



**Bronzeville**  
Community  
Development  
Partnership





The 120-foot-long Bronzeville Renaissance Mural celebrates prominent Black figures and imagines a STEM-powered future while obscuring a utility-scale battery storage facility at 38th Street and Michigan Avenue in the South Side Chicago community. Credit: Lloyd DeGrane / for the Energy News Network

Bronzeville - Innovation Metropolis: Smart Tech District

<https://www.youtube.com/watch?v=B5iLhuz6Bc4>



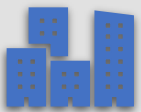
# The Innovation Metropolis

Chicago's Smart, Tech Innovation District

# Innovation Districts




**geographic areas where leading-edge anchor institutions and companies cluster and connect with start-ups, business incubators and accelerators**



**physically compact, transit-accessible, and technically-wired and offer mixed-use housing, office, and retail**



# Innovation Metropolis: Smart Tech District

- The District Already Exists
  - Bronzeville Partners is Connecting:
    - **Industry, Institutions, Incubators, Infrastructure, Investment, IoT, ideas and Inclusion**
    - McCormick Place is our 1871
    - McCormick Square is an Eco District
      - Largest LEED Certified Convention Center in the county
      - w/District Heating & Cooling,
      - High-speed Broadband
      - Green Roof etc.
    - Lakeside is the Largest Data Server Hotel in the Midwest
      - ComEd's Largest Energy Client in Chicago is O'Hare
      - The second is Lakeside Tech Center - 350 East Cermak
- 



# Innovation Districts

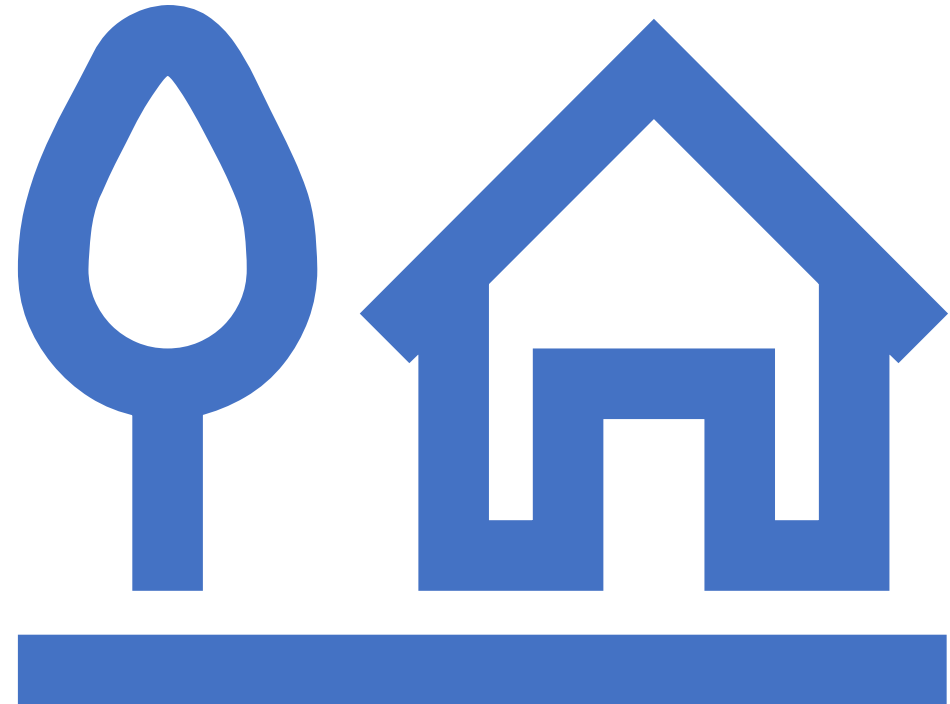
- Innovation districts facilitate the creation and commercialization of new ideas and support metropolitan economies by growing jobs in ways that leverage their distinct economic attributes.
- These districts build on and revalue the intrinsic qualities of cities: proximity, density, authenticity, and vibrant places. Given the proximity of many districts to low-income neighborhoods and the large number of sub-baccalaureate jobs many provide, their intentional development can be a tool to help connect disadvantaged populations to employment and educational opportunities.

