



ULI CHICAGO WEBINAR

Spotlight on the Illinois Medical District

MODERATOR:

DR. SUZET MCKINNEY

*CEO & EXECUTIVE DIRECTOR
ILLINOIS MEDICAL DISTRICT*

SPEAKERS:

CHRISTINE CARLYLE

*PRINCIPAL & DIRECTOR
OF PLANNING
SCB*

DR. BOB EISENBERG

*PROFESSOR, DEPARTMENT OF
PHYSIOLOGY & BIOPHYSICS
RUSH MEDICAL COLLEGE*

TYLER HOLLAND

*DEVELOPMENT MANAGER
EAST LAKE MANAGEMENT &
DEVELOPMENT CORP.*

Having Technical Issues? Email us: Chicago@uli.org or Call/Text: 773-677-3026



**COMMISSIONER
MARISA NOVARA**
*DEPARTMENT OF HOUSING
CITY OF CHICAGO*



CANDACE MOORE
*CHIEF EQUITY OFFICER
CITY OF CHICAGO*

WLI PRESENTS:

Equity in Real Estate Racial Disparity in Lending

October 6, 2020

12:00PM

REGISTER AT: **CHICAGO.ULI.ORG**

Having Technical Issues? Email us: Chicago@uli.org or Call/Text: 773-677-3026



KIM ADAMS

MANAGING DIRECTOR
J.P. MORGAN



MAGGIE COLEMAN

SENIOR MANAGING DIRECTOR,
HEAD OF INTERNATIONAL
CAPITAL AMERICAS
JLL



DENISE OLSEN

SENIOR MANAGING DIRECTOR &
INVESTMENT COMMITTEE
MEMBER
GEM REALTY CAPITAL

WEBINAR:
**Navigating Real Estate
Market Uncertainty in
Unprecedented Times**

October 20, 2020

9:00 AM

REGISTER AT: **CHICAGO.ULI.ORG**

Having Technical Issues? Email us: Chicago@uli.org or Call/Text: 773-677-3026



ULI CHICAGO WEBINAR

Spotlight on the Illinois Medical District

MODERATOR:

DR. SUZET MCKINNEY

*CEO & EXECUTIVE DIRECTOR
ILLINOIS MEDICAL DISTRICT*

SPEAKERS:

CHRISTINE CARLYLE

*PRINCIPAL & DIRECTOR
OF PLANNING
SCB*

DR. BOB EISENBERG

*PROFESSOR, DEPARTMENT OF
PHYSIOLOGY & BIOPHYSICS
RUSH MEDICAL COLLEGE*

TYLER HOLLAND

*DEVELOPMENT MANAGER
EAST LAKE MANAGEMENT &
DEVELOPMENT CORP.*

Having Technical Issues? Email us: Chicago@uli.org or Call/Text: 773-677-3026



Question and Answer

You 04:36 PM
When is the next session?

Type your question here...

☐ Send anonymously

Send

View Options Speaker View Exit Full Screen

ULI Chicago

ULI CHICAGO WEBINAR
Spotlight on the Illinois Medical District


MODERATOR:
DR. SUZET MCKINNEY
CEO & EXECUTIVE DIRECTOR
ILLINOIS MEDICAL DISTRICT

SPEAKERS:

CHRISTINE CARLYLE PRINCIPAL & DIRECTOR OF PLANNING SCB	DR. BOB EISENBERG PROFESSOR, DEPARTMENT OF PHYSIOLOGY & BIOPHYSICS RUSH MEDICAL COLLEGE	TYLER HOLLAND DEVELOPMENT MANAGER EAST LAKE MANAGEMENT & DEVELOPMENT CORP.
--	---	--

Having Technical Issues? Email us: Chicago@uli.org or Call/Text: 773-677-3026

Mute Stop Video Participants 3 Q&A Chat Share Screen Record Leave Meeting



Having Technical Issues? Email us: Chicago@uli.org or Call/Text: 773-677-3026



ULI CHICAGO WEBINAR

Spotlight on the Illinois Medical District

MODERATOR:

DR. SUZET MCKINNEY

*CEO & EXECUTIVE DIRECTOR
ILLINOIS MEDICAL DISTRICT*

SPEAKERS:

CHRISTINE CARLYLE

*PRINCIPAL & DIRECTOR
OF PLANNING
SCB*

DR. BOB EISENBERG

*PROFESSOR, DEPARTMENT OF
PHYSIOLOGY & BIOPHYSICS
RUSH MEDICAL COLLEGE*

TYLER HOLLAND

*DEVELOPMENT MANAGER
EAST LAKE MANAGEMENT &
DEVELOPMENT CORP.*

Having Technical Issues? Email us: Chicago@uli.org or Call/Text: 773-677-3026



Chicago

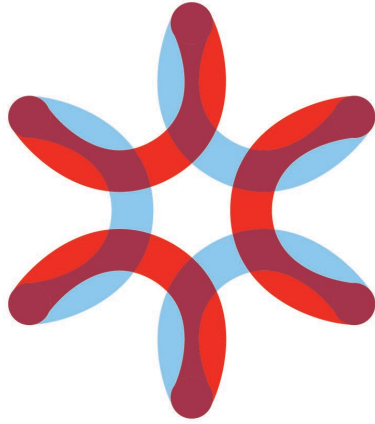
OVERVIEW

Illinois Medical District



DR. SUZET MCKINNEY

CEO & EXECUTIVE DIRECTOR
ILLINOIS MEDICAL DISTRICT

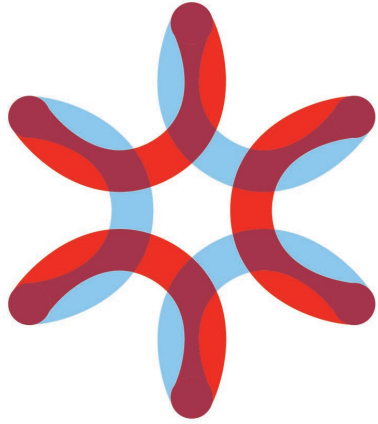


ILLINOIS MEDICAL DISTRICT

Made in Chicago.
Changing the world.

Introduction to the IL Medical District

- Established in 1941 via an act of the IL General Assembly
 - Unit of local government, governed by IMD Board
- Second largest urban medical district in the US
- Created to attract and retain academic centers of excellence, viable healthcare facilities, medical research facilities and emerging high technology enterprises



ILLINOIS MEDICAL DISTRICT

Made in Chicago.
Changing the world.

Introduction to the IL Medical District

- 560-acre healthcare and technology innovation district:
 - Hospitals
 - Universities (2 medical schools)
 - Medical research facilities and labs
 - Biotech business incubator
 - Government agencies
 - Raw land development acres (~30 acres)
 - Over 40 healthcare related facilities

IMD Anchor Institutions



Rush University Medical Center



Jesse Brown VA Medical Center



University of Illinois Hospital



John H. Stroger Jr. Hospital
of Cook County

IMD: At a Glance *(2013 Economic Impact Study)*

50,000
Visitors per day

29,870
Employees

\$3.4 Billion
Economic impact

700+
Clinical trials

500+
NIH grants

30+ Emerging
tech companies

IMD: NIH Research Grants

2020 NIH Funding in the IMD of \$190.0 million represents 19.1% of the grants for the State of IL

IL Rank ¹	Organization	Awards	Funding	%
2	UNIVERSITY OF ILLINOIS AT CHICAGO	332	\$126,085,135	66%
3	RUSH UNIVERSITY MEDICAL CENTER	83	\$53,206,626	28%
7	HEKTOEN INSTITUTE FOR MEDICAL RESEARCH	8	\$5,853,861	3%
11	CLARIX IMAGING CORPORATION	2	\$1,982,917	1%
12	CHICAGO BIOSOLUTIONS, INC.	2	\$1,261,659	1%
13	O2M TECHNOLOGIES, LLC	2	\$1,086,785	1%
17	ENZYME BY DESIGN, INC.	2	\$549,998	0%
	Total ²	431	\$190,026,981	100%

¹ The top ranking #1 in IL is Northwestern University with 588 awards totaling \$322.3 million in funding

² YTD as of Sept. 11, 2020

Rise of Innovation Districts

B Metropolitan Policy Program
at BROOKINGS

The Rise of Innovation Districts: A New Geography of Innovation in America

Bruce Katz and Julie Wagner

Introducing Innovation Districts

As the United States slowly emerges from the Great Recession, a remarkable shift is occurring in the spatial geography of innovation. For the past 50 years, the landscape of innovation has been dominated by places like Silicon Valley—suburban corridors of spatially isolated corporate campuses, accessible only by car, with little emphasis on the quality of life or on integrating work, housing, and recreation. A new complementary urban model is now emerging, giving rise to what we and others are calling “innovation districts.” These districts, by our definition, are geographic areas where leading-edge anchor institutions and companies cluster and connect with start-ups, business incubators, and accelerators.¹ They are also physically compact, transit-accessible, and technically-wired and offer mixed-use housing, office, and retail.

