



# Campus Plan

This long term framework is a vision for UIC to be a unique urban campus that provides a setting of existing and new facilities knitted together with a new connective landscape linking the two sides of campus and the community within it. In order to foster creativity and academic innovation, a compact and cohesive campus is envisioned where interdisciplinary collaborations take place. With identified needs for new square footage and long term expansion of programs, new buildings are located to create quads and gateways. The plan provides for the greening of the “interior” open spaces of the campus, with a variety of areas that will provide human scale and support student activity. This plan achieves both the establishment of immediate opportunities for transforming the character of the campus and a framework for long term development.



# ORGANIZING PRINCIPLES

From the Master Plan Goals, these specific principles of campus planning were developed during the process and used as guiding principles:

**Limit Land Development at Recognized Current Boundaries of Campus:**

Limit sprawl and bring outlying campus programs closer to “core(s)”

- East Side is land rich and does not require expansion but infill.
- West Side has infill potential also however, major medical center expansion may require more land – limit expansion to one area south of Roosevelt Road.

**Boundary Transitions:** Identify and reinforce where the edge of campus is while allowing greater connections to community.

**Reduce or Eliminate Surface Parking Lots:** Concentrate parking into easily accessible parking structures to allow for a more green and sustainable campus.

**Develop Improved Pedestrian Experience:** Develop internal landscape that integrates new connective routes based loosely on design of major established walkways.

**Streetscapes are Primary Physical Connectors:** Taylor Street and Roosevelt Road are important links between the two sides of campus: for both pedestrian and campus bus shuttle movement. These streets can serve both the campus population and the neighboring community more effectively. The streetscapes should be vibrant, active and safe pedestrian routes.

The plan anticipates open space development, facilities growth and replacement, infrastructure upgrades, and landscape improvements that will unify and beautify the campus. Immediate Impact Projects that could reasonably be achieved in the near future are proposed as a starting point when funding becomes available. UIC's commitment to sustainability and implementation of the campus master plan will help express, through its physical environment, UIC's mission as outlined in its mission statement.

The Campus Master Plan begins with this overall longer term vision. However, the success of this plan relies on its ability to provide a framework for immediate projects which can impact the campus environment as soon as possible. After describing the campus master plan as two sides and one campus, reviewing elements that span both sides, more detailed key elements for each side of campus are presented.

The Campus Master Plan on the following pages is best captured by these four concepts:

- Flexible Strategy
- Compact with Defined Edges
- Green Centers
- Integrated and Connected







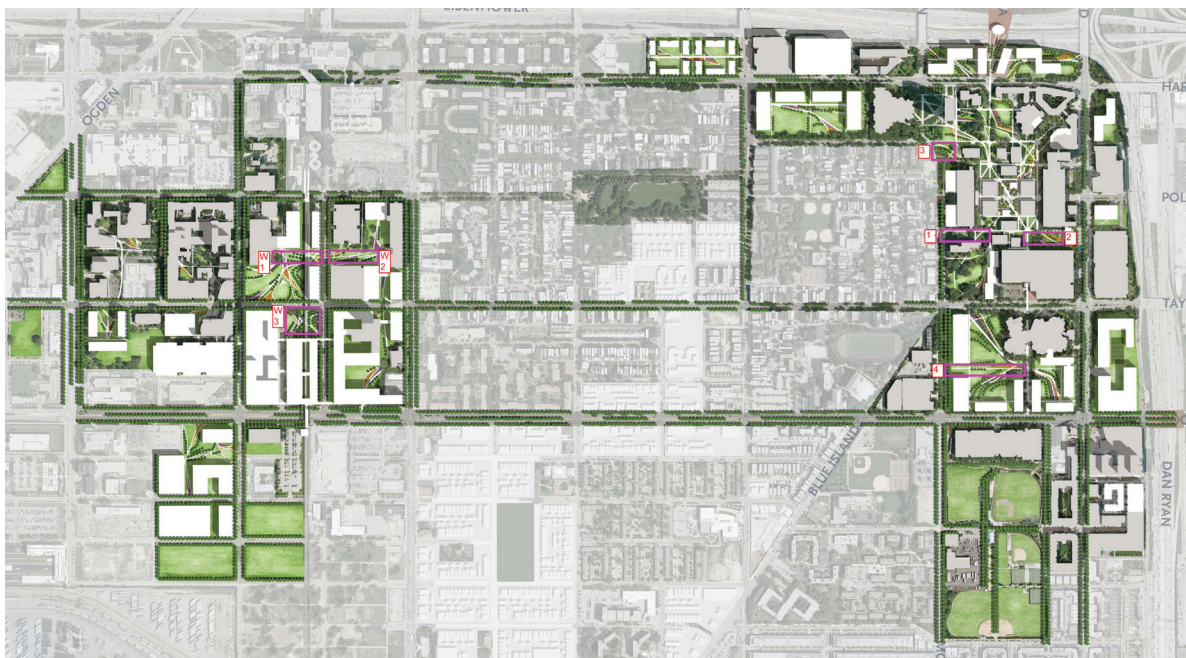
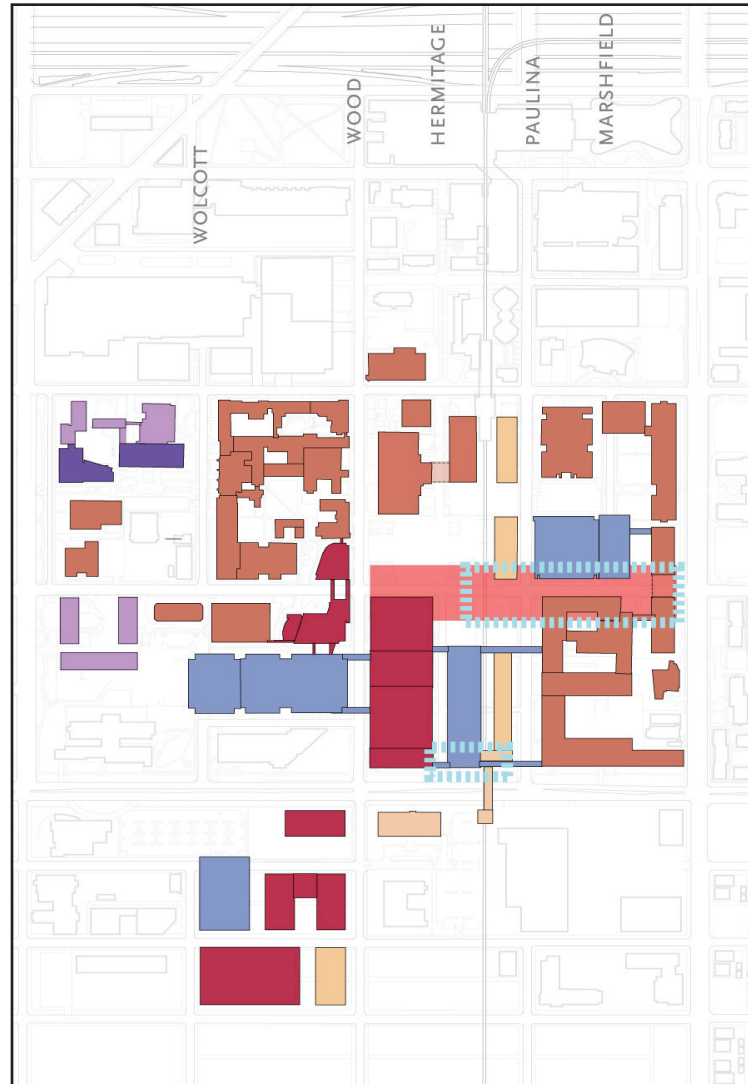


