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
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

- Singer Pavilion
- MPEA Marshalling Yards
- Prairie Shores Apartments
- 31st Street
- Cottage Grove Avenue
- 29th Street
- Vernon Avenue
- Lake Park Avenue
- McCormick Place
- Museum Campus
- Navy Pier
- South Commons Condominiums
- Mercy Hospital
- 26th Street
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

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

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), Metro, 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
- Selection Committee: 4/25
- 5/2
- 5/3

2017
- July 2017: Developer Selected
- Jan 2018: Town Hall
- Feb 2018: Community Meeting

2018
- Feb 2018: Community Meeting
- Feb 2018: Town Hall
- Feb 2018: Community Meeting
- MRAC: 2/7
- 2/16
- 2/20
- 2/21
- MRAC: 5/15
- 8/7
- 8/14
- Exec. Committee: 7/30

2019
- April 2018: Community Meeting
- MRAC: 6/13
- 6/21
- April 2019: Community Meeting
- MRAC: 9/12
- 9/25
- Exec. Committee: 10/3
- 12/13
- Exec. Committee: 1/15
- Exec. Committee: 7/30
- Aug 2019: Project Intent Finalized

2020
- Oct 2019: Community Meeting
- May 2020: Community Meeting
- June 2020: PD Filed Finalized
- Oct 2020: Community Meeting
- MRAC: 3/3
- 4/1
- MRAC: 5/15
- 8/7
- 8/14
- Exec. Committee: 7/30
- MRAC: 10/7

2021
- Feb 2021: CPC Presentation
- Over 20 Meetings with GRIT team in the last 5 months
Planned Development (PD) timeline

PD regulates the allowable uses, maximum square footages, maximum heights, parking ratios, design guidelines, requirements for infrastructure and open spaces, and compliances with other ordinances or policies such as ARO, sustainability and minority participation.

- **June 2020**
  - PD Introduction
    - June 17

- **July**
  - Bi-weekly meetings with City departments
    - June - February
  - Receive comments from City departments
    - July - February

- **August**
  - Meetings with Michael Reese Advisory Committees
    - June - September
  - Culture and History
  - Affordable Housing
  - Transportation
  - Infrastructure, Open Space, Parks
  - Design
  - Equity, M/WBE Contracting, and Workforce
  - Finance

- **September**
  - Address comments, finalize PD
    - September - February
  - Today
  - October Public Mtg

- **October**
  - City Plan Commission Final Presentation

- **November**

- **December**

- **January 2021**

- **February**
  - City Council Vote
  - PD Published
ARC Innovation Center and Bronzeville Welcoming Center

AERIAL VIEW FROM 31ST AND COTTAGE GROVE AVE INTERSECTION
EYE LEVEL VIEW FROM COTTAGE GROVE
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

<table>
<thead>
<tr>
<th>Total Planned Development</th>
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<tbody>
<tr>
<td><strong>Gross Site Area</strong></td>
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<td><strong>Area of Public ROW</strong></td>
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<td><strong>Net Site Area</strong></td>
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<td><strong>Gross Floor Area</strong></td>
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<td><strong>Maximum Dwelling Units</strong></td>
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<td><strong>Open space</strong></td>
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<td><strong>Maximum FAR</strong></td>
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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
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
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
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
31st Street Park

OPEN SPACE + LANDSCAPING
Open Space Design Guidelines

- Programming and uses that serve residents, workers, and the community
- Open spaces will 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’

Proposed Uses
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
BUILDING ELEVATION (SOUTH ELEVATION)
Lower Bar Southeast Corner Wall Type

FAÇADE SECTIONS:

- Anodized Medium Bronze Metal Panel Rainscreen
- Outdoor Balcony
- Glazed Curtain Wall System
Upper Bar North and South Curtain Wall

- Annodized Aluminum Metal Panel Rainscreen
- Sunshading Fins
- Glazed Curtain Wall System
- Truss Structure (Inside of Glass)
Lower Bars Wall Type

- Metal Panel Slab Edge Cover
- Brick Panels
- Anodized Medium Bronze Metal Panel Rainscreen
- Glazed Curtain Wall System
- Brick Cladding
- Glazed Storefront System
BUILDING ELEVATION (EAST ELEVATION)
Upper Bar East and West Curtain Wall

- Anodized Aluminum Metal Panel Rainscreen
- Outdoor Balconies
- Glazed Curtain Wall System
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
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
ARC Innovation Center + Bronzeville Welcoming Center
Retail and Active Ground Floor, Office, and Lab Spaces

BUILDING MATERIALS
Singer Pavilion

- Adaptive reuse of the Singer Pavilion
- Communicate the history of the Michael Reese Hospital and the Bronzeville community
- Initial concept is to re-energize and reimagine as world’s greenest building

**Potential Opportunities**

- **photovoltaic super roof**
  - solar energy collection
  - battery back up energy storage

- **urban agriculture experience**
  - rooftop greenhouse
  - microenterprise / teaching kitchen
  - locally grown food
  - healthy community initiative
  - rooftop event space

- **arts & culture**
  - celebrating Bronzeville
  - integration of art / art gallery
  - promoting local artists
  - maker spaces
  - multi-purpose dance / performance

- **workforce development + vocational opportunities**
  - educational classrooms and labs
  - incubator for green microenterprises
  - co-working spaces
  - water and energy system techs

- **stormwater park**
  - native plant wetlands
  - water treatment of phase 1 bids
  - living machine biological waste water treatment
  - educational opportunity

**Community Amenities**

**Anticipated Early Phase Work**
Senior Housing

- **300± Units** of Senior Housing
- Project is a mix of **units, common spaces** including active rooftop deck, **retail**, and **townhomes**
- Massing designed to allow for **views around surrounding buildings** and **light and air** to the building

**Rooftop Deck**
- Gathering + event space

**Photovoltaic Roof**
- Solar energy collection
- Battery back up energy storage

**Convenience Retail**
- Neighborhood retail, cafes, services

**Public Plaza**

**Senior Housing & Townhomes**

**Common Area**
- Resident amenities
- Fitness area
- Indoor/outdoor social spaces
- Community garden + plaza

**Anticipated Early Phase Work**
Overall Site: Finalize PD, Zoning entitlements in place

Zoning

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

Programming

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

Design

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

Construction

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

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

Development Process for Phase 1

2020 - 2023

2020

2021

2022

2023

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

ARC Innovation, Bronzeville Welcoming Center:
Construction of first building

31st Street Park:
Build the Park
Phase 2:  
2023-2041  
±6,800,000 SF

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

Some of the Allowed Uses
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

BUILDING MATERIALS
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)
Sun Studies

Sun studies have helped 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.

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**SUSTAINABLE DEVELOPMENT POLICY**
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.

SUSTAINABLE DEVELOPMENT POLICY
- 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)
GRIT Commitment for the Development of the Michael Reese site pursuant to RDA:

20% Affordable Housing On Site

GRIT commitment for 20% on site ARO is for all parcels east of Vernon avenue for each residential building, as identified in the PD as a requirement of the RDA.
GRIT Commitments for Development of the Michael Reese site pursuant to RDA:

**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

**Public Open Space**

**New Streets and Enhanced Roadways**
GRIT Commitments for Development of the Michael Reese site pursuant to RDA:

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)
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.