

# BRONZEVILLE LAKEFRONT

Former Michael Reese Hospital Site

MODERATED BY ALD. SOPHIA KING

Virtual Community Town Hall Meeting  
**October 14, 2020**

City of Chicago

Department of Planning and Development

4th Ward Alderman Sophia King

Michael Reese Advisory Committee (MRAC)

Chicago GRIT

**For questions and comments contact both  
Department of Planning and Development**

312.744.4190 | [dpd@cityofchicago.org](mailto:dpd@cityofchicago.org)

**Alderman King's office**

773.536.8103 | [ward04@cityofchicago.org](mailto:ward04@cityofchicago.org)

[www.chicago.gov/reese](http://www.chicago.gov/reese)

<https://king4thward.com/douglasdevelopment/2020/10/6/michael-reese-community-meeting-10-14-20>



# Town Hall Agenda

## Introduction to Speakers

- Alderman King
- Michael Reese Advisory Committee (MRAC)
- Department of Planning and Development (DPD)
- GRIT Development Team

## Process and Timeline Update - DPD

## Master Plan and Phase 1 - GRIT Team

## Responses to Questions and Comments Received





# Michael Reese Advisory Committee (MRAC)

The Michael Reese Advisory Committee has continued to be involved and engaged. Over the last 3 years, members have been regularly meeting, and participating in community meetings and three town halls

## Criteria for Advisory Council Members

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- Development Experience
- Community Involvement
- Proximity to the Michael Reese Site
- Historic Knowledge of the Community

## Selection Committee

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- **Leonard McGee**
- **Rev. Andrea Davidson**
- **William “Bill” Gerstein**
- **Rhonda McFarland**
- **Jim Buckner**

## Douglas/Gap

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**Jim Buckner**, Director, GN Bank  
**Jordan Buckner**, Owner, TeaSquares  
**Jennifer Knight**, Knight Real Estate Group  
**Professor Terry Nichols-Clark**, Professor of Sociology, University of Chicago, Prairie Shores Resident  
**Leonard McGee**, Community Member, The GAP Community Organization  
**Zakiyyah Muhammad**, Community Activist  
**Pastor John Smith**, Pastor - Olivet Baptist Church  
**Kevin Stanciel**, Transportation Planner  
**Christopher Vaughn**, Regulatory Compliance Attorney  
**Rev. Andrea Davidson**, Pastor, Hartzell Memorial United Methodist

## Grand Boulevard

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**Kimshasa Baldwin**, Principal - Deture Culsign, Architecture+Interiors  
**Nicole Hayes**, Owner, Pier 31 President, Laborers Local 1001  
**Pastor Chris Harris**, Senior Pastor - Bright Star Church Chicago and CEO - Bright Star Community Outreach/TURN  
**Desmond Orr**, Director Of Business Development, Wells Surface Prep, LLC

## Legacy

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**Dr. Enrique Beckmann**, Former CEO of Michael Reese Hospital  
**Dr. Timuel Black**, South Side Historian

## Kenwood/Hyde Park

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**Diane Dinkins-Carr**, President, DDC Consulting Group, Inc.  
**Sharon Eubanks-Pope**, Educator/Real Estate Entrepreneur  
**William “Bill” Gerstein**, Senior Advisor, Leadership Greater Chicago  
**Craig Jeffrey**, Partner, Riley Safer Holmes & Cancila LLP

## Oakland

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**Tracey Bey**, Entrepreneur

## South Loop

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**Calvin Lyons**, Director of Purchasing, Loyola University Chicago  
**Bonnie Sanchez-Carlson**, President and Executive Director, Near South Planning Board  
**Professor Janet Smith**, Professor, Urban Planning at UIC

# Project timeline

## Legend



Key events



Selection Committee Meetings



MRAC Meetings



Executive Committee meetings



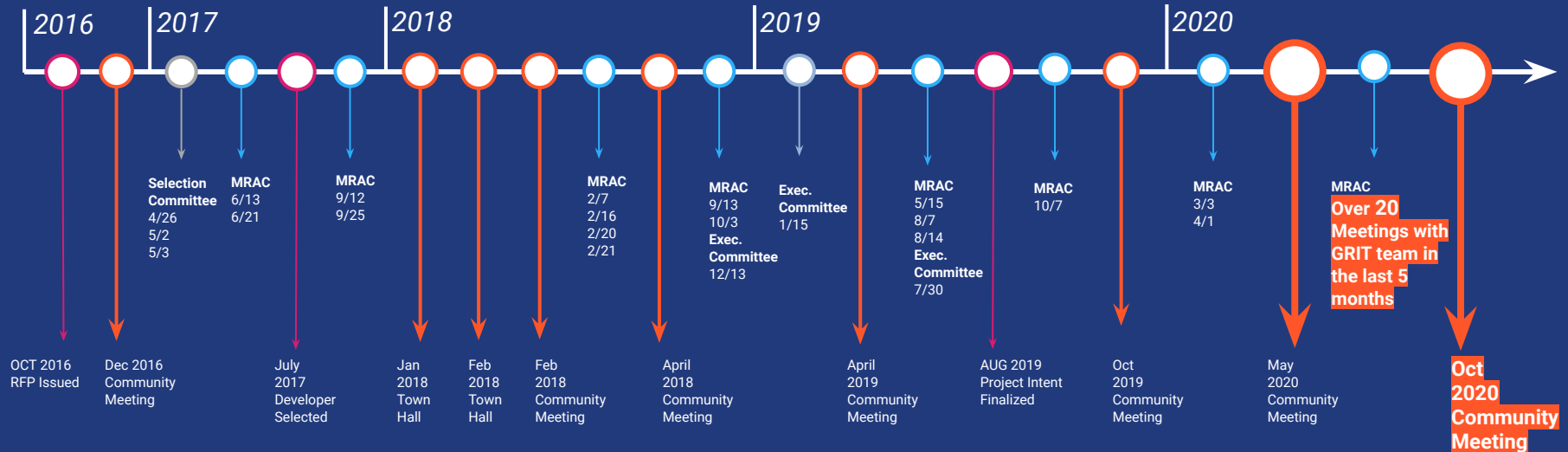
Community Meeting/Town Hall

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)





