Planned Development Amendment

THE UNIVERSITY OF CHICAGO

November 9, 2011

Agenda

- Introduction
- Planned Development Amendment Requests
- Project Presentations
- Traffic Analysis
- Woodlawn Avenue Discussion
- Q & A

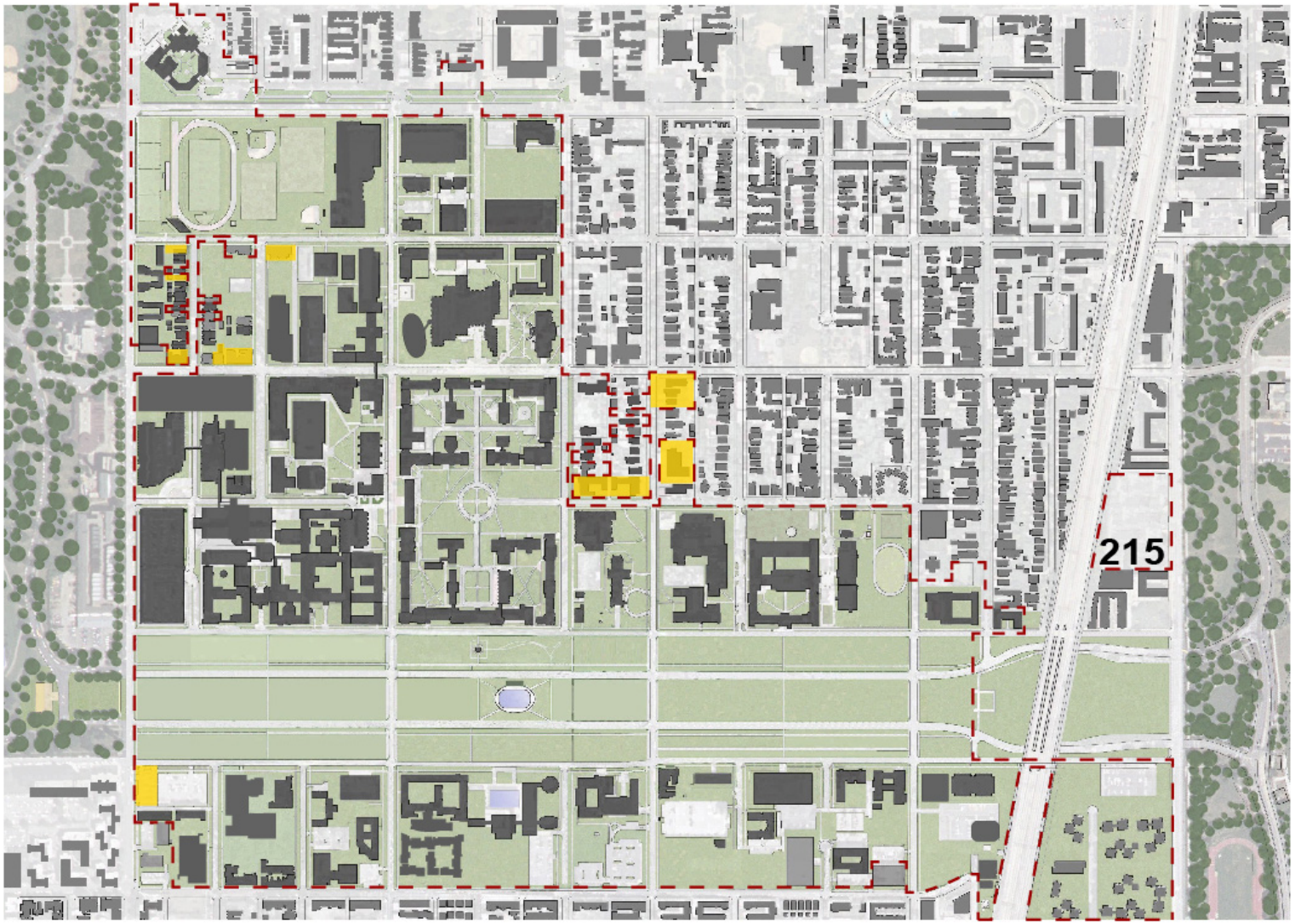
Proposed Changes

- Add 16 properties to the Planned Development
- Redistribute allowable Site Coverage from Sub-Area E to Sub-Area B for the William Eckhardt Research Center (WERC) and Child Care West (CCW), retaining existing overall 35%
- Add site plans for WERC, CCW and Seminary Co-op Bookstore
- Add language regarding the University's transition along Woodlawn Avenue

Planned Development #43 Properties

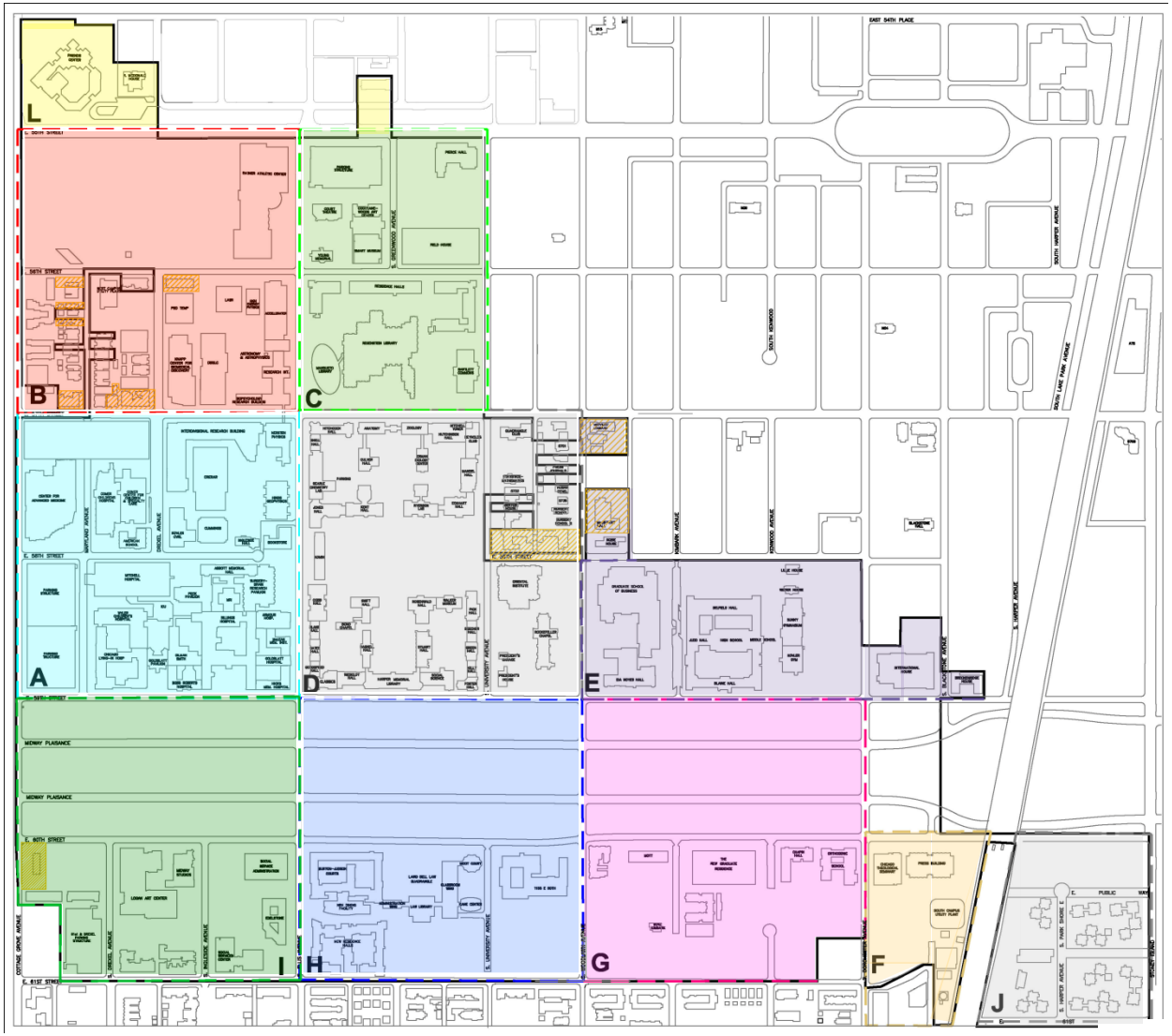
The University is seeking the addition of the following parcels to Planned Development #43:

5701 S Woodlawn
5707 S Woodlawn
5711 S Woodlawn
5751 S Woodlawn
5757 S University
5601-03 S Drexel
5636 S Drexel
5654-58 S Drexel
5602 S Maryland
838-40 E 57th
816-822 E 57th
6001-17 S Cottage Grove
5612 S Maryland
5618 S Maryland
5622 S Maryland
5639-41 S Maryland



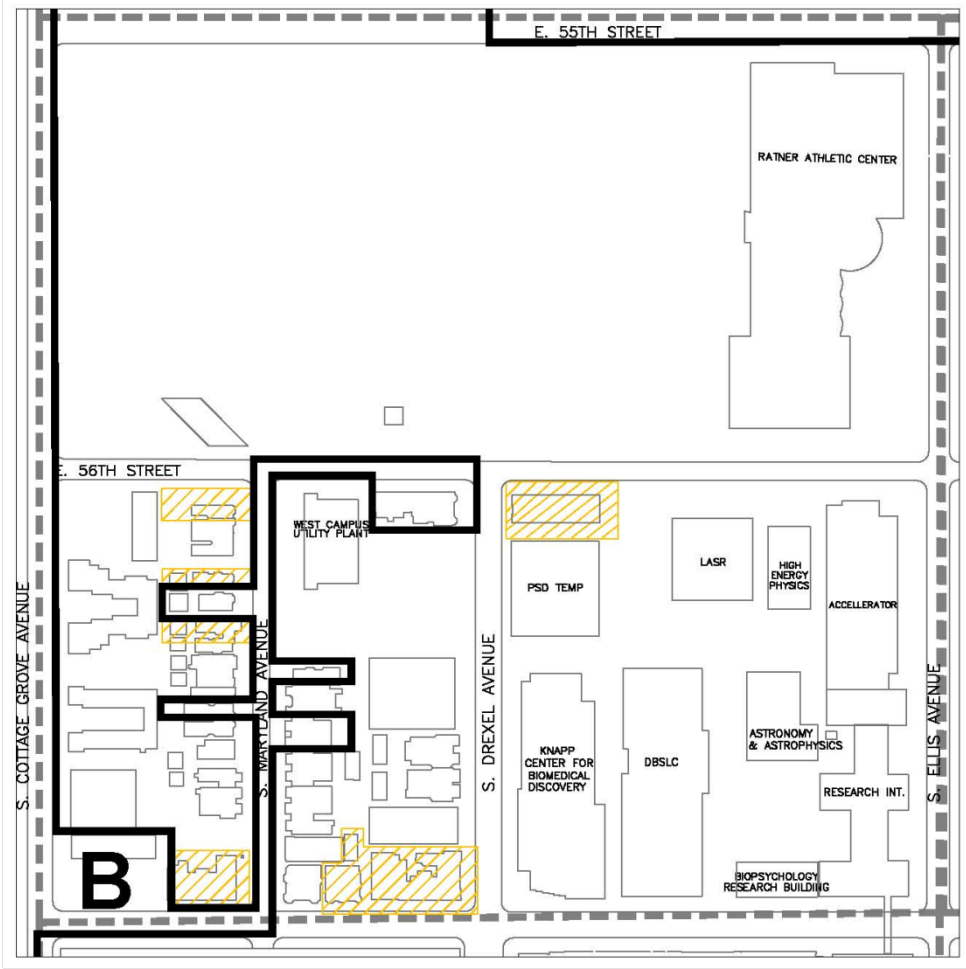
Planned Development #43 Sub Areas

- "Site Coverage" defines the percentage of the sub area that can be covered by building footprints
- PD 43 has 35% overall allowable site coverage

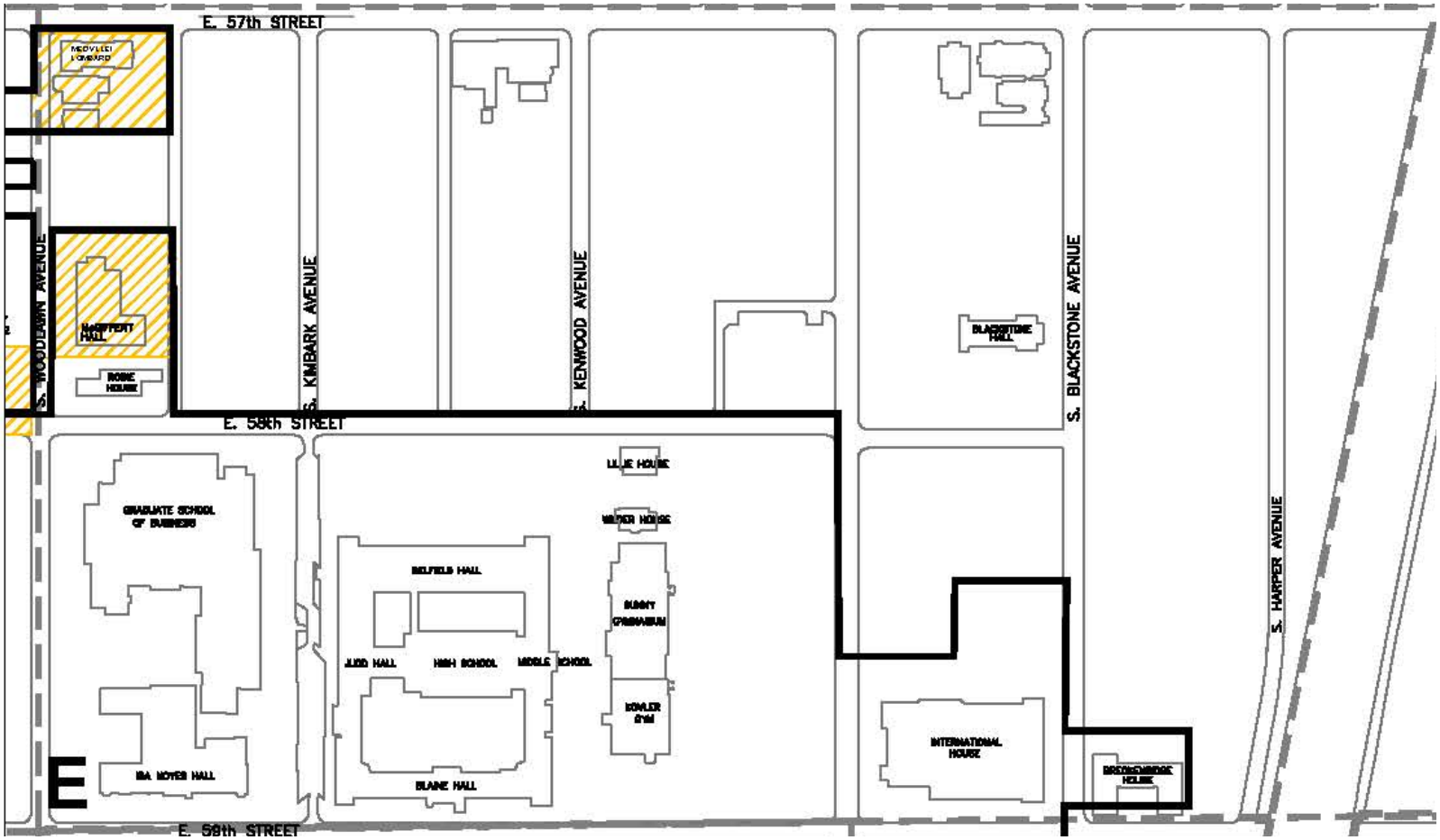


Planned Development #43 Sub Area B

- Currently Sub Area B has 27% allowable site coverage
- Request the site coverage increase to 30.40% for Sub Area B to support the William Eckhardt Research Center and Child Care West projects

