April 13, 2020
Planning and Development Committee Meeting
Development Philosophy

- A refreshing alternative to high rise apartment living.

- 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.
Adherence to Comprehensive Plan

- Higher density residential development in close proximity to transit nodes

- Complements existing neighborhood street patterns by filling gap created by underutilized vacant parking lot

- Creates a bridge from taller buildings downtown to lower scale, less dense buildings to the south and west

- Will strengthen tax base and maintain high quality of life in Evanston

- Contribution to parks will enhance public recreational space
Adherence to Downtown Plan

- 2009 Downtown Plan identified property as a site “susceptible to change” despite former use as parking lot.

- Recommends a 6-8 story building on site and characterizes site as within an edge zone, which generally includes dense, multi-family housing with varied architecture.
DWELLING UNIT MATRIX:

**EFFICIENCY:**
- 3 @ 584 SF
- 4 @ 504 SF

**1 BEDROOM:**
- 4 @ 769 SF
- 4 @ 691 SF
- 4 @ 694 SF
- 4 @ 633 SF
- 4 @ 546 SF

**2 BEDROOM:**
- 4 @ 1232 SF
- 4 @ 1155 SF
- 4 @ 1133 SF
- 4 @ 1272 SF
- 4 @ 1228 SF
- 4 @ 1155 SF
- 4 @ 1095 SF
- 4 @ 1079 SF
- 4 @ 1075 SF
- 4 @ 1072 SF
- 4 @ 1272 SF

**TOTAL - 66 UNITS 67,466 SF**

ALT. LAYOUT @ 5TH FLOOR
# Project Data

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Rental Apartments</th>
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<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>
</tr>
<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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</table>
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 (2) site development allowances
Site Development Allowances

1. Reduces north side yard setback from required 15 feet to 3 feet and reduces required 10 foot landscaped setback
   - This reduction is offset by +/- 22 foot front (west) setback with ample landscaping
   - 7 feet more than what is required
   - When not in a Planned Development, multifamily residential buildings require only a 3 foot side yard setback.

2. Reduce length of loading berth from required 35 feet to 25 feet.
Addressing DAPR Comments

- Enhancements to exterior design and materials

- Addition of first floor dwelling unit / patio - activating all of Ridge frontage - Eliminating 4 parking spaces

- Accentuation of entry points

- Expansion of windows on portions of the building visible from Ridge and Grove (and along visible portion of alley)

- Addition of bump out at corner of Ridge and Grove

- Redesign of garbage area / parking garage plan

- Relocation of bicycle spaces for public use

- Relocation of loading berth to north side of property
Addressing Comments re Design/ Historic Preservation

- Replacement of smaller windows on north and east (alley) elevations to larger, more pedestrian friendly windows

- Enhancement of stone cornices at the top of the building

- Removal of brick piers at balconies

- Addition of more decorative railings
Addressing Public Comment

- **Loading / Parking**
  - 24-hour on-site manager will restrict tenant turn over hours, encourage delivery trucks to use guest spaces; discourage double parking.

  - Tenant turn overs will be pre-scheduled – we will expect no more that 4-5/month over a 5-6 month period
    - loading spaces can be used for larger delivery vehicles when not in use
    - property manager will be instructed to direct delivery trucks to guest spaces during limited times when tenant turn overs are taking place.
Addressing Public Comment Cont.

- Potential to increase parking spaces devoted to rideshare/deliveries during the day - will require elimination of first floor unit on Ridge

- Landscaping
  - To add 3’-0” of landscaping to north side in existing setback where no landscaping was initially planned.
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.
THANK YOU
PROJECT INTERIORS

KITCHEN

LIVING ROOM

KITCHEN / LIVING ROOM

MASTER BATHROOM
SYNERGY CONSTRUCTION GROUP

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1555 Ridge Avenue

1. Project Work Plan
2. Project Schedule and Logistics
Construction Management Process

Our project work plan begins by identifying the objectives of the entire project team, creating a realistic plan, executing the plan according to schedule, monitoring intermediate milestones and making adjustments to the plan as conditions/assumptions change to ensure overall project success. The project team consisting of the Owner, Design Team and Synergy Construction will work together with one combined vision. We will meet with the entire project team and carefully identify the objective of the whole team. Those objectives include schedule, budget, sustainability and so forth. The next step will be to create the plan of how we, as a team, will accomplish these objectives. Synergy Construction prides itself on integrating as a member of the project team to deliver superior satisfaction to all involved. A few examples of the construction management tools we will employ on this project are:

