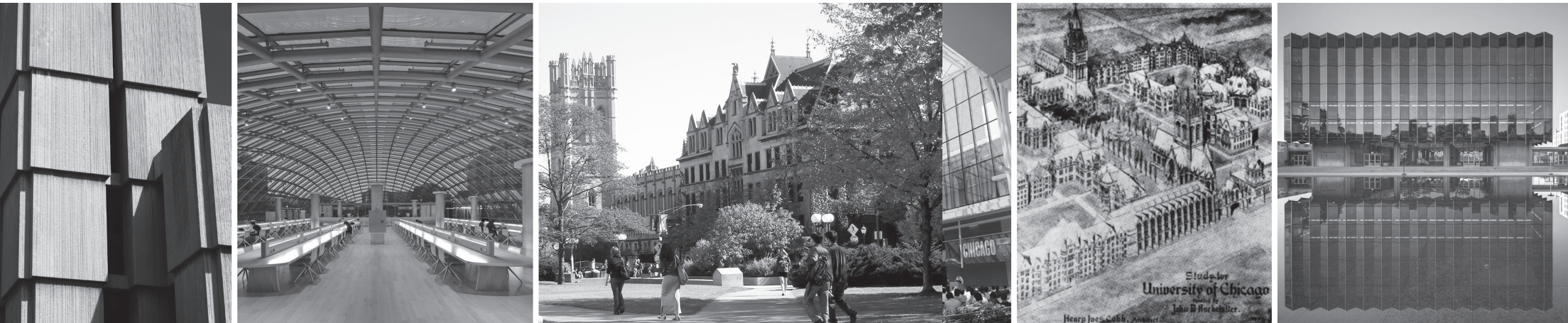


PLANNING FOR THE 21ST CENTURY

## GUIDANCE FOR DESIGN TEAMS

“Building Community, Inspiration and Innovation”



JANUARY 2013



## BOARD OF TRUSTEES CAMPUS DESIGN VISION STATEMENT

From its founding in 1890 as a series of self-contained Collegiate Gothic quadrangles, the campus has expanded over more than a century into a diverse layering of architecture and open spaces expressing design innovations and attitudes over time about what makes an exceptional campus.

The expression of these layers shall support an overarching unity defined not only through the architecture, but also through the interconnected landscape of spaces and pathways between the buildings. Always at the heart shall be the creation of an inspiring setting that facilitates the best work of extraordinary faculty, students and staff.

Each capital project shall begin with a clear intention to strengthen the existing identity and character of the campus by reinforcing and enhancing both the rich legacy of the past and the University's tradition of creative innovation. We shall select architects who demonstrate design excellence commensurate with the University's aspirations and status as one of the world's great centers of scholarship and teaching.

Each project's success will be evaluated on its results in achieving programmatic objectives while enhancing sustainability and the greater campus setting. Ultimately, we aim to advance the University's uniquely intellectual community through architecture and open spaces that encourage the free exchange of ideas and create various opportunities for enjoyment.

These principles shall inform the process of selecting architects and implementing designs that enhance the University's community, stature and purpose.



The University of Chicago Campus

## THE CHALLENGE

The University of Chicago is driven by a culture of rigorous open inquiry, analysis and questioning. The design and renovation of facilities will be held to the same intensity of discussion and review to achieve design excellence. The challenge is for design teams to reflect the diversity and uniqueness of the University's academic programs while enhancing the existing Campus environment.

The University is asking design teams to contribute to an environment that fosters original, agenda-setting scholarship and education. The University seeks a cohesiveness in building and landscape design that leads to an evolving University of Chicago Campus that is unified but not uniform.

Design teams should refer to the Facility Standards (FS<sup>2</sup>) for additional standards and guidance.

Design teams should be guided by these four principles:

1. **Promote the Exchange of Ideas**
2. **Foster Stewardship**
3. **Enhance Environmental Sustainability**
4. **Strengthen the Identity and Character of the Campus**

# 1. PROMOTE THE EXCHANGE OF IDEAS

Central to the intellectual community is the ability to freely exchange ideas. The design of buildings and open spaces should encourage interaction and sustain the settings that bring faculty, students and staff together to create vibrant centers of campus life.

