

The background of the slide features a blue-tinted photograph of classical architectural columns. The columns are fluted and have ornate capitals, likely Corinthian or Composite. They are arranged in a row, receding into the distance. The lighting is dramatic, highlighting the textures and shadows of the stone.

# IPRO 359

Development Plan  
For The  
Michael Reese Site

# Problem:

To develop a project on the site of the old Michael Reese Hospital that develops the community, brings in revenue, attracts development and revitalizes the surrounding areas.



# Project Goals:



- ❖ Uphold historical intent of the Michael Reese Hospital Site
- ❖ Fulfill Community needs
- ❖ Generate revenue to attract business

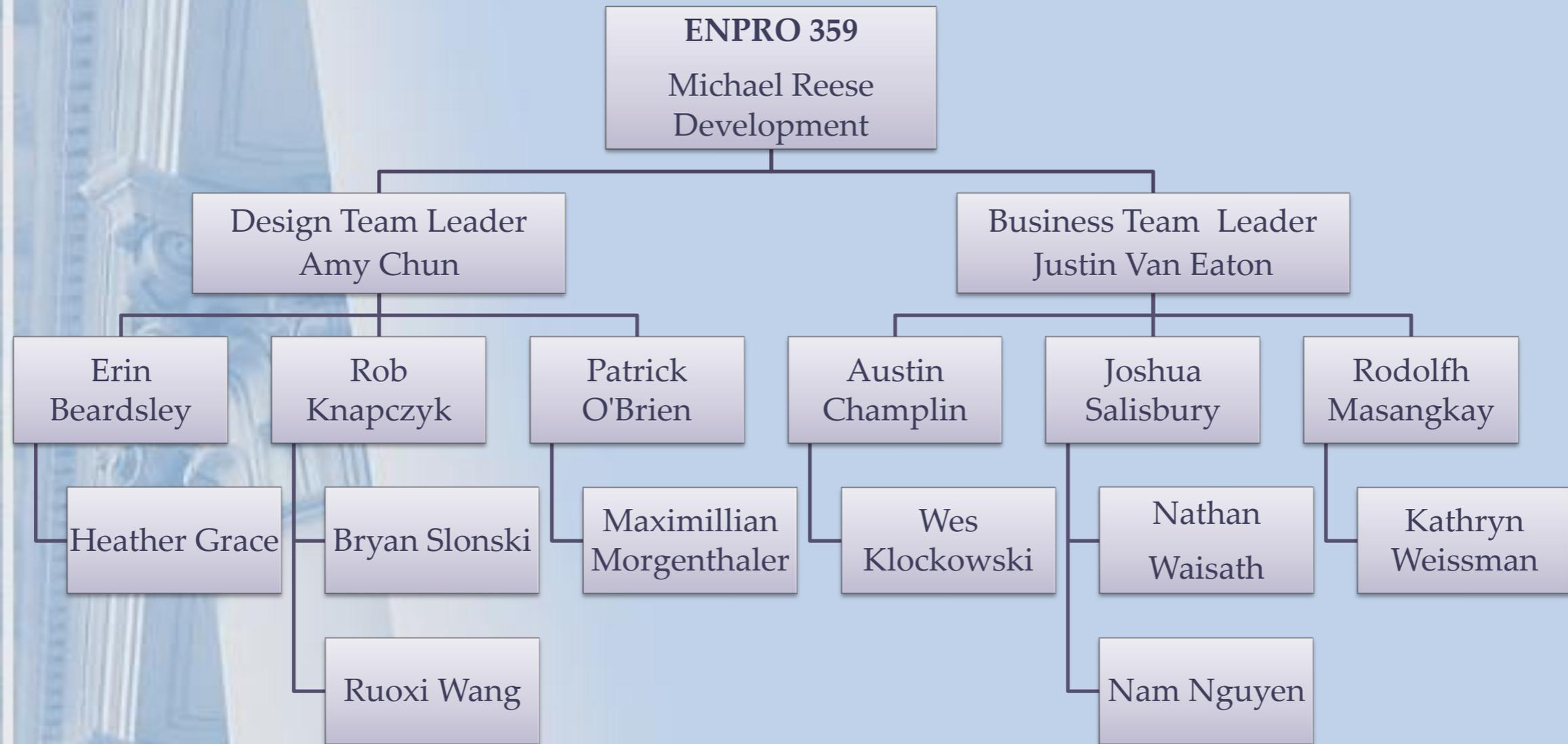


# Project Goals:

## Develop profitable business venture:

- ❖ Design site anchor
  - ❖ Cost/benefit of various construction options
- ❖ Design master plan
- ❖ Develop business plan

