



CATEGORY — NEW CONSTRUCTION COST GREATER THAN \$5M
PROJECT TYPE — 95,000 SF COMMUNITY HEALTH CENTER
PROJECT ADDRESS — 6002 E 38TH STREET, INDIANAPOLIS
COMPLETION — MARCH 2024

DESIGN STATEMENT

A Eskenazi Health Thomas & Arlene Grande Campus: Revitalizing a Community Through Holistic Care

The Eskenazi Health Thomas & Arlene Grande Campus is a new comprehensive healthcare facility located on East 38th Street in the Northeast Corridor of Indianapolis, Indiana. This underserved community has long struggled with high unemployment, low life expectancy, and limited access to quality healthcare. The project aims to revitalize the area by offering a one-stop shop for medical, mental health, and social services along with acting as a community hub for neighborhood activities and engagement.

From the start, the community was deeply integrated into the design process. Their invaluable input shaped every facet of the facility, from color palettes and artwork to material selection. This collaborative approach ensured the design not only met, but truly resonated with, the unique character and needs of the community it serves.

The facility and landscaping are tied together with a ribbon that is visible in both the building's exterior envelope, interior stair, and landscaping. This ribbon celebrates the coming together of Eskenazi Health, the Marion County Public Health Department, and the community to create a facility that brings a new standard to community-based healthcare design. The interior design elements are focused on natural, soothing colors, rich materials and textures, and art to embrace all cultures and make all feel welcome.

(Guiding Design Principles)

CONNECTION

Connecting the exterior with the interior, color with light, space with movement, and geometry with organic form, this design integrates Eskenazi's history and traditions with a facility that embodies and promotes growth. It seamlessly melds the storied past of both the neighborhood and Eskenazi with a future-oriented vision, achieving a harmonious balance that empowers and embraces progress.

NURTURING

Our approach is designed to respond to the needs, values, vision, and desires of our occupants and end-users, with the fundamental goal of enhancing their quality of life.

SUPPORT

Both emotional and physical support is provided for a diverse range of patients and employees, extending beyond the typical patient care. This was designed as not just a health facility—it is a community center focused on health.

BELONGING

Our design considers the surrounding context, environment, and neighborhoods, ensuring that it resonates with a distinct sense of place. Architecture serves as a powerful tool that can create a better world, strengthen communities, and act as a catalyst for change.

RENEWAL

This project focuses on healing and restoration, aiming to create a new and improved experience. We're shifting the mindset from seeing individuals as patients in a clinic to recognizing them as people in a center dedicated to their well-being.

TIMELESS

Our vision extends beyond merely fulfilling a program; it encompasses a higher mission. This project is defined not just by its structure, but by the problems it solves and the positive impacts it creates.

UNITY

This space is designed to be accessible and welcoming to everyone—physicians, patients, nurses, and volunteers alike—ensuring a positive experience for all.



DESIGN STATEMENT

(Problem)

