Proposed
1900 Sherman Addition
The Housing Authority of Cook County

Presentation to the DAPR on August 12, 2020
Introductory Comments

Richard Monocchio,
Executive Director
Housing Authority of Cook County
LAND USE AND ZONING POLICY CONSIDERATIONS FOR THE EMERSON

- Conformance with City Planning Policy
- Existing Land Use Characteristics
- Evanston Zoning Policy
- Allowances for Planned Developments
CONFORMANCE WITH CITY PLANNING POLICY

• Key theme of the Evanston Comprehensive Plan: “allow growth to occur while enhancing the community’s special character”

• Address concerns about housing affordability

• North Downtown Planning recognizes the demand for higher density residential use in the area

• The Comprehensive Plan shows the 1900 Sherman site in residential land use.

• The 1900 Sherman site is located within a transit-oriented development district and the project’s design advances transit-oriented/multi-modal transportation
EXISTING LAND USE CHARACTERISTICS

- **LINK EVANSTON BUILDING:** 10 STORIES, MIXED-USE
- **JANE PERMLAN BUILDING:** 11 STORIES, RESIDENTIAL
- **SUBJECT SITE:** PROPOSED 16 STORIES, RESIDENTIAL
- **MIXED RESIDENTIAL:** 3 - 5 STORIES
- **SHERMAN GARDENS:** 7 STORIES, RESIDENTIAL
- **NORTHWESTERN DORMITORIES:** 5 STORY, RESIDENTIAL
EVANSTON ZONING POLICY

- Site is currently zoned R-6 Residential
- Restrictions on the degree of departure from district regulations on residential planned developments prevents the proposed project from being approved in the R-6 District.
- A request for a map amendment is needed from R-6 to C-1a is needed to accommodate the development.
- A special use is needed to allow residential use on the ground floor in the C-1a District.
ALLOWANCES FOR PLANNED DEVELOPMENTS

• All allowances for planned developments needed by The Emerson on within the limits established by the Ordinance.

• No supermajority votes will be needed for approval.

• The allowances required are:
  ✓ Allowance for 15 net parking spaces where 97 are required.
  ✓ Allowance for building height of 172.66’ where 67’ is permitted and 97’ allowed with a site development allowance.
  ✓ Allowance for density of 268 units where 128 units are allowed and 274 units are allowed with a site development allowance.
  ✓ Allowance for 1 loading berth where 2 are required and allowance for a smaller size of berth.
Massing diagram to show primary components of the proposal

- Screen for mechanical equipment and elevator override
- Rooftop amenity deck (refer to landscape plans for preliminary design)
- Adjacent Jane Perlman building
- Porte cochere / drop off
- Existing tree to remain
- Setback at lower floors (dashed)
- Semi-public landscaping at corner

Note: as this is a diagram to identify components of the project, most trees and landscaping are not shown in full.
Context diagram to compare proposed project with other towers in the vicinity.
Proposal for 1900 Sherman Ave Evanston IL

Zone
Current R6
Proposed C1a

Area (sf)
16,440 SF

Area (acres)
0.37 Acres

Construction Type
IA or IB

Use of Structure
Residential

Floor Area
Typical Floor
10,109 sf

Total FAR Area
144,677 sf

Number of Dwelling Units
168

Type of Dwelling Units
Studio, Convertible
One and Two Bedrooms

Size of Dwelling Units
(Estimated)
Studios 450sf
Convertible 515-550sf
One Bed 670-804sf
Two Bed 940-1160sf

Overall Dwelling Unit Density
454 units / acre

Parking Spaces
37 Spaces (see plans)

Loading Dock
1 (see plans)
1st Floor Plan

- Floor Area (Gross): 8,622 sf
- Areas Excluded:
  - Elevators: 177 sf
  - Stairwells: 310 sf
  - Loading: 1,093 sf
  - Mechanical: 1,241 sf
  - Parking Garage Entrance: 716 sf
- Total Excluded: 3,537 sf
- Floor Area (Net): 5,085 sf
Floors 2 & 3