# Team Organization:



# Progress:

## Market Research:

- ❖ Determined the need for:
  - ❖ Low cost grocery
  - ❖ Alternative housing options
- ❖ Preliminary Design of:
  - ❖ Anchor building
  - ❖ Master plan of site



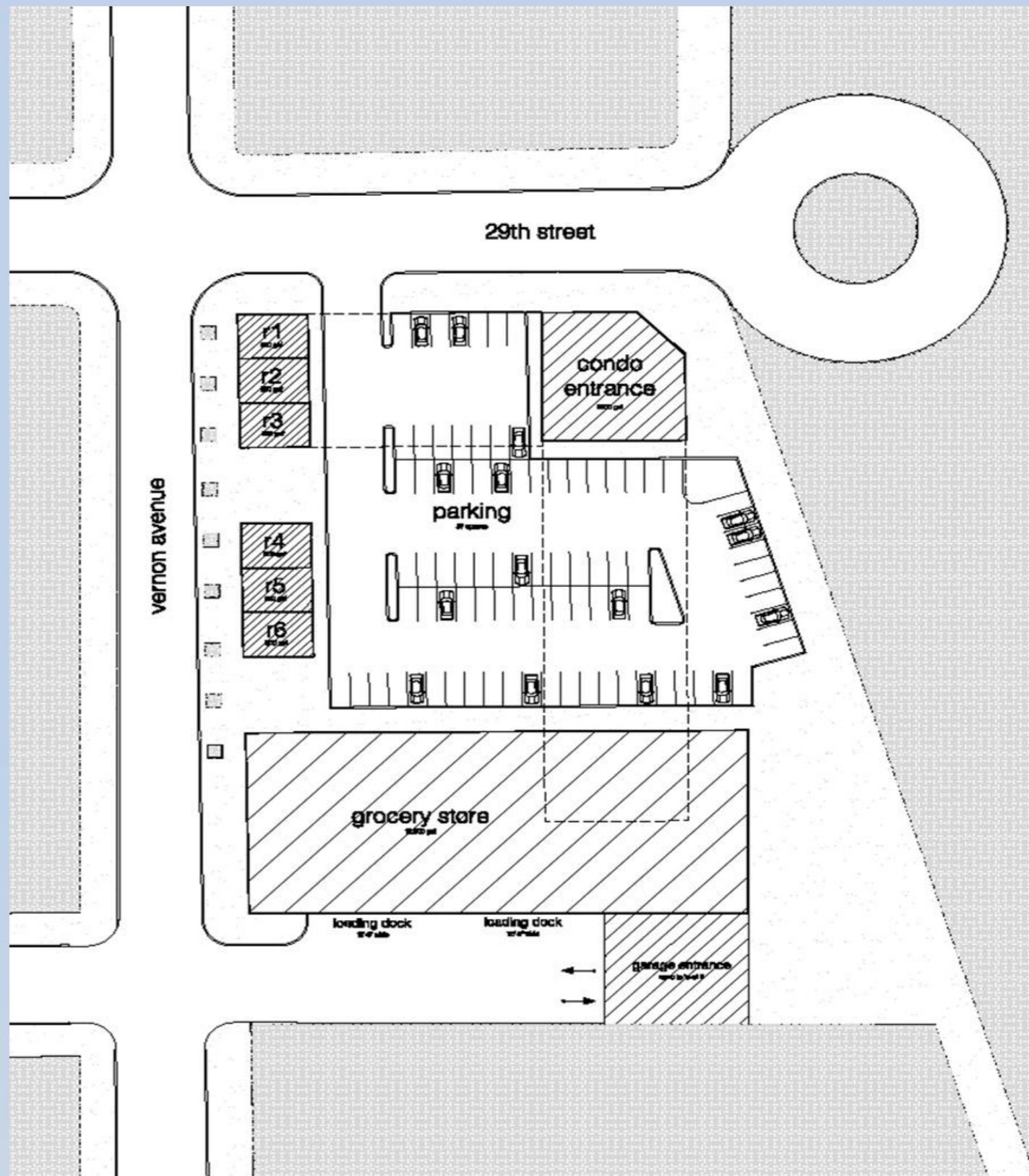
ALDI

# Progress:

## The Anchor:

- ❖ Mid-rise building
  - ❖ Low cost grocery
  - ❖ 280 Condo units
- ❖ Private and public parking
- ❖ Additional retail space

# Anchor:



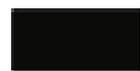
# Progress:

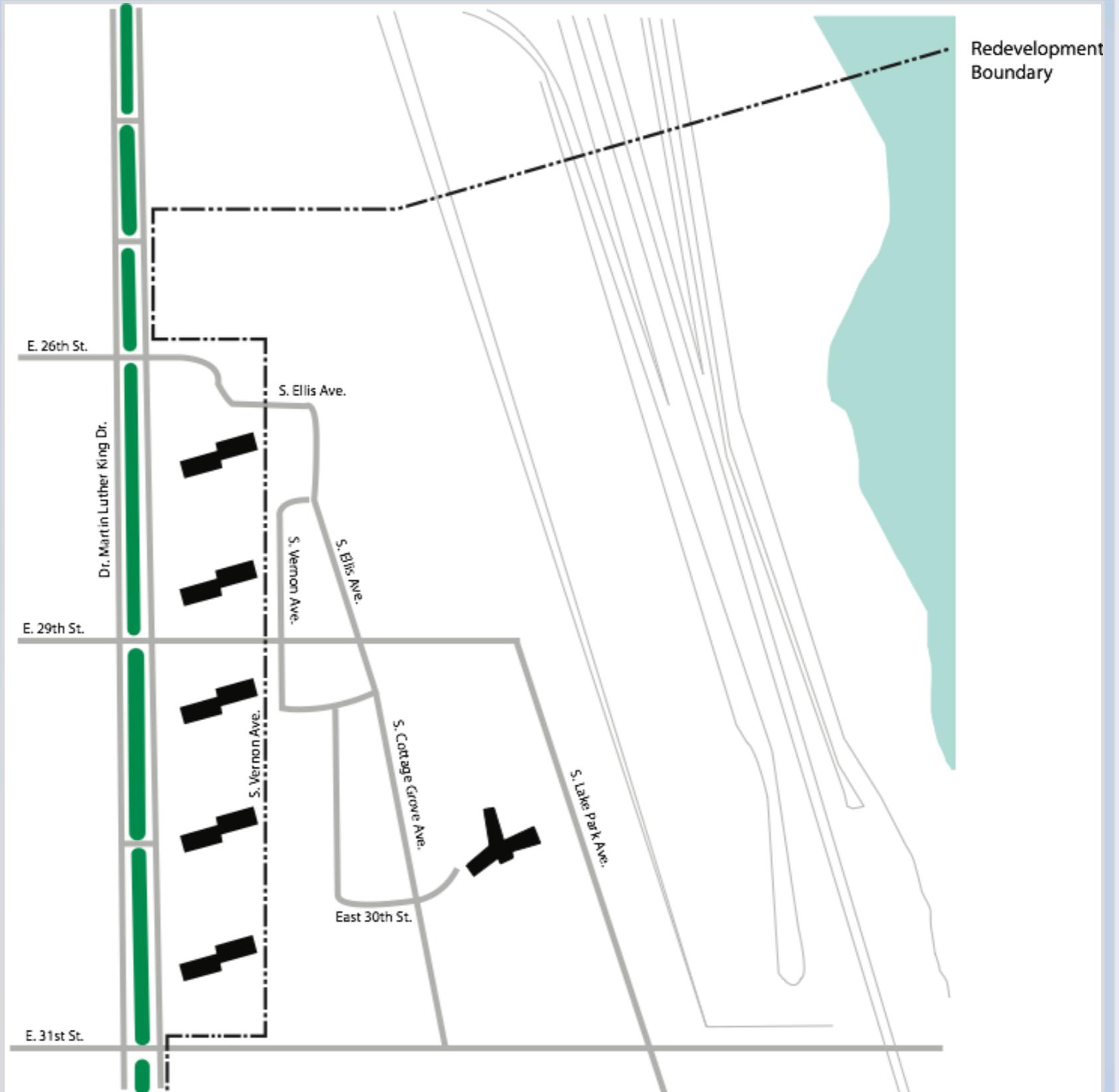
## The Master Plan:

- ❖ “Walking” neighborhood
- ❖ Retail
- ❖ Hotel
- ❖ Low and high-rise apartments
- ❖ Row housing
- ❖ Park/recreation area
- ❖ Parking
- ❖ Pedestrian walkways