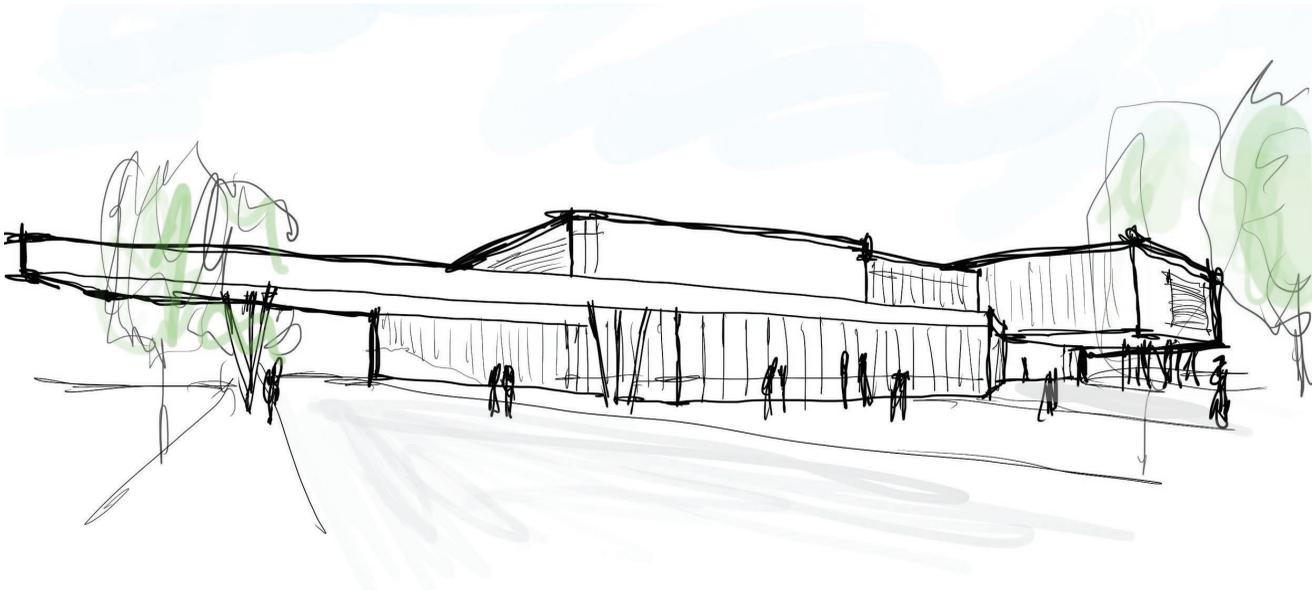
The 38th Street area has long struggled with high unemployment and low life expectancy. Abandoned buildings, hazardous roads, and other signs of disinvestment reflect decades of neglect in this community. The unemployment rate in this area is five times higher than the county average, contributing to a prevalence of gun violence. Over 40% of residents report having no leisure time, caused by limited access to parks and green space. Nearly half of residents are housing cost-burdened, spending more than 30% of their income on rent or mortgage.

The neighborhood's appearance reflects its challenges, with numerous abandoned buildings and poorly maintained businesses, including many liquor stores and trash accumulating on streets and sidewalks. Residents of this poorly maintained environment experience higher crime rates and distrust in law enforcement, with many families impacted by trauma. This lack of economic stability is due to limited job opportunities and other resources.

(Solution)

The new Eskenazi Health Thomas & Arlene Grande Campus will significantly expand access to comprehensive health services for the community. The facility will offer a wide range of care, including primary care for all ages, mental health services, OB/GYN, physical therapy, imaging, a pharmacy, and lifestyle medicine. It will feature 73 exam rooms, 28 consultation rooms for mental health services, as well as support from dietitians, social workers, and a medical-legal partnership. Additionally, the campus will provide a tech hub, teaching kitchen, and multipurpose room for community use. Visitors can also access a cafe and nearby grocery store, making it convenient to address their health and daily needs in one location. By offering this robust set of integrated services, the new Grande Campus aims to promote healthier and more vibrant communities.

The architectural design of the Eskenazi Health Thomas & Arlene Grande Campus is guided by the principles of "Reaching Out" and "Welcoming In." The building's form and materials are intentionally designed to be inviting and accessible to the community, while also providing a sense of security and stability.



The fully renovated 12 acre campus features three distinct entrances - a drop-off entry, a corner street entry, and a community garden plaza entry - ensuring easy access for patients, visitors, and staff. Despite its substantial 95,000 square foot size, the building is thoughtfully designed to promote wayfinding and navigation. The Monumental Stair greets the patients and offers multiple paths to the Second Floor. Elements such as clear and concise maps, easy-to-read signs, and a logical layout should help people find their way around the building. Additionally, thoughtfully designed signage featuring large overhead directional signs and glass entrances marked with vinyl large-scale graphic numbers and letters can further aid navigation. The facility includes a staffed information desk and a conveniently located kiosk near the front door that provides multilingual wayfinding assistance.

Guided by community input, the facility will serve as a hub for community gathering, providing expanded and accessible care options and social amenities under one roof.