Innovation districts are the manifestation of mega-trends altering the location preferences of people and firms and, in the process, re-conceiving the very link between economy shaping, place making and social networking.²

In recent years, a rising number of innovative firms and talented workers are choosing to congregate and co-locate in compact, amenity-rich enclaves in the cores of central cities. Rather than building on green-field sites, marquee companies in knowledge-intensive sectors are locating key facilities close to other firms, research labs, and universities so that they can share ideas and practice “open innovation.”

Instead of inventing on their own in real or metaphorical garages, an array of entrepreneurs are starting their companies in collaborative spaces, where they can mingle with other entrepreneurs and have efficient access to everything from legal advice to sophisticated lab equipment. Rather than submitting to long commutes and daily congestion, a growing share of metropolitan residents are choosing to work and live in places that are walkable, bike-able, and connected by transit and technology.

Led by an eclectic group of institutions and leaders, innovation districts are emerging in dozens of cities and metropolitan areas in the United States and abroad and already reflect distinctive typologies and levels of formal planning. Globally, Barcelona, Berlin, London, Medellín, Montreal, Seoul, Stockholm and Toronto contain examples of evolving districts. In the United States, districts are emerging near anchor institutions in the downtowns and midtowns of cities like Atlanta, Baltimore, Buffalo, Cambridge, Cleveland, Detroit, Houston, Philadelphia, Pittsburgh, St. Louis, and San Diego. They are developing in Boston, Brooklyn, Chicago, Portland, Providence, San Francisco and Seattle where underutilized areas (particularly older industrial areas) are being re-imagined and remade. Still others are taking shape in the transformation of traditional exurban science parks like Research Triangle Park in Raleigh-Durham, which are scrambling to meet demand for more urbanized, vibrant work and living environments.

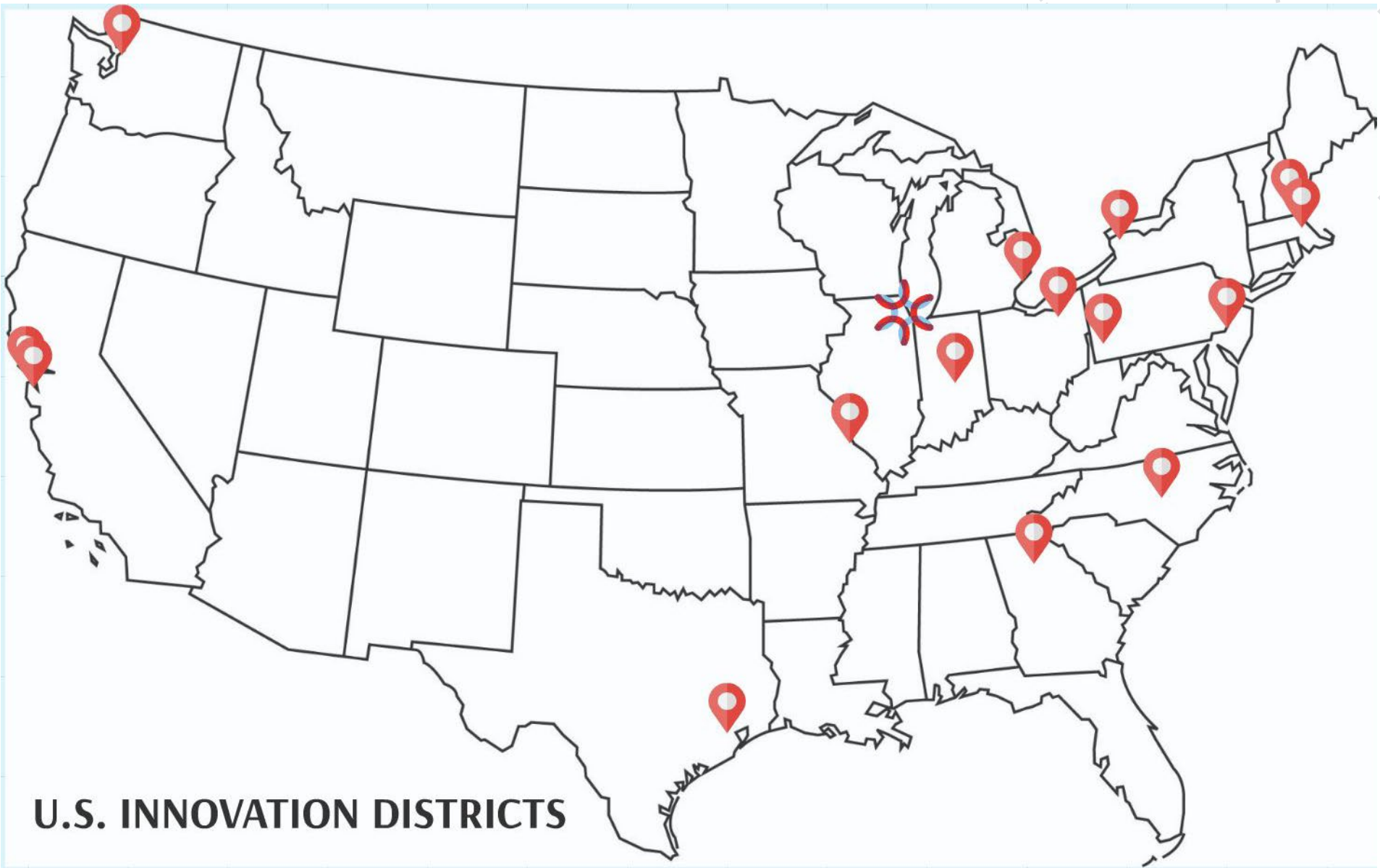
Innovation districts represent a radical departure from traditional economic development. Unlike customary urban revitalization efforts that have emphasized the commercial aspects of development (e.g., housing, retail, sports stadiums), innovation districts help their city and metropolis move up the value chain of global competitiveness by growing the firms, networks, and traded sectors that drive

BROOKINGS | May 2014



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

They are physically compact, transit accessible and technically wired, **offering mixed use housing, office and retail.**”



Strategic Vision

- The IMD's **current strategic vision** includes a plan to **attract new** healthcare, technology and other scientific **business** to the area, but also implementing the resources and amenities needed to **keep them rooted in Chicago**
 - *Private sector investment and business*
 - *Economic growth*
 - *Job creation*
- To be an economic engine for Chicago/Illinois and a global destination for innovation and medical services
 - Convenient access to the center of Chicago's economy
 - Intellectual capital of the partner organizations, medical research and more

What Does the IMD Do?

- Enables innovation in research and practice
- Brings together synergistic organizations to work toward common goals
- Focuses on impact on the surrounding community—jobs, increased security, better transportation / infrastructure, increased tax base

Challenges & Needs

- Anonymity
 - Raising the brand is critical to success
 - We need everyone to talk up the IMD as a great place for healthcare and technology companies to locate
- Engagement of strategic partners
 - Drive new (private sector) businesses to the IMD
 - Leverage development drivers (QOZ, zoning authority, etc.)
- Raising capital
 - Development projects
 - Competitive positioning
 - Financial flexibility

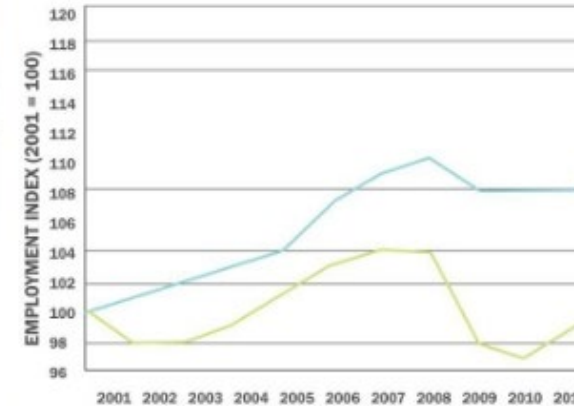
National Economic Impact

A Big and Growing Industry

- 86,000 businesses employing more than 1.73 million people nationwide
- From 2001-2016, life science employment rose by 19%, about double the growth in overall employment
- New business formation in life sciences has also been strong, up 40% 2001-2016, compared to 19% overall

An Engine for Job Creation and Economic Development

- \$1 of life science research increases business activity by \$2.43
- \$1 in life science industry output generates an additional \$1.27 in output throughout the rest of the economy
- For every life science job, an additional 3.57 jobs are supported throughout the rest of the national economy
- 40% of life science jobs employ workers with high school or GED-level qualifications (according to Wexford)



Bioscience - related Venture Capital Investments, 2014-17 (\$ in millions)



Source: TEConomy Partners analysis of data from Pitchbook, Inc.



