CHICAGO PLAN COMMISSION
Department of Planning and Development

BRONZEVILLE LAKEFRONT

31st St and Cottage Grove Ave (4th Ward)

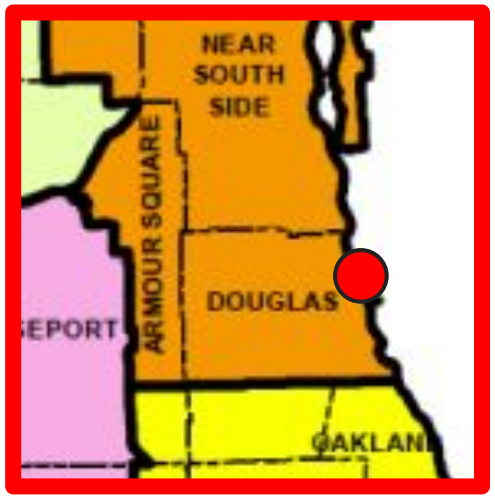
2601-3045 and 2600-3001 S. Ellis Avenue; 2900-3030 and 2901-3001 S. Cottage Grove; 2600-2900 S. Lake Park Avenue; 533 E. 29th Street; 401-434 E. 26th Street; 2701-2955 S. Vernon Avenue; 400-598 E. 31st Street; 2601-3099 S.Martin Luther King Drive

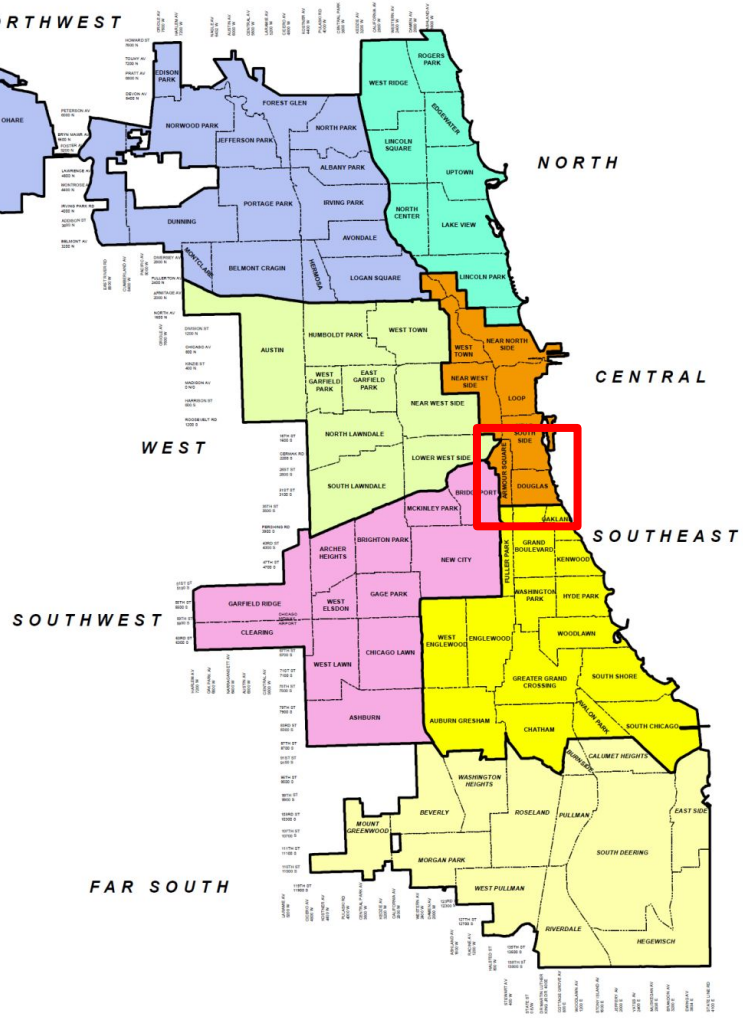
GRIT CHICAGO, LLC

02/18/2020

DRAFT FOR PUBLIC REVIEW

Community Area Snap Shot





COMMUNITY AREA INFORMATION:

- Douglas Community Area

COMMUNITY AREA INFORMATION:

- Total Population - 21,268
- Average Household Size - 2.2
- Median Age - 32.0
- Race - Black 68.2%, Asian 14.2%, White 11.3%, Hispanic 3.4%
- Median Income - $31,509

Site Area ±71 Acres

3 miles south of the Loop

Strategically positioned along the South Lakefront

Adjacent to McCormick Place and near IIT campus

Located in the Historic Bronzeville Neighborhood

PD area includes:

- *Former Michael Reese Hospital site*
- *Prairie Shores*

Anticipated connection to future development of MPEA marshalling yards

SITE CONTEXT PLAN

SITE CONTEXT

SITE CONTEXT

Planning Context

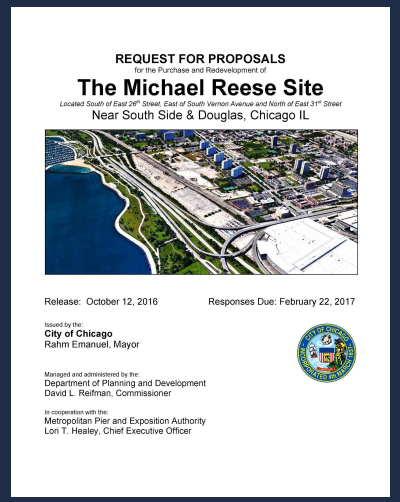
Michael Reese Tech Park Advisory Report (May 2011)

- Create high-quality, modern jobs that require a wide range of skills and education levels
- Attract established companies, and foster creation of new companies, in emerging business sectors
- Attract individual and institutional investors to support these companies
- Foster economic development of the nearby communities
- Balance financial risk and return among public and private investors, and generate a positive return (direct and indirect) on the City's initial investment

Michael Reese Redevelopment Strategy (May 2013)

- Create thousands of new jobs for the people of the community
- Offer new entertainment attractions
- Reconnect to the city fabric
- Improve transit accessibility and service
- Create a great Chicago neighborhood with an anchor for the South Side and Chicago

Planning Context



REQUEST FOR PROPOSALS
for the Purchase and Redevelopment of
The Michael Reese Site
Located South of East 26th Street, East of South Vernon Avenue and North of East 31st Street
Near South Side & Douglas, Chicago IL

Release: October 12, 2016 Responses Due: February 22, 2017

Issued by the:
City of Chicago
Rahm Emanuel, Mayor

Managed and administered by the:
Department of Planning and Development
David L. Reifman, Commissioner

In cooperation with the:
Metropolitan Pier and Exposition Authority
Lori T. Healey, Chief Executive Officer

Michael Reese Site RFP (October 2016)

- The objective of this RFP is the redevelopment of the Michael Reese Site, and potentially the Marshalling Yards and Advocate/McDonald's sites, in a manner which adds vibrancy to Chicago's south lakefront communities, particularly Bronzeville. The City and MPEA are open to a range of uses, including commercial, institutional, tourism, entertainment, sports and recreational facilities and residential
- Demonstrate that the design, construction, or renovation of all buildings will provide healthy indoor environments, efficient operating costs, and energy conservation systems
- Provide for inviting and usable public open spaces, containing unique features and substantial landscaping between buildings and throughout the entirety of the Site

· CHICAGO ·
GRIT
GLOBAL RESEARCH INNOVATION TOURISM

GRIT RFP Response (February 2017)

- Catalyze job-creating neighborhood development
- Leverage its combined assets
- Put the district to work creating future-focused jobs and attracting new industries.
- City, private sector, nonprofit sector and community to make it happen together.

Project timeline

Legend

- Key events
- Selection Committee Meetings
- MRAC Meetings
- Executive Committee meetings
- Community Meeting/Town Hall

Planned Development Process

Participating groups
Department of Planning and Development (DPD) , Department of Transportation (CDOT), Assets, Information and Services (AIS), Department of Law (DOL), Chicago Transit Authority (CTA), Metra, Alderman King, Michael Reese Advisory Committee members, GRIT team and Consultants

Input from Alderman and Michael Reese Advisory Committee (MRAC)

2016

- OCT 2016 RFP Issued
- Dec 2016 Community Meeting

2017

- **Selection Committee** 4/26 5/2 5/3
- **MRAC** 6/13 6/21
- July 2017 Developer Selected
- **MRAC** 9/12 9/25

2018

- Jan 2018 Town Hall
- Feb 2018 Town Hall
- Feb 2018 Community Meeting
- **MRAC** 2/7 2/16 2/20 2/21
- April 2018 Community Meeting
- **MRAC** 9/13 10/3 **Exec. Committee** 12/13

2019

- **Exec. Committee** 1/15
- April 2019 Community Meeting
- **MRAC** 5/15 8/7 8/14 **Exec. Committee** 7/30
- AUG 2019 Project Intent Finalized
- **MRAC** 10/7
- Oct 2019 Community Meeting

2020

- **MRAC** 3/3 4/1
- May 2020 Community Meeting
- June 2020 PD Filed Finalized
- **MRAC** **Over 20 Meetings with GRIT team in the last 5 months**
- Oct 2020 Community Meeting

2021

- **Feb 2021 CPC Presentation**

Planned Development (PD) timeline

June 2020 | July | August | September | October | November | December | January 2021 | February | March

Bi-weekly meetings with City departments
June - February

Receive comments from City departments
July - February

Today

Address comments, finalize PD
September - February

Meetings with Michael Reese Advisory Committees
June - September

October Public Mtg

- Culture and History
- Affordable Housing
- Transportation
- Infrastructure, Open Space, Parks
- Design
- Equity, M/WBE Contracting, and Workforce
- Finance

