

A photograph of a city street scene at dusk or dawn. In the foreground, there are two wooden benches and some greenery. In the background, a large, modern brick building with many windows is visible. To the left, a tall, ornate monument stands on a pedestal. The sky is a deep blue. The text is overlaid on the image in white, bold, sans-serif font.

# LINCOLN-KING CLINIC & COMMUNITY CENTER MASTER PLAN

CITY LEADERSHIP MEETING  
OCTOBER 30, 2020

SMITHGROUP

# RACINE CLINIC & COMMUNITY CENTER

## AGENDA

1. Introductions
2. Project vision
3. SmithGroup Case Studies & Team
4. Proposed Scope & Schedule
5. Questions
6. Next steps

# TEAM INTRODUCTIONS



**CASSIE GOODWIN**

Civil Engineer



**TIM GREGG**

Healthcare Studio Leader



**TAFT CLEVELAND**

Architect &  
Healthcare Planner

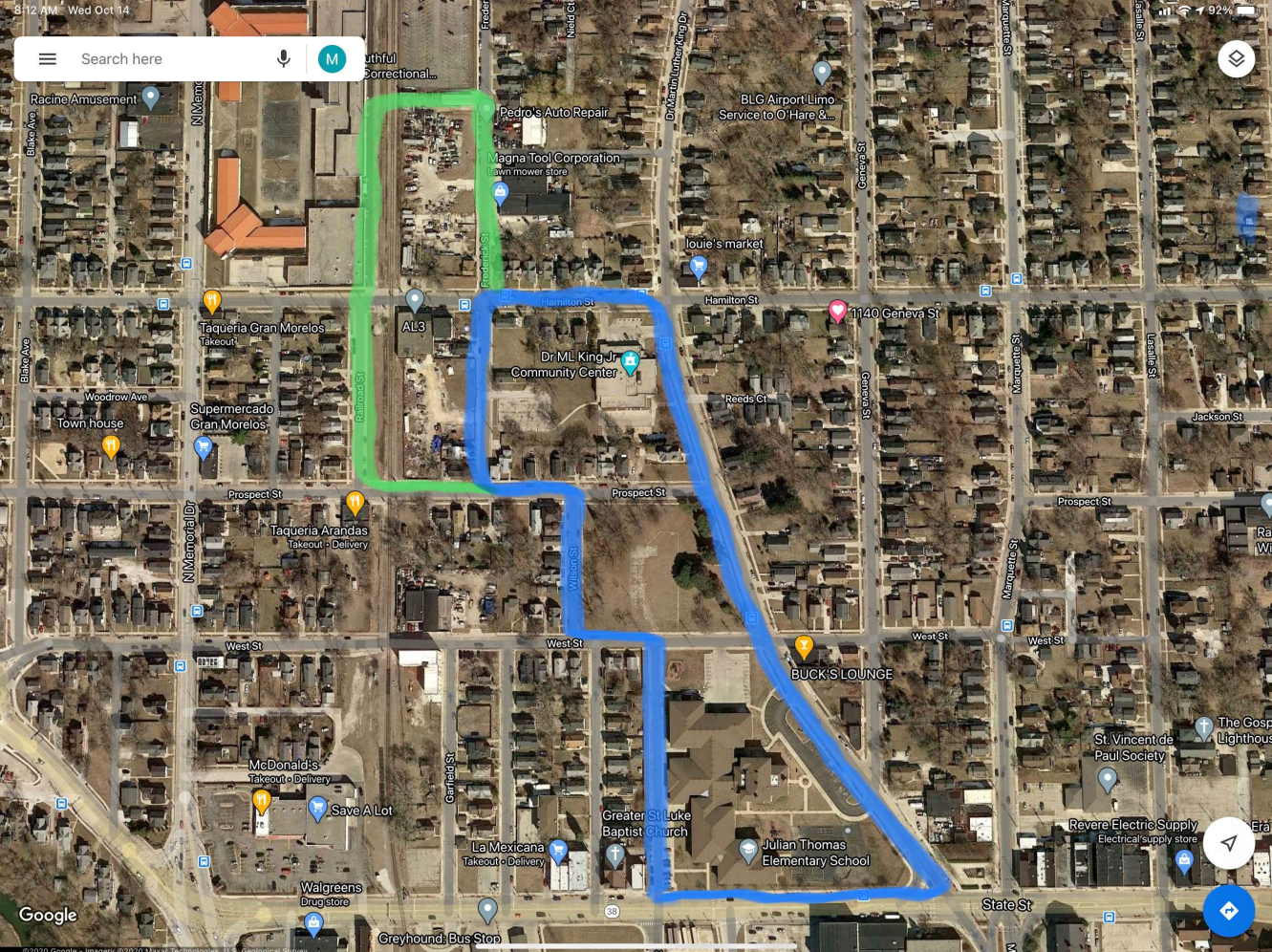


**IVO ROZENDAAL**

Project Manager



# PROJECT SITE





# OAKWOOD SHORES FQHC – MERCY MEDICAL GROUP

## CASE STUDY



## MERCY MEDICAL AT OAKWOOD SHORES

3753 S. Cottage Grove Avenue  
Chicago, IL 60653-1407  
312-567-6600

### Services Offered

- Coumadin Clinic
- Endocrinology
- Mammography
- Obstetrics & Gynecology
- Pediatric Cardiology
- Primary Care
  - Family Medicine
  - Internal Medicine
  - Pediatrics
- Laboratory Services
- Pharmacy
- Ultrasound
- X-ray Services





# SO OTHERS MIGHT EAT (SOME) CONWAY CENTER





# SO OTHERS MIGHT EAT (SOME) CONWAY CENTER

CASE STUDY: WASHINGTON DC



The four-story, 50,000-square-foot building consolidates health services including mammography, behavioral health, dental, primary care, housing placement, and community counseling





# SMITHGROUP RECENT FQHC CLINICS



**Mountain Park Clinics - Phoenix**  
2 New, 3 Adaptive Reuse

**Unity Upper Health Cardoza Clinic- Washington, DC**

**County of South Mateo Clinic - San Francisco**  
Under Construction

**University of Illinois Mile Square Clinic -**  
Master planning



# SMITHGROUP REC & COMMUNITY CENTERS

ANN ARBOR YMCA





# SMITHGROUP REC & COMMUNITY CENTERS

YMCA HURON VALLEY (DETROIT)





# SMITHGROUP REC & COMMUNITY CENTERS

RECREATIONAL FACILITIES – DOUG BARAZZA





# SMITHGROUP REC & COMMUNITY CENTERS

ANN ARBOR YMCA





# SMITHGROUP REC & COMMUNITY CENTERS

## OTHER





# SMITHGROUP COMMUNITY CENTERS

DOWNTOWN YMCA, DETROIT



# SMITHGROUP REC & COMMUNITY CENTERS

DOWNTOWN YMCA, DETROIT





# SMITHGROUP SCHOOLYARDS

CATHER ELEMENTARY, CHICAGO





# SMITHGROUP SCHOOLYARDS

STARMS EARLY CHILDHOOD, MILWAUKEE





# SMITHGROUP PARKS & PLAYGROUNDS

CHICAGO PARK DISTRICT, VARIOUS PARKS





# SMITHGROUP PARKS & PLAYGROUNDS

COLUMBIA PLAYFIELD, MILWAUKEE



# MARKET STUDY & FUNDING STRATEGY

REDEVELOPMENT RESOURCES – KRISTEN FISH-PETERSON



**Market Analysis, Fiscal & Economic Impact Analysis**

**Strategy Development and Implementation**

**Project Funding & TIF**

**Real Estate, Property Acquisitions & Relocation Negotiations**

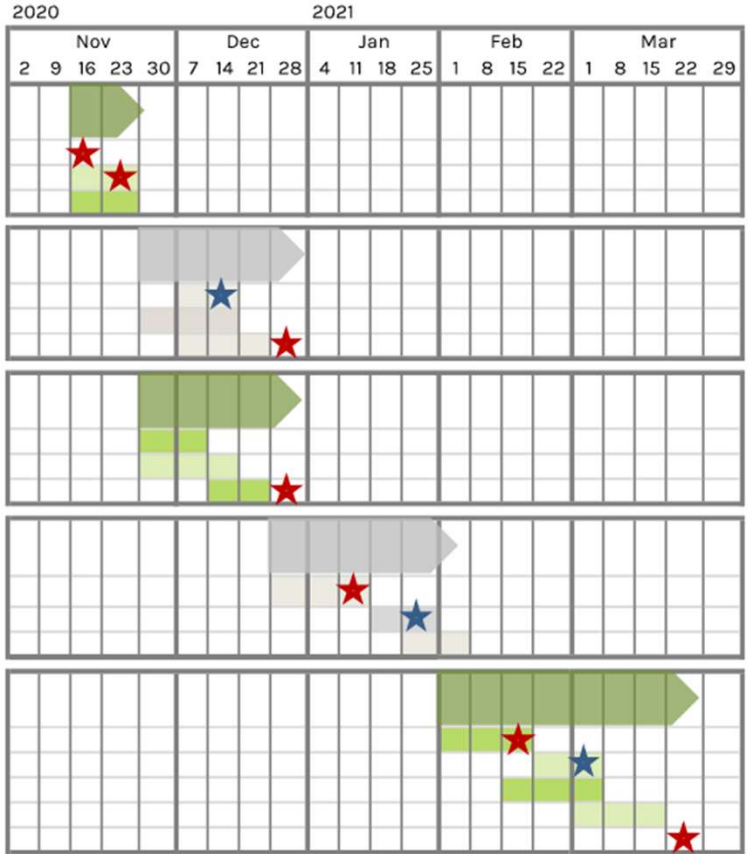
## **Scope:**

- **Market study for housing**
  - **Data collection, mapping and analysis**
  - **Recommendations**
- **Funding strategies and scenarios**



