CHICAGO PLAN COMMISSION
Department of Planning and Development

Cancer Center

5654 S Drexel Avenue (5th Ward)

University of Chicago / University of Chicago Medical Center

03/16/2023

Community Area Snap Shot

General Population Characteristics, 2020

	Hyde Park	City of Chicago	CMAP Region
Total Population	29,456	2,746,388	8,577,735
Total Households	14,818	1,142,725	3,266,741
Average Household Size	1.8	2.4	2.6
Percent Population Change, 2010-20	14.7	1.9	1.7
Percent Population Change, 2000-20	-1.6	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

Race and Ethnicity, 2016-2020

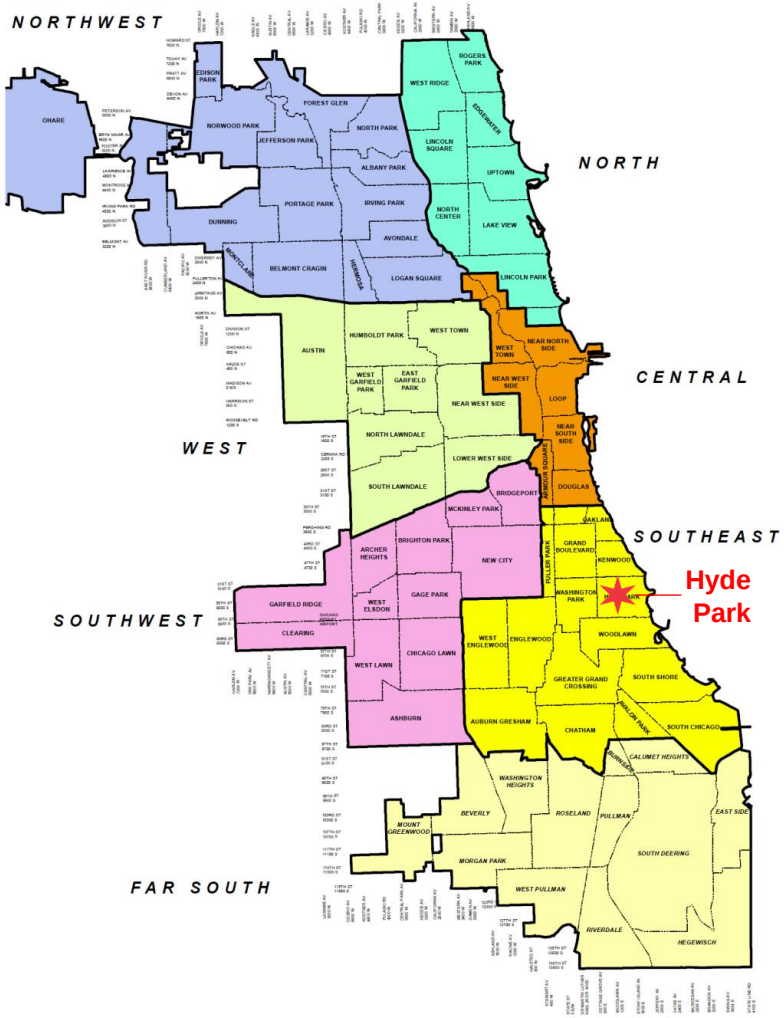
	Hyde Park		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	13,019	47.0	900,055	33.3	4,276,699	50.6
Hispanic or Latino (of Any Race)	2,083	7.5	772,791	28.6	1,952,731	23.1
Black (Non-Hispanic)	6,773	24.4	776,470	28.8	1,391,837	16.5
Asian (Non-Hispanic)	3,946	14.2	182,251	6.8	620,988	7.3
Other/Multiple Races (Non-Hispanic)	1,901	6.9	67,780	2.5	209,283	2.5

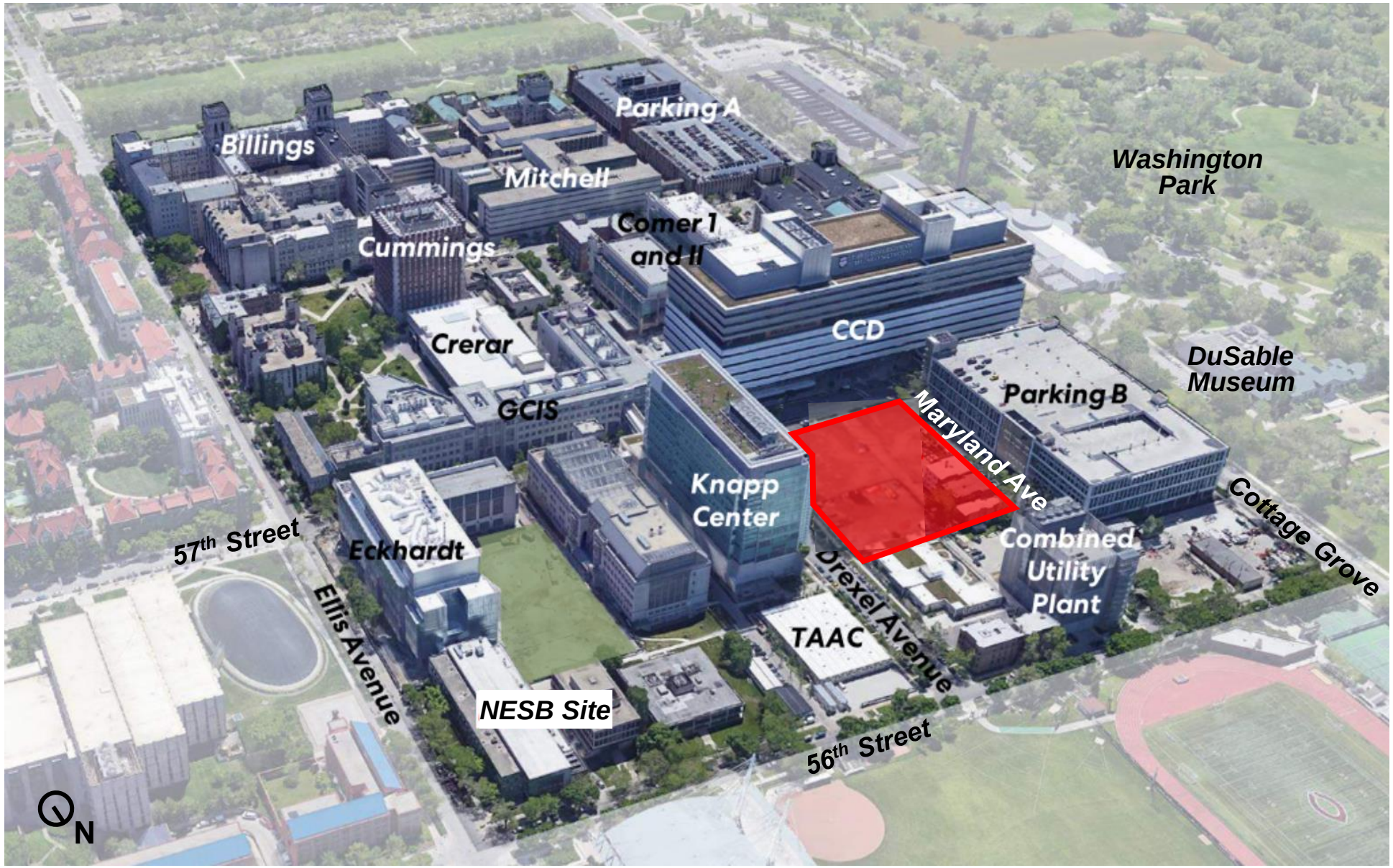
Source: 2016-2020 American Community Survey five-year estimates. Universe: Total population

Age Cohorts, 2016-2020

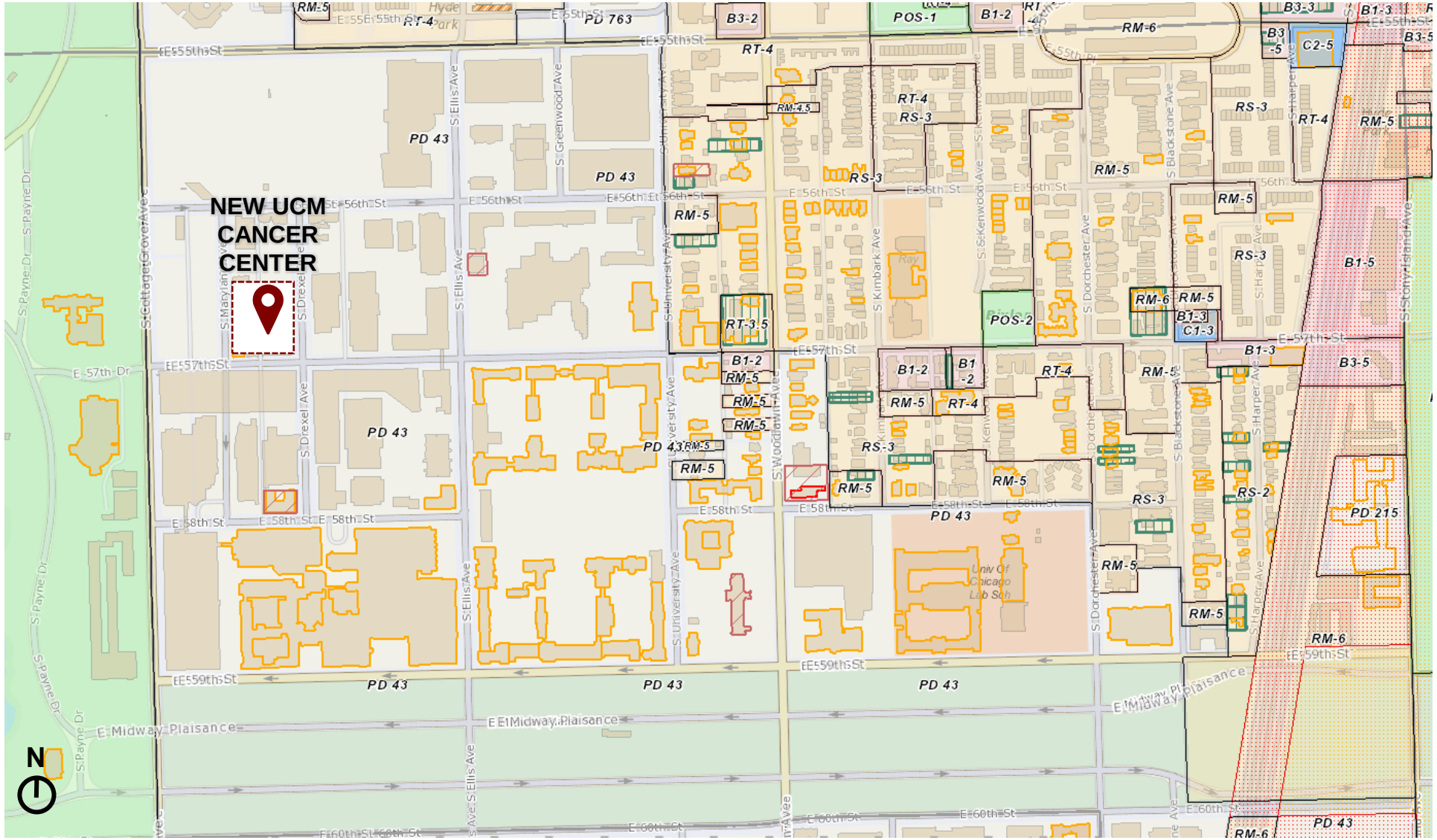
	Hyde Park		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	809	2.9	165,844	6.1	508,895	6.0
5 to 19	4,026	14.5	451,994	16.7	1,624,354	19.2
20 to 34	11,128	40.1	741,583	27.5	1,781,246	21.1
35 to 49	3,761	13.6	541,728	20.1	1,688,609	20.0
50 to 64	3,705	13.4	456,024	16.9	1,625,883	19.2
65 to 74	2,458	8.9	198,316	7.3	713,897	8.4
75 to 84	1,187	4.3	99,423	3.7	348,205	4.1
85 and Over	648	2.3	44,435	1.6	160,449	1.9
Median Age	30.5		34.8		37.7	