PD Introduction
June 17

City Plan Commission Final Presentation

City Council Vote

PD Published

AERIAL VIEW FROM SW DIRECTION

ARC Innovation Center and Bronzeville Welcoming Center

AERIAL VIEW FROM 31ST AND COTTAGE GROVE AVE INTERSECTION

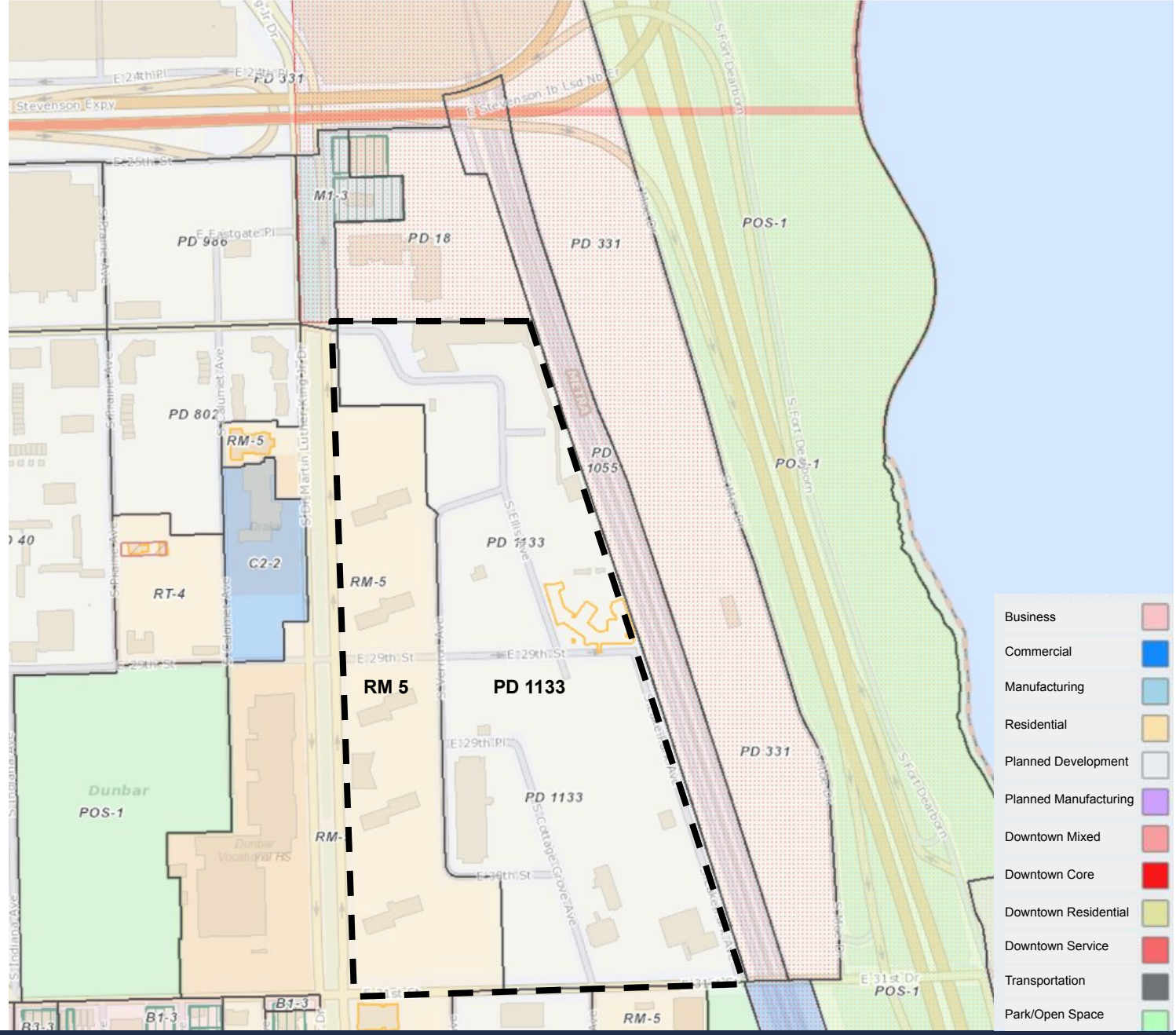
EYE LEVEL VIEW FROM COTTAGE GROVE

ARC Innovation Center and Bronzeville Welcoming Center

EYE LEVEL VIEW FROM LAKE PARK AVE

Existing Zoning

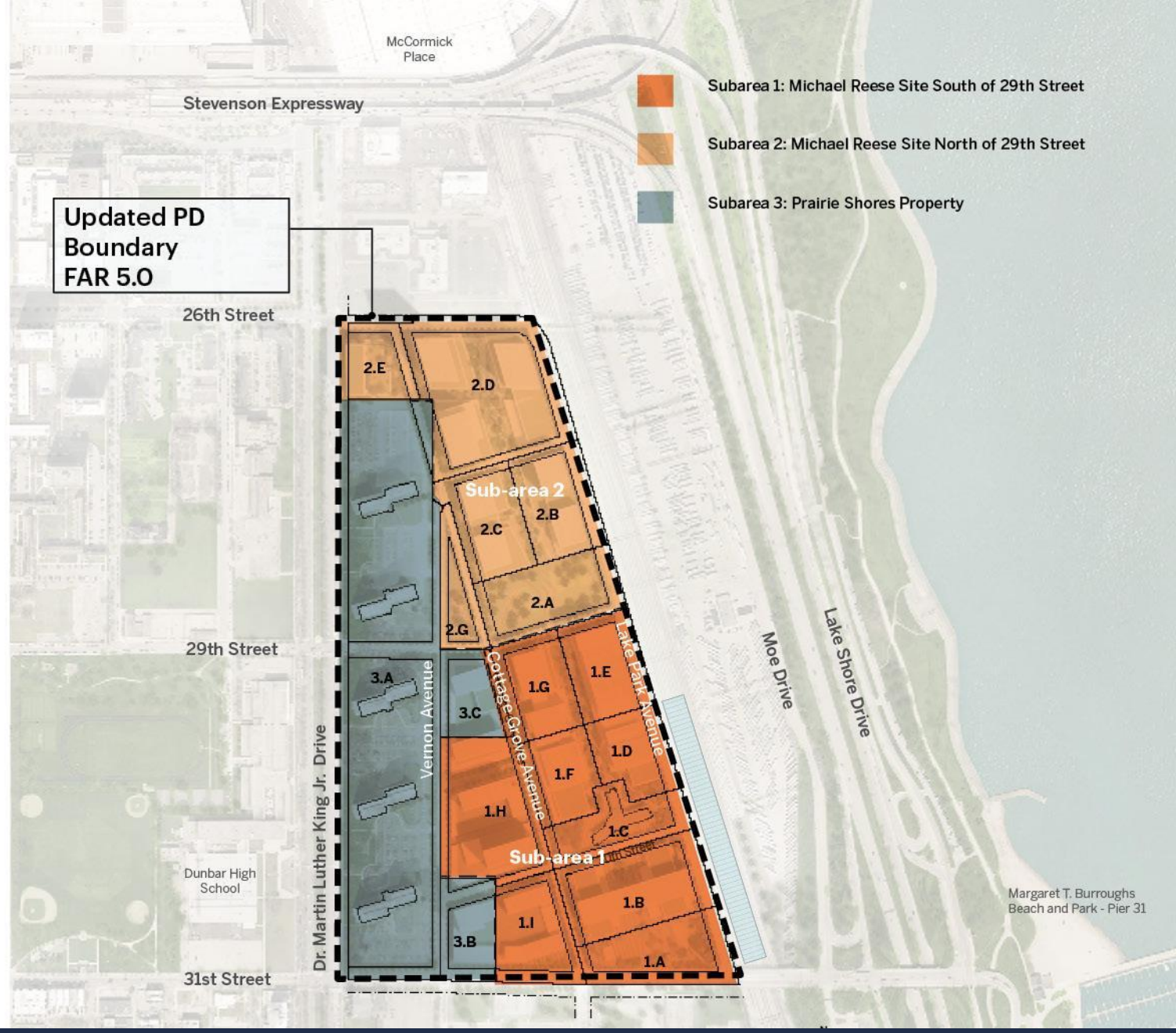
- The Michael Reese land is currently under PD 1133
- Prairie Shores is RM-5



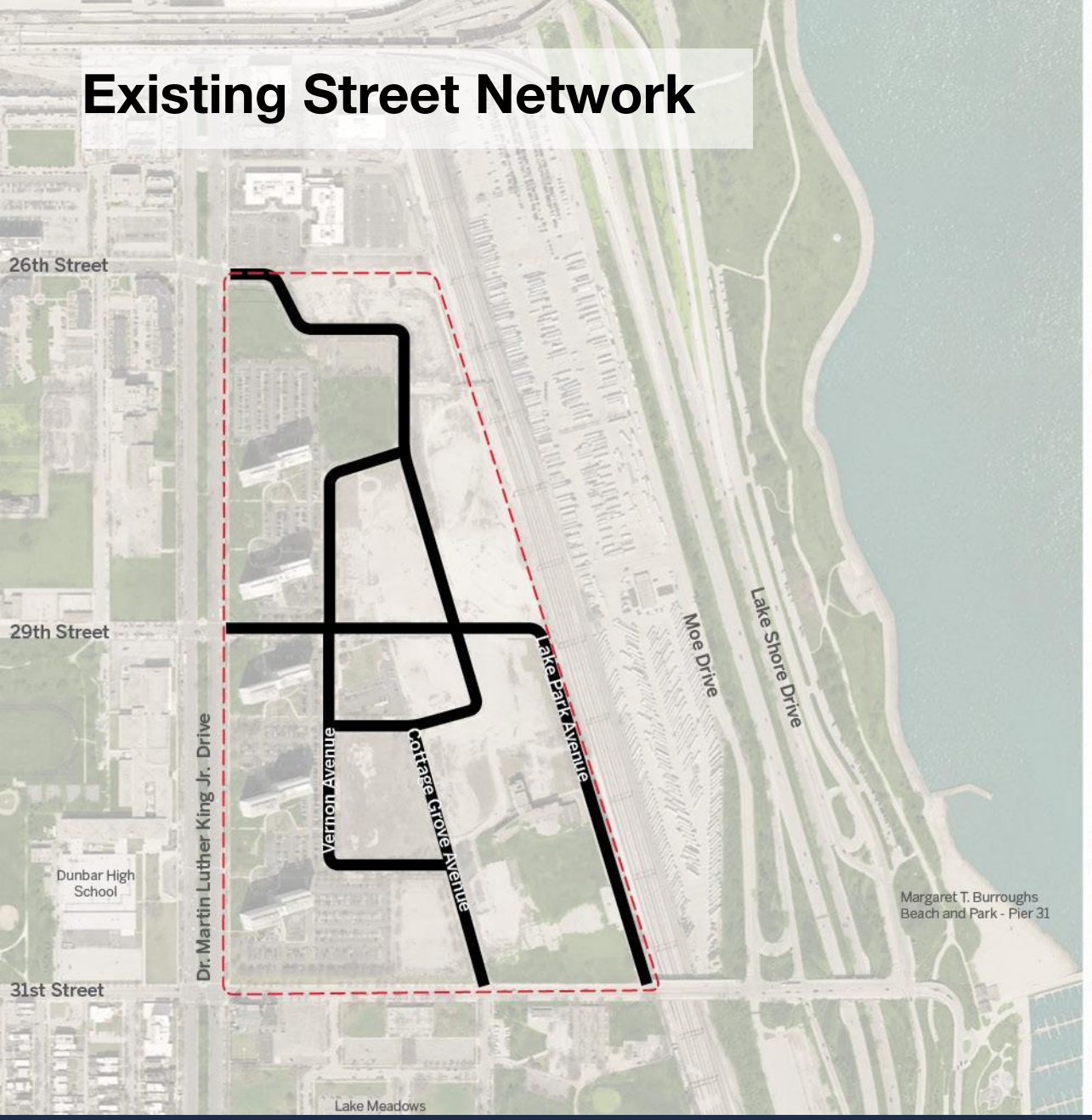
Planned Development (PD) area

Existing Prairie Shores development included to facilitate new roadway network serving Michael Reese site development

Total Planned Development		
Gross Site Area	**3,075,996 sf**	**70.6 Acres**
Area of Public ROW	**782,758 sf**	**18 Acres**
Net Site Area	**2,293,237 sf**	**52.6 Acres**
Gross Floor Area	**1,377,946 sf** Existing **10,087,859 sf** Proposed **11,466,146 sf Total**	
Maximum Dwelling Units	**1,867 units** Existing Prairie Shores **6,786 units** Proposed **8,653 units Total**	
Open space	**±10 Acres**	
Maximum FAR	**5.0**	