# PROPOSED SCOPE & SCHEDULE

- Task 1 - Kickoff and Goal Setting**
  - a Kickoff workshop, verify goals and initial program
  - b Engagement strategy
  - c Basemapping data
- Task 2 - Program, Opportunities, and Constraints**
  - a Stakeholder meetings, public survey, and public open house #1
  - b Site Opportunities and Constraints
  - c Defining program and test fitting
- Task 3 - Market Analysis and Development Funding Strategies**
  - a Data collection
  - b Mapping & Analysis
  - c Recommendations
- Task 4 - Master Plan Alternatives**
  - a Develop 3 master plan alternatives
  - b Stakeholder meetings, public survey, and public open house #3 - review alternatives
  - c Summarize feedback
- Task 5 - Final Master Plan**
  - a Draft master plan development
  - b Stakeholder meetings, public survey, and public open house #3 - draft master plan
  - c Updated cost opinion
  - d Final master plan development - renderings and 2D plan
  - e Final master plan presentation

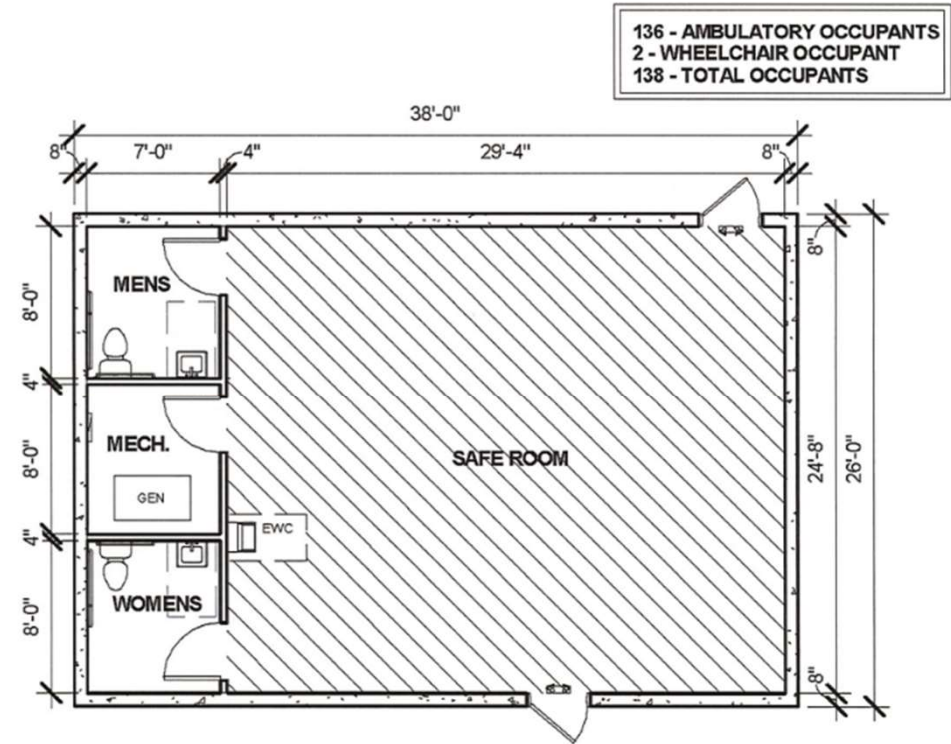


Public/Stakeholder Meetings   
 City or Steering Committee Meetings 

# FEMA BRIC GRANT

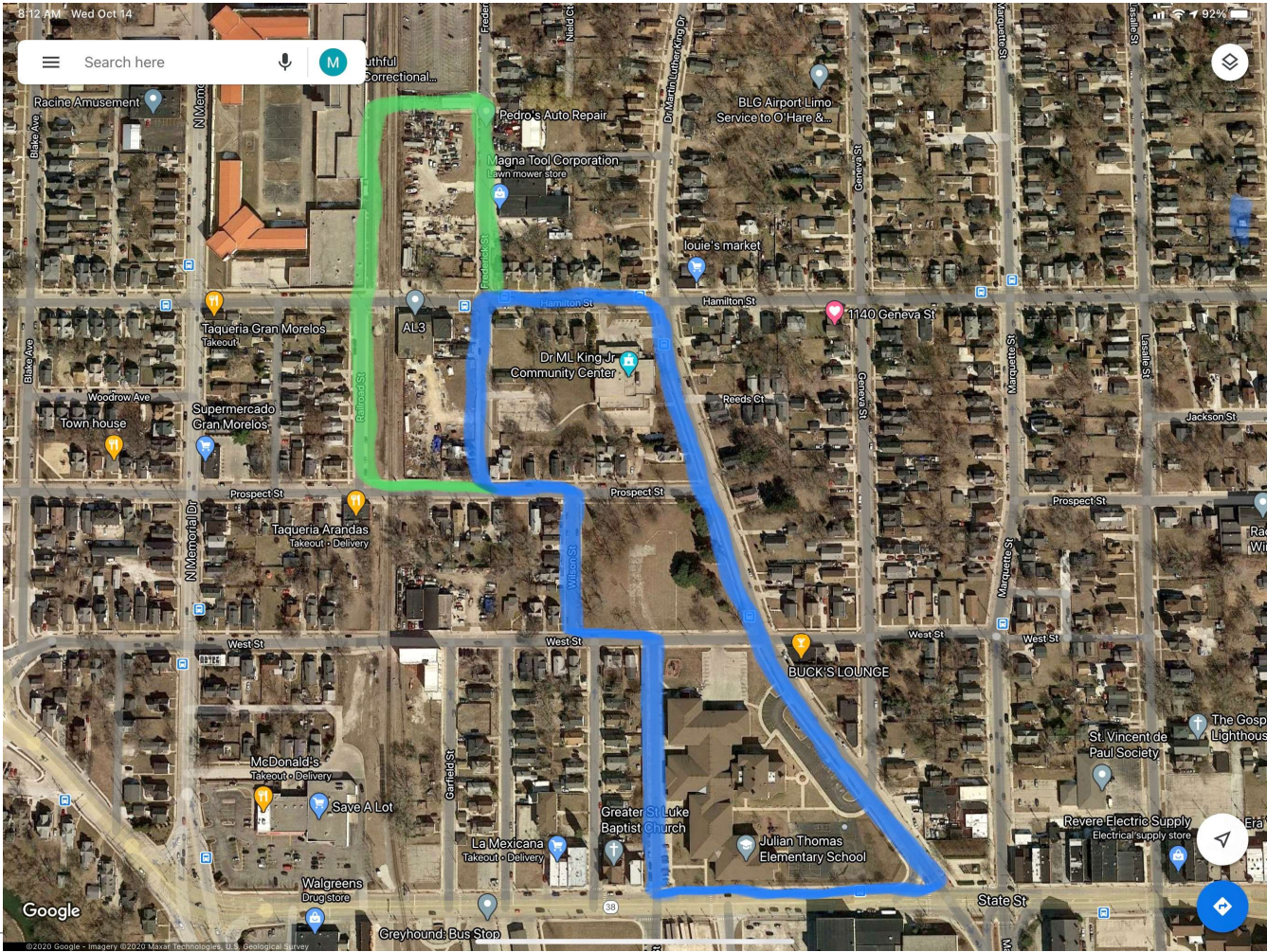
## BUILDING RESILIENT INFRASTRUCTURE & COMMUNITIES

