

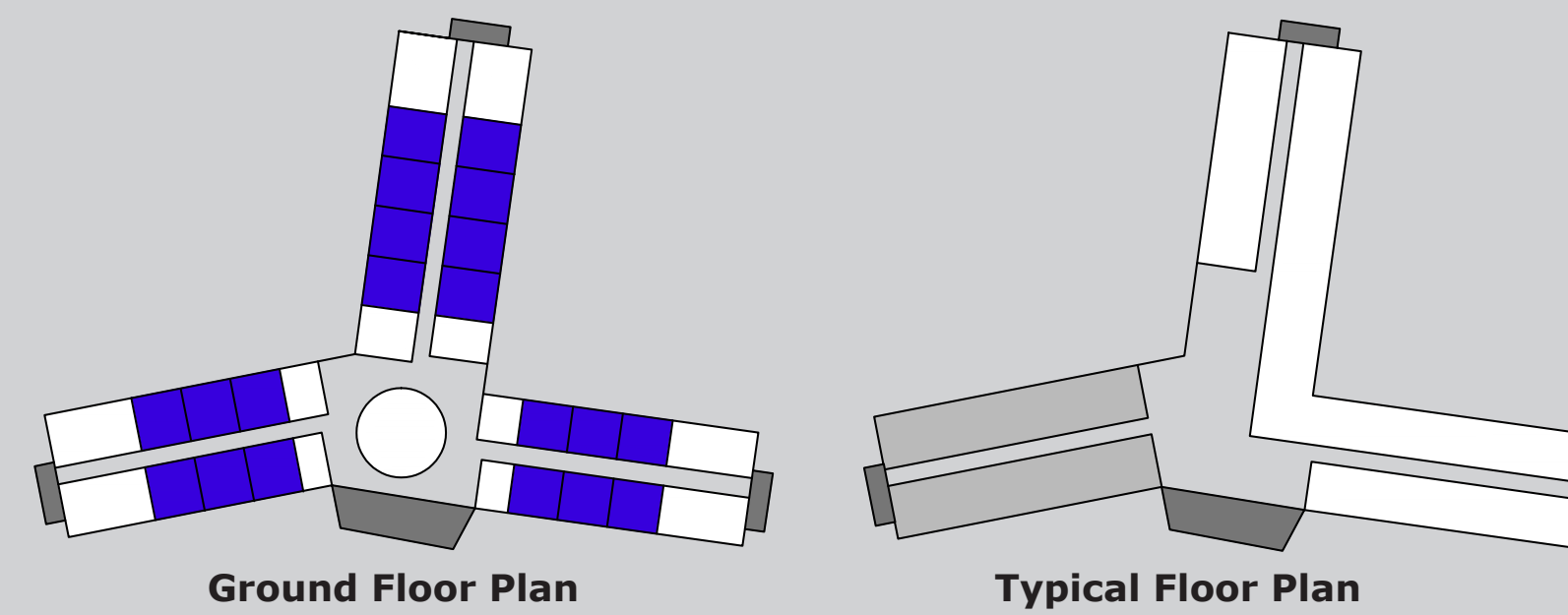
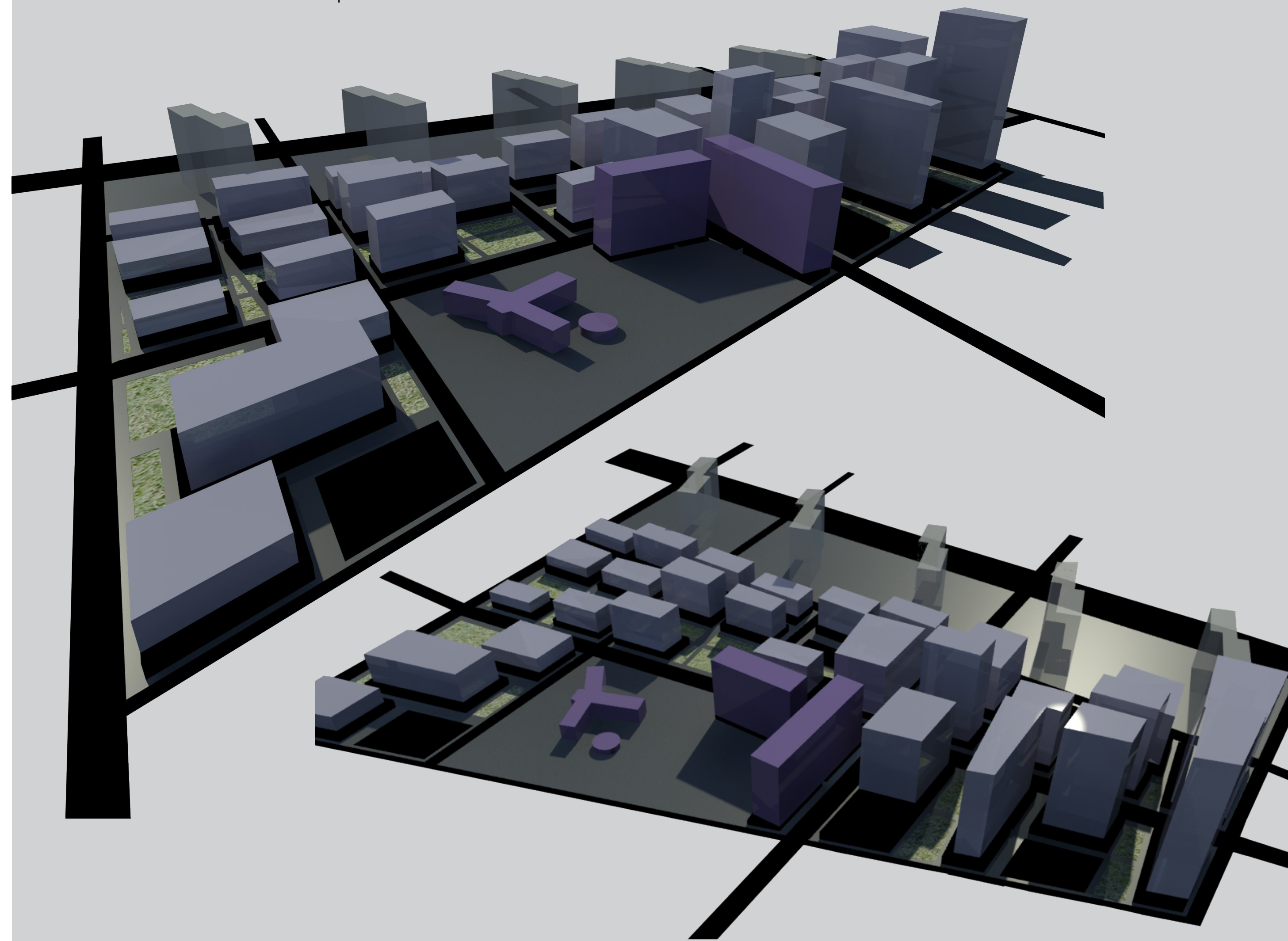
IPRO 359 MICHAEL REESE CONTINUED LIVING COMMUNITY