Chicago

ULI CHICAGO WEBINAR

Spotlight on the Illinois Medical District

MODERATOR:

DR. SUZET MCKINNEY

*CEO & EXECUTIVE DIRECTOR
ILLINOIS MEDICAL DISTRICT*

SPEAKERS:

CHRISTINE CARLYLE

*PRINCIPAL & DIRECTOR
OF PLANNING
SCB*

DR. BOB EISENBERG

*PROFESSOR, DEPARTMENT OF
PHYSIOLOGY & BIOPHYSICS
RUSH MEDICAL COLLEGE*

TYLER HOLLAND

*DEVELOPMENT MANAGER
EAST LAKE MANAGEMENT &
DEVELOPMENT CORP.*



Chicago

Illinois Medical District **Master Plan**



CHRISTINE CARLYLE

PRINCIPAL & DIRECTOR
OF PLANNING
SCB

VISION FRAMEWORK

ENCOURAGE URBAN STYLE DEVELOPMENT

APPROPRIATE FOR THE
CONTEXT WITH A MORE
DIVERSE MIX OF USES

SUPPORT TRANSIT USE & WALKABILITY

WHILE REDUCING DEMAND
FOR PARKING & TRAFFIC

PROVIDE HIGH QUALITY EMPLOYEE AMENITIES;

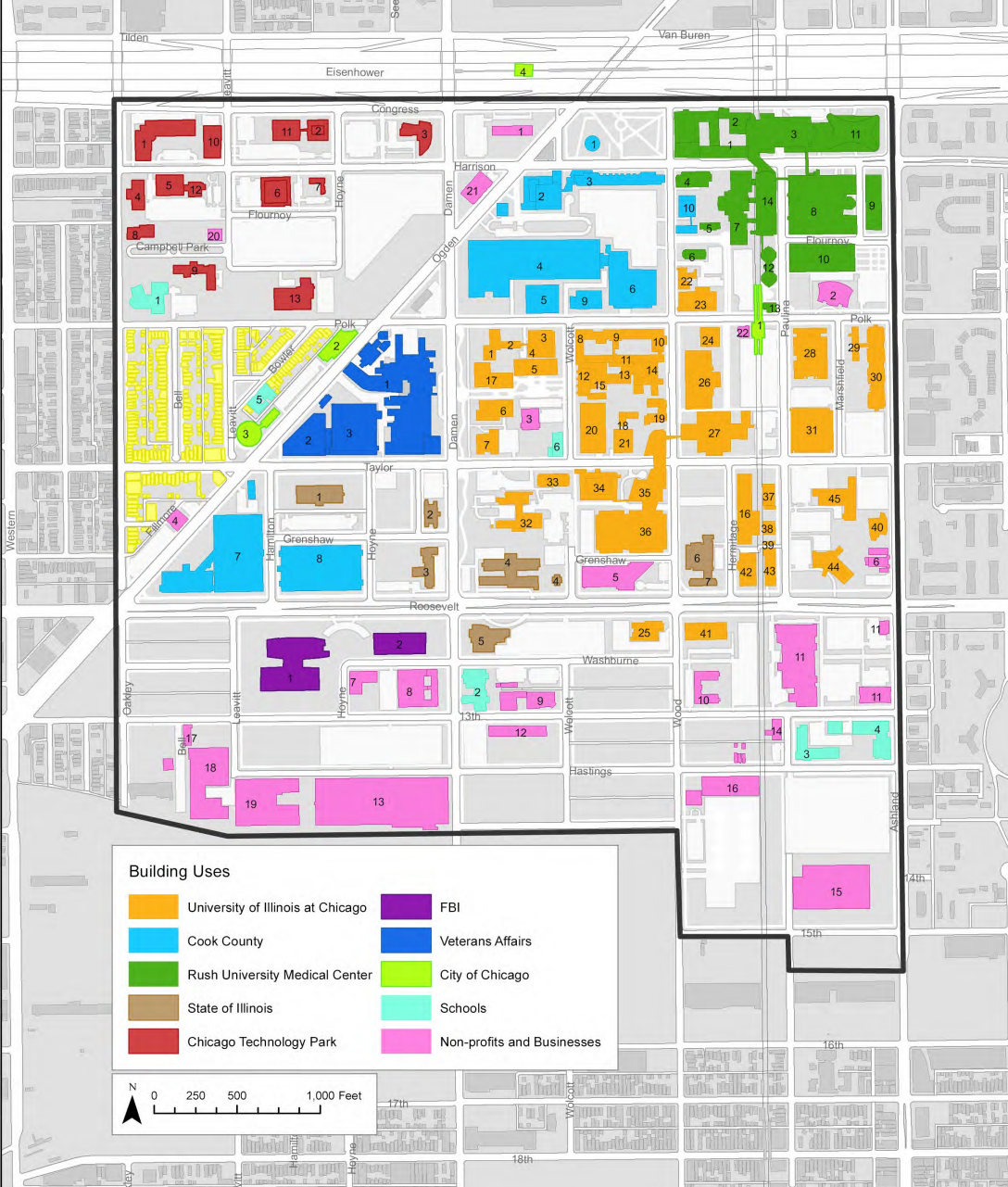
RETAIL, SERVICES, &
SOCIAL PLACES

ELEVATE THE BRAND OF THE IMD

BY CREATING A SENSE OF
PLACE & IDENTITY

PROVIDE OPPORTUNITIES FOR SHARING OF RESOURCES & COLLABORATION

BECOME A MODEL FOR SUSTAINABLE URBANISM & HEALTHCARE PROVIDENCE



The Master Plan

Strengthening Economic Impact

IMD planning process brought the 4 stakeholder medical centers to work together on:

- Collaborative Research
- Transportation and parking
- Amenities
- Open space / public realm
- Housing / mixed use development
- Biomedical/ AI new development



