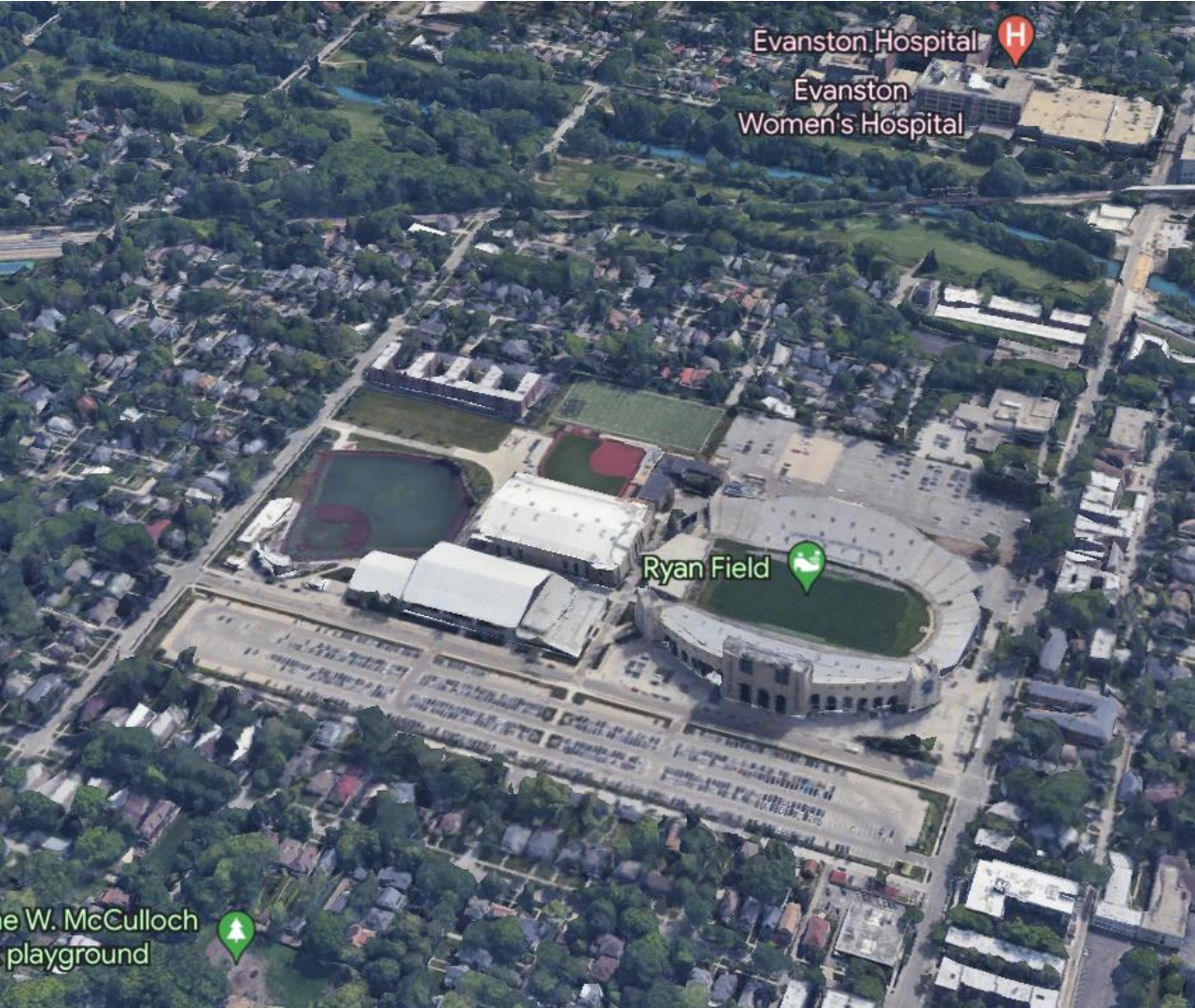




Presentation to Land Use Commission

September 27, 2023

Applicant's "New Vision for the Community"