Source: 2016-2020 American Community Survey five-year estimates. Universe: Total population

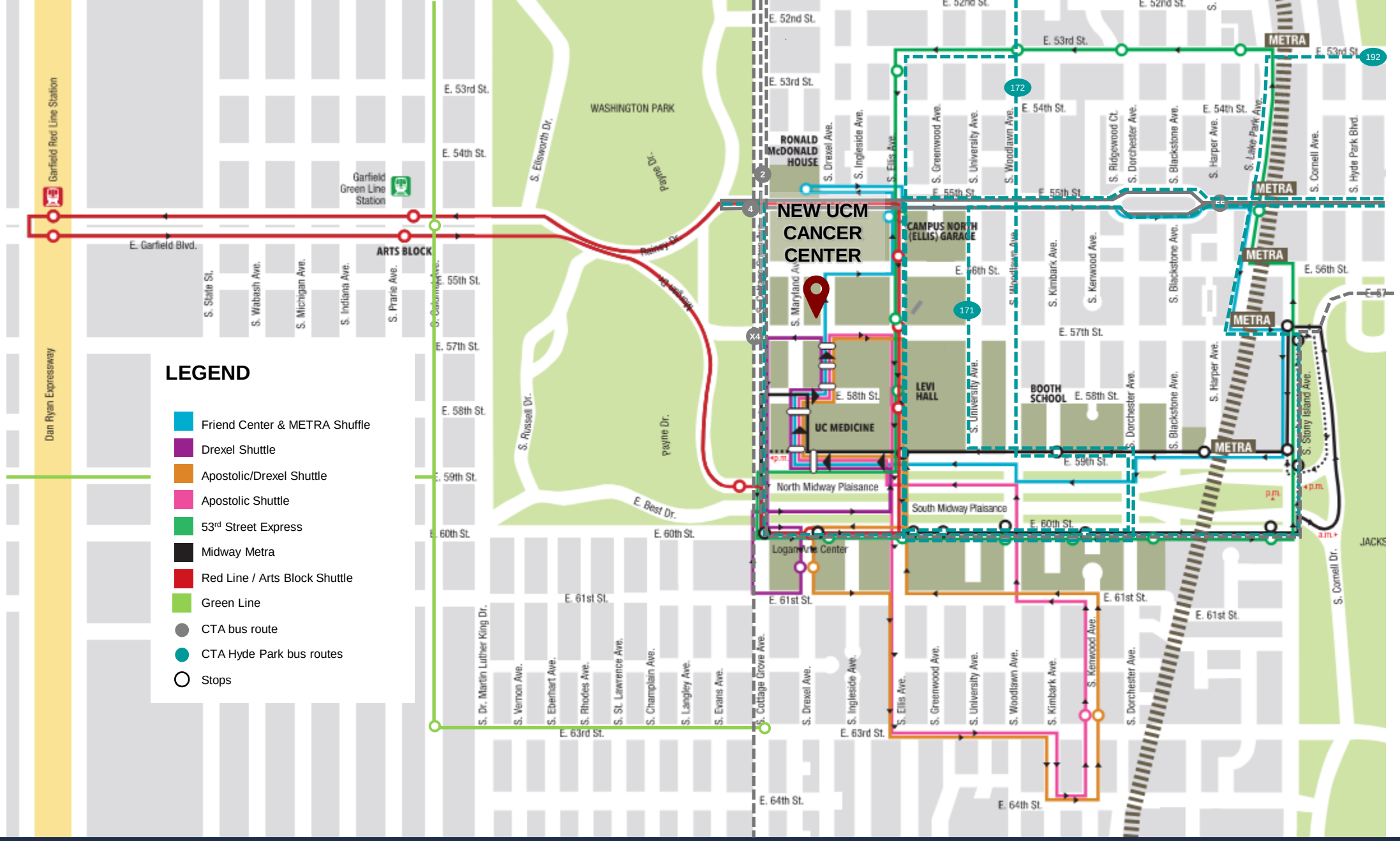




SITE CONTEXT PLAN

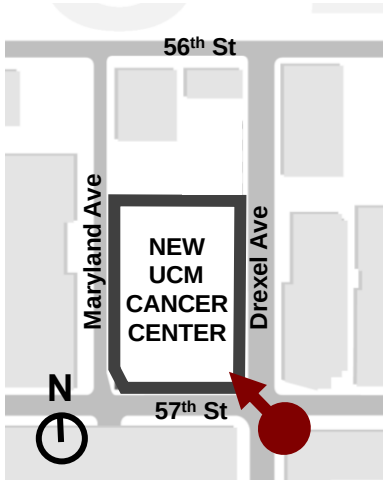


LAND USE CONTEXT PLAN



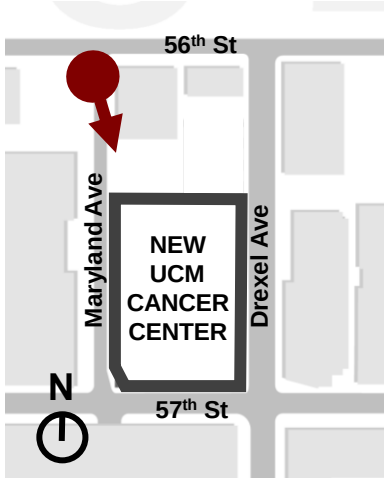
LAND USE CONTEXT PLAN – PUBLIC TRANSPORTATION

