

Michael Reese  
Continued Living Community

# Mission Statement

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 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

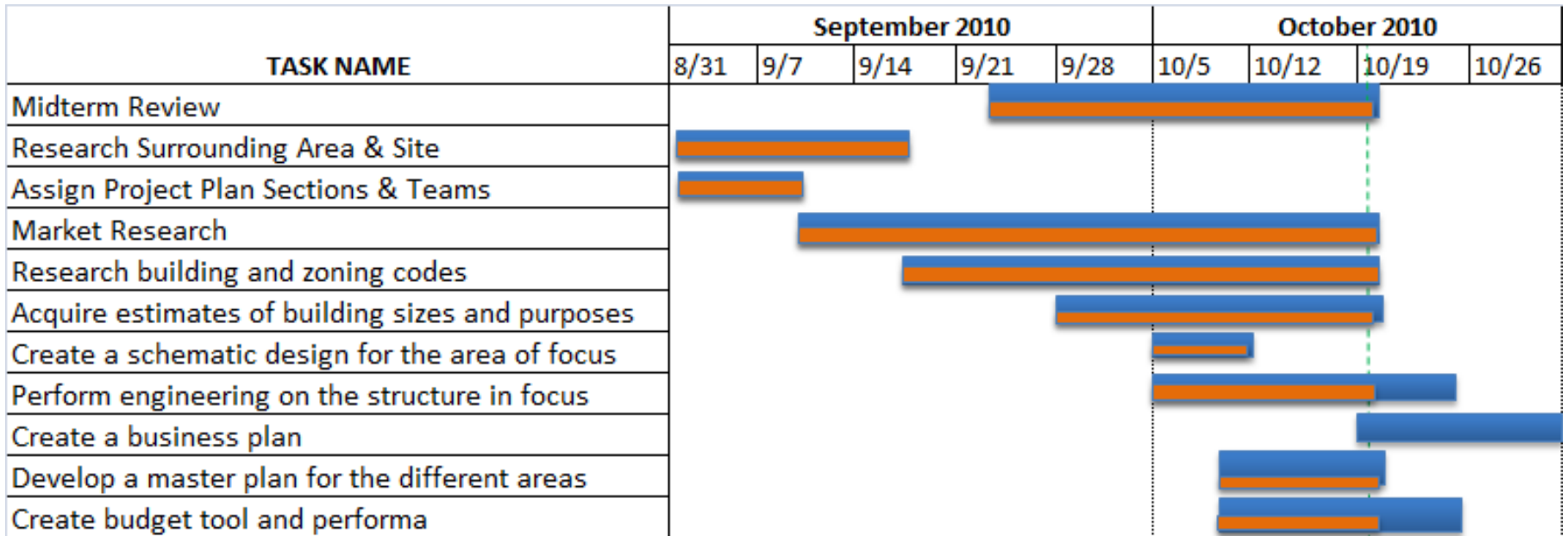
Jonathan Achs

Freddy Canello

Jennifer Gibbons

Michael Pytel

# Progress Toward Goals



Today 10/19/10

