LEVEL 2 : 40 PARKING SPACES including 2 ADA
GROSS FLOOR AREA: 17,410 SF
<table>
<thead>
<tr>
<th>Building Name</th>
<th>Setback</th>
<th>Podium Height</th>
<th>Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>1580 Orrington (Optima Towers)</td>
<td>No setback</td>
<td>41'</td>
<td>259'</td>
</tr>
<tr>
<td>630 Davis (Chandler’s Building)</td>
<td>No setback</td>
<td>60'</td>
<td>259'</td>
</tr>
<tr>
<td>520 ~ 624 Davis</td>
<td>No setback</td>
<td></td>
<td>259'</td>
</tr>
<tr>
<td>500 Davis (500 Davis Center)</td>
<td>No setback, Partially</td>
<td>48'</td>
<td>259'</td>
</tr>
<tr>
<td>630 Davis (Chandler’s Building)</td>
<td>No setback, Partially</td>
<td>60'</td>
<td>259'</td>
</tr>
<tr>
<td>422 Davis (The Mather Place)</td>
<td>Front Yard Setback 10'</td>
<td></td>
<td>259'</td>
</tr>
<tr>
<td>425 Davis (The Mather)</td>
<td>Front Yard Setback 20'</td>
<td></td>
<td>259'</td>
</tr>
</tbody>
</table>
COMMUNITY BENEFITS
**ECONOMIC**

- $1.30MM increase in property tax revenue
- $175,000 increase in sales taxes
- Parking lease with City of Evanston, $198,000 annual revenue
- $1.05MM in permit fees
- Additional parking meters on Davis
DOWNTOWN EVANSTON

- **Additional 950 Office Workers**
- **450+ Construction Jobs**
- **Support for Fountain Square Programming**
Urban Planning

- **Entry plaza with public art (Green Wall)**
- **Infill development an underutilized site (Over-sized drive-thru and vacant lot)**
- **4,500 SF of ground floor retail providing active use on Davis Street**
- **Evanston infrastructure in place for development**
- **Future-proof drive-thru**
Bike-Friendly

- 150 bike parking spaces
- Shower and lockers in building
- Bollards and other safety measures for Davis Street bike lane
- Drive-thru curb cut reduction (70 feet)
BIRD-FRIENDLY

- BIRD-FRIENDLY GLASS
- FRITTED BALCONY RAILS
- LIGHTING CONTROL AT NIGHT
- COMPLYING WITH MAYOR’S MONARCH PLEDGE
SUSTAINABILITY AND RESILIENCY

- LEED Silver
- Composting, in addition to recycling
- Electric vehicle charging stations
- Green roof
- Comply with Evanston Climate Action Plan (25% energy use reduction)
- Future-proof parking level
COMMUNITY BUILDING

- SPONSOR ETHS TRADE FAIR
- PURSUE HIRING OF EVANSTON BUSINESS ENTERPRISES
PROJECT TEAM
+ Campbell Coyle Development
+ Remark Corporation
+ GDS Companies
+ Kettlekamp and Kettlekamp
+ KLOA Inc.
BUILDING & DESIGN OVERVIEW
Eliminate incompatible uses—not contributing to the tax base
Infill missing street scape
Need for Class-A office building
Signature building—appropriate size and compatible use
Strengthen the downtown economy
Sustainable development
Revenue generation
CONTEXT | TRANSPORTATION

[Map diagram with various locations and transportation options marked.]

