

EVANSTON

North Downtown Planning



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

September 26, 2016

NORTH DOWNTOWN PLANNING

Presentation Outline

- How We Got Here
- Community Meetings
- Discussions with Property Owners
- Recommendation
- Next Steps

NORTH DOWNTOWN PLANNING

Community Outreach

Community Meetings

May 18, 2016

- Approximately 75 residents and stakeholders
- Feedback: possible north downtown planning boundary and major themes the area plan should focus on.

June 15, 2016

- Approximately 35 residents and stakeholders
- Feedback: preferences for types of development scale and building design/materials for future development.



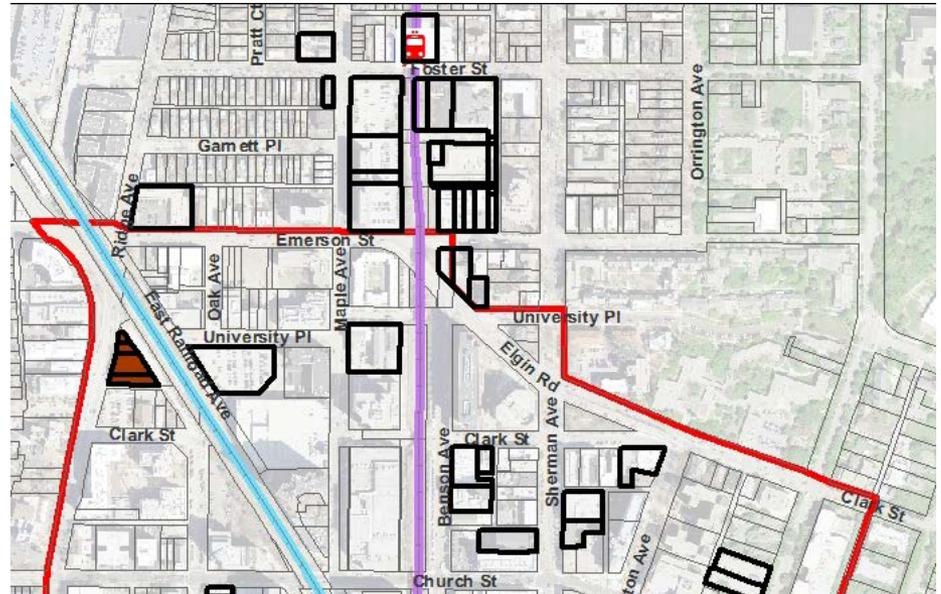
Website & Email

- Page created on the City's website:
<http://www.cityofevanston.org/northdowntownplanning>
- Email created for further feedback: northdowntownplanning@cityofevanston.org

