



SPECIAL PLANNING & DEVELOPMENT COMMITTEE MEETING

Monday, April 18, 2016

7:00 p.m.

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Evanston

James C. Lytle Council Chambers

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM: ALDERMAN TENDAM, CHAIR

II. ITEMS FOR CONSIDERATION

III. ITEMS FOR DISCUSSION

(P1) North Downtown Planning

At the February 22, 2016 Planning and Development Committee meeting, committee members identified a potential need for a 'North Downtown Area' neighborhood plan and directed staff to investigate a planning process. Staff has conducted initial research and will provide a summary of this research and possible next steps for a north downtown planning process with the goal being to have a plan that can be referred to which will guide future development in the area.

For Discussion

IV. COMMUNICATIONS

VI. ADJOURNMENT



Memorandum

To: Honorable Mayor and Members of the City Council
Planning and Development Committee

From: Mark Muenzer, Director of Community Development
Damir Latinovic, Planning and Zoning Administrator
Meagan Jones, Neighborhood and Land Use Planner

Subject: North Downtown Area Planning

Date: April 14, 2016

Recommended Action

Staff recommends City Council direct staff to gather community input and specific data on amendments to the 2009 Downtown Plan which would add a new subarea for the area north of the existing Downtown Plan boundary. Staff proposes to seek input on boundaries of a new subarea based on a proposed boundary extending to and around the Foster Street CTA Station on the north, Sherman Avenue on the east (or potentially just to the first north/south alley west of Sherman Ave.), with a general west border of Ridge Ave and a southern border of Emerson St/University Place (See Attachment). The new subarea would serve as a transition between the lower intensity land uses further north and the higher density land uses found south of Emerson Street in the downtown core.

The new subarea would encompass existing underutilized properties that may be subject to redevelopment in the near future. The development density for the new area could be similar to the development densities proposed for Subarea F (66-foot maximum height/ 88-foot maximum height with bonuses) and the Subarea A (88-foot maximum height/165-foot maximum height with bonuses) in the current Downtown Plan.

Staff is proposing a community outreach effort consisting of two community meetings: a general informational gathering meeting and a second planning charrette which would incorporate additional data gathered by staff based on first meeting. In addition, staff would conduct a market analysis of proposed subarea, identify additional potential development sites and an analysis of available public funding options that could support objectives designated for new subarea. Staff would conduct meetings and return to City Council with an update report in late July, 2016.

A second phase of the project could involve an update to the current subareas of the existing Downtown Plan and a possible consolidation of those subareas to better reflect current market conditions and community preferences.

Background

At the February 22, 2016 Planning and Development Committee meeting, committee members identified a potential need for a 'North Downtown Area' neighborhood plan and directed staff to investigate a planning process.

The current Downtown Plan, adopted in February of 2009, outlines guidelines for future development within prescribed boundaries of the downtown area. The boundary of the downtown was defined as Emerson/Elgin/Clark Streets on the north, Ridge Avenue on the west, Lake Street on the south and Hinman Avenue on the east. The planning process included analyses of the downtown context, extensive public participation (including several community meetings, a week-long design charrette and several focus group discussions), real estate market analysis (residential, retail and office markets) and transportation and basic infrastructure analysis.

One of the main recommendations of the Plan was establishment of character areas within the downtown. The Plan divides the downtown into 13 subareas under groupings of Core, Traditional, and Edge areas. The Plan includes a recommendation for new zoning regulations (Form-based Code) for the downtown area that specified height maximums in each character subarea. The Plan also defined the maximum increases in height in exchange for public benefits. The form-based Code was never adopted.

North Downtown Analysis

Since the plan's adoption, the downtown area has seen significant growth with new residential and commercial developments in close proximity to transit stations. This demand for residential units in areas close to transit as well as proximity to Northwestern University has brought the pressure of higher density developments to the north edge of the downtown towards the Foster Street CTA station.

