

Church & Darrow Redevelopment Visioning Community Meeting hosted by Ald. Rue Simmons



Paul Zalmezak, Economic Development Manager
Scott Mangum, Planning & Zoning Manager

July 29, 2019

Church & Darrow Acquired by City of Evanston to support West Evanston Plan

Three Parcels approximately 17,000 Square Feet

1708 and 1710 Darrow vacant residential acquired by City 10 years ago.

1805 Church – City acquired property after remediation to remove underground storage tanks from gas station use.



Church & Darrow Acquired by City of Evanston to support West Evanston Plan



Adopted West Evanston Plan (2007)

Form Based Code

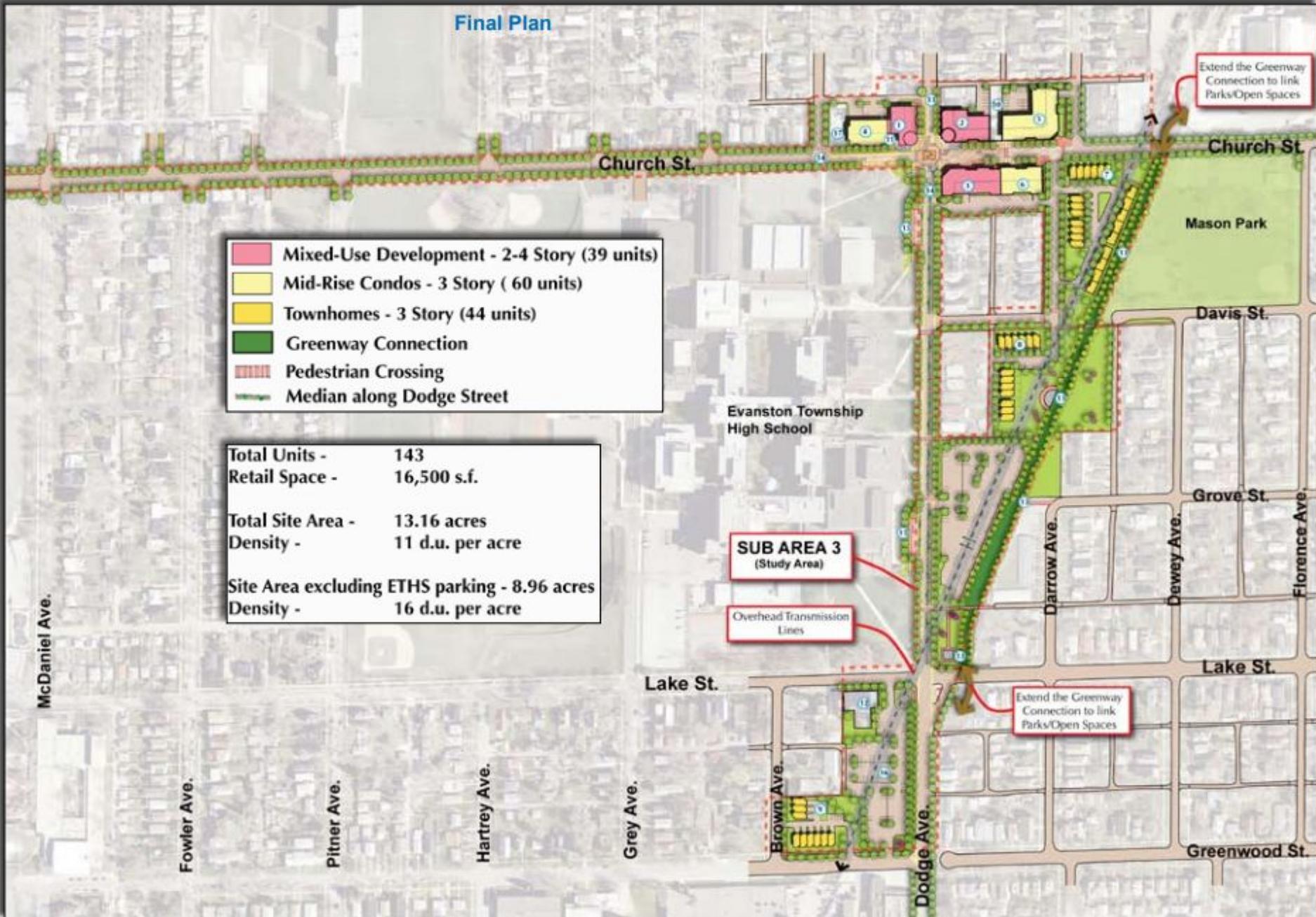
Sub-area #3 proposes 143 new dwelling units and 16500 sq ft retail

Two to four story mixed-use buildings

Streetscape and greenway enhancements

Church and Darrow contemplated as a Mixed-Use Building Type – 3 stories with active ground floor retail OR an Iconic Building Type - 2 stories with religious/community/cultural/civic uses.

Final Plan



Final Plan illustration with a total of 165 units

FINAL PLAN



Final Plan perspective view looking north towards Church Street



City of
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FINAL PLAN



Final Plan perspective view looking north towards Church Street





Final Plan perspective view looking west along Church Street



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Final Plan perspective view looking west along Church Street



Alderman seeks community input prior to releasing RFP

Staff recommends development on this site

Capital markets not funding condominium development

Mixed-use with commercial on first floor to support commercial corridor starting at Darrow on east to Y.O.U. / ETHS on west

Mixed-income development reflecting neighborhood

New residential means new people to support local shops

Walking distance to downtown Evanston

DISCUSSION



Final Plan perspective view looking east at Church & Dodge Intersection