Brookings Institute





Affinity districts are an important new trend in innovative living.

- Untethered to their downtown office, urban residents are becoming more mobile. finds that urban residents are seeking new work opportunities with better affordability, safety, and convenience that allow them to work closer to home or at home with access to key amenities.
- Affinity districts bring together like-minded individuals who, through their daily behavioral collisions, promote innovative thinking. Features include varied housing formats, agrihoods, and incubator office spaces with extensive community-oriented programming within the public realm.



Gensler's City Pulse Survey Research



## CBDs are turning into CLDs.

- Residents of city centers are looking for a shift away from an office-dominant land use model (Central Business Districts, or CBDs) to one that promotes urban living (**Central Lifestyle Districts, or CLDs**), with amenities and services within close walking or biking distance.
- This shift will require the integration of more urban housing in a variety of typologies and price points, and amenities and services at street level.
- It will also require a more high-performance public realm able to accommodate a variety of activities beyond mobility with seating, public artwork, pop ups, canopy shade, wayfinding, wireless connectivity, and more.


Gensler's City Pulse Survey Research





# Bronzeville Electric District Assets

## Zone One

- **Metra Electric District:** The line was built by the Illinois Central Railroad and opened on July 21, 1856 between the IC's then-downtown station, Great Central Station, (now Millennium Station) and Hyde Park. Part of the line was elevated for the World's Columbian Exposition of 1893 in Jackson Park. The line predates the 1871 Great Chicago Fire.
  - **Bronzeville Lakefront:** The \$3.8 billion Brownfield redevelopment of the former Michael Reese Hospital site stands to make history on two fronts: It's the first project helmed by a team of predominantly Black developers, and it's the first to introduce a "social impact" program in hopes of ensuring no resident is left behind with a sustainable Energy District. Energy as a Service (EaaS)
    - **The First Electric Ambulance:** In February 1899, the first motor powered (electric) ambulance service started, bringing patients to Michael Reese Hospital, in Chicago, Illinois.
    - **Nation's First Clustered Microgrid:** The project will deploy high-power solar PV and a high-power battery energy storage system (BESS) in the Bronzeville Community Microgrid (BCM), which is controlled by a microgrid cluster controller and is electrically connected to an existing 12 megawatt microgrid.
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## Adaptive Re-use E Mobility Hub

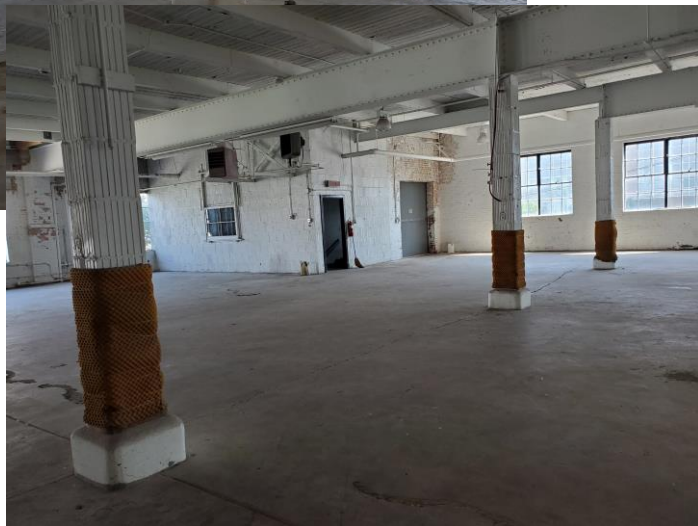
Connected Transportation  
EV Showroom New & Used  
E-Bikes E-Scooters  
Smart Products Marketplace  
Smart Home EV/Solar Installations  
Sales - Rental - Service



2401 S. Michigan original  
showroom interior is still intact  
making it a historical and  
contemporary attraction for  
visitors.

