

- Residential
- Commercial
- Institution
- Industrial
- Agriculture
- Recreation
- Water
- TCUW
- Vacant
- Medical District Boundary
- Roseland Hospital
- Future Red Line



# CURRENT ZONING

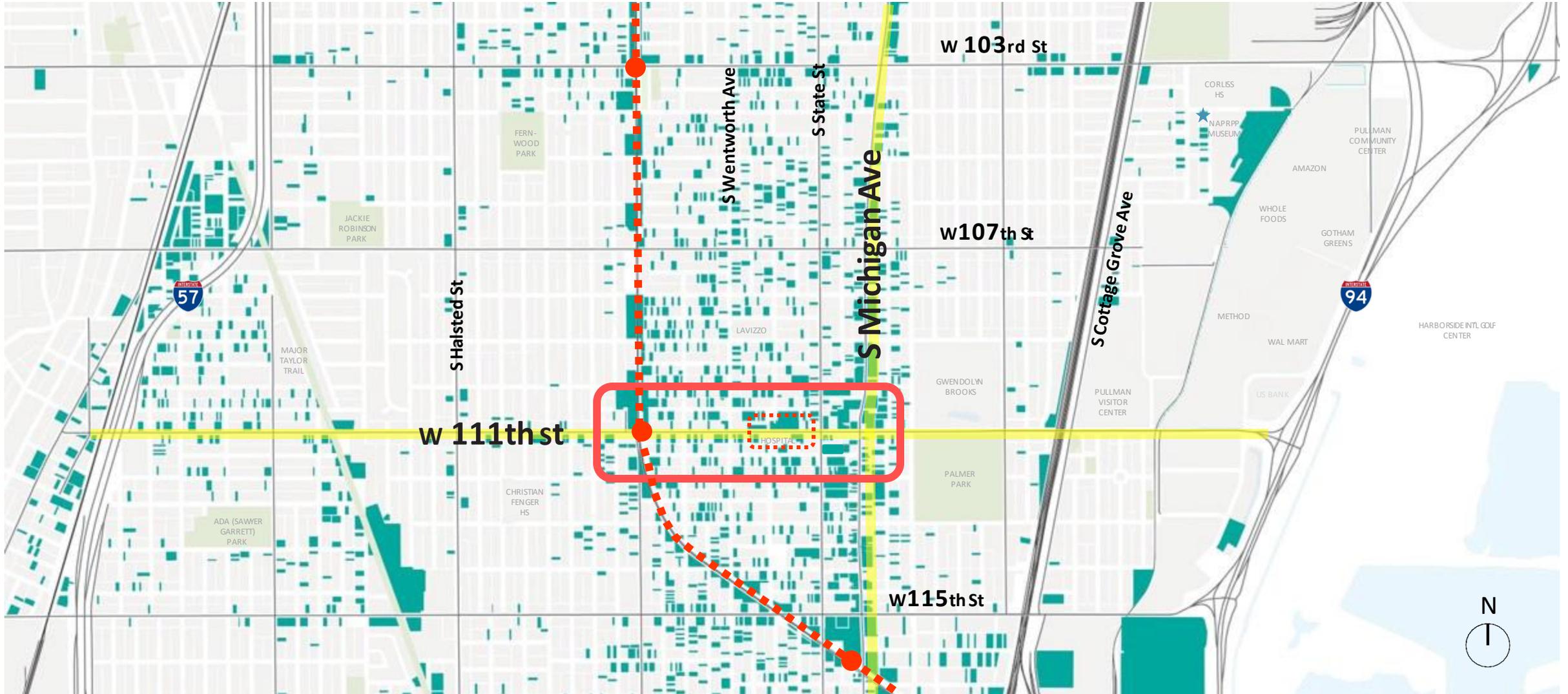
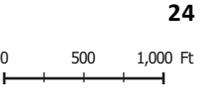
- Business
- Residential
- PD
- Commercial
- Transportation
- POS
- Manufacturing
- PMD
- Medical District Boundary
- Roseland Hospital



# VACANT LAND AND BUILDINGS

Vacant Land & Buildings

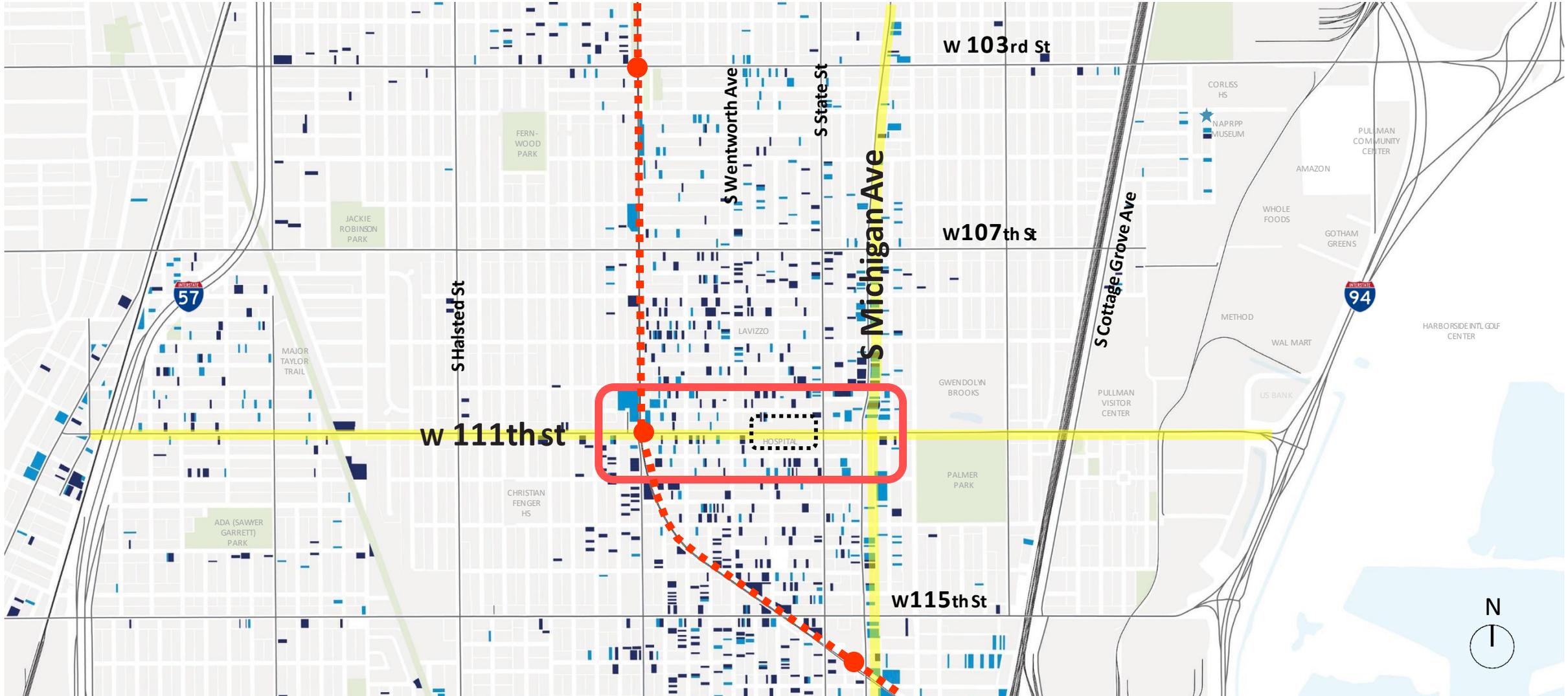
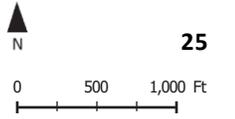
Medical District Boundary  
Roseland Hospital  
Future Red Line



# CITY/COUNTY-OWNED VACANT LAND

City Owned Land  
Cook County Land Bank

Medical District Boundary  
Roseland Hospital



# MEDICAL DISTRICT VISION

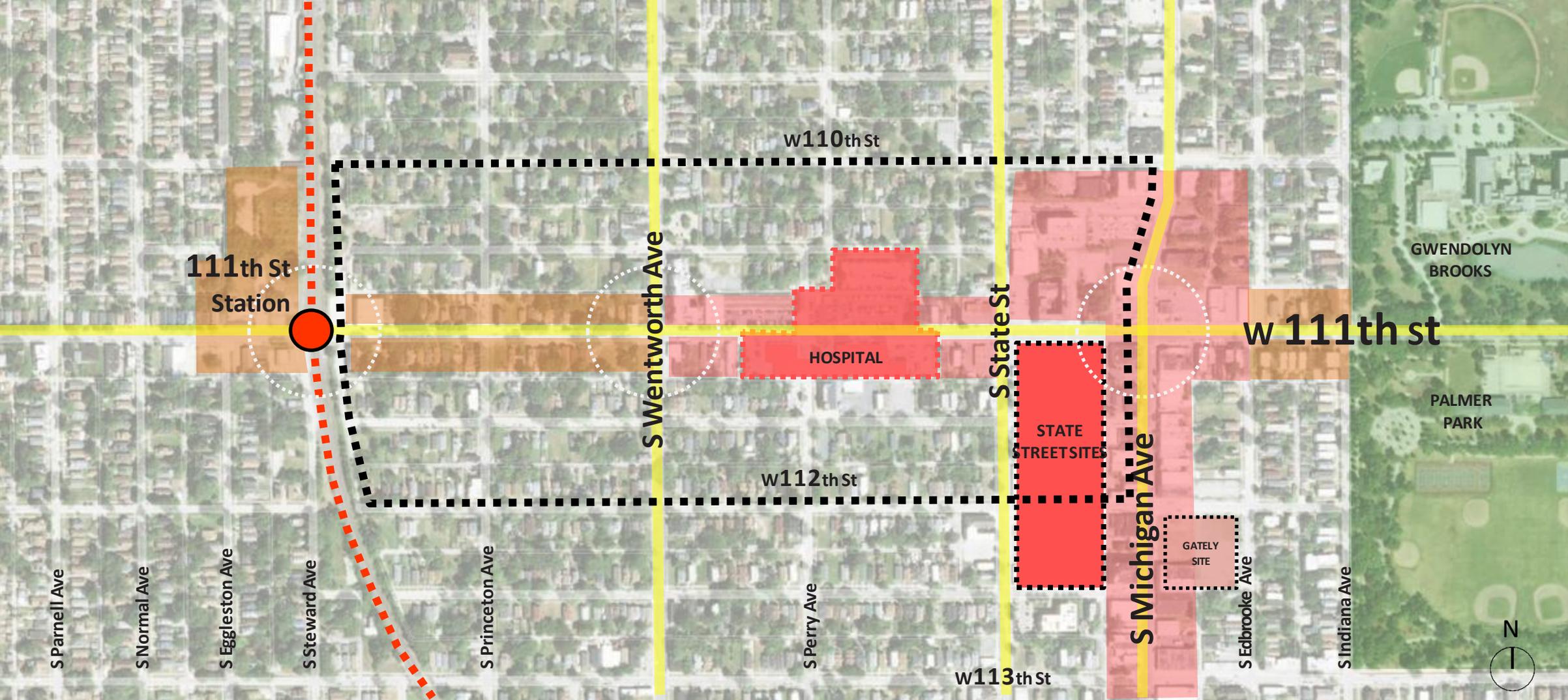
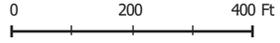
# ROSELAND MEDICAL DISTRICT

VIEW TO SOUTHWEST



# MASTER PLAN FRAMEWORK

- Medical Concentration Sites
- Commercial Mixed-Use Revitalization
- Residential Mixed-Use Revitalization
- Medical District Boundary
- Roseland Hospital
- Future Red Line

