



The Carle Foundation

MEDICAL CAMPUS

Urbana, Illinois

STREET VACATION REQUEST

Urbana City Council Study Session

July 23, 2007



Overview of Presentation

1. Current Master Planning Approach
2. Review of the 1996 Carle Master Site Plan Agreement
3. Immediate Need: Heart and Vascular Institute / Future Hospital”
5. Site Selection
6. Traffic Impact Analysis
7. Parking Accommodation within the MIC
8. Neighborhood Improvements
9. Conclusions

Original intent...

Submit a revised Medical Institutional Campus (MIC) zoning request ~ Summer 2007

We listened and learned...

- Three neighborhood meetings held
- Concerns similar to 1990's
- **Replacement housing is major concern**
We intend to be part of solution.
- Same people involved and concerned
- Similar process needed
- Process takes time

Carle is participating...

- In City's visioning process with Crystal Lake Park Neighborhood.

Carle neighborhood meetings to continue...

- On going discussion of MIC expansion
- Blend our planning needs with the neighborhood vision
- Work through concerns without rush

2007 Master Planning Process

Our decision...

- Proceed with request for street vacations within MIC
- Provide more time for MIC expansion discussions

Rationale...

Need to be flexible...

- Meet ever-changing patient care demands
- Adjust to address neighbors' concerns

Need more time...

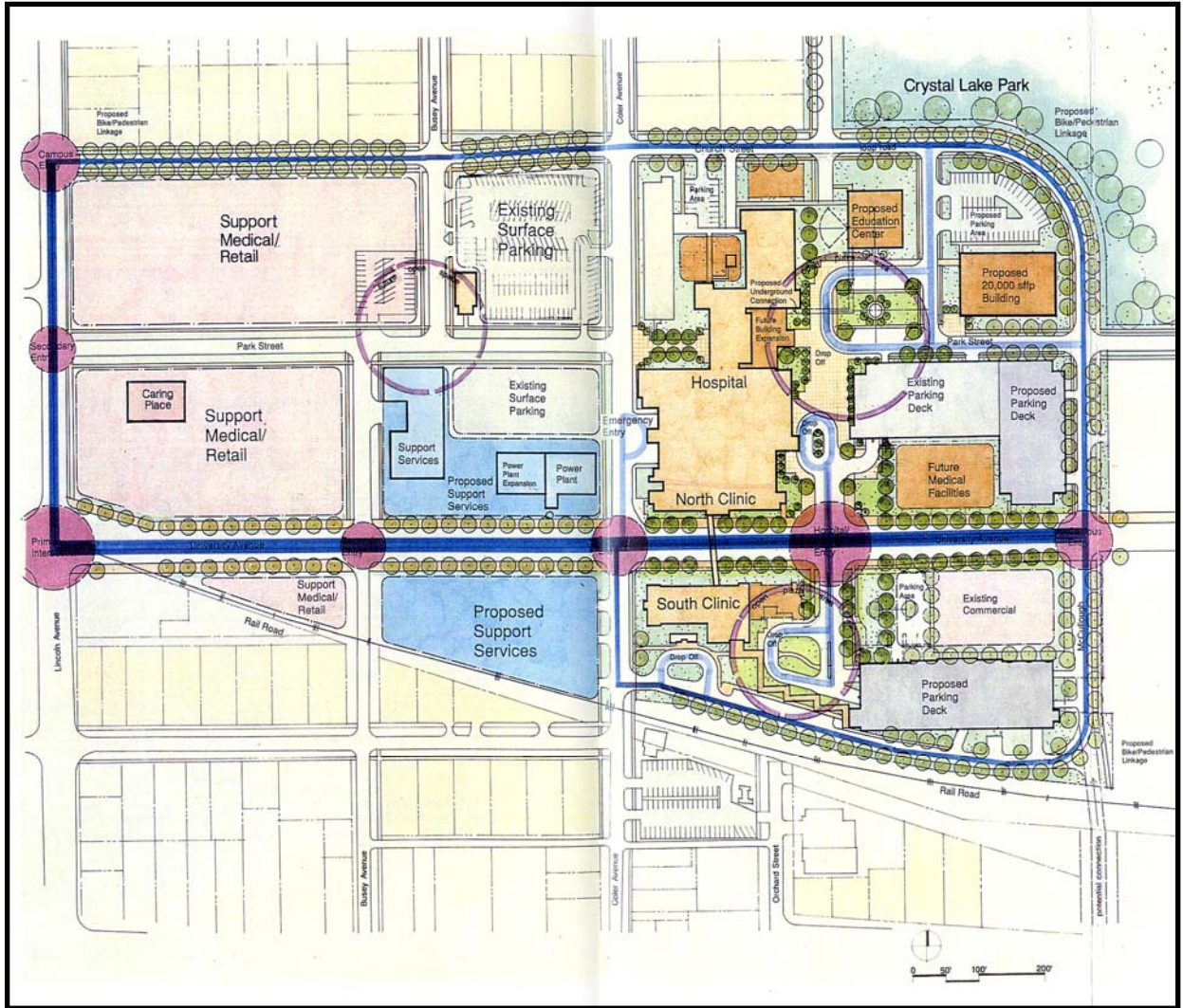
- Last planning process took 2.5 years
 - June 1993 to December 1995
- No guarantee today for faster resolution
- Heart and vascular needs are immediate

Need to move forward without delay:

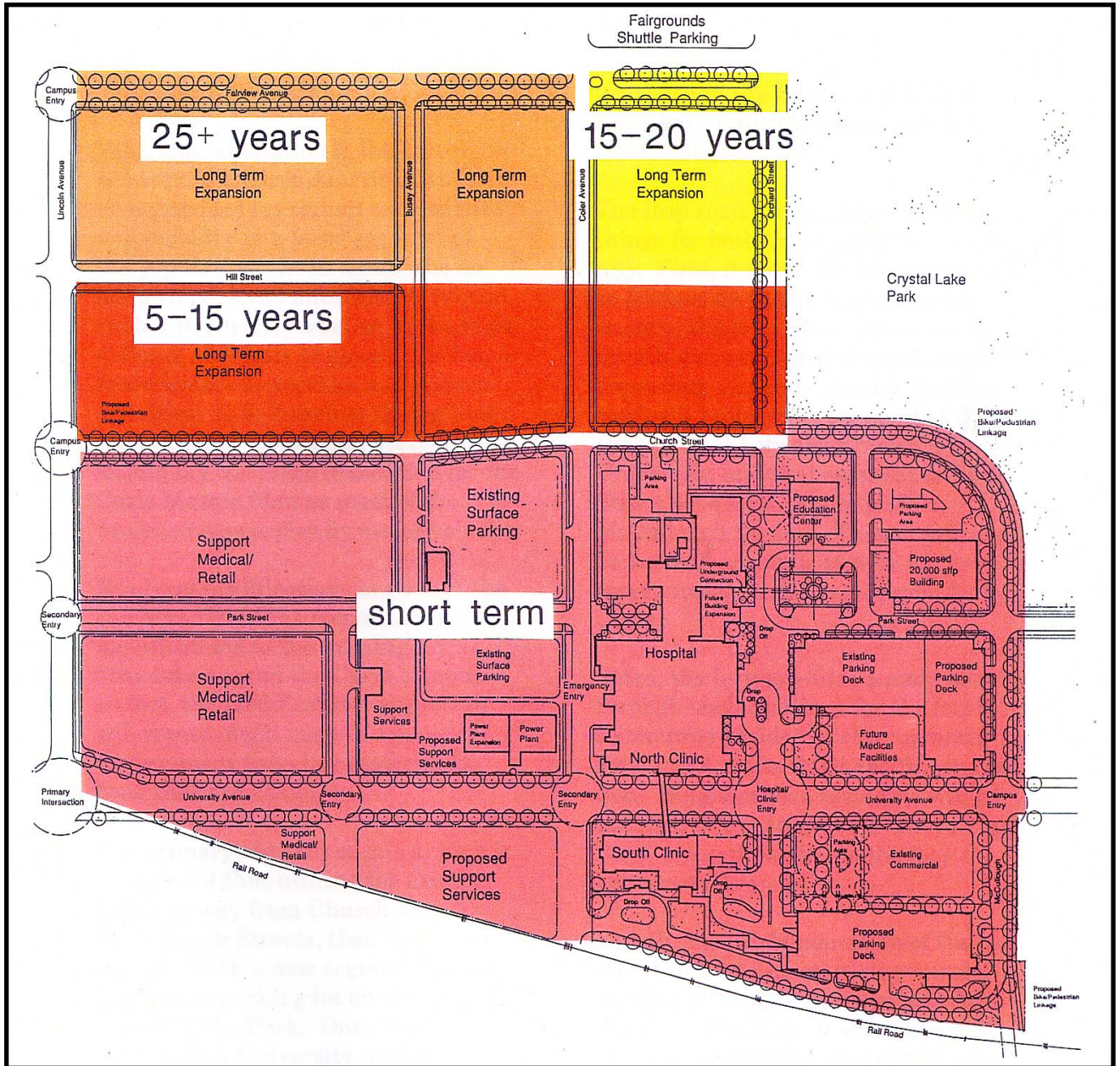
Project Timeline: 2011 completion

- State Certificate of Need
 - 6 months at a minimum
- Land preparation
- Resource relocation
- Actual construction

1995 Medical Institutional Campus (MIC)



1996 Campus Master Plan



Carle 1996 Master Site Plan

PURPOSE

- Define a safer medical campus
- Improve traffic circulation on and around campus, parking, and pedestrian access
- Address land usage
- Provide guidelines for the efficient placement of new facilities
- Respond to the City of Urbana's request for Carle to develop a more comprehensive site plan

Carle 1996 Master Site Plan

TIMELINE

April '93 – Park Street Closure

May '93 – Consensus to begin the
Master Site Plan

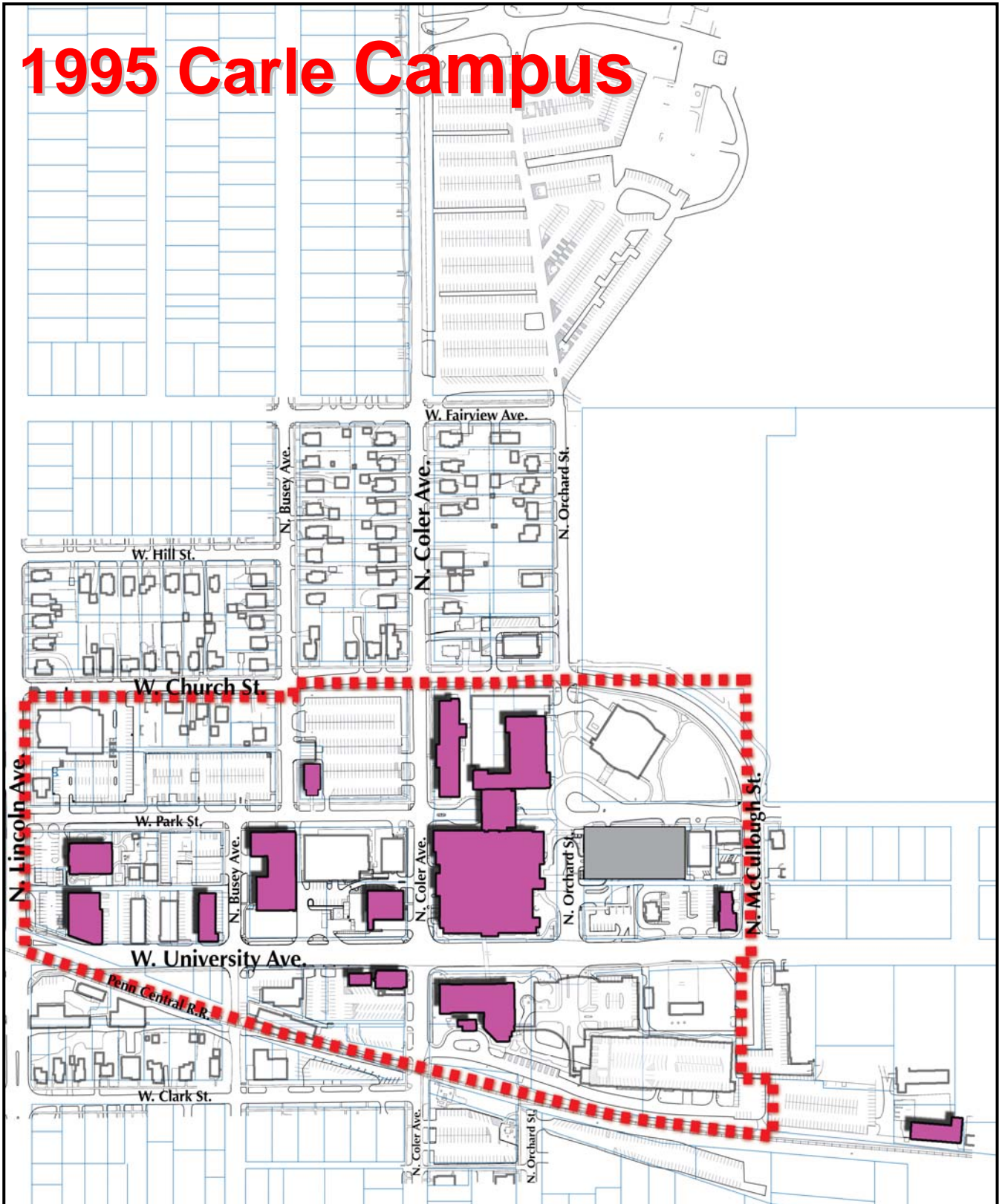
August '93 – Input sessions held with all
stakeholders, neighbors,
the City staff and City Council,
Fairground officials, and
Park District officials