The new campus has transformed a formerly paved area into lush green space, with an urban garden and walking trail, making it an attractive destination for community events and recreational activities. Health and wellness is emphasized throughout the campus. A fitness trail runs along Pogues Run Creek connecting neighbors to nature, and an urban farm supplies produce for the on-site cafe, teaching kitchen and community pantry. Yoga and exercise classes can spill out from the multipurpose community room onto the exterior plaza. And the rooftop patio and garden provides both a daily staff respite and community event space.

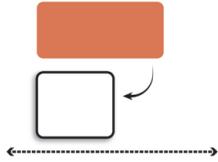
The new Eskenazi Health Thomas & Arlene Grande Campus will achieve LEED (Leadership in Energy and Environmental Design) Silver certification through its use of sustainable materials and incorporation of numerous green spaces and a building green roof. Efficient building systems and abundant natural light will create a welcoming and healing environment inside the facility. While ample parking is provided, the building's bike racks and location on the IndyGo Purple Line also encourage alternative modes of transportation.

(Design For Equitable Communities)

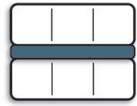
To mirror the diverse make-up of the community, the Eskenazi Health Thomas & Arlene Grande Campus project established supplier diversity goals of a minimum of 15% minority business enterprise (MBE) participation, 8% women business enterprise (WBE) participation, 3% veteran business enterprise (VBE) participation, and 1% disability-owned enterprise (DOBE) participation over the course of the project effort. These goals have been exceeded, with a total diversity spend of 60%.

Overall, the Eskenazi Health Thomas & Arlene Grande Campus embodies an influential design focused on community engagement, accessibility and a sense of comfort and security for all who visit.

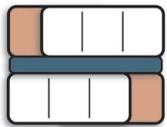
SITE & BUILDING DESIGN - INFORMING EACH OTHER



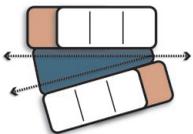
SHIFT THE BUILDING TO ENGAGE WITH EAST 38TH STREET PEDESTRIAN AND BUS LINE



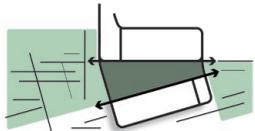
"TYPICAL" MEDICAL OFFICE BUILDING LAYOUT WITH CENTRALIZED WAITING



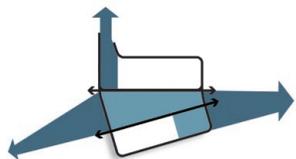
PULL APART CLINIC PODS TO CREATE PORCHES CONNECTING WITH NATURE AND ROOFTOP PATIO



ANGLED CENTRALIZED WAITING SPACE TO OPEN THE BUILDING UP TO THE COMMUNITY

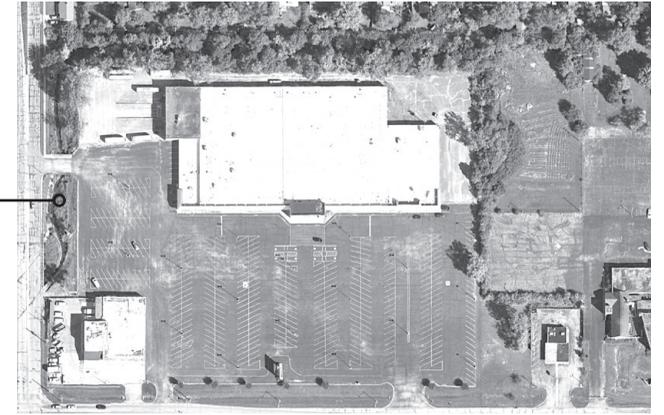


WELCOMING IN THE COMMUNITY MEMBERS WITH GREEN SPACE AND PLACES TO MEET



REACHING OUT TO THE NEIGHBORHOOD AND GOODWILL/COOK MEDICAL CAMPUS

EXISTING SITE
12 ACRES





FLOORPLANS

FIRST FLOOR Specialty Services

- 1 FINANCIAL COUNSELING CENTER
- 2 RETAIL PHARMACY
- 3 MENTAL HEALTH CLINIC
- 4 IMAGING CENTER
- 5 COMMUNITY ZONE
TEACHING KITCHEN
FLEX / MULTIPURPOSE ROOM
CAFE
OFFICES
CONFERENCE ROOM
TECHNOLOGY HUB
- 6 WOMEN, INFANTS AND CHILDREN (W.I.C.) PROGRAM
- 7 BEDS AND BRITCHES, ETC. (B.A.B.E.) PROGRAM
- 8 DENTAL SERVICES
- 9 REHAB THERAPY (PT/OT/SPEECH)
- 10 GENDER NEUTRAL RESTROOMS
- 11 MEP / DOCK / BUILDING SUPPORT