- “Safe Room” portion of the project potentially eligible for BRIC funding
  - Meet eligible criteria for extreme weather/wind
- Applications due Jan 2021
- National competition
- Need schematic engineering plans and narrative





# PROJECT DISCUSSION





# QUESTIONS

**SMITHGROUP**

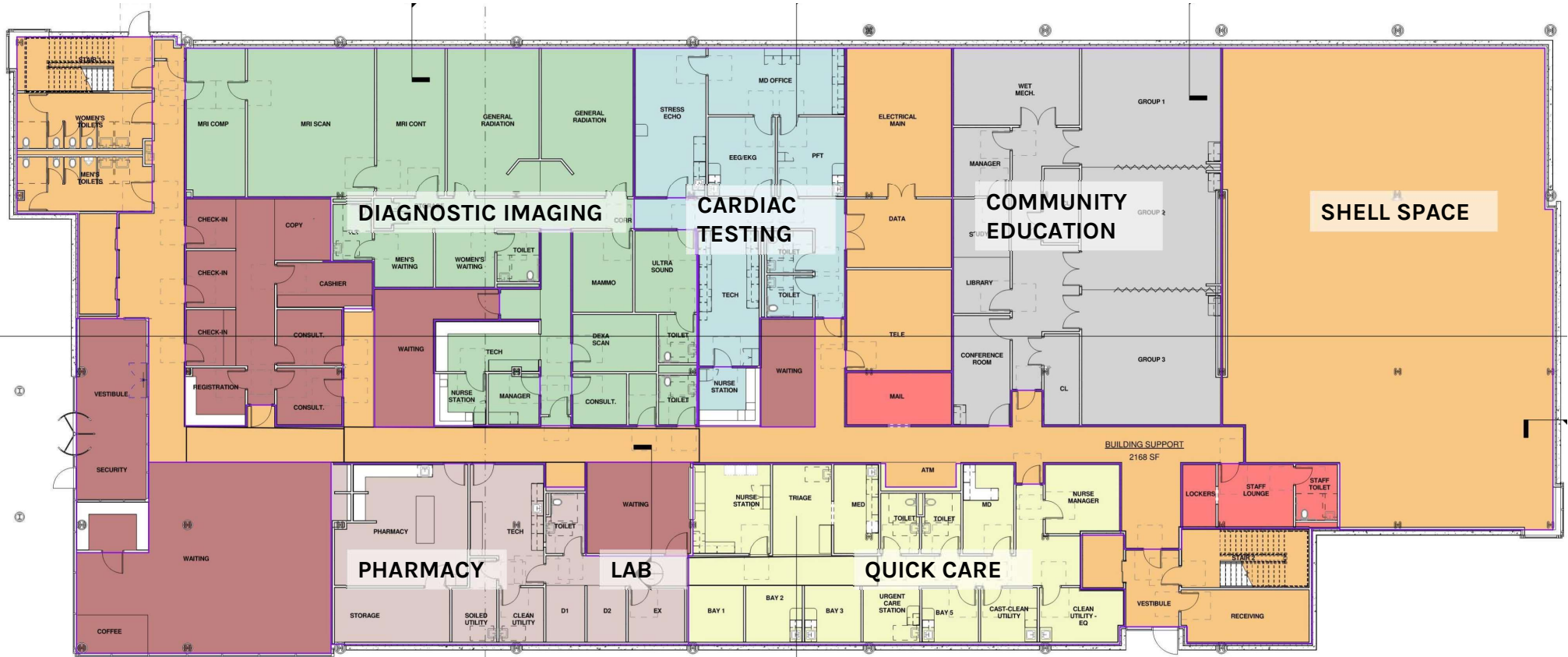


# ST. BERNARD AMBULATORY CARE CENTER



# ST. BERNARD AMBULATORY CARE CENTER

## OUTPATIENT AND SUPPORT



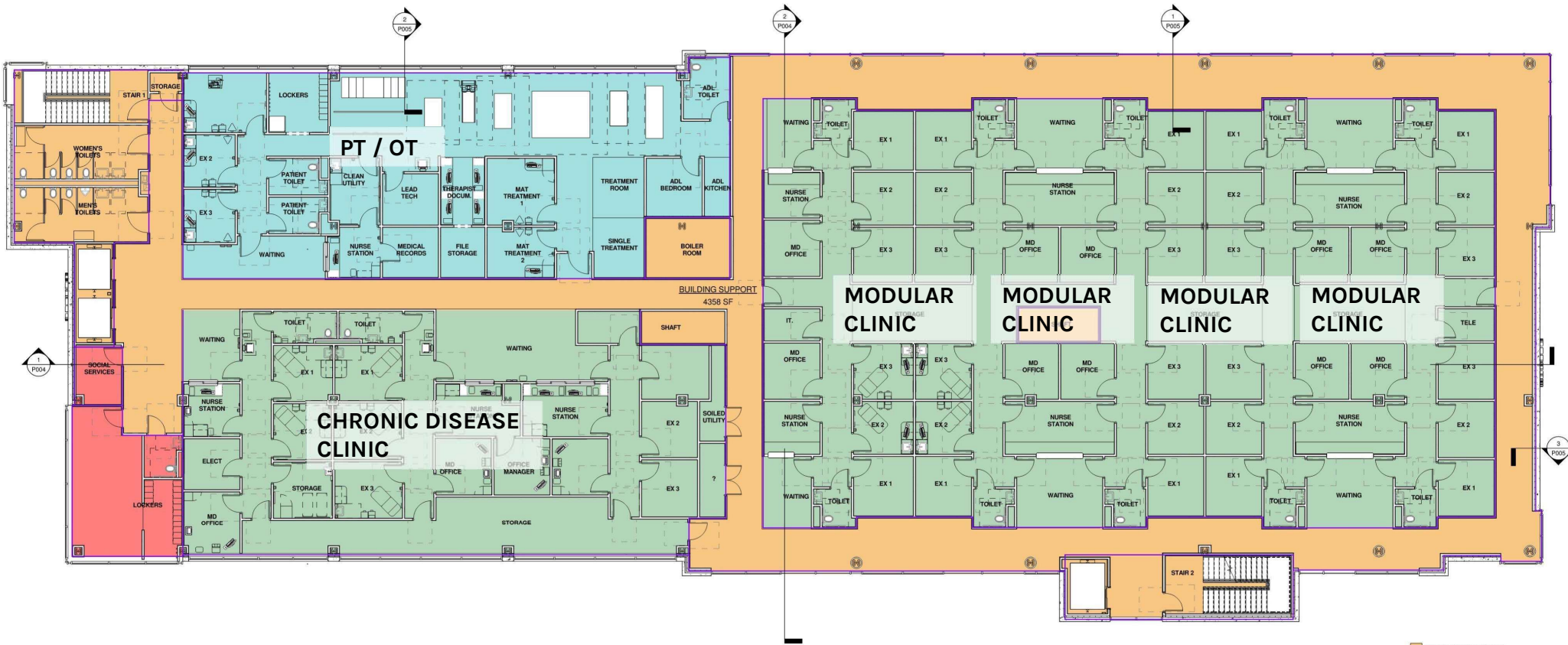
### FIRST FLOOR

- BUILDING SUPPORT
- RADIOLOGY
- CARDIOLOGY
- CONFERENCE CENTER
- LAB
- RECEPTION / WAITING
- STAFF SUPPORT
- URGENT CARE



# ST. BERNARD AMBULATORY CARE CENTER

## MODULAR CLINICS AND SUPPORT



- BUILDING SUPPORT
- PHYSICAL THERAPY
- PHYSICIAN'S OFFICES
- STAFF SUPPORT

THIRD FLOOR (TYPICAL)

