

JACKSON AND EMERSON SITE VISIONING

Community Meeting 2

September 1, 2026



Community Workshop 2 — Site Vision and Strategy

Agenda

Date: September 1, 2026

Time: 6pm to 8pm

6:00 - 6:15 Welcome and Introductions

6:15 - 6:30 Community Workshop 1 Recap and Market Analysis

6:30 - 7:30 Site Scenarios Interactive Map

Topic to Discuss:

- Building placement and articulation
- Massing and density (number of units, building height)
- Open space and streetscape elements
- Housing type (1BD, 2BD, etc / Rental vs Home ownership)

7:30 - 8:00 Q&A, Final Thoughts and Next Steps

Community Workshop 1 - Listening Session - August 11, 2026

Summary

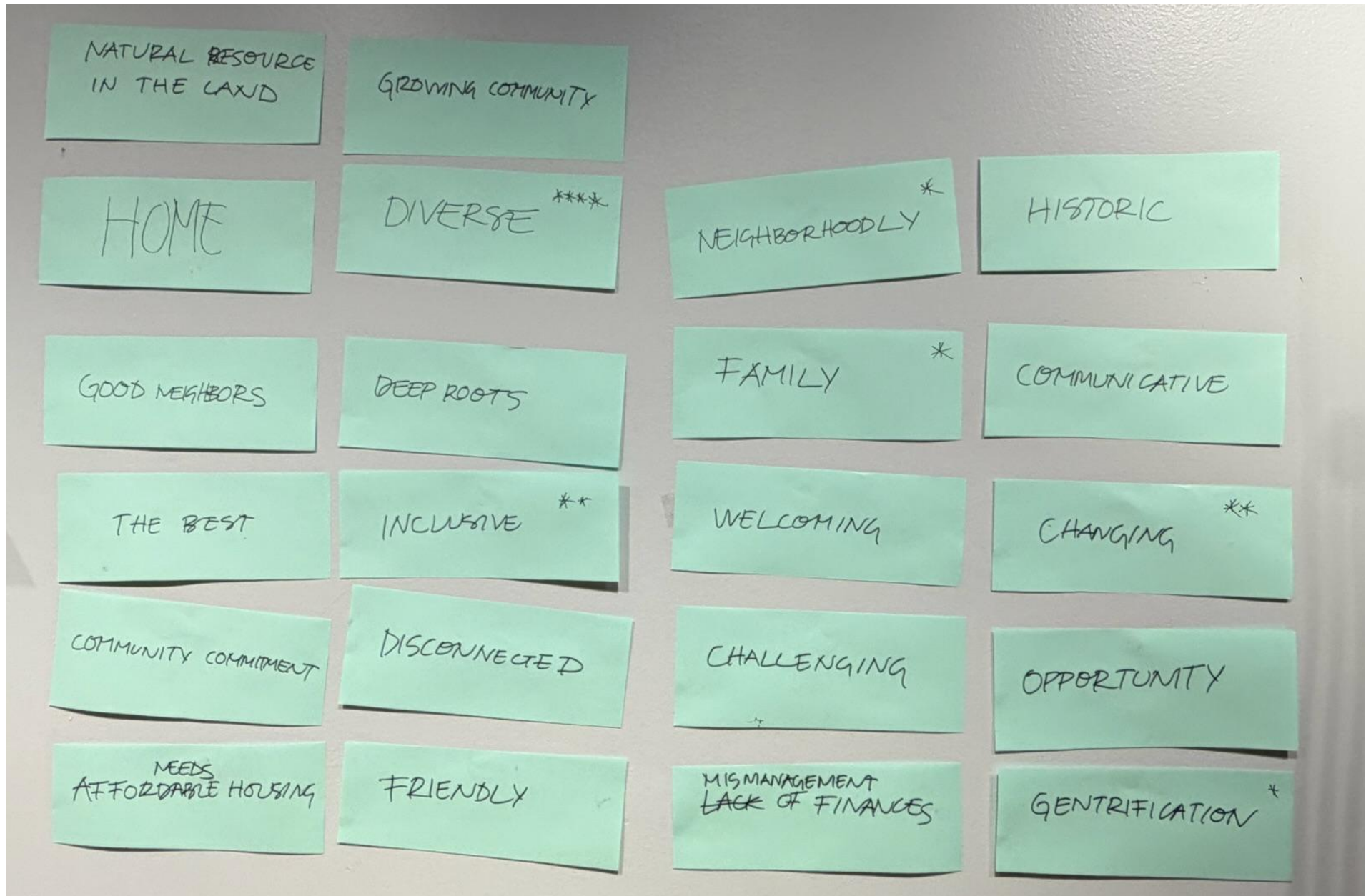


Key Themes Discussed

- **Diverse Household Types**
 - Families with multiple children
 - Elderly residents
 - Working people
- **Highlight Neighborhood History**
 - Significance of Black community
- **Possible Site Uses**
 - Mixed use Housing
 - Retail
 - Plaza Open Space
 - Community History
- **Limited Neighborhood Amenities**
 - Limited shopping
 - Lack of a neighborhood center
- **Traffic and Access Concerns near Site**
 - Busy street
 - No crosswalk or traffic light
 - Neighborhood Disconnection



Describe your Neighborhood



Describe your Neighborhood

Natural resource in the ward

Growing community

Home

Diverse ****

Neighborly *

Historic

Good neighbors

Deep roots

Family *

Communicative

The best

Gentrification *

Inclusive **

Welcoming

Changing **

Community commitment

Disconnected

Challenging

Opportunity

Needs affordable housing

Friendly

Mismanagement / lack of finances

Neighborhood Current Successes

Existing neighborhood qualities and programs that community members value and hope to see elevated or built upon in the future:

- Emerson Square – clean, safe, residential character
- Strong Community
- Existing age-restricted affordable housing
- Appreciation for existing housing programs
- Green space



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ARCHITECTURE FOR PUBLIC BENEFIT AND AGGREGATE STUDIO

Neighborhood Current Challenges

Existing points of struggle that community members have mentioned, highlighting interconnected challenges associated with housing stability, connectivity, infrastructure, and previous trust in the development process

