Team

FOCUS

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CEO

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VP of Development

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Development Manager

CA VENTURES

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COO

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SVP - Investments

STRUAN ROBERTSON
VP of Investments

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Executive Vice President

THOMAS KERWIN
Principal

ANGELA SPADONI
Associate Director

KATRINA McGUIRE
Partner

TALAR BERBERIAN
Associate
Previous vs Current Proposal

**Planning and Development – February 2016**

- Student Housing
- Rented by the Bed
- 12-11-9 stories
- 260 units
- Unit Mix:
  - Studios – 67 du
  - 1-bed – 66 du
  - 2-bed – 74 du
  - 3-bed – 53 du
- 5.17 FAR
- 136 parking spaces on-site (0.52 spaces/unit)

**CURRENT PROPOSAL**

- **Multi-family** Residential Building
- **Traditional Leasing** (The Habitat Company)
- 9 stories
- 242 units
- Unit Mix:
  - Studios – 71 du
  - 1-bed – 40 du
  - 2-bed – 93 du
  - 3-bed – 38 du
- 4.66 FAR
- 170 parking spaces on-site (0.70 spaces/unit) – Increased the parking ratio
Compatibility with Surrounding Community

- Community process to *scale down the building*
- Compatible with proposed *North Downtown Plan*
- Added density *supports* nearby downtown
- Compatible with *surrounding uses*
- Design tailored to the *existing aesthetic* of the neighborhood
- U-Shape and step down provides *relief on the street edge*
Transit-Oriented Development

CTA “L” Track
Metra Rail
5-min. walk (1,320 ft)
10-min. walk (2,640 ft)
Landscape Plan – Ground Level

April 17, 2017
Landscape Plan – 2nd Floor Amenity Deck

April 17, 2017
Floor Plan – Typical Floor
Precedents

DE ALBATROS, AMSTERDAM, THE NETHERLANDS
LA CASA, WASHINGTON DC
ARKADIA APARTMENT, ISTANBUL
ORANGELAAN, DEN HAAG, THE NETHERLANDS
CORNER HOUSE, LONDON
SOURCE UNKNOWN
Perspective – View from Benson
Perspective – View from Emerson

[Image of perspective view from Emerson]

April 17, 2017
1. Brick
   Medium Ironspot 46
2. Architectural Metal Panel
   Silver Storm
3. Architectural Metal Panel
   Fawn Metallic
4. Glazed Window Wall / Spandrel Glass
Public Benefits

- Affordable Housing Contribution ($2,400,000)
- Increase in Real Estate Taxes (+ $800,000)
- Environmental Clean-Up of Site ($500,000)
- $20,000 contribution for the Divvy program
- $10,000 towards public art
- Bird-Safe Features (Ex. Ceramic-frit pattern on balcony glass)
- LEED Silver certification
- 18 Bicycle Parking Spaces for Public
- 2 Car-Share Parking Spaces
- 1 electric vehicle charging station
- Maintain Existing 7-Eleven for Residents
- Hiring 5 Evanston residents during construction
- Lit walkway and improvements to the east alley, providing safe passage to the Sherman Garden’s parking
- Promotes safety by improving Emerson streetscape
  - Sidewalk
  - High-Visibility Crosswalks
  - Enhanced Lighting
  - $20,000 contribution towards countdown timers at intersections
- Wayfinding signs to CTA stations along safe routes

*Note: green text represents Public Benefits that are new or an additional amount since P&D 2016
Parking

- General trend away from driving/car ownership, nationwide

- Census data shows that in the City of Evanston Car ownership rates have declined steadily city-wide (down 10% from 2009-2014)

- Only 30% of residents in the area commute to work by car

- Car ownership in census tracts with TOD areas show a 12% decline in car ownership in the last 5 years, and continues to decline

- Parking usage in residential garages in Evanston appx. 0.7-0.8: 1 – many with underutilized parking structures
  - Includes buildings that were not TOD
  - 831 Emerson designed to attract to a demographic less likely to own cars
    - Bicycles
    - Car-share
    - Walk Score 94
School Impact Study – by Residential Planning Partners

- Percentage of children (18 yrs and under) present in renter households:
  - In all of Evanston – 19.1%
  - In 5 subgroups near site – 6.4%
- Number of children per household – 1.2 to 1.5
- Percentage of children that are school-aged – 50-60%

- Most probable residents will be young professionals (both singles and couples) without children & empty nesters
- Parents with children living at home expected to be minimal; parents tend to choose less dense housing
- Highly unlikely that any parents with school-age children living at home will choose a studio or 1-bed unit at 831 Emerson