## Table Key

Team Task	
Task Progress	
Current Date	

# Site Plan: Zoning

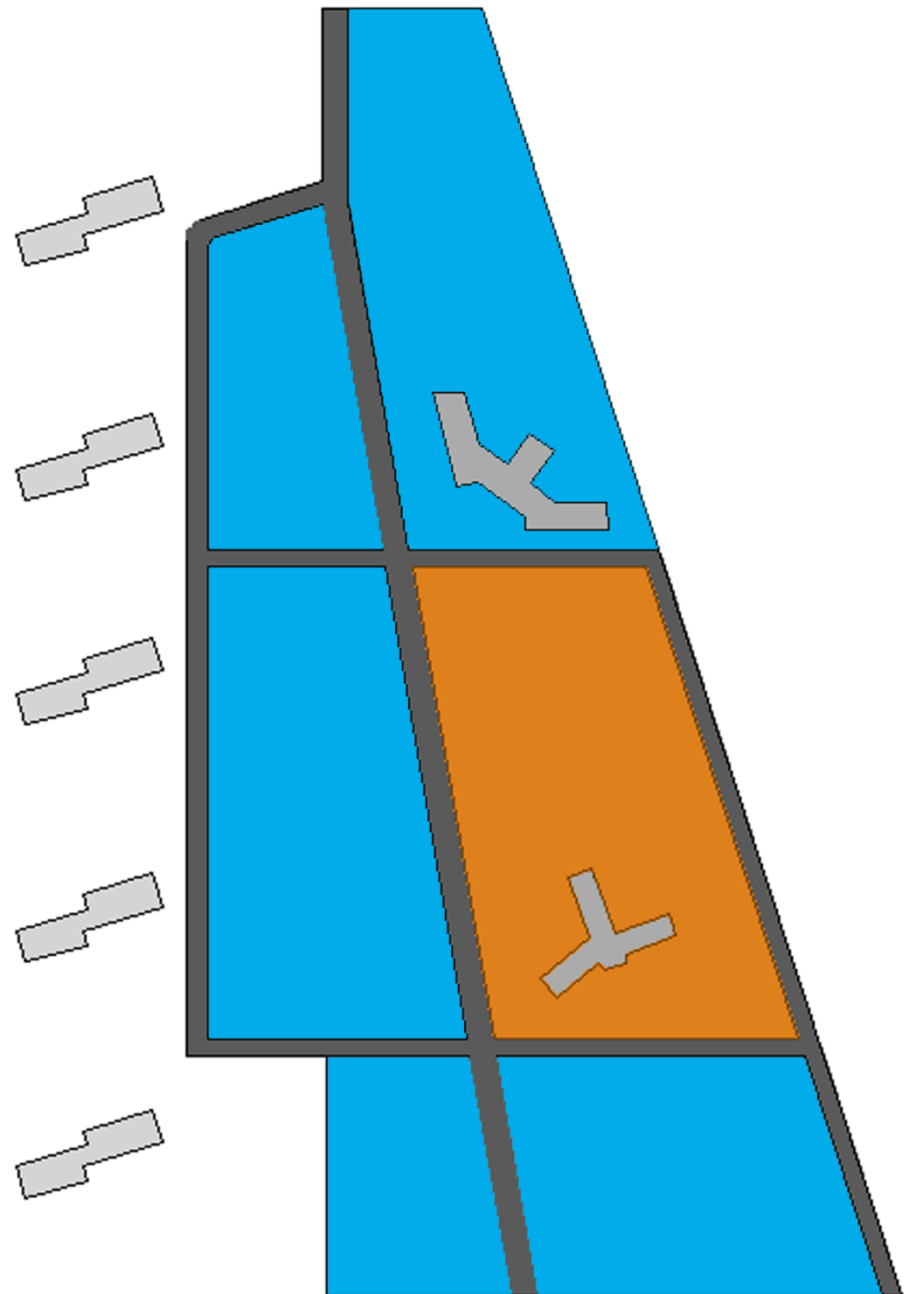
- Connects to Street Grid
- Integrates Michael Reese Building & Singer Pavilion
- Continued Living  
Residences are centrally located
- Site is easily accessible from surrounding community



