

HEALTH DISTRICTS

IMPROVING HEALTH THROUGH DESIGN

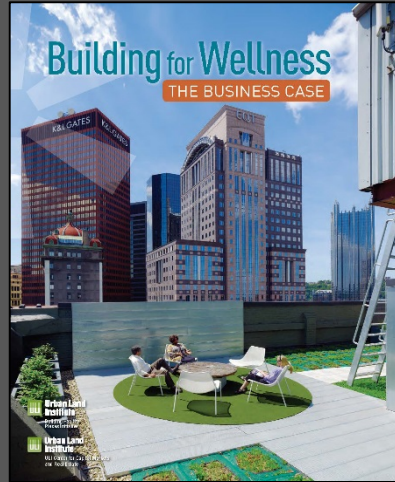
Jason Harper, AIA, LEED AP

Associate Principal, Sr. Medical Planner, Perkins+Will, New York

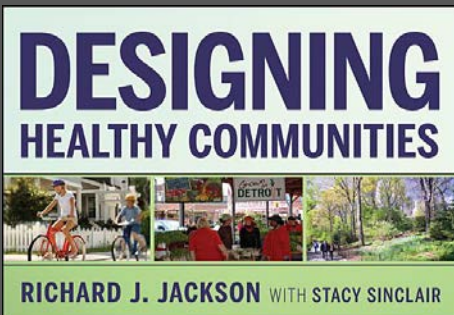
Co-Chair, AIANY Health Facilities Committee

Co-Chair, CNU Health Districts Initiative

HEALTH & WELLNESS AS THE DRIVER OF DESIGN



- Active Design Guidelines
- ULI- Building Health Places Initiative
- CDC- Healthy Community Design Initiative
- CNU- Health Districts Initiative
- EPA-Sustainable and Healthy Communities
- Robert Wood Johnson Foundation
- EcoDistricts



“The design and location of homes, schools, workplaces, stores, streets, and open spaces - *our built environment* - has a tremendous impact on physical, mental, and social health”

Dr. Richard Jackson, M.D., M.P.H.

What is Health and Well Being really?

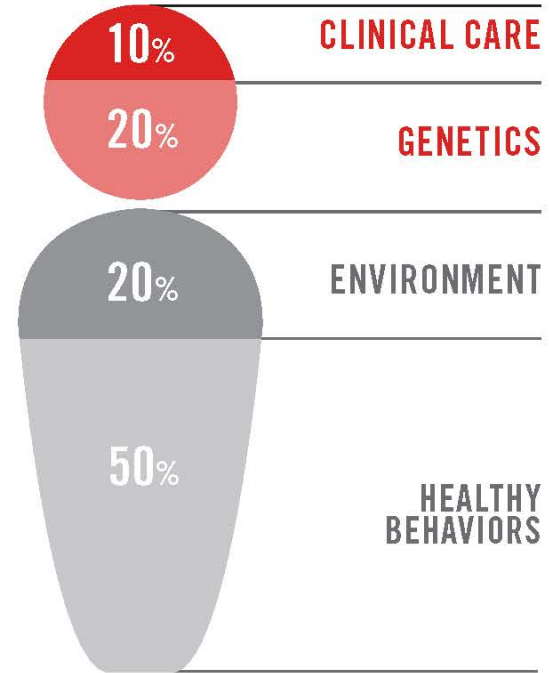
- How much of health is healthcare?
- How much is lifestyle?
- How much is the built environment?
- How much is culture?



“Although medical care is important, our reviews of research and the hearings we’ve held have led us to conclude that **building a healthier America will hinge largely on what we do beyond the health care system.**”

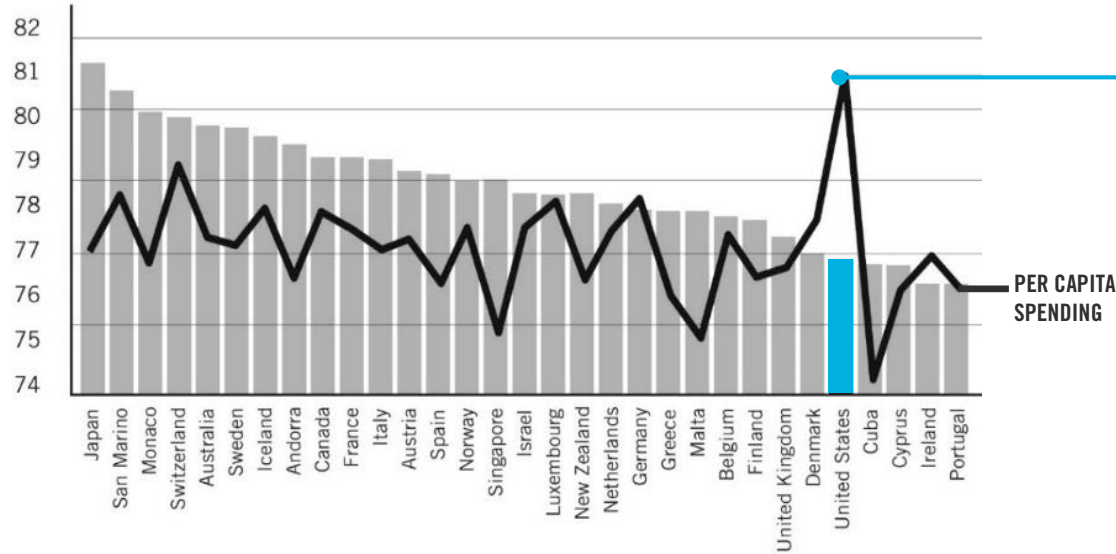
"Health beyond Healthcare" -- Robert Wood Johnson Foundation's bi-partisan Commission to Build a Healthier America

WHAT MAKES US HEALTHY?



US healthcare spending is not correlated to outcomes

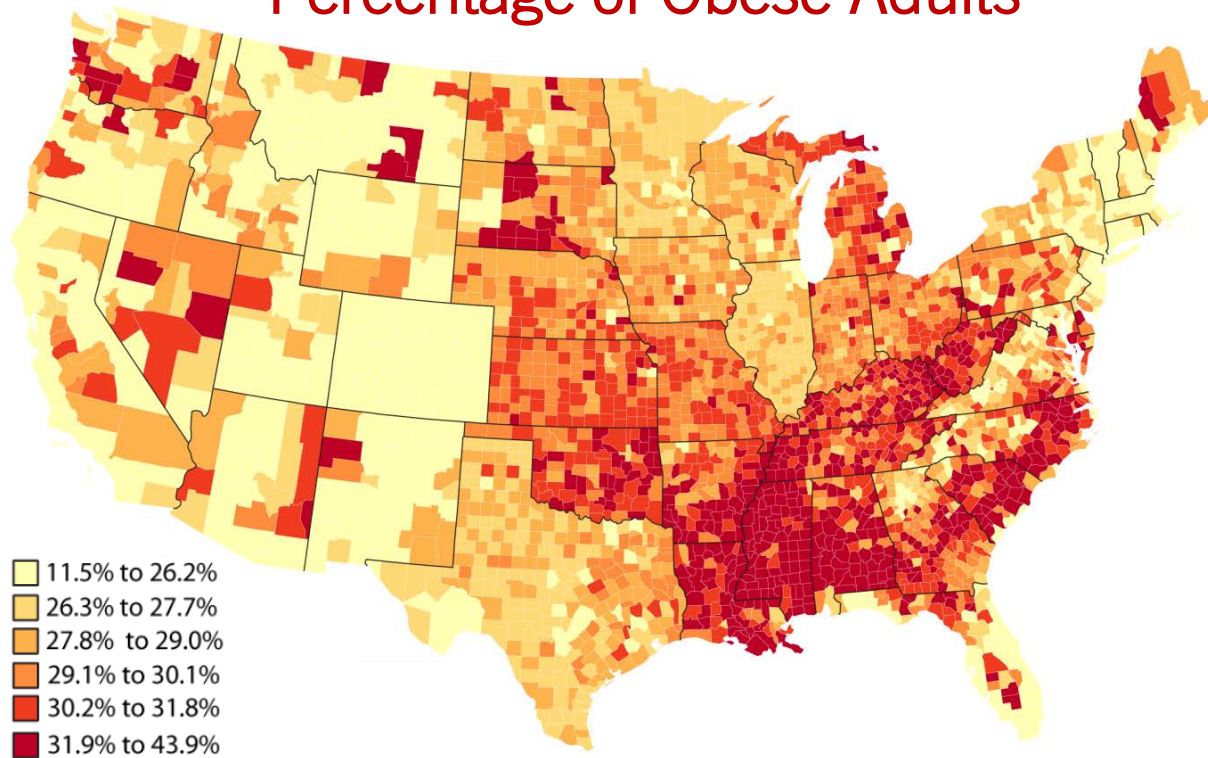
AVERAGE LIFE EXPECTANCY



US HEALTH EXPENDITURES PER PERSON

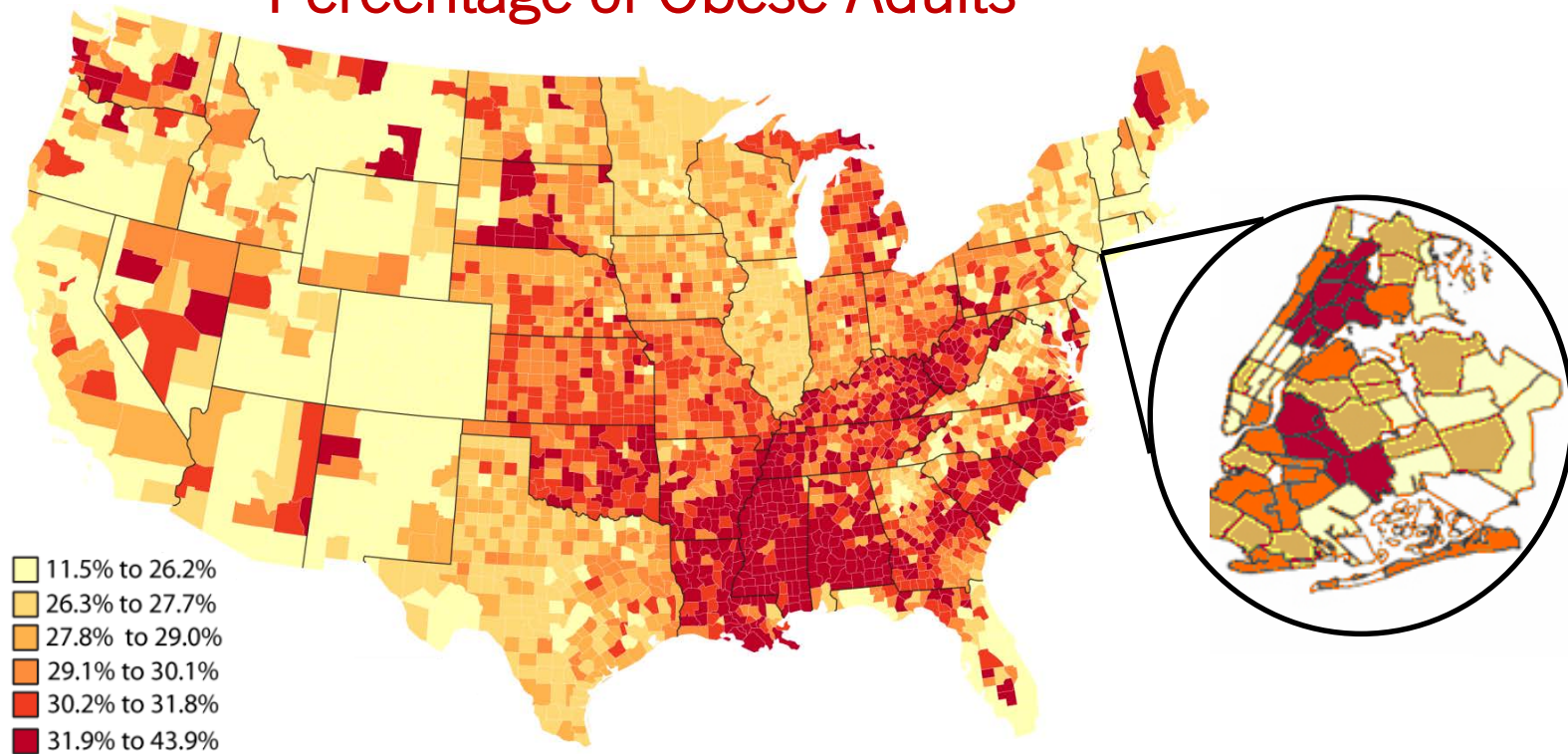


Percentage of Obese Adults



CDC, 2008

Percentage of Obese Adults

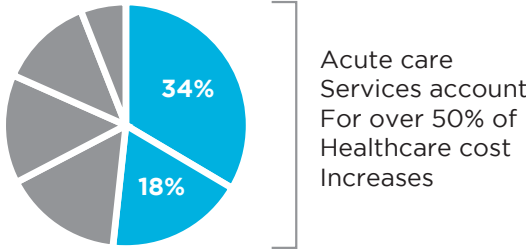
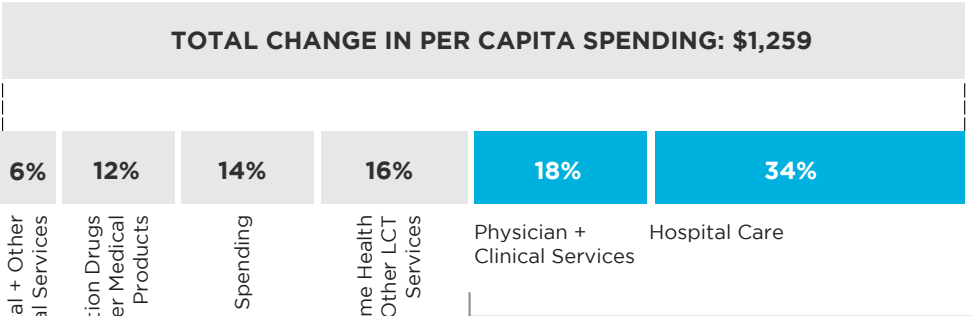


CDC, 2008

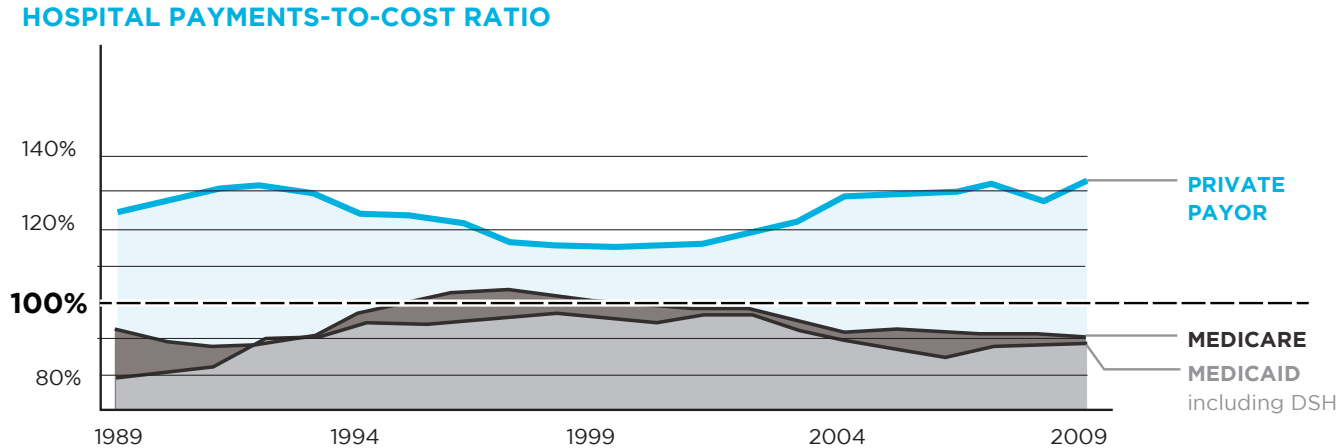
Big Picture: Focus on Prevention

SEVENTY-FIVE PERCENT of our healthcare spending goes to treating obesity-related chronic diseases.

INCREASE IN PER CAPITA HEALTHCARE COSTS OVER PAST DECADE



Big Picture: Healthcare Reform



Cost of care can't be further increased for private payors to cover for government underpayment and cost inflation.