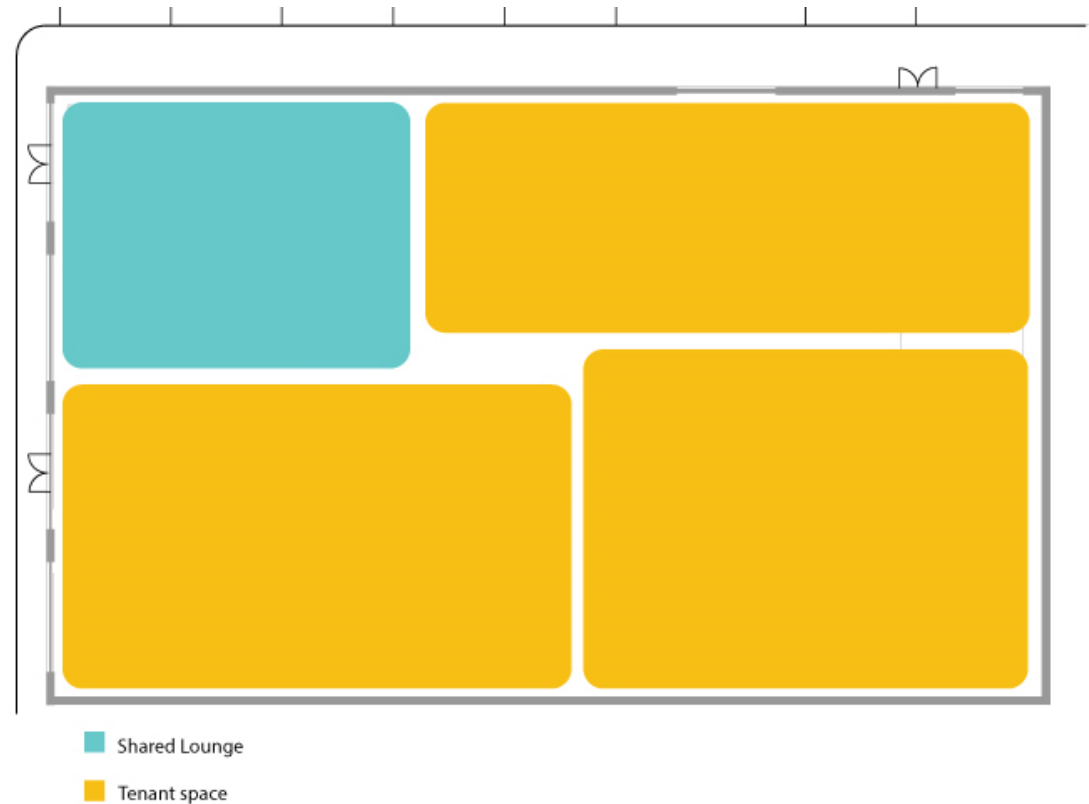
# 2nd Floor Bronzeville Smart Battery Tech Park