Community

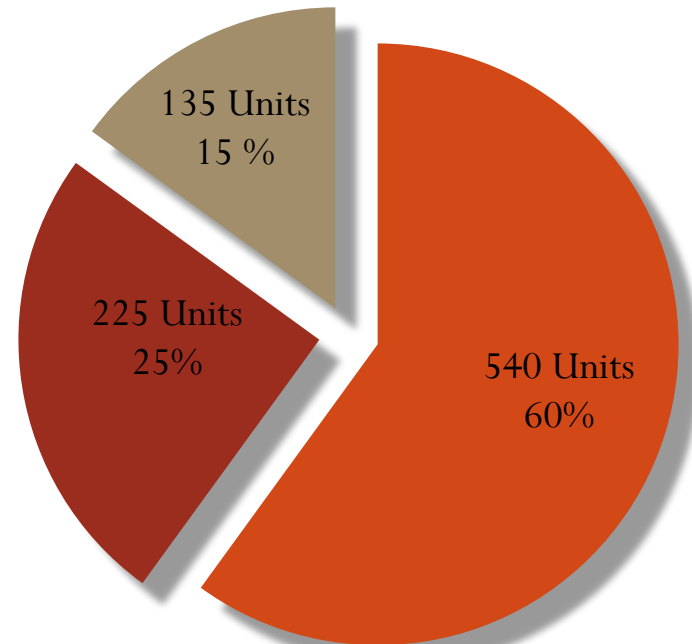


Continued Living



# Concept Plan – Continued Living Residences

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



- Independent Living
- Assisted Living
- Intensive Care



# Concept Plan: Continued Living Residences

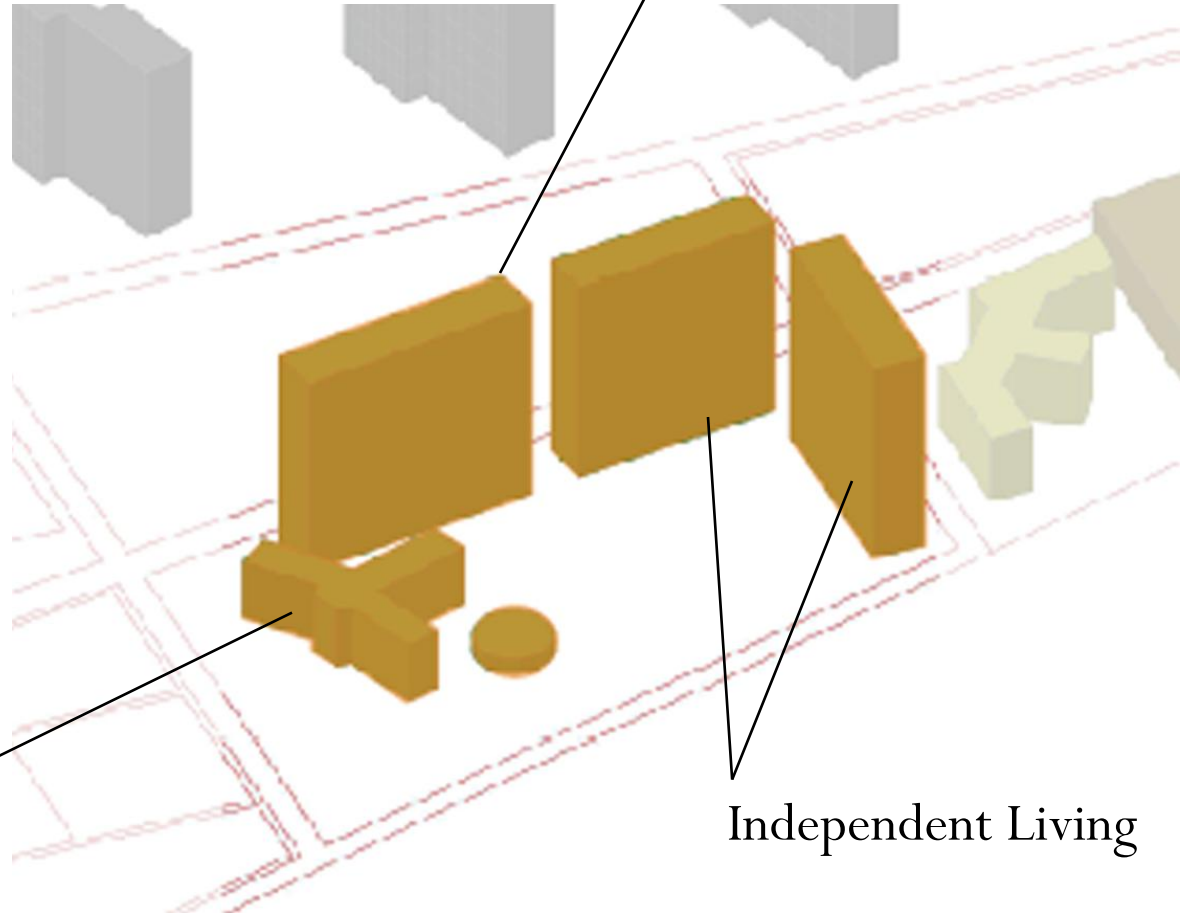
## Amenities

- Large Outdoor Park
- Integrated parking for residents
- Integrated medical facilities