57th St & Drexel Ave



AERIAL VIEW FROM SOUTHEAST DIRECTION

56th St & Maryland Ave



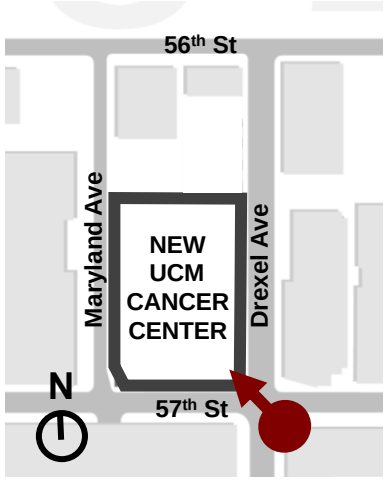
AERIAL VIEW FROM NORTHWEST DIRECTION

Pedestrian Context

Rendering of Proposed Street Context

Existing View

57th St & Drexel Ave

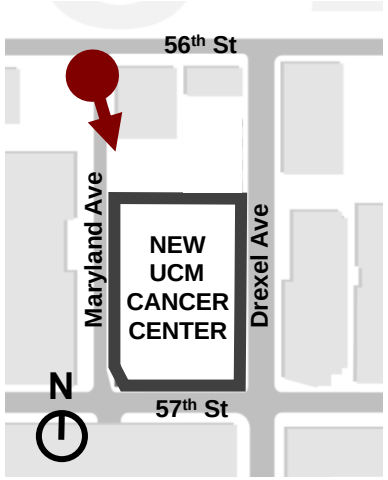


Pedestrian Context

Rendering of Proposed Street Context

Existing View

57th St & Drexel Ave

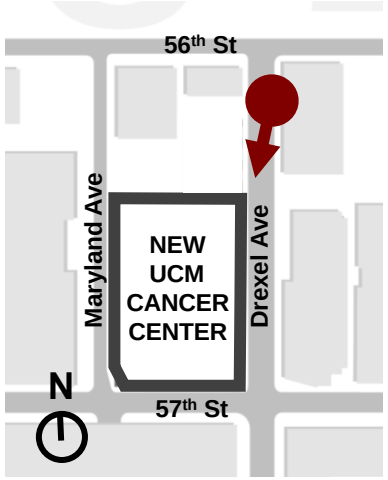


Pedestrian Context

Rendering of Proposed Street Context

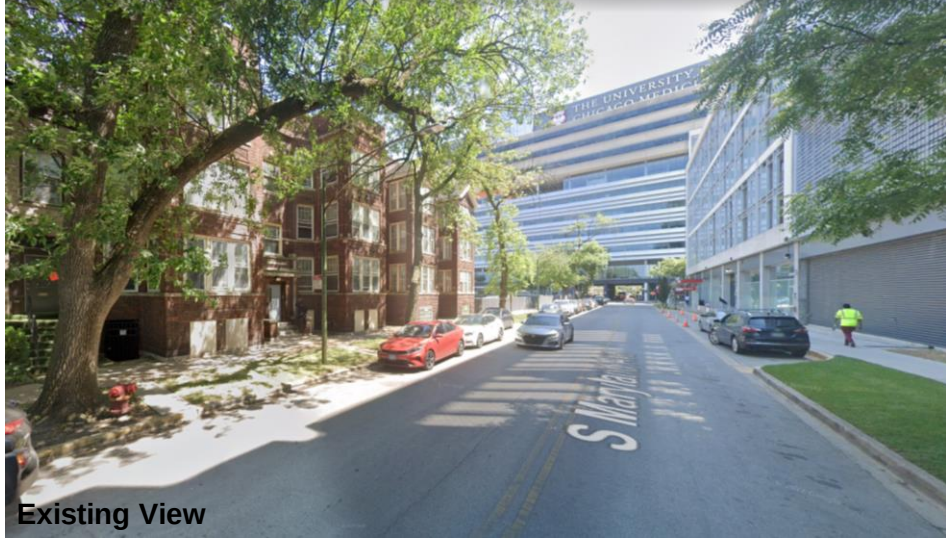
Existing View

56th St & Drexel Ave



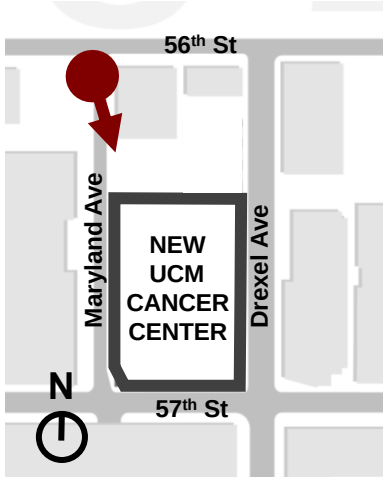
Pedestrian Context

Rendering of Proposed Street Context



Existing View

56th St & Maryland Ave

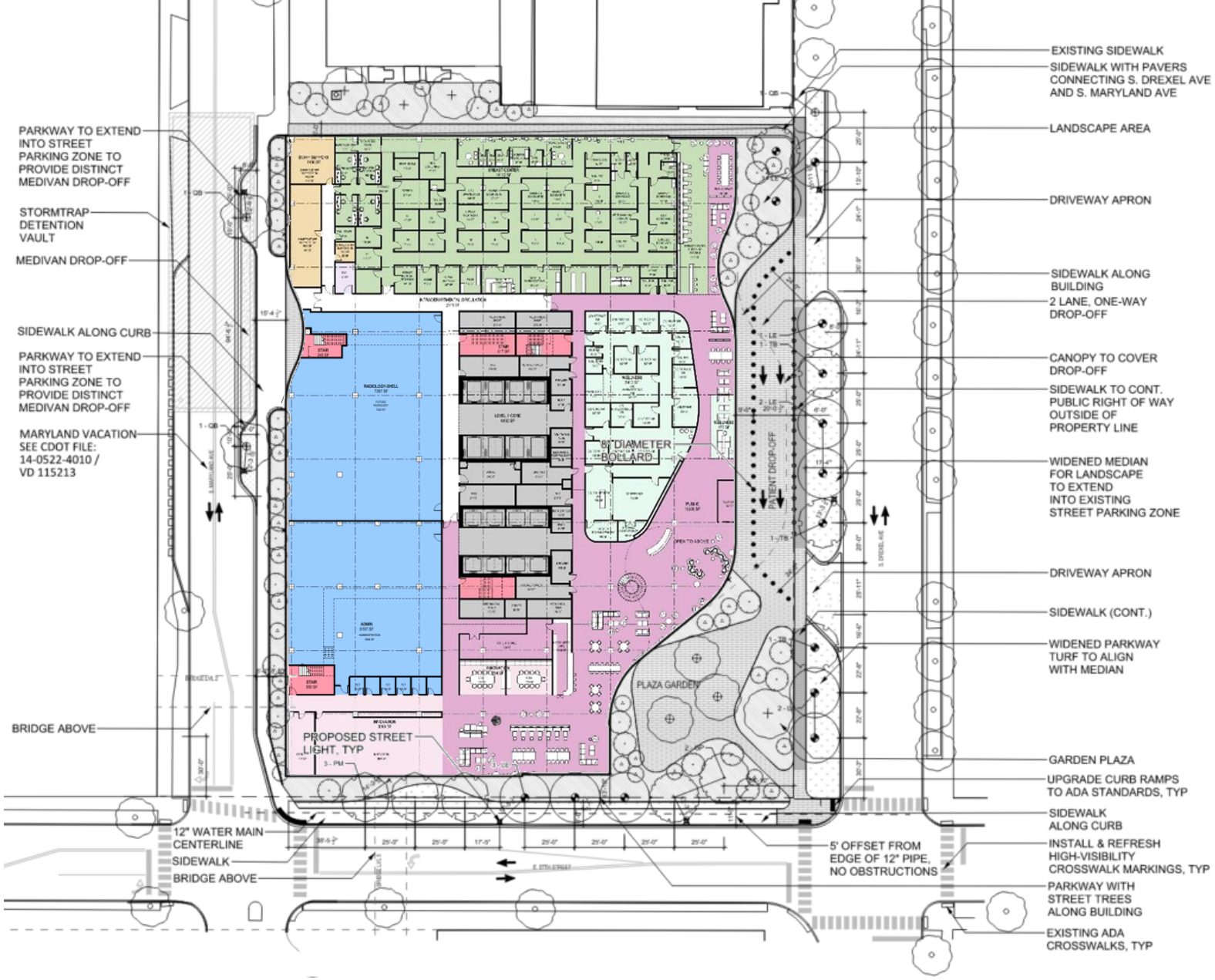


DETAIL OF SOUTHEST ENTRY AND COLLABORATION SPACES

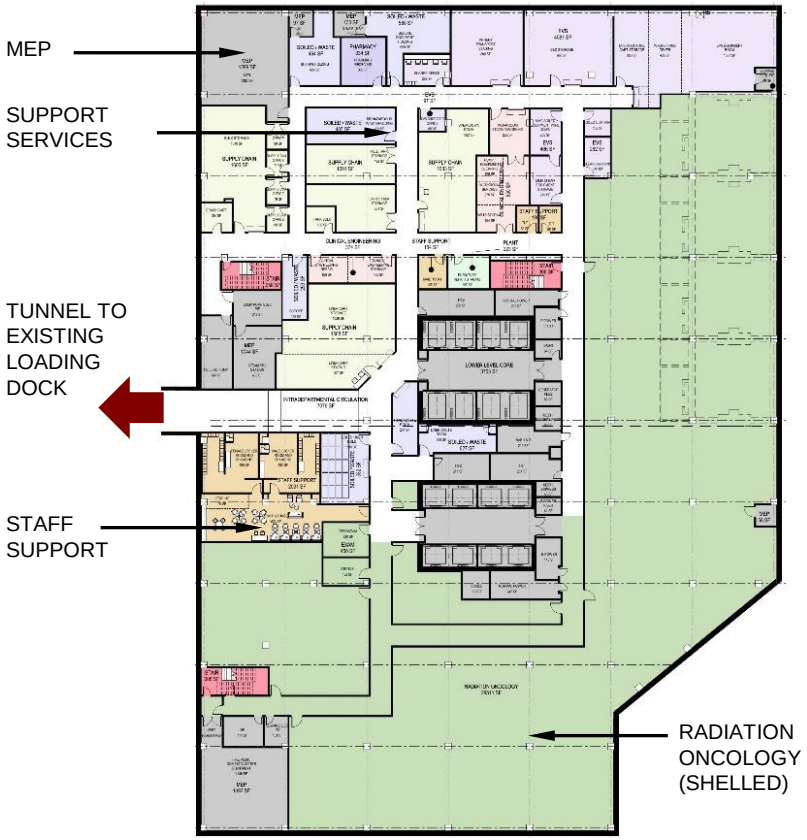
DETAIL OF MAIN DROP OFF CANOPY

Project Timeline + Community Outreach

- Date of PD Filing: December 21, 2022
- Dates of Community Meetings
  - 5th Ward Meeting March 24, 2022
  - South Side Poll April 22 - 28, 2022
  - Community Survey July 11 - October 21
  - Community Webcast August 1, 2022
  - Town Halls (Zoom) July 27, 2023 & August 30, 2023
  - Community Advisory Council Quarterly Meeting
  - Faith Leaders Breakfast August 13, 2023
  - 5th Ward Meeting January 24, 2023
- Project Changes Based on Feedback
  - Create an open and inviting ground floor space that is accessible to the community.
  - Increased space for patient education with a resource library and teaching kitchen.
  - Dedicated space for patient wellness and screening services.
  - Support programs for patients during treatment as well as survivorship programs.
  - Ensuring for patient privacy and safety.
  - Ample space to accommodate patient families.
  - Furniture designed for patients of size with arm rests to support access.



