AGENDA

1. Project History
2. Building & Design Overview
3. Salient Characteristics
4. Project Benefits
5. Questions
6. Appendix
PROJECT TIMELINE

2014
- Project RFP Submission
- RFP Award
- Centrum Evanston Announced
- Beginning of Chase Discussions

2015
- City Staff First Meeting: Reviewed initial concept and required zoning relief
- Planned Development Application
- IHO Goes Into Effect
- Chase Negotiations
- City Staff Meeting
- Community Presentation
- DAPR Meetings

2016
- 831 Emerson Announced
- City Staff Meeting: Reviewed drivethru and IHO contribution
- Formal Response to Staff Comments

2017
- Albion Announced
- Plan Commission 11/29

SEP 2018

© 2017 SOLOMON CORDWELL BUENZ
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BUILDING & DESIGN OVERVIEW
EXISTING SITE CONDITION
• 33 stories

• 353 feet in height

• 318 residential units

• 176 onsite parking spaces + additional offsite parking spaces

• 7,500sf of retail
SALIENT CHARACTERISTICS
AVG. BUILDING HEIGHT: 64'-3"

AVG. STREET FRONTAGE: 47'-6"

AVG. BUILDING HEIGHT: 143'-5"

AVG. STREET FRONTAGE: 60'-6"
### Project # of Allowances  Nature of Allowances

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<tr>
<th>Project</th>
<th># of Allowances</th>
<th>Nature of Allowances</th>
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<td>601 Davis</td>
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<td>Number of loading berths</td>
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<td>Curb cut</td>
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### Nature of Relief  % Receiving Relief

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<td>Parking reduction</td>
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<td>FAR</td>
<td>100%</td>
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<tr>
<td>Number of loading berths</td>
<td>20%</td>
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*Includes approved projects (i.e., does not include 601 Davis)

** May be reduced from 8 allowances to 7 based on the project leasing parking spaces from the City of Evanston
DEVELOPMENT CHALLENGE: PODIUM DESIGN

OPENINGS ENCLOSED WITH PERFORATED METAL PANELS
PODIUM HEIGHT LOWERED 5 FEET FROM 63’ TO 58’
CHANGED CLADDING MATERIAL TO BRICK TO RELATE TO CONTEXT
ONE-STORY EXPRESSION AND Refined WINDOW MULLION DETAIL
ONE--STORY WINDOW EXPRESSION WINDOWS OF CONTEXTUAL SCALE AND PROPORTIONS
IMPLEMENTED BIRD FRIENDLY DESIGN MEASURES

IMPROVED FACADE CONTINUITY AS A BACKDROP TO THE UNIVERSITY BUILDING
Alley Impact Study

- Current and future utilization analyzed by traffic engineering expert KLOA
- Proposed development will add a maximum of 76 trips per day to the alley
- Conclusion: “the alley will be able to accommodate the projected traffic volumes with minimal impact on the alley operations and that of its intersections with Davis Street and Church Street

Drive-Thru Impact Study

- Auto traffic interaction with pedestrians and cyclists analyzed by traffic engineering expert KLOA
- “The design of the existing curb cut creates numerous conflicting maneuvers between vehicles, pedestrians, and bicyclists within close proximity to each other.
- “The proposed curb cut will be a major improvement over existing conditions and will have a positive impact on the pedestrians and bicyclists on Davis Street”
- Streetscape recommendations have been incorporated into the project design
PROJECT BENEFITS
6-3-6-3. - PUBLIC BENEFITS.
The public benefits to the surrounding neighborhood and the City as a whole that are intended to be derived from the approval of planned developments, include, but are not limited to:

(A) Preservation and enhancement of desirable site characteristics and open space.

(B) A pattern of development which preserves natural vegetation, topographic and geologic features.

(C) Preservation and enhancement of historic and natural resources that significantly contribute to the character of the City.

(D) Use of design, landscape, or architectural features to create a pleasing environment or other special development features.

(E) Provision of a variety of housing types in accordance with the City’s housing goals.

(F) Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

(G) Business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base.

(H) The efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds, buildings, and other facilities.

(I) The substantial incorporation of generally recognized sustainable design practices and/or building materials to promote energy conservation and improve environmental quality, such as level silver or higher LEED (leadership in energy and environmental design) certification.
The planned development includes the University Building, which will be preserved and maintained as part of the development of 601 Davis St. Should the project proceed, and subject to the review of the Historic Preservation Commission, the contemplated upgrades include:

**Accessability Upgrades**
- Install an elevator to make the existing second level handicap accessible
- Add a second means of egress from the second floor along the west side of the existing building

**Exterior Upgrades**
- Clean, tuck-point and restore existing limestone exterior consistent with its original form and appearance
- Replace the existing metal panels at the main entry with limestone panels that will be historically consistent with the building

**Retail Storefronts**
- Install new storefront window system to match historic storefront
- Upgrade signage and canopies subject to the City’s signage review process

**Exterior Streetscape Improvements**
- Make exterior paving and streetscape improvements consistent with what was presented at the Historic Preservation hearing and as part of the overall project approval
- Strengthening/ waterproofing of existing foundation
ELIMINATION OF INCOMPATIBLE LAND USES
Inclusionary Housing Proposal Summary