CPM Schedule Management; Weekly Schedule Reports; Weekly Safety Meetings; Daily Safety Inspections and Tool Box Talks; Daily Project Reports; Weekly Quality Control Reports; Regular Evaluation of LEED Requirements; Weekly Submittal Log Updates; RFI Log Maintenance; Project Document Control Log Updates; Project Directory Maintenance; Meeting Minutes; Payment Application Process; and so forth. We use Primavera for Scheduling, Master Builder for Cost Management and Document Control and Timberline for Estimating.

Given the use of shallow foundations and setbacks, we don’t anticipate need of vibration monitoring but will facilitate if it is determined by Evanston and/or design team.

Site Safety and Security

Construction often presents unique site safety and security related issues. At Synergy Construction, we have completed many projects with varying levels of neighboring crime with little to no theft or damage. This is largely a result of our proactive approach to maintaining a secure project site. Likewise, construction entails many potentially dangerous activities. Synergy Construction is dedicated to project safety, continually exceeding OSHA and industry standards. Often the safety of a company is measured by their workers compensation modifier rating with a 1.00 being industry average. Synergy Construction Group has a rating of 1.00 and has never faced a lost-time accident. Following are the typical steps taken by Synergy Construction to ensure a safe and secure project.

1. Site security begins with developing good community relations and a thorough site security plan. By promoting a policy of being good neighbors, the community will respond by helping to protect the site.
2. In addition, our site security plan will include maintaining a fenced/screened perimeter, locked when work is not in progress or the site is not manned. Construction materials will be stored in secure on-site storage as necessary. Perimeter lighting will be maintained to prevent intrusion.
3. Each project has a Job Specific Safety Plan that analyzes the particular risks associated with construction of each project. The project will be continuously inspected by the project staff who will then monitor the completion of any safety deficiencies indicated in the report. This process is also overseen and reviewed by our Safety Coordinator. Hazard Communication plans and MSDS reports are also maintained on site for use as needed.
SCHEDULE AND LOGISTICS

Project Schedule

The following schedule is preliminary and will be further detailed and updated as project proceeds. Synergy Construction will provide the necessary coordination and schedule durations from the selected consultants and subcontractors to best serve the project. The schedule will be updated monthly during the design process and throughout construction. During construction and the weekly meetings with the Project Team, Synergy will provide a detailed three-week look-ahead schedule for discussion. The three-week look-ahead schedule will help identify any outstanding submittals, material/ color selections, outstanding RFI’s or Owner’s decisions that could potentially impact the project schedule. These meetings will allow all involved to openly discuss what is required as part of their scope of work, what work needs to be completed by other trades to continue and facilitate the coordination of the work and identify any potential conflicts. The strength of the construction team is dependent on the ability of the Team to create a realistic plan and execute that plan based on everyone being accountable and following through on their commitments.

We will work City of Evanston to adhere to construction work hours per City Ordinance.

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Staging and Logistics Plan

Minimizing our construction site footprint to reduce disruption to neighboring properties and traffic along Ridge Avenue is crucial to the success of this project. The intent of our construction staging/ site plan is to allow unloading, staging and construction activities to proceed while minimizing disruption to the project surroundings. We will stage an office trailer, dumpster and temporary facilities behind the project to focus construction circulation away from Ridge as much as possible. Obviously, the Team will need to refine the requirements and work with the City and the team to confirm the most appropriate layout and location.

The temporary fenced area will also leave adequate room for temporary material storage and deliveries but will require close coordination with Evanston for potential temporary closure permits for larger deliveries including crane mobilizations. We will continue to keep team aware of any short-term activities that may be required to be scheduled outside the construction area.

Ownership will work with neighboring parking lots/ garages to secure 25-30 parking spots to reduce parking burden for the surrounding area until parking within building structure can be facilitated.