SECOND FLOOR Primary Care Services

- 1 OPTOMETRY / OPTICAL SHOP
- 2 PRIMARY CARE
- 3 RESEARCH SUITE
- 4 CENTRAL REGISTRATION & WAITING
- 5 EXTERIOR PATIO
- 6 GROUP EXAM ROOMS
- 7 SHARED STAFF LOUNGE
- 8 MEP / BUILDING SUPPORT

DROP-OFF ENTRY

COMMUNITY GARDEN PLAZA ENTRY

MONUMENTAL STAIRCASE

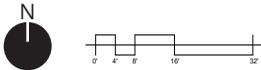
PLAZA ENTRY

COMMUNITY LOBBY

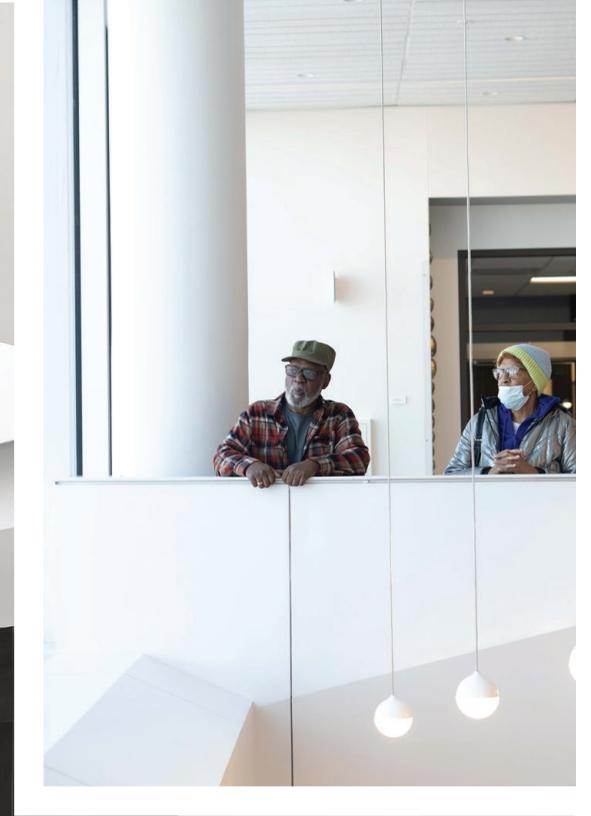
GREEN ROOF

LEVEL 1 PLAN

LEVEL 2 PLAN











“FRONT PORCH” ENTRANCES

NEIGHBORHOOD STATISTICS AND ENGAGEMENT

Socioeconomic Condition Directly Correlates To Health

19.4%

OF THE POPULATION LIVES BELOW THE FEDERAL POVERTY LINE

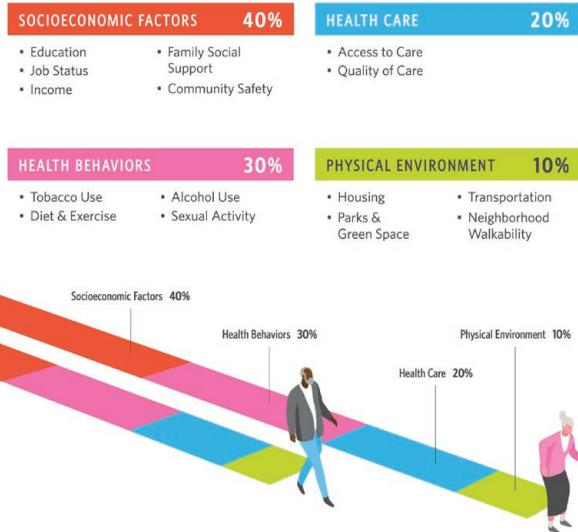
89TH

IN HEALTH FACTORS

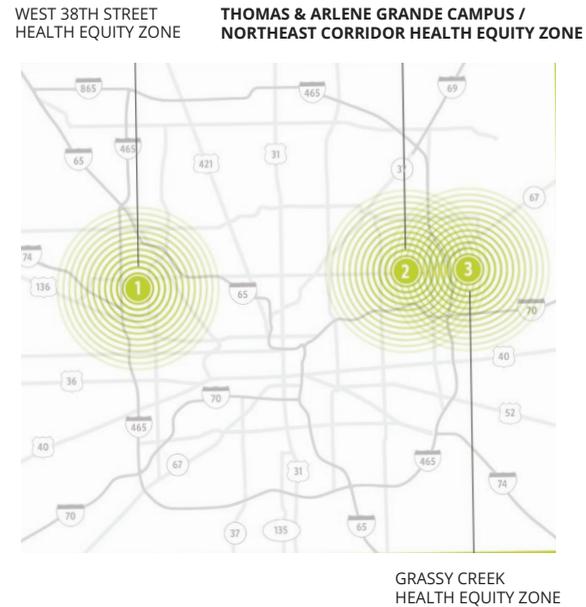
78TH

IN HEALTH OUTCOMES

Determinants of Life Expectancy



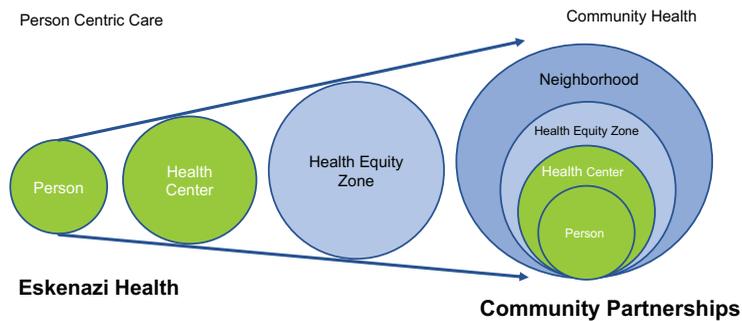
East 38th / Northeast Corridor Health Equity Zone



Themes & Attributes From Engagement

- We Meet People Where They Are**
- Create The Corner For People To Talk**