## 2010 UIC Campus Master Plan



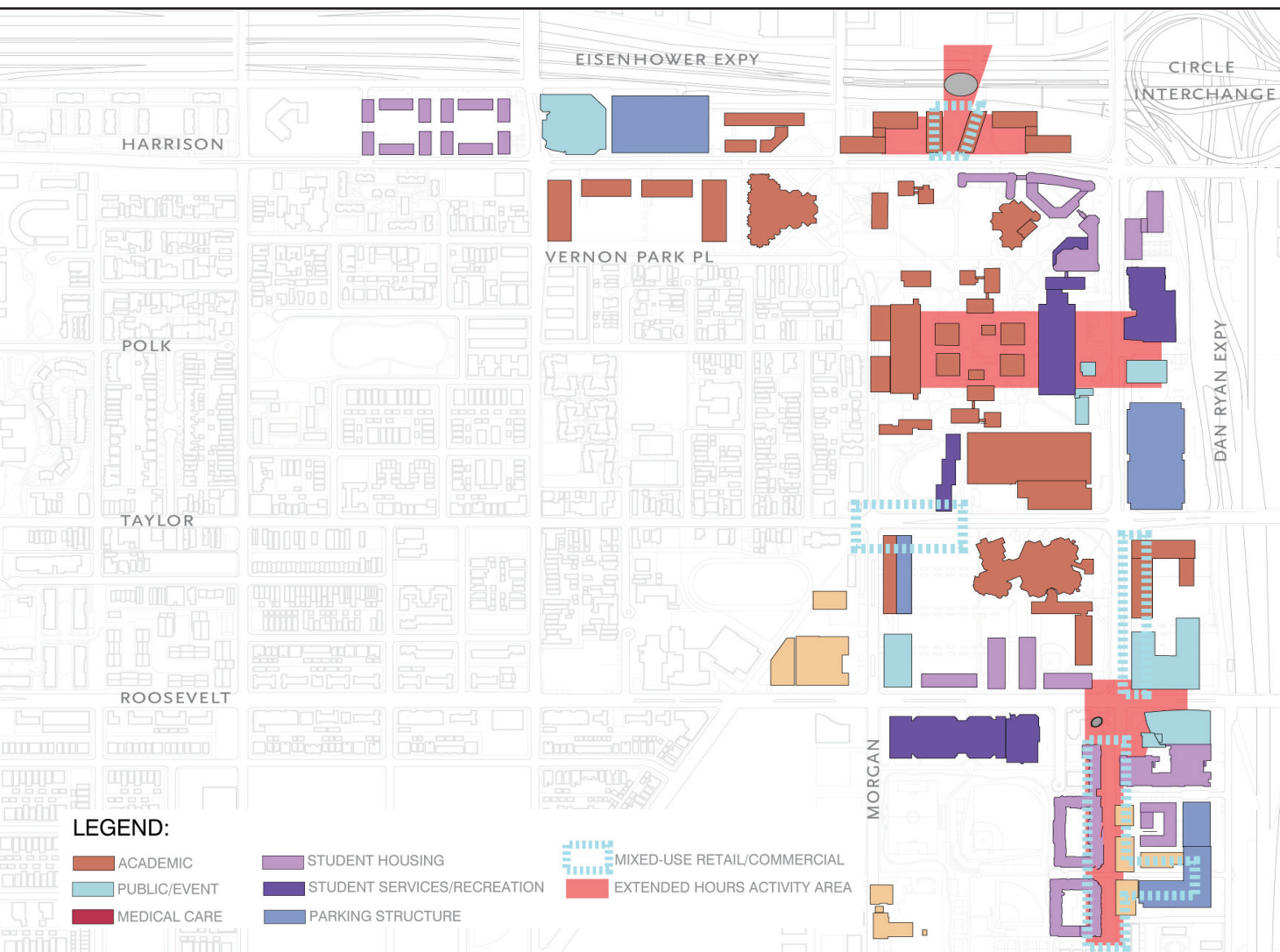
## LAND USE PLANS

This Campus Master Plan not only locates specific facility needs for the future but due to the shifting nature of developing the academic mission and programs, flexibility needs to be developed in the plan to shift programs around. These campus wide land use diagrams articulate the options available for building and open space sites.

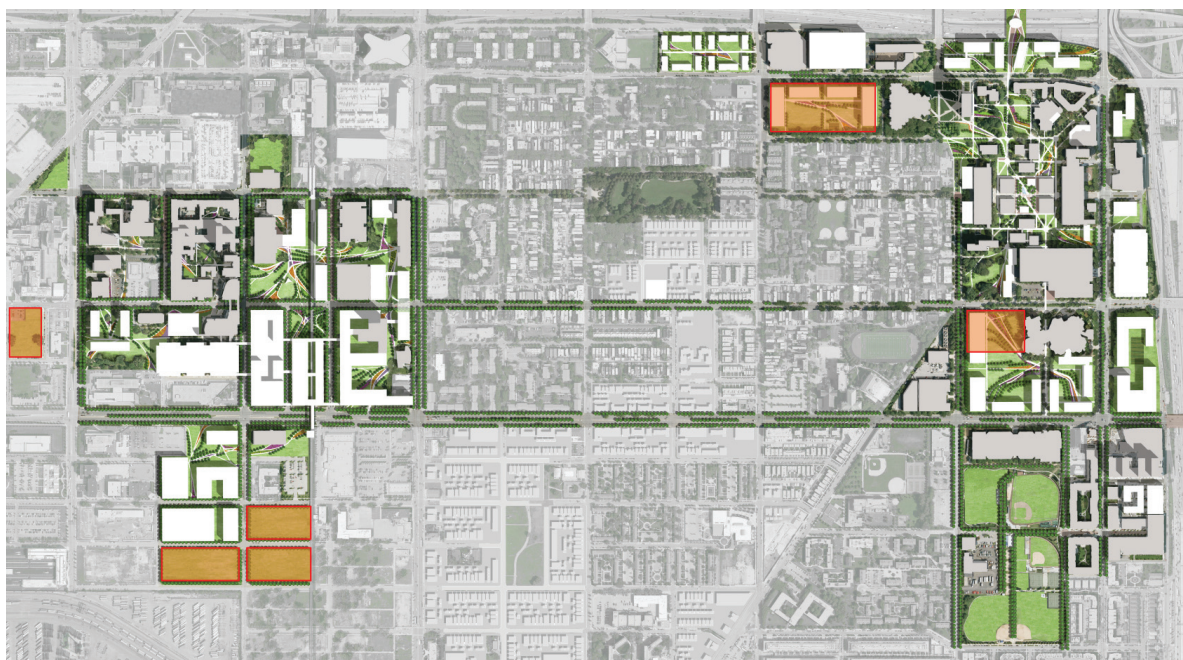


**Art & Sculpture Plan:** Several current and future locations are suitable for outdoor art (bounded by purple boxes). These spaces are defined by concentrated pedestrian use, high campus visibility and capacity to hold two or more pieces for a curated sculpture garden setting. On the West Side, the Health Sciences Greenway and the Power Grove would be ideal locations. On the East Side, two east/west linear connections, in the South Quad and from the Hull House Addition to Morgan Street, would create a sculpture garden site.





**Building Use Plan:** This use plan indicates the types of functions best suited for any particular location. Appendix A provides more detail regarding potential uses for each site that are complementary to the Master Plan.



**Recreation Open Spaces Plan:** Current open space allocation for intramural or informal recreation is limited. On the East Side, just south of Taylor at Morgan, parking Lot 5 could be reduced or eliminated entirely to create an interim field (indicated by orange box). The same could be achieved at Harrison and Racine in Lot 1A/1B, as a space adequate for establishment of a running track. On the West Side, land south of Roosevelt Road would provide space for intercollegiate or intramural fields. In all cases, recreation fields are anticipated to be medium to long term uses, anticipating eventual redevelopment.



# CAMPUS FACTS

## NOW AND THE FUTURE

The facts listed on the adjacent table are an overview of the current campus conditions and future projections. The space needs for the campus were brought to the master planning process by programmatic facility statements prepared by the colleges and administrative units, other known campus needs indicated by the Executive Committee, and resulting infrastructure requirements from such growth (expansion of parking structures, power plants, etc.). Many new buildings replace existing facilities where the deferred maintenance costs outweigh construction costs of a new modern facility. Part of story of these facts are that the campus is primarily being expanded within its current boundaries, parking spaces per person will be reduced (described in the Parking Analysis - Appendix B), and the greenhouse gas emissions for the campus will greatly reduce in the next forty years.





	2008	2040	% CHANGE
	Actual	Estimate	Estimate
<b>BUILDINGS</b>	<b>117</b>	<b>140</b>	<b>20%</b>
East Side Disposition		8	
West Side Disposition		13	
East Side New Buildings		23	
West Side New Buildings		21	
<b>BUILDING SQUARE FEET</b>	<b>14,653,000</b>	<b>20,112,200</b>	<b>37%</b>
East Side	7,200,000	9,400,000	31%
West Side	7,500,000	10,700,000	43%
<b>CAMPUS AREA (ACRES)</b>	<b>242</b>	<b>245</b>	<b>1%</b>
<b>CAMPUS POPULATION</b>	<b>34,750</b>	<b>42,180</b>	<b>21%</b>
<b>PARKING SPACES</b>	<b>12,230</b>	<b>13,400</b>	<b>10%</b>
<b>PARKING SPACE RATIO</b>	<b>0.35</b>	<b>0.32</b>	<b>-10%</b>
Spaces/Campus Population			
<b>GHG EMISSIONS (metric tonnes)*</b>	<b>272,000</b>	<b>108,800</b>	<b>-60%</b>
<b>GHG EMISSIONS/person *</b>	<b>7.83</b>	<b>2.58</b>	<b>-67%</b>
<b>GHG EMISSIONS/sf *</b>	<b>0.02</b>	<b>0.01</b>	<b>-50%</b>
GHG = Greenhouse Gas			
* Based on UIC Climate Action Plan, 60% reduction by 2040 (40% by 2030)			





# EAST SIDE PLAN

## REINFORCING THE CORE AND REMAKING THE EDGE

The East Side of UIC continues to evolve from an isolated commuter campus toward a more open and inviting community landscape campus. The Master Plan calls for first refreshing existing key open spaces, The Quad and The Grove, to be more useful interactive spaces that make stronger connections. This evolution continues with the strategic removal of fences and landscape walls at the campus edge to connect to the surrounding neighborhoods. Concurrently, there will be opportunities for a series of new open spaces, including an environmentally significant green space called the University Commons. As funding permits, new perimeter building districts will follow with a series of quads and gardens highlighting the campus identity beginning with the University Gateway at the north and continuing to the southeast with a new public civic entry, City Gateway. Options will remain throughout the campus for strategic infill opportunities.

# SPACE NEEDS

## CAMPUS MASTER PLAN

# EAST SIDE

The future space needs for the East Side of Campus reflect its evolution from a commuter campus to a research university with a growing residential population. The Master Plan offers a framework by which the East Side of Campus can continue to grow in the long term while also reaching out to the community and City of Chicago.

