DePaul University Lincoln Park Campus 2009-2019 Master Plan
2009-2019 Master Plan

The 2009-2019 Master Plan is a strategic plan for the future of DePaul University. This plan was developed through a successful collaborative process between faculty, staff, students, and the Lincoln Park Community. The goals of the 2009-2019 Master Plan were designed to help the University achieve its objectives of educating socially responsible leaders, and of becoming the finest urban Catholic University in the United States. Resolute in its Vincentian mission to make an extraordinary education accessible, DePaul’s focus on the continuing improvement of their nationally recognized, rigorous programs of study is a priority.

In order to achieve their 2009-2019 Master Plan goals of remaining competitive and continuing to provide high quality facilities for its faculty, staff and students, DePaul has created a Master Plan to determine the optimum location for building projects specified in the University’s strategic program and to establish a comprehensive pattern of mutually supportive functional areas for these projects. The Master Plan provides DePaul a means of ensuring that what is eventually realized is a community of carefully-related buildings and graceful outdoor spaces.

While the Master Plan addresses the University’s needs for additional on-campus student housing, the rehabilitation and greening of aging buildings, and improvements to the outdoor campus environment, the physical growth it accommodates over the foreseeable future is modest. The emphasis for the overall Master Plan is on improved facilities for existing programs, rather than expansion. Student enrollment is anticipated to increase by one to two percent each year.

Projects are envisioned as being developed consistent with the City of Chicago’s LEED initiative. Generous outdoor decks would be developed as "green roofs" where possible and innovative energy sources (such as solar panels) would be investigated. These LEED features would echo a new and innovative urban initiative for DePaul University at this important campus.

The Master Plan seeks to establish a sense of community, scale and consistency throughout the campus, and serves as a focus of shared aspirations for the University and the wider Lincoln Park community. Of equal importance to the University is the preservation of continuity and compatibility with the surrounding residential area.

This sketchbook describes an update of the Master Plan for the Lincoln Park campus of DePaul University.
goals

The goals of the Lincoln Park Campus Master Plan are to:

- Improve facilities
- Provide for modest growth of the campus population, projected to be 1.63% annually
- Continue valuable community consultation and collaboration with the University’s neighbors
- Provide adequate parking for students and staff
- Improve the campus and neighborhood environment

proposed projects

The elements of the Lincoln Park Campus Master Plan included in this sketchbook are:

- New facilities for the School of Music
- Development at 935 Fullerton (DePaul Museum/Art Gallery Building)
- Corcoran Hall enhancements
- New Kenmore/Belden Academic & Classroom Building, housing classrooms and faculty offices
- Creation of a Kenmore Green
- New facilities for the Theatre School
- New undergraduate residences (at site of Sanctuary Town Homes)
- Development of Cacciatore Stadium, Phase II
- Development of the 1040 W. Fullerton Site as a mixed-use development
- Renovation of O'Connell Hall
- Development of Parking Lot E (Belden/Seminary Building)
- Remodeling of the Vincentian Residence for student residences
- Construction of the new Vincentian Residence at 2135 North Kenmore (old Theatre School site)
- Landscape improvements & enhanced green space throughout the Campus
- Traffic and Parking Study and Analysis

project timing

DePaul University will initially proceed with the Corcoran Hall enhancements and the 935 Fullerton Building. Providing favorable economic conditions exist, these projects would be closely followed by the construction of the Kenmore/Belden Academic & Classroom Building and the subsequent construction of the Theatre School Building. This would then allow for the demolition of McGaw Hall and the construction of the School of Music facilities. The construction of the undergraduate residences at the site of the Sanctuary Town Homes, the Belden/Seminary Building, the Mixed-Use Development at 1040 W. Fullerton, and the new Vincentian Residence at 2135 North Kenmore are planned near the end of the 2009-2019 Master Plan.
school of music feasibility study

The School of Music is heralded around the world as a performing arts conservatory within a multi-faceted urban University. The School boasts notable international faculty and alumni and is an attractive draw for prospective students. However, the facilities that house these superior programs are out of date and quickly losing their competitive edge. The spaces do not match the strength of DePaul’s students, nor can they attract the kind of faculty needed to maintain the program’s high standards.

This conceptual design is a feasibility study of the facilities proposed for the School of Music in the new Lincoln Park Campus Master Plan. The school’s revised program (GBBN; Jul 2008) for this site at the east end of the DePaul University campus functions as a complete facility in one campus location, incorporating a new structure housing state-of-the-art performance facilities with two existing structures rehabilitated to accommodate other program needs. This program calls for three acoustically superior new public performance spaces: a large concert hall and two smaller recital halls. The master plan concept requires the removal of McGaw Hall and the relocation of its functions to a new Academic & Classroom Building at the corner of West Belden and North Kenmore. This new location gives the departments currently located in McGaw Hall a functionally superior location closer to the heart of the DePaul campus.

The bucolic site on North Halsted Street between West Fullerton Avenue and West Belden Avenue is a prominent urban location at the edge of DePaul University’s East Campus, with excellent public exposure on Halsted Street. The site is close to the Children’s Memorial Parking garage and major CTA bus routes. Drop off for performances would occur on a private drive, just off of the Halsted Street corridor. The School of Music is one of the few departments that does not require direct proximity to the cluster of classroom facilities around the DePaul quadrangle, and is well suited for this highly visible site along a main thoroughfare.

The plan proposes a new performing arts center above an underground parking garage. The existing concert hall on the south end of the site (former Chapel) will be converted to an Operatic Rehearsal Hall. The existing Music School building on the north end of the site will be adapted to primarily function as faculty offices, administrative offices, and teaching studios.

Preliminary planning drawings include artists’ renderings of what the buildings could look like. These renderings provide an idea of the massing, inter-relationships, and general character of the proposed School of Music campus.
conceptual project description

Located between the historic and landmark McCormick Row House District and the North Halsted Street corridor, the School of Music proposal is comprised of three buildings – Music North, Music Center and Music South. This arrangement provides continuity for the School of Music facilities along North Halsted.

The new Music Center building anchors the proposed complex, housing a 535-seat concert hall, a 150-seat large recital hall, and a 80-seat small recital hall. The double-height lobby area is enclosed by a modern glass façade, set back from an arcade of brick and limestone piers. The main entry to the building is framed by a dramatic, 2-story arcade adjacent to a private driveway off of Halsted. The private, circular driveway off of Halsted allows for efficient passenger drop-off while also providing access to a 100 car, lower level parking area. Student rehearsal rooms, practice rooms, a Jazz studio, a Percussion suite and an Ensemble room are among the spaces planned for the upper floors of the building.

Music North (formerly the Music School building) continues to serve as the School of Music’s administrative hub, housing renovated faculty offices, admissions, teaching studios, seminar rooms and classrooms on its existing three levels. The Music North building will be further improved through an enclosed link to the new Music Center building. Music South (formerly the Chapel building) will be substantially reprogrammed to accommodate an Opera Rehearsal Hall and its supporting spaces. Music South will also be connected to the Music Center building through an enclosed walkway.

