



COMPREHENSIVE MASTER PLAN

MID-AMERICA MEDICAL DISTRICT AT EAST ST. LOUIS, ILLINOIS





Mid-America Medical District at East St. Louis, Illinois Comprehensive Master Plan

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The Mid-America Medical District Commission
www.midamd.com

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Aerial Rendering—Proposed (View from South)

Aerial Rendering—Proposed (View from West)

Site Plan—Proposed (Urban Design Districts)

Site Plan—Single Family Residential

Site Plan—Medical District

Site Plan—Government Mall

Site Plan—Collinsville Avenue

Proposed Character Sections—Broadway & Collinsville Avenue

Section 5: Implementation Plan

None



SECTION 1: INTRODUCTION





SECTION 1: INTRODUCTION

On January 1, 2007, the Illinois General Assembly’s Public Act 094-1036 became effective, creating a medical center district in East St. Louis that generally covered the city’s downtown. Patterned after similar legislation which earlier created medical districts in Chicago and Springfield, this new law created the Mid-America Medical District and its associated governmental entity, the Mid-America Medical District Commission.

The Commission consisted of nine appointed members and three ex-officio members; three members appointed by the Governor, three appointed by the St. Clair County Board Chairman, three appointed by the Mayor of East St. Louis, and representatives of the Director of Commerce and Economic Opportunity, the Director of Public Health, and the Secretary of Human Services. Their mission—”to attract and retain academic centers of excellence, viable health care facilities, medical research facilities, emerging high technology enterprises, and other permitted facilities and uses”.

As required by the Mid-America Medical District Act, a Master Plan for improvement and management of the District was to be prepared and approved by the Commission, with the consent of an Advisory Council and the East St. Louis City Council. The goal of the Master Plan was to “provide for the orderly growth and management of property within the District.” Further, the Master Plan for land use should promote the “highest and best use” of properties in the District to achieve the following objectives:

- Support the growth of the medical profession;
- Deliver health care and related services;
- Protect existing neighborhoods from encroachment by medical facilities;
- Help create long-term residential stability; and
- Support activities and projects geared toward the attraction and retention of academic centers of excellence, viable health care facilities, medical research facilities, and emerging high technology enterprises.

Ideally, the Master Plan would provide a road map for the Commission, community and other stakeholders to follow for improvement, expansion, and management of the District’s assets. To achieve this, the District needed to be positioned as a medical, educational, and residential mixed use urban campus in an environment affording long-term financial security for public and private investments.

The District itself comprised approximately 240 acres in downtown East St. Louis, incorporating several key institutions such as the Kenneth Hall Regional Hospital, the East St. Louis Higher Education Campus, a Federal Court House, and the 5th & Missouri MetroLink Station. Approximately one-third of the developable land area in the District is currently vacant. This current setting provides a unique opportunity to build upon the key institutions to remake this portion of East St. Louis and to positively impact the broader community.

The following maps portray the location of the Mid-America Medical District within the St. Louis region and the City of East St. Louis. Future maps in the document provide more detailed information on the District.

The Master Plan is organized into five sections and two appendices.

- **Section 1: Introduction**—a very brief introduction to the Act, the Commission, and the Plan
- **Section 2: Situation Analysis**—background information on existing conditions needed to make investment decisions in the Medical District
- **Section 3: Planning Initiatives & General Strategies**—big-picture action items and development strategies for the District
- **Section 4: Master Plan**—the finer print on future land use, circulation, infrastructure, urban design, and community development planning and projects
- **Section 5: Implementation Plan**—steps for the Commission to take immediately and steps for longer-term, on-going work by the Commission and the community
- **Appendix A: Market Conditions Report**—the market assessment that formed the basis of the land use plan
- **Appendix B: Inventory of Health & Community Services**—a summary of health related services available to East St. Louis residents, both inside and outside the District



Mid-America Medical District Regional Setting



Legend

- MetroLink Stations
- MetroLink Rail
- District Boundary



Mid-America Medical District Master Plan	
Medical District Boundary Map	
Source: East-West Gateway COG St. Clair County ESRI Map Edited: 10-Nov-2009	