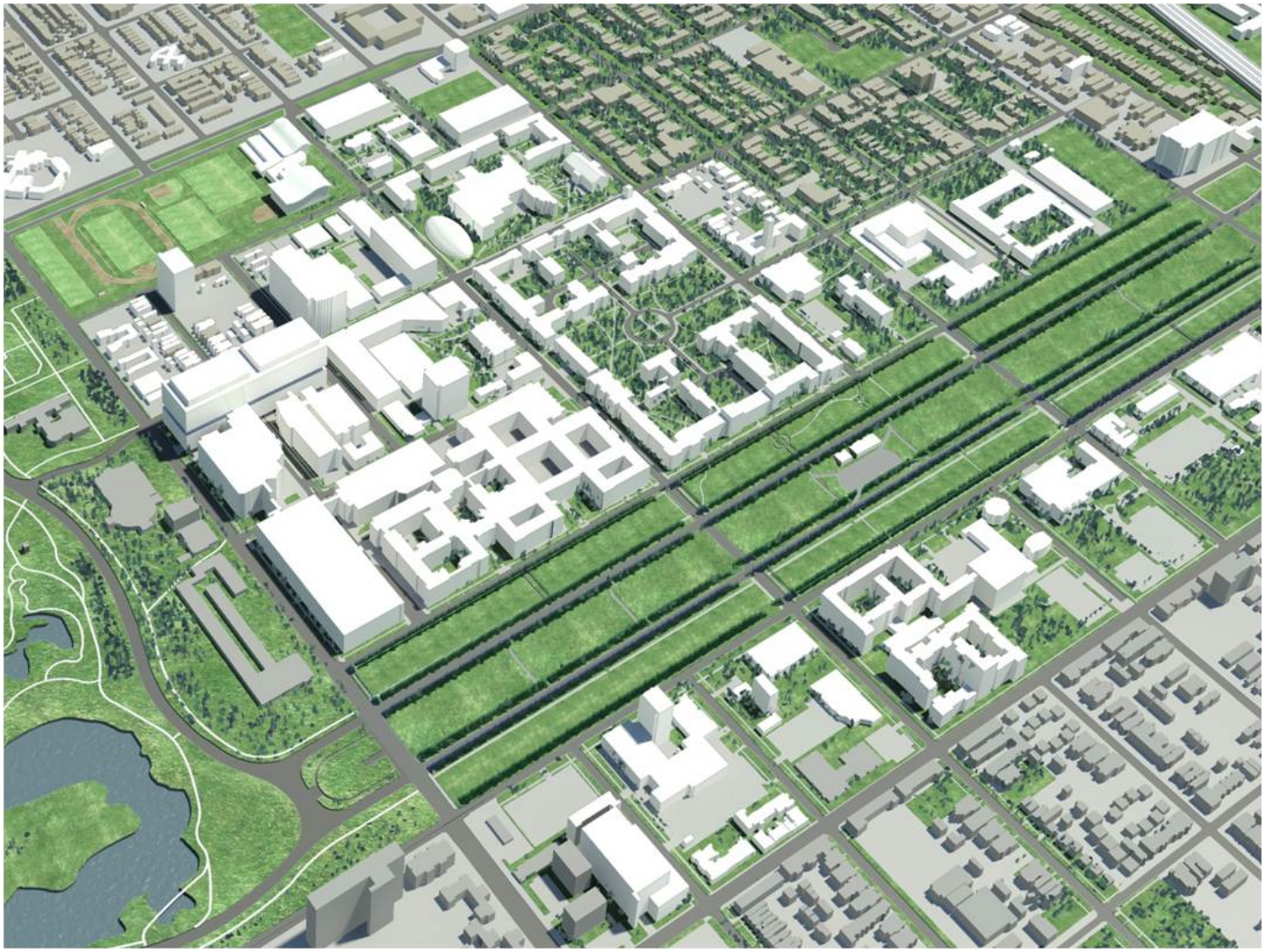


Planned Development #43 Sub Area E

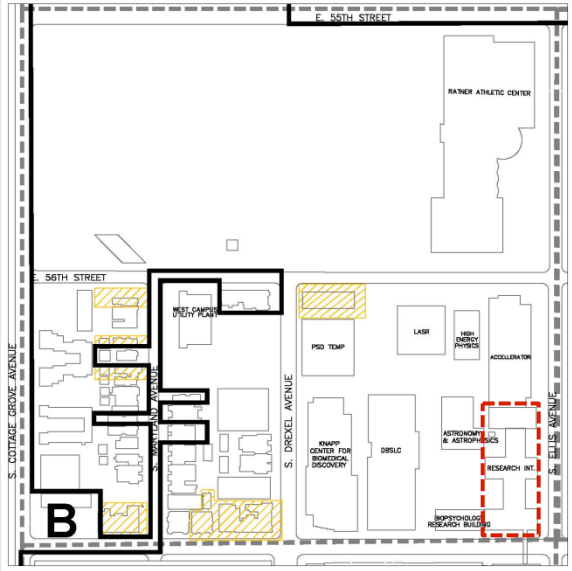


- Currently Sub Area E has 40% allowable site coverage
- Request Sub Area E allowable site coverage be reduced to 35%