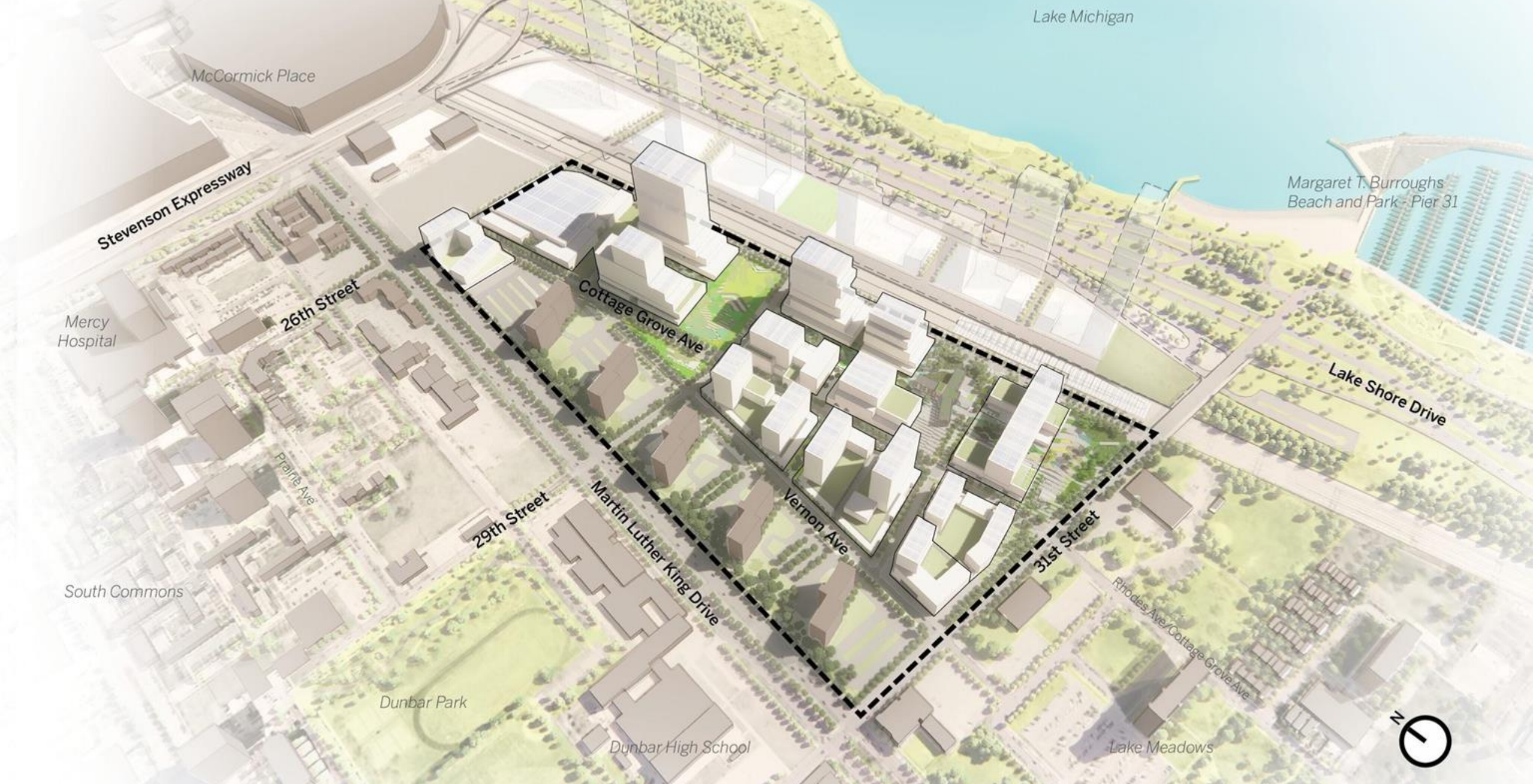
17,000 sq ft



## Co-location Tenants Suites

- Light Manufacturing
- Heavy Freight Elevator





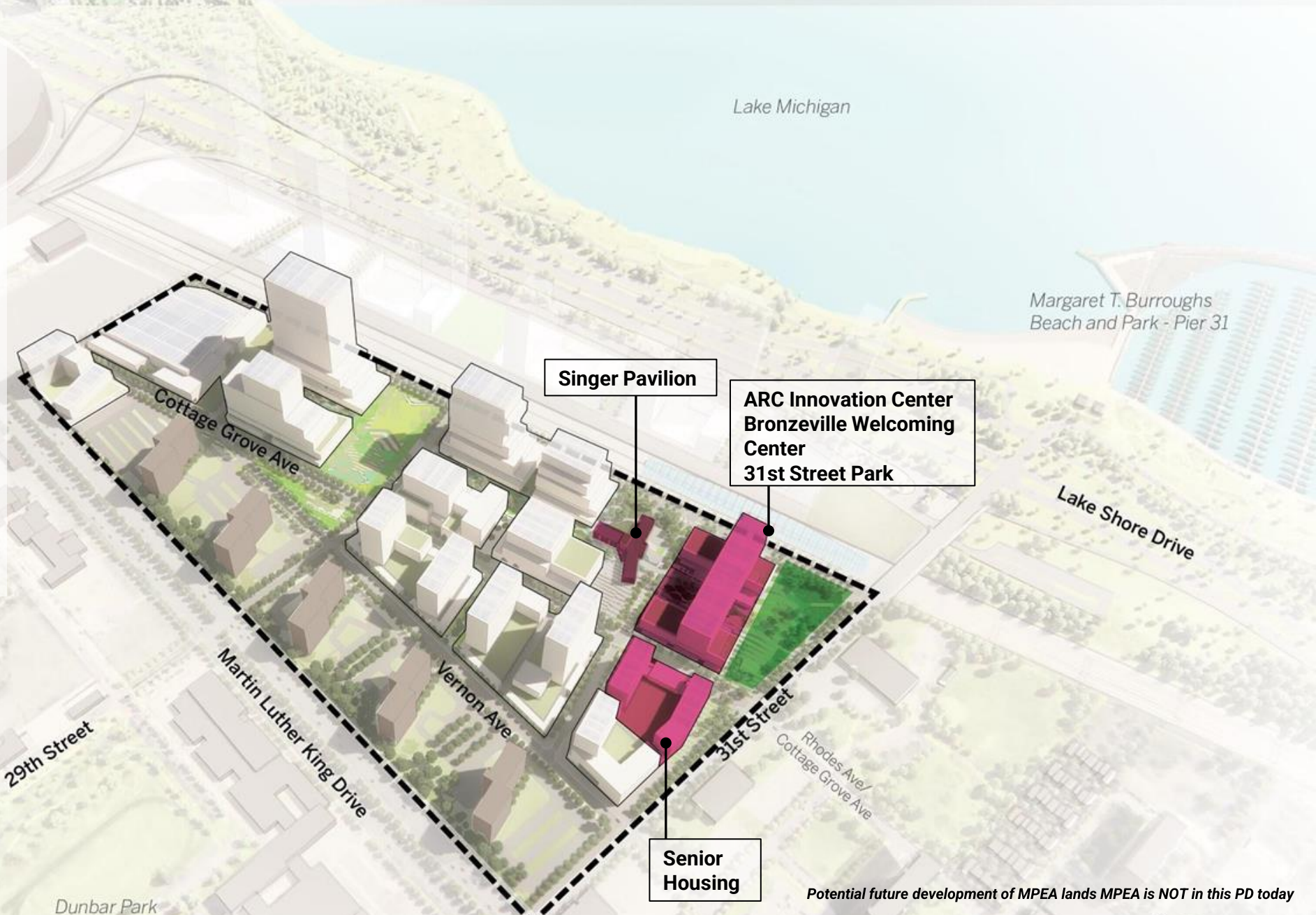
**AERIAL VIEW FROM SW DIRECTION**

# Phase 1: 2021-2026 ±1,100,000 SF

Gross Land Area: ±12.93 acres  
Maximum Allowed Height: 350'

## Proposed Uses

- ARC Innovation Center
- Bronzeville Welcoming Center
- 31st Street Park
- Retail
- Singer Pavilion
- Senior Housing



Phase 1: 2021-2026  
±1.1 Million SF

Senior  
Housing

Singer Pavilion

ARC Innovation Center  
Bronzeville Welcoming  
Center  
31st Street Park

Potential future development of MPEA lands MPEA is NOT in this PD today

# Phase 2: 2023-2041 ±6,800,000 SF

Gross Site Area: ±38.47 acres

## Some of the Allowed Uses

- Life Science/Healthcare
- Commercial Office
- Retail
- Residential
- Hospitality
- Mixed-use
- Public Open Spaces
- Data Center

\*see statement 5 of the PD for a list of all allowed uses



**Phase 2: 2023-2041**  
±6.8 Million SF

**Phase 1: 2021-2026**  
±1.1 Million SF

Potential future development of MPEA lands MPEA is NOT in this PD today





Park View Looking North to Singer Pavilion

Existing Prairie Shores

Life Sciences Building

Singer Pavilion

Performance Space

**International Heritage Tourism Development Institute**

Parks, Sports, Recreation, Entertainment, Travel & Leisure  
Studies, Hospitality Management

# Net Positive Energy

The goal of net positive energy is to use onsite renewable sources to generate more energy than is consumed on an annual basis for the district.