Music Center’s façade complements its unique built surroundings and is composed mainly of brick with limestone panels and horizontal coursing as detail elements. Semi-translucent glass and natural stone, used throughout the exterior, are arranged to moderate the building’s mass and present a lively atmosphere along Halsted. The building height is reduced at the building edges through setbacks in the main volume to mediate between the required concert hall height and the surrounding residences. The new School of Music complex redefines DePaul University’s presence at the eastern edge of the Lincoln Park Campus.

preliminary project data summary

| Site Area | 177,542 GSF |
| Height of Building: Music North (existing) | 38'-6" to parapet, 3 floors, penthouse included in top floor |
| Height of Building: Music South (existing Chapel) | 48'-6" to top of sloped roof, 120'-6" to top of steeple |
| Height of North Link (new) | 21'-0" from ground level |
| Height of South Link (new) | 18'-0" from ground level |
| Height of Building: Music Center (new) | 55'-0" to parapet at building edge, 74'-0" to top of penthouse |
| Approximate Height of New Music Center Barrel Vault | 65'-0" from ground level |
| Number of Floors: Music Center | 3 floors over basement parking for 100 cars |
| Building Setback from Fullerton Ave. (Music North) | 24'-7" (existing) |
| Building Setback from Halsted St. (Music Center) | 20'-0" (new) |
| Building Setback from Belden Ave. (Music South) | 53'-8" (existing) |
| Building Setback from Chalmers Pl. (Music Center) | 44'-7" (new), (Music North) 38'-7" (existing) |

*Note: Setbacks are measured from the property lines

| Number of Seats: Concert Hall | 535 Seats |
| Number of Seats: Opera Hall | 176 Seats |
| Number of Seats: Large Recital Hall | 150 Seats |
| Number of Seats: Small Recital Hall | 80 Seats |
| Number of Parking Spaces | 100 (below grade)
935 fullerton & corcoran hall enhancements feasibility study

This conceptual design is a feasibility study of the location proposed for the DePaul University Museum/Art Gallery at 935 Fullerton in the new Lincoln Park Campus Master Plan. The plans for 935 Fullerton and the enhancements to Corcoran Hall depict exciting improvements of the DePaul campus just east of the corner of West Fullerton Avenue and North Sheffield Avenue. As construction is completed at the CTA Station on Fullerton, DePaul University proposes to upgrade the areas surrounding the station. The attractive designs of the newly planned walkways and landscaping seek to ameliorate pedestrian traffic around the CTA station, as well as connect the University students, visitors and neighbors to the main campus safely and efficiently.

The intent for a three story building at 935 Fullerton, immediately adjacent to the CTA station at Fullerton Avenue, is proposed as the new home for DePaul University’s Museum/Art Gallery. The building height is proposed as 53'-0" to the top of the parapet, with an additional 12'-0" penthouse. The substantial square footage of the building provides expansive exhibition space, as well as options for more intimate collections. The relocation of DePaul’s current museum facilities to a nexus of pedestrian traffic encourages cultural exchange between the University and its community. The building’s exterior is planned to reflect the architecture of the nearby Seminary town homes, and continue the aesthetic tradition of the neighborhood’s unique character.

The enhancements to Corcoran Hall are planned as a series of improvements to the exterior facade of the existing building. These improvements include the application of a darker stain to the existing brick wall, built screens draped with ivy providing privacy and shade to the interior, the addition of shade trees around the building, and a privacy fence on the alley to the north of the building. Each improvement is designed to adjust the overall appearance of the current facade to a more traditional aesthetic that compliments its unique neighborhood. The construction of a pedestrian sidewalk at the south entrance of Corcoran Hall allows for the efficient continuation of campus foot traffic to remain near University facilities.

Preliminary planning drawings include an artist’s sketch of what the building at 935 Fullerton could look like, thus providing a sense of its massing, relationships, and character. Rendered photographs of Corcoran Hall serve as conceptual templates for the planned exterior enhancements.

preliminary project data summary: 935 fullerton

Height of Building: 53'-0" to top of parapet, additional 12'-0" penthouse
Number of Floors: 3 floors
Building Setback from Fullerton Ave.: 11'-0"
Building Setback from east (private drive): 12'-6" (3'-0" from proposed new curb)
Building Setback from west (CTA): 10'-0"

*Note: Setbacks are measured from the property lines

DePaul University Lincoln Park Campus 2009-2019 Master Plan

DePaul University | Antomovich Associates Architects & Planners

935 fullerton & corcoran hall enhancements feasibility study | 15
1. North facade of existing building

2. Brick is stained to match other campus buildings

3. Window screens and ivy are added

4. Landscape is improved with large trees and decorative fencing
kenmore/belden academic & classroom building feasibility study

This conceptual design is a feasibility study of the location proposed for a new Academic & Classroom Building at the northeast corner of West Belden Avenue and North Kenmore Avenue in the new Lincoln Park Campus Master Plan. The new Kenmore/Belden Academic Building will accommodate shared classrooms and faculty offices, and will provide additional space for future use. This master plan concept requires the removal of existing DePaul-owned properties at Belden and Kenmore. Prior to demolition, DePaul will take reasonable steps to market the building structures to qualified parties willing to relocate them at their expense in a manner consistent with DePaul’s critical path for construction.

The proposed site is capable of accommodating shared academic space within a four-story building. Its location at the heart of the DePaul University campus provides excellent proximity to the other campus classroom buildings surrounding the quadrangle. This location also gives students easy access to faculty offices, facilitating academic interaction outside of the classroom and promoting a positive learning environment.

The dimensions of the site provide for a substantial new courtyard to be built adjacent to the Kenmore/Belden Academic & Classroom Building. The landscaping proposed continues the 20-year DePaul tradition, as defined in the 1985 LPC Campus Master Plan, of creating unique outdoor spaces as a part of each individual building project.

Preliminary planning drawings also include a sketch of what the building could look like, providing a sense of massing and character in its setting.
conceptual project description

The new Kenmore/Belden Academic & Classroom Building at the Lincoln Park Campus is an exciting addition to DePaul University. The proposed site is on the northeast corner of West Belden Avenue and North Kenmore Avenue, conveniently locating the new facility just north of the recently built DePaul Student Center. This location for the building allows it to stand as an academic gateway for students, visitors, and neighbors into the proposed Kenmore Green and central quad beyond. The new Kenmore/Belden Academic Building will provide a strong architectural statement that announces a visitor’s arrival to the heart of the DePaul campus.

The design of the Kenmore/Belden Academic Building accommodates a generous open court on the southwest portion of the site, mediating the transition from Belden Avenue to the DePaul campus. This court, abutting the planned proposal for a new Kenmore Green, will be thoughtfully planned with appropriate trees and shrubbery in keeping with DePaul’s commitment to its neighborhood community to provide enhanced green spaces. This court will serve as a welcome for visitors, a retreat for students, and a natural highlight in a bustling urban campus atmosphere.

The new building will house needed academic space, accommodating shared classrooms, student computer and study labs, and faculty and administrative offices. In addition, the plans provide abundant informal spaces for students to lounge and study, fostering a vibrant student life and providing ample opportunities for student interaction.

