EVANSTON

PRIMARY CHARACTERISTICS

1. PROXIMITY TO CHICAGO
2. LAKE MICHIGAN
3. DIVERSITY
4. NORTHWESTERN UNIVERSITY
5. HIGHLY EDUCATED POPULATION
6. GREAT TRANSIT
7. URBAN CENTER OF THE NORTH SHORE/FAR NORTH SIDE
EVANSTON DEMOGRAPHIC CHARACTERISTICS

- 76,000 RESIDENTS
- 40,000 EMPLOYEES
- STRONG DIVERSITY: 22% AFRICAN AMERICAN; GROWING HISPANIC AND ASIAN POPULATION
- ECONOMIC DIVERSITY
- INCOME DISTRIBUTION LOOKS MORE LIKE LARGE CITY THAN A SUBURB OR SMALL CITY
OFFICE TO RESIDENTIAL
ADAPTIVE RE-USE
ADAPTIVE REUSE AND NEW CONSTRUCTION
NEW CONSTRUCTION
MIXED USE – TRANSIT ORIENTED
THE ORANGE BALCONY
DEBATE
NEW DEVELOPMENT
2000 - 2005

- Over 2,000 new residential units constructed
- New mixed use commercial
- New office development
- New entertainment/theater development
- New affordable development (HODC, REBA, EHC, EDA, Jacob Blake, Davidson)
HOUSING CHARACTERISTICS

- DIVERSE HOUSING STOCK:
  48% RENTAL;
  52% OWNER OCCUPIED

- TOTAL UNITS: 31,000;
  26% AFFORDABLE PER 2000 CENSUS;
  MAY BE CLOSER TO 20% CURRENTLY

- HIGH RISES, MID RISES,
  OLDER MULTI FAMILY,
  SINGLE FAMILY, TOWNHOUSES

- PUBLIC HOUSING, SENIOR HOUSING,
  850 SECTION 8 CERTIFICATES,
  2,000 ASSISTED UNITS
PRODUCTION OF AFFORDABLE HOUSING

- Federal Home Funds – Affordable Ownership & Rental
- Section 202 Elderly
- Planned Development Set Asides
- Mayor’s Special Housing Funds
- Affordable Housing Linked to Neighborhood Revitalization
- New 10% Set Aside or Fee In Lieu
- Referendum to Increase Real Estate Transfer Tax for Affordable Housing Benefit
THE DENSITY DEBATE

- NOT EVERYONE SUPPORTS HIGHER DENSITY TRANSIT ORIENTED DEVELOPMENT

- THE OBJECTION FROM ADJACENT LOW DENSITY NEIGHBORHOODS

- PARKING, TRAFFIC, HEIGHT, DESIGN

- THE BELIEF THAT ALL OF THOSE TRANSIT ORIENTED RESIDENTS WILL HAVE TWO CARS ANYWAY
FUTURE TRENDS

- CONTINUED DEVELOPMENT IN ALL PARTS OF THE CITY
- MORE IN WEST EVANSTON AND HOWARD STREET
- CONTINUED STRENGTHENING OF AFFORDABLE HOUSING PROVIDERS CAPACITY AND CAPITAL AVAILABILITY
- CONTINUED LINKAGE OF DEVELOPMENT AND TRANSIT
- GREEN BUILDINGS
CONTINUING DEVELOPMENT