NORTH DOWNTOWN PLANNING

Discussions With Owners of Potential Development Sites

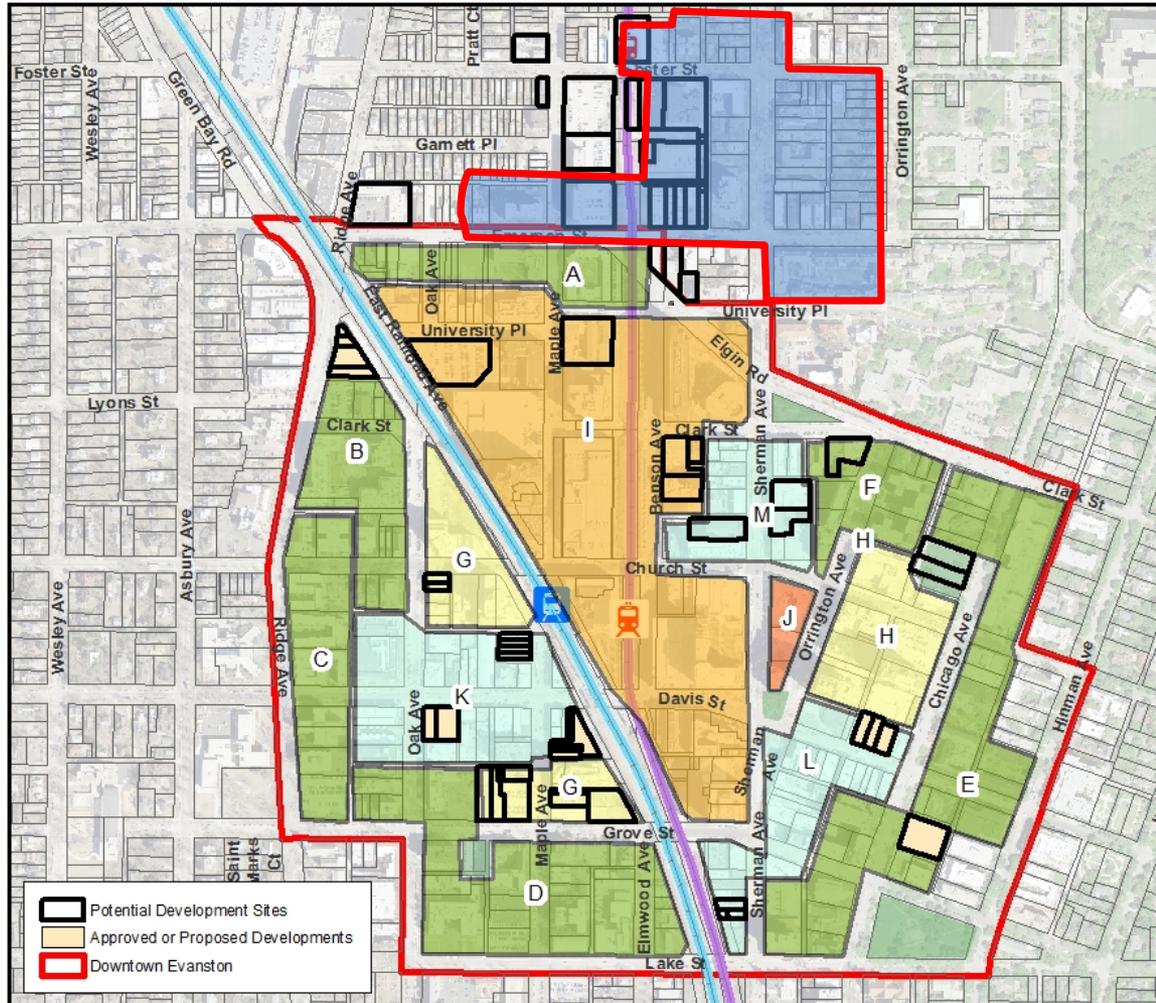
- Northwestern University (Englehart Hall & parking lot)
- 831 Emerson
- Ridge-Emerson Shopping Center



Potential development sites

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Character Zones

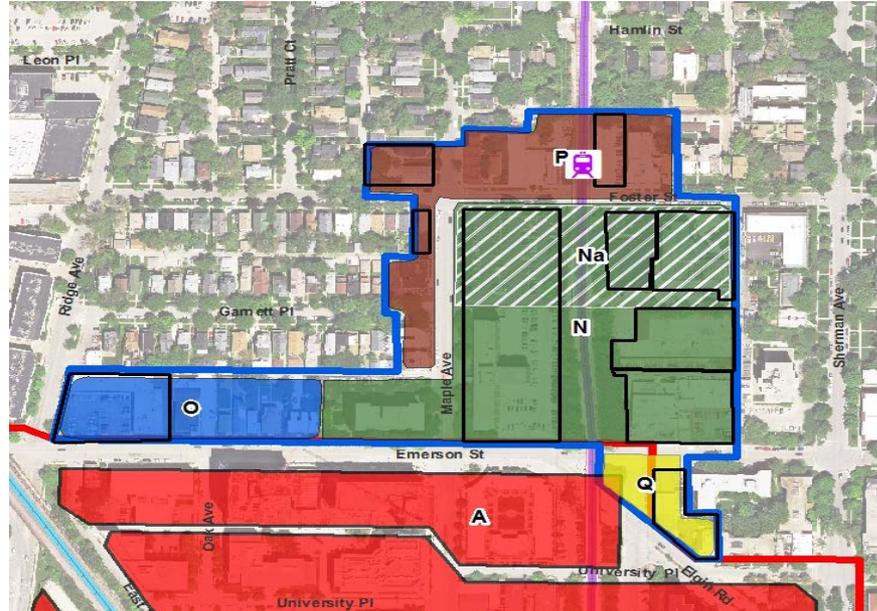


	Base Height	Maximum with Bonuses
A North Edge	88 Feet (8 Stories)	165 Feet (15 Stories)
B Northwest Edge	66 Feet (6 Stories)	110 Feet (10 Stories)
C West Link	66 Feet (6 Stories)	88 Feet (8 Stories)
D South Edge	66 Feet (6 Stories)	88 Feet (8 Stories)
E East Edge	66 Feet (6 Stories)	110 Feet (10 Stories)
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)

NORTH DOWNTOWN PLANNING

Recommendation & Next Steps:

- Amend downtown plan to add five new subareas:
 - **N** - TOD
 - **Na** - TOD
 - **O** - Transitional
 - **P** - Traditional
 - **Q** – Transitional



- Present amended plan to Plan Commission (2016)
- Present amended plan to Planning & Development Committee and City Council (2017)

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