# Community Benefits

- **Bronzeville Welcoming Center**

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

- **Minority participation for the project**

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

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

- **Education**

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

- **Local and Small Business Support**

10% of Commercial Space Discounted at 20% below Market Rate

- **20% Affordable Housing on Site**

- **Singer Pavilion**

Dedicated space to honor the history of the Michael Reese Hospital

- **Sustainability and Regenerative Design**

- **Public Open Space**

- **No Casino on Michael Reese Site, Marshalling Yards or Advocate Site**

- **New Metra Station at 31st Street**

- **New Streets and Enhanced Roadways**

## Estimated Total Economic Impact

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

Direct Economic Impact: **\$3.8 billion**

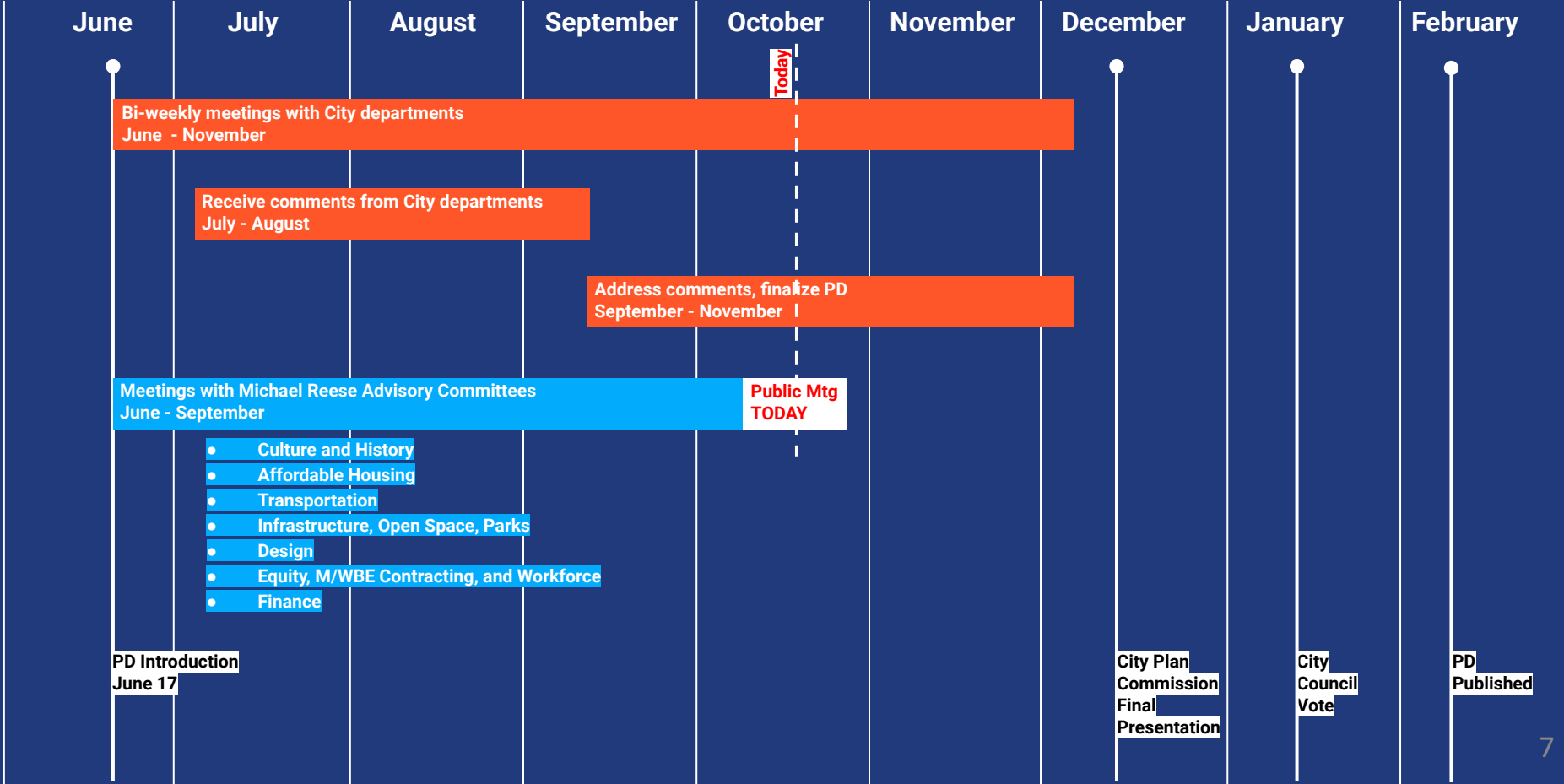
Direct and Indirect Economic Impact: **\$8.2 billion**

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

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

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

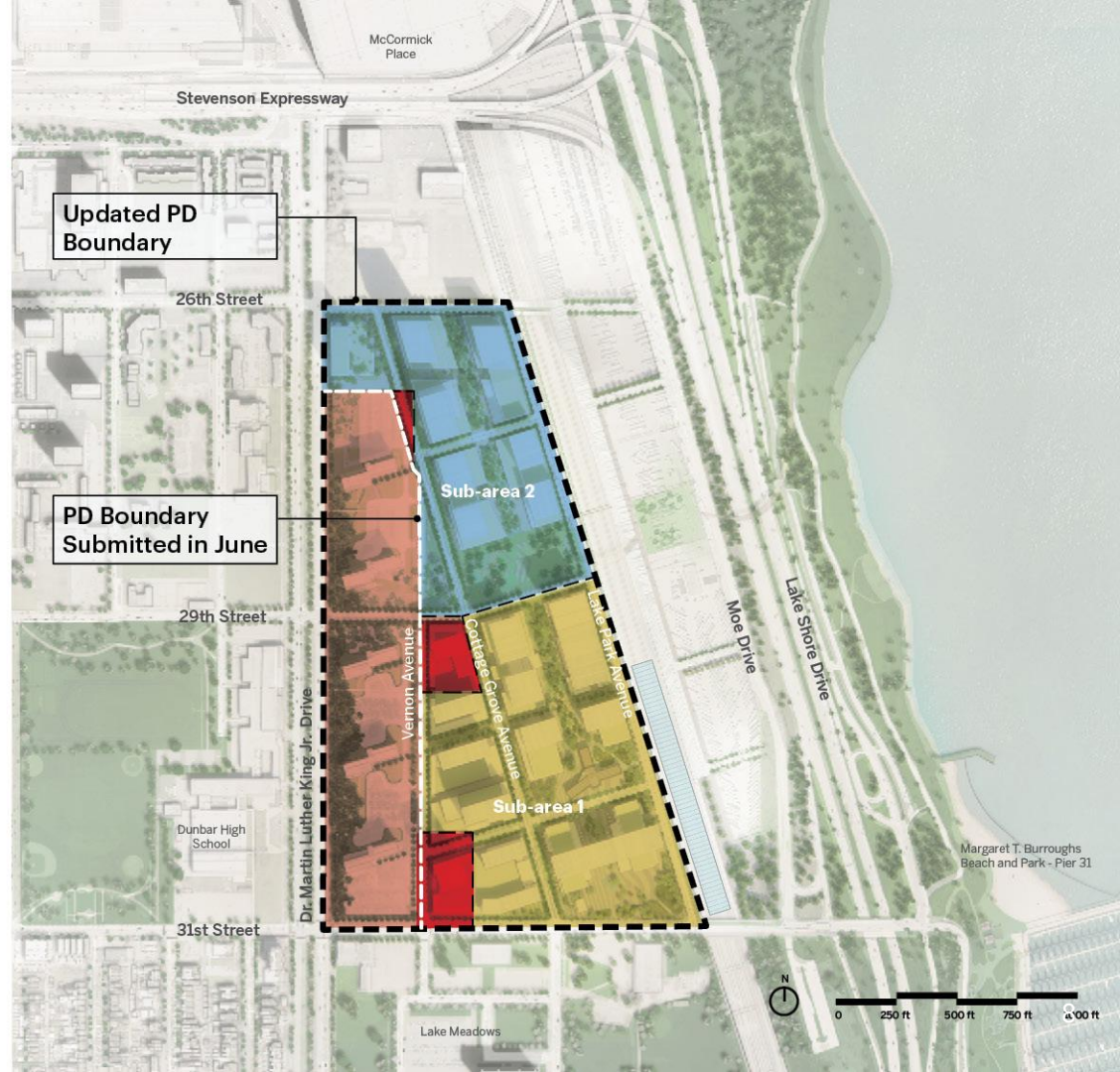
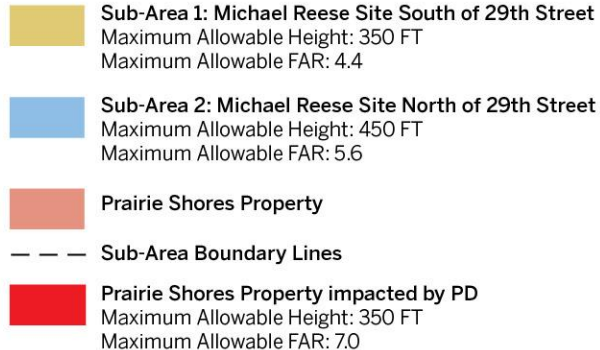
# Planned Development (PD) timeline