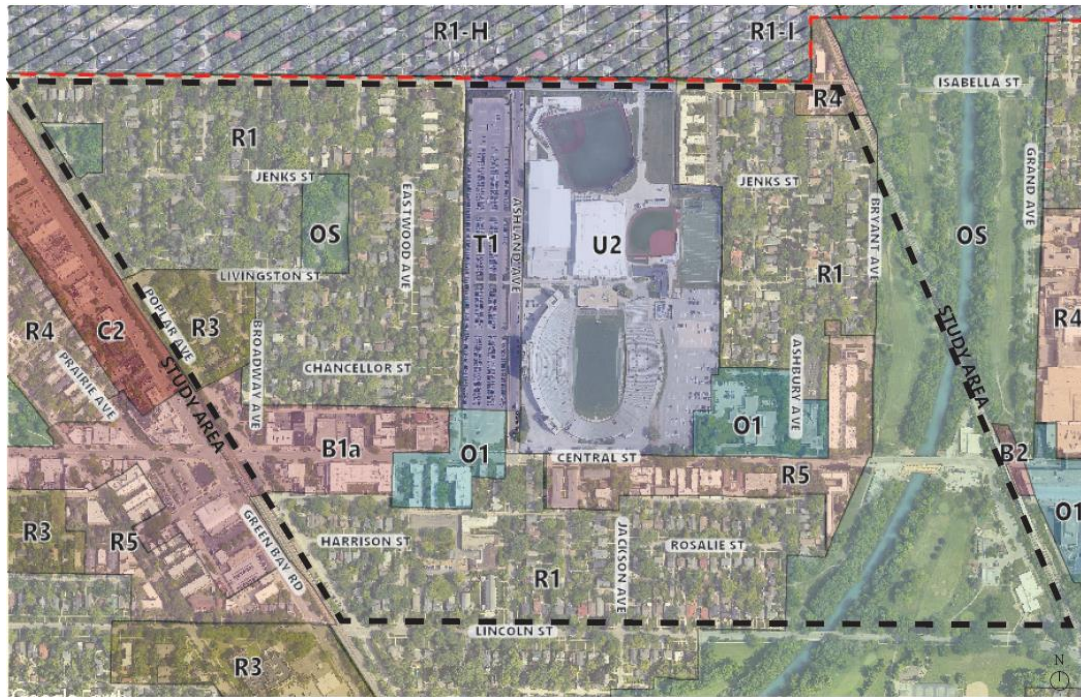


Applications Remain Incomplete and Inadequate

Items Missing at September 6, 2023 Hearing	Provided by Applicant?
Complete Traffic Management Plan	No
Complete Concert Operations Plan	No
Conclusions of Discussions with CTA and Metra	No
Truck Traffic Routing Plan	No
Construction Waste Management Plan	No
Peer Review of Geotechnical Report	No
Response to Arup Report	Yes

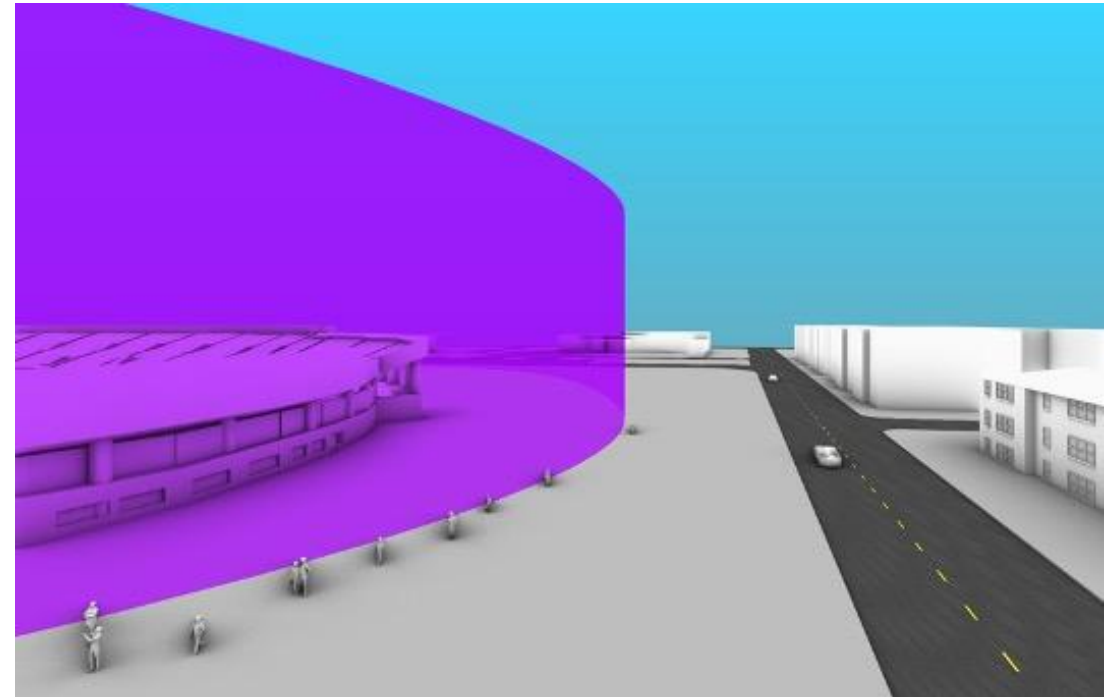
Applicant's Proposals for U2 Athletic District

Commercial rezoning of entire U2 District



Evanston Zoning Districts

Massive entertainment complex on Central St.