Existing Street Network

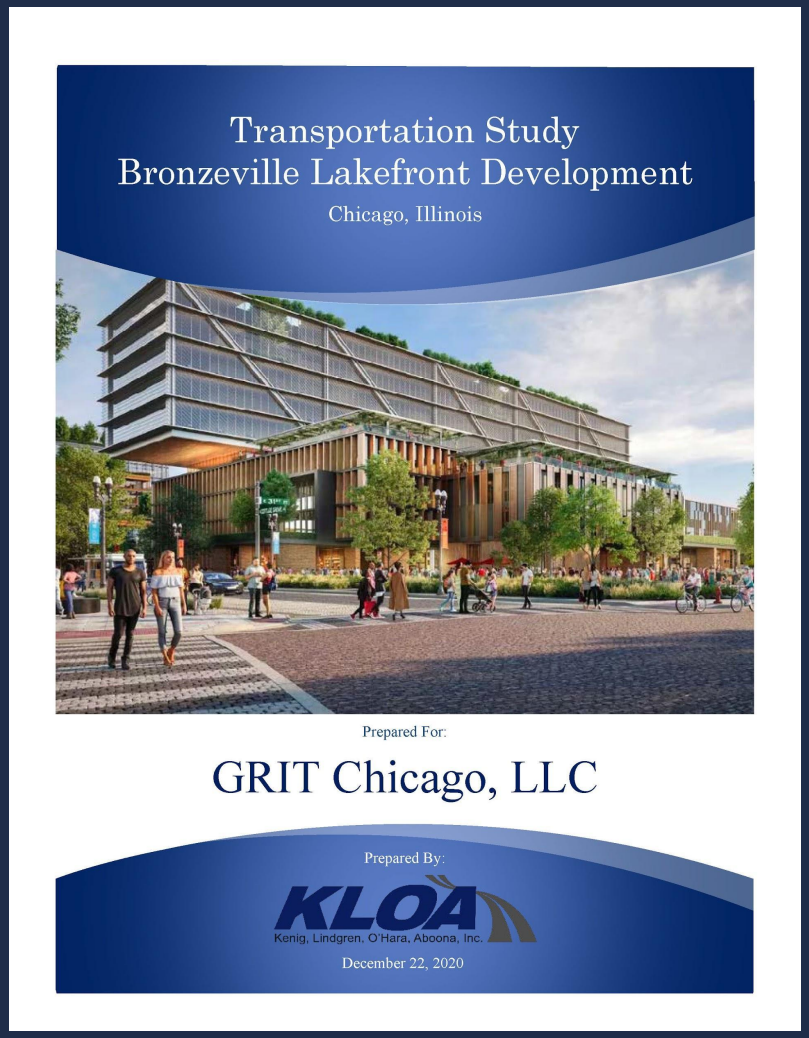


Proposed Street Network

TRANSPORTATION, TRAFFIC, AND PARKING

Transportation Study

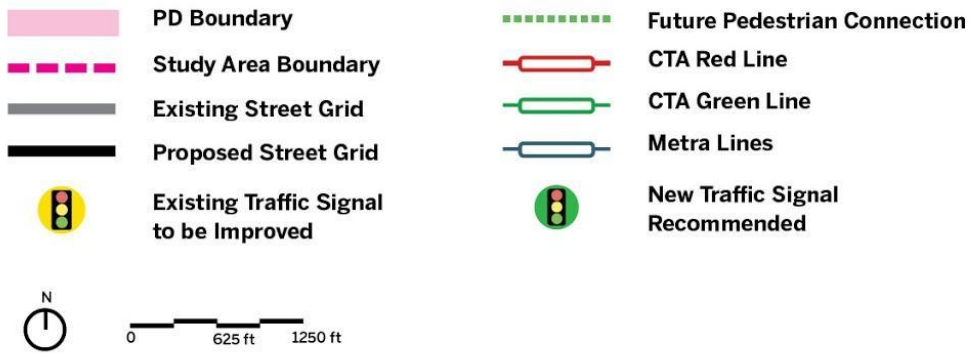
- Signal Prioritization and improvements on existing intersections to improve pedestrian and traffic flow
- New signalized intersections
  - 31st and Lake Park Ave
  - 29th st and Cottage Grove Ave
  - 27th st and Cottage Grove Ave
  - 26th st and Cottage Grove Ave
- Integrate CTA and Metra transit into the site
- Divvy bike stations and improved bike routes on 31st street
- Streets designed to CDOT standards and guidelines

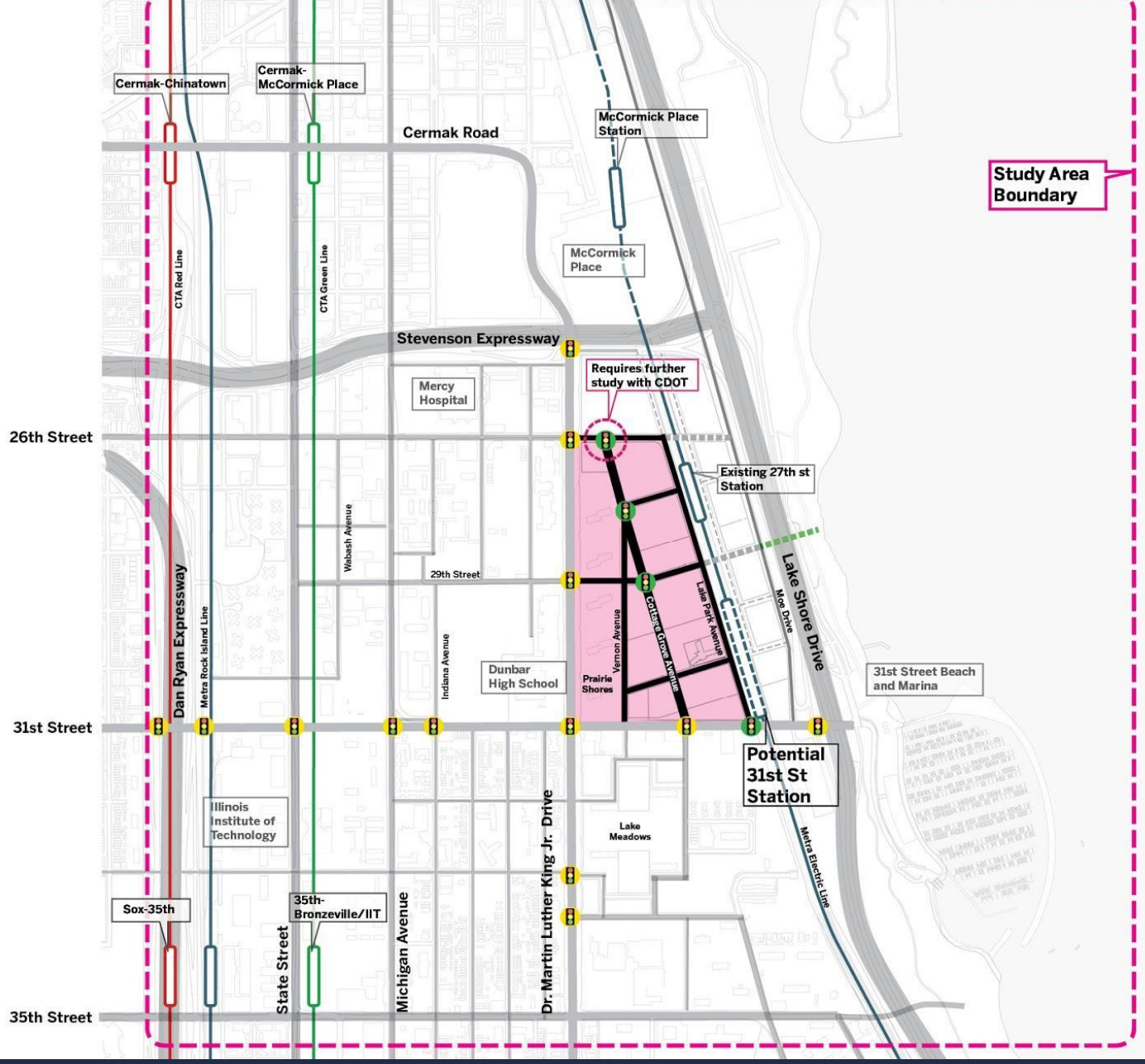


TRANSPORTATION STUDY

Pedestrian and Vehicular Connectivity

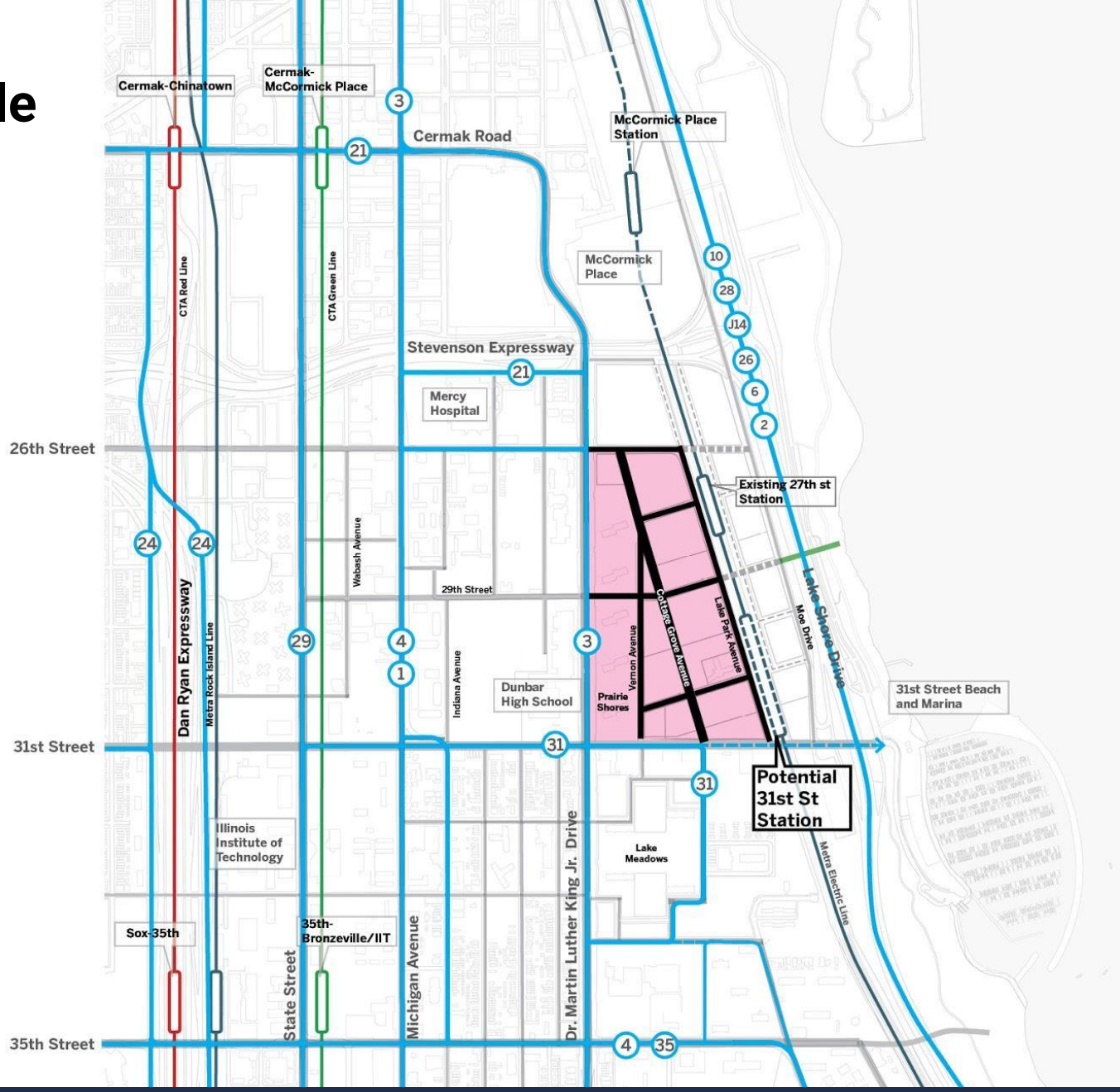
- Understanding the impact of future development at the neighborhood scale
- Preliminarily identifying existing traffic signals for improvement and new traffic signals to support future growth and ensure pedestrian safety
- CDOT and GRIT team working to refine design, configuration and operation of roadways and intersections in the plan