Since 2005, transit ridership on the CTA's purple line overall has increased by 9.5%, with weekend ridership associated with leisure activities increasing by 21.5%. The two stations in the north downtown area, Davis Street and Foster Street stations, have seen an increase in average daily ridership by 7.5% and 32.5% respectively. Metra ridership at the Davis Street station has also increased by 11.6 % since 2006.

The north downtown area, due to its proximity to the downtown core and Northwestern University has also seen an increase in younger population (Millenials), increased renter occupancy, greater percentage of non-family type households and decreased car ownership from the overall Evanston average. Per the latest 5-year projections from the US census, 33% of households in the area are without a vehicle, more than double the amount for the City as a whole (16%). Similarly, 73.3% of residents in the area north of downtown are renters, whereas the City-wide average is 44.7%. Additionally, 73.5% of households in the area north of the downtown are "non-traditional family" type

households (roommates or others sharing a household). This number is very similar to the downtown core area, where there are 70% of such households, both of which represent a much larger percentage than the city-wide average of 45.9%.

Northwestern University's Housing Master Plan will also impact the area's housing needs. The 10-year plan initiated in fall of 2013 was necessitated by the University's planned requirement that all freshman and sophomores must live on campus in university-owned residential facilities starting in fall of 2017. There are approximately 15,000 undergraduate and graduate students on the Evanston campus. Of that, there are approximately 4,000 freshmen and sophomores. By 2025, the university expects to have a total of 4,511 on-campus housing beds for its students. That leaves approximately 10,489 students that will be housed on in off-campus private developments.

Taking into consideration the trend of recent development, the increase in demand for housing in close proximity to transit, Evanston's vibrant downtown and Northwestern University, staff believes there is a need to define a development framework for future development in the north downtown area that allows for greater density than what has historically been the case, yet smaller and not as dense as the development density found in the core of the downtown area.