- 1,400 cars at Maple Ave
- 1,583 cars on site
- 600 cars at Hinman Ave
- 51 cars at Church St

Transportation options:
- Metra
- CTA
- Parking
- ZipCar
- Divvy

Walking distances:
- 1/8 mile = 5 minute walk
- 1/4 mile = 3/8 mile
- 3/8 mile

Location references:
- Davis St
- Grove St
- Lake St
- Hinman Ave
- Chicago Ave
- Benson Ave
- Sherman Ave
- Orrington Ave

[City of Evanston Development Summary: 601 Davis | Evanston | 5842.004 | 11–20–2019]
EXISTING CONDITION | SITE PHOTOS

DAVIS STREET FROM CHICAGO AVE. INTERSECTION
EXISTING CONDITION | SITE PHOTOS

VIEW FROM FOUNTAIN PLAZA
PLAN | LEVEL 2 PARKING GARAGE

LEVEL 2 : 40 PARKING SPACES including 2 ADA

EXHUST FAN

19,140 GSF
BASE SCHEME

20% SLOPE
10% SLOPE

EXISTING UNIVERSITY BUILDING

FUTURE ELECTRIC VEHICLE

ELEC TELE/DATA FF

ELECTRIC VEHICLE CHARGING STATION

8'-6" 18'-0"

24'-0" 18'-0" 18'-0" 24'-0" 18'-0"

LEVEL 2 PARKING GARAGE
GROSS FLOOR AREA: 17,410 SF
GROSS FLOOR AREA: 16,430 SF
ZONING ORDINANCE ZIGGURAT SETBACK

CONTEXT ANALYSIS

805 DAVIS
PODIUM HEIGHT 66'
ZIGGURAT SETBACK 20'

630 DAVIS
PODIUM HEIGHT 41'
ZIGGURAT SETBACK 35'

601 DAVIS (UNIVERSITY BUILDING)
NO SETBACK
BUILDING HEIGHT 28'

819 DAVIS
NO SETBACK
BUILDING HEIGHT 125'

608 DAVIS
PODIUM HEIGHT 41'
ZIGGURAT SETBACK 35'

808 DAVIS
PODIUM HEIGHT 41'
ZIGGURAT SETBACK 35'

520 ~ 624 DAVIS
NO SETBACK

515 DAVIS
NO SETBACK
BUILDING HEIGHT 54'

625 DAVIS
FRONT YARD SETBACK 105'
PODIUM HEIGHT 20'

625 DAVIS
FRONT YARD SETBACK 105'
PODIUM HEIGHT 20'

527 DAVIS
NO SETBACK
BUILDING HEIGHT 80'

527 DAVIS
NO SETBACK
BUILDING HEIGHT 80'

500 DAVIS
PARTIAL ZIGGURAT SETBACK 16'
PODIUM HEIGHT 48'

422 DAVIS
FRONT YARD SETBACK 10'
BUILDING HEIGHT 100'

425 DAVIS
FRONT YARD SETBACK 20'
BUILDING HEIGHT 108'

422 DAVIS
FRONT YARD SETBACK 10'
BUILDING HEIGHT 100'

425 DAVIS
FRONT YARD SETBACK 20'
BUILDING HEIGHT 108'

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BUILDING HEIGHT 100'

425 DAVIS
FRONT YARD SETBACK 20'
BUILDING HEIGHT 108'

527 DAVIS
NO SETBACK
BUILDING HEIGHT 80'

527 DAVIS
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PARTIAL ZIGGURAT SETBACK 16'
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FRONT YARD SETBACK 20'
BUILDING HEIGHT 108'

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NO SETBACK
BUILDING HEIGHT 125'

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ZIGGURAT SETBACK 35'

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425 DAVIS
FRONT YARD SETBACK 20'
BUILDING HEIGHT 108'
GROSS FLOOR AREA: 16,430 SF
NET LEASABLE AREA: 13,144 SF
TOTAL GROSS LEASABLE AREA: 206,570 SF
TOWER HEIGHT: 220 FT

GROSS FLOOR AREA: 9,274 SF
NET LEASABLE AREA: 5,988 SF
TOTAL GROSS LEASABLE AREA: 206,570 SF
TOWER HEIGHT: 458 FT
PODIUM BRICK 1

