



Alternative Olympic Village Plan Fact Sheet

Meets International Olympic Committee Requirements

- The Olympic Village program can be accommodated without demolishing the significant core of irreplaceable modernist buildings and landscapes partially designed by the internationally-famous architect Walter Gropius and landscape architect Hideo Sasaki.
- Our alternative plan matches the square footage of new housing for Olympic athletes, as provided for in the current Chicago 2016 Olympic Village proposal.
- Security, shuttle bus parking, media accommodations, and dining and fitness facility program elements have also been retained from the original Olympic Village plan.

Reintroduces the Chicago Street Grid

- The plan, which is organized around a reintroduced Cottage Grove Avenue, is based on the area's original street grid, which predates the 1950s hospital expansion; thereby re-establishing a classic Chicago-style block layout for the community.
- In keeping with Chicago-style residential blocks, the new buildings are arranged to create urban streetscapes that establish an intimate neighborhood scale.
- The Olympic Village Plaza has been relocated one block north to provide for a future connection to the 27th Street Metra stop and to emphasize the historic Power Plant as a visible icon for the Olympic Village.
- Access points to the Lakefront have been retained (Olympic Village Plaza) and augmented by the addition of two pedestrian bridges.
- Necessary retail and parking space for post-Olympic development have been accounted for in the plan.

Creates a More Sustainable Development of the Site

- The plan retains six of the campus' most viable historic buildings for re-use after the Olympics for residential use, office space, medical facilities, school or recreational affiliated uses, or retail purposes.
- The retention of these six existing buildings, equaling approximately 569,736 square feet, prevents additional demolition debris from entering landfills.
- All of the buildings in this plan are designed to have green roofs and generous courtyard areas.
- The Michael Reese Hospital campus contained approximately 600 mature trees. At minimum, 200 of those trees were contained in the Sasaki-designed landscaped areas, which would be replaced or preserved in this plan.

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Retains Core of Four Modernist Buildings and Sasaki-Designed Landscape

- The Reese Hospital Campus has been determined “eligible” for listing in the National Register of Historic Places, including the grouping of four buildings that would be preserved between 29th and 31st Street and east of Cottage Grove Avenue. These are the: Kaplan Pavilion (1953; Walter Gropius, et al.), Baumgarten Pavilion (1963; Loeb, Schlossman and Bennett), Singer Building (1948; Walter Gropius, et al.), and Friend Convalescent Home (1954; Walter Gropius, et al.).
- These four buildings are of sufficient height (all but one are 4-6 stories) and floor plates to make them excellent candidates for adaptive use. Although mechanical systems and interior partitions would need to be replaced, the basic structures are in good condition.
- Adaptive use of these four core buildings would enable developers to utilize federal historic tax credits—adding a critical redevelopment financing tool for the project.
- By retaining and reusing this core of existing historic buildings, a selected developer could identify an active use for the Village prior to 2016.
- The historic buildings, which are arranged around the existing Sasaki-designed landscape, are proposed for administrative and polyclinic use during the Olympic Games. After the Olympics, these buildings could be used either as housing or office/retail uses.

Retains the Power Plant as a Symbol of the Olympic Village

- The modernist Power Plant, with its four towering smokestacks (1952; Walter Gropius, et al.) would become an icon of the Olympic Village—visible from Lake Shore Drive, throughout the site, and as the focus of an Olympic Village Plaza.
- The Power Plant could be used—before and during the Olympics—as a unique visual billboard for the Olympics, adapted for retail uses, or serve as a key component of a potential link to a revitalized 27th Street Metra stop.
- Power plant structures have been re-used successfully throughout the world. Examples include the Tate Modern Museum in London, the Northwestern Power House in Chicago’s West Loop, and in St. Louis.

Retains the Old Main Hospital Building and Gateway Bridge

- The Old Main building (1905; Schmidt, Garden & Martin), which is also retained in the current Olympic Village Plan, could be converted for administrative offices during the Olympics. Although taller than the Olympic housing structures, its scale and layout makes Senior Housing a potential post-Olympic use.
- The distinctive gateway bridge across 29th Street (1927; Schmidt, Garden & Martin) would serve as an attractive visual marker and amenity for the Olympic residents and administrators during the Games. Afterwards, it could be a desirable and functional link between the Old Main and additional housing or other uses related to senior housing.

Creates a Chicago-style Neighborhood with a Mix of Architectural Styles and Scale

- The four buildings, which surround the Sasaki-designed landscapes, would serve as one of two historic reuse cores for the future neighborhood. The second core, north of 29th Street, would retain the Old Main Hospital building and Power Plant.
- Not including on-street parking, this plan provides 3,183 parking spaces in structured parking and on the first-floor of new buildings.

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- A preserved collection of buildings designed by Walter Gropius' The Architectural Collaborative would have international appeal—especially given its proximity to the Mies van der Rohe-designed IIT campus. Together, they would heighten the potential of the South Side as a destination for visitors.

Provides Open Spaces for a Post-2016 Olympics Residential Community

- By preserving the Sasaki-designed landscapes surrounding the four historic structures (dating from 1948-63), this would create some open-space relief for the area south of 29th Street. Parking for those buildings would be housed in the parking garages west of Cottage Grove Avenue, enabling preservation of this open space.
- Meanwhile, the Olympic Plaza north of the 29th Street would create an open space link to the lakefront at the north end of the community, as well as a transition to the future expansion of the McCormick Place Convention Center.
- This proposal also includes an expanded plaza over the Metra railroad tracks. We realize that the construction costs for this deck would be significant and that it is not required for the Olympic Village nor would it be covered by private development costs. However, we have included this in our alternative plan as a vision of how to create open space in an underserved community, while creating a stronger link to the lakefront.

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