SITE + GROUND FLOOR PLAN



N

Lower Level

N

Level 1

TYPICAL FLOOR PLANS

N

Level 2

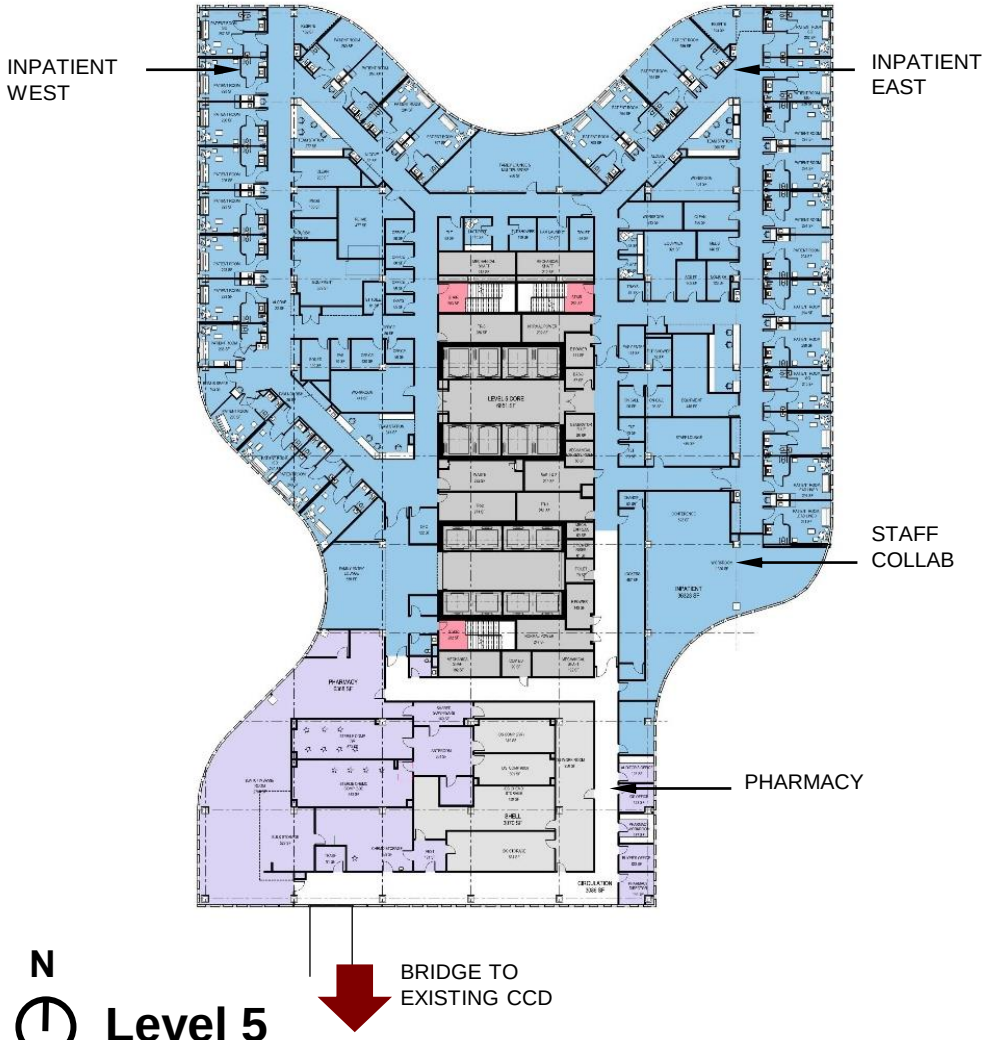
N

Level 3

TYPICAL FLOOR PLANS

N

Level 4

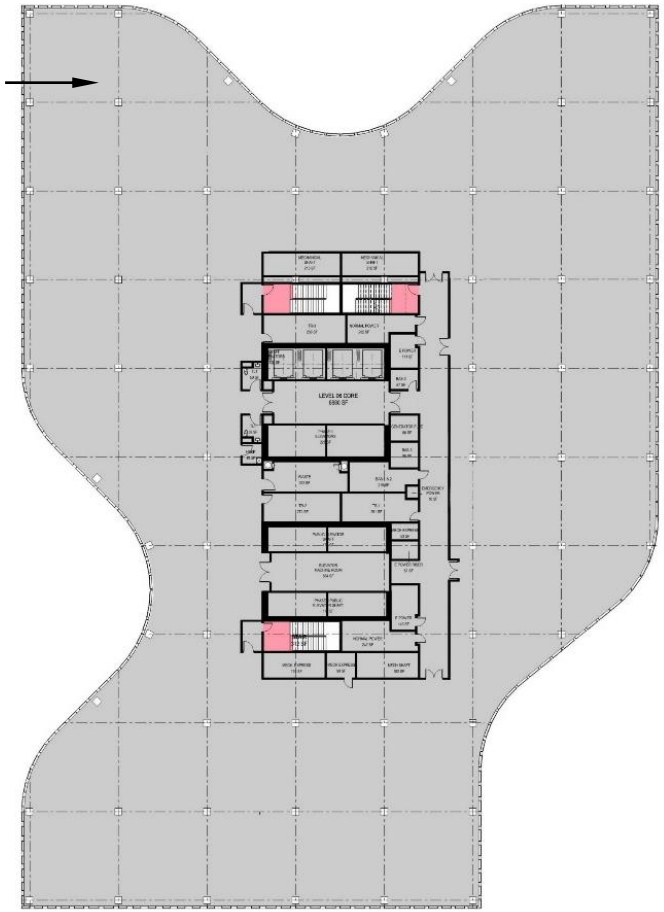


N

Level 5

TYPICAL FLOOR PLANS

SHELL SPACE



N

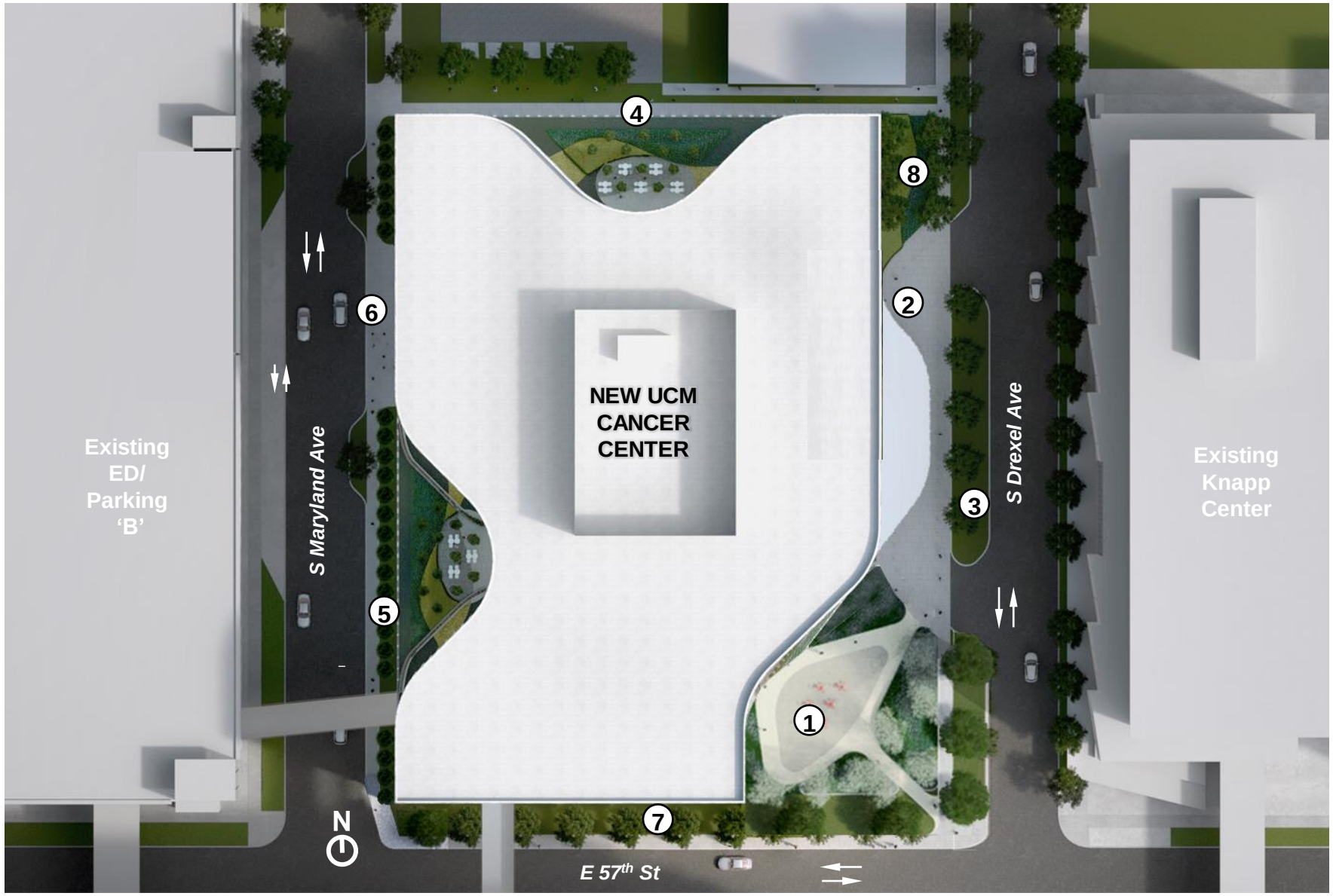
Level 6-7

MECHANICAL