- **Housing Instability**
 - Rent increases
 - People getting pushed out
- **Pedestrian Safety**
 - No crosswalks
 - T intersection
 - Traffic
 - Dangerous intersections/corners
 - Emerson acts as a pedestrian barrier
 - Dangerous route to school
- **Disconnected**
 - Lack of a neighborhood center forces community members to leave to go shopping
 - Geography cutting people off
 - Difficult to walk



Development Process Current Challenges

Existing points of struggle that community members have mentioned, highlighting interconnected challenges associated with housing stability, connectivity, infrastructure, and previous trust in the development process

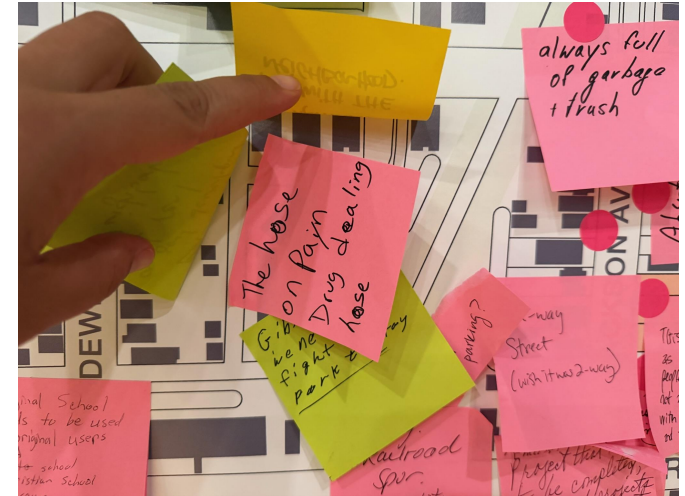
- **Community members have not felt heard in past processes**
 - Concern with lack of Black representation at meetings
 - Felt disheartened and “ripped off” after past meetings
 - Desire to discuss the site before plans are determined
- **Environmental / Infrastructural Conflicts**
 - Construction trucks
 - Fast traffic
 - Noise and industry
 - Railroad complicates vehicular connectivity



Site Development Possibilities (part 1/2)

Community members advocate for development that strengthens residential character and supports greater connectivity, housing opportunities, and community engagement

- **Support Residential Neighborhood Character**
 - Narrow streets/reduce their perceived scale
 - Slow traffic in alleys, parking areas, and along Emerson
 - Increase neighborhood connections
 - “Real homes for real families”
 - Improve pedestrian crossings
- **Create a Neighborhood Space**
 - Ground-floor retail + gathering space
 - Public space
 - Model for a stronger community
 - Build on the neighborhood’s heritage and foundation



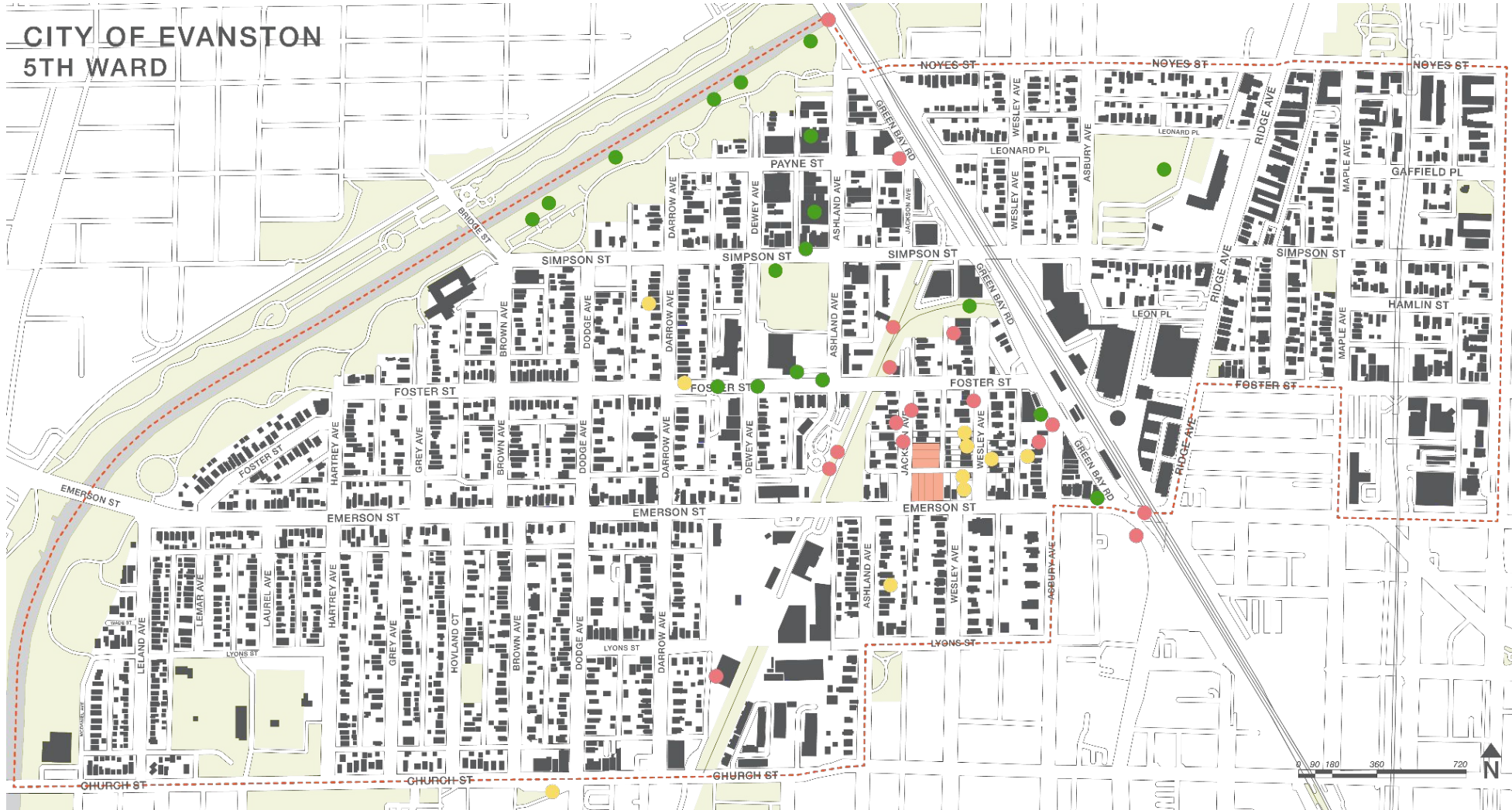
Site Development Possibilities (part 2/2)