View East of Existing/Proposed

Evidence Applicant Has Not Met the Standards

Intensification of Use and Harmful Impacts

- Expert Planner: Bill James, AICP, RLA, of Camiros



Existing Land Uses

Adverse Effect on Property Values

- Expert Appraiser: Andrew Lines, MAI, of CohnReznick

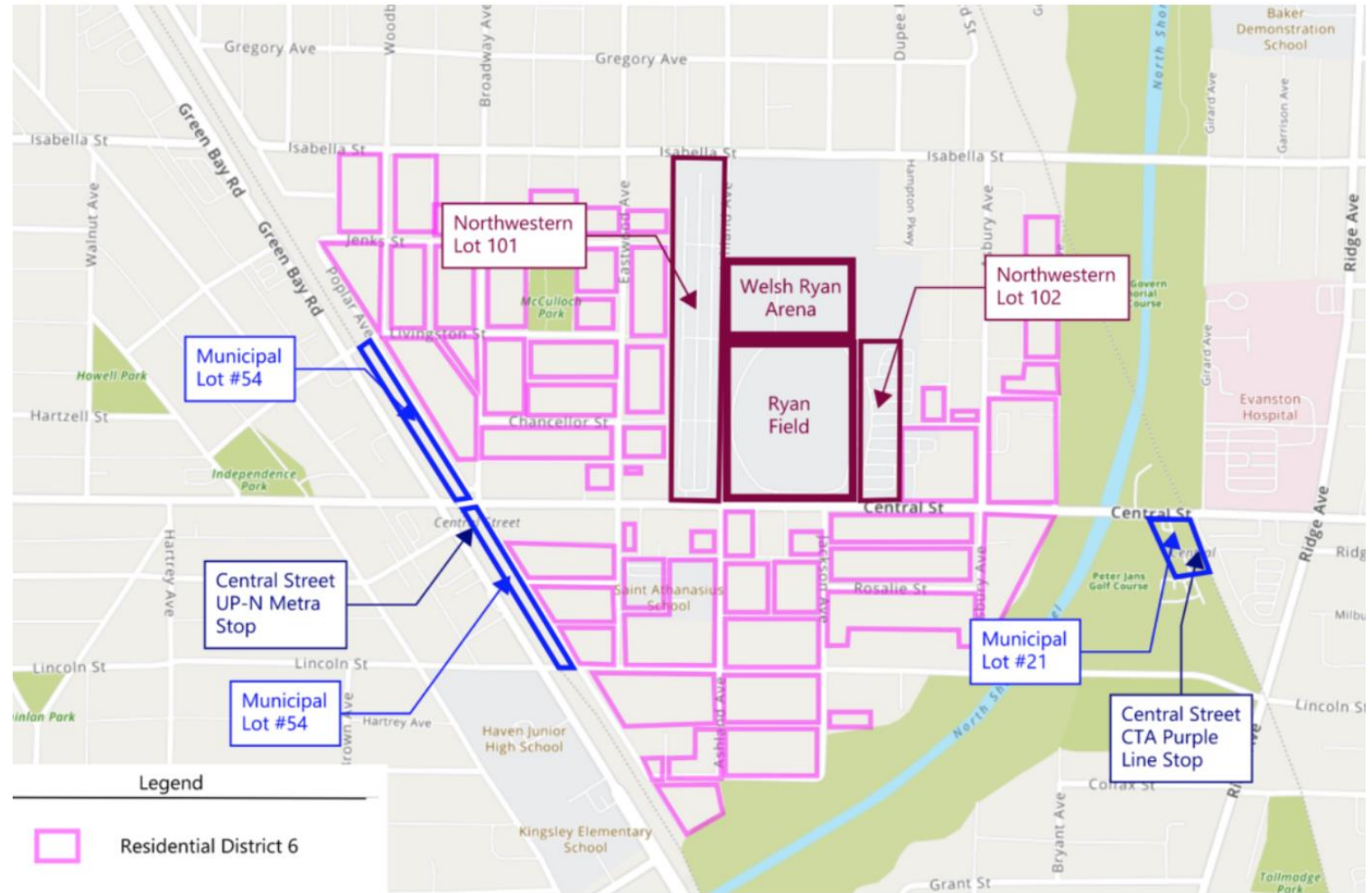


Forest Hills Concert Venue

Traffic Impact Study: Lacks “Feasible Implementation Plan”

“Our principal finding is that while technically accurate in identifying the magnitude of the problem, [the Kimley-Horn Traffic Impact Study] does little or nothing to mitigate the impact. What solutions they offer the area **not accompanied by a feasible implementation plan.**”

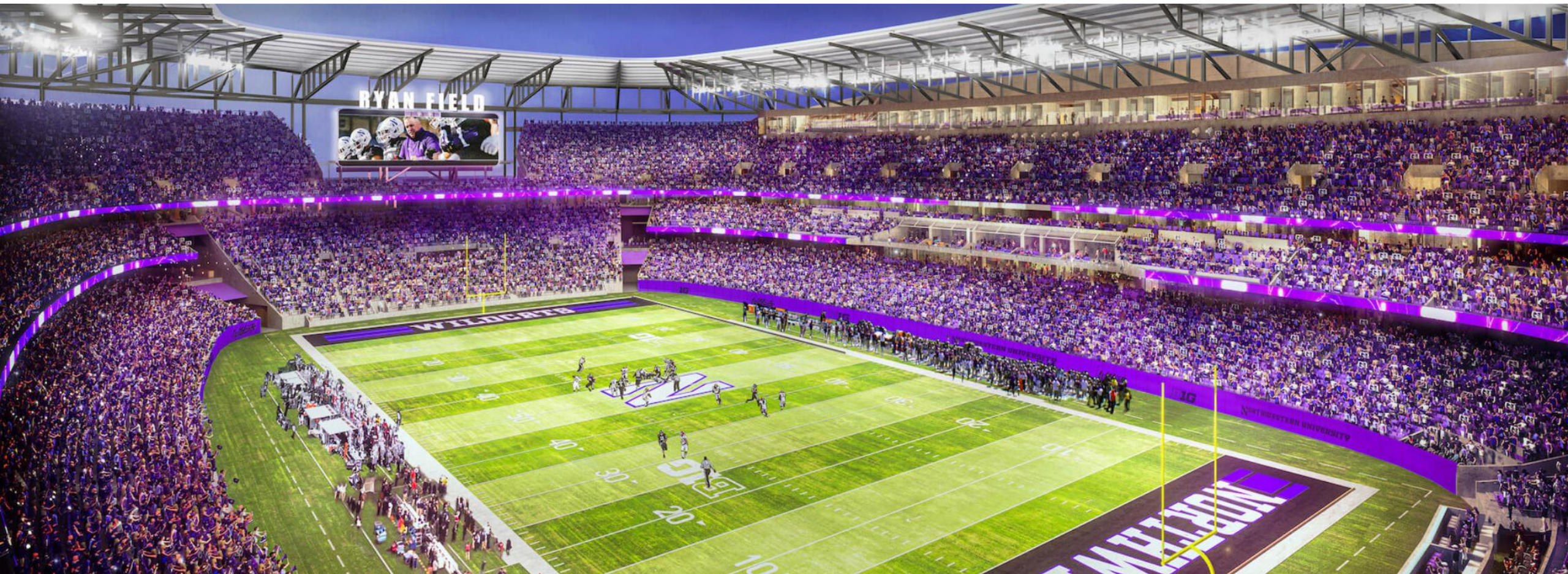
(p. 83 of City’s Impact Study)