N

Level 8 - Penthouse

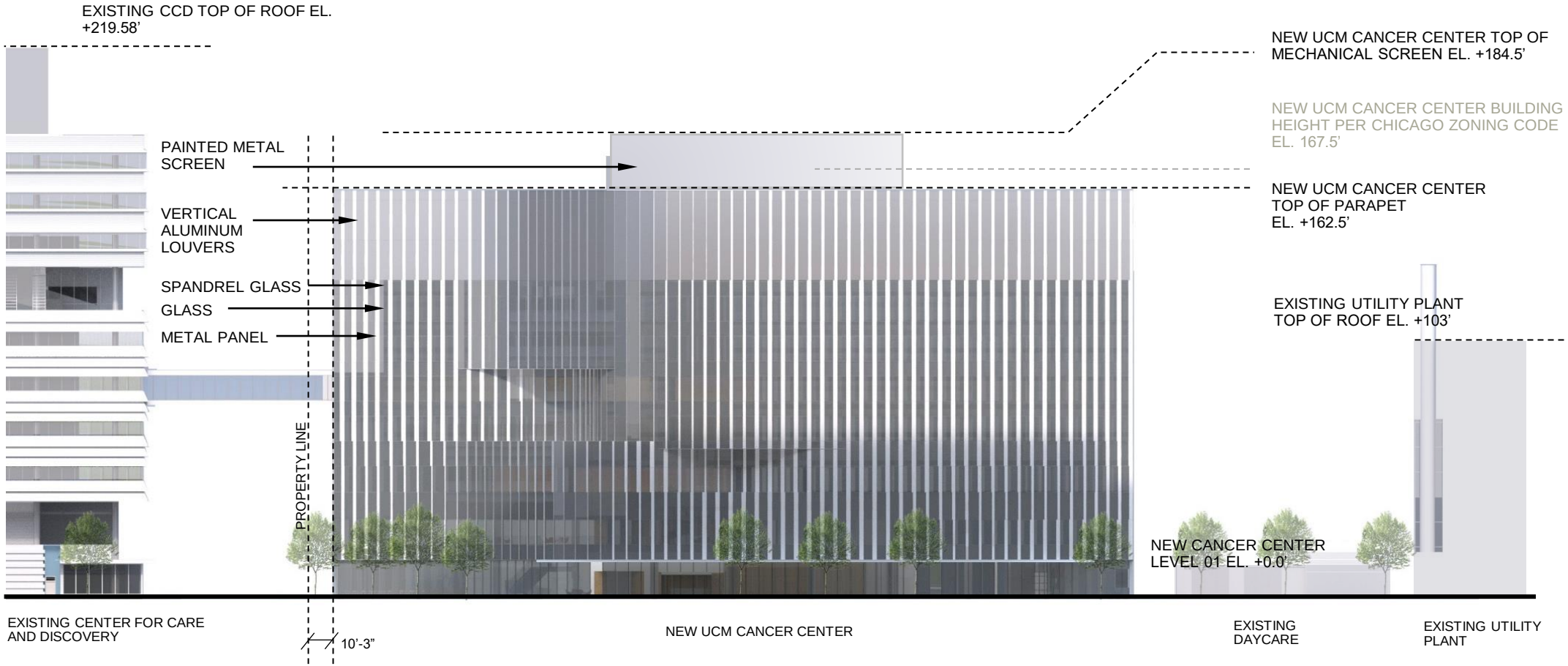
TYPICAL FLOOR PLANS



LEGEND

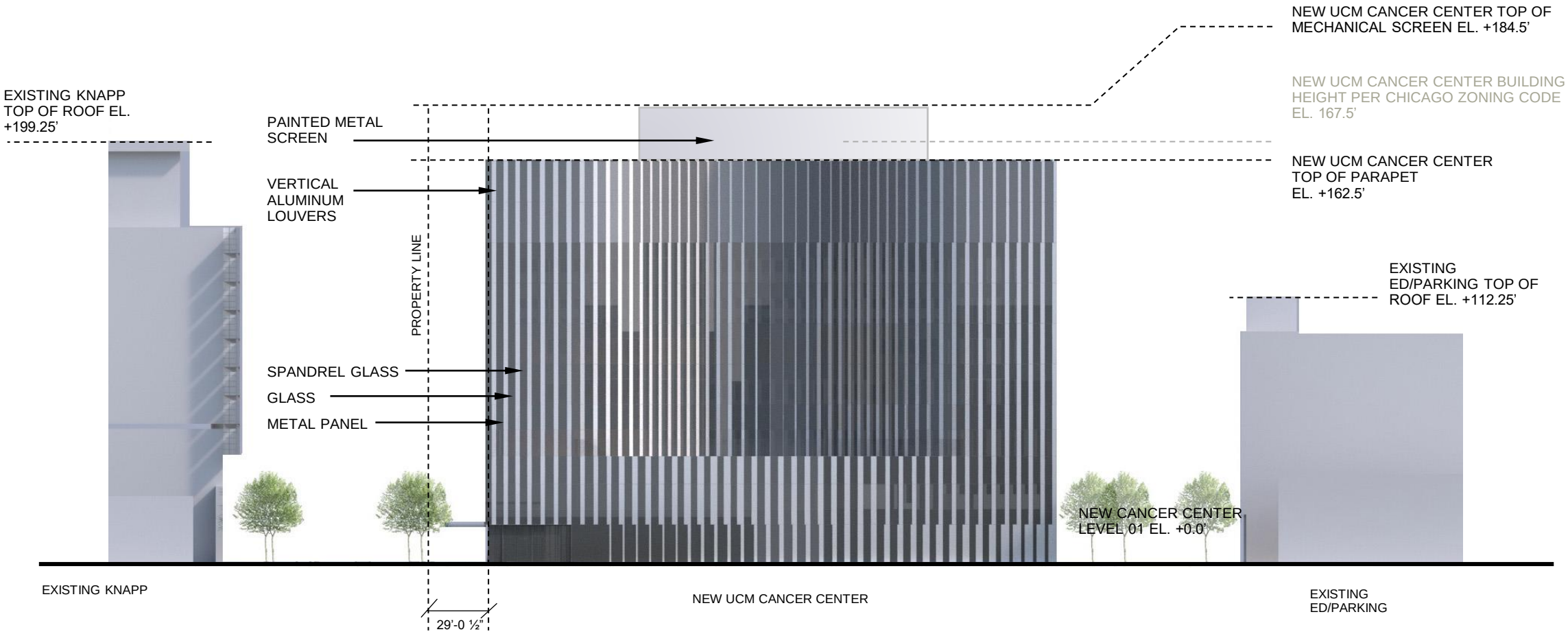
1. GARDEN PLAZA
2. MAIN ENTRY DROP-OFF
3. S DREXEL AVE STREETSCAPE
4. NORTH CONNECTION PATH & GROVE
5. S MARYLAND AVE STREETSCAPE
6. MEDIVAN DROP-OFF
7. E 57TH ST STREETSCAPE
8. BUILDING PLANTERS