EAST SIDE SPACE NEEDS:	
Advanced Chemical Technology Building [ACTB]	142,000
Illinois Regional Archive Depository [IRAD]	123,000
Student Housing [300 bed]	140,000
Multi-Purpose Civic Building	300,000
Classroom/Office/Laboratory Building 1 [COL 1]	80,000
Art & Design Hall	71,000
CUPPA Hall	95,000
College of Business Administration	159,000
Halsted Street Parking Expansion	245,000
Science & Engineering Laboratory Building	150,000
Greenhouse [Plant Research Laboratory Replacement]	8,000
Classroom/Office/Laboratory Building 2 [COL 2]	80,000
Student Housing [700 bed]	450,000
Maxwell Street Parking Expansion	80,000
South Quad Parking Structure	180,000
Hull House Museum	36,000
Child Care Facility	16,000
Classroom/Office/Laboratory Building 3 [COL 3]	80,000
Student Services Replacement	180,000
Alumni Center	28,000







# LANDSCAPE TYPOLOGIES

# EAST SIDE

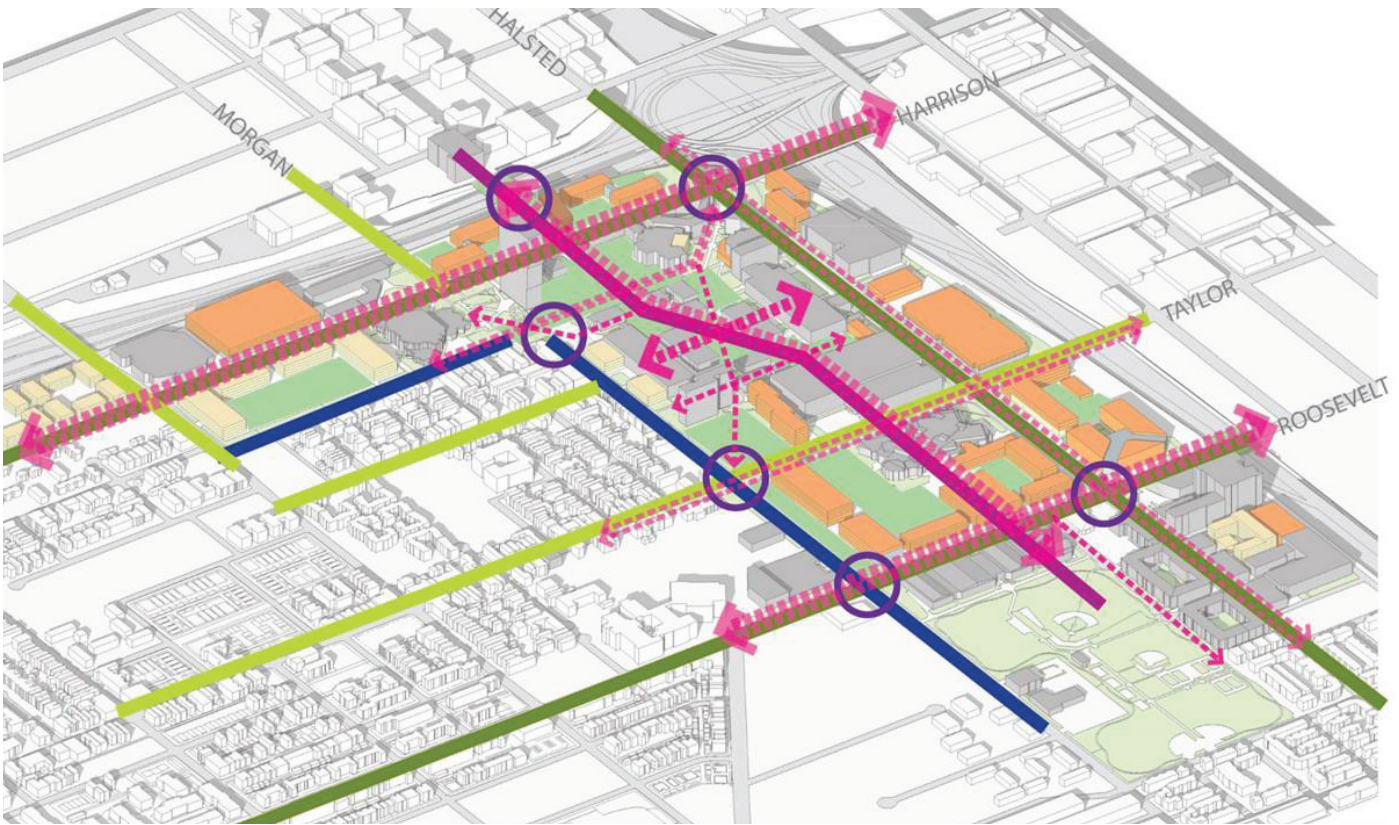
Landscape typologies aid in developing and programming open spaces on the East Side. Unlike the West Side, the East Side has significant existing open spaces, The Grove and The Quad, which with minimum capital, can be transformed into signature open spaces. With the removal of the decommissioned ComEd substation, the University Commons would be an opportunity to transform the landscape between University Hall and the Art and Architecture Building into a central campus landscape.

Streetscapes are important to the transformation of the East Side. Breaking down the streetscapes into “campus”, “neighborhood” and “green boulevard,” the Master Plan reinforces the connections of the campus to the city. Clearly marked and identified gateways are imperative for completing these connections. On the East Side, an existing main pedestrian ‘street’ runs through campus from the north at the CTA station to the south at the Flames Athletic Center. Each new gateway would respond to the condition on the ground: the new CTA station would be a public pedestrian gateway to the campus, whereas the removal of fences at Taylor and Morgan Streets would be a new neighborhood pedestrian gateway.

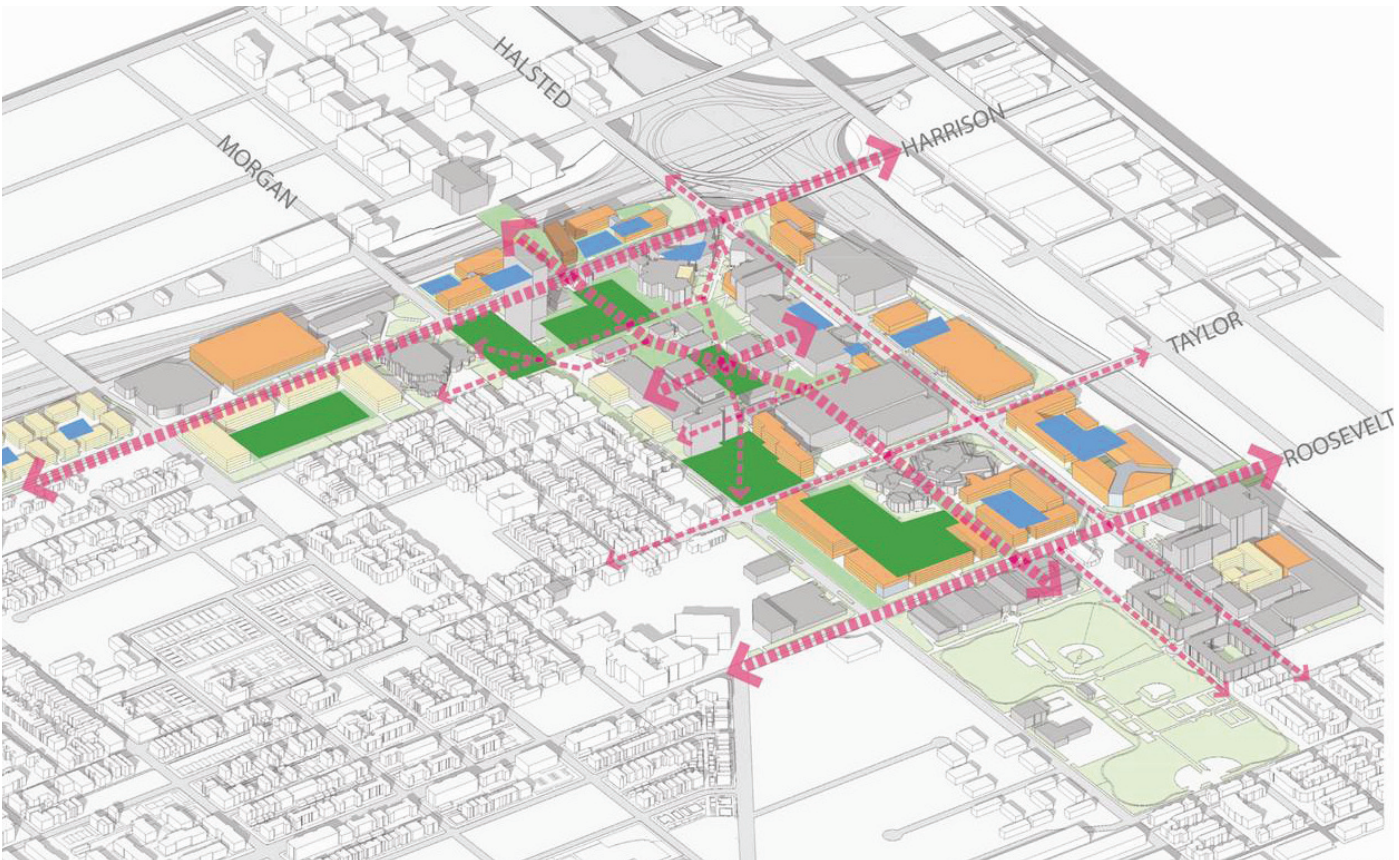
## STRATEGY

On the East Side, the signature open spaces are critical to the first stages of development. Starting with The Quad and The Grove, immediate upgrades and demolition of existing fences and barriers would allow for upgrades in paving, planting and furniture. This would also initiate the framework of open spaces that would define the East Side.