# PROVIDENT HOSPITAL

## MODULAR CLINICS

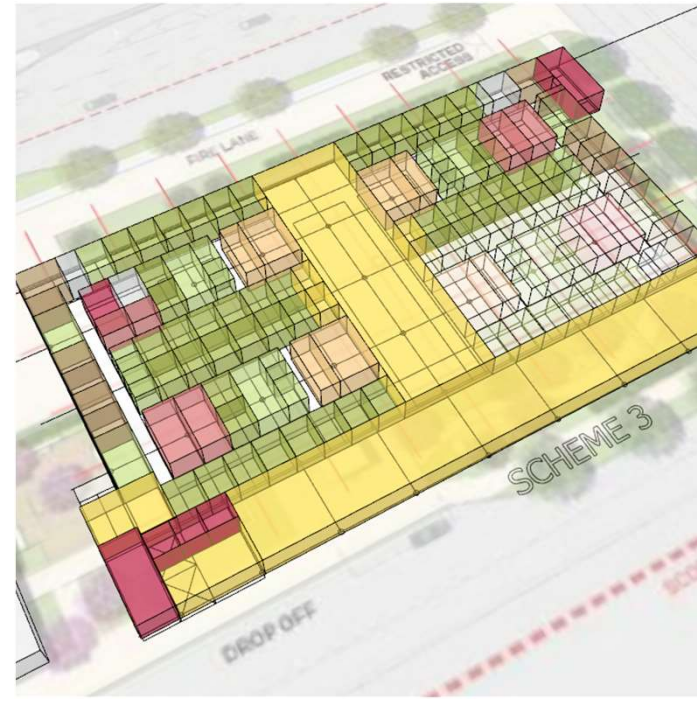
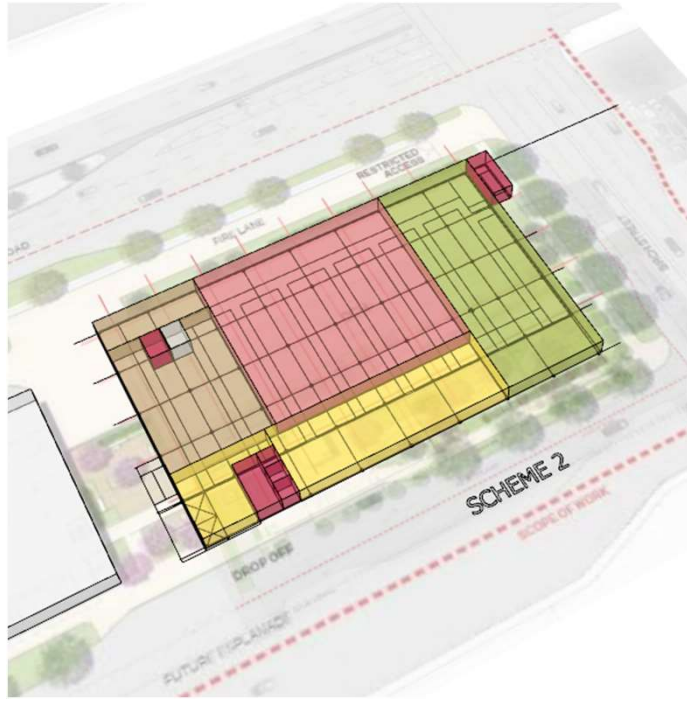


## FIFTH FLOOR



# UNIVERSITY OF CALIFORNIA IRVINE – CHILD HEALTH

## MODULAR CLINIC STUDY



# REAL ESTATE OVERVIEW

## NEIGHBORHOOD SCOUT: DOUGLAS AVE/STATE STREET

State St / Douglas Ave median real estate price is \$101,202, which is less expensive than 90.2% of Wisconsin neighborhoods and 85.5% of all U.S. neighborhoods.

The average rental price in State St / Douglas Ave is currently \$942, based on NeighborhoodScout's exclusive analysis. Rents here are currently lower in price than 61.0% of Wisconsin neighborhoods. State St / Douglas Ave is an urban neighborhood (based on population density) located in Racine, Wisconsin.

State St / Douglas Ave real estate is primarily made up of medium sized (three or four bedroom) to small (studio to two bedroom) single-family homes and small apartment buildings. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in the State St / Douglas Ave neighborhood are relatively historic, built no later than 1939, and in some cases, quite a bit earlier. A number of residences were also built between 1940 and 1969.

Vacant apartments or homes are a major fact of life in State St / Douglas Ave. The current real estate vacancy rate here is 18.6%. This is higher than the rate of vacancies in 82.7% of all U.S. neighborhoods. In addition, most vacant housing here is vacant year round.

Vacant apartments or homes are a major fact of life in State St / Douglas Ave. The current real estate vacancy rate here is 18.6%. This is higher than the rate of vacancies in 82.7% of all U.S. neighborhoods. In addition, most vacant housing here is vacant year round.

This can sometimes be the case in neighborhoods dominated by new construction that is not yet occupied. But often neighborhoods with vacancy rates this high are places that can be plagued by a protracted vacancy problem. If you live here, you may find that a number of buildings in your neighborhood are actually empty.



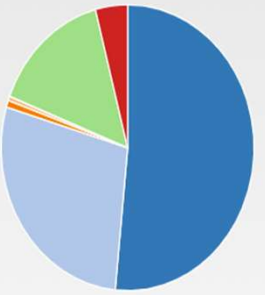
# RACINE DEMOGRAPHICS

## Gender



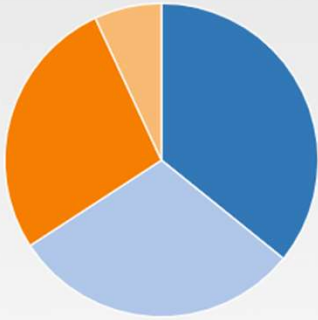
Male	7,910	51%
Female	7,748	49%

## Race



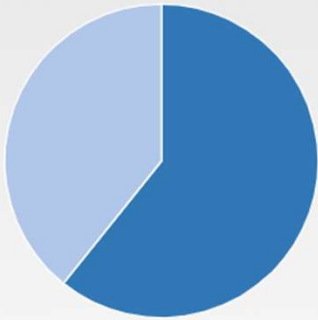
White	8,074	51.6%
Black Or African American	4,389	28.0%
American Indian Or Alaskan Native	123	0.8%
Asian	73	0.5%
Native Hawaiian & Other Pacific Islander	4	0.0%
Other Race	2,353	15.0%
Two Or More Races	642	4.1%

## Families vs Singles





 Husband Wife Family Households	1,960	36%
 Single Guardian	1,644	30%
 Singles	1,491	27%
 Singles With Roommate	380	7%