ROOF PLAN



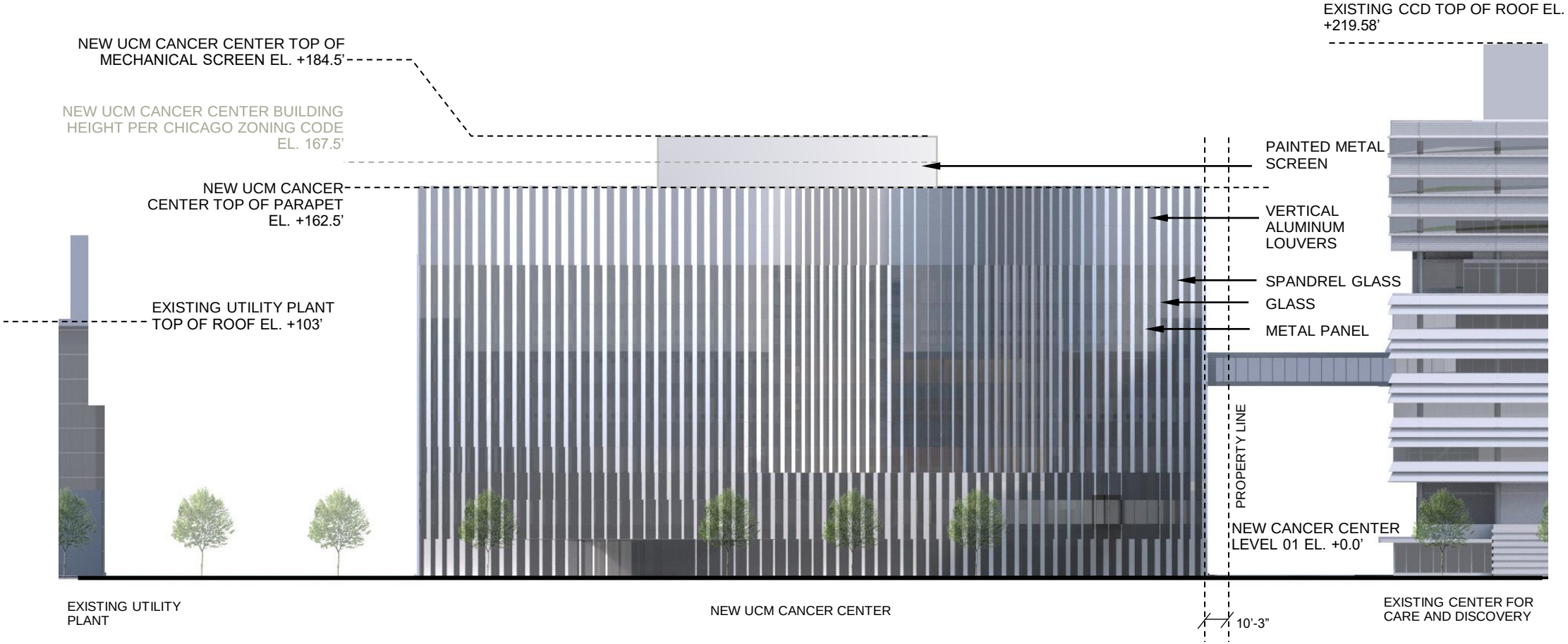
East Elevation

BUILDING ELEVATIONS



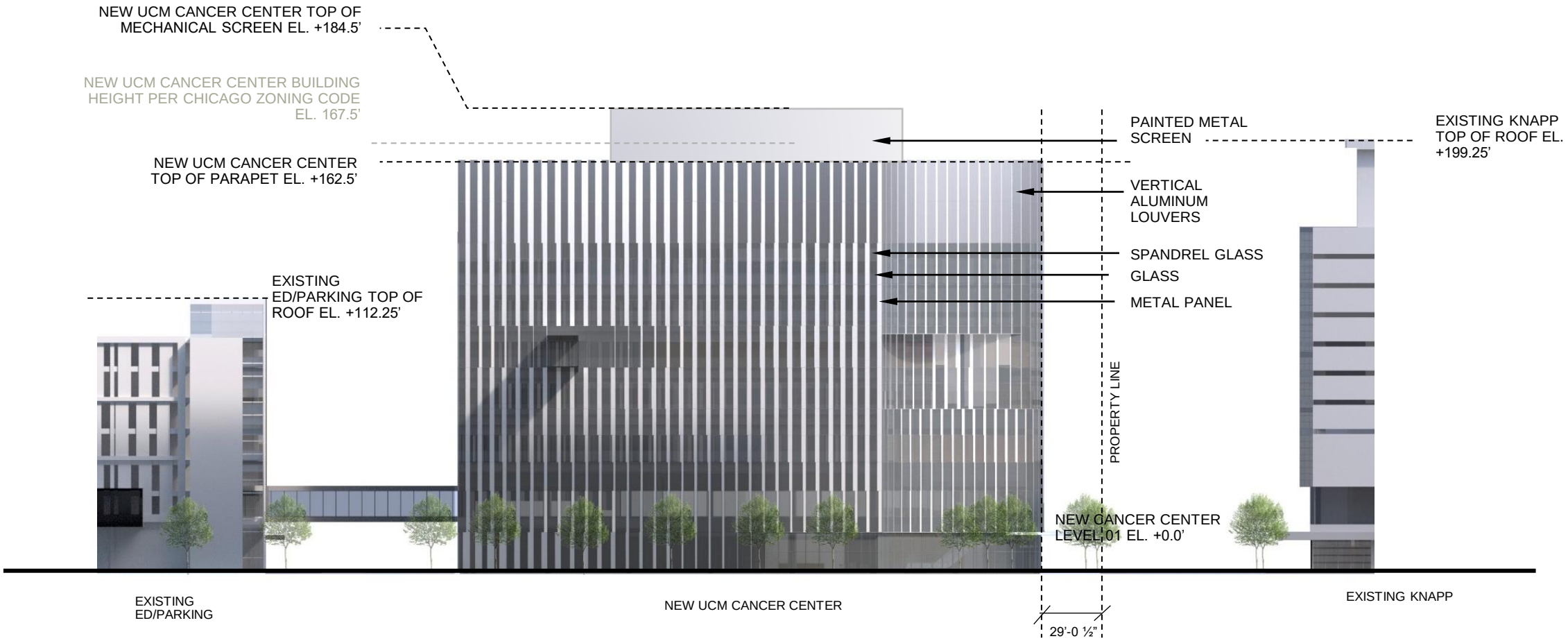
North Elevation

BUILDING ELEVATIONS



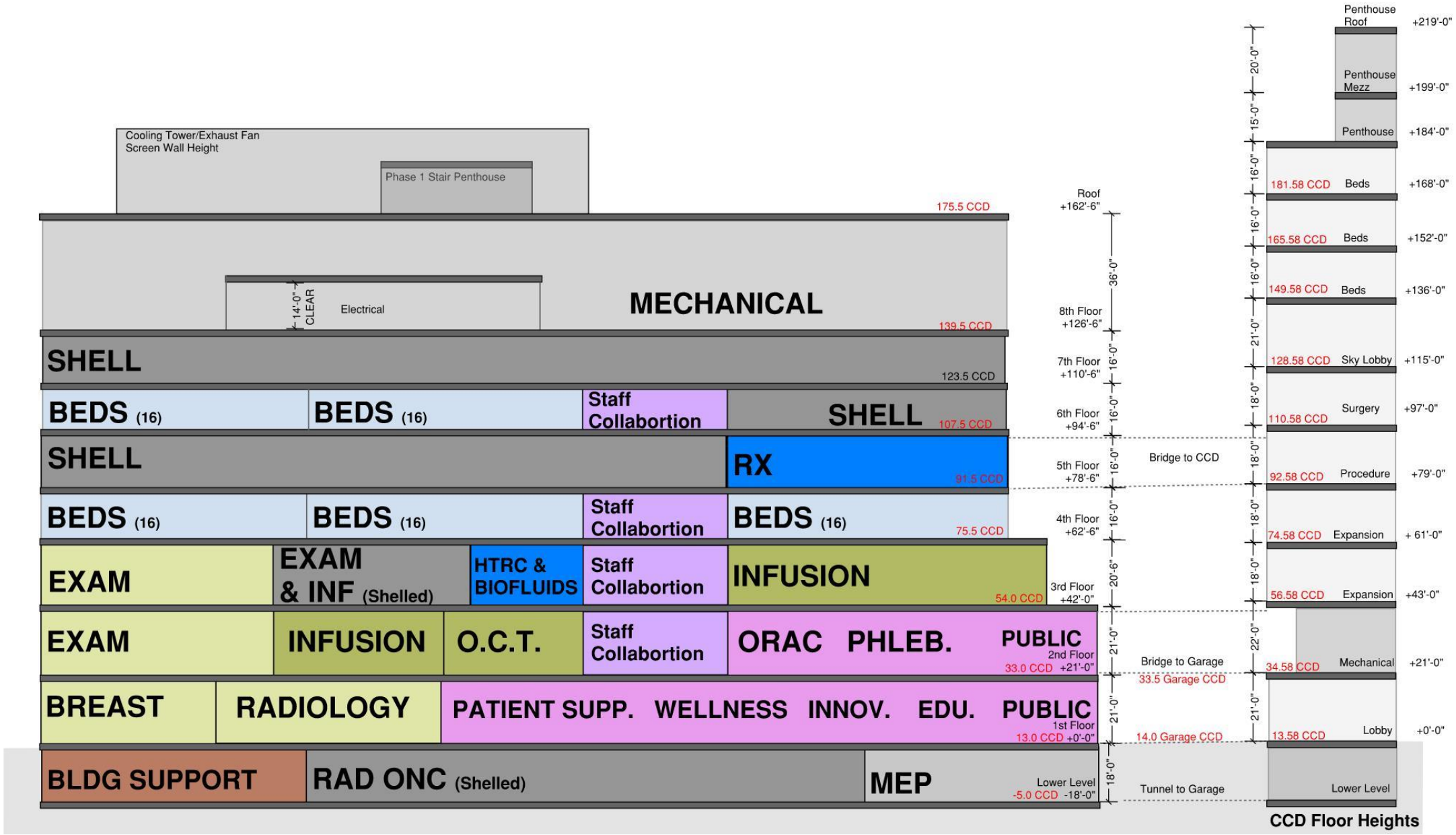
West Elevation

BUILDING ELEVATIONS

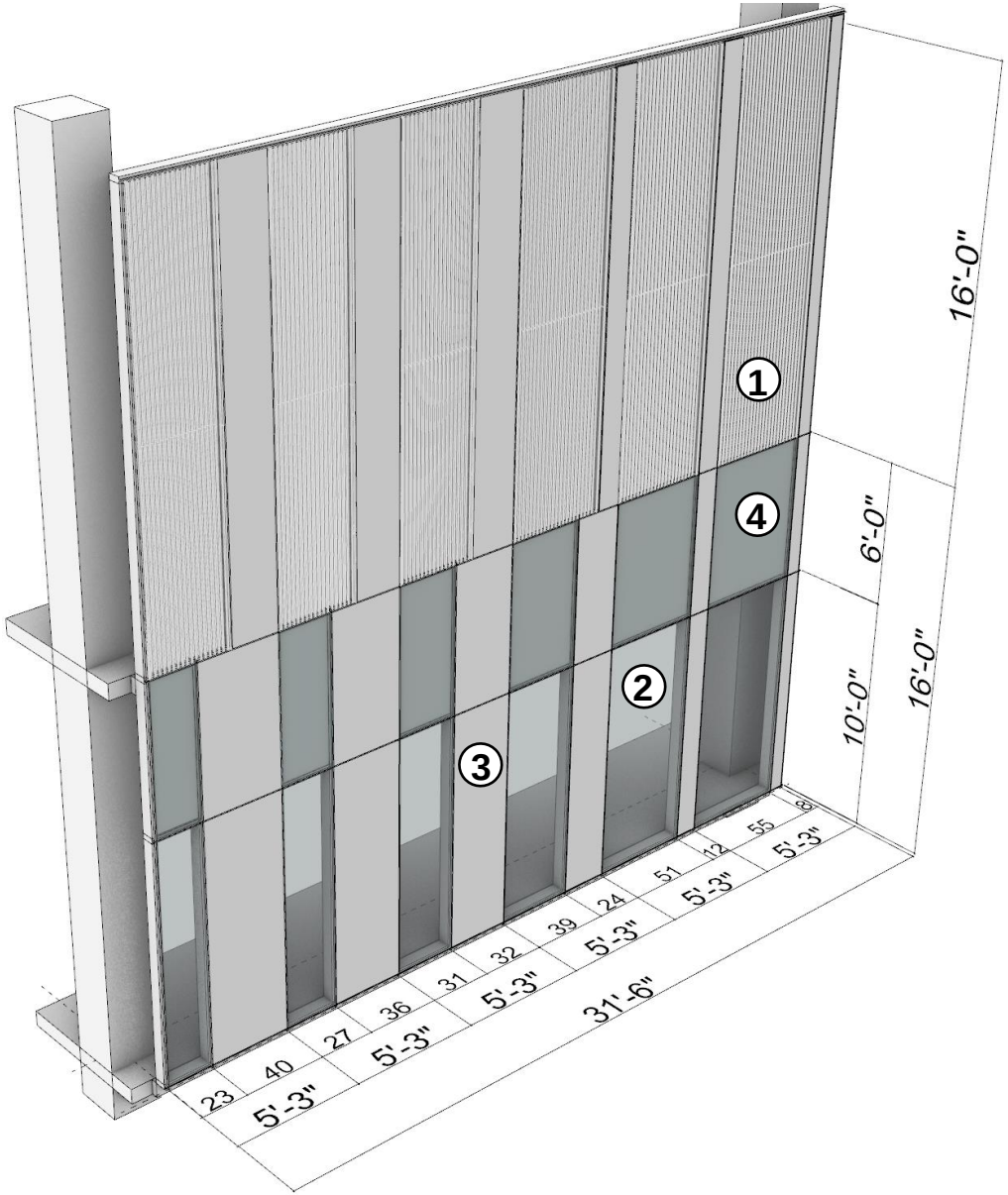


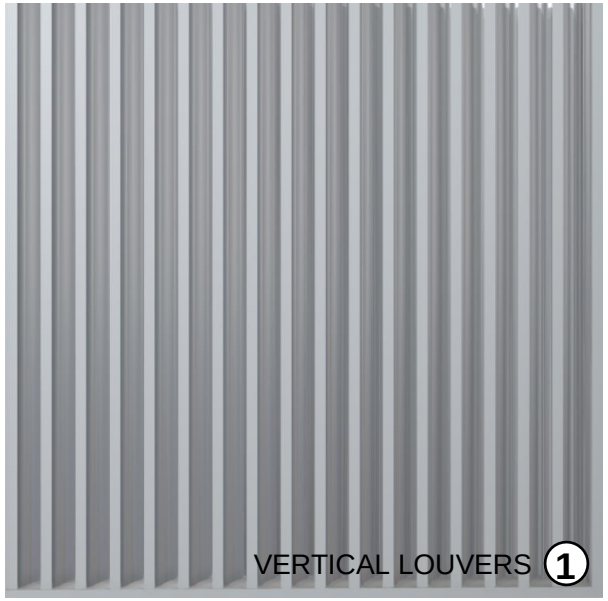
South Elevation

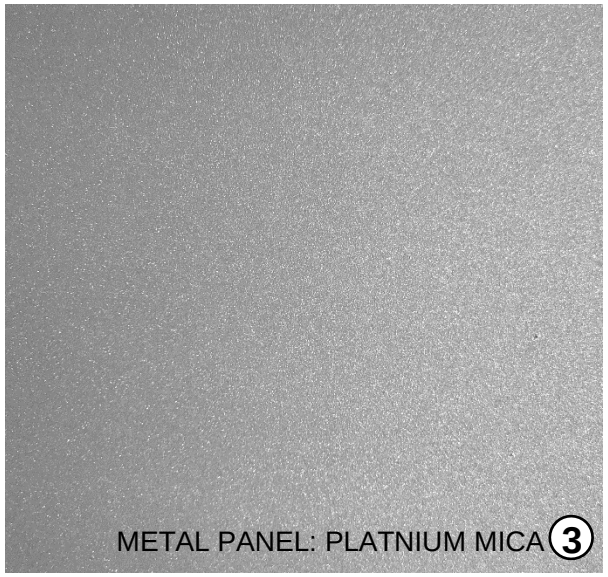
BUILDING ELEVATIONS



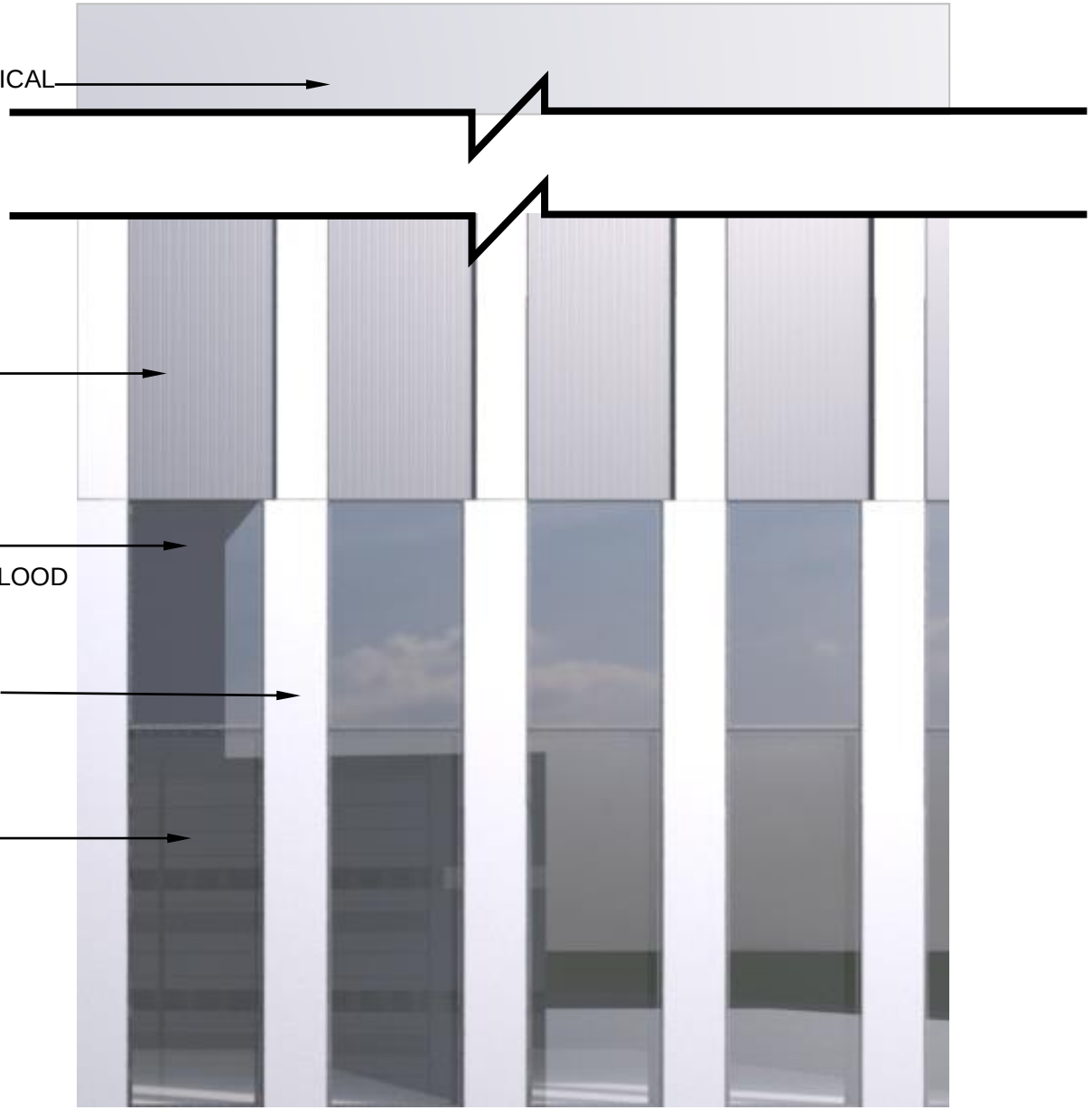
BUILDING SECTIONS







FAÇADE MATERIALS



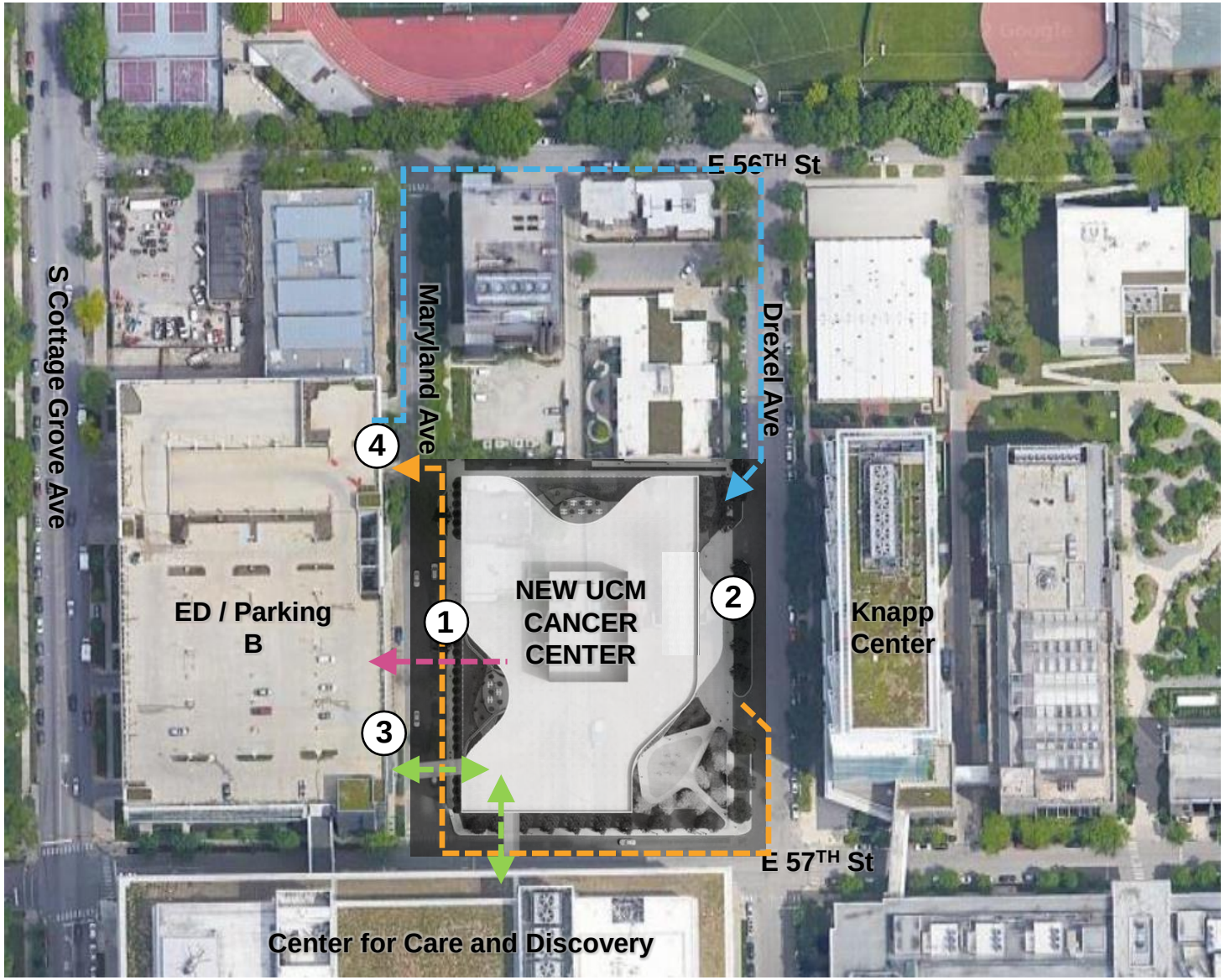
EXTERIOR MATERIALS