LEGEND:		
EXISTING CAMPUS BUILDINGS	COURTYARD	CAMPUS STREET
NEW BUILDING PROGRAM	SIGNATURE OPEN SPACE	NEIGHBORHOOD STREET
POTENTIAL BUILDING SITES	CONNECTIVE GREENWAYS	GREEN BOULEVARD
PEDESTRIAN ROUTES	GATEWAYS	PEDESTRIAN STREETS



Gateways and Streetscapes



Courtyards, Greenways and Signature Open Spaces

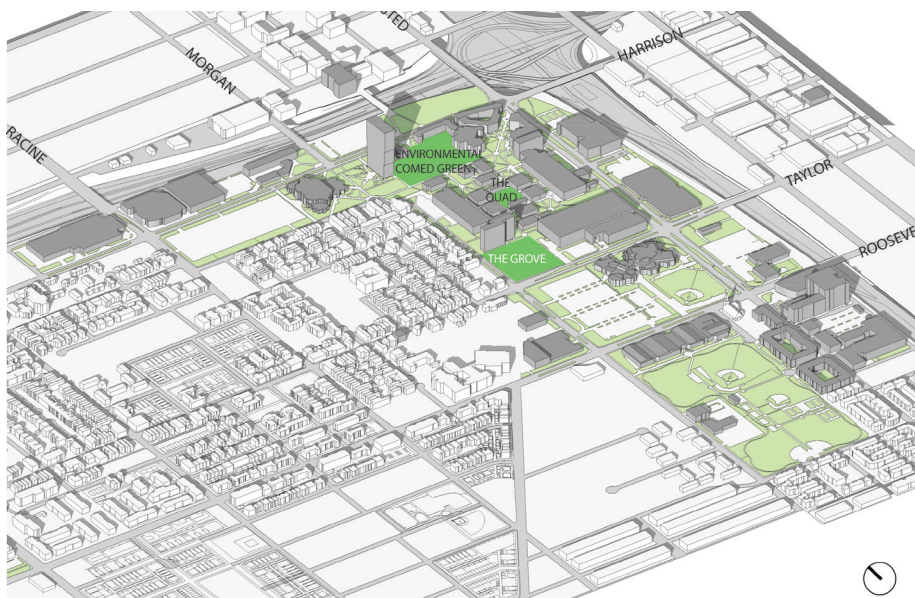


## SEQUENCES

The sequencing of the East Side illustrates a series of developments whose aim is to create a framework for campus growth in the long term while incrementally improving the overall functionality of the campus by taking advantage of in-place adjacencies and programs. As each sequence contains several phases of work, this does not define a linear chronology of activity, but instead suggests the best groupings of building and open space projects to build upon and generate density and activity around existing cores - building from the inside-out.

### STRATEGY

The East Side sequencing begins with key landscape projects capable of creating an immediate impact as the first series of moves. Only in the second sequence are new buildings suggested, by establishing a University Gateway along the Eisenhower Expressway. This is followed with longer term perimeter redevelopment of parking lots including the new South Quad, and finally completed with locating strategic infill buildings closer to the center.



## EAST SIDE

01 By immediately transforming The Quad and The Grove, while also clearing the ComEd site to create an environmental green known as University Commons, the East Side will take on a completely new appearance right in the core of campus. These projects may be instituted without major building capital yet will have a profound impact on the identity and vibrancy of the UIC campus.

Grey = Existing Buildings

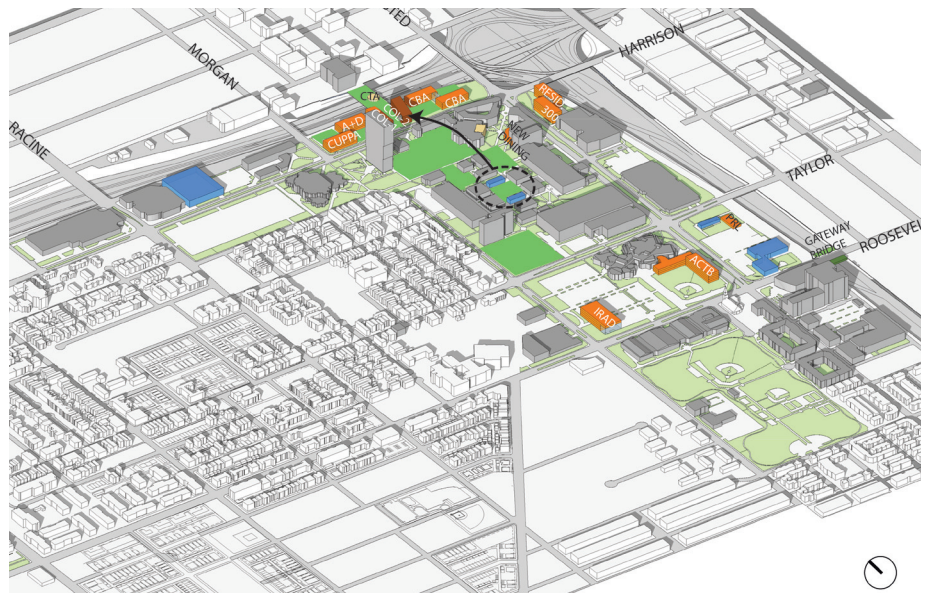
Blue = Future Depositioned Buildings

Orange = Future Space Needs Buildings

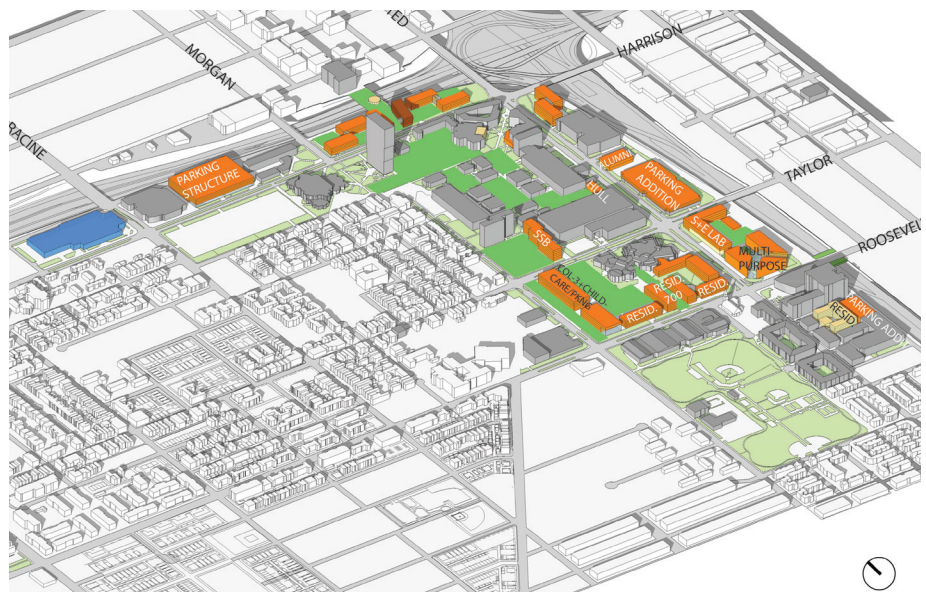
Yellow = Future Building Sites



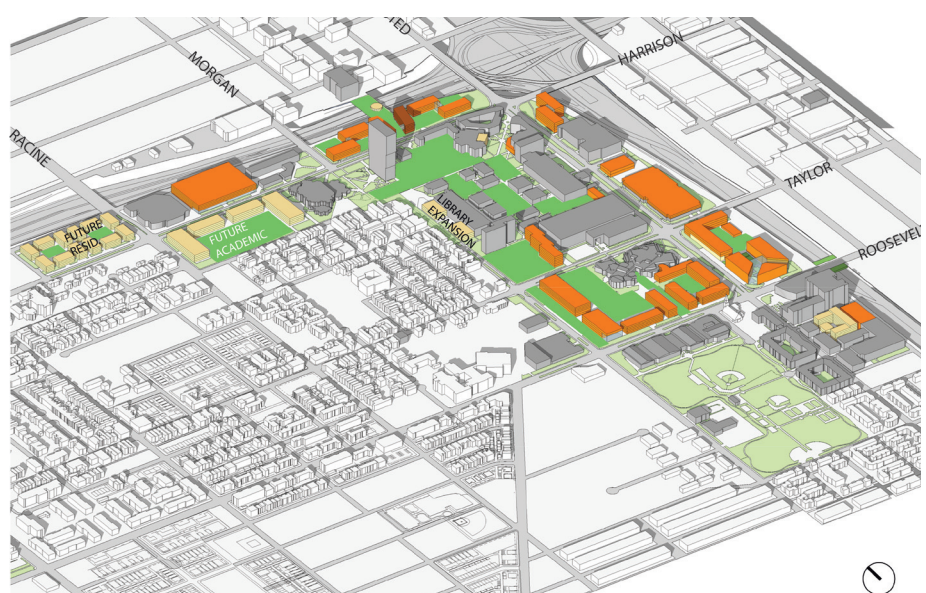
O2 The second sequence creates the first new building district on the East Side. By taking advantage of adjacencies to the CTA Blue Line station and Greektown/West Loop, the University Gateway concentrates classrooms and departmental spaces along the existing path from the train to the campus core. The new district allows easy access for commuters to evening classes and acts as a gateway visible from the expressway. Additional buildings in this early sequence include IRAD and ACTB, both of which are already in the planning stages.