- **Onsite Affordable Units**
  - 2 One-bedroom
  - 2 Two-bedroom
  - Restricted to 50-60% AMI
  - Restricted for 50 years instead of 25 (double the city’s requirement)

- **McKinney-Vento Rental Assistance Program**
  - Administered through St. Vincent de Paul in collaboration with the City of Evanston
  - Rental assistance and homelessness prevention for 80 families per year over the next five years

- **Total Value Equivalence**
  - Value of 4 onsite units = $1.6M + $1.5M = $3.1M

- **Overall**
  - Helps more families
  - Assists those most in need
  - Provides support right away
**Job Creation**

- **30 Permanent Jobs (FTE)**
- **600 Construction Jobs**

**Permit Fee Revenue**

$1,700,000

Paid to the City of Evanston

**Annual Real Estate Taxes**

- **Project (Proposed)** $1,465,669
- **1290% gross property tax increase over baseline**

**Baseline**

- **Existing University Building, Vacant Lot and Drive Thru** $113,607

**Annual Sales Taxes**

$400,000

Illinois, 6.25%; Cook County, 1.75%; Evanston, 1%; Special, 1%

Triennial reassessment indexed at 3%, 2019 forecast.
# Project Benefits

## Announced Project Benefits

<table>
<thead>
<tr>
<th>Project Type</th>
<th>601 Davis</th>
<th>Albion</th>
<th>Centrum Evanston (1571 Maple)</th>
<th>E2</th>
<th>Chicago and Main</th>
<th>831 Emerson</th>
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<td>Incompatible Uses*</td>
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<td>Divvy/ Public Bike Contribution</td>
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<td>Mitigating City Parking Impact</td>
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*NOTE: The project team acknowledges that this definition is subject to interpretation.
• Once in a generation opportunity to remedy incompatible land use

• Rejuvenate a historic building

• Place density where it belongs

• Introduce an innovative affordable housing program

• Generate $1.7M in permit revenues

• Generate $1.5M annually in new property tax revenues

• Provide MBE/WBE/local hiring and training opportunities

• Provide green technology training
BIRDSEYE VIEW | LOOKING NORTHEAST
APPENDIX
**Chase Tower**

- Street wall up to min. 24 ft height with zero setback not provided
- Setback not provided between 24-42 ft height
- Therefore height increase from 85 ft to 220 ft not allowed. 277 ft built.
- No height allowance of 40 ft for parking permitted without parking above grade below tower
- 2 curb cuts on Orrington

**Park Evanston**

- Street wall up to min. 24 ft height with zero setback not provided
- Setback not provided between 24-42 ft height
- Therefore height increase from 85 ft to 220 ft not allowed. 221 ft built.
- No height allowance of 40 ft for parking permitted without parking above grade below tower
- 2 curb cuts on Orrington

**Sherman Plaza**

- Not conformant with Ziggurat setback requirements on Church Street, Davis Avenue, Benson Avenue, Sherman Avenue.
- Street wall up to 24 ft height with zero setback not provided
- Therefore height increase from 85 ft to 220 ft not allowed. 240 ft built.
- No height allowance of 40 ft for parking permitted without parking above grade below tower
- 74 ft wide multi-lane curb cut on Davis
- 74 ft wide multi-lane curb cut on Benson

**Non-conformance of height:**
- Tower - 240 ft
- Pedestrian Passage Element - 175 ft
- Public Garage - 147 ft
ZONING | SUMMARY & SETBACKS

Site Area
27,841 sf

Zoning District
Proposed
D3 with Planned Development Ordinance

FAR
12.25
Enclosed Building Area
457,699 sf (incl. cellar & exist. Univ. Bldg.)
FAR Building Area
341,052 sf

Building Height
- University Building
  Floors 2 Floors
  Feet 25 ft
- Residential Tower
  Floors 33 Floors
  Feet 353’-0”
  - 4 floors parking = 40’ max.

Zoning Height 313’-0”

Building Setbacks
- (See diagram to right.)

Residential Units
0 318

Parking Spaces
0 176
  Parking Ratio 0.55 / unit

Sustainability
- LEED Silver
SUN STUDY

SUMMER

8 am
11 am
2 pm
5 pm

FALL/SPRING

8 am
11 am
2 pm
5 pm

WINTER

8 am
11 am
2 pm
5 pm
Letter of support from Illinois Green Alliance
Pursuing LEEDv4 (more stringent than earlier versions) with aspirations for LEED Gold

- **Location and Transportation**
  - Redevelopment of a previously developed site (+redevelopment of an auto-centric use on 50% of the site -- the Chase drive-thru)
  - Proximate to a number of existing community services within a half mile (meaning it generates less auto traffic compared to a more suburban context)
  - Proximate to multiple public transit options -- a transit rich site
  - Indoor bike parking
  - Electric vehicle charging, car share and bike share

