Michael Reese
Continued Living Community

IPRO 359
Mission Statement

The Michael Reese Campus was an iconic part of Chicago’s south side. Our project plan aims to revitalize this location while better integrating it to the surrounding neighborhoods along with introducing a new element in the form of a Continued Living Community.
Program Goals

- Expand Previous Ideas
  - Use Continued Living Community as anchor
  - Integrate surrounding area
  - Create community
  - Reintroduce the street grid
  - Add density

- Develop a concept that is financially feasible
  - Meets community’s needs
  - Activities that engage surrounding community
  - Profitable
Challenges

**Problem:**
Site cannot be visited & detailed plans are not available

**Solution:**
Floor plans and structure have been assumed based on research.

**Problem:**
Slow housing market in Chicago due to current economic situation

**Solution:**
Research the demographic of the area and develop a plan that appeals to the needs of the community
Team Organization

**RESEARCH PHASE**
- **Confirm previous IPRO findings**
  - Freddy Canello
  - Steve Pistello
- **Integrate site with local surroundings**
  - Benton Dosky
  - Jennifer Gibbons
  - Crina Popa
  - Michael Pytel
- **Preservation of historical qualities**
  - Ryan Bouck
  - Adam Jurczak
  - Marine Mukashambo
- **Develop most appropriate site strategies**
  - Jonathan Achs
  - Tyler Stellwag
  - Iryna Yanyshyn

**DEVELOPMENT PHASE**
- **Site Master Plan**
  - Ryan Bouck
  - Steve Pistello
  - Tyler Stellwag
  - Iryna Yanyshyn
- **Design + Infrastructure (Structure, MEP)**
  - Benton Dosky
  - Adam Jurczak
  - Marine Mukashambo
  - Crina Popa
- **Budget/ Proforma**
  - Jonathan Achs
  - Freddy Canello
  - Jennifer Gibbons
  - Michael Pytel
# Progress Toward Goals

<table>
<thead>
<tr>
<th>TASK NAME</th>
<th>September</th>
<th>October</th>
<th>November</th>
<th>Dec</th>
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<tbody>
<tr>
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<td>8/31</td>
<td>9/7</td>
<td>9/14</td>
<td>9/21</td>
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<tr>
<td>Midterm Review</td>
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<td>Research surrounding area &amp; site</td>
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<td>Assign Project Plan Sections &amp; Teams</td>
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<td>Market research</td>
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<td>Research building and zoning codes</td>
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<td>Acquire estimates of building sizes and purposes</td>
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<td>Create a schematic design for the area of focus</td>
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<td>Perform engineering on the structure in focus</td>
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<td>Create a business plan</td>
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<td>Develop a master plan for the different areas</td>
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<td>Create budget tool and performa</td>
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<td>Update project after Midterm Review</td>
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<td>Poster/Brochure/IPRO Presentation</td>
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**Table Key**

- Team Task Progress
Site Concept
Concept Plan – Continued Living Community

- 900 units total in Continued Living Community
  - Independent Living
  - Assisted Living
  - Intensive Care
Concept Plan – Continued Living Community

**Amenities**
- Health Services
- Dining
- Large Outdoor Park
- Coffee Shop
- Library
- Recreation
- Lounge
- Work-out Areas
- Laundry
- Mail Room
- Convenience Store
- Hair Salon/Barber Shop
- Shuttle Transportation
Continued Living Community
Intensive Care
Singer Pavilion

• On the former Michael Reese Campus we were able to save one of the last Walter Gropius’ structures, the Singer Pavilion

• The Singer Pavilion offers the ideal building layout for the programmatic requirements of a small intensive care unit while also offering its residents beautiful views of the street life as well the private courtyards.
Continued Living Community
Assisted Living
Kaplan Pavilion

• Named after building that once stood on the Michael Reese Campus

• Variety of living options:
  • two bedroom, 1600 square feet
  • one bedroom, 1200 square feet
  • studio, 800 square feet

308 total units 22 floors
14 units/floor
Continued Living Community
Independent Living
Baumgarten Pavilion

- Named after building that once stood on the Michael Reese Campus

- Variety of living options:
  - two bedroom, 1600 square feet
  - one bedroom, 1200 square feet
  - studio, 800 square feet

460 total units 23 floors
20 units/floor
Location

10 minutes to downtown

- Museum Campus & Soldier Field
- McCormick Place
- Lakefront Path
- 31st Street Beach & Harbor
- U.S. Cellular Field

http://ipro.iit.edu/
Market

• Continued Living Community
  • 400,000 retired people in Chicago
  • 700,000 retired people in Cook County over the age of 55

• Surrounding Site
  • McCormick Place - roughly 2.6 M visitors per year
  • Marina at 31st street
  • Surrounding neighborhoods
Competition
Break-even point is in fiscal year 7. NPV at year 20 is $651.4M.
NPV at year 20 is $627.8M.
NPV at year 20 is $585.8M.
Conclusion

• In order to preserve one of the last Walter Gropius’ structures, the Singer Pavilion, a Michael Reese Continued Living Community was designed to best suit the demands of the site and surrounding neighborhoods. The focus of our site plan was to create a community that incorporated the Chicago city design, attracted the surrounding neighborhoods, and created an environment that benefited all types of ages and individuals.

• After market research, we were able to design the site plan to create a beneficial investment as well as a competitive continued living community. As a team, we were able to work together to produce a design that we believe would both satisfy investors as well as city officials.
Thank you for your time!

Any Questions?