January '94 – Draft plan initially presented
for public input.

Jan. '94 to Nov. '95 – More than 40 meetings held
for public input into the plan.

Jan. 12, 1996 – Development agreement
signed by Carle Foundation
Hospital and City of Urbana.

1995 Carle Campus

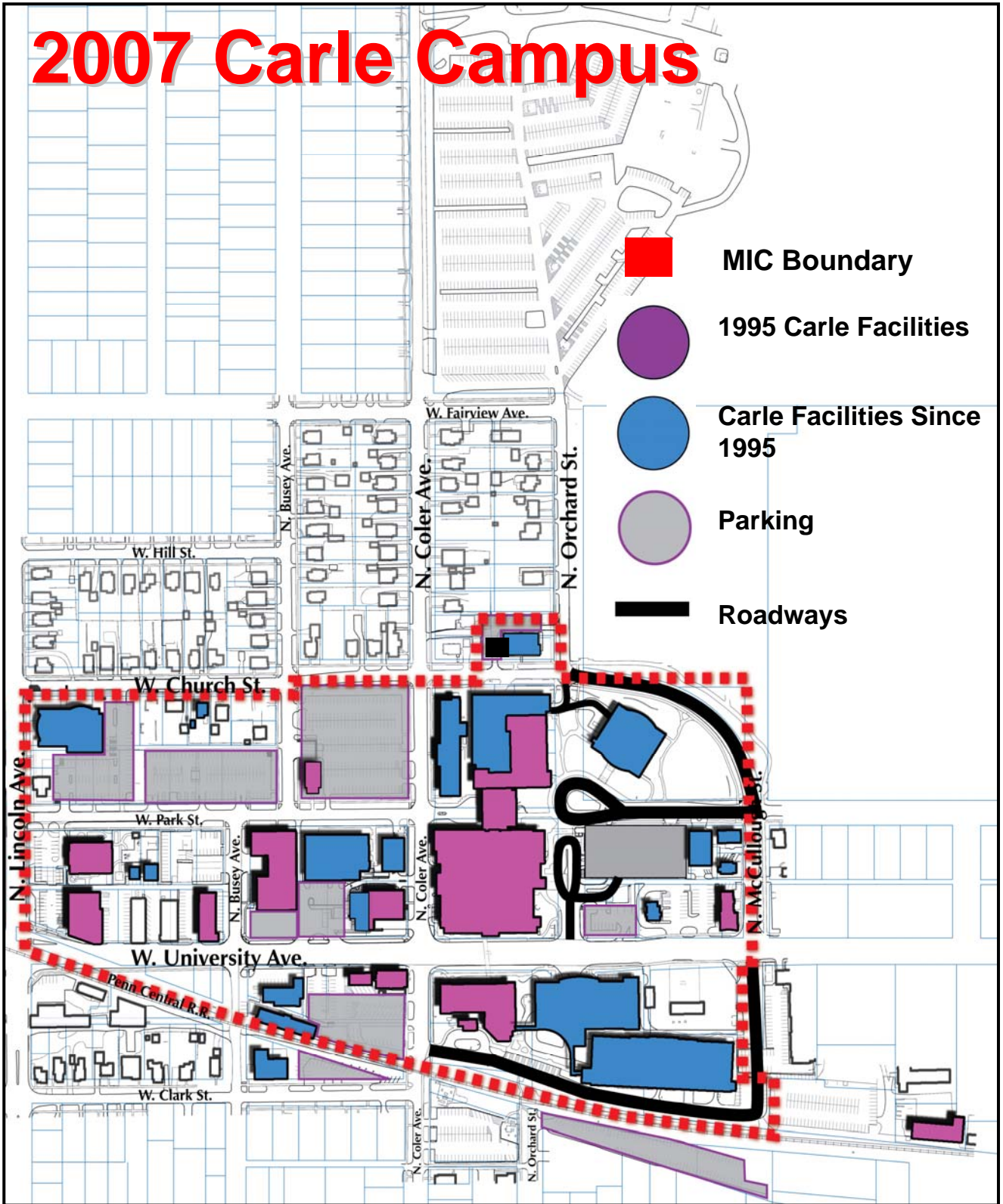


— Carle Foundation Hospital



JJR

2007 Carle Campus



Carle 1996 Master Site Plan

Components of Plan...

- Define “Development Agreement” area vs. boundaries of expansion
- Develop “loop road” concept
- Close Park & Orchard to create pedestrian plaza and address vehicular and pedestrian potential conflicts
- Develop drop off & pick up areas
- Develop entry ways into campus via development of Church/McCullough

Carle 1996 Master Site Plan

Components of Plan...

- Establish long-term land acquisition boundaries (neighborhood stability)
- Define long-term land use (future building sites)
- Improve South Clinic access and circulation consistent with long-term plan
- Improve University Avenue walks and image in front of North Clinic
- Improve landscape and signage consistent with medical campus image

Keeping Our Commitment

Built within the MIC...

- Renovation
 - Investment of \$8-\$10,000,000 annually
- New Construction
 - Invested \$154,800,000 since 1995
 - 7 new buildings
 - 4 major expansions
 - 545,637 square feet added to campus

Funded traffic installations...

- McCullough & University
- Lincoln & Fairview

Land Exchange / Urbana Park District...

- Constructed “loop” road
- Berming along edge of park
- New sidewalks, bike path along “loop” road
- Replaced playground equipment (\$72,000)
- Covered all associated costs

Keeping Our Commitment

Created Parklike Landscaping...

- Adjacent to Forum and Crystal Lake Park
- On University Avenue between Clinic Towers
- Added more than 40 trees to Orchard and Church streets

Heightened Safety & Security...

Safer drop-offs for patients, visitors, employees

- Separated foot and vehicular traffic wherever possible
- Created pedestrian mall on Park Street

Improved Parking...

- Added more than 810 parking spaces since 1995

Honored Restricted Neighborhood Area...

- No property acquisitions north of Hill, south of Fairview, east of Lincoln, west of Coler

Keeping Our Commitment

Residential Property Management...

- Maintained higher code standards than other landlords
- Systematic inspections of rental properties
- Only five (5) houses demolished outside MIC
 - Empty lots seeded, landscaped and maintained

Contributions / Taxes...

- \$50,000 to Crystal Lake Neighborhood Development Fund
- Continuation of tax payments on two houses replaced by Guest House

Above and Beyond Development Agreement...

- Provide neighborhood security surveillance
- Maintain lawns and landscaping of all Carle-owned rental houses in neighborhood
- Added bike path from Fairgrounds to Church Street
- Contributed \$25,000 towards Labyrinth in Crystal Lake Park
- Maintain two (2) Transitional Houses as part of City's program

Heart and Vascular Services

Regional leader

- Solucient Top 100 Hospital in Nation 2004 & 2006
- HealthGrades Top Heart Hospital

Increasing community need for services

Improved technology and equipment

Research

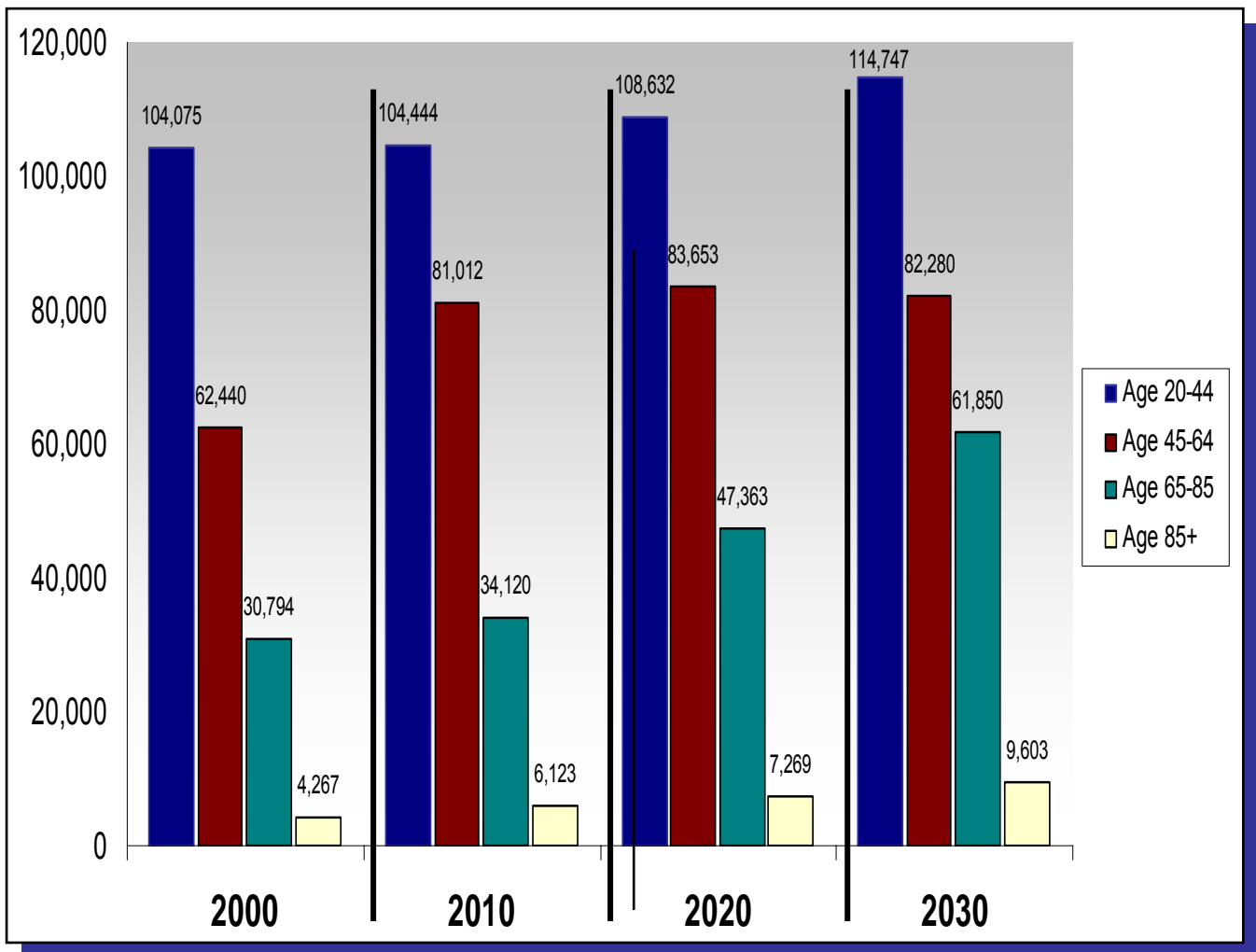
Importance of quality to consumers

Heart and Vascular Services

The U.S. population over 45:

- Drives approximately 92% of clinical cardiology discharges
- Drives over 98% of peripheral artery disease
- Is expected to grow nationally by nearly 58% between 2000 and 2030

Projected U.S. Adult Population, 2000–2030



Source: U.S. Census Bureau.

