

**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

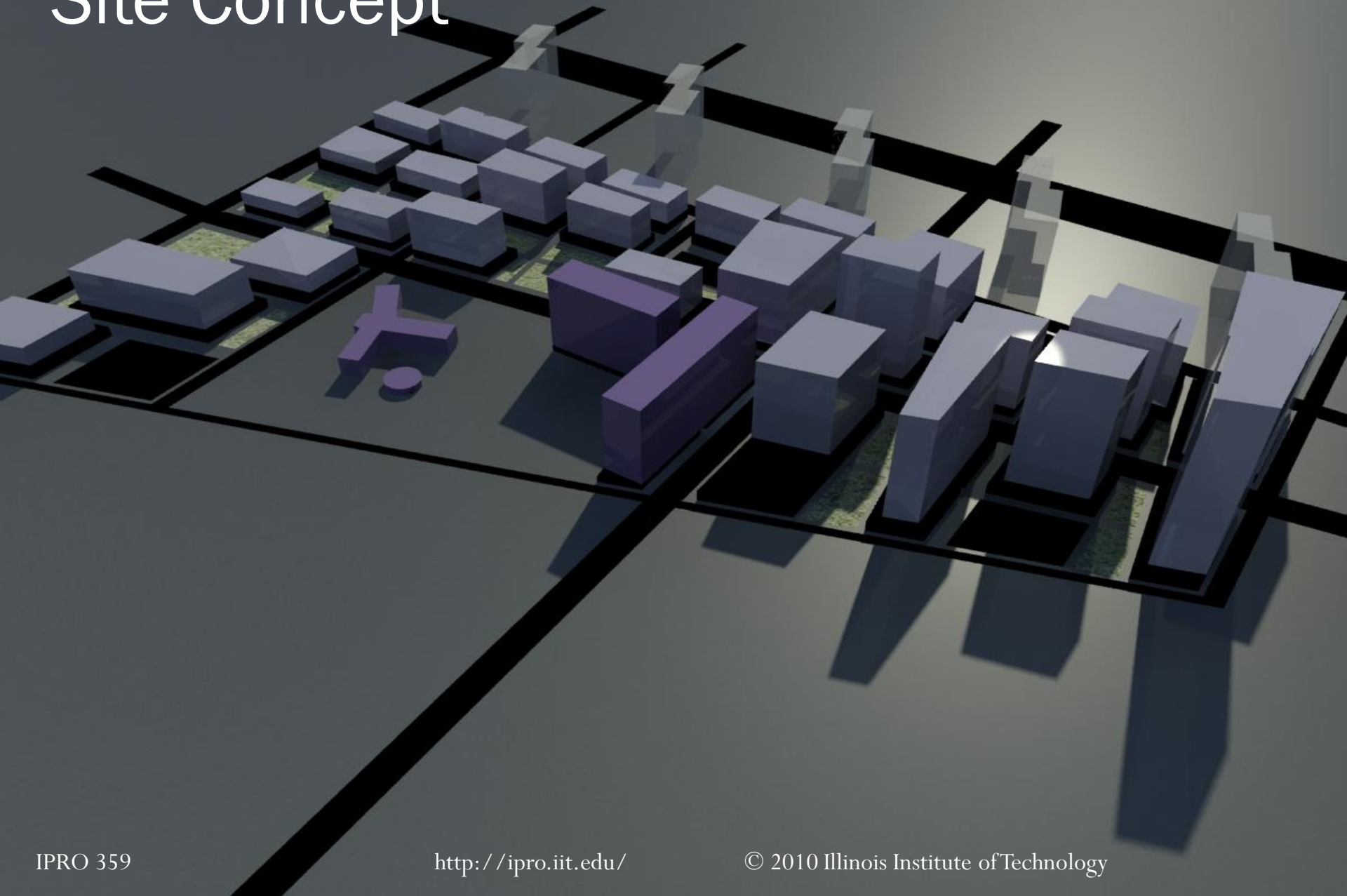
Michael Pytel

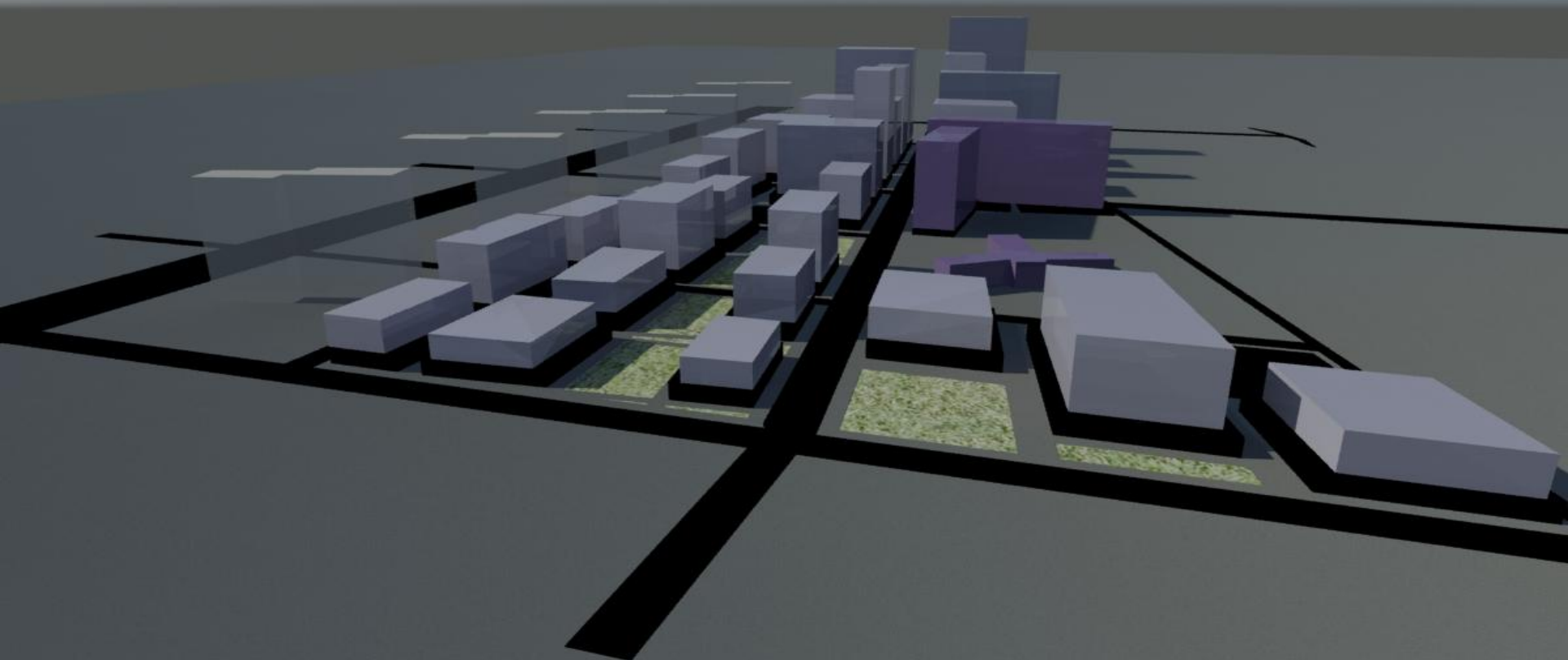
# Progress Toward Goals

TASK NAME	September					October				November					Dec
	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7
Midterm Review															
Research surrounding area & site															
Assign Project Plan Sections & Teams															
Market research															
Research building and zoning codes															
Acquire estimates of building sizes and purposes															
Create a schematic design for the area of focus															
Perform engineering on the structure in focus															
Create a business plan															
Develop a master plan for the different areas															
Create budget tool and perform															
Update project after Midterm Review															
Poster/Brochure/IPRO Presentation															

