

# Campus Planning DESIGN GUIDELINES

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## 3. DISTRICT BY DISTRICT CAMPUS PLANNING DESIGN GUIDELINES

The Big Move

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Connectivity and Public Realm

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# Design Framework

## Evanston Campus Design Principles

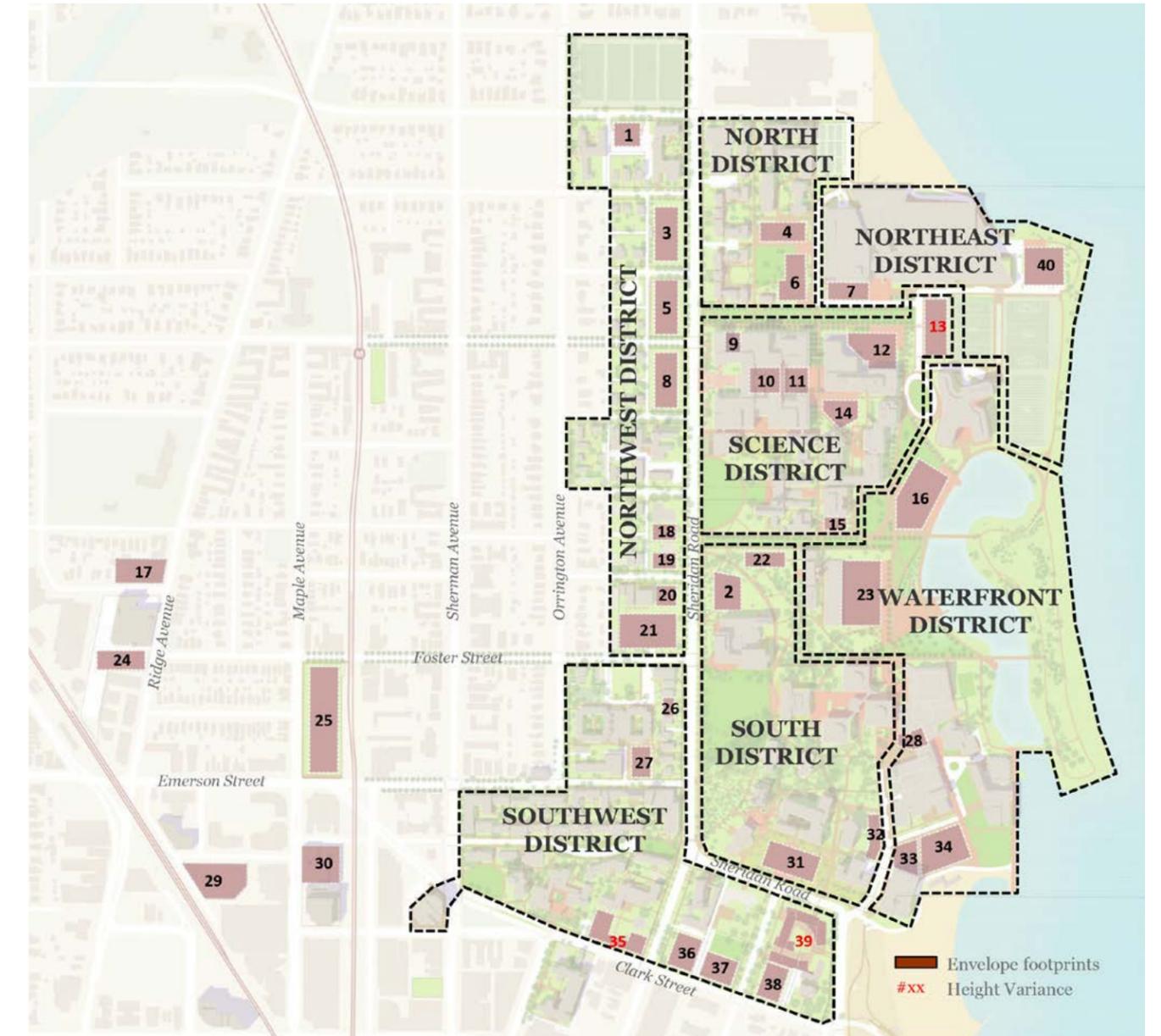
For the purpose of future planning and design, Evanston Campus is divided into Geographical Districts with potential parcels for building development. Each District footprint is based on multi-layer principles of history, discipline, character, circulation and geographical nature

## Development Opportunities

Specifically, Evanston Campus is comprised of seven Geographical Districts as outlined on the adjacent graphic.