Heart and Vascular Institute/Future Hospital

240,000 square feet
120 replacement beds
8 floors

- ***First Floor*** – Heart center clinic and noninvasive cardiology:
- ***Second Floor*** – Interventional cardiology:
- ***Third and Fourth Floors*** – Mechanical
- ***Fifth and Sixth Floors*** – 60 heart and vascular private patient rooms
- ***Seventh Floor*** – 30 non-cardiovascular beds to accommodate future bed needs
- ***Eight Floor*** – 30 medical beds to provide more private rooms
- ***Basement***

Economic Impact

- \$144,000,000 construction project
- 50,000 square feet taxable space
- Construction jobs and local capital expenditures
- Growth in patients served
- Incremental increase in employees, physicians
- Physician recruitment enhanced

Heart and Vascular Institute/Future Hospital

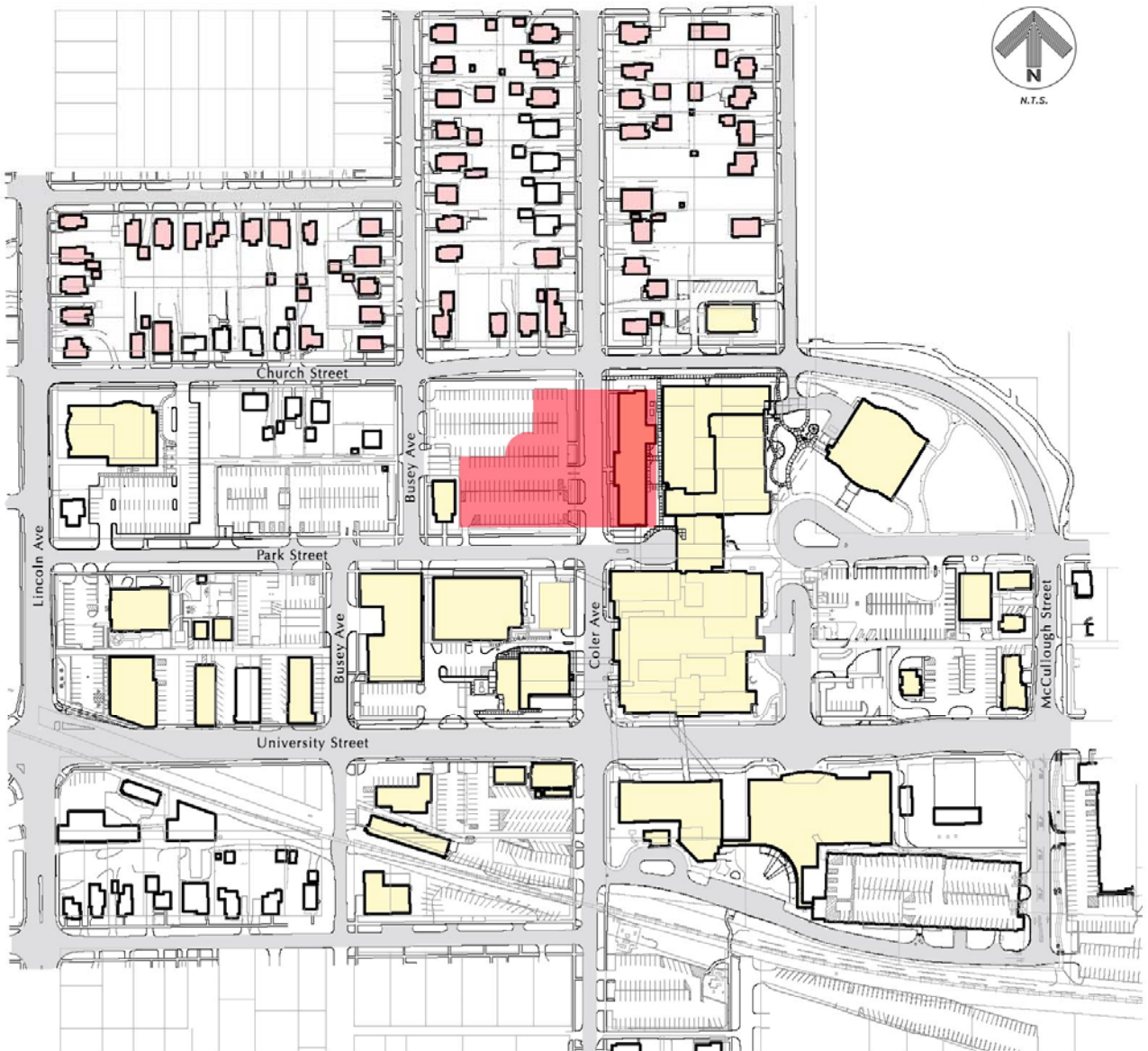


Heart and Vascular Institute Building and North Tower

- Combine to form future hospital
- Current, older buildings are aging
 - Built in '60's and '70's
 - Soon no longer suitable for clinical care
 - Patient rooms too small for today's equipment
 - No showers in most patient rooms

Proposed Building Location

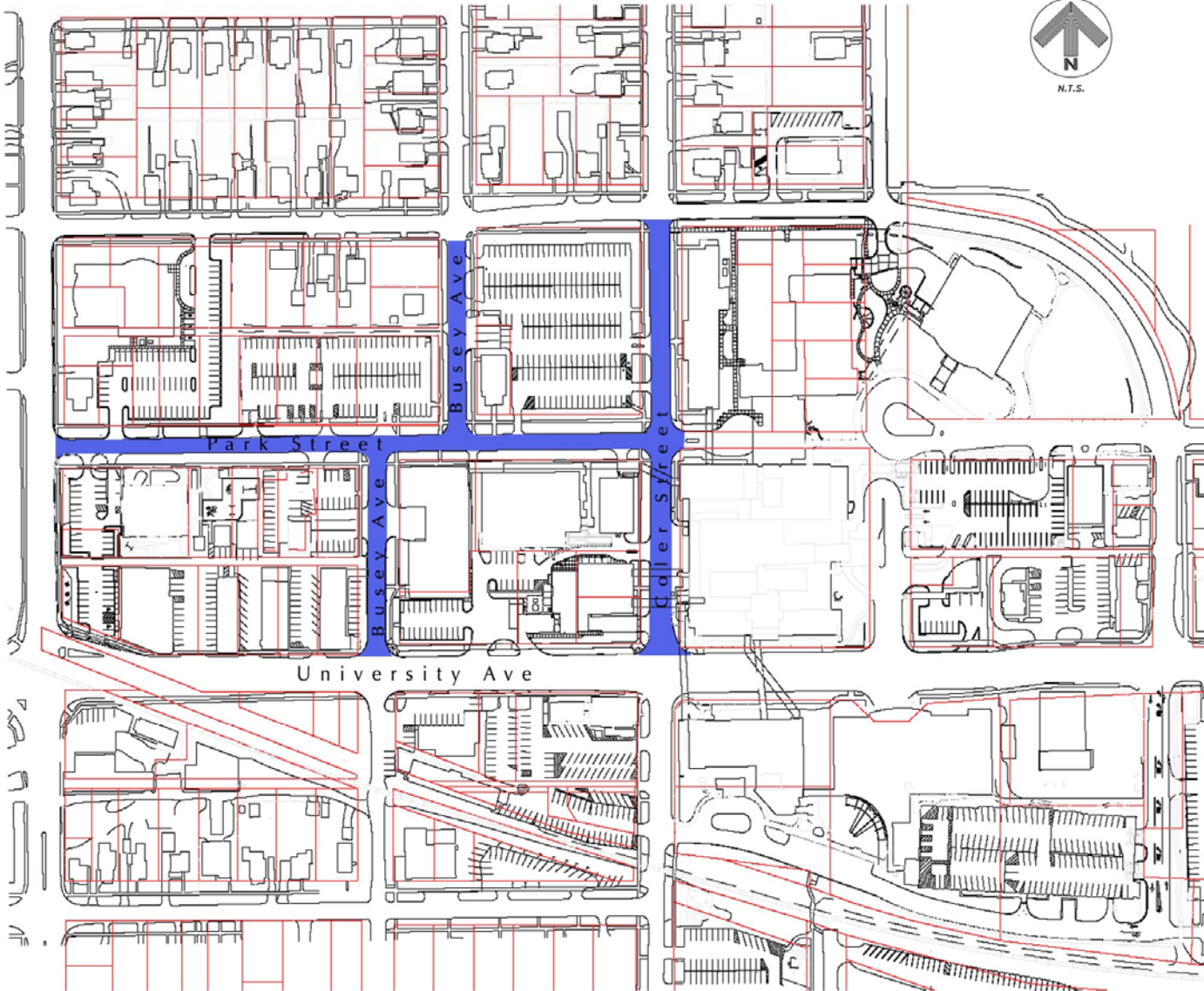
- Within existing MIC zone
- West and attached to North Tower
- Adjacent to Rogers Building / Emergency Department
- Building would span across Coler and into current parking lot