Floor Area (Gross)  9,795 sf

Areas Excluded:
- Elevator Shaft  177 sf
- Stairwells  355 sf
- Trash Chute  26 sf
- Electrical/Mechanical  95 sf

Total Excluded  653 sf

Floor Area (Net)  9,142 sf
Floors 4-15

Floor Area (Gross) 10,109 sf

Areas Excluded:
- Elevator Shaft 177 sf
- Stairwells 355 sf
- Trash Chute 26 sf
- Electrical/Mechanical 95 sf
- Total Excluded 653 sf

Floor Area (Net) 9,456 sf
16th Floor Plan

Floor Area (Gross) 7,498 sf

Areas Excluded:
- Elevator Shaft 174 sf
- Stairwells 350 sf
- Trash Chute 25 sf
- Electrical/Mechanical 2,196 sf

Total Excluded 2,745 sf

Floor Area (Net) 4,753 sf
Screen wall beyond at mechanical space to be approximately 15'-20' above the roof deck (range is shown by two dashed horizontal lines)

(Maximum height approximately +192', currently shown at approximately +189'-6"

Bird friendly glass treatment at glass panels facing the landscaped roof deck

Glass screen wall at the rooftop amenity deck. Include bird friendly glass treatment due to landscaping at amenity deck

Floor to ceiling window wall system with color coordinated slab edge covers - system segments at each vertical at the curves

Brick piers, utility-size brick, custom blend - exact color to be determined - intent is to compliment the brick colors in the immediate neighborhood

Transition from masonry to window is expected to include a metal fin color matched to the window system so the masonry sits outboard of the windows by up to a few inches (detailing is not worked through at this stage)

Partially recessed balconies with glass and aluminum guardrails

Partially recessed balconies with glass and aluminum guardrails

Floor to ceiling window wall with color coordinated slab edges (exposed smooth with paint or with slab edge covers)

Bird friendly glass treatment at all glass balcony railings

Brick piers, norman size brick below the fourth floor, custom blend - exact color to be determined - intent is to compliment the brick colors in the immediate neighborhood

Dark color aluminum storefront system on a curb with granite or similar high-durability, quality finish material

Alternate color brick at floors 1-3 in recessed areas - slightly darker, norman size bricks this area only

Painted angled columns

1900 Sherman Ave Evanston IL 60201
South Elevation
Scale: 1" = 20'
Bird friendly glass treatment at glass panels facing the landscaped roof deck

Glass screen wall at the rooftop amenity deck. Include bird friendly glass treatment due to landscaping at amenity deck

Partially recessed balconies with glass and aluminum guardrails

Bird friendly glass treatment at all glass balcony railings

Floor to ceiling window wall system with color coordinated slab edge covers - system segments at each vertical at the curves

Bird friendly glass treatment at all glass panes at or below +40'-0"

Painted angled columns

Dark color aluminum storefront system on a curb with granite or similar high-durability, quality finish material

Brick at upper level walls and parapets to match wall below

Floor to ceiling window wall with color coordinated slab edges (exposed smooth with paint or with slab edge covers)

Partially recessed balconies with glass and aluminum guardrails

Existing Jane Perlman building to north to remain

Brick piers, utility-size brick, custom blend - exact color to be determined - intent is to compliment the brick colors in the immediate neighborhood

Transition from masonry to window is expected to include a metal fin color matched to the window system so the masonry sits outboard of the windows by up to a few inches (detailing is not worked through at this stage)

Alternate color brick at floors 1-3 in recessed areas - slightly darker, norman size bricks
Brick or alternate complimentary material above roof of adjacent building only

Floor to ceiling window wall with color coordinated slab edges (exposed smooth with paint or with slab edge covers)

Partially recessed balconies with glass and aluminum guardrails

Bird friendly glass treatment at all glass balcony railings

CMU at portion concealed by the tower next door (brick is not possible due to proximity and will not be visible below the rooftop of the building next door)