- 105% Renewable energy production on annual basis (scale jumping allowed - off-site energy production)
- Energy efficiency, passive design, appropriate technology
- Embodied carbon accounting, reductions and offsets

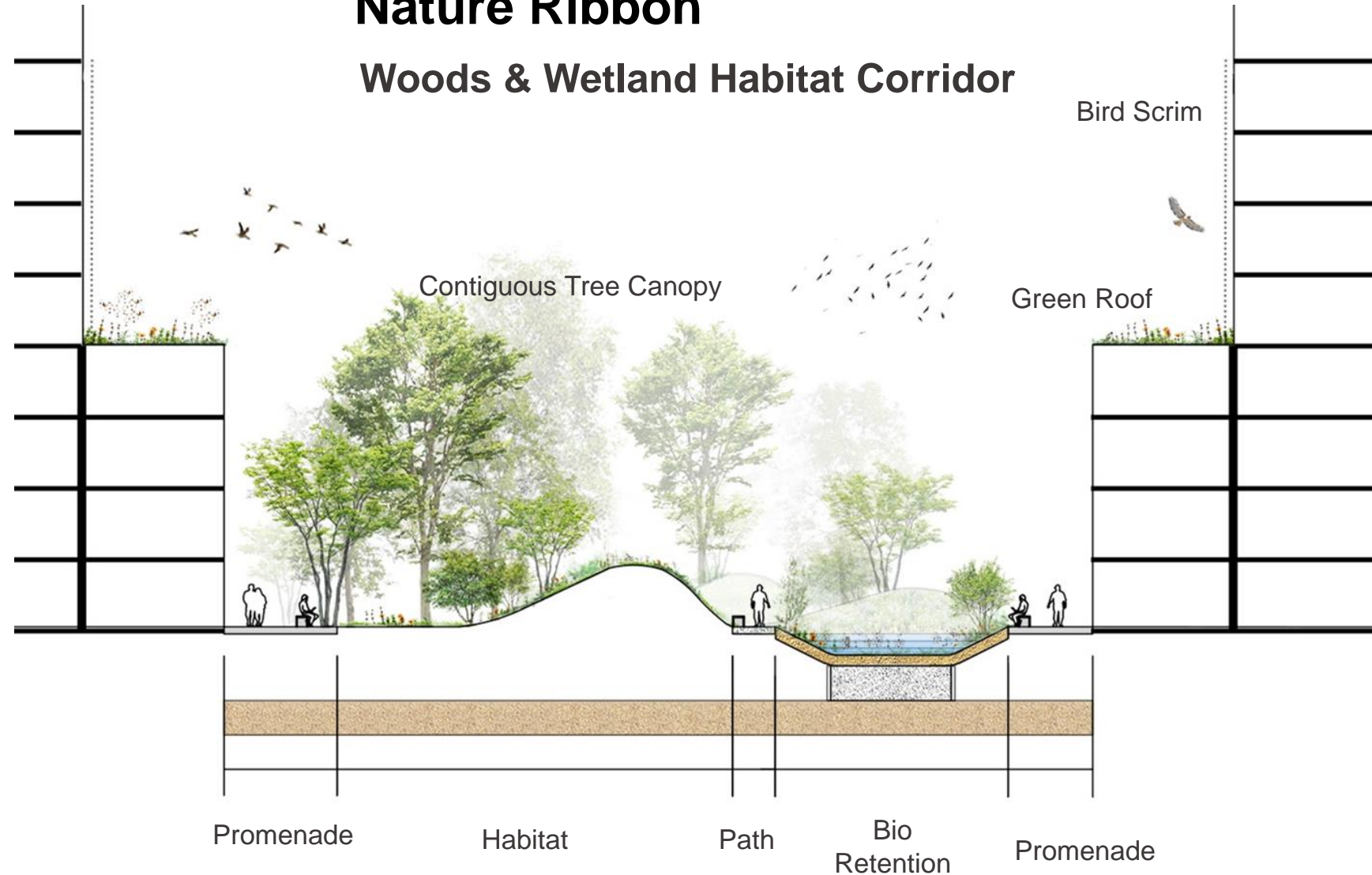


# Stormwater

- Our goal is to use nature ribbon and parks to allow for infiltration of 100% of our stormwater on site
- Infiltrate through natural landscape
- Green roofs for absorption and evapotranspiration
- Understanding below grade storage as needed
- Exploring the Integration of living machine and other on-site water treatment when feasible
- Site Infiltration Rate is between 1.4 - 3.6 inches per hour (*Infiltration Rate info provided by O'Brien & Associates Geo-Tech Report dated 07/15/2020*)