Optimum Street Vacation

Proposed Street Vacation

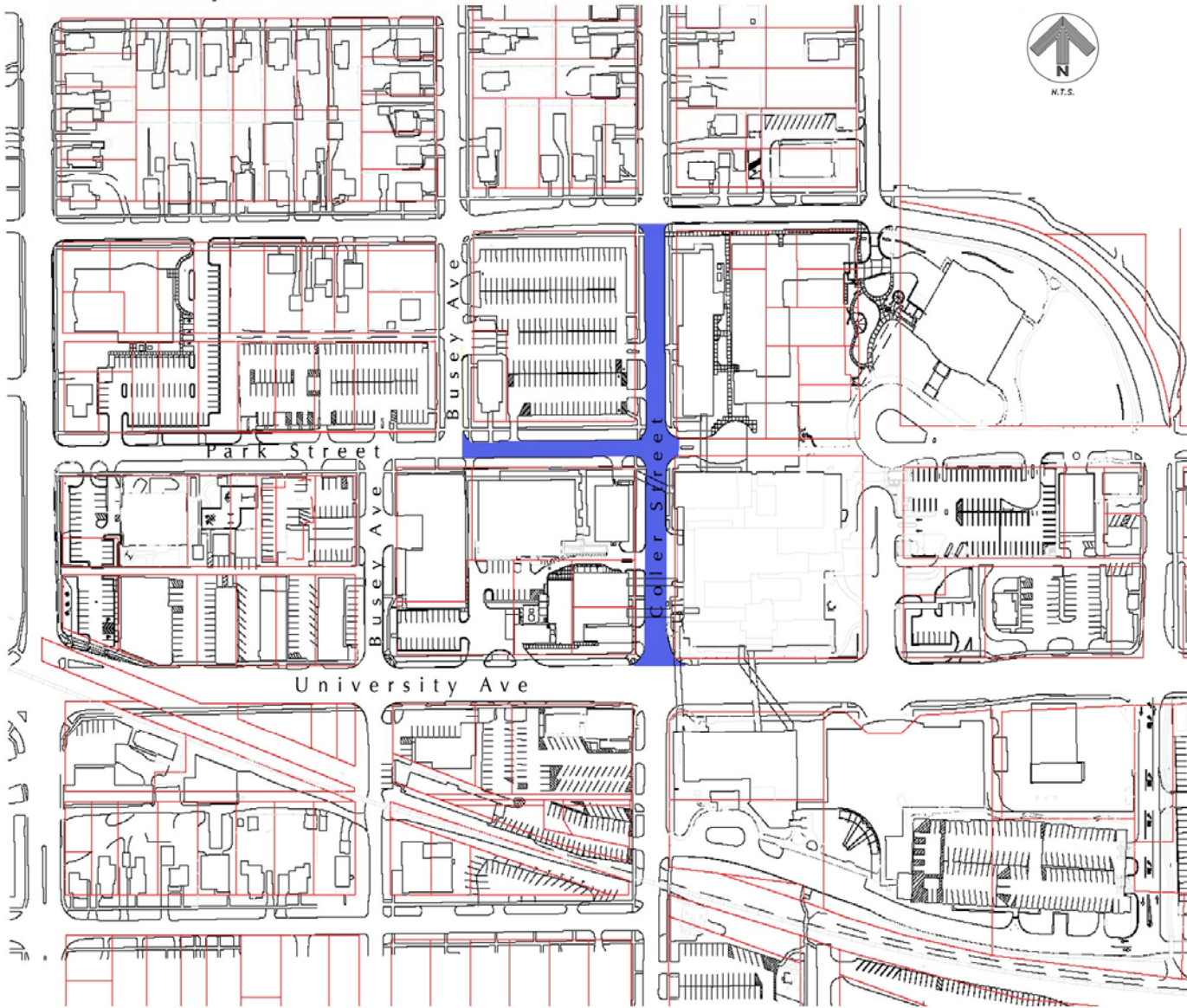
Desired (Full) Street Vacation



Necessary Street Vacation

Proposed Street Vacation

Necessary Street Vacation



Advantages of Proposed Location

Critical adjacencies

- Emergency Department
- Surgical suites
- Existing Hospital infrastructure

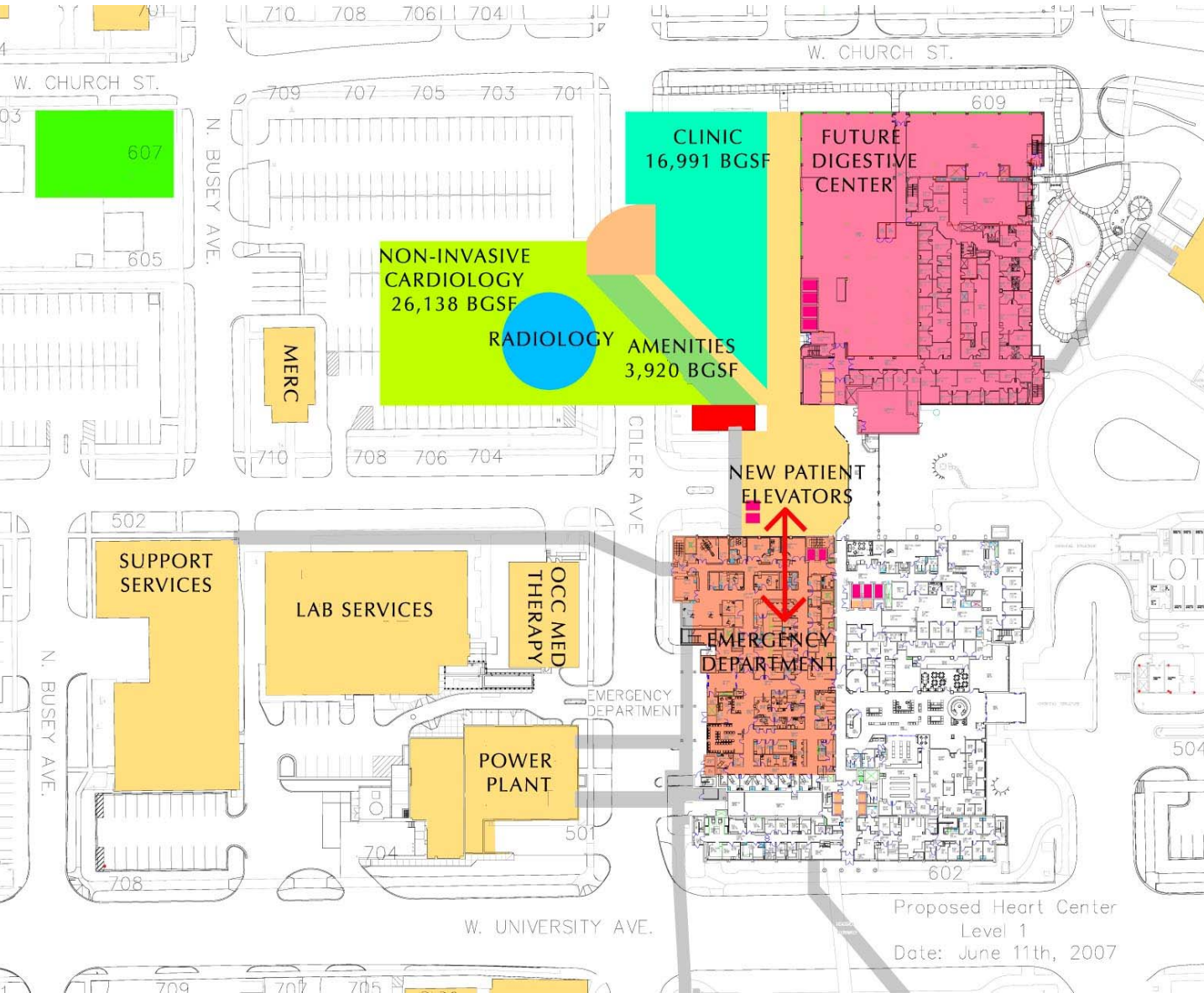
Connectivity to existing Hospital

- Tunnels
- Utilities

Emergency Department

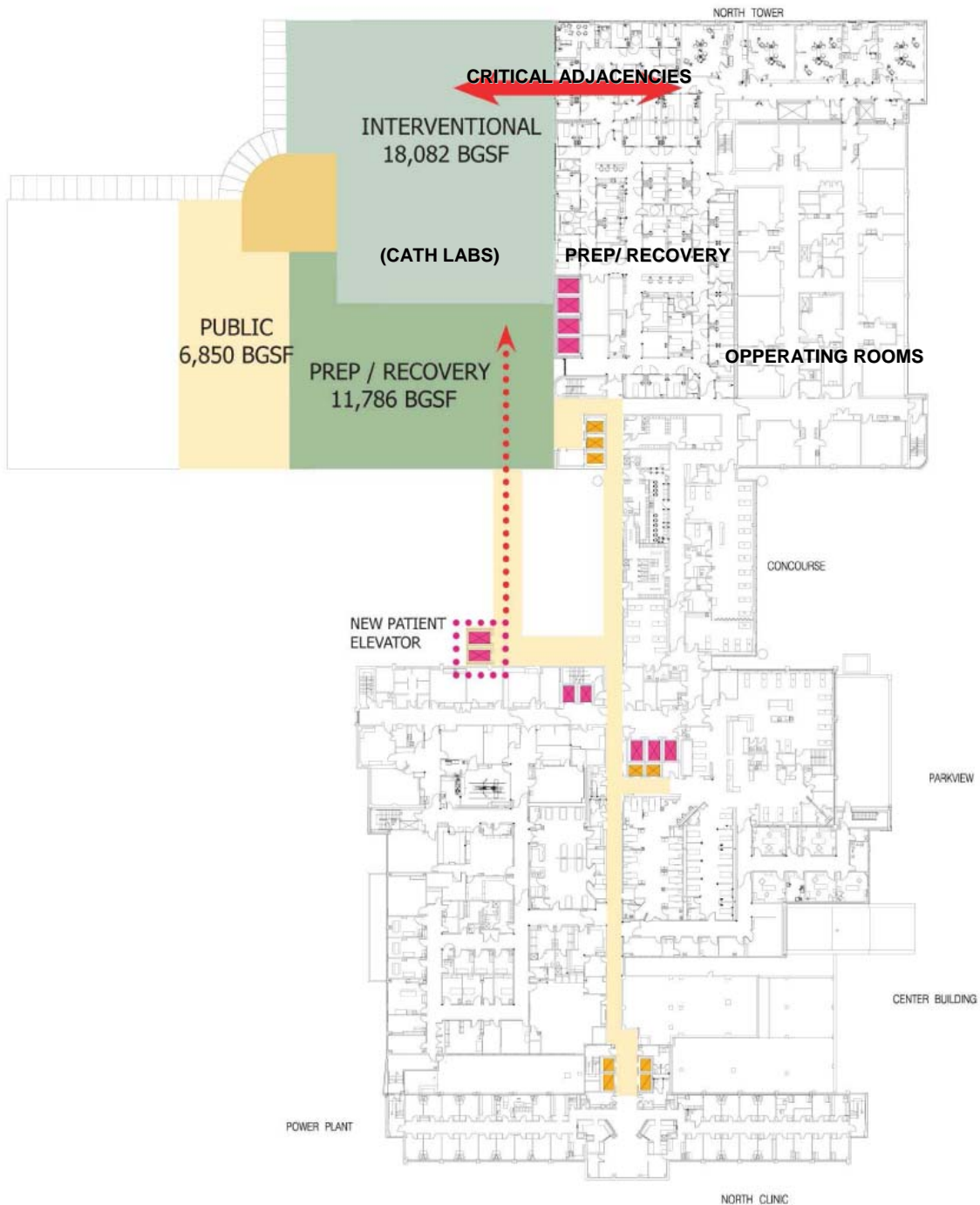
- Growth
- Safety concerns

First Floor Adjacencies



Proposed Heart Center
Level 1
Date: June 11th, 2007

Second Floor Adjacencies

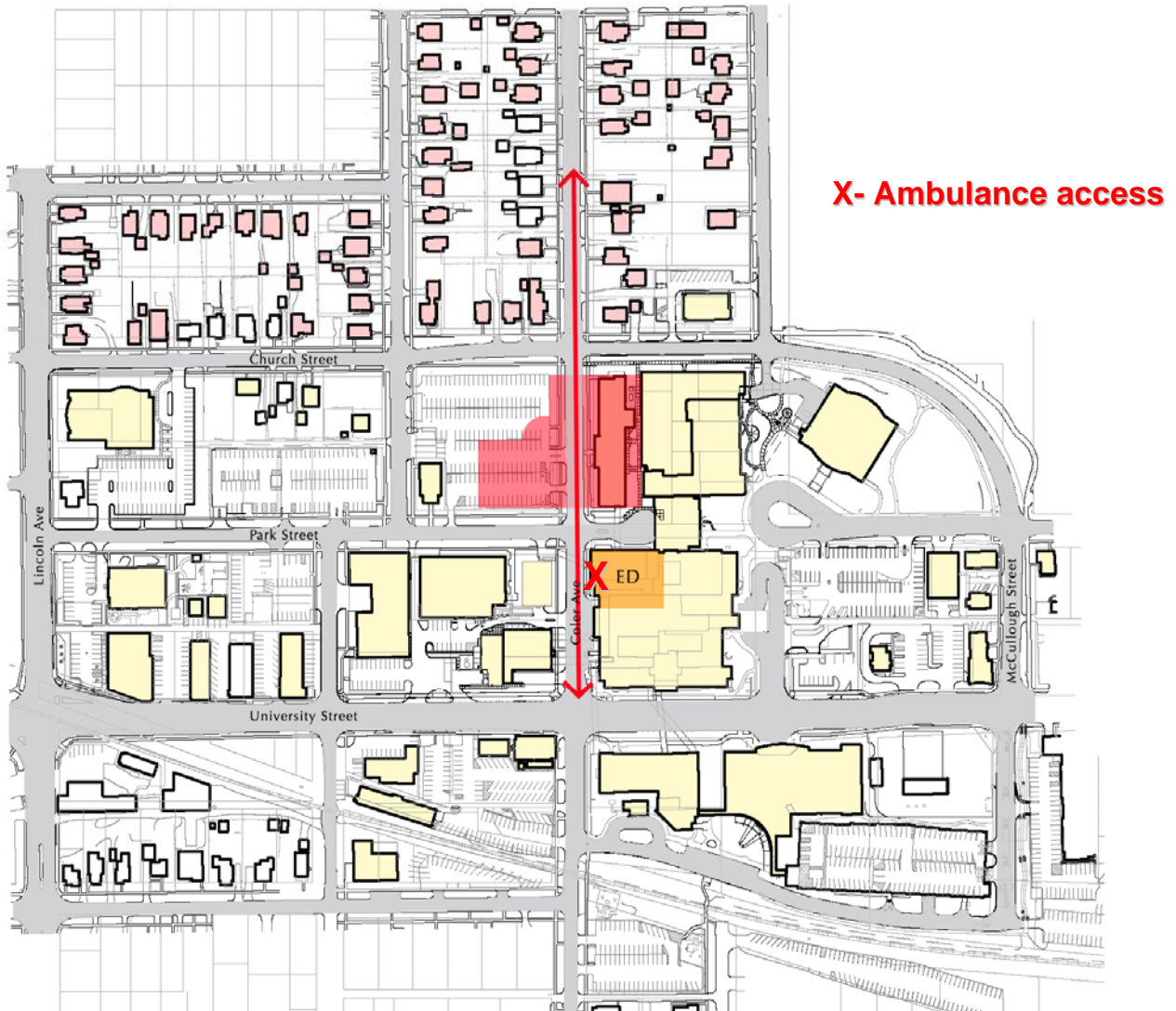


Emergency Department Growth

- 34,384 in 1986
- 33,491 in 1995
- 51,833 in 2006

Safety Concerns...