Community members advocate for development that strengthens residential character and supports greater connectivity, housing opportunities, and community engagement

- **Explore Development + Ownership Models**
 - City joint venture / city equity
 - Mix affordable rental and ownership
 - Land trust
 - Combination of subsidies and funding
 - Repurpose underutilized public land for housing
- **Community Priorities in Development**
 - Balance density, height, size, and scale with neighborhood priorities
 - Consider a scattered-site approach
 - Balance development priorities with lived experience
 - Expand opportunities for homeownership
 - Support meaningful community involvement throughout the development process
 - Utilize Housing 4 All / Housing Gap Analysis to inform priorities

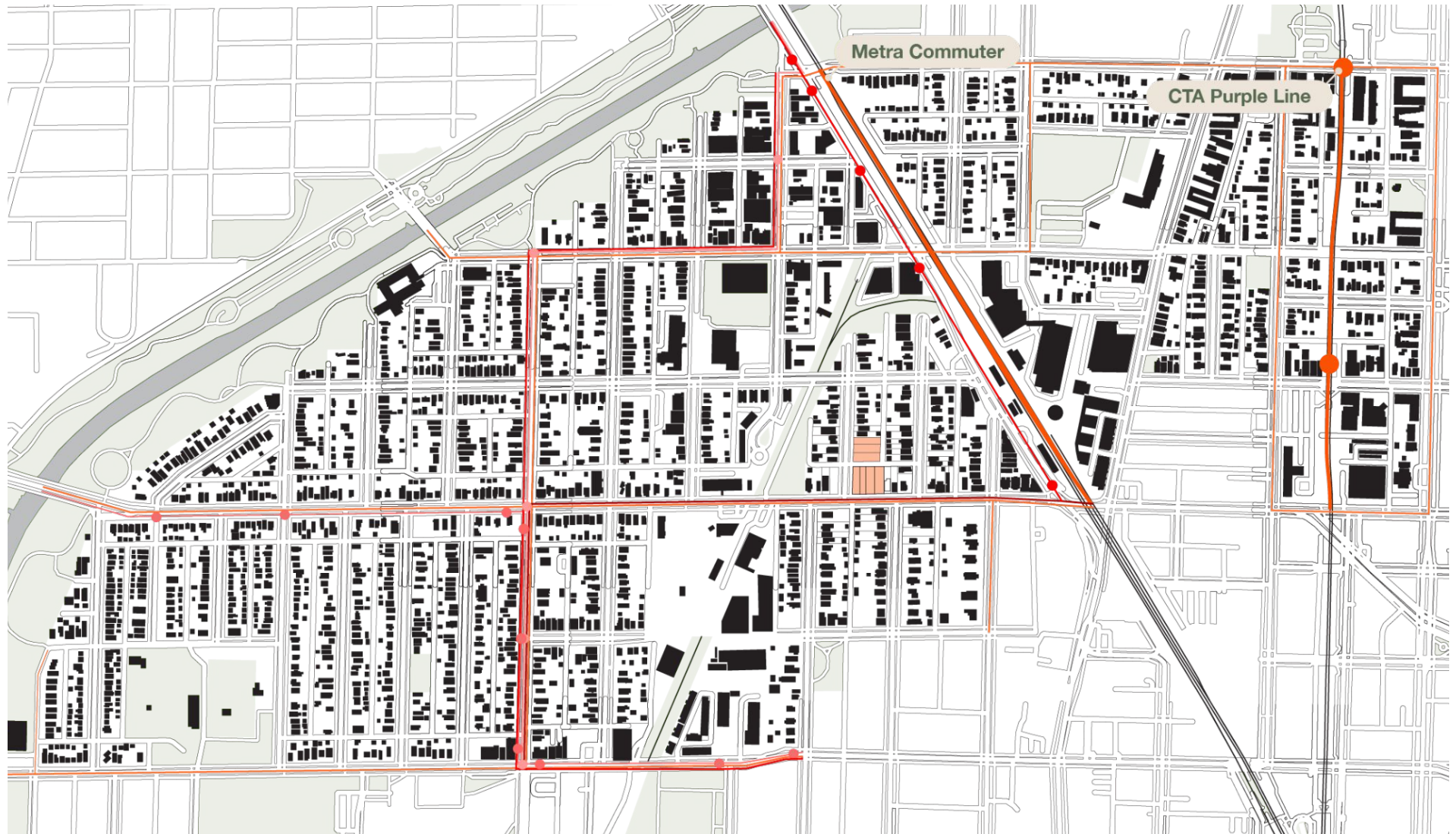


Neighborhood Mapping Exercise



- **Green** — places, uses, or qualities you value / want to preserve
- **Yellow** — places where they live or have lived
- **Pink** — things you would change in your neighborhood