Bird friendly glass treatment at all glass panes at or below +40'-0''

Painted angled columns

Alternate color brick at floors 1-3 in recessed areas - slightly darker, norman size bricks this area only

Screen wall at mechanical space to be at the amenity level and approximately 15' to 20' above the roof deck

Screen to be high quality corrugated anodized aluminum panels. Dark grey color to compliment window and other metal detailing. Perforation in some areas if required by equipment for air flow

Screen construction and equipment specs to be evaluated by an acoustical engineer to meet the city requirement to keep the noise levels below 55db as heard from street level

Floor to ceiling window wall with color coordinated slab edges (exposed smooth with paint or with slab edge covers)

Existing Jane Perlman building to north to remain (shown with a heavy dash)

Brick piers, custom blend - exact color to be determined - intent is to compliment the brick colors in the immediate neighborhood - norman size floors 1-3, utility size brick above

Partially recessed balconies with glass and aluminum guardrails

Bird friendly glass treatment at all glass balcony railings
Screen wall at mechanical space to be at the amenity level and approximately 15' to 20' above the roof deck.

Screen to be high quality corrugated anodized aluminum panels. Dark grey color to compliment window and other metal detailing. Perforation in some areas if required by equipment for air flow.

(Maximum height approximately +192', currently shown at approximately +189'-6")

Floor to ceiling window wall with color coordinated slab edges (exposed smooth with paint or with slab edge covers)

Bird friendly glass treatment at all glass balcony railings

Partially recessed balconies with glass and aluminum guardrails

Existing Jane Perlman building to north to remain

Brick piers, utility-side brick, custom blend - exact color to be determined - intent is to compliments the brick colors in the immediate neighborhood

Bird friendly glass treatment at all glass panes at or below +40'-0"

Rolling door with polycarbonate window slats and dark anodized grey aluminum to compliment brick and metal detailing - brick returns at jambs with color coordinated trims as needed.

High-speed rolling door with polycarbonate window slats and dark anodized grey aluminum to compliment brick and metal detailing - brick returns at jambs with color coordinated trims as needed.
South Elevation

Proposed signage location 1 - refer to the next page for a more detailed elevation and notes.

Proposed signage location 3 - set at angle in plan, see note below.

East Elevation

Proposed signage location 3 - refer to the next page for a more detailed elevation and notes.

Proposed signage location 2 - refer to the next page for a more detailed elevation and notes.

Note: Refer to following page for additional information for each signage location.
Brick piers, utility-side brick, custom blend - exact color to be determined - intent is to compliment the brick colors in the immediate neighborhood

Transition from masonry to window is expected to include a metal fin color matched to the window system so the masonry sits outboard of the windows by up to a few inches (detailing is not worked through at this stage)

Partially recessed balconies with glass and aluminum guardrails

Floor to ceiling window wall with color coordinated slab edge covers - system segments at each vertical at the curves

Floor to ceiling window wall with exposed smooth with paint or with slab edge covers

Dark color aluminum storefront system on a curb with granite or similar high-durability, quality finish material

Partially recessed balconies with glass and aluminum guardrails

Alternate color brick at floors 1-3 in recessed areas - slightly darker and utility or norman size bricks this area only

Painted angled columns

Glass screen wall at the rooftop amenity deck
Brick piers, utility-side brick, custom blend - exact color to be determined - intent is to compliment the brick colors in the immediate neighborhood.

Partially recessed balconies with glass and aluminum guardrails.

Floor to ceiling window wall with color coordinated slab edges (exposed smooth with paint or with slab edge covers).

Painted angled columns.

