

EVANSTON

North Downtown Planning



Mark Muenzer, Director of Community Development
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Meagan Jones, Neighborhood and Land Use Planner

April 18, 2016



City of
Evanston™

Community Development

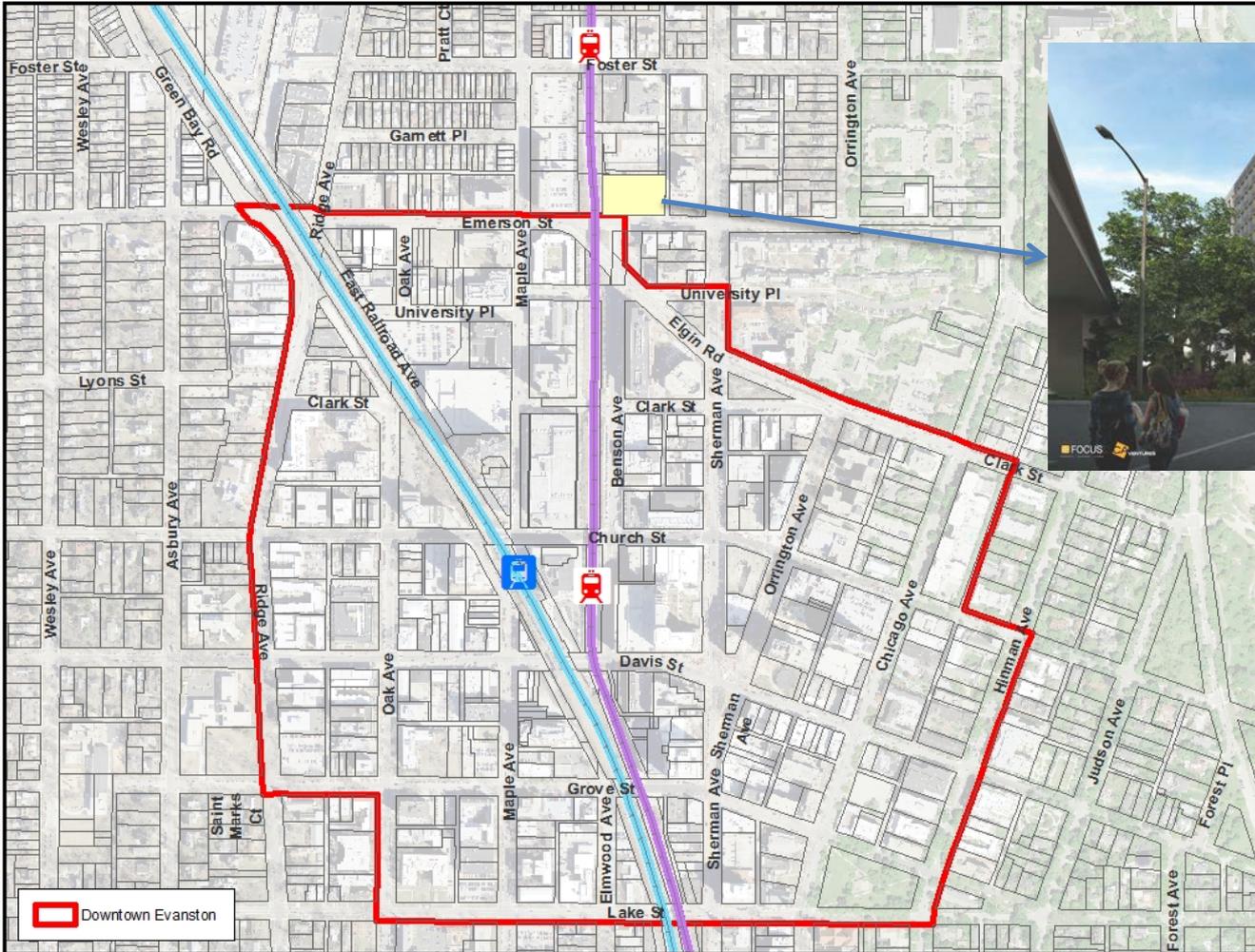
NORTH DOWNTOWN PLANNING

Presentation Outline

- 2009 Downtown Plan Summary
- Analysis of Potential Development Properties
- North Downtown Planning
 - NU Housing Master Plan Summary
 - Transit Use Summary
 - Census Data Summary
 - Next Steps