CDC Healthy Community Design Checklist



TRANSPORTATION ALTERNATIVES



PHYSICAL ACTIVITY SUPPORT



HEALTHY FOODS



HOUSING OPTIONS



SAFETY



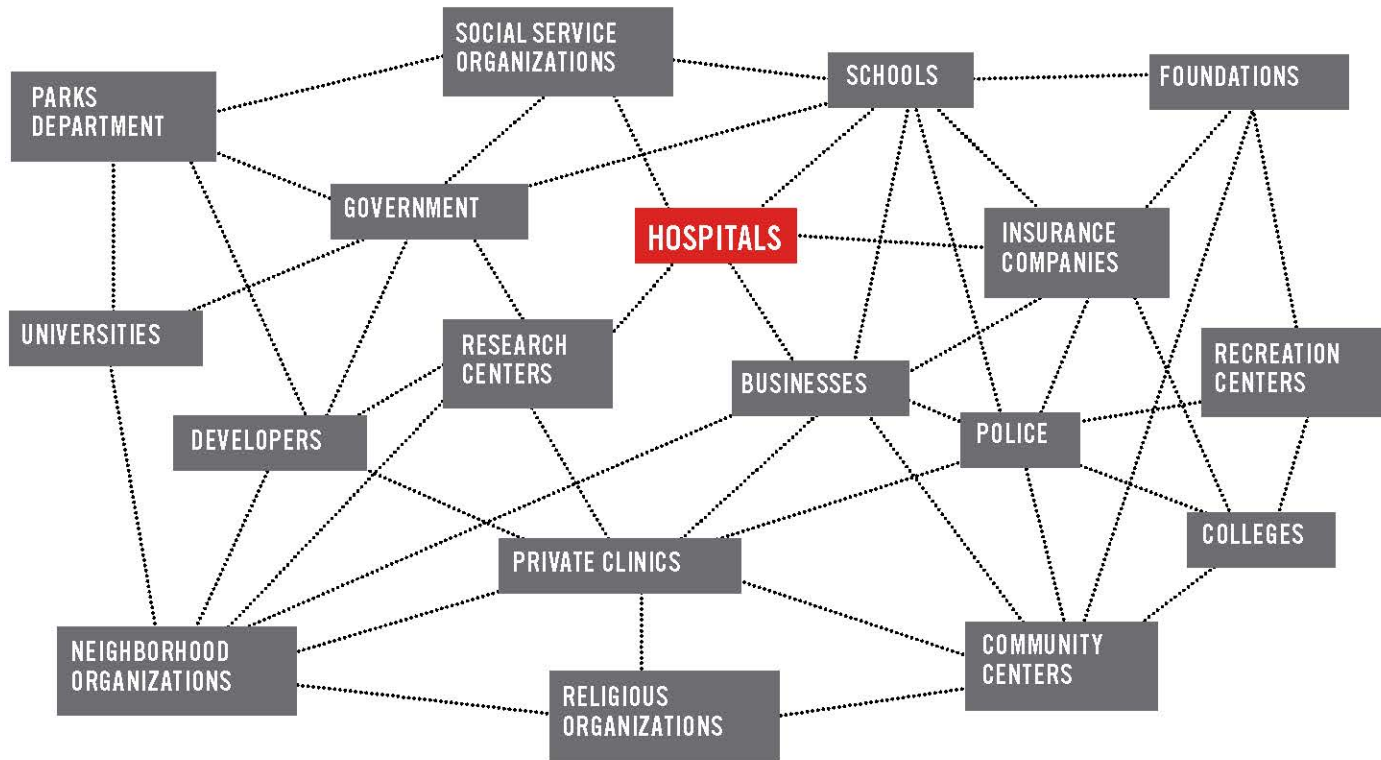
SOCIAL ACTIVITY SUPPORT



Upstream vs. Downstream Health

- Health and Wellness - Upstream
- Diet and Physical Activity - Midstream
- Treatment of Chronic Conditions - Downstream

**Chronic disease is largely
unresponsive to healthcare**



HEALTHY COMMUNITY DESIGN

community plan / vision
zoning / guidelines
urban design projects
public process

HEALTH DISTRICT PLAN

shared vision / plan
flexible regulations
partnership projects

HEALTHCARE PLANNING

strategic plan / vision
operations plan
campus master plan
acquisitions plan

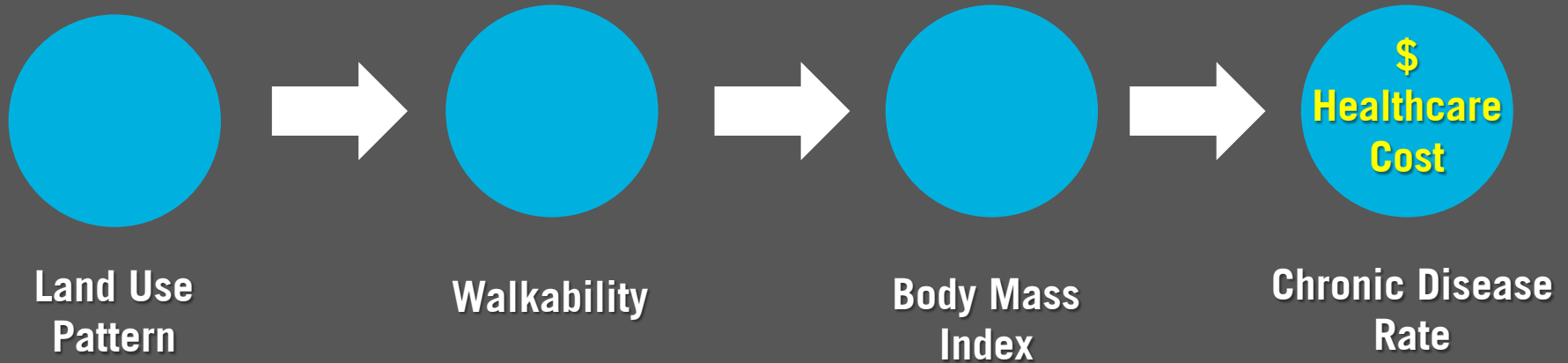
BALANCING NEEDS OF THE INSTITUTION WITH THE COMMUNITY

Evidence Based Strategies

**Establishing the Causal Link Between
The Design of the Built Environment
& Population Health**

Evidence Based Strategies

Example, Behavioral Approach:

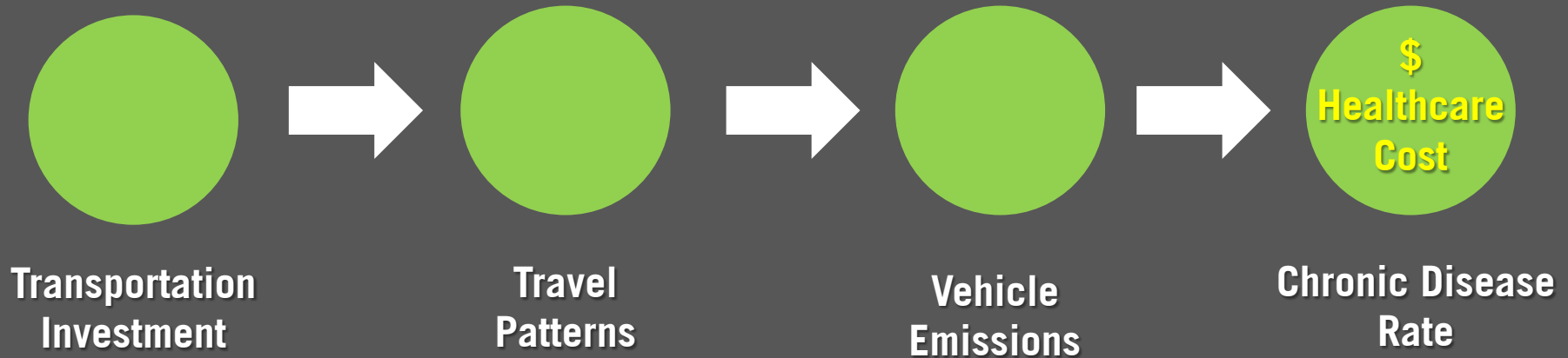


Concept: Urban Design 4 Health

Establishing the causal link between design and health

Evidence Based Strategies

Example, Exposure Approach:



Concept: Urban Design 4 Health

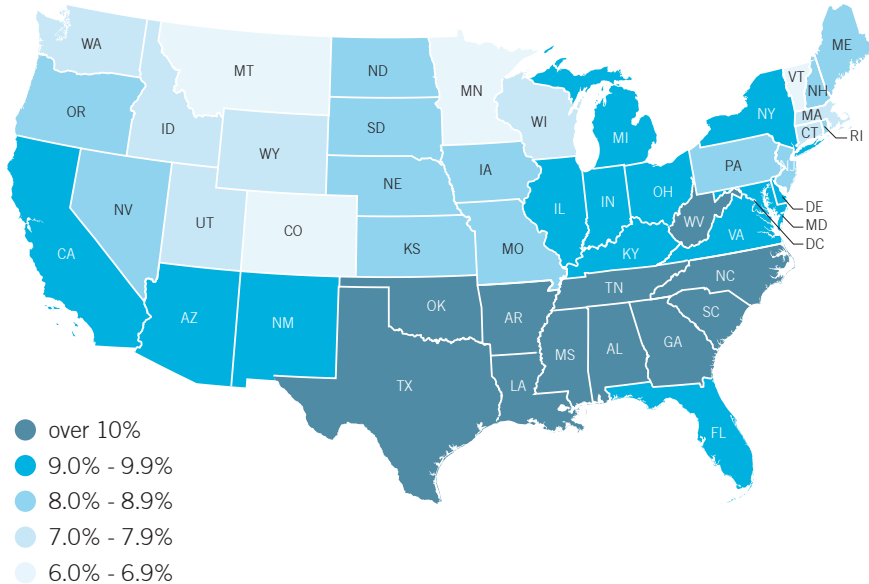
Establishing the causal link between design and health

THE BATON ROUGE HEALTH DISTRICT

...Many Needs, One Vision:
It's All About Health

Louisiana - A State at Severe Risk

DIABETES PREVALENCE, BY STATE (2013)



LOUISIANA RANKS #6

among all states in prevalence of adult obesity.

1 IN 3 ADULTS

in Louisiana are obese, or have a self-reported BMI of 30 or higher.

1 IN 10 ADULTS

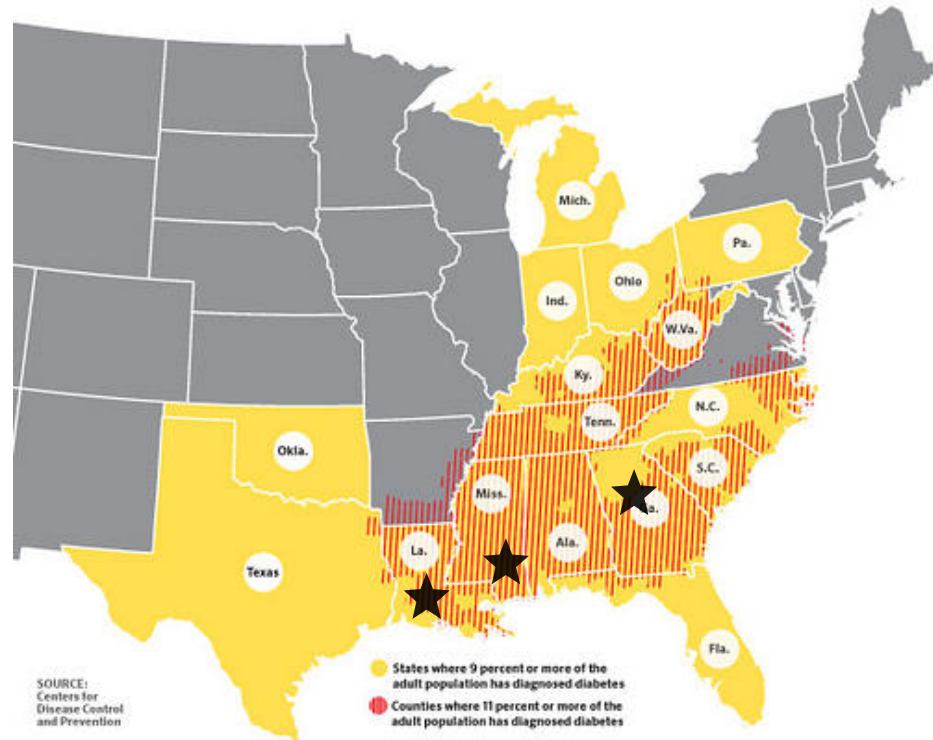
in Louisiana have been diagnosed with diabetes.

19.5%

prevalence of obesity among Louisiana residents making less than \$15,000 per year.

Diabetes – A National Epidemic

- Diabetes rates are escalating nationally
 - Focused on South/South East
- Diabetes Belt = states where rates are above 11% for adults
- Contributing factors:
 - Poverty
 - Inactivity
 - Obesity



FuturEBR: Transportation

ADOPT AND IMPLEMENT COMPLETE STREETS POLICY

Include multi-modal planning into transportation projects

IMPROVE BICYCLE AND PEDESTRIAN NETWORK

Incorporate bicycle and pedestrian facilities into new and existing development.



FuturEBR: Urban Design and Neighborhoods

- Recognized the concentration of facilities
- Called for the creation of the South Medical District
- Recommended actions:
 - Transform and improve street network
 - Incorporate future transit options within the District
 - Improve housing options



FuturEBR: Economic Development

LEVERAGE EXISTING RESOURCES

- Define and develop a District
- Establish a management entity
- Brand and market the District



From Top to Bottom: LSU Medical Education and Innovation Center; Baton Rouge General Medical Center, Bluebonnet; Artist's rendering OLOL Children's Hospital (theadvocate.com)

Subsequent Action

- Baton Rouge Area Foundation takes the lead:
 - Fund a Plan
 - Coordinate the Stakeholders
 - Inform the Public
- Mayor's Healthy City Initiative gains momentum:
 - Partnership Programs to support Healthy Eating, Active Lifestyles, Obesity Prevention, Emergency Room Utilization.

Baton Rouge Area Foundation

A community foundation with \$548 million in assets, BRAF provides two essential functions for the capital region:

- Connects philanthropists with nonprofits to make sure the needs of our communities are met.
- Begins and manages civic leadership projects.



A consortium of over 40 organizations dedicated to health, the initiative has a strong focus on obesity prevention, supported by projects promoting healthy eating and active lifestyles in Baton Rouge.

FROM MEDICAL TO HEALTH DISTRICT

2011

SOUTH MEDICAL DISTRICT STUDY
(FUTUREBR)

LAND USE
TRANSPORTATION
URBAN DESIGN
ECON. DEV.

2014

BATON ROUGE
HEALTH DISTRICT PLAN

HEALTHY
PLACE

+

HEALTH
EDUCATION
+ RESEARCH

HEALTH
CARE
INNOVATION

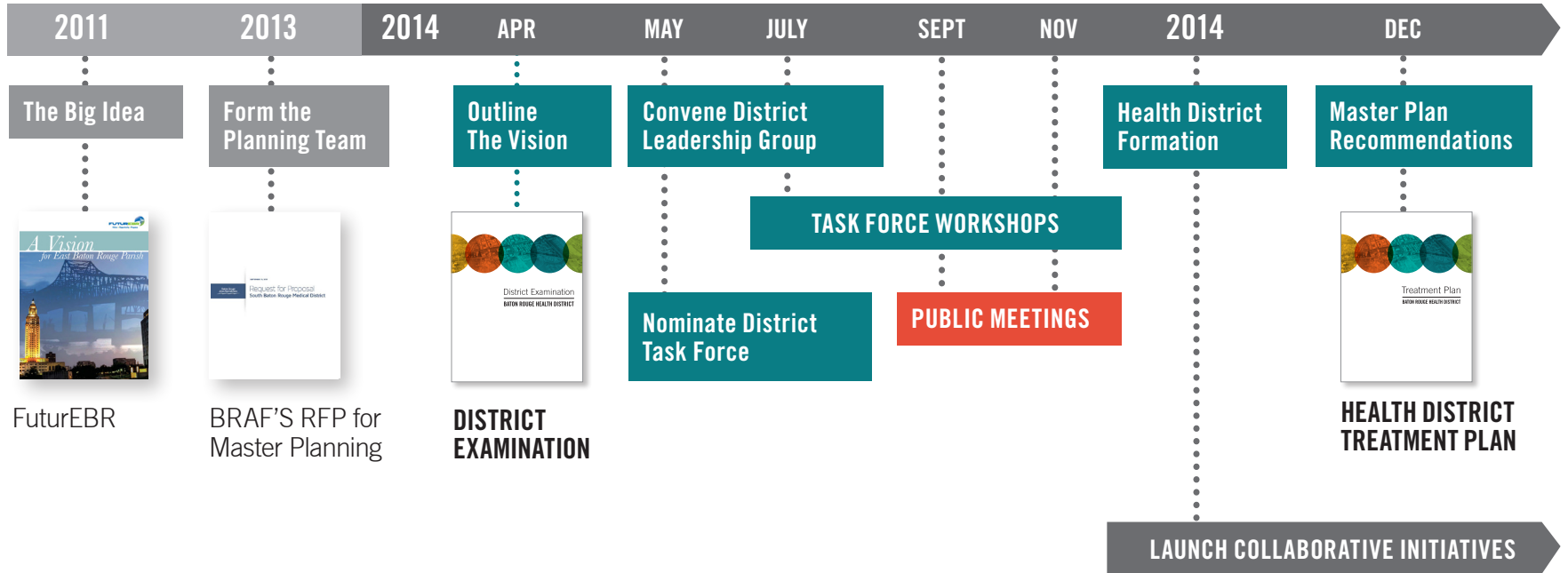
RESILIENCY
+ DISASTER
PREPAREDNESS

FUNDING+
PARTNERSHIPS

Planning Process



Planning Timeline



THE DISTRICT CORE /



The district core has a large concentration of pillar healthcare institutions, as well as many private practices, physicians' groups and other businesses.

MAJOR DESTINATIONS

1. Pennington Biomedical Research Center
2. Baton Rouge Clinic
3. LSU Medical Education and Innovation Center
4. Our Lady of the Lake College
5. Our Lady of the Lake Regional Medical Center
6. Mary Bird Perkins Cancer Center
7. Baton Rouge General Medical Center — Bluebonnet Campus
8. Ochsner Medical Center — Summa / Bluebonnet
9. *Future Children's Hospital*



We need to change the way we build to support healthier lifestyles and healthy communities.

THE
ADVOCATE

BATON ROUGE NEW ORLEANS ACADIANA

NEWS SPORTS ENTERTAINMENT EATPLAYLIVE OPINION WEEKLIES VIDEO BLOGS

Hot Topics LSU Sports LSU Superfan Blog New Orleans Saints St. George Area Traffic

BR area ranks among nation's worst for urban sprawl

An aerial photograph of Baton Rouge, Louisiana, showing the Mississippi River, the Louisiana State Capitol building, and surrounding urban development.

