EVANSTON

West Side Plan Implementation

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HISTORY OF ZONING & PLAN IMPLEMENTATION

• 2005 – Creation of West Evanston TIF
  − TIF divided into subareas 1-5

• 2006
  − City hires consultant Farr Associates to provide physical planning and urban infill design services for subareas 1 & 2; hires JJR, Valerie S. Kretchmer Associates Inc. and Studio C to provide the same for subarea 3.
  − August through November: Stakeholder and Community Meetings conducted

• 2007
  − May: Adoption of plans for subareas 1-3
WEST EVANSTON PLAN
SUBAREA 1

• Guiding Principles
  − Reconnect the Community
  − Maintain Green Character
  − Increase Walkability
  − Provide Life Cycle Housing
  − Neighborhood Scale Commercial
4. Development Component

Redevelopment Area 1

Extended Jackson
Jackson currently is a dead end, and is shown extended north to Simpson to increase connectivity through the area. The road jogs slightly just south of Simpson to retain the apartment to the west. The curve also adds interest and a wide enough buffer for the trail. (See letter "b")

Connected Wesley
Wesley is also currently a dead-end street. This plan shows Wesley connected up to the "new street" to increase circulation. This will also provide access to the new housing created in this area.

New Street Connecting Jackson and Wesley
A new street has been created between extended Jackson and Wesley. This creates an east-west connection through the Mayfair triangle, increase street connectivity and access.

New Street between Emerson and Foster
A new street has been created between Emerson and Foster, providing additional north-south connection through the site. The street aligns with Addison and creates a new intersection at Emerson, providing connection into Riverchase Park Area 2. The street splits around the park to reduce the parking width around the park.

This street helps break the large, existing parcels into neighborhood scale blocks. These blocks have been sized to replicate the existing street network and block pattern found throughout the community. The result is a walkable neighborhood, with a consistent pedestrian and street network.

On-street parking is allowed on all segments of the new street. This parking would be used by visitors to the park or the trail, as well as by visitors to the 6- and 8-flat buildings nearby.

Mixed-use Building
At the corner of Green Bay and Simpson, a 4-story mixed-use building is proposed. Approximately 10,000 to 15,000 square feet of retail space would be provided at this location. Above the ground-floor retail, apartment units would be provided on the upper floors. It would be possible to locate offices in the upper stories of the mixed-use building, but since the market study for this project indicated very little demand for additional office space, residential units are recommended.
SUBAREA 1
WORK TO DATE

Emerson Square Apartments

NSP2 Housing

Frio Gelato,
1701 Simpson Street
WEST EVANSTON PLAN
SUBAREA 2

• Guiding Principles
  − Reconnect the Community
  − Maintain Green Character
  − Increase Walkability
  − Provide Life Cycle Housing
  − Neighborhood Scale Commercial
**SUBAREA 2**

4. Development Component

Redevelopment Area 2

- **Aligned Intersection** - Emerson and New Florence
  
The intersection of Emerson and the "new street" is at a 90-degree angle, making it easy for cars and pedestrians to navigate.

- **Mixed-use Buildings on Emerson**
  
  These two mixed-use buildings provide 10,000 to 15,000 square feet of retail and studio space. The ground floor of these buildings will be occupied with small businesses to serve the needs of the surrounding community. The upper floors of both buildings have residential units, either apartments or condominiums.

- **Mixed-use Buildings on Emerson - Parking**
  
  The parking for the new mixed-use buildings on Emerson is located almost entirely behind the buildings, hidden from the view of the street. There are a few spots located between the two buildings, including the circular entrance there. These spaces would serve the businesses well, as they are easily accessible and visible from Emerson. Parking has been provided in accordance with City of Evanston requirements.

- **Pocket Park at Emerson and New Florence**
  
  A pocket park has been added to the southwest corner of Emerson and the "new street." This park provides a connection to the mixed-use building as well as outdoor seating for a restaurant or café located in the adjacent building. The mixed-use building serves as the centerpiece of this location, allowing for an entrance from the pocket park. It could also be a green spot along the rail with benches and other street furniture.

- **Townhouses with Rear Yards**
  
  There are two locations where the depth of the parcel allows townhouses to be built with rear yards and detached garages. The rear buildings are setback a minimum of 15 feet from the front parcel line, creating...
SUBAREA 2
WORK TO DATE

Bike Paths

Church Street Village Townhomes

Strange Lofts Façade Improvement
WEST EVANSTON PLAN
SUBAREA 3

• Guiding Principles
  − The Church & Dodge Intersection/Streetscapes
  − The Former Mayfair Railroad Embankment
  − Triangular Area between the Embankment and Dodge
  − Area Between Dodge & Brown Avenues and Lake & Greenwood Streets
  − Building Architecture
  − Sustainable Design/Greening
SUBAREA 3
SUBAREA 3
WORK TO DATE

• Convenience Store Assessment
  - 1901 Church Street (Now C&W Market)

• Acquisition of Darrow Avenue houses
  - 1708-10 Darrow Avenue

Church Street (north)

Church Street Bike Path

Central Evanston Business Association (CEBA)
SUBAREAS 4 & 5

• Accomplishments and Major Projects
  – Pitner Street & Dempster Street Sidewalk Installation
  – West End Business Association Formation
  – Establishment of Dempster-Dodge TIF
  – Starbucks and Burger King Improvements
  – Heartwood Center Expansion
  – Erie Family Health Clinic
SUBAREAS 4 & 5

Dempster Street Sidewalk

Pitner Avenue Sidewalk

Heartwood Center Expansion

WestEnd Business Association

Burger King Improvements
NEXT STEPS
• Principal Development for Subareas 4 & 5
  - Establish Guiding Principles and Design Plan
• Walgreens (Green Bay Road) Upgrade
• Green Bay Road/Emerson/Ridge Reconfiguring
• Further Development of Church & Dodge Intersection
  - Y.O.U. Headquarters Construction
  - Reactivate 1823 Church Street Building
  - Façade Improvements to Existing Businesses
• Further Development of the Dempster Street Corridor
  - Façade Improvements for Existing Businesses
  - Evanston Plaza Revitalization