# Planned Development (PD) area

- Proposed right-of-way overlaps Prairie Shores property in three locations
- Brings Prairie Shores property into conformity with current zoning ordinance



# The GRIT Team

## **Farpoint Development**

- Scott Goodman
- Regina Stilp
- Eric Helfand
- Justin Patwin
- Morgan Malone

## **Loop Capital**

- James Reynolds
- Adrienne B. Pitts
- Cedric Jones

## **Draper and Kramer**

- Ed Polich
- Gordon Ziegenhagen

## **Chicago Neighborhood Initiatives (CNI)**

- David Doig
- Ciere Boatright
- Jennifer Bransfield

## **Bronzeville Community Development Partnership**

- Paula Robinson
- Lennox Jackson

## **McLaurin Development**

- Zeb McLaurin

## **Kaleidoscope Health Ventures**

- Ken Bahk, PhD
- S. Bob Chib

## **GRIT consultant team**

- SOM
- McLennan Design
- Johnson & Lee Architects
- Hood Design Studio
- SpaceCo, Inc
- Engage Civil
- KLOA
- Primera
- O'Brien Associates
- KDM
- Neoscape
- Jacked IMC

# Vision: Building a Healthy Community of the Future

## A model health and wellness community

- We envision a community that is grounded in the concept of regeneration. Regenerating the health of people, their community, and our planet.
- Uplift social, economic and environmental indicators
- Celebrate the rich cultural legacy of Bronzeville
- Establish principles to promote healthy outcomes for people, the community and the natural ecosystem



## An Anchor Tenant - ARC Innovation Center

- Modern hub to fast-track global technologies developed by local startups
- A division of Sheba Medical Center currently ranked #9 in the world
- Leader in telemedicine, precision medicine, digital innovation focusing on big data and artificial intelligence, virtual reality, rehabilitation, and surgical innovation



