

CITY STAFF COMMENTS	ALBION RESIDENTIAL DAPR REVISIONS
Streetscape Elevation Update	Streetscape elevations have been updated to show existing 2-story commercial buildings located to the north of the proposed development, which have been included in the slides.
Bird Strike	Albion Residential, HPA, Wolff Landscape, and Cyclone Energy will comply with LEED Credit 55 for sustainable design objects that can help deter bird collisions at the proposed development.
Gate Plan	Conceptual images of the gate between the property to the north and the proposed development have been provided by HPA, which have been included in the slides.
Water Room	Location of water room is being further investigated. City of Evanston's engineering department has stated that the water room is required to be located within 5 feet of building entry.
Transition from Podium to Tower/Green Wall	HPA is working through several renditions of a more modernized podium façade. Changes includes less brick and more storefront glass to show a more modern design, which have been included in the slides. Albion is committed to continued conversations with staff regarding the building's base.
Public Art	Albion Residential has begun to coordinate with Jennifer Lasik, Cultural Arts Coordinator for the City of Evanston. Albion has agreed to a four-season sculpture piece in the pocket park, a lighting program along Sherman Avenue, and the possibility of a local artist's chandelier in the lobby. Albion has committed to \$50,000 for the sculpture and lighting program.
Exterior Lighting	Floor 1, Floor 4, and Floor 16 exterior lighting plans have been revised and are included in the planned development application. The Exterior Lighting Plan will follow LEED guidelines and requirements set forth by the City of Evanston.
Exterior Signage	Placeholder blade signage has been included in the building elevations. Conceptual blade signage images have been included by HPA. Building signage will be submitted as a separate application for further review and implementation.
Windows and Façade Recess	Parking windows shown within renderings and elevations have been recessed approximately 6 inches off of the exterior façade.
Pocket Park in Winter	Wolff Landscape Architecture and Albion will work with Jennifer Lasik to ensure the sculpture is a four-season piece.

Pocket Park Maintenance	The pocket park will be managed by the building's management and maintained by on-site service technicians and include a landscape maintenance plan.
Revise Bike Route to Bike Storage Room	Hallway to bike room has been revised with ample turning space to accommodate recumbent bicycles and other types of bicycles with larger turning radiuses.
42 Foot Divvy Station	Civil Engineer and Wolff Landscape Architecture have identified several conflicts that will require coordination with the City of Evanston in order to implement a 42-foot Divvy station such as fire hydrant relocation, light pole relocation, stop sign relocation, and relocation of tree grates.
Content of Transit Tracker Screen	TransitScreen will be the 3 rd party provider of the real-time transit dashboard. The TransitScreen is compatible with Metra, CTA bus, CTA EL, Uber, Lyft, Car-sharing status. Example of the dashboard have been included in slides.
Define Operation of Car Share for Public and Operator	Car-Sharing stalls within the development will be clearly distinguished using exterior signs to help the general public locate the designated car-sharing stalls.
Consider Traffic Calming Measures for South Alley Curb Access	Traffic calming measures within the southern alley curb cut will include speed tables, painted signage on ground, additional signage, and similar streetscape design features that have been implemented within the Fountain Square Renovation Project.
Consider Widening Alley to 16'	Revisions have been made to include a 16-foot alley where applicable.
Consider a One-Way Alley	Albion formally requests a one-way alley designation from south to north.
Describe Operation of Package Room	The package room will be a secure room accessible to residents who are granted a one-time access code via text message or email. Residents will enter in the one-time access code allowing them access to the package room to retrieve their goods. The package room will be operated by a package room system called Luxor One. Different types of Luxor One package systems have been implemented throughout residential communities in Evanston including the Main. The package room will be monitored by 24/7 video surveillance.
Modify Tree Locations to Avoid Water Service Entry - 10' Clear	Changes will be made by Wolff Landscape to ensure 10-foot clear.

