



CHICAGO PLAN COMMISSION Department of Planning and Development

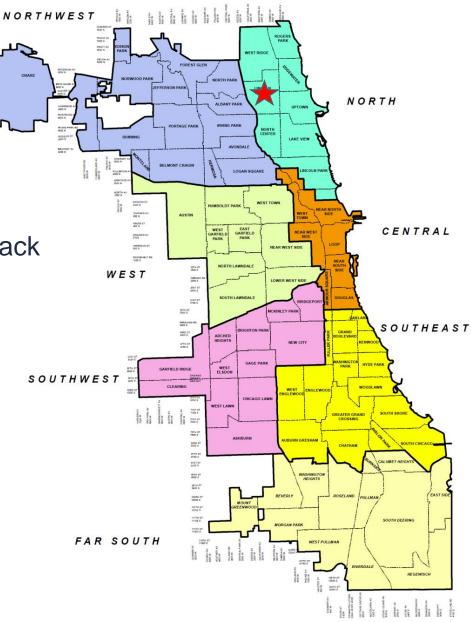
SWEDISH HOSPITAL

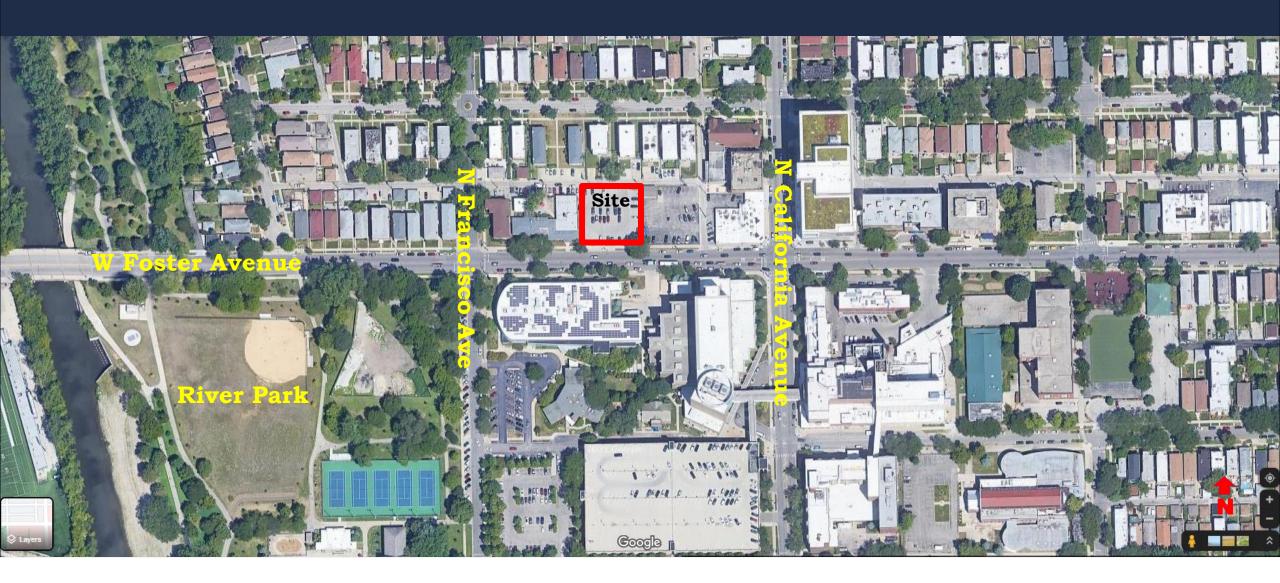
2826-36 WEST FOSTER AVENUE (40th Ward) SWEDISH COVENANT HEALTH dba SWEDISH HOSPITAL