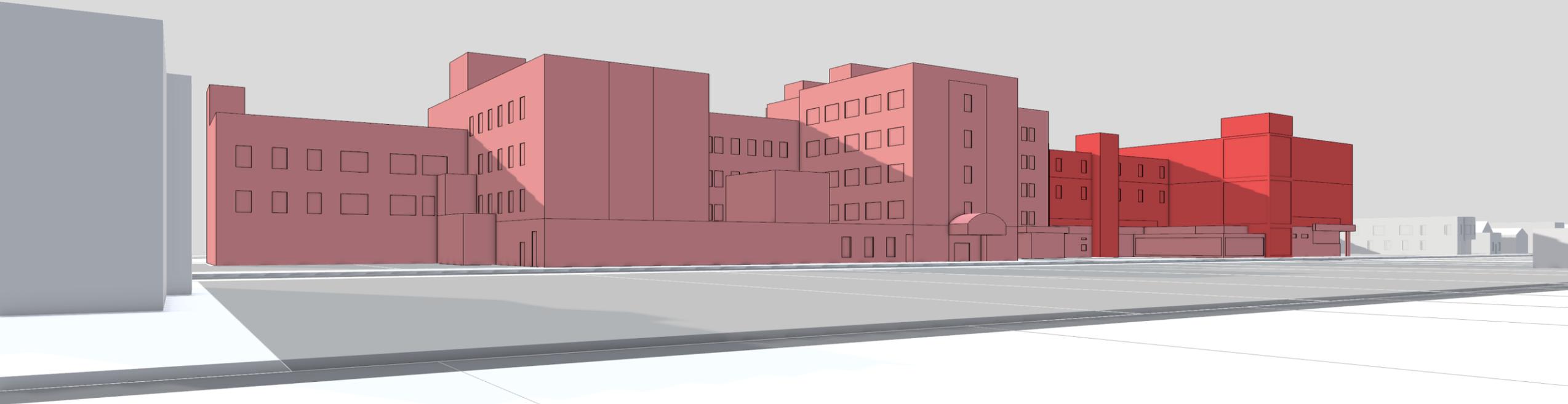


**TWO STORY ADDITION  
OVER EMERGENCY ROOM**



**TWO STORY ADDITION  
OVER EMERGENCY ROOM**

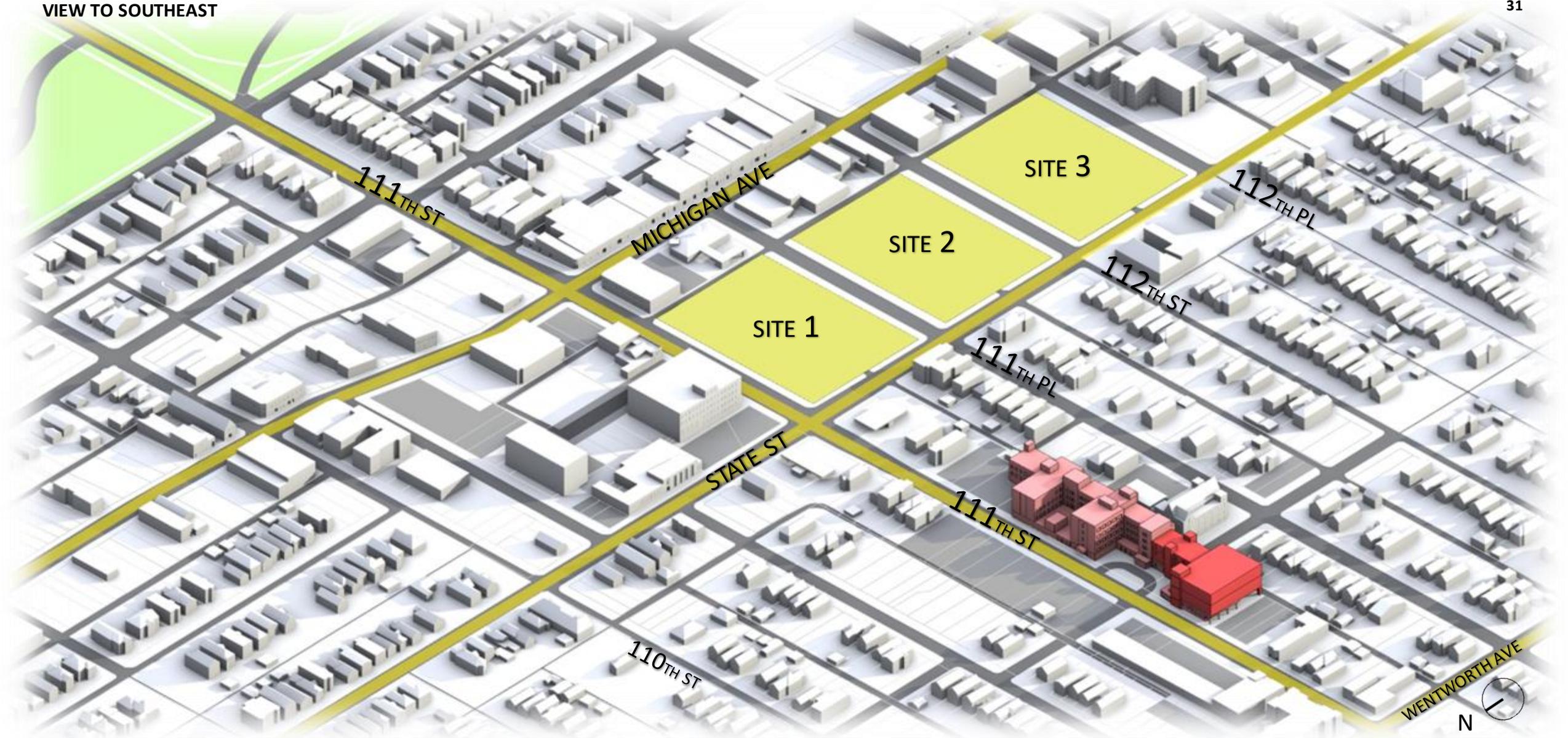
**VIEW SOUTH FROM PARKING LOT ON 111<sup>TH</sup> ST**



# ASSEMBLE AND PREPARE SITES FOR OUTPATIENT CAMPUS

REDEVELOPMENT BLOCKS ROSELAND HOSPITAL

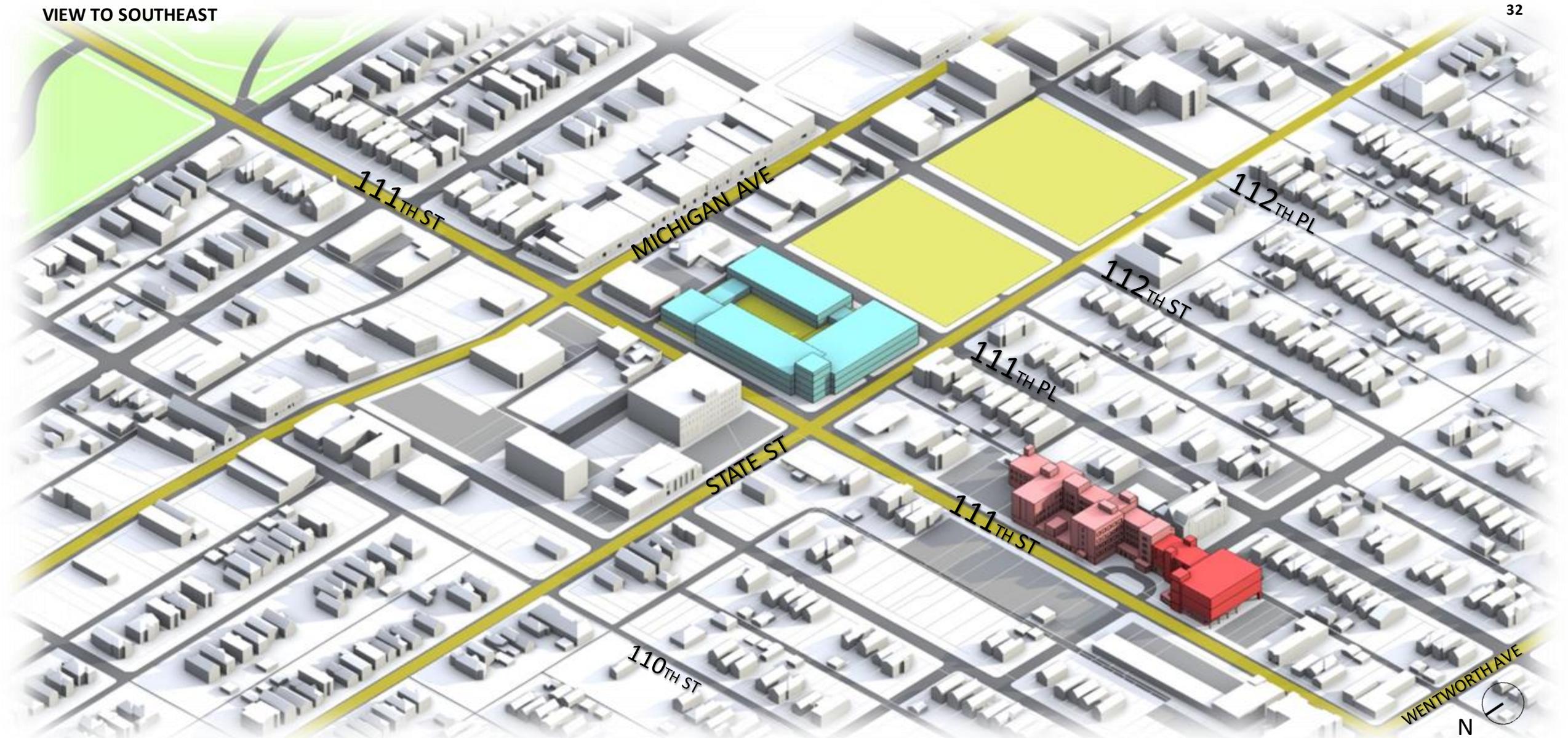
VIEW TO SOUTHEAST



# PHASE ONE

VIEW TO SOUTHEAST

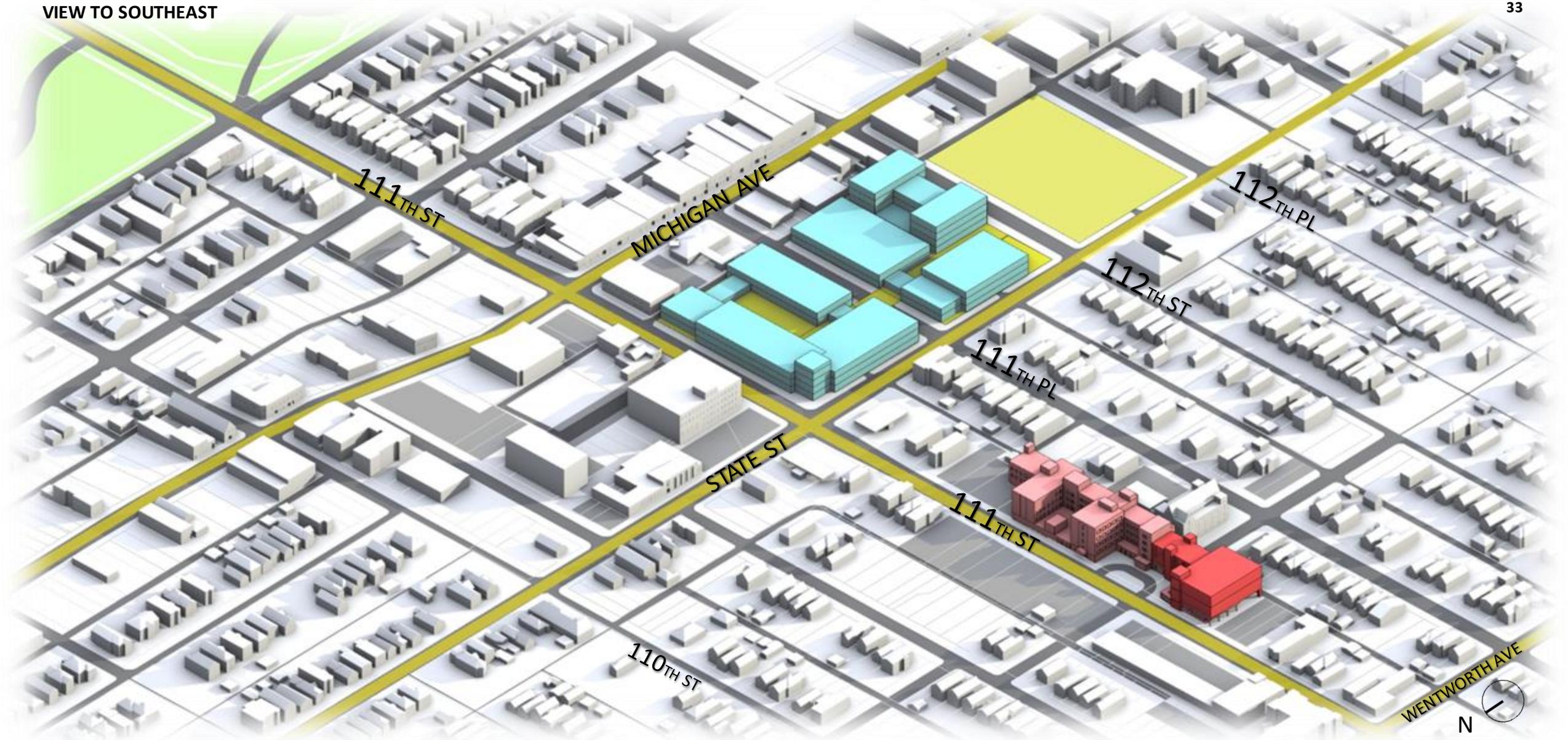
OUTPATIENT MIXED-USE CAMPUS ROSELAND HOSPITAL