Alternate color brick at floors 1-3 in recessed areas - slightly darker and utility or norman size bricks this area only.
Street Level Rendering - from the north (annotated)

Scale: 1:1.0

1900 Sherman Ave Evanston IL 60201

Existing Jane Perlman building to north to remain

Floor to ceiling window wall with color coordinated slab edges (exposed smooth with paint or with slab edge covers)

Screen wall at mechanical space. Screen to be high quality corrugated anodized aluminum panels. Dark grey color to compliment window and other metal detailing. Perforation in some areas if required by equipment for air flow

Brick facades utility-size, custom blend - exact color to be determined - intent is to compliment the brick colors in the immediate neighborhood
### Existing Tree Schedule

<table>
<thead>
<tr>
<th>Tag</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Side</th>
<th>Cond.</th>
<th>Form</th>
<th>Remove</th>
<th>Root Prune</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ailanthus</td>
<td>Colorado Blue Spruce</td>
<td>18&quot; cal</td>
<td>4</td>
<td>4</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Black locust</td>
<td>Crabapple</td>
<td>24&quot; cal</td>
<td>2</td>
<td>2</td>
<td>X</td>
<td></td>
<td>minor deadwood</td>
</tr>
<tr>
<td>3</td>
<td>Black locust</td>
<td>Crabapple</td>
<td>22&quot; cal</td>
<td>2</td>
<td>2</td>
<td>X</td>
<td></td>
<td>minor deadwood</td>
</tr>
<tr>
<td>4</td>
<td>Acer saccharinum</td>
<td>Silver Maple</td>
<td>5&quot; cal</td>
<td>3</td>
<td>4</td>
<td>X</td>
<td></td>
<td>grading node, poor pruning, some deadwood in upper canopy</td>
</tr>
<tr>
<td>5</td>
<td>Crataegrus</td>
<td>Hawthorn</td>
<td>2 x 6&quot; cal</td>
<td>2</td>
<td>2</td>
<td>X</td>
<td></td>
<td>thorned</td>
</tr>
<tr>
<td>6</td>
<td>Crataegrus</td>
<td>Hawthorn</td>
<td>1 x 6&quot;, 1 ½&quot; cal</td>
<td>2</td>
<td>2</td>
<td>X</td>
<td></td>
<td>thorned</td>
</tr>
<tr>
<td>7</td>
<td>Crataegrus</td>
<td>Hawthorn</td>
<td>2 x 7&quot;, 2 x 5&quot; cal</td>
<td>2</td>
<td>2</td>
<td>X</td>
<td></td>
<td>thorned</td>
</tr>
<tr>
<td>8</td>
<td>Aesculus hippocastanum</td>
<td>Horse Chestnut</td>
<td>26&quot; cal</td>
<td>2</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Aesculus hippocastanum</td>
<td>Horse Chestnut</td>
<td>26&quot; cal</td>
<td>2</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Aesculus hippocastanum</td>
<td>Horse Chestnut</td>
<td>24&quot; cal</td>
<td>2</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Acer barbatus subsp. ginnala</td>
<td>Amur Maple</td>
<td>1 x 12&quot;, 2 x 6&quot; cal</td>
<td>2</td>
<td>2</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Carya ovata</td>
<td>Dogwood</td>
<td>7&quot; cal</td>
<td>3</td>
<td>4</td>
<td>X</td>
<td></td>
<td>poor growing</td>
</tr>
</tbody>
</table>

**NOTES:**
1. Certified Arborist Report forthcoming. It is suspected that the Colorado Blue Spruce is in decline. The prevalent type of disease on Colorado Blue Spruce has intensified in recent years and the trees are declining rapidly throughout the Chicago area. The key symptom is branch decline, which progresses over 2-4 years and renders both poor appearance and poor health. This tree exhibits substantial branch decline, particularly on its bole side. This is often related to one or more diseases or pest problems, such as blight, canker disease, or spruce spider mites.