## Nature Ribbon

### Woods & Wetland Habitat Corridor



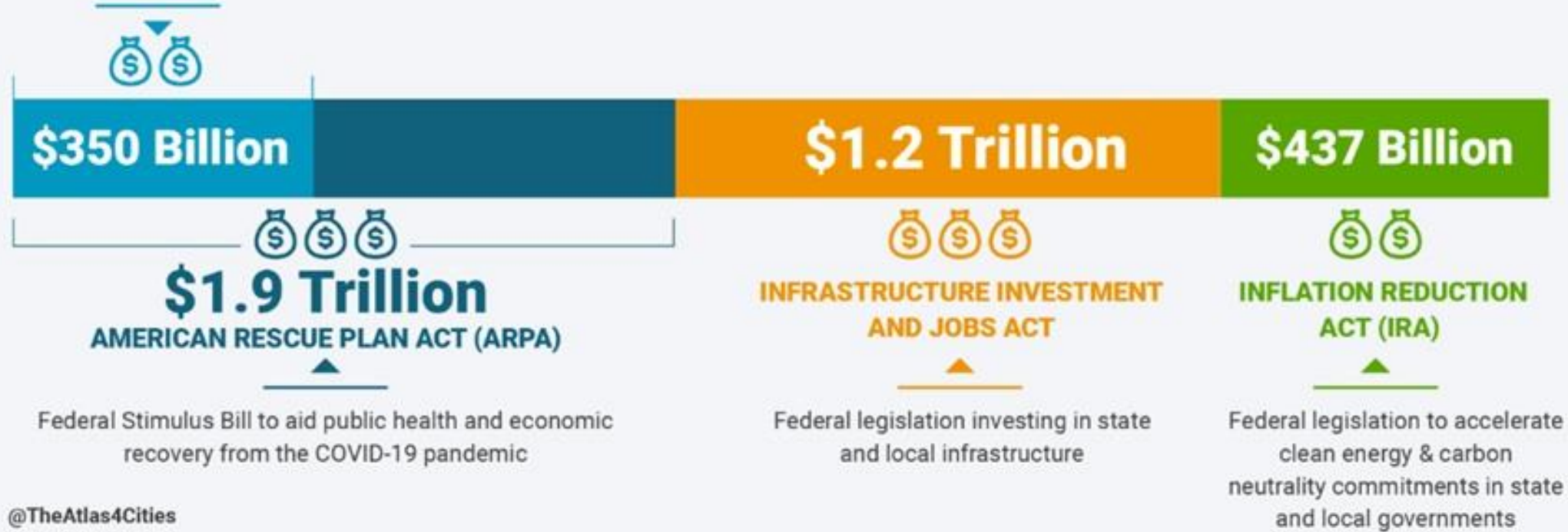


# EQUITY

# Federal Infrastructure Funding for State & Local Governments

Signed in 2021 - 2022

**CORONA VIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS** Additional emergency ARPA funding for state, local, territorial and tribal governments



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ILLINOIS INSTITUTE OF TECHNOLOGY

**Argonne**   
NATIONAL LABORATORY

**UIC** UNIVERSITY OF  
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 **THE  
GREENLINING  
INSTITUTE**

 **NREL**  
NATIONAL RENEWABLE ENERGY LABORATORY

 **Bronzeville  
Community  
Development  
Partnership**

**BlackMetropolis.org**



**Bronzeville**

Black Metropolis National  
Heritage Area

 **FORTH**  
Empowering Mobility



Center for  
Neighborhood  
Technology

 **GREENLINING  
THE  
BLOCK**





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