- Ambulance, police and fire vehicles
- Pedestrian and bicycle traffic
- City bus and shuttle bus traffic



Alternative Locations Considered

- █ -- Proposed
- █ -- Bridging Coler
- █ -- University Ave
- █ -- Forum Site
- █ -- Carle Owned Champaign Property



Structural Challenges of Building Over Coler

- Street to ceiling height requirements of 14'9" for agencies
- Lowering of Coler, Park, and Church streets as well as residential properties
- Collection of storm water from depressed area
- Relocation of existing tunnels and utility infrastructure
- Creation of two separate basement systems
- Vehicular traffic impacts
 - Vibration
 - Sound
 - Accident and fire risks
 - Ventilation and fume control
 - Heating and cooling

Methodology

Data Assembly

- Origin and destination study
- Intersection peak hour traffic counts

Re-directed trip assignments

- Percent turning movements at University & Coler are key

Intersection(s) impact analysis

- Vehicles
- Pedestrian & cyclists
- Resultant level(s) of service acceptable

Lincoln & Church intersection improvements

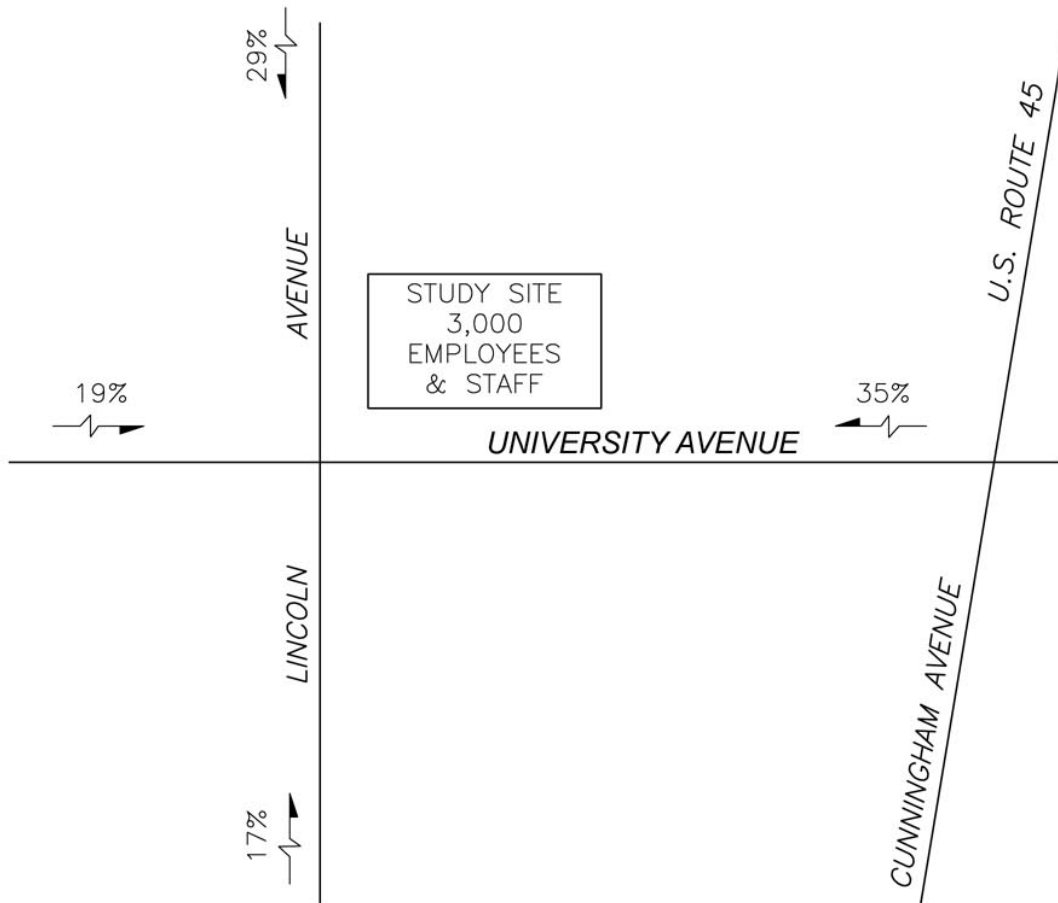
- Lincoln Avenue ~ 5 lane section
- Church Street ~ 3 lane section
- Signalized