**Tree Conditions:** A visual assessment and rating of the overall health and vigor of the tree, as follows:
1. Excellent
2. Very Good
3. Good
4. Below Average
5. Poor
6. Dead

---

**Existing Tree Protection Table and Notes**

<table>
<thead>
<tr>
<th>Tree Protection</th>
<th>Flagging</th>
<th>Area of Tree Protection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Protection Fence</td>
<td>At least 10 ft. from tree</td>
<td>Tree Territory Area</td>
</tr>
<tr>
<td>Tree Protection Fence</td>
<td>At least 10 ft. from tree</td>
<td>Tree Territory Area</td>
</tr>
<tr>
<td>Tree Protection Fence</td>
<td>At least 10 ft. from tree</td>
<td>Tree Territory Area</td>
</tr>
<tr>
<td>Tree Protection Fence</td>
<td>At least 10 ft. from tree</td>
<td>Tree Territory Area</td>
</tr>
</tbody>
</table>

- **Tree Protection:** Required for trees within 100 feet of the construction area.
- **Flagging:** Used to mark the tree protection area.
- **Tree Territory Area:** The area within which the tree must be protected.

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**Diagram Notes:**

1. **Tree Protection Entirely Within Construction Area Plan:** Not to scale.
2. **Tree Protection Entirely Within Construction Area Elevation:** Not to scale.
3. **Tree Protection Fence Not to Scale:** Not to scale.
4. **Tree Protection and Notes:** Not to scale.
CONNECTIVITY
Planting selection to be revised in coordination with The Mayor’s Monarch Pledge. The site will revise the planting plan and species selections to favor more native species that are beneficial as host plants for pollinators.

Certified Arborist Report forthcoming. It is suspected that the Colorado Blue Spruce is in decline. The prevalence of diseases on Colorado Blue Spruce has intensified in recent years and the trees are declining rapidly throughout the Chicagoland area. The key symptom is branch decline, which progresses over 2-4 years and renders both poor appearance and poor health. This tree exhibits substantial branch decline, particularly on its backside. This is often related to one or more diseases or pests: needlecast, tip blight, cancer disease, or spruce spider mites.
PLANTING NOTES

The Monarch Pledge Program is an initiative to create habitat for butterflies, including milkweeds and other nectar-rich flowers that monarchs feed on. By planting native species of milkweed, you can support the healthy growth of monarch butterflies and other pollinators.

- All plant materials shall be free of pesticides and other synthetic chemicals.
- All plant materials shall be from nurseries that are committed to using sustainable practices.
- Planting materials shall be selected to ensure a healthy, diverse ecosystem that supports local wildlife.

Shade Trees
- Planting details and schedule
- 5 separate canes
- Multistem Canadian Maple
- 12' clear
- Plant to 30' from building
- Use 2-4" o.c.

Ornamental Trees
- Planting details and schedule
- 5 separate canes
- Multistem Japanese Maple
- 12' clear
- Plant to 30' from building
- Use 2-4" o.c.

Shrub Planting Section
- Use 15" o.c.
- Permanent plantings shall be selected to ensure a healthy, diverse ecosystem that supports local wildlife.

Bulb Installation Detail
- Use 6-8" o.c.
- Permanent plantings shall be selected to ensure a healthy, diverse ecosystem that supports local wildlife.

Interplanting Detail
- Use 6-8" o.c.
- Permanent plantings shall be selected to ensure a healthy, diverse ecosystem that supports local wildlife.
SHADE TREES

FORT MCNAIR RED HORSECHESTNUT
AESCULUS X CARNEA 'FORT MCNAIR'

DWARF TANYOSHO JAPANESE RED PINE
PINUS DENSIFLORA 'UMBRACULIFERA NANA'

ORNAMENTAL TREES

EMPEROR JAPANESE MAPLE
ACER PALMATUM BLOODGOOD EMPEROR 1'

AUTUMN BRILLIANCE SERVICEBERRY
AMELANCHIER X GRANDIFLORA AUTUMN BRILLIANCE

BLACK CHOKEBERRY
ARONIA MELANOCARPA

EVERGREEN TREES

EASTERN REDBUD
CERCIS CANADENSIS

TANYOSHO JAPANESE RED PINE
PINUS DENSIFLORA 'UMBRACULIFERA'