Canopy: “Very Limited” Benefit

“The canopy itself? So, it's actually structural steel roofing material.... So, the attenuating factors are primarily based on the roofing material that is creating the canopy itself. So, **it's very limited as far as the benefit that that brings....**”

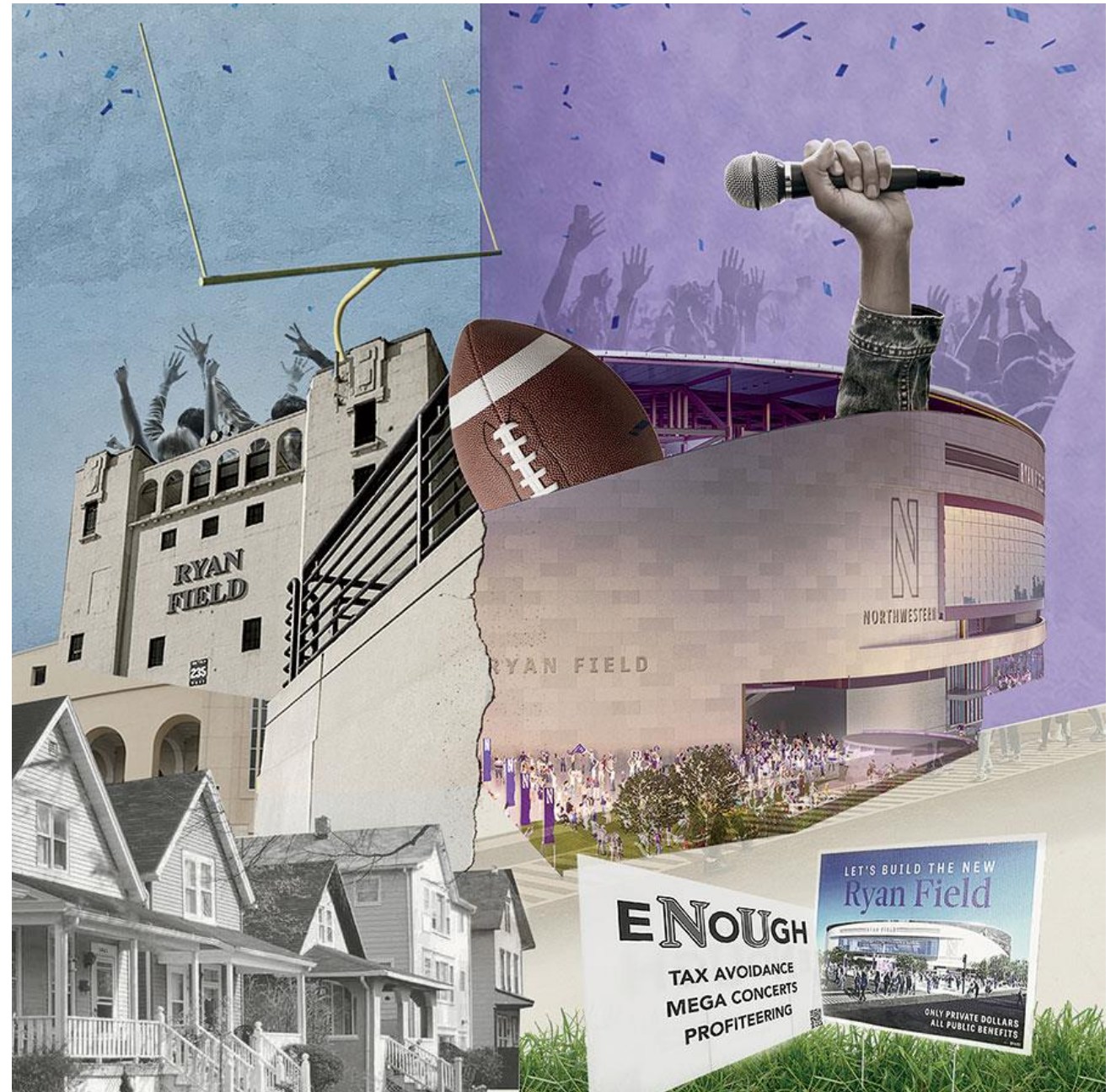
— Dan Loosbrock, Project Manager (9/6/23 LUC hearing)



