



Background

The Stroger Campus encompasses approximately 55 acres with 9 buildings, and together with the adjoining and collaborative UIC, Rush and VA medical complexes is a dynamic and diverse medical campus with a unique competitive opportunity in the rapidly evolving urban health care sector. Cook County Hospital (now Stroger Hospital) has long been recognized, and remains today, one of the world’s great teaching hospitals attracting physicians from around the country and serving the health care needs of the city and the region. The introduction of County Care has afforded the Stroger Campus the opportunity to be fiscally sound and look to the future as a national leader in health care specialties.

Old Cook County Hospital located at 1835 W. Harrison Street was built in 1914 and was replaced by John H. Stroger, Jr. Hospital of Cook County in 2002. The remaining former hospital structure was the administrative wing and is listed in the National Register of Historic Places. Because of its role over the decades of providing health care to Chicago’s immigrant population, Cook County Hospital earned the moniker as “Chicago’s Statue of Liberty”.

Community Context

The Stroger Campus is located on Chicago’s west side, one mile west of Chicago’s downtown “Loop” central business district and adjoining a number of very dynamic and growing communities. Within the Illinois Medical District, the campus is influenced by its neighboring health care institutions as well as the expanding Malcolm X City College complex, the United Center, U of I Medical Center campus, UIC campus other anchor institutional developments and several vibrant neighborhoods. The planned renovations of the CTA Blue Line Station at the IMD and the Eisenhower Expressway corridor by IDOT provide opportunities for significant, groundbreaking demonstration projects to help Chicago join the ranks of other urban centers who are using creative means to physically link neighborhoods and reenergize urban transit and valuable economic development amenities.



Stroger Campus Strategic Development Process

On March 12th, the Cook County Board of Commissioners approved the engagement of a strategic professional team to address the hospital’s future needs and to leverage the inherent real estate value from the available land. The strategic program/development manager team will articulate the vision of the County Board President, the County Commissioners and the CCHHS leadership and provide the development parameters to help solve for CCHHS’ 1) core medical needs at

Stroger Campus and 2) identify potentials for redevelopment of available real estate to both enhance the overall context and brand, and provide revenue sources through mixed use development. This will most likely translate into two development programs that envision a broader, vibrant mixed-use campus for Stroger Campus and the adjoining communities. Two RFPs will be issued to the marketplace for master development teams by early fall 2014. The development teams will be short-listed by early 2015 and an award will be given to the development team by spring 2015 with the execution of redevelopment agreements. The County will have procured the two master development teams to enhance the campus by leveraging inherent value and creating revenue for the County. The process will conclude with project implementation of the proposed development. The strategic program/development management process began mid-March 2014 and will conclude in approximately 14 months. An Intergovernmental Agreement between Cook County and the Illinois Medical District further solidifies the collaborative spirit of this process so that the net result serves to be a signature redevelopment of this collection of real estate opportunities for generations to come.

The President and the County Board all envision the final result to be a redevelopment program that creatively and strategically unlocks inherent value and leverages that value to enhance Stroger Hospital's competitive position in the health care delivery marketplace, strengthens and unifies the adjoining communities, and provides revenue to the County.

Professional Services Team

The Chicago Consultants Studio, Inc: Lead Strategic Program/Development Manager

(CCS managed the strategic process for the redevelopment of Harper Court on behalf of the University and the City, the urban district expansion of McCormick Place which resulted in McCormick Square and the South/West Halls, and the redevelopment of London's Docklands into the city's new financial center at Canary Wharf.)

- **Neal & Leroy: Development Zoning, Entitlement and Strategic Legal Consultation**
- **Applied Real Estate Analysis, Inc: Market Analysis and Economic Feasibility**
- **Brook Architecture and Nia Architects: Programming and Technical Feasibility**
- **Cotter Consulting: Medical Programming and Capital Costing**
- **Prism Engineering: Traffic, Circulation and Parking Analysis**
- **Target Group: Community Engagement, Outreach & Economic Benefit**
- **Tristan & Cervantes: Project Advocacy (Lobbyist)**

The sub-consultant team is 100% minority-owned and women-owned Chicago based professional businesses.

