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# LUC construction plans announced

## 'Clare on steroids,' residences, Damen replacement planned

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Speaking to a packed house of mostly faculty and staff April 16 in the Simpson Multi-Purpose Room, Vice President of Strategic Planning Wayne Magdziarz presented "El Tracks," an explanation of construction projects at the Lake Shore and Water Tower campuses.

Turning his attention first to the Water Tower campus, Magdziarz explained that The Clare, the 52-story project undertaken in partnership with the Franciscan Sisters, is proceeding on schedule to be ready for students in January 2009.

"By the time our students get back in the fall, the crane will be down and it will start to look like a real building," Magdziarz said.

The first three floors of The Clare, located across Wabash Avenue from 25 E. Pearson, will house the School of Communication and will contain approximately six classrooms as well as faculty and staff offices.

However, details of the building's main feature, a first-floor studio with a glass front facing the street, have yet to be determined and the 4,700 square foot space will not be completed when the building opens.

"As the School of Communication gets ensconced in this place, we wanted to have a dean on board before we actually shape what that space will look like," he said. "That will likely be some type of audio and visual convergence lab that will allow students to actually work within the various medias in the School of Communication."

Magdziarz also said that the School of Business Administration has outgrown its current home in Maguire Hall. The school will move to a new high-rise building to be constructed on the north side of Pearson Avenue at State Street, a project he described as "The Clare on steroids."

"You may ask the question, 'Well, how are you going to pay for that?' Good question," he said, going on to explain that the new building will undergo a similar transaction as the one being used for The Clare. In both cases, the university owns the land and a ground lease taken out to fund construction will return the building and the land to the university after 99 years.

Other projects planned at the Water Tower campus include the construction of a five-story building on Chicago Avenue that abuts the current building at 25 E. Pearson. The building will replace the Dunkin' Donuts currently located there and will be a joint venture with Chicago's J.B. Realty firm featuring two

floors of retail space and three upper floors of classrooms that will directly connect to 25 E. Pearson. According to Magdziarz, construction is slated to begin this summer with the goal of a Fall 2009 opening.

In February, Loyola also purchased land that currently serves as the Lawson House YMCA parking lot at the corner of Chicago Avenue and State Street. Magdziarz explained that the land, purchased for \$40 million or \$650 per square foot, was a "good idea" when compared to comparable sites in the area which cost between \$475 and \$895 per square foot.

Magdziarz called the site a "land bank for the future, nothing more than that," and said that Loyola has no short-term plans to develop it. The YMCA will continue to function as is.

"The bottom line is probably not in our lifetimes will an opportunity so close to campus for this amount of real estate [fall] in our laps with one acquisition," he said.

Many construction projects are planned for the Lake Shore campus, as well, in addition to efforts to expedite future buildings projects getting approval from various Chicago departments.

"Navigating through those shark-infested waters can be time-consuming, so it pays once in a while to step back and try to map out to the city what our future plans will be," Magdziarz said, adding that plans are liable to change.

In terms of undergraduate housing, Loyola has purchased seven buildings on the south side of campus, two of which will become residence halls for next year's students.

Magdziarz described Rockhurst and Holy Cross halls as "C or C-minus residence halls on campus" that are "not long for this world" but said that the current availability of housing won't allow Loyola to close or renovate them yet.

Concerning academic space, Magdziarz explained that the "de-programming" of Damen Hall in preparation for future demolition will begin this summer when offices are relocated to Coffey Hall but emphasized that many aspects of this broad project have yet to be determined.

As part of the reorganization of academic departments due to Damen Hall's closing, Magdziarz said that the clinical and graduate portions of the Marcella Neihoff School of Nursing will relocate to Loyola's medical school campus in Maywood, Ill. The undergraduate portion of the nursing program will remain at the Lake Shore campus.

The building that will replace Damen Hall will be modeled after Dumbach and Cudahy Science halls.

Other Lake Shore buildings to undergo change will be the current Jesuit Residence, which will be torn down this summer to construct a quad with open green space, and Cudahy Science Hall, which will gain an addition to be used as a faculty/staff lounge on the building's west side after the campus road has been removed.

The Gentile Center will also undergo a face-lift, resulting in a two-story, glass-front building with offices and training rooms for men's and women's basketball programs.

One construction project currently underway at the Lake Shore campus is the Morgan, a high-rise

complex at Arthur Avenue that constitutes "Phase I" of projects along the west side of Sheridan Road. Condominiums for Loyola faculty, staff and graduate students will occupy the upper floors while retailers will occupy the first floor. A potential vendor is Panera Bread, with whom Magdziarz said Loyola is in communication.

Magdziarz said that in planning construction, Loyola asks its development partners to be mindful of retail vendors who occupy space in university buildings, sometimes encouraging small businesses to lease the space even if it means taking a reduction in rent payments. He cited Argo Tea, which only had two stores at the time of its construction on the ground floor of Lewis Towers, as one such example.

Another building at the Lake Shore campus, known as Loyola Flats, is being planned for the location at Arthur Avenue and Sheridan Road and will also be residential space open to Loyola faculty and staff, although it remains to be determined if the housing units will be for sale or rental residences.

"Phase II" of construction in that area of campus, which Magdziarz describes as "far from a done deal" is still in early phases, and Loyola is speaking with community groups and city organizations about plans to proceed. Possible developments include renovating the look of the Loyola el station to attract what Magdziarz called "good retail," making crosswalks and traffic flow safer for pedestrians and building another residential structure on the land where St. Louis Hall and the Waldorf School's Sophia Garden currently reside.

According to Magdziarz, renovation of the Loyola el station and the surrounding area would be far-reaching and might even include re-aligning some streets to improve pedestrian safety, resulting in what would be one of the largest transit-oriented developments in Chicago.

Representatives from the Chicago Waldorf School and the Heartland Initiative were present to voice their concerns about Loyola's development of the garden space.

"There's a large community that's very concerned and worried, hoping the Sophia Garden won't go away," said Brian Gleichaut, a teacher at the Chicago Waldorf School. "I'm just curious what the prospects would be for keeping the Sophia Garden or finding a new place for it."

"It's not going to stay as it is," Magdziarz said of the garden but added that Loyola hopes to recapture green space in the developed project in the form of "pocket gardens," or smaller patches of green space scattered throughout the new development plans that could serve as potential replacements.

Freshman Carolyn Paul also expressed concern about the construction plans.

"I really don't feel like a Panera Bread beneath some glitzy condos is in the best interest of the community," she said after the presentation, adding that she fears that Rogers Park might become homogenized.

Magdziarz emphasized that Loyola is making an effort to work with community groups and employ "green" in the new developments.