The Albion at Evanston
City Council Meeting – October 2017
REQUESTED ZONING RELIEF

HEIGHT

- **As of Right**: 105 feet, 145 feet with development allowance
- **Proposed**: 178 feet buildable, 156 feet excluding parking levels
- **Variance**: 11 Feet

PARKING

- **As of Right**: 206 Parking Stalls
- **Proposed**: 186 Parking Stalls
- **Variance**: 20 Stalls

ZIGGURAT SETBACK

- **As of Right**: 40-foot ziggurat setback on Sherman Avenue for building’s above 42-foot
- **Proposed**: 40-foot setback on Sherman Avenue that decreases to a 0-foot setback on southeast elevation and 40-foot setback on Lake Street

FAR

- **As of Right**: 5.40, 6.0 with development allowances
- **Proposed**: 6.78 FAR
- **Variance**: 0.78 FAR

DENSITY

- **As of Right**: 93 Dwelling Units
- **Proposed**: 286 Residential Units
- **Variance**: 193 Units

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Albion Residential is a Chicago based real estate company solely focused on the acquisition, development, and operations of Midwestern luxury apartments.

**Mission:** “Passionately creating exceptional and innovative living environments”
VILLAGE GREEN MANAGEMENT

Affiliate of Albion Residential

28th largest property management company in the nation

38,500 units under management
Both Albion Residential and Village Green are wholly owned by Compatriot Capital.

Compatriot Capital directs the real estate investment strategy for Sammons Enterprises, Inc. Headquartered in Dallas, Texas, Sammons Enterprises, Inc. is one of the nation’s largest privately owned company with assets exceeding $86 Billion.

Together, Albion has the financial resources and relationships with real estate lenders, financial institutions, and industry professionals to successfully finance the project.
TRANSITIONAL ELEVATION MAP
<table>
<thead>
<tr>
<th></th>
<th>PROPOSED</th>
<th>AS OF RIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Height</td>
<td>178’</td>
<td>185’</td>
</tr>
<tr>
<td>Includes Parking, As Allowed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Units</td>
<td>286</td>
<td>93</td>
</tr>
<tr>
<td>Avg. Unit Size</td>
<td>730 SF</td>
<td>2,100 SF</td>
</tr>
<tr>
<td>Parking Stalls</td>
<td>186 stalls or .65x</td>
<td>186 stalls or 2.0x</td>
</tr>
<tr>
<td>Projected Residents</td>
<td>392</td>
<td>372</td>
</tr>
</tbody>
</table>
## Planned Development Progression

### Neighborhood Group Meeting
- **May 2, 2017**
  - Units: 298
  - Zoning Height: 172’ *(Excludes Parking, As Allowed)*
  - FAR: 6.90
  - Parking Stalls: 172

### PD Submittal
- **August 4, 2017**
  - Units: 287
  - Zoning Height: 167’
  - FAR: 6.90
  - Parking Stalls: 182

### Today
- **October 9, 2017**
  - Units: 286
  - Zoning Height: 156’
  - FAR: 6.78
  - Parking Stalls: 186

<table>
<thead>
<tr>
<th></th>
<th>May 2, 2017</th>
<th>August 4, 2017</th>
<th>October 9, 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units</td>
<td>298</td>
<td>287</td>
<td>286</td>
</tr>
<tr>
<td>Zoning Height</td>
<td>172’</td>
<td>167’</td>
<td>156’</td>
</tr>
<tr>
<td>FAR</td>
<td>6.90</td>
<td>6.90</td>
<td>6.78</td>
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<td>172</td>
<td>182</td>
<td>186</td>
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**Design Related Revisions**

- **Sherman Avenue Elevation** – modernized brick base facade and retail exposure to complement the residential component

- **Relocation of Garage Entrance** – eliminated vehicular curb cut and moved garage ingress/egress off of the alley to the west in an effort to make Sherman Avenue a pedestrian friendly streetscape

- **One-Way Public Alley** – proposed a northbound one-way alley that would result in a safer pedestrian environment at Lake Street and Grove Street

- **Widening of Public Alley** – Albion Residential plans to widen the current public alley to 16 feet and implement traffic calming measures at Lake Street and Grove Street to increase vehicular awareness and pedestrian safety

- **Parking Level Façade Activation** – incorporated translucent glass that will mimic active uses while also activating a safe nighttime environment along the Sherman Avenue streetscape

- **Bird Strike Mitigation** – implemented sustainable design practices and building materials to help mitigate migratory bird collisions
PROJECT COMPONENTS

- 286 Apartments
- 16 Stories
- LEED Silver Certification or higher
- Remain within D4 Transitional District
- 186 Parking Stalls in transit-oriented district includes 6 ADA stalls and 2 car-sharing stalls
- 1:1 Bike Parking stalls and Bike Room with new Divvy Station
- 3 Loading Docks
- 9,321 SF of Active Retail Space
FLOOR 1 – RETAIL, AMENITY, & PARKING
FLOOR 4 – RESIDENTIAL, AMENITY, & SETBACK

MULTI-USE AREA

PRIVATE TERRACE, TYP.

TERRACE

PRIVATE TERRACE, TYP.