MTD Coler route redirected

Emergency vehicles

Origin / Destination Survey Results

Carle Employee by Zip Code



**Intersection Peak Hour
Counts Taken**

University Avenue & Lincoln Avenue

University Avenue & Busey Avenue

University Avenue & Coler Avenue

University Avenue & Orchard Street

University Avenue & McCollough Street

Park Street & Lincoln Avenue

Park Street & Busey Avenue

Park Street & McCollough Street

Church Street & Coler Avenue

Church Street & Orchard Street

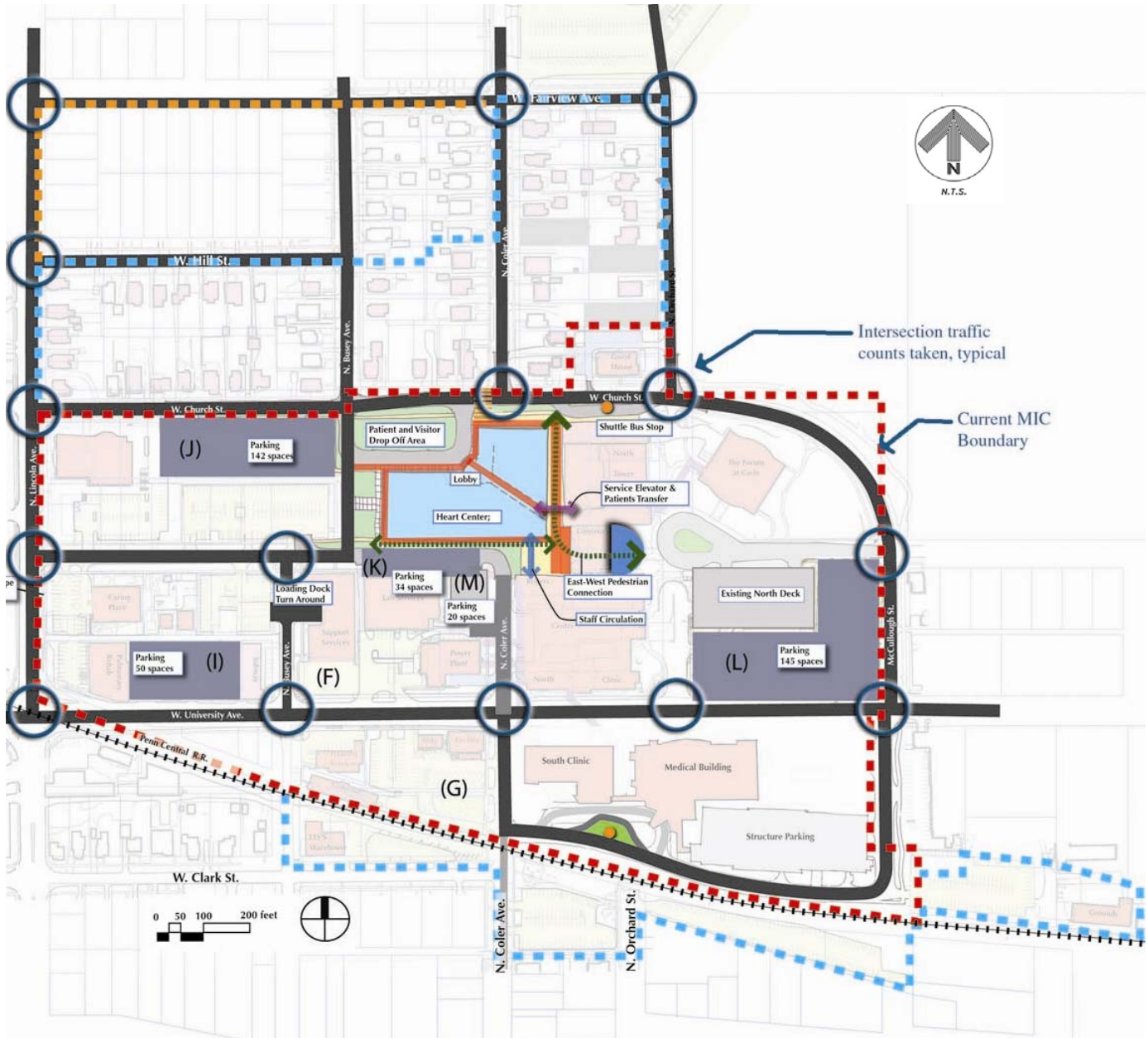
Hill Street & Lincoln Avenue

Fairview Avenue & Lincoln Avenue

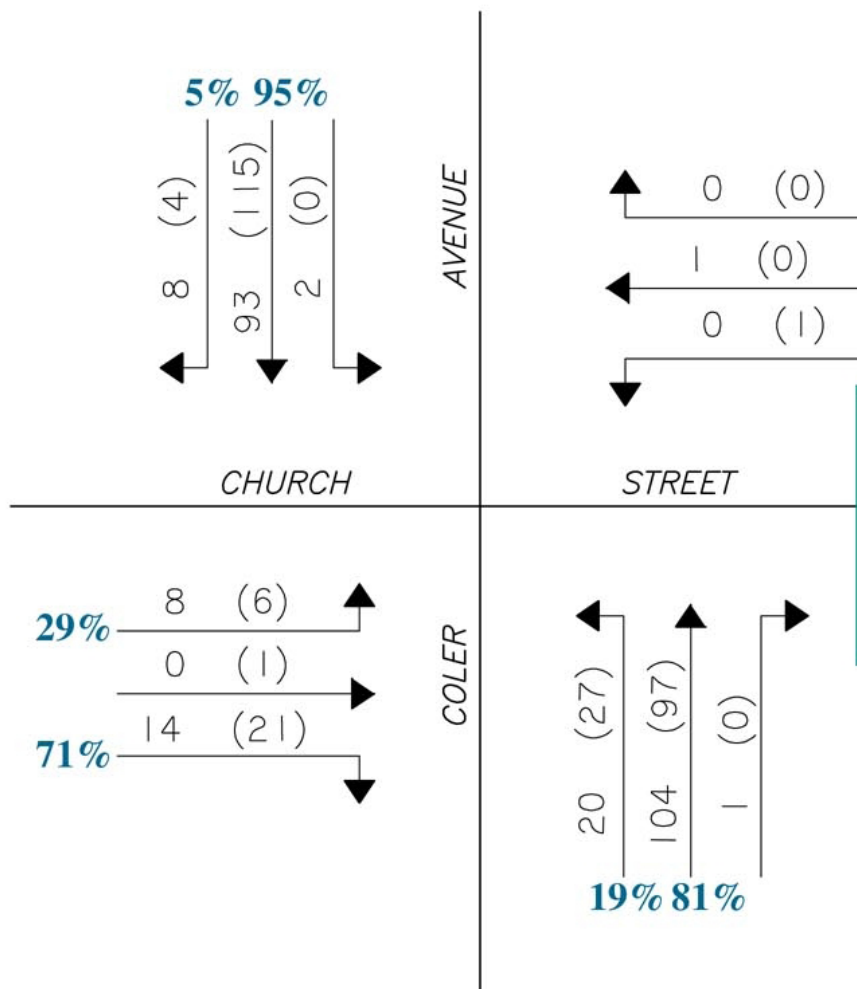
Fairview Avenue & Coler Avenue

Fairview Avenue & Orchard Street

Intersections Studied



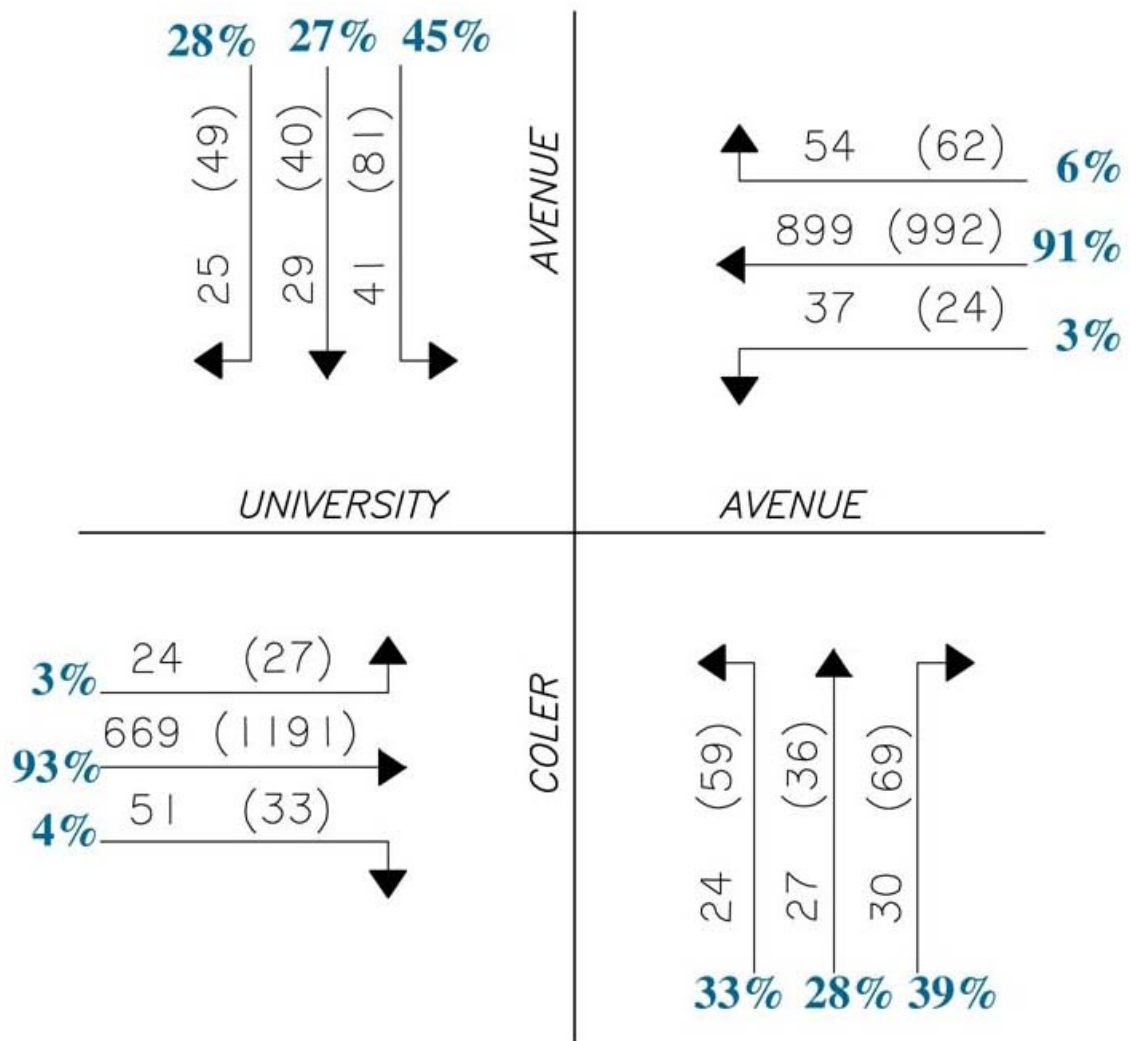
2007 Peak Hourly Volume A.M., (P.M.) Actual Traffic Counts – Unadjusted Existing Conditions



Note: Church St. closed east of Coler at time of traffic count, thus increasing Coler use.

2007 Peak Hourly Volume A.M., (P.M.)

Actual Traffic Counts – Unadjusted Existing Conditions



PARKING ACCOMMODATIONS WITHIN MIC

CITY REQUIREMENTS: According to Table VIII-6, Main Campus Facilities fall into six (6) USE CATEGORIES.

<u>USE</u>	<u>Number of Spaces Required</u>
Auditorium	1 for every 8 seats
Day Care Facility	3 for each 2 employees and (a drive-in facility for drop-off of children)
Hospital	1 for each bed based on permitted occupancy & 1 for each employee on regular workday shift
Medical Clinic or Office	1 for every 250 sq.ft. of floor area
Motel / Hotel	1 for each living or sleeping unit

City of Urbana Zoning Ordinance Table VIII-6 (Parking Requirements By Use)

Parking within MIC

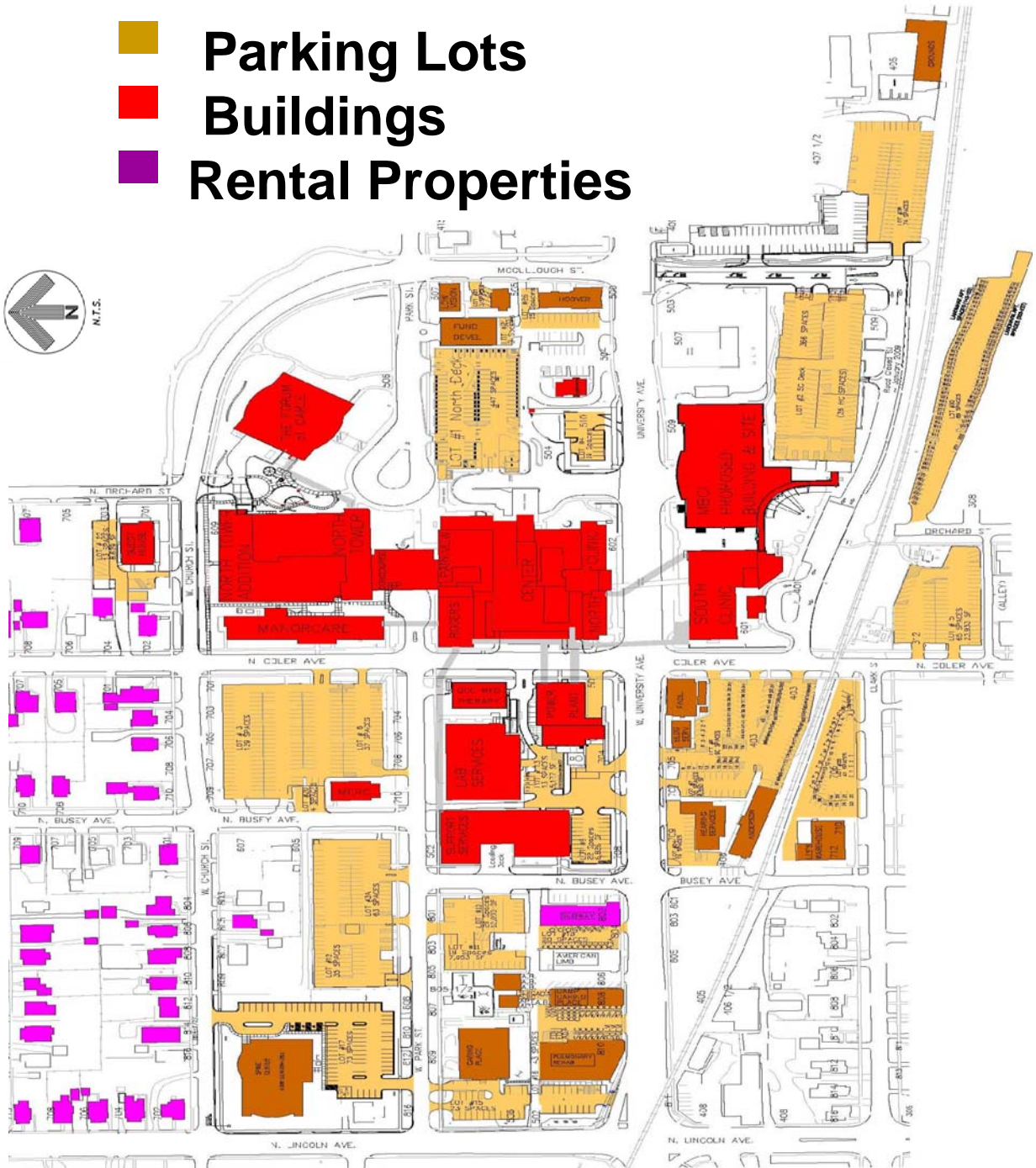
Current Parking Allocation

Parking Allocation by “2007 Urbana Requirements by Use”

Lot Number	Lot Name	PATIENT	EMPLOYEE	DAY CARE	MEDICAL Ofc Space	NURSING HOME	HOTEL	AUDITORIUM	VISITORS	SERVICE VEHICLES	TOTAL Spaces
LOT # 1	North Parking Deck	109	85		213			31			438
LOT #2	South Parking Deck	122	69		175						366
LOT # 3	Doctor's Lot		139								139
LOT # 3A	Doctor's Lot		63								63
LOT # 4	Cogswell's Lot	10									10
LOT # 5	South of RR Emp Lot		65								65
LOT # 6	Joshua's Lot		90								90
LOT # 7	Couriers Lot									20	20
LOT # 8	E.D. Lot	37									37
LOT # 9	Support Services Lot				22						22
LOT # 10	Material Management Lot								20		20
LOT #11	Caring Place Staff Lot			18							18
LOT # 12	Park St Employee Lot		35								35
LOT # 13	Lab Services Lot		8							5	13
LOT # 14	Fairgrounds Lot		600		458						1058
LOT # 15	Caring Place Lot			23							23
LOT # 16	Pulmonary Therapy Lot	17	24							2	43
LOT # 17	Spine Center Lot				73						73
LOT # 18	Subway/ Carle Lot		16						4		20
LOT # 19	(Available Lot #)										
LOT # 20	Shuttle Bus Lot									4	4
LOT # 21	Low Vision Lot	6									6
LOT # 22	Guest House Lot						14				14
LOT # 23	(Available Lot #)										
LOT # 24	Hearing Services	14									14
LOT # 25	(Available Lot #)										
LOT # 26	Hoover Building Lot		34								34
LOT # 27	(Available Lot #)										
LOT # 28	Contractor Lot		74								74
LOT # 29	Coler Street South Lot		41								41
LOT # 30	Orchard Street South Lot		64						25		89
CURRENT TOTALS		315	1407	41	941	0	14	31	49	31	2829
REQUIRED		300	1250	38	924	0	12	31	0	0	2555
DIFFERENCE		15	157	3	17	0	2	0	49	31	274