- **Sustainable Site**
  - Implementation of an erosion and sedimentation control plan
  - Use of native or adapted vegetation
  - Open space achieved with green roofs and outdoor amenity areas
  - Reduction of building and site heat island with a combination of green roofs and high SRI materials
  - Reduction of light trespass offsite (creating light pollution)
  - Bird friendly design in Zone 1 (project podium)

- **Materials and Resources**
  - Dedicated areas for collection of building recyclable material
  - Established waste recycling goals for construction and demolition waste
  - Focus on regional materials
  - Diversion of at least 75% of total construction material
  - Life Cycle Analysis considerations on building materials and equipment
Letter of support from Illinois Green Alliance
Pursuing LEEDv4 (more stringent than earlier versions) with aspirations for LEED Gold

• **Energy and Atmosphere**
  - A reduction in potable water use (targeting a minimum of 30%), achieved through the following
  - A minimum of 5% reduction in annual energy cost, achieved through the following:
    - High performance glass (low-e)
    - Emphasis on LED lighting
    - Efficient mechanical systems
    - Efficient domestic hot water boiler
  - Installation of energy meters and sub-meters necessary to report total building energy consumption
  - No CFC based refrigerant in any new heating, ventilating, air-conditioning and refrigeration systems
  - Purchase of renewable energy credits
  - Building commissioning (buildings commissioned by third parties typically use less energy)

• **Indoor Environmental Quality**
  - Low VOC products
  - Indoor Air Quality construction plan
  - Building flush out and air quality testing prior to occupancy
  - User control of interior lighting
  - Emphasis on project views and access to natural light
  - Emphasis on limiting HVAC background noise and sound transmission
+ Remark Corporation
+ GDS Consulting
+ Campbell Coyle Real Estate
+ Kettlekamp and Kettlekamp
PRIVATE SECTOR EXPERIENCE
AFFORDABLE HOUSING EXPERIENCE
PLACED | LEVEL 5 PARKING GARAGE

LEVEL 5: 1 ADA PARKING SPACE
2 BEDROOM
1050/1075 SF

STUDIO
515 SF

1 BEDROOM
710 SF

1 BEDROOM
750 SF

STUDIO
515 SF

2 BEDROOM
1160 SF

2 BEDROOM
1160 SF

STUDIO
505 SF

1 BEDROOM
750 SF

1 BEDROOM
750 SF

3 BEDROOM
1490/1515 SF

JR. 1 BEDROOM
540 SF

JR. 1 BEDROOM
540 SF

PLAN | LEVEL 7-22 RESIDENTIAL UNITS
ELEVATIONS | EAST PODIUM

EXISTING BUILDING

METAL COPING
METAL FRAME WINDOW WITH SPANDREL GLASS
BRICK
POTENTIAL BLADE SIGNAGE
APPROX. LINE OF EXIST. BUILDING
METAL CANOPY
CONCEALED BEHIND UNIVERSITY BUILDING

EAST ELEVATION

GLASS PANEL RAILING
BRICK
METAL LOVERS
ELEVATIONS | SOUTH PODIUM

SOUTH ELEVATION

- Glass panel railing
- Brick
- Metal frame window with translucent glass
- Potential blade signage
- Metal canopy
- Glass storefront
- ATM drive-thru entrance
- Window wall
- Metal coping
- Perforated metal panels
- Metal frame window with translucent glass
- Brick
- Potential blade signage
- Metal canopy
- Glass revolving door
- Retail signage band
1. Podium Brick 1
2. Podium Brick 2
3. Tower Color 1
4. Tower Color 2
5. Low-E Insulating Glass
6. Window Wall
PODIUM | GARAGE ENCLOSURE

PREVIOUS PODIUM DESIGN

OPENINGS ENCLOSED WITH SPANDREL GLASS WINDOWS

REVISED PODIUM DESIGN

OPENINGS ENCLOSED WITH PERFORATED METAL PANELS
### Summary

- **Lot area per dwelling:**
  - 16
  - 10
  - 17
  - 18
  - 12
  - 13
  - 14
  - 20
  - 15
  - 23
  - 19
  - 20
  - 23
  - 30
  - 24
  - 25
  - 31
  - 32

- **Apt. amenities:**
  - 1
  - 07
  - 08
  - 09
  - 4
  - 11
  - 05

- **Parking:**
  - 2
  - 3
  - 4

### Apartments

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- **Subtotal units/ft² N50:**
  - 4,494
  - 12,118
  - 12,118
  - 12,118
  - 12,118

- **GSF:**
  - 4,558
  - 4,558
  - 4,558
  - 4,558
  - 4,558

- **Summary:**
  - **Subtotal:**
    - 4,494
    - 12,118
    - 12,118
    - 12,118
    - 12,494

- **Parking:**
  - 2
  - 3
  - 4

- **Loading Mech:**
  - 2
  - 3
  - 4

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  - 2
  - 3
  - 4

- **Loading Mech:**
  - 2
  - 3
  - 4

### Elevation

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<th>FL-FL</th>
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<tbody>
<tr>
<td>01</td>
<td>02</td>
<td>03</td>
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*Does not include exterior deck areas.

**Includes tenant storage or mezzanine level.