NORTH DOWNTOWN PLANNING

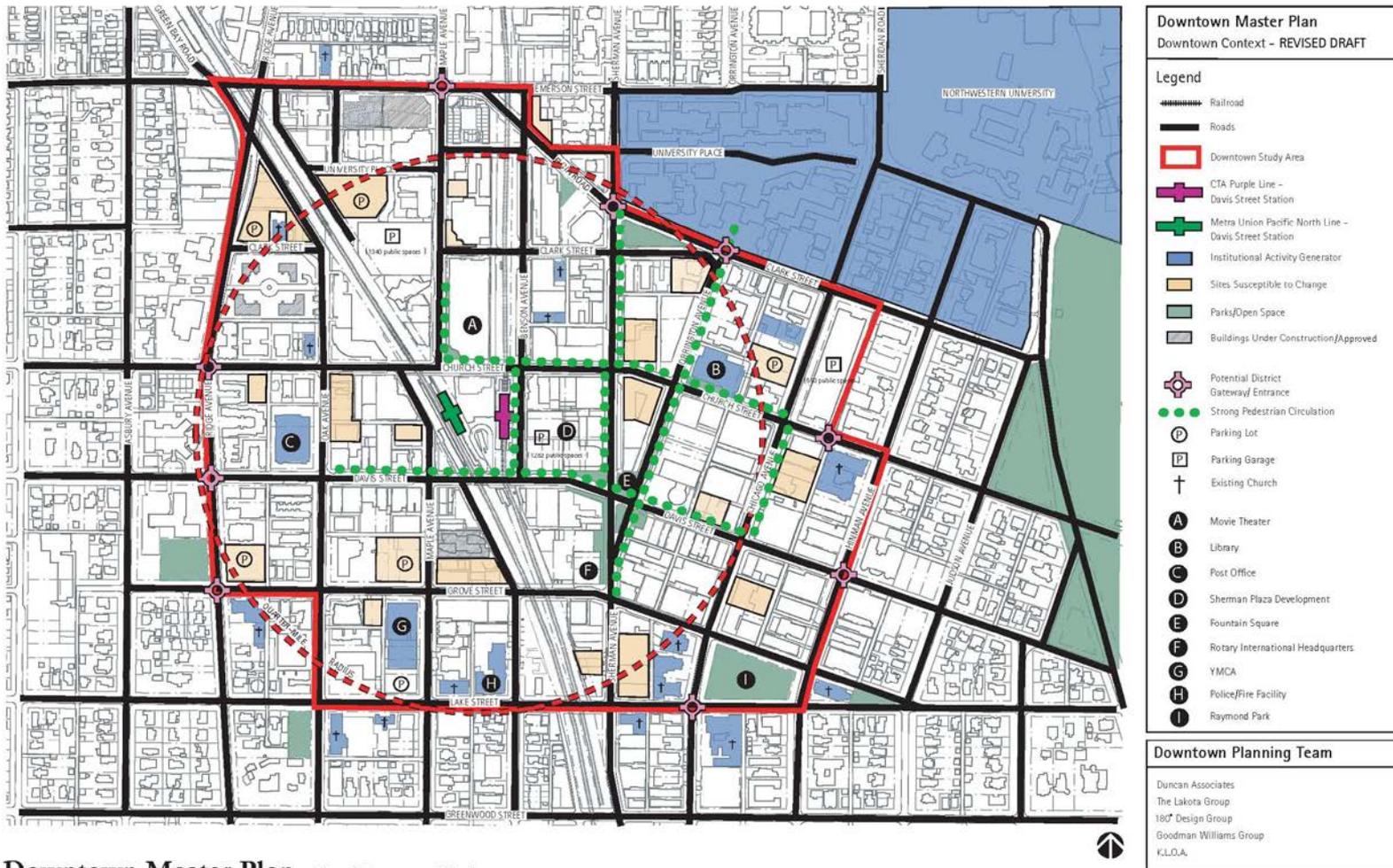
How we got here:



831 Emerson St. PD

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2009 Downtown Plan

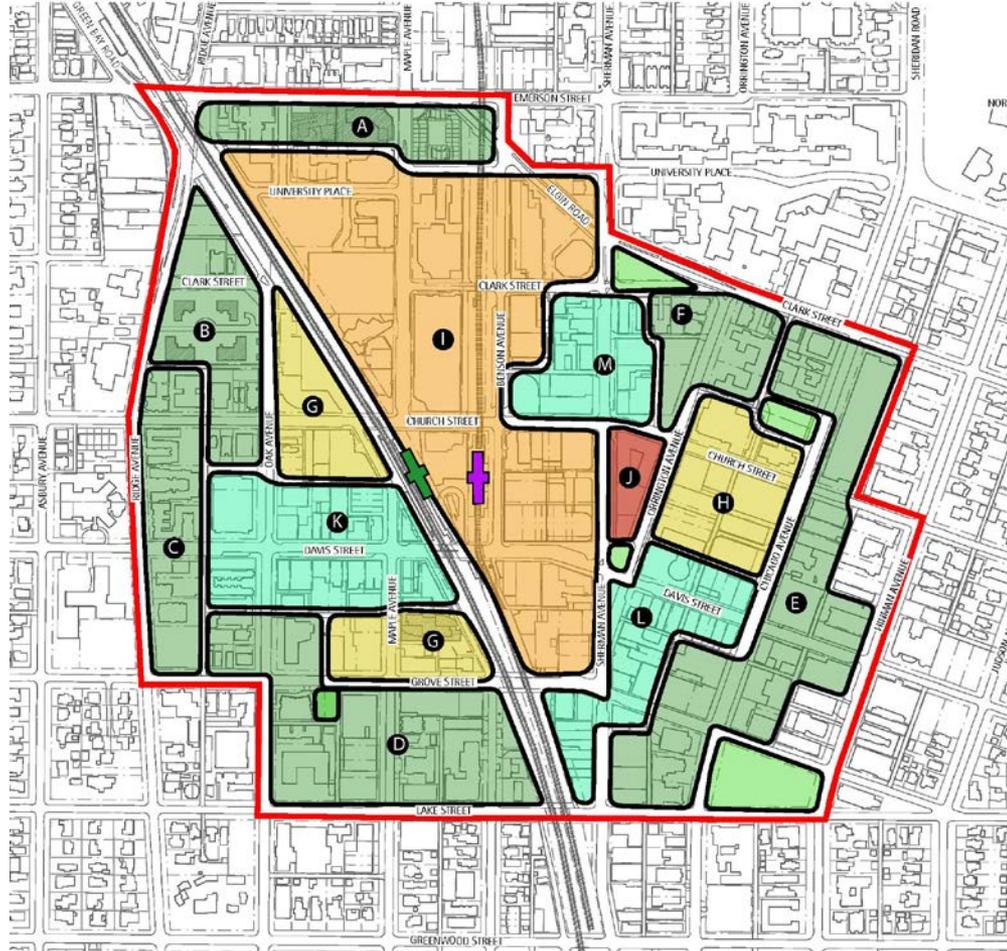


Downtown Master Plan City of Evanston, Illinois

Figure 2H: Downtown Context - REVISED DRAFT

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2009 Downtown Plan



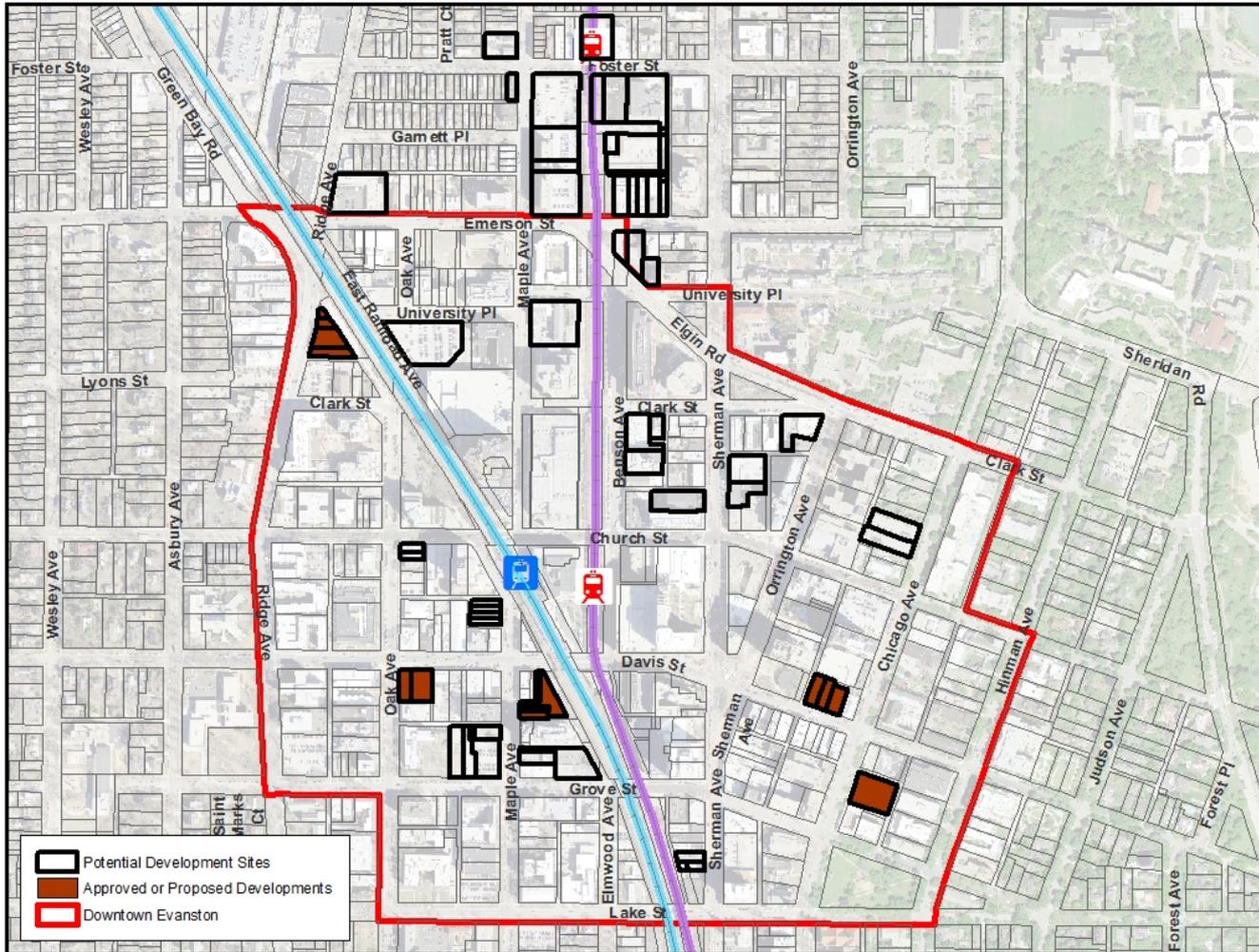
Character Zones



		Base Height	Maximum with Bonuses
A	North Edge	88 Feet (8 Stories)	165 Feet (15 Stories)
B	Northwest Edge	66 Feet (6 Stories)	110 Feet (10 Stories)
C	West Link	66 Feet (6 Stories)	88 Feet (8 Stories)
D	South Edge	66 Feet (6 Stories)	88 Feet (8 Stories)
E	East Edge	66 Feet (6 Stories)	110 Feet (10 Stories)
F	University Link	66 Feet (6 Stories)	88 Feet (8 Stories)
G	West Core	165 Feet (15 Stories)	198 Feet (18 Stories)
H	East Core	165 Feet (15 Stories)	198 Feet (18 Stories)
I	Core	165 Feet (15 Stories)	275 Feet (25 Stories)
J	Central Core	275 Feet (25 Stories)	385 Feet (35 Stories)
K	West Traditional	42 Feet (4 Stories)	88 Feet (8 Stories)
L	South Traditional	38 Feet (3 Stories)	60 Feet (5 Stories)
M	North Traditional	38 Feet (3 Stories)	60 Feet (5 Stories)