Community Area Snap Shot

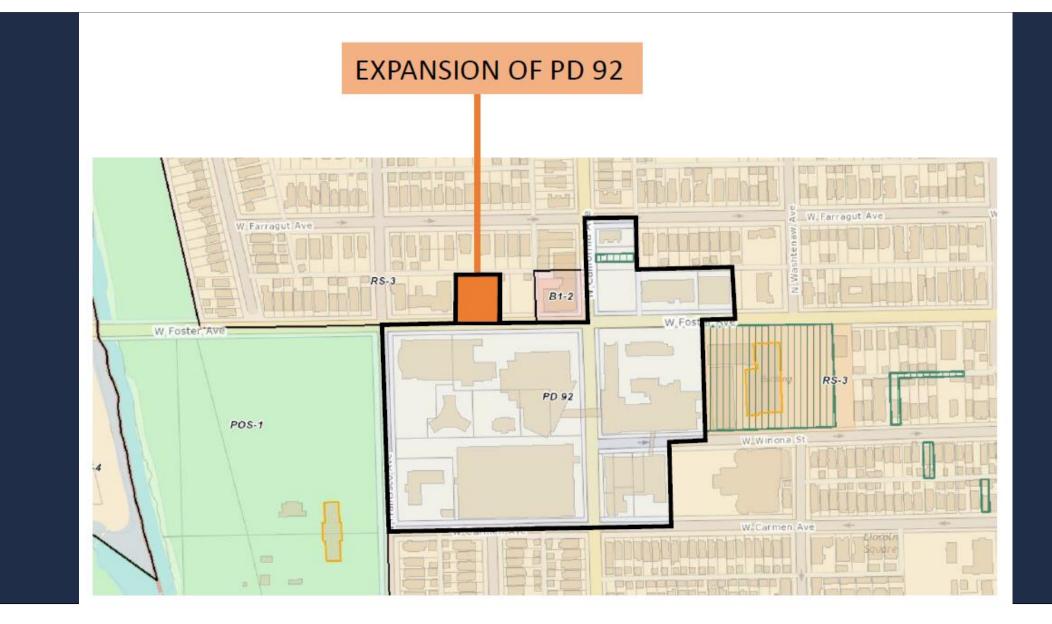
COMMUNITY AREA INFORMATION:

- Total population is 40,494
- 64.5% white, 18.1% Hispanic or Latino, 9.1% Asian, 3.5% Black
- 56.5% of the residents are between the ages of 20-49
- 69.9% of the residents live in 1-2 person households
- 60.6% of the households are renter-occupied





SITE CONTEXT PLAN



LAND USE CONTEXT PLAN



AERIAL VIEW FROM SOUTHWEST

Pedestrian Context





Existing street view

Project Timeline + Community Outreach

- PD Application Filing Date: December 16, 2020
- Community Meeting: September 17, 2020
- Project Changes Based on Feedback

*Increase from original 0' side yard setbacks to 3' west side

yard setback and 3'-6" east side yard setback

*Tree planting program: 20 new trees/yr. for 3 year period

- *Horizontal elements to distinguish between retail/pedestrian,
 - parking and medical office levels
- *Elevated the design of the pedestrian street front
- *Modified the fenestration on the upper floors to make a more vertical feel and make it less like a "cube"
- *Mirrored the location of the "White frame" element to make it more prominent on the approach from the West

*Changed the color scheme to be more in line with the Foster Pavilion building.



PROPOSED DESIGN

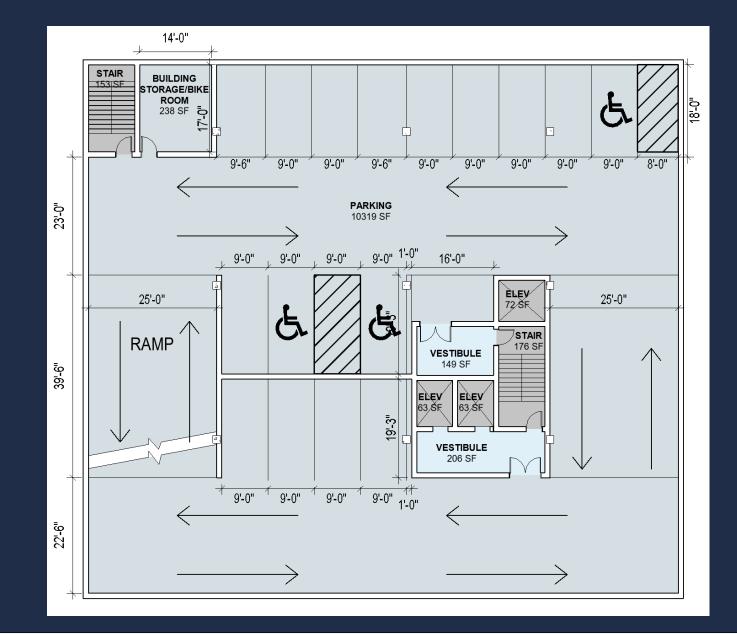
DESIGN SUBMISSION – INITIAL AND PROPOSED