Within each Geographical District the attached map graphic indicates by numbers potential land parcels for future development. To the left of the map a chart outlines the potential building square footage for each parcel of land area.

Site ID #	Viable Capacity (80%)
1	41,000
2	125,000
3	84,000
4	110,000
5	82,000
6	144,000
7	96,000
8	82,000
9	38,000
10	101,000
11	82,000
12	130,000
13	218,000
14	91,000
15	38,000
16	298,000
17	53,000
18	24,000
19	24,000
20	26,000
21	127,000
22	91,000
23	326,000
24	60,000
25	310,000
26	12,000
27	38,000
28	58,000
29	157,000
30	122,000
31	187,000
32	72,000
33	30,000
34	221,000
35	93,000
36	58,000
37	55,000
38	55,000
39	194,000
40	254,000



## Mobility Network

The mobility network for vehicles, bicycle, and pedestrians is a series of North-South and East-West Connectors. These mobility connectors in principle coincide with each of the defined Geographical Districts.



## Landscape Network

Similarly to the mobility network, the landscape network is defined by geography and character within each district. In addition the over arching principle for the landscape integrates the edges of each geographical zone to help unify the campus as a whole.



# Sciences District



The Science District is defined by North Tech Drive to the north, Sheridan Road to the West, Campus Drive to the East and Garrett Place to the South.

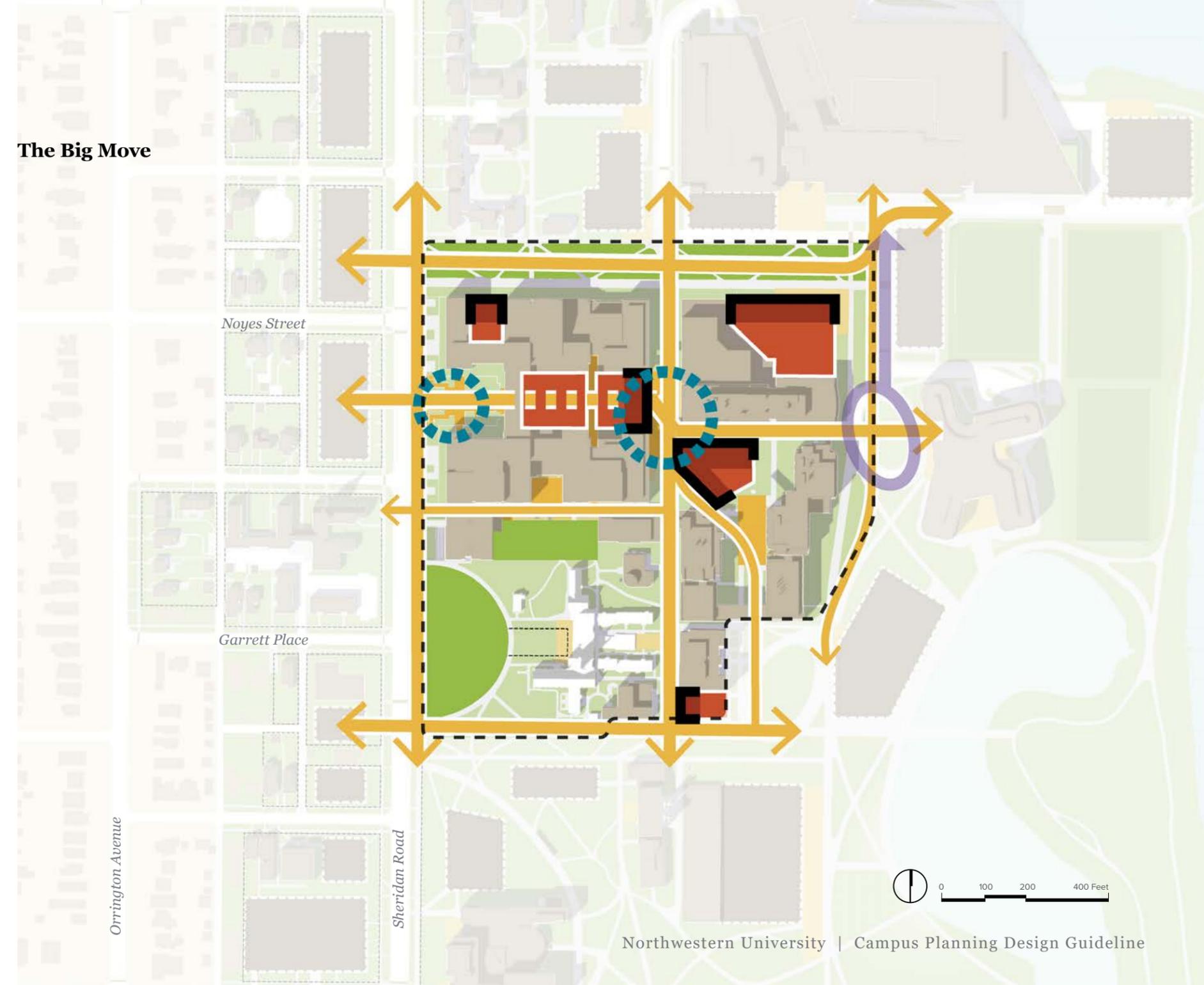
Building Parcel Development potential exists within the Technological Building footprint along with new building construction at the existing Hoagan Building, Frances Searle Building sites in addition to the open space South of the Annenberg Building.