KEY ACCOMPLISHMENT

Consensus on District Vision





CHIEF
COMPLAINT

Acute Congestion On Arterial Roads In The District





KEY SYMPTOMS
OBSERVED

Existing Street Network
in the Health District



If it were built like
Downtown / Mid City





KEY SYMPTOMS
OBSERVED

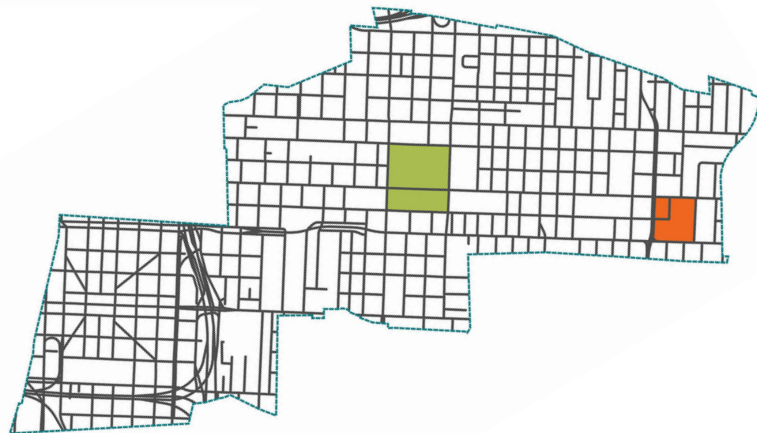
25

intersections
per square mile



230

intersections
per square mile





KEY SYMPTOMS
OBSERVED

HEALTHCARE, EDUCATION AND RESEARCH **64%**



EXISTING NETWORK

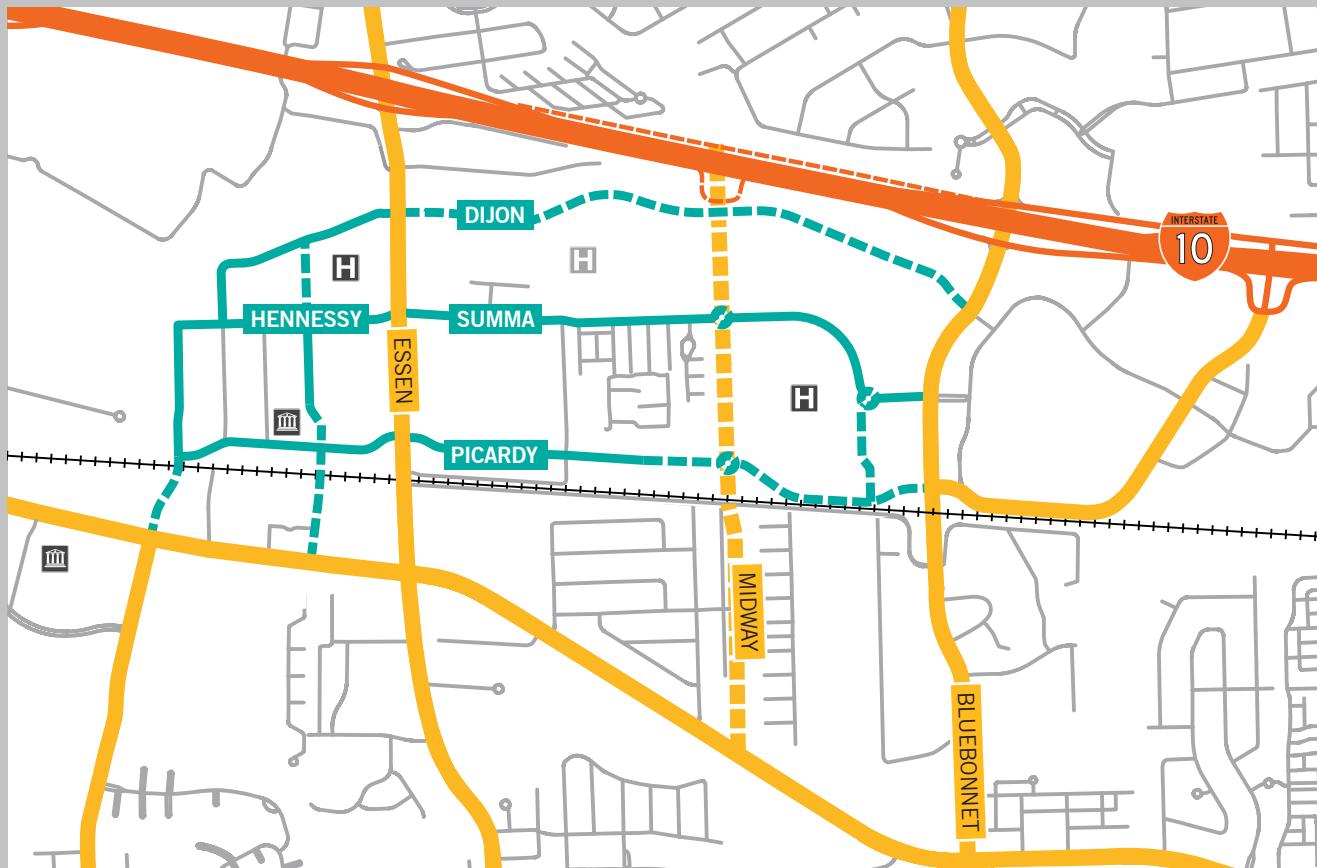


HIGHWAY

URBAN ARTERIALS

MAJOR STREETS

LOCAL STREETS



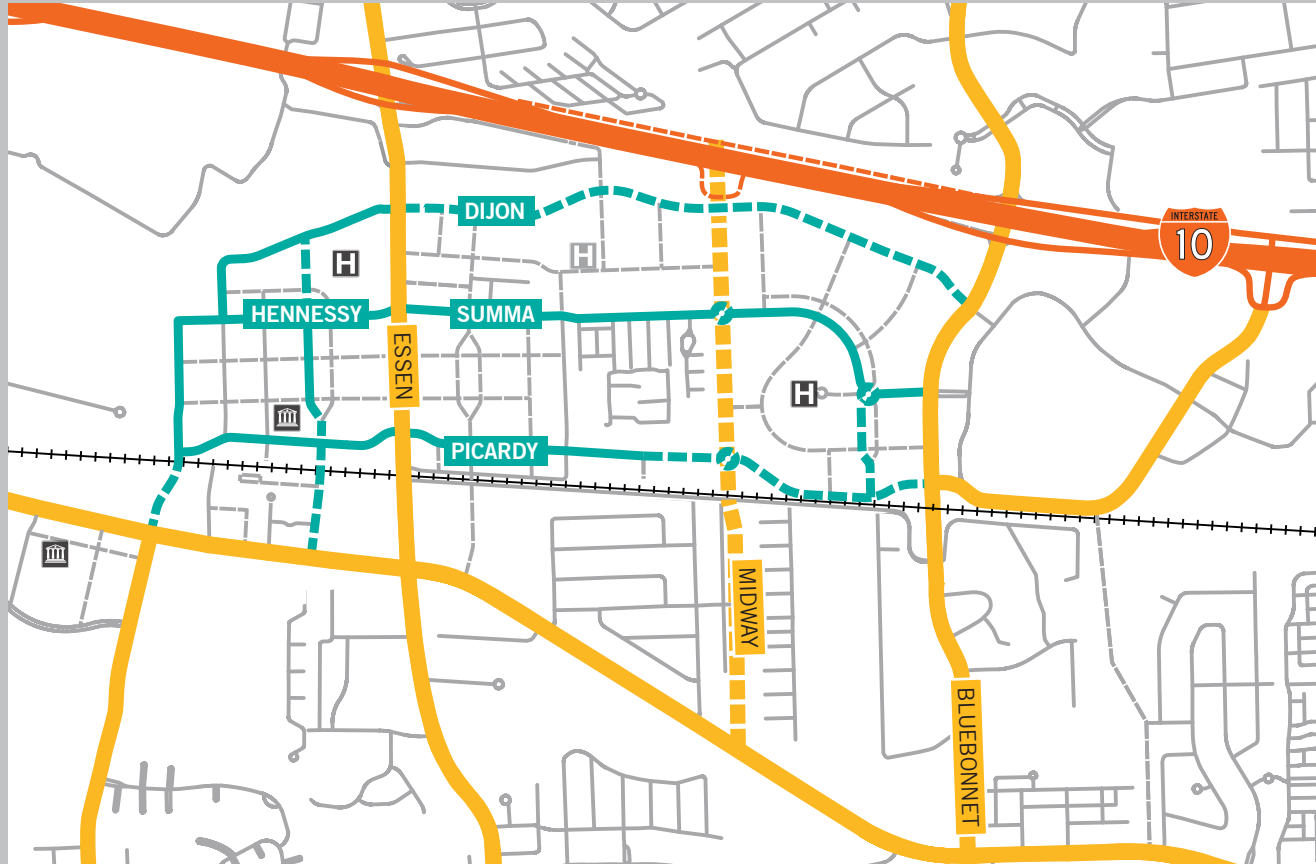
PROPOSED NETWORK

- HIGHWAY
- URBAN ARTERIALS
- MAJOR STREETS
- LOCAL STREETS

Key Projects:

- Midway Blvd
- Dijon Extension
- Picardy Realignment

PROPOSED NETWORK



HIGHWAY

URBAN ARTERIALS

MAJOR STREETS

LOCAL STREETS

Opportunity for
well-connected
local street network

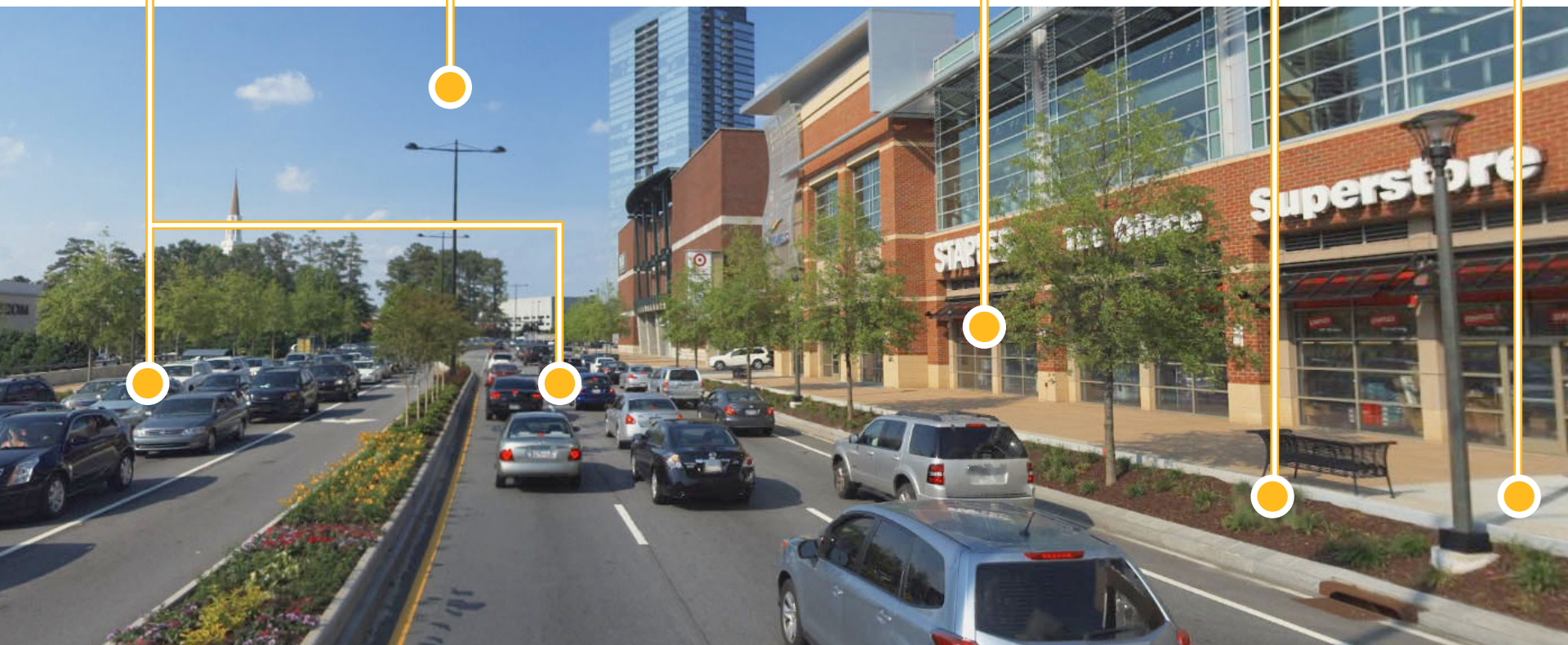
5-7 lanes

median

active ground floor

tree / furniture zone

sidewalk





THIS IS THE FUTURE OF THE BATON ROUGE HEALTH DISTRICT

A inviting place to live, work, and explore.





THIS IS THE FUTURE OF THE BATON ROUGE HEALTH DISTRICT

A place that attracts new students, physicians, and patients to be part of the community





THIS IS THE FUTURE OF THE BATON ROUGE HEALTH DISTRICT

A place with signature parks and open spaces.





THIS IS THE FUTURE OF THE BATON ROUGE HEALTH DISTRICT

A place where a healthy lunch is a pleasant walk away.



Action Plan



Treatment Actions

The following is a summary of all actions and recommendations made in the Treatment Plan.

IMPLEMENTATION

- Determine the governance model for the Health District organization
- Continue to convene the Health District Leadership Group as the Health District board
- Elect a board chair
- Determine and pay membership dues
- Hire an executive director
- Pursue action steps outlined below
- Continue to partner/communicate with nearby neighborhoods
- Continue to partner/coordinate with elected officials (City Parish, Metro Council, Planning Commission, State, etc.)
- Continue to convene the task forces created through the planning process

HEALTHY PLACE

Build the District Street Network

- Coordinate with the City Parish / Planning Commission to adopt the proposed plan
- Extend Dijon Drive/Service Road to Blaubonnet Boulevard
- Connect Picardy Avenue to Mall of Louisiana Boulevard
- Complete the proposed and funded Picardy-Perkins Connector
- Insert local access streets to divide mega blocks along Essen Lane
- Transfer Curb cuts to local access streets along Essen Lane and Blaubonnet Boulevard (and Midway, once completed)
- Improve the intersection of Kenilworth Avenue and Perkins Road
- Add rail crossings (as feasible): O'Donovan Drive OR Dijon Drive, Brittany Drive, Midway Boulevard
- Midway Boulevard
 - Acquire right-of-way for Midway (or encourage the City Parish to do so)
 - Complete engineering study for design guidelines
 - Complete environmental assessment
 - Complete Midway from Perkins to Dijon Drive
 - Complete I-10 access for Midway
 - Incorporate a protected, multi-use sidewalk into Midway implementation
 - Connect Midway to future trails along Ward's Creek and Dawson's Creek

IMPLEMENTATION / Treatment Actions

Build the Health Loop Trail

- Advocate for funding for the Health Loop trail
- Negotiate easements where necessary for the Health Loop Trail
- Restore the creeks along the trail into natural riparian corridors
- Create a connection to Burden Museum and Gardens
- Coordinate development along the creeks to incorporate mixed-use buildings and appropriate development
- Track utilization and health impacts of new trail

Adopt District Street Design Guidelines

- Create a pedestrian zone along streets (sidewalks with appropriate buffers)
- Create on-street parking for businesses located on local and major streets
- Implement bicycle lanes on priority bike corridors
- Reduce lane widths to 10 feet on streets not designated for high speeds
- Incorporate medians on larger streets for access management and pedestrian refuge
- Implement coordinated way finding using the Health District brand

Increase Transportation Options


- Implement a bike share program
- Establish a circulator bus service
- Build a multi-modal transit center
- Promote commuter rail service between Baton Rouge and New Orleans
- Coordinate with CATS to improve transit options to, from and within the District

Adopt a Landscape Framework Plan

- Create signature parks
- Use appropriate native plants
- Prioritize lawn in areas for larger gatherings and recreational opportunities
- Implement public art

Promote balanced, diverse, and orderly development

- Adopt pedestrian-oriented zoning regulations
- Promote parcel consolidation
- Promote mixed-used developments by coordinating with developers

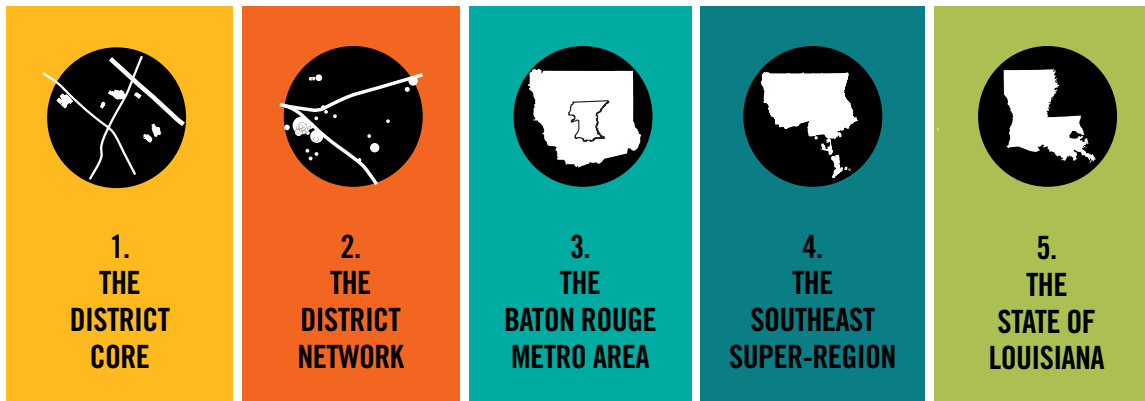
146  BATON ROUGE HEALTH DISTRICT Treatment Plan

147

Health District Non-Profit

Joining forces to improve lives and
redefine healthcare in Louisiana.

Scales of Impact



Diabetes and Obesity Center



STEPHANIE RIEGEL
MARCH 28, 2016

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Baton Rouge Health District's new director getting organized, planning for diabetes center

Three weeks into her job as executive director of the newly created Baton Rouge Health District, Suzy Sonnier wants to develop a strategic plan to help guide the implementation of the master plan for the district, which includes health care institutions clustered between Essen Lane and Bluebonnet Boulevard in southeast Baton Rouge.

She also wants to move forward with the development of a Diabetes and Obesity Research Center, which was highlighted in the master plan as a centerpiece of the district and a potential catalyst for additional health care and economic development.

"It's exciting because there's so much potential," says Sonnier, who served as secretary of the state Department of Children and Family Services during Gov. Bobby Jindal's second term. "But for me the most important thing is figuring out what we can do first that creates a domino effect for everything else—what will keep driving the growth so it will be self sustaining."

