Using the Continued Living concept as an anchor our project plans to create a residential community within the site. This is integrated into the surrounding area through mixed use spaces that will serve the exterior communities and the interior Continued Living Community.
Program Goals

• Expand Previous Ideas
  • Use Continued Living Residences as anchor
  • Integrate surrounding area
  • Create community
  • Reintroduce the street grid

• Develop a concept that is financially feasible
  • Financially feasible and profitable
  • Meets community’s needs
  • Activities that engage surrounding community
Challenges Encountered

**Problem:**
Site cannot be visited

**Solution:**
Floor plans and structure have been assumed from aerial or street photographs

**Problem:**
No reliable information of the building systems, structure and condition can be found

**Solution:**
We can only make educated guesses from demolition plans
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 Yanysyn

**DEVELOPMENT PHASE**

- **Site Master Plan**
  - Ryan Bouck
  - Steve Pistello
  - Tyler Stellwag
  - Iryna Yanysyn

- **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 2010</th>
<th>October 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Midterm Review</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Research Surrounding Area &amp; Site</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assign Project Plan Sections &amp; Teams</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Market Research</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Research building and zoning codes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acquire estimates of building sizes and purposes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Create a schematic design for the area of focus</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Perform engineering on the structure in focus</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Create a business plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Develop a master plan for the different areas</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Create budget tool and performa</td>
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</tr>
</tbody>
</table>

Table Key

- Team Task
- Task Progress
- Current Date

Toady 10/19/10
Connects to Street Grid
Integrates Michael Reese Building & Singer Pavilion
Continued Living
Residences are centrally located
Site is easily accessible from surrounding community

- Community
- Continued Living
Concept Plan – Continued Living Residences

• 900 units total in Continued Living Residences
  • Independent Living
  • Assisted Living
  • Intensive Care
Concept Plan: Continued Living Residences

Amenities
• Large Outdoor Park
• Integrated parking for residents
• Integrated medical facilities

Assisted Living

Intensive Care & Medical Facilities

Independent Living
Site Concept Plan

- Community Center
- Apartments
- Big Box Retail
- Hotel
- In Line Retail

Colors:
- Community
- Continued Living
**Proforma**

<table>
<thead>
<tr>
<th></th>
<th>In-Line Retail</th>
<th>Big-Box Retail</th>
<th>Office</th>
<th>Parking</th>
<th>Apartment</th>
<th>Hotel</th>
<th>Continued Care</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Unit)</td>
<td>SF</td>
<td>SF</td>
<td>SF</td>
<td># of units</td>
<td># of units</td>
<td># of units</td>
<td># of units</td>
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<tr>
<td>Lease Amount</td>
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<td>(Lease Term)</td>
<td>Per RSF/Yr</td>
<td>Per RSF/Yr</td>
<td>Per RSF/Yr</td>
<td>Per Space/Yr</td>
<td>Per Apt/Yr</td>
<td>Per Room/Night</td>
<td>Per Unit/Yr</td>
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<tr>
<td>Sale value at :</td>
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<td></td>
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<td></td>
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</tbody>
</table>

Ideal selling point is after year 31, when the full debt is paid and all income is pure profit.
Anticipated Future Challenges

• Inaccessibility of the Michael Reese site poses many issues:
  • Unfamiliar with topography of site
  • Existing buildings’ degree of disrepair is unknown
  • Difficult to make engineering decisions without having inspected the site

• Limited or no access to vital data:
  • Soils report
  • Structural inspection report
  • Building plan drawings
Thank you for your time!

Any Questions?