# PHASE TWO

VIEW TO SOUTHEAST

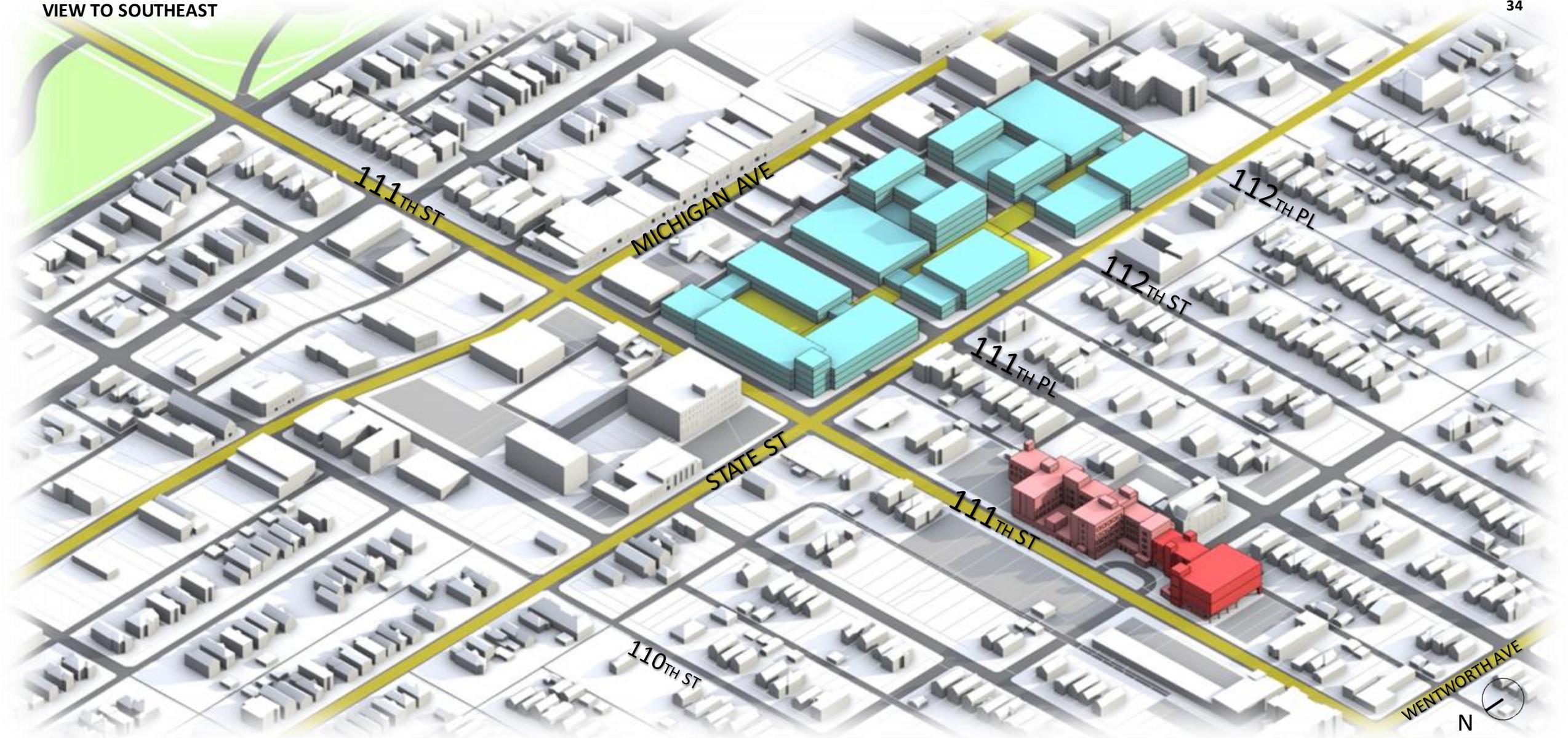
OUTPATIENT MIXED-USE CAMPUS ROSELAND HOSPITAL



# PHASE THREE

VIEW TO SOUTHEAST

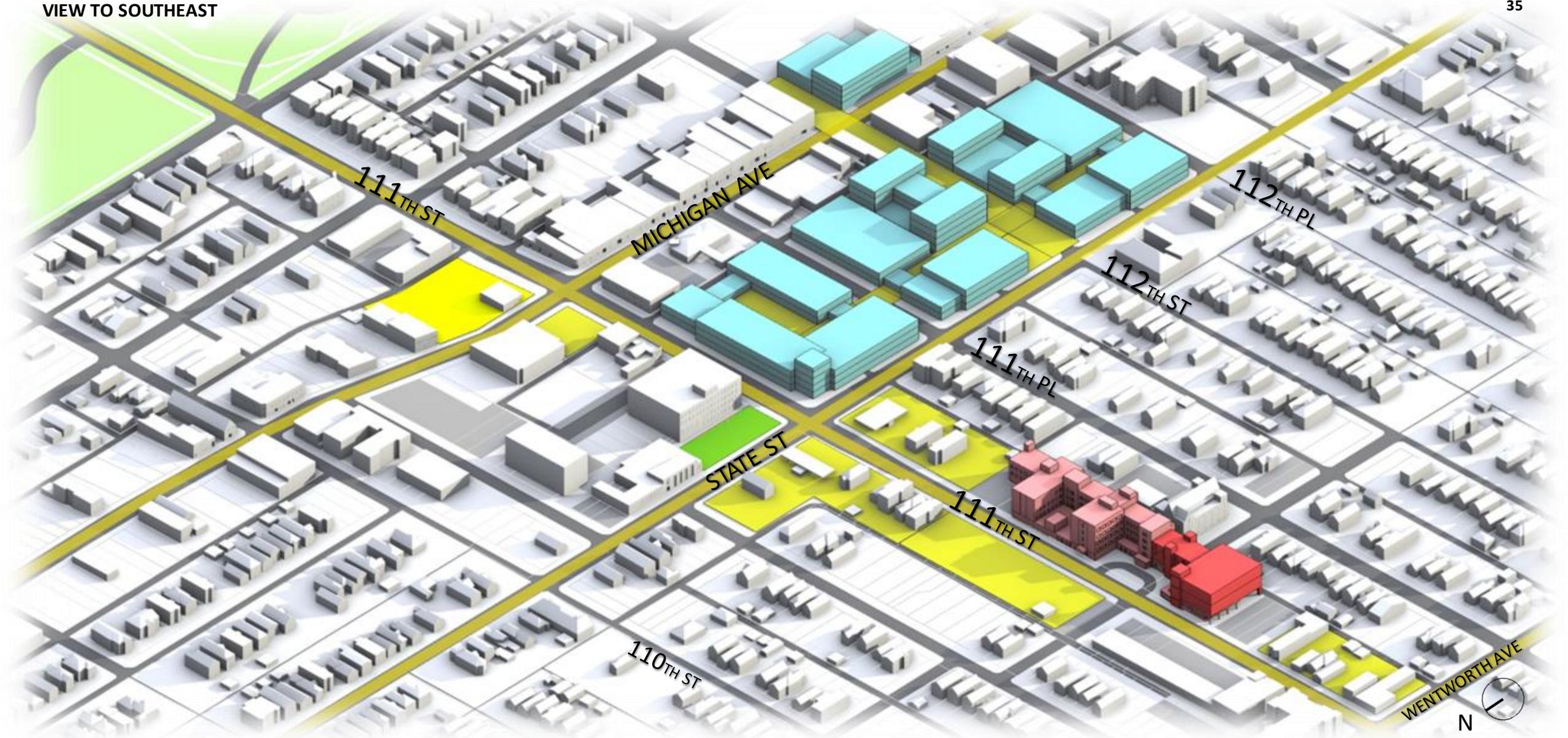
OUTPATIENT MIXED-USE CAMPUS ROSELAND HOSPITAL



# ADJACENT REDEVELOPMENT SITES

VIEW TO SOUTHEAST

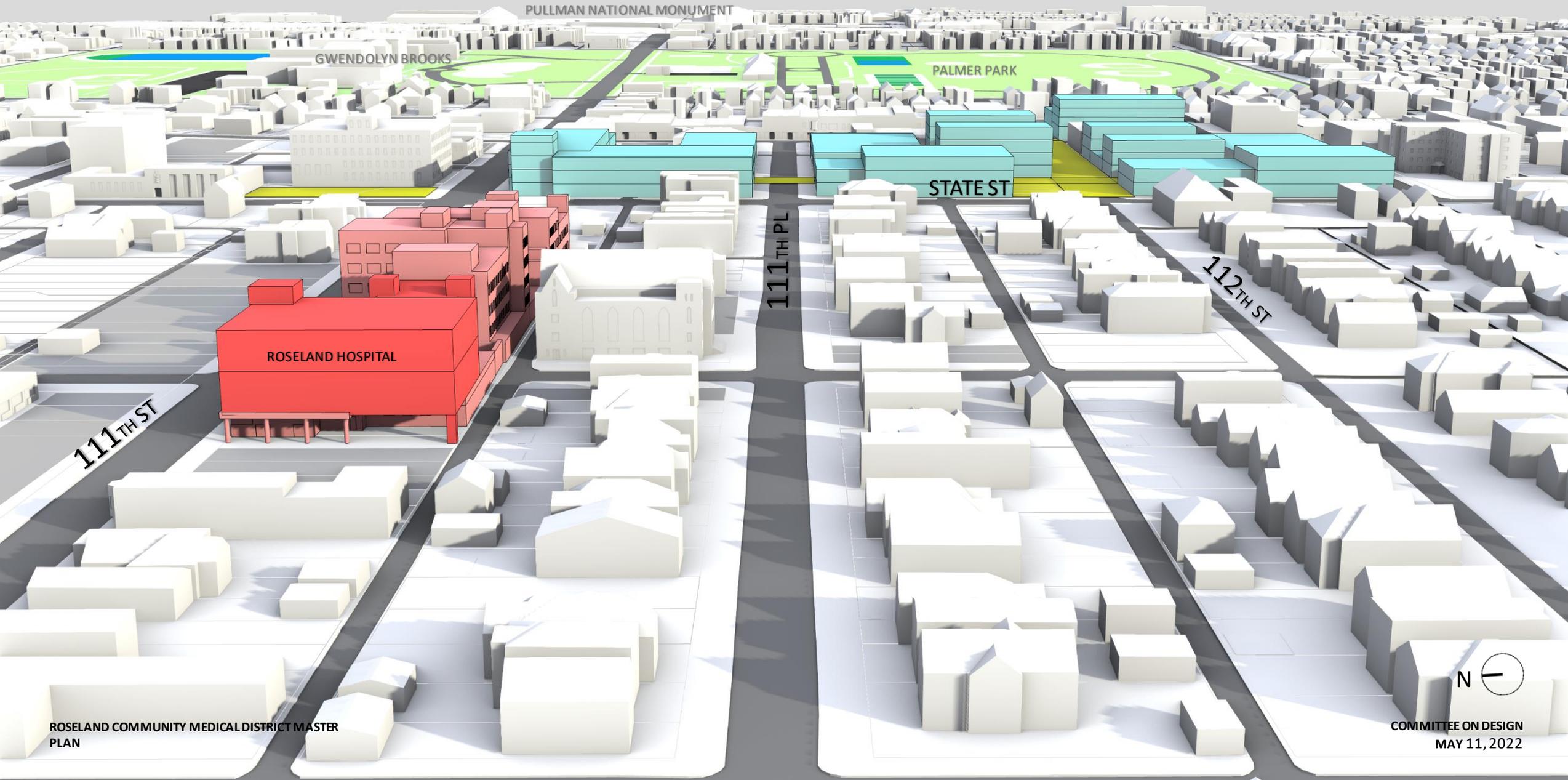
REDEVELOPMENT OPPORTUNITY SITES    OUTPATIENT MIXED-USE CAMPUS    ROSELAND HOSPITAL