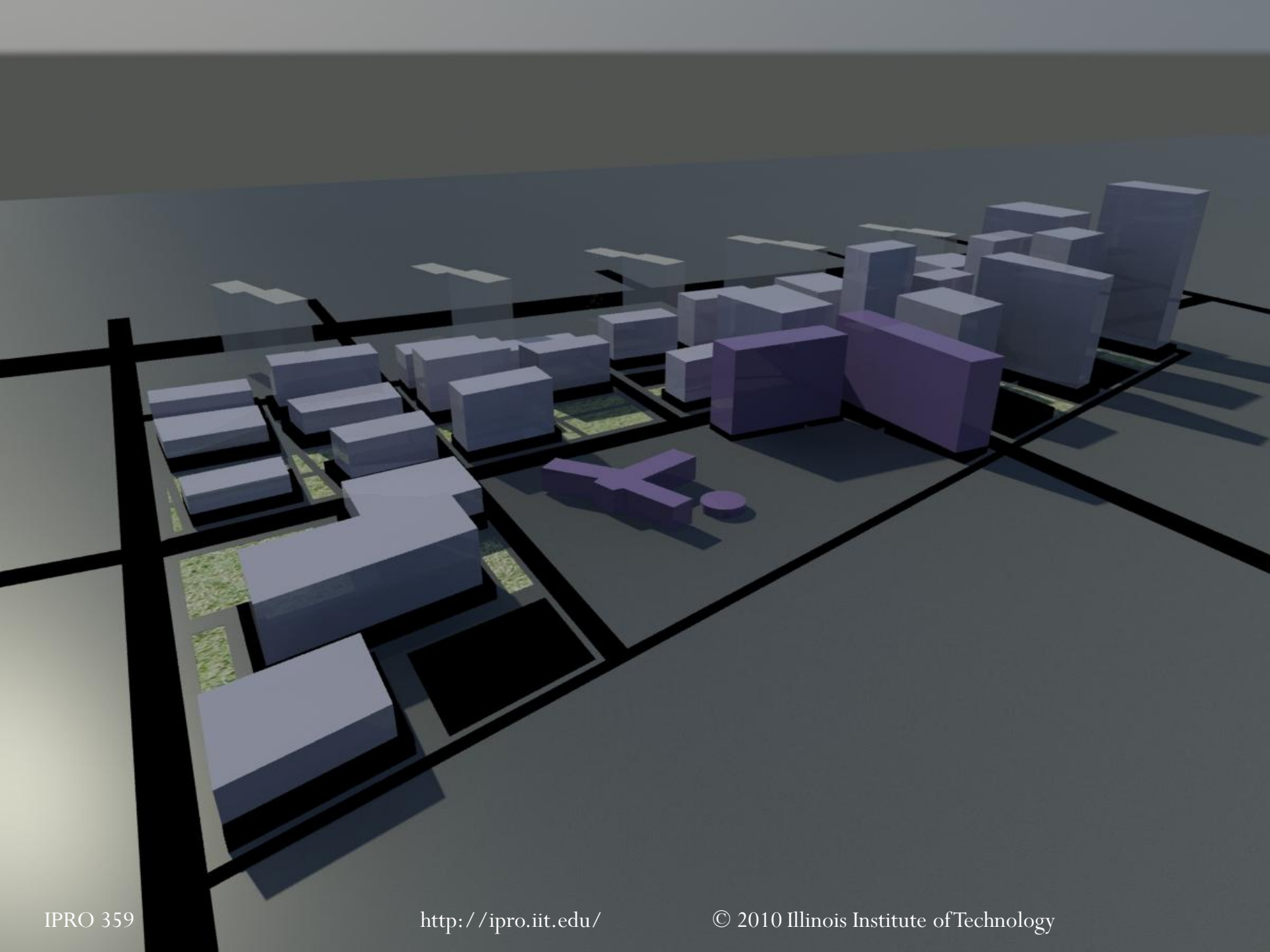
<b>Table Key</b>
Team Task Progress 

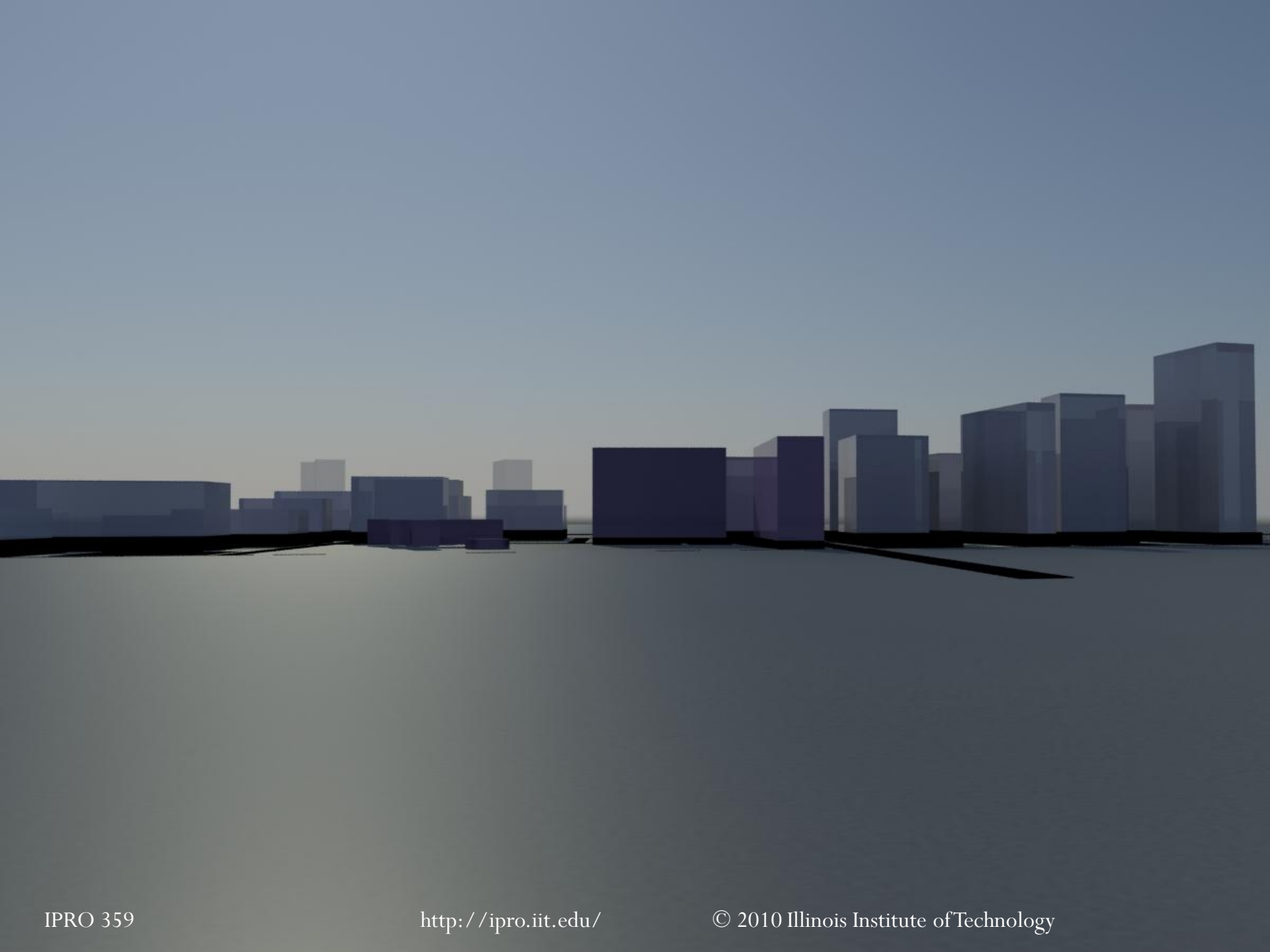
# Site Concept





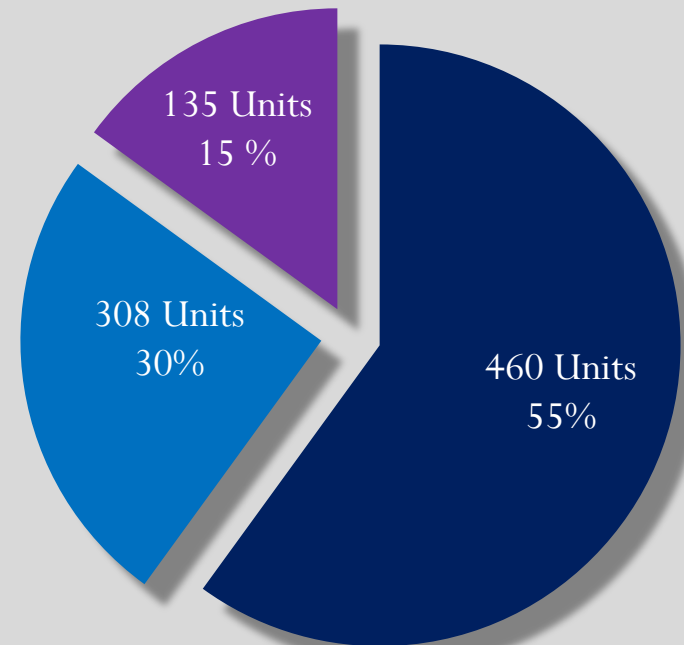






# Concept Plan – Continued Living Community