## ENTRIES AND GROUND FLOORS

- Buildings should be welcoming, strengthen existing gathering spaces and provide new opportunities for social interaction.
- Entrances should be evident in daytime and at night.
- The ground floor of buildings should emphasize transparency.
- Service areas should be located so as not to negatively impact pedestrian paths, important streets or building entrances.

## PUBLIC SPACES

- Public spaces should be generous, promote interaction, and be visible to those using the buildings or walking past them.
- Outdoor and indoor public spaces should be designed to have the ability for informal gatherings and hosting social interactions during both daytime and evening hours.
- Lighting and security of public spaces are critical for their success.
- Consider rooftops and terraces as participatory spaces for the campus community, accommodating social spaces, conferencing and unique offices.

## INCLUSIVENESS

- Buildings should provide universal access so they are not encumbered unnecessarily by level changes, ramps and stairs.





Arley D. Cathey Learning Center

## 2. FOSTER STEWARDSHIP

Continued care and stewardship of the Campus require an appreciation for the existing buildings and open spaces that define the University of Chicago. New buildings and future renovations must maintain the best campus environment possible. Design teams should recognize the University's spirit of legacy and continuity.

Over time, Campus buildings should anticipate a variety of programs and uses responding to new needs and unanticipated demands. New projects should be designed with a commitment to flexibility, quality and durability to provide long-term usefulness.

### PRESERVATION OF SIGNIFICANT BUILDINGS AND OPEN SPACES

- Buildings that contribute to the legacy of the Campus should be retained and revitalized when feasible. Open spaces and significant landscapes should be identified and respected as critical components of the University of Chicago Botanic Garden.

### LONG TERM FLEXIBILITY

- Buildings on Campus should be seen as having the capacity and flexibility to "outlive" the original program. Appropriate attention to the design of floor plates, floor-to-floor heights, and structural systems will enable a high degree of flexibility for unanticipated future uses.

### LIFE CYCLE VALUE

- Anticipate future changes in technology and teaching methods in the planning and design of buildings and instructional spaces.
- Incorporate building systems and support infrastructure that will provide easy adaptation for new programs and future demands.
- When making building system decisions, consider initial capital investments as they impact long-term operational costs in the full life cycle of the project.

### 3. ENHANCE ENVIRONMENTAL SUSTAINABILITY

Design teams shall embrace the University's commitment to sustainability.

Design projects should contribute to creating a more sustainable campus by improving the environment and quality of life for faculty, staff, students and visitors. Design teams are asked to bring innovation and creativity in their approach to holistic sustainability.

#### RESPONSIBLE USE OF NATURAL RESOURCES

- Design to reduce greenhouse gas emissions and energy consumption and to explore alternative energy sources.
- Design teams will advance high-performance buildings.
- View water as a valuable resource that should be conserved and reclaimed.
- Facilities should enhance and protect the ecology around them through sustainable, regionally appropriate landscapes.

#### WASTE MANAGEMENT

- Reduce waste generation during demolition and construction.
- Incorporate recycled materials.
- Design strategies that promote recycling and sustainable practices.

#### HEALTH AND WELLNESS

- Design teams should achieve high quality indoor environments, natural light and thermal comfort.
- Design building features to promote alternative transportation modes.



## 4. STRENGTHEN THE IDENTITY AND CHARACTER OF THE CAMPUS

The University of Chicago is part of a city deeply rooted in a tradition of architectural innovation and excellence. The Campus itself includes numerous building examples representing the architectural innovations of the time in which they were built. Notable architects on the Campus include the following: Henry Ives Cobb, Shepley, Rutan and Coolidge, Bertram Goodhue, Charles Klauder, Howard Van Doren Shaw, Holabird and Root, Eero Saarinen, Ludwig Mies van der Rohe, Edward Durrell Stone, Walter Netsch, Edward Larrabee Barnes, Cesar Pelli, Ricardo Legorreta, Helmut Jahn, Rafael Vinoly and Tod Williams + Billie Tsien.

A strong component of the Campus includes architecture that was ahead of its time and notable for innovation, quality and legacy. Design teams of new facilities should acknowledge this design legacy and continue the tradition of achieving design excellence.

The ensemble of Campus buildings and many significant buildings within the community, including Frank Lloyd Wright's Robie House, reflect a diverse, high-caliber collection of architectural styles and represent a dynamic relationship between the past and the future.