## Households with Kids

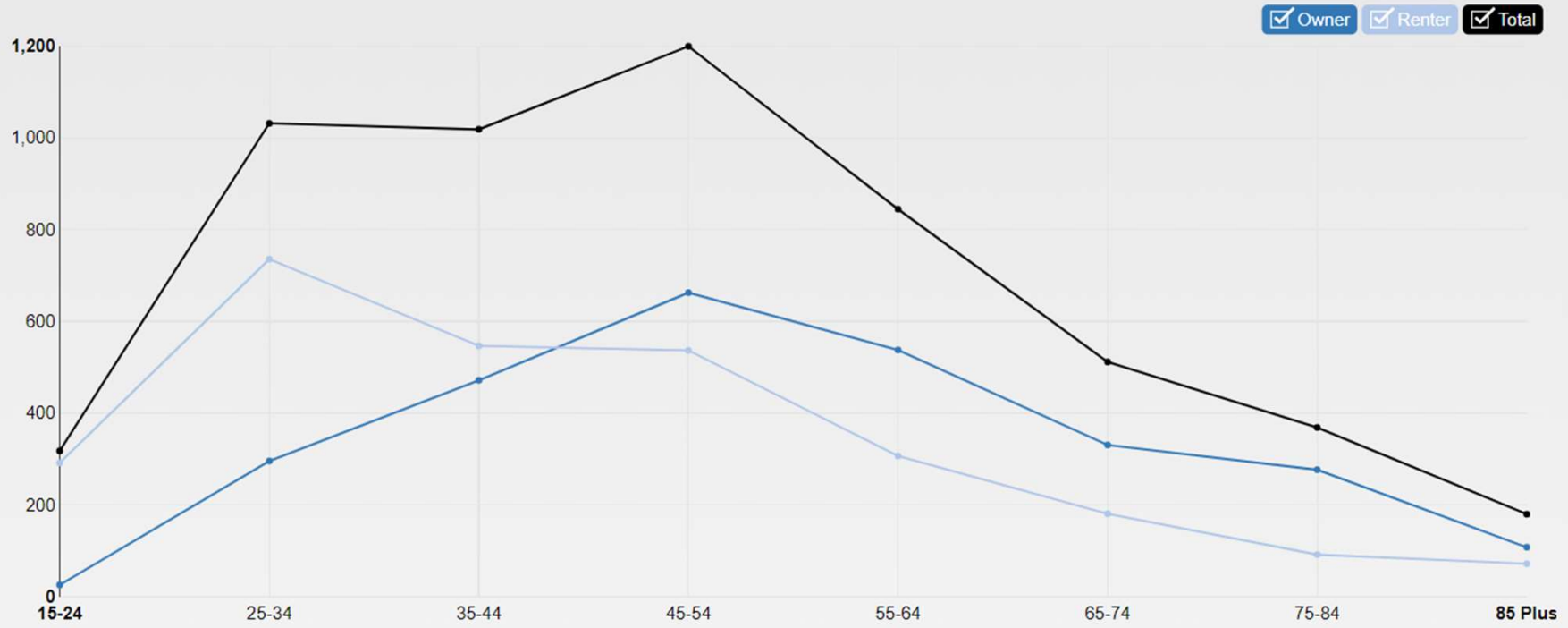


Average Household Size: 3

 Households without Kids	3,327	61%
 Households with Kids	2,148	39%

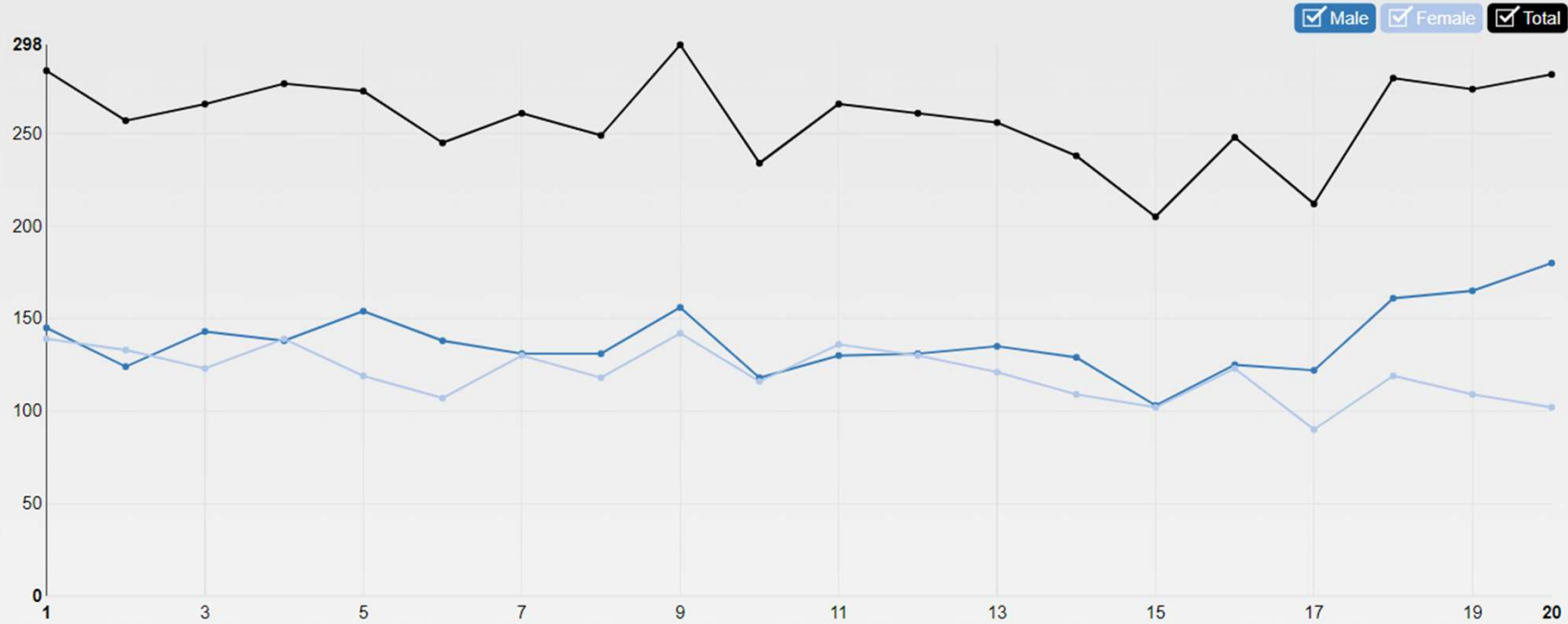


# Head of Household by Age



	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85 Plus
Owner	26	296	472	663	538	331	277	108
Renter	292	736	547	537	307	181	92	72
Total	318	1,032	1,019	1,200	845	512	369	180

# Children by Age

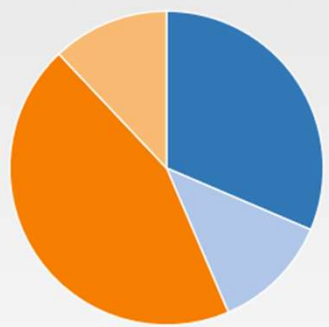


	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Male	145	124	143	138	154	138	131	131	156	118	130	131	135	129	103	125	122	161	165	180
Female	139	133	123	139	119	107	130	118	142	116	136	130	121	109	102	123	90	119	109	102
Total	284	257	266	277	273	245	261	249	298	234	266	261	256	238	205	248	212	280	274	282



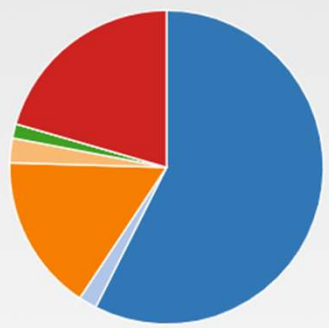
# HOUSING

## Housing Occupancy



Owned Households With A Mortgage	1,956	31%
Owned Households Free & Clear	755	12%
Renter Occupied Households	2,764	44%
Households Vacant	750	12%

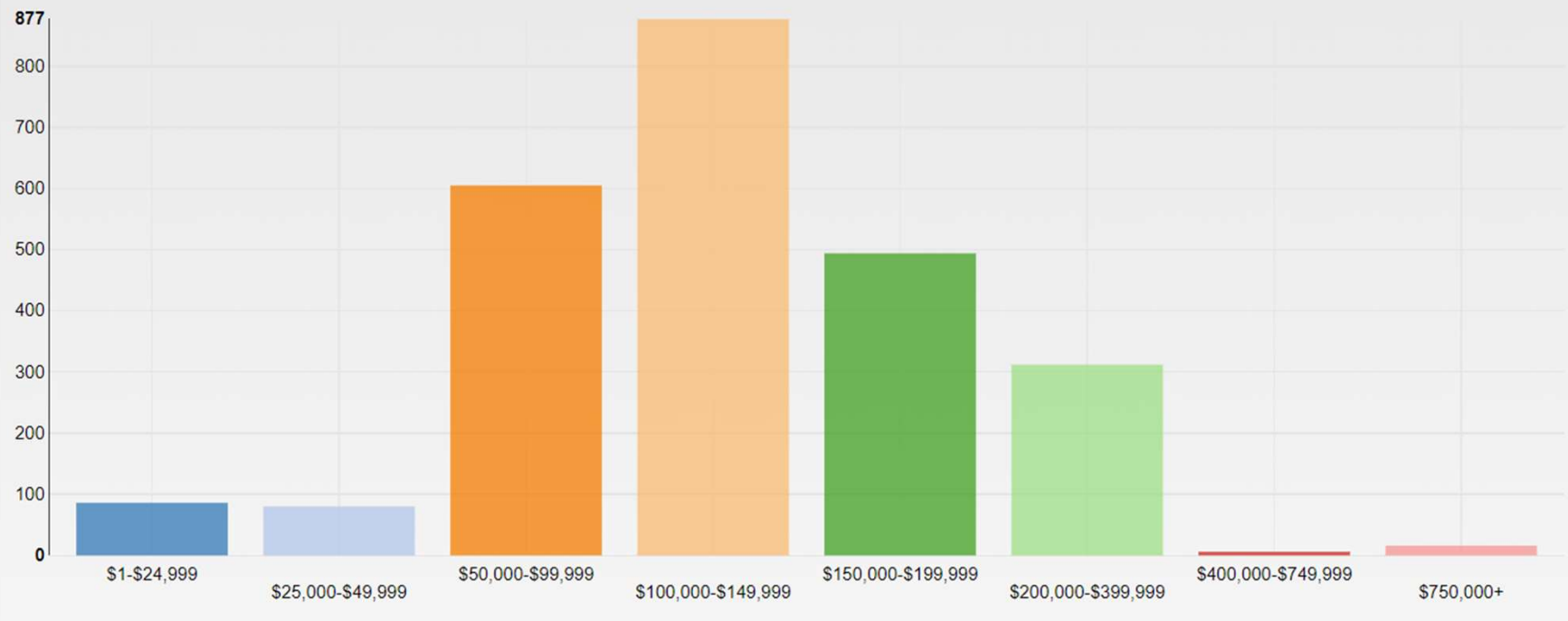
## Vacancy Reasons



For Rent	431	57%
Rented & Unoccupied	14	2%
For Sale Only	121	16%
Sold & Unoccupied	19	3%
For Season Recreational Or Occasional Use	11	1%
For Migrant Workers	0	0%
Vacant For Other Reasons	154	21%

# HOUSING

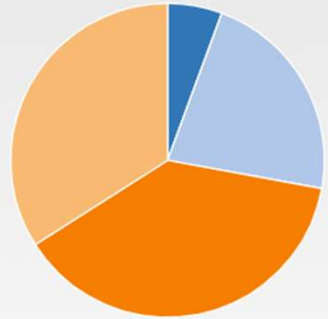
Owner Occupied Home Values





# HOUSING

Rental Properties by Number of Rooms



■ Studio Apartment	164	6%
■ 1 Bedroom	648	22%
■ 2 Bedroom	1,111	38%
■ 3+ Bedroom	991	34%

# SO OTHERS MIGHT EAT (SOME) CONWAY CENTER

## CASE STUDY: WASHINGTON DC

So Others Might Eat (SOME), a faith-based community organization that helps the poor and homeless, broke ground on the ambitious project today.