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



■ Independent Living

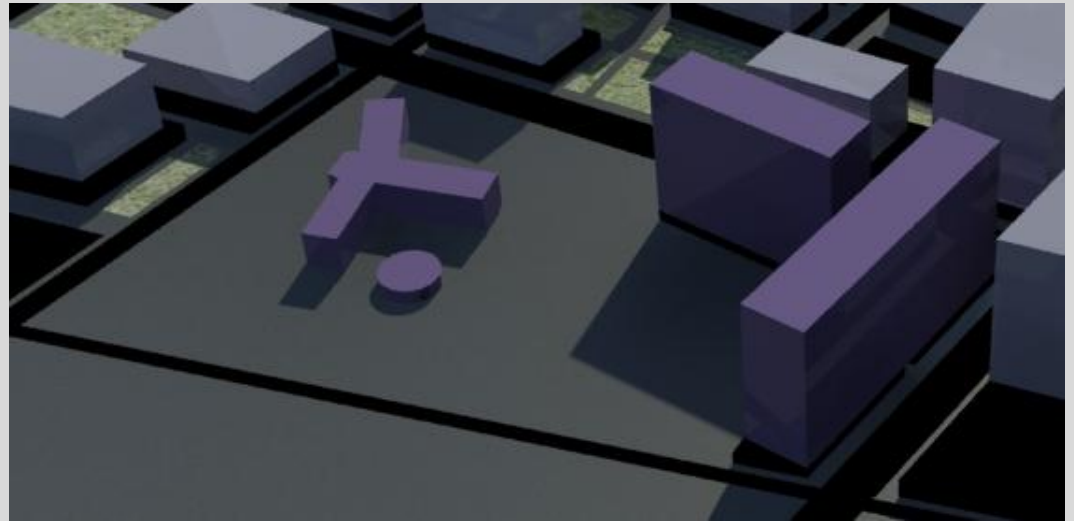
■ Assisted Living

■ Intensive Care

# Concept Plan – Continued Living Community

## Amenities

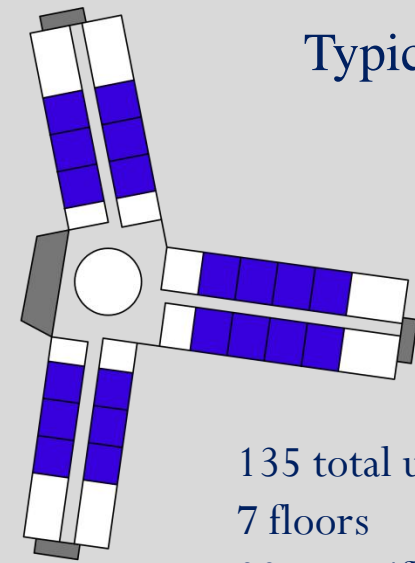
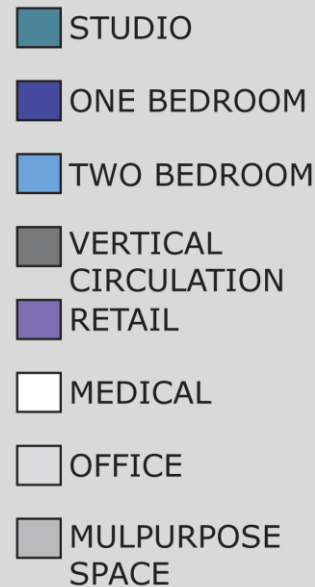
- Health Services
- Dining
- Large Outdoor Park
- Coffee Shop
- Library
- Recreation
- Lounge
- Work-out Areas
- Laundry
- Mail Room
- Convenience Store
- Hair Salon/Barber Shop
- Shuttle Transportation