IPRO It takes a team! INTERPROFESSIONAL PROJECTS PROGRAM

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.

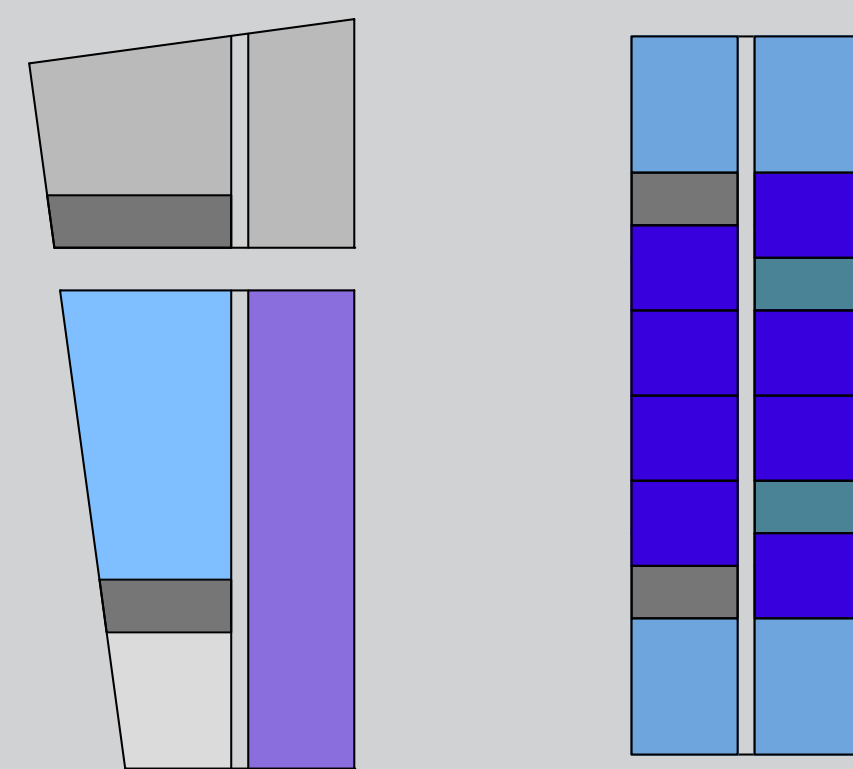
The Master Plan was designed with an attitude to reintroduce the city grid and create a new major N/S artery in Cottage Grove Ave. To further subdivide the site, 26th Street, 29th Street, and 30th Street were extended through the site, creating 6 distinct city blocks within the site's boundaries. From there, single lane roads, alleyways, and pedestrian ways were added to provide desired building pads. The pedestrian ways are placed not along the high traffic roads, but tucked between the buildings creating a plaza that maximizes building frontage which helps to ensure its use. Green space along Cottage Grove is intended to pull the users either into the site or into the inner plazas. The site's interior plaza approach allows for the proper building density along Cottage Grove, while still creating an attractive building/green space relationship.