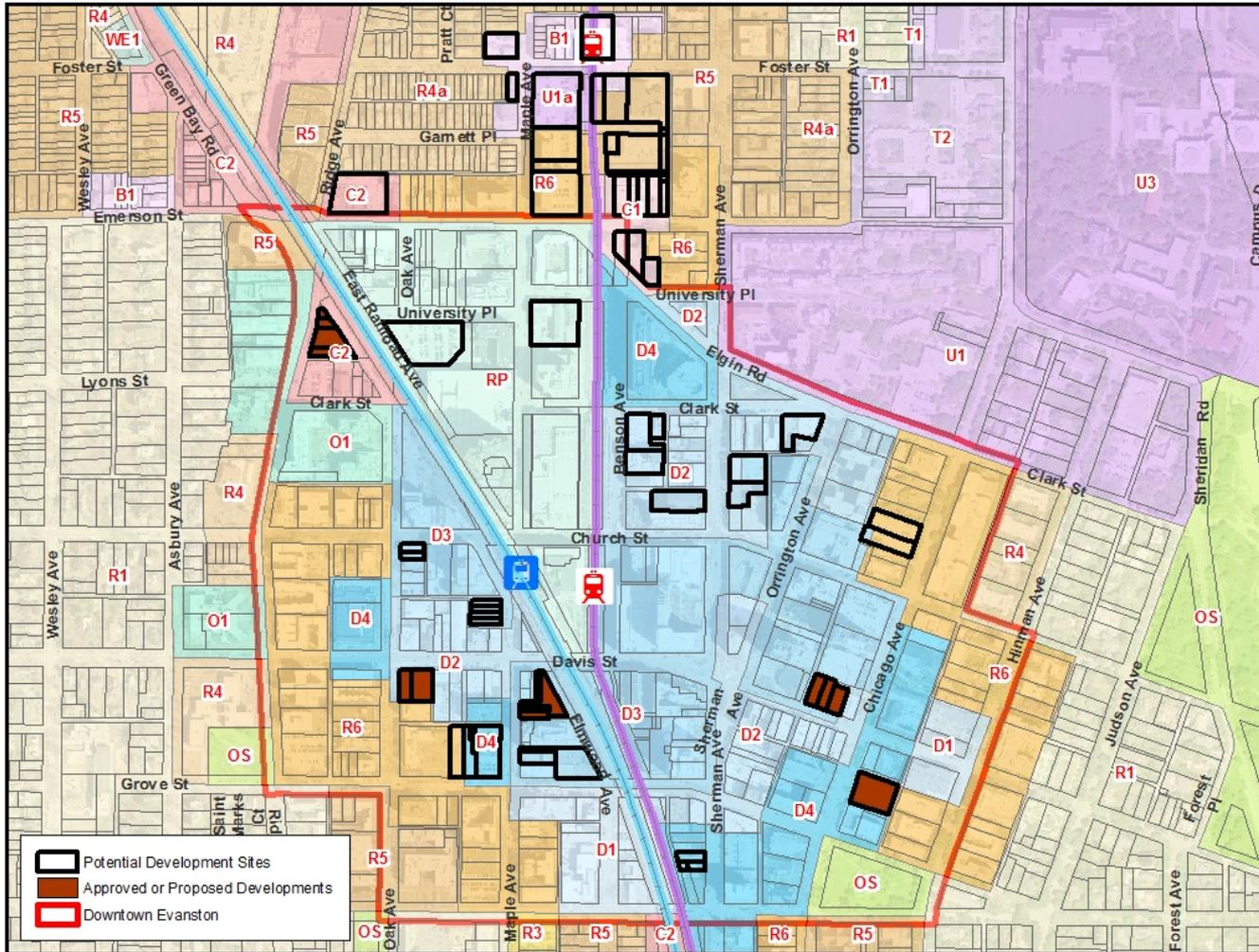
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Potential Development Properties



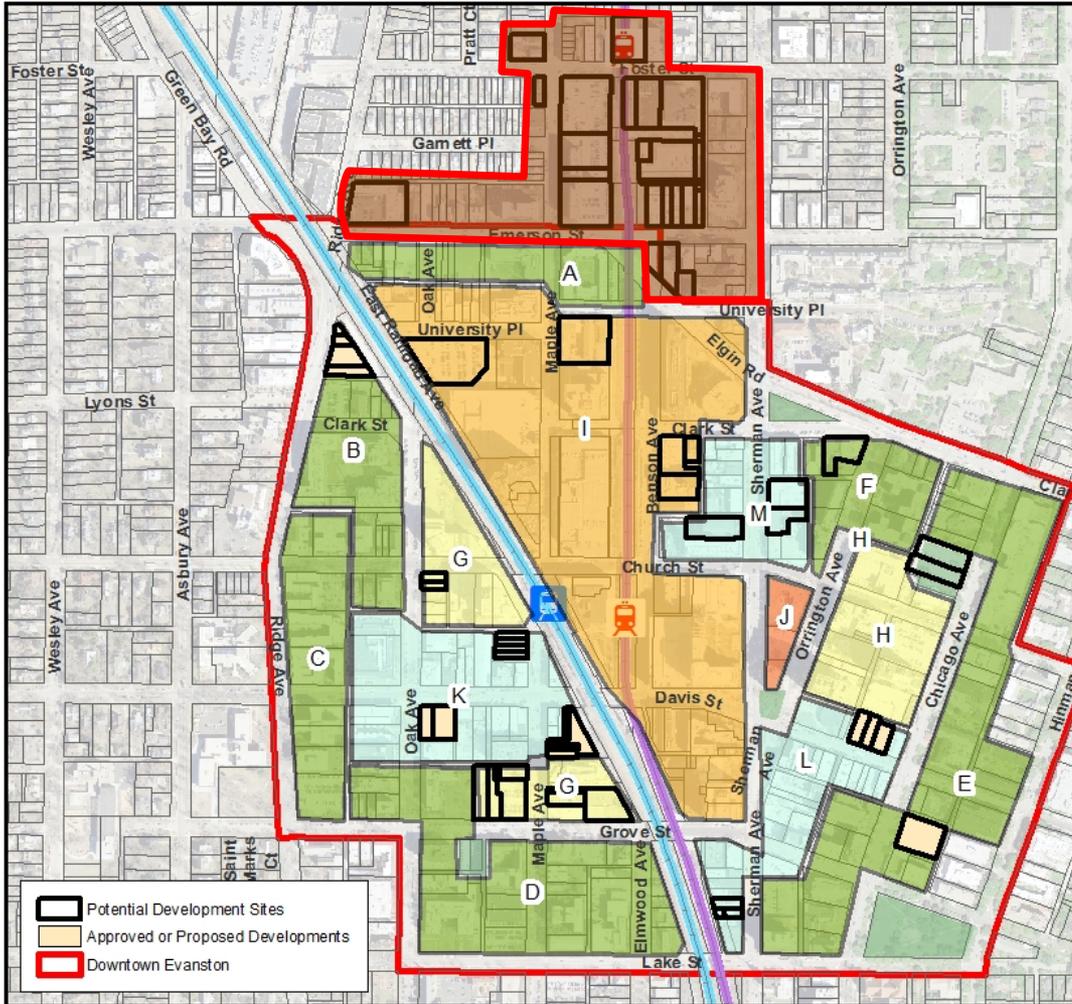
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Existing Downtown Zoning

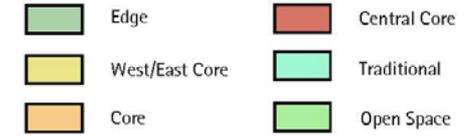


NORTH DOWNTOWN PLANNING

North Downtown Planning



Character Zones



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New North
Downtown Subarea n/a n/a

NORTH DOWNTOWN PLANNING

North Downtown Planning – NU Housing Master Plan

Enrollment in Evanston: aprox. 11,875 (8,278 Undergraduates; 3,597 Graduate)