O3 Infill along Halsted Street and the South Quad define the next sequence of campus growth. Aided by the proposed narrowing of Halsted Street and street frontage presence on Roosevelt Road, these districts aid in stitching the South Campus back into the overall framework of the East Side. Once complete, the East Side becomes a continuous and united entity stretching from the Eisenhower Expressway down to 14th Place.



O4 This sequence completes the long-term vision of the East Side by infilling additional buildings and open spaces to complete the campus core. The established network of open spaces and buildings all tie into the existing campus framework, helping to define and enhance the heart of the urban campus while creating green buffers and open space gateways towards the residential neighborhoods.







Final Development - Sequence 04 with open space landscape

EXISTING 2008			EAST SIDE		
7,186,458					
	DISPOSITION		NEW		Campus Total
	Bldg. Name	Gross Sq. Ft.	Bldg. Name	Gross Sq. Ft.	Gross Sq. Ft.
<b>SEQUENCE 1</b>	NONE	0	NONE	0	<b>7,186,458</b>
<b>SEQUENCE 2</b>	Roosevelt Rd Bldg	-122,827	College of Business Admin.	159,500	
	Lecture Center B	-9,727	COL 1	80,000	
	Lecture Center E	-10,185	COL 2	80,000	
	Plant Research Lab	-7,192	New Art & Design Hall	71,000	
	Harrison St. Parking	-377,152	New CUPPA Hall	95,000	
			Student Housing 300	140,000	
			ACTB	142,000	
			New Plant Research Lab	8,000	
			IRAD	123,000	
					<b>7,557,875</b>
<b>SEQUENCE 3</b>	Student Services Bldg	-258,991	Student Services Bldg	180,000	
	Chemical Engineering	-29,779	Hull House Museum	36,000	
	Art & Design Hall	-71,147	COL 3	80,000	
	CUPPA Hall	-82,247	Childcare (COL 3 bldg)	16,000	
			South Quad Parking (COL 3)	180,000	
			Student Housing (700)	450,000	
			Harrison St. Parking	575,000	
			Alumni Center	28,000	
			Halsted Pkng addition	245,000	
			Multi-Purpose Bldg	300,000	
			S & E Lab	150,000	
			Maxwell St. Parking Addition	80,000	<b>9,435,711</b>
<b>SEQUENCE 4</b>	NONE	0	Future expansions	T.B.D.	<b>9,435,711</b>

**NOTE:** The building areas shown above represent GSF based on existing building data and proposed building program. The sequencing as shown is based upon general patterns of development as reflected in the master plan and is not meant to be a phasing timeline.









# WEST SIDE PLAN

## REDEFINING STREETS AND REMAKING THE CORE

The West Side of UIC is typical of many urban medical centers: dense development with few campus open spaces and circulation primarily restricted to the street grid. The Master Plan will reinvigorate these streetscapes while carving out mid-block pedestrian “greenways” and signature open spaces that will connect to existing open spaces. The incremental transition from surface lots to near-exclusive use of structured parking garages frees up currently underutilized land for valuable pedestrian landscape and provides the key missing component on the West Side: open space. Greenways, closed street landscapes, and signature open spaces will compliment the streetscapes and diversify the landscape experiences on campus. Many of these projects have lower capital requirements than new building programs and would provide a significant impact toward making a more beautiful, functional campus environment and they can be implemented in the short term.



# SPACE NEEDS

## CAMPUS MASTER PLAN

# WEST SIDE

The West Side of campus is home to both the University of Illinois Medical Center at Chicago (UIMCC) as well as the academic and research home of the six health sciences colleges. This unique location provides for countless opportunities for research and learning in a dynamic partnership of academia and practice. Fittingly, the future space needs of the West Side seek to capitalize by emphasizing the cross-disciplinary opportunities available in teaching, research and patient care.

### WEST SIDE SPACE NEEDS

Advanced Pharmaceutical Research Pavilion	115,000
Eye & Ear Institute	119,000
Pathology Center	99,000
Ambulatory Care 1	112,000
Roosevelt Road South Parking Structure	230,000
Wood Street Parking Garage Addition	460,000
Power Plant Replacement	175,000
Business Office/AITS	155,000
New Hospital [Hospital Expansion]	465,000
Teaching-Learning-Research Center 1A [TLR-1A]	250,000
Teaching-Learning-Research Center 1B [TLR-1B]	350,000
Intermodal Parking & CTA Station	310,000
Disability, Health, & Social Policy Building Replacement	120,000
Teaching-Learning-Research Center 2 [TLR-2]	190,000
Teaching-Learning-Research Center 3 [TLR-3]	265,000
Ambulatory Care 2	112,000
Student Housing West [600 bed]	300,000
Future Hospital [Hospital Replacement]	1,100,000

## BUILDING LEGEND

1. GRADUATE STUDENT HOUSING (300)
2. DISABILITY, HEALTH, & SOCIAL POLICY REPLACEMENT BUILDING
3. WOOD STREET PARKING ADDITION
4. CLINICAL TOWER
5. FUTURE REPLACEMENT HOSPITAL
- 1A MEDICAL CENTER GATEWAY
6. INTERMODAL STATION
7. NEW POWER PLANT
8. ADVANCED PHARMACEUTICAL RESEARCH BUILDING
9. MIXED-USE MEDICAL OFFICE BLDG
10. BUSINESS - AITS OFFICE BUILDING
11. ACADEMIC ADDITION
12. PAULINA STREET GARAGE ADDITION
13. TEACHING-LEARNING-RESEARCH 1A ACADEMIC HEALTH GATEWAY
14. TEACHING-LEARNING-RESEARCH 1B
15. TEACHING-LEARNING-RESEARCH 2
16. TEACHING-LEARNING-RESEARCH 3
17. EYE & EAR INSTITUTE
18. 13TH STREET PARKING STRUCTURE
19. AMBULATORY CARE 2
20. AMBULATORY CARE 1
21. PATHOLOGY CENTER
22. MEDICAL TECHNOLOGY BUILDING

## OPEN SPACE LEGEND

- A. ARTHINGTON MALL
- B. COLLEGE OF MEDICINE COURTYARD
- C. MEDICAL SCIENCES COURTYARD
- D. RECREATION
- E. HEALTH SCIENCES COMMONS
- F. HEALTH SCIENCES GREENWAY
- G. POWER GROVE
- H. TLR COURTAYRD
- I. SOUTH ROOSEVELT GREENWAY
- J. RECREATION





# ALTERNATE PLAN

## DENSE CORE

During the master planning process, an Alternate Plan for the West Side was developed that contains all new Medical Center development within the existing “superblock” bound by Ashland Avenue, Roosevelt Road, Damen and Polk Streets. This consolidation can bring together the Medical Center and academic functions into a centrally located “dense core” area. By doing so, the West Side will be able to grow into the future without relying on major land procurements from the Illinois Medical District (IMD). This also allows healthcare facilities to remain clustered around the new hospital without requiring patients and caregivers to cross Roosevelt Road, a major traffic thoroughfare. Though varying for the UIMCC Master Plan of 2008, the Alternate Plan maintains all space need requirements while creating an integrated campus overall, enhancing the interdisciplinary opportunities between academic, research and practice. Areas south of Roosevelt Road can be reserved for future back-of-house needs, recreation space, and future medical technology facilities in this plan.

Although there was widespread consensus for infill development north of Roosevelt Road, the preference to establish a presence south of Roosevelt Road is important for maximizing long term flexibility.