SITE + GROUND FLOOR PLAN

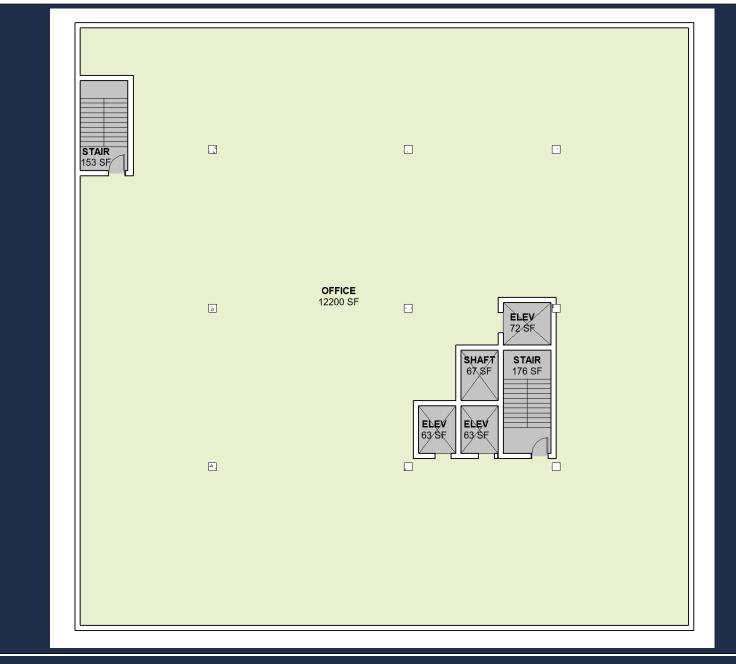


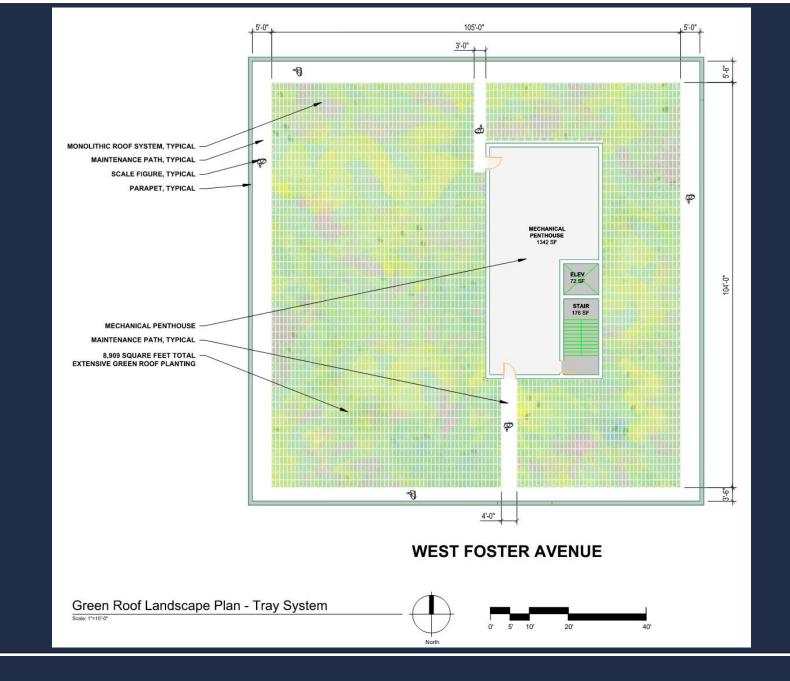
FIRST FLOOR PLAN



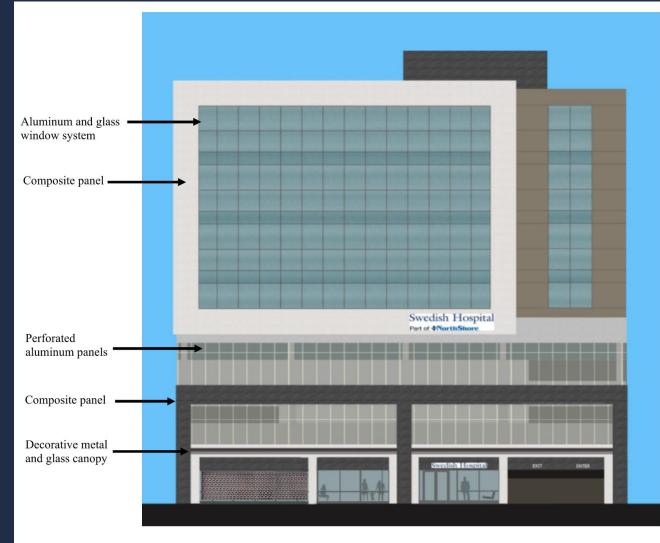
FLOORS 2 AND 3 – PARKING

FLOORS 4 THROUGH 7 – OFFICE





ROOF PLAN



SEVENTH FLOOR +14' SIXTH FLOOR +14' FIFTH FLOOR +14' FOURTH FLOOR +10' THIRD FLOOR +10' SECOND FLOOR +19'

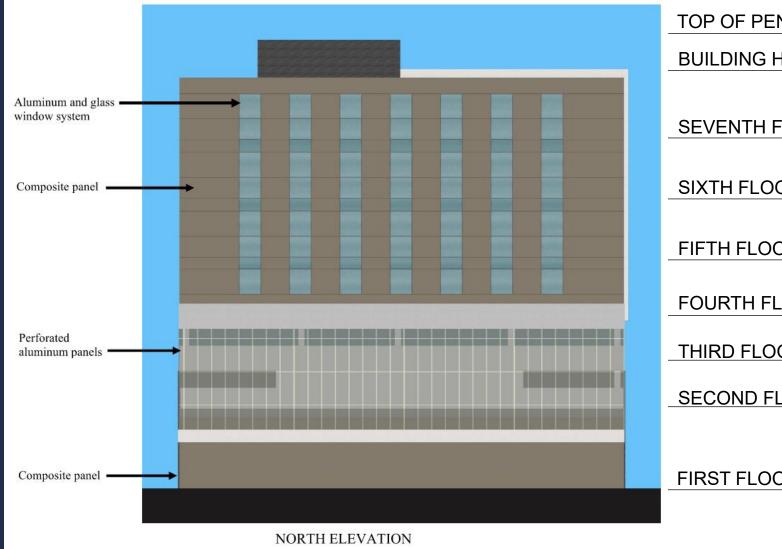
TOP OF PENTHOUSE +108'