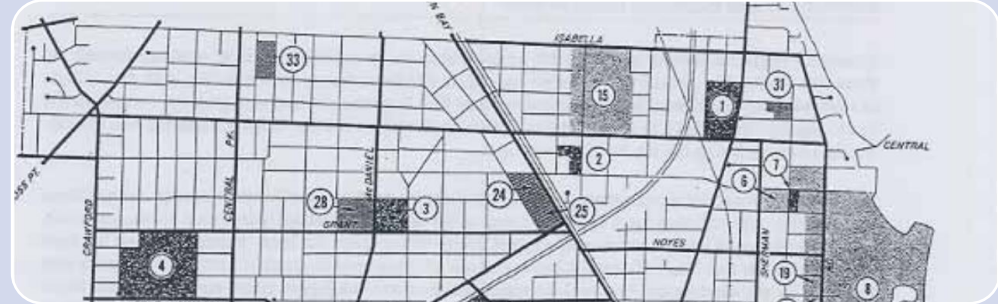
Economic Impact Study: “Without Sufficient Supporting Data”

“The Tripp Umbach report provides only its top-line findings **without sufficient supporting data** that would help explain how the analysis arrived at those findings.... There is a **lack of input on negative impacts** or cost of the projects such as substitution effect.... **Much more information would need to be provided** for the readers to be able to assess the reasonableness of the overall analysis....”

(p. 8 of City’s Impact Study)



High Burden for Institution to Change Zoning



Evanston Zoning Ordinance

- “This amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy.” (§ 6-3-4-1)

Evanston Comprehensive Plan

- “As a goal, Evanston should support the growth and evolution of institutions so long as the growth does not have an adverse impact upon the residentially-zoned adjacent neighborhoods.” (Chapter 6)

Camiros' Key Findings:

The proposed development will change the character of the neighborhood and impact the quality of life for surrounding residents.

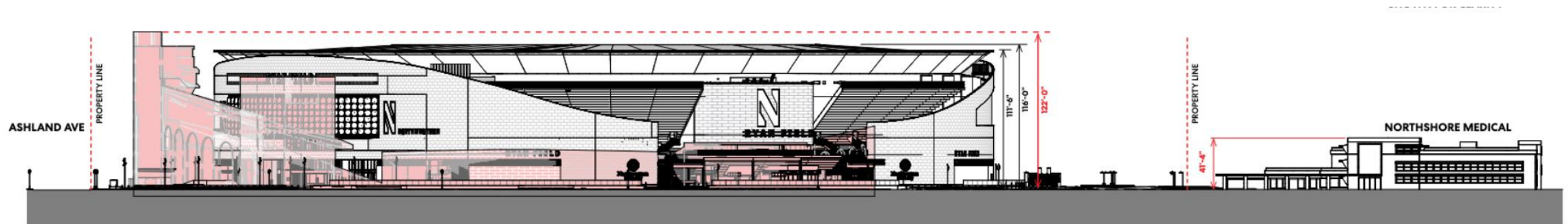
- The proposed development will ***generate significant impacts*** for residents in the surrounding neighborhood.
- The impacts will be generated by the dramatic intensification of ***non-athletic activities*** within the U-2 District.
 - Based on the activities allowed in the current text amendment, Camiros projects annual attendees at events in the U-2 District ***to increase from 263,135 in 2022 to 1,334,135.***
 - The text amendment allows for ***no limits*** on the number of some activities which could result in a ***far higher level of attendees.***
 - Impacts to surrounding residents in terms of traffic congestion, noise, parking and objectionable conduct by attendees will be ***proportional to the increase in attendees.***
 - The measures the petitioner has offered to ***mitigate these impacts are inadequate.***



Camiros' Key Findings:

The proposed physical improvements are insufficient to mitigate the impacts.

- The program of development/on-site improvements *fails to mitigate the impacts* of the activity program.
- On-site parking is *inadequate to meet parking demand* for the proposed activity program.
- On-site improvements *cannot mitigate the traffic* congestion impacts.
- The new stadium is designed to facilitate entertainment and cultural events, but will *create height impacts* in certain places.
- *Secondary impacts* will occur and are impossible to anticipate or quantify.