Attachments

2009 Downtown Master Plan Map

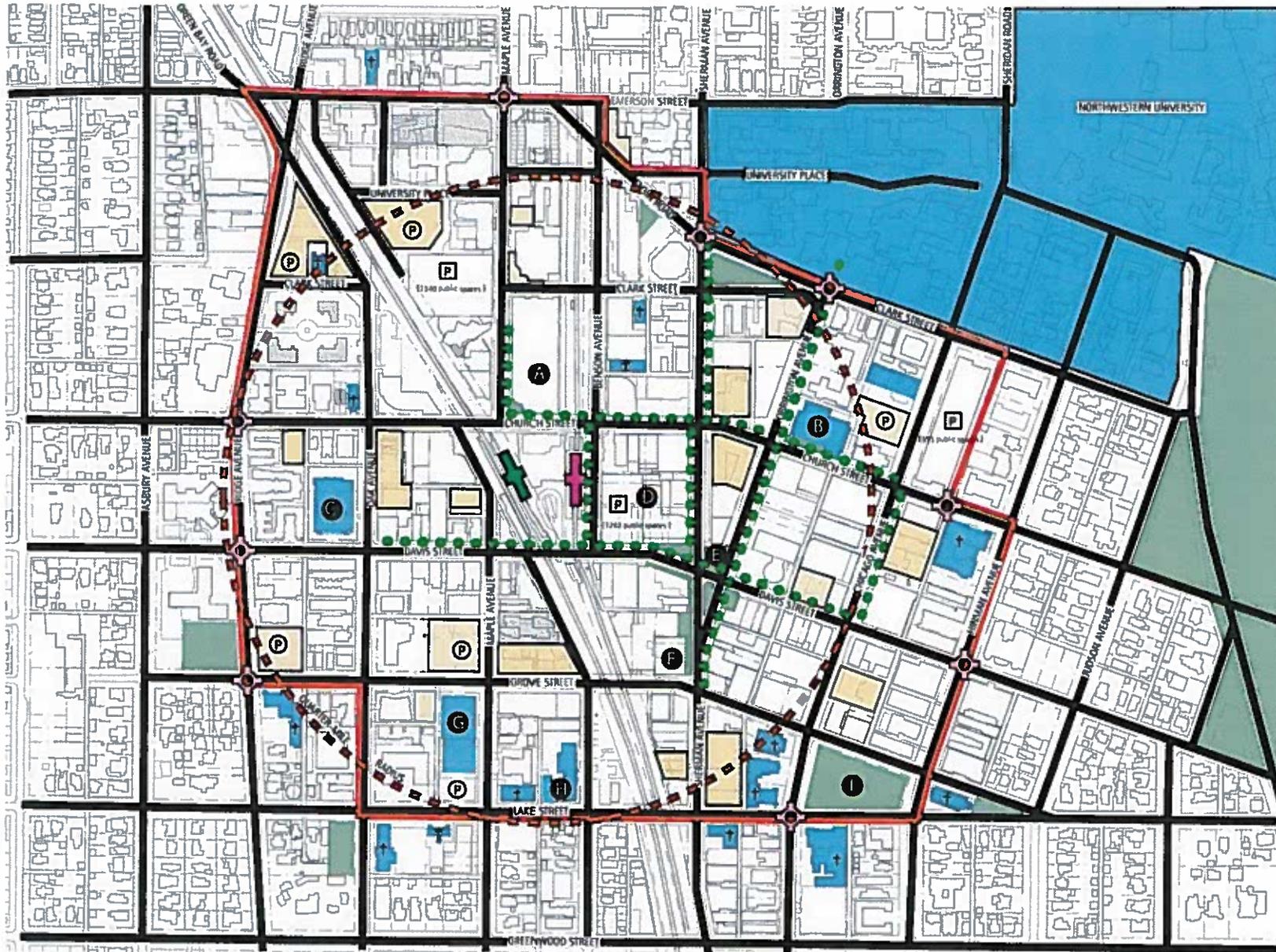
2009 Downtown Subareas Map

Potential Development Properties Map

Potential North Downtown Subarea Map

Current Downtown Zoning Map

[Link to the Downtown Plan](#)



Downtown Master Plan Downtown Context

Legend

- Railroad
- Roads
- Downtown Study Area
- CTA Purple Line - Daws Street Station
- Metra Union Pacific North Line - Daws Street Station
- Institutional Activity Generator
- Sites Susceptible to Change
- Parks/Open Space
- Buildings Under Construction/Approved
- Potential District Gateway/ Entrance
- Strong Pedestrian Circulation
- Parking Lot
- Parking Garage
- Existing Church
- Movie Theater
- Library
- Post Office
- Sherman Plaza Development
- Fountain Square
- Rotary International Headquarters
- YMCA
- Police/Fire Facility
- Raymond Park

Downtown Planning Team

- Duncan Associates
- The Lakota Group
- 180° Design Group
- Goodman Williams Group
- K.L.O.A.



February 9, 2007

Downtown Master Plan City of Evanston, Illinois
Figure 2H: Downtown Context



Downtown Master Plan
Development Framework - REVISED DRAFT

- Legend**
- Railroad
 - Downtown Study Area
 - CTA Purple Line - Davis Street Station
 - Metra Union Pacific North Line - Davis Street Station

- Character Zones**
- Edge
 - West/East Core
 - Core
 - Central Core
 - Traditional
 - Open Space

	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)	305 Feet (29 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)