Describe Delivery Controls and Management of Sherman Loading spot.	Albion Residential is proposing the removal of (1) city parking stall along the western Sherman Avenue streetscape in order to incorporate a 15-minute loading zone accessible to consumers, retailers, and residents. The 15-minute loading zone is being proposed to alleviate congestion along Sherman Avenue by bringing vehicles out of the normal flow of traffic so that residents and restaurant patrons can be dropped-off and picked-up without affecting the flow of traffic. The 15-minute loading zone will be monitored by the on-site concierge.																				
Provide Data on Rationale for High Percentage of Studios, Data on Market Strength, Data on Demand	<p>Albion Residential has provided a Rent Survey Report for all the proposed development’s comparable apartment communities.</p> <p>Apartments Surveyed include: E2 Apartment 1717 Ridge AMLI Evanston Evanston Place Apartments Park Evanston The Main at 847 Chicago The Reserve at Evanston</p> <table><thead><tr><th>Comparable Properties Surveyed</th><th>Total Units Surveyed</th><th>Total Vacant Units Surveyed</th><th>% Occupied</th></tr></thead><tbody><tr><td>Studio</td><td>163</td><td>6</td><td>96.3%</td></tr><tr><td>One-Bedroom</td><td>709</td><td>88</td><td>87.6%</td></tr><tr><td>Two-Bedroom</td><td>524</td><td>20</td><td>96.1%</td></tr><tr><td>Three-Bedroom</td><td>123</td><td>9</td><td>92.6%</td></tr></tbody></table> <p>Source: Costar Rent Survey Report 7/28/2017</p>	Comparable Properties Surveyed	Total Units Surveyed	Total Vacant Units Surveyed	% Occupied	Studio	163	6	96.3%	One-Bedroom	709	88	87.6%	Two-Bedroom	524	20	96.1%	Three-Bedroom	123	9	92.6%
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Relocate Garage Entry North - Turning Diagrams	Albion has relocated the garage entry along the western alley approximately 30 feet to the north to properly accommodate ingress/egress vehicular turning radiuses. As a result, 3 parking stalls have been lost. The proposed development includes an updated parking count of 182 off-street parking stalls.																				
Widen 19'-9" Parking Aisle	Parking Isle has been widened to 21’9”																				
Define more in-depth Development Benefits	<ol style="list-style-type: none">1. Public Pocket Park on-site.2. City of Evanston Park and Landscape Contribution of \$50,000.3. Public Art and Light Program Contribution of \$50,000 in coordination with Jennifer Lasik. In addition, Albion will consider additional artwork throughout the project with the help of Jennifer																				

	<p>Lasik, which could include a chandelier in the lobby and photography of Evanston throughout the project. All art will be curated by Evanston residents, if possible.</p> <ol style="list-style-type: none"> 4. CTA/Metra Viaduct Restoration – Painting & Lighting update. 5. Divvy Bike Station – total costs of \$60,000. 6. (2) off-street Car-Sharing stalls provided by Maven Car Sharing. 7. Albion will grant memberships for Divvy and Maven Car Sharing if residents do not bring a car to the project to help reduce car volume. 8. Evanston Township High School Training Workshops over an 18-month period on-site and in-class in conjunction with Shelley Gates. 9. TransitScreen for the Public. 10. Harper Park Maintenance Program – Albion’s landscape maintenance contract will assist maintenance of Harper Park to be more defined with the Park District. 11. Affordable Housing Contribution of \$2,900,000. 12. 2 on-site studio units reserved for 60% Chicago AMI to be selected by the developer. 13. Albion is committed to working with YWCA to ensure a contribution program and volunteer program is offered to the residents and employees of the building. 14. LEED Silver/Gold Certification – Albion is committed to attempting to achieve Gold Certification, which will include LEED Credit #55 for Bird Strike Glass. 15. Waiving move-in fees for Evanston’s Top 10 Employers by size.
Define Pocket Park Benefits	<p>The pocket park is an open space area that has been designated for public use within the proposed development. The public pocket park aims to complement Harper Park by providing a well-landscaped outdoor area within an urban downtown environment. The pocket park will include outdoor seating, a water feature, and a four-season public art piece that will be coordinated with the Evanston Arts Council. The public pocket park will also include ground level and strung lighting aimed at creating a safe and enjoyable atmosphere well into the late evening hours.</p>