# MEDICAL DISTRICT BUILDOUT

VIEW LOOKING EAST

OUTPATIENT MIXED-USE CAMPUS ROSELAND HOSPITAL

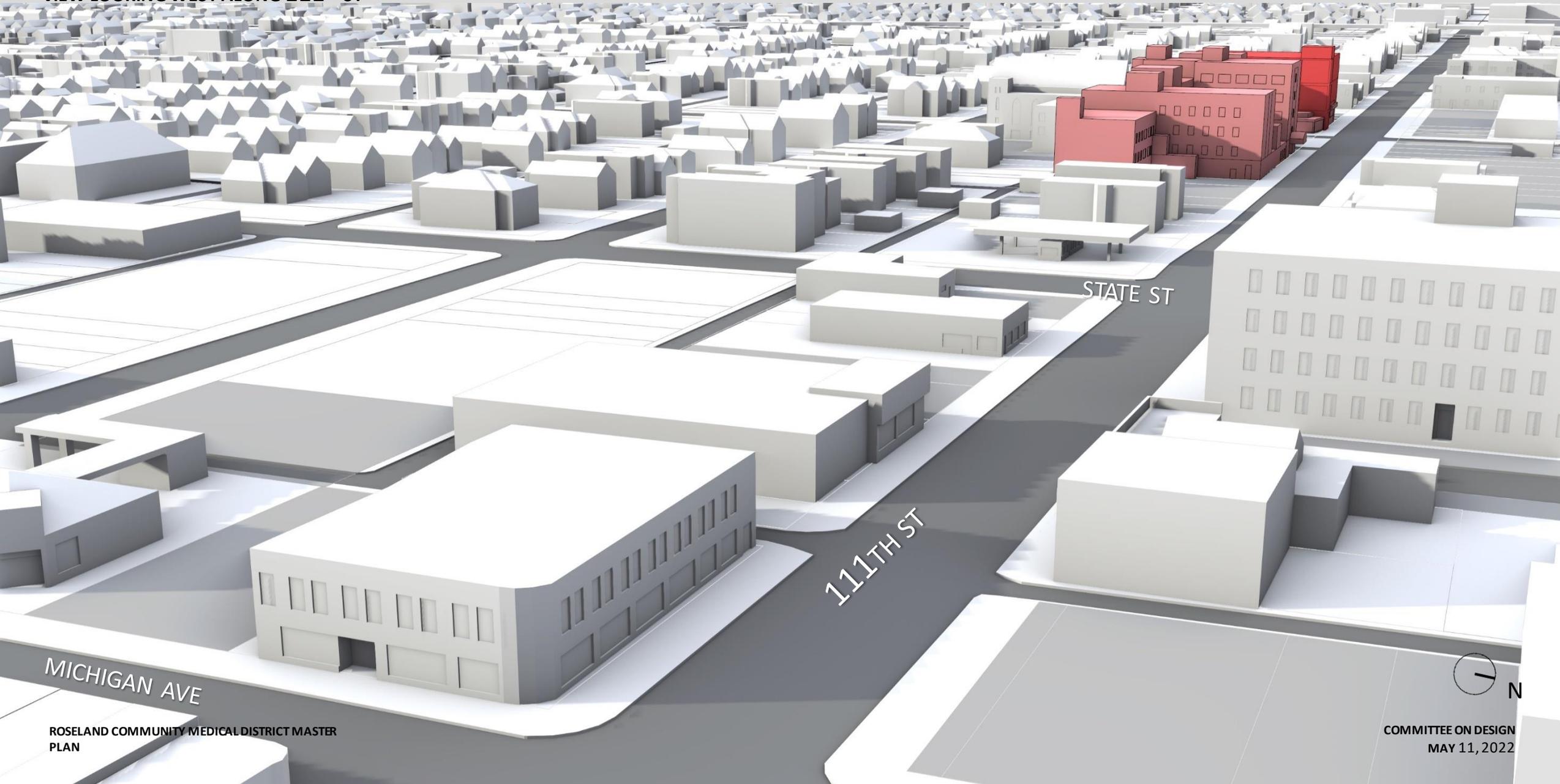


# CURRENT CONDITIONS

ROSELAND HOSPITAL

VIEW LOOKING WEST ALONG 111<sup>TH</sup> ST

37



MICHIGAN AVE

STATE ST

111TH ST



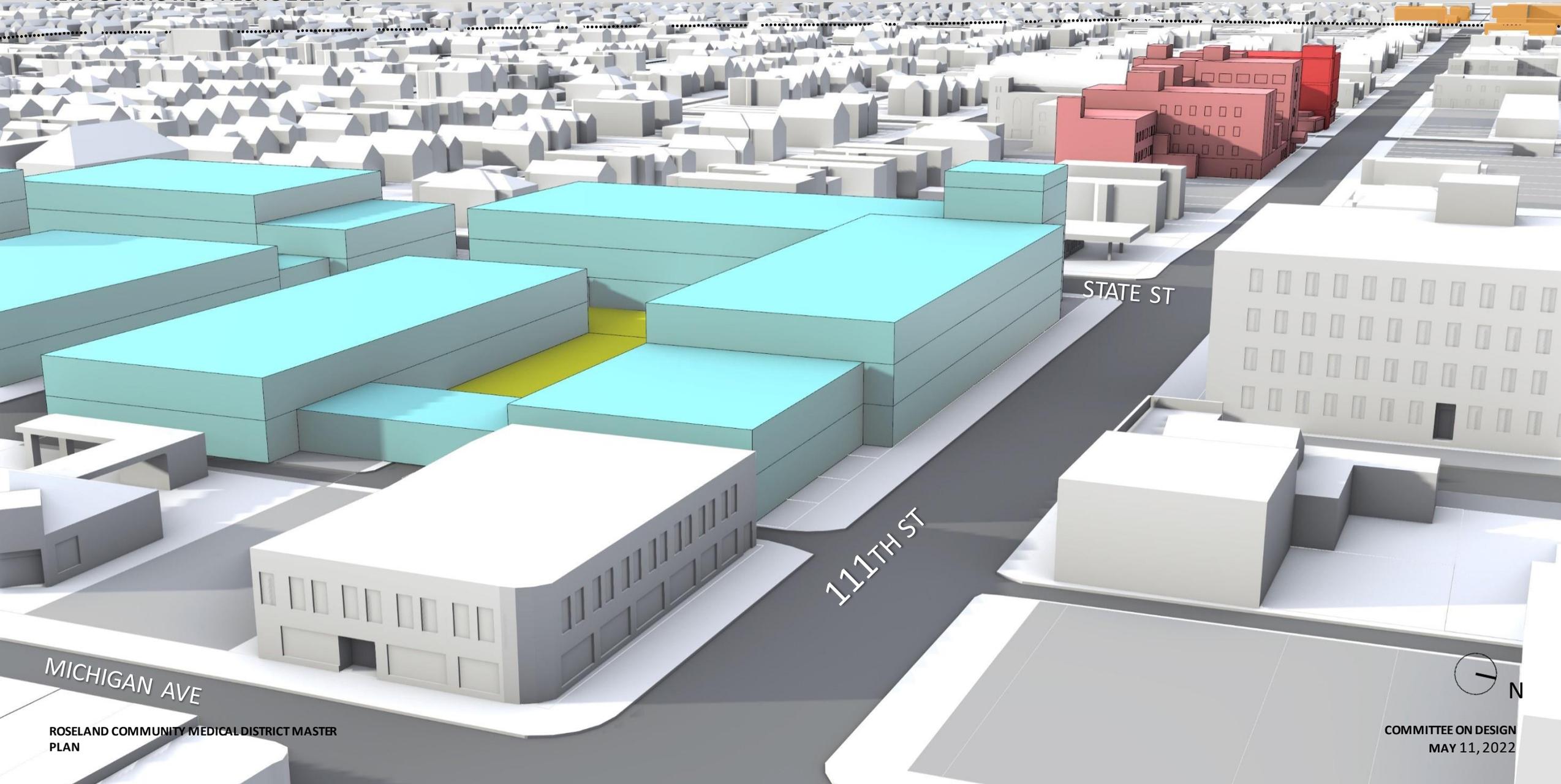
# MEDICAL DISTRICT BUILDOUT

111<sup>TH</sup> TOD INFILL DEVELOPMENT

OUTPATIENT MIXED-USE CAMPUS

ROSELAND HOSPITAL

VIEW LOOKING WEST ALONG 111<sup>TH</sup> ST



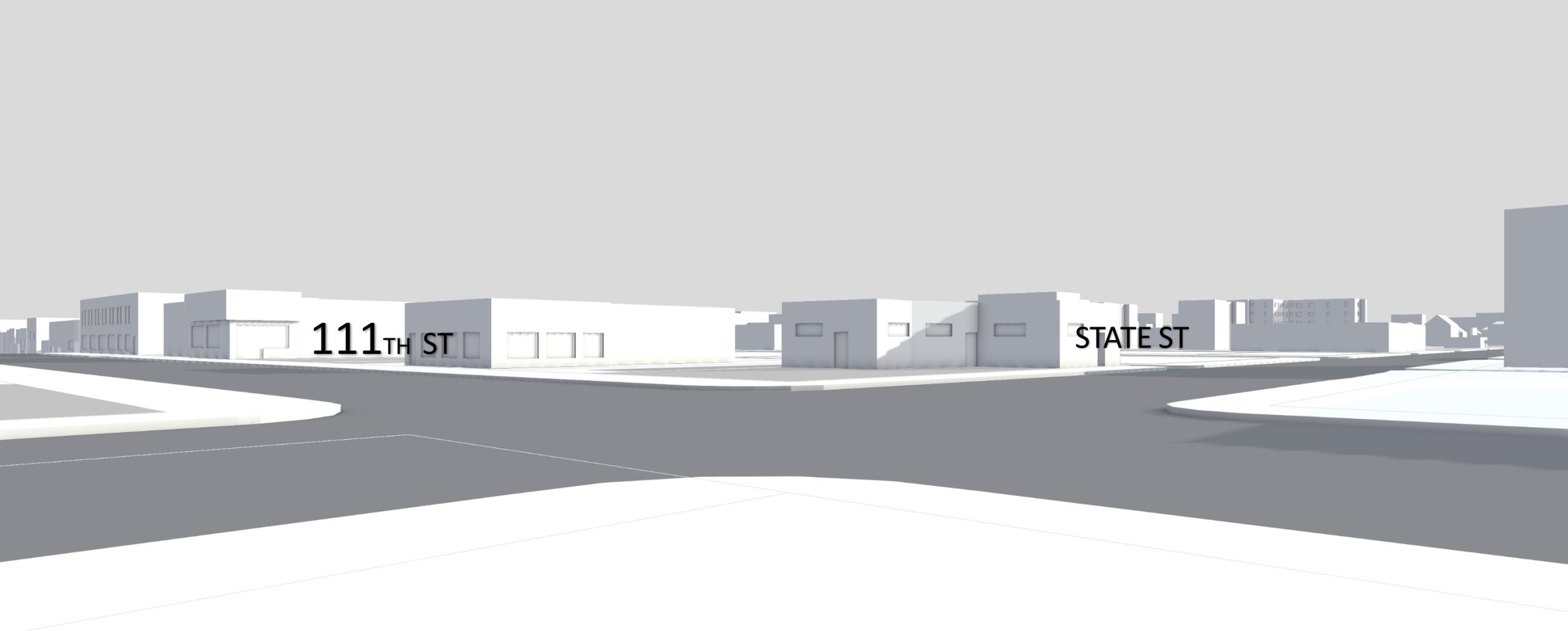
MICHIGAN AVE

111TH ST

STATE ST

# CURRENT CONDITIONS

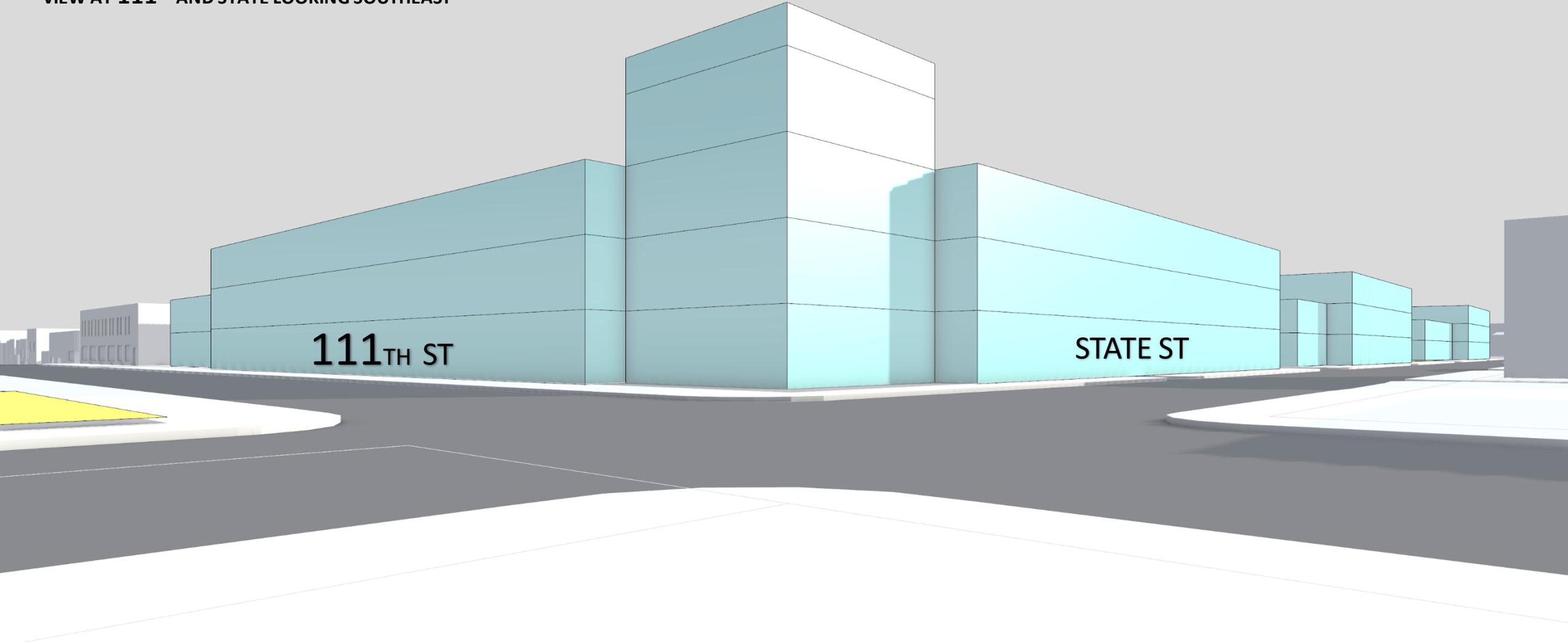
VIEW AT 111<sup>TH</sup> AND STATE LOOKING SOUTHEAST



