

Planned Development #43 Amendment



THE UNIVERSITY OF
CHICAGO

October 17, 2012

Agenda

- Introduction
- Review of Planned Development #43
- Overview of Center for Care and Discovery and proposed new parking garage

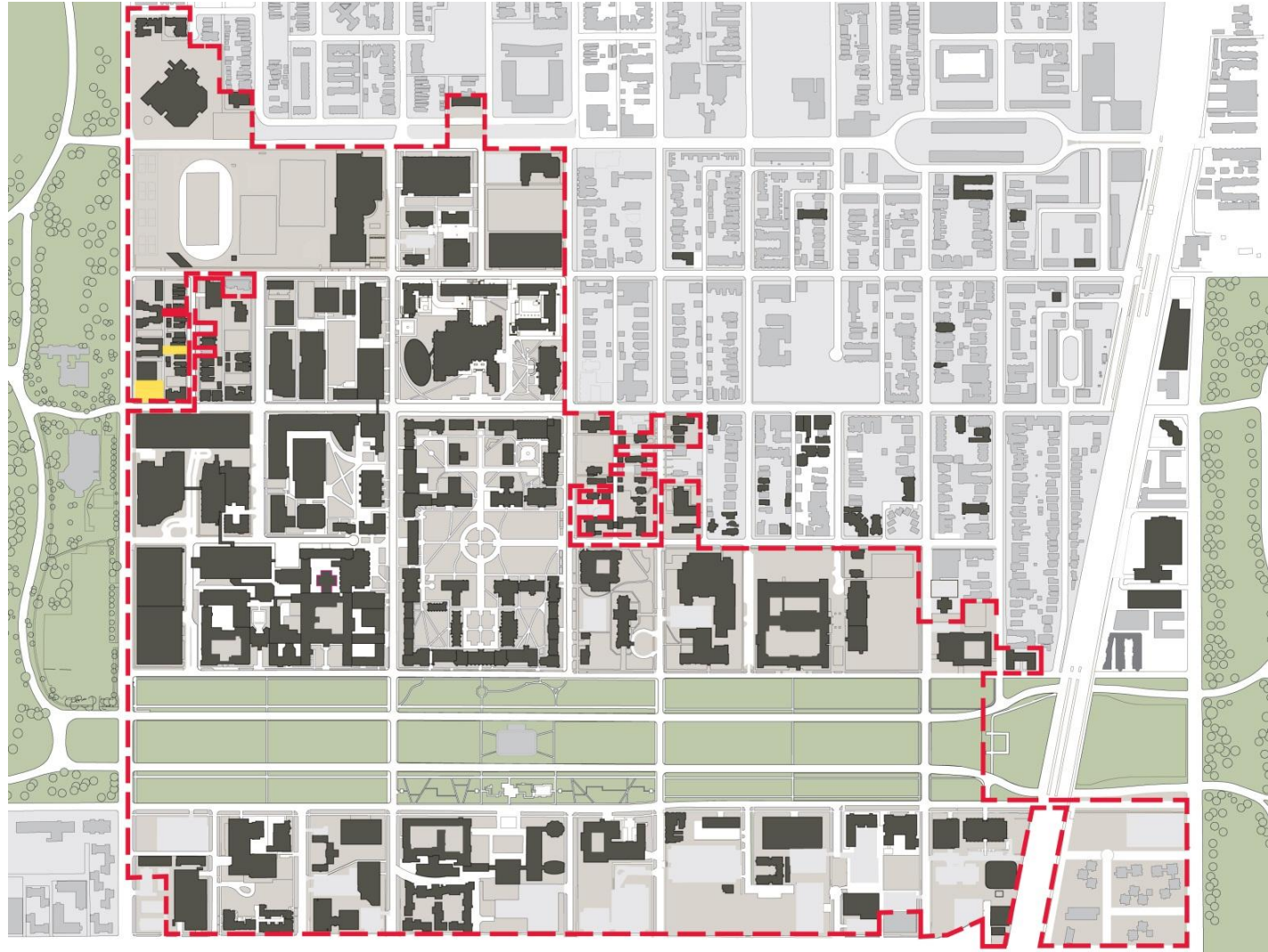
Proposed Changes

- Site plan approval for proposed new parking structure
- Add 2 properties to the Planned Development
 - 5634 S. Maryland
 - 5659 S. Cottage Grove