SHRUBS

DWARF BUSH HONEYSUCKLE
DIERVILLA LONICERA

ARROWWOOD VIBURNUM
VIBURNUM DENTATUM

OAKLEAF HYDRANGEA
HYDRANGEA QUERCIFOLIA
ORNAMENTAL GRASSES, PERENNIALS, AND GROUNDCOVER

- Virginia Sweetspire (Itea virginica)
- Grow-Low Sumac (Rhus aromatica 'Grow-Low')
- Nodding Onion (Allium cernuum)
- Anise Hyssop (Agastache foeniculum)
- Narrow Leaf Blue Star (Amsonia hubrichtii)
- Meadow Anemone (Anemone canadensis)
- Common Milkweed (Asclepias syriaca)

EVERGREEN SHRUBS

- New Jersey Tea (Ceanothus americanus)
- Ninebark (Physocarpus opulifolius)
- Canada Yew (Taxus canadensis)
BUTTERFLY WEED
ASCLEPIAS TUBEROSA

BLUE WILD INDIGO
BAPTISIA AUSTRALIS

BEVAN'S BIGROOT GERANIUM
GERANIUM MACRORRHIZUM 'BEVAN'S VARIETY'

ROUGH BLAZING STAR
LIATRIS ASPERA

GOLDEN MONEYWORT
LYSIMACHIA NUMMULARIA 'AUREA'

WILD BERGAMOT
MONARDA FISTULOSA

AUTUMN MOOR GRASS
SESleriA AUTUMNALIS

BEVAN'S BIGROOT GERANIUM
GERANIUM MACRORRHIZUM 'BEVAN'S VARIETY'

ROUGH BLAZING STAR
LIATRIS ASPERA

GOLDEN MONEYWORT
LYSIMACHIA NUMMULARIA 'AUREA'

WILD BERGAMOT
MONARDA FISTULOSA

AUTUMN MOOR GRASS
SESleriA AUTUMNALIS
HEATH ASTER
SYMPHYOTRICHUM ERICOIDES

SNOWDROP
GALANTHUS NIVALIS

BULBS

BARREN STRAWBERRY
WALDSTEINIA TERNATA

GLOBEMASTER ALLIUM
ALLIUM 'GLOBEMASTER'

MOUNT EVEREST ALLIUM
ALLIUM 'MOUNT EVEREST'

HOKUS CROCUS CROCUS BLEND
CROCUS 'HOKUS CROCUS' BLEND

3D BLEND DAFFODIL
NARCISSUS '3D' BLEND
AMENITY DECK

HOUSING AUTHORITY OF COOK COUNTY

1900 SHERMAN AVE, EVANSTON, ILLINOIS
LANDSCAPE PD PACKAGE Project Number: 8639
August 11, 2020

888 south michigan avenue
suite 1000 chicago, illinois 60605
tel 312.427.7240 fax 312.427.7241
www.site-design.com

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Parking Lane Closed

Existing Parking

Jane Perlman Apartments (Occupied)

No Staging in Alley - Remains Open

Emerson St

Sherman Ave

Occupied Entrance

LEGEND

Tower Crane
Double Car Hoist
Loading Dock
Deliveries
Dumpsters
Concrete Pump
Concrete Truck
Material Path
Rolling Gate
Site Fence
Protect Tree
Pedestrian Canopy
Reroute Ped ADA
Project Footprint
Occupied Entrance
ComEd / Phone
2 Way Traffic
Traffic Lights
Light Pole
Response to: Building height vs. proposed public benefits

• The Project Team for The Emerson does not agree that the building is out of scale
• The mid-rise scale for the area was established with the Evanston Link building, the Jane Perlman Building and taller buildings to the west
• While The Emerson will be taller, 15 stories with a partial 16th floor is in the height range of the 10 story Link and Jane Perlman Buildings
• In terms of view from ground level, the difference in height will be not significant.
• The architectural design uses techniques to mitigate building mass, consistent with the Design Guidelines for Planned Developments
Response to: Building height vs. proposed public benefits