# OUTPATIENT CENTER OF EXCELLENCE

VIEW AT 111<sup>TH</sup> AND STATE LOOKING SOUTHEAST

OUTPATIENT MIXED-USE CAMPUS



111<sup>TH</sup> ST

STATE ST



# CURRENT CONDITIONS

VIEW LOOKING WEST ALONG 112<sup>TH</sup> ST

112<sup>TH</sup> PL

STATE ST

111<sup>TH</sup> PL

111<sup>TH</sup> ST

112<sup>TH</sup> ST

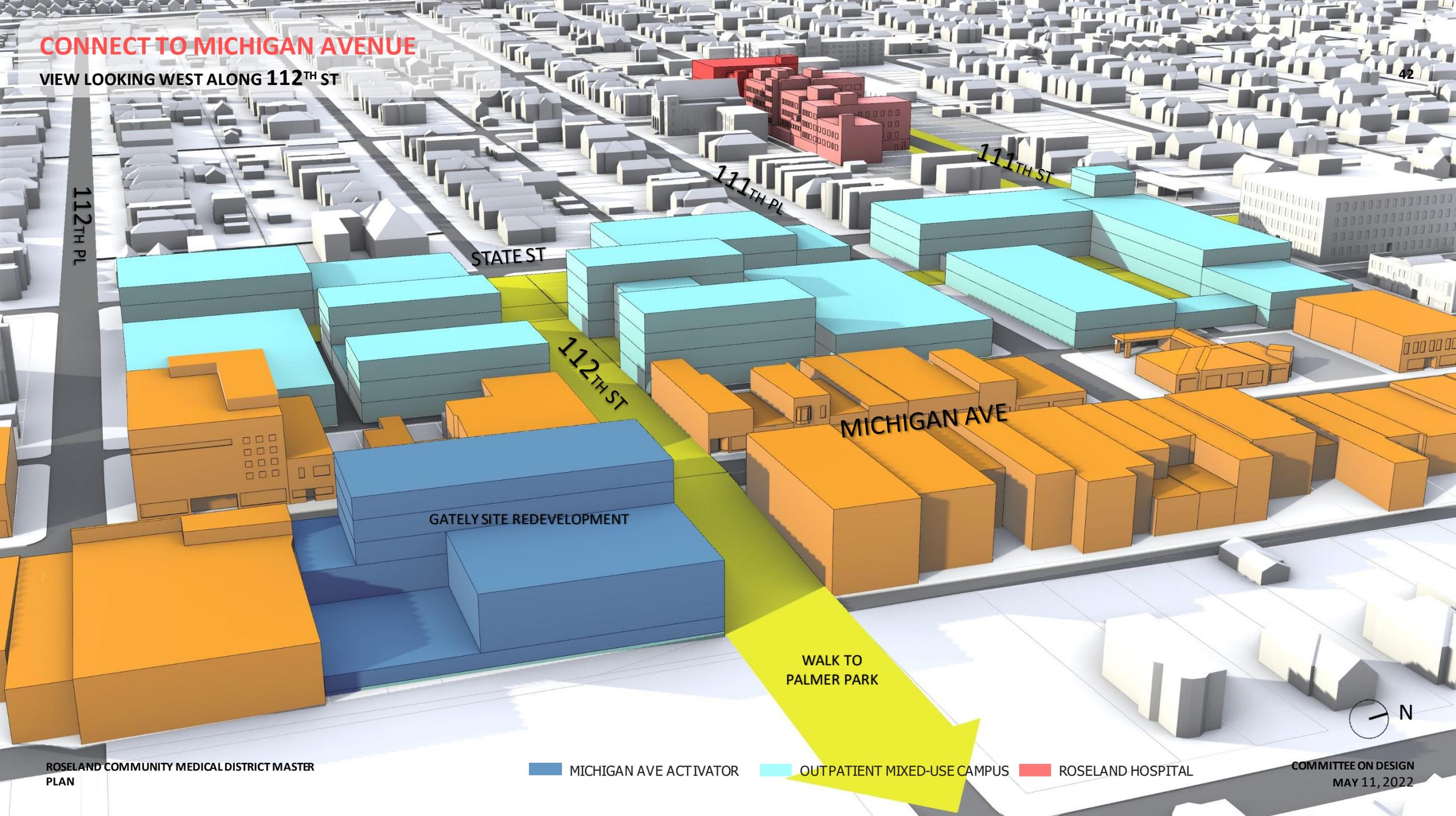
MICHIGAN AVE

FORMER GATELY  
PEOPLES STORE SITE



# CONNECT TO MICHIGAN AVENUE

VIEW LOOKING WEST ALONG 112<sup>TH</sup> ST



112<sup>TH</sup> PL

STATE ST

111<sup>TH</sup> PL

111<sup>TH</sup> ST

112<sup>TH</sup> ST

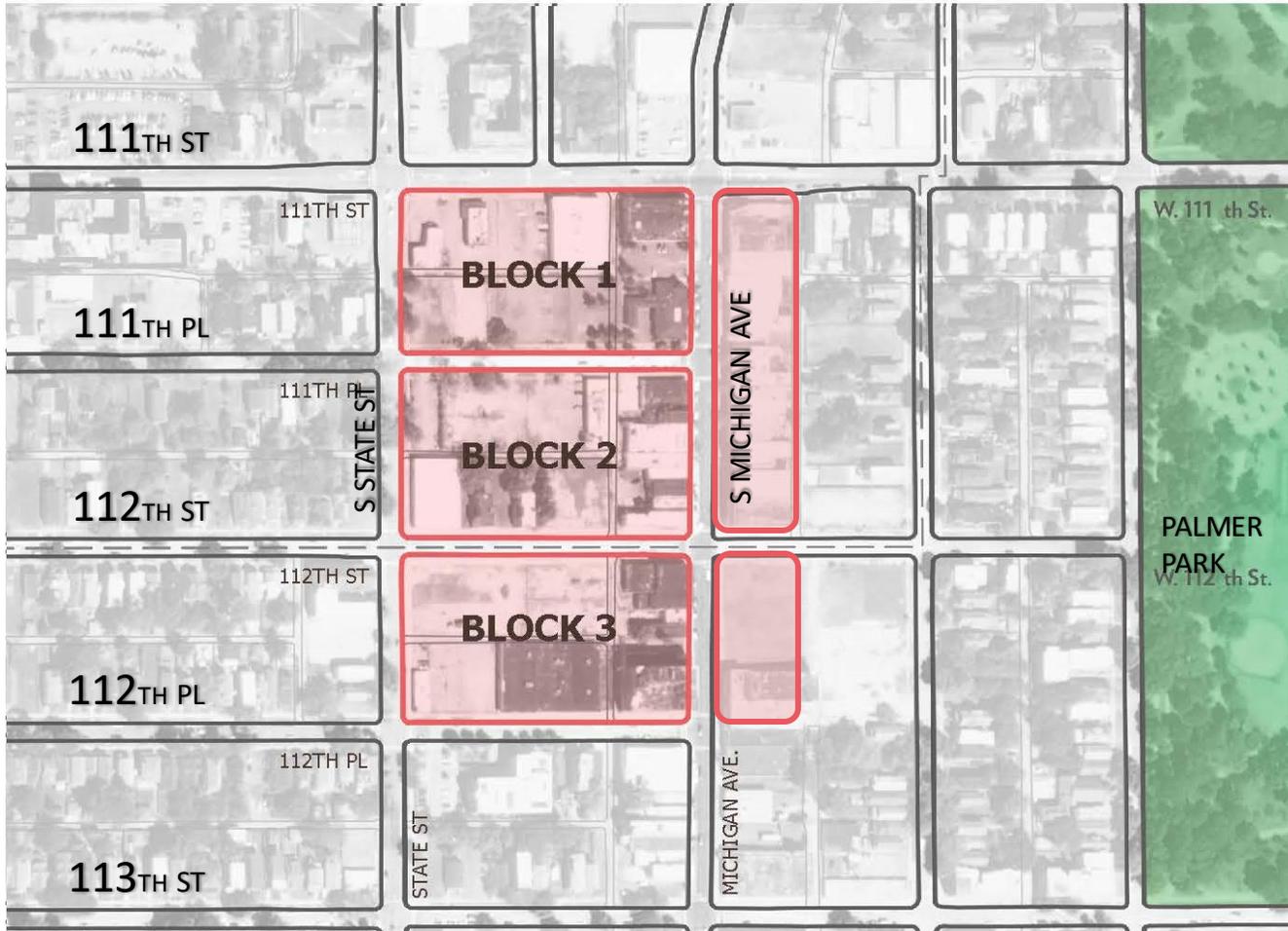
MICHIGAN AVE

GATELY SITE REDEVELOPMENT

WALK TO PALMER PARK



# MEDICAL DISTRICT GUIDELINES: INTRO



The Medical District is envisioned as multi-program project that can be realized over several phases and over time.

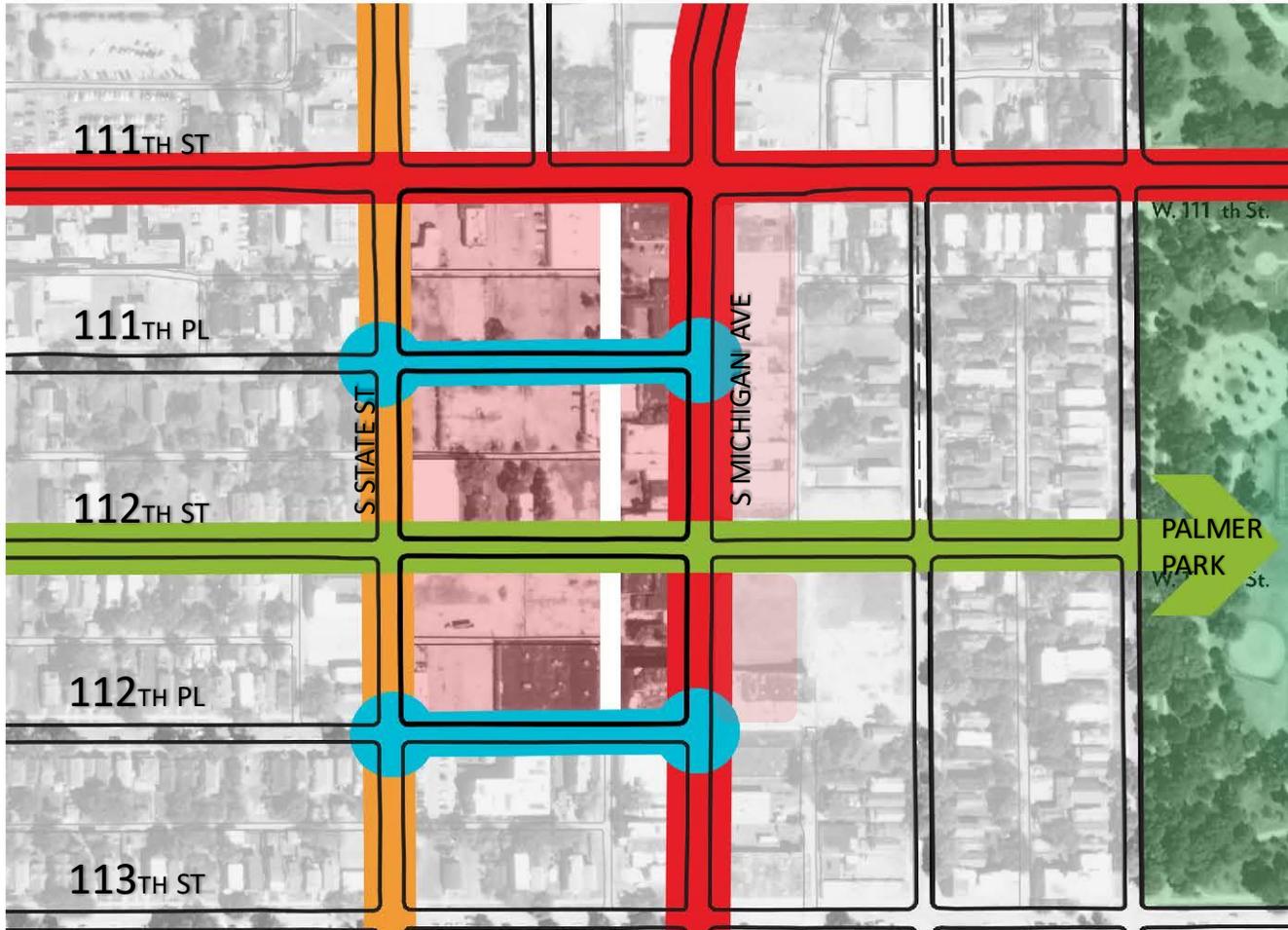
Although the Medical component is the focus of the project, the district will also include community oriented facilities, sports and fitness components, commercial areas and specialty housing. All complementary programs will closely support the bigger vision of the Medical District.

To attain this vision the block organization will allow for a flexible framework that can accommodate flexibility, growth and change. The intent of this document is to communicate a simple set of guidelines to help shape the long term vision into a reality.