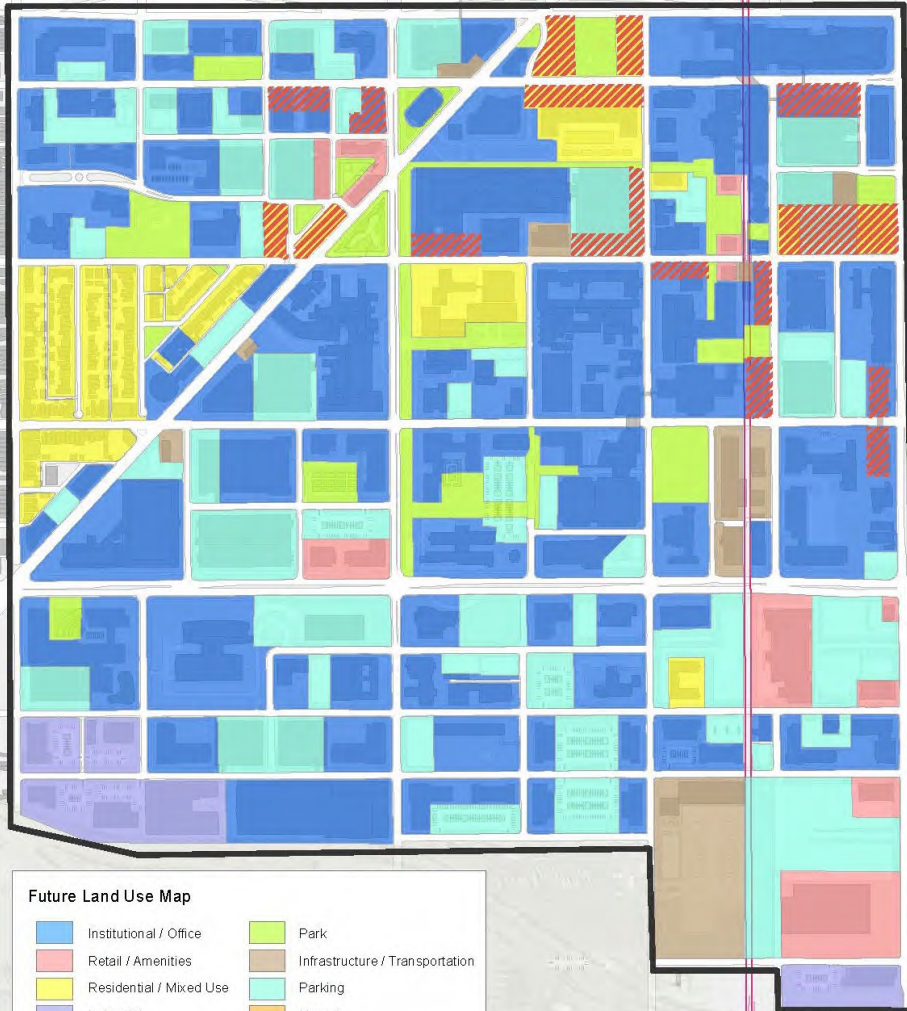
VISION FRAMEWORK



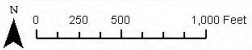
Chicago

Future Land Use Plan

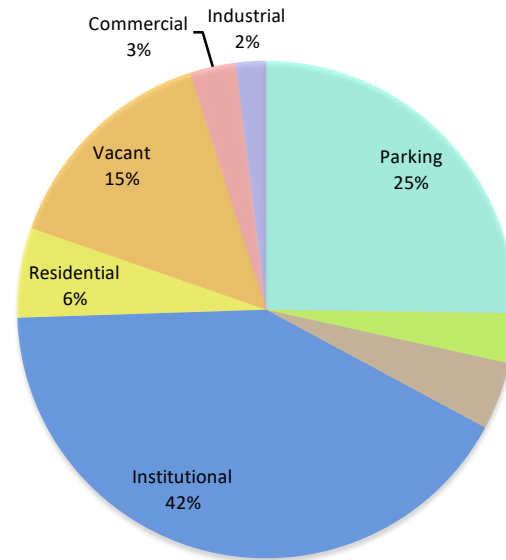
- Diversify mix of uses
- Decrease percentage of parking
- Increase institutional uses
- Increase retail
- Increase public parks / open space



