FORMER MICHAEL REESE HOSPITAL SITE
BRONZEVILLE LAKEFRONT

Virtual Community Town Hall Meeting
May 4th, 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/2020/4/22/michael-reese
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

Project Vision and Sheba Announcement
- GRIT + Kaleidoscope Health Ventures

Master Plan - GRIT Team

Responses to Question 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
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

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
Janet Smith, Professor, Urban Planning at UIC
Responding to Community Feedback

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

Input from Alderman and Michael Reese Advisory Committee (MRAC)

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
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<tbody>
<tr>
<td>2016</td>
<td>OCT 2016 RFP Issued</td>
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<tr>
<td>2016</td>
<td>Dec 2016 Community Meeting</td>
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<tr>
<td>2017</td>
<td>JUL 2017 Developer Selected</td>
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<td>2017</td>
<td>Jan 2018 Town Hall</td>
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<td>2017</td>
<td>Feb 2018 Town Hall</td>
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<td>Apr 2018 Community Meeting</td>
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<td>2019</td>
<td>Apr 2019 Community Meeting</td>
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<td>2019</td>
<td>AUG 2019 Project Intent Finalized</td>
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<td>2019</td>
<td>Oct 2019 Community Meeting</td>
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Key event:
- Selection Committee Meeting:
  - 4/26
  - 5/2
  - 5/3
- MRAC Meetings:
  - 6/13
  - 6/21
  - 9/12
  - 9/25
  - 2/20
  - 2/21
  - 9/13
  - 10/3
  - Exec. Committee Meeting:
    - 1/15
    - 12/13
- Executive Committee Meetings:
  - 7/30
  - 8/14
  - 8/7
- Community Meeting/Town Hall:
  - 12/13
  - 5/15

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Public Benefit

- Community Space
  10,000 - 40,000 SF Community Center that celebrates history, multifunctional programs, view to the lake

- Minority participation for the project
  MBE (30%) & WBE (10%)
  65% Minority Led Business Participation

- Local and Small Business Support
  10% of Commercial Space Discounted
  20% Discounted Rates

- 20% Affordable Housing on Site

- Education
  Up to $25 Million Commitment
  20 Internships and 75 Apprenticeships per year

- Public Open Space

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

**Bi-Weekly DPD led meetings**
- 17 Meetings in the last 7 months
- (9 Large group meetings + 8 Focus group meetings)

**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**

- **2019**
  - Oct 2019 Community Meeting
  - MRAC 12/5

- **2020**
  - MRAC with Kaleidoscope 3/3
  - March 2020 Sheba Announcement
  - M/WBE Subcommittee 4/1
  - May 2020 Community Meeting
DPD Timeline Summary

TIMELINE TO DATE

OCT 2016
RFP Issued

JAN 2017
Developer Selected

2017 + ONGOING
Meetings with Team

AUG 2019
Project Intent Finalized

OCT 2019
Community Meeting

THREE DPD PROCESSES:
1. Planned Development Approval
2. Finance Application Approval
3. Land Sale and Redevelopment Agreement

KEY MILESTONES FOR PUBLIC INPUT

MAY 2020
Community Meeting

May 2020
PD FILING

FALL 2020
Community Meeting

FALL 2020
CPC MTG

FALL-WINTER
CITY COUNCIL

Ongoing, continuous community engagement
City Remediation at 26th Street

- Carnotite operated a radium processing facility in the early 1900s at the north end of the former Michael Reese Hospital site.
- Site investigations performed at Carnotite identified radiologically-contaminated soil present beneath the surface.
- The City of Chicago’s Department of Assets, Information & Services (AIS) is in the process of selecting a remediation contractor to remove the contaminated soil.
- Project Timeline
  - Summer/Fall 2020: Issue bid and select contractor
  - Winter 2020/2021: Contractor submittals and permitting
  - Spring 2021 - Spring 2022: Conduct site work

A virtual public meeting for this project is being held on May 13, 2020 at 6 p.m. More details are available at www.cityofchicago.org/carnotite
The GRIT Team

Farpoint Development
- Scott Goodman
- Regina Stilp
- Eric Helfand
- Justin Patwin

Loop Capital
- James Reynolds
- Jana Wesley
- Adrienne B. Pitts
- Trent Schwartz

Draper and Kramer
- Ed Polich
- Gordon Ziegenhagen
- Dave Agosto

Chicago Neighborhood Initiatives (CNI)
- David Doig
- Ciere Boatright
- Jennifer Bransfield

Bronzeville Community Development Partnership
- Paula Robinson

McLaurin Development
- Zeb McLaurin
- Michael Lucas

Kaleidoscope Health Ventures
- Ken Bahk, PhD
- S. Bob Chib

GRIT design team
- SOM
- McLennan Design
- Johnson & Lee Architects
- Hood Design Studio
- SpaceCo, Inc
- Engage Civil
- KLOA
- Primera
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.

A plan focused on Regenerative Design solutions

- 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: 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

**Safe** - Security, Familiarity, Comfort, Resilience

**Play** - Recreation, Fun, Sports

**Shelter** - Home, Infrastructure, Services
Phase 1:
2021-2026
±1,000,000 SF
$500M Budget
$175M Infrastructure

FAR: 3.0
Gross Site Area: ±13 acres
Net Site Area: ±10 acres
Maximum Allowed Height: ±300’

Proposed Uses
ARC Innovation Center, Singer Pavilion, Community Center, Senior Housing, Park Space, and Retail

Note: Uses and heights shown may be adjusted before final submittal and community meeting.
Phase 2:
2025-2035
±7,200,000 SF
$3B Budget

FAR: 5.0
Gross Site Area: ±39 acres
Net Site Area: ±28 acres
Maximum Allowed Height: ±400’

Proposed Allowed Uses
Life Science/Healthcare, Commercial Office, Retail, Housing, Hospitality, Mixed-use, Park Spaces

Note: Uses and heights shown may be adjusted before final submittal and community meeting.
Phase 1+2 Costs:
2021-2035
±8,200,000 SF
$3.5B Budget

FAR: 5.0
Gross Site Area: ±52 acres
Net Site Area: ±38 acres
Maximum Allowed Height: ±400’

Proposed Allowed Uses
Life Science/Healthcare, Commercial Office, Retail, Housing, Hospitality, Mixed-use, Park Spaces, Singer Pavilion, Community Center

Note: Uses and heights shown may be adjusted before final submittal and community meeting.
The Marshalling Yards:
2028-2035
±5,500,000 SF
$2.5B Budget

FAR: 5.0
Gross Site Area: ±28 acres
Net Site Area: ±25 acres
Maximum Allowed Height: ±800’

Potential Uses
Housing, Retail, Hospitality, Mixed-use, Park Spaces
A holistic and adaptable Master Plan Framework
(Michael Reese + Marshalling Yards)
Cottage Grove Avenue as the civic north-south link and address for the community

Future Phase of Development

Reactivated Singer Pavilion

Rendering of Cottage Grove Avenue
Rendering of Phase 1 Concept
View looking east toward the lake from 31st Street and Cottage Grove Avenue

Note: Building uses and massing subject to further study and refinement.
Responses to Question 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/2020/4/22/michael-reese

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