- Aprox. 4,500 students to be living on campus
- Aprox. 7,375 students living off campus

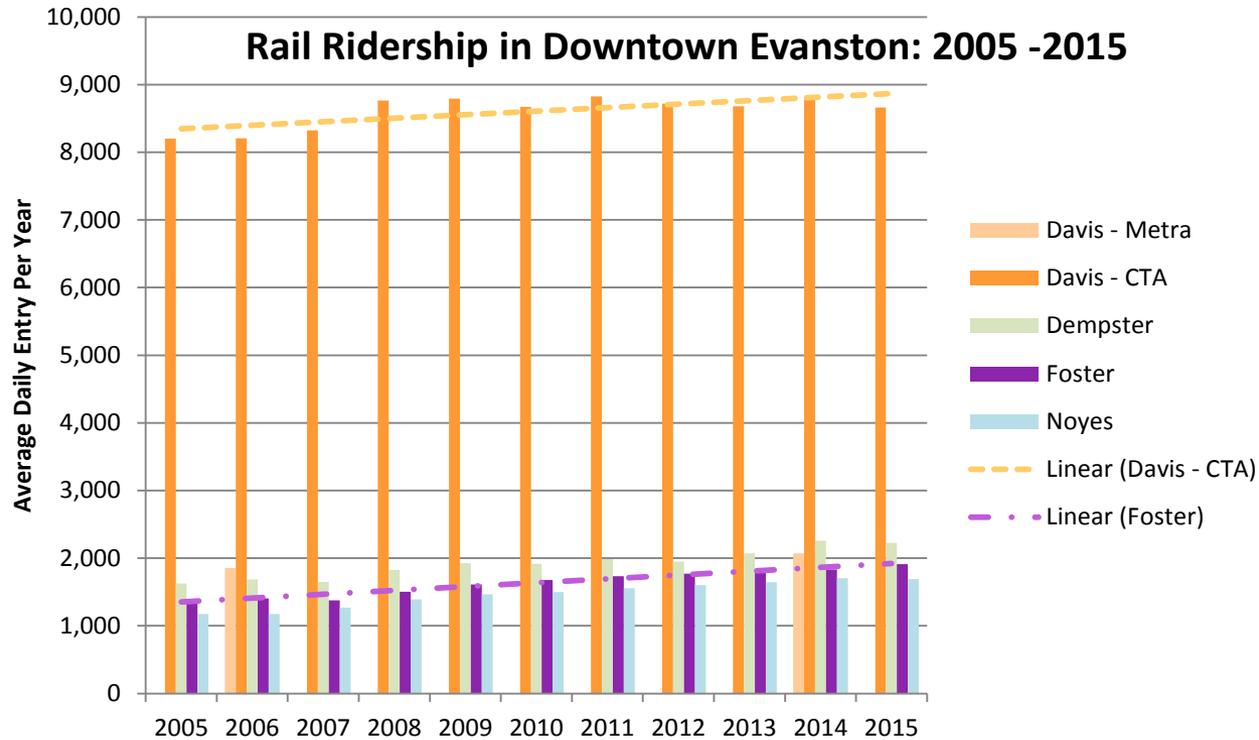
- Fall 2017: Freshman & Sophomores will be required to live on campus
- Currently:
1,950 Freshman, 1,950 Sophomore = 3,900

- Five new residence halls to be constructed:
- 11 residence halls to be renovated
- Projected residence hall housing capacity:
2017 = 4,047
2018: 4,169
2025: 4,511



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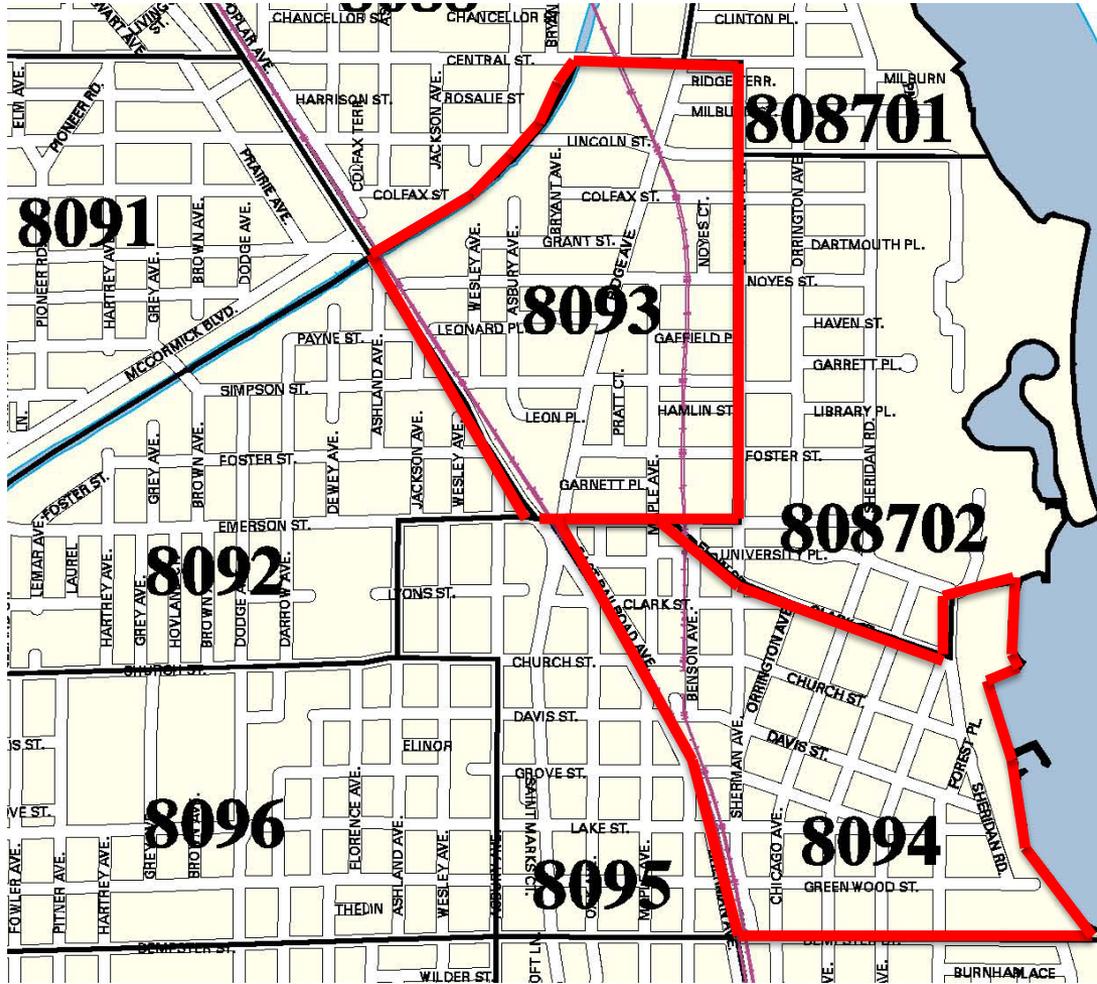
North Downtown Planning – Transit Ridership