Transit Connected and Accessible

- Potential relocation of the 27th street Metra Electric Station to 31st street
- Metra Station platform would be accessible at 29th street and 31st street
- Opportunity to reconnect the site to the CTA bus network leveraging existing or future bus routes
- Accessibility by bike, scooter, and other modes of transportation



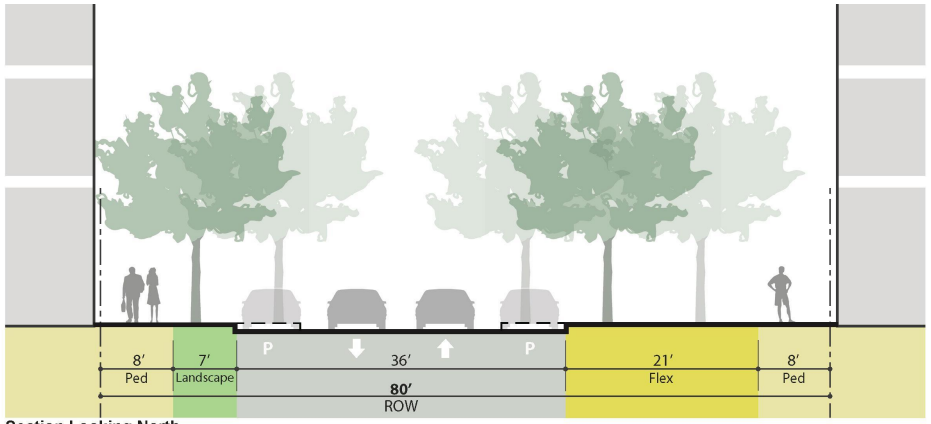
Street Design and Improvements

All streets will be designed to prioritize pedestrian safety and will be designed to accommodate bus service when appropriate

- Cottage Grove Avenue: The community main street, supporting local businesses and retail fronting active pedestrian sidewalks and landscaped plazas

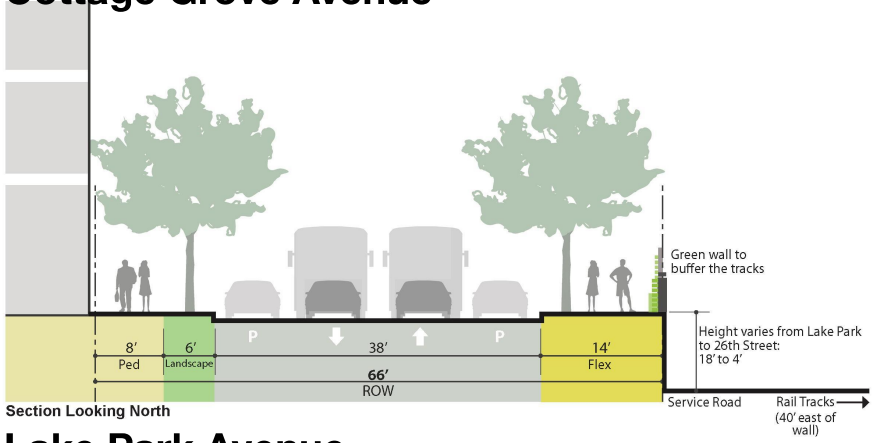
- Lake Park Avenue: Can serve as a transit-focused street with connectivity to Metra and opportunity to connect existing and future CTA bus routes to the busway; landscape buffer to the train tracks

- 31st Street: Can accommodate additional traffic capacity with a new off-street bike path on the north, integrated with the park



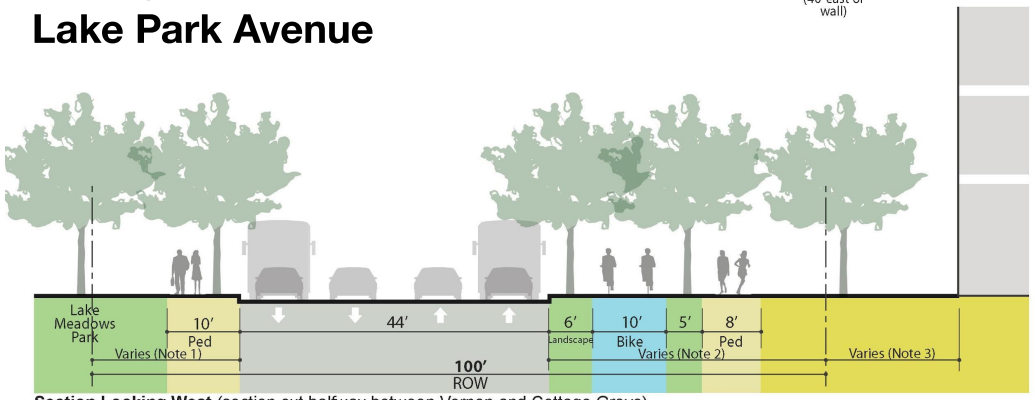
Section Looking North

Cottage Grove Avenue



Section Looking North

Lake Park Avenue



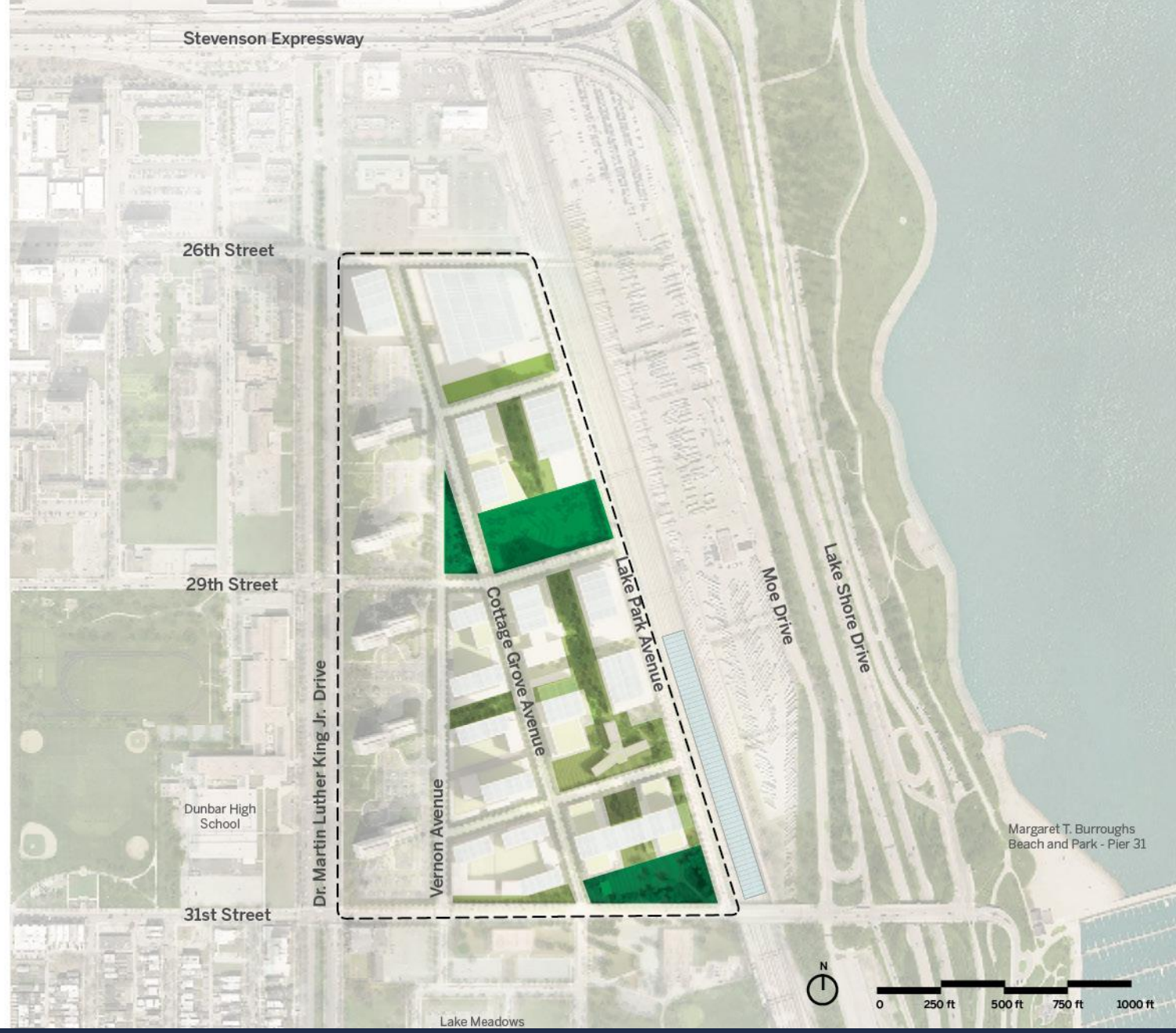
Section Looking West (section cut halfway between Vernon and Cottage Grove)

31st Street

Open Space

- Network of connected open spaces for passive recreation, health, wellness, air quality, youth play spaces, programmed spaces, events, and gathering
- Total of 10 Acres of Open Space

  Publicly Owned Parks: ±5 Acres
  On Parcel Open Spaces: ±5 Acres
- Open space design will reflect the site's history and the neighborhood's culture, picking-up on themes outlined by the MRAC sub-committees