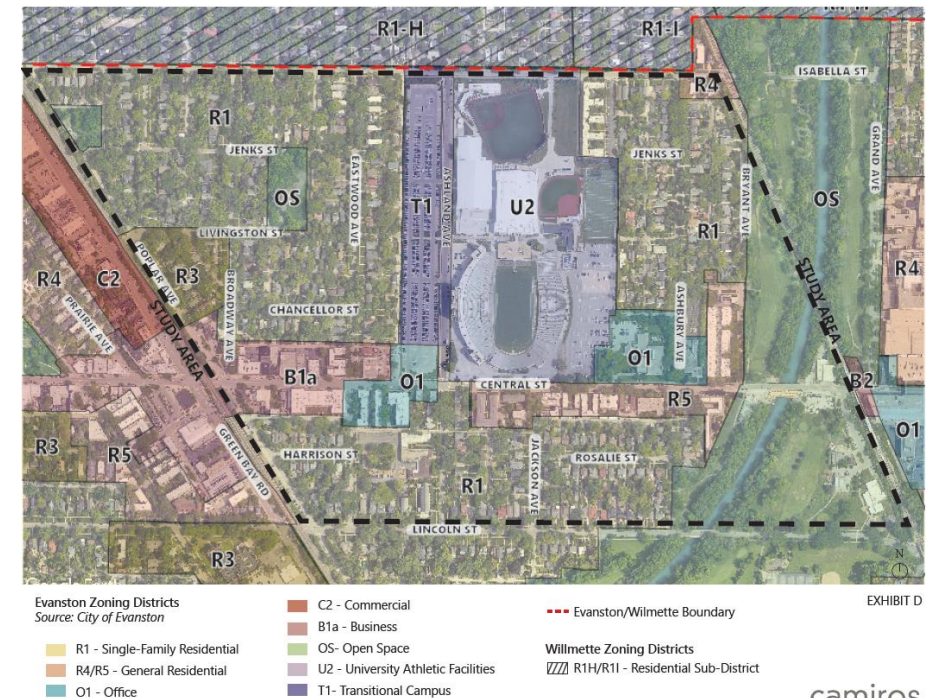


SITE ELEVATION - CENTRAL ST

Camiros' Key Findings:

There is little support in Evanston's existing planning policies for the proposal.

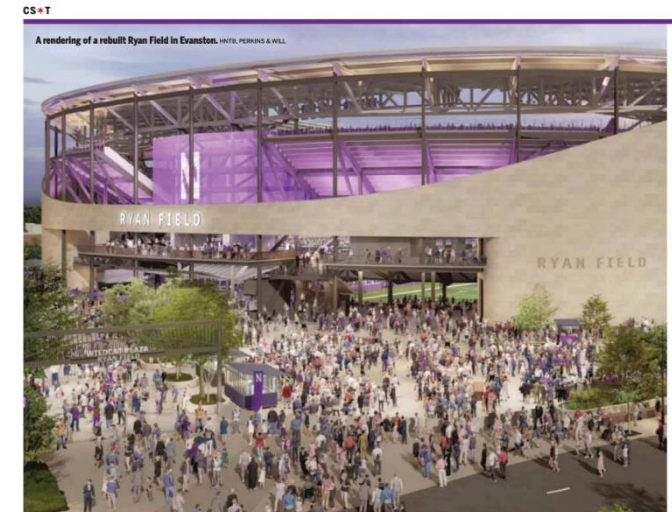
- Within the “Institutional” section of the Plan is this policy: *As a goal, Evanston should support the growth and evolution of institutions so long as the growth does not have an adverse impact upon the residentially-zoned adjacent neighborhood.*
- *What is the imperative?* Why is Evanston being confronted with this decision to radically change this part of the community?
- Decisions on major community development initiatives are usually *guided by a vision*. In this case, there is no vision for the neighborhood or the broader community.
- The only vision that has been advanced is the petitioner's vision for its own property.
- The proposed development will *impact/affect the surrounding neighborhood* and a vision for the health and well being of the neighborhood and its residents is needed.



Camiros' Key Findings:

The text amendment does not provide adequate City control.

- The existing U-2 District regulations are not well crafted but provide the City with a high level of control.
- Complex text amendments crafted by petitioners/developers are self serving. In zoning the term “the devil is in the details” is particularly applicable. Caution is warranted.
- The proposed text amendment incorporates existing flaws in the U-2 District and adds ambiguous provisions that will be difficult for the City to administer and enforce.
- The presumption is that the uses/activities allowed in the text amendment would all occur within the new stadium, but they could be staged anywhere in the U-2 District.
- Many new terms used in the text amendment need to be defined in order to provide the appropriate level of control.



Northwestern's plan to rebuild Ryan Field will cause traffic, noise problems for Evanston Hospital

BY RONALD MEYER, M.D.

As a retired physician, I worry what will happen if Evanston approves Northwestern University's plan for concerts and mega-events at a rebuilt Ryan

Field stadium. Specifically, I worry about the impact on Northwestern University Health System's Evanston Hospital, which stands just 2,000 feet away from the proposed arena.

Northwestern's plan will restrict hospital

access and subject patients and caregivers to noise that is incompatible with the standard of care.

I remember my nights and weekends on call when I was practicing. For emergency surgery, life-threatening obstetric complications, trauma, strokes and heart attacks, we needed to quickly assemble a team of operating room staff, nurses, X-ray techs, anesthesiologists, radiologists, cardiologists and surgeons. Most of these folks were not already at the hospital but had to drive in, park, change into scrubs, and assess studies before they could treat the patient. With a patient hemorrhaging after a cesarean section, an evolving stroke, or some other urgent condition, minutes can make the difference between recovery and permanent disability — or even death.