2
STORE FRONT SYSTEM

3
METAL CLADDING BETWEEN PODIUM & TOWER

4
TOWER CLADDING 2

5
GLASS CURTAIN WALL

6
LOW-E INSULATING GLASS

PODIUM MASONRY

METAL PANEL

TOWER GLASS
ECONOMIC OPPORTUNITIES
**ECONOMIC OPPORTUNITIES**

**Job Creation**
- 30 FTE new Jobs

**Annual Real Estate Taxes**
- Project (Proposed): $1,430,000
- 2733% gross property tax increase over baseline

**Permit Fee Revenue**
- $1,050,000

**Annual Sales Taxes**
- Baseline: (Vacant Lot and Drive Thru) $50,468
- $175,000
## Zoning | Summary & Setbacks

<table>
<thead>
<tr>
<th>Proposed Project</th>
<th>Mixed use office building with ground floor retail and parking. University Building to remain.</th>
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</thead>
<tbody>
<tr>
<td>Site</td>
<td>605 Davis Street</td>
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<tr>
<td>Site Area</td>
<td>19,909 sf</td>
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<tr>
<td>Zoning District</td>
<td>D3</td>
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<tr>
<td>Proposed</td>
<td>D3 with Planned Development Ordinance</td>
</tr>
<tr>
<td>FAR</td>
<td>4.6</td>
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<tr>
<td>Enclosed Building Area</td>
<td>approx. 301,050 sf</td>
</tr>
<tr>
<td>FAR Building Area</td>
<td>approx. 259,230 sf</td>
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<tr>
<td>Building Height</td>
<td>Office Tower - 18 Floors, 232'-0&quot; - 1 floors parking = 12' max.</td>
</tr>
<tr>
<td>Zoning Height</td>
<td>240'-0&quot;</td>
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<tr>
<td>Building Setbacks</td>
<td>(See diagram to right.)</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>- 40 parking spaces</td>
</tr>
<tr>
<td>Parking Ratio</td>
<td>- 0.16 / 1000 GSF</td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>- 150 Interior Bike Parking Spaces</td>
</tr>
<tr>
<td>Loading Berths</td>
<td>Office Tower - 2 short berths (interior)</td>
</tr>
<tr>
<td>Sustainability</td>
<td>- LEED Silver</td>
</tr>
<tr>
<td># of Floors</td>
<td>Office Elevation</td>
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<tr>
<td>-------------</td>
<td>------------------</td>
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<tr>
<td>19</td>
<td>252'-0&quot;</td>
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<tr>
<td>18 16</td>
<td>232'-0&quot;</td>
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<tr>
<td>17 15</td>
<td>218'-6&quot;</td>
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<tr>
<td>16 14</td>
<td>205'-0&quot;</td>
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<td>15 13</td>
<td>191'-6&quot;</td>
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<td>14 12</td>
<td>179'-0&quot;</td>
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<td>13 11</td>
<td>166'-6&quot;</td>
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<td>12 10</td>
<td>154'-0&quot;</td>
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<tr>
<td>11 9</td>
<td>141'-6&quot;</td>
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<tr>
<td>10 8</td>
<td>129'-0&quot;</td>
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<tr>
<td>9 7</td>
<td>116'-6&quot;</td>
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<td>8 6</td>
<td>104'-0&quot;</td>
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<tr>
<td>7 5</td>
<td>91'-6&quot;</td>
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<tr>
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<td>79'-0&quot;</td>
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<td>5 3</td>
<td>66'-6&quot;</td>
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<tr>
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<td>54'-0&quot;</td>
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<td>1</td>
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<td>Total Above Grade Area</td>
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<td>298,550</td>
<td>259,230</td>
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<td>B1</td>
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<td>Mechcnical</td>
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<td>Total Building Area</td>
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<tr>
<td>301,050</td>
<td>259,230</td>
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<tr>
<td>Zoning Height</td>
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<td>Site Area</td>
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</tr>
<tr>
<td>FAR AREA</td>
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<tr>
<td>Total Bldg Area</td>
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<tr>
<td>Parking Spaces/1000 SF (leaseable)</td>
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</tr>
<tr>
<td>Parking Spaces/1000 SF (gross)</td>
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GROSS FLOOR AREA: 15,105 SF