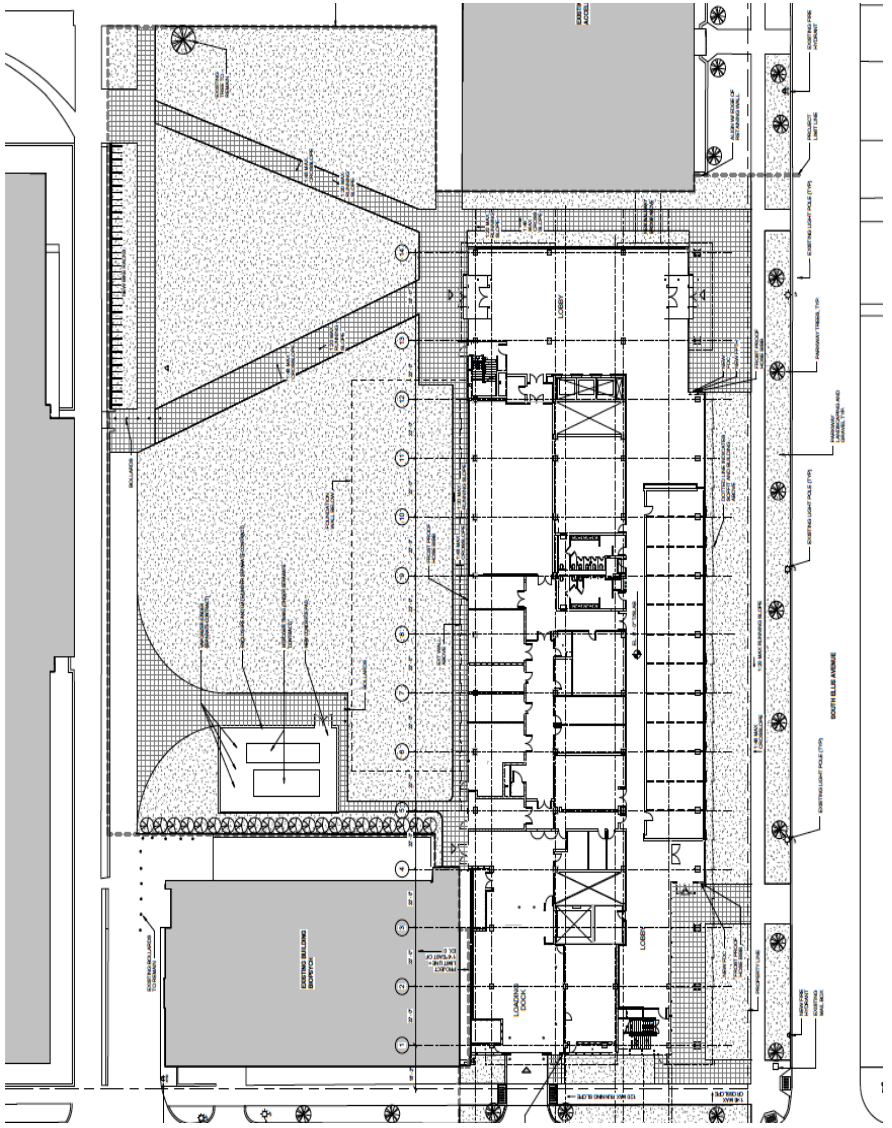
Campus Overview



William Eckhardt Research Center

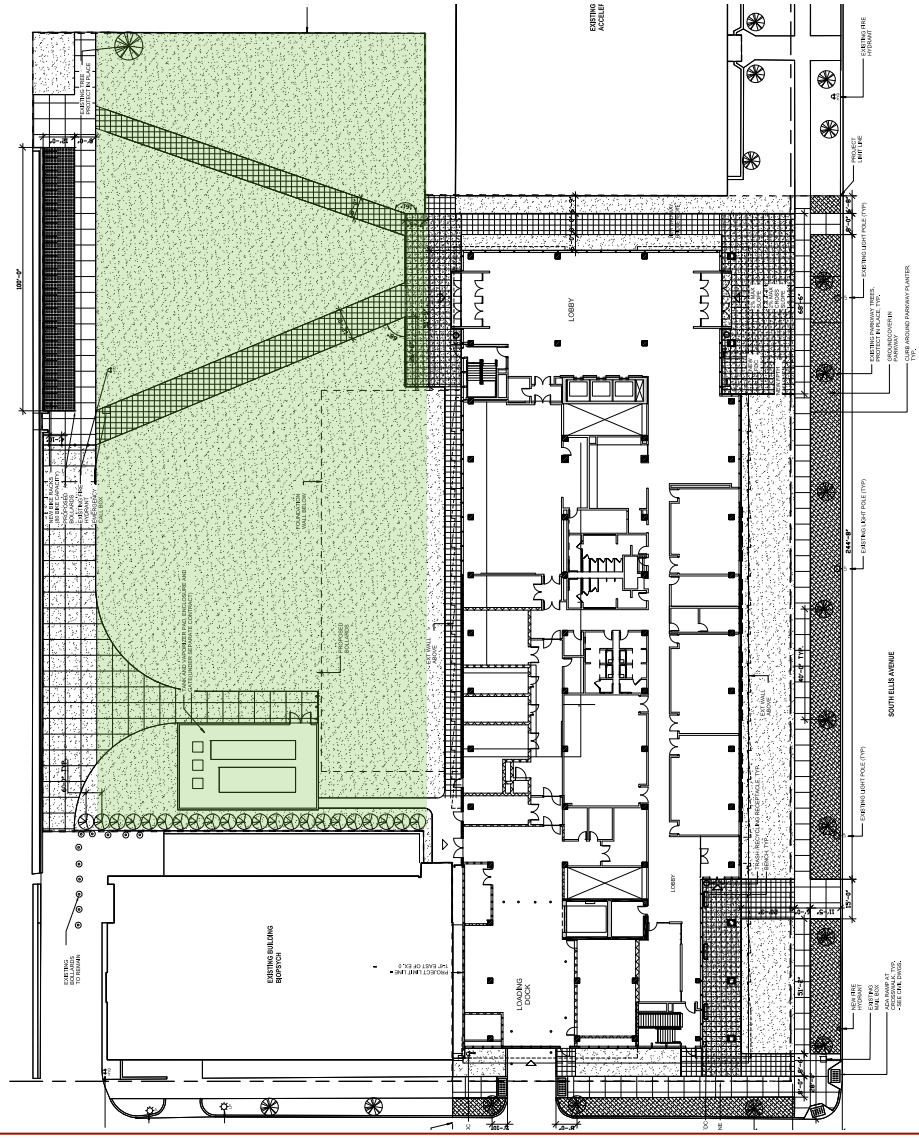


Location:
5740 S. Ellis Avenue



Site Plan

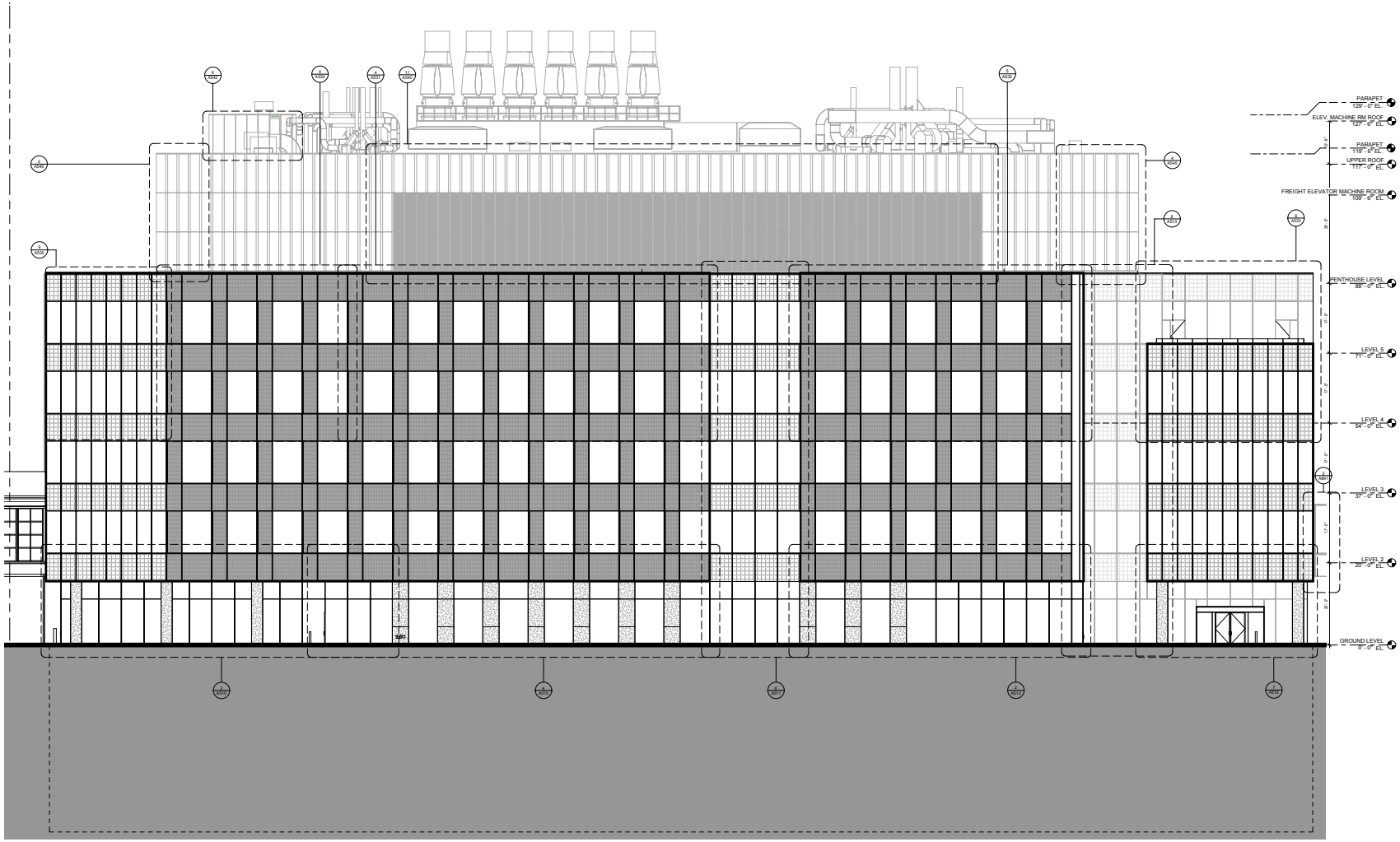
William Eckhardt Research Center



Landscape Plan

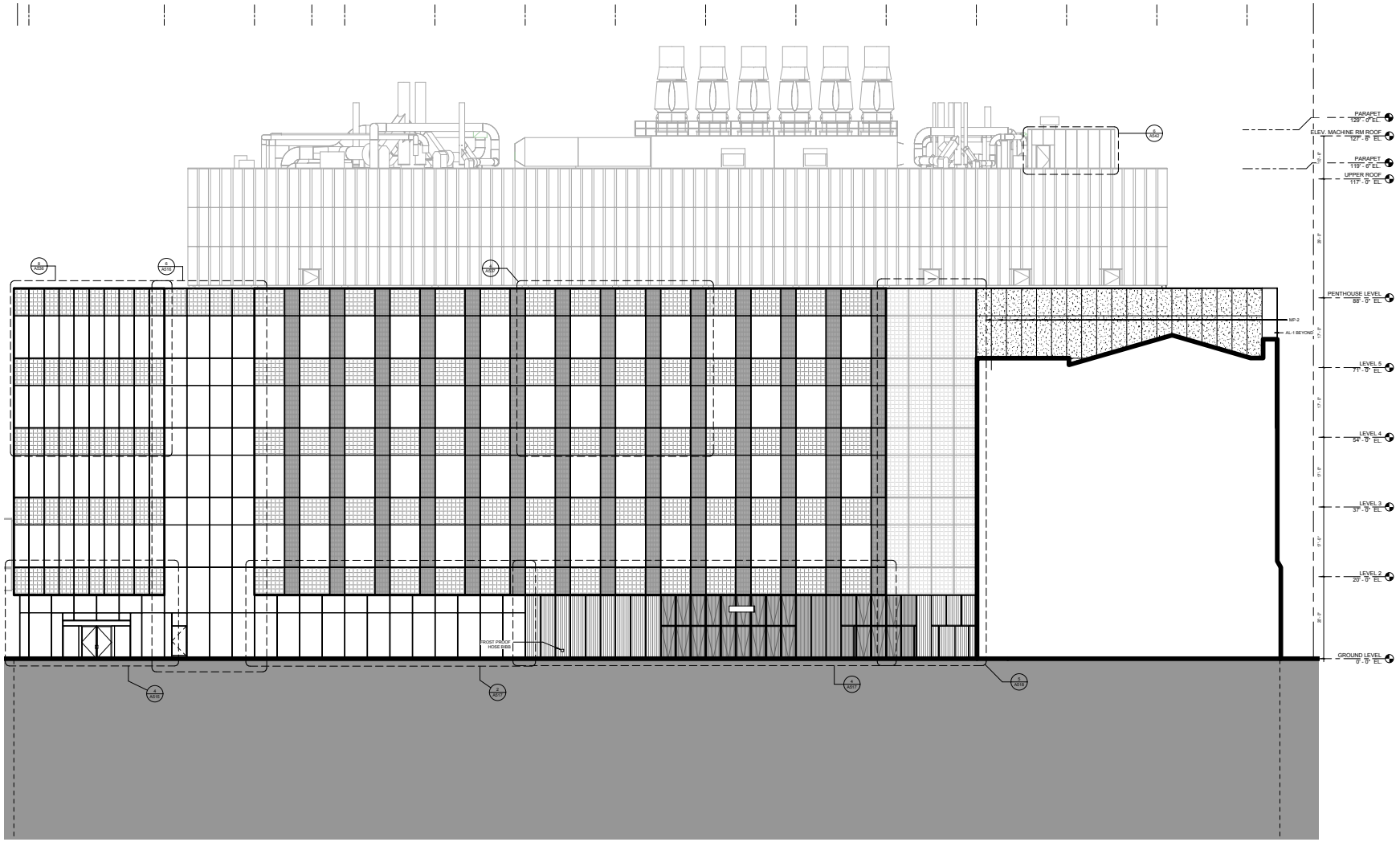
THE UNIVERSITY OF CHICAGO

William Eckhardt Research Center