In May of this year, concert traffic choked the streets of Tinley Park near the Credit Union 1 Amphitheatre, where would-be concertgoers sat in cars for several hours. Many saw only the tail end of the show or missed it entirely. Northwestern, even with

PROPERTY VALUE IMPACT STUDY

FOREST HILLS STADIUM, QUEENS, NY

Sports Complex and Attached Open-air Concert Venue

- The Forest Hills Stadium, a 16,000 person capacity open-air venue constructed in 1923, sat vacant from 1997 through August 2013, at which time concerts were reintroduced to the venue.
- The venue is surrounded by primarily residential uses and the return of concerts in 2013 has caused a deteriorating relationship between the Forest Hills Stadium ownership and local homeowners.
- The Forest Hills Stadium is one of the oldest Professional Tennis venues in the US, holding 60 US Opens, 38 tennis courts, and an Olympic Swimming pool
- In 2014, the Stadium was upgraded with a permanent stage, new seating and an expanded concourse to be a fully functional for-profit outdoor concert venue with up to 30 shows per year.
- CohnReznick studied the Forest Hills neighborhood because it shares similarities to the community surrounding Ryan Field.
 - Easy access to various forms of public transit such as train lines and bus routes
 - Both neighborhoods are comprised of primarily residential uses
 - Both neighborhoods are a unique quiet residential pocket within the larger metropolitan area



Forest Hills Stadium



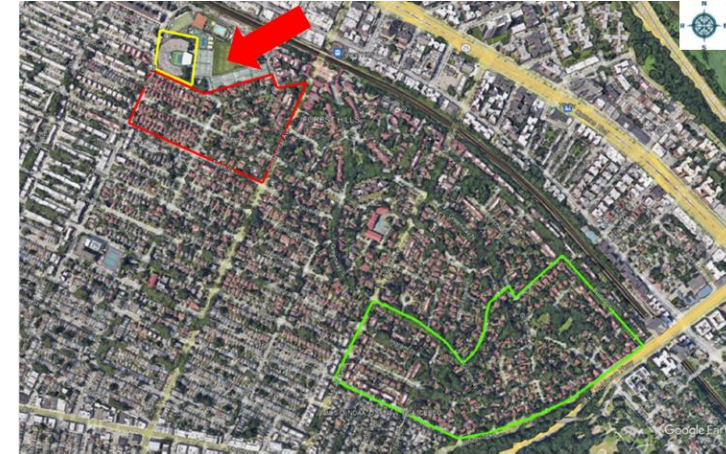
Forest Hills Stadium

PROPERTY VALUE IMPACT STUDY

FOREST HILLS STADIUM, QUEENS, NY

Sports Complex and Attached Open-air Concert Venue

- A study of freestanding single-family homes in two-block radius (Test Area) of the stadium indicated an approximately **-2.85 percent** difference of median sales price per square foot to freestanding single-family homes in a Control Area (removed from potential stadium negative externalities).
- The median difference from list to sale price for was **-10.56%** for the Test Area Sales while the median difference from list to sale price for the Control Area Sales was **-6.3%**.
- Appreciation rates were 13% higher in the Control Group
- The median days on market for the Test Area Sales (190 days) was 7.3 percent higher than the median days on market for the Control Area Sales (177 days)



Test and Control Areas



Target Area – Example
65 Continental Avenue, Flushing, NY



Control Area – Example
11507 Union Turnpike, Flushing, NY

Local broker from eXp Realty indicated that “there have been disputes between the Forest Hills Gardens Corporation and the stadium with regards to safety protocols, street closures and where concert goes fan out...Noise, parking and safety is a concern [for local homeowners].”

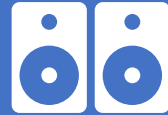
PROPERTY VALUE IMPACT STUDY

FOREST HILLS STADIUM, QUEENS, NY

- Hughes/Sirmans Traffic Study:
 - 362 residences from 1985 thru 1989 in Baton Rouge, LA
 - Modeled low vs high traffic areas
 - **“The significant coefficient of about 8.8% indicates that houses in the pooled sample that are in high traffic streets sell for a substantial discount over houses on low traffic streets” and that “the market not only adjusts house values for the effects of traffic at extremes but also on on a relative level.** (Hughes, Journal of Regional Science, Vol 32, No.4 1992)
- Swoboda, Nga, Timm Traffic Study:
 - 42,083 home sales studied in St. Paul, MN
 - Noise modelling software, MNDOT traffic info
 - **“A one decibel difference in noise will, on average, have sales prices roughly 0.27 percent lower at the noisier location.”**
(Swoboda, Nega, Timm, Journal of Regional Science, Vol 55, 2015)
- Wilhelmsson Sound Study:
 - 292 residences between 1986 and 1995 in Stockholm, Sweden
 - Analogous homes all built in the 1930's
 - **“The empirical analysis suggest an average noise discount of 0.6% of the house price per decibel or a total discount of 30% of the price for a house in a noisy location compared with a house in a quiet one.”**
(Wilhelmsson, Journal of Environmental Planning and Management, 2000)
- Linberger Study:
 - **“There is broad acceptance by professionals brokering, valuing and financing single-family homes that higher traffic levels negatively impact value. Buyers and sellers also accept this premise and academic research supports it as well. Value reductions tend to increase in tandem with traffic volumes.”**

Each Application Must Be Considered Separately

Zoning Amendment: Concerts/Commercial Events



Consistent with the goals, objectives, and policies of the Comprehensive General Plan?