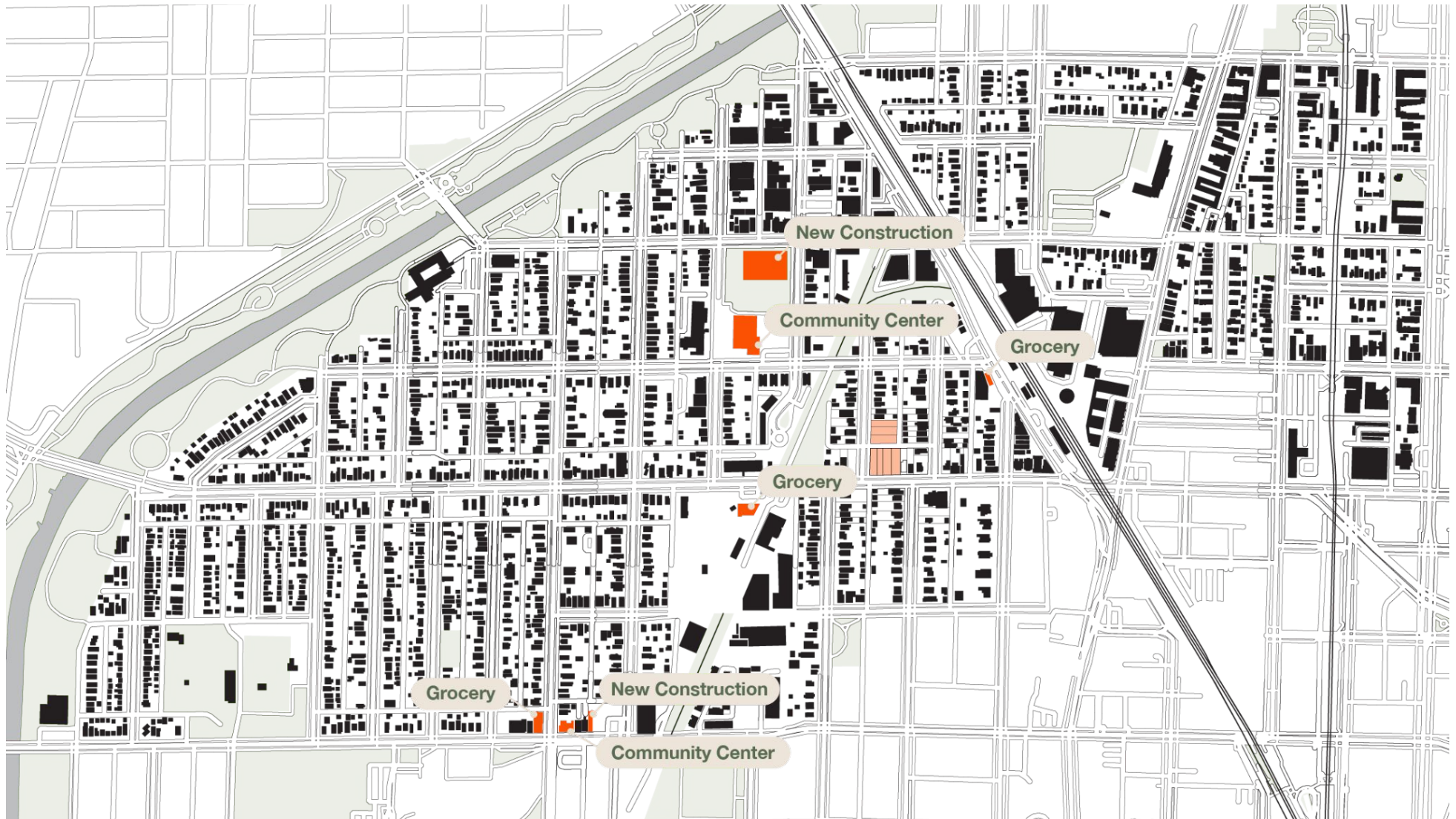
Transportation (5th Ward)



- Bus 206
- Bus 93
- Bus 208
- Bus 213
- CTA Purple Line
- Metra Commuter Train Line
- Bike Routes

source: This map was created using (206 route: Schedules, Stops & Maps - Central Street & Cowper (updated)), (Pace Bus Tracker - IIS Windows server), (L a K E M I C H I g a N north shore channel North Shore Channel), and (Public Transportation)

Key Locations (5th Ward)



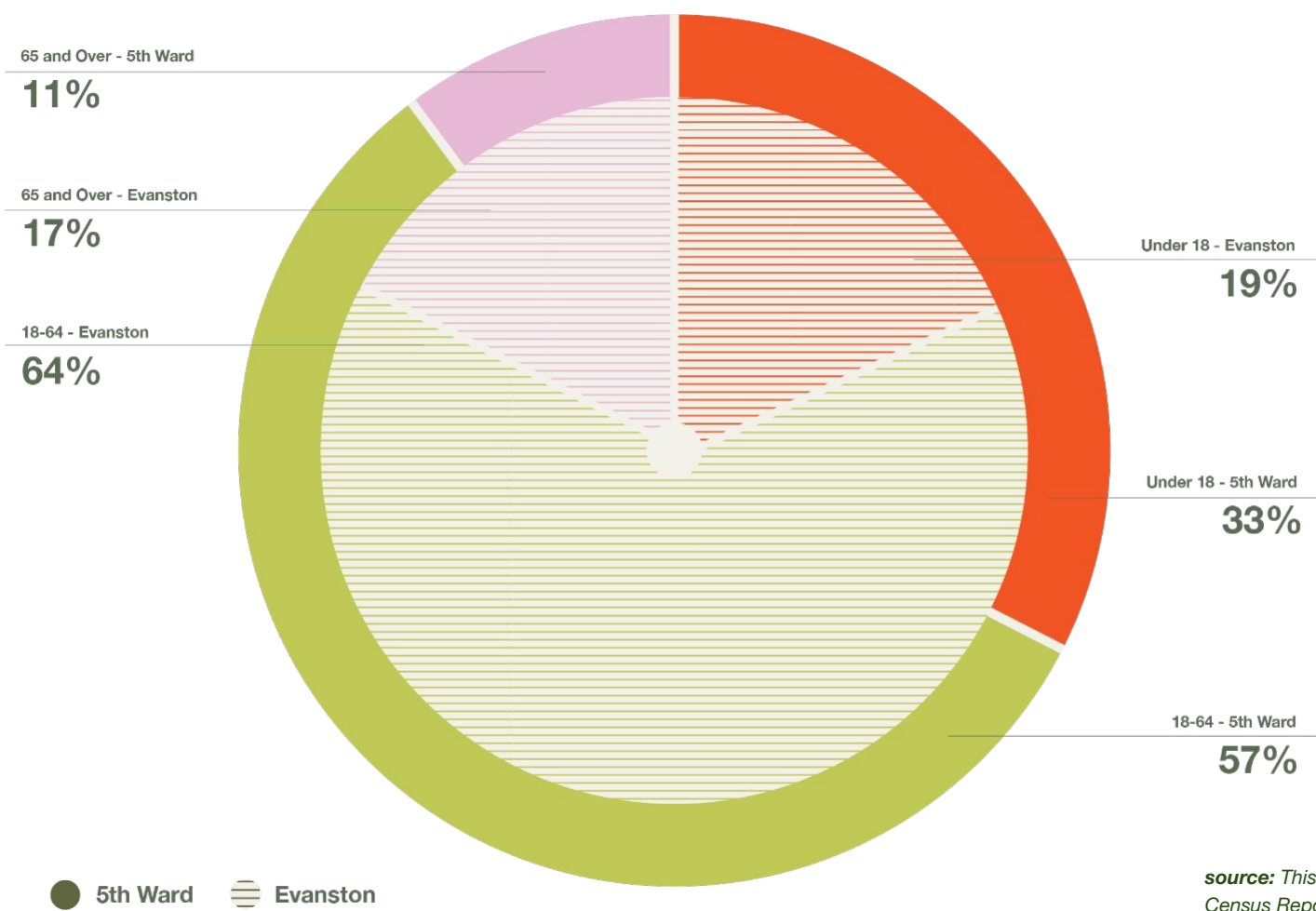
source: This map was created using dating from Policy Map, Google Maps, and City of Evanston (Proposed development projects 2026)