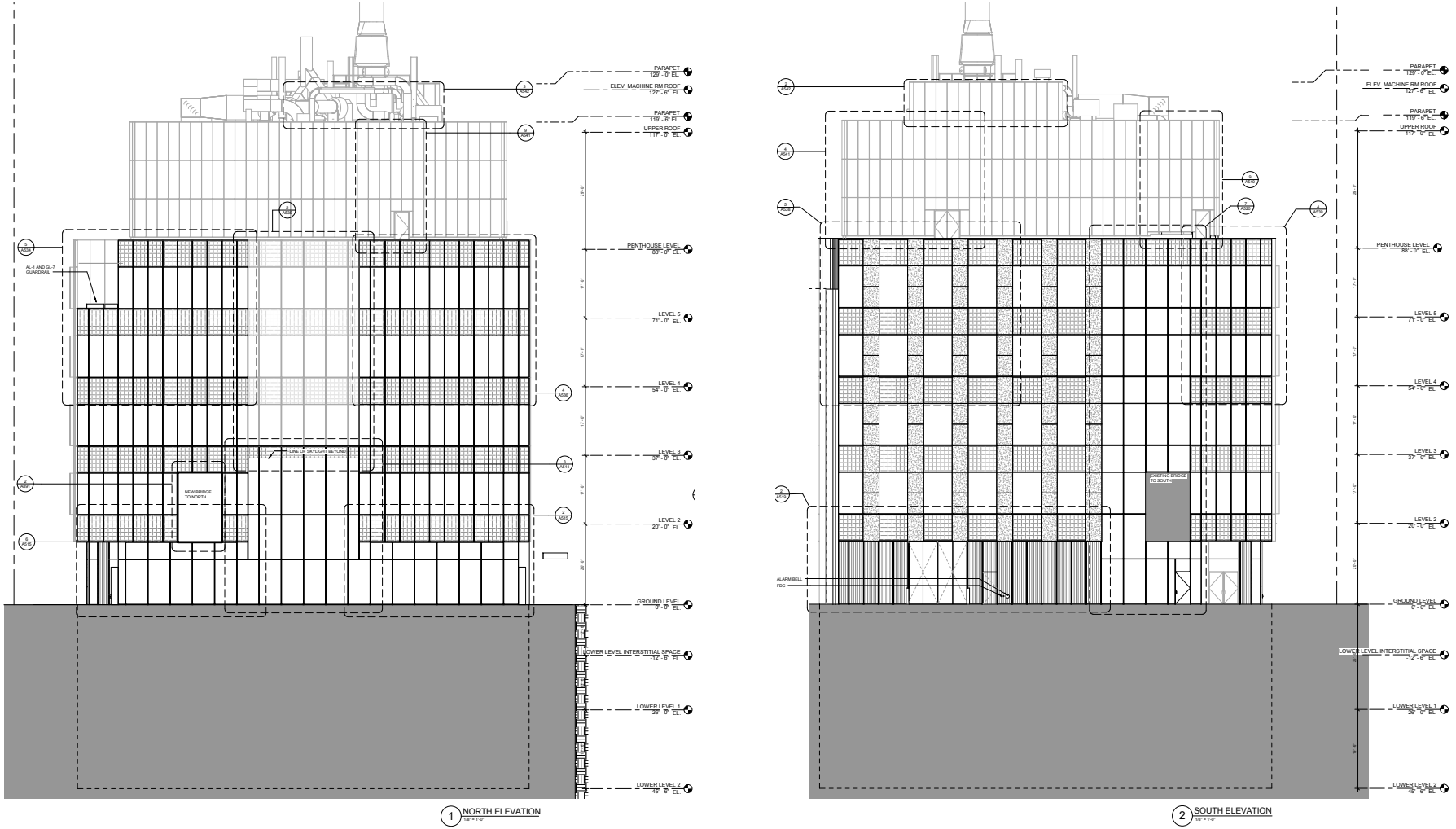
East Elevation

William Eckhardt Research Center



West Elevation

William Eckhardt Research Center



North and South Elevations

THE UNIVERSITY OF CHICAGO

William Eckhardt Research Center

William Eckhardt Research Center

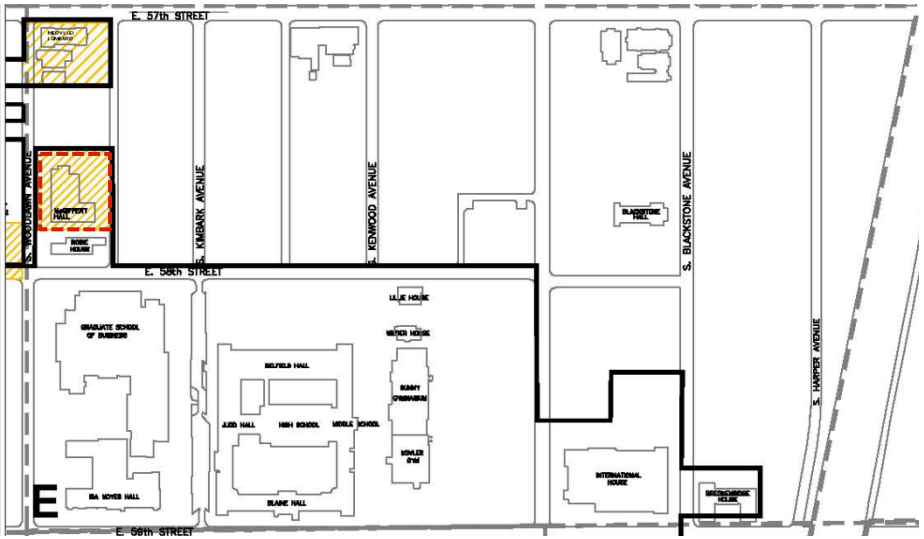
Program Overview

- 277,000 GSF building with a basement, sub-basement, and five above grade floors