The proposed building also anticipates the future growth of the University as a whole. The lower two floors of the building offer inviting classroom, lab, and lounge spaces. The upper floors provide generous faculty and administration offices, and can be programmed to provide additional classroom spaces as needed. All spaces have been arranged with flexibility in mind so that growth and change can be easily and gracefully accommodated.

preliminary project data summary

| Site Area | 36,026 GSF |
| Proposed Building Area | 119,400 GSF |
| Height of Building | 63'-0" to top of parapet, additional 12'-0" penthouse |
| Number of Floors | 4 floors |
| Building Setback from north Alley | 0'-0" |
| Building Setback from east Alley | 0'-0" |
| Building Setback from Belden Ave. | 0'-0" at east, 100'-0" at west |
| Building Setback from Kenmore Ave. | 0'-0" at north, 40'-0" at south |

*Note: Setbacks are measured from the property lines*
kenmore green feasibility study

Although DePaul is situated in a thriving urban environment, the University has maintained a tradition of providing students with green, open spaces on campus. These park-like settings interweave moments of planned, quiet spaces throughout the built environment. The landscaping and pedestrian traffic ways not only graduate the transition from the surrounding residential areas to a more collegiate lifestyle, but also encourage the community interaction inherent in a learning environment.

The proposal for the creation of a Kenmore Green involves the closing of North Kenmore Avenue between West Belden Avenue and West Fullerton Avenue. Closing this internal street to cars opens its potential as an extension of the existing Quadrangle along North Seminary Avenue. The closing of this property and planning for areas of access across generous pedestrian “streets,” away from the busy avenues of Belden and Fullerton, internalizes the University’s foot traffic flow and unites the campus. Students are thus afforded safe passage across University grounds through the green connections of open space created by new paved walkways. These walkways are intended to support benches and various landscape elements to provide sanctuary and rest points for students to gather, study, or simply relax.

The space thus developed as the new Kenmore Green will serve to insulate the nearby University buildings, provide practical and visual campus continuity, direct students through campus safely and efficiently, provide additional green space for the community, and solidify the University’s core presence in the city.
theatre school feasibility study

DePaul’s Theatre School is the Midwest’s oldest theater conservatory and is world-renowned as one of the top professional training programs in the country. The current theater curriculum is housed in antiquated facilities on DePaul’s Lincoln Park campus. These facilities do not lend itself to the top-tier performing arts education that DePaul is committed to provide. By building state-of-the-art performance spaces as part of its dedicated accommodations, DePaul can both improve the quality of its academic programs, as well as provide extraordinary productions for the greater Lincoln Park community.

This conceptual design is a feasibility analysis of the location proposed for the Theatre School at the southwest corner of West Fullerton and North Racine in the new Lincoln Park Campus Master Plan. The School’s revised program for this site functions in conjunction with the use of the downtown Reskin as the main theatre. This program calls for a tiered studio theater, a flat floor flexible theater, and the relocation of the Theatre School in its entirety.

The site proposed has a superior location with excellent public exposure on Fullerton Avenue and a sense of proximity to the heart of the campus. The site is close to the 506 car garage on North Clifton Avenue, as well as the Fullerton CTA station, making it easily accessible for commuters and pedestrians. Drop off for performances would occur at a main entrance on North Racine, immediately off of Fullerton Avenue.

The current size of the site limits the accommodation of shop spaces at the same level as the stages. This study proposes to reduce the Medill Avenue right-of-way to better provide for program adjacency needs. The R.O.W. reduction would still leave a driveway easement on Medill to provide service access to the Little Sisters property and the Theatre School. The proposed site expansion would also allow for a 10 ft. landscaped setback along the existing narrow sidewalk on Fullerton.

Preliminary planning drawings also include an illustration of what the building could look like, providing a sense of massing and character on its site.
conceptual project description

A new Theatre School at DePaul University would be an exciting addition to the unique urban fabric of the University’s Lincoln Park campus. Located adjacent to the student residences at the 1237 West apartments on West Fullerton Avenue, the new Theatre School houses a state-of-the-art 250 seat studio theater auditorium and 100 seat flexible theater, with ample lobby and reception areas surrounded by a pristine glass facade. Offices and rehearsal rooms are planned for the top floors of the building, giving both students and faculty spectacular views of downtown Chicago.

The new building proposed for the Theatre School provides spaces for a variety of program needs, from set design to costume shops to rehearsal studios. Students would be able to learn and participate literally from the ground floor up. On each level, stage needs are integrated with the teaching facilities of the school itself. Lounge space on each floor would provide for congregation and camaraderie among students and faculty, infusing the full height atrium space with a continuous flux of activity and life.

The ten foot building setback on Fullerton is designed to provide a more open and inviting space for pedestrian traffic along this major thoroughfare. The building itself is conceived of as a transitional western gateway that provides significant landmark architecture for DePaul University’s Lincoln Park campus.

preliminary project data summary

- Original Site Area: 32,261 GSF
- Proposed Site Area: 37,696 GSF
- Height of Building at W. Fullerton Avenue: 73'-0"
- Height of Building at N. Racine Avenue: 73'-0" at northeast corner
- Height of Building at W. Medill Avenue: 59'-6" (approximate north 40% of building)
- Height of Building at west Alley: 84'-0" (approximate south 50% of Building)
- Height of Building at W. Medill Avenue: 84'-0"
- Height of Building at west Alley: 73'-0" (approximate north 1/3 of building)
- Height of Building at west Alley: 89'-0" at Penthouse (approximate middle 1/3 of building)
- Height of Building at west Alley: 84'-0" (approximate south 1/3 of building)

- Number of Floors: 5 floors, plus a first floor mezzanine level
- Building Setback from Fullerton Ave.: 10'-0"
- Building Setback from Racine Ave.: 0'-0" (Racine sidewalk is 14'-0" wide)
- Building Setback from Medill Ave.: 0'-0"
- Building Setback from west Alley: 0'-0"

*Note: Setbacks are measured from the property lines

- Flexible Theater seating: 100 seats
- Studio Theater seating: 250 seats
- Number of students: 300 enrolled
Artist's conceptual rendering: looking northwest from the intersection of Belden Avenue and Racine Avenue
DePaul University Lincoln Park Campus 2009-2019 Master Plan

Artist's conceptual night rendering: looking southwest from the intersection of Fullerton Avenue and Racine Avenue
undergraduate residence at sanctuary town homes
feasibility study

This conceptual design is a feasibility study of undergraduate student residences at the current location of the Sanctuary Town Homes in the new Lincoln Park Campus Master Plan. The Sanctuary Town Homes are located at 2345 North Kenmore Avenue, at the south east corner of the intersection of West Fullerton Avenue and North Kenmore. The proposed residences will increase the number of beds for undergraduate students and improve the off-street, sub-grade parking capacity located beneath the building. The redevelopment of this location takes advantage of the site’s immediate adjacency to core existing elements of the Lincoln Park campus, such as the Richardson Library, the Student Center on Belden Avenue, and the DePaul Quad. Built along the new pedestrian green corridor of the proposed Kenmore Green, the Sanctuary Town Homes location is an ideal site for undergraduate residences, giving students safe and efficient access to DePaul’s academic facilities.

These new undergraduate student residences will provide improved, on-campus housing for the existing DePaul student population. The new building will provide replacement student residences for the inefficient and outdated existing Sanctuary Town Homes on the site, as well as for the student housing demolished for the proposed Academic Building at the corner of Kenmore Avenue and Belden Avenue. The new housing will also provide additional on-campus residences for the existing freshmen student population as they transition into their sophomore year.

