## project team

<table>
<thead>
<tr>
<th>Firm</th>
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<tr>
<td>r_barc</td>
<td>Architecture, Project Management</td>
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<tr>
<td>ARUP</td>
<td>Sustainable Building Design</td>
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<tr>
<td>TISHMAN</td>
<td>Cost Analysis, Constructability</td>
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<tr>
<td>VSK Associates</td>
<td>Real Estate Analysis</td>
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<tr>
<td>CAMIROS</td>
<td>Urban and Site Planning</td>
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<tr>
<td>IEI</td>
<td>Civil Engineering</td>
</tr>
</tbody>
</table>
collaboration

opportunities

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1. If the area represents the interests and concerns of the design office.

2. And this is the area of genuine interest of the individual.

3. And this is the concern of results as a whole.

4. Resist it is in terms of the concern can understand and digestion.

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NOTE: These issues are not static - The more or less develop as each one influences the others.

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NOTE: When you share the same goal in the market, the relationship is in a positive and constructive way.
9 weeks

- Investigation and orientation
- Design criteria workshop
- Design development workshops
- Real estate analysis
- Construction costs and timeline
- Final presentation
Investigation and Orientation

research
establish procedures and responsibilities
define expectations
identify decision makers
confirm timetables
confirm program

City of Evanston Representatives and r_bar Team
Evanston Civic Center Building Reports

- **1993 HVAC Report**
  WMA Consulting Engineers, Ltd.

- **1998 Adaptive Reuse & Programming Feasibility Analysis**
  Doyle & Associates/Architecture-Planning-Interiors
  The Lambert Group/ Real Estate Consultants
  Hinkle Engineering

- **1999 Recommendations for Interim Mitigations**
  Doyle & Associates/Architecture-Planning-Interiors
  Hinkle Engineering

- **2002 Evaluation of Civic Center Roofs**
  Building Technology Consultants, PC (BTC)

- **2003 Comparison to Rehab or Budget for New Building**
  U.S. Equities

- **2005 Civic Center Proposal**
  U.S. Equities/ Program Manager
  Nagle, Hartray, et al/ Architects

- **2005 Civic Center Design Guidelines**
  U.S. Equities/ Program Manager
  Nagle, Hartray, et al/ Architects

- **2006 Updated Analysis of Civic Center**
  U.S. Equities/ Real Estate

- **2007 Space Study Summary of Civic Center**
  SOM/ Architecture-Programming
"This supplementary report lists those deficiencies which are considered to be most critical and proposes course of action for their mitigation. The City must ultimately decide if all or which of these actions should be undertaken now. Depending on what is determined to be the future use of the existing building, or if it were to be razed, will determine if the economics of those decisions are justified against the background of City liability."
### Feasibility Analysis
Doyle & Associates
July 1998

#### 4 - Centralized Vertical Spine
Relates to Proposed Council Chamber Annex with Elevators to Main Building at Rear Center Entry

<table>
<thead>
<tr>
<th>Zone</th>
<th>1</th>
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<td>Work Stations</td>
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<td>Offices</td>
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<td>Copier Station</td>
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<tr>
<td>Storage Room</td>
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- 95 Total Staff per floor
- 18400 Area Per Floor
- 194 Square Feet per Person

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**Evanston Civic Center**
2100 Ridge Avenue
Evanston, Illinois

TYPICAL FLOOR  SCHEME 4
"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 the alderman, held with local residents."

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**Evanston Civic Center Site Design Guidelines**

**Community Concerns → Facts → Design Impact**

**Maximize green space.**

- Existing green space is an important neighborhood amenity. The community will accept taller buildings to maximize green space.
- Preserve the existing public park and, if possible, expand it.
- Building setbacks shall not exceed 40%, exclusive of the existing park area.
- A 75-foot maximum building height is acceptable if it results in the preservation of green space.

**Preserve mature trees.**

- Preservation of existing mature trees will help mitigate the impact of new development on the neighborhood.
- Other green space goals will be achieved as a by-product of preserving aged trees.
- City to work with the developer to identify and preserve existing healthy trees without unduly restricting development of the site.

**Preserve public access to green space.**

- The neighborhood currently uses all green space on the civic center block.
- Public access to green space is typically constrained by private development.
- 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.
- Green public pedestrian "green" connections between Ridge Avenue and the existing public park.

**Preserve building setbacks along Ridge Avenue.**

- The civic center setback along Ridge Avenue is unusually large (between 50 and 100 feet), but it is inappropriate for the building’s height (90 feet to the edge) and its civic function.
- A shorter building could be located closer to Ridge Avenue with similar effect.
- The average setback of all buildings along Ridge Avenue shall be not less than 80 feet.

**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.
- The site is currently zoned RA, which requires 1,500 square feet per dwelling unit.
- Building entries shall be oriented towards streets.
- Site access shall be limited to Ashby Avenue, Simpson Street and the new north-south streets.

**Reflect existing building setbacks and heights.**

- The civic center block sits R1; R3, R4 and R5 zoning districts.
- Inappropriate building setbacks or heights will negatively affect the character of the existing neighborhood.
- Setbacks and heights for buildings facing Leonard Place, Ashby Avenue and Simpson Street shall be as indicated on the Design Guidelines Site Plan and subject to the conditions of other Guidelines.

**Control the design process to ensure 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.
Cost estimates for 5 Scenarios:

- Build new Civic Center on NU site
- Build new Civic Center on Library site
- Build new Civic Center on Golub site
- Build new Civic Center on existing site
- Rehab and partial buildout of existing site

All scenarios included high F.A.R developments.
The purpose of this study is to analyze development options for the site currently occupied by Evanston City Hall and to provide the City with guidelines for discussion with potential developers.

Presented to the City of Evanston
The Civic Center site is currently zoned R4. The site abuts property zoned R1, R3, R4 and R5.
These three options present a comparative analysis of a range of densities for the site. They are organized from least to most dense. Density increases as the site area zoned R5 increases.

All options assume an increase in park area of about a quarter acre, from 120,210 to 131,740 square feet. The existing park edge is taken to be defined by the edge of existing parking lots.

Each option includes two density calculations - one based on adding the park area for the calculation of R4 site area and one that does not.
The following site design issues should be considered:

1. Preservation and possible enlargement of the Park.

2. Road access should be limited to Leonard Place, Asbury Avenue and Simpson Street.

3. New buildings that are shorter than City Hall may be located closer to Ridge Avenue.

4. Site topography should be considered, particularly in addressing parking needs.

5. Higher density R5-zoned buildings could be located across from similar existing buildings along Ridge Avenue.

6. Higher density buildings may be appropriate at the southeast corner similar in density to those across Simpson Street.
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.
Design Guidelines

1. Building facades facing Ridge Avenue shall have setbacks averaging 45 feet and not less than 27 feet.

2. A new north-south public road between Leonard Place and Simpson Street shall form the eastern edge of the park.

3. The park area shall not be reduced and shall be increased if possible.

4. Building heights for that portion of land directly east of existing R5-zoned land east of Ridge Avenue shall meet the requirements of R5 zoning. Building heights for the remainder of the property shall meet the requirements of R4 zoning.

5. Massing of new buildings shall complement massing of existing buildings that they face.

6. Mix residential types to take advantage of site topography and to meet most other design guidelines.

Sample General Guidelines

A. Not more than (number) total residential units shall be permitted.

B. Parking shall meet requirements of the zoning ordinance.

C. Lot coverage shall meet requirements of the zoning ordinance.

D. Setbacks shall meet requirements of the zoning ordinance except for buildings facing Ridge Avenue.

This plan illustrates design guidelines that may be applied to proposed development.