BUILDING HEIGHT +96'

FIRST FLOOR +0'

SOUTH ELEVATION

BUILDING ELEVATION (SOUTH)



TOP OF PENTHOUSE +108'

BUILDING HEIGHT +96'

SEVENTH FLOOR +14'

SIXTH FLOOR +14'

FIFTH FLOOR +14'

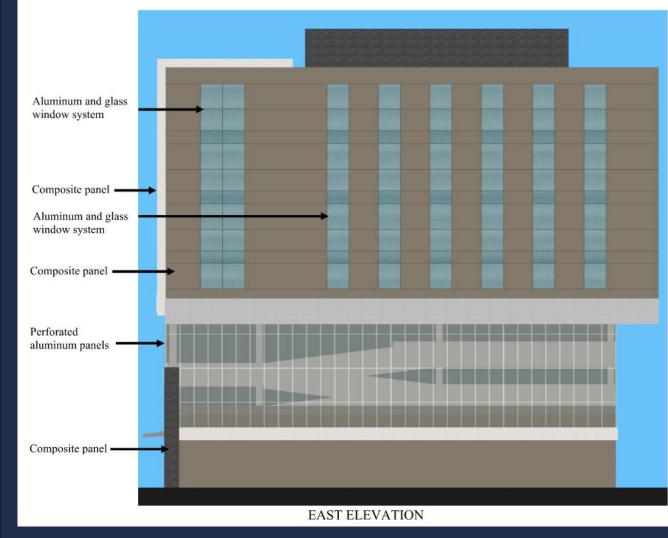
FOURTH FLOOR +10'

THIRD FLOOR +10'

SECOND FLOOR +19'

FIRST FLOOR +0'

BUILDING ELEVATION (NORTH)



TOP OF PENTHOUSE +108'

BUILDING HEIGHT +96'

SEVENTH FLOOR +14'

SIXTH FLOOR +14'

FIFTH FLOOR +14'