# Continued Living Community Intensive Care Singer Pavilion

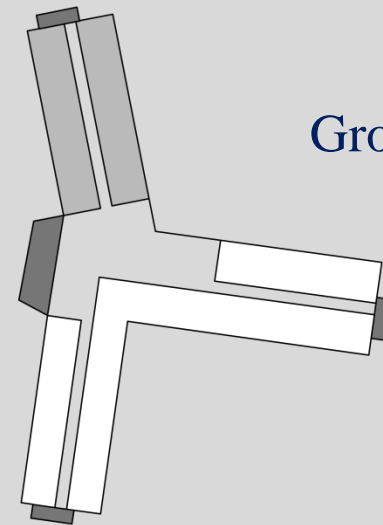
- On the former Michael Reese Campus we were able to save one of the last Walter Gropius' structures, the Singer Pavilion

- 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.



Typical floor

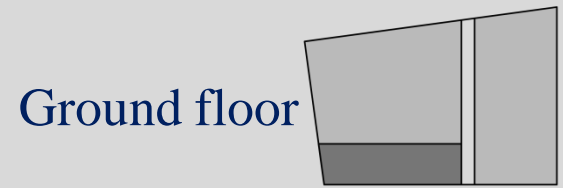
135 total units  
7 floors  
20 units/floor



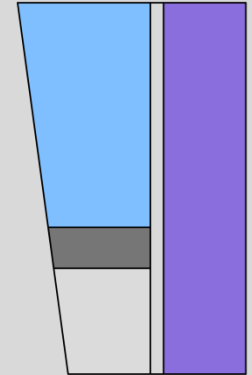
Ground floor

# Continued Living Community Assisted Living Kaplan Pavilion

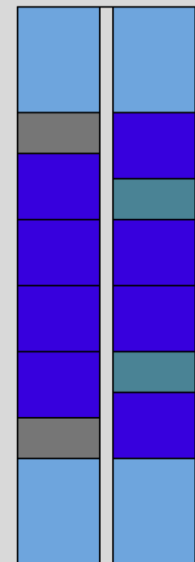
- Named after building that once stood on the Michael Reese Campus
- Variety of living options:
  - two bedroom, 1600 square feet
  - one bedroom, 1200 square feet
  - studio, 800 square feet



- STUDIO
- ONE BEDROOM
- TWO BEDROOM
- VERTICAL CIRCULATION
- RETAIL
- MEDICAL
- OFFICE
- MULPURPOSE SPACE



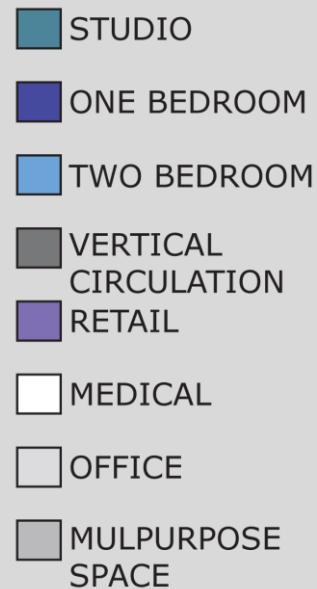
Typical floor



308 total units 22  
floors  
14 units/floor

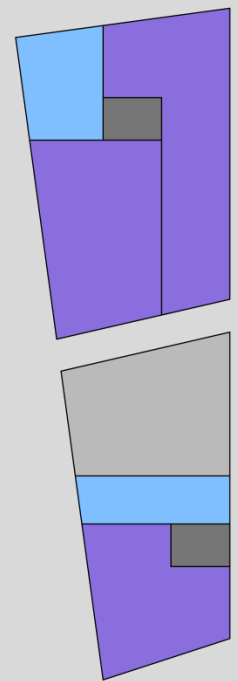
# Continued Living Community Independent Living Baumgarten Pavilion