# Master Plan:

## Legend

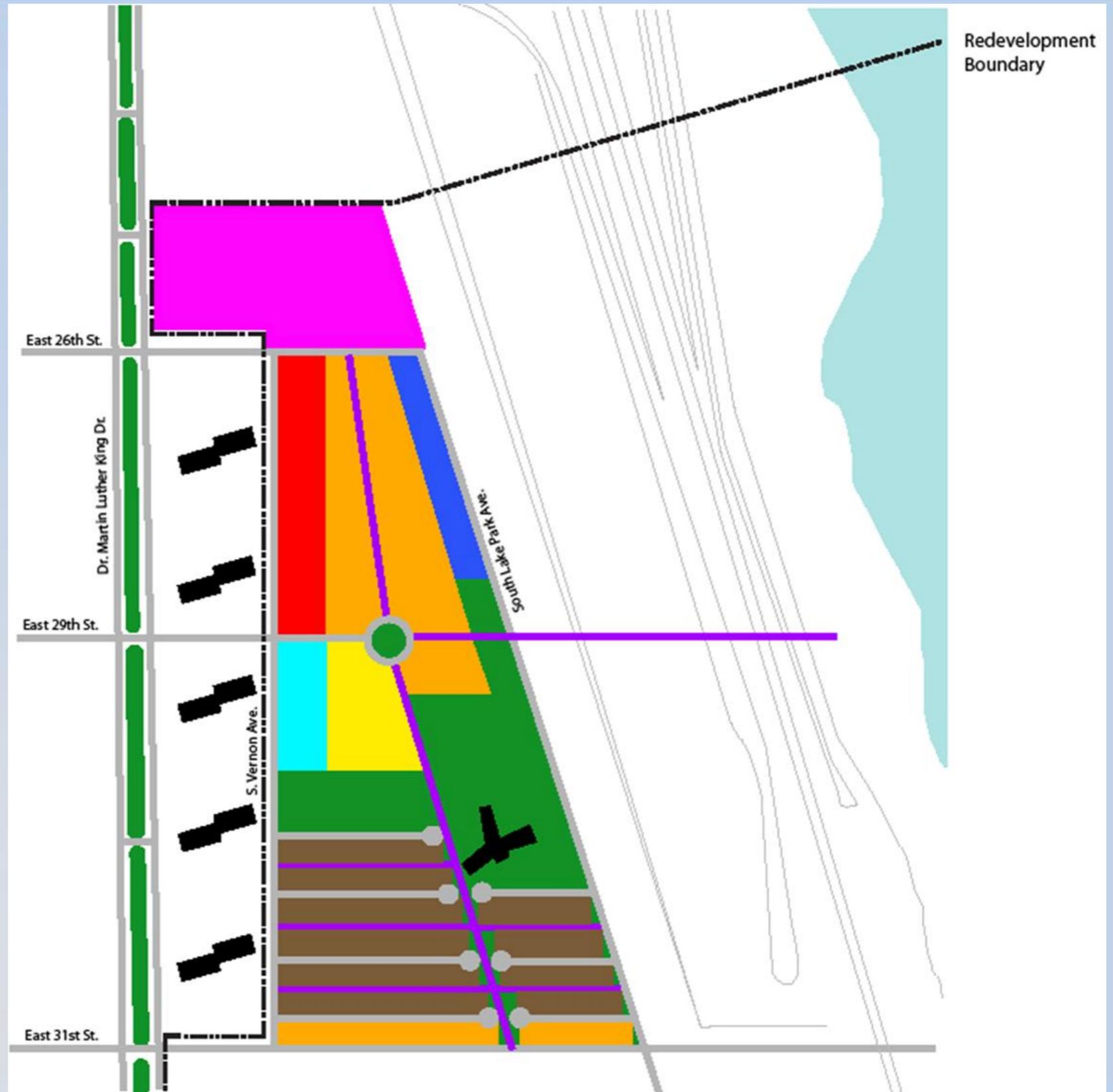
-  Existing Buildings
-  Existing Streets



# Master Plan:

## Legend

- Anchor (Aldi)
- Hotel
- Mid Rise/Condos
- Parking
- Retail
- Park Space
- Row Housing
- Pedestrian Walkway
- Streets



# Progress:

## Master Plan Phase Development:

Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
Aldi	Retail		Mixed-Income Condos		Public Landscaping
Condos (above Aldi)	Pedestrian Bridge	Hotel	Row Houses		
Parking	Pedestrian Walkway			Housing Landscape	
Streets/Alleys				Rehab	

### Key

Hardscape
Business
Housing
Rehab
Landscape

# Obstacles Encountered:

## Community Input

- ❖ Gathering information about what the community wants

## Slow starting

- ❖ Guest speakers

# Anticipated Challenges:

## Design Process:

- ❖ Structural and architectural
- ❖ Graphics and calculations taking longer than expected



**QUESTIONS?**

**THANK YOU**