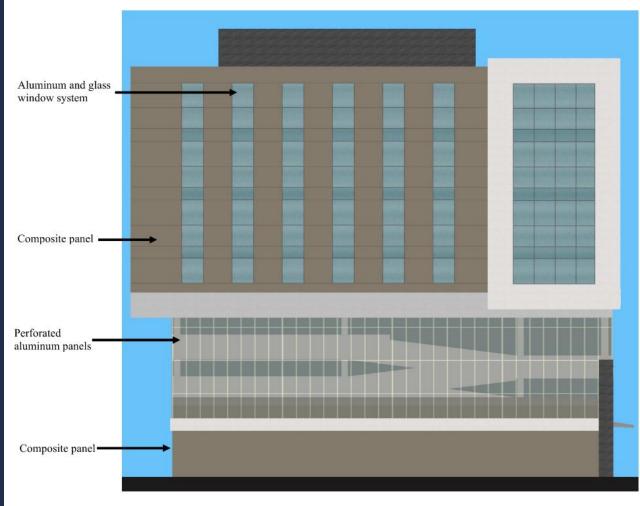
FOURTH FLOOR +10'

THIRD FLOOR +10'

SECOND FLOOR +19'

FIRST FLOOR +0'

BUILDING ELEVATION (EAST)



WEST ELEVATION

TOP OF PENTHOUSE +108'

BUILDING HEIGHT +96'

SEVENTH FLOOR +14'

SIXTH FLOOR +14'

FIFTH FLOOR +14'

FOURTH FLOOR +10'

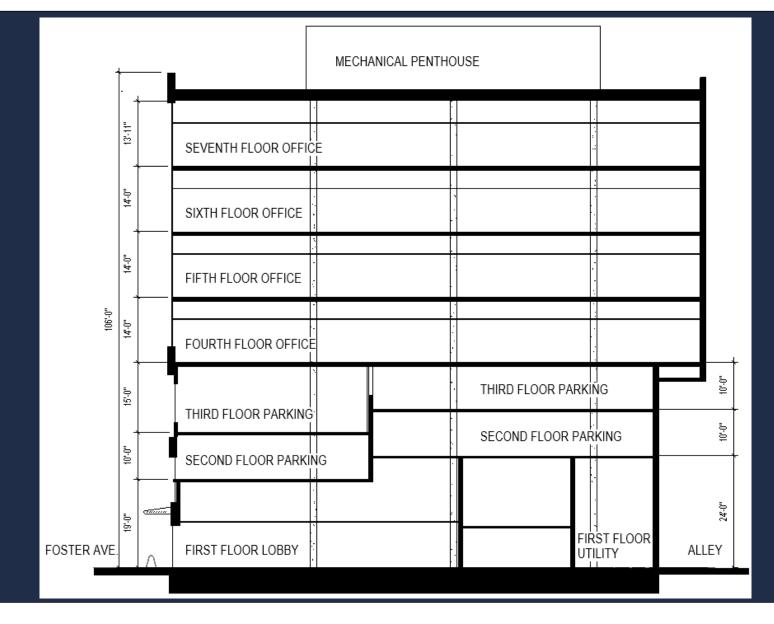
THIRD FLOOR +10'

SECOND FLOOR +19'

FIRST FLOOR +0'

BUILDING ELEVATION (WEST)