TIMEFRAME

2-5 Years

ESTIMATED COST

\$4M

LEADS

Blue Cross Blue Shield of LA
Pennington Biomedical
Research Center
Key Anchor Institutions

KEY FUNDING SOURCES

Anchor Institution Contributions
Grants, Private Sector Support

WYCKOFF HEIGHTS

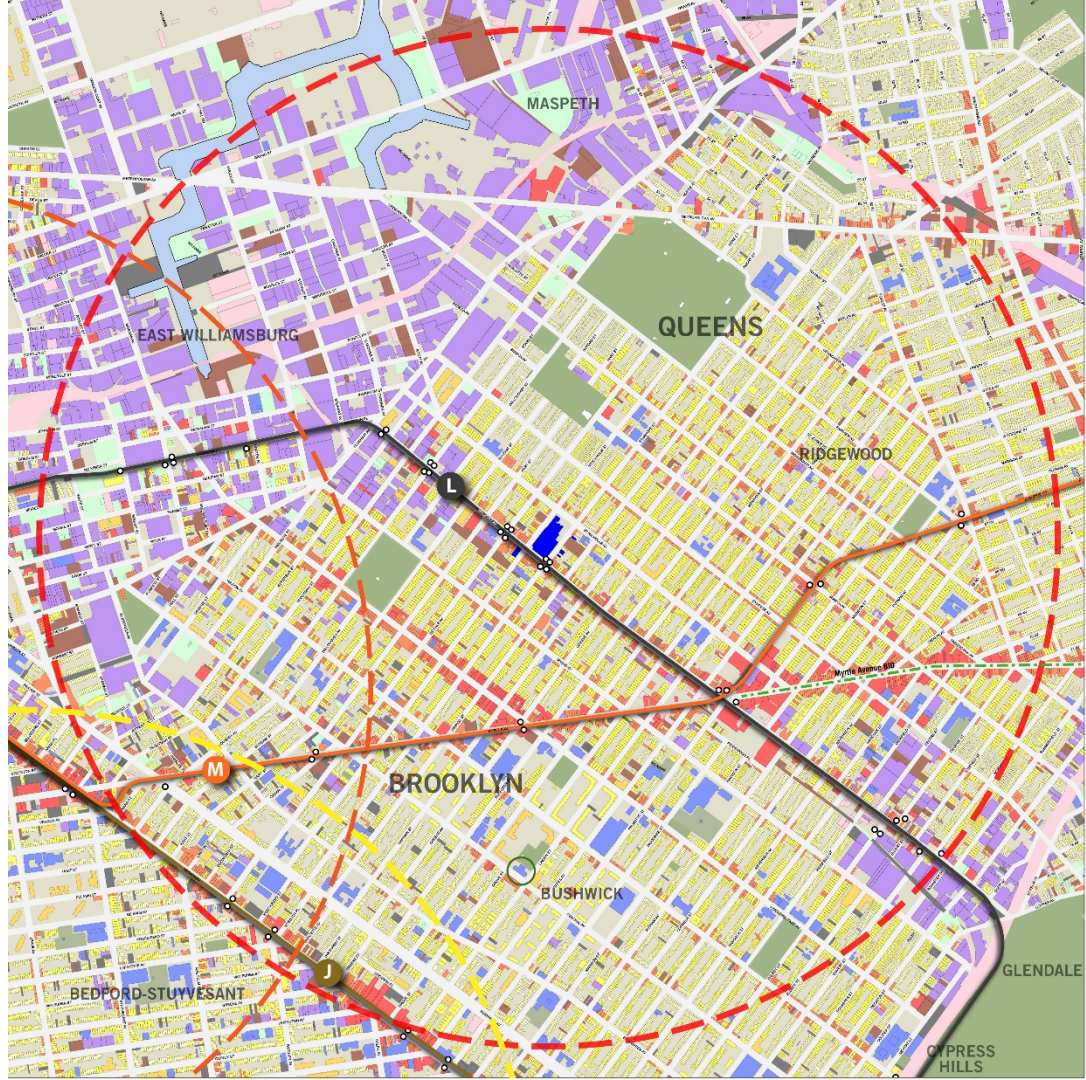
Health Improvement District

Brooklyn, NY

...organizational transformation

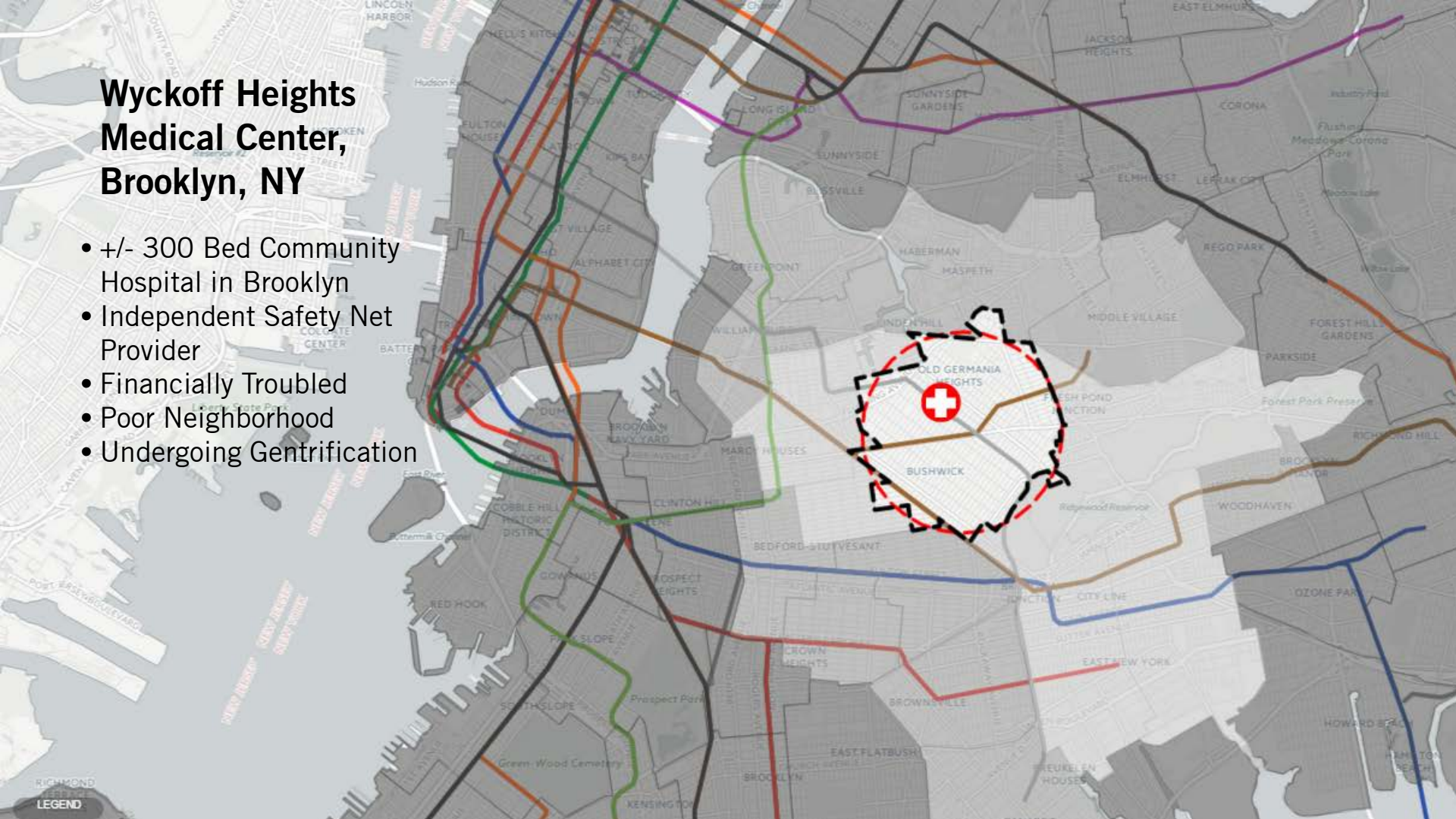


WYCKOFF HEIGHTS Health Improvement District

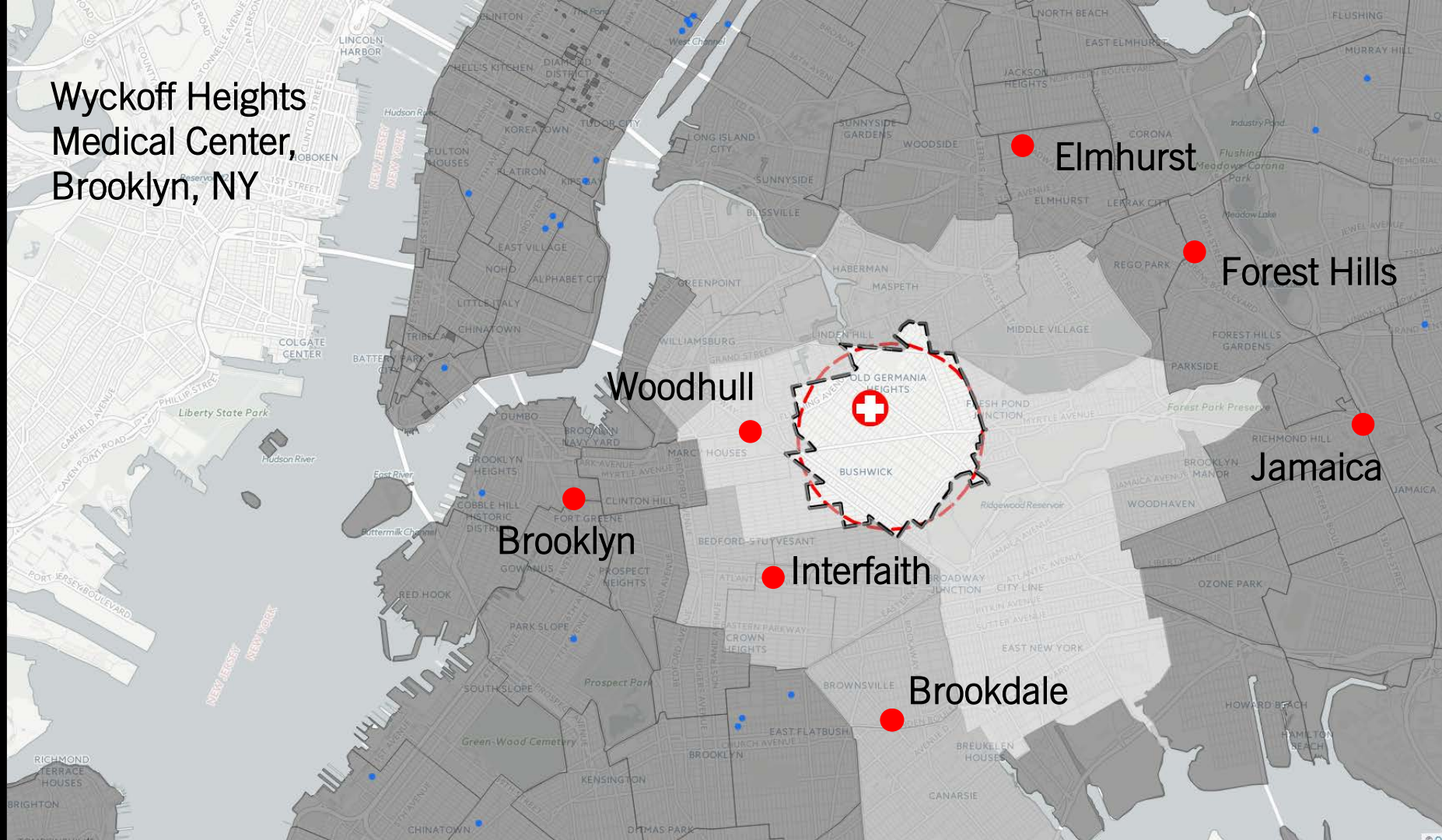


Wyckoff Heights Medical Center, Brooklyn, NY

- +/- 300 Bed Community Hospital in Brooklyn
- Independent Safety Net Provider
- Financially Troubled
- Poor Neighborhood
- Undergoing Gentrification



Wyckoff Heights
Medical Center,
Brooklyn, NY



Elmhurst

Forest Hills

Woodhull

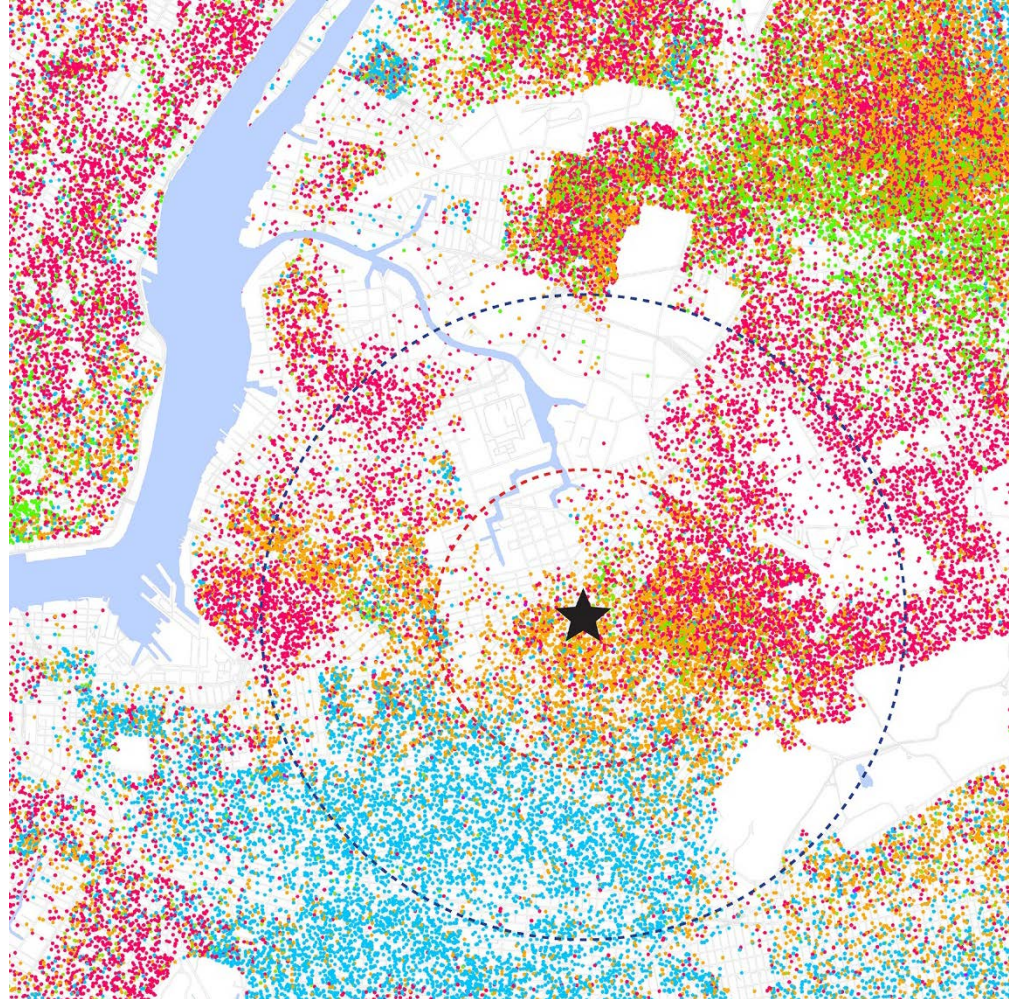
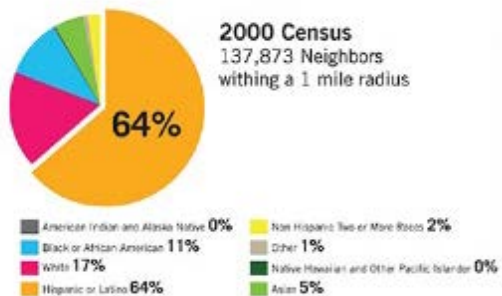
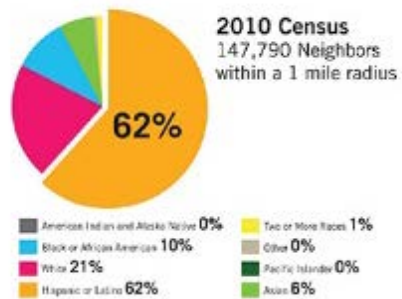
Jamaica