- 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

Ground floor



Typical floor



# Location





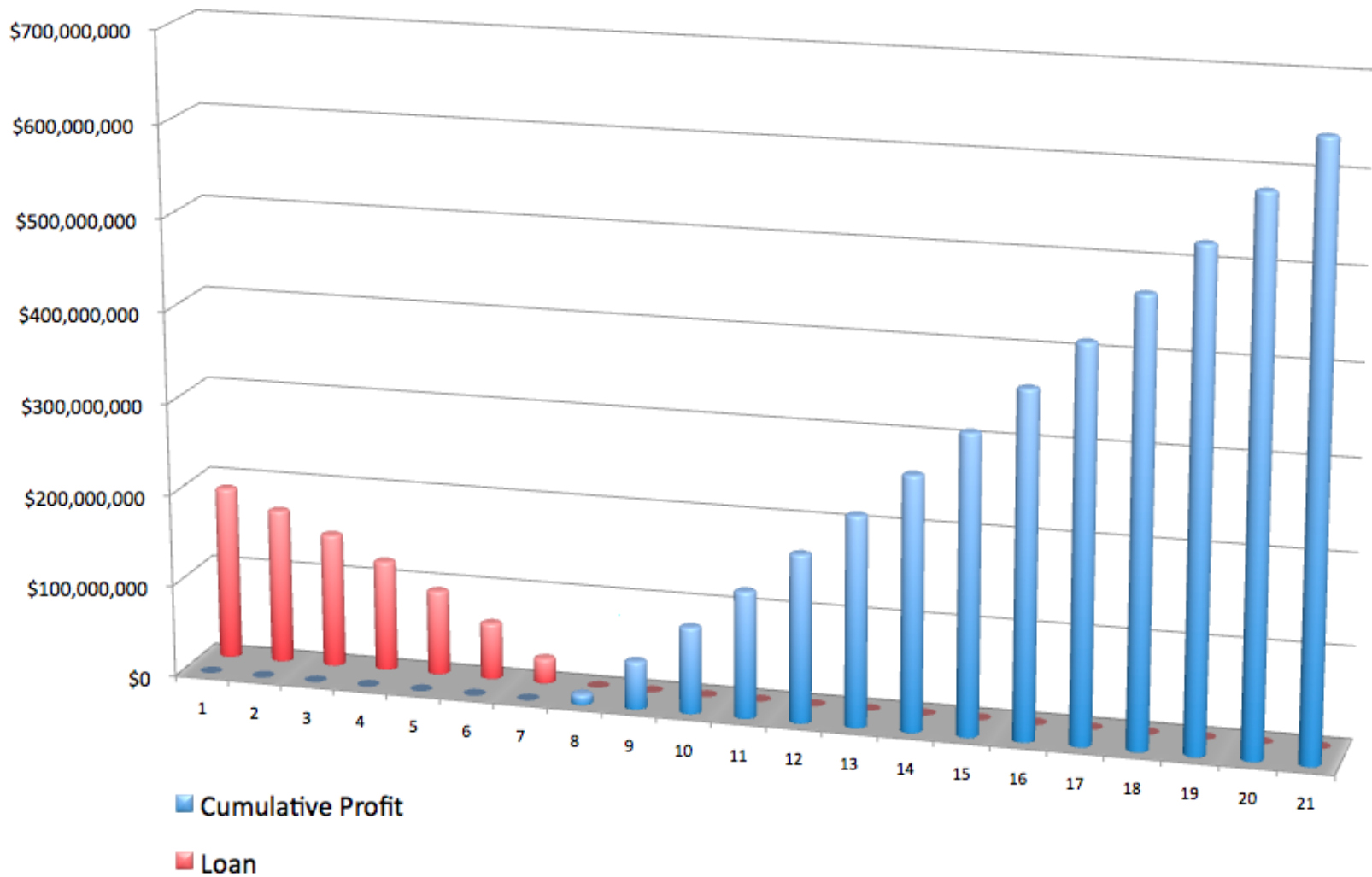
# Market

- 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 31<sup>st</sup> street
  - Surrounding neighborhoods