Program within the site was designed in a way to best integrate the new site with its existing surroundings. The 6 blocks help to divide the sites program as well. The block which shares no edge with the existing community is the location of the Continued Living Community. By placing the community in the center, the other 5 blocks create a buffer of office, residential, and retail program to be used both by the Continued Living Community and the surrounding neighborhoods alike. The site's program was also heavily influenced by major marketable attractions nearby. These include McCormick Place, the proposed Marina near 31st Street, the Prairie Shores Community, the 26th Street South Line Metra Stop, and the Lake Meadows new master plan.



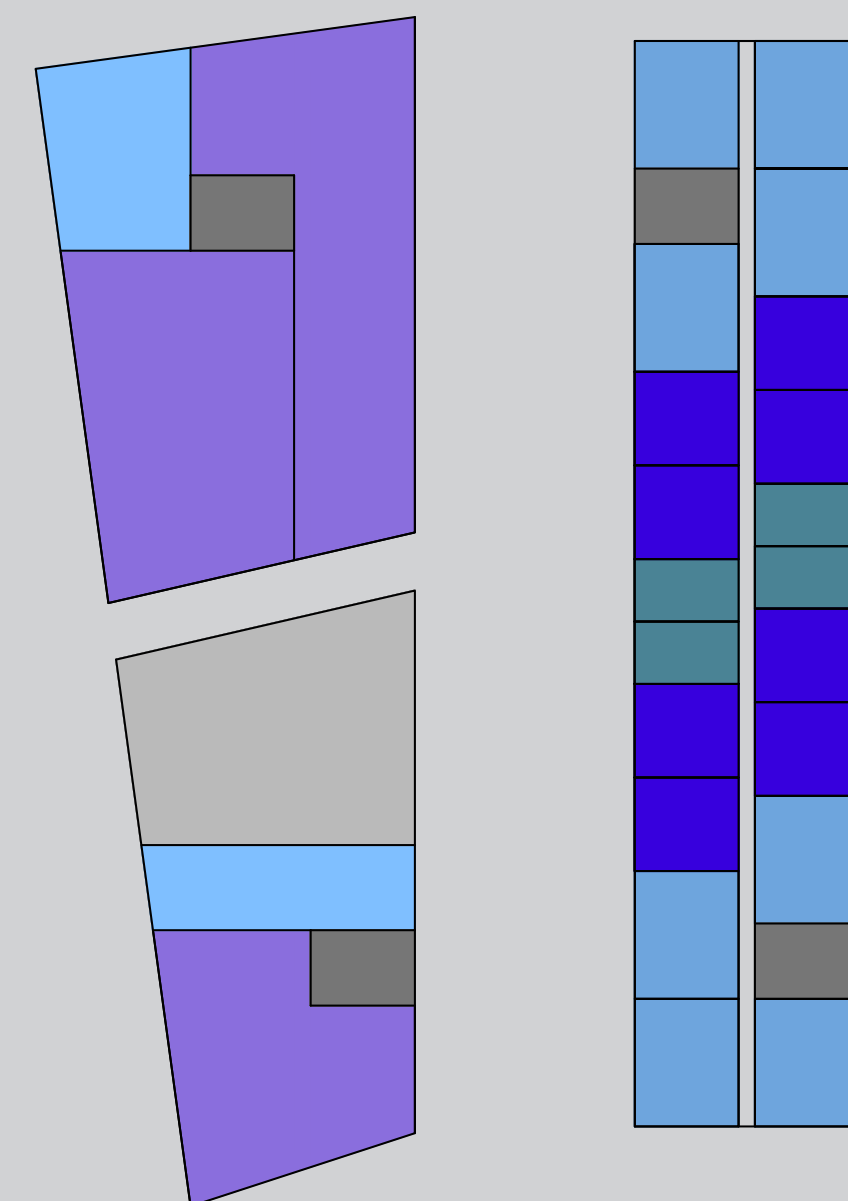
Ground Floor Plan Typical Floor Plan

SINGER PAVILION
Intensive Care



Ground Floor Plan Typical Floor Plan

KAPLAN PAVILION
Assisted Living



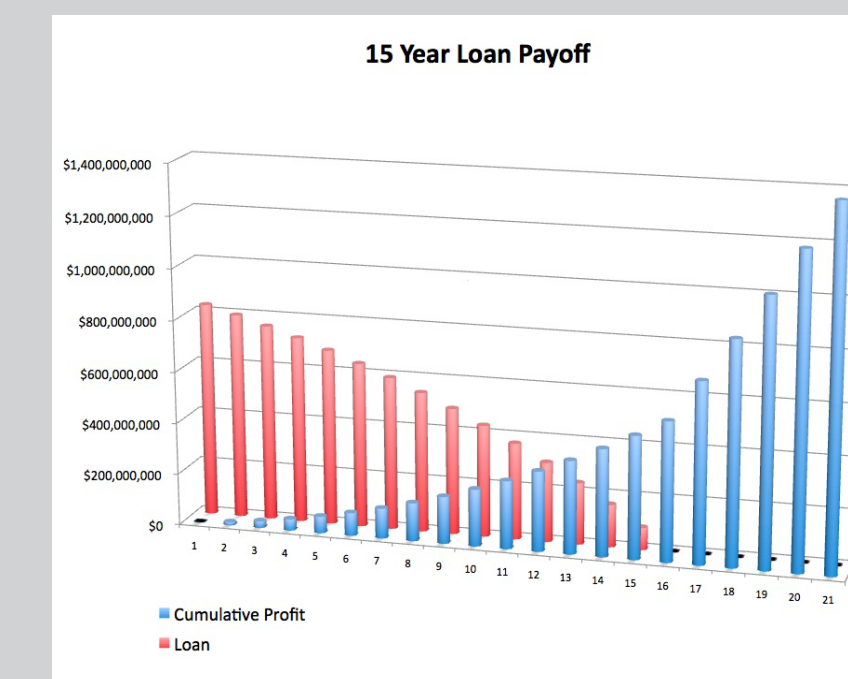
Ground Floor Plan Typical Floor Plan

BAUMGARTEN PAVILION
Independent Living

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

The Continued Living Community 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 streetlife as well the private courtyards. Two high-rise buildings were added for the independent and assisted portions of the continued living community. Both high-rises are named after previous buildings that once stood there, Kaplan Pavilion on the left and Baumgarten Pavilonto the north. Both buildings offer a variety of living options: two bedroom, 1600 square feet; one bedroom, 1200 square feet; studio, 800 square feet. The buildings are designed to provide comfort, excitement, and enrich the lives of the residents. Abundant services welcome residents and visitors with spacious lobbies, food markets, and fine dining overlooking the outdoor gardens. The layout of the community is designed to offer flexibility for those who wish to be among others of age while maintaining their personal independence, while having assistance with the smaller tasks in life easily available. The configuration of the buildings creates premium lakefront and city views for the residents. The block for the community was not only planned for its views but also to coexist with the master plan which retains the Chicago grid creating a city high-rise streetscape along Cottage Grove and 29th while creating open recreational park space for the community's residences on the interior portion of the block. This solution also retains the historic value of the site, which offered successful and enjoyable interior park space.