This proposal requires the demolition of the existing seventeen Sanctuary Town Homes. The existing 79 car sub-grade parking garage will be increased to a 98 car capacity. The new undergraduate residential rooms and support spaces are programmed to fit efficiently into a modest five and a half story building located above the reconstructed garage.

Fronting the busy West Fullerton Avenue corridor, the new undergraduate residences will continue the unique character of the Lincoln Park neighborhood that surrounds it. By giving students access to University facilities, as well as the exciting streetscape of Lincoln Park, the University hopes to promote the ideals of community interaction and service that are an integral part of its educational commitment. The location of the new residences just west of the CTA elevated tracks provides students with a convenient connection to the greater Chicago area.

Preliminary planning drawings include a conceptual ground floor plan, building section, and artist’s sketch of what the proposed undergraduate residences will look like in the context of the proposed “Kenmore Green” corridor.
undergraduate residence at sanctuary town homes
conceptual project description

The redevelopment of the Sanctuary Town Homes site allows DePaul University to increase its undergraduate housing in a welcoming on-campus residential environment. The proposed scheme’s typical floor plan generously, yet efficiently, accommodates student beds in studio-fashion. The plan positions multiple study areas and student lounges at moderated intervals to conveniently service the residential occupants on each floor. The residential rooms are organized in student “suites,” accommodating two students to every room, and 2 rooms for every private restroom. In addition to contemporary-design interiors and building security, the development is planned to provide high-speed internet service to each room, providing state-of-the-art communication systems and enforcing DePaul’s commitment to increasing its students’ educational and academic opportunities. The building’s ground floor houses a welcoming lobby area for students to lounge, relax, and interact.

The proposed conceptual project scheme calls for a total of five residential floors above grade, for a total of 400 beds. The proposed garage facility accommodates 98 parking stalls, increasing the off-street, sub-grade parking capacity for the site.

preliminary project data summary

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<tr>
<th>Item</th>
<th>Details</th>
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<td>Building Setback from Kenmore Ave.</td>
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<td>*Note: Setbacks are measured from the property lines</td>
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<td>Number of Student beds</td>
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<td>Garage Capacity</td>
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cacciatore stadium phase II feasibility study

This conceptual design is a feasibility study of facilities improvements for the Cacciatore Stadium – Phase 2 project in the new Lincoln Park Campus Master Plan. The existing Wish Field/Cacciatore Stadium, located on West Belden Avenue just east of the elevated CTA tracks near North Sheffield Avenue, is an open-air stadium that boasts both a NCAA regulation soccer field and a NCAA regulation softball field.

The facilities currently built in place to service the softball field lack adequate bleacher space, sufficient amenity features for visitors, fans, and athletes, and suitable support facilities for inter-divisional and intramural softball games worthy of the competitive talent at DePaul.

The proposed improvements provided in the Cacciatore Stadium - Phase 2 plans address these needs by constructing appropriate bleacher and amenity facilities at the southwest corner of Wish Field. This location respects the existing home plate and dug-out locations and provides an architectural bookend for the southern end of Wish Field along Belden Avenue that remains in scale with the surrounding neighborhood. By improving the current conditions of the site and elevating the field to a competitive collegiate athletic level, the new construction planned encourages neighborhood participation through the provision of quality facilities. Upon completion of the new CTA station on Fullerton Avenue, spectators attending athletic events at Wish Field/Cacciatore Stadium will be encouraged to park in the adjacent lot under the elevated tracks. This proposal does not require the demolition of any existing structures.

Preliminary planning drawings include a partial section, rendered site plan, and an artist’s sketch of what the proposed bleacher facility will look like in the context of Wish Field and the Lincoln Park neighborhood.
conceptual project description

The Phase 2 improvements for Wish Field/Cacciatore Stadium augment the existing bleacher and press-box spaces adjacent to McCabe Hall and the Cortelyou Commons buildings on the field’s east side. The currently on-going CTA expansion project of the Fullerton station on the field’s west side is an opportunity for the University to plan enhancements to the southwest corner of Wish Field once the CTA construction is completed. The Phase 2 improvements of Cacciatore Stadium envision a structure supporting bleacher seating for viewing softball games and containing functions and amenities such as a press-box, a concession stand, and public restrooms. A red brick masonry wall with limestone trimming will envelope the bleacher structure, and continue DePaul University’s traditional and harmonious appearance with the greater Lincoln Park neighborhood. Additional site features contributing to the beautification of Belden Avenue include the preservation of the black wrought-iron fencing around the field and the improvement of the pathway landscaping.

The bleacher seating structure encloses approximately 3,800 GSF, has the capacity for approximately 900 viewers and accommodates wheelchair access from the sidewalk to the seating area. New restroom facilities, a concession area, and additional storage areas for athletic field equipment are accommodated under the bleacher’s raked seating. A generously-sized press-box is located behind home plate at the top level of seating. The proposed Phase 2 improvements for Wish Field/Cacciatore Stadium enhance existing sporting facilities for DePaul University’s Blue Demon athletic program and positively contribute to the student life at DePaul University, as well as the Lincoln Park neighborhood as a whole.
1040 w. fullerton potential use summary

This conceptual design sketch is a potential use summary for a mixed-use development project in the new Lincoln Park Campus Master Plan. The studied site for the proposed project is at the northwest corner of West Fullerton Avenue and North Sheffield Avenue, strategically located along the “main street” of DePaul’s Lincoln Park Campus. The potential use described in this preliminary study provides a “boutique” hotel complex, residences (both academic affiliated and non-academic affiliated), DePaul University facility space, retail space, and parking. The Montana Street frontage is limited to up-scale, non-student residential use and is subject to the building setbacks and maximum heights described in this use summary. The potential of a mixed-use development at this site could provide a spectacular gateway to DePaul University, while providing vibrant new amenities for both University and neighborhood constituencies.

The proposed potential use envisions a mixed-use development, activating a prominent site on the north side of Fullerton Avenue in DePaul’s West Campus between North Sheffield Avenue and North Seminary Avenue. The six story complex would provide an exciting and dynamic streetwall for this portion of Fullerton, with architectural articulations that reinforce connections to the existing streetscape and to the proposed Kenmore Green. The site is directly adjacent to the recently expanded CTA elevated train station and surface bus routes, taking advantage of established public transit options on the Sheffield and Fullerton corridors. A drop-off for visitors and entrances for the hotel and student residences would be located off of Fullerton Avenue, on axis with the proposed Kenmore Green. The vehicular access point to below-grade parking will be located mid-block to minimize disruption of traffic flow on the busy Fullerton thoroughfare. On Fullerton Avenue (garage entrance only), the drive will be right and left turn in and right turn out. On Sheffield Avenue (garage exit only), the drive will be right turn in and right and left turn out.

The new undergraduate student residences will provide improved, on-campus housing for the existing DePaul student population. The new building will provide replacement student residences for the inefficient and outdated existing Sanctuary Town Homes, as well as for the student housing demolished for the proposed Academic & Classroom Building at the corner of Kenmore Avenue and Belden Avenue. The new housing will also provide additional on-campus residences for the existing freshmen student population as they transition into their sophomore year.