- A Connected Community For Healthy Living**
- Town Center**
- Community Pride**
- Calming Features
 - Colors / Textiles
 - Clear Wayfinding & Flexible Meeting Rooms
 - Family Spaces
 - Community Gathering Spaces
 - Urban Farm & Teaching Kitchen
 - Art / Water Sculptures
 - Indoor/Outdoor Spaces that function as "Third Places"
 - Walking Paths & Fitness Opportunities

Health Equity Zone + Guiding Principles



- Economic Opportunity
- Safety
- Food Is Medicine
- Transportation and Connectivity
- Housing
- Community Connectedness
- Mental Wellness
- Healthy Lifestyles

Neighborhood Community Open House

PHOTOS FROM COMMUNITY OPEN HOUSE - March 16, 2024



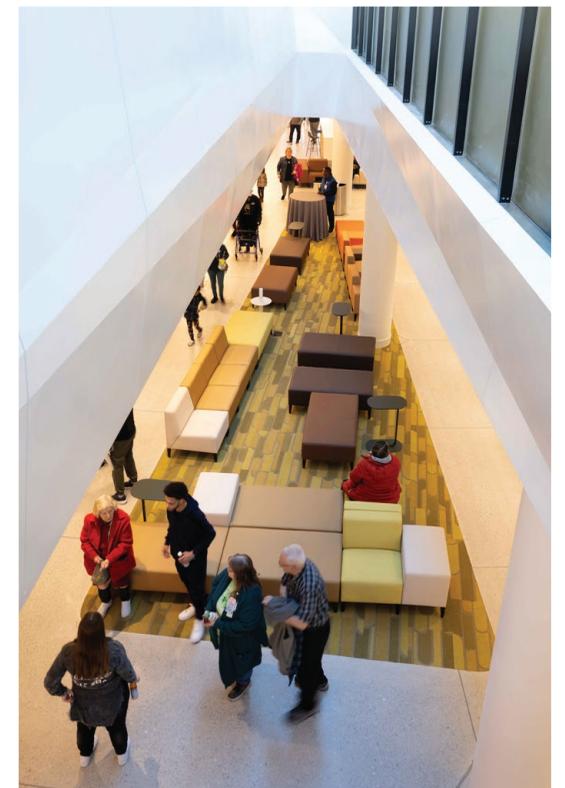
From the initial phase of the project, the community was deeply integrated into the design process. Their involvement was crucial, providing essential insights that influenced every facet of the design. Community members contributed key terms that guided significant decisions, from color palettes and artwork curation to the selection of materials.