When completed, the development will include 202 affordable apartments, a state-of-the-art health center that will serve approximately 15,000 patients each year, and a job-training center operated by SOME. There will also be shops, offices, and green space. The site is located across from the Benning Road metro station, making it easy for residents to get to jobs and services and for patients from across the city to get to the health center.

The housing will provide affordable homes for 30 families and 172 single adults.

SOME drew on its nearly five decades of experience to assemble a complex mix of public and private funding, including nearly \$34 million from the Healthy Futures Fund (HFF). A partnership of The Kresge Foundation, Morgan Stanley, and the Local Initiatives Support Corp. (LISC), HFF was created to finance projects that connect affordable housing to quality health care.

HFF leveraged low-income housing tax credits to invest \$20.4 million in the development's residential component. It tapped another \$13.5 million in New Markets Tax Credits for the health center, which will be operated by Unity Health Care. Additional grant dollars are expected to help SOME with programming and local outreach efforts around health.

The Conway Center is the HFF's single largest investment to date and the first time the fund has used both **housing capital and its health center capital** in the same project.

"The Conway Center is in many ways a blueprint for the kind of inventive economic development that meets a range of local needs," said Emily Chen, LISC program director for HFF, in a statement. "The effort recognizes how much 'place' matters, with **housing and health services** in close proximity to each other and to public transit so residents can take advantage of them. And, it gathers partners that have a shared focus—to improve health outcomes for people struggling with the deep challenges of poverty."

To date, HFF has committed \$100 million to help develop **housing and health centers** across the country, as well as fund services that connect the two for low-income people. It combines grants, loans, and equity investments, giving fund partners the chance to make social investments with a broad reach.

"Taking a holistic approach when addressing community needs is essential to creating vibrant neighborhoods," said Audrey Choi, CEO of the Morgan Stanley Institute for Sustainable Investing and head of Global Sustainable Finance. "**By combining affordable housing and health care**, The Conway Center is a prime example of the type of forward-thinking community development that Morgan Stanley seeks to catalyze."

The Department of Housing and Urban Development, the D.C. Housing Finance Agency, the D.C. Housing Authority, and the D.C. Department of Housing and Community Development are also helping to finance the project.



# HOUSING

## Cost of Monthly Rent Including Utilities

### Cost of a Studio Apartment



### Cost of a 1 Bedroom



### Cost of a 2 Bedroom



### Cost of a 3+ Bedroom



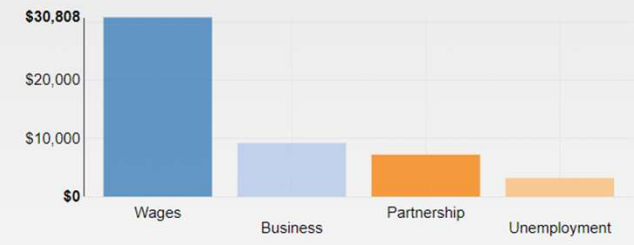
# HOUSING

## Sources of Household Income

Percent of Households Receiving Income



Average Income per Household by Income Source



\* Only taxable income is reported.

## Household Investment Income

Percent of Households Receiving Investment Income



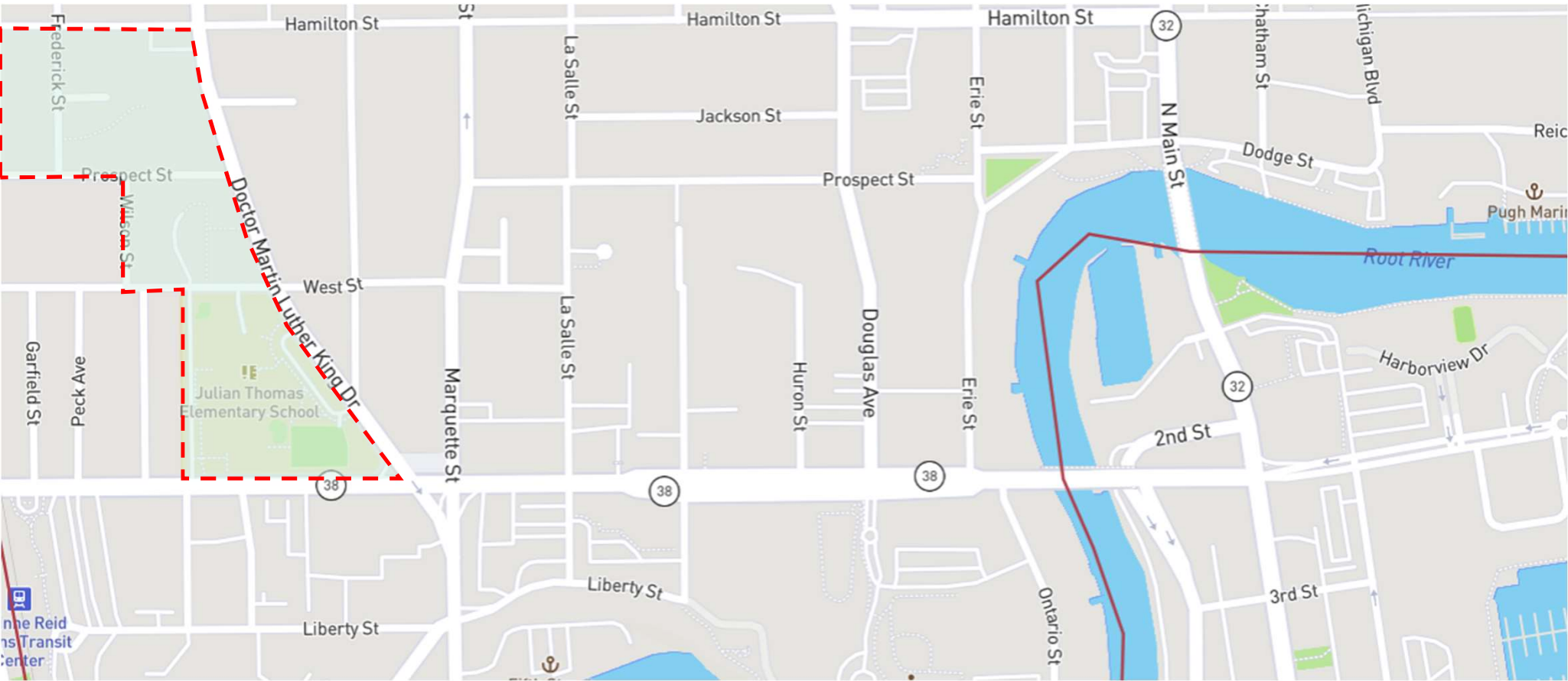
Average Income per Household by Income Source



\* Only taxable income is reported.