# Competition

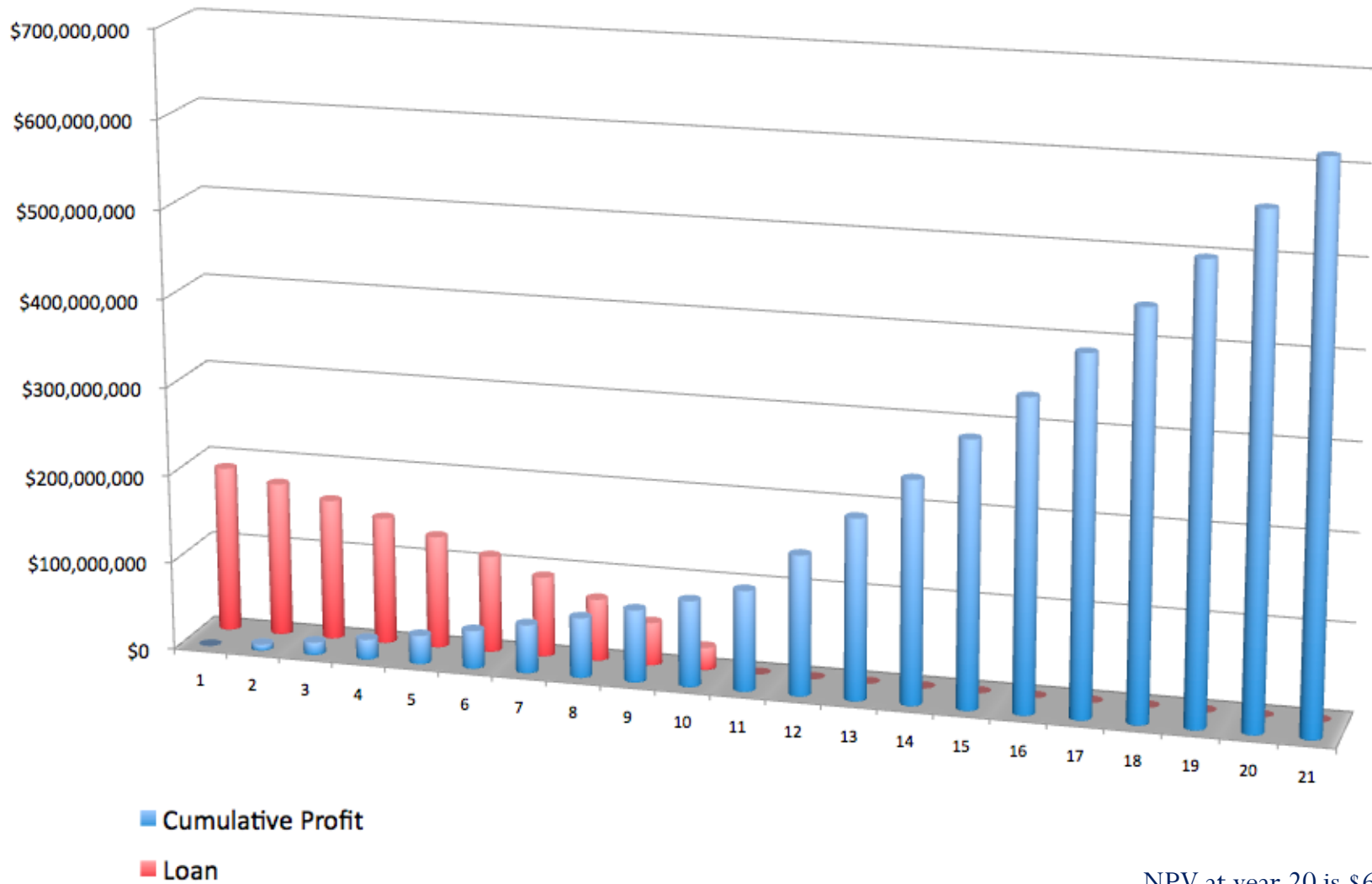


## 100% Profits Towards Loan



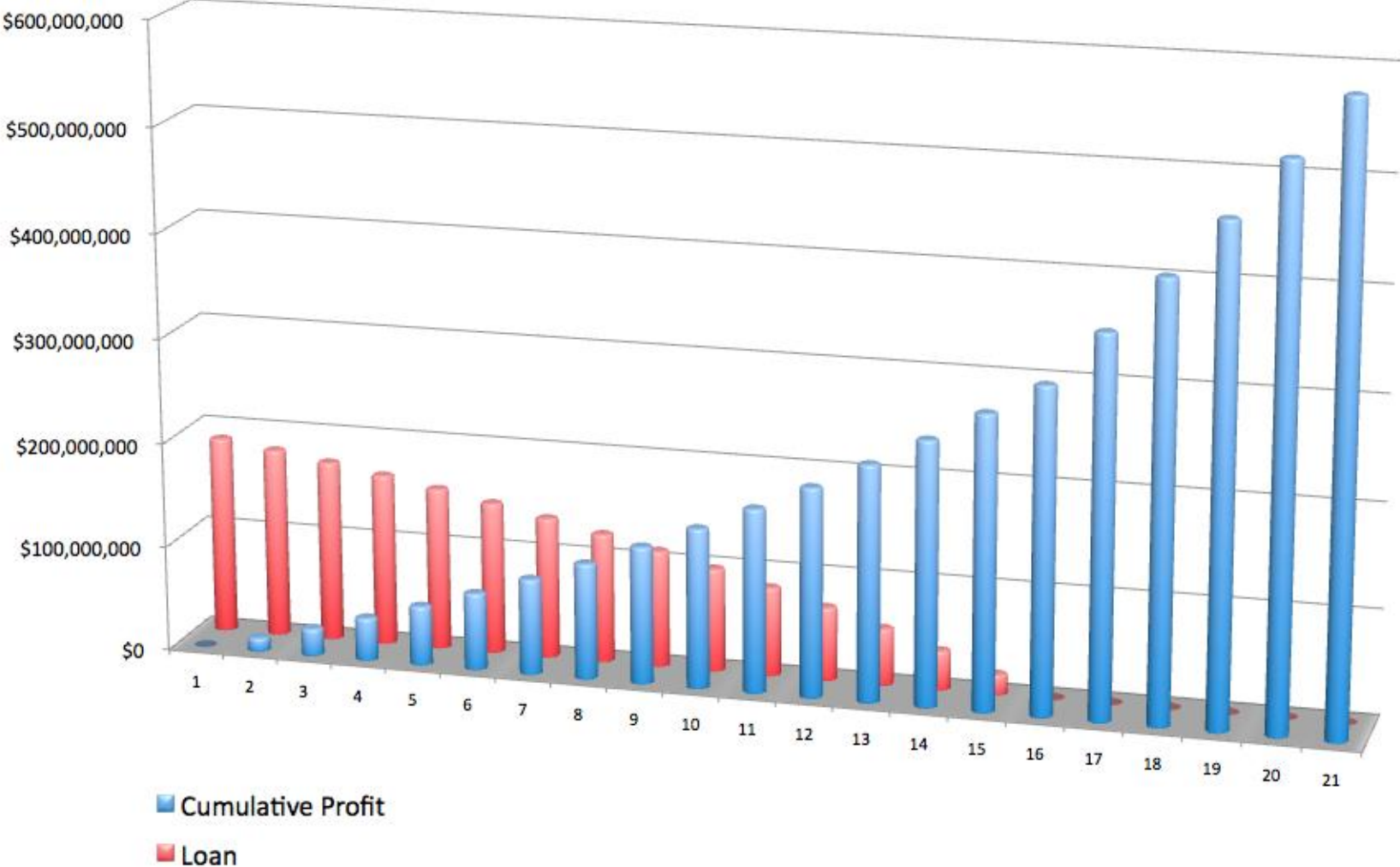
Break-even point is in fiscal year 7. NPV at year 20 is \$651.4M.