Planned Development #43 Properties

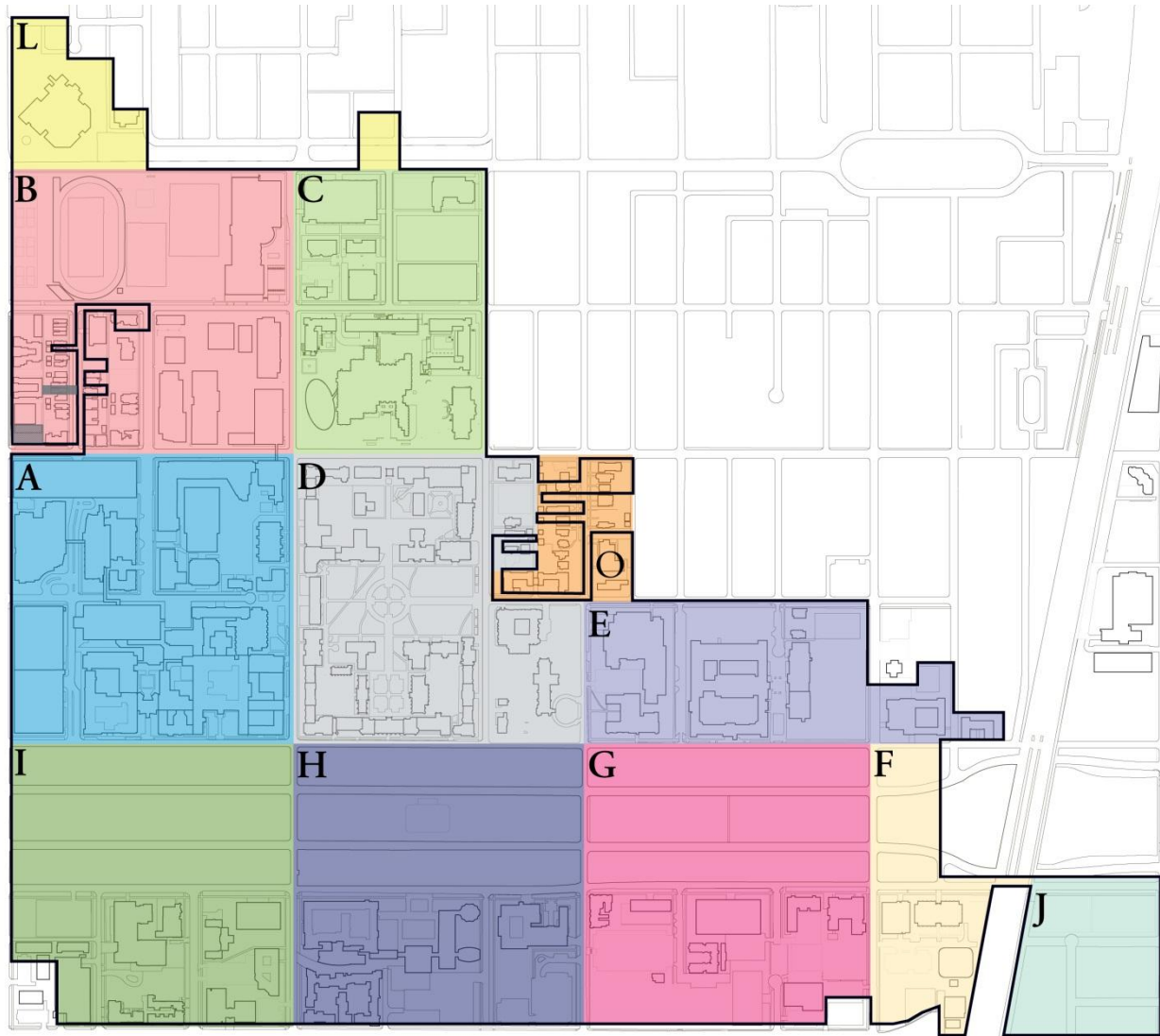
The University is seeking the addition of the following two parcels to Planned Development #43:

- 5634 S. Maryland
- 5659 S. Cottage Grove



Planned Development #43 Subareas

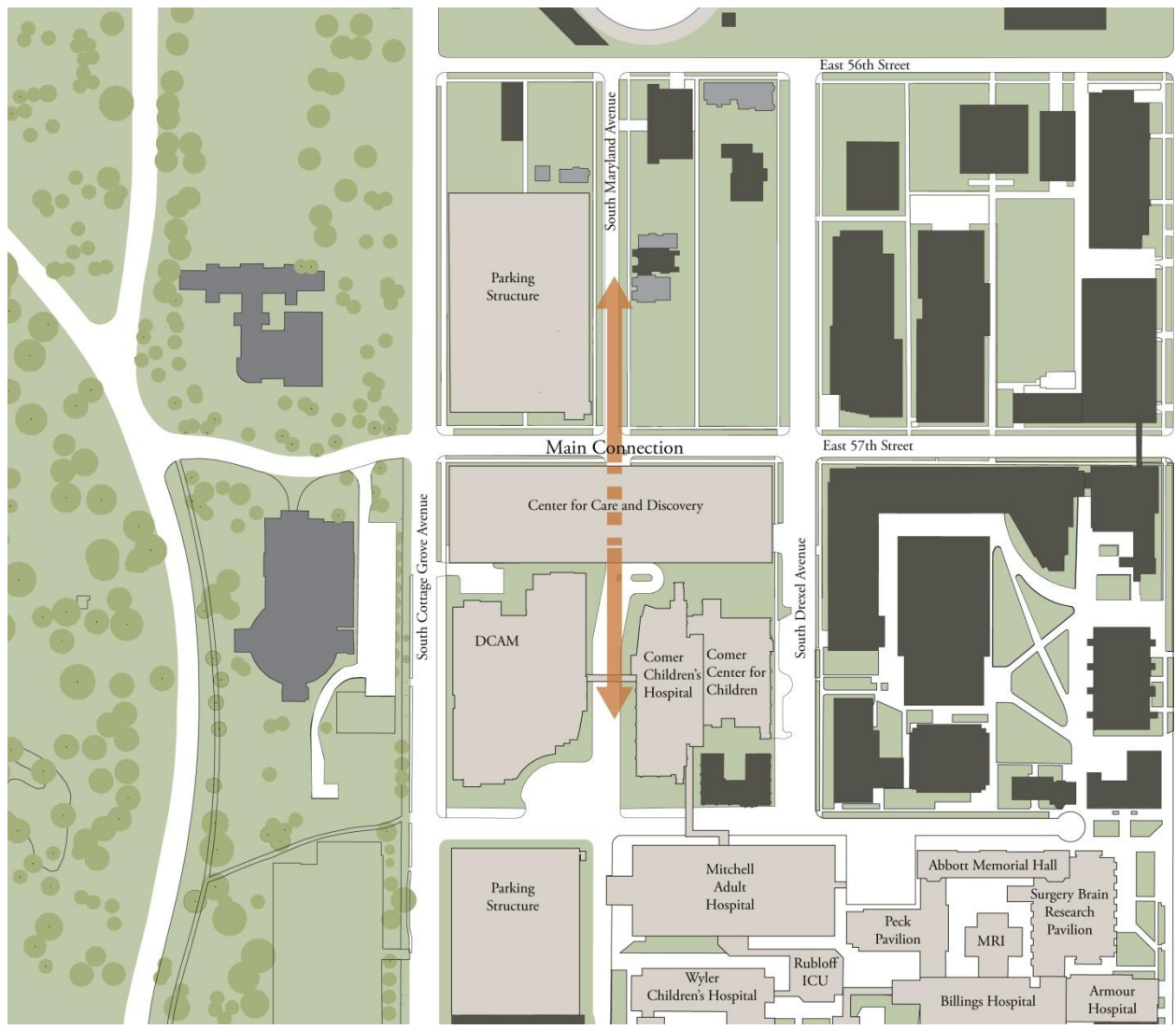
- “Site Coverage” defines the percentage of the subarea that can be covered by building footprints
- PD #43 has 35% overall allowable site coverage



Planned Development #43 Sub-area B



University of Chicago Medicine: Connections to Patient Care



Center for Care and Discovery



Center for Care and Discovery

- Opening to patients in February 2013
- Investment in patients and the community
- Economic engine for the South Side and rest of Chicago
- New core on the medical campus for research, teaching and patient care
- Treatment emphasis on complex specialty care, including cancer, neurosciences and advanced surgical programs
- Design centered on patients and their families, with leading-edge technology and ability to adjust to future technology
- 240 private rooms, with space for family members
- Designed and constructed to achieve LEED Silver certification