The potential use plan proposes building the mixed-use facilities above an underground parking garage. Removal of an existing one-story retail building, an adjacent surface parking lot, and a two-story maintenance building will provide the site area necessary for the proposed facility.
conceptual project descriptions of potential use

Retail Space

Dynamic street front retail, complimentary to neighborhood use, would be developed along both Fullerton and Sheffield Avenues. As proposed, this retail space, 45,400 square feet in all, would be highlighted with generous 16’ to 20’ wide sidewalks and inviting streetscapes along these important streets. Each of the corners of the buildings would be designed to attract first-class retailers with evocative design and generous lease depths. The retail space could also be configured to possibly accommodate the Lincoln Park branch of the Chicago Public Library or the U.S. Post Office.

Hotel

The potential use study provides space for a new hotel, containing 140 guest rooms on 5 floors above a one-level retail base. The lobby of the hotel would be located on the second floor, with the entry from the “car court” along Fullerton Avenue. Each guest room could be designed to celebrate a fresh, new “loft” design aesthetic by expressing exposed structure, spiral ductwork, and sealed concrete floors. The top floor of the hotel will be setback on Fullerton and Sheffield to allow for balconies overlooking the City of Chicago. The corner could also contain a restaurant with a high ceiling and city view.

DePaul Space

The new development for this site would provide DePaul with a spectacular new three-story space within the complex. This space would celebrate DePaul University at the center of the block along Fullerton Avenue. Located on axis with the proposed Kenmore Green and across the street from the Richardson Library, this space would function as a “front door” to the University, welcoming visitors and prospective students alike. The three-level space, accessible from a lush landscaped courtyard, would include a welcoming center, conference facilities and a University “Living Room.”

Residential Component

A new, four level, “upscale” residential building would be constructed at the corner of Montana Street and Sheffield Avenue. The potential residential use of this development would incorporate a 24 unit building that would be designed, both in scale and architectural expression, to integrate the new development with the historic buildings along Montana Street. Each residential unit would contain approximately 1,500 sf. DePaul shall neither operate nor retain a third party to operate residential development along Montana Street for University Student housing.

Student Residence

In the preliminary design, five-levels of state-of-the-art student residence would be located at the corner of Fullerton Avenue and Seminary Avenue, above one level of retail. This residence would accommodate approximately 333 students. Each student room would house two students, sharing bathroom facilities with the adjacent room. High-speed internet service will be provided to each room, providing state-of-the-art communication systems, and building security. The entry lobby to the Student Residence will only be accessed from the “car court” along Fullerton Avenue. A tranquil sculpture garden will be located behind the student residence building.

Parking

Parking on-site would be sufficient to accommodate the potential use of the new development and the needs of the University. Parking areas will include both below grade parking under the entire site and above-grade structured parking.

---

preliminary project data summary

| Site Area | 115,197 GSF |
| Building Height: Montana Residences | 38’-0” (zoning height) |
| Building Height: Hotel Tower | 75’-0” to parapet, additional 12’-0” penthouse |
| Building Height: DePaul Space, Midblock | 81’-0” at restaurant corner |
| Building Height: Student Residence Tower (Upper) | 50’-0” to top of roof element |
| Building Height: Student Residence Tower (Lower) | 71’-0” to parapet, additional 12’-0” penthouse |
| Number of Levels: Montana Residences | 38’-0” (zoning height) |
| Number of Levels: Hotel Tower | 4 levels |
| Number of Levels: DePaul Space | 5 levels (above one retail level) |
| Number of Levels: Student Residence Tower | 3 levels |
| Number of Levels: Student Residence Tower | 5 levels (above one retail level) |
| Building Setback from Montana St. | 15’-0” (existing residential setback) |
| Building Setback from Sheffield Ave. | 6’-0” |
| Building Setback from Fullerton Ave. | 8’-0” (sidewalks to be approximately 16’ to 20’ wide) |
| Building Setback from Seminary Ave. | 0’-0” (the upper student residence tower is set back 20’-0” from Seminary Avenue above the 38’-0” lower student residences) |
| Building Setback from north Alley | 0’-0” |
| Building Setback from east Alley | 0’-0” |

*Note: Setbacks are measured from the property lines

Montana Residence Area | 39,000 GSF (24 units) |
Hotel Area | 78,400 GSF (140 rooms) |
DePaul Space Area | 37,000 GSF |
Student Residence Area | 87,700 GSF (333 beds) |
Retail Area | 45,400 GSF |
Parking | 97,955 GSF (200 ± cars) |
DePaul University Lincoln Park Campus 2009-2019 Master Plan

Artist's conceptual rendering: northwest view from the intersection of Fullerton Avenue and Sheffield Avenue
DePaul University Lincoln Park Campus 2009-2019 Master Plan

DePaul University | Antunovich Associates Architects & Planners

- **Future Development**: Lot E 45'-0"
- **Renovate for Classrooms & Offices**: Close Kenmore & Build Green Space
- **New Academic & Classroom Building**: Remodel for Undergraduate Housing
- **Relocate Theatre School & Construct New Vincentian Residences**
potential use summary for miscellaneous properties: renovations

Renovation of O’Connell Hall
The location of O’Connell Hall on the northwest corner of West Belden Avenue and North Kenmore Avenue, is right in the heart of the DePaul campus. Currently, the building is in use by DePaul’s Science department as a temporary home for classrooms and offices. However, with the completion of the newly constructed Science II Building to the west, O’Connell Hall will potentially become fully vacated for reuse by other academic departments. As DePaul seeks to meet its 2009-2019 Master Plan goals, physical and academic expansion of program space can easily be accommodated on this site without major demolition. Projected renovations would be sensitive to future departmental needs, and would address the maintenance of the core building structure. The location of O’Connell Hall immediately adjacent to the proposed Kenmore Green and Student Center ensures that the building’s potential use as classroom and office space would provide students, staff, and faculty with convenient access to the extraordinary amenities of the DePaul campus. The exterior architectural Art-Deco features of O’Connell Hall will be preserved.

Remodeling of Vincentian Residence for Student Residency
Remodeling of the Vincentian Fathers’ Residence/Steeans Center at 2233 North Kenmore Avenue provides an opportunity for DePaul University to increase the student residential capacity on the Lincoln Park Campus. The building currently houses 35 residential rooms for the Vincentian Fathers as well as the Irwin R. Steans Center. The existing building contains 60,441 GSF and four stories over a raised basement. The projected remodeling of the property provides immediate adjacency for undergraduate students to the Student Center, the athletic centers, and numerous classroom buildings. The remodeling would efficiently reconfigure the existing square footage to create student living quarters, and common areas, such as study and lounge facilities. Reuse of the property would contribute approximately 100 undergraduate beds to the long-term goal of improving student residential opportunities on the Lincoln Park Campus.
potential use summary for miscellaneous properties: new construction

Construction of New Vincentian Residence at 2135 North Kenmore Avenue (old Theatre School site)
With the projected remodeling of the Vincentian Residence at 2233 North Kenmore Avenue, the current location of the Theatre School, at 2135 North Kenmore, remains a potential development opportunity for the relocation of the Vincentian Residences. When the Theatre School moves to its the proposed new location of a dedicated academic and performance building on Fullerton Avenue, the vacated 2135 North Kenmore site could potentially be designed to accommodate the Vincentian residences with private rooms, comfortable common areas and generous green spaces.