# REAL ESTATE OVERVIEW



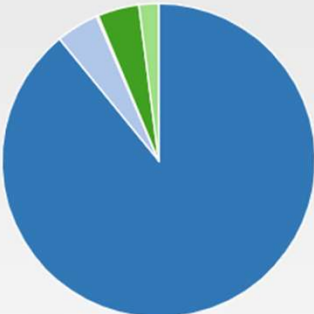
# INCOME

## Source of Earnings



Worked Full-time with Earnings	3,682	33%
Worked Part-time with Earnings	2,859	26%
No Earnings	4,617	41%

## Means Of Transportation To Work for Workers 16 and Over



Car, truck, or van	4,778	89.1%
Public transportation	237	4.4%
Taxicab	0	0.0%
Motorcycle	10	0.2%
Bicycle, Walked, or Other Means	229	4.3%
Worked at Home	108	2.0%

# RACINE TOP HEALTH CONCERNS

WHEATON FRANCISCAN HEALTHCARE- ALL SAINTS, WISCONSIN AVE.  
COMMUNITY HEALTH NEEDS ASSESSMENT REPORT

## City of Racine:

Health Concern	2012	2015
Chronic Disease	41%	60%
Alcohol or drug use	60%	58%
Violence	46%	36%
Mental Health	23%	33%

## **Other select City of Racine select findings 2015:**

From 2012-2015 there was a statistical change in the overall percentage of respondents who reported:

- No health care coverage (from 15% to 7%)
- Their health as fair or poor (from 22% to 20%)
- High blood pressure (from 28%-32%)
- Asthma (from 14% to 9%)
- Diabetes (from 9% to 9%)
- Overweight (from 72% to 75%)
- Considered Suicide (from 5% to 5%)

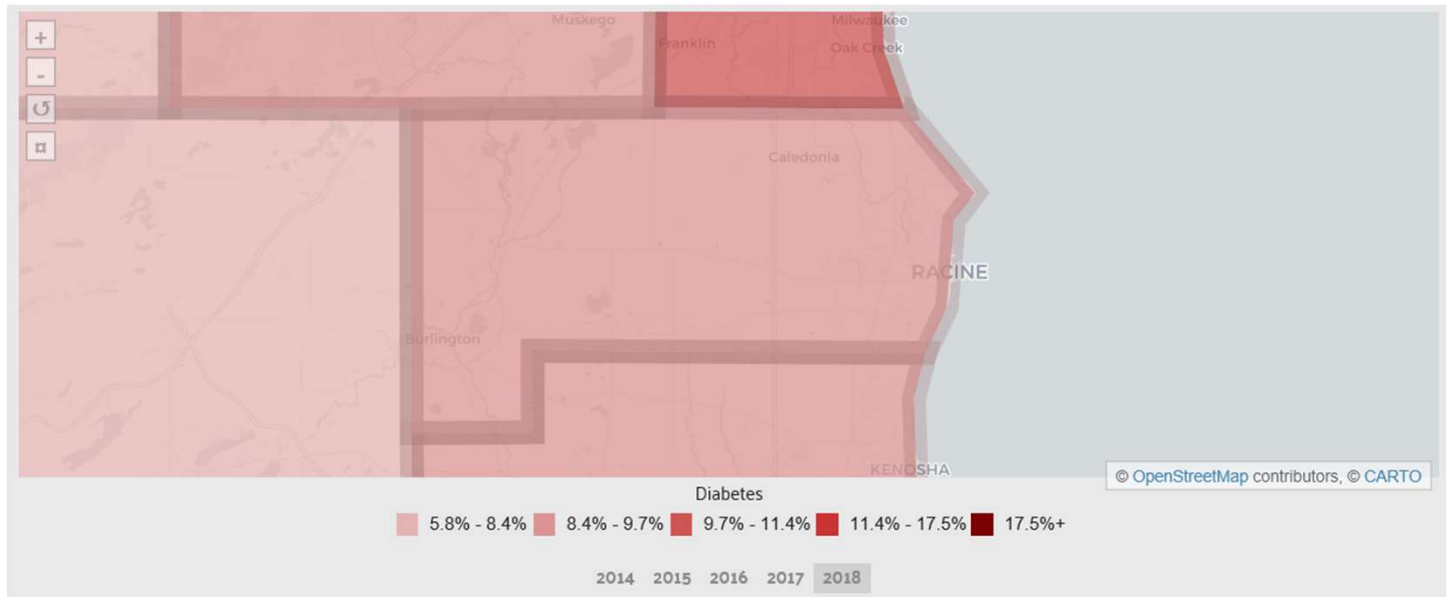


# DIABETES

Racine County has a prevalence of diabetes in Wisconsin, at 9%.

46.6% of residents in Zip Code 53404 had a blood test for high blood sugar.

The following map shows the prevalence of diabetes in Wisconsin by county over multiple years.

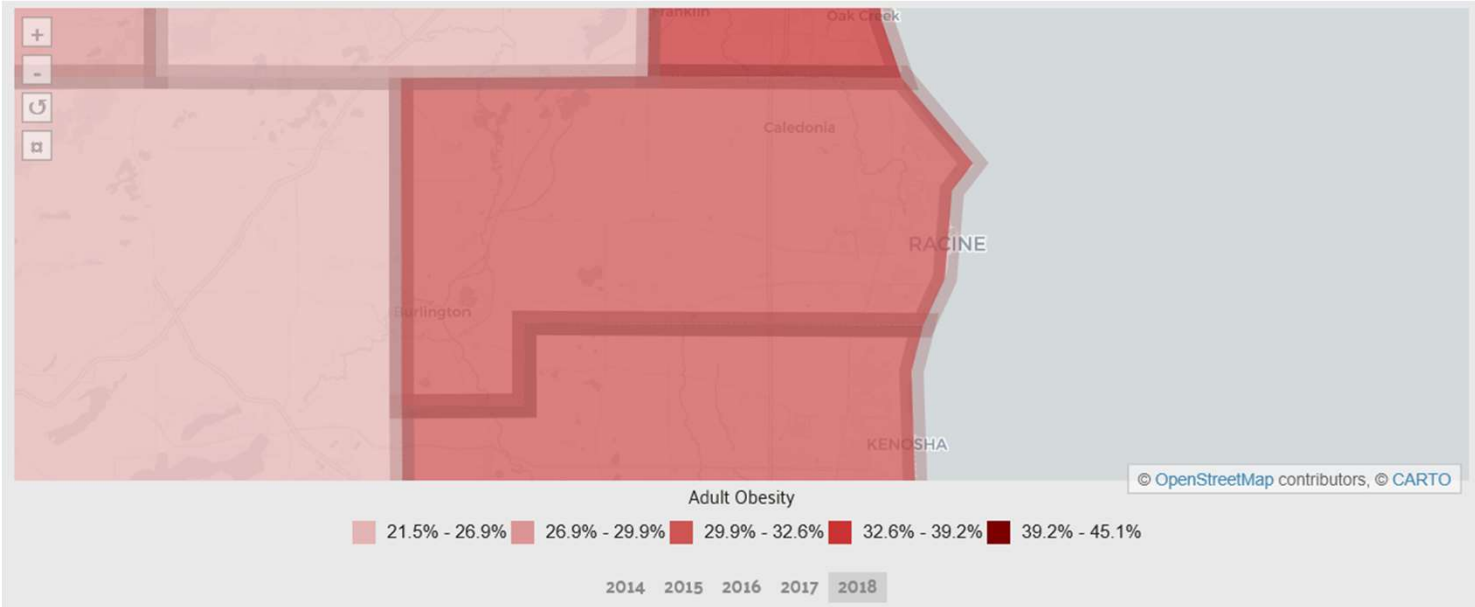


# ADULT OBESITY

Racine County has a prevalence of adult obesity in Wisconsin, at 45.1%.

Residents in Zip Code 53404 had an average BMI of 29%. 40% of the residents are obese.

The following map shows the prevalence of adult obesity in Wisconsin by county over multiple years.