Principles for development include strengthening motility connectors. Specific focus will define north Tech drive as a pedestrian friendly zone with a strong access link with views eastward to the lakefront.

All connectors should optimize circulation and views east to the lakefront.

Green space Development includes the the North Tech Drive West-East Pedestrian friendly coridor and the front yard at Garrett-Siminary adjacent to Sheridan Road.P

## The Big Move



## DEVELOPMENT OPPORTUNITIES

Development Opportunities include:

- 1.) Technological Institute Central interior and the East Exterior Plaza
- 2.) Frances Searle Building Site
- 3.) Hogan Building Site
- 4.) South Annenberg Hall Greenspace

### Connectivity and Landscape Typology:

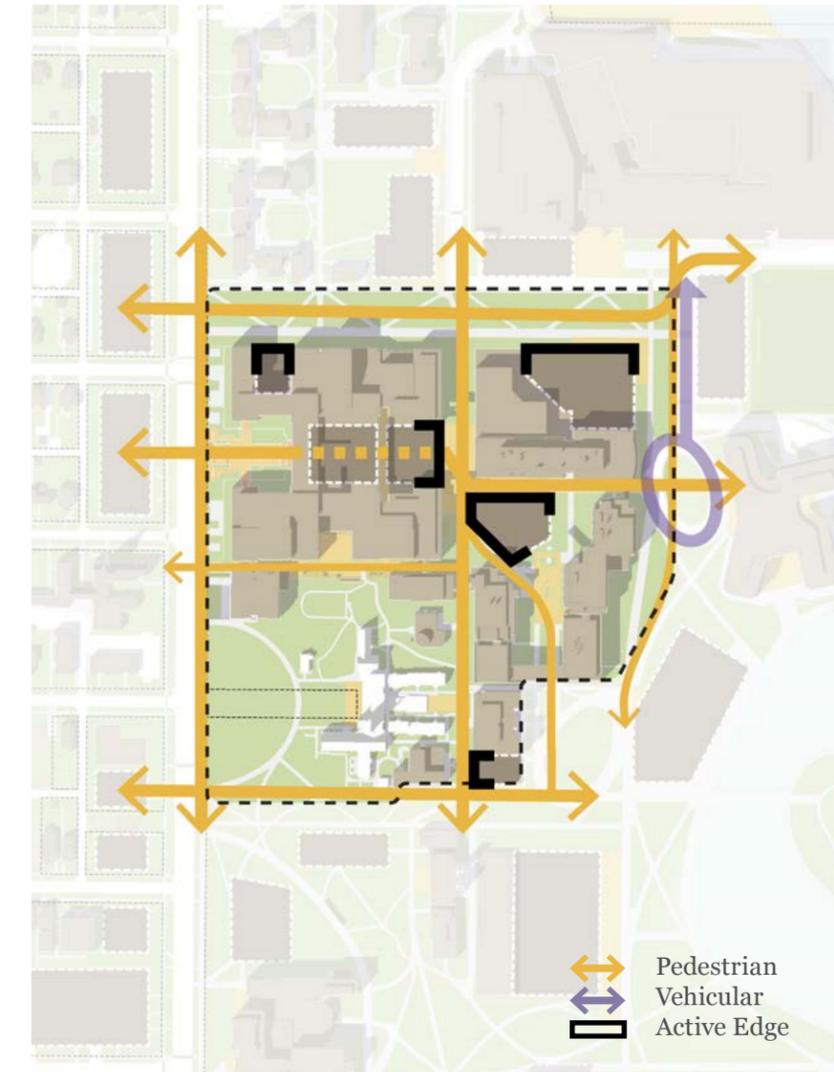
Development would help in unifying the Science district with a distinct mobility pathways integrated with enhanced plaza, recreation, transitional green spaces.