- The Emerson will have significant green space and landscape improvements along Emerson and Sherman, which further mitigate height
- Existing buildings in the area have little or no green space along public streets to mitigate height
- Since the adoption of the Inclusionary Housing Ordinance, no downtown buildings have included affordable housing, demonstrating the financial challenge of building and operating affordable housing
- The Emerson must be viewed holistically for its mixed-income composition and its design
Response to: Parking Demand Projection

- ITE Parking Generation Manual was not used because of limited data available for this type of building.
  - Given the proposed building is age-restricted and in an urban area with multiple transit options, there is limited data available which would accurately depict the parking demand for this type of building.
- The existing Jane Perlman apartments provide the most accurate parking demand due to the proposed similarities
  - The proposed building is an expansion with no changes in age-restriction or location.
Response to: Brick Size

- This has been addressed on all four elevations.
- We are currently noting Norman-sized bricks (smaller bricks) at floors 1-3 at all elevations with utility brick above.
Response to: Mechanical equipment noise

• This has been addressed at the north elevation where the screen wall is most prominent
• The following note has been added to the drawings:

  “Screen construction and equipment specs to be evaluated by an acoustical engineer to meet the city requirement to keep the noise levels below 55db as heard from street level.”
Response to: Trash pickup

- This is an operational detail that has not been added to the drawings
- Trash and recycling are handled at the unit level via dual chutes with doors at each floor
- Trash is collected in rolling bins in the trash room
- The owner intends to contract with a trash pickup service that would roll the bins out on collection days through the loading dock
- Trash pickup times would be as needed based on utilization and would be coordinated with the use of the loading dock for move-ins
Response to: Priority for affordable units

• There will be a site-based waiting list for the affordable units
Response to: Bird-friendly details

The Emerson Building will follow Evanston’s Bird Friendly Ordinance and undertake the following to be a Bird Friendly Building:

• During Spring and Fall migrations, exterior lights will be turned off at the top of the building and dimming or turning out lights at the interior where possible. In addition, all lights at the top of the building will be extinguished between the hours of 12:00 AM - 6:00 AM throughout the year.

• A Bird Friendly Glass Treatment will be used at the following areas:
  - All glass at or below 40’
  - All glass balcony railings at the individual balconies and common balcony areas
  - All glass facing the amenity deck
  - Any glass that could be considered a “see-through” area.

• In addition, the design team will explore LEED Pilot Credit 55: Bird Collision Deterrence.
Response to: Native Plants

• The Mayor’s Monarch pledge, as well as the City Climate Action and Resilience Plan, both push the City and its residents to plant US native plants.
• Many of the plants in our proposal are cultivars and non-natives.
  o (i.e. the common milkweed and butterfly weed)
• We strongly encourage the landscaping to concentrate on straight species of US native plants
• Suggestions of native species that are particularly beneficial as host plants for pollinators are included in the following links:
  o prairiemoon.com and prairienursery.com
Response to: Native Plants continued - Insects

Like bird populations, as you know insects also are in steep decline, with drops of 50-90% for certain bug species, as well as studies showing similar dramatic loss of overall insect biomass.
Response to: Native Plants continued - Pesticides

• The Mayor’s Monarch Pledge (and the City Climate Action Plan) also includes the commitment to use no pesticides, including neonicotinoids.
• Plant nurseries often systemically treat plants (especially cultivars and non-natives like those selected for the project) with neonics so that for the life of the plant, the plant is toxic to insects (and birds) through the seeds, nectar, foliage, pollen and other elements.
• Note for longer lived shrubs and trees, the plant can kill for a very long time.
• It is important that support for the city’s Monarch pledge include plants that do not use neonicotinoids,
  o Such as those from **Possibility Place in Monee, IL** and **Pizzo in Leland, IL**.
  o Online nurseries like [prairiemoon.com](http://prairiemoon.com) and [prairienursery.com](http://prairienursery.com) also avoid neonicotinoids.
  o We have vetted more options for neonic-free nurseries
Response to: Placement/underground of utility poles, lines