Transportation, Traffic and Parking Guidelines from Zoning Code Section 17-08-0904:

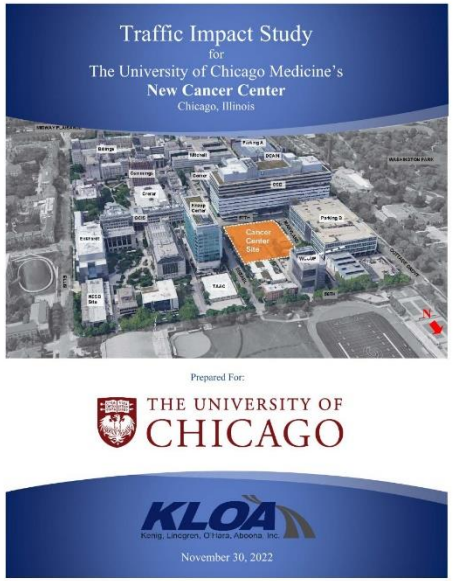
- Promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles
- Ensure accessibility for persons with disabilities
- Minimizes conflict with existing traffic patterns in the vicinity
- Provides safe and ample access for emergency vehicles

LEGEND

- FROM GARAGE
- TO GARAGE
- TUNNEL TO EXISTING LOADING DOCK
- BRIDGES
- 1 MEDIVAN DROP-OFF
- 2 MAIN DROP-OFF
- 3 EXISTING EMERGENCY DROP-OFF
- 4 EXISTING PARKING GARAGE ENTRY/EXIT