Proposed Development
- 2-bed – 93 units
- 3-bed – 38 units
No. of Units most-attractive to families w/children – 131 units

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<th>Description</th>
<th>Value</th>
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<tr>
<td>No. of 2- &amp; 3-beds</td>
<td>131 units</td>
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<td>Stabilized Occupancy x 95%</td>
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<td>Occupied 2- &amp; 3-beds</td>
<td>124 units</td>
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<tr>
<td>No. of Units</td>
<td>124 units</td>
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<tr>
<td>No. of Children in households x 6.4%</td>
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</tr>
<tr>
<td>No. of Units with Children</td>
<td>8 units</td>
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<tr>
<td>No. of Units with Children</td>
<td>8 units</td>
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<tr>
<td>No. of Children per Unit</td>
<td>1.2 to 1.5</td>
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<tr>
<td>Total Number of Children expected at 831 Emerson</td>
<td>10 to 12 (18 yrs and under)</td>
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<tr>
<td>Total Number of School-Aged Children</td>
<td>5 to 7 (50-60% of children)</td>
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Source: ESRI, Inc. (2016) and Residential Planning Partners
### Requested PD Allowances & Variances

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<th>PD Allowance / Maximum</th>
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<td>Lot Size (No. of DU)</td>
<td>169 units</td>
<td>242 units</td>
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<tr>
<td>Building Height</td>
<td>97’ 0”</td>
<td>103’ 0”</td>
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<td>No. of Parking Spaces</td>
<td>358</td>
<td>174</td>
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<td>Side (west) setback for open parking</td>
<td>5 ft</td>
<td>0 ft</td>
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<tr>
<td>Side (east) setback for open parking</td>
<td>10 ft</td>
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<tr>
<td>Rear (north) setback for open parking</td>
<td>10 ft</td>
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<tr>
<td>Landscape buffer along north property line abutting residential district</td>
<td>10 ft</td>
<td>0 ft</td>
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<tr>
<td>Loading Area</td>
<td>Not open to sky</td>
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<td>Transformer Setback</td>
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<td>5 ft</td>
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Floor Plan – Roof
Building Elevations

1. South Elevation
2. East Elevation
3. North Elevation
4. West Elevation
Parking Screen Detail

1. SECTION DETAIL
   - METAL PANEL
   - VERTICAL SUPPORT
   - BARRIER CABLE

2. PLAN DETAIL
   - STRUCTURAL COLUMN W/FIRE PROOFING
   - SLAB EDGE
   - METAL PANEL
   - VERTICAL SUPPORT

3. PLAN DETAIL AT COLUMN
   - PANEL MOUNTING SYSTEM
   - METAL PANEL

AXON VIEW

LOADING DOCK

EMERSON ST.
# PLANTING PALETTE

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<th>CODE</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>QTY</th>
<th>CAL.</th>
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## ORNAMENTAL TREE INSTALLATION DETAIL

- Examine tree pit to be 3 times wider than foot ball diameter.
- Slope to planting pit 3 to 1 for drainage.
- Planting mixture backfill.
- Unexcavate soil:
  - No loose soil around tree.
  - No rootball.

## ORNAMENTAL GRASSES / PERENNIALS DETAIL

- 1" depth tuck layer, free from debris.
- No planting mixture around ball and under foot ball to stabilize tree rootball on excavated soil.
- Single straight tree, selected species.

## SHRUB INSTALLATION DETAIL

- Excavate shrub bed to be 3 times wider than foot ball diameter.
- Slope to planting pit 3 to 1 for drainage.
- Planting mixture backfill.
- Unexcavate soil:
  - No loose soil around tree.
  - No rootball.
Loading Dock Gate

1. LOADING DOCK GATE DETAIL

2. LOUVER DETAIL

Scale: 1/2" = 1'-0"
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<th>LEVEL</th>
<th>USE</th>
<th>FTF HEIGHT</th>
<th>HEIGHT</th>
<th>ENCLOSED GROSS AREA</th>
<th>FAR AREA</th>
<th>RENTABLE RESIDENTIAL</th>
<th>EFFICIENCY</th>
<th>OUTDOOR AMENITIES</th>
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<th>1BD 775sf AVG</th>
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TOTALS 279,648 197,067 170,375 9,564
Site Area: 42,313.40 sf

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<tr>
<th>UNIT COUNT</th>
<th>STUDIO 390sf AVG</th>
<th>1BD 775sf AVG</th>
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4 170 INCLUDES 2 CAR SHARE

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