EVANSTON
North Downtown Planning
Scott Mangum, Interim Director of Community Development
Meagan Jones, Neighborhood and Land Use Planner
April 17, 2017
NORTH DOWNTOWN PLANNING

Presentation Outline

• How We Got Here (P&D Committee: February, April, September 2016)
• Community Meetings (May, June 2016)
• Discussions with Property Owners (Summer 2016)
• Draft Plan Amendment Overview
• Plan Commission Hearings and Recommendation (December 2016, January 2017)
• Resolution to Adopt Downtown Plan Amendment
NORTH DOWNTOWN PLANNING

How We Got Here

• February 2016- Planning & Development Committee directed staff to investigate a planning process for the area north of downtown.

• April 2016 – Staff presented preliminary findings to the Planning & Development Committee who directed staff to obtain community input for a possible plan amendment.
Community Meetings

May 18, 2016
- Approximately 75 residents and stakeholders
- Feedback: possible north downtown planning boundary and major themes the area plan should focus on.

June 15, 2016
- Approximately 35 residents and stakeholders
- Feedback: preferences for types of development scale and building design/materials for future development.

Website & Email
- Page created on the City’s website: http://www.cityofevanston.org/northdowntownplanning
- Email created for further feedback: northdowntownplanning@cityofevanston.org
Discussions With Owners of Potential Development Sites

- Northwestern University (Englehart Hall & parking lot)
- 831 Emerson
- Ridge-Emerson Shopping Center

Potential development sites
2009 Downtown Plan Subareas

Character Zones

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

<table>
<thead>
<tr>
<th>Subarea</th>
<th>Base Height</th>
<th>Maximum with Bonuses</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Edge</td>
<td>88 Feet (8 Stories)</td>
<td>105 Feet (15 Stories)</td>
</tr>
<tr>
<td>Northwest Edge</td>
<td>66 Feet (6 Stories)</td>
<td>110 Feet (10 Stories)</td>
</tr>
<tr>
<td>West Link</td>
<td>66 Feet (6 Stories)</td>
<td>88 Feet (8 Stories)</td>
</tr>
<tr>
<td>South Edge</td>
<td>66 Feet (6 Stories)</td>
<td>88 Feet (8 Stories)</td>
</tr>
<tr>
<td>East Edge</td>
<td>66 Feet (6 Stories)</td>
<td>110 Feet (10 Stories)</td>
</tr>
<tr>
<td>University Link</td>
<td>66 Feet (6 Stories)</td>
<td>88 Feet (8 Stories)</td>
</tr>
<tr>
<td>West Core</td>
<td>165 Feet (15 Stories)</td>
<td>190 Feet (18 Stories)</td>
</tr>
<tr>
<td>East Core</td>
<td>165 Feet (15 Stories)</td>
<td>190 Feet (18 Stories)</td>
</tr>
<tr>
<td>Core</td>
<td>165 Feet (15 Stories)</td>
<td>275 Feet (25 Stories)</td>
</tr>
<tr>
<td>Central Core</td>
<td>275 Feet (25 Stories)</td>
<td>305 Feet (35 Stories)</td>
</tr>
<tr>
<td>West Traditional</td>
<td>42 Feet (4 Stories)</td>
<td>88 Feet (8 Stories)</td>
</tr>
<tr>
<td>South Traditional</td>
<td>38 Feet (3 Stories)</td>
<td>60 Feet (5 Stories)</td>
</tr>
<tr>
<td>North Traditional</td>
<td>38 Feet (3 Stories)</td>
<td>60 Feet (5 Stories)</td>
</tr>
</tbody>
</table>

Potential Development Sites, Approved or Proposed Developments, Downtown Evanston
NORTH DOWNTOWN PLANNING

Recommendation

- Short Term - Amend downtown plan to add five new subareas:
  - N - TOD
  - Na - TOD
  - O - Transitional
  - P - Traditional
  - Q – Transitional

- Long Term - Revise the existing 2009 Downtown Plan to be consistent with more current development trends and update the downtown area zoning district requirements (including the current Research Park zoning district).
NORTH DOWNTOWN PLANNING
Subarea N – Transit Oriented Development (TOD)

- Emerson Street to just north of Engelhart Hall; Maple Avenue to alley just west of Sherman. Also incorporates the northwest corner of Emerson Street and Maple Avenue

- **Current uses include:** Engelhart Hall (and parking), 831 Emerson site, parking and Ebenezer Primm Tower

- **Existing Zoning:** C1 Commercial, R5 and R6 General Residential

- **Proposed Height:**
  66 to 130 feet (6 to 12 stories)

- **Proposed Development Uses and Design:**
  Mixed-use TOD with more traditional masonry along Maple Avenue, contemporary design along Emerson Street
Engelhart Hall north to Foster Street; Maple Avenue to alley just west of Sherman.