Age Distribution

The graph below shows the percentage of residents in each age category for the 5th Ward and Evanston

Tract 8092 (Ward 5) is much **younger** and **family oriented** than Evanston broadly, and is one of only tracts where number of children is **growing** (Development Planning Partners, 2025)

The Larger average family size and younger population signals need for **larger** units with **more** bedrooms



source: This graph was created using data visualizations from Census Reporter. Original data from U.S. Census Bureau ACS 5-Year Estimates for Census Tract 8092 and ACS 1-Year Estimates for Evanston, Table B01001

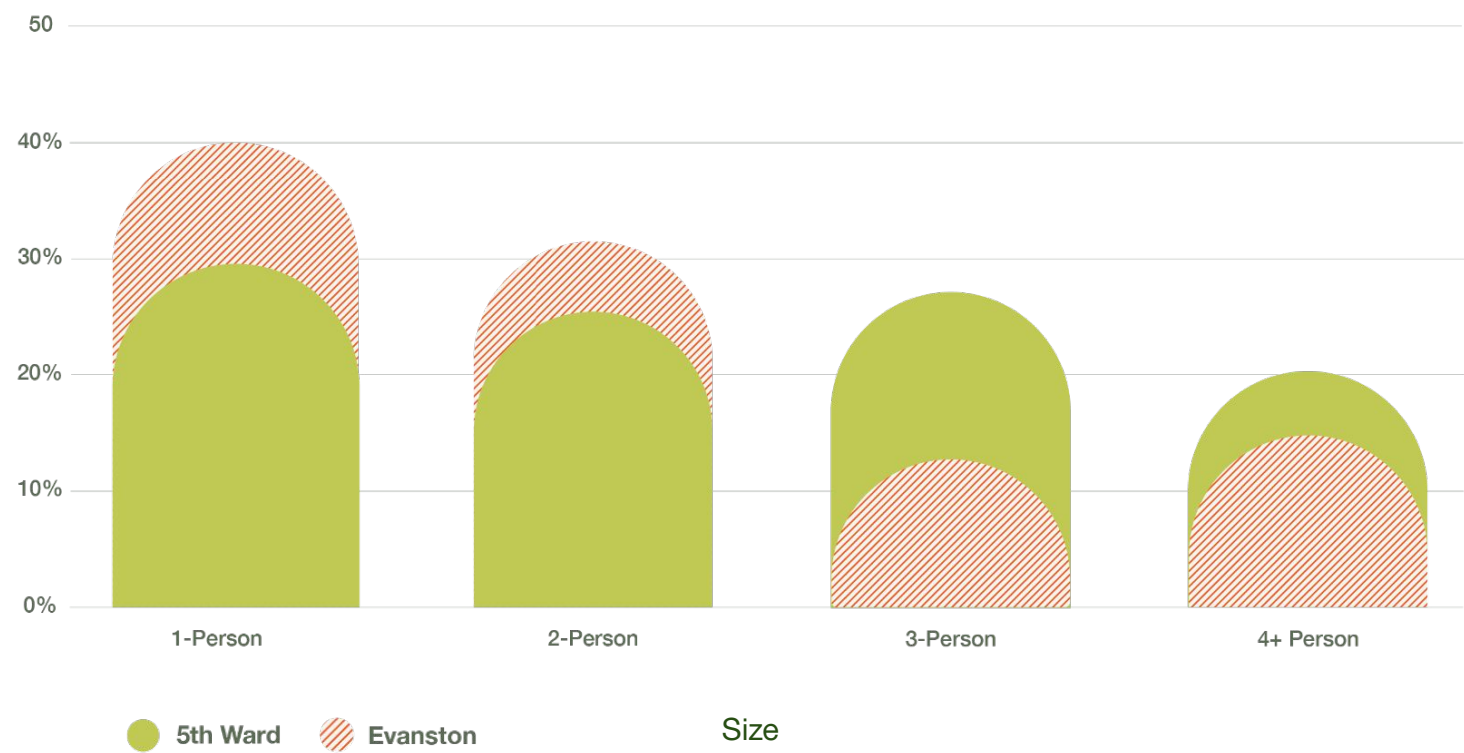
Household Breakdown

In **Evanston** About one-quarter of households overall (24%) have children under 18 (City of Evanston, 2026)

The graph below compares 2024 household composition in the 5th Ward and Evanston, indicating a higher proportion of larger households in the 5th Ward

