PROJECT OVERVIEW

AAH-IMMC CIRCA 2019 - MULTI PHASE CAMPUS IMPROVEMENTS

Timeline:
- Introduced project to CLVN & CDDC in March
- Presented again in May and July
- Met with CLVN Planning & Zoning Committee in August
- Presented to CLVN in September

Timeline:
- Administrative Modification to PD50 (end of May)
- Demo to Start Mid Summer
- Construction targeted to Start early 2020
- 11-12 Months to build

Timing being evaluated by AAH-IMMC
- Begin design end of 2019
- Construction targeted to start once Wellington Building is complete
- Amend PD50 (filing to occur end of May)
- Demo to occur end of Summer
- Construction to Start early 2020
- 15-16 Months to build
PROJECT OVERVIEW

WELLINGTON BUILDING

- IDPH Approval August 6
- DPD currently finalizing their review

Schedule:
- Demolition delayed due to coordination with the city, to begin this week
- Anticipate Construction to begin early October
- Anticipate Construction to be complete early 2021
CONSTRUCTION LOGISTICS

WELLINGTON BUILDING

- Traffic Flow on Wellington:
  - Met with CDOT. Barricade installation meets city regulations
  - Restriped center of road to remove uncertainty
  - Met with Ald Tunney’s office to review conditions
  - Will have qualified people directing traffic when deliveries are made
  - Continue to monitor on a regular basis
SHEFFIELD BUILDING
PROJECT OVERVIEW
SHEFFIELD BUILDING

Timeline:
- Introduced our project in March
- Presented in May, revised design to reduce height
- Presented revisions in July
- Met with CLVN Planning & Zoning Committee in August
SITE AND ZONING

IDPH Approval August 6

DPD currently finalizing their review
  - Anticipate November Plan Commission and City Council review

Schedule:
  - Anticipate Construction to begin early 2020
  - Anticipate Construction to be complete early 2021
PROJECT OVERVIEW

SHEFFIELD BUILDING

- City Review Process
  - Received Comments from DPD on 7.31 & 08.05
  - Received comments from CDOT.
  - Response Comments and revised drawing packages back to City on 08.12

- Met with DPD, CDOT, MOPD, & CFD to review process
PROJECT OVERVIEW

SHEFFIELD BUILDING

- Height to match existing neighbors across the street
- Lighting Design
  - Lighting on Sensors & Dimmer control
  - Limited access at night
### PROJECT OVERVIEW

**SHEFFIELD BUILDING**

- **Lighting Design**
  - Lighting on Sensors & Dimmer control
  - Limited access at night
  - Controlling headlights
    - Concrete structure
    - Perforated Metal Screens

![Diagram](image_url)
Next Steps:
- Working with DPD
- Hoping for November Plan Commission and City Council review
- Amended PD 50 by December
CENTER FOR ADVANCED CARE EXPANSION
PROJECT OVERVIEW
CENTER FOR ADVANCED CARE EXPANSION

- Demolish existing Wilton Medical Office Building once Wellington Building is complete
- Hope to start design in Late 2019
QUESTIONS?

THANK YOU
PARKING STUDY
EXISTING PARKING INVENTORY

- Current Parking Inventory:
  - 1,645 stalls

- Inventory Reduction:
  - 242 spaces

- Existing Peak Parking Demand
  - 1,490 stalls

- New Garage
  - Reduced size of garage to 408 stalls

- Parking Surplus
  - 138-229 spaces
  - 9%-15% surplus
  - 1%-1.5% yearly increase over 10-years
SITE PLAN
SHEFFIELD BUILDING

- 5.5 levels required to meet Parking Garage Need
- Physical Therapy Services on First floor
- Main Building Entry for Pedestrians on Sheffield
  - Drop-off Zone at Main Entry
- Vehicular Entry and Exit for Parking Garage at Nelson
- Loading to occur along alley @ Elevated Tracks
- Zero lot line building
BUILDING SECTION
SHEFFIELD BUILDING

PROPOSED 0'-0" SETBACK

0'-0" SETBACK REQUIRED PER ZONING
BUILDING ELEVATION

SHEFFIELD BUILDING

- Masonry material
- Perforated Metal in fill panels to control visual access and light pollution
- Glass Storefront at Street level
- Main Hospital buildings beyond
ENVIRONMENTAL STUDY

ACOUSTICAL CONDITIONS

- Locations 2 & 3 chosen because they are a similar distance from the train tracks.
- The only difference in obstruction is the existing parking garage versus an open path.
- We expect a similar reduction for the residential buildings with the addition of the new parking garage.
- The results show an average noise level 10 dBA lower from Location 1 to Location 3.

- 81 dBA is twice as loud as 71 dBA.
BUILDING DESIGN

VIEW FROM WELLINGTON AVENUE WITH APPLIED ART FEATURE

ART

PERFORATED METAL