



# ▶ South Boulevard Shores

504-514 South Boulevard, Evanston, IL

OCTOBER 19, 2022

**pirhl**

# ► Agenda

## I. Introduction

- Development Team

## II. Development

- Proposal
- Design
- Sustainability

## III. Timeline

## IV. Q/A



# ► Development Team

## Developer



- Nationally Recognized Real Estate Developer and Contractor
- Top 50 Affordable Housing Developer
- \$1 Billion of development in 69 properties with more than 6,700 units
- Long Term owner: 5,500 units
- 700 units in Illinois

## General Contractor



- Industry Leaders in Multifamily
- Fortune 500
- 2022 Top 100 Green Contractors
- \$7 billion in construction

## DESIGN

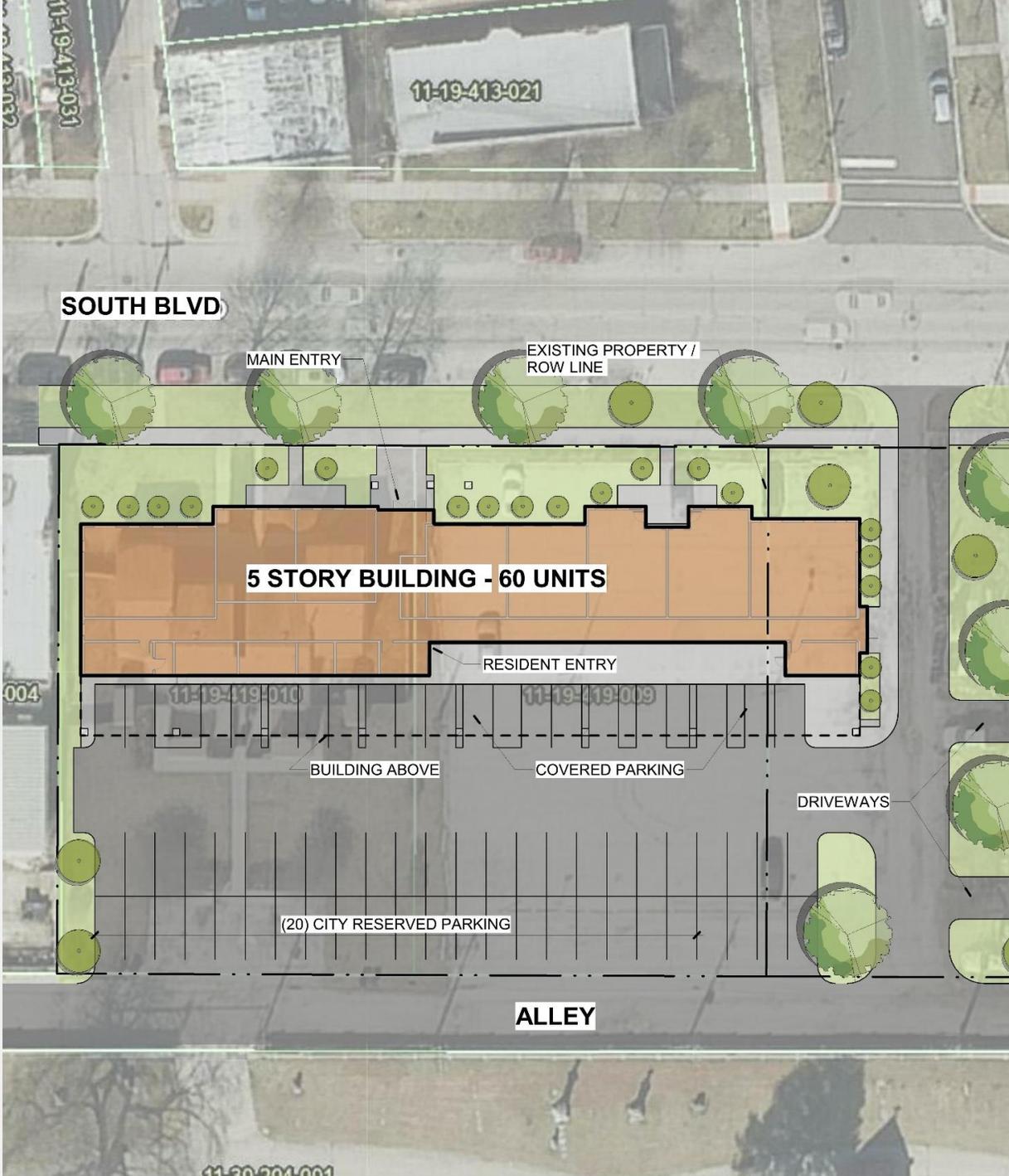


- Leading national Architect and Engineers improving lives through design and sustainable developments



- Energy/Enterprise Green Communities Consultant
- Impact through sustainable communities
- MBE certified
- Over 500 Energy Models completed





# ► Proposal

- **60** High quality affordable Family Residences
  - **Mixed-Income**
  - **60** Apartments
    - **28** 2 & 3 bedrooms
    - **30** 1 bedrooms
  - **66** parking spaces
- Neighborhood context “walk-up style” design sensitive to contiguous land use
- In-fill development of underutilized parking lot
- Sustainable design aligned with the City’s Climate Action and Resilience Plan (CARP)