# 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

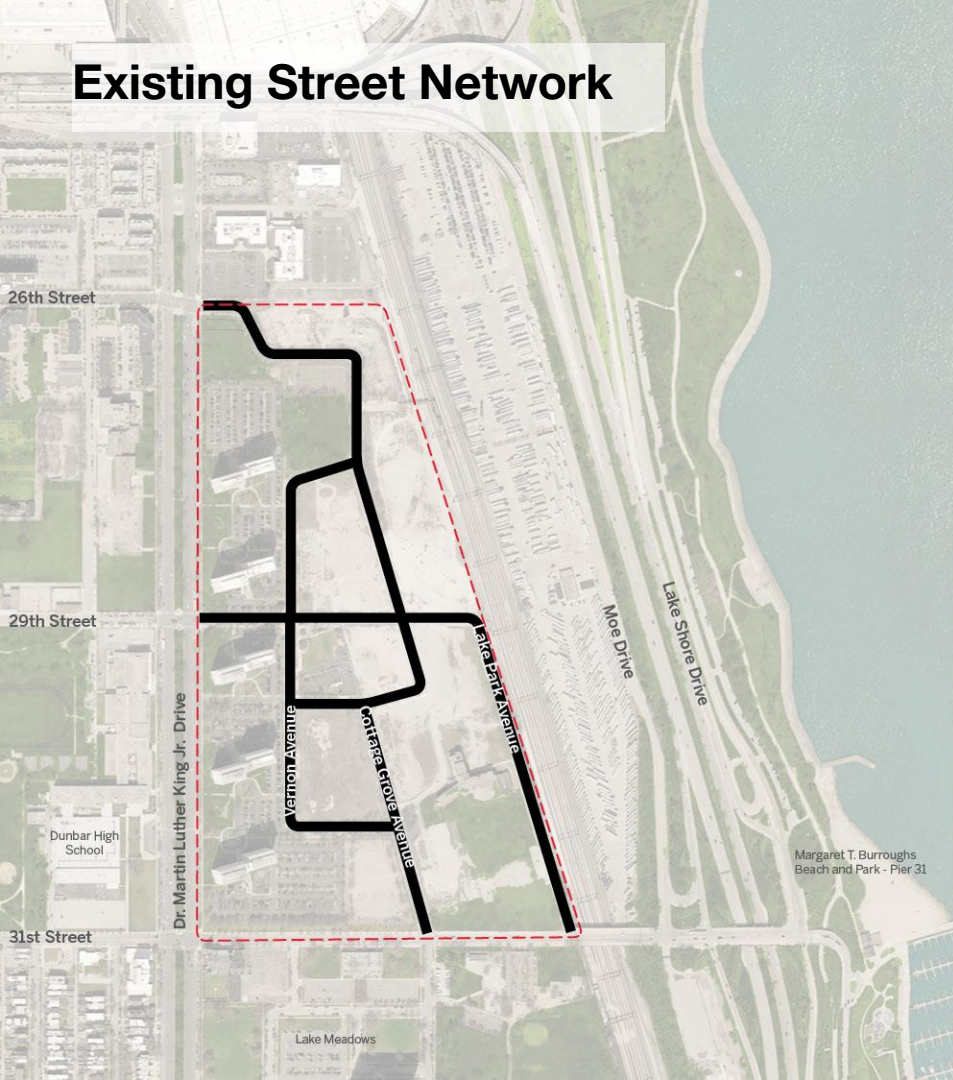


**Shelter** - Home, Infrastructure, Services



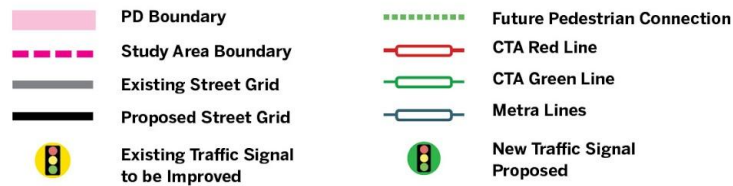


# Existing Street Network

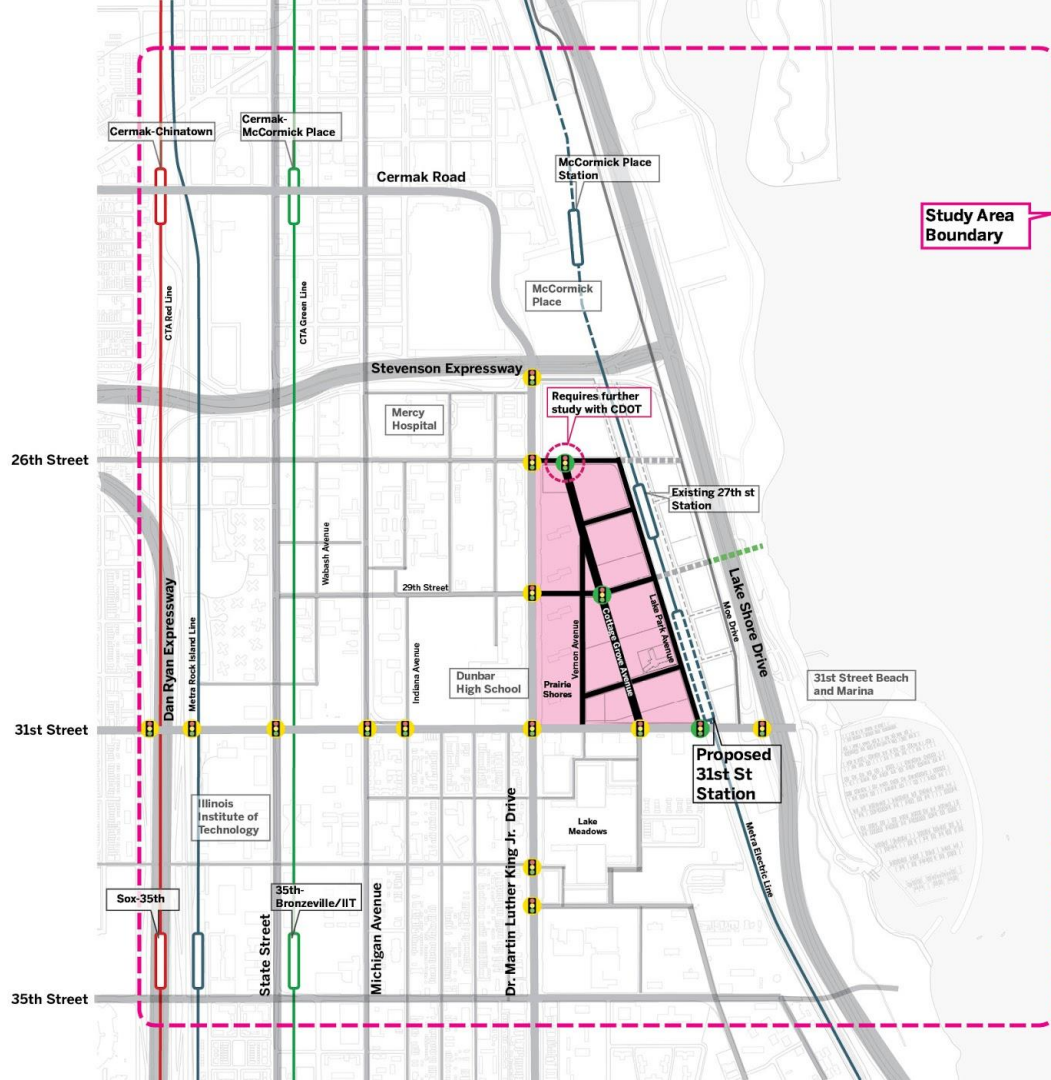


# Pedestrian and Vehicular Connectivity

- 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



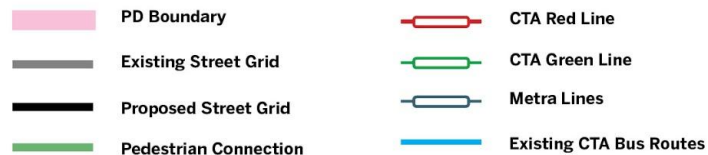
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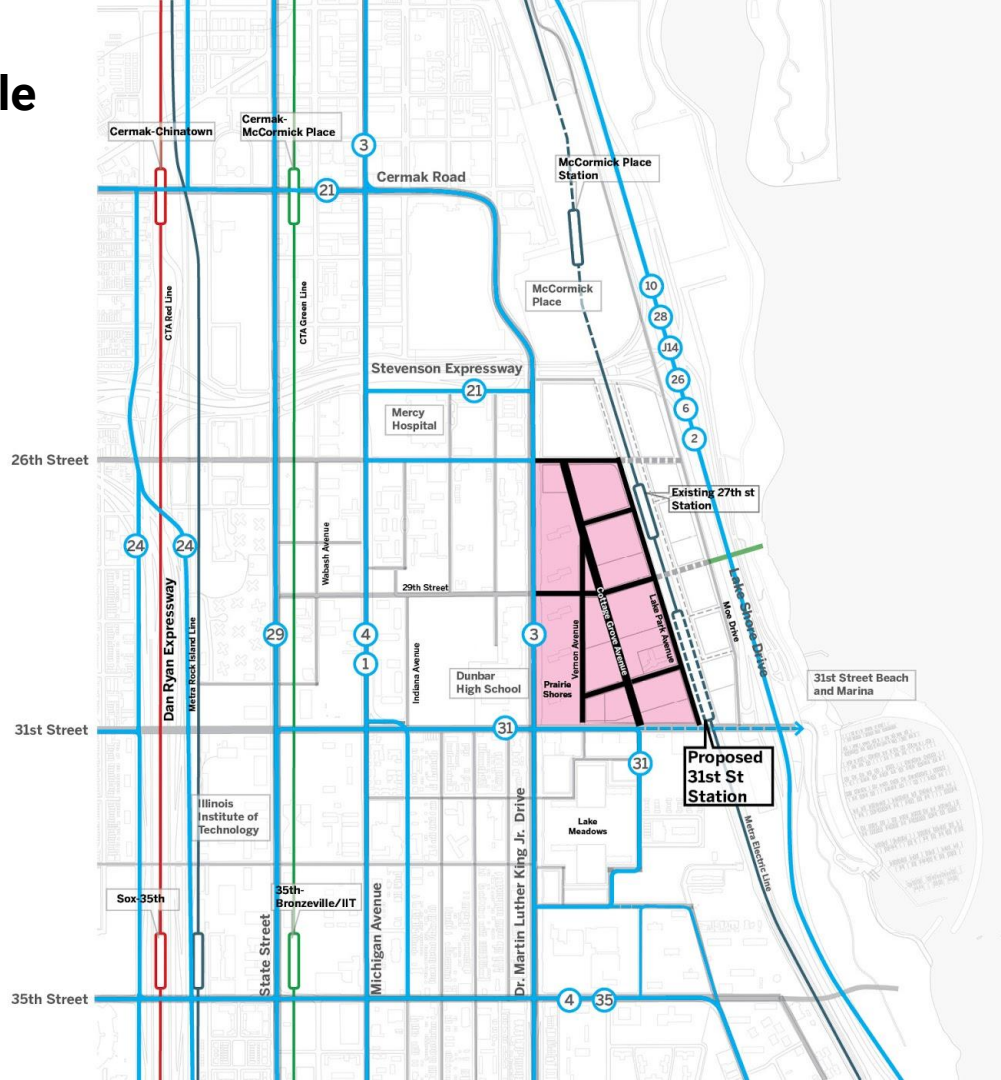