Downtown Planning Team

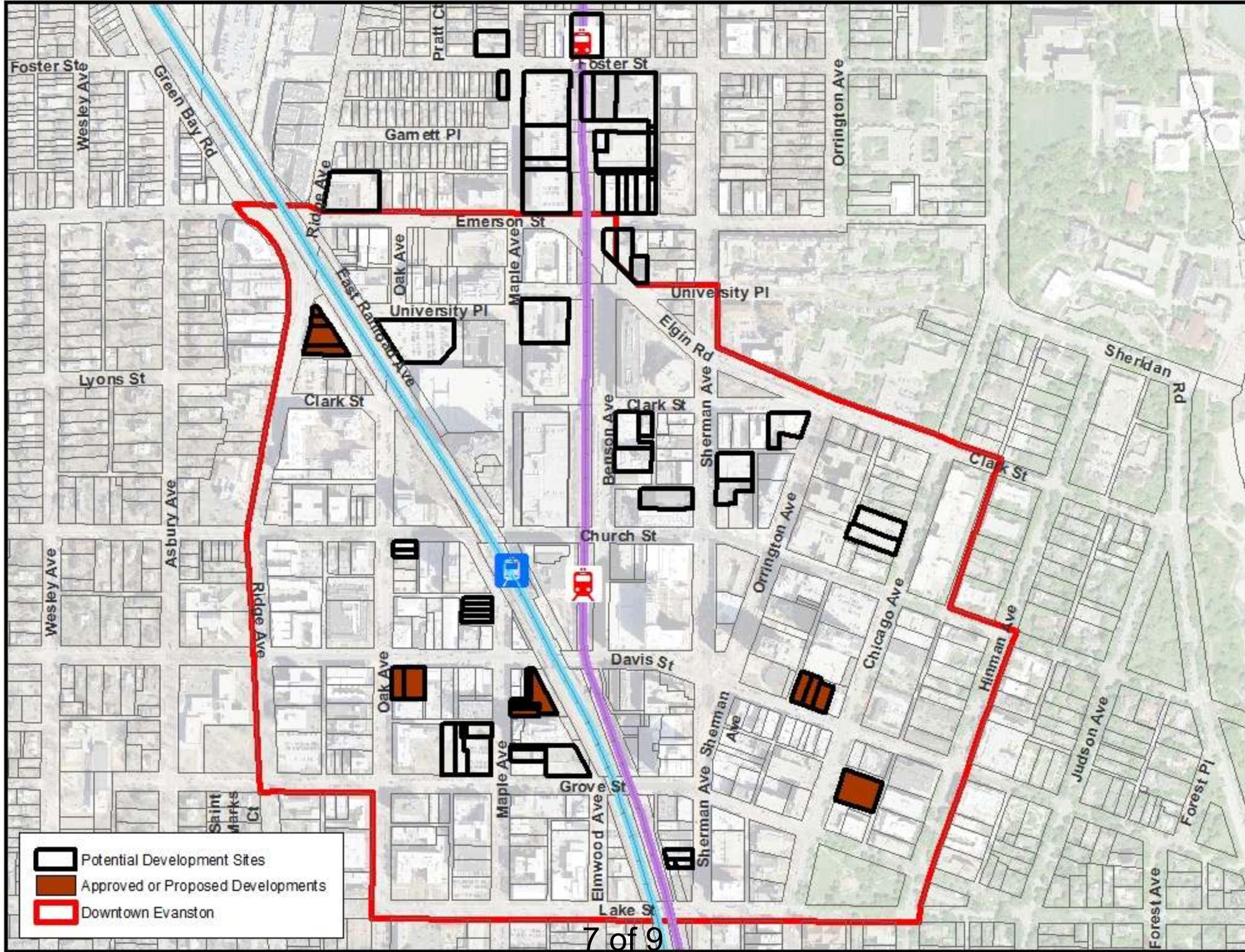
Duncan Associates
KLOA
180, Design Group