Brooklyn

Interfaith

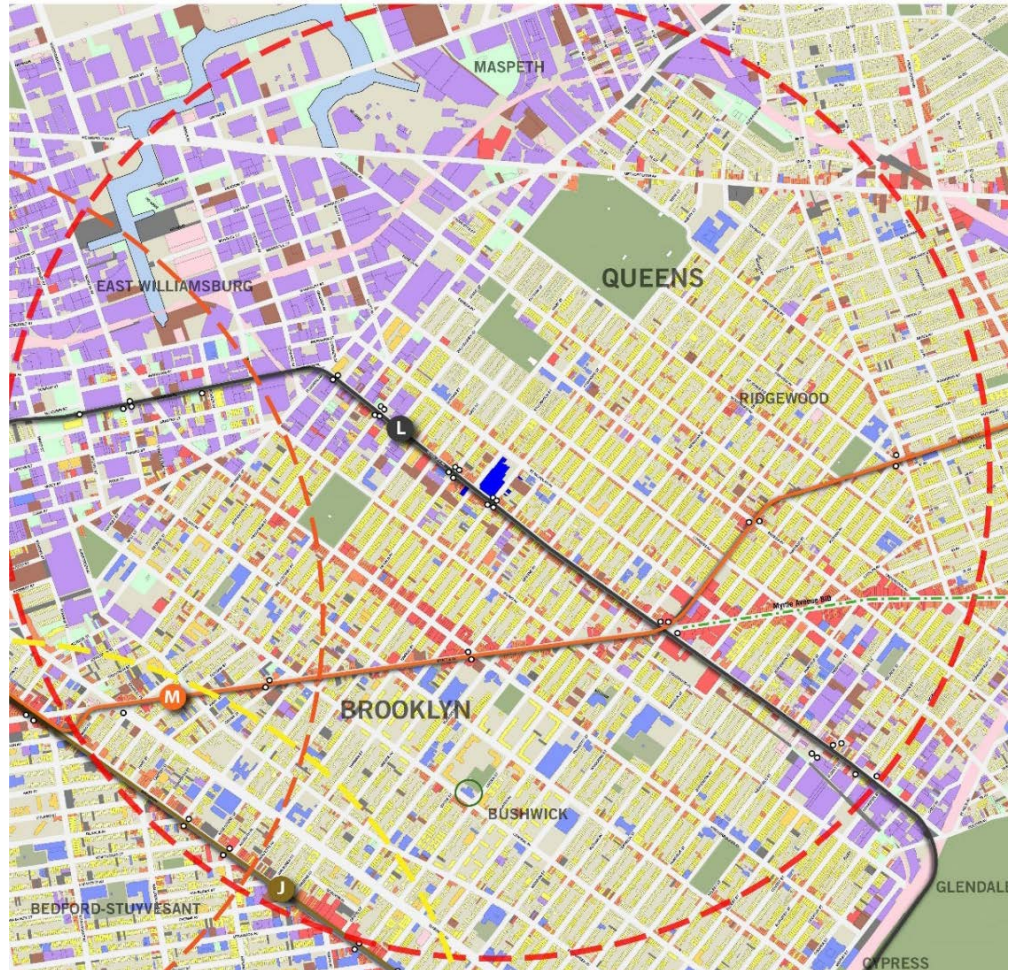
Brookdale

Giving a voice to the Community



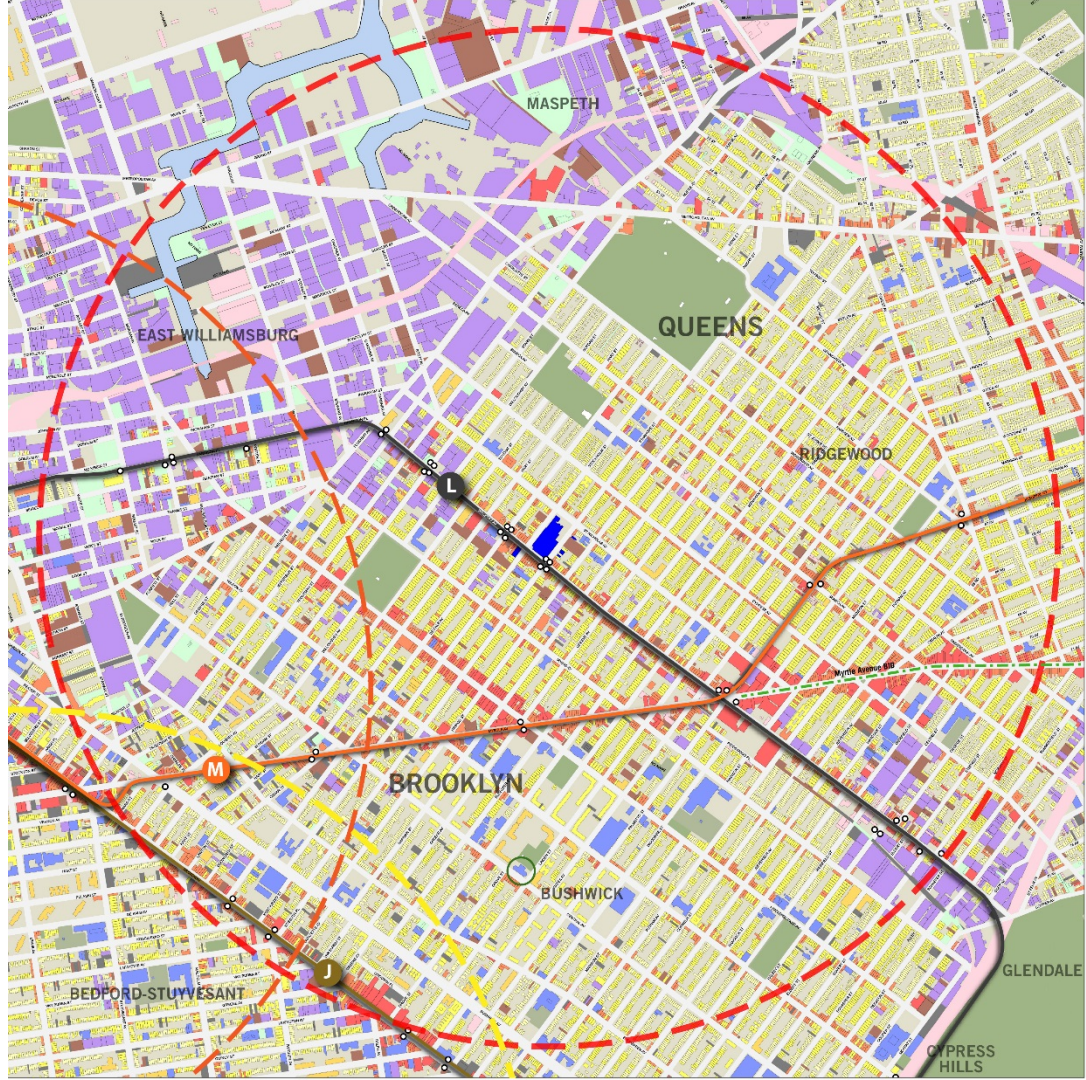
Ridgewood, Queens/Bushwick, Brooklyn

- 01 One & Two Family Buildings
 - 02 Multi-Family Walk-up Buildings
 - 03 Multi-Family Elevator Buildings
 - 04 Mixed-Family Elevator buildings
 - 05 Commercial and Office Buildings
 - 06 Industrial and Manufacturing
 - 07 Transportation and Utility
 - 08 Public Facilities and Institutions
 - 09 Open Space and Outdoor Recreation
 - 10 Parking Facilities
 - 11 Vacant Land
-
- 1 mile radius (Wyckoff)
 - 1 mile radius (Woodhull)
 - 1 mile radius (Interfaith)
 - District Public Health Office (DPHO)-
Brooklyn Health Center 335 Central Ave