# Transit Connected and Accessible

- Relocating 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



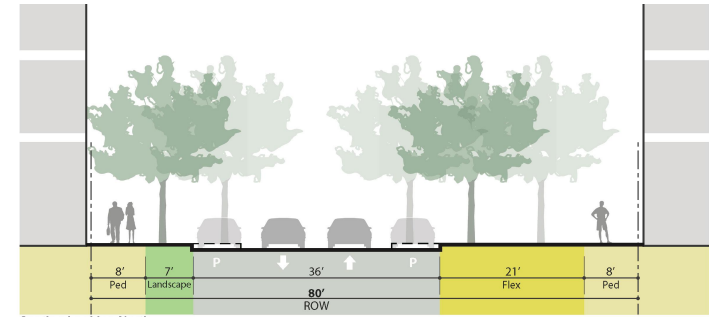
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# Street Design and Improvements

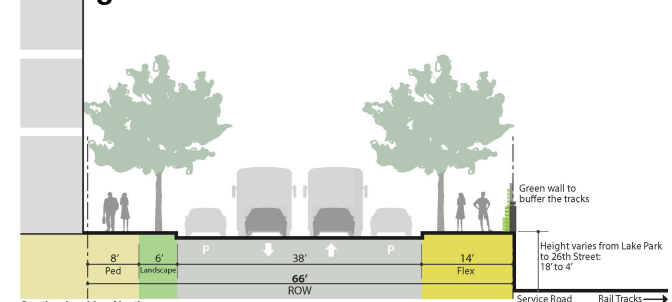
**All streets will be designed to prioritize pedestrian safety and will be designed to accommodate bus service when appropriate**

- 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



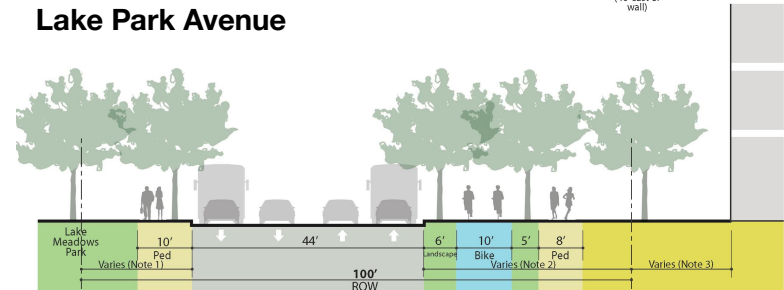
Section Looking North

## Cottage Grove Avenue



Section Looking North

## Lake Park Avenue



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

## 31st Street

# Street Design Guidelines

- Designing complete streets that are welcoming and accessible to all users
- Streets, sidewalks, and intersections will prioritize pedestrian safety
- Unique street character that represents the Bronzeville community
- High Quality materials, landscaping, adequate lighting, and outdoor street furniture
- Wayfinding that connects to nearby destinations; signage and markers that tell the story of the site's history
- On-street parking and drop-off areas that will serve the local retail shops
- Sufficient curbside space for comfortable, accessible, and convenient bus stops where needed





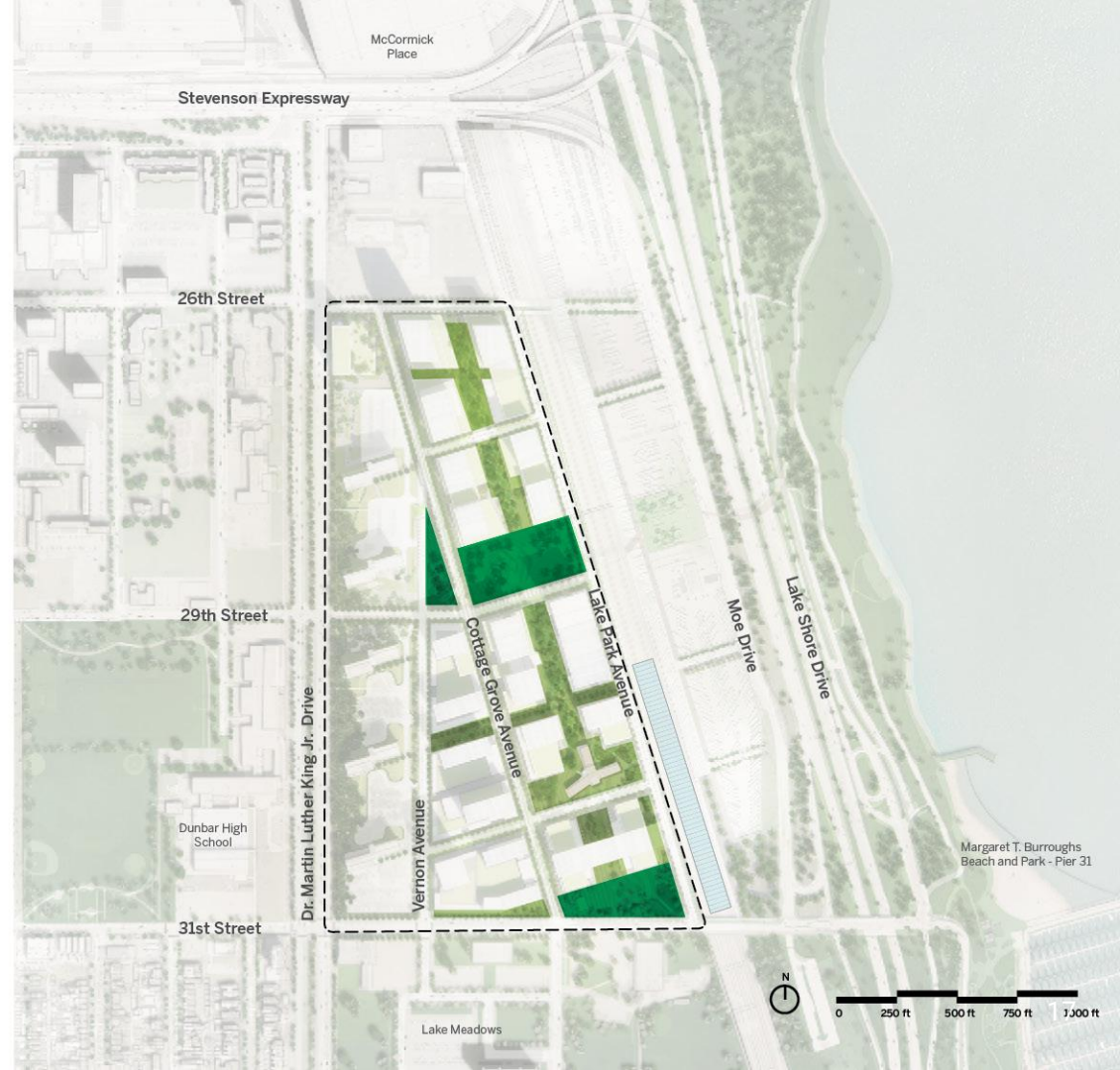
# Open Space

- 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

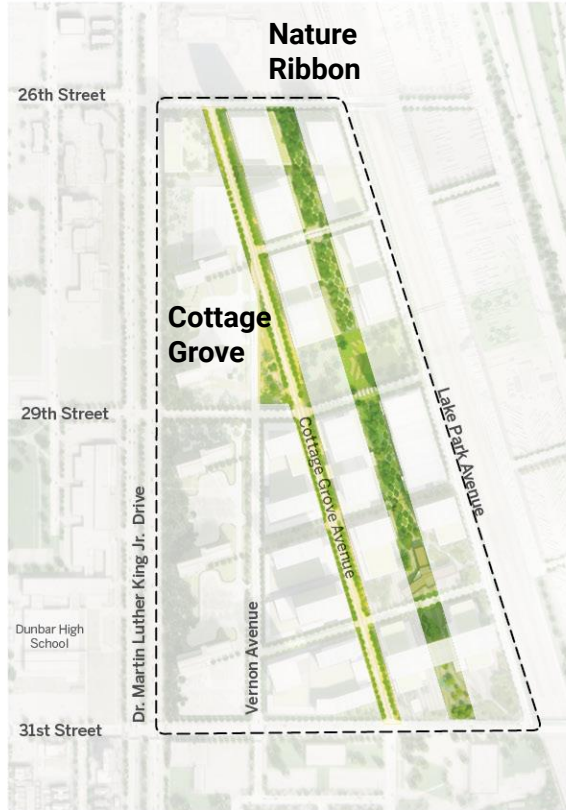
Publicly Owned Parks:  $\pm 5$  Acres

On Parcel Open Spaces:  $\pm 5$  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