ID	Site Area	Max. GSF	Via. GSF

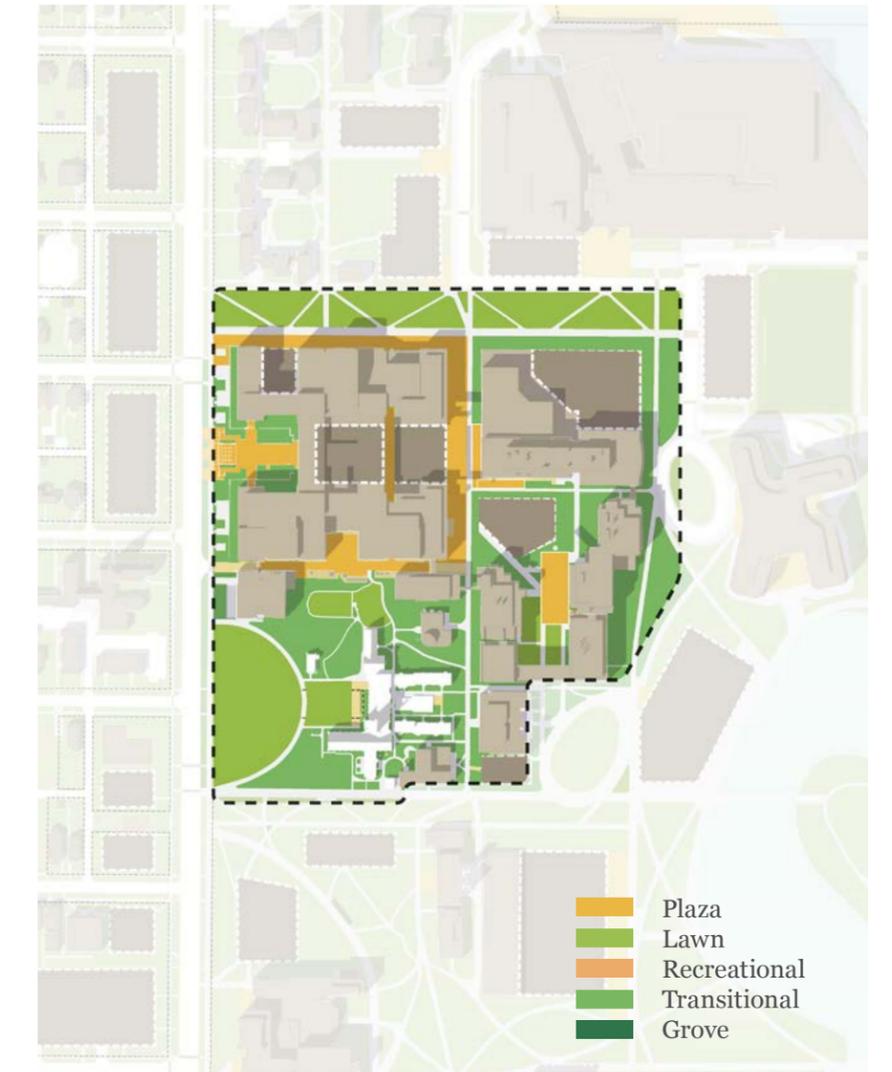
Existing FAR:  
Proposed FAR:



## CONNECTIVITY AND PUBLIC REALM



## LANDSCAPE TYPOLOGY





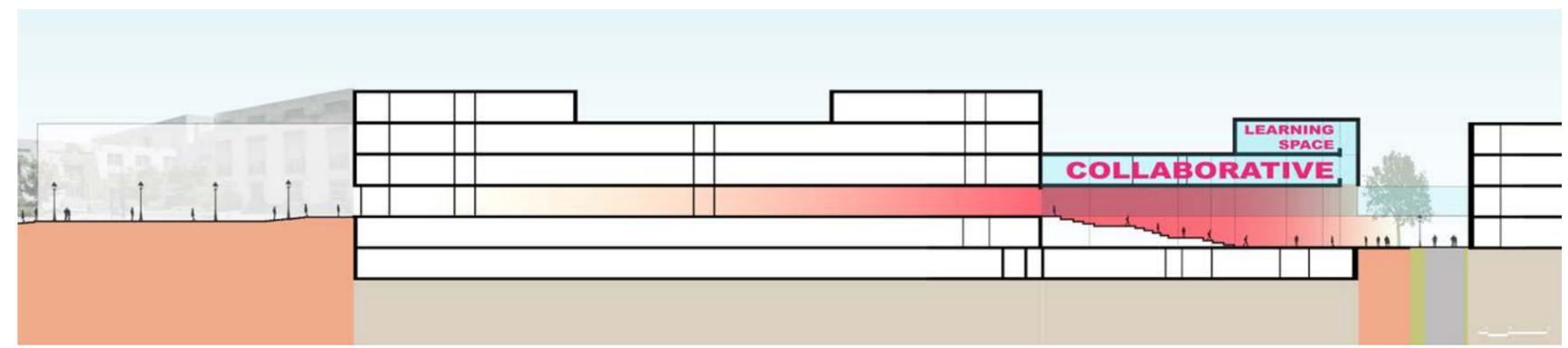
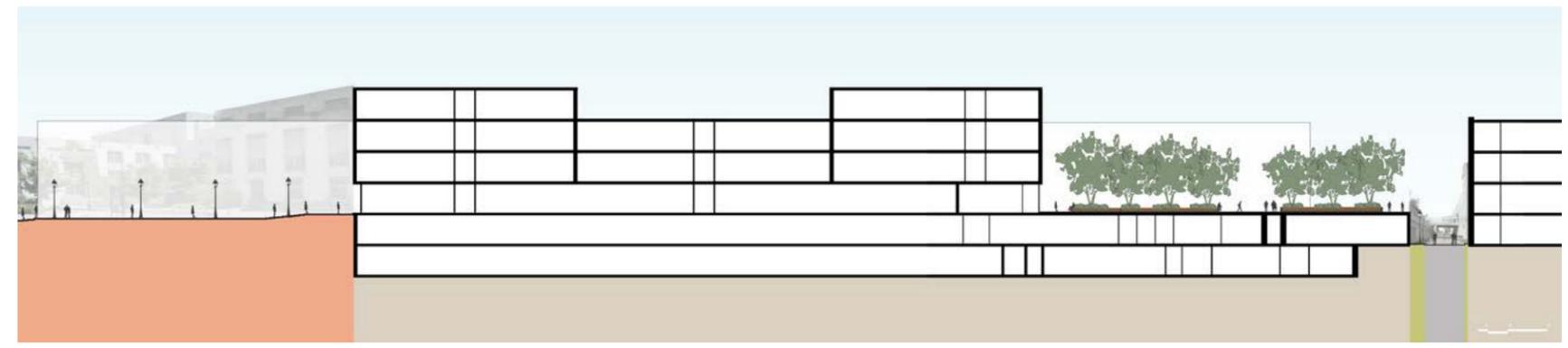