TRANSPORTATION, TRAFFIC, AND PARKING

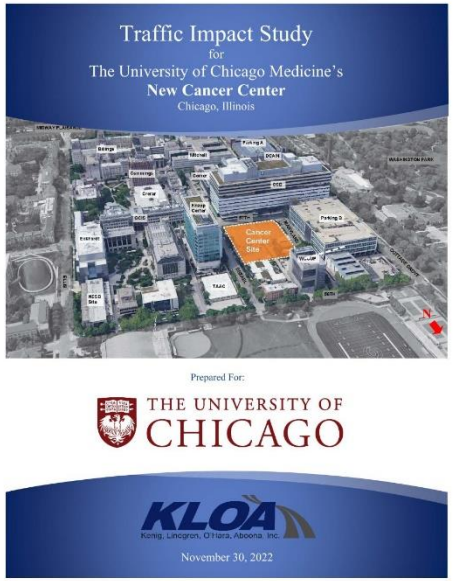


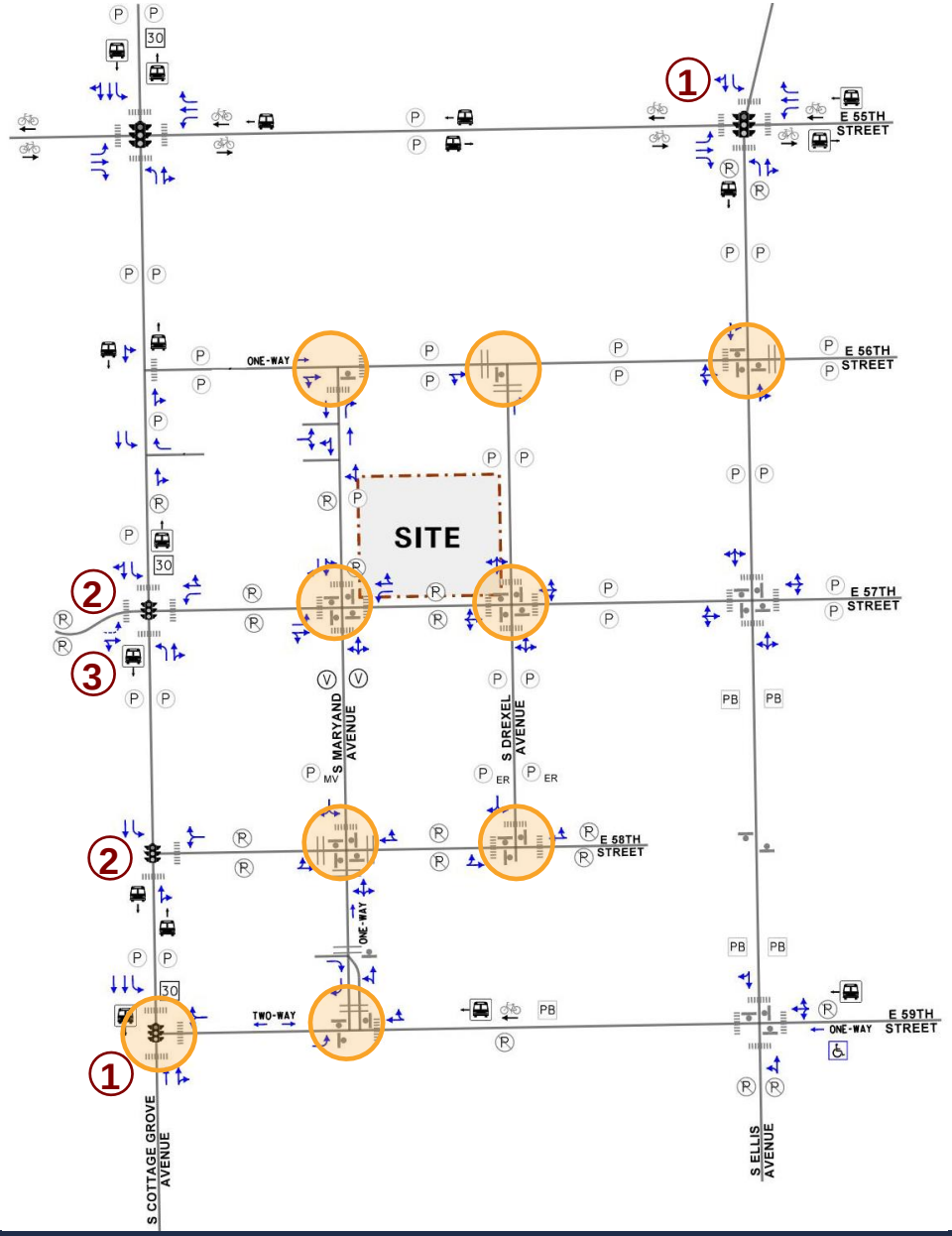
Based on the findings from the Traffic Impact Study, the current street system can adequately accommodate the traffic demands and circulation patterns from the new Cancer Center. The following recommendations from the traffic impact study will be made:

- Reallocate added green time to (2) traffic lights during the morning peak hour at S Cottage Grove.
- Restripe the eastbound approach of East 57th Street at S Cottage Grove to reinstate the left-turn lane.
- Install pedestrian countdown signals and adjust signals at several locations.
- Install & refresh high-visibility crosswalk markings.
- Upgrade curb ramps to ADA standards.

The following parking considerations are recommended to accommodate the parking needs of the new Cancer Center:

- UCM's valet lot will be relocated to a nested area on the 3rd floor of Parking Garage A.
- Employee parking will be redistributed throughout the Medical Center's other parking facilities which have additional capacity. The valet operation will shift from Garage B to Garage A.





LEGEND

- REFRESH/UPGRADE CROSSWALKS
- 1 INSTALL NEW COUNTDOWN SIGNALS
- 2 REALLOCATE GREEN TIME
- 3 RESTRIPE APPROACH TO PROVIDE LEFT-TURN LANE
- 4 ENHANCED NO LEFT TURN WITH ISLAND AND SIGNAGE

TRAFFIC STUDY: PROPOSED STREET SYSTEM IMPROVEMENTS

Design meets Landscape Ordinance and Landscaping Guidelines from Zoning Code Section 17-8-0905 and -0906:

- Provides street-level spaces within buildings that are designed to accommodate active uses or to otherwise engage pedestrian interest
- Created safe and attractive walkways and pedestrian routes
- Driveways are not located at corners
- All required landscaping within public right-of-way to be replaced, if needed, for a minimum of five (5) years by the original applicant and any subsequent owners

NEW CANOPY SITE TREE

NEW ORNAMENTAL SITE TREE

CITY SUPPLIED STREET LIGHT

8" DIA. 8" S.S. BOLLARD, SEE CIVIL

FDC CONNECTIONS OVER 8" CONCRETE SUBBASE

CONCRETE PAVEMENT, SEE CIVIL

IRRIGATED SHRUB AND PERENNIAL PLANTING

SALT TOLERANT IRRIGATED TURF GRASS

STRUCTURAL SOIL BELOW PAVING

PARKWAY TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	GP	GINKGO BILOBA `PRINCETON SENTRY` PRINCETON SENTRY MAIDENHAIR TREE	5" CAL.	B&B	2
	LE	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM EMERALD CITY TULIP POPLAR	3" CAL.	B&B	10
	PM	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM EXCLAMATION! LONDON PLANE TREE	3" CAL.	B&B	3
	QB	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL.	B&B	3
	TB	TILIA AMERICANA `BOULEVARD` BOULEVARD LINDEN	3" CAL.	B&B	4

NOTES:
1. ALL PROPOSED LANDSCAPE TO BE IRRIGATED

OPEN SPACE + LANDSCAPE PLAN

Pedestrian-Oriented and Urban Design Guidelines From Zoning Code Sections 17-8-0905 and -0906:

- Provides street-level spaces within buildings that are designed to accommodate active uses or to otherwise engage pedestrian interest
- Emphasize building entries
- Created safe and attractive walkways and pedestrian routes
- Driveways are not located at corners

URBAN DESIGN

Compliance Path:

- LEED Gold – 90 points
  - 100-year storm detention capacity
  - High-performance building façade
  - Maximize daylighting
  - Optimize fan efficiency
  - High-efficiency water-cooled chiller plant
  - Target reduced lighting power via efficient fixture selection and layout
  - Maximize use of simultaneous heat recovery chiller
  - Utilize campus steam in lieu of independent steam plant
- 4.1 Working Landscapes – 5 points
- 7.7 CTA Digital Displays – 5 points

Total: 100 points

Chicago Sustainable Development Policy 2017.01.12

DPD CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT

Compliance Options	Points Required		Sustainable Strategies Menu																																
			Health	Energy								Stormwater						Landscapes				Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife	
						Choose one			Choose one			Choose one										Choose one		Choose one											Choose one	
Compliance Paths	Starting Points	Number of Optional Points Required (New Construction / Substantial Rehab / Moderate Rehab)	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exeed Energy Code (10%)	2.4 Exeed Energy Code (25%)	2.5 Exeed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)
Options Without Certification																																			
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
Options With Certification																																			
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	**100 points required**
TIF Funded Development Projects (TIF) - New Construction*	**100 points required**
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	**100 points required**
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	**25 points required**
Substantial Renovation Projects	**50 points required**

*does not apply to TIF assistance of less than $1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building sytems and minor repairs to the exterior envelope
Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

SUSTAINABLE DEVELOPMENT POLICY

Stormwater Management Ordinance:

- Designed for 100-year stormwater capacity
- On-site detention

STORMWATER MANAGEMENT ORDINANCE COMPLIANCE

People who live on the South Side of Chicago are nearly twice as likely to die from cancer than those who live just about anywhere else in America. In fact, cancer is the second leading cause of death on the South Side.

Inequities in the burden of cancer are largely driven by the social determinants of health, including access to cancer prevention and care.

12% The problem is expected to grow worse in the years ahead, with the incidence of cancer projected to **grow 12%** in the next ten years.

49% The CDC predicts **cancer rates will increase by 49%** from 2015 to 2050.

Over Half of South Side Patients Today Leave the Area for Care They Need.

UChicago Medicine is at capacity 90% of the time and community hospitals lack the investments and resources they need to meet the needs of and attract patients.

The new Cancer Center will add **80 inpatient beds** including **16 ICU inpatient beds**

The Cancer Center design intends to provide an open and accessible space for the community to participate in wide variety of programs around cancer prevention, care, and survivorship. In addition to world class modern cancer care, the facility will also provide:

- Health Screening and counseling
- Educational programs and resources
- Space for the community to interact with faculty, staff, researchers, students, and other health care professionals.
- Opportunities to learn from the experiences of other patients and their family members.

University of Chicago Medical Center has a long history of community-based programming designed to improve the health and vitality of residents living on the South Side of Chicago. These initiatives span a myriad of health issues and are implement using a variety of methods. UCMC has diligently focused its efforts around specific health priority areas informed by a Community Health Needs Assessment (CHNA) and its resultant Strategic implementation Plan (SIP). The seven priority health areas included:

- Prevent and Manage Chronic Disease
  - Asthma
  - Diabetes
- Build Trauma Resiliency
  - Violence Prevention and Recovery
  - Mental Health
- Reduce Inequities Caused by Social Determinants of Health (SDOH)
  - Access to Care
  - Food Insecurities
  - Employment

Job Impact:

- 800 permanent jobs
- 500 construction jobs

ECONOMIC AND COMMUNITY BENEFITS

Diversity Commitment

It is the policy of the University of Chicago Medicine to utilize certified minority, disadvantaged and woman owned businesses to the greatest extent as is practicable in the performance of contracts, to prohibit discrimination in the award of or participation in contracts, and to abolish arbitrary barriers to full participation in contracts by all persons, regardless of sex race, or ethnicity.

MWBE Participation Goals

- Contracting
  - 35% certified MBE participation
  - 6% certified WBE participation
- Workforce
  - 40% Chicago residency
- EEO Diversity Goals
  - 30% minority journey workers and apprentices
  - 40% minority laborers
  - 5% women journey workers and apprentices
  - 5% women laborers

*The above EEO utilization goals are based on hours generated by workers in the labor classifications provided above.

DPD Recommendations

DPD has concluded that this proposal is appropriate for this site and supports this site plan review for the following reasons:

- The project will not change the character of the development for Subarea B. The development will remain an institutional facility with hospital and related medical uses. (Planned Development No. 43 Statement No.5)
- The project will not increase the maximum permitted floor area ratio for the total net site area of Subarea B.
- The project meets the criteria of building design and layout, and the regulations of traffic, circulation, and parking set forth in Planned Development No. 43 Statement No. 12.