## ► Design

- Five-story Building
- ~62,000 Gross Square Feet
- Cascading setbacks and heights help transition from C1A District to adjacent R4 district and allow to maximize the density/units of the development
- Walk up/Townhome style designs
- Direct access to walk up units
- Open and accessible green spaces and outdoor common areas.
- Outdoor and Indoor Children's play areas and open patio space for multiple user types' needs.
- TOD allows to provide the required 20 spaces for the City of Evanston
- Roof's angled sawtooth profile achieves ideal solar capture for PV panels

# ► Sustainable Design

- Low carbon, all electric building design that drastically reduces greenhouse gas emissions through a net-zero implementation plan
- Photovoltaic on-site Renewable Energy with green power Purchase Agreement
- 2 electrical vehicle charging stations and EV ready infrastructure
- Bicycle storage and service amenities
- BMP in Stormwater Management
- ENERGY STAR appliances
- Recycling and composting on site
- Sustainable landscape design - diverse, native, and adapted vegetation



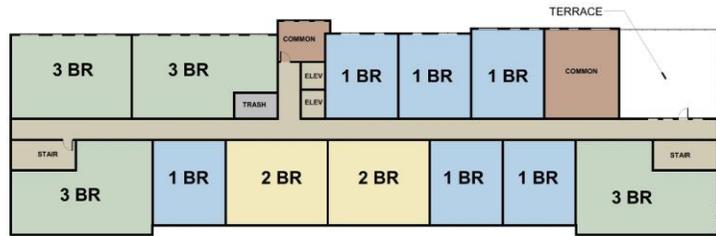
# ► Timeline

RFP Award	Spring 2022
Community Engagement	Fall 2022 – Spring 2023
Zoning, Entitlements, and Schematic Design	Fall 2022– Spring 2023
Preliminary Project Assessment to IHDA	October 2022
9% LIHTC IHDA Application/Award	February 2023 – May 2023
Design Development, Permitting, and Construction Documents	June 2023 – December 2023
Financial Commitments/Initial Closing	Spring 2024
Demolition, Site Work and Construction	Spring 2024 – Summer 2025
Occupancy	Summer 2025

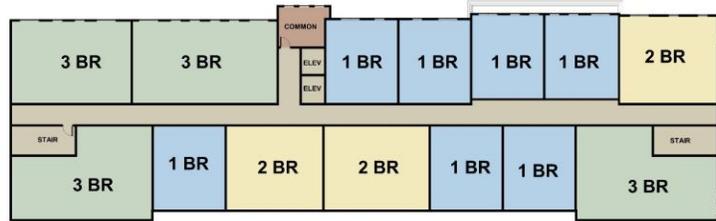


► **QUESTIONS**

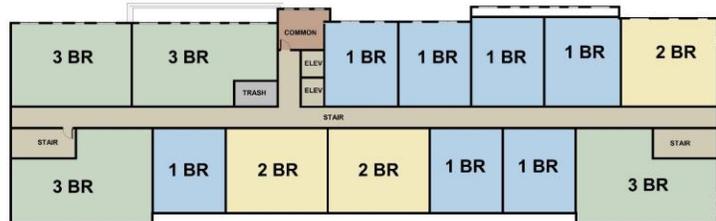
# ► Design



FIFTH FLOOR PLAN  
1/16" = 1'-0"



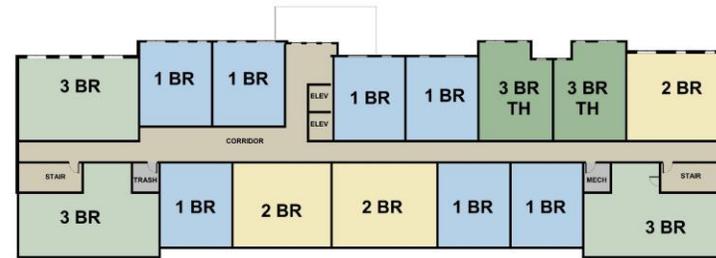
FOURTH FLOOR PLAN  
1/16" = 1'-0"



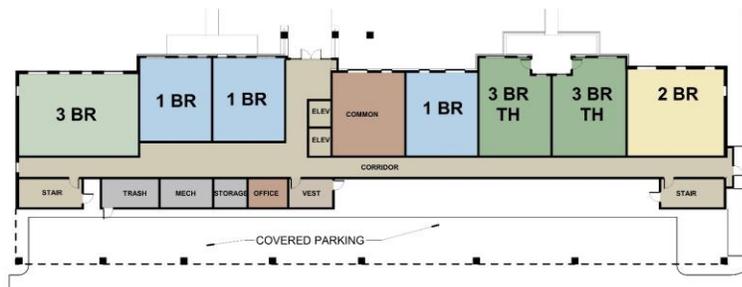
THIRD FLOOR PLAN  
1/16" = 1'-0"

PROJECT MATRIX

	1 BR	2 BR	3 BR	3 BR TH	TOTAL	AREA
FIRST FLOOR	3	1	1	2	7	8,855 SF
SECOND FLOOR	7	3	3	0	13	13,656 SF
THIRD FLOOR	7	3	4	0	14	13,395 SF
FOURTH FLOOR	7	3	4	0	14	13,395 SF
FIFTH FLOOR	6	2	4	0	12	13,395 SF
TOTAL	30	12	16	2	60	62,696 SF



SECOND FLOOR PLAN  
1/16" = 1'-0"



FIRST FLOOR PLAN  
1/16" = 1'-0"

504-514 SOUTH BOULEVARD, EVANSTON, IL