February 12, 2020
DAPR Review Meeting
Development Philosophy

- A refreshing alternative to high rise apartment living.

- Our philosophy is to deliver condominium quality rental units, primarily two bedrooms, in 5 story sprinkled brick buildings all with close to 1:1 parking.

- We do not offer amenities typically seen in high rises, but rather a more subdued lifestyle investing in the unit finishes.

- We offer superior concierge / hotel type services with on site property management and maintenance staff.
PROJECT INTERIORS

KITCHEN

LIVING ROOM

KITCHEN / LIVING ROOM

MASTER BATHROOM
Public Benefit

– Significant, high quality, landscaping along Ridge Avenue and Grove Street to be installed and maintained in adherence with the Mayor’s Monarch Pledge, at a projected additional installation cost of $20,000, and annual maintenance costs of $2,500.

– Seven exterior bicycle parking spaces on Grove open to the public or visitors to the site, at which the applicant will explore locating dock-less Lyft/DIVVY bikes.

– Contribution of $20,000 either to improve Alexander Park, or to support recreational programming at Evanston’s public parks in general. The applicant will work with the parks/public works department to identify the best way to invest these funds.
– Addition of a “bumped-out” curb on Grove street at the corner of Ridge Avenue and Grove Street to discourage vehicles from standing at that corner and to encourage slower turns onto Ridge Avenue, at a projected installation cost of $8,000.

– Reconstruction of the full length of the alley between Grove Street and Davis Street next east of Ridge Avenue (cost estimated between $17,000 and $21,000).

– Addition of high visibility striping on Grove Street at the intersection of Grove Street and Ridge Avenue.
## Project Data

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Rental Apartments</th>
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</thead>
<tbody>
<tr>
<td><strong>Unit Count</strong></td>
<td>68 Units, (7) - Efficiency units, (20) - 1 Bedroom units and (41) 2 Bedroom units</td>
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<tr>
<td><strong>Parking</strong></td>
<td>57 spaces on ground floor</td>
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<tr>
<td><strong>Height</strong></td>
<td>5 stories total, 4 Residential floors with 1 ground floor unit</td>
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<tr>
<td><strong>Amenities</strong></td>
<td>Terraces, Bicycle Parking, Package Storage, Workout room, On Site Management and more.</td>
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Zoning Data

• Zone District: R6 - Zoning District

• Maximum Unit: 68 units allowed per zoning

• Maximum height: 66' proposed / 85'-0" allowed

• Parking: 57 spaces / 57 spaces required

• Zoning relief: Planned Development approval with north side setback development allowance