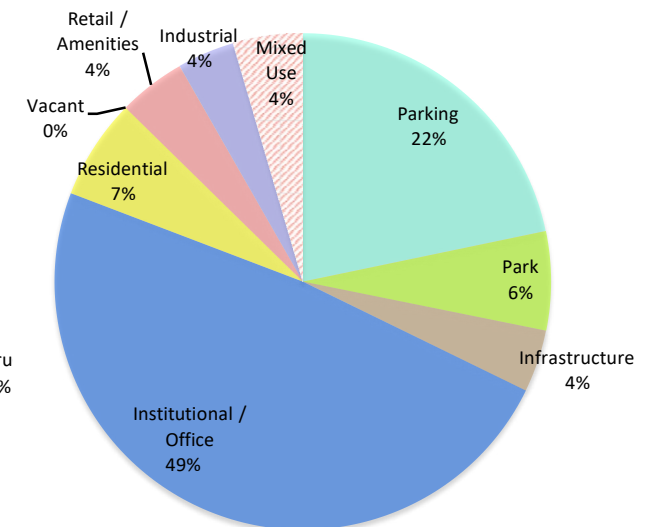
Future Land Use Map



Current Land Use



Future Land Use





BUILDINGS / FACILITY MODERNIZATION

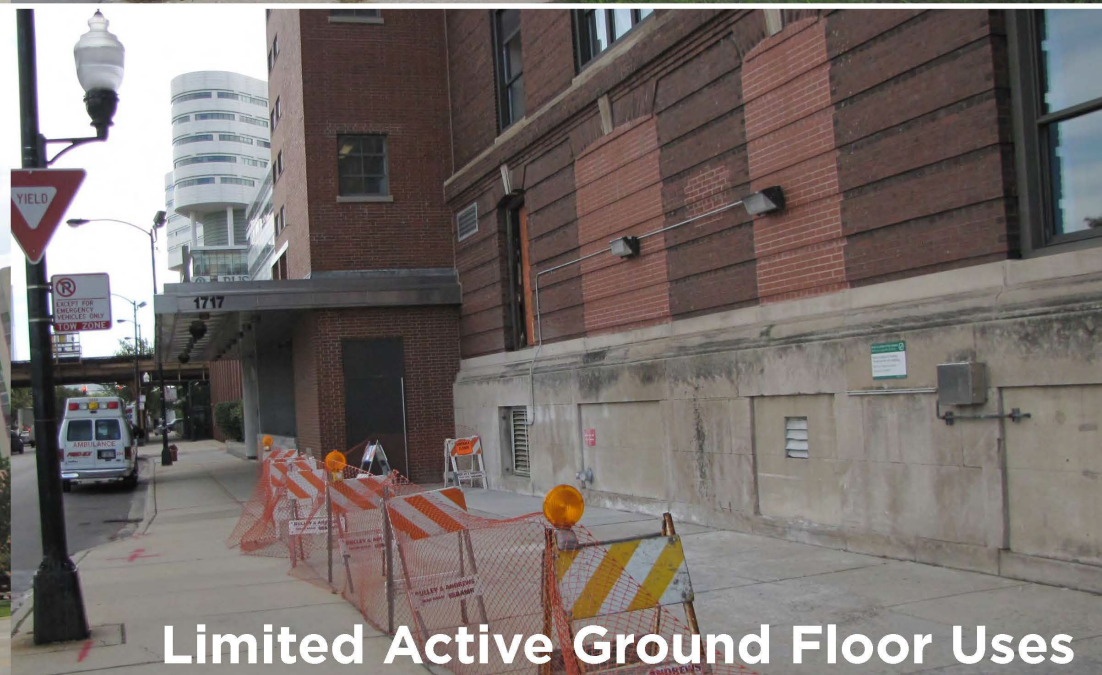
Inward focus of institutions



Deep setbacks



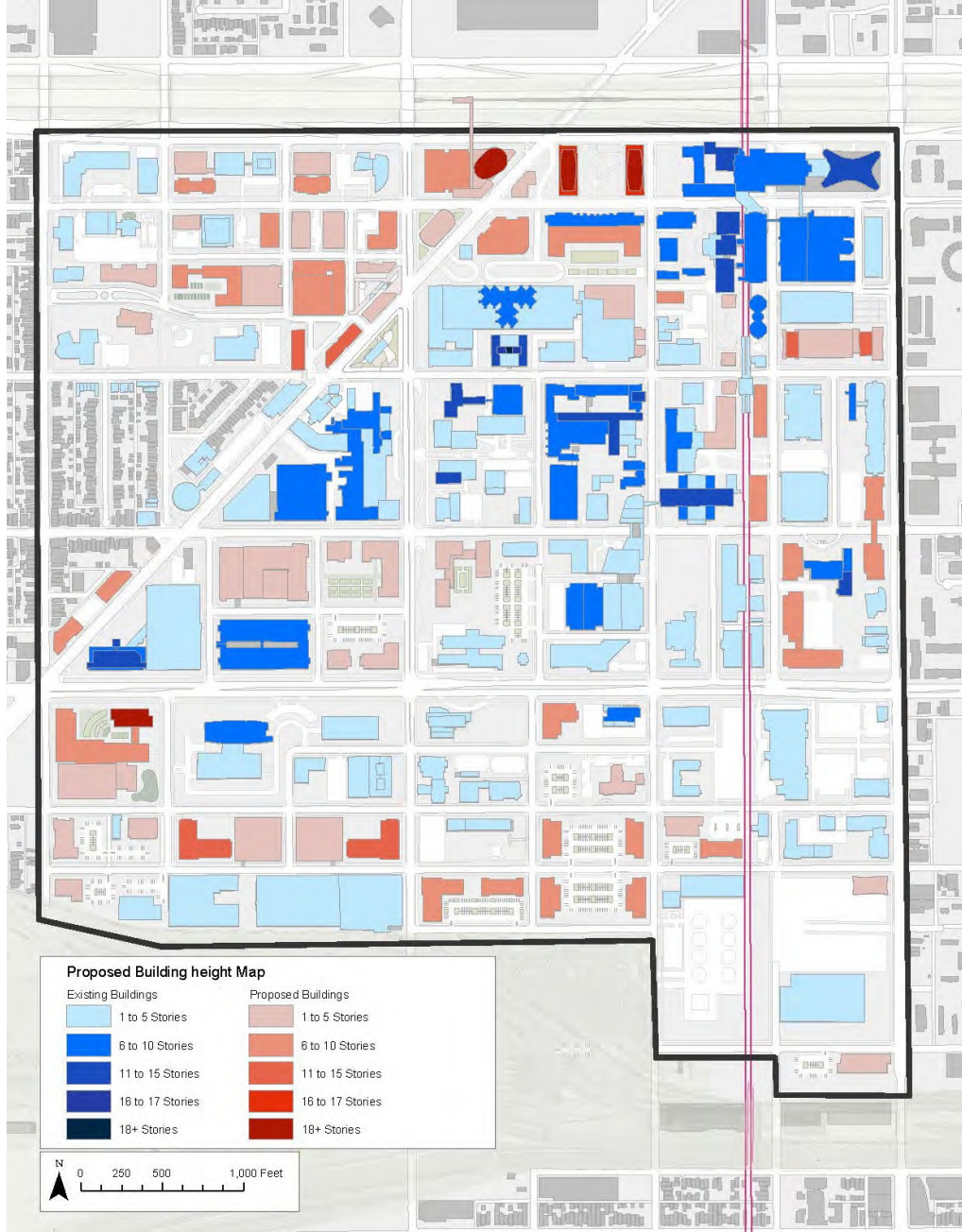
Building identity



Limited Active Ground Floor Uses

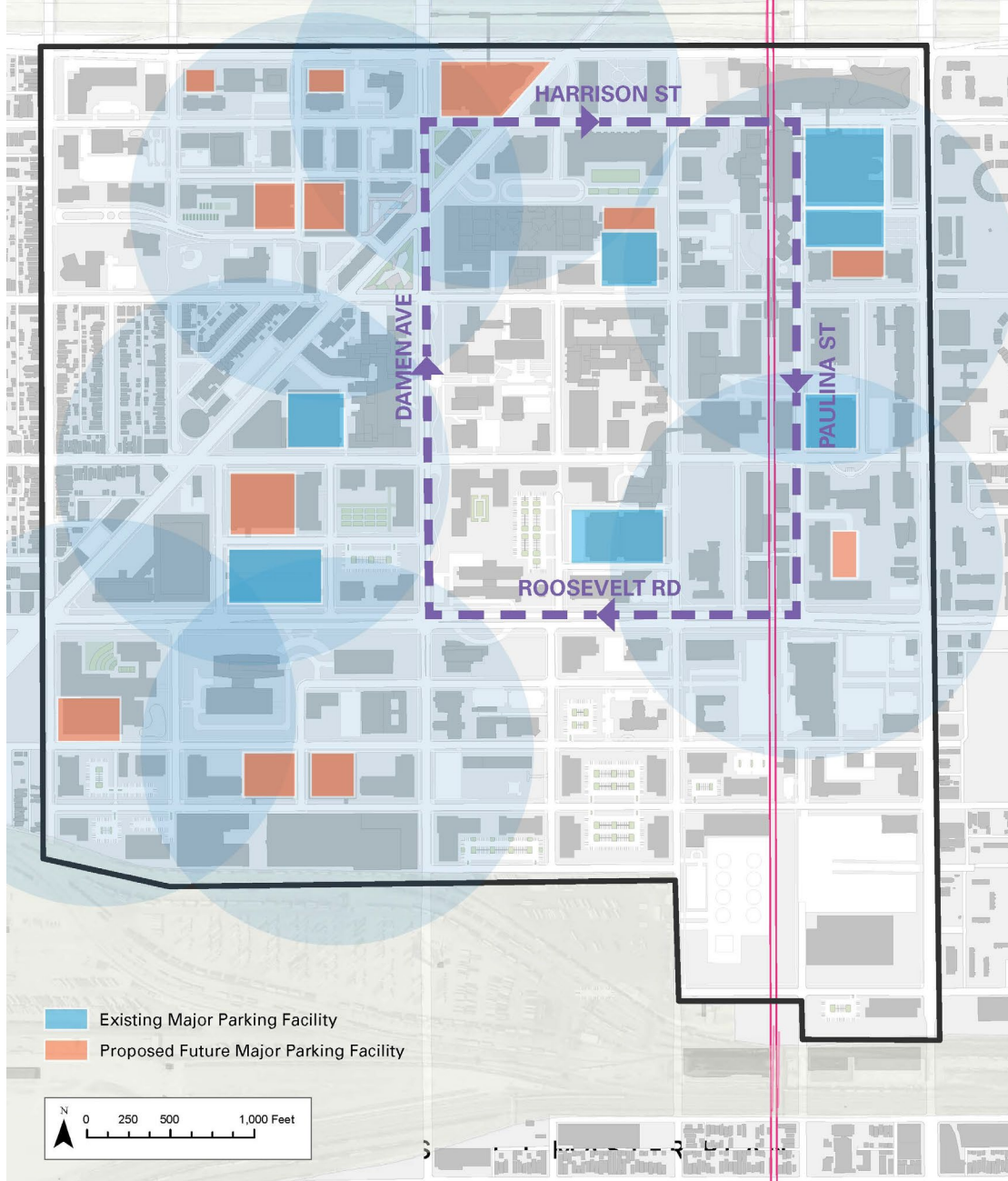
Zoning Recommendations

- Lot Coverage – reduction of requirements
- Setbacks – reduction of setback dimensions and introduction of build-to lines
- Density / FAR transfers between sub-areas
- Parking Requirements
- PD 30 coordination with IMD Master Plan
- Allowable uses / greater land use mix

