

Evanston Civic Center Site Design Guidelines

Community Concerns → Facts → Design Impact

Maximize green space.

Existing green space is an important neighborhood amenity.

Preserve the existing public park and, if possible, expand it.

The community will accept taller buildings to maximize green space.

Building lot coverage shall not exceed 40%, exclusive of the existing park area.

Building height shall not exceed 75 feet, subject to the conditions of other *Guidelines*.

Preserve mature trees.

Preservation of existing mature trees will help mitigate the impact of new development on the neighborhood.

Work with the developer to identify and preserve existing healthy trees without unduly restricting development of the site.

Other green space goals will be achieved as a by-product of preserving selected trees.

Preserve public access to green space.

The neighborhood currently uses all green space on the civic center block.

Create a new, two-way public north-south street with parallel parking on both sides along the east edge of the park. The road shall connect Leonard Place to Simpson Street.

Public access to green space is typically constrained by private development.

Create public pedestrian "green" connections between Ridge Avenue and the existing public park.

Preserve building setback along Ridge Avenue.

The civic center setback along Ridge Avenue is unusually large (between 90 and 100 feet), but it is appropriate to the building's height (78 feet to the ridge) and to its civic function.

The average setback of all buildings along Ridge Avenue shall be not less than 60 feet.

A shorter building could be located closer to Ridge Avenue with similar effect.

Building setbacks along Ridge Avenue shall be as indicated on the *Design Guidelines Site Plan* and subject to the conditions of other *Guidelines*.

Minimize the affect of new development to the existing neighborhood.

Ridge Avenue divides multi-family housing to the east from single-family housing to the west.

Building entries shall be oriented towards streets.

The site is currently zoned R4, which requires 2500 square feet per dwelling unit.

Site access shall be limited to Asbury Avenue, Simpson Street and the new north-south street.

Reflect existing buiding setbacks and heights.

The civic center block abuts R1, R3, R4 and R5 zoning districts.

Setbacks and heights for buildings facing Leonard Place, Asbury Avenue and Simpson Street shall be as indicated on the *Design Guidelines Site Plan* and subject to the conditions of other *Guidelines*.

Inappropriate building setbacks or heights will negatively affect the character of the existing neighborhood.

Control the design process to insure that new architecture fits the neighborhood.

Other recently designed and constructed multi-family projects have negatively affected their neighborhoods.