	2005-2015 Ridership Increase		
	Overall	Weekday	Weekend
Davis	5.6%	4.6%	6.3%
Foster	38.3%	26.6%	50.4%

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North Downtown Planning- Census Data Analysis



*Data from www.census.gov 2010-2014 ACS Survey 5 year Estimates

	Evanston	8093	8094
Average Size	2.25	2.47	1.65
Non-Family Households	45.9%	73.5%	70%

Household Size

	Evanston	8093	8094
Owner occupied	55.3%	26.7%	36.8%
Renter occupied	44.7%	73.3%	63.2%

Housing Occupancy

	Evanston	8093	8094
Households w/o vehicle	16%	32.9%	34.5%
1-person household w/o vehicle	28.3%	53.5%	46.5%

Vehicle Ownership



NORTH DOWNTOWN PLANNING

Recommendations:

1. Amend Downtown Plan to Add North Downtown Subarea
 - Timeline for planning process
 - Develop project scope
 - Analysis of Potential Development Sites
 - Maple-Foster TIF District Assessment

2. Comprehensive Downtown Plan Update
 - Potential update and consolidation of existing Downtown Plan subareas

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IHO Incentives

	In TOD Areas	Outside of TOD Areas
Density/Lot Size (# of Units Allowed)	20%	10%
FAR	10%	5%
Height	10%	5%
Parking		
Studio – 1 bed	0.5/ d.u.	0.75/d.u.
2 BD	1/ d.u.	1.25/d.u.
3 BD	1.25/d.u.	1.5/d.u.



NORTH DOWNTOWN PLANNING

Current Height Regulations

Zoning District	Max. Bldg. Height (ft.)	IHO TOD Bonus	Site Development Allowance Maximum
B1	40	44	56
C1	45	49.5	64.5
C2	45	49.5	64.5
D1	42	46.2	70.2
D2	42	46.2	89.2
D3	85	93.5	220
D4	85 w/o residential 105 w/ residential	93.5 w/o residential 115.5 w/residential	133.5 w/o residential 155.5 w/residential
R5	50	55	67
R6	85	93.5	105.5
U1a	45 (bldg.) 75 (parking)	49.5 (bldg.) 82.5 (parking)	49.5 (bldg.) 82.5 (parking)
RP	60 (Maple) 85 (Church /Emerson) 150 (Central Plaza)	66 (Maple) 93.5 (Church/Emerson) 165 (Central Plaza)	NA

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Zoning Regulations

Zoning District	Standard Requirements			PD Site Development Allowances		
	Max. Bldg. Height (ft.)	Max. FAR	Max # of Units	Max. Bldg. Height (ft.)	Max. FAR	Max. # of Units
B1	40	2	2500 sf per unit	52	3	20%
C1	45	1	NA	60	2	20%
C2	45	1	NA	60	2	25%
D1	42	NA	400 sf per DU	66	NA	NA
D2	42	2.75	400 sf per DU	85	4	NA
D3	85	4.5	300 sf per DU	220	8	NA
D4	85 w/o residential 105 w/ residential	4.5 5.4	400 sf per DU	125 145	5 6	NA
R5	50	45% (Bldg. lot coverage)	1500 sf for first 4 units + 800 sf for each additional unit	62	15% (Bldg. lot coverage)	25%
R6	85	50% (Bldg. lot coverage)	2,000 sf for first 2 units + 1000 sf for each additional unit	97	20% (Bldg. lot coverage)	25%
U1a	45 (bldg.) 75 (parking)	NA	230 sf per DU	45 (bldg.) 75 (parking)	0.5	10% increase
RP	60 (Maple) 85 (Church /Emerson) 150 (Central Plaza)	5.18 (bldgs.) 8.21 (parking)	Not specified	Minimum needed for development goal	7.18 9.01	NA

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Recent Developments

Development	Address	Existing Zoning	Height	FAR	Parking Spaces	Units
E2	1890 Maple Ave.	RP	165'; 146'	4.9	353	356
AMLI	737 Chicago Ave.	C1a	62'	2.69	312	214
1717 Ridge	1717 Ridge Ave.	O1	75'	2.25	660	175
Chicago/Main	835 Chicago Ave.	C1a	97'	4.86	152	112
1571 Maple	1571 Maple Ave.	D3	133.3'	4.8	113	101
Central Station	1700-1722 Central St.	B1a	48'	2.27	81	80

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Off-Campus Student Housing

Private student housing

- Typically partnership between private developer and public university on or off campus
- Public universities often have greater need for new housing development
 - Lack the capital/endowment to be able to construct new housing on their own
 - Often subject to greater changes in enrollment than private universities
- School of the Art Institute of Chicago example is The Buckingham in downtown Chicago
- Amenities, services, and building management cater to the needs of the students attending the university
- Often requires residents be full-time students, leases match school year instead of 12 months
- Additional research regarding Fair Housing implications in Private-University partnerships underway

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Off-Campus Student Housing

De facto student housing

- Off-campus multi-family housing in close proximity to a university with primarily student residents
- Not in partnership with a university
- Subject to all federal, state, and local Fair Housing laws and occupancy standards
- Typically in communities with large student populations and high need for housing
- Marketing and tenant selection cannot be exclusively to students or discriminate on familial status, age, etc.

