

**Preliminary Site Assessment
and Development Report**

**Harley Clarke Mansion
Evanston, Illinois**

Prepared for:
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November 1, 2012

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I. PROJECT DESCRIPTION

As a member of the project evaluation team TERRA has reviewed the site conditions pertaining to the purchase/lease of the Harley Clarke Mansion in Evanston, Illinois. The proposed change in use will only be successful with ease of access and significant amount of additional parking. TERRA has evaluated several alternative parking options including surface parking and underground parking (above, split level, and underground parking alternatives). TERRA has also evaluated City of Evanston existing utilities to determine how any proposed change in use can tap existing infrastructure. These redevelopment requirements include access to larger water taps, new sanitary sewer connections as well as stormwater detention requirements.

The Harley Clarke Mansion is situated on a 4.7 acre site, with a large open front lawn, a long access driveway and scenic views of Lake Michigan through its abundance of east facing windows. The proposed site development and landscape plan aim to preserve and enhance the relaxing and secluded feel of the site while bringing new amenities that will provide the infrastructure required to produce a sound economic outlook for the future.

II. EXISTING CONDITIONS

Within the last few years, the City of Evanston has invested in its beachfront along Lake Michigan by constructing a restroom and storage facility, as well as a beach vehicular access and ADA ramp. The proposed redevelopment design preserves these existing facilities and accommodates access to the beach front in a similar manner that currently exists (see existing conditions exhibit).

The City of Evanston currently offers approximately 55 free public parking spaces for combined use of the public beach, park, and Arts Center. As part of the redevelopment, approximately 25 spaces have been identified as reserved for public parking for the beach and neighboring Lawrence O Lawson Park. The remaining parking spaces were repurposed for Hotel use.

The existing landscaping for the site was designed by famed Landscape Architect Jens Jensen. With respect to the historic preservation of this design, TERRA's site development scheme maintains crucial elements of the original design; including the stone Council Ring located northeast of the main building, as well as the water feature immediately south of the building. As part of the redevelopment major renovations to the site will take place in the area of the existing parking lot north of the building, as well as the reconstruction and modification of the existing access drive. Unfortunately, the construction of any underground parking structure will result in the removal of several large and mature trees along the north property line.

III. UTILITY CONSIDERATIONS

Due to the change in use and demand on infrastructure, we anticipate new utility services will be required. This includes a new water service capable of adding fire protection to the building, sanitary sewers, electric and telecommunications to accommodate a hotel and restaurant use. Stormwater management and detention facilities will need to meet City of Evanston water management ordinance.

Watermain

Currently there exists a 6" diameter watermain beneath Sheridan Road west of the Mansion. We anticipate that a new 6" diameter water service will be adequate to serve both the main building and hotel annex fire sprinkler system and domestic service needs.

Sanitary Sewer

The City of Evanston operates and maintains a 21" diameter combined sewer line that runs south beneath the center of Sheridan Road. Currently, a 10" diameter combined sewer captures waste and stormwater run-off from the property and directs in to the west. Additionally, sewerage that is collected from the City of Evanston restroom facility near the beach is collected and conveyed to the west via the same sanitary pipe.

As the condition of the existing onsite sanitary pipes are not known; this report assumes they will be abandoned and removed in its entirety. While it is possible that some sewer pipe can be reused; it is likely that the majority of the pipe network will be destroyed due to site reconstruction activities.

Storm Sewer

The City of Evanston mandates all development sites that do not currently discharge its stormwater directly into Lake Michigan provide a stormwater management plan as part of any development scenario. As the project site is in close proximity to Lake Michigan, we are anticipating sandy soils with high level of permeability. This high level of permeability may allow for a large reduction in required stormwater detention volume; however, a geotechnical soils study will be required to determine the soils infiltration rate. The study would need to be conducted as part of the final site engineering.

The redevelopment plan includes the use of permeable pavements to reconstruct parking areas as well as the new drive aisle. The permeable paving system will be aesthetical pleasing when compared to concrete or asphalt, and will also serve a functional purpose in stormwater management. In this system, water is allowed to pass through the space between the paver units and into a highly porous stone base that holds the stormwater and acts as a detention basin. The storage of storm water in such a system allows for increased water infiltration and replenishment to the ground water table.

For the preliminary stormwater strategy presented in this report; the following was assumed;

- 25% of all required stormwater detention will infiltrate into the anticipated sandy soils.
- 25% of all required stormwater detention will be stored in stone base beneath permeable pavements.
- 50% of all required stormwater detention will be stored in an underground holding system.

Other Utilities

The Harley Clarke Mansion will also require additional utility infrastructure as part of its redevelopment what will need to be coordinated with the individual utility company. Utilities such as electric, gas, and communication systems such as phone and internet, will need to be sized and brought to the mansion as part of the final engineering. The location of connection and methodology for providing these services are most often designed and planned with the input of the utility's staff engineers. We have included a lump-sum budgetary amount for cost estimate purposes.

IV. LANDSCAPE CONSIDERATIONS

The original Harley Clarke Mansion landscape design was by Jens Jensen, a pioneer in Midwest landscape design during the turn of the century. While the mansion and landscape has been significantly altered over the years, Jensen's naturalistic design style, use of native plants, and trademark 'council ring' and water feature is evident and presumed original to the design. The existing surface parking lot and parking along the entry drive appear to be much later additions to the property made by the City. The proposed concept design focuses site improvements along the north property line where the original design has already been significantly changed. Existing trees would be removed as a result of proposed parking structure construction. The top of the parking structure would be 3' below grade and covered over with new trees and landscaping complimentary of the Jensen style. For the majority of the site existing trees will be preserved and landscaping plantings around the building foundation, the stone water feature and along the woodland edge would be restored and celebrated as part of the project redevelopment. Other new features of the landscape design will be a new stone terrace off the back of the former conservatory to allow for outdoor functions to connect to the proposed Salon B. The entry drive to the front of the house and surface parking areas would be repaved with decorative permeable paving and serve as an integral part of the stormwater management strategy and provide an elegant entry the property.