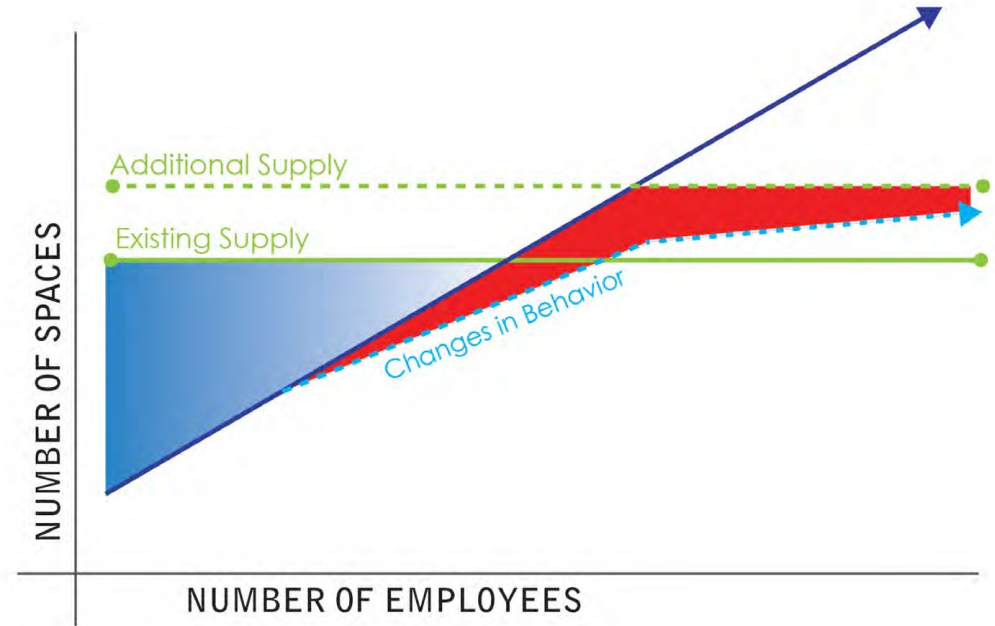


TRANSPORTATION ACCESS - ISSUES

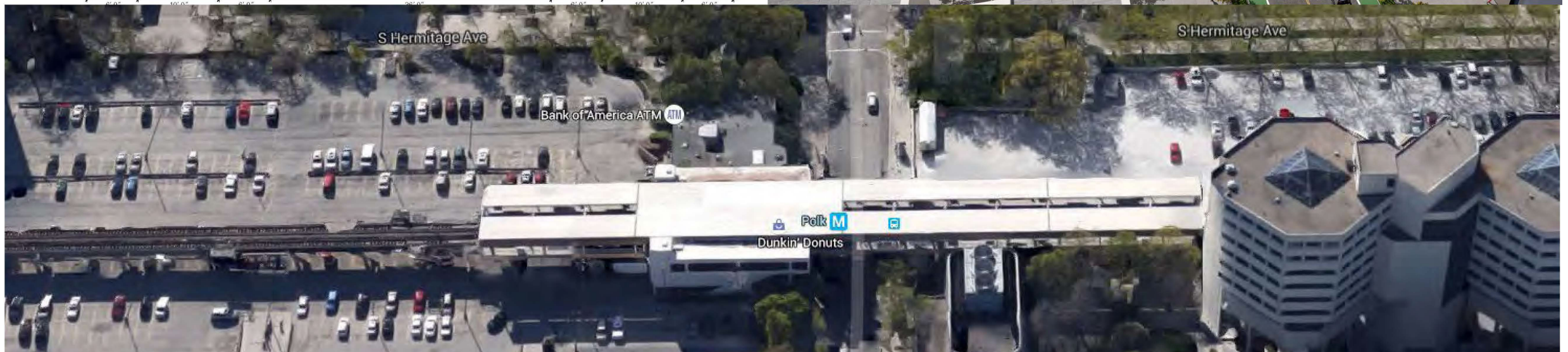




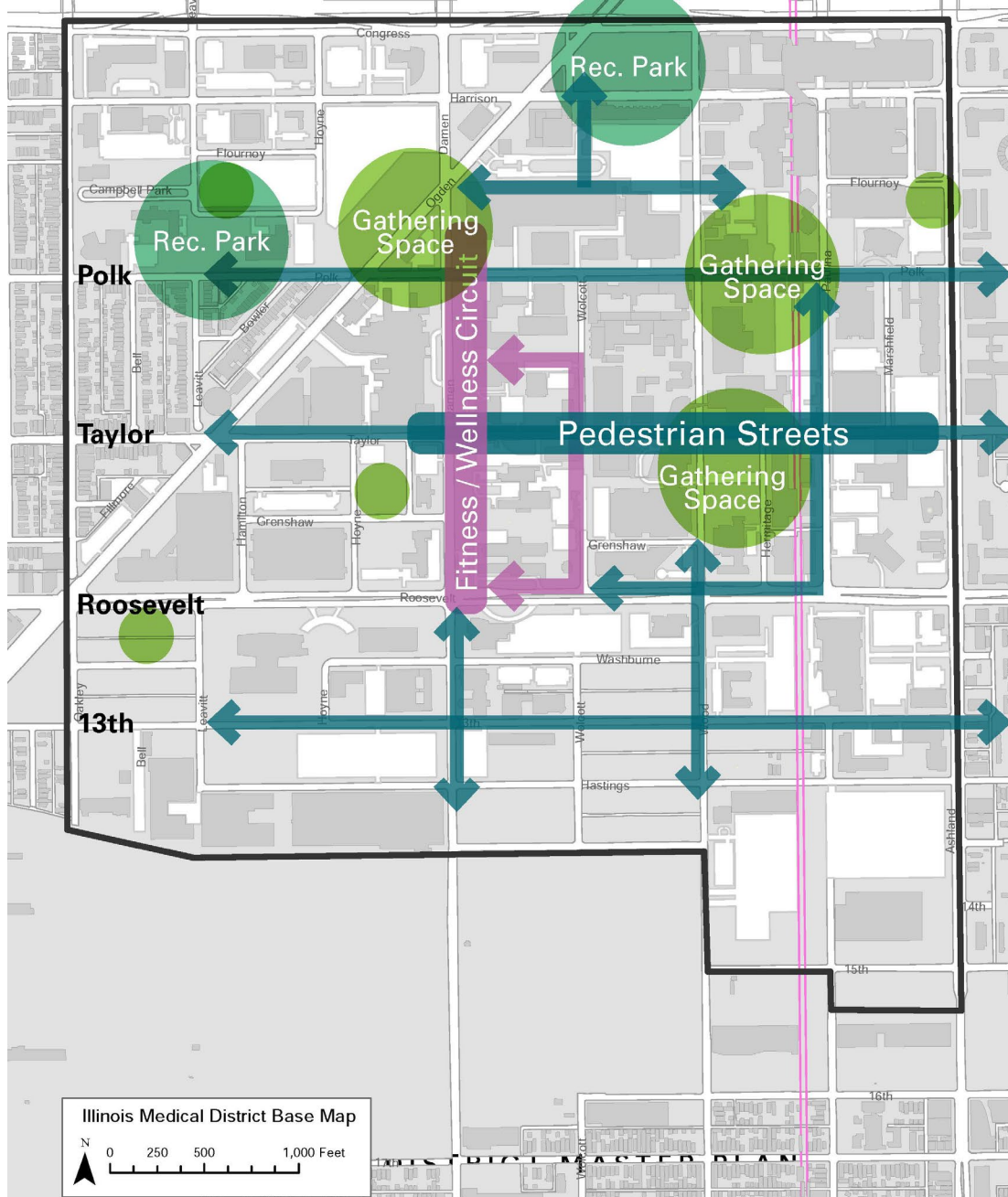
Parking Recommendations



- Growth with less parking
- District strategic infill of parking lots
- Encourage transit use
- Provide parking shuttle to remote lots



Strengthen the Public Realm



- Growth with less parking
- District strategic infill of parking lots
- Encourage transit use
- Provide parking shuttle to remote lots

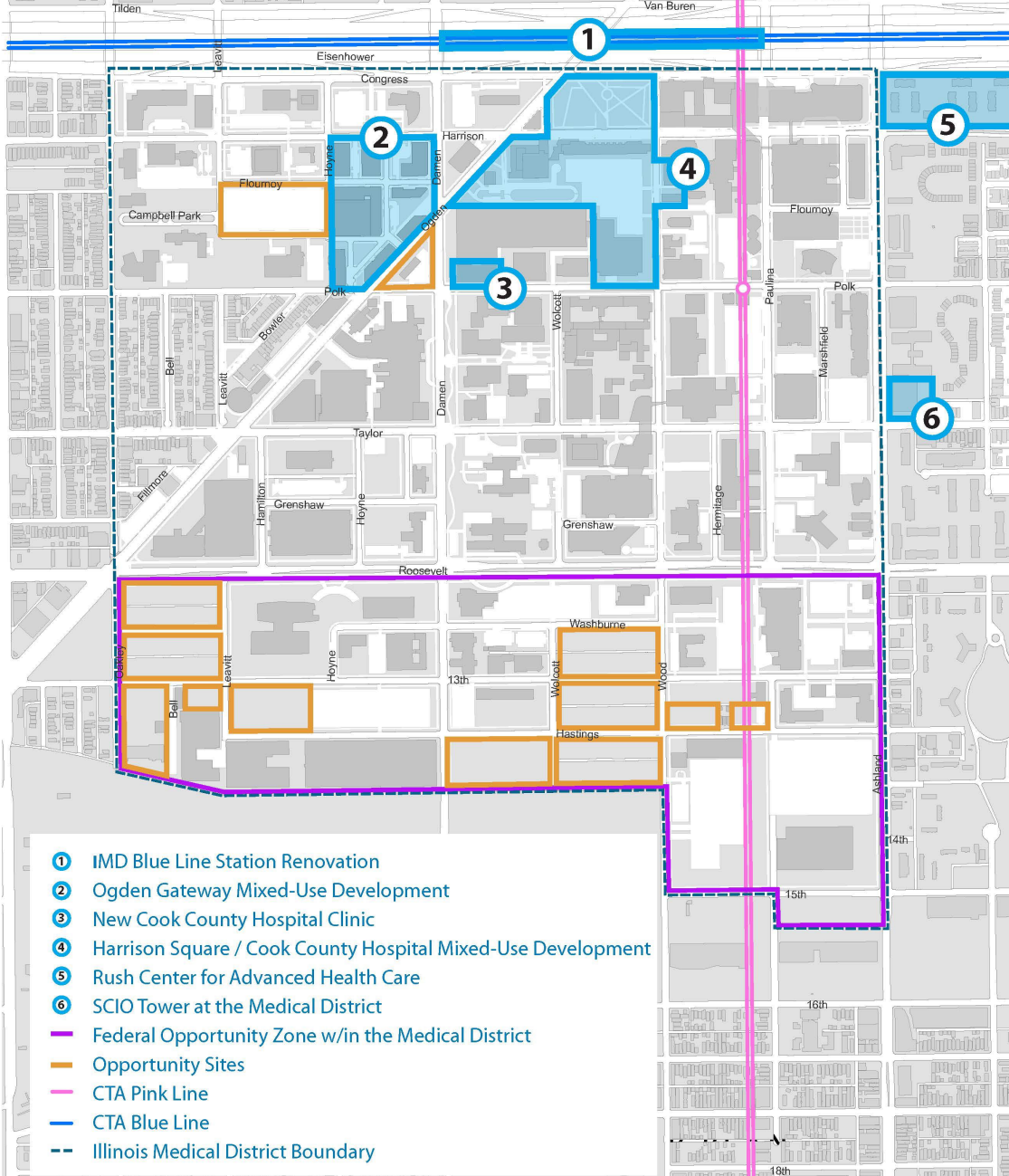
Fitness Loop



1. GATHERING PLAZA W/ CONTEMPORARY SEATING
2. ACTIVE FITNESS: TRAPEZE RACK
3. ACTIVE FITNESS: PULL UP BARS
4. HARDCAPE PLAZA WITH TREES IN GRATES