Development of Lot E (Belden/Seminary Building)
The Lot E parking facility, located at 1101 W. Belden, on the southwest corner of North Seminary Avenue and West Belden Avenue, is a 50 car surface lot on the west side of the DePaul campus. Development of this site could potentially yield a three-story academic or residential building with a maximum area of 32,800 GSF that could possibly either house students or provide generous office space for staff and faculty. This footprint area and story count respects the existing residential setbacks along Belden and Seminary Avenues. Any potential use of this site benefits greatly from its proximity to the heart of the DePaul campus, and would be designed to maintain the neighborhood’s existing traditional architectural context. The projected development of Lot E would provide the necessary square footage that would help DePaul University meet its 2009-2019 Master Plan goals of academic growth.

preliminary project data summary: lot e

<table>
<thead>
<tr>
<th>Site Area</th>
<th>13,227 GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential Building Area</td>
<td>32,800 GSF</td>
</tr>
<tr>
<td>Height of Building</td>
<td>45'-0&quot; to parapet, additional 12'-0&quot; penthouse</td>
</tr>
<tr>
<td>Number of Floors</td>
<td>3 floors</td>
</tr>
<tr>
<td>Building Setback from Belden Ave.</td>
<td>7'-6&quot;</td>
</tr>
<tr>
<td>Building Setback from Seminary Ave.</td>
<td>15'-0&quot;</td>
</tr>
<tr>
<td>Building Setback from sideyard</td>
<td>4'-0&quot;</td>
</tr>
<tr>
<td>Building Setback from west Alley</td>
<td>0'-0&quot;</td>
</tr>
</tbody>
</table>

*Note: Setbacks are measured from the property lines

DePaul University Lincoln Park Campus 2009-2019 Master Plan
DePaul University | Antunovich Associates | Architects & Planners
Chicago, Illinois | July 1, 2009
landscape improvements

As a part of the 2009-2019 Master Plan for its Lincoln Park campus, DePaul University hopes to continue its commitment to provide its students with a serene campus environment through a project by project integration of thoughtful landscape design. The University’s unique location in the exciting urban neighborhood of Lincoln Park gives planners the opportunity to create a visual dialogue between the University’s buildings and the surrounding city through the following improvements:

Improvement of Streetscapes
Being an urban campus, DePaul understands its commitment to the Lincoln Park community. The heavily traveled streets surrounding the campus are an opportunity for the University to improve and maintain the continuity of the neighborhood streetscape. New building proposals will provide improvements to the streetscape designed specifically for each project site. These may include site appropriate fencing, landscape barriers, safety bollards, lighting, and public seating. All design options to be considered shall be in fitting with the existing urban aesthetic.

Continuation of Tree Canopies
Projects will seek to replant any and all trees on campus that are removed during the construction of new University buildings. Of primary importance will be the pattern of uninterrupted tree canopies that currently exist in the area. Choosing similar and compatible species appropriate to the area and matching the proper maturity of new planting with existing trees will provide visual continuity throughout the campus. Shade provided by the canopies will then serve to mediate between the scales of the University and its surroundings.

Improvement of Existing Sidewalk Planters
An intent to redesign the sidewalk planters for the existing trees that border DePaul on the edges of its campus hopes to unify the University’s overall aesthetic and improve the pedestrian experience of students and visitors alike. A slightly raised, rectangular precast concrete edge border inserted between the existing sidewalk and tree soil will serve to isolate planting maintenance from the sidewalk and protect walkways from unsightly soil runoff.

Pedestrian Friendly Circulation
DePaul’s proximity to a variety of public transportation options allows the University to be easily accessed on foot. Pedestrian walkways and safety is thus a high priority. Projects will seek to maintain the existing connections on campus in the thoughtful design of pedestrian friendly circulation routes. Through a careful traffic study with attention to the expected student body growth, DePaul hopes to develop safe, accessible, and efficient pedestrian walkway connections across its campus.

Wayfinding
Because of DePaul University’s unique urban location, campus wayfinding is a high priority. The conscious development of a variety of safe and efficient pedestrian walkways throughout the university benefits students, faculty, staff, visitors, and neighbors. As a part of its commitment to environmental planning, the thoughtful placement of landscape markers, campus maps, and appropriate building and street signage will be designed with each new project. This attention to pedestrian, as well as vehicular, traffic within the university ensures efficient access to DePaul facilities and services and prioritizes the safety of the general public.
traffic & parking study

DePaul University has retained the engineering consulting firm of Kenig, Lindgren, O’Hara, Aboona, Inc. (KLDA, Inc.) to prepare a Traffic and Parking Study for the Lincoln Park Campus based on the 2009-2019 Master Plan program. KLDA conducted parking surveys, evaluated traffic conditions, and provided a series of recommendations which not only will improve existing conditions but will also address future parking needs and traffic flow improvements.

The current off-street parking inventory on the Lincoln Park Campus is shown in Table 1. There are presently a total of 1,351 off-street parking spaces available to students, faculty, staff and visitors on a permanent basis. These spaces are located within two parking structures, eight surface lots, and one below grade facility (beneath Sanctuary Hall). Other parking spaces are included in the campus inventory but are currently either reserved for other users, unavailable due to the CTA Fullerton station reconstruction, or being used by the DePaul population on an interim basis. These spaces include the Public Library Lot (Lot N), Lot J, and Lot O. The Public Library lot (Lot N) is currently reserved for visitors and staff of the Chicago Public Library and Sage Medical Group. Lot J is temporarily out of service due to the reconstruction of the Fullerton CTA station, but is anticipated to be returned to service in early 2009. Lot O is temporarily being used by the retail tenants and patrons of the 2400 N. Sheffield building, post office patrons, and DePaul permit parking.

Five facilities (Lots A, L, M, N and P) are presently located outside of the boundary of DePaul University’s Institutional Planned Development No. 2. The proposed amendment to the IPD ordinance will expand the boundary area to include these facilities.

The current off-street parking supply was observed to be approximately 70% utilized at peak times, with 926 spaces occupied. This results in an off-street parking surplus of 425 spaces. The most apparent surplus occurs in the Clifton parking deck where peak occupancy was observed to be 56% (225 available spaces).

The planned parking facility changes in the 2009-2019 Lincoln Park Campus Master Plan will result in an off-street parking supply of 1,312 spaces. The parking changes include the closing of Lot A in place of the Theatre School, the closing of Lots E, F, and G in place of the new academic building at Belden/Kenmore, the replacement of Lot K with the new School of Music and underground parking garage, the replacement of the Sanctuary Garage (Lot M) with a new underground parking facility beneath a new undergraduate student residence hall, the re-opening of Lot J upon completion of the CTA station work, and the opening of Lot P beneath the CTA tracks. Table 2 illustrates the future off-street parking supply during the 2009-2019 Master Plan period and also summarizes the parking facility changes during this time period.