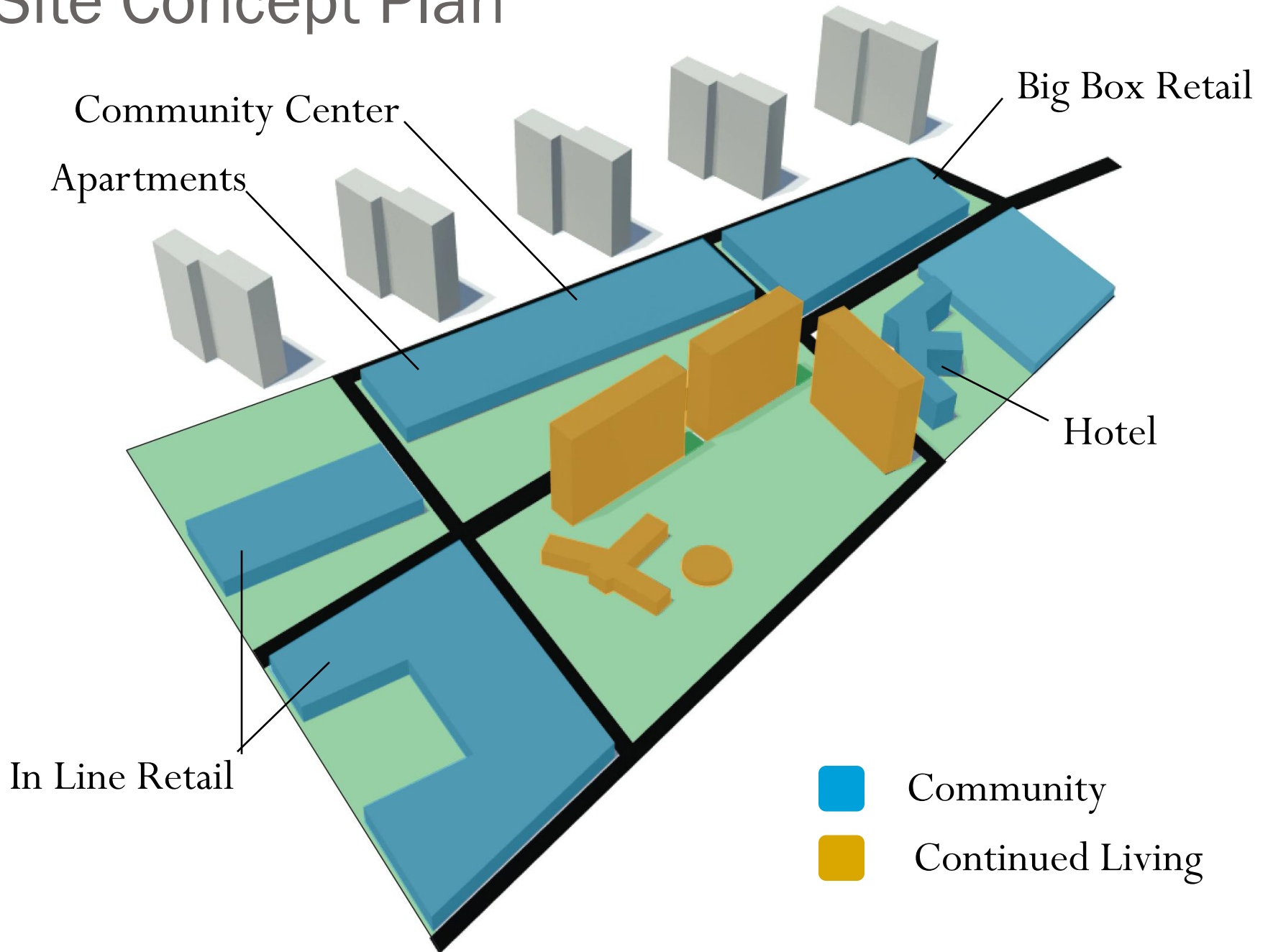
Intensive Care &  
Medical Facilities

Assisted Living

Independent Living



# Site Concept Plan



# Proforma

	<b>In-Line Retail</b>	<b>Big-Box Retail</b>	<b>Office</b>	<b>Parking</b>	<b>Apartment</b>	<b>Hotel</b>	<b>Continued Care</b>
	190,200	190,200	100,000	1,600	200	260	900
<b>(Unit)</b>	SF	SF	SF	# of units	# of units	# of units	# of units
<b>Lease Amount</b>	\$20.00	\$20.00	\$20.00	\$2,000.00	\$16,200.00	\$160.00	\$30,000.00
<b>(Lease Term)</b>	Per RSF/Yr	Per RSF/Yr	Per RSF/Yr	Per Space/Yr	Per Apt/Yr	Per Room/Night	Per Unit/Yr
<b>Sale value at :</b>							
<b>Yr 5</b>	\$1,223,260	\$1,223,260	\$643,144	(\$121,331)	\$489,818	\$5,961,265	\$15,192,008
<b>Yr 10</b>	\$1,660,372	\$1,660,372	\$872,961	\$872,961	\$875,351	\$7,238,230	\$18,490,415
<b>Yr 30</b>	<b>\$4,225,024</b>	<b>\$4,225,024</b>	<b>\$2,221,359</b>	<b>\$2,221,359</b>	<b>\$3,137,378</b>	<b>\$14,730,530</b>	<b>\$37,843,055</b>

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?