Cultural Ribbons

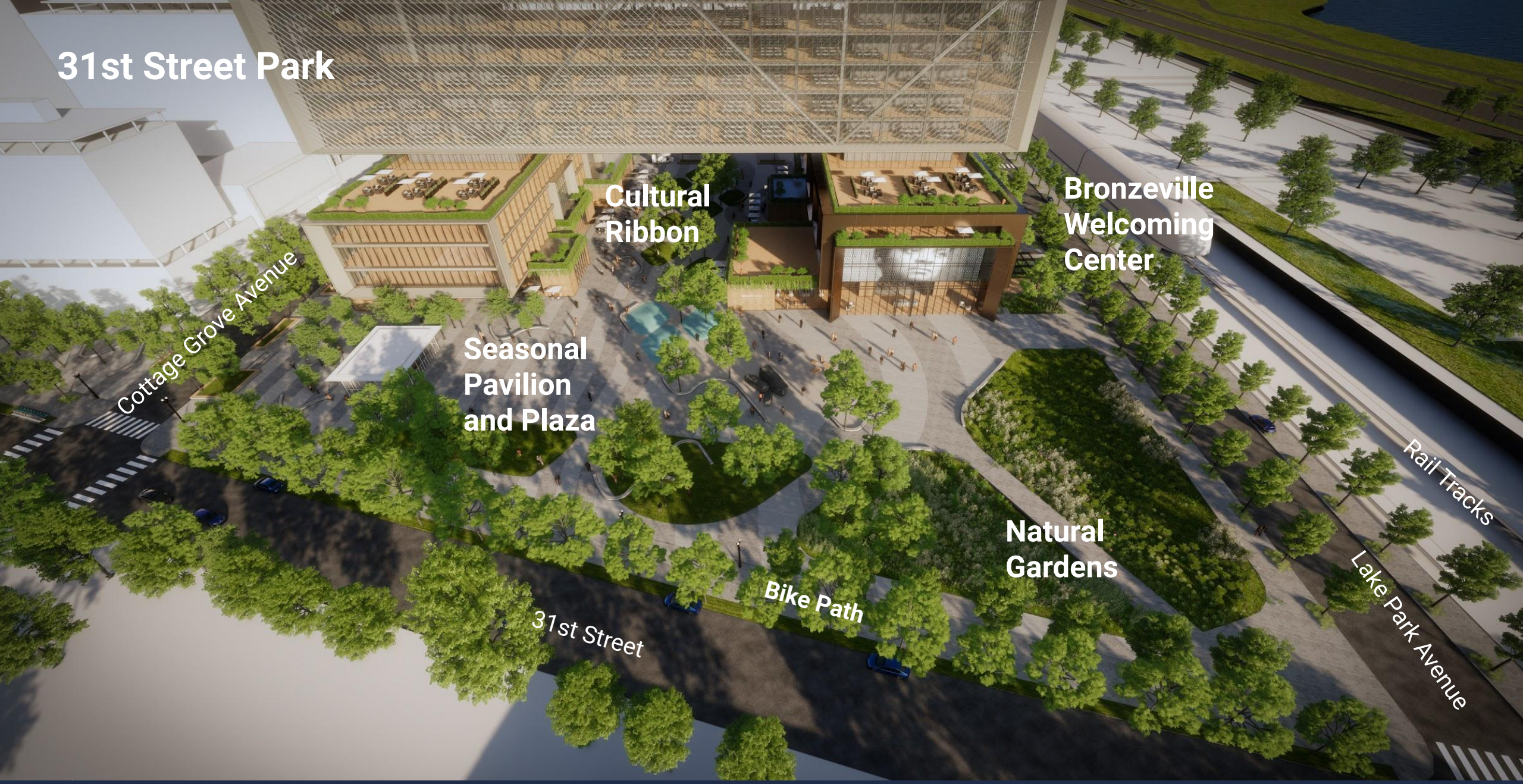
Civic Parks

Social Rooms

OPEN SPACE + LANDSCAPING

Quilted Landscape

- Series of spaces woven together to reconnect the site to the community and the city and captures the spirit of Bronzeville
- Design of landscape will continue to be refined with community and city input after PD process



OPEN SPACE + LANDSCAPING

31st Street Park

OPEN SPACE + LANDSCAPING

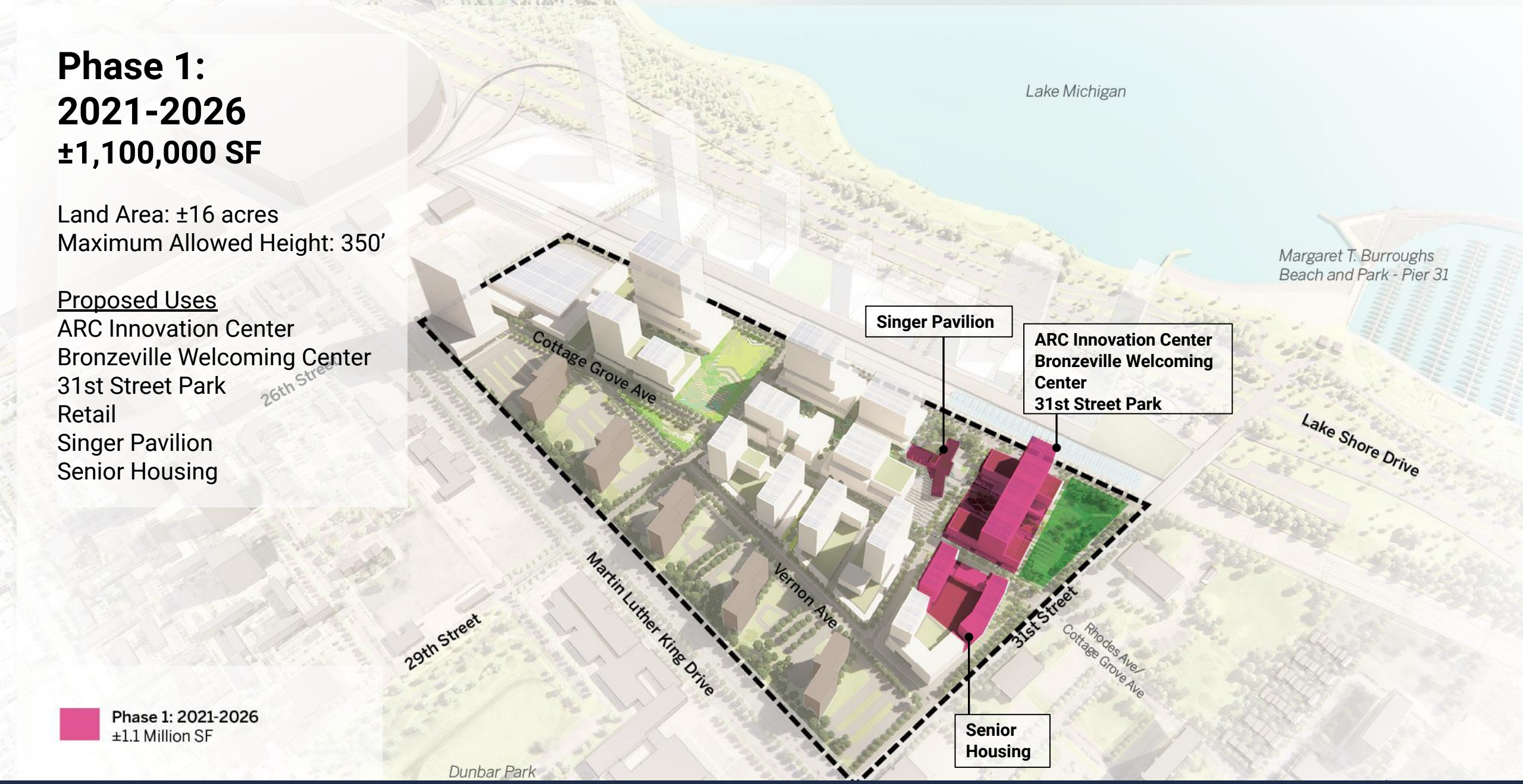
Open Space Design Guidelines

- Programming and uses that serve residents, workers, and the community
- Open spaces will be be accessible to all users
- A variety of passive and active areas will improve health and wellness, and provide recreation opportunities for all ages
- Public art will celebrate the unique legacy of the Michael Reese Hospital and the Bronzeville community
- Green spaces will naturally manage stormwater, create diverse habitat, and improve air quality
- High-quality materials, outdoor furniture, shade trees, walking paths, play areas, and gathering areas

Phase 1:
2021-2026
±1,100,000 SF

Land Area: ±16 acres
Maximum Allowed Height: 350’

<u>Proposed Uses</u>
ARC Innovation Center
Bronzeville Welcoming Center
31st Street Park
Retail
Singer Pavilion
Senior Housing



ARC Innovation Center and Bronzeville Welcoming Center

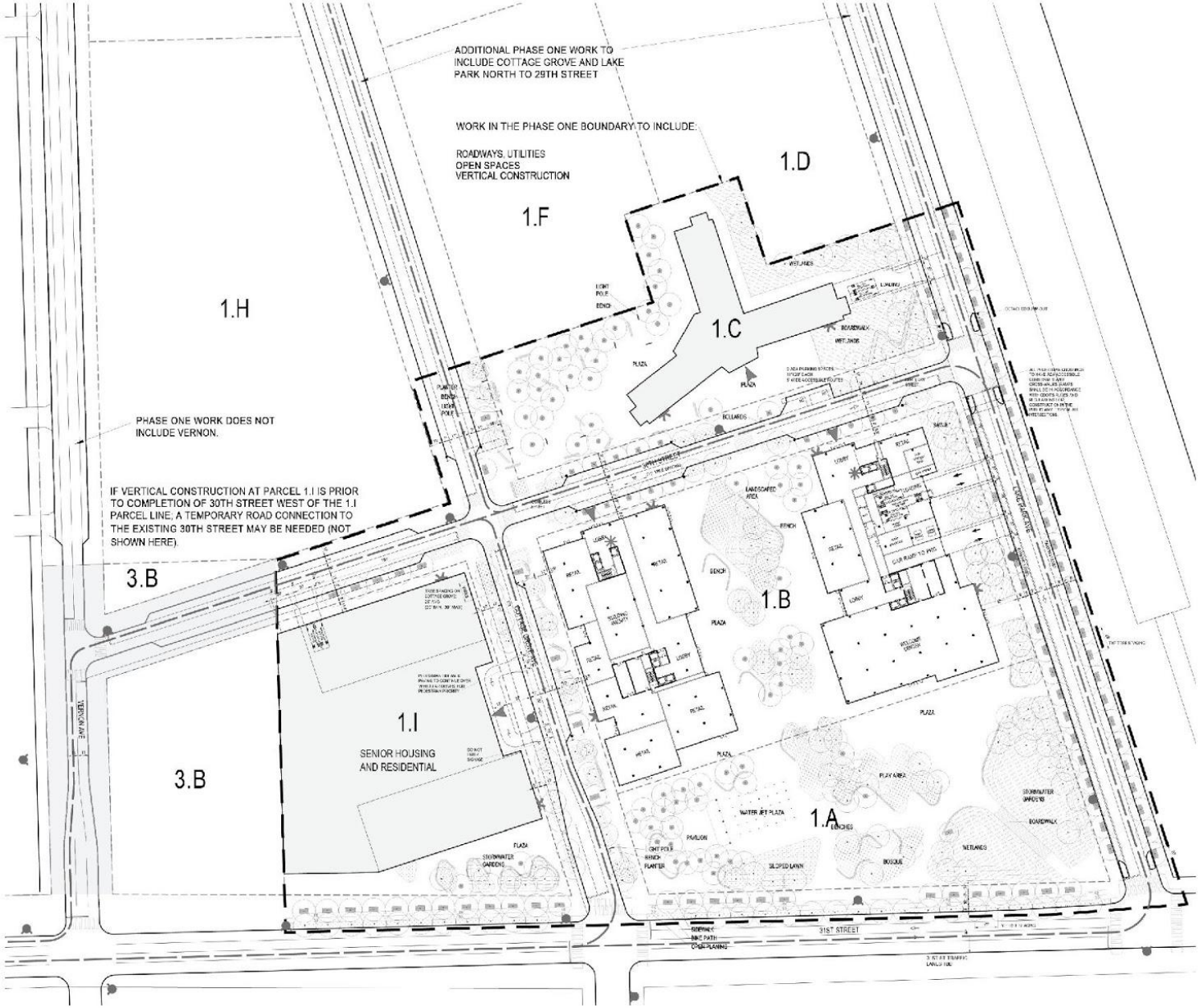
Southeast View from Lake Park Avenue

PHASE 1

ARC INNOVATION CENTER
SITE PLAN

Total Height	178'-0"
Total Gross Floor Area	503,821 sqft
Life Science Floor Area	327,512 sqft
Retail Area	38,022 sqft
Community Welcome Center	40,075 sqft
Total Site Area	140,712 sqft
Floor Area Ratio	3.94
Below Grade Parking	230 spaces[1]