# 10 Year Loan Payoff



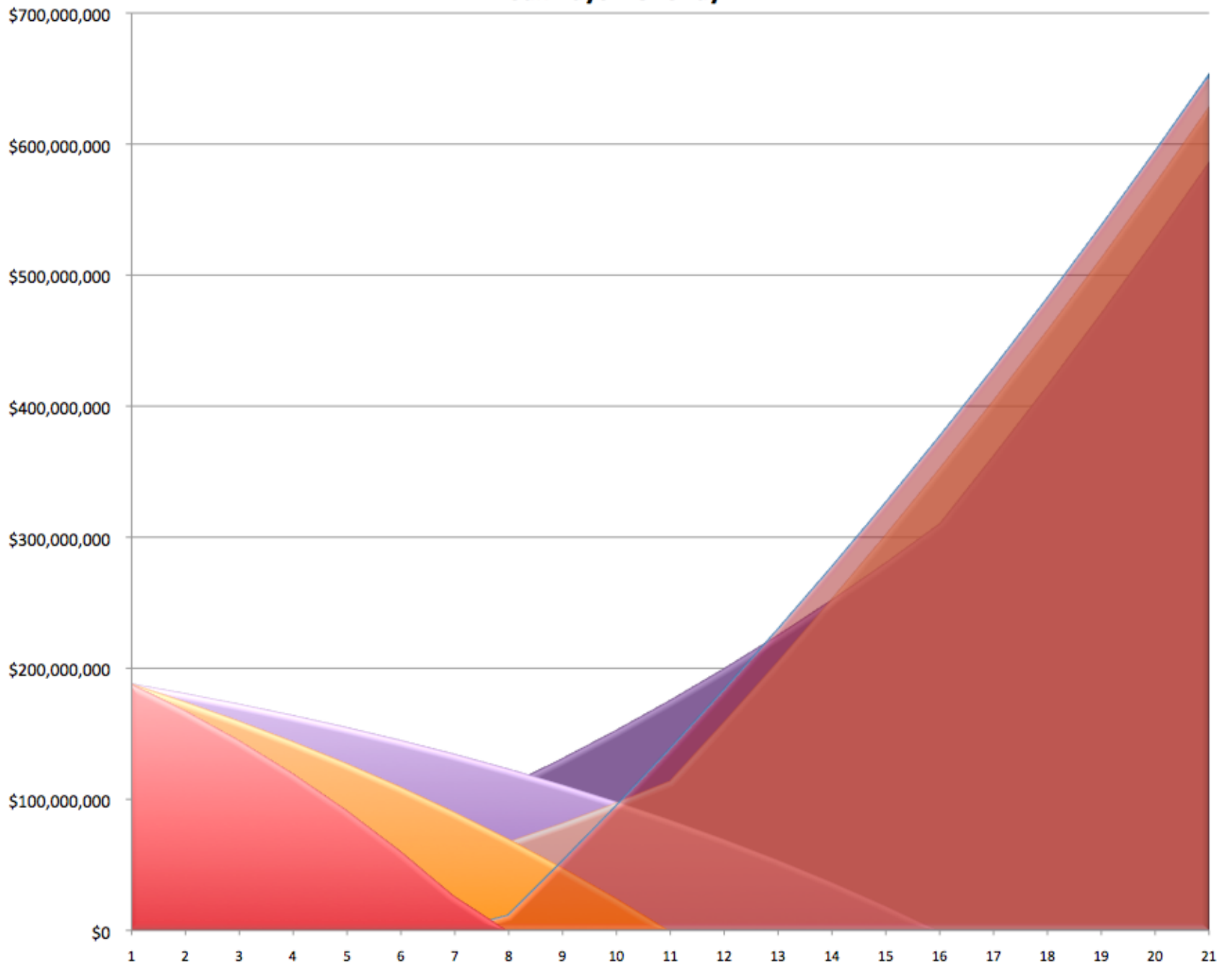
NPV at year 20 is \$627.8M.

# 15 Year Loan Payoff



NPV at year 20 is \$585.8M.

# Loan Payoff Overlay



# 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?