**Southwest Science District** - This photo shows the proposed area for a multi-purpose green space. The area extends west Garrett Seminary, south Ford Building and north Northwestern Place Drive. Further enhancements would include a transitional link to east Ford Building Shakespeare Garden.

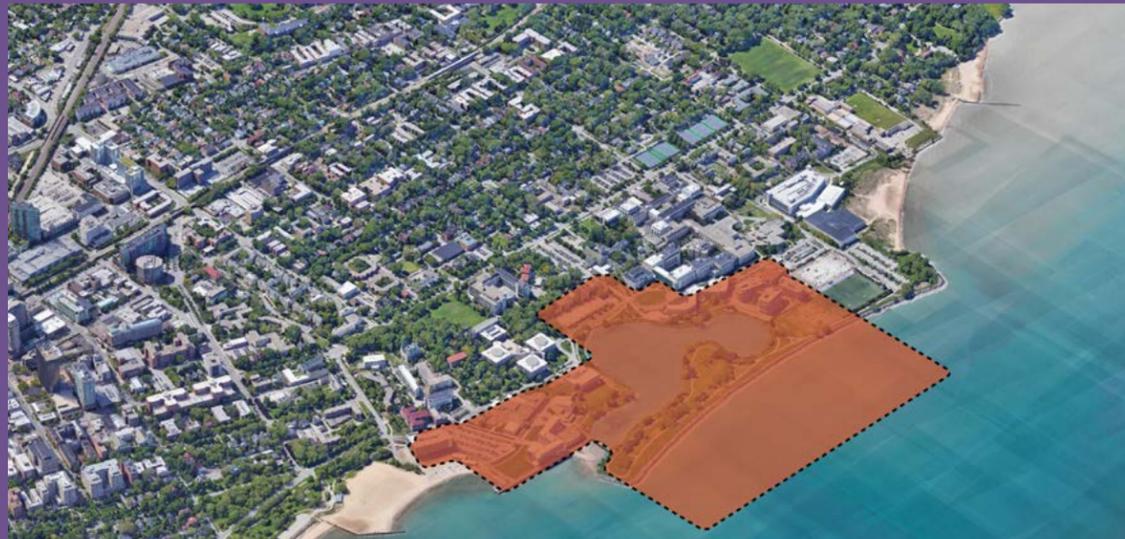
A

**NORTHWESTERN SCIENCE DISTRICT**

interior and exterior multi-level spaces should maximize water front views and multi-disciplinary collaborative spaces for learning.



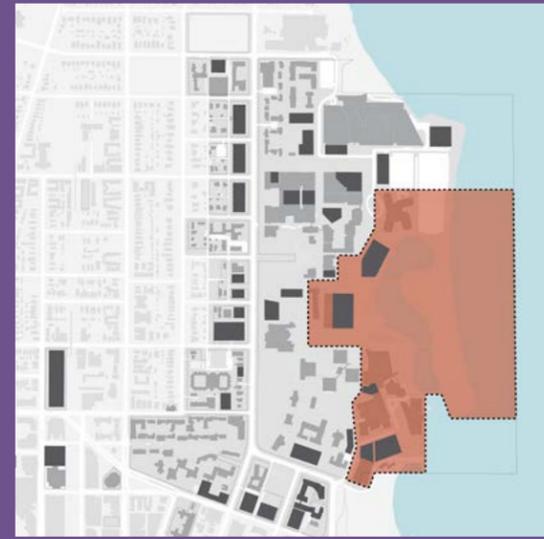
# Waterfront District



One of Northwestern's greatest assets is the Lake Michigan Waterfront on the east edge of the campus. In addition to the Lakefront, Northwestern's Cooling Pond along with 85 acres of landfill developed in the 1960's adds great respite to the built environment with it's waterfront viewshed. All planning in this district should adhere to dedicated thought and care to preserve and enhance this precious resource for future generations.