**Current uses include:** Northwestern University parking lot, Symphony Senior Living Facility and a commercial business.

**Existing Zoning:** R5 General Residential, B1 Business and U1a University Housing and Parking

**Proposed Height:**
42 to 66 feet (4 to 6 stories)

**Proposed Development Uses and Design:**
Mixed-use TOD with more traditional masonry along Maple Avenue and Foster Streets
NORTH DOWNTOWN PLANNING

Subarea O – Transitional

- North side of Emerson Street from just west of Primm Tower to Ridge Avenue

- **Current uses include:** Shopping center at Ridge Avenue and Emerson Street, Ebenezer AME Church, several multi-family homes

- **Existing Zoning:** C2 Commercial and R6 General Residential

- **Proposed Height:**
  66 to 110 feet (6 to 10 stories)

- **Proposed Development Uses and Design:**
  Mixed-use development with more contemporary design, still keeping neighborhood context in mind
West side of Maple between Primm Tower and Foster Street; north side of Foster Street between Maple and just east of CTA tracks

Current uses include: Neighborhood commercial district with a salon, convenience store, dance studio and other businesses

Existing Zoning: B1 Business, R4a General Residential and R5 General Residential

Proposed Height: 42 to 66 feet (4 to 6 stories)

Proposed Development Uses and Design: Low-rise mixed-use or commercial retail uses with more traditional masonry or wood-frame construction (decreasing in height as development moves away from Foster CTA station) to match existing context.
South side of Emerson Street just north of existing Downtown Plan boundary and east of CTA tracks

**Current uses include:** Restaurant and First Bank & Trust branch location

**Existing Zoning:** C2 Commercial

**Proposed Height:**
66 to 110 feet (6 to 10 stories)

**Proposed Development Uses and Design:**
Mixed-use development with more contemporary design, still keeping neighborhood context in mind
## NORTH DOWNTOWN PLANNING

### Recommendation

<table>
<thead>
<tr>
<th>Character Subareas</th>
<th>Current Maximum Height by Zoning District (feet)</th>
<th>Proposed Maximum Height Range (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Base</td>
<td>w/IHO Bonuses</td>
</tr>
<tr>
<td>TOD Zone (N)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C1</td>
<td>45</td>
<td>49.5</td>
</tr>
<tr>
<td>R5</td>
<td>50</td>
<td>55</td>
</tr>
<tr>
<td>R6</td>
<td>85</td>
<td>93.5</td>
</tr>
<tr>
<td>TOD Zone (Na)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R5</td>
<td>50</td>
<td>55</td>
</tr>
<tr>
<td>B1</td>
<td>40</td>
<td>44</td>
</tr>
<tr>
<td>U1a</td>
<td>45 (bldg.)</td>
<td>49.5 (bldg.)</td>
</tr>
<tr>
<td></td>
<td>75 (parking)</td>
<td>82.5 (parking)</td>
</tr>
<tr>
<td>Traditional Zone (P)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B1</td>
<td>40</td>
<td>44</td>
</tr>
<tr>
<td>R5</td>
<td>50</td>
<td>55</td>
</tr>
<tr>
<td>R4a</td>
<td>35</td>
<td>38.5</td>
</tr>
<tr>
<td>Transitional Zone (O)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C2</td>
<td>45</td>
<td>49.5</td>
</tr>
<tr>
<td>R6</td>
<td>85</td>
<td>93.5</td>
</tr>
<tr>
<td>Transitional Zone (Q)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C2</td>
<td>45</td>
<td>49.5</td>
</tr>
</tbody>
</table>
NORTH DOWNTOWN PLANNING
Plan Commission Hearings and Recommendation

- December 2016 and January 2017 Plan Commission Meetings –
  - Draft Plan Presented
  - Commission and Public Comment focused on future of Subareas P & Na (Foster & Maple), Relationship to Zoning and 831 Emerson Site
  - Plan Revised to add Emphasis on Active Uses at Foster & Maple, Implementation Section, Detailed Subarea Maps
- Plan Commission unanimously recommends approval of North Downtown Plan Amendment to City Council.
North Downtown Planning

Scott Mangum, Interim Director of Community Development
Meagan Jones, Neighborhood and Land Use Planner

April 17, 2017