# 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

Cultural  
Ribbon

Bronzeville  
Welcoming  
Center

Seasonal  
Pavilion  
and Plaza

Natural  
Gardens

Bike Path

31st Street

Rail Tracks

Lake Park Avenue



# 31st Street Park





# 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



# MRAC Summary

- Murals (Community Center)
- Mosaic artwork on walls (Community Center)
- Unique ceiling light fixtures (Community Center)
- Light poles/fixtures: Hanging banners of historical figures (artists and musicians)
- Historical photographs displayed in Senior Housing
- Painted / sculptured benches throughout development site
- Sculptures of historical figures in the parks
- Stained glass art entry door / doorway to Singer Pavilion
- Audio, video / virtual tour Singer Pavilion history

***Bronzeville Soul: A subcommittee report on the significance, culture and history of a community as it pertains to the future Bronzeville Lakefront development on the former site of Michael Reese Hospital and Medical Center***

Draft Version 24, July 2, 2020

Prepared by the Subcommittee on Culture/Community/History advising Alderman Sophia King on the Michael Reese Community Advisory Committee

Enrique Beckmann, MD PhD, former CEO and Board Chairman, Michael Reese Hospital  
Terry Nichols Clark, PhD, Professor of Sociology, University of Chicago, Prairie Shores resident  
Sharon Gibson Eubanks-Pope, Educator/Real Estate Entrepreneur  
John L. Smith, Pastor of Olivet Baptist Church  
Diane Dinkins-Carr, President, DDC Consulting Group, Inc.  
Dr. Timuel Black, Venerable Scholar and South-Side Historian

Please send comments and additions for enhancement in an email copied to:  
[enriquebeckmanned@gmail.com](mailto:enriquebeckmanned@gmail.com), [tnclark@uchicago.edu](mailto:tnclark@uchicago.edu), [sgepope@aol.com](mailto:sgepope@aol.com),  
[obcpastorsmith@gmail.com](mailto:obcpastorsmith@gmail.com), [ddcarr56@aol.com](mailto:ddcarr56@aol.com), [zenobiab4906@comcast.net](mailto:zenobiab4906@comcast.net)

Parts of this report may be excerpted freely for use online or other publications.

## **I. Introduction: Our subcommittee's motivating question guiding this report**

**Why is it integral for the former Michael Reese site development to include the cultural history of the surrounding community and rich legacy of Michael Reese Hospital?**

The Bronzeville Lakefront development is a singularly unique opportunity. We consider the cultural history and rich legacy of Michael Reese Hospital to be an indispensable part of this project. We envision these elements as the "Bronzeville Soul" of this development. Bronzeville Soul blesses this development with intentional charisma. By which, locals are honored, historical community stakeholders are valued and new residents and visitors are informed. The powerful shared meanings of Bronzeville Soul will attract new business opportunities, residents, visitors, and tourists while enhancing the area for nearby residents, schools, churches and local community groups. The tangible specifics of Bronzeville's deep past bring value to the site's many intended future uses. It sharpens the importance of learning about the area to others in the rest of the U.S and the world. By intentionally incorporating, the rich Bronzeville heritage discussions can shift now and in the future for prospective tenants, government officials, lenders and others making choices.



# Phase 1: 2021-2026 ±1,350,000 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  
Data Center

Phase 1: 2021-2026  
±1.35 Million SF





# ARC Innovation Center





# Bronzeville Welcoming Center





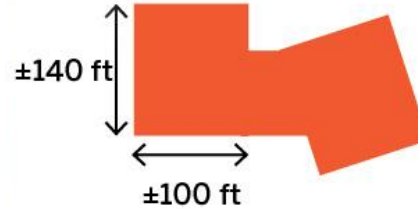
# Bronzeville Welcoming Center

40,000 SF Reserved

- Example for size reference only
  - Ellis Park Fieldhouse is 33,000 SF
- **The design of the space will continue to evolve further with MRAC and community input**