5th Ward:
Number of households: **1,675**
(U.S. Census Bureau ACS 5-Year Estimates for Census Tract 8092, Table B11016)
Average size per household: **2.7**
(U.S. Census Bureau ACS 5-Year Estimates for Census Tract 8092 Table B25010)

Evanston:
Number of households: 32,312
(U.S. Census Bureau ACS 1-Year Estimates for Evanston, Table B11016)
Average size per household: 2.1
(U.S. Census Bureau ACS 1-Year Estimates for Evanston, Table B25010)

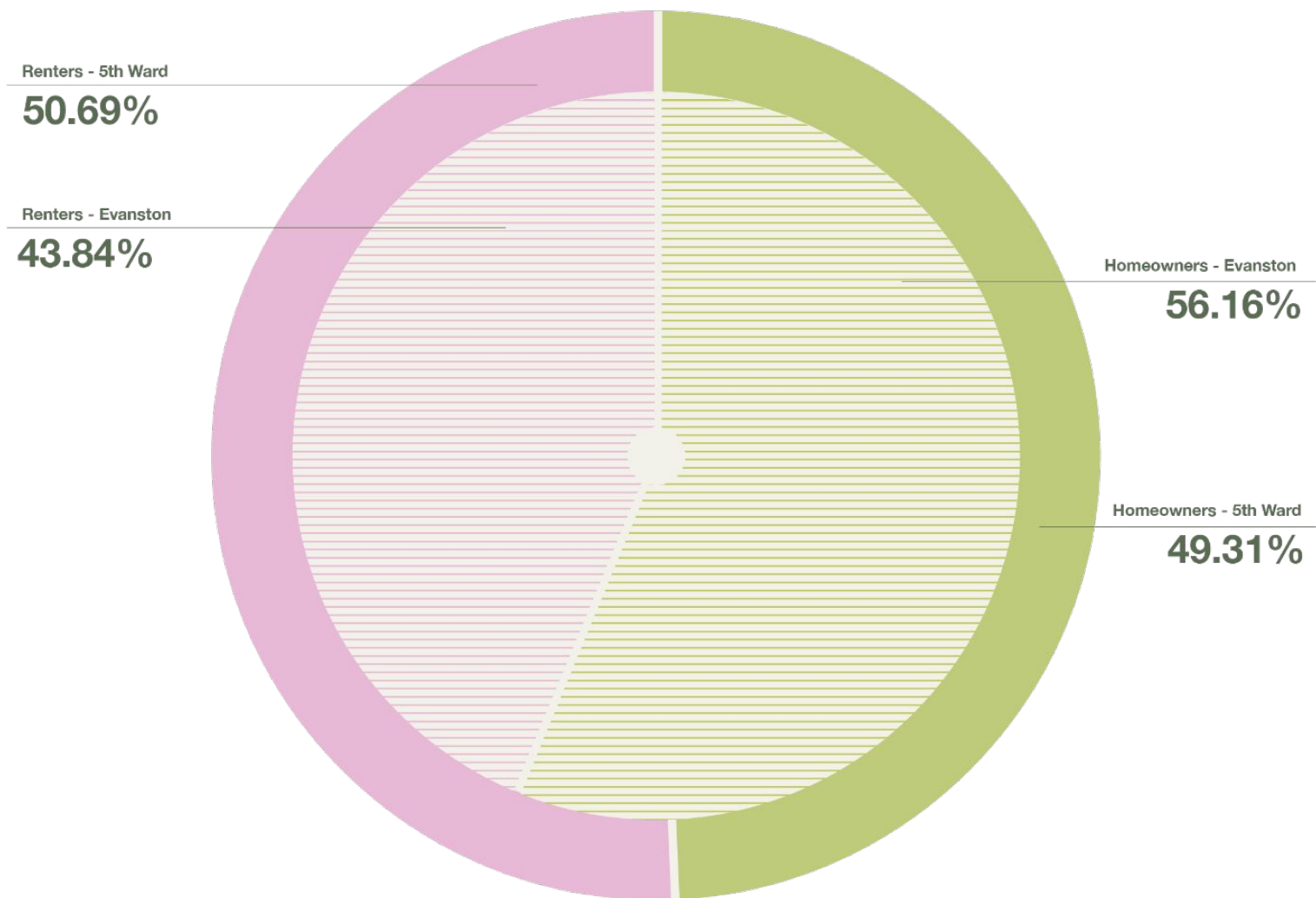


source: This graph was created using data from U.S. Census Bureau ACS 5-Year Estimates for Census Tract 8092 and ACS 1-Year Estimates for Evanston, Table B11016.

Existing Homeownership vs. Rental

The graph below depicts the percentage of renters and homeowners in both the 5th Ward and Evanston

The 5th Ward is leaning slightly towards renters while Evanston is leaning towards a greater proportion of homeowners



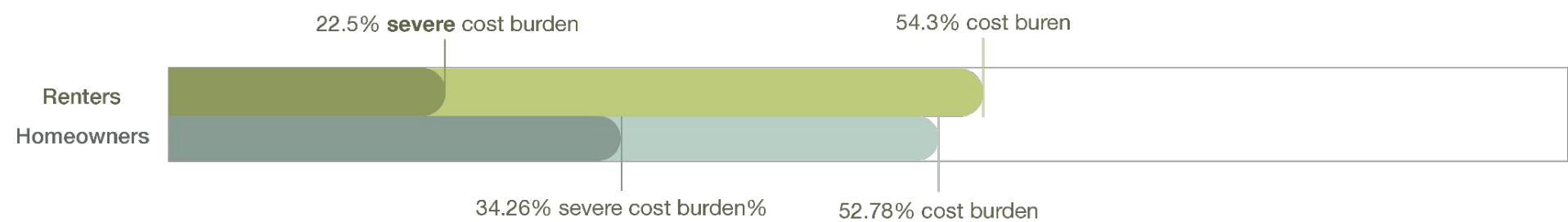
source: This graph was created using Data from Policy Map (PolicyMap, n.d.)