New Parking Structure

Location

- Northeast corner of Cottage Grove and 57th Street

Program Overview

- 1,800 parking spaces with patient friendly design
- Accessory parking in an eight story building
- Lower level loading dock
- Ground floor space for Medical Center uses

- **Connections into the Center for Care and Discovery**
- Tunnel under 57th Street for deliveries
- Pedestrian bridge at 2nd floor with patient drop off

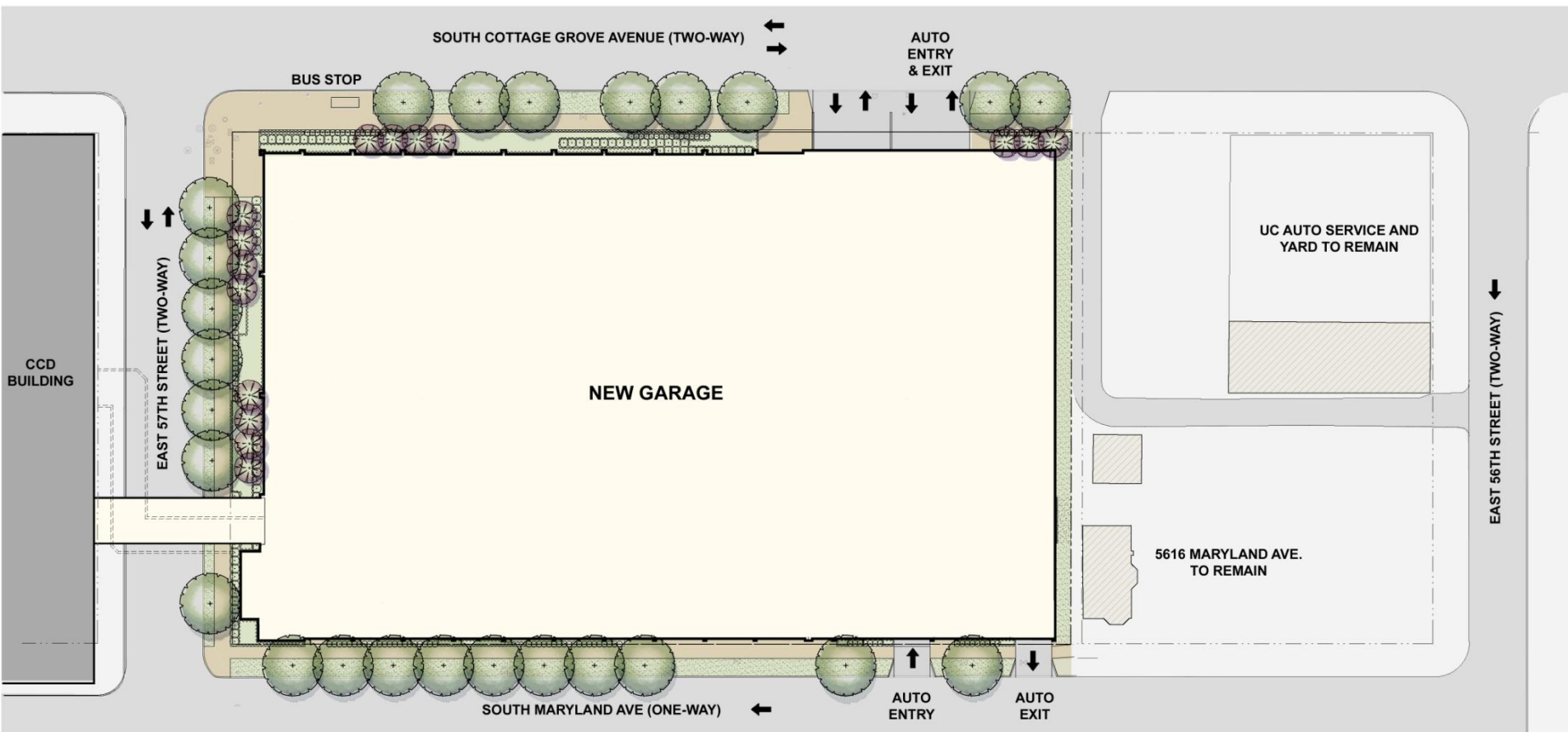
New Parking Structure – Cottage Grove Elevation