Ellis Park Fieldhouse

±33,000 SF  
Two Stories





# Bronzeville Welcoming Center

Southeast View from Lake Park Avenue





# Bronzeville Welcoming Center

Section showing interior and 31st Street Park





# Bronzeville Welcoming Center

Interior View





# Bronzeville Welcoming Center

East View from Lake Park Avenue





# Contextual Materiality

Historic Bronzeville Masonry Character





**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)



**Rolason 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



## Cottage Grove Ave Looking East





# Contextual Materiality

Modernist heritage







**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



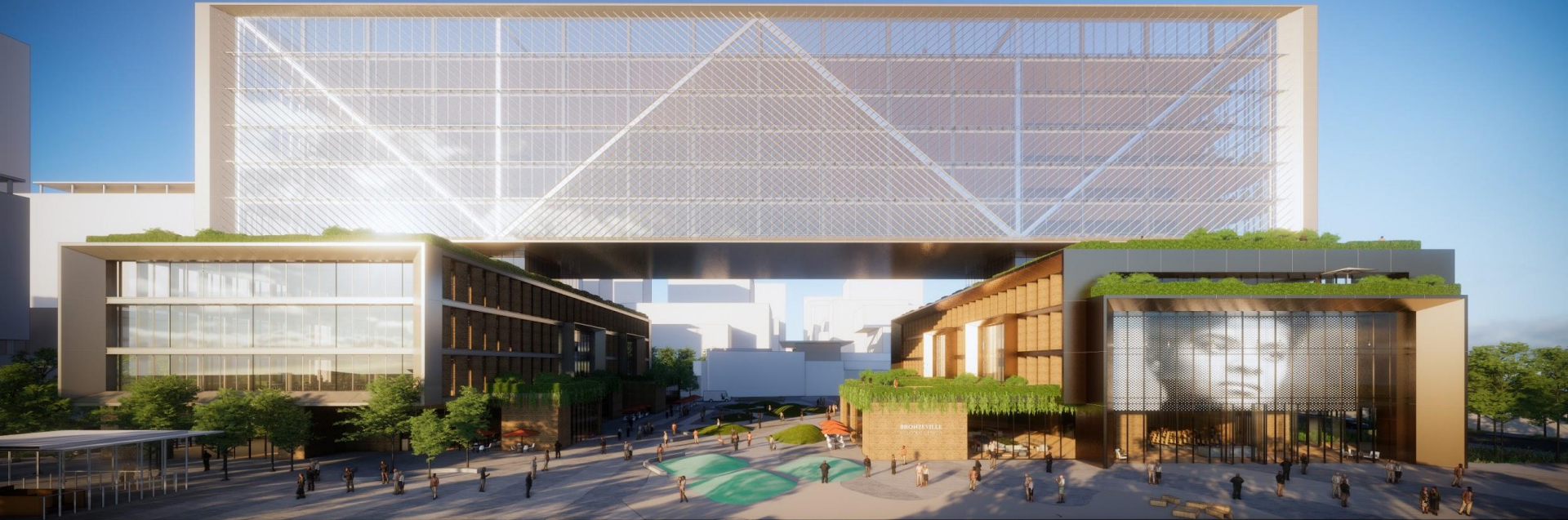
**Kaplan Institute**

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



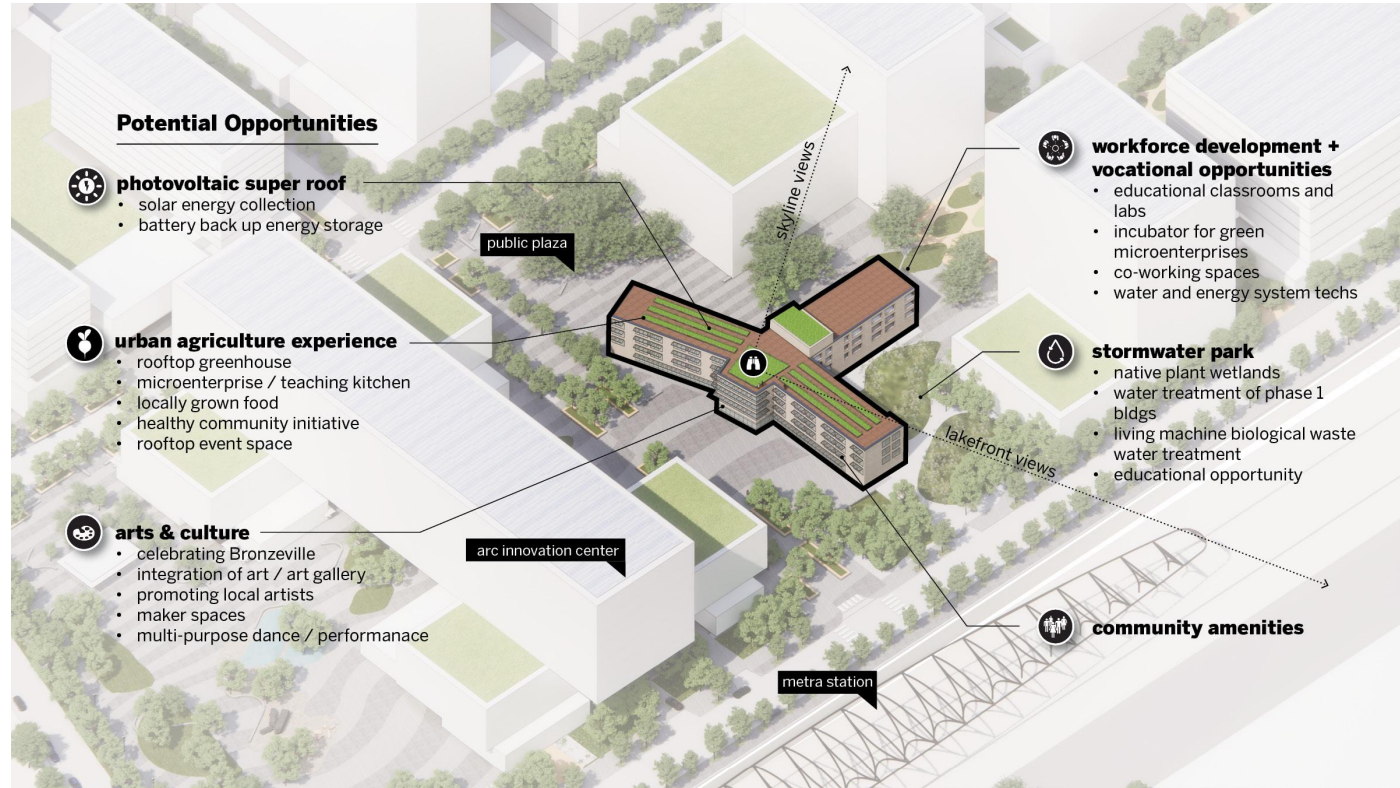
# ARC Innovation Center + Bronzeville Welcoming Center

Retail and Active Ground Floor, Office, and Lab Spaces



# Singer Pavilion

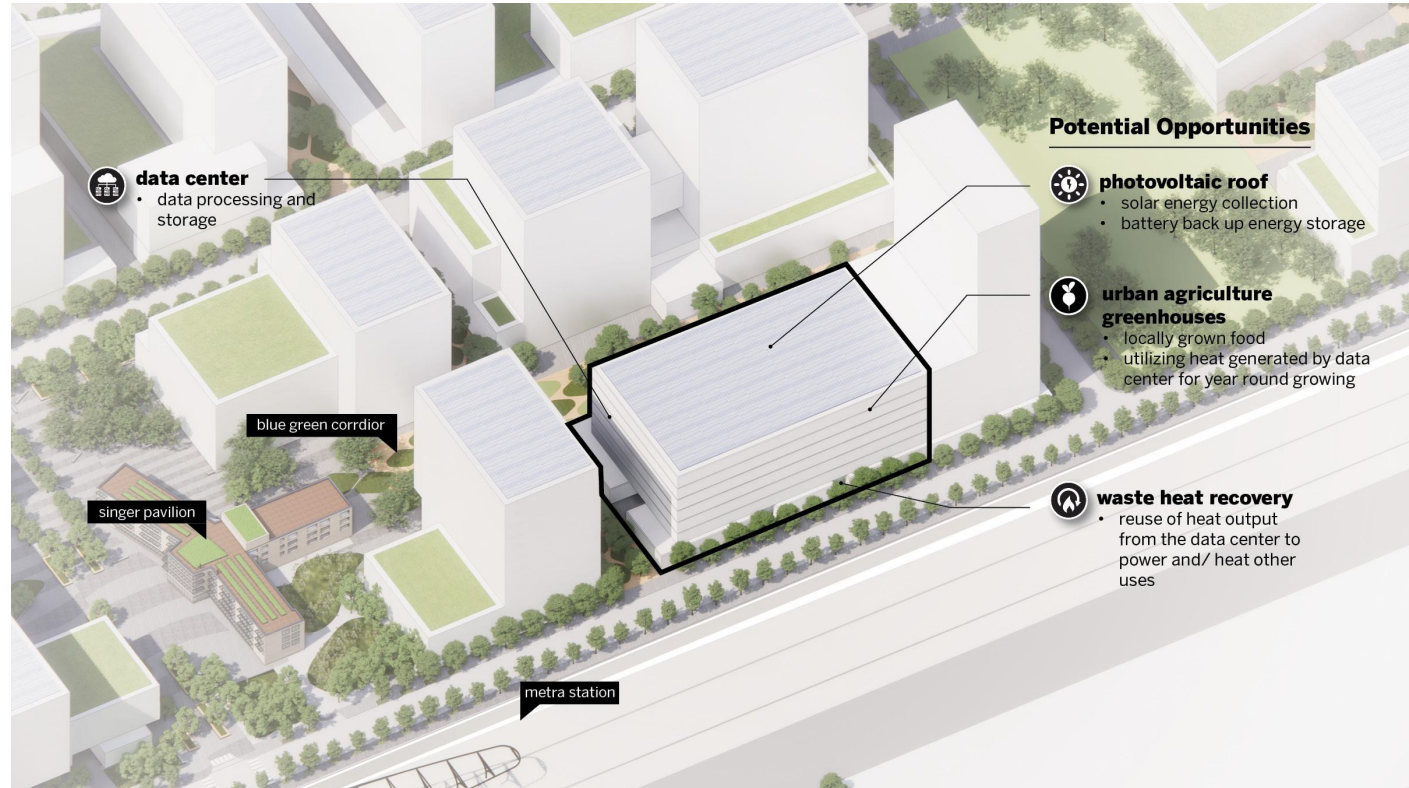
- Adaptive reuse of the **Singer Pavilion**
- Communicate the **history of the Michael Reese Hospital** and the **Bronzeville community**
- **Initial concept** is to re-energize and reimagine as **world's greenest building**