# WEST SIDE



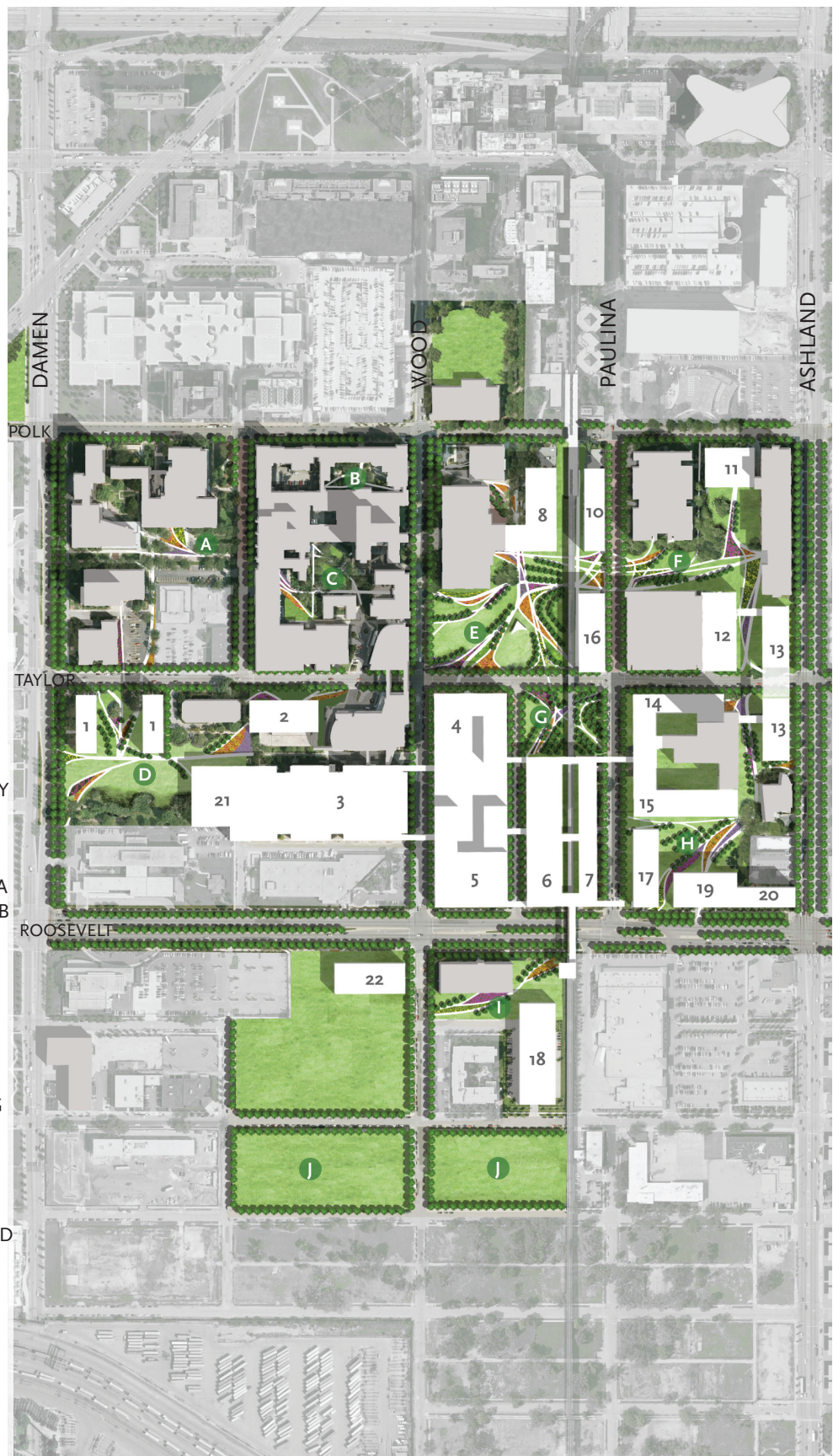
West Side Medical Center Gateway Vision This view west on Roosevelt Road indicates a new “face” or frontage to the Medical Center wholly north of this major arterial city boulevard.

## BUILDING LEGEND

1. GRADUATE STUDENT HOUSING (300)
2. DISABILITY, HEALTH, & SOCIAL POLICY REPLACEMENT BUILDING
3. WOOD STREET PARKING ADDITION
4. NEW HOSPITAL
5. FUTURE HOSPITAL
6. INTERMODAL STATION
7. NEW POWER PLANT
8. ADVANCED PHARMACEUTICAL RESEARCH BUILDING
10. BUSINESS/AITS OFFICE BUILDING
11. GROUND FLR. CHILD CARE FACILITY (W/ ACADEMIC ADDITION ABOVE)
12. PAULINA STREET PARKING ADDITION
13. TEACHING-LEARNING-RESEARCH 1A
14. TEACHING-LEARNING-RESEARCH 1B
15. TEACHING-LEARNING-RESEARCH 2
16. TEACHING-LEARNING-RESEARCH 3
17. EYE & EAR INSTITUTE
18. NEW SOUTH PARKING STRUCTURE
19. AMBULATORY CARE 2
20. AMBULATORY CARE 1
21. PATHOLOGY CENTER
22. MEDICAL TECHNOLOGY BUILDING

## OPEN SPACE LEGEND

- A. ARTHINGTON MALL
- B. COLLEGE OF MEDICINE COURTYARD
- C. MEDICAL SCIENCES COURTYARD
- D. RECREATION
- E. HEALTH SCIENCES COMMONS
- F. HEALTH SCIENCES GREENWAY
- G. POWER GROVE
- H. TLR COURTYARD
- I. SOUTH OF ROOSEVELT GREENWAY
- J. RECREATION





## LANDSCAPE TYPOLOGIES

The Master Plan establishes types of landscapes to aid development and implementation of open spaces. First, the organization of uniform “campus”, “neighborhood”, and “green boulevard” streetscapes will collectively reinforce pedestrian circulation on the West Side of campus. Components of these streetscapes will include expanded plantings, “road diets” to re-emphasize the pedestrian experience and slow down the vehicular traffic, and gateway elements positioned at key pedestrian and vehicular entry points to campus. These streets and gateways will unify campus and help project a distinct UIC identity to vehicular and pedestrian traffic.

Greenways, linear bands of pedestrian walks and vegetation, will traverse surface parking lots and link existing buildings. Identified greenways will guide the removal of perimeter barriers to establish more campus permeability and encourage pedestrian movement through the campus. The interim greenways will frame future building sites and will incrementally expand to become signature open spaces for a side of campus in need of focal landscape. Key to these central landscapes will be the upgrade of worn, existing courtyards that will be refreshed and reconfigured. Reconfiguring existing landscapes and replacing underutilized campus space with new green space will improve the overall campus environment and support campus life.

### STRATEGY

With the overall “strand” concept in mind, interim greenways would begin to enhance the pedestrian experience on the West Side. The strands lay out the framework for future building sites and start the transformation of the campus pedestrian network. An immediate impact would be the upgrade of existing streetscapes to identify UIC and provide for greater pedestrian access within campus and to the surrounding neighborhoods. Connecting these greenways and streetscapes are a series of existing courtyards in need of updating. With simple realignments of pathways and insertions of seating, plantings and new furniture, these spaces can become central to the experience of UIC. As buildings are demolished and new ones built, the signature landscapes can complete the overall green network on the West Side.

## WEST SIDE

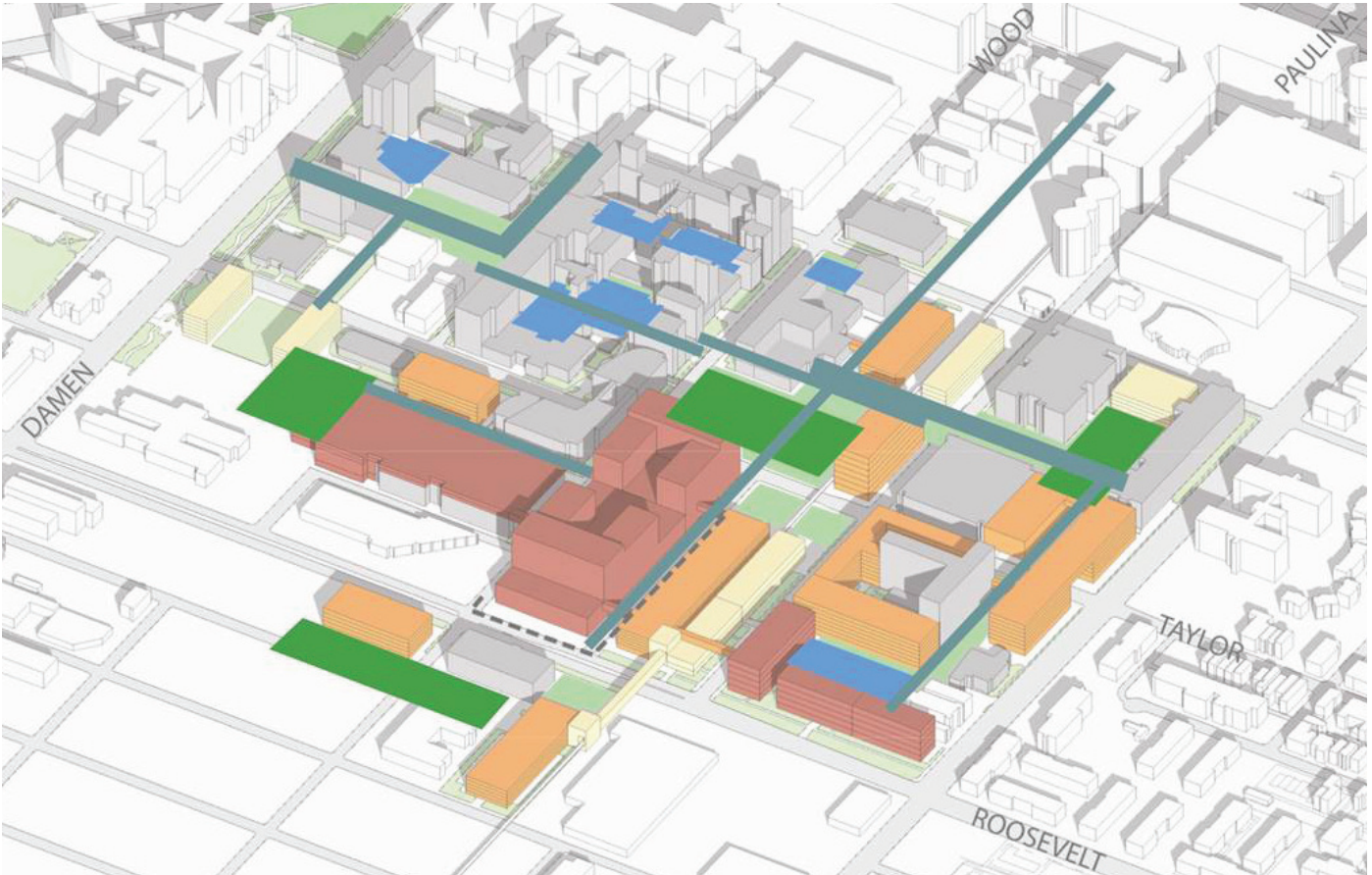
**Strand Concept** - Pedestrian movement across UIC has been defined by an excess of pavement and barriers to restrict people to walkways and off planting beds or lawns. A range of barriers to pedestrian movement exist at the core of the campus from post and chain fences around lawns to 6’ high fences at the edge of campus. Barrier removal would encourage connections throughout campus and to the surrounding neighborhoods. The Master Plan examines existing building entrances and defines new or modified entrances. Pedestrian flow-lines, the connection routes between entrances or across campus, were mapped to determine where to reduce existing pavements and barriers and where to insert new pathways. These flow-lines were edited to produce sinuous ‘strands,’ a hybrid of desire lines and intentionally intersecting walkways choreographed for passage and program placement. This new ‘strand’ approach to open space removes barriers and improves pedestrian movement while providing much needed locations for lingering within UIC.