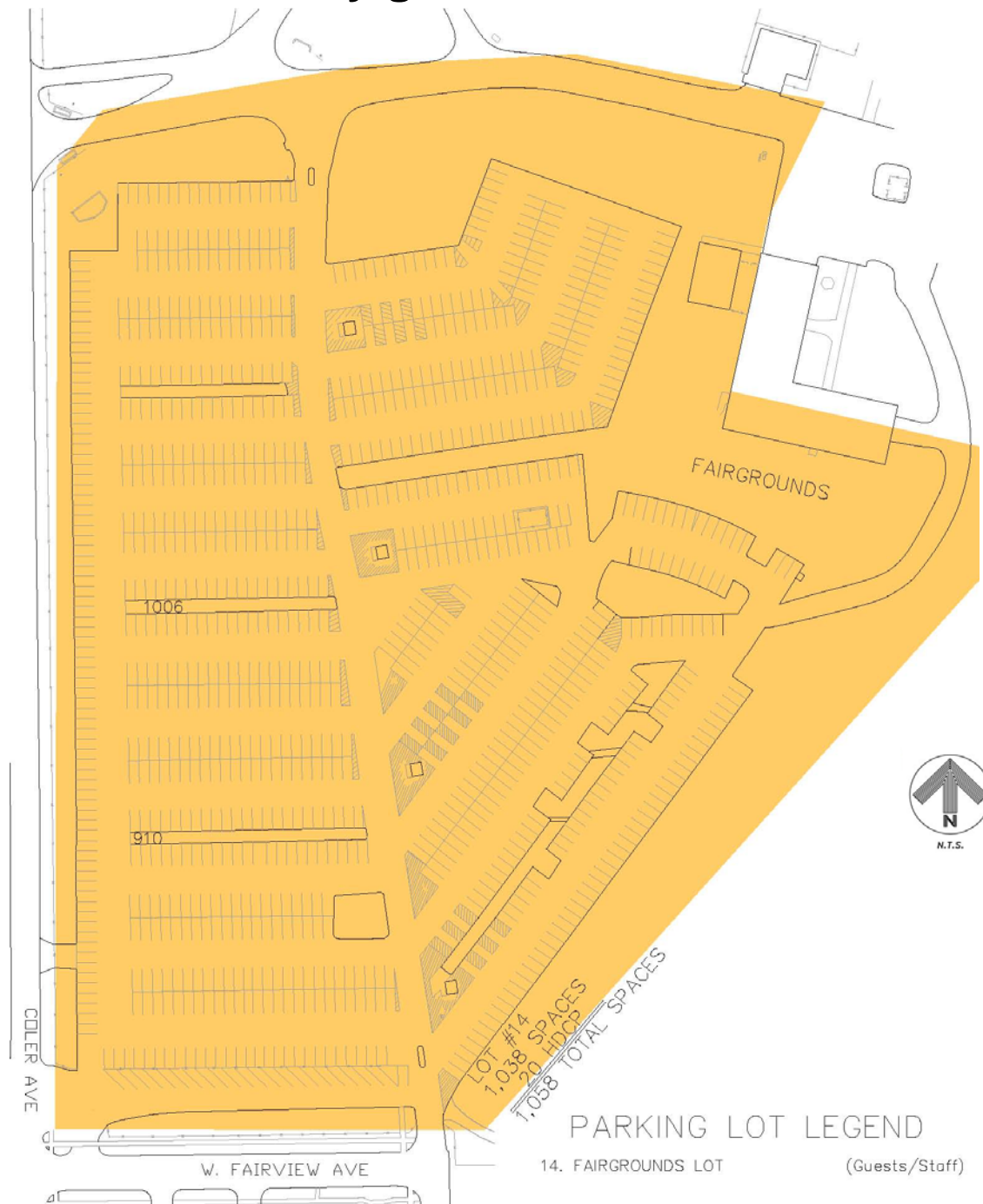
Current Parking

- Parking Lots
- Buildings
- Rental Properties



Additional Neighborhood Parking

Champaign County Fairgrounds used by guests and staff



PARKING ACCOMMODATIONS WITHIN MIC

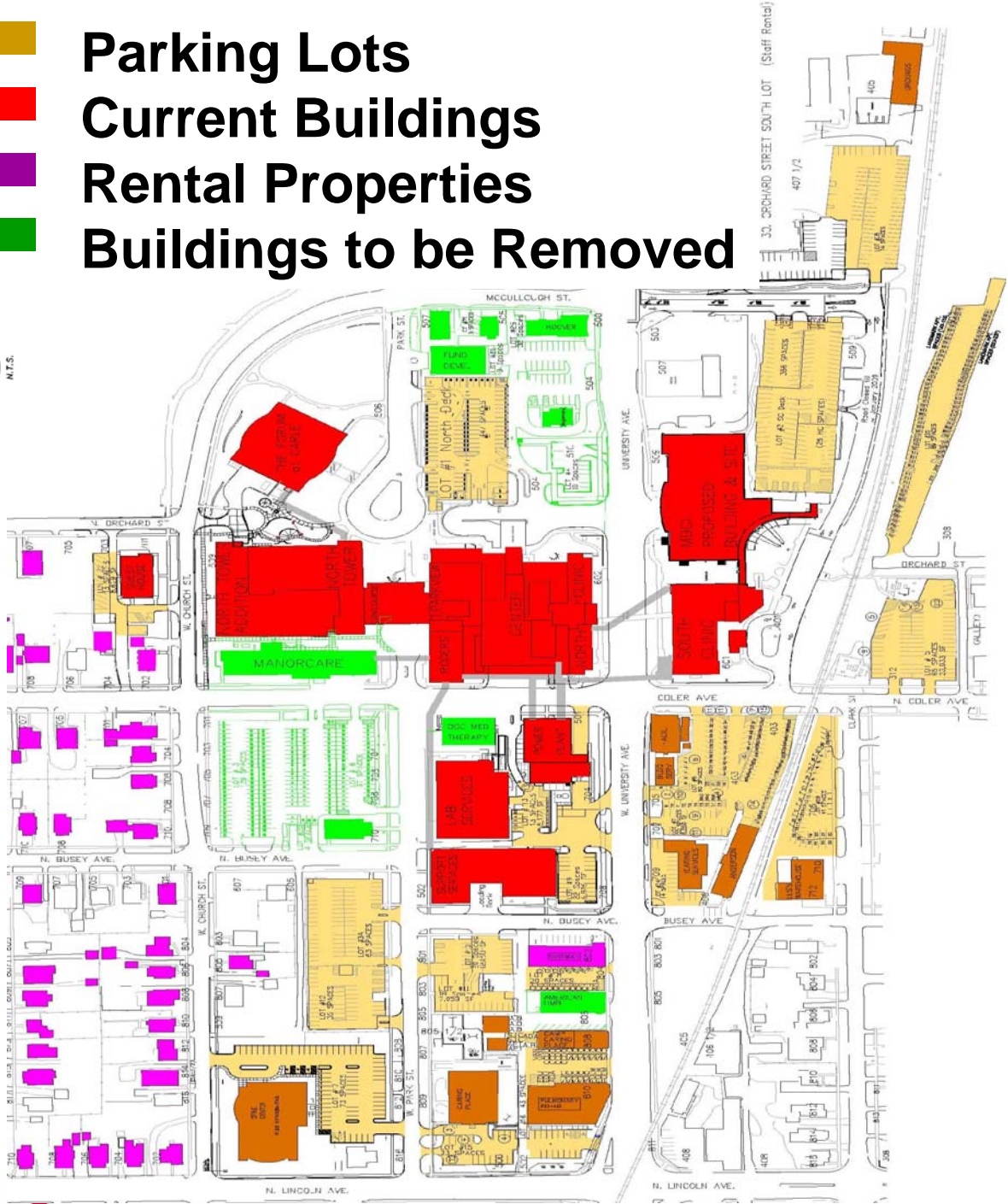
Future Parking Allocation

Parking Allocation By “2007 Urbana Requirements By Use”

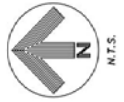
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LOT # 6	Joshua's Lot		90								90
LOT # 7	Couriers Lot									20	20
LOT # 8	ED Lot	85									85
LOT # 9	Support Services Lot				22						22
LOT # 10	Material Management Lot								20		20
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LOT # 15	Caring Place Lot			23							23
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LOT # 17	Spine Center Lot				73						73
LOT # 18	Subway/ Carle Lot		16						4		20
LOT # 19	McCullough Street Lot				147						147
LOT # 20	(Available Lot #)										0
LOT # 21	American Limb Lot		24								24
LOT # 22	Guest House Lot						14				14
LOT # 23	(Available Lot #)										0
LOT # 24	Hearing Services	14									14
LOT # 25	(Available Lot #)										0
LOT # 26	(Available Lot #)										0
LOT # 27	(Available Lot #)										0
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CURRENT TOTALS		575	1258	41	860	0	14	31	49	27	2855
REQUIRED		300	1250	38	684	0	12	31	0	0	2315
DIFFERENCE		275	8	3	176	0	2	0	49	27	540

Making Space for Parking Lots

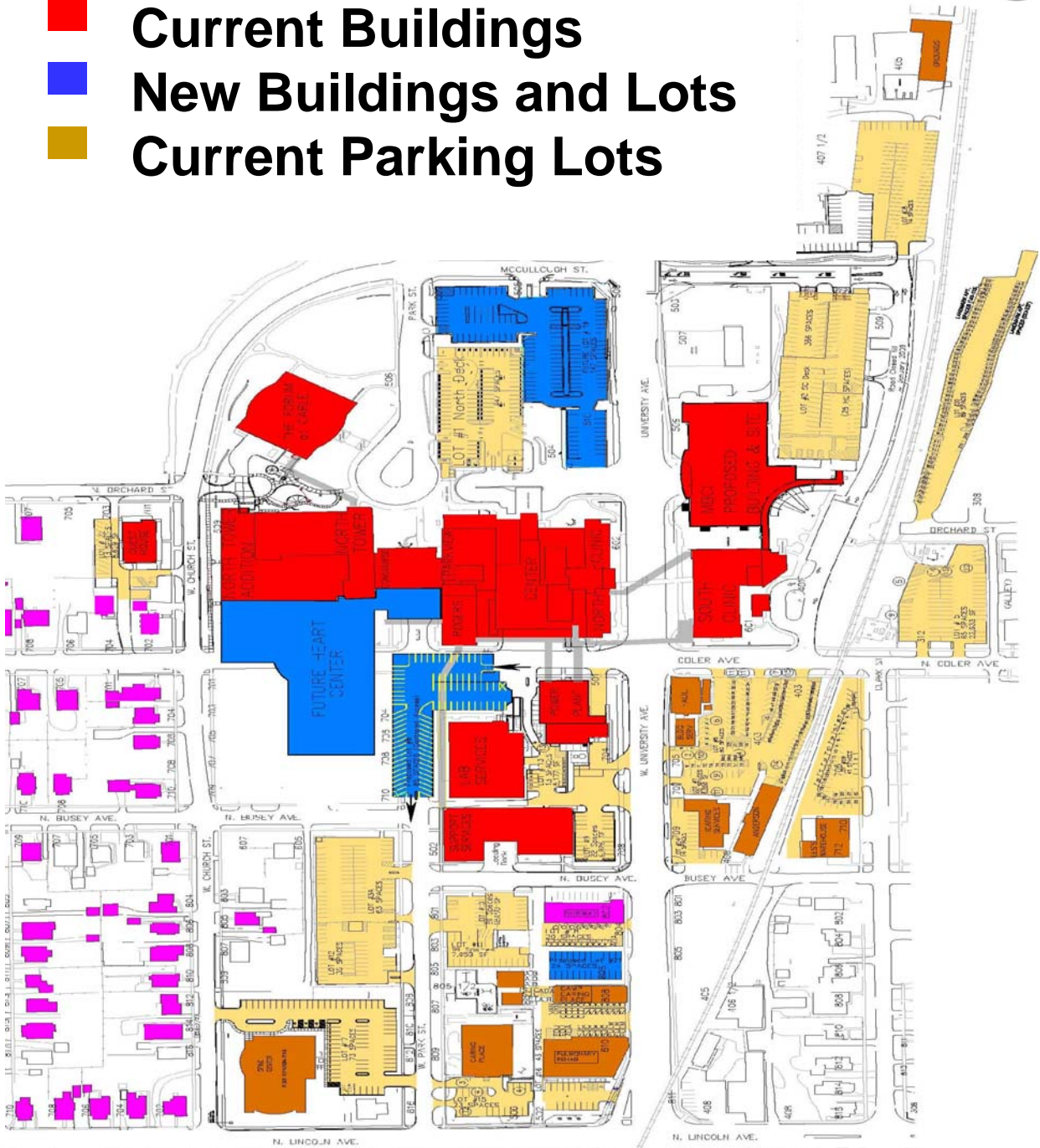
-  Parking Lots
-  Current Buildings
-  Rental Properties
-  Buildings to be Removed