[1] Includes 30 spaces for Singer Pavilion

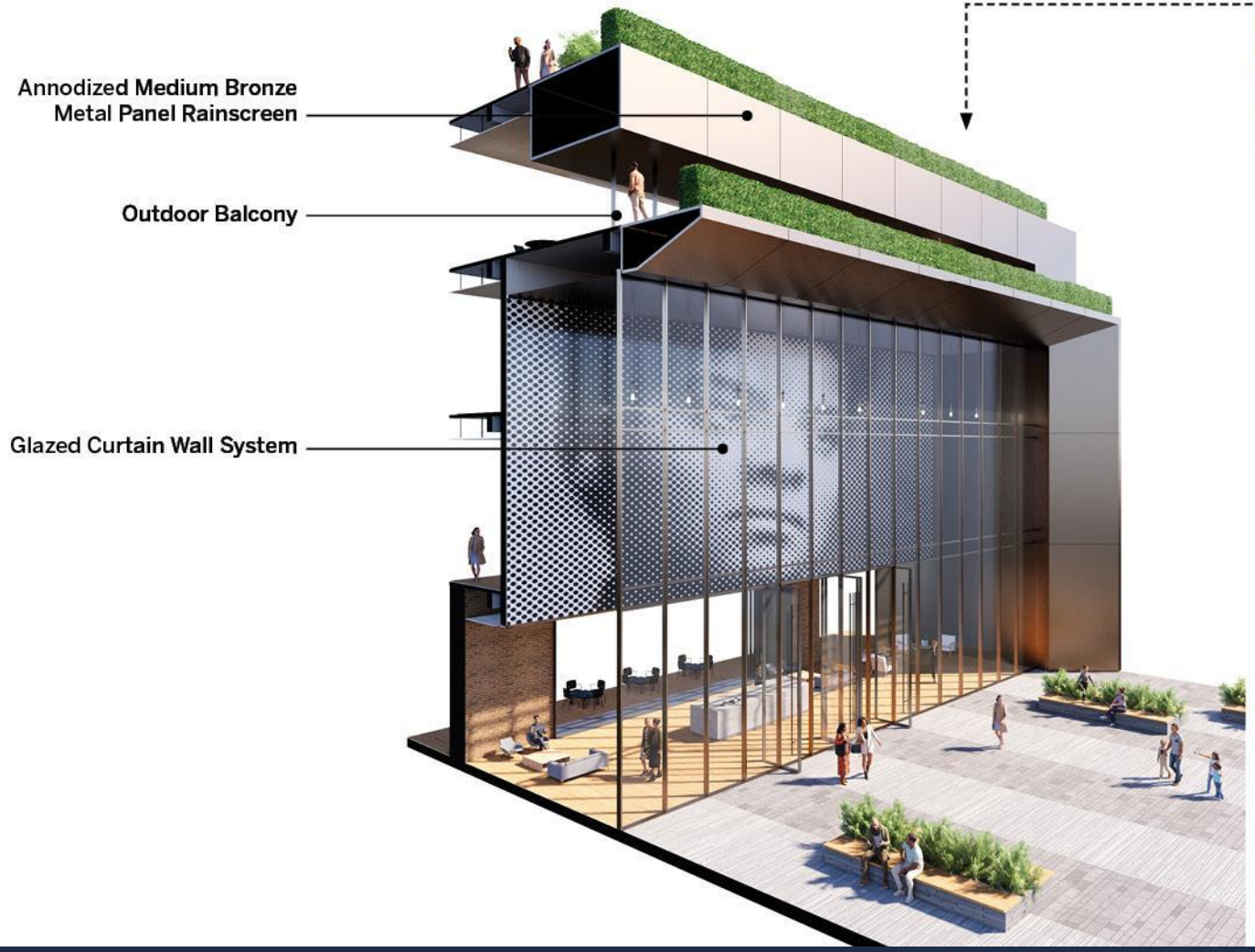


BRONZEVILLE LAKEFRONT
ACTIVE EDGES

BRONZEVILLE LAKEFRONT
ACTIVE EDGES

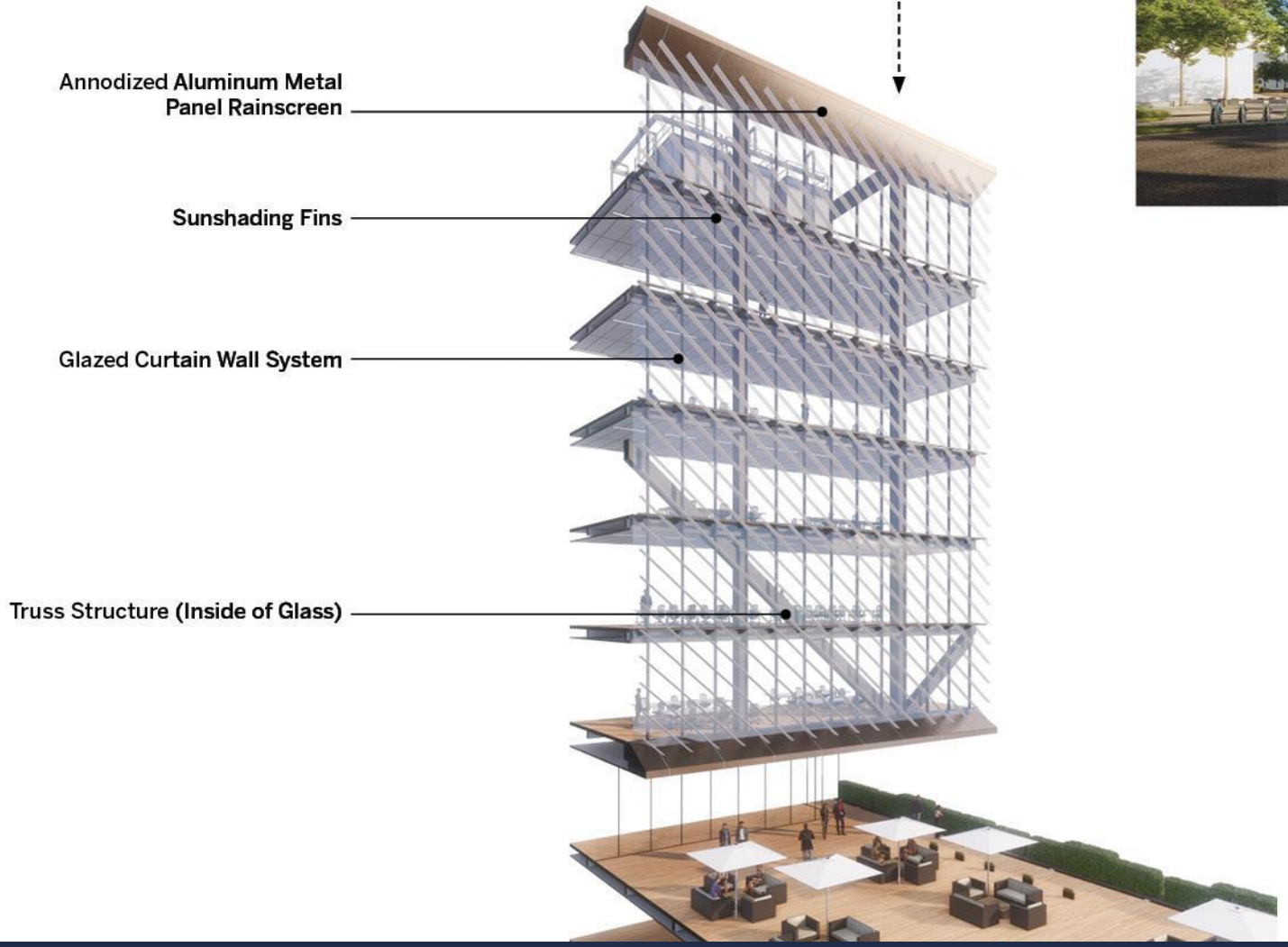
BUILDING ELEVATION (SOUTH ELEVATION)

Lower Bar Southeast Corner Wall Type



FAÇADE SECTIONS:

Upper Bar North and South Curtain Wall



BUILDING ELEVATION (WEST ELEVATION)

Lower Bars Wall Type

FAÇADE SECTIONS

BUILDING ELEVATION (EAST ELEVATION)

Upper Bar East and West Curtain Wall

Contextual Materiality

Historic Bronzeville Character

BUILDING MATERIALS

4345 S Martin Luther King Dr

MLK and 44th
Private Home
Greystone

Pilgrim Baptist Church

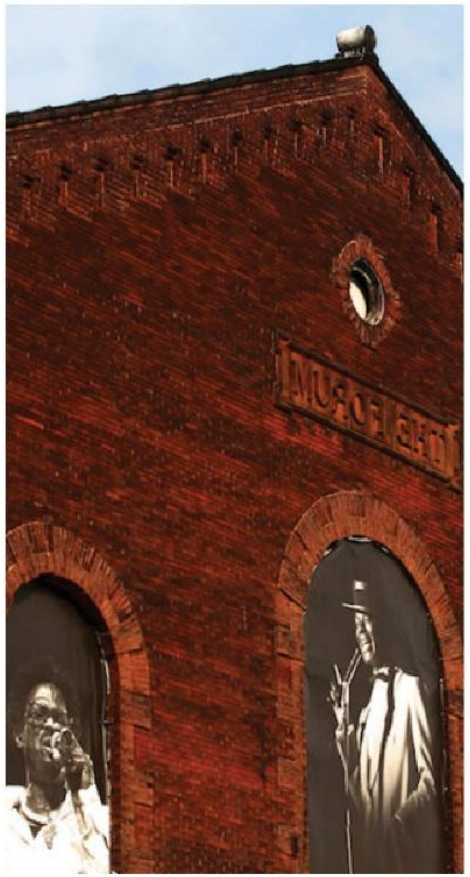
Indiana and 33rd, 1890
K.A.M. Temple (now Pilgrim Baptist)
Limestone
Adler and Sullivan

Chicago Bee

State and 36th, 1926
Newspaper (now Public Library)
Glazed Terracotta
Anthony Overton (owner)

Roloson Row Houses

MLK and 32nd, 1894
Private Homes
Yellow Brick and Limestone
Frank Lloyd Wright



The Forum

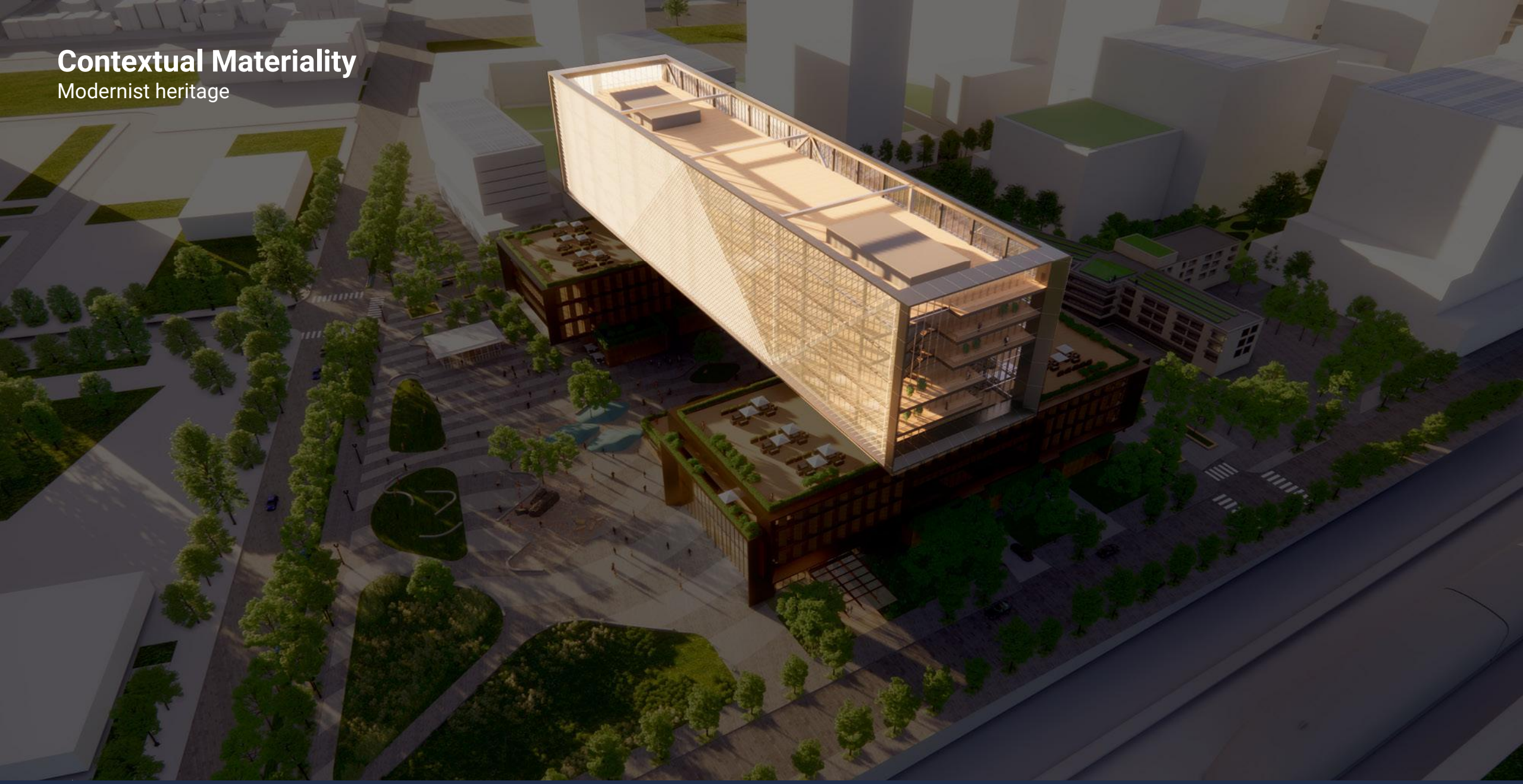
Calumet and 43rd, 1889
Auditorium (currently abandoned)
Red Brick
Samuel Atwater Treat