The waterfront district extends from NU south beach property line to north Kellogg building property. The site extends west to Campus drive with the inclusion of the Swift-Cresap/CUP site and east to Lake Michigan.

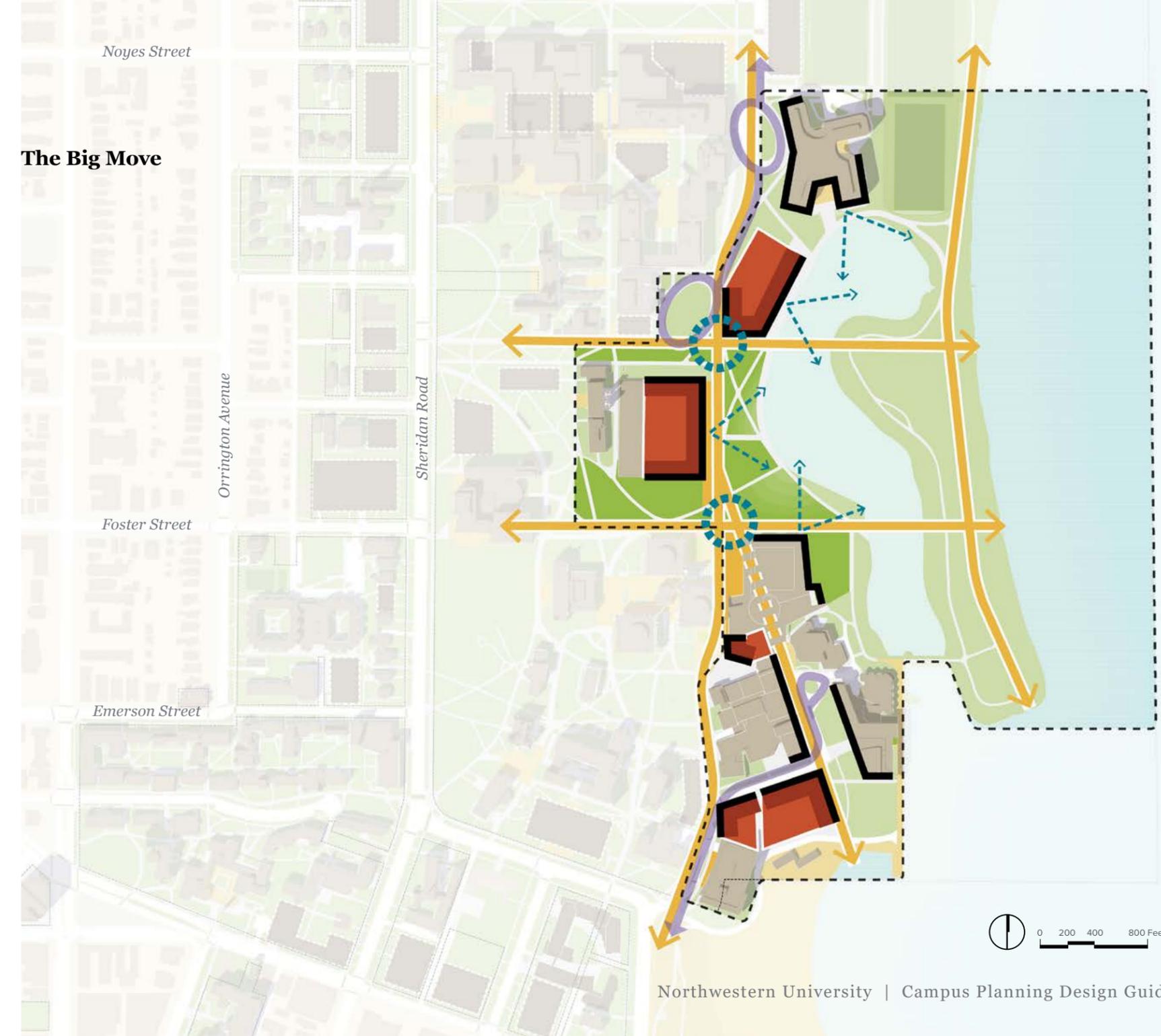
Suggested long term Building Development in this area may include capturing additional land area by filling in a portion of the cooling pond west and northwest.