### Table 1: Parking Summary - Current 2009 Inventory

<table>
<thead>
<tr>
<th>Parking Facility</th>
<th>Location</th>
<th>Total Number of Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot A</td>
<td>Fullerton/Racine</td>
<td>98</td>
</tr>
<tr>
<td>Lot C</td>
<td>Clifton Parking Deck</td>
<td>506</td>
</tr>
<tr>
<td>Lot D</td>
<td>Sheffield Parking Garage</td>
<td>354</td>
</tr>
<tr>
<td>Lot E</td>
<td>Belden/Seminary</td>
<td>50</td>
</tr>
<tr>
<td>Lot F</td>
<td>2300 N. Kenmore</td>
<td>27</td>
</tr>
<tr>
<td>Lot G</td>
<td>Belden/Kenmore</td>
<td>10</td>
</tr>
<tr>
<td>Lot H</td>
<td>Student Center</td>
<td>69</td>
</tr>
<tr>
<td>Lot J</td>
<td>900 W. Belden</td>
<td>-</td>
</tr>
<tr>
<td>Lot K</td>
<td>800 W. Belden</td>
<td>62</td>
</tr>
<tr>
<td>Lot L</td>
<td>Montana/Sheffield</td>
<td>66</td>
</tr>
<tr>
<td>Lot M</td>
<td>Sanctuary Garage</td>
<td>79</td>
</tr>
<tr>
<td>Lot N</td>
<td>Public Library Lot</td>
<td>1150 W. Fullerton</td>
</tr>
<tr>
<td>Lot O</td>
<td>Blockbuster Lot</td>
<td>900 W. Fullerton</td>
</tr>
<tr>
<td></td>
<td>Number of Existing Parking Spaces</td>
<td>1,351</td>
</tr>
</tbody>
</table>

### Table 2: Parking Summary - Master Plan 2009 to 2019

<table>
<thead>
<tr>
<th>Parking Facility</th>
<th>Location</th>
<th>Proposed Change of Use</th>
<th>Total Number of Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot A</td>
<td>Fullerton/Racine</td>
<td>Replaced with New Theatre School</td>
<td>0</td>
</tr>
<tr>
<td>Lot C</td>
<td>Clifton Parking Deck</td>
<td>2330 N. Clifton</td>
<td>506</td>
</tr>
<tr>
<td>Lot D</td>
<td>Sheffield Parking Garage</td>
<td>2331 N. Sheffield</td>
<td>354</td>
</tr>
<tr>
<td>Lot E</td>
<td>Belden/Seminary</td>
<td>Replaced with New Academic Building</td>
<td>0</td>
</tr>
<tr>
<td>Lot F</td>
<td>2300 N. Kenmore</td>
<td>Replaced with New Academic Building</td>
<td>0</td>
</tr>
<tr>
<td>Lot G</td>
<td>Belden/Kenmore</td>
<td>Replaced with New Academic Building</td>
<td>0</td>
</tr>
<tr>
<td>Lot H</td>
<td>Student Center</td>
<td>69</td>
<td></td>
</tr>
<tr>
<td>Lot J</td>
<td>900 W. Belden</td>
<td>Re-opened for use</td>
<td>65</td>
</tr>
<tr>
<td>Lot K</td>
<td>800 W. Belden</td>
<td>Replaced with New School of Music</td>
<td>0</td>
</tr>
<tr>
<td>Lot K</td>
<td>New School of Music Parking Garage</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Lot L</td>
<td>Montana/Sheffield</td>
<td>66</td>
<td></td>
</tr>
<tr>
<td>Lot M</td>
<td>Sanctuary Garage</td>
<td>Replaced with New Garage beneath New Student Residences</td>
<td>0</td>
</tr>
<tr>
<td>Lot MM</td>
<td>New Sanctuary Garage</td>
<td>98</td>
<td></td>
</tr>
<tr>
<td>Lot N</td>
<td>Public Library Lot</td>
<td>1150 W. Fullerton</td>
<td>30</td>
</tr>
<tr>
<td>Lot O</td>
<td>Blockbuster Lot</td>
<td>900 W. Fullerton</td>
<td>24</td>
</tr>
</tbody>
</table>

Total Number of Parking Spaces 2009-2019: 1,312
The parking requirements of the 1989 IPD ordinance are based upon the incremental growth in DePaul’s three primary population groups: resident students, day commuter students, and faculty/staff. The last amendment to the ordinance, dated November 15, 1989, established that 679 off-street parking spaces were required to meet DePaul’s off-street parking needs during the 1988/1989 academic year. The 1988/1989 academic year was established as the “base year” for compliance with the ordinance. DePaul is required to add off-street parking spaces to the original 679 space supply based on a calculation that multiplies the incremental population increase (average of projected academic year, two previous years, and two subsequent years), from the 1988/1989 base year to the projection year, to a set of parking ratios established for each population group. The current parking ratios are shown in Table 3.

The application of the current parking calculation in the 1989 IPD ordinance results in a significant off-street parking deficit, which does not correlate with actual parking observations on campus that indicated there is a 425-space parking surplus. The discrepancy is partly due to the continued use of the 679 space base year parking number and outdated parking ratios. In 1988/1989, the Lincoln Park Campus was more heavily weighted towards commuter students (66% of peak daytime population) than resident students. Presently, commuter students represent 55% of the peak daytime population. In addition, student travel patterns have changed considerably since 1988/1989 with far more students using public transportation and fewer bringing cars to campus. This is evident in the variation in parking ratios between those calculated from recent parking surveys on campus (see proposed ratios in Table 3) and those currently contained in the IPD ordinance. Furthermore, a recent residence hall questionnaire administered by DePaul indicated that approximately 6% of resident students currently have a car on campus, which further validates the newer parking ratios.

To update the IPD ordinance parking calculation to better replicate current parking conditions on campus and provide a more accurate projection of future parking needs, the base year parking number utilized in the calculation is proposed to be changed from 679 to 926, which is the actual peak accumulation of off-street parking observed during the recent Lincoln Park Campus parking surveys (academic year 2007/2008). Furthermore, the parking ratios utilized in the calculation are proposed to be changed to those calculated from the parking surveys. The updated parking calculation, however, does not take into consideration the Chicago Zoning Ordinance’s parking reduction of up to 25% for transit-served locations, at the discretion of the Commissioner of the Department of Zoning and Land Use Planning. Using campus population projections provided by DePaul’s Institutional Planning and Research Department, and using the 2007/2008 academic year as the new “base year”, the updated parking calculation was applied to determine the future parking needs in the 2018 horizon year of the Master Plan, as shown in Table 4.

The updated parking calculation results in an off-street parking surplus of 56 spaces, indicating that the projected 1,312-space off-street parking supply in 2018 will be sufficient to meet the campus’ peak parking demand and achieve compliance with the amended IPD ordinance. Thus, upon completion of the Campus Master Plan, there will continue to be a parking surplus on campus to accommodate new facilities and modest growth in student enrollment and faculty/staff levels.

The Blockbuster Video/Lot O site at 2400 N. Sheffield is reserved for the future development of a mixed-use facility and is the likely location for a future campus-serving parking facility.