Compatible with the overall character of existing development in the immediate vicinity?

Adverse effect on the value of adjacent properties?

Adequacy of public facilities and services?

(§ 6-3-4-5)

Special Use/Planned Development: Ryan Field Rebuild



Has applicant met each one of the multitude of standards for a special use and a planned development?

(§§ 6-3-5-10, 6-3-6-9, 6-15-1-9)

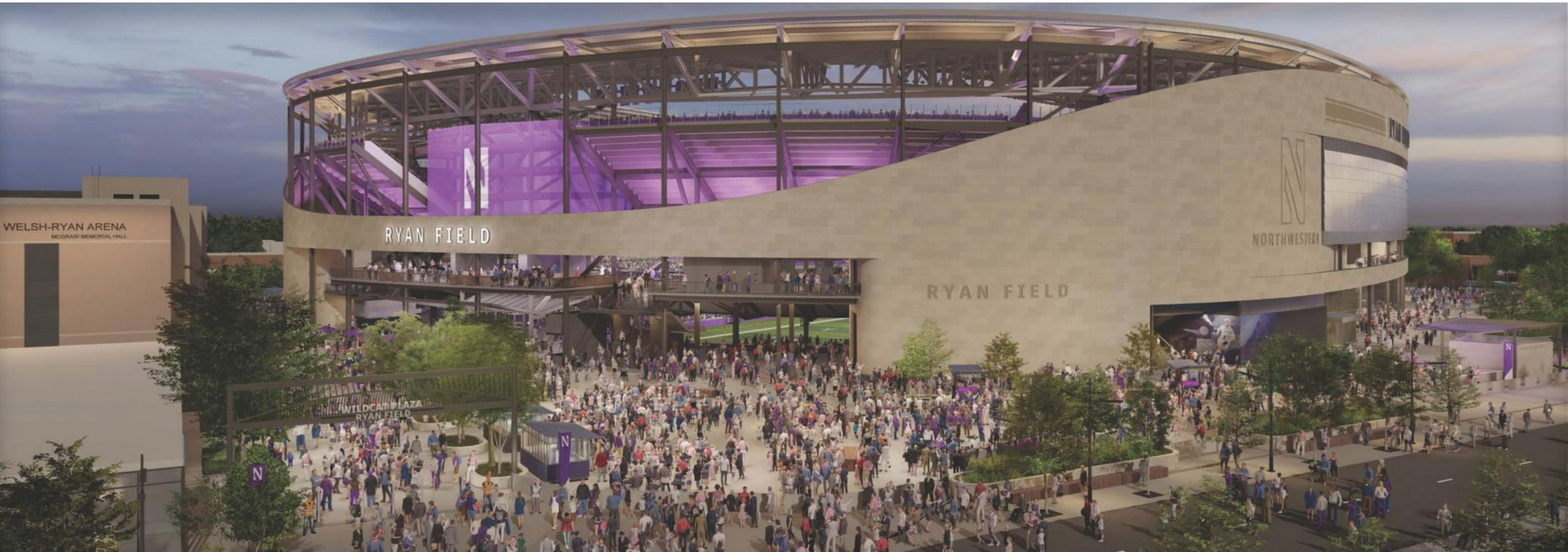
Do the proposed public benefits justify excess site development allowances, including provision of only $\frac{1}{3}$ of required on-site parking?

(§§ 6-3-6-5, 6-3-6-6, 6-3-6-9)

City Staff: “A Number of Concerns”

“[O]pening up additional events to up to 28,500 attendees at Ryan Field and having up to 7,500 attendees at outdoor events up to 60 total days throughout the year is a significant increase in attendees, which as noted above results in **a number of concerns for City staff related to parking, traffic circulation, level of service of surrounding streets and intersections, and sound** attenuation for the surrounding community.”

(p. 46 of 9/6/23 LUC packet)



Zoning Amendment Fails to Meet Any Standard

Standards for Amendments (§ 6-3-4-5)	Weight of the Evidence	Meets / Does Not Meet
Consistent with the goals, objectives, and policies of the Comprehensive General Plan?	"Inconsistent with several fundamental policies" (Camiros) "They seek to change the standards" (Central Street Neighbors) "Completely afoul of what the [Plan] requires" (Gingold)	Does Not Meet
Compatible with the overall character of existing development in the immediate vicinity?	"Incompatible with the surrounding neighborhood" (Camiros) "Warps neighborhood character" (Central Street Neighbors) "Completely out of character" (Gingold) Noise codes exceeded (Arup)	Does Not Meet
Adverse effect on the value of adjacent properties?	"Quantifiable negative impact" (Cohn-Reznick)	Does Not Meet
Adequacy of public facilities and services?	Inadequate parking, street capacity, and public transit services (DESMAN, Greenlight, Proskie)	Does Not Meet

Evidence in the Record Supports Three Conclusions



Standards for a zoning amendment are not met and the amendment cannot be recommended to City Council.



Requested site development allowances, including for extremely inadequate parking, are not justified by the minimal public benefits proposed.



Current application for a special use/planned development is deficient and cannot be recommended to City Council.