BUILDING MATERIALS

BUILDING MATERIALS

Contextual Materiality

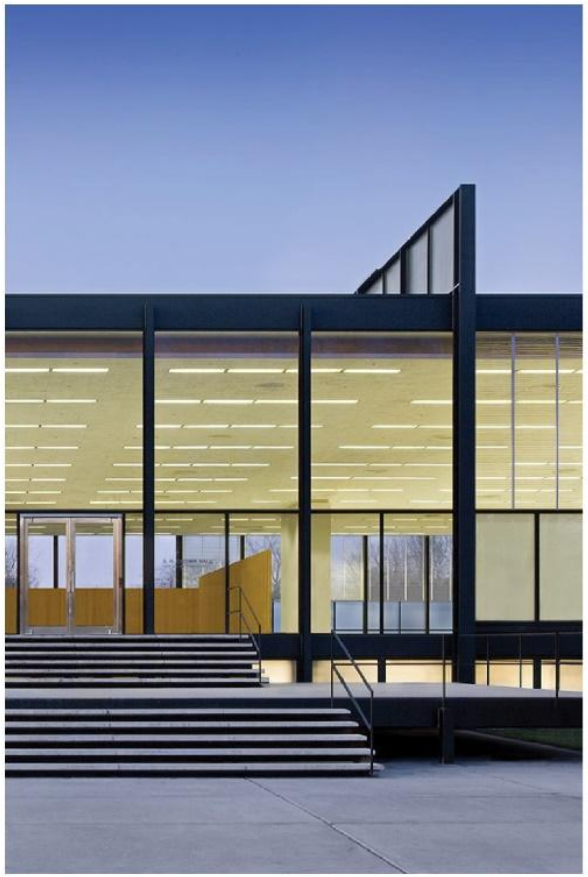
Modernist heritage



BUILDING MATERIALS

First Church of Deliverance

4315 S Wabash, 1939
Place of Worship
Glazed Terracotta
Walter T. Bailey



S.R. Crown Hall

3360 S State Street, 1956
College of Architecture, IIT
Metal and Glass
Mies van der Rohe

Rowe Village

3333 S State Street, 2003
Residential
Metal and Glass
Helmut Jahn

Kaplan Institute

3137 S Federal Street, 2018
Innovation Center
Glass and ETFE
John Ronan

BUILDING MATERIALS

ARC Innovation Center + Bronzeville Welcoming Center

Retail and Active Ground Floor, Office, and Lab Spaces

BUILDING MATERIALS

Development Process for Phase 1

Zoning | Programming | Design | Construction

2020 | 2021 | 2022 | 2023

Overall Site:
Finalize PD, Zoning entitlements in place

Streets and Utilities:
Final Engineering;
In coordination with CDOT and Utility Companies
Groundbreaking

Streets and Utilities:
Construction of streets and utilities to serve phase one

ARC Innovation, Bronzeville Welcoming Center, Singer, Senior Housing:
Programming buildings
Tenanting

ARC Innovation, Singer, Bronzeville Welcoming Center, Senior Housing:
Finalize Design; Construction Documents; Approvals and Permitting

ARC Innovation, Bronzeville Welcoming Center:
Construction of first building

31st Street Park:
Develop programs and amenities with the community

31st Street Park:
Design and fundraising of the park and park amenities

31st Street Park:
Build the Park

Phase 2:
2023-2041
±6,700,000 SF

Gross Site Area: ±71 acres
Net Site Area: ±53 acres
Maximum Allowed Height: ±450’
FAR: 5.0

<u>Some of the Allowed Uses</u>
Life Science/Healthcare
Commercial Office
Retail
Residential
Hospitality
Mixed-use,
Public Open Spaces
Data Center
*see statement 5 of the PD for a list of all allowed uses

Phase 2: 2025-2041
±6.7 Million SF

Phase 1: 2021-2026
±1.1 Million SF

Building Design Guidelines

Massing

- Massing and building orientation will consider access to light, air, and views
- Building podiums will have a height and scale appropriate for the neighborhood
- Guidelines encourage a variety of facade treatments
- Rooftop mechanical will be screened from view
- Parking and service areas will be integrated into the buildings, and screened from the public realm

Building Design Guidelines

Ground Floor Activation

- Prioritize retail and public uses on ground floors facing primary streets
- Retail, lobbies, and public uses will have a high degree of transparency and be accessible to all
- Provide drop-offs and clear access routes to building entries and retail
- Prohibit or limit parking and service entries on primary streets; limit driveway widths
- Design ground floor uses to coordinate with adjacent open spaces

Building Design Guidelines

Materials and Sustainability

- High quality building materials will be used
- Materials, colors and finishes will draw from the architectural heritage of Bronzeville.
- Buildings will follow Bird Safe Buildings Best Practices
- Buildings will be designed in a sustainable manner, prioritizing energy efficiency and human health
- Designs will consider passive design strategies

Principles for Health & Wellbeing

Equity - Dignity, Access, JUST Society

Community - Self, Family, Friends, Neighbors

Vocation - Work, Learn, Teach, Inspire, Mentor

Ecology - Biophilia, Habitat, Natural Systems

Nourish - Food, Water, Cultivation

Mobility - Exercise, Transportation

Beauty - Culture, Music, Art, Expression

Resiliency - Security, Familiarity, Comfort

Play - Recreation, Fun, Sports

Shelter - Home, Infrastructure, Services

The Applicant will comply with the Chicago Sustainable Development Strategy (100 points) for New Construction with a combination of the following menu options:

Exceed energy code 40%, Onsite Renewable Energy 5%, 100% Stormwater Infiltration; Working and Natural Landscapes; Tree Planting, Achieving Sustainable Sites Certification; Green Roof 50%-100%; Indoor Water Use Reduction 40%; Proximity to Transit Service; Bikeshare Sponsorship; Bike Parking; EV Charging Stations; CTA digital display; Workforce Development; Bird Protection (Enhanced)

Compliance Options	Points Required		Sustainable Strategies Menu																																
			Health	Energy							Stormwater						Landscapes				Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife	
					Choose one				Choose one		Choose one										Choose one		Choose one											Choose one	
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exeed Energy Code (10%)	2.4 Exeed Energy Code (25%)	2.5 Exeed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)
Options Without Certification																																			
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
Options With Certification																																			
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10

*only available to affordable housing projects funded by DPD's Housing Bureau

Sun Studies

Sun studies have helped is shape the initial massing concept to allow for light and air at the street level

These studies will continue to be refined throughout the development process

Net Positive Energy

The goal of net positive energy is to use onsite renewable sources to generate more energy than is consumed on an annual basis for the district. It also requires embodied carbon accounting and offsets for all infrastructure at the district level.

- 105% Renewable energy production on annual basis (scale jumping allowed - off-site wind farm)
- Energy efficiency, passive design, appropriate technology
- Embodied carbon accounting, reductions and offsets

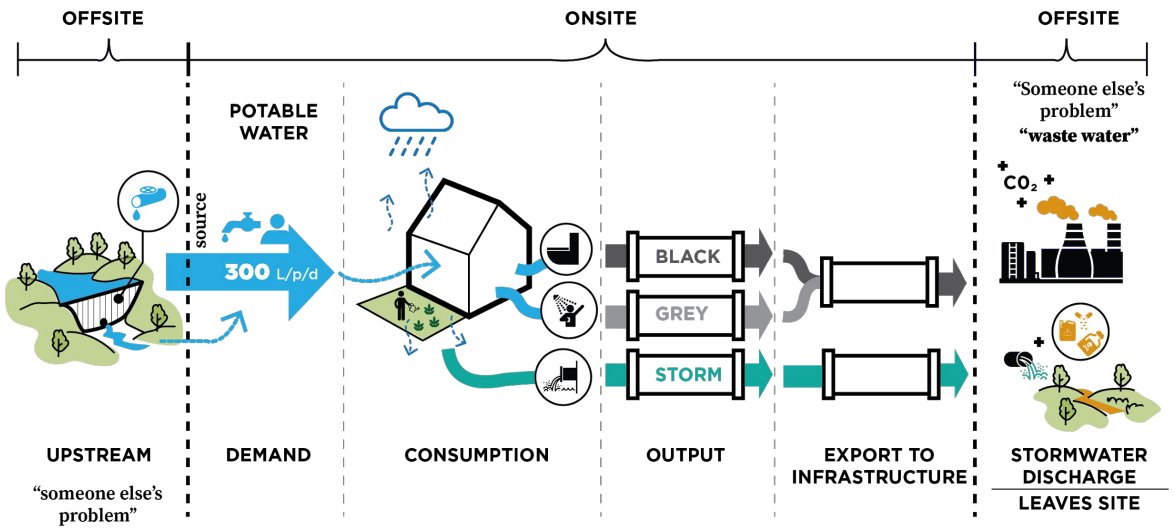
Net Positive Water

Goal: balance water demands with available onsite water supply at the district scale.