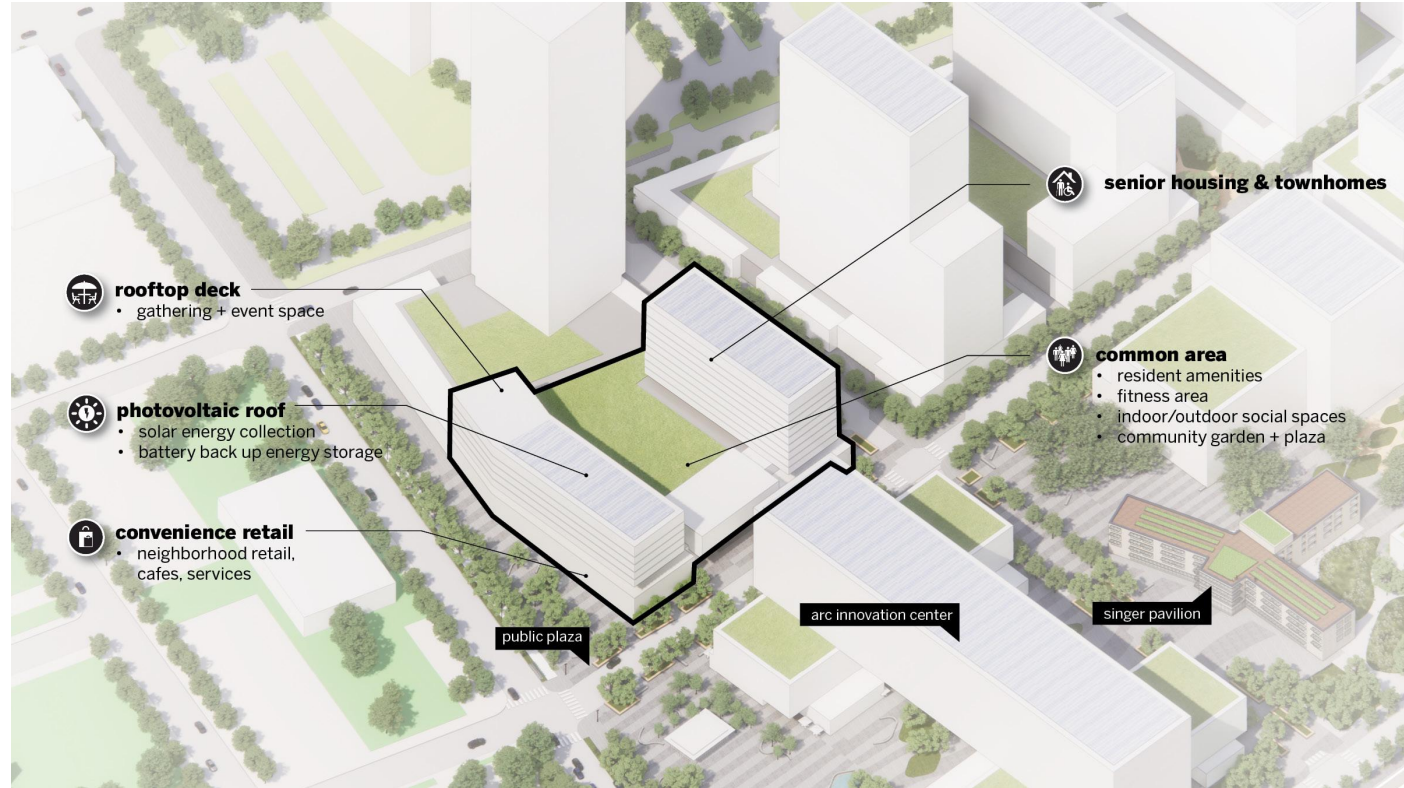
# Data Center

- Data Center to **attract and support life science ecosystem** anchored by ARC Innovation Center
- **Active ground floor**, facade that is **active and integrated** into the environment, and **renewable energy**
- Exploring innovative ideas such as **waste heat recovery, integrating solar energy, vertical farming** and more



# 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





# 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

## 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

## 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



# Phase 1: 2021-2026 ±1,350,000 SF

Land Area: ±16 acres  
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## Proposed Uses

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Retail  
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Phase 1: 2021-2026  
±1.35 Million SF





# 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, Data Center:  
Programming buildings  
Tenanting

ARC Innovation, Singer, Bronzeville  
Welcoming Center, Senior Housing,  
Data Center:  
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

Metra Station:  
Establish scope of extent of station


Metra Station:  
Refine Design and funding streams


## Phase 2: 2025-2041 ±6,450,000 SF \$3B Budget

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

### Proposed Allowed Uses

Life Science/Healthcare  
Commercial Office  
Retail  
Residential  
Hospitality  
Mixed-use,  
Public Open Spaces

 Phase 2: 2025-2041  
±6.45 Million SF

 Phase 1: 2021-2026  
±1.35 Million SF





# Phase 1+2: 2021-2041 ±7,800,000 SF \$3.5B Budget

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

## Proposed Allowed Uses

Life Science/Healthcare  
Commercial Office  
Retail  
Residential  
Hospitality  
Mixed-use  
Public Open Spaces



## Community Benefit

- Bronzeville Welcoming Center
- Singer Pavilion
- Minority participation for the project
- Local and Small Business Support
- 20% Affordable Housing on Site
- Sustainability and Regenerative Design
- Education
- Public Open Space
- No Casino on Michael Reese Site, Marshalling Yards or Advocate Site
- New Metra Station at 31st Street
- New Streets and Enhanced Roadways
- Future Pedestrian Bridge to Lakefront at 29th St

## 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**
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# Responses to Questions and Comments Received



# THANK YOU FOR ATTENDING!!

Please check our websites for continued updates on the project.

**DPD:** [www.chicago.gov/reese](http://www.chicago.gov/reese)

**Alderman King:** <https://king4thward.com/douglasdevelopment/2020/10/6/michael-reese-community-meeting-10-14-20>

Please email any comments to

**Department of Planning and Development:** [dpd@cityofchicago.org](mailto:dpd@cityofchicago.org)

**and Alderman King's Office:** [Ward04@cityofchicago.org](mailto:Ward04@cityofchicago.org)

## STAY SAFE AND HEALTHY