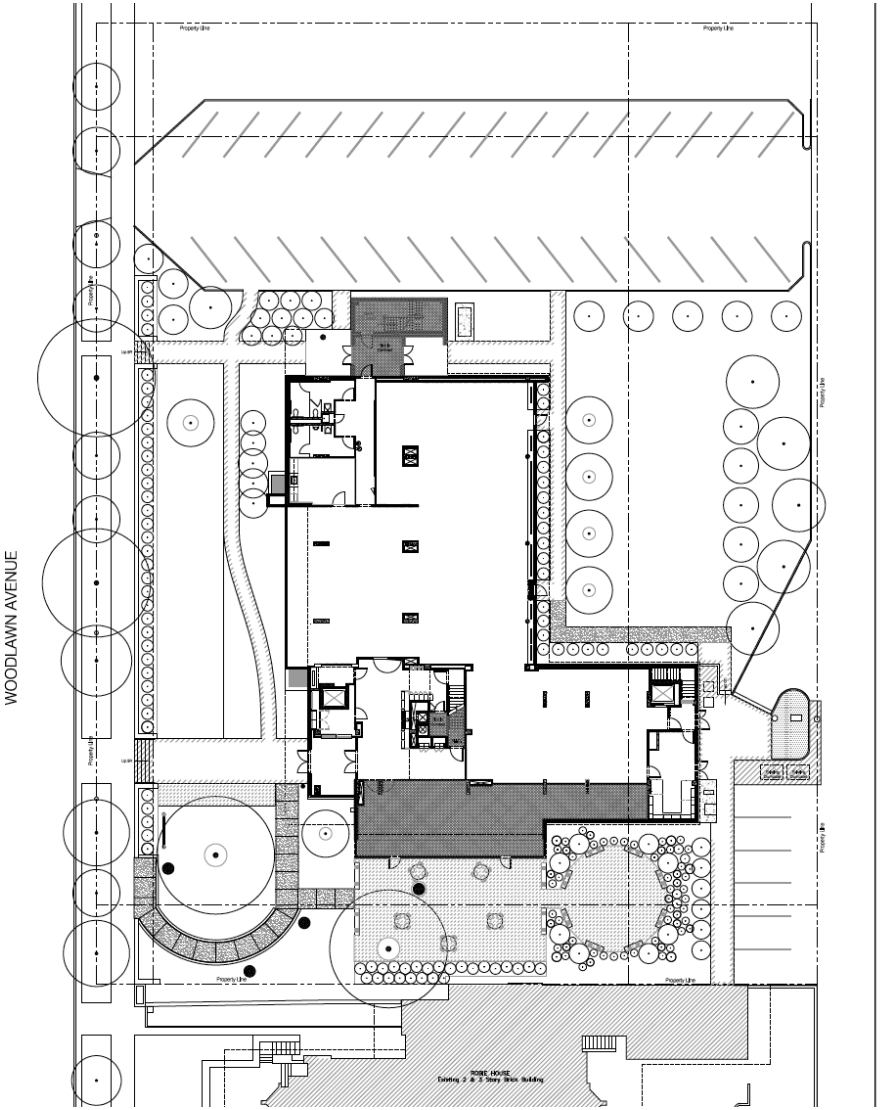
- Program includes offices, conference rooms and laboratories for the **Astronomy and Astrophysics Department**, the **Kavli Institute for Cosmological Studies**, and the **Enrico Fermi Institute**

- Also includes offices, conference rooms, clean room and specialized laboratory and imaging facilities for **Molecular Engineering**