It is understood that the order of the district development will occur from north to south, starting at Block 1 - on the intersection of 111th st and State St, continuing with Block and 2 and Block 3.



# SITE ORGANIZATION PRINCIPLES: STREET FUNCTION & CHARACTER



The location of the blocks that conform the medical district have key adjacencies to a variety of street types that allow for easy and convenient access from the city and the region. This diversity of street types and scales allows for optimal connectivity not only to regional roads systems and public transit, but also to nearby urban amenities that provide character, and that permit functional accessibility for day-to-day operations.

-  111TH/ MICHIGAN AVE.  
MAIN ACCESS AND CHARACTER
-  STATE AVE.  
NORTH - SOUTH CONNECTOR
-  112TH  
PARK CONNECTION
-  111TH PL / 112TH PL  
LOCAL ACCESS - SERVICE



# STREET CHARACTER



**111TH/ MICHIGAN AVE.  
MAIN ACCESS AND CHARACTER**

111th St and Michigan Avenue connect the Medical District to the larger context on all directions, they provide direct and quick access to nearby interstate routes and to the city at large as they both lead to nearby planned Red line stations. The Michigan Ave. Commercial corridor offers programmatic balance with the medical program while 111th enhances the medical theme of the district with the Roseland Hospital.



**STATE AVE.  
NORTH - SOUTH CONNECTOR**

State St, Offers a direct link on the North - South axis providing enhanced accessibility. Because the plots are aligned along State St, it offers an opportunity for an identity and address for the medical district in conjunction with 111th street. The character for the renewed State street will be an important aspect of the districts as it will mediate in between the medical use and the neighborhood



**112TH  
PARK CONNECTION**

112th st, is the only local street that goes through Michigan Ave, creating an important way of access and gateway from the neighborhood to Palmer Park. 112th is positioned like a park-like street that will have a more natural, pedestrian and commercial character and will offer secondary entrance points to the medical district.



**111TH PL / 112TH PL  
LOCAL ACCESS - SERVICE**

111th Pl and 112th Pl, are 2 local ways of access that bridge in between Michigan ave and State St, but that don't go through Michigan ave. Because of the unique configuration they are very effective service and fictional ways of access for the day to day operations of the medical district. Both Pls will take a more low key utilitarian role on the design of the public realm of the district.

# MEDICAL BLOCK ORGANIZATION PRINCIPLES

## 1 - EDGE MEDICAL

The blocks of the Medical district are to be lined in their perimeter along the main streets with medical use - linear buildings. This will ensure:

- Easy access
- Urban presence
- An identifiable image
- A building type that can be easily programmed, and constructed



# MEDICAL BLOCK ORGANIZATION PRINCIPLES

## 2 - CORE COMMUNITY

A "Core" of used for community support will be organized on a central location in the inside of the blocks.

This configuration allows this supporting functions like meeting areas, sports facilities, gardens , specialty housing, and parking to be located in close proximity to the medical buildings they serve.

The community buildings can be access via the east west streets, the alley and from an interior pedestrian "spine" and courtyards.



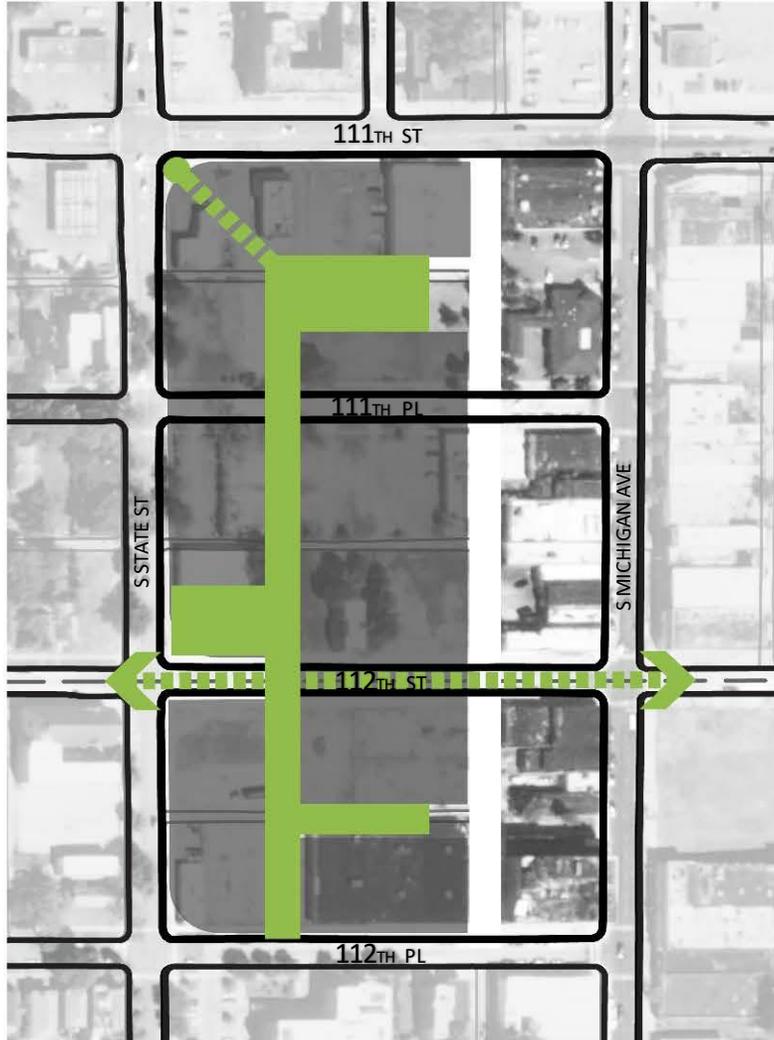
# MEDICAL BLOCK ORGANIZATION PRINCIPLES

## 3 - SPINE PUBLIC SPACE

An organizing semi public space will mediate in between the perimeter medical buildings and the core of support programs.

The space will focus on weaving together the block and allow for entrance plazas, linear gardens and interior courtyards where the community, patients and medical staff can find quiet and safe spaces for enjoyment and relaxation.

The spine will extend east towards Michigan to strengthen the corridor that will connect to the Park.



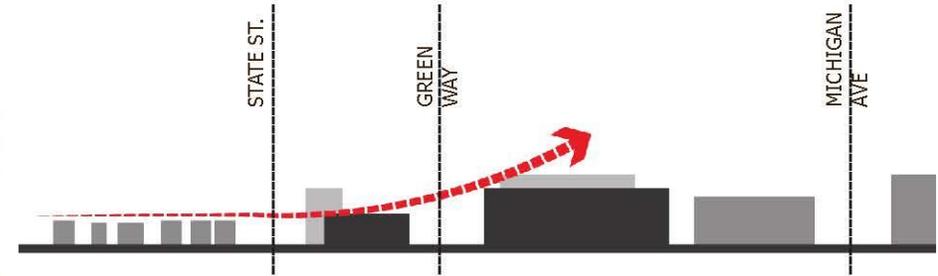
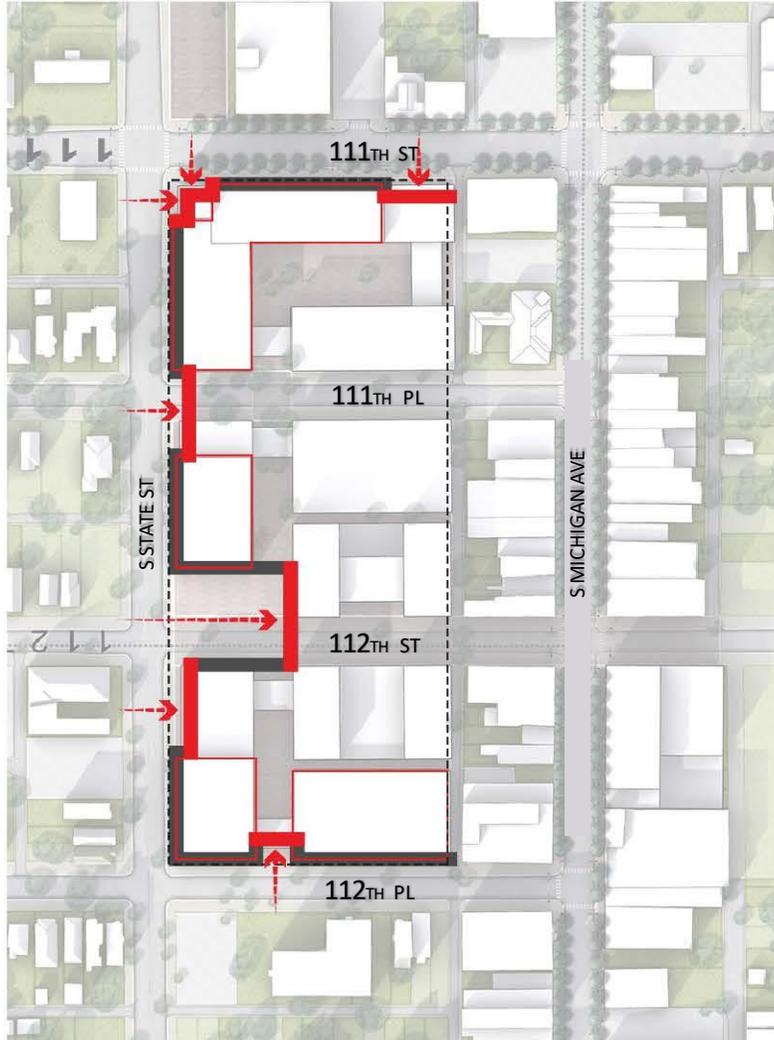
# BUILDING ORGANIZATION PRINCIPLES

## STREET EDGE

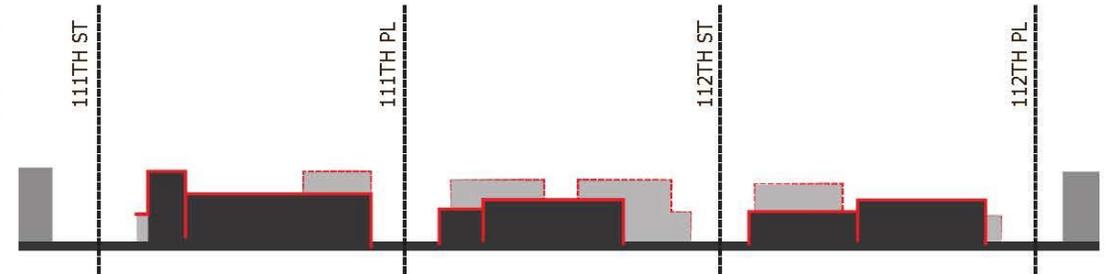
Considering the length of the district, and being conscious of the urban context and the neighborhood, building massing and facades shall be broken up to better relate to the smaller scale structures that surround the Medical District.

Street edge and elevation articulation shall address:

- Block corners
- Entrance plazas
- Mid-block breaks
- Building functions



**BUILDING PROFILE VARIATION  
NEIGHBORHOOD TRANSITION**



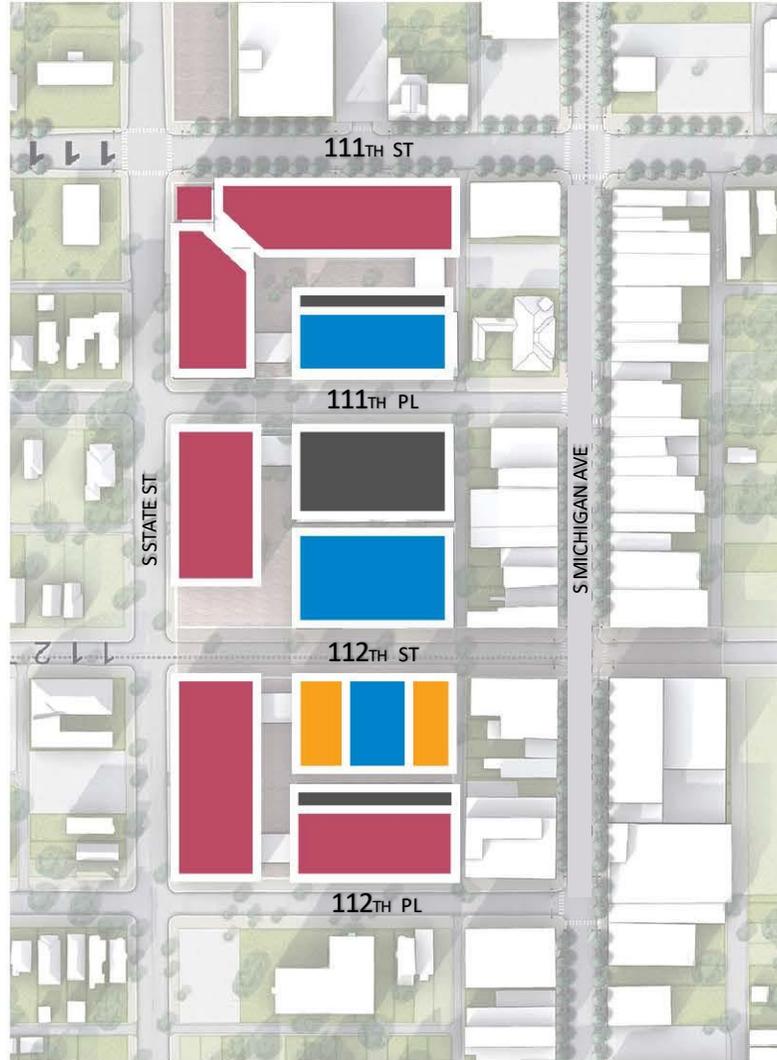
**BUILDING PROFILE VARIATION  
ALONG STATE ST.**

# BUILDING ORGANIZATION PRINCIPLES

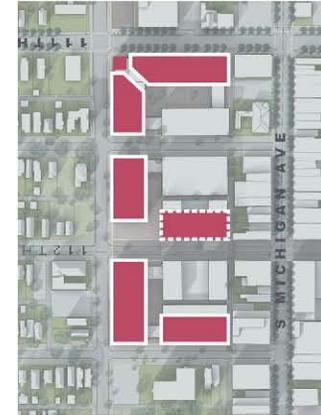
## BUILDING TYPES

The Medical District shall incorporate a variety of building types and programs. Each building typology will feature distinct architectural features that are derived from the use and the location within the plan

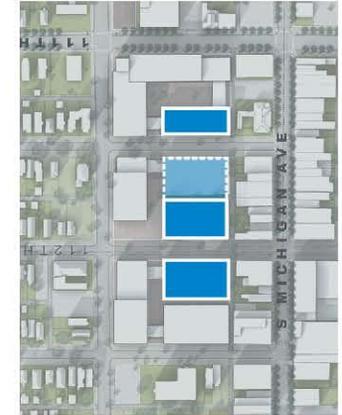
Building design shall focus on efficiency, constructibility, access and the synergy with other programs within the district the neighborhood.