5. ACTIVE FINTESS: HORIZONTAL BARS
6. SENIOR FITNESS: STEP UP STATION
7. GATHERING PLAZA W/ CONTEMPORARY SEATING
8. HARDCAPE PLAZA WITH TREES IN GRATES

9. ACTIVE FITNESS: LOG HOP STATION
10. ACTIVE FITNESS: UPRIGHT CYCLE
11. HARDCAPE PLAZA WITH TREES IN GRATES
12. GATHERING PLAZA WITH CONTEMPORARY SEATING

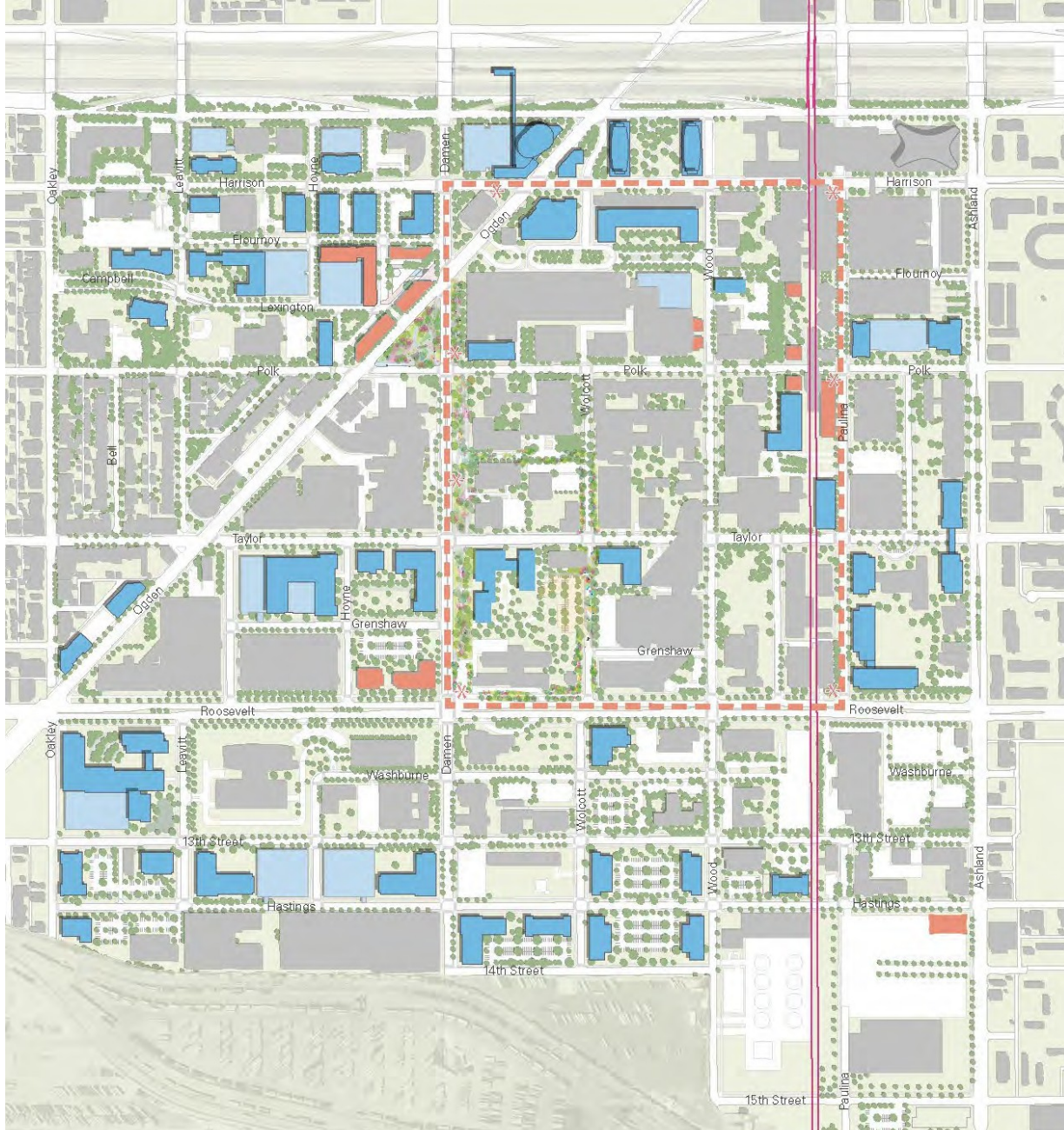


Catalyst for Redevelopment

Synergies of 4 major medical institutions:

- Chicago Tech Park
- Rush Master Plan and Expansion
- New CCHHS outpatient center
- Renovation of the old Cook County Hospital building
 - 210 room hotel(s)
 - Office space CCHHS
 - Ancillary retail stores and restaurants
 - Parking
 - Open Space
- 2020 W. Ogden under development

Current Development



Renovation of Cook County Hospital



IMD Blue Line Station





Chicago

ULI CHICAGO WEBINAR

Spotlight on the Illinois Medical District

MODERATOR:

DR. SUZET MCKINNEY

*CEO & EXECUTIVE DIRECTOR
ILLINOIS MEDICAL DISTRICT*

SPEAKERS:

CHRISTINE CARLYLE

*PRINCIPAL & DIRECTOR
OF PLANNING
SCB*

DR. BOB EISENBERG

*PROFESSOR, DEPARTMENT OF
PHYSIOLOGY & BIOPHYSICS
RUSH MEDICAL COLLEGE*

TYLER HOLLAND

*DEVELOPMENT MANAGER
EAST LAKE MANAGEMENT &
DEVELOPMENT CORP.*



Chicago

Public Health & the Prognosis



DR. BOB EISENBERG

PROFESSOR, DEPARTMENT OF
PHYSIOLOGY & BIOPHYSICS
RUSH MEDICAL COLLEGE



Chicago

ULI CHICAGO WEBINAR

Spotlight on the Illinois Medical District

MODERATOR:

DR. SUZET MCKINNEY

*CEO & EXECUTIVE DIRECTOR
ILLINOIS MEDICAL DISTRICT*

SPEAKERS:

CHRISTINE CARLYLE

*PRINCIPAL & DIRECTOR
OF PLANNING
SCB*

DR. BOB EISENBERG

*PROFESSOR, DEPARTMENT OF
PHYSIOLOGY & BIOPHYSICS
RUSH MEDICAL COLLEGE*

TYLER HOLLAND

*DEVELOPMENT MANAGER
EAST LAKE MANAGEMENT &
DEVELOPMENT CORP.*



Chicago

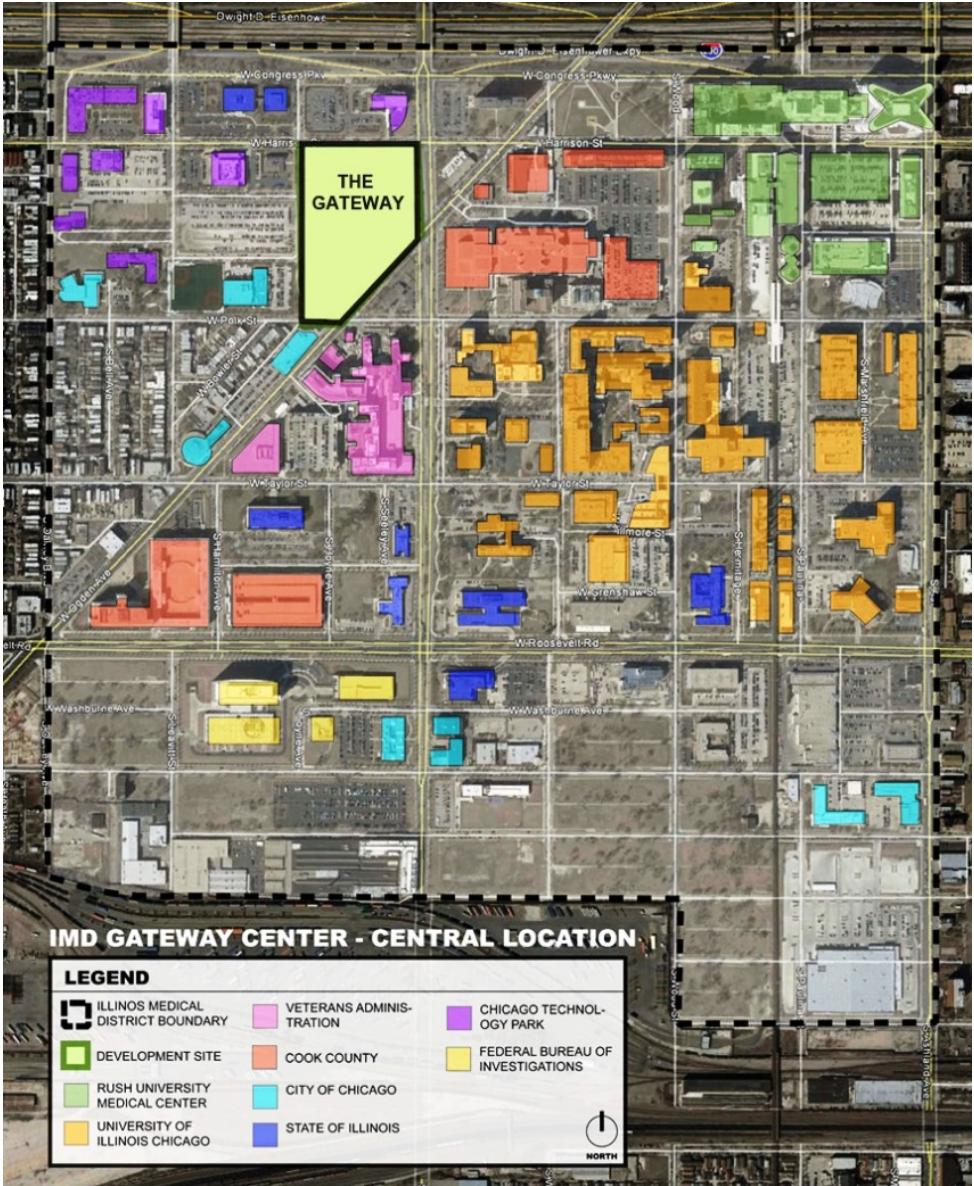
The Gateway at the Illinois Medical District



TYLER HOLLAND

DEVELOPMENT MANAGER
EAST LAKE MANAGEMENT &
DEVELOPMENT CORP.

The Gateway

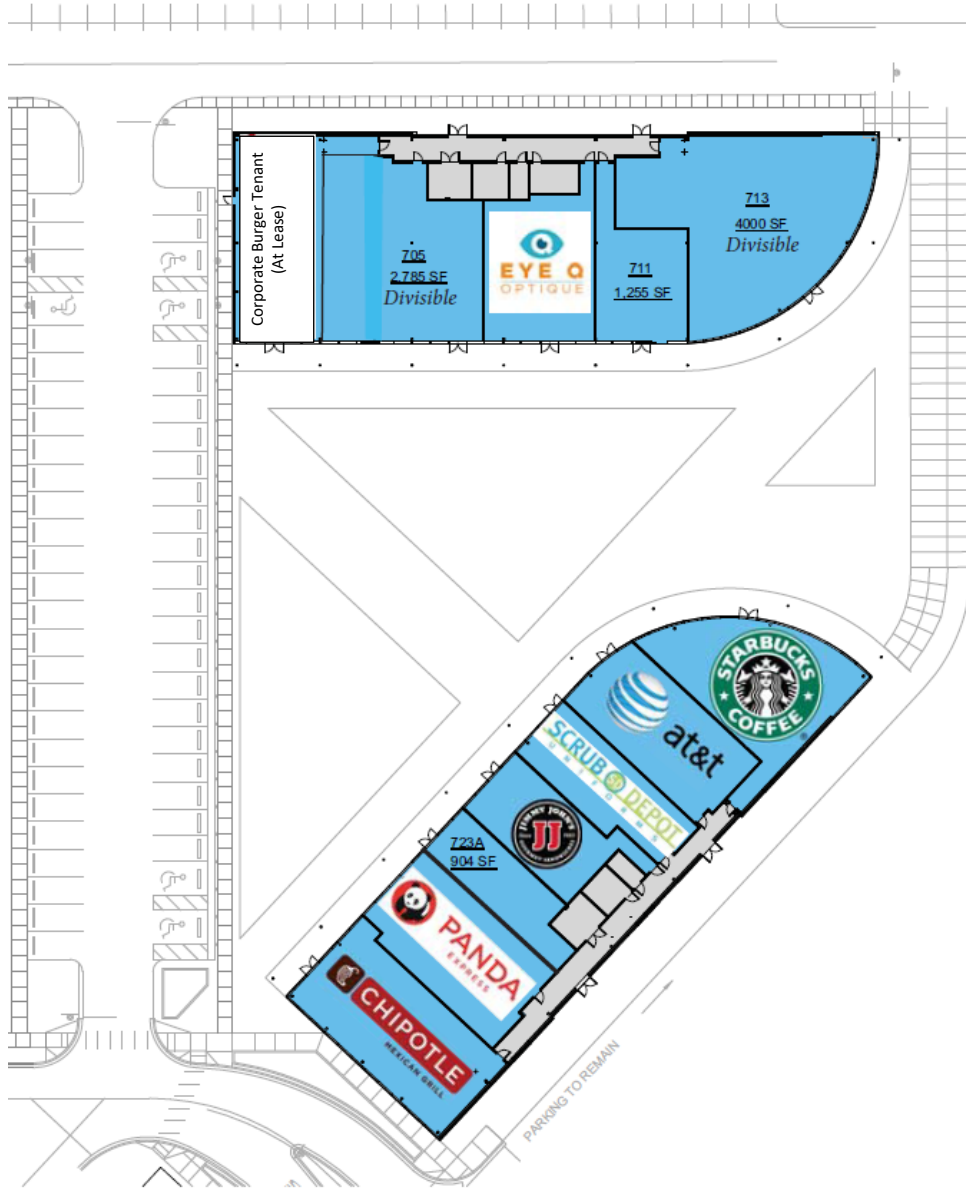


East View



West View





The Gateway: Retail & Plaza

- Starbucks
- AT&T
- EYE Q
- Panda Express
- Jimmy John's
- Chipotle
- Scrub Depot
- Corporate Burger Tenant (At Lease)

The Gateway: Apartments

2050 W. Ogden



Southwest View

- 161 units comprised of studios, one-bedrooms, and two-bedrooms
- 10,000 S.F. of ground floor retail ideal for food operators and service providers
- Building amenities include rooftop lounge and pool, media lounges, fitness center, tenant lounge & game area, outdoor terrace, business center, bike & tenant storage, on-site package delivery, and on-site leasing and management office.



The Gateway: Gateway Hilton Hampton Inn & Suites 710 S. Seeley

- 135-key Hilton Hampton Inn & Suites
- 1st floor lobby entrance, event/meeting space & dining experience.
- Property Management by First Hospitality Group
- Access to Hilton honors program



Chicago

ULI CHICAGO WEBINAR

Spotlight on the Illinois Medical District

MODERATOR:

DR. SUZET MCKINNEY

*CEO & EXECUTIVE DIRECTOR
ILLINOIS MEDICAL DISTRICT*

SPEAKERS:

CHRISTINE CARLYLE

*PRINCIPAL & DIRECTOR
OF PLANNING
SCB*

DR. BOB EISENBERG

*PROFESSOR, DEPARTMENT OF
PHYSIOLOGY & BIOPHYSICS
RUSH MEDICAL COLLEGE*

TYLER HOLLAND

*DEVELOPMENT MANAGER
EAST LAKE MANAGEMENT &
DEVELOPMENT CORP.*



Q&A