- The scope has not been finalized at this stage
- How can the proposed plan development application be improved regarding this matter?
Response to: Garage and loading dock door details

• This has been addressed on the west elevation drawing.
• The following note was added (one for each door):

  “Rolling door with polycarbonate window slats and dark anodized grey aluminum to compliment brick and metal detailing - brick returns at jambs with color coordinated trims as needed”
Response to: Safety concern at alley due to increased traffic

- Building is setback far enough where there are no sight issues.
- Traffic volumes are low along Emerson Street during the morning and evening peak hours (less than 300 vph).
- Majority of site traffic is expected to travel along the alley to/from Emerson Street, rather than to/from Foster Street to the north.
Response to: Sustainability

- Commitment to a LEED Silver rating for the building
- Ownership is exploring using an electric provider that will use 100% renewable energy, but is not ready to commit to it yet
Response to: Percent of open space on existing lot vs proposed development

• Drawing/slide added to the presentation
• Near identical square footage count of grass/full landscaped areas
  o Existing: 5,900 sq.ft.
  o Proposed: 5,600 sq.ft
Response to: Current housing occupancy rate

- At benchmark rents, and considering the suggested unit mix and feature/amenity package, the 125 missing middle and market rate units within the 1900 Sherman Avenue apartment community would achieve an average absorption rate of 8.5 units per month during lease-up, reaching stabilized occupancy of 95.0 percent in 14 months.
Response to: Current housing occupancy rate

A FORECAST OF ABSORPTION BY TIME PERIOD
-- 1900 SHERMAN AVENUE AGE-RESTRICTED APARTMENTS --

<table>
<thead>
<tr>
<th>From First Occupancies</th>
<th>Monthly Rate (In Units)</th>
<th>Total Units</th>
<th>Cumulative Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Months 1 - 6⁽¹⁾</td>
<td>12.0</td>
<td>72</td>
<td>72</td>
</tr>
<tr>
<td>Months 7 - 12</td>
<td>6.0</td>
<td>36</td>
<td>108</td>
</tr>
<tr>
<td>Months 13 - 14</td>
<td>5.0</td>
<td>10</td>
<td>118</td>
</tr>
</tbody>
</table>

**Average Absorption Rate:** 8.5 Units / Month

**Months to Stabilization**
(125 units @ 95% Occupancy, or 118 units)

14.0 Months

⁽¹⁾ Lease reservation marketing, assumed to commence twelve (12) months prior to initial occupancies, are factored into this forecast.

Source: Tracy Cross & Associates, Inc.
Response to: Current housing occupancy rate

• Limited direct competition
  o Householders aged 55+ in Evanston, looking for new/newer rental alternatives are currently relegated to multigenerational developments only.
• Only one active adult (55 and older) rental community is formally in the planning pipeline right now in Evanston
  o The age-restricted, 80-unit-all-market-rate, Avidor, 1727 Oak Ave.
• Rental rate structure similar with recent non-age-qualified apartment developments in the Evanston Market Area
• Ample pool of 55 and older households in the Evanston Market Area
  o Base of households aged 55+ is expected to increase substantially over the next five years, especially between the ages of 55 and 74.
Response to: Current housing occupancy rate

**HOUSEHOLDERS AGED 55+ -- EVANSTON MARKET AREA --**

<table>
<thead>
<tr>
<th>Age Range</th>
<th>2019</th>
<th>2024</th>
</tr>
</thead>
<tbody>
<tr>
<td>55-74</td>
<td>9,804</td>
<td>10,964</td>
</tr>
<tr>
<td>75 and Over</td>
<td>3,413</td>
<td>4,113</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>13,217</strong></td>
<td><strong>15,077</strong></td>
</tr>
</tbody>
</table>

Source: Environics Analytics: 2019 Demographic Snapshot.
Response to: Current housing occupancy rate

- Among the nearly 10,000 households aged 55 to 74 in the Evanston Market Area alone, a full 65 percent support annual incomes of $62,000 and above, which represents the qualifying threshold for both the missing middle and market rate units.