**TYPE 1  
MEDICAL**



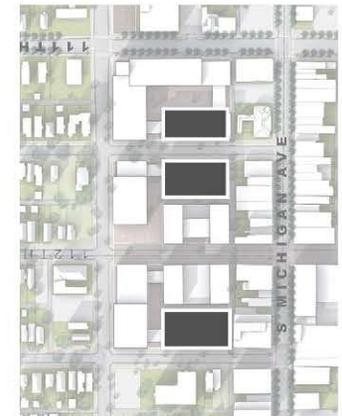
**TYPE 2  
COMMUNITY**



**TYPE 3  
SUPPORT HOUSING**



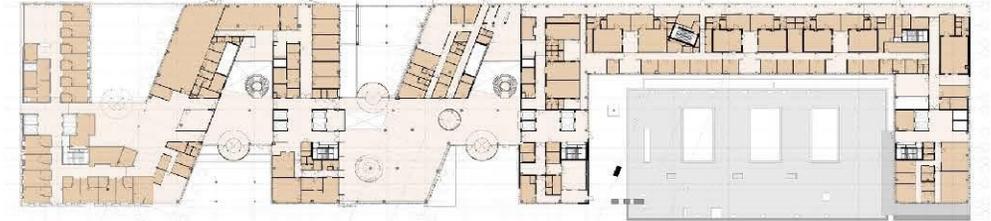
**TYPE 4  
PARKING - SUPPORT**



# BUILDING ORGANIZATION PRINCIPLES - TYPE 1 - MEDICAL

## TYOLOGY

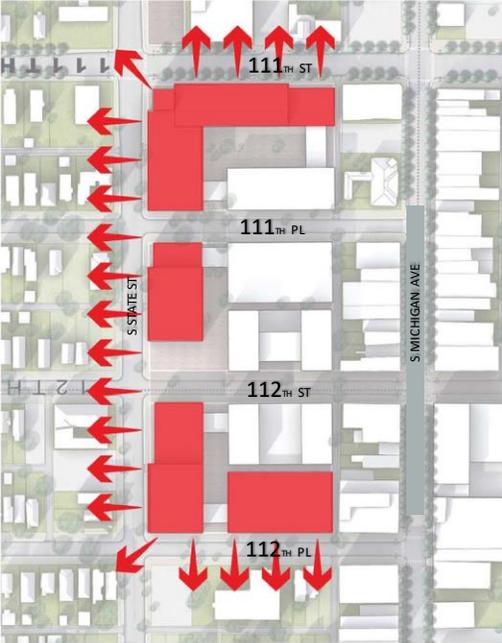
Bar building typology with variable depths as required by program. Buildings are often arranged around a central space with a more public side fronting the street and more quiet side facing an inner court



# BUILDING ORGANIZATION PRINCIPLES - TYPE 1 - MEDICAL

## ARRANGEMENT

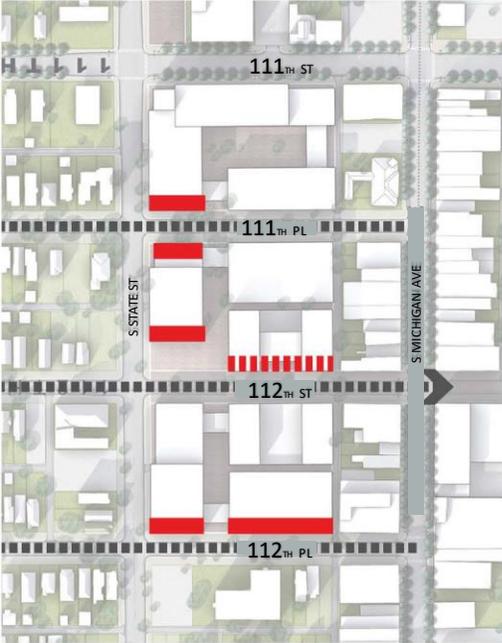
BLOCK PERIMETER ORGANIZATION



PRIMARY FACADE ON 111TH St & STATE St



SECONDARY FACADES ALONG 111TH PL, 112TH ST & 112TH PL



ACCESS TO INNER GREEN WAY AND COURTS



# BUILDING ORGANIZATION PRINCIPLES - TYPE 1 - MEDICAL

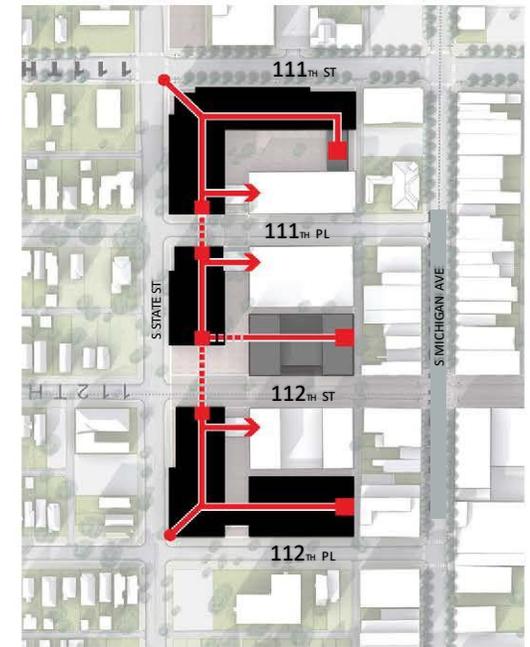
## ACCESS

PRIMARY ENTRANCES

SECONDARY ENTRANCES

SERVICE

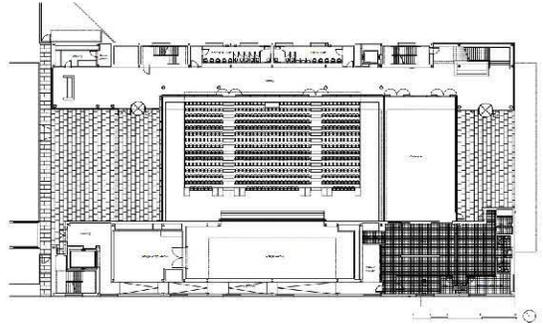
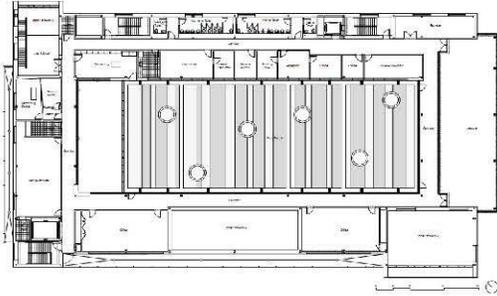
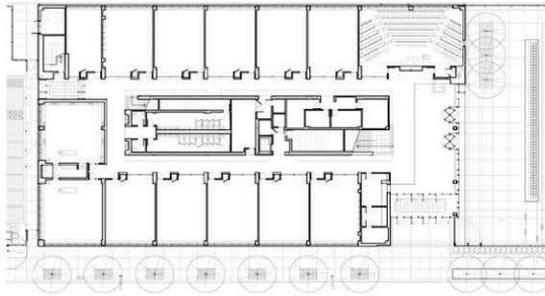
INTERNAL CONNECTIVITY



# BUILDING ORGANIZATION PRINCIPLES - TYPE 2 - COMMUNITY

## TYOLOGY

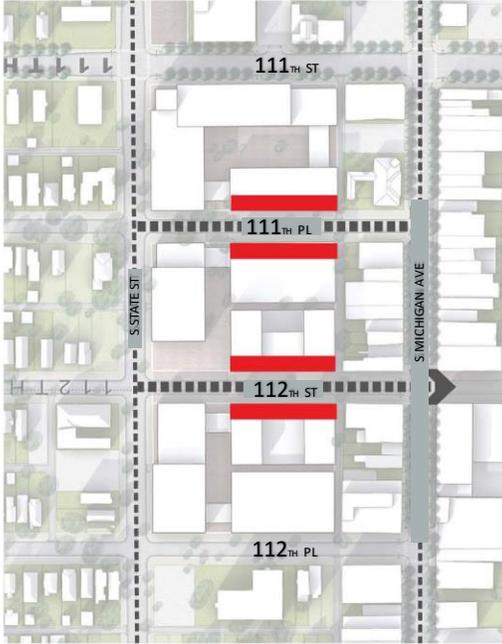
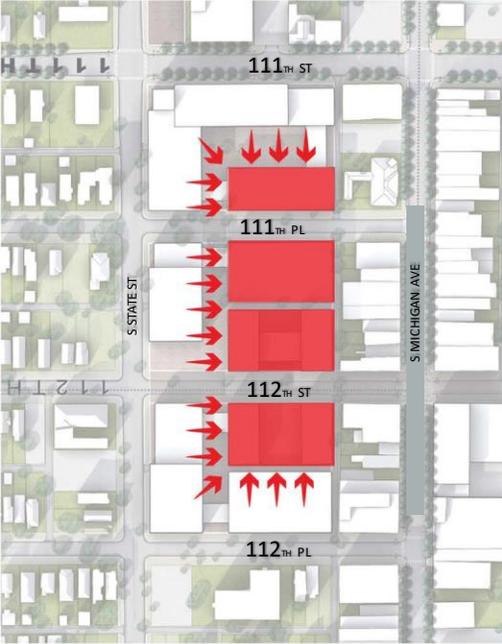
the Community buildings shall feature big flexible floor prints and long span construction, as they will house spaces for community assembly, sports, educational and other activities.



# BUILDING ORGANIZATION PRINCIPLES - TYPE 2 - COMMUNITY

## ARRANGEMENT

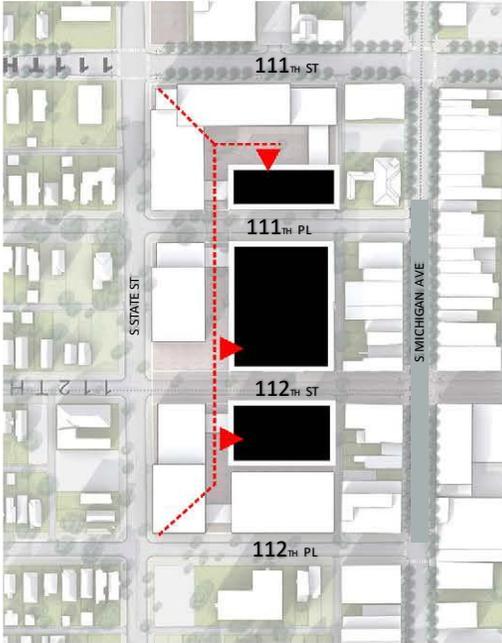
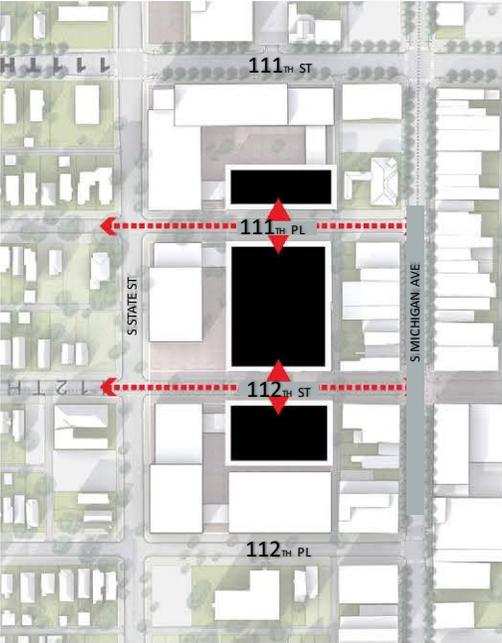
- BLOCK CORE ARRANGEMENT
- CENTRAL TO OTHER USES
- PRIMARY FACADE ON ALONG 111TH PL AND 112TH st
- SECONDARY FACADES ALONG INNER GREEN WAY



# BUILDING ORGANIZATION PRINCIPLES - TYPE 2 - COMMUNITY

## ACCESS

- PRIMARY ENTRANCES
- SECONDARY ENTRANCES
- SERVICE



# BUILDING MATERIALS - MAIN FACADES



Main facades are the ones that face the perimeter of the district, because of the direct interface with the neighborhood, it is recommended that the primary materials to be used are contextual with the existing building stock of the area, in this case, Brick, Terracotta, and Stone.