Seminary Co-Op Bookstore

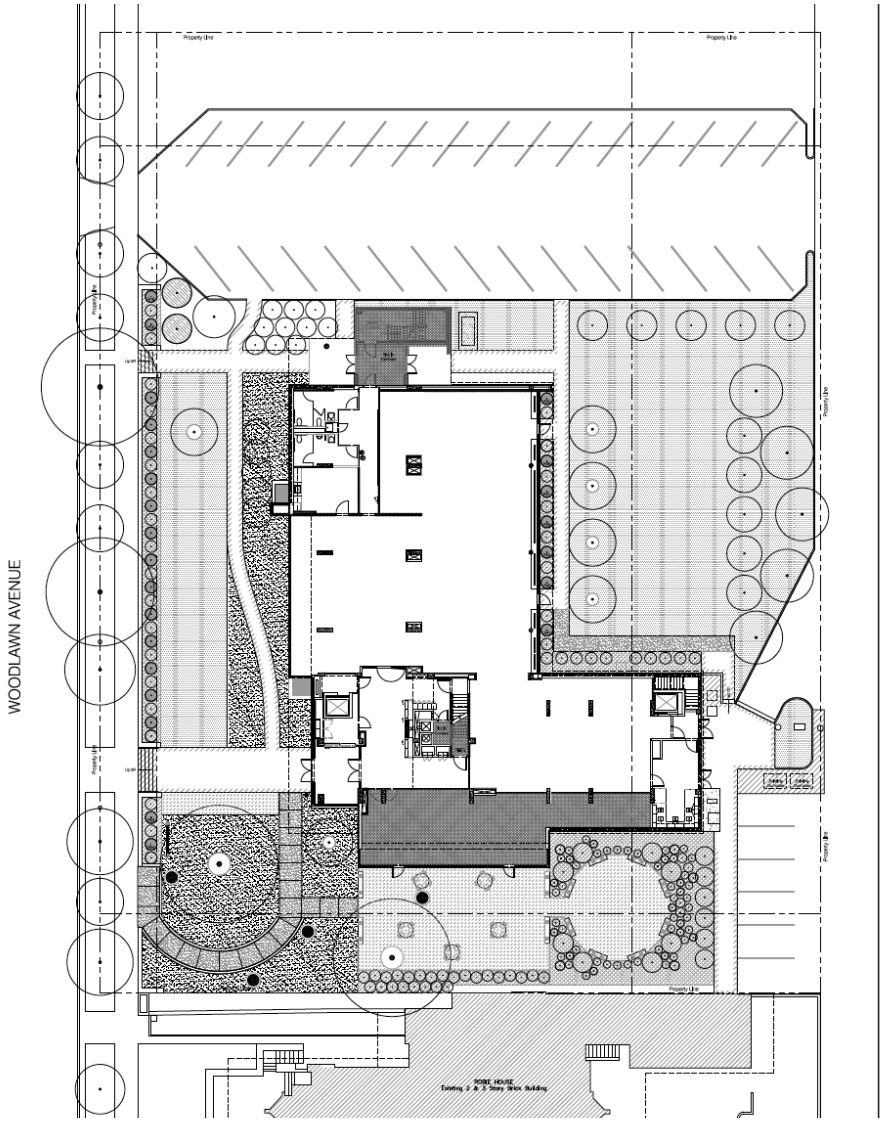


Location:
5751 S. Woodlawn Avenue



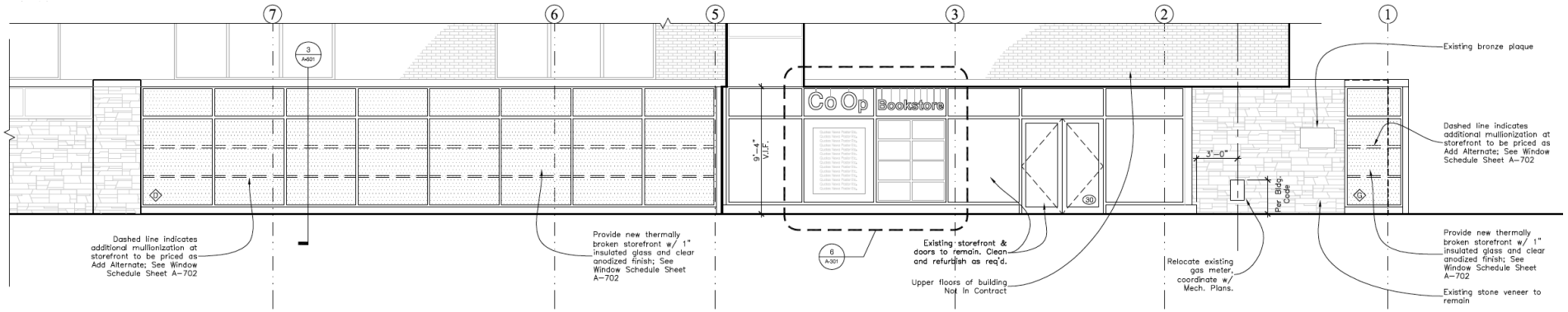
Site Plan

Seminary Co-Op Bookstore

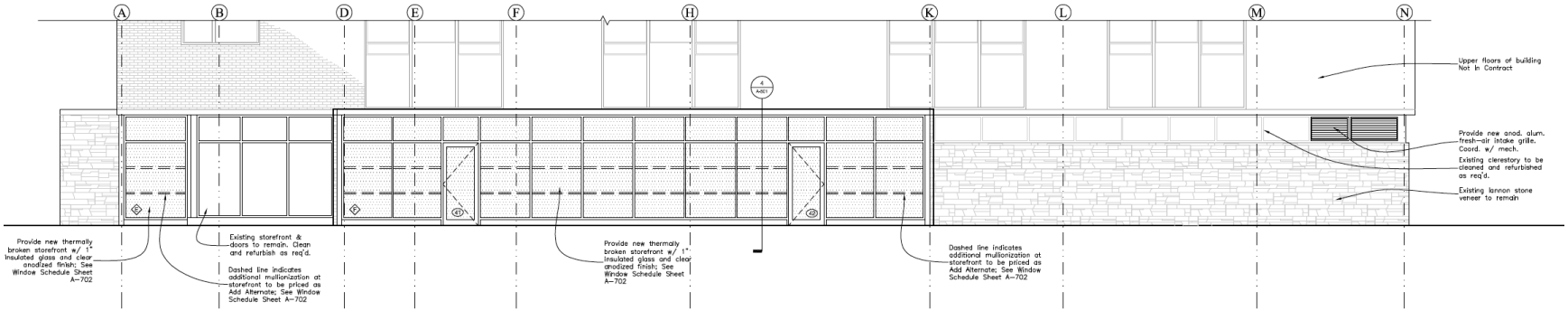


Landscape Plan

Seminary Co-Op Bookstore

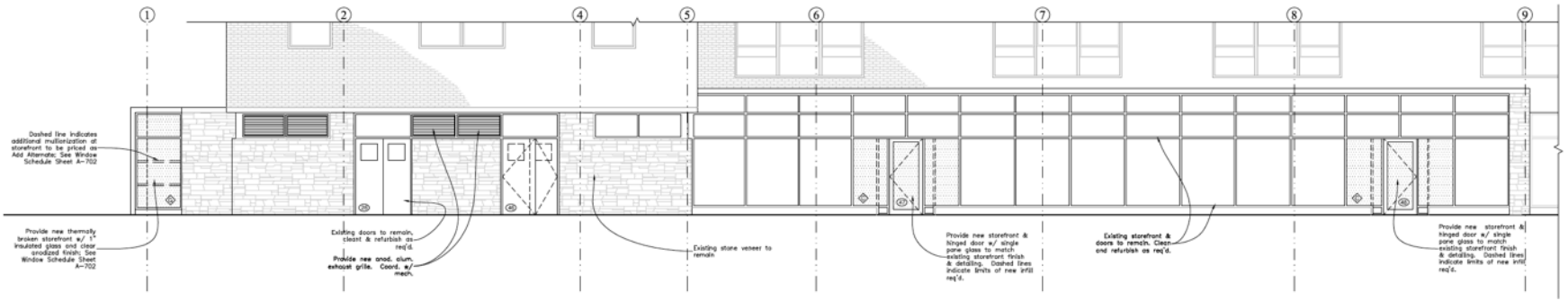


West Elevation



South Elevation

Seminary Co-Op Bookstore



East Elevation

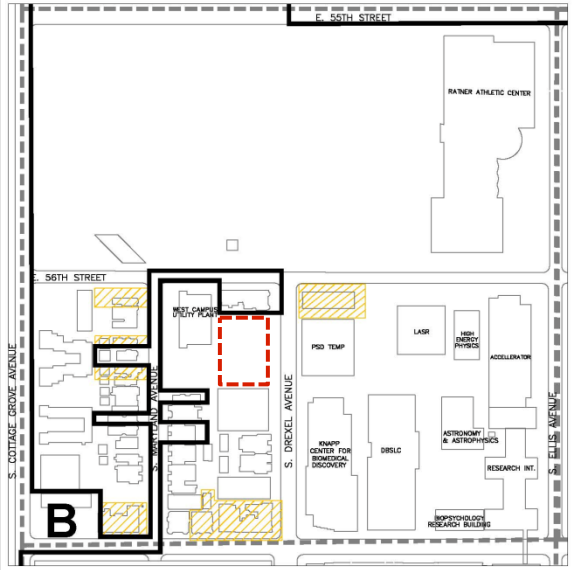
Seminary Co-Op Bookstore

Seminary Co-Op Bookstore

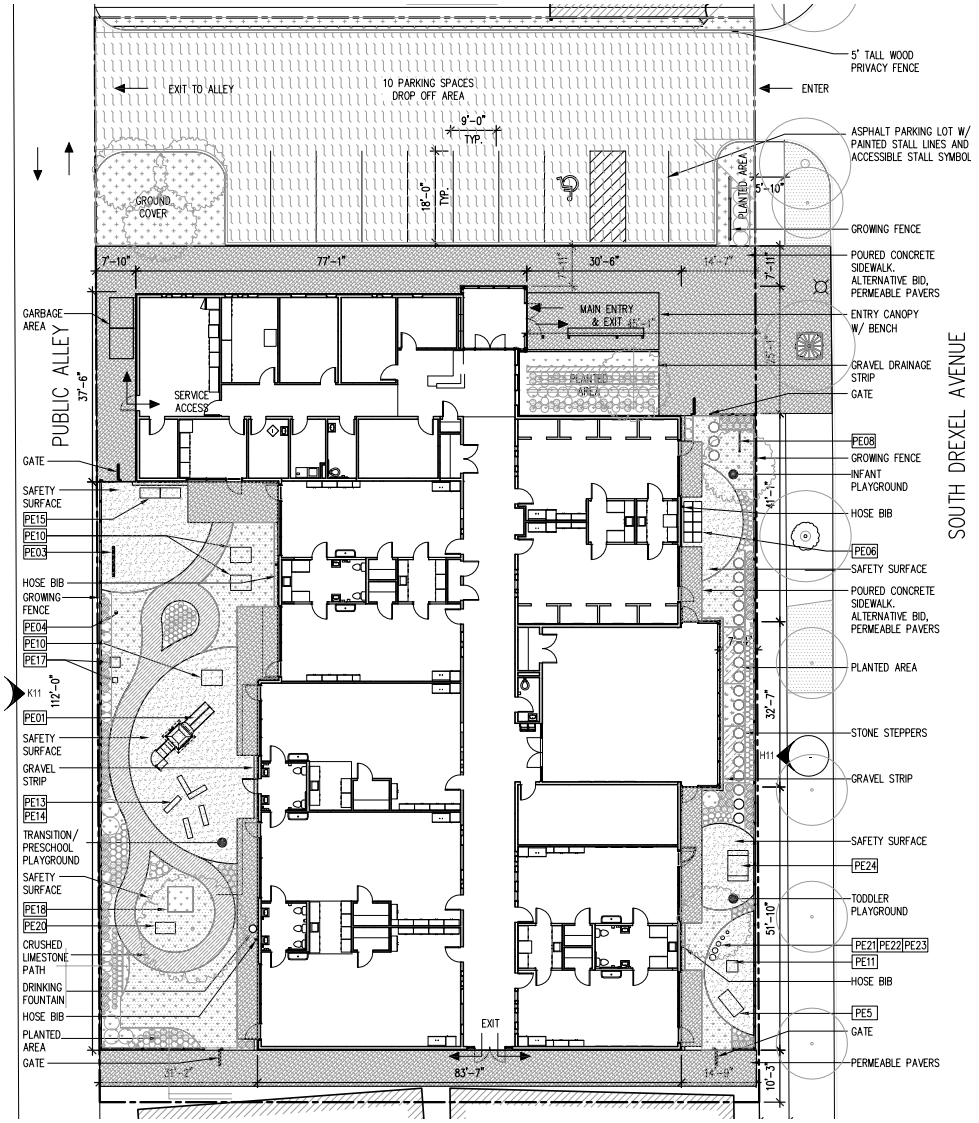
Program Overview