WYCKOFF HEIGHTS Health Improvement District




SCALES OF INFLUENCE

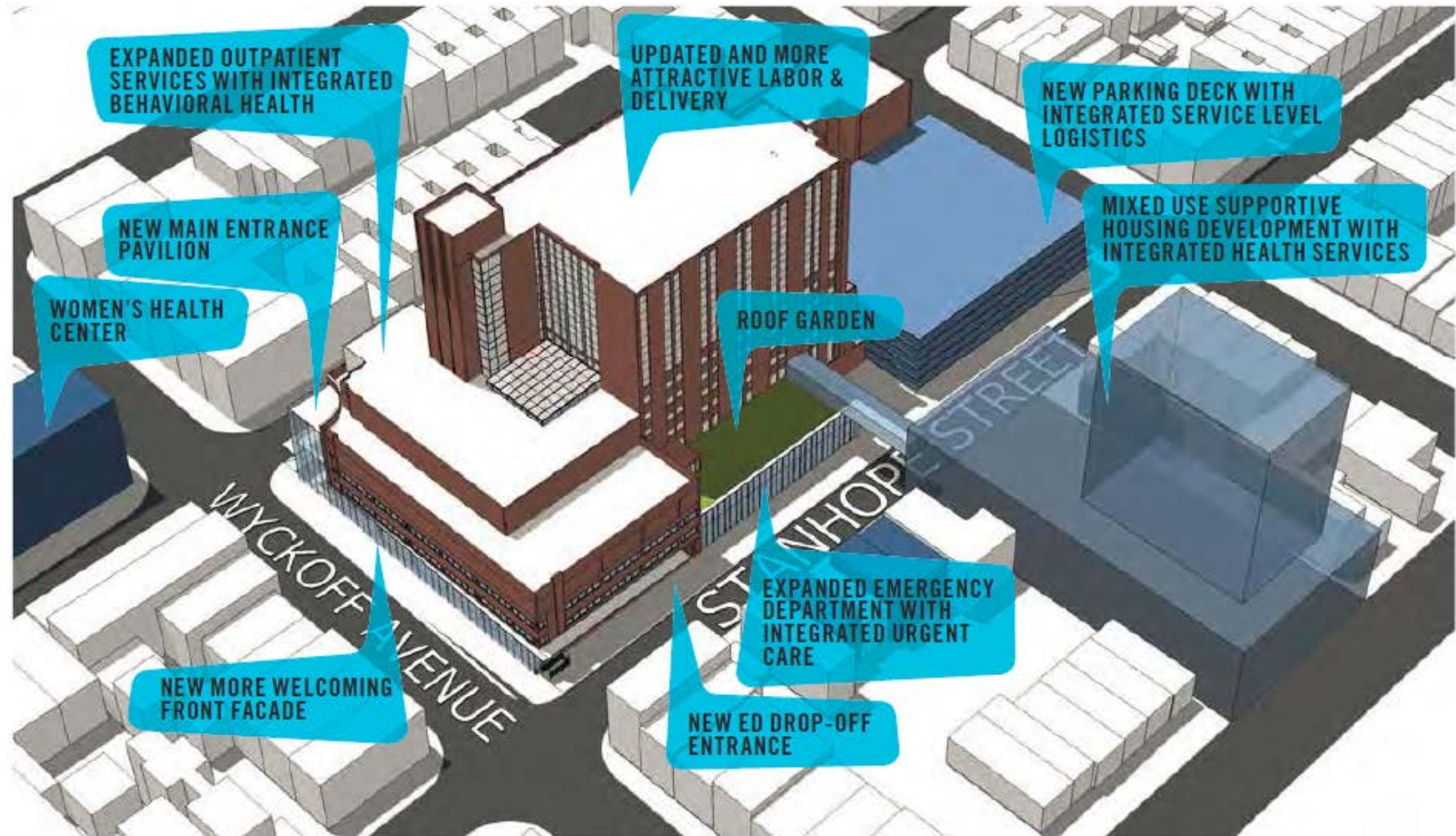
Campus Structure

 Main facility circulation

 ER circulation

 Additional Wykoff
owned/leased space





EXPANDED OUTPATIENT SERVICES WITH INTEGRATED BEHAVIORAL HEALTH

UPDATED AND MORE ATTRACTIVE LABOR & DELIVERY

NEW PARKING DECK WITH INTEGRATED SERVICE LEVEL LOGISTICS

NEW MAIN ENTRANCE PAVILION

MIXED USE SUPPORTIVE HOUSING DEVELOPMENT WITH INTEGRATED HEALTH SERVICES

WOMEN'S HEALTH CENTER

ROOF GARDEN

EXPANDED EMERGENCY DEPARTMENT WITH INTEGRATED URGENT CARE

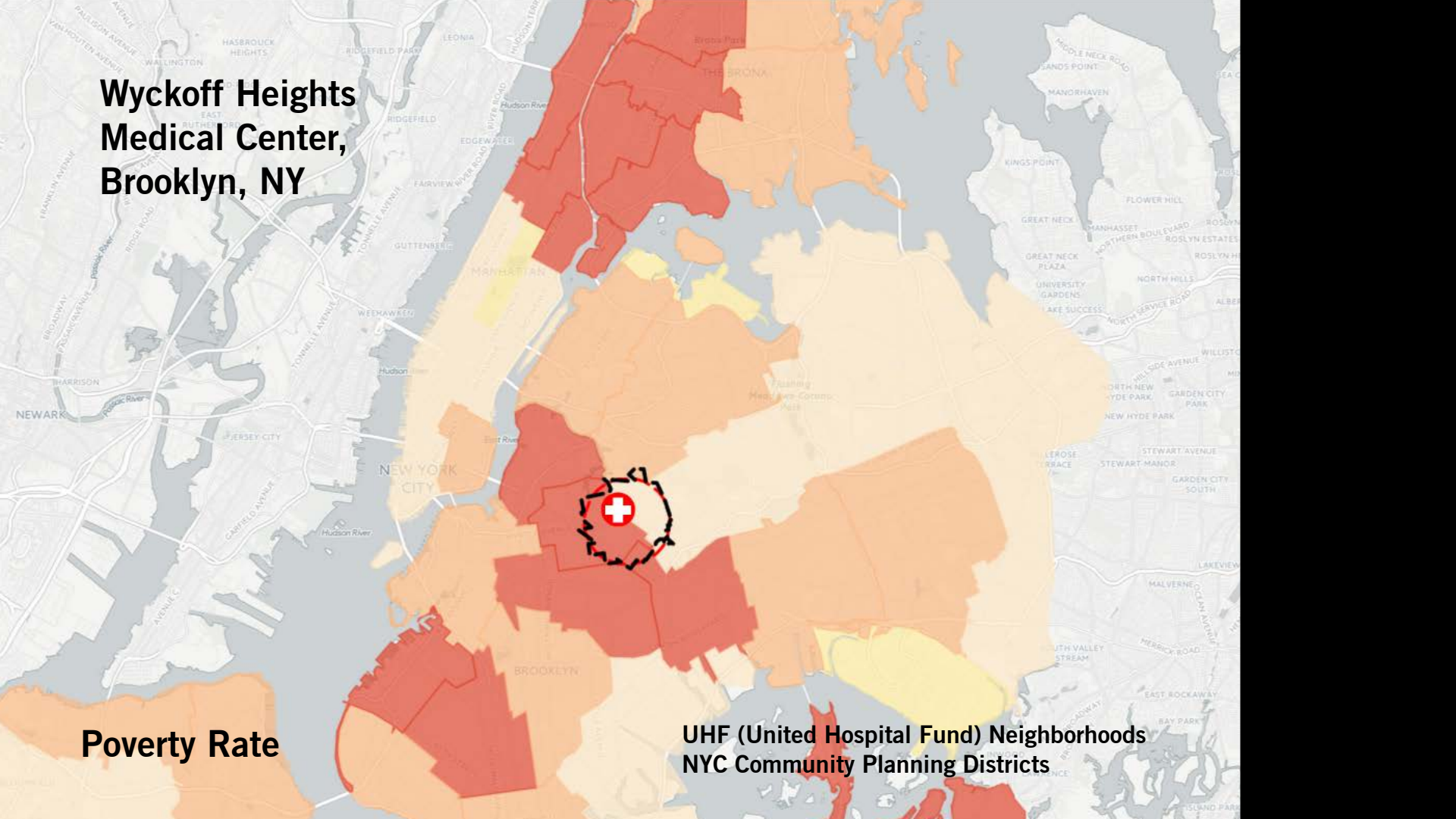
NEW MORE WELCOMING FRONT FACADE

NEW ED DROP-OFF ENTRANCE

Wyckoff Heights Medical Center, Brooklyn, NY

Poverty Rate

UHF (United Hospital Fund) Neighborhoods
NYC Community Planning Districts

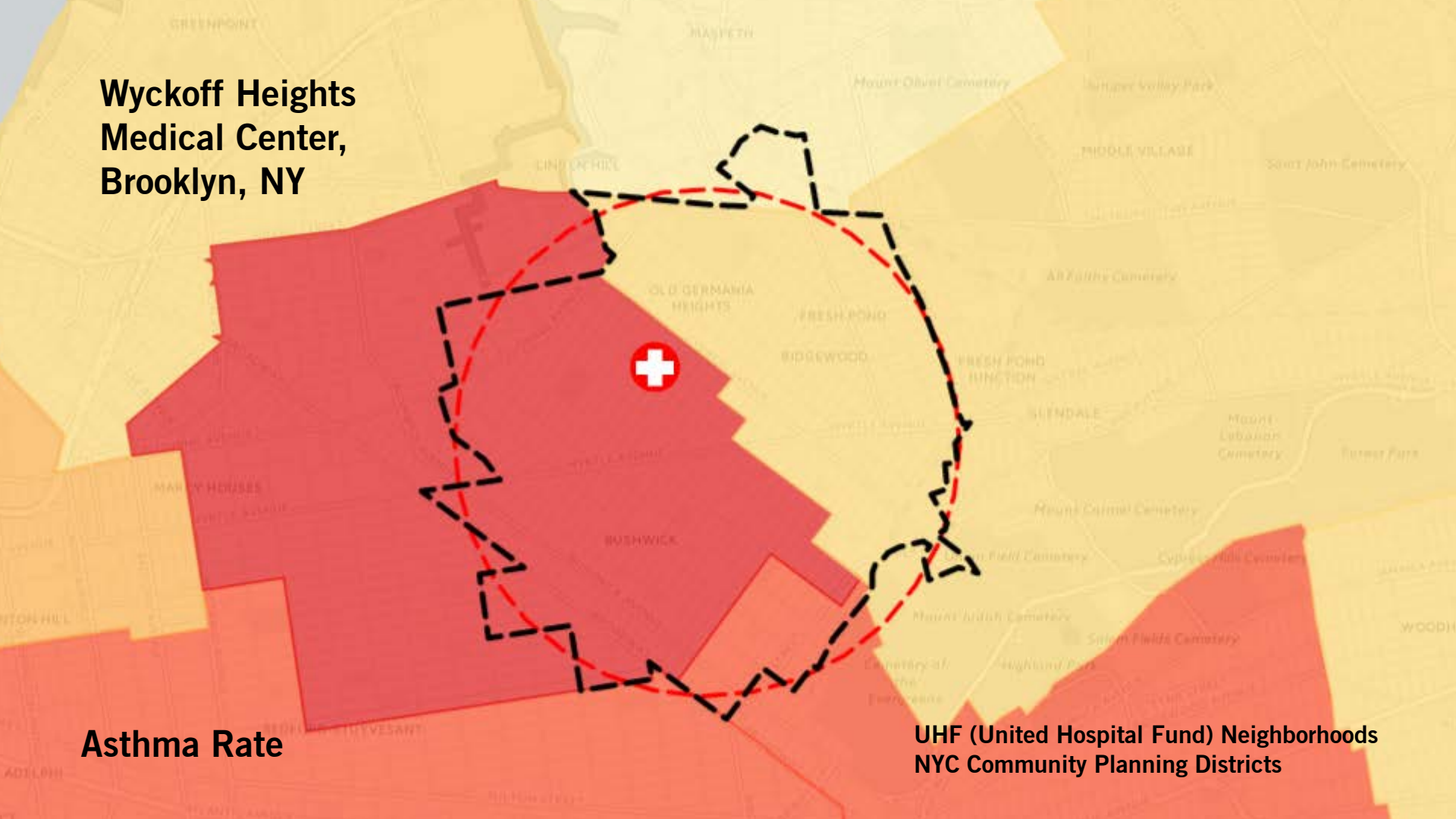


Wyckoff Heights Medical Center, Brooklyn, NY



Asthma Rate

**UHF (United Hospital Fund) Neighborhoods
NYC Community Planning Districts**

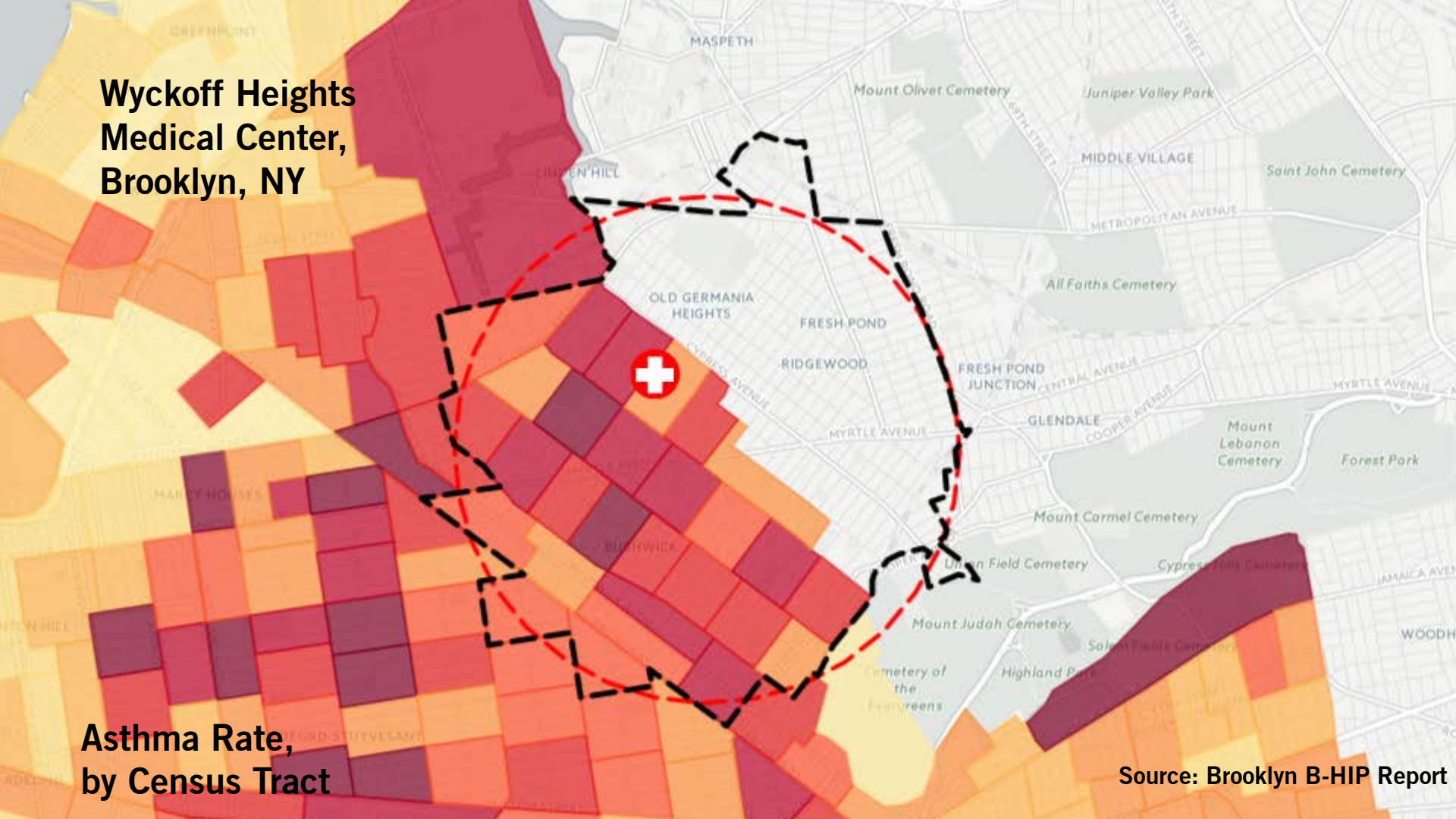


Wyckoff Heights Medical Center, Brooklyn, NY



Census Tracts

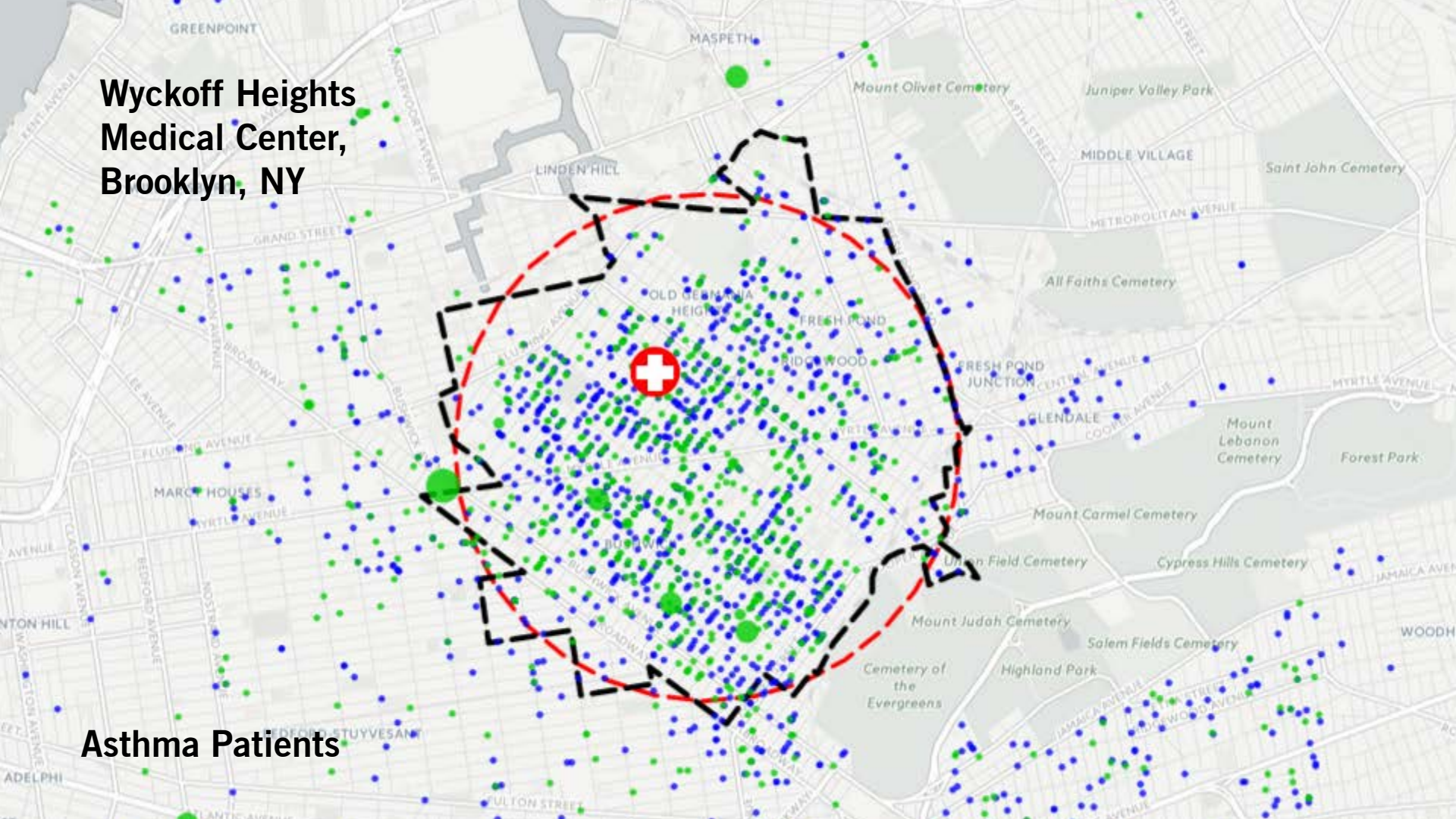
Wyckoff Heights Medical Center, Brooklyn, NY



Asthma Rate,
by Census Tract

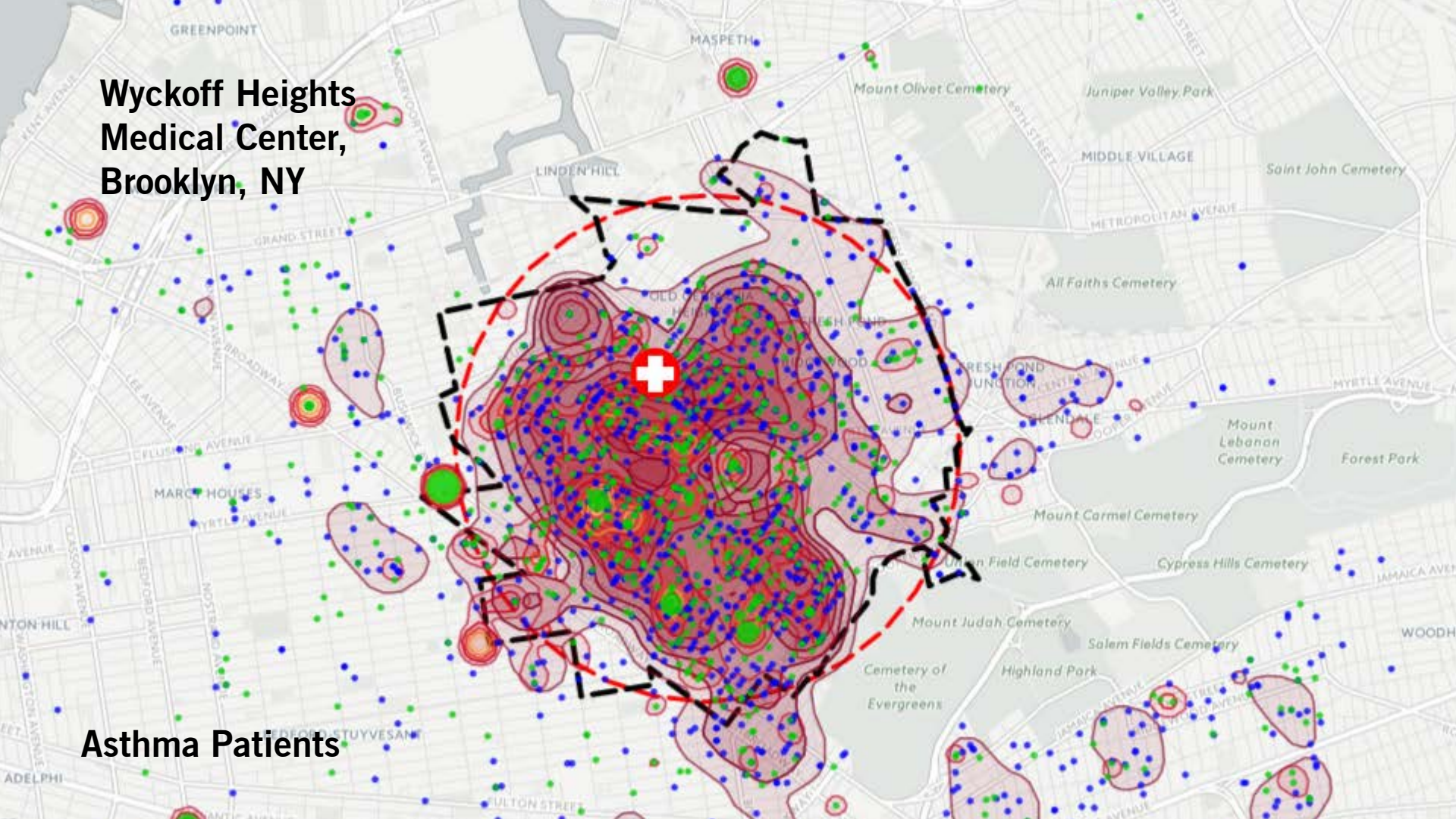
Source: Brooklyn B-HIP Report

Wyckoff Heights Medical Center, Brooklyn, NY



Asthma Patients

Wyckoff Heights Medical Center, Brooklyn, NY



Asthma Patients

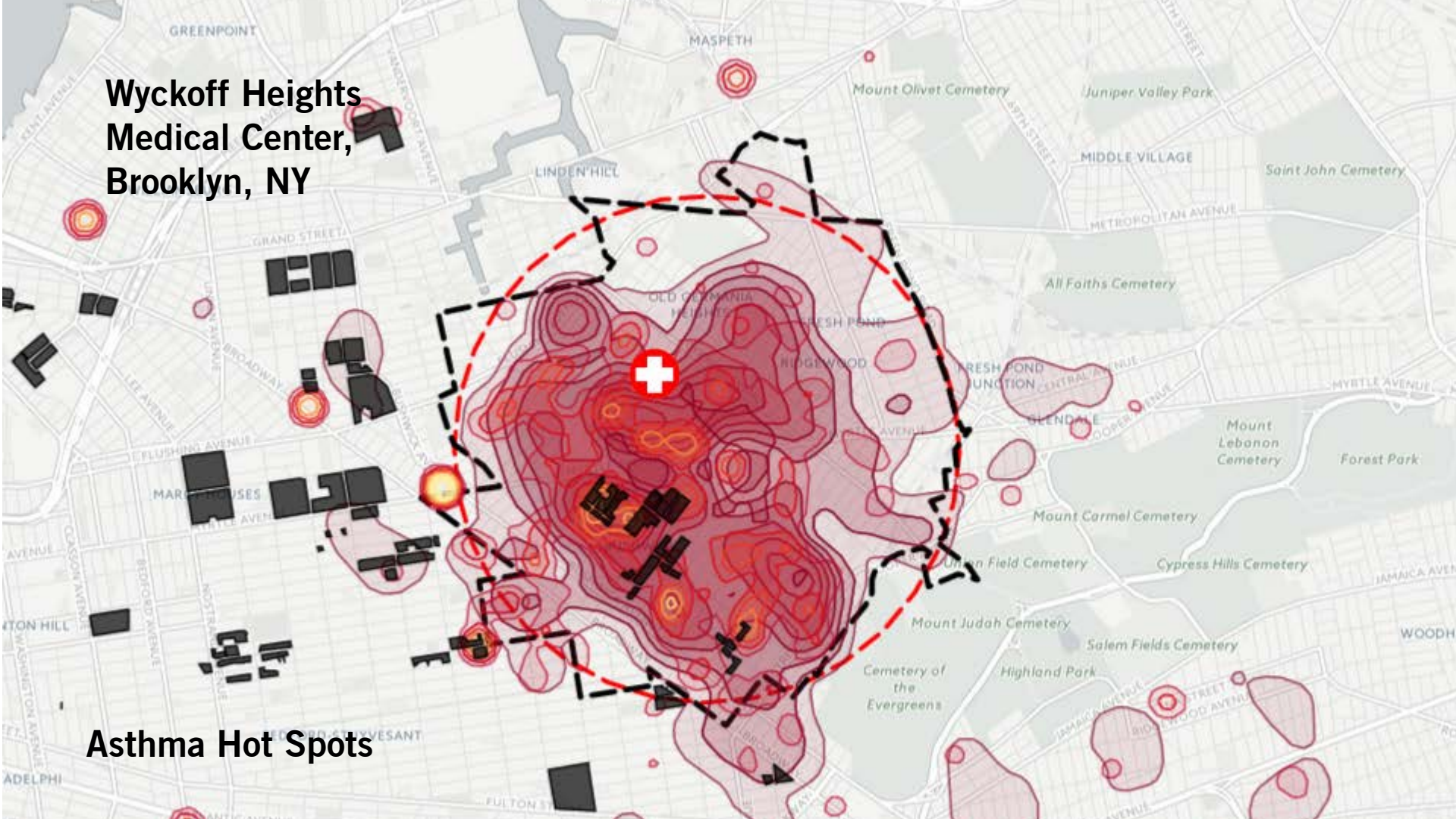
Wyckoff Heights Medical Center, Brooklyn, NY



Asthma Hot Spots

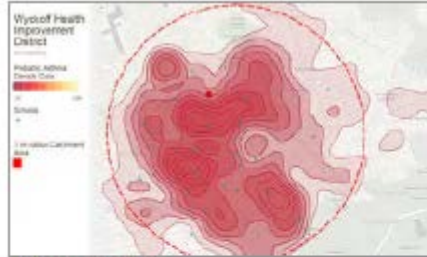
Wyckoff Heights Medical Center, Brooklyn, NY

Asthma Hot Spots



HEALTH DISTRICT PLANNING POPULATION HEALTH

EMPOWERING THE DECISION MAKERS



PEDIATRIC ASTHMA DENSITY



ASTHMA RATE AND HOUSING PROJECTS



ZONING AND SUBWAY LINES



OVERWEIGHT AND OBESE ADULTS AND TRANSIT ACCESS

- GIS HEALTH MAPPING TOOL
- LOCAL
- CUSTOMIZED
- REAL TIME WEB-BASED ACCESS
- BUILT IN ANALYTICS

GREENBELT LIVING

4/20/2016



A senior-focused, wellness based, mixed-use community at Sea View. Providing a framework for a health-focused lifestyle that capitalizes on existing site assets and the proximity to the second largest contiguous park land in New York City.

Staten Island Greenbelt- 2,800 acres of open space, parks, an extensive trail network and public facilities



Planning and Design Principles for Wellness Based Mixed-Use Communities

1. Incorporate a mix of land uses and a well connected street network that invites different user groups and allows for limited car trips while encouraging walking, biking, and general physical activity.
2. Provide a range of housing options, local and destination based programs, and a mix of community based programs, both retail and social.
3. Enhance access to nature and healthy foods while minimizing pollutants and toxins.
4. Create socially vibrant and culturally inviting spaces that is geared toward residents but is also inviting to outside visitors.



What makes a wellness based mixed-use community?



PHYSICAL ACTIVITY



HEALTHY FOOD



HEALTHY ENVIRONMENT



SOCIAL ENGAGEMENT

Mid-Island current conditions

- Oldest community within the oldest borough
- Car oriented community
- Health disparities
- Social isolation



Mid-Island reimagined

- Active aging in place
- Walkable communities
- Integrated health
- Social Engagement



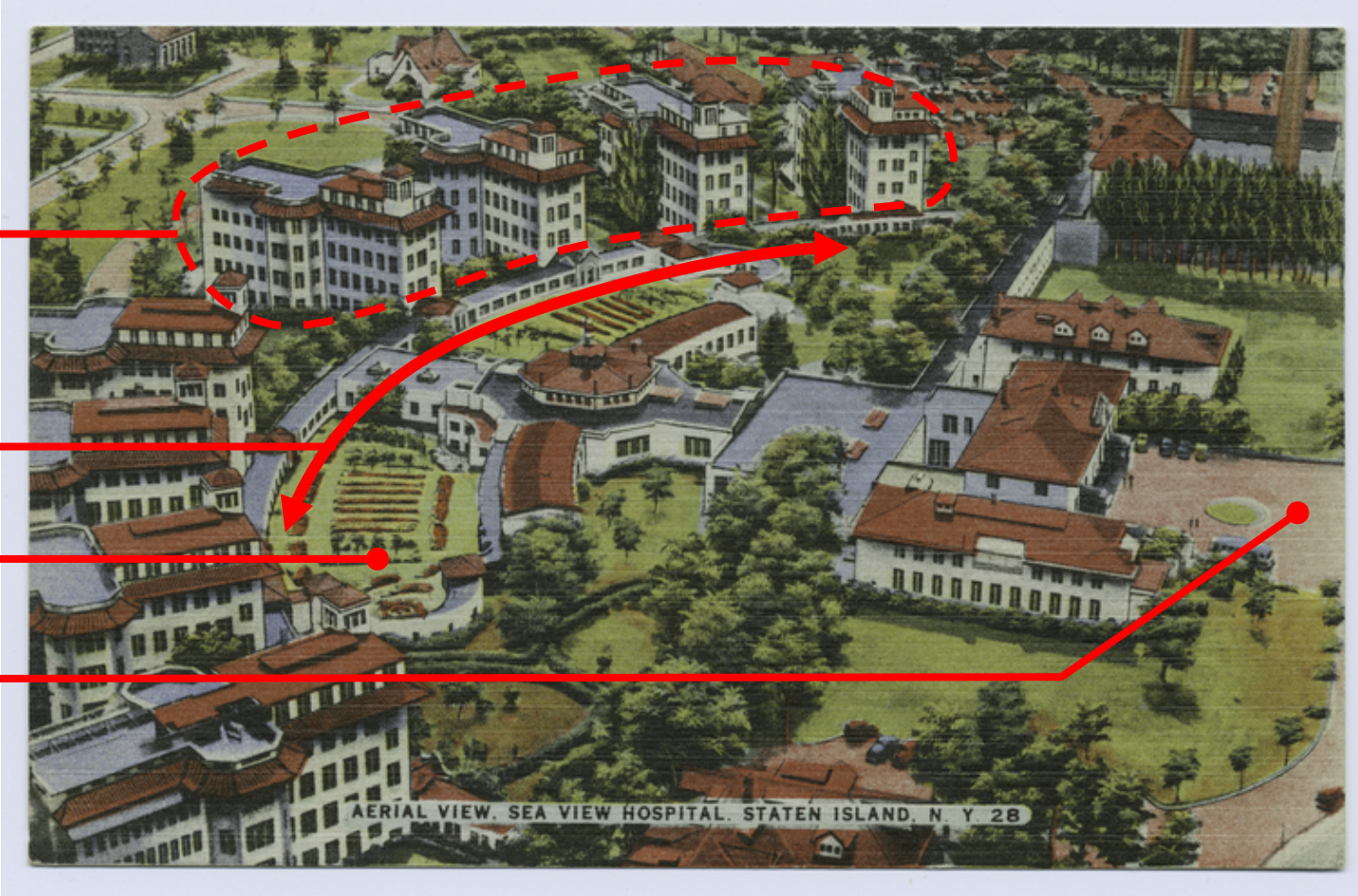
The historic campus geometry can inform site moves

Men's Open Air Pavilions demolished to make way for the current Sea View Rehabilitation Center & Home