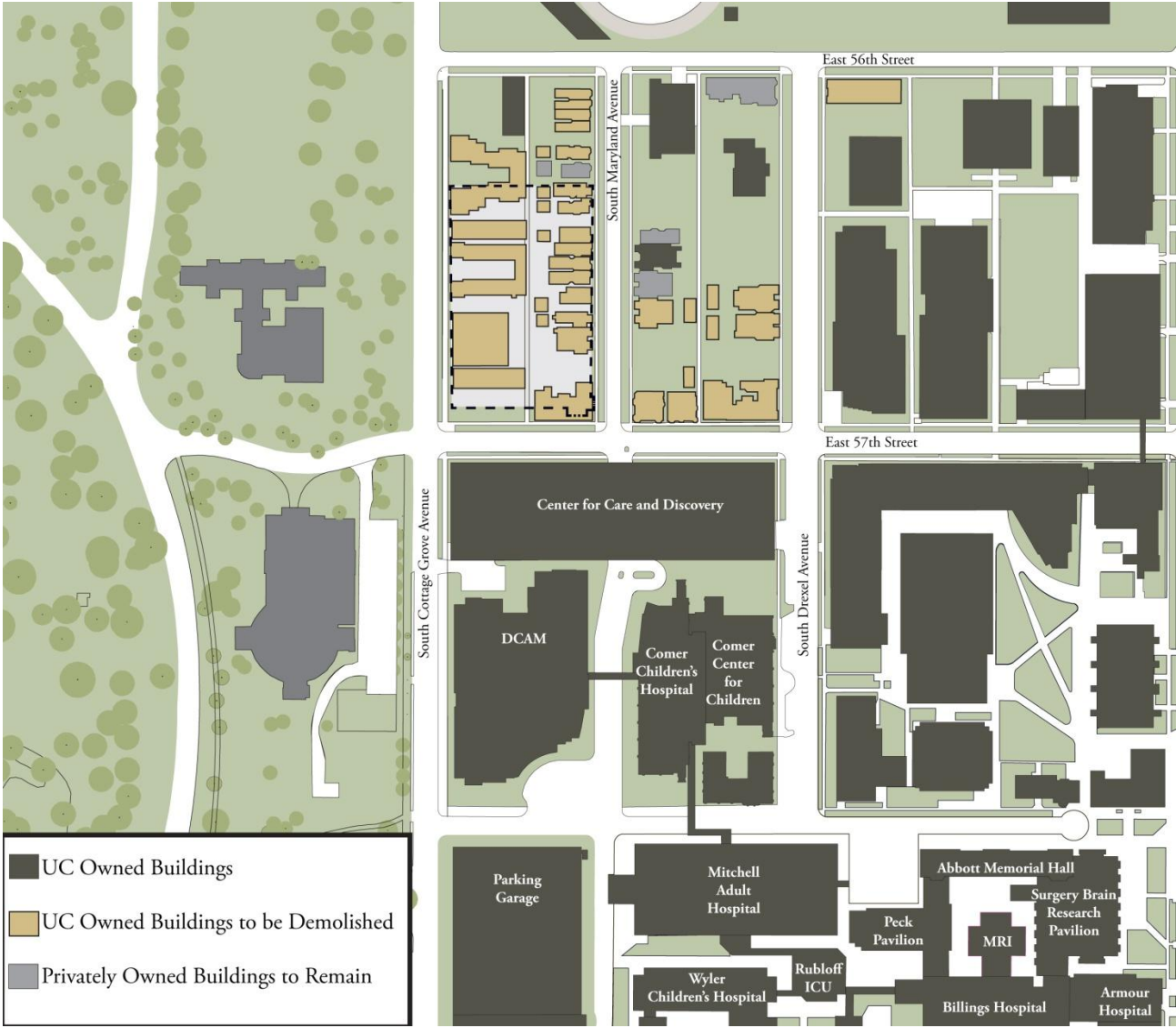
New Parking Structure - Maryland Elevation