“By the bed” leasing

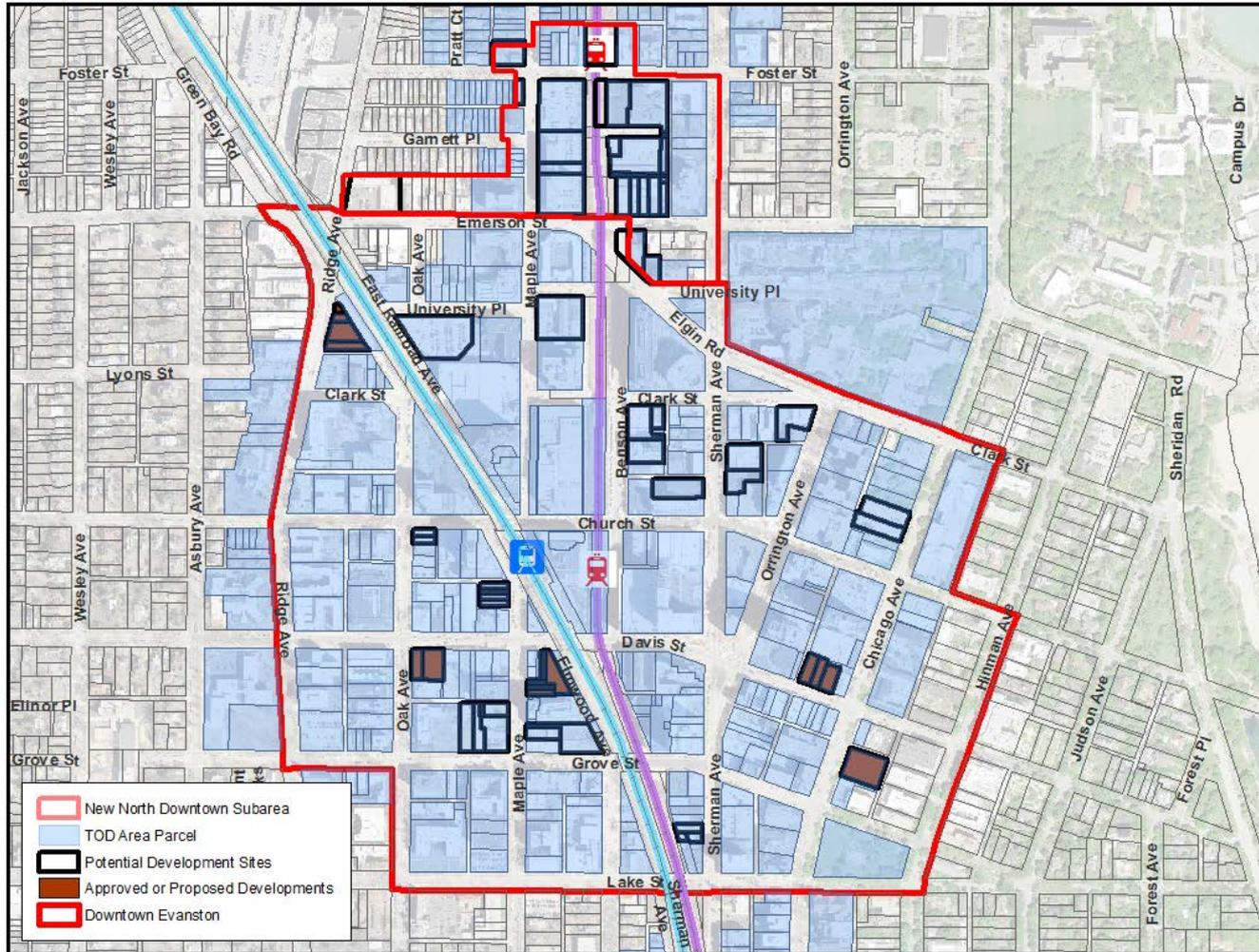
- Typically allowed in multi-family developments
- Must also rent units to family households, in compliance with the Fair Housing Act

Micro- and small-unit multi-family developments

- Response to decreasing household size
- Particularly in urban areas near public transportation
- Needed for young professionals, retirees, and cohabitating/married couples without children
- Can also free up larger units for larger households