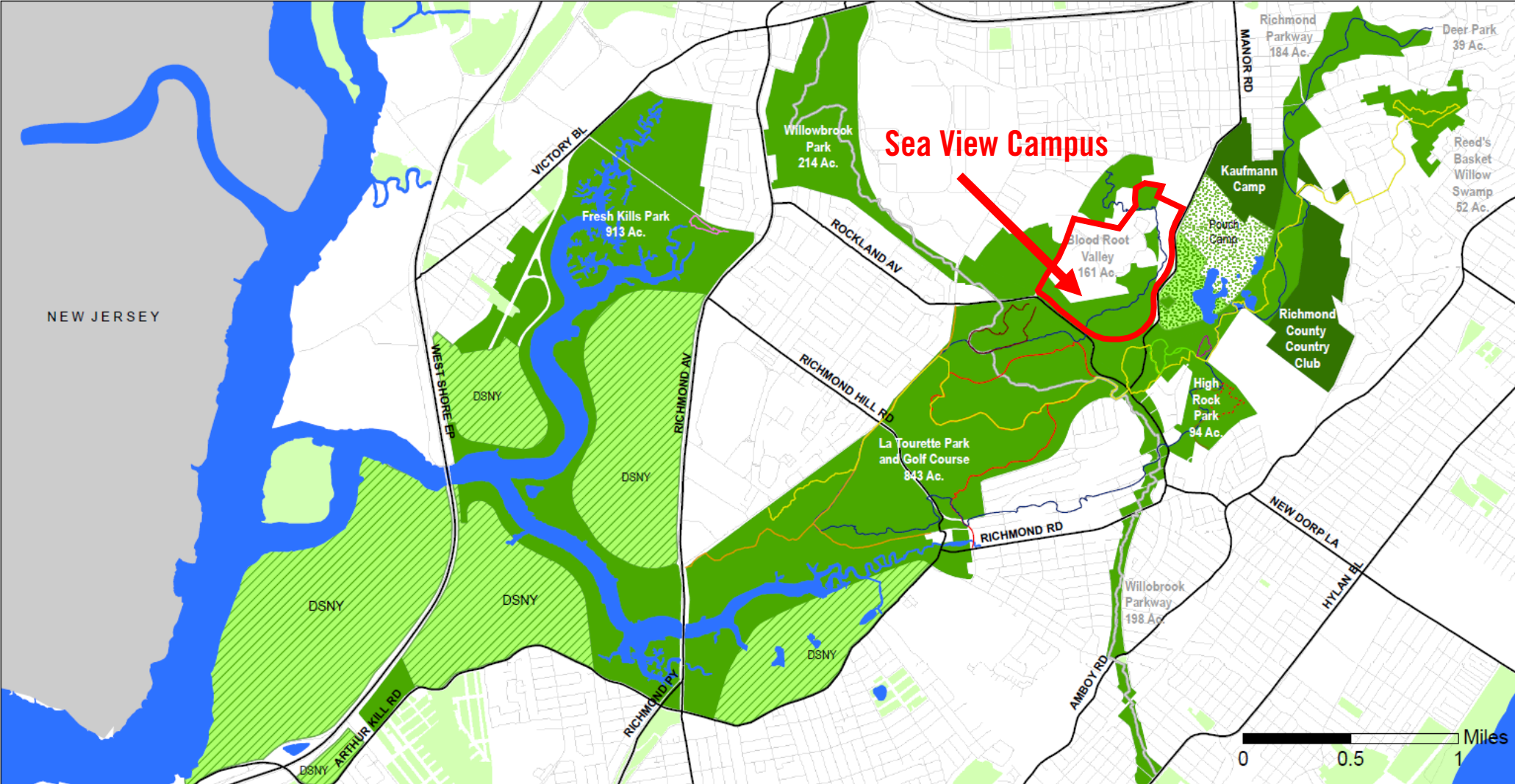
Walking corridors

Gardens

Historic Drop Off



Sea View is connected to the Staten Island Greenbelt



Legend

- | | | | | | |
|--------------------------------|-------------------|-----------------|------------|---------------------|--------------|
| DPR Greenbelt Parkland | Private Ownership | Trails | Blue Trail | Nature Center Trail | Red Trail |
| Land Pending Assignment to DPR | NYS DEC Property | Green Trail | Paw Trail | White Trail | Yellow Trail |
| Conservation Easement | Major Roads | Lavendar Trail | Pink Trail | Red Dot Trail | |
| | | Multi-use Trail | | | |

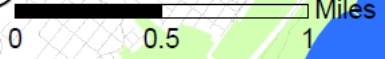


NYC Parks

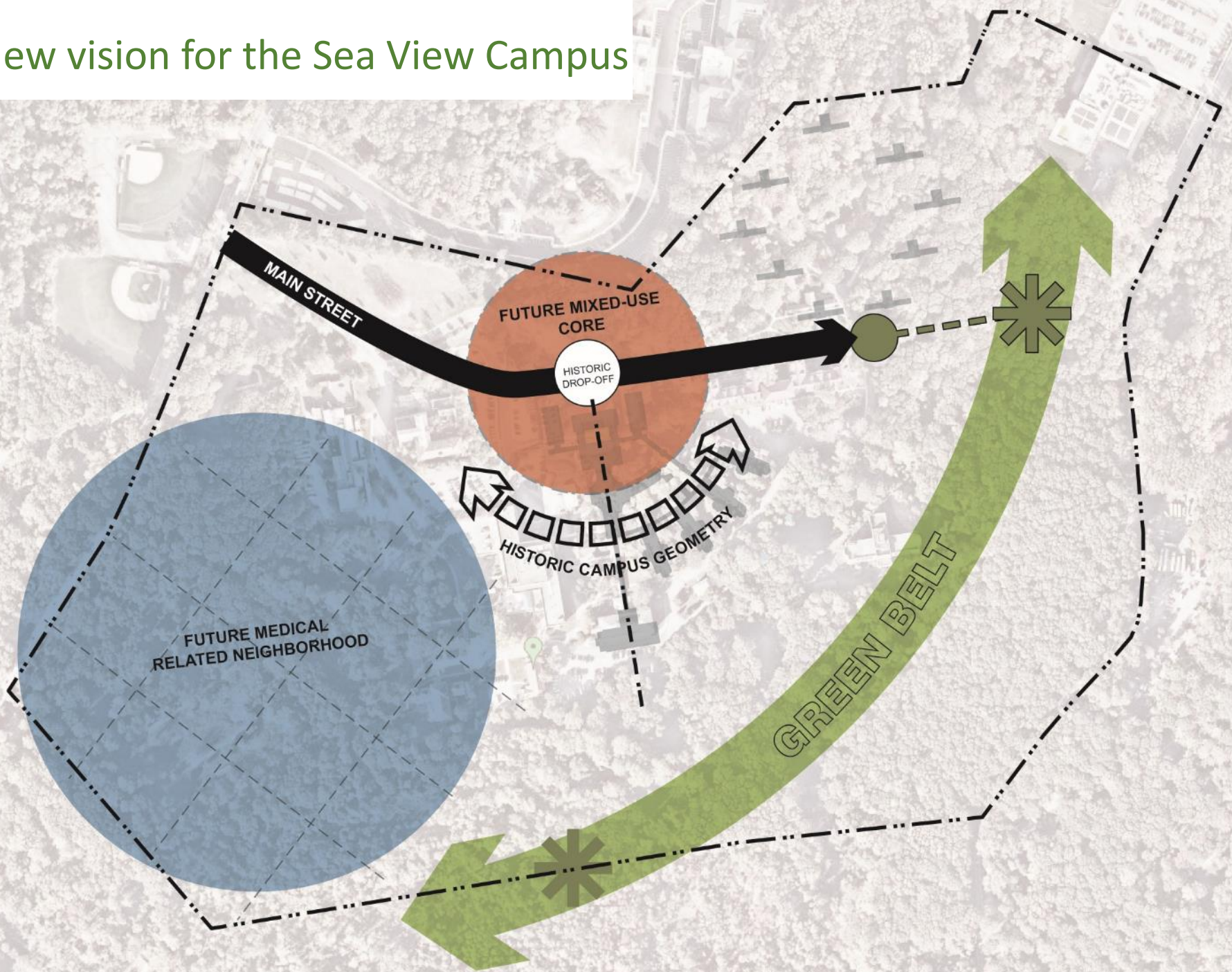
Planning & Parklands
 Michael R. Bloomberg, Mayor
 Veronica M. White, Commissioner

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A. Michalek 10.08.2013







A new vision for the Sea View Campus



- Create a compact walkable health focused community
- Celebrate the historic campus and integrate new development with historic structures
- Develop a new double sided main street to focus early phase
- Link to the greenbelt through a series of open space and pathway connections
- Develop a walkable block pattern for future development that relates to the proposed new rehab hospital

Initial Phase Development







	Existing Building/Use a. Meals-on-wheels currently in development
	Existing Vacant
	Initial Phase Adaptive Reuse
	Initial Phase New Construction

Initial Phase Development



1. Residential above Sea View Museum
2. Residential above Retail
3. Surface Parking
4. Meals on Wheels
5. Cottages converted Residential
6. Community Barn/Multi-Purpose Space
7. Woods Trail
8. Outdoor Classroom and Greenbelt Trail Access
9. Park Lane Senior Housing
10. Children's Hospital converted Residential
11. Ballet Offices/Studio
12. Gardens
13. Open Air Pavilion converted Residential
14. Kitchen Building
15. Administration Building
16. Staff House
17. Surgical Pavilion & Sea View Medical Museum
18. Plaza
19. Stand alone retail
20. Wellness Center
21. Medical Office Building
22. FDNY and Medical Examiner's Office
23. Police Surgeon/GRACE Foundation
24. Open Air Trellis
25. Robitzek Building
26. Interfaith Chapel and Solarium
27. Colony Hall
28. Community Board #2
29. Sea View Playwright Theatre
30. Camelot
31. Men's Cottages

	Existing Building/Use
	Existing Vacant
	Initial Phase Adaptive Reuse
	Initial Phase New Construction

Initial Phase Development



- Existing Building/Use
- Existing Vacant
- Initial Phase Adaptive Reuse
- Initial Phase New Construction



A Main Street, Greenville, SC - Boulevard



6 Mount Pleasant, NY – Farmers Market

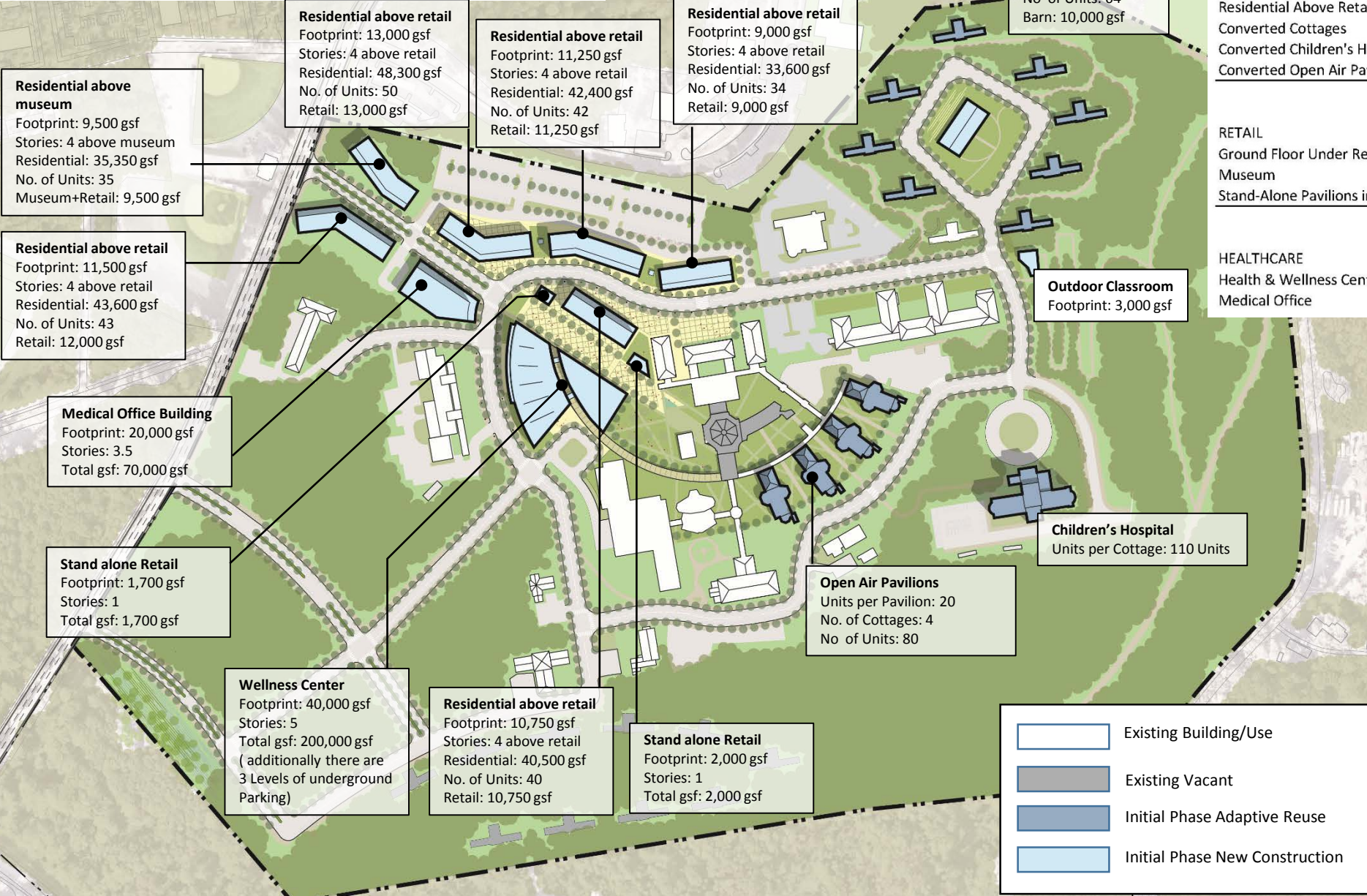


20 Bethesda Row, MD



24 Novartis Campus, Basel – Covered/Heritage Walkway

Initial Phase Development



INITIAL PHASE

	Footprint	Floors	GSF	Units
RESIDENTIAL				
Residential Above Retail	65,000	4	243,750	244
Converted Cottages	3,250	2	52,000	64
Converted Children's Hospital	16,000	7	112,000	110
Converted Open Air Pavilion	6,000	4	96,000	80
			503,750	498
RETAIL				
Ground Floor Under Residential	60,000	1	60,000	
Museum	5,000	1	9,500	
Stand-Alone Pavilions in Plaza	3,500	1	3,500	
			73,000	
HEALTHCARE				
Health & Wellness Center	40,000	5	200,000	
Medical Office	20,000	3.5	70,000	

- Existing Building/Use
- Existing Vacant
- Initial Phase Adaptive Reuse
- Initial Phase New Construction

Future Phase Development



Future Phase Development



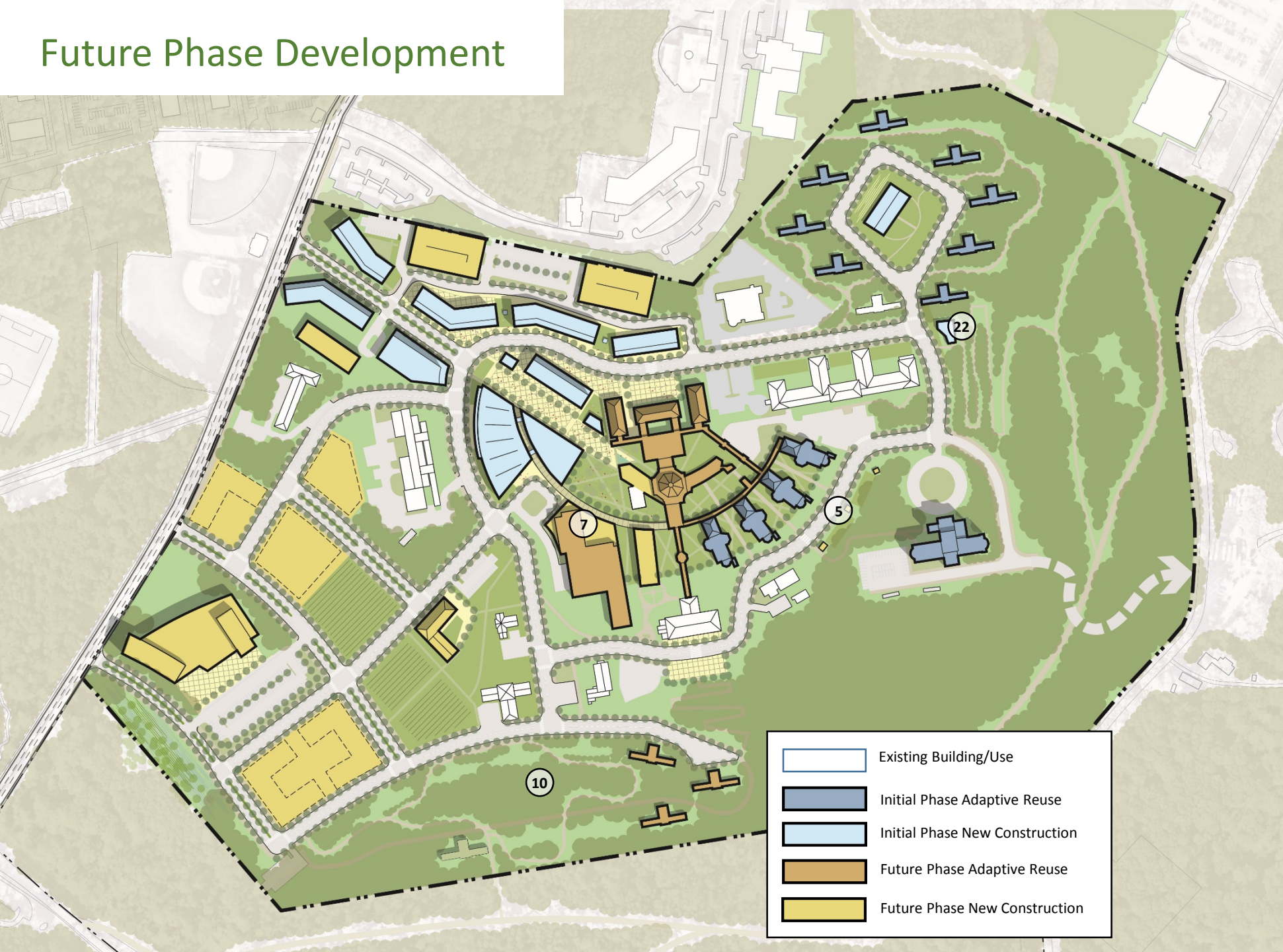
1. Welcome Center within Structured Parking
2. Structured Parking
3. Office Space above Retail
4. Central Community Space
5. Perimeter Gardens & Trail
6. New Residential
7. Single Story addition to Existing Rehab Hospital + Façade/Interior Renovations
8. Event Porch
9. Guest House
10. Heritage Trail
11. Arrested Ruin
12. Charter School, Community Library, Daycare, Playground
13. Agriculture Fields