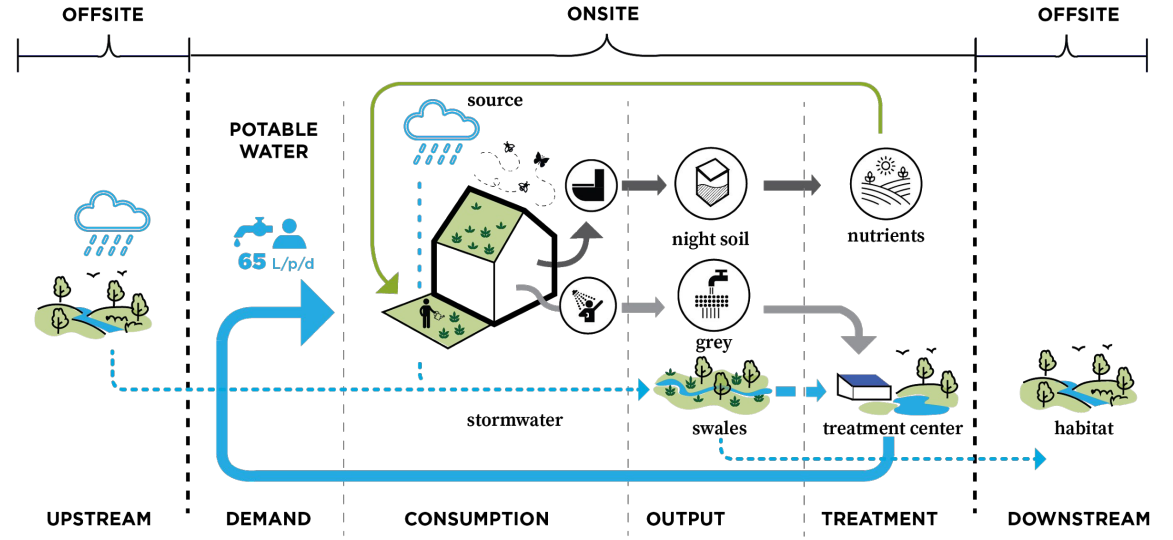
Apply a Regenerative approach to district water, stormwater and waste systems.

Reduce impacts on City infrastructure including the combined sewer.

“Handprinting” strategies allow for watershed scale solutions.



BUSINESS AS USUAL

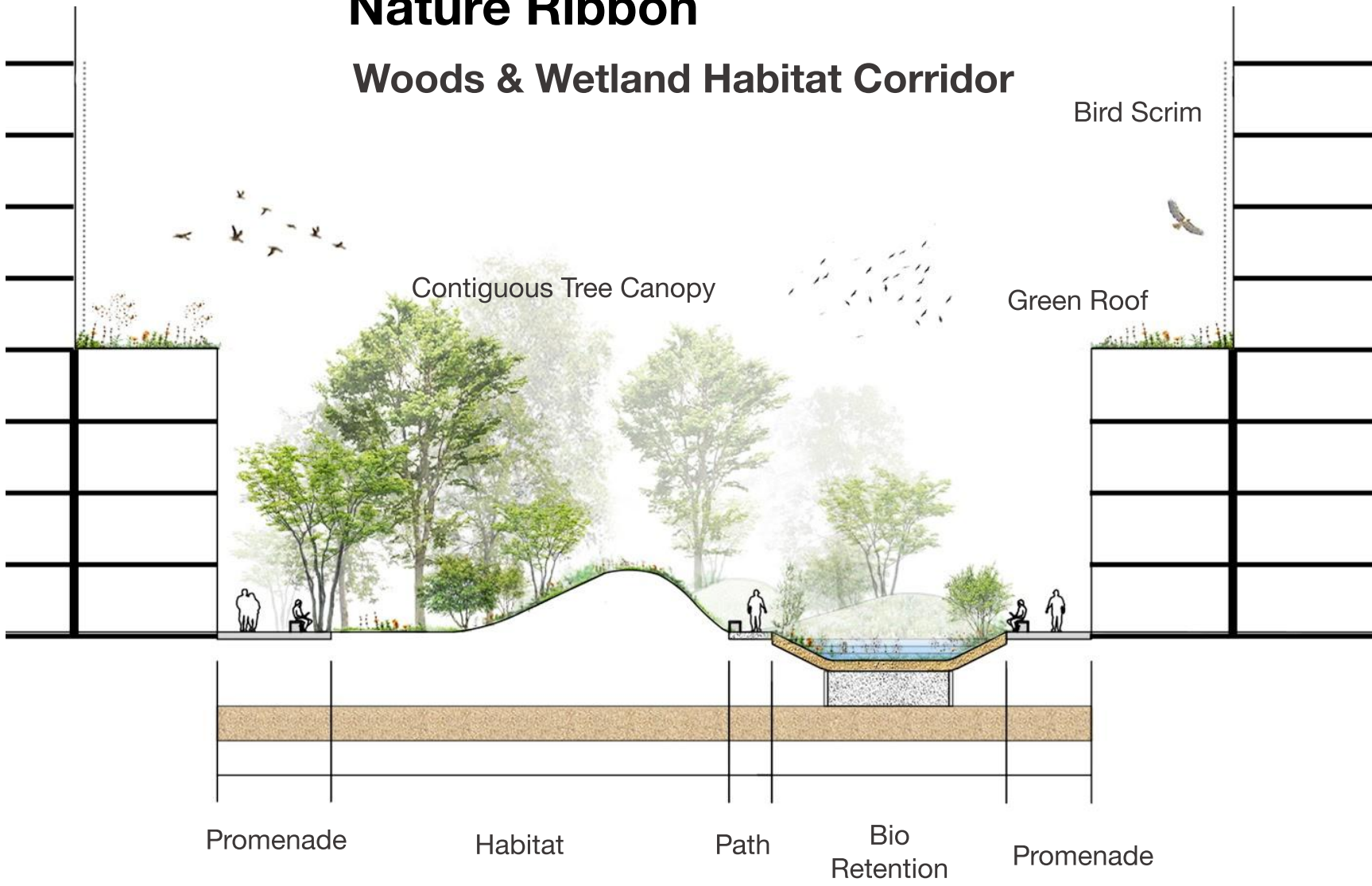


REGENERATIVE APPROACH

COPYRIGHT MCLENNAN DESIGN

Nature Ribbon

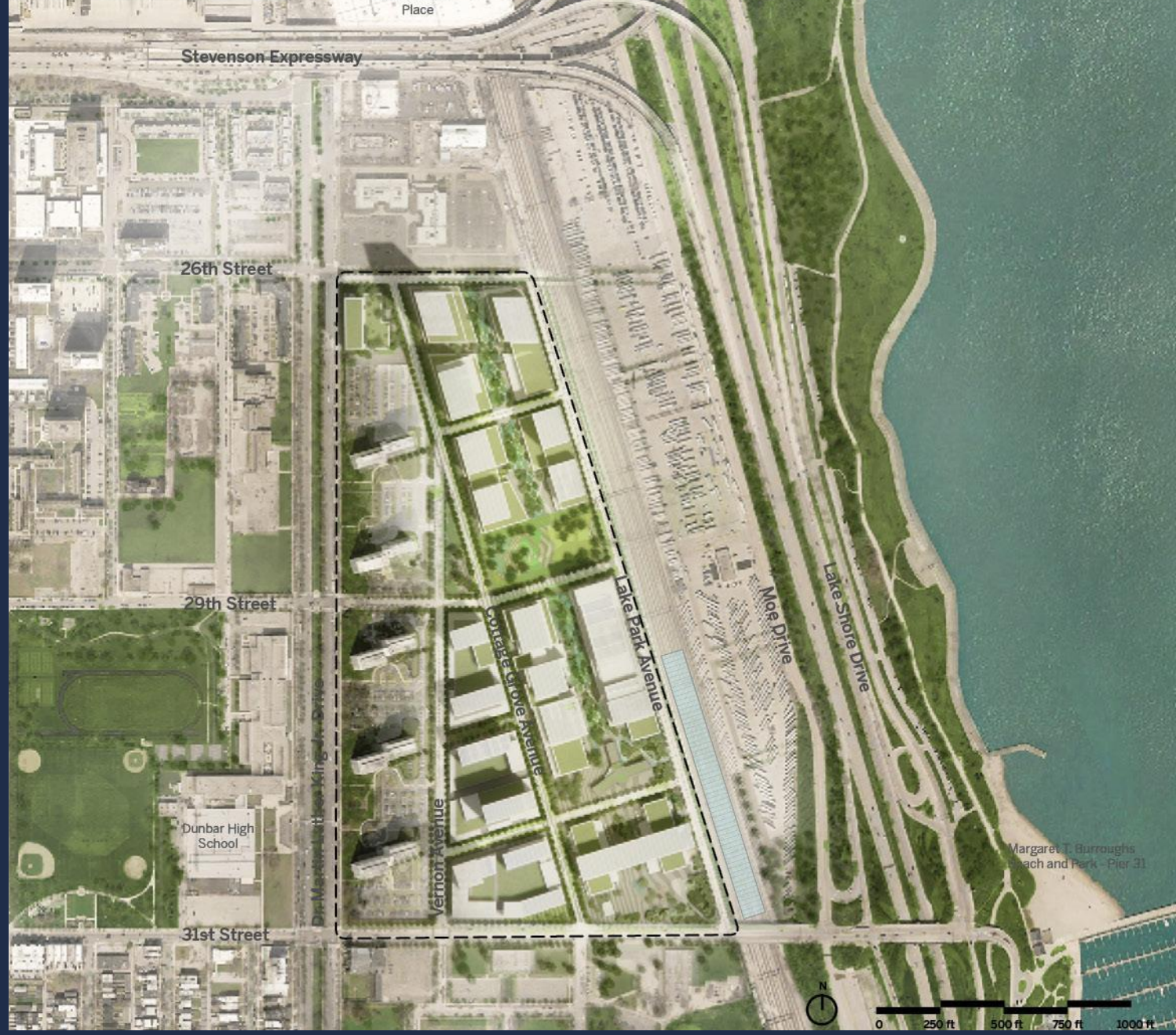
- Our goal is to use nature ribbon and parks are designed to allow for infiltration of 100% of our stormwater on site
- Infiltrate through natural landscape
- Green roofs for absorption and evapotranspiration
- Understanding below grade storage as needed
- Exploring the Integration of living machine and other on-site water treatment when feasible
- Site Infiltration Rate is between 1.4 - 3.6 inches per hour *(Infiltration Rate info provided by O'Brien & Associates Geo-Tech Report dated 07/15/2020)*



STORMWATER MANAGEMENT ORDINANCE COMPLIANCE

GRIT Commitment for the Development of the Michael Reese Site:

20% Affordable Housing On Site



AFFORDABLE REQUIREMENTS ORDINANCE

GRIT Commitments for Development of the Michael Reese Site:

Bronzeville Welcoming Center

Bronzeville Welcoming Center that celebrates Michael Reese and Bronzeville history and multifunctional programs

Education and Vocation

Up to $25 Million future commitment 10 Internships and 75 Apprenticeships

Local and Small Business

Support 10% of Retail Space Discounted at 20% below Market Rate

Singer Pavilion

Dedicated space to honor the history of the Michael Reese Hospital

Sustainability and Regenerative Design

Public Open Space

New Streets and Enhanced Roadways

ECONOMIC AND COMMUNITY BENEFITS

GRIT Commitments for Development of the Michael Reese Site:

Achieve MBE (30%) & WBE (10%) construction contracting

Aspire to achieve 65% Minority led business participation within the project

50% Participation from Chicago Residents

Estimated Total Economic Impact

Phase 1 and 2 full build out, projected over 20 years:

Direct Economic Impact: **$3.8 billion**

Direct and Indirect Economic Impact: **$8.2 billion**

Estimated Full Time Jobs: **30,861**

Estimated Construction and Related Jobs (Direct and Indirect): **45,425**

Estimated Direct Construction Jobs: **17,528**

(2020 Economic Impact Analysis from Laube Companies)

DPD Recommendations

❖ The proposed development is in compliance with the Planned Development Standards and Guidelines;
❖ The proposed development is compatible with surrounding commercial, retail, manufacturing, and residential developments in terms of land use;
❖ The proposed underlying zoning at B3-5 is consistent with other zoning districts, both adjacent to this site and in the immediate area;
❖ Promotes economically beneficial development patterns that are compatible with the character of existing neighborhood;
❖ Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity; and,
❖ The Design Guidelines for the proposal are consistent with the PD standards and guidelines of the Chicago Zoning Ordinance.