The Lakota Group
Osadman Williams Group

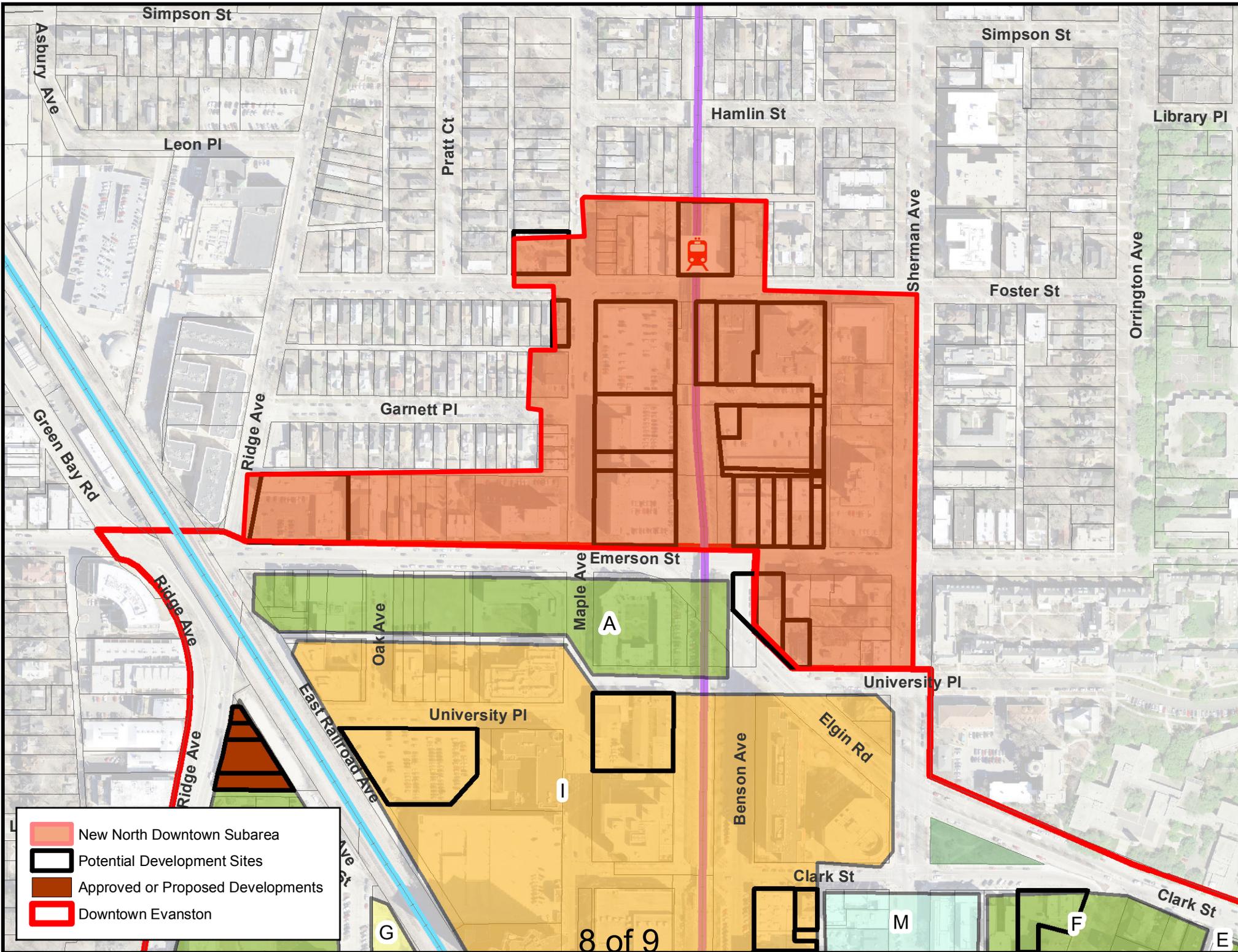
Downtown Master Plan City of Evanston, Illinois