- Renovation of approximately 11,500 gross square feet on the first floor and partial basement
- Interior improvements will support retail book sales, sales desks, casual seating, administrative office space, and a potential café
- Exterior facade and landscaping intervention will enhance the current surroundings and relate to the neighboring properties, particularly the Robie House to the south

Child Care West

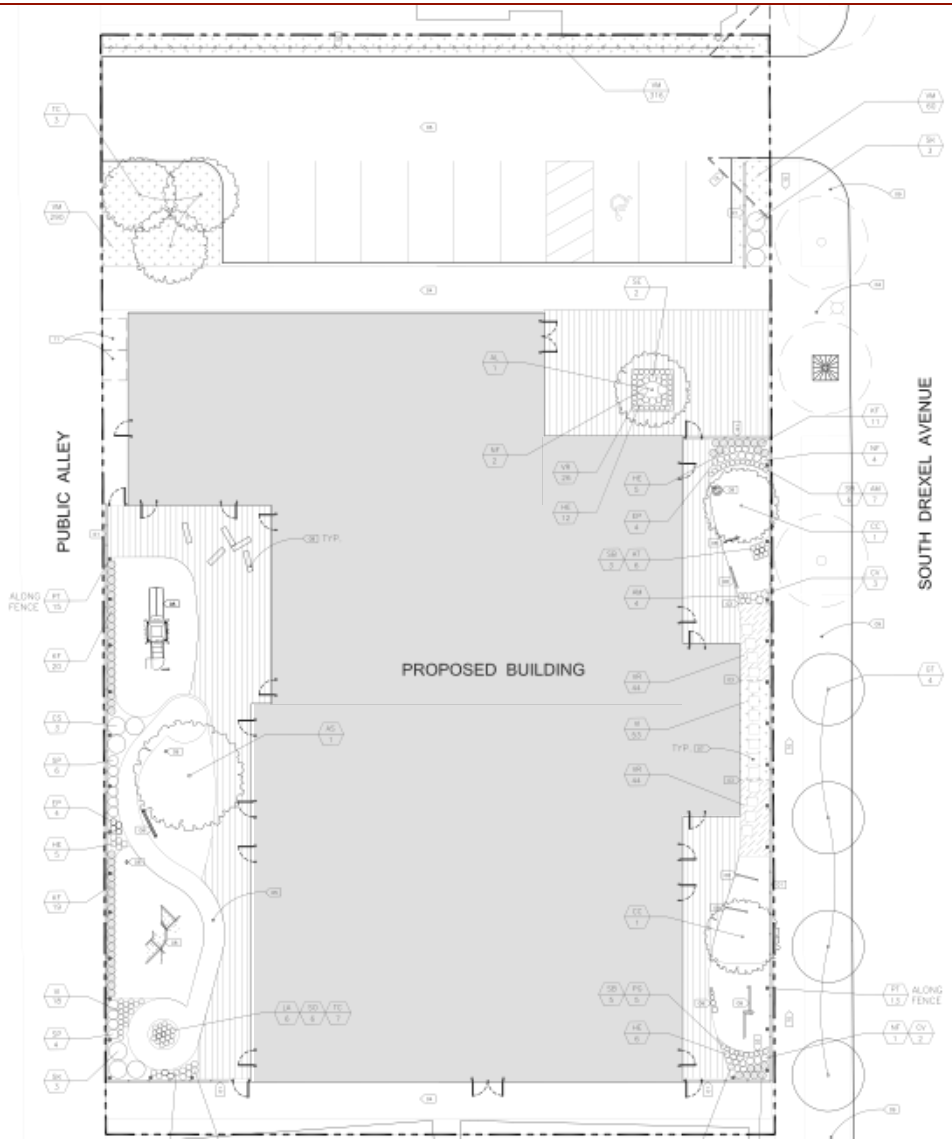


Location:
5610 S. Drexel Avenue



Site Plan

Child Care West



Landscape Plan