GREEN ROOF, TYP.
Inclusionary Housing Ordinance Contribution – Albion Residential is complying with the $2,900,000 fee-in-lieu as stated in the City of Evanston’s Inclusionary Housing Ordinance. In addition, Albion is committed to including 2 on-site affordable units at 60% Chicago AMI in the development.

Alternate Equivalent Proposal – In lieu of the $2,900,000 monetary contribution, Albion Residential is committed to an alternate proposal that would include 7 units at 60% Chicago AMI and 8 units at 80% Chicago AMI for a total of 15 on-site affordable units.

Waived Move-in Fees – Albion Residential is committed to waiving move-in fees for Evanston’s Top 10 Employers by size.
On-Site Pocket Park – publicly designated pocket park that will include outdoor seating, public art, and abundant nighttime lighting

Parks & Landscaping Contribution – $50,000 contribution to parks and landscaping initiatives within proximity to the development

Harper Park Maintenance Plan – maintenance plan in conjunction with Albion’s landscaping contract for the pocket park

Public Art & Lighting Contribution – Albion will contribute $50,000 towards public art throughout and within the development, which will include a four-season sculpture located in the Pocket Park
LEED Certification – The development will achieve, at a minimum, LEED Silver Certification but will strive to achieve LEED Gold Certification.

Harm Mitigation for Migratory Birds – the development will fully comply with LEED 55 for Zone I of the building, and will implement several design strategies within Zone II to improve and monitor bird flight patterns.

Property Utility Lines – the development will include buried property utility lines to avoid conflicts within the public alley located to the west of the site.
**PUBLIC BENEFITS – TRANSIT ORIENTED INITIATIVES**

- **Divvy Station** – the development will include a 15-Dock Divvy station with 10 new bikes, which will cost approximately $60,000.

- **Car-Sharing** – the development will include 2 car-sharing stalls.

- **Divvy & Car-Sharing Memberships** – Albion will grant Divvy and Car-Sharing passes to residents that choose not bring a car to the development in an effort to alleviate vehicular traffic.

- **TransitScreen** – the development will include a real-time transportation dashboard located in the residential lobby that is compatible with Metra, CTA Bus, CTA Purple Line, Uber, Lyft, Divvy, and Car-Sharing services.

- **CTA/Metra Viaduct Restoration** – Albion Residential plans to contribute $100,000 split over 2 restoration cycles that will include updated lighting and new paint for the viaducts.
Evanston Township H.S. Training Workshops – Albion Residential is committed to hosting training workshops focused on construction, engineering, and architecture to be held on-site and in the classroom over an 18-month period.

Streetscape Improvements – Lake Street and Sherman Avenue streetscape elements will be significantly improved around the development.

Wayfinding Signage – will be displayed on the northwest corner of Lake Street and Sherman Avenue to direct pedestrians towards local Evanston attractions as well as transportation stations.
The proposed development meets the standards for Special Use in Section 6-3-5-10, the Standard for Planned Developments in Section 6-3-6-9 and standards and guidelines established for Planned Developments in the D4 Downtown Transition District (Section 6-11-1-10).

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<tbody>
<tr>
<td>1.</td>
<td>It is one of the special uses specifically listed in the Zoning Ordinance</td>
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<tr>
<td>2.</td>
<td>It is in keeping with purposes and policies of the adopted Comprehensive General Plan and the Zoning Ordinance as amended from time to time</td>
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<tr>
<td>3.</td>
<td>It will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole</td>
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<tr>
<td>4.</td>
<td>It does not interfere with or diminish the value of property in the neighborhood</td>
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<tr>
<td>5.</td>
<td>It can be adequately served by public facilities and services</td>
</tr>
<tr>
<td>6.</td>
<td>It does not cause undue traffic congestion</td>
</tr>
<tr>
<td>7.</td>
<td>It preserves significant historical and architectural resources</td>
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<td>8.</td>
<td>It preserves significant natural and environmental features</td>
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<tr>
<td>9.</td>
<td>It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation.</td>
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</table>
**Public Works** – the site currently has the capacity to support water, sewer, electricity, and gas infrastructure within the development and will not have an adverse impact on Public Works.

**Fire Department** – the development will be a fully sprinkled building that includes a fire command center in the lobby, as well as standpipes in the stairwells that meet code requirements reducing any adverse effect on the Fire Department.

**Police Department** – the development is located one block east of the police station and inherently experiences frequent observation of the surrounding area. It is anticipated that the development will not have an adverse impact on the Police Department.

**District 65 & 202** – the development will generate approximately $557,100 in annual property tax payments to the school districts. A third-party report conducted by SB Friedman estimated that 14 school-aged children are projected to occupy the development.
+/- $90,000,000 Economic Impact

Generate +/- $945,000 in annual property tax revenue plus additional sales and utility tax revenue from retail and residential usage

Generate +/- $1,000,000 in permits and fees benefitting the City of Evanston throughout construction, stabilization, and occupancy

The development will attract residential density that shops, dines, lives, and supports the downtown Evanston community

Create 520 Service, Retail, Maintenance, Management, and Construction Jobs

Albion is not asking for any City TIFs or municipal funding
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