#### LEGEND:

EXISTING CAMPUS BUILDINGS	COURTYARD
NEW BUILDING PROGRAM	SIGNATURE OPEN SPACE
POTENTIAL BUILDING SITES	CONNECTIVE GREENWAYS
NEW UIMCC PROGRAM	GATEWAYS
CAMPUS STREET	PEDESTRIAN ROUTES
NEIGHBORHOOD STREET	
GREEN BOULEVARD	
PEDESTRIAN STREETS	



Gateways and Streetscapes



Courtyard, Greenways and Signature Open Spaces



## SEQUENCES

The sequencing of buildings and open spaces on the West Side shows the incremental development of the Master Plan. Because of the existing density, all demolition, renovation and construction must follow a framework sequence to assure constant functionality of campus components. Though sequentially ordered, it is not meant to be a chronologically driven element. Each sequence is to be comprised of several discreet construction phases, to be determined as funding, need, and other factors dictate.

### STRATEGY

The West Side sequencing begins with interim landscape projects and land procurement, then proceeds with strategic infill buildings and follows with longer term infill development at campus perimeter of parking lots and excessive building setbacks. This framework includes the completion of the New and Future UIC Hospital, and removal of the existing hospital which will result in a signature campus open space fronting Taylor Street.

## WEST SIDE



01 In accordance with the University of Illinois Medical Center at Chicago (UIMCC) Master Plan, the West Side sequence begins with the location of the Eye and Ear Institute (EEI) and Pathology buildings south of Roosevelt Road. The Pharmacy addition and creation of a pedestrian pathway connecting the campus east-west transform the landscape by tying together existing plazas and pathways into a unified greenway along currently used circulation routes.

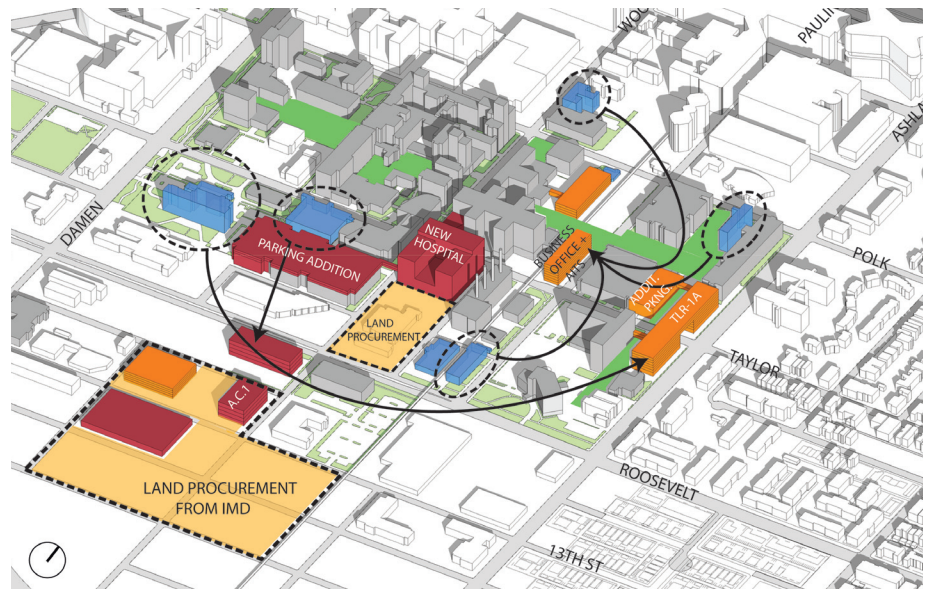
Grey = Existing Buildings

Blue = Future Depositioned Buildings

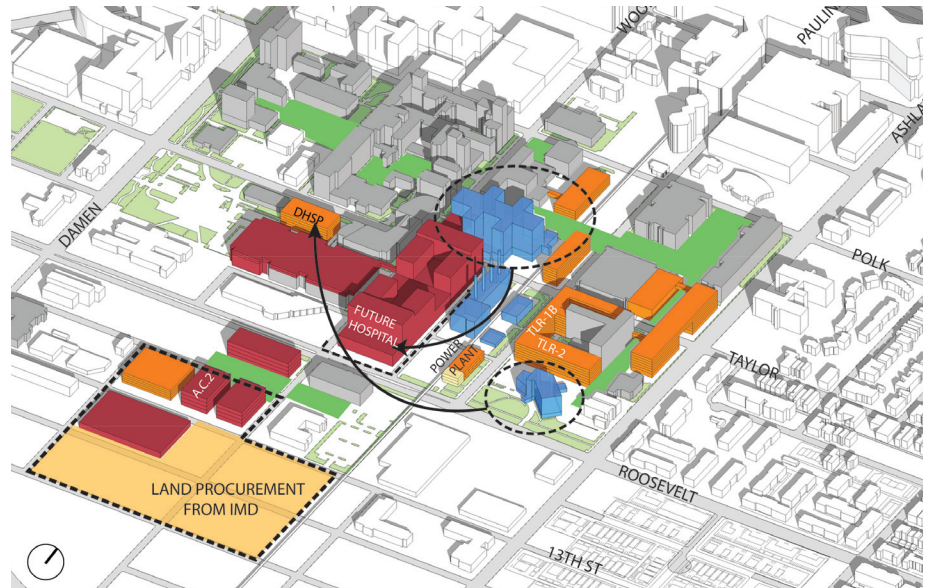
Orange = Future Space Needs Buildings

Yellow = Future Building Sites

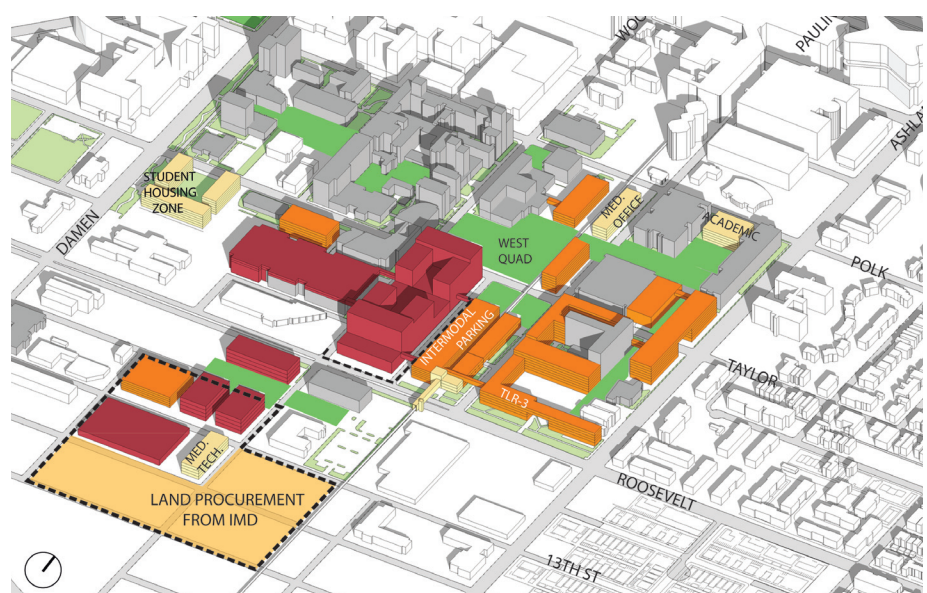
O2 As new construction takes shape, outdated buildings can be demolished as they are replaced. This will create opportunities for new interactions and adjacencies. As the Medical Center begins to take shape along Roosevelt Road, the first Teaching-Learning-Research Center (TLR) creates an Academic Health Gateway at Ashland and Taylor.



O3 Completion of the future hospital and TLR cluster anchor the West Side, while the south of Roosevelt Road elements of the UIMCC take shape. Land procurement from the Illinois Medical District (IMD) will be required to realize this approach.



O4 As the Hospital and TLR buildings become complete, the core of the West Side becomes available for a major open space which ties into the greenway and new train station (per CTA plans) with intermodal parking. This “west quad” will be known as the Health Sciences Commons.