Cost Burden

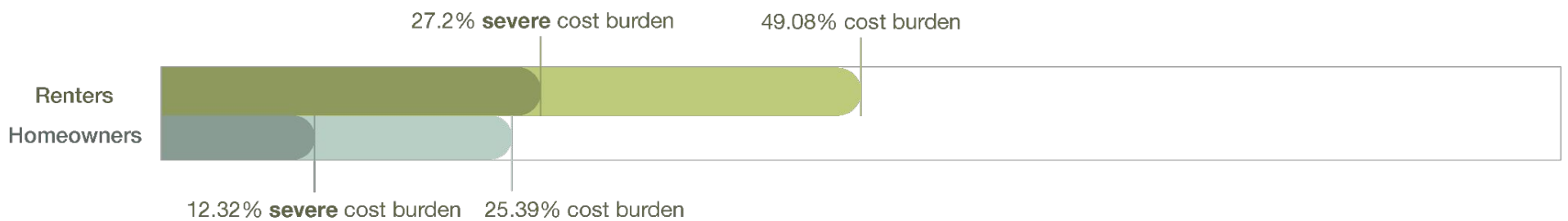
The graph below depicts the cost burden and severe cost burden in both the 5th Ward and Evanston

The 5th Ward has **lower income, higher poverty rates, and greater cost burden** across both renters and owners. Study highlights **a need for affordable rentals and home ownership options** in the area.