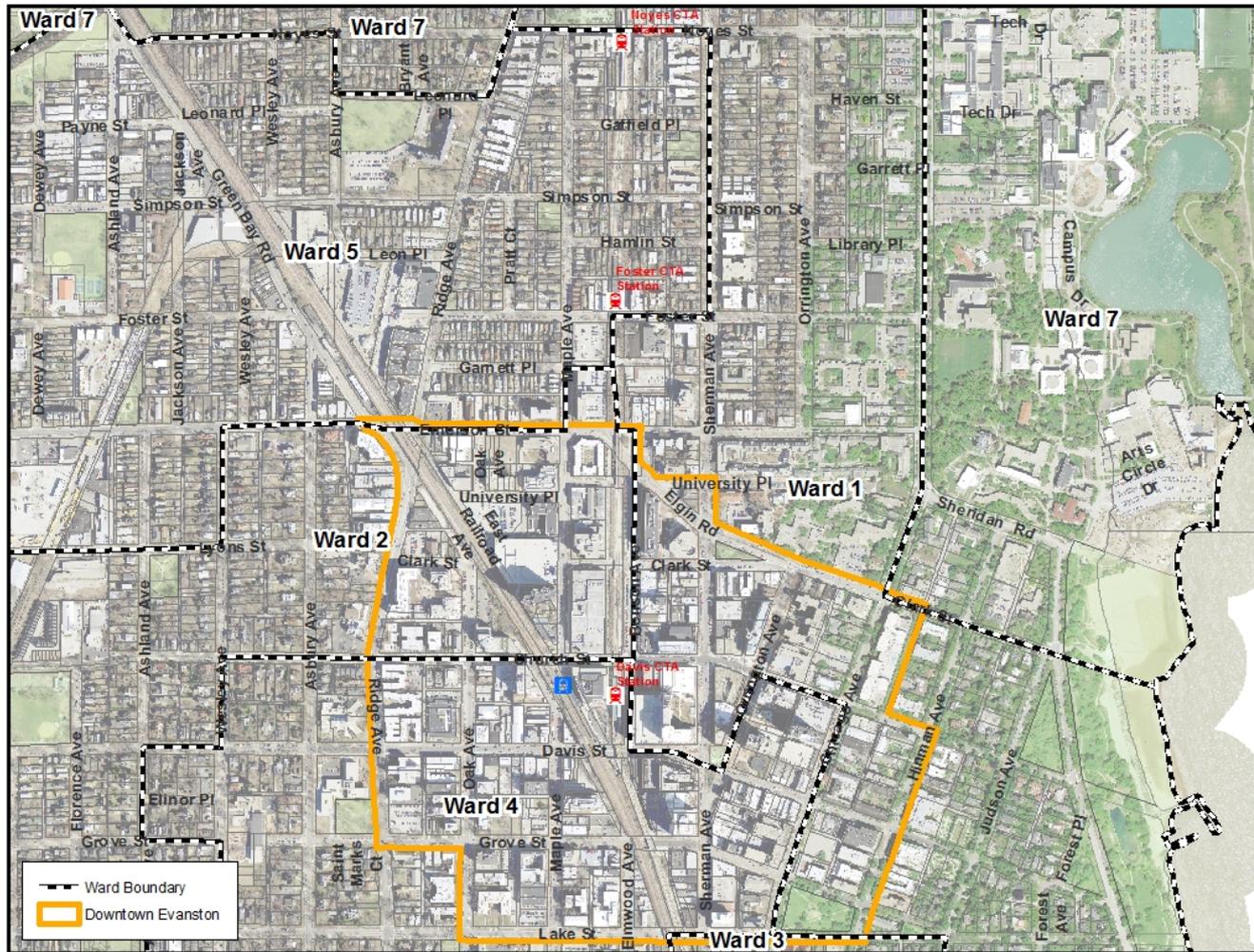
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IHO TOD Areas



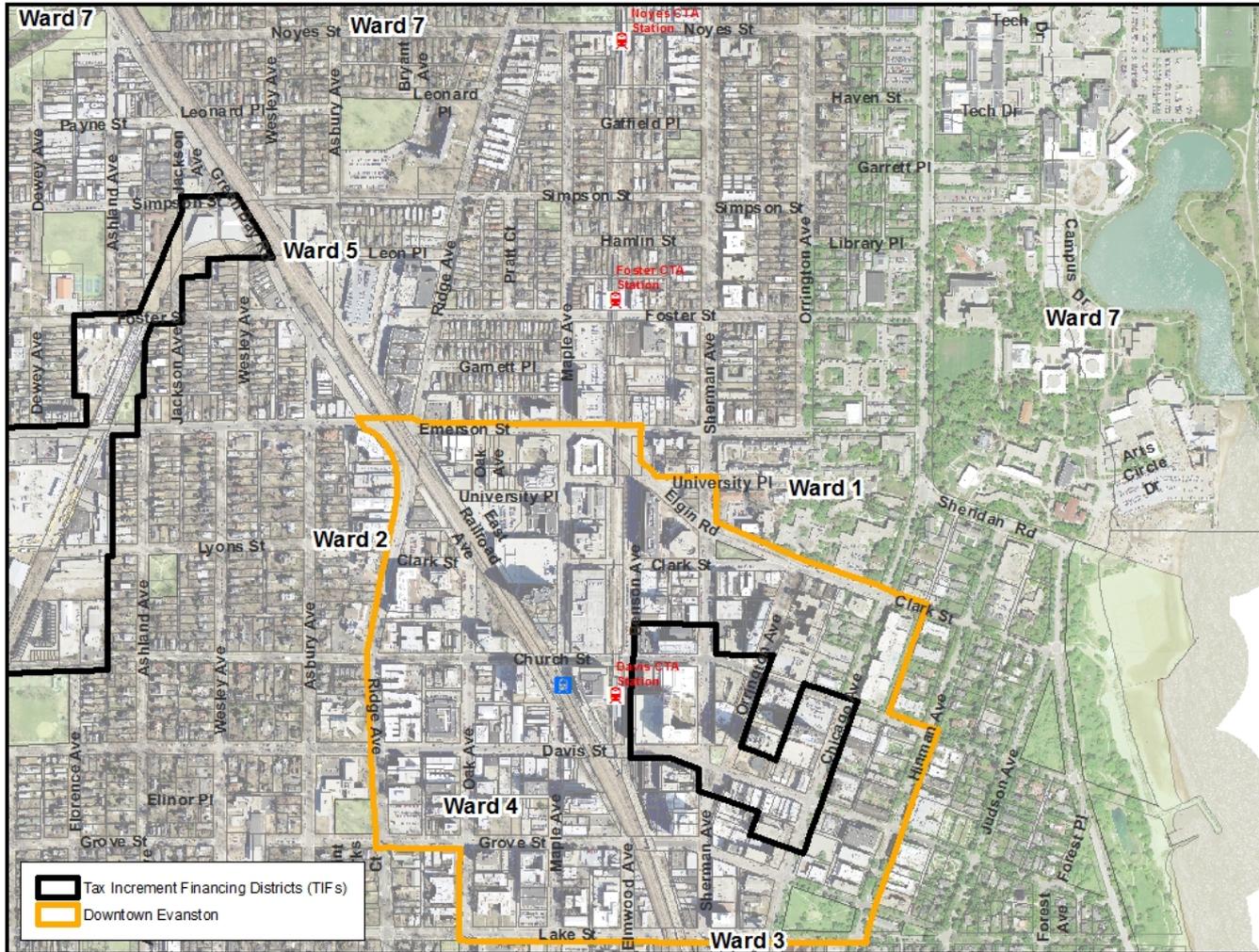
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Wards



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TIF Districts



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Northwestern University Owned Properties