Potential Future Development

14. Medical Office / Research
15. Residential-Style Lifestyle Center
16. District Structured Parking
17. Medical Office / Research
18. Medical Office / Research
19. New Residential
20. Easement to Manor Rd.
21. New Sea View Rehabilitation Center & Home
22. Outdoor Classroom & Green Belt Trial Access

	Existing Building/Use
	Initial Phase Adaptive Reuse
	Initial Phase New Construction
	Future Phase Adaptive Reuse
	Future Phase New Construction

Future Phase Development



- Existing Building/Use
- Initial Phase Adaptive Reuse
- Initial Phase New Construction
- Future Phase Adaptive Reuse
- Future Phase New Construction



5 Brooklyn Botanical Garden, NYC



7 Dayton, OH - Miami Valley Hospital

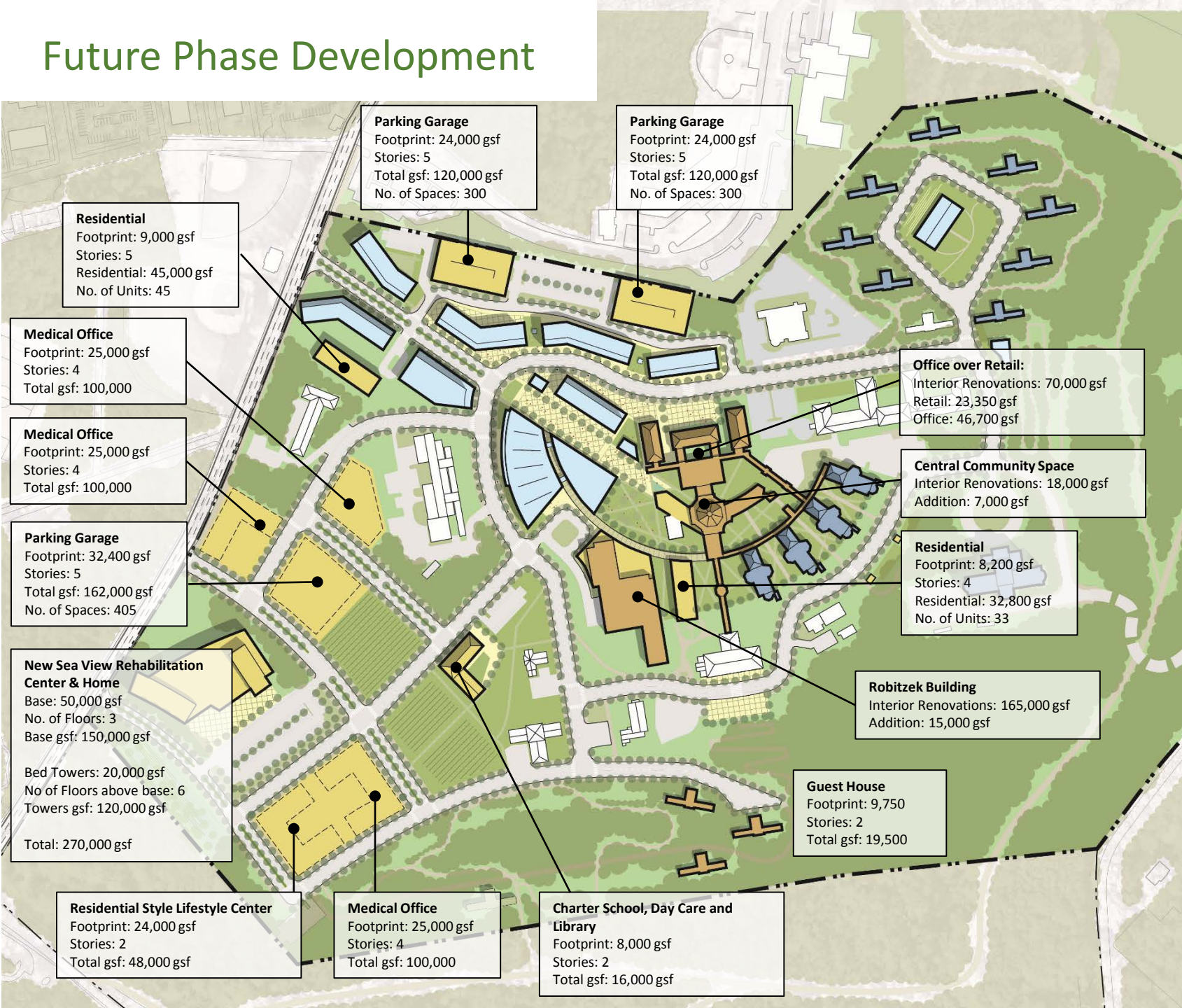


10 Cold Spring, NY – West Point Foundry Preserve



22 Groundworks EcoLab, Providence – Outdoor Classroom

Future Phase Development



Residential
Footprint: 9,000 gsf
Stories: 5
Residential: 45,000 gsf
No. of Units: 45

Medical Office
Footprint: 25,000 gsf
Stories: 4
Total gsf: 100,000

Medical Office
Footprint: 25,000 gsf
Stories: 4
Total gsf: 100,000

Parking Garage
Footprint: 32,400 gsf
Stories: 5
Total gsf: 162,000 gsf
No. of Spaces: 405

New Sea View Rehabilitation Center & Home
Base: 50,000 gsf
No. of Floors: 3
Base gsf: 150,000 gsf

Bed Towers: 20,000 gsf
No of Floors above base: 6
Towers gsf: 120,000 gsf

Total: 270,000 gsf

Residential Style Lifestyle Center
Footprint: 24,000 gsf
Stories: 2
Total gsf: 48,000 gsf

Medical Office
Footprint: 25,000 gsf
Stories: 4
Total gsf: 100,000

Charter School, Day Care and Library
Footprint: 8,000 gsf
Stories: 2
Total gsf: 16,000 gsf

Parking Garage
Footprint: 24,000 gsf
Stories: 5
Total gsf: 120,000 gsf
No. of Spaces: 300

Parking Garage
Footprint: 24,000 gsf
Stories: 5
Total gsf: 120,000 gsf
No. of Spaces: 300

Office over Retail:
Interior Renovations: 70,000 gsf
Retail: 23,350 gsf
Office: 46,700 gsf

Central Community Space
Interior Renovations: 18,000 gsf
Addition: 7,000 gsf

Residential
Footprint: 8,200 gsf
Stories: 4
Residential: 32,800 gsf
No. of Units: 33

Robitzek Building
Interior Renovations: 165,000 gsf
Addition: 15,000 gsf

Guest House
Footprint: 9,750
Stories: 2
Total gsf: 19,500

FUTURE PHASES				
RESIDENTIAL	Footprint	Floors	GSF	Units
Residential Above Retail	9,000	5	45,000	45
Residential	8,200	4	32,800	33
			77,800	78
HEALTHCARE	Footprint	Floors	GSF	
Sea View Rehabilitation	50,000	3-6	270,000	
Medical Office	75,000	4	300,000	
Residential Style Lifestyle Center	24,000	2	48,000	
			618,000	
COMMERCIAL				
Office over Retail	23,350	2	46,700	
Robitzek Addition	15,000	1	15,000	
Robitzek Interior Renovations	27,500	6	165,000	
Guest House	9,750	2	19,500	
Retail under Office	23,350	1	23,350	
			269,550	
COMMUNITY	Footprint	Floors	GSF	
Welcome Center	5,000	1	5,000	
Charter School, Day Care and Library	8,000	2	16,000	
Central Community Space	18,000	1-2	25,000	
			46,000	
PARKING GARAGE	Footprint	Floors	GSF	Spaces
Town Center West	24,000	5	120,000	300
Town Center East	24,000	5	120,000	300
Medical District	32,400	5	162,000	405
			402,000	1,005

- Existing Building/Use
- Initial Phase Adaptive Reuse
- Initial Phase New Construction
- Future Phase Adaptive Reuse
- Future Phase New Construction

- ① PLAZA
- ② FARM / FIELD
- ③ GARDENS
- ④ GREEN BELT
- ⑤ PERIMETER TRAIL
- ⑥ AGRICULTURE / EDUCATION / PLAYGROUND
- ⑦ HERITAGE

-  GREEN BOULEVARD STREET
-  OPEN SPACE DESTINATIONS
-  PLAZA
-  "GREEN" INFRASTRUCTURE STREET
-  GREEN BELT
-  PERIMETER TRAIL



OPEN SPACES



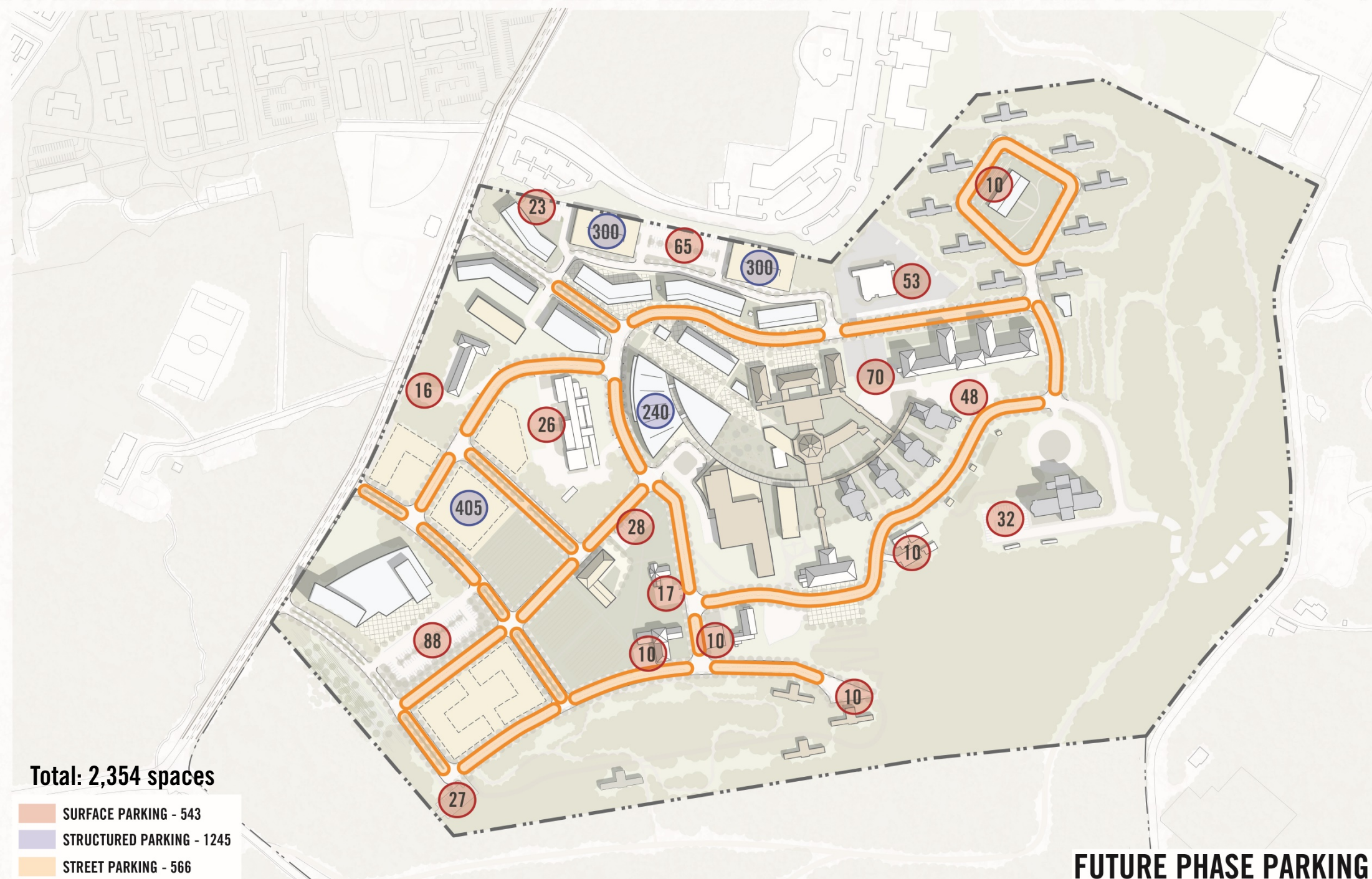
SEA VIEW WELLNES

Sea View Community Center

fresh cafe

SEA VIEW HOLISTIC
HEALTH CENTER
yoga - 8 am
water aerobics - 10 am
zumba - 3 pm
nature walk - 4 pm

Central Plaza looking towards the Open Air Pavilions



Total: 2,354 spaces

- SURFACE PARKING - 543
- STRUCTURED PARKING - 1245
- STREET PARKING - 566

FUTURE PHASE PARKING

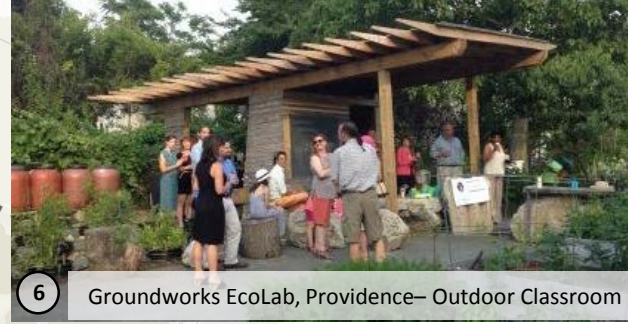
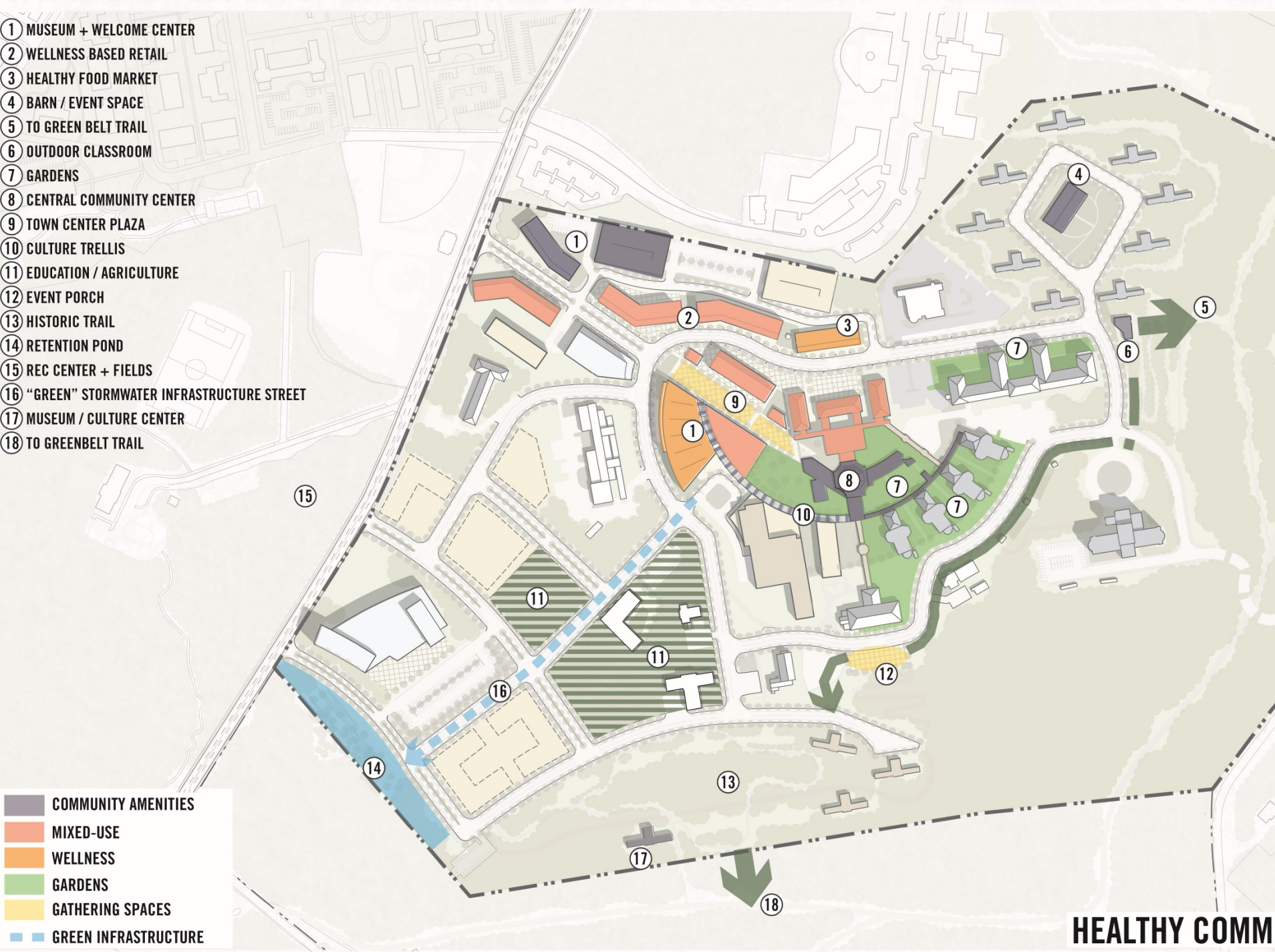


- NEW CONSTRUCTION
- MAINTAIN EXISTING
- RUINS
- DEMOLISH
- ADAPTIVE REUSE
- FUTURE ADAPTIVE REUSE
- FUTURE NEW CONSTRUCTION

HISTORIC ASSETS

- 1 MUSEUM + WELCOME CENTER
- 2 WELLNESS BASED RETAIL
- 3 HEALTHY FOOD MARKET
- 4 BARN / EVENT SPACE
- 5 TO GREEN BELT TRAIL
- 6 OUTDOOR CLASSROOM
- 7 GARDENS
- 8 CENTRAL COMMUNITY CENTER
- 9 TOWN CENTER PLAZA
- 10 CULTURE TRELLIS
- 11 EDUCATION / AGRICULTURE
- 12 EVENT PORCH
- 13 HISTORIC TRAIL
- 14 RETENTION POND
- 15 REC CENTER + FIELDS
- 16 "GREEN" STORMWATER INFRASTRUCTURE STREET
- 17 MUSEUM / CULTURE CENTER
- 18 TO GREENBELT TRAIL

- COMMUNITY AMENITIES
- MIXED-USE
- WELLNESS
- GARDENS
- GATHERING SPACES
- GREEN INFRASTRUCTURE



6 Groundworks EcoLab, Providence— Outdoor Classroom



12 Event Porch, Bethlehem PA



16 Green Stormwater Infrastructure Bioswale- Hunters Point South

HEALTHY COMMUNITY ASSETS