Final Development - the completed buildout of the West Side of campus with open space landscape

EXISTING 2008			WEST SIDE		
7,505,565					
	DISPOSITION		NEW		Campus Total
	Bldg. Name	Gross Sq. Ft.	Bldg. Name	Gross Sq. Ft.	Gross Sq. Ft.
<b>SEQUENCE 1</b>	SPH-East (demolished 2009)	-21,734	Eye & Ear Institute (EEI)	119,000	<b>8,128,831</b>
			Pathology	99,000	
			South Roosevelt Road Parking	312,000	
			Adv. Pharmacy Addition	115,000	
<b>SEQUENCE 2</b>	Easter Seal Bldg	-19,536	New Hospital	465,000	<b>9,222,300</b>
	EEI	-166,221	Wood St. Parking Addition	460,000	
	Paulina St. Bldg	-44,225	Ambulatory Care 1	112,000	
	CMS Police/Laundry	-30,587	Paulina Street Parking Addition	(addit. if req.)	
	Marshfield Ave. Bldg	-96,087	Business/AITS Office	155,000	
	Human Resources	-53,740	TLR-1A	250,000	
	Applied Health Sciences	-109,026	New Power Plant	175,000	
	On the Mall	-4,109			
<b>SEQUENCE 3</b>	Power Plant	-175,000	Ambulatory Care 2	112,000	<b>10,056,037</b>
	Hazardous Materials	-1,457	TLR-1B	350,000	
	Environmental Safety	-6,640	TLR-2	190,000	
	DHSP	-183,750	DHSP replacement	120,000	
	Existing Hospital	-671,416	Future Hospital	1,100,000	
<b>SEQUENCE 4</b>	SPH-West	-97,586	TLR-3	265,000	<b>10,533,451</b>
			Intermodal parking structure	310,000	
			Mixed-use office building	t.b.d.	
			Student Housing (600)	t.b.d.	
			Intermodal transit station	t.b.d.	

**NOTE:** The building areas shown above represent GSF based on existing building data and proposed building program. The sequencing as shown is based upon general patterns of development as reflected in the master plan and is not meant to be a phasing timeline.

## SEQUENCES

## WEST SIDE ALTERNATE

By incorporating the University of Illinois Medical Center of Chicago (UIMCC) Master Plan, extensive land procurement from the Illinois Medical District (IMD) south of Roosevelt Road will be required for UIMCC new construction. As a major city-wide thoroughfare, Roosevelt Road is a large multi-lane street which would form a physical divide through the campus. The Alternate West Side Plan details a method by which a vast majority of buildings can remain north of Roosevelt Road while fulfilling all programmatic and adjacency requirements of the Master Plan without compromising open space, identity or functionality.

### STRATEGY

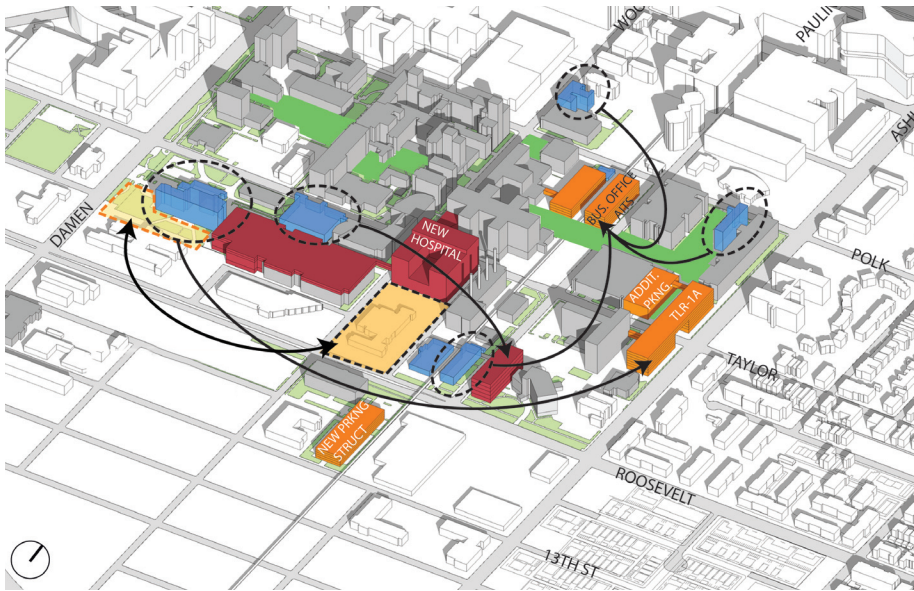
By concentrating density on sites north of Roosevelt Road and incorporating taller buildings still in-line with existing building heights, the Alternate Plan sequence allows for the incremental development of the West Side within a smaller, more contained footprint. This would require UIMCC approval of alternate sites for specific buildings, though it maintains the location of the new and future hospitals.

01 The Alternate West Side incorporates EEI on available space north of Roosevelt Road, and Pathology on the ground and basement levels of an expansion to the Wood Street Parking Structure. Additions to Pharmacy and creation of the connective greenway can be implemented concurrently.

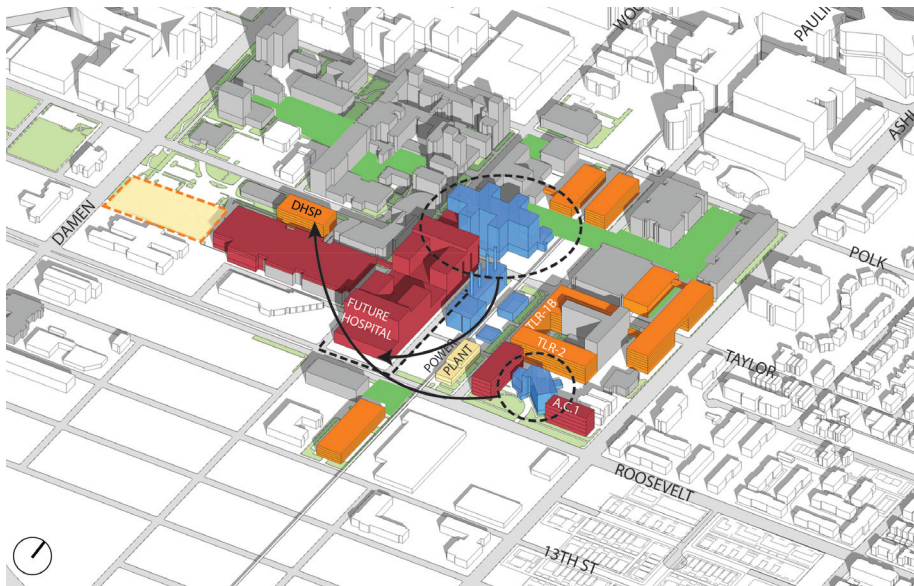
EEI offers an immediate identity for the Medical Center along Roosevelt Road, and can be realized adjacent to a future parking structure, a half block removed from the CTA tracks, and doesn't require demolition of an existing building to complete.



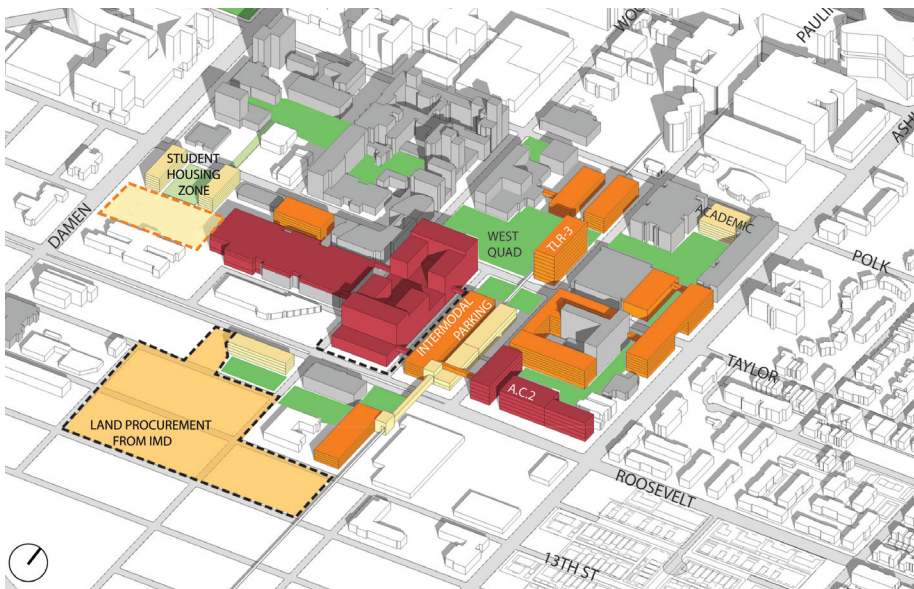




O2 As new facilities replace old, demolition can proceed to establish new building configurations which foster greater interdisciplinary learning and research. TLR-1A forms the Academic Health Gateway to the east at Ashland Avenue and Taylor Street.



O3 With the future hospital and Ambulatory Care 1, the UIMCC has a clear and prominent address along the entire length of Roosevelt Road from Ashland Avenue to Wood Street. This maintains all functions in a closely knit cluster, and allows for easy interaction with the TLR buildings along Taylor and Paulina Streets.



O4 As the UIMCC and TLR programs are built out in two adjacent clusters, both are anchored on the West Side to a new West Side quad known as Health Sciences Commons. In concert with the new CTA station and intermodal parking, the West Side has a strong perimeter identity along Roosevelt Road as the Medical Sciences Gateway without having the effects of disbursing too many functions south.