### TABLE 3

**PARKING RATIOS**

<table>
<thead>
<tr>
<th>User Group</th>
<th>Current IPD #2 Ratio</th>
<th>Proposed Amended IPD #2 Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident Students</td>
<td>0.21</td>
<td>0.11</td>
</tr>
<tr>
<td>Day Commuter Students</td>
<td>0.34</td>
<td>0.29</td>
</tr>
<tr>
<td>Faculty/Staff</td>
<td>0.31</td>
<td>0.36</td>
</tr>
</tbody>
</table>

### TABLE 4

**IPD #2 PEAK PARKING CALCULATION - 2018**

<table>
<thead>
<tr>
<th>Academic Year</th>
<th>Residents¹</th>
<th>Day Commuters²</th>
<th>Faculty/Staff²</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015/2016</td>
<td>2,582</td>
<td>3,892</td>
<td>1,409</td>
</tr>
<tr>
<td>2016/2017</td>
<td>2,582</td>
<td>3,998</td>
<td>1,432</td>
</tr>
<tr>
<td>2017/2018</td>
<td>2,582</td>
<td>4,105</td>
<td>1,456</td>
</tr>
<tr>
<td>2018/2019</td>
<td>2,582</td>
<td>4,214</td>
<td>1,479</td>
</tr>
<tr>
<td>2019/2020</td>
<td>2,582</td>
<td>4,325</td>
<td>1,503</td>
</tr>
<tr>
<td>Average of Above 5 Years</td>
<td>2,582</td>
<td>4,107</td>
<td>1,456</td>
</tr>
<tr>
<td>Base Year 2007/2008</td>
<td>2,490</td>
<td>3,198</td>
<td>1,245</td>
</tr>
<tr>
<td>Increase from Base Year</td>
<td>92</td>
<td>909</td>
<td>211</td>
</tr>
</tbody>
</table>

| Residents: | 92 x 0.11 = 10 spaces |
| Day Commuters: | 909 x 0.29 = 264 spaces |
| Faculty/Staff: | 211 x 0.36 = 76 spaces |
| **Subtotal** | **350 spaces** |

| Base Year Parking Spaces (2007/2008) | + 926 |
| Total Number of Campus Off-Street Parking Spaces Required in 2018 Master Plan Year | 1,276 spaces |
| Total Number of Parking Spaces provided within Amended IPD #2 in 2018 | - 1,312 spaces |
| **Total Parking Surplus (Deficit) by Ordinance** | **36 spaces²** |

¹ Projected peak resident student population provided by OPR based on historic trend
² Projected peak day commuter population estimated by OPR based on an annual enrollment growth rate of 1.63%
³ Faculty/Staff levels proportioned at historic levels of approximately 32% of peak daytime student population.
⁴ A total peak period parking surplus of 36 spaces is projected for 2018 without taking into consideration a maximum 25% parking space reduction for transit-served locations per Section 17-10-0102 B of the Chicago Zoning Ordinance.
PROPOSED
DePaul University Owned
Parking Lots & Garages

Lot
A Fullerton/ Racine*
C Clifton Parking Deck
D Sheffield Parking Facility
E Belden/ Seminary*
F 2300 N. Kenmore*
G Belden/ Kenmore*
H Student Center
J 900 W. Belden
KK NEW School of Music
  underground parking structure
L Montana/ Sheffield*
MM INCREASED Sanctuary
  Garage underground parking
  structure
N 1150 West Fullerton
  (Library Parking)
O Fullerton/Sheffield*
  (Blockbuster Site)
P 900 W. Fullerton
Q NEW CTA North Lot

* DPJ surface parking replaced by
  proposed NEW facilities

KEY PLAN

- DPJ Owned Parking
- DPJ Proposed Master Plan Parking
- DPJ Owned Buildings
- DPJ Proposed Master Plan Buildings
- DPJ Projected PB Boundary
  as amended 2009
- KJSA Study Area

DePaul University Lincoln Park Campus 2009-2019 Master Plan

DePaul University | Antunovich Associates | Architects & Planners

traffic and parking study

Chicago, Illinois | July 1, 2009
proposed traffic flow improvements

DePaul has been working closely with the leadership and planning committees of the surrounding neighborhood groups to formulate traffic flow improvements on streets and intersections adjacent to the Lincoln Park Campus and insure efficient ingress and egress to the planned performing arts facilities (i.e., new School of Music and new Theatre School). Traffic control officers will be stationed at the entrance to the School of Music and the entrance to the Theatre School to assist with parking during performances. The traffic flow figure on the right illustrates the proposed street improvements that were developed from DePaul's traffic studies and these group discussions. These improvements are subject to review and approval by the City of Chicago Department of Transportation.

The University will work with the Chicago Department of Transportation to investigate the feasibility of the following traffic improvements:

i.) the signalization of the intersection of Sheffield Avenue and Belden Avenue, synchronized with the existing traffic signal at Sheffield Avenue and Fullerton Avenue;
ii.) the installation of "countdown walk/don't walk" signal devices at the intersection of Sheffield Avenue and Fullerton Avenue and at the intersection of Sheffield Avenue and Belden Avenue, if a traffic signal is warranted at the Sheffield Avenue and Belden Avenue intersection;
iii.) the widening of the west side of Sheffield Avenue south of Fullerton Avenue to allow for three northbound lanes (i.e., one left turn, one straight ahead, and one right turn lane);
iv.) the widening of the west side of Sheffield Avenue north of Fullerton Avenue to allow for three southbound lanes (i.e., one left turn, one straight ahead, and one right turn lane).
acknowledgements

This 2009-2019 Master Plan for DePaul University’s Lincoln Park Campus was formulated in 2008 and 2009 by a dedicated group of community residents, and DePaul University Administration and Planning Consultants. Working collaboratively with the Neighborhood Advisory Committee, and with the Wrightwood Neighbors Association, Seminary Townhouse Association, Sheffield Neighborhood Association and the Lincoln Park Chamber of Commerce, DePaul University has been able to prepare a Master Plan that is responsive and respectful of the community’s needs and concerns, while documenting a roadmap for the orderly development of its bucolic Lincoln Park Campus.

The Lincoln Park Community and DePaul University are deeply appreciative of the following individuals who have given generously of their time and expertise in authoring this Master Plan:

Alderman Scott Waguespack, Alderman 32nd Ward
Alderman Vi Daley, Alderman 43rd Ward
Reverend Patrick Harrity, C.M., Pastor of St. Vincent DePaul Church

LINCOLN PARK CHAMBER OF COMMERCE
Kim Schilf, President

SEMINARY TOWNHOUSE ASSOCIATION
John Volk, Chairman STA Board
James Zartman, President Emeritus

SHEFFIELD NEIGHBORHOOD ASSOCIATION
Laury Lewis, President
Judy Casey, 1st Vice President, Legacy Member
Ted Wrobleski, Director, Legacy Member

WRIGHTWOOD NEIGHBORS ASSOCIATION
Chris Connors, President
Allan Mellis, Legacy Member
Ken Feldman, Legacy Member

NEIGHBORHOOD ADVISORY COMMITTEE, Legacy Members
Fritz Biederman, Legacy Member
Walter Crowley, Legacy Member

DEPAUL UNIVERSITY
Fr. Dennis Holtschneider, President
Robert Kozman, Executive Vice-President
Jay Braatz, Office of the President
Robert Janis, VP Facility Operations
J.D. Bindenagel, VP C&I
Fran Casey, Director of Community Affairs
Peter Coffey, Director of Government Affairs
Rick Rapuse, Office of the General Counsel
Cindy Summers, Associate VP of Student Affairs

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Jack Lawlor, Partner

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Eric Russell, Principal