BRONZEVILLE LAKEFRONT
Former Michael Reese Hospital Site

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
Alderman King’s office
773.536.8103 | ward04@cityofchicago.org

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
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

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

Selection Committee

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

Douglas/Gap

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

Legacy

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

Kenwood/Hyde Park

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

Tracey Bey, Entrepreneur

South Loop

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

Desmond Orr, Director Of Business Development, Wells Surface Prep, LLC

Pastor Chris Harris, Senior Pastor- Bright Star Church Chicago and CEO- Bright Star Community Outreach/TURN

Professor Janet Smith, Professor, Urban Planning at UIC

Kimshasa Baldwin, Principal- Deture Culsign, Architecture+Interiors
Nicole Hayes, Owner, Pier 31 President, Laborers Local 1001

Pastor John Smith, Pastor - Olivet Baptist Church
Kevin Stanciel, Transportation Planner
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Project timeline

Legend

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

2016
- OCT 2016 RFP Issued
- Dec 2016 Community Meeting
- July 2017 Developer Selected

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

2018
- MRAC
  - 2/7
  - 2/16
  - 2/21
- MRAC
  - 6/13
  - 9/3
- MRAC
  - 9/12
  - 9/25
- Feb 2018 Town Hall
- Feb 2018 Community Meeting
- April 2018 Community Meeting

2019
- MRAC
  - 2/7
  - 2/16
  - 2/21
- MRAC
  - 9/13
  - 10/3
- Exec. Committee
  - 1/15
- Exec. Committee
  - 7/30
- Jan 2018 Town Hall
- Feb 2018 Town Hall
- April 2018 Community Meeting
- April 2019 Community Meeting
- AUG 2019 Project Intent Finalized
- May 2020 Community Meeting
- Oct 2020 Community Meeting

2020
- MRAC
  - 3/3
  - 4/1
- MRAC
  - 9/13
  - 9/25
- Exec. Committee
  - 1/15
- Exec. Committee
  - 7/30
- MRAC
  - 5/15
  - 8/7
  - 8/14
- Exec. Committee
  - 1/15
- MRAC
  - 9/12
  - 9/25
- Feb 2018 Town Hall
- Feb 2018 Community Meeting
- April 2018 Community Meeting
- April 2019 Community Meeting
- AUG 2019 Project Intent Finalized
- May 2020 Community Meeting
- Oct 2020 Community Meeting

Legend:

- Key events
- Selection Committee Meetings
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Planned Development Process

Input from Alderman and Michael Reese Advisory Committee (MRAC)

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

Over 20 Meetings with GRIT team in the last 5 months
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

**June**
- PD Introduction: June 17
- Bi-weekly meetings with City departments: June - November
- 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

**July**
- Receive comments from City departments: July - August

**August**
- Address comments, finalize PD: September - November

**September**
- Final Presentation
- City Plan Commission Final Presentation

**October**
- City Council Vote

**November**
- PD Published

**December**

**January**

**February**
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

Sub-Area 1: Michael Reese Site South of 29th Street
- Maximum Allowable Height: 350 FT
- Maximum Allowable FAR: 4.4

Sub-Area 2: Michael Reese Site North of 29th Street
- Maximum Allowable Height: 450 FT
- Maximum Allowable FAR: 5.6

Prairie Shores Property

Sub-Area Boundary Lines

Prairie Shores Property impacted by PD
- Maximum Allowable Height: 350 FT
- Maximum Allowable FAR: 7.0
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
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
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

- 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
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.
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: ±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 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
±1,350,000 SF
$600M Budget

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
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
Bronzeville Welcoming Center
Southeast View from Lake Park Avenue
Bronzeville Welcoming Center
Section showing interior and 31st Street Park
Contextual Materiality
Historic Bronzeville 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)

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
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

**Potential Opportunities**

Photo voltaic 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 tech

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

Community amenities

Public plaza

Arts innovation center

Metro station

Lakefront views

Singer Village
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
$600M Budget

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
Development Process for Phase 1

**Overall Site:** Finalize PD, Zoning entitlements in place

**2020**
- **Streets and Utilities:** Finalize Design, Construction Documents, Approvals and Permitting
- **ARC Innovation, Bronzeville Welcoming Center:** Programming buildings, Tenanting
- **31st Street Park:** Develop programs and amenities with the community
- **Metra Station:** Establish scope of extent of station

**2021**
- **Streets and Utilities:** Final Engineering; Construction of streets and utilities to serve phase one
- **ARC Innovation, Singer, Bronzeville Welcoming Center, Senior Housing, Data Center:** Finalize Design; Construction Documents; Approvals and Permitting
- **31st Street Park:** Design and fundraising of the park and park amenities
- **Metra Station:** Refine Design and funding streams

**2022**
- **ARC Innovation, Bronzeville Welcoming Center:** Construction of first building
- **31st Street Park:** Build the Park

**2023**
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
$3.6B 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
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- Estimated Construction and Related Jobs (Direct and Indirect): 45,425
- Estimated Direct Construction Jobs: 17,528
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THANK YOU FOR ATTENDING!!

Please check our websites for continued updates on the project.
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Alderman King: https://king4thward.com/douglasdevelopment/2020/10/6/michael-reese-community-meeting-10-14-20

Please email any comments to
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STAY SAFE AND HEALTHY