BUILDING SECTIONS



SECTION LOOKING WEST



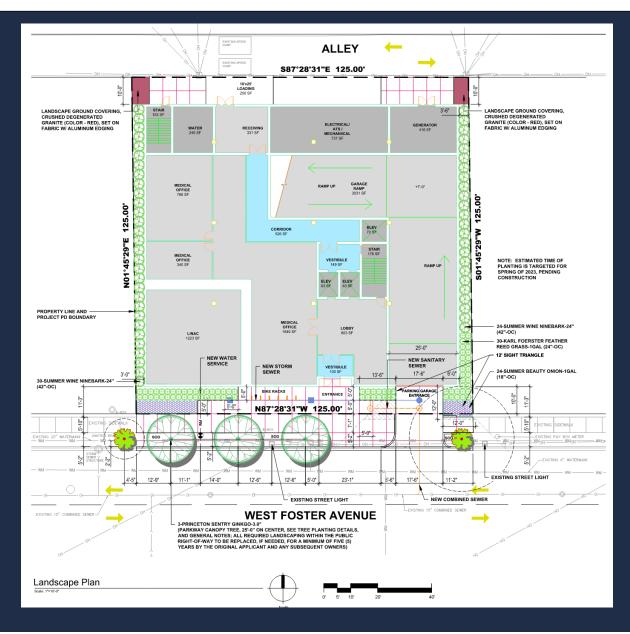
BUILDING MIDDLE

BUILDING TOP



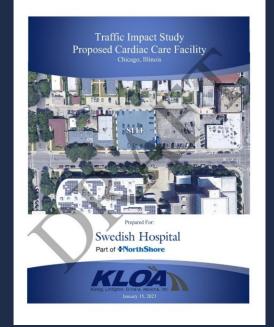
BUILDING BASE





- Pedestrian entrance separated from vehicle entrance for pedestrian safety. Vehicle warning devices will be used for additional safety
- Bicycle racks provided adjacent to Entry to promote bicycle use. Additional indoor bicycle storage provided in a secure room
- Building is fully accessible
- Vehicle parking provided on the second and third floors
- Loading area provided in the alley to eliminate traffic congestion on Foster Avenue
- Location is convenient to Bus stops to promote the use of public transportation

TRANSPORTATION, TRAFFIC, AND PARKING

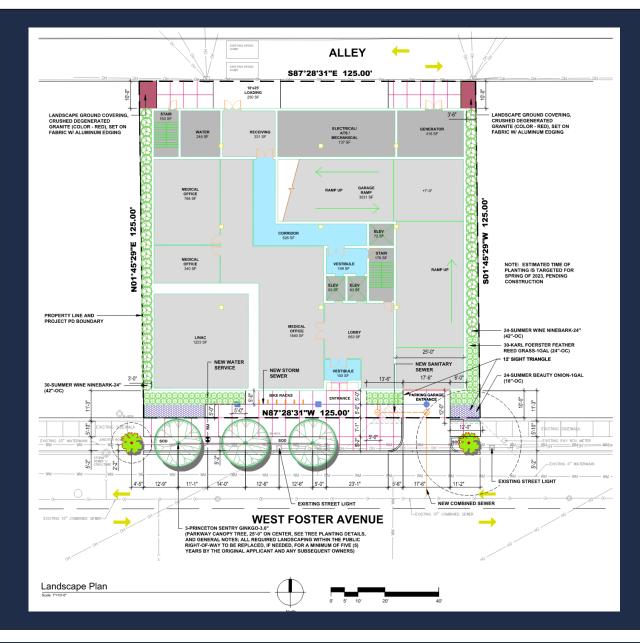


- Left hand turn arrow for EB traffic at intersection of Foster Ave. and California Ave.
- Proposed development will not cause significant impact on area streets.
- Existing street system sufficiently accommodate traffic generated by proposed development.
- Visual warning devices provided at garage exit.

- Safe and attractive Pedestrian Route
- Street Level space includes building lobby and Clinic entry and waiting
- Entry prominent at front of building at sidewalk level
- Approximately 50% of street-facing façade is clear, non-reflective glass
- Portions of entry level façade which are not active use or vehicle access are articulated with architectural features and enhanced with landscaping elements
- Building height, massing, and architectural features relate to existing structure at Foster and California
- Signage is appropriate in scale and design to the building



URBAN DESIGN



- A 10' front setback provides an open space in front of the building along the public way allowing for landscaping, pedestrian movement, and safe bicycle parking
- Landscaping conforms to landscape ordinance

OPEN SPACE + LANDSCAPING

METAL COMPOSITE MATERIAL WALL PANELS



SERPENTINE METALLIC

STREET FAÇADE DARK ACCENT
DRIFTWOOD MICA

MAIN BUILDING FACADE

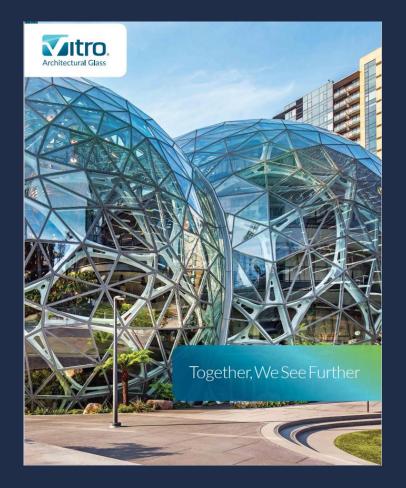
MARKET PEARL WHITE MICA

WHITE ACCENT COLOR

Product Availability: ALUCOBOND PLUS (4mm ACM); ALUCOBOND AXCENT* (.040" sheet)

BUILDING MATERIALS

GLAZING – VITRO ARCHITECTURAL GLASS COLOR: AZURIA



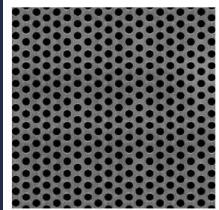
A Stunning Aqua-Blue Hue

Azuria[®] glass is a stunning aqua-blue glass that is part of the nautically inspired tinted glass collection by Vitro Glass. Azuria[®] glass's distinctive aesthetic blends brilliantly with the surrounding environment, adding beauty while delivering solar control and spectrally selective properties that makes it one of the top glasses in the industry.