5th Ward



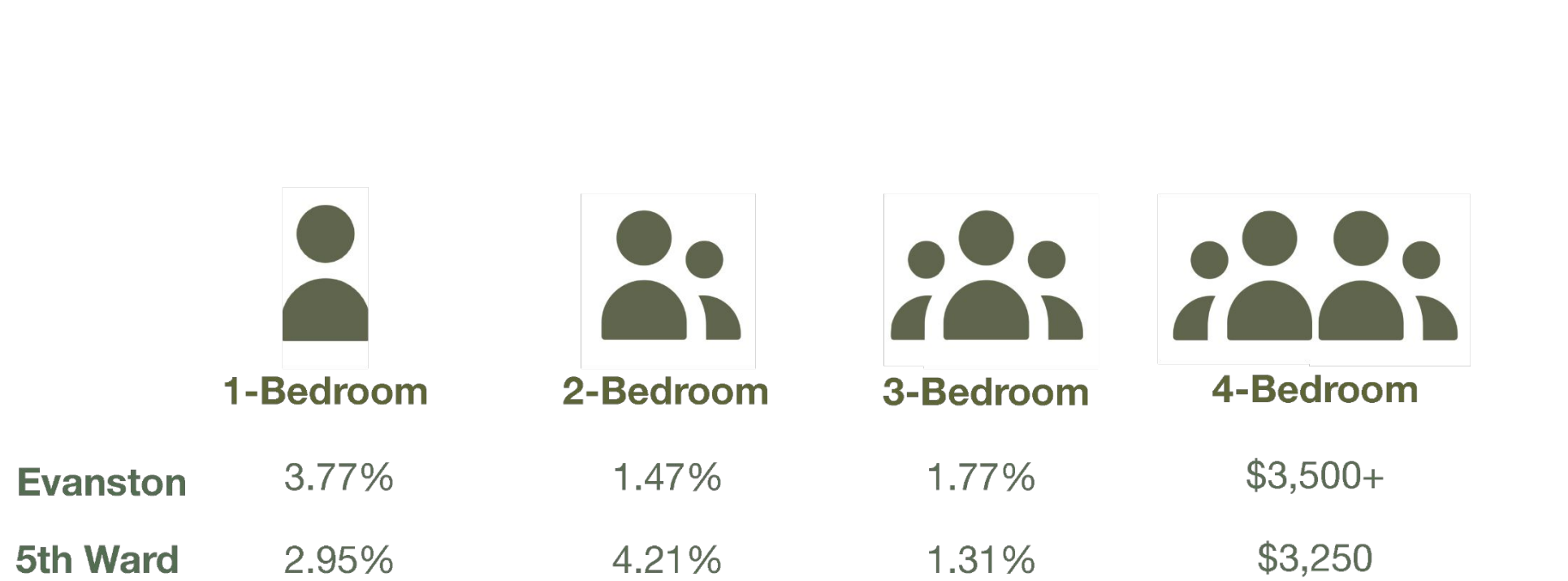
Evanston



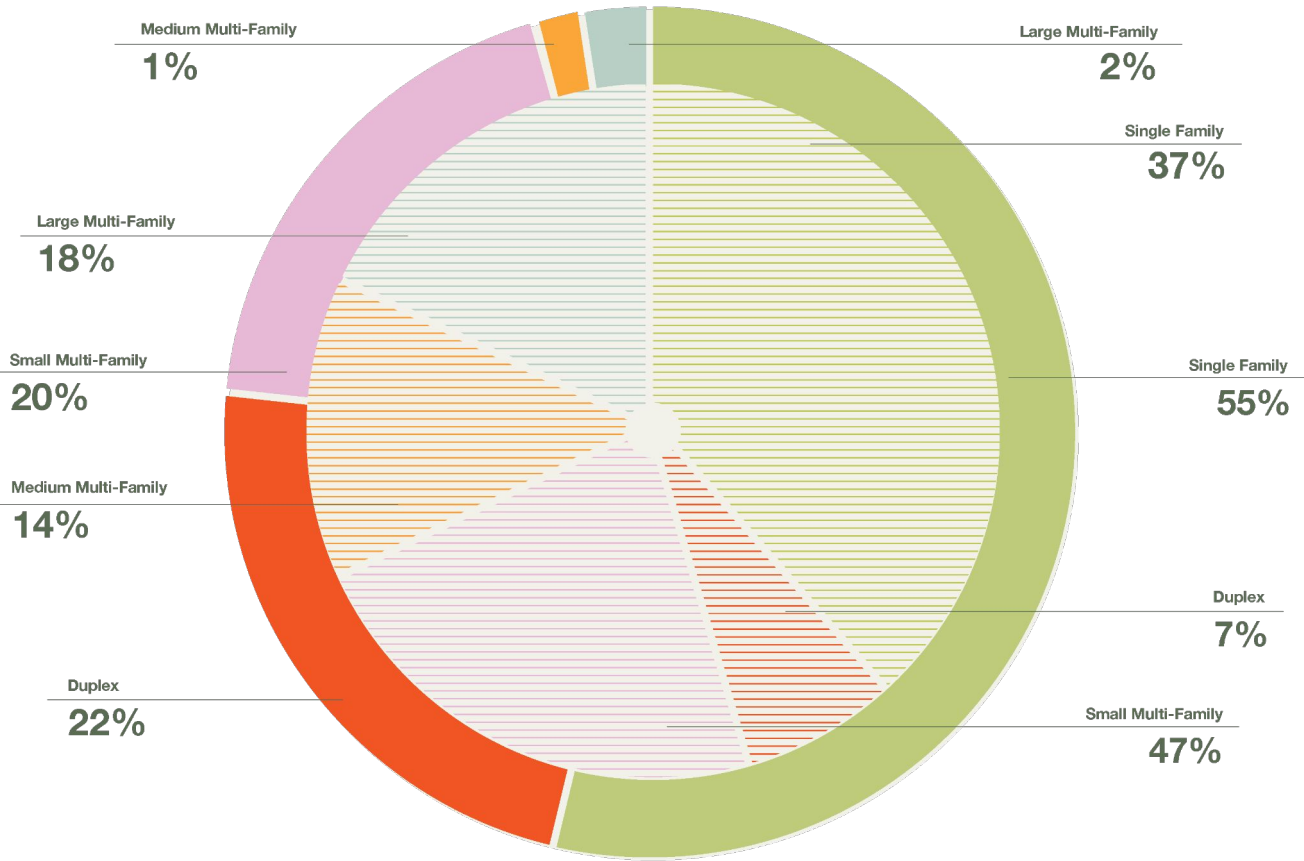
source: This graph was created using Data from Policy Map (PolicyMap, n.d.)

Vacancy Composition

The graph below depicts the percentage of vacant units in each housing type for both Evanston and the 5th Ward



Housing Composition



This graph depicts the percentage breakdown of each housing category in both the 5th Ward and Evanston

Industry Overview

5th Ward:
Total Housing Units: 1,830
Total Occupied Housing Units: 91.53%
Vacancy: 8.47%
Total Rental Units: 849
(PolicyMap, n.d.)

Evanston:
Total Housing Units: 34,095
Total Occupied Housing Units: 92.99%
Vacancy: 7.01%
Total Rental Units: 13,898
(PolicyMap, n.d.)

● 5th Ward ▨ Evanston

source: This graph was created using Data from Policy Map
(PolicyMap, n.d.)

Site



Community Workshop 2 — Site Vision and Strategy

Proposed Site Scenarios to Start Discussion:



Site Scenario 1



Total Footprint:

20,200 SF

Number of Units:

1 story: 8-16 Units

2 stories: 16-24 Units

3 stories: 24-32 Units

Site Scenario 2



Total Footprint:
18,600 SF +
3,000 SF potential
non-housing use

Number of Units:
1 story: 10-14 Units
2 stories: 14-26 Units
3 stories: 26-32 Units

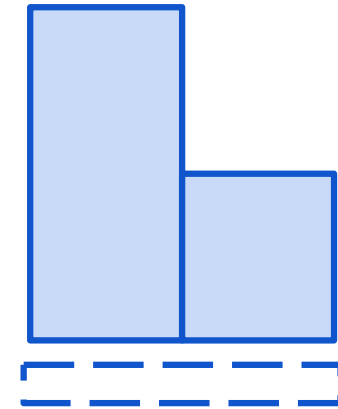
Site Scenario 3



Total Footprint:
20,810 SF plus open
space

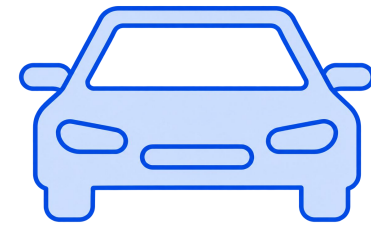
Number of Units:
1 story: 13-17 Units
2 stories: 17-29 Units
3 stories: 29-43 Units

Street Character



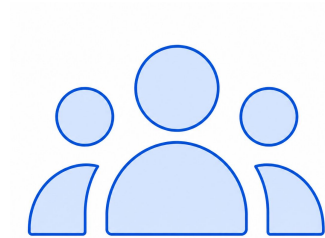
- Crosswalks
- Relationship to surrounding streets
- Pedestrian access/connectivity
- Safe Pathways

Traffic + Parking



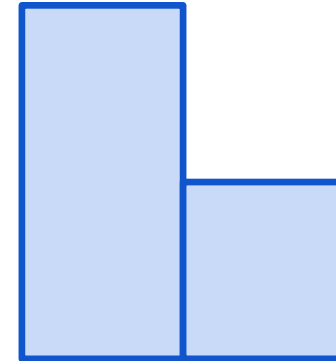
- Parking
- Vehicle circulation (traffic)

Housing + Unit Count



- Approximate unit counts under different scenarios
- Families and people served
- Type of housing
- Rental vs ownership

Massing + Organization



- Arrangement of development on site
- Different massing/configuration possibilities

Purpose + Use



- Mix of uses
- Neighborhood/Community Center vs. Residential
- Combination of retail and housing
- Community gathering space
- Other need / direction?

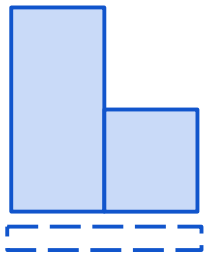
Building Form



- Appropriate building heights
- Appropriate level of density
- Relationship between height, density, and number of units/families served
- How buildings interact with street edge
- General Scale
- Materiality

Urban Design Guidelines

Discussion Topics



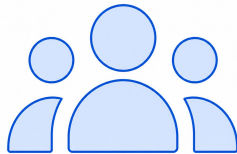
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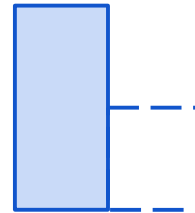
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