

**MINUTES
DOWNTOWN PLAN COMMITTEE
EVANSTON PLAN COMMISSION**

Friday, July 13, 2007 / 8:00 a.m.
Evanston Civic Center, Room 2403

MEMBERS PRESENT.....Larry Widmayer (Chair), James Woods,
.....David Galloway, Diane Williams (Evmark), Stuart
.....Opdycke

STAFF PRESENTDennis Marino, Tracy Norfleet
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I. CALL TO ORDER / DECLARATION OF QUORUM

Chair Widmayer called the meeting to order at 8:10a.m.

II. APPROVAL OF MINUTES

The June 15, 2007 minutes were approved.

III. DISCUSSION

**• FOLLOW-UP: JUNE 21 AND JULY 12 DOWNTOWN PLANNING
COMMUNITY MEETINGS**

Committee members discussed the issues raised at the June 21 and July 12 meetings, including green/LEED buildings, parking, office space, retail diversity, Fountain Square conditions, bicycle-friendliness, and development process. The meetings were well-attended and set the stage for the next phase of the downtown planning project, which is the design charrette the week of July 16.

• PREPARATION: DESIGN CHARRETTE, WEEK OF JULY 16

Members reviewed the charrette schedule for the week of July 16, which has the following public meetings and public drop-in hours:

1) Public Meetings

Opening Presentation
Monday, July 16, 7 p.m., Civic Center

Community Review
Wednesday, July 18, 7 p.m., Temporary Studio, 1630-1632 Orrington

Closing Presentation
Saturday, July 21, 9 a.m., Civic Center

2) Public Drop-In Hours

9am-5pm, Tuesday-Friday, July 17-20, Temporary Studio, 1630-1632 Orrington
7pm-9pm, Thursday, July 19, Temporary Studio, 1630-1632 Orrington

Ms. Norfleet stated that the consultants also will hold focus group meetings throughout the week with youth, young professionals, office tenants, commercial property owners, downtown residents, design professionals/Design Evanston, and developers.

- **BEST/CURRENT DOWNTOWN PLANNING PRACTICES FROM OTHER CITIES**

Mr. Tom Smith, consultant, described Miami's zoning code rewrite project, which is called Miami 21 and has a form based code component (<http://www.miami21.org/>). The significance of this project is that the form based code allows for tall buildings, and its predictability helps with the pricing of land (e.g., a purchaser pays for what they can get instead of what they think they can get).

In terms of best practices from other cities, Mr. Smith stated that Vancouver/Seattle modeled their entire skyline for discussions about height. Rincon Hill in San Francisco requires a certain amount of separation between towers for light/air/views and to prevent a wall-to-wall canyon. These are just examples of what could be considered in downtown Evanston.

IV. SCHEDULE NEXT MEETING / ADJOURNMENT

The next meeting is scheduled for Thursday, July 26, 2007 at 8am in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division