Figure 6A: Development Framework - REVISED DRAFT

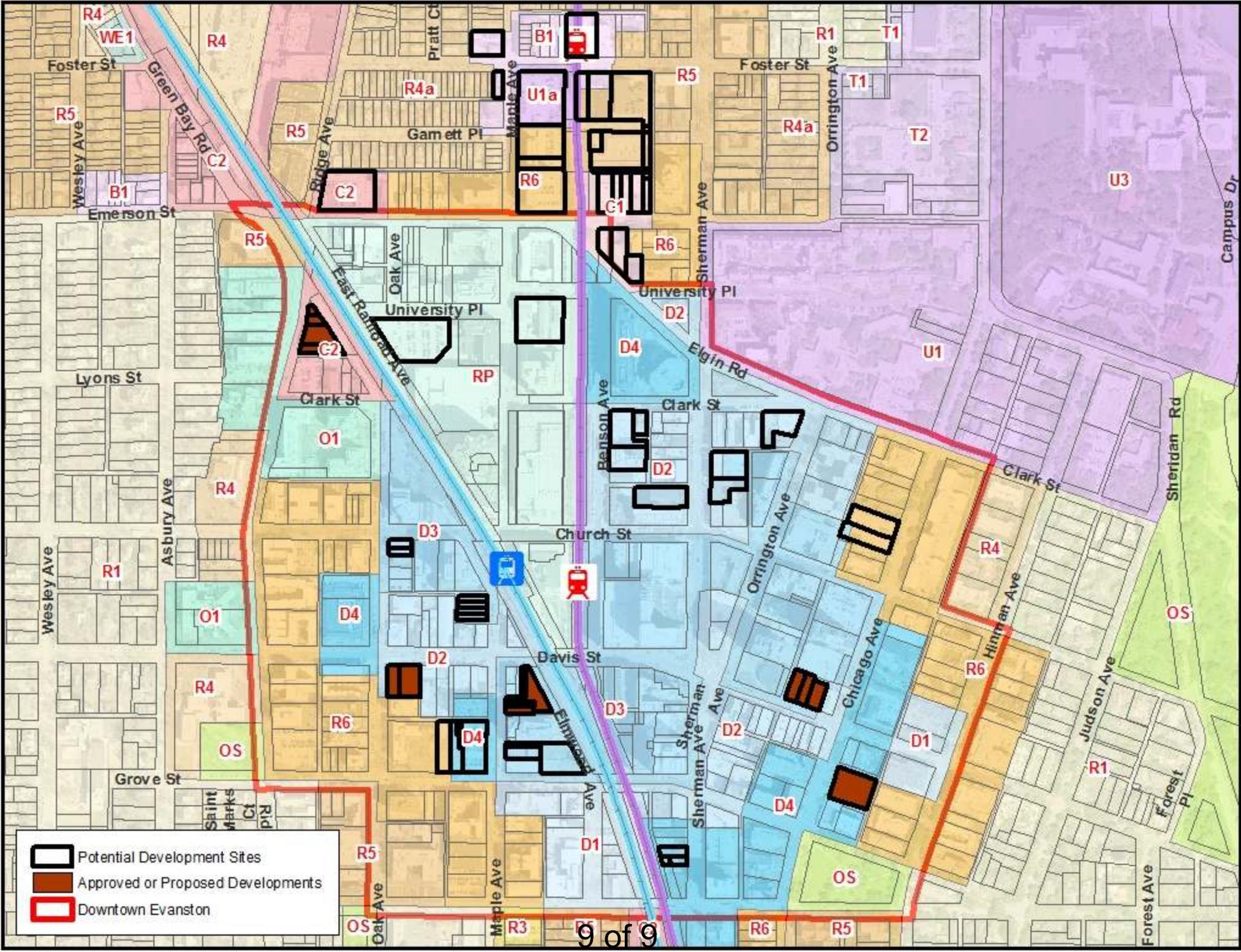




-  Potential Development Sites
-  Approved or Proposed Developments
-  Downtown Evanston



- New North Downtown Subarea
- Potential Development Sites
- Approved or Proposed Developments
- Downtown Evanston



-  Potential Development Sites
-  Approved or Proposed Developments
-  Downtown Evanston