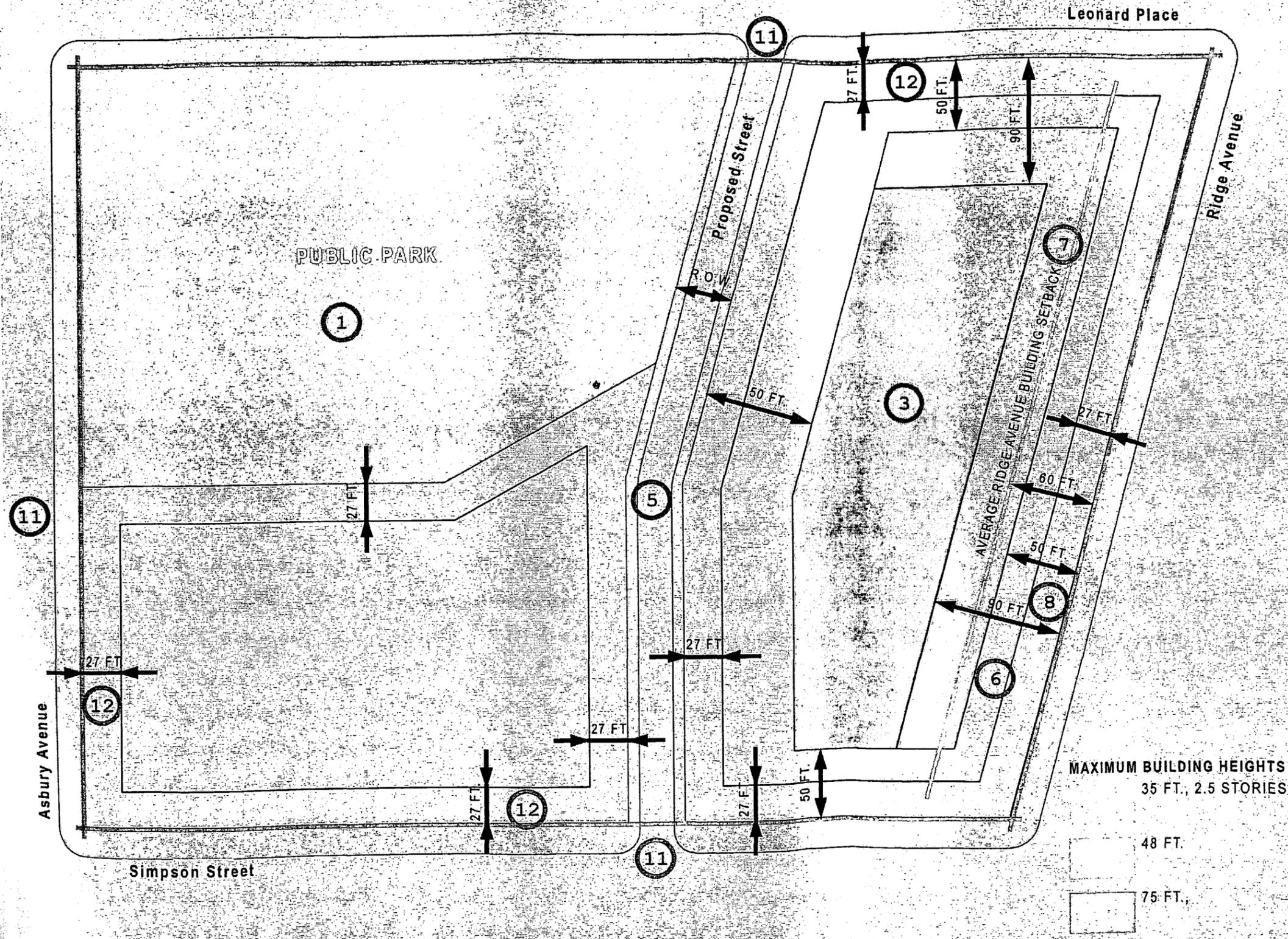
Architectural forms and materials shall reflect existing neighborhood architecture.

Design shall be subject to the City's Planned Development process.

The City of Evanston has defined a number of goals to guide new development on the Civic Center site. The *Goals* listed in these guidelines are the result of several meetings the Evanston Civic Center Committee, which is comprised of aldermen, held with local residents.

The most successful design will be the one that best achieves these *Goals*. The *Guidelines* listed here and illustrated on the *Design Guidelines Site Plan* are intended help potential developers understand what the community views as minimum requirements to achieve these goals.

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- 1 Preserve the existing public park and, if possible, expand it.
- 2 Building lot coverage shall not exceed 40%, exclusive of the existing park area.
- 3 Building height shall not exceed 75 feet, subject to the conditions of other *Guidelines*.
- 4 Work with the City to identify and preserve healthy mature trees.
- 5 Create a new, two-way public north-south street with parallel parking on both sides along the east edge of the park. The road shall connect Leonard Place to Simpson Street.
- 6 Create public pedestrian "green" connections between Ridge Avenue and the existing public park.
- 7 The average setback of all buildings along Ridge Avenue shall be not less than 60 feet.
- 8 Building setbacks along Ridge Avenue shall be as indicated on this site plan and subject to the conditions of other *Guidelines*.
- 9 Building entries shall be oriented towards streets.
- 10 Site access shall be limited to Asbury Avenue, Simpson Street and the new north-south street.
- 11 Setbacks and heights for buildings facing Leonard Place, Asbury Avenue and Simpson Street shall be as indicated on the *Design Guidelines Site Plan* and subject to the conditions of other *Guidelines*.
- 12 Architectural forms and materials shall reflect existing neighborhood architecture.
- 13 Design shall be subject to the City's Planned Development process.