CLINIC WAITING AREA

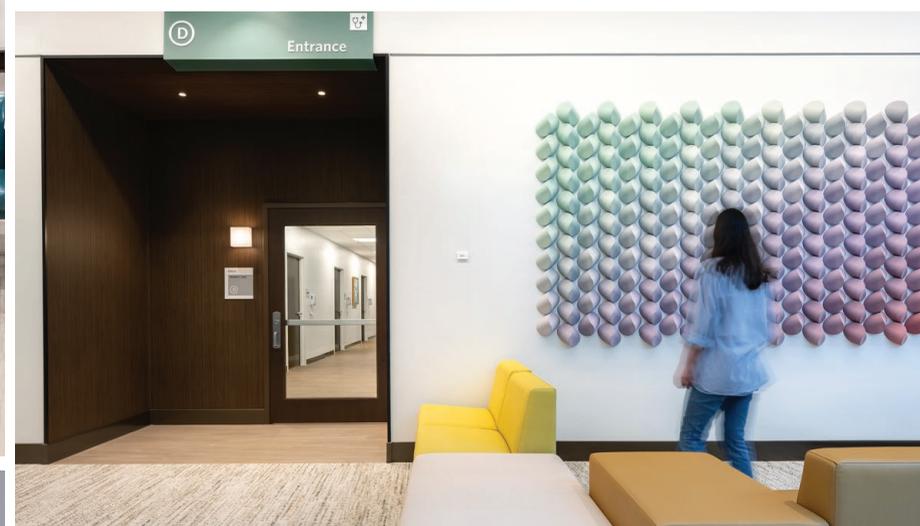


CENTRALIZED REGISTRATION - SECOND FLOOR



ESKENAZI HEALTH THOMAS & ARLENE GRANDE CAMPUS

INVESTMENT IN ART TO BUILD COMMUNITY AND FOSTER WELLNESS







STAFF WORKROOM



COMMUNITY LOBBY



TEACHING KITCHEN

YEAR IN REVIEW MILESTONES

In its first year, the Eskenazi Health Thomas & Arlene Grande Campus achieved remarkable milestones:

GRAND OPENING & WELCOMED FIRST PATIENT **APRIL 17, 2024**



25,117

PATIENTS RECEIVED FEDERALLY QUALIFIED HEALTH CENTER SERVICES

1,153

UNIQUE CLIENTS WERE SERVED BY SANDRA ESKENAZI MENTAL HEALTH CENTER & 555 SAME-DAY INTAKES WERE COMPLETED

1,333

PATIENTS WERE SUPPORTED BY STAFF FROM THE BEN PECAR & LESLIE THOMPSON FINANCIAL COUNSELING CENTER

170,361

PRESCRIPTIONS WERE FILLED AT THE ESKENAZI HEALTH OKLAK FAMILY PHARMACY

8,175

VISITS TO ESKENAZI HEALTH REHABILITATION SERVICES WERE COMPLETED

7,662

FOOD VOUCHERS WERE DISTRIBUTED AS PART OF THE SCREENING FOR SOCIAL DETERMINANTS OF HEALTH

7,668

PATIENTS WERE SERVED BY ESKENAZI HEALTH IMAGING SERVICES

495

HOURS OF LIFESTYLE MEDICINE GROUPS WERE HOSTED IN THE FRANCHI FAMILY WELLNESS STUDIO