### BUILDING ORIENTATION

- The design of new facilities should be in conversation with adjacent buildings, quadrangles and streets.
- Buildings should reinforce the quadrangle and street framework of the Campus.
- Consider daylighting and solar access in the design of new buildings.
- Design with an awareness for shadows cast on adjacent buildings and programs, as well as important open spaces.

### MATERIALS

- An emphasis should be placed on quality, exterior materials that express permanence, convey a civic presence and stand the test of time in the Midwest climate.
- Materials, colors and textures need to respond to the "neighborhood" or Zone in which the building resides. Some Campus Zones will be more accepting of contemporary and diverse materials.
- Limestone should be given consideration as a fundamental building material of the University of Chicago, especially when in close proximity to the Main Quadrangle.



*The Joe and Rika Mansueto Library*

### MASSING

- Consider the appropriate scale in relationship with the surrounding context.
- Where feasible, buildings should step down in height as the Campus meets existing residential neighborhoods.
- Tall buildings can be accommodated at key Campus locations as defined by the University's planning strategies.
- New facilities should be designed at appropriate density to support programmatic needs, for efficient use of land resources, and to maintain a compact, pedestrian oriented campus.

### LANDSCAPE

- Connect and contribute to the campus network of open spaces and outdoor rooms.
- Contribute to the campus status as a Botanic Garden.
- Design open spaces for a variety of uses.
- Consider the landscape design for all seasons.
- Preserve and expand the inventory of significant canopy trees on campus.



The University of Chicago Campus Zones

## GUIDANCE SPECIFIC TO CAMPUS ZONES

The University of Chicago Campus is loosely organized into five Zones representing geographic areas defined by common character and/or use. These areas break down the scale of the overall Campus into smaller districts. While some of the Zones are defined by historic building ensembles with common architectural styles, other Zones support a more diverse collection of architecture, building heights and use of materials.

Guidance specific to each Zone is in addition to the general guidelines for the Campus. Design teams are encouraged to become more aware of the context and characteristics of the Zone in which their project will reside.

## CAMPUS WEST

Campus West is characterized by medical and research facilities. Program requirements in Campus West generally require larger building footprints and taller heights generating a greater density than other parts of the Campus. Many of the hospital and patient care facilities operate 24 hours a day. Patient satisfaction and wayfinding are critical components in the design of future buildings.

### BUILDING ORIENTATION

- The Campus edge along Cottage Grove Avenue has the potential to become an important civic presence for the University. Cottage Grove Avenue is an important arterial through the City and fronts Washington Park. Future building projects on Cottage Grove Avenue should reflect the importance of this edge of the Campus.
- Consider adding active uses at the street level along 57th Street and 58th Street.
- New buildings should take advantage of the views to Washington Park and contribute to the emerging University identity on this side of the Campus.
- When required, connective bridges should be as transparent as possible, with an awareness of the impact to the pedestrian environment at the street level.

### WAYFINDING

- Clarify wayfinding with identifiable building entrances, easily accessible patient drop-off areas, convenient parking and an understandable circulation system. Clearly visible signage should support wayfinding.

### BUILDING HEIGHTS

- This Zone has many of the tallest buildings on Campus. As this part of the Campus continues to densify, design teams should consider building placement to maintain views and allow sunlight to penetrate to the street level, quadrangles and sidewalks.
- The scale and massing of future buildings should balance program requirements with an attention to the pedestrian scale of the Campus.

### SERVICING AND EMERGENCY ACCESS

- Safe pedestrian circulation should be considered as additional building service areas, patient care drop-offs and emergency access are defined.

### PARKING

- Future buildings will add to the critical need for parking in this Zone. A comprehensive approach to addressing parking in Campus West should be considered.



## CAMPUS SOUTH

Campus South's identity is established by the institutional edge facing the Midway Plaisance. This edge is defined by a diverse collection of architectural styles that reflect the identity of each of the graduate programs. Future projects should strengthen the collective sense of place and identity for Campus South. The southern edge of the campus along 61st Street provides the opportunity to re-establish an appropriate transition with the existing residential neighborhood.

### BUILDING ORIENTATION

- Future projects and additions along 60th Street facing the Midway Plaisance have a responsibility to maintain and strengthen the civic presence and identity of the Campus.
- Future buildings should align with the existing building facades.
- The southern edge of the Campus along 61st Street is an important face and transition to the Woodlawn neighborhood. It is important for buildings to create a welcoming interface to the community.
- New buildings should anticipate the proposed east-west, mid-block pathway and new Campus South Quadrangle the University is currently envisioning.