The structural system chosen for the Independent Living Building will consist of a two-way reinforced concrete slab on steel columns and beams. The column layout is shown in the image provided. Other options for the structural system were eliminated using a decision matrix, which accounted for several aspects of each option ranked by importance: simplicity, cost, feasibility, material, sustainability and aesthetic. Using steel columns and beams will be more than sufficient for the building's loads. As a general assumption, column grids for a building this size shall be designed such that the columns be placed about 25-35 feet apart. Thus, the column spacing for this building is 28'8", 35' or 36', depending on column orientation. Resident apartments and parking layouts were also taken into account for the structural grid: hallways and drive ways can be easily placed around columns. A more in-depth discussion of the structural system will be included in the final report.



The project budget and proforma was based upon projected expenses and incomes around the date of completion. With current assumptions the expected profits can pay off the bank loans and the interest on said loans within 8.5 years. We opted to create an amortization schedule for 15 years; with a 15 year loan payoff, excess profits may be used towards further maintenance or growth opportunities. The project may be phased easily as well which would further aid in getting loans and profit excess may then be used as equity towards subsequent phases or developments on the site.

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. The continued living community showed a promising new potential market and the surrounding buildings (i.e. retail, apartments, hotel, etc.) showed a promising market that included the surrounding neighborhood and city. A couple of key markets that we focused on outside of the directly surrounding neighborhoods were McCormick Place and the new marina. Aftermarket research, we were able to design the site plan to create a beneficial investment as well as a competitive continued living community. Our site plan shows a detailed description of the continued living community and surrounding structures. 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.