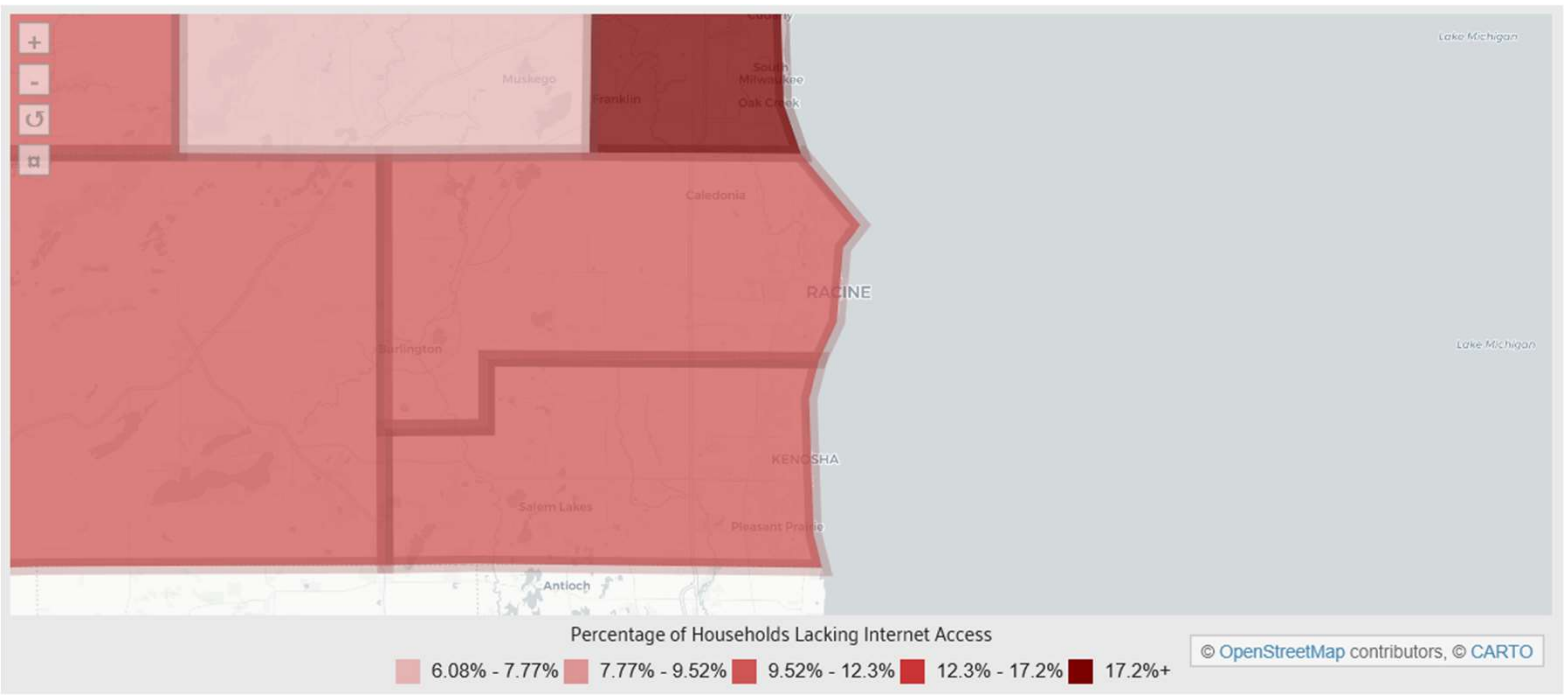


# SOCIAL NEEDS

## INTERNET ACCESS

In 2018, Racine County had 11% of households lacking internet access in Racine, WI.

The following map shows the percent of households lacking internet access by county over multiple years.





# HEALTH CARE COVERAGE

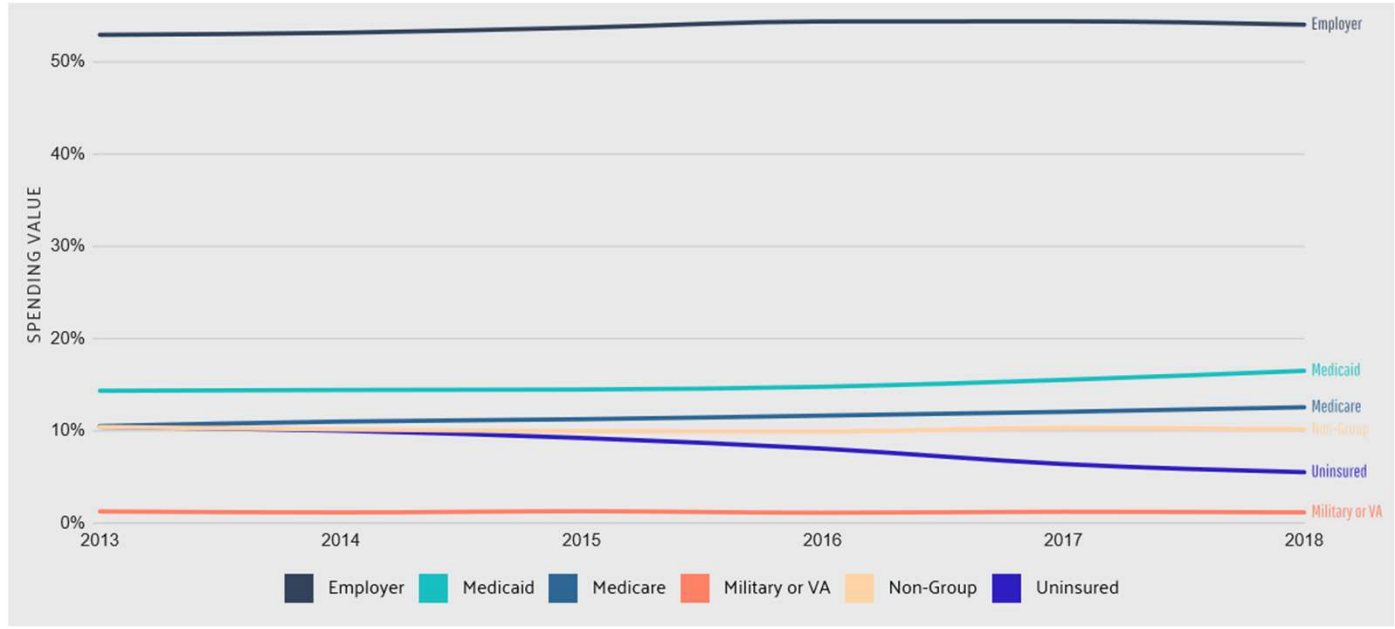
## RACINE, WI

5.53%	54%
UNINSURED	EMPLOYER COVERAGE
16.5%	12.6%
MEDICAID	MEDICARE
10.2%	1.18%
NON-GROUP	MILITARY OR VA

Between 2017 and 2018, the percent of uninsured citizens in Racine, WI declined by 13.8% from 6.41% to 5.53%.

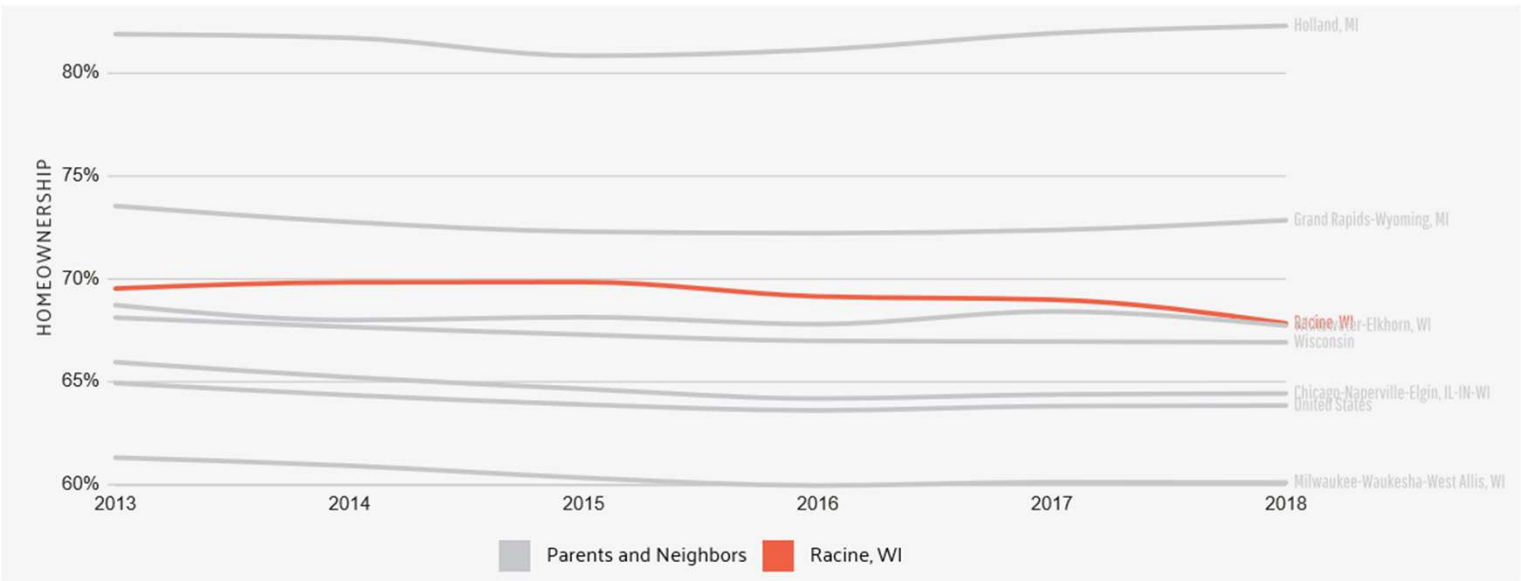
The following chart shows how the percent of uninsured individuals in Racine, WI changed over time compared with the percent of individuals enrolled in various types of health insurance.

Data from the [Census Bureau ACS 5-year Estimate](#).



# RENT VS OWN

- In 2018, 67.8% of the housing units in Racine, WI were occupied by their owner. This percentage declined from the previous year's rate of 69%.
- This percentage of owner-occupation is higher than the national average of 63.9%. This chart shows the ownership percentage in Racine, WI compared it's parent and neighboring geographies.



Data from the Census Bureau [ACS 5-year Estimate](#).