Waterfront Development should take advantage of all possible waterfront views. Similar to the Ryan Music Building and the Kellogg Building new construction should become more transparent with the use of glass.

All building glass to be designed as "bird friendly" as this geographical area is a major migratory bird fly zone.

## The Big Move



### DEVELOPMENT OPPORTUNITIES

Development Opportunities include:

- 1.) Allen Center Building Site with Coolong Pond fill
- 2.) Central Utility Plant Site with Cooling Pond Fill
- 3.) South 2 story Parking Structure Site
- 4.) South Norris Center Loading Dock

### Connectivity and Landscape Typology:

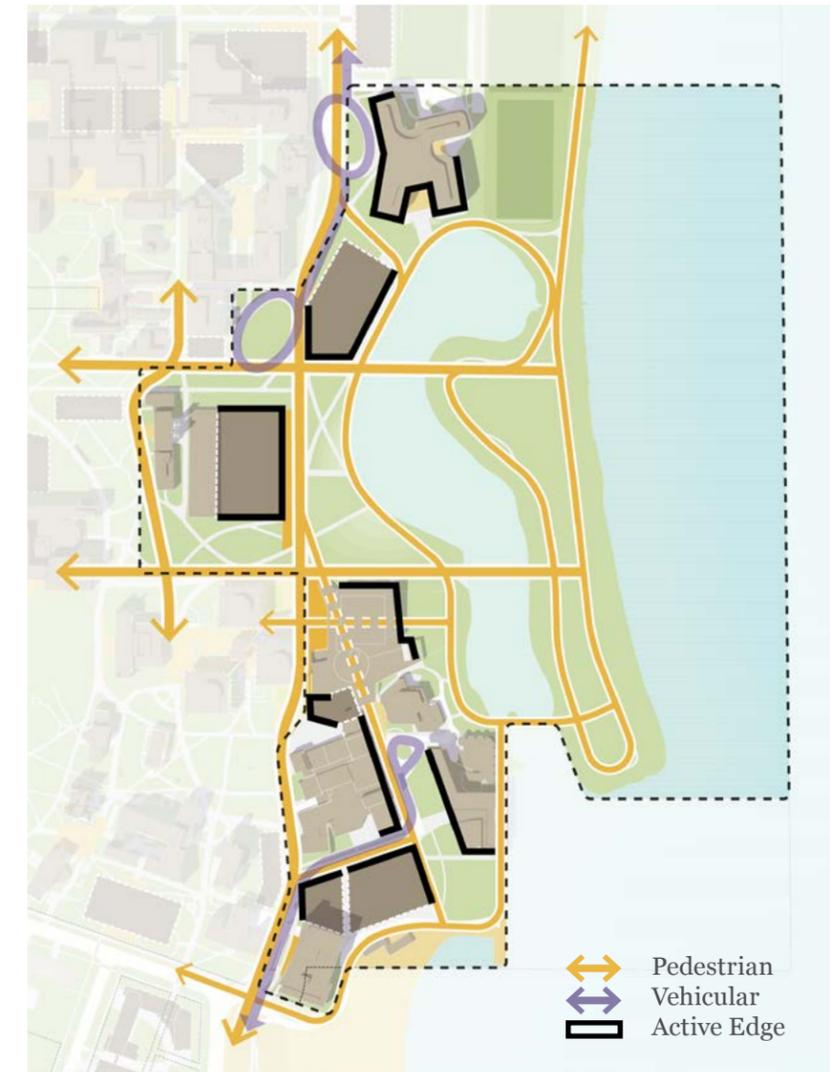
Development would help establish viewshed mobility pathways integrated with enhanced plaza, recreation, transitional green spaces.

ID	Site Area	Max. GSF	Via. GSF