• BRICK

• TERRACOTTA

• STONE

# BUILDING MATERIALS - INTERIOR FACADES



The interior facades of the buildings that face the green spine and the courtyards are recommended to be more transparent, birth and light materials to allow for more clear connection the medical and community programs with the landscapes areas and with each other.



• GLASS



• SCREENS



• METAL

# BUILDING MATERIALS - FOCAL POINTS



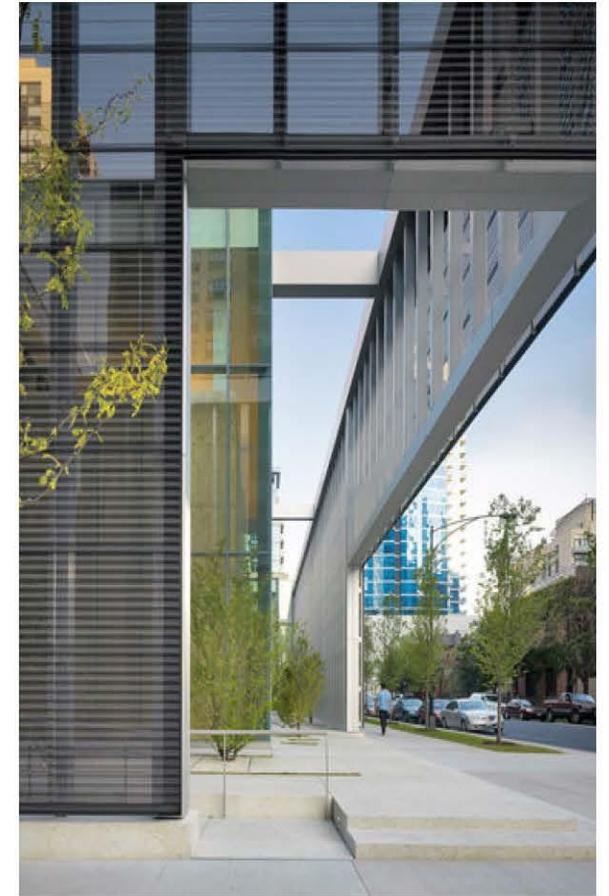
At key locations within the district, such as entrance points or prominent corners, it is recommended to use material that spark interest and become a feature. Use of color, wood, screens and glass is encouraged as a way to bring visual interest while aiding way finding.



• GLASS



• WOOD



• SCREENS

# MATERIALS - PUBLIC REALM



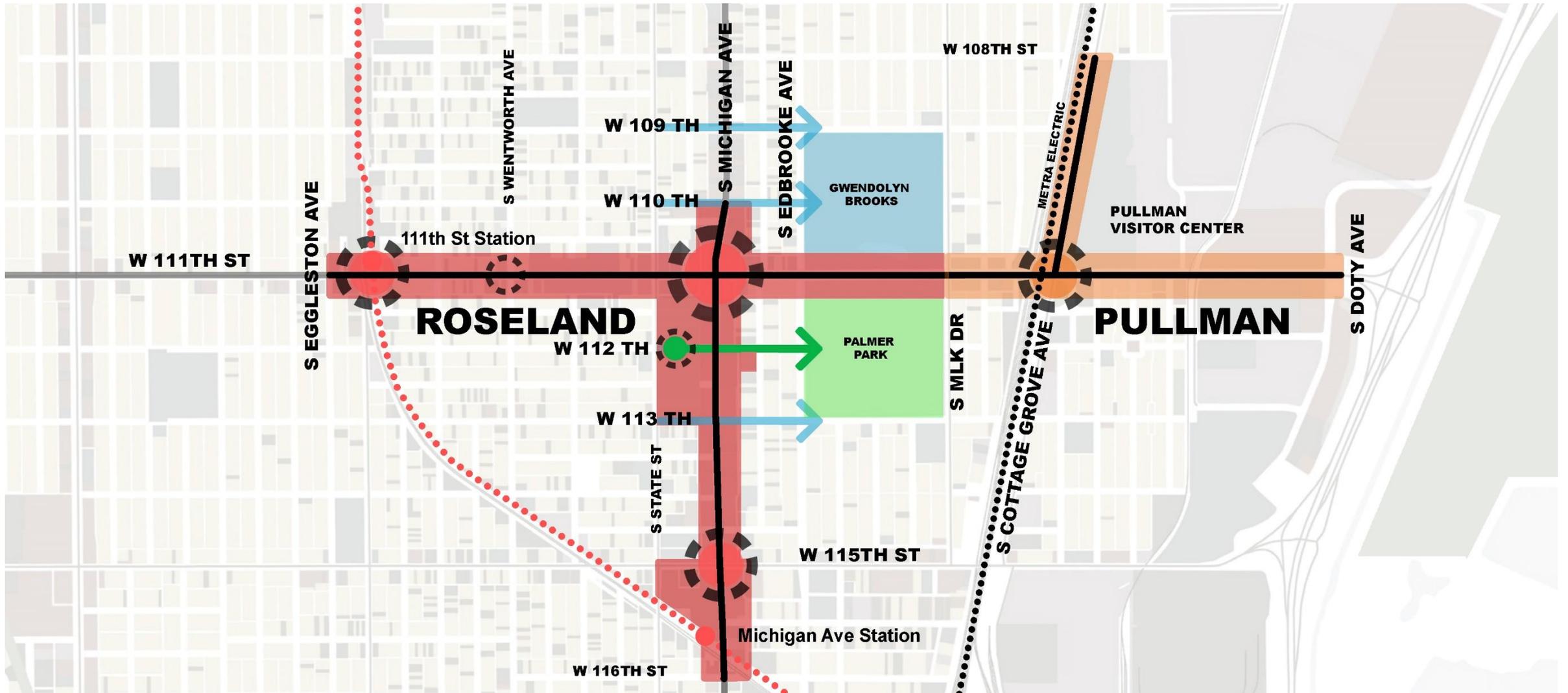
Smart use of materials on horizontal surfaces will enhance the identity of the district. Implementing special paving patterns and materials along with landscape and urban furnishings will enhance the user experience of the public realm, and contribute for a safer and more enjoyable place.

- PED. STREET + COURTS
  - BRICK
  - WOOD
  - LANDSCAPE

- SIDEWALKS + 112th St + ALLEY
  - BRICK
  - CONCRETE

# CONNECTIONS

# CDOT STREETScape COORDINATION

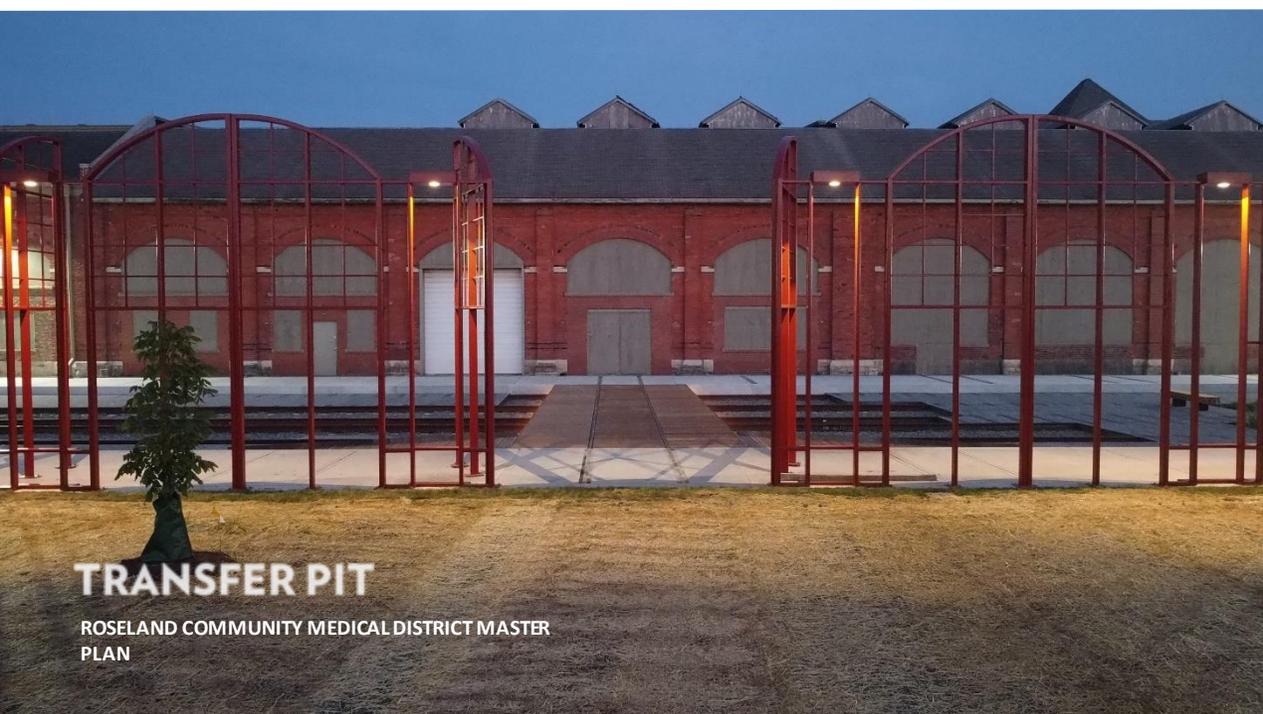




PULLMAN NATIONAL MONUMENT



COMMUNITY PARKLAND



TRANSFER PIT

ROSELAND COMMUNITY MEDICAL DISTRICT MASTER PLAN



WORKERS GATE

COMMITTEE ON DESIGN  
MAY 11, 2022

# AFRICAN AMERICAN HERITAGE WATER TRAIL

FROM BEAUBIEN WOODS TO ROBBINS

Wildlife and Views from the Trail



Bald Eagle



Cormorants



Natural River Bank



River divides into Little Calumet and Cal Sag Channel



Egret



Coyote



- Map key**
- 1 Beaubien Woods Boat Ramp
  - 2 Land and Lakes Landfill
  - 3 Michigan Central and Michigan Southern Railroads
  - 4 Bishop Ford Freeway
  - 5 Larry Hawkins School
  - 6 Hazel Johnson EJ Way
  - 7 Altgeld Gardens Homes
  - 8 Golden Gate
  - 9 Row Cropping and Farming
  - 10 Site of Ton Farm
  - 11 Chicago's Finest Marina
  - 12 Changing Landscapes
  - 13 Dolton Ferry and Bridge
  - 14 Historic Illinois Central Railroad
  - 15 Kickapoo Woods Boat Launch
  - 16 SEPA 2 Water Quality Structure
  - 17 Major Taylor Trail Bridge
  - 18 Little Calumet Boat Launch Preserve
  - 19 Western Avenue Bridge/Dixie Highway and the Green Book
  - 20 Planned Boat Launch at Kedzie Avenue Bridge
  - 21 Village of Robbins
  - 22 Robbins Historical Society Museum
  - 23 Fuller House
  - 24 Women Owned Groceries and the Growth of the Business District
  - 25 Home of Richard Flowers
  - 26 Site of Robbins Airport
  - 27 Alsip Boat Launch
  - 28 Lincoln Cemetery
  - 29 Burr Oak Cemetery
- Visit [paddlinillinoiswatertrails.org](http://paddlinillinoiswatertrails.org) for detailed information about all of the sites on the map and for information about how and where to paddle the trail.

Select Heritage Sites Visible from the Trail



10 Ton Farm Site



11 Chicago's Finest Marina



14 Indiana St. bridge/Site of Dolton ferry and bridge (foreground), Historic IC (background)



16 SEPA 2 water quality station



17 Major Taylor Bridge



★ Little Calumet River Boat Launch Preserve



**African American Heritage Water Trail:  
from Beaubien Woods to Robbins**





FREEDOM SEEKERS GARDEN



LITTLE CALUMET MARITIME ARTS



LITTLE CALUMET CLEARING

ROSELAND COMMUNITY MEDICAL DISTRICT MASTER PLAN



ACME BEND

COMMITTEE ON DESIGN  
MAY 11, 2022