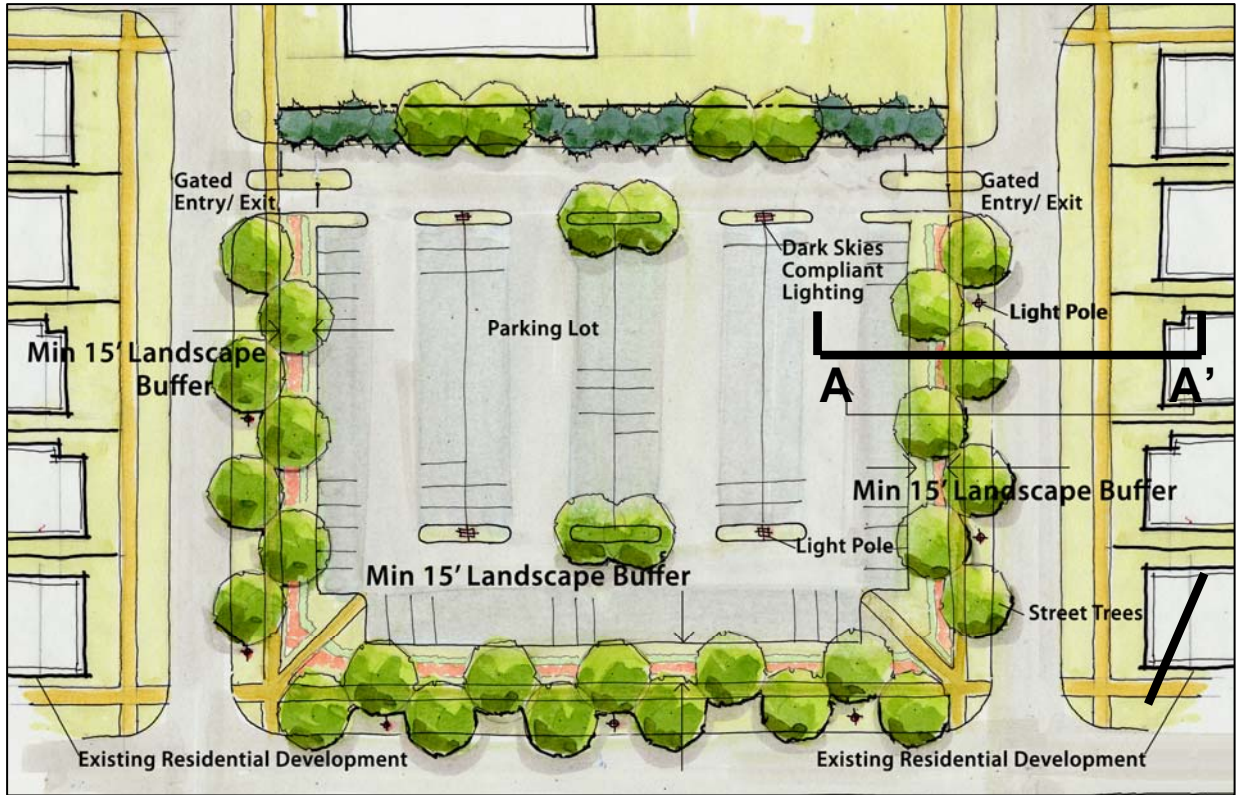
Parking 2011



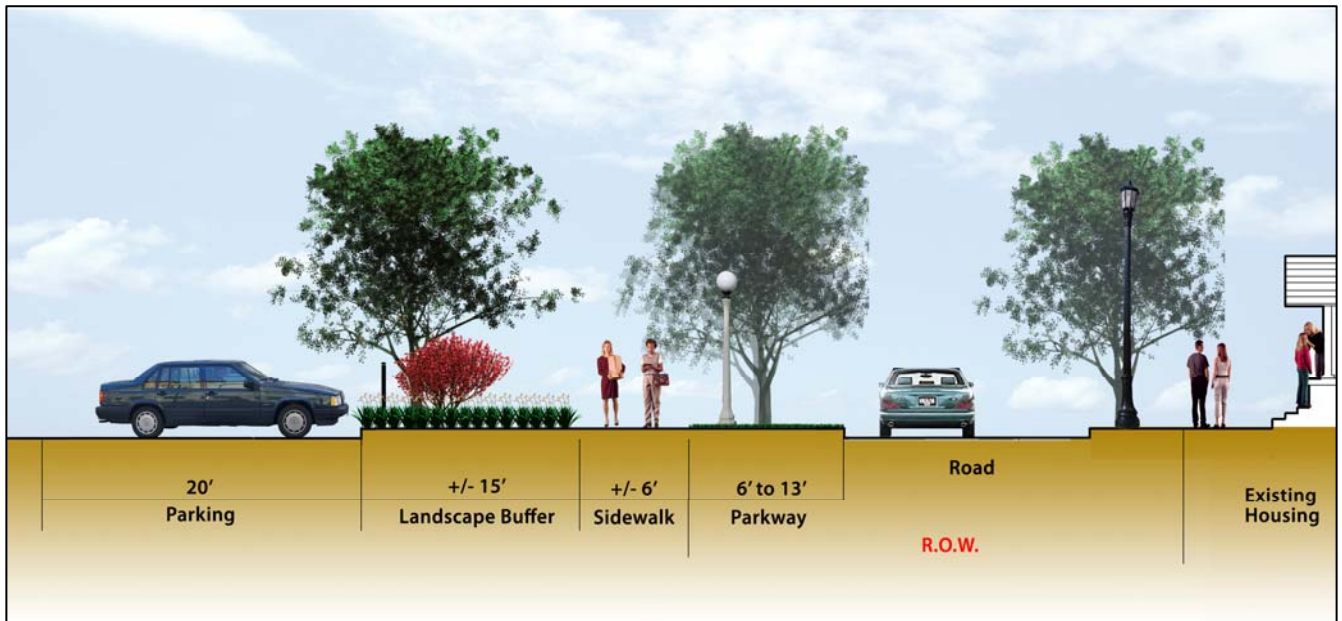
- Current Buildings
- New Buildings and Lots
- Current Parking Lots



Parking Lot Landscaping Enhancements



Typical Plan illustrating surface parking edge screening



Section AA'



Parking Lot Landscaping Enhancements



Example 1: Fencing with landscape buffers

**Example 2:
Landscape buffers**



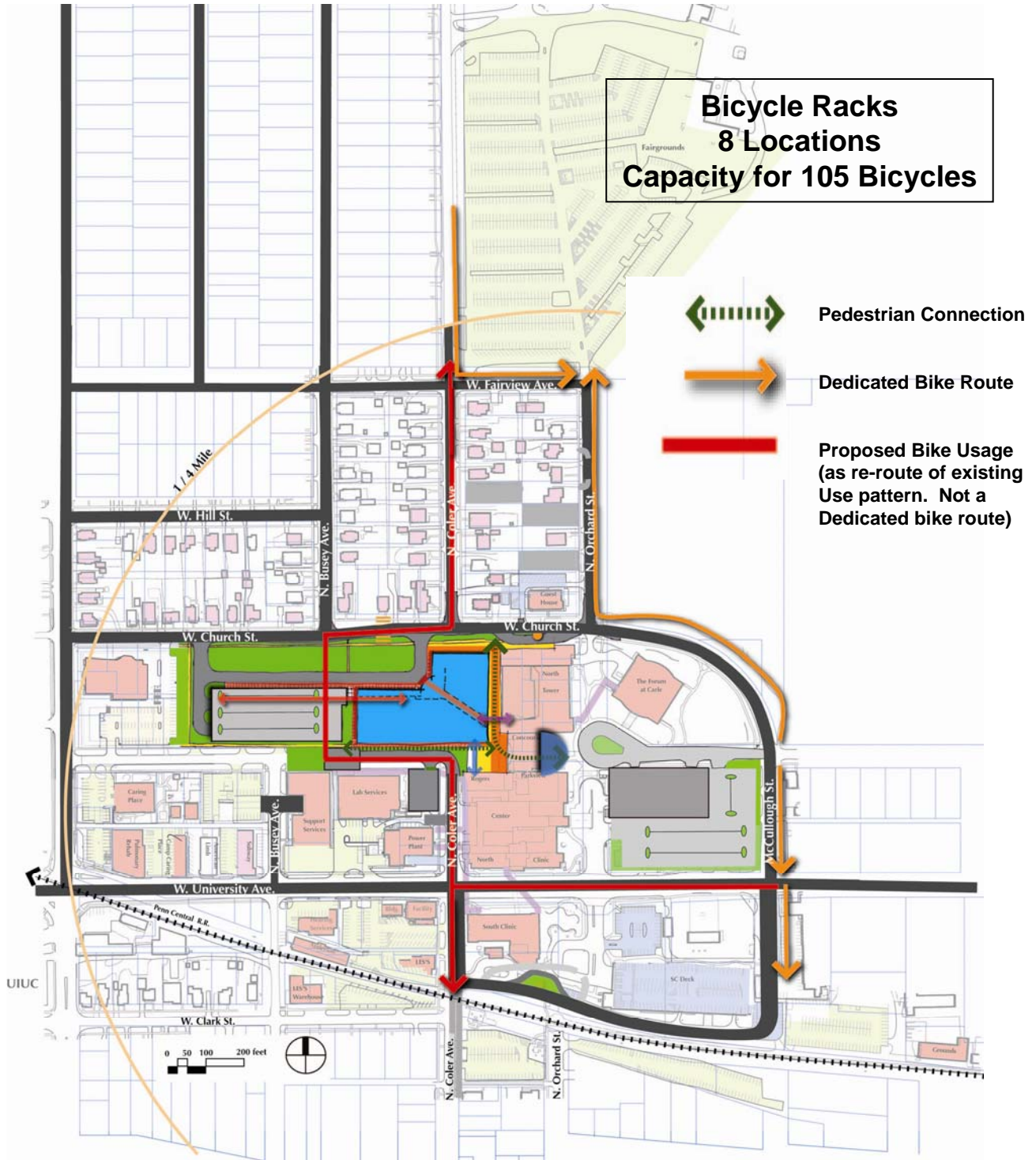
**Example 3: Brick wall
with landscape buffers**



Multnomah Arts Center Eco-Stone Parking Lot

**Example 4: Sustainable Parking
lots with pervious pavements**

Bicycle Paths



SUMMARY

- *Development Agreement designed to streamline expansion process*
- *Carle Foundation Hospital fulfilled commitment*
- *Heart and Vascular Institute / Future Hospital will benefit patients / community*
- *Need for heart and vascular services growth immediate*
- *Proposed location best for patient care and hospital efficiencies*
- *Impact of vacation of streets will be minimal on traffic flow*
- *Urbana is our preferred location for growth of specialty services*

You have our commitment...

- to continue to work with our neighbors to address concerns
- to continue to beautify our campus with park-like landscaping
- to provide bicycle paths and pedestrian walkways on our campus
- to work with the City to address the need for affordable housing in Urbana, if Carle gains approval to expand the MIC

We respectfully ask for your support.