Site Plan for New Parking Structure

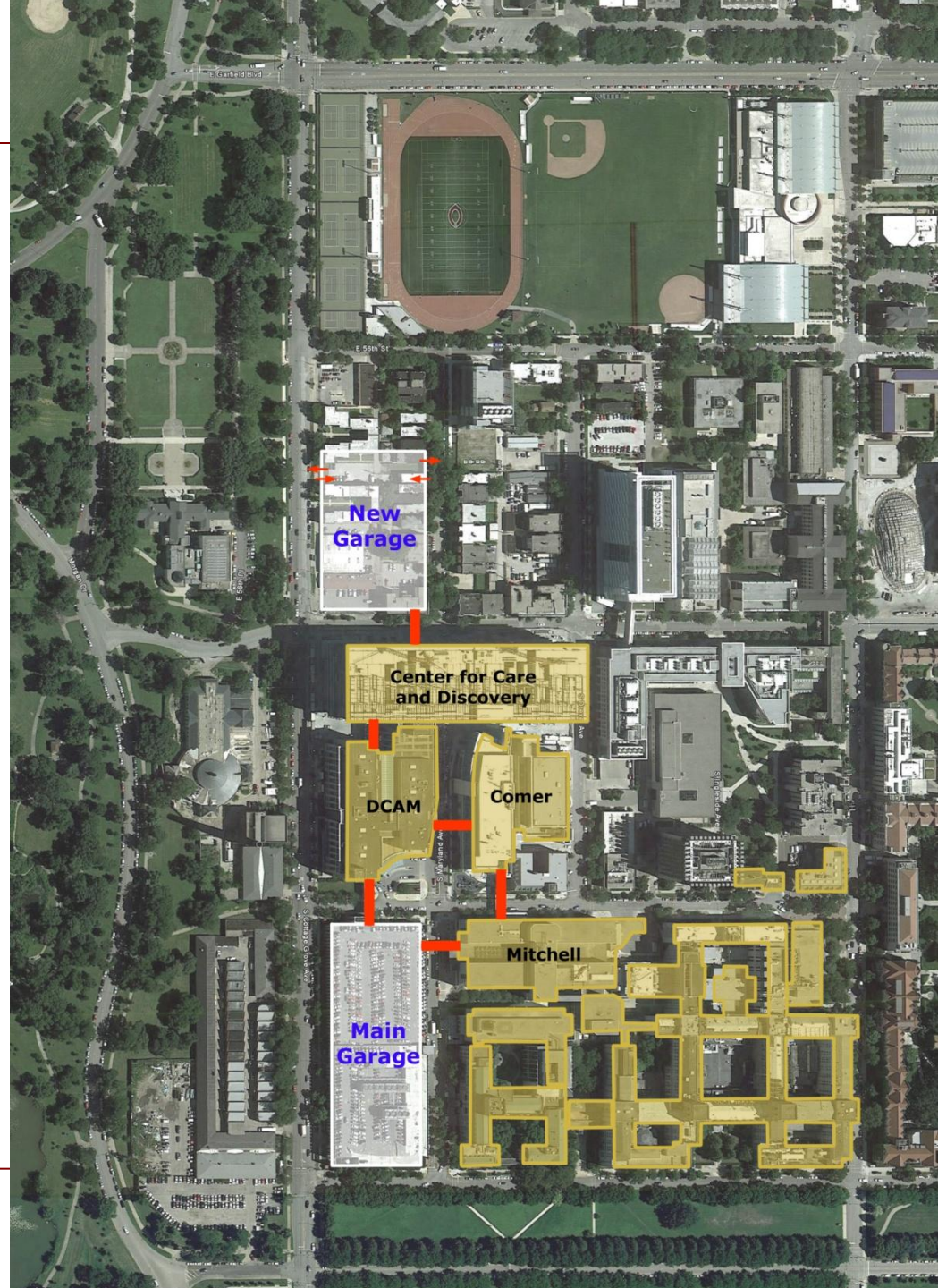


Demolition of Existing Structures



Traffic Management Plan

- Garage will serve visitors and employees
- Access to the garage will be provided on Cottage Grove and Maryland
- Traffic flow will be redistributed in the area but will not substantially increase traffic counts
- Traffic circulation to/from the garage will be routed to avoid congestion points
- New loading dock will create better management of materials being delivered to the medical center campus



For More Information

- Visit: <http://news.uchicago.edu/behind-the-news/building-property-development> for information about Planned Development 43
- Visit: careanddiscovery.uchospitals.edu for information about the Center for Care and Discovery