### BUILDING HEIGHTS

- The Midway Plaisance edge may be an area that could support taller buildings and take advantage of the unique views. Taller buildings can strengthen visible connections with the Main Campus.
- Buildings should relate to the adjacent residential neighborhood on 61st Street.

### SERVICING

- Service areas of new facilities should avoid fronting onto 60th Street or 61st Street.

### PARKING

- Future parking structures are anticipated in Campus South. They should have architectural designed facades and active uses on the street level. Parking structures should not negatively impact the adjacent residential neighborhoods during the day or at night.





Gerald Ratner Athletic Center

# CAMPUS NORTH

Located along the 55th Street corridor, Campus North contains a range of uses including athletic and cultural facilities, student housing, and parking. Campus North has emerged as a center of student life and a public destination on the Campus.

55th Street is an important corridor and route for accessing the campus by car, as well as an important pedestrian entry from the residential neighborhoods north of 55th Street.

## BUILDING ORIENTATION

- Four important Campus streets are within Campus North: University Avenue, Ellis Avenue, Cottage Grove Avenue and 55th Street. Each of these streets is an important address to the University. New facilities adjacent to these streets should orient front doors to these corridors when feasible.
- 55th Street and Cottage Grove Avenue are important gateway opportunities and may offer the opportunity for active uses on the ground floor.

## SERVICING

- Servicing should not conflict with the pedestrian flow from the Campus to residential and commercial areas in Hyde Park.

## PARKING

- Additional parking should not create a barrier of garages separating the Campus from Hyde Park. Where possible, parking structures should incorporate active ground floor uses.

## BUILDING HEIGHTS

- Tall buildings are encouraged along the wider street corridors of Cottage Grove Avenue and 55th Street. New buildings along Ellis Avenue and University Avenue should relate to the adjacent context.

## ELLIS AVENUE

Ellis Avenue has emerged as a critical link tying the multiple campus zones together. As an important pedestrian and vehicular corridor, Ellis Avenue forms a unique center for student life on the Campus, often becoming a common meeting ground for students and faculty.

Establishing a clear identity for the corridor through consistent landscaping, sidewalks, and pedestrian scaled lighting will unify and strengthen its importance as an identifiable and safe place on the Campus.

### BUILDING ORIENTATION

- New facilities and renovations along Ellis Avenue should enliven the street, offer transparency into the buildings and orient entrances to the street.
- New buildings should reinforce the consistent scale and setbacks of Ellis Avenue.
- Where possible, expand pedestrian connections to mid-block quadrangles.

### BUILDING HEIGHTS

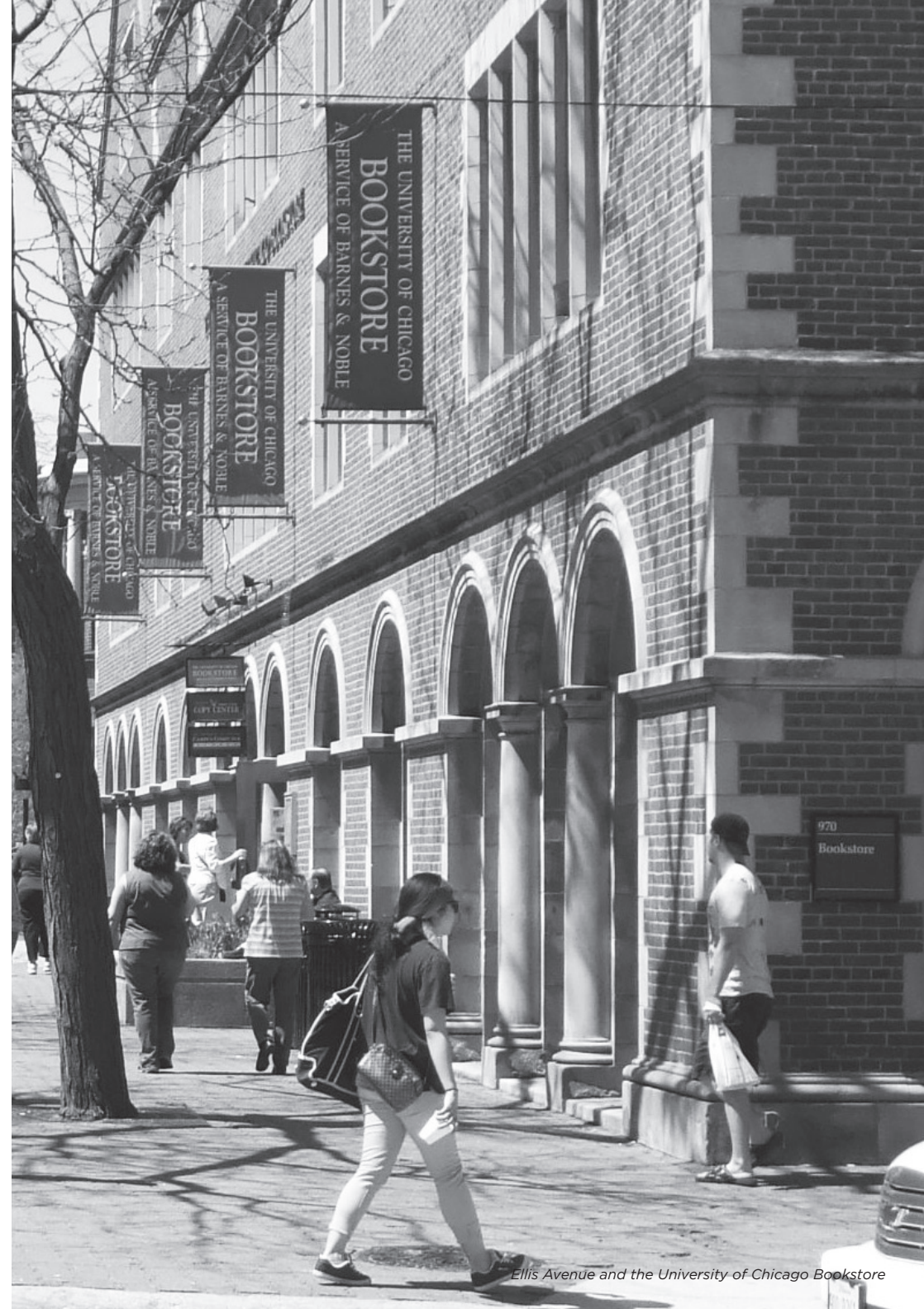
- Building heights along the Ellis Avenue Zone should serve as a transition between the taller West Zone buildings and the lower buildings of the Main Quadrangle Zone.

### SERVICING

- Service areas, loading docks and service vehicle parking areas should not be visible along Ellis Avenue or from the Quadrangles. Service areas and loading docks should occur on secondary streets where feasible.

### PARKING

- Ellis Avenue is a major pedestrian spine. New parking facilities are not encouraged within the Ellis Avenue Zone beyond on-street parking.



Ellis Avenue and the University of Chicago Bookstore



## MAIN QUADRANGLE ZONE

The Main Quadrangle Zone is identified by the ensemble of original campus buildings serving a variety of disciplines and functions. The presence of Collegiate Gothic buildings evoke a character defined by a human scale and careful attention to detail and craft.

Well-scaled open spaces are connected by pedestrian pathways. This part of Campus is distinguished as a very walkable setting that has sustained patterns of use and activity reflective of the University.

### BUILDING ORIENTATION

- Reinforce established quadrangles and streets and maintain important pathways.
- Buildings facing the Midway Plaisance should contribute to the quality of the street wall and reinforce the institutional edge of the Campus.
- Future building and open space projects should not encroach on the important views of iconic Campus buildings, such as Rockefeller Chapel.

### BUILDING HEIGHTS

- Building heights should be consistent with adjacent buildings and strengthen the quality of the existing quadrangles.
- Respect residential edges by establishing an appropriate building height that is compatible with the scale of adjacent residential neighborhoods.

### BUILDING CHARACTER

- Maintain and complement the scale and proportion established by the existing buildings and their relationship to existing open spaces.

### SERVICING AND PARKING

- Services areas, loading docks and vehicle parking areas should not be visible from the Midway Plaisance, Ellis Avenue or University Avenue.

### LANDSCAPE

- Extend and enhance the character of the Main Quadrangles.

## PROJECT SKETCHBOOK