BUILDING MATERIALS

PERFORATED METAL SCREENING



McNICHOLS[®] Perforated Metal Round, Aluminum, Alloy 3003-H14, .0400" Thick (18 Gauge), 1/4" Round on 3/8" Staggered Centers, 40% Open Area







LAZER CUT DECORATIVE PANELS

CONSTRUCTION SPECIALTIES CUSTOM ALUMINUM SUNSHADES



BUILDING MATERIALS

Chicago Sustainable Development Policy 2017.01.12



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Compliance Options	Point	ts Required		Sustainable Strategies Menu																															
																																	Work		
			Health				Energy	nergy				Stormwater						Landscapes			Green Roofs		Water		Transportation						Waste	Force	Wildlife		
	i																																		
		hab			Choose one Choo			e one	0	Choose one									Choo	Choose one		Choose one								1	1	Choose	e one		
	rting Points	ber of Optional Points Required Construction / Substantial Rehab / Moderate Rel	Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	.2 Exceed Energy Code (5%)	.3 Exeed Energy Code (10%)	.4 Exeed Energy Code (25%)	.5 Exeed Energy Code (40%)	.6 Onsite Renewable Energy (3%)	.7 Onsite Renewable Energy (5%)	Exceed Stormwater Ordinance by 25%	Exceed Stormwater Ordinance by 50%	.3 100% Stormwater Infiltration	.4 Sump Pump Capture & Reuse	5 100-year detention for lot-to-lot buldings	.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	ee Planting	.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	Indoor Water Use Reduction (25%)	.2 Indoor Water Use Reduction (40%)	Proximity to Transit Service	2 Bikeshare Sponsorship	ke Parking Residential	Bike Parking Commercial & Industrial	/ Charging Stations	.6 EV Charger Readiness	CTA Digital Displays	3.1 80% Waste Diversion	3.2 Workforce Development	Bird Protection (Basic)	rd Protection (Enhanced)
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Compliance Paths	St	Nu	1.1	5	2.2	2.3	2.4	2.5	2.6	2.7	3.1	3.2	3.3	3.4	3.5	3.6	4.1	4.2	4.3	4.4	5.1	5.2	6.1	6.2	7.1	7.2	7.3	7.4	7.5	7.6	7.7	<u>8</u> .	8.2	9.1	9.2
Options Without Certification All Options Available	0	100 / 50 / 25	40	30 30	20	30	40	50	10	20	10	20	40	5	5	5	5	5		20	8881088	20	10	20		5	5				5	10	10	5	10
Options With Certification	U	100/50/25	40		20		40	50	10	20	10	20	40	5	5	5	5	5		20	0000.10000	20	10	20	00022000	5	5	0000-0000	000010.000	2000-2000	5	10	10	5	10
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 Project	s (TIF) -	New Constr	uction*				100 poi	ints requ	uired																										
DPD Housing, Multi-family (>5 un	nits) Pro	ojects (DPD-H	H MF) - M	New Cor	nstructio	n	100 poi	ints requ	uired																										
PD, TIF, DPD-H MF and Class L - Renovation Projects*																																			

 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 systems 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

25 points required

Moderate Renovation Projects

PROJECT BENEFITS:

75 Construction Jobs 75 Permanent Jobs \$50 million project budget

The City's Participation Goals are: 26% Participation from Qualified Minority Business Enterprises 6% Participation from Qualified Women Business Enterprises 50% Participation from Chicago Residents

Rate Control Requirements

Stormwater detention for the project will be provided in an underground vault located below the parking garage ramp at the southeast corner of the proposed building. Release from the detention vault will be governed by a restrictor located in a catch basin outside of the detention vault.

Volume Control Requirements

The proposed building will be equipped with a green roof. The presence of the green roof reduces the amount of impervious area on the project site by approximately 50%, when compared to existing conditions. Therefore, additional infiltration best management practices (BMP's) are not required for the project.

DPD Recommendations (staff to complete)