

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
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



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

- 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
Zakiyah 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

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

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

Project timeline

Legend



Key events



Selection Committee Meetings



MRAC Meetings



Executive Committee meetings

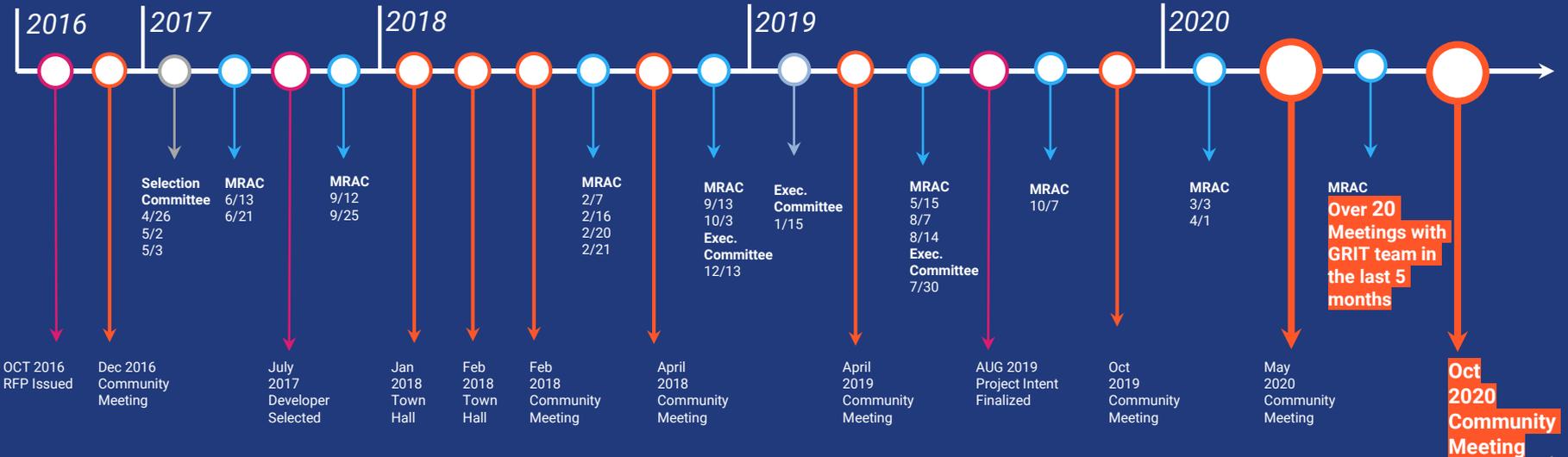


Community Meeting/Town Hall



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



MRAC
Over 20 Meetings with GRIT team in the last 5 months

Oct 2020 Community Meeting

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**

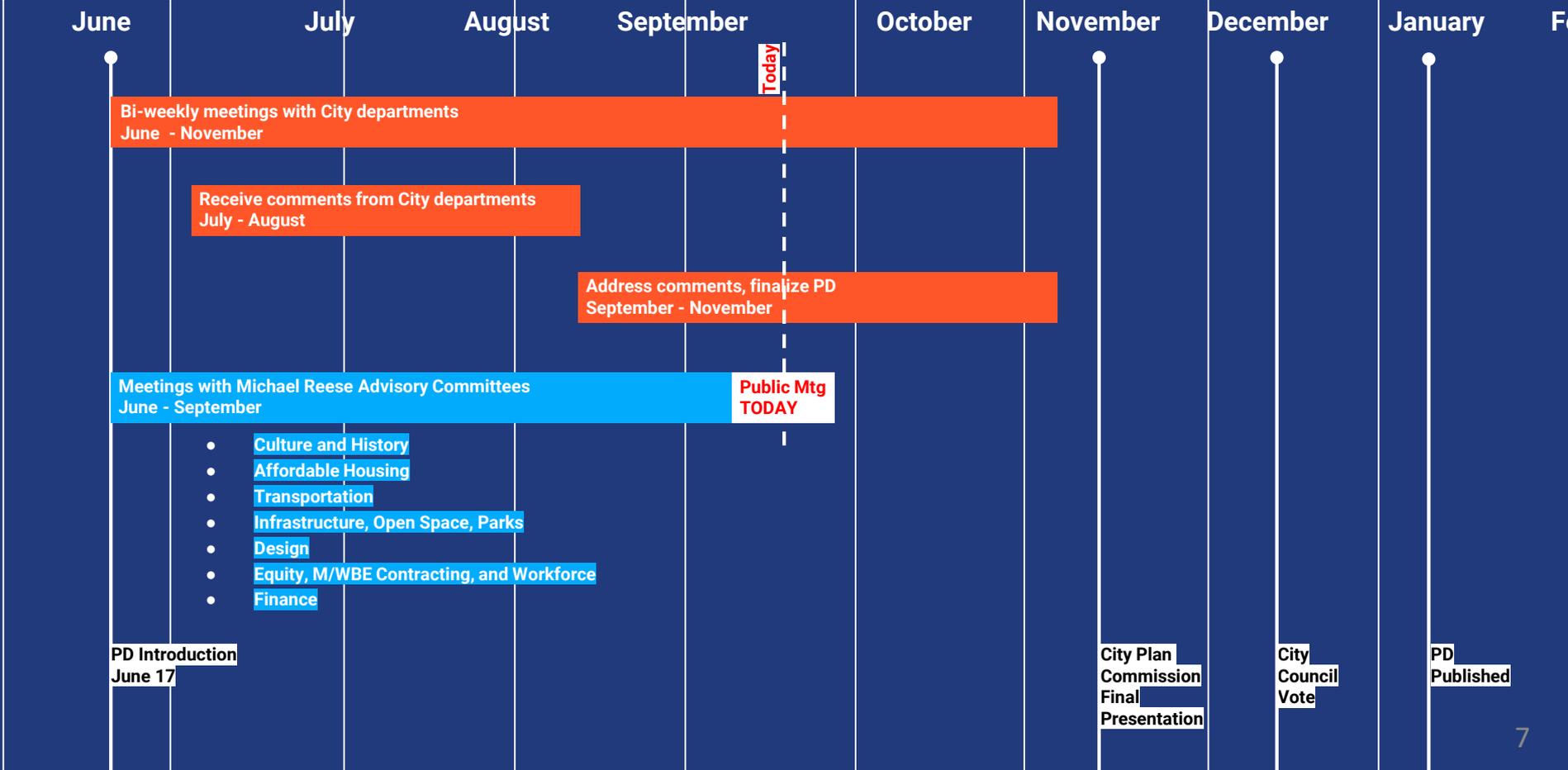
Direct and Indirect Economic Impact: **\$8.2 billion**

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

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

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

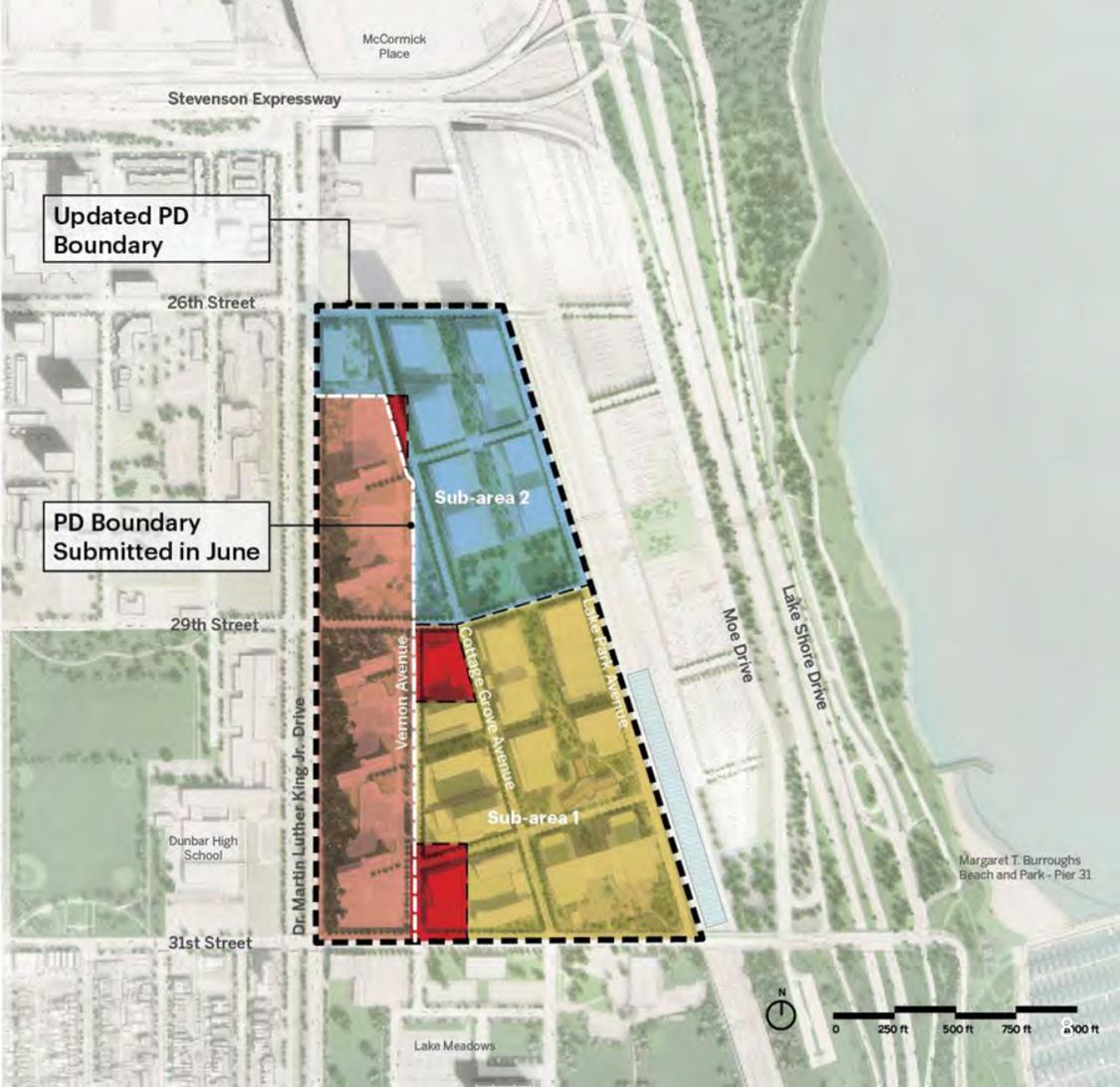
Planned Development (PD) timeline



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

-  **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

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



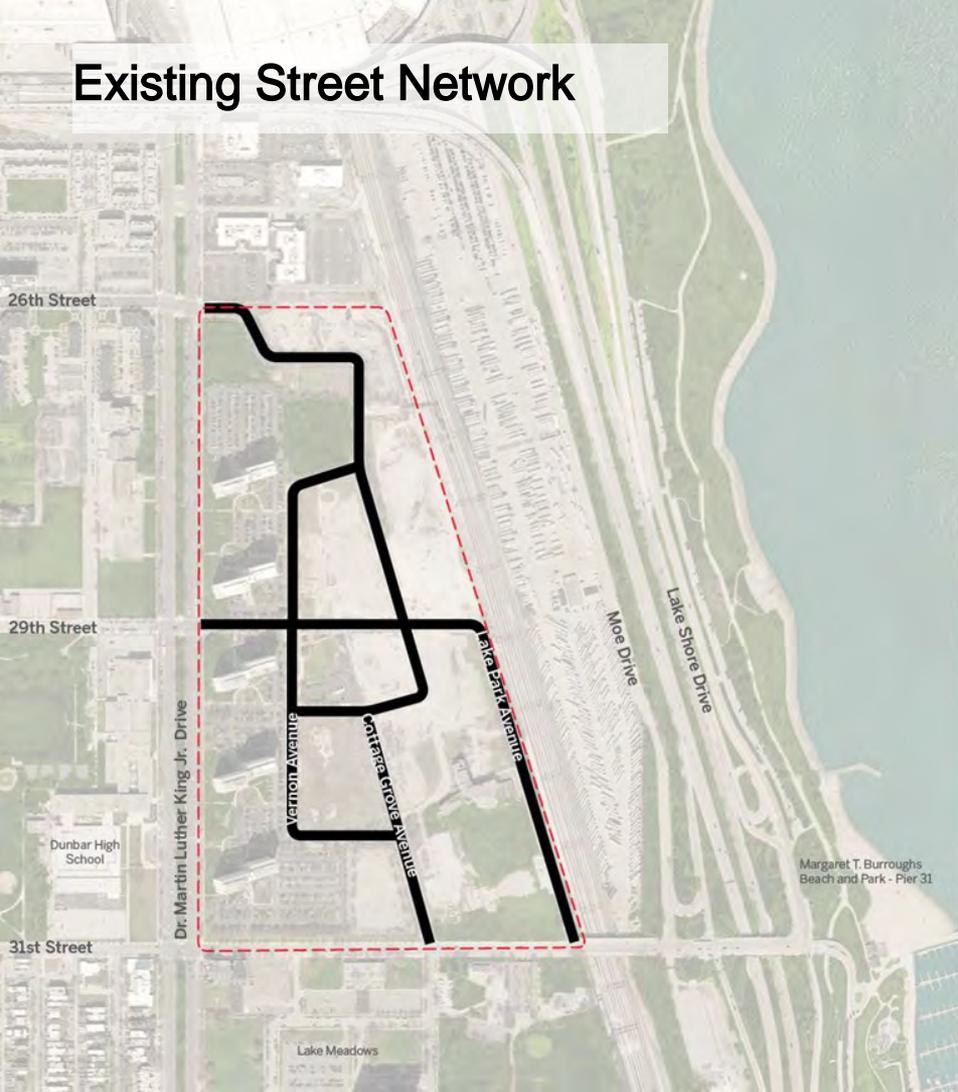
Play - Recreation, Fun, Sports



Shelter - Home, Infrastructure, Services



Existing Street Network

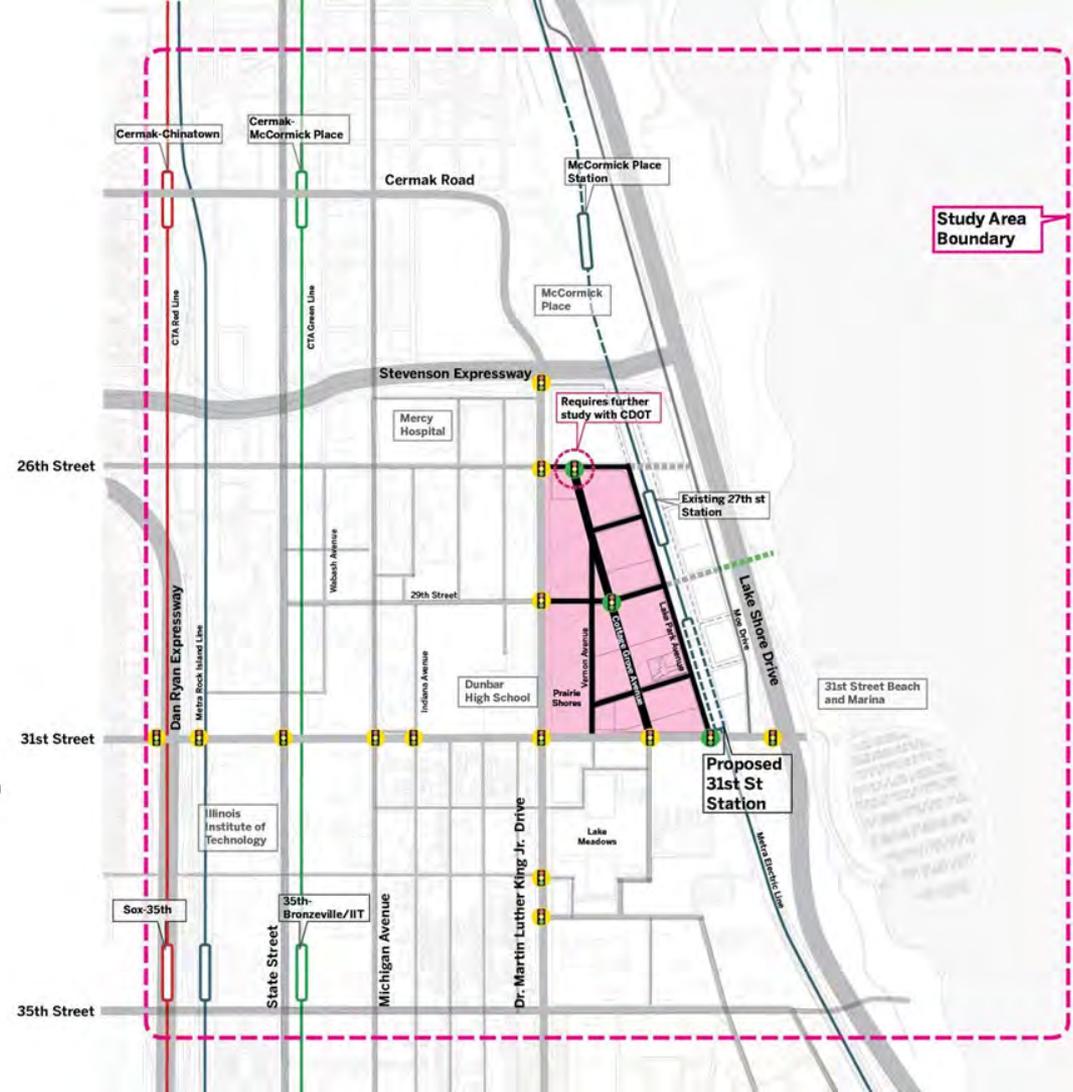
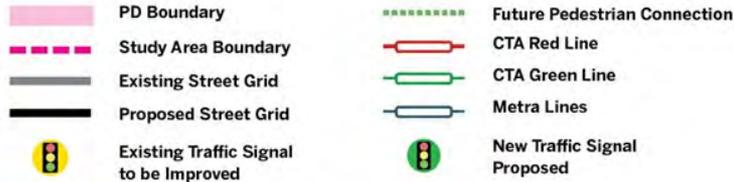


Proposed Street Network



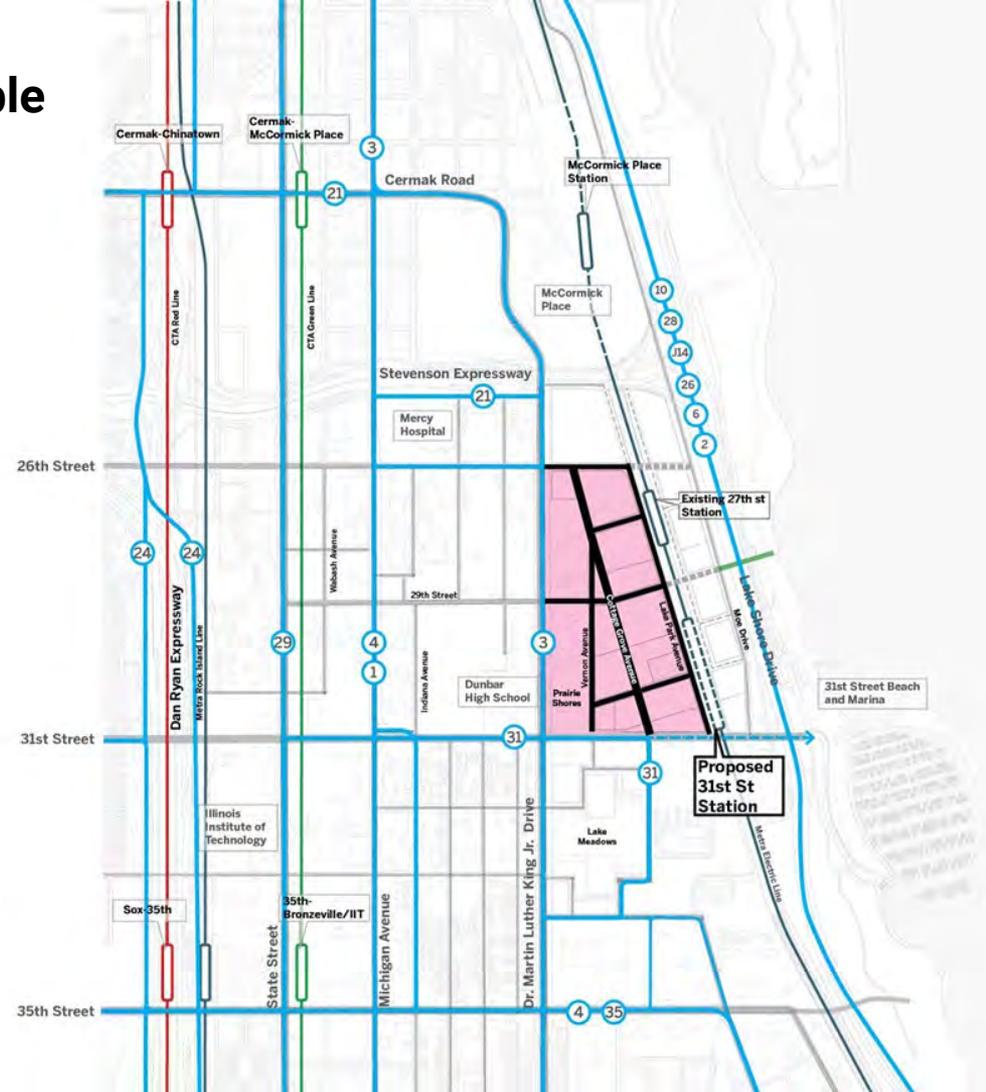
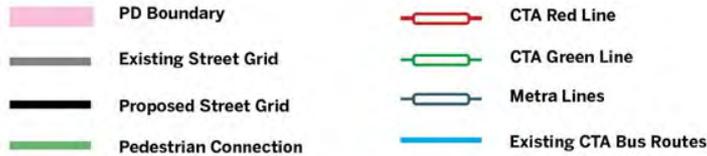
Pedestrian and Vehicular Connectivity

- 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



Transit Connected and Accessible

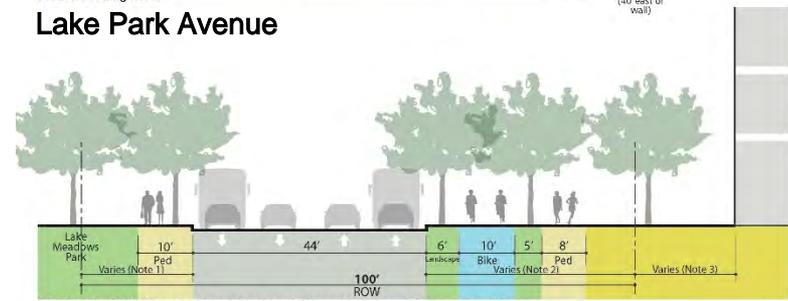
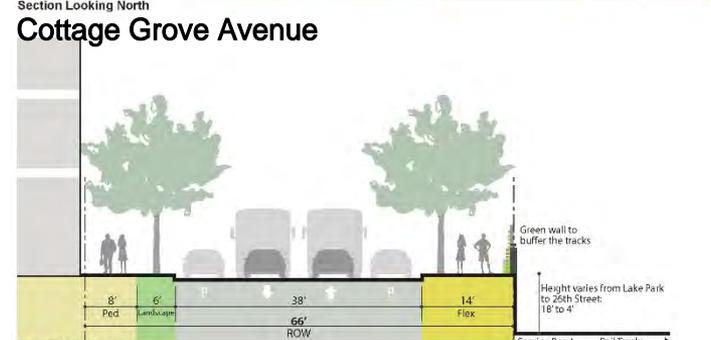
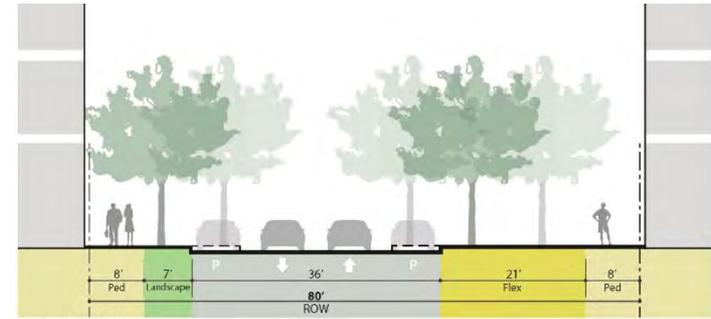
- Relocating the 27th street Metra Electric Station to 31st street
- Metra Station platform would be accessible at 29th street and 31st street
- Opportunity to reconnect the site to the CTA bus network leveraging existing or future bus routes
- Accessibility by bike, scooter, and other modes of transportation



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



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

Cottage Grove Avenue

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



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

 Phase 1: 2021-2026
±1.35 Million SF



ARC Innovation Center



Bronzeville Welcoming Center



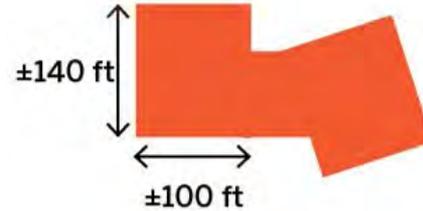
Bronzeville Welcoming Center

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 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

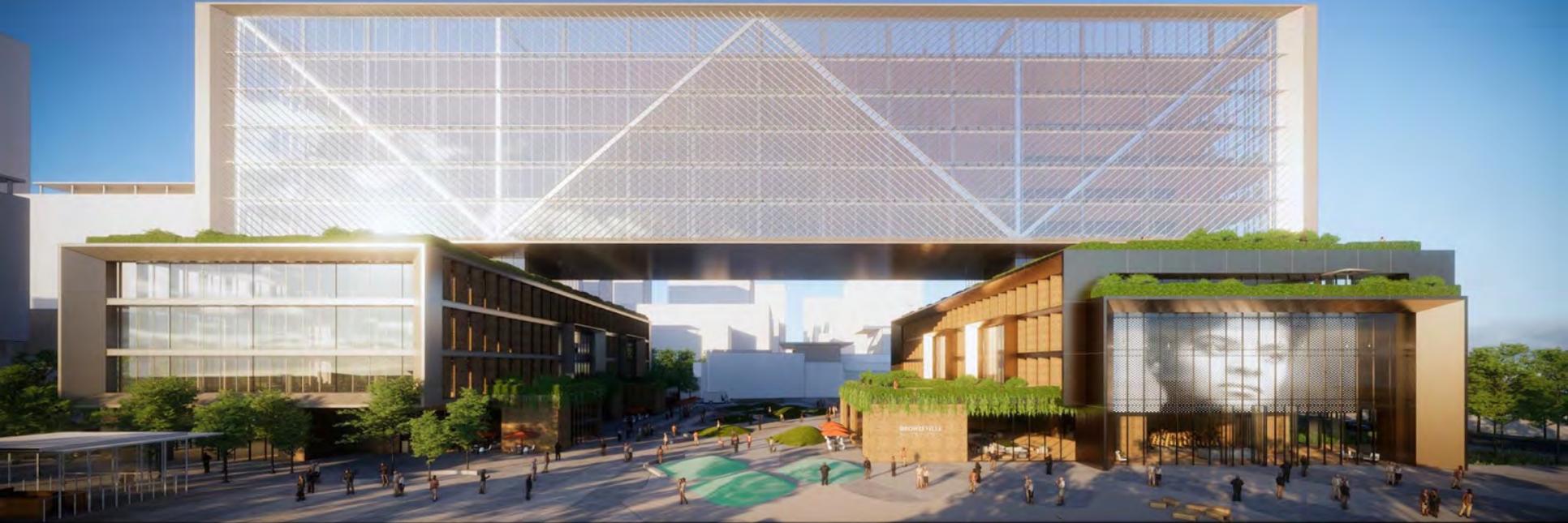


Kaplan Institute

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

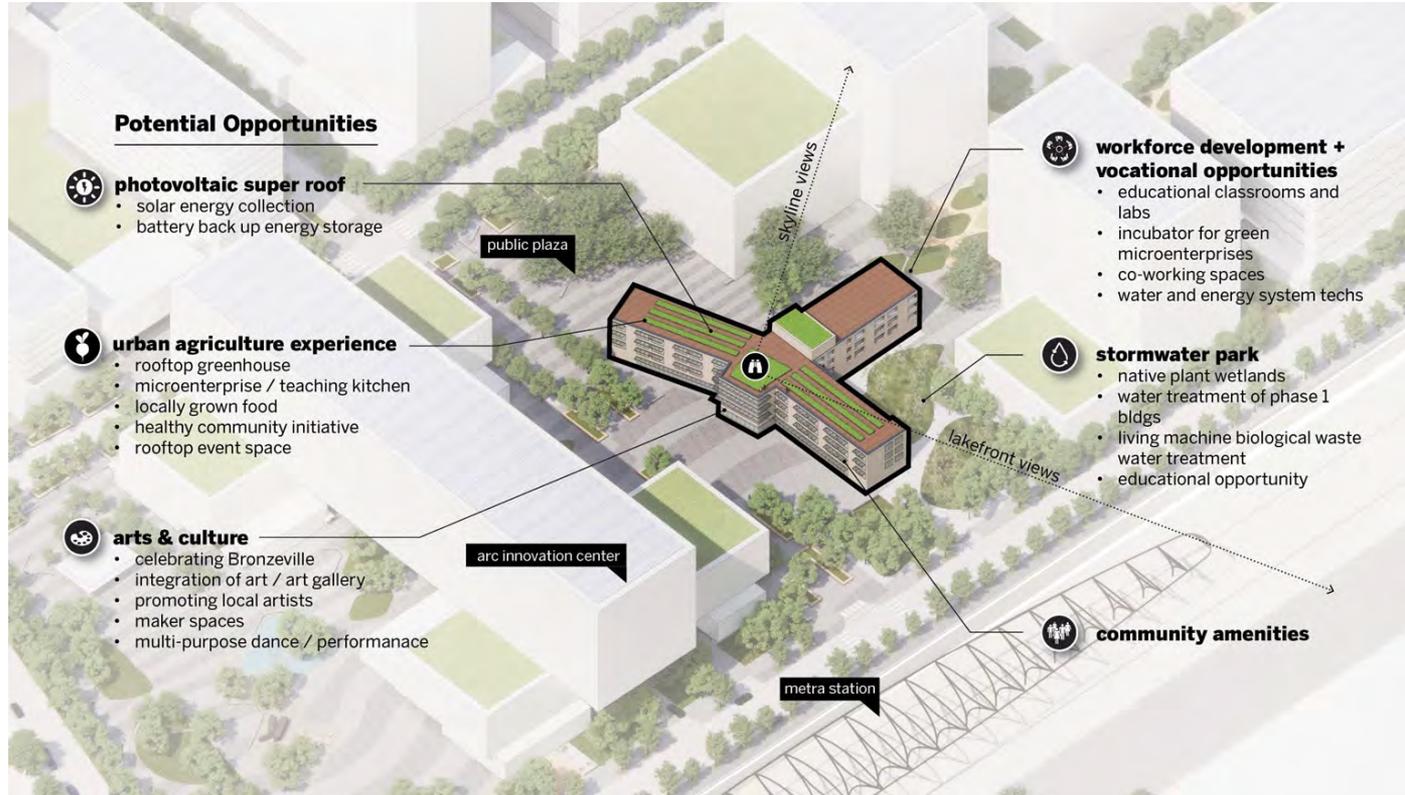
ARC Innovation Center + Bronzeville Welcoming Center

Retail and Active Ground Floor, Office, and Lab Spaces



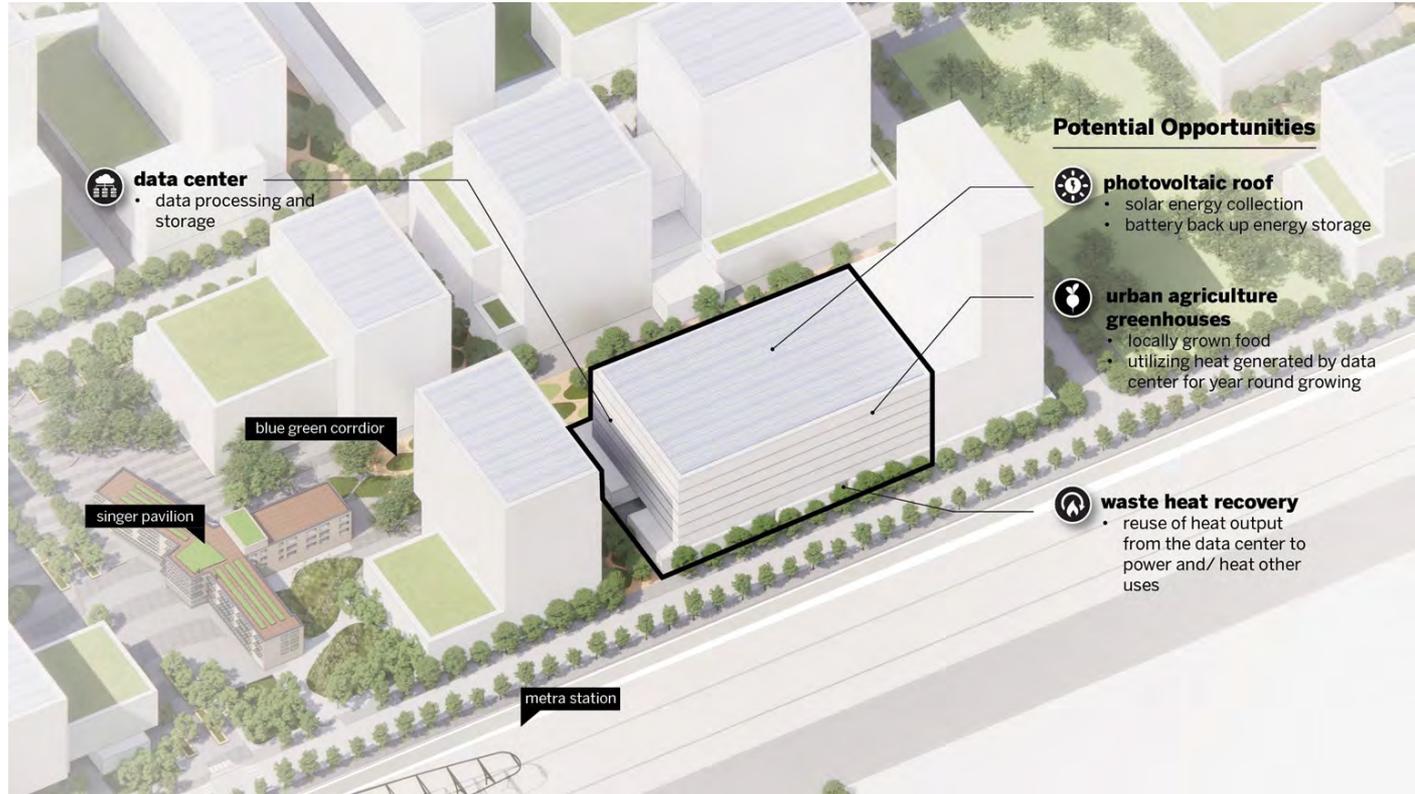
Singer Pavilion

- 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**



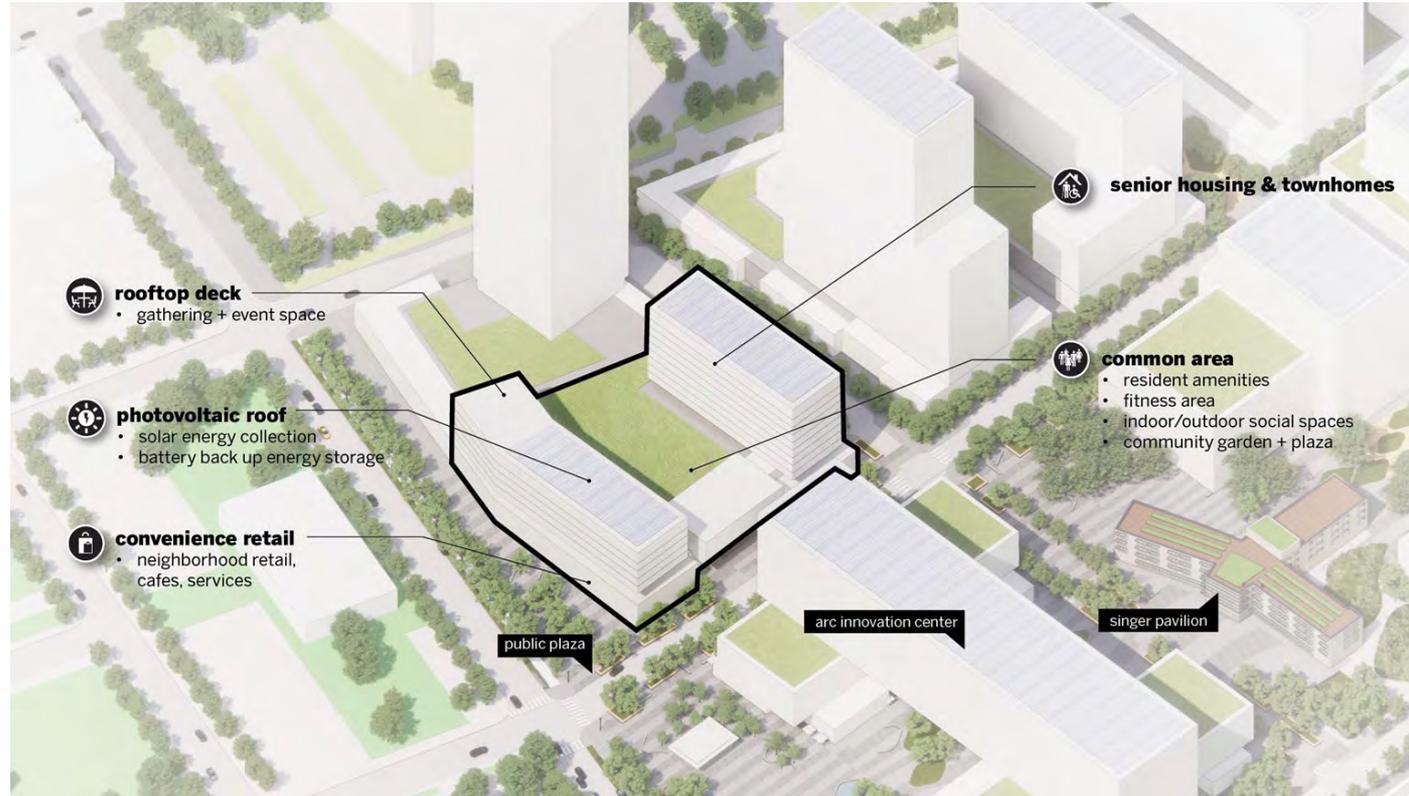
Data Center

- 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'

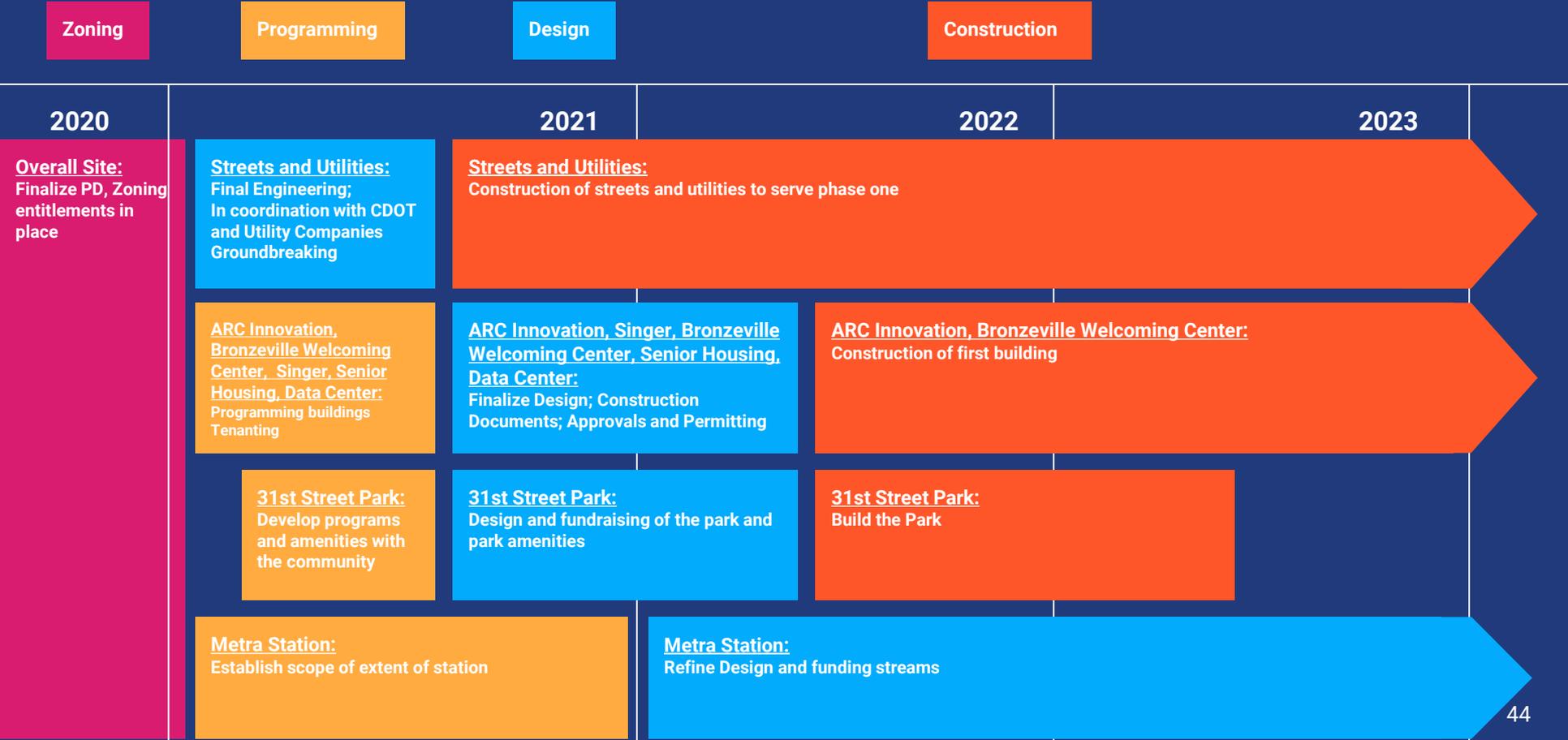
Proposed Uses

ARC Innovation Center
Bronzeville Welcoming Center
31st Street Park
Retail
Singer Pavilion
Senior Housing
Data Center

 Phase 1: 2021-2026
±1.35 Million SF



Development Process for Phase 1



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: ±171 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



Lake Michigan

Margaret T. Burroughs
Beach and Park - Pier 31

Lake Shore Drive

29th Street

Martin Luther King Drive

Vernon Ave

31st Street

Rhodes Ave/Cottage Grove Ave

South Commons

Dunbar Park

Dunbar High School

Lake Meadows



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**
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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

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

and Alderman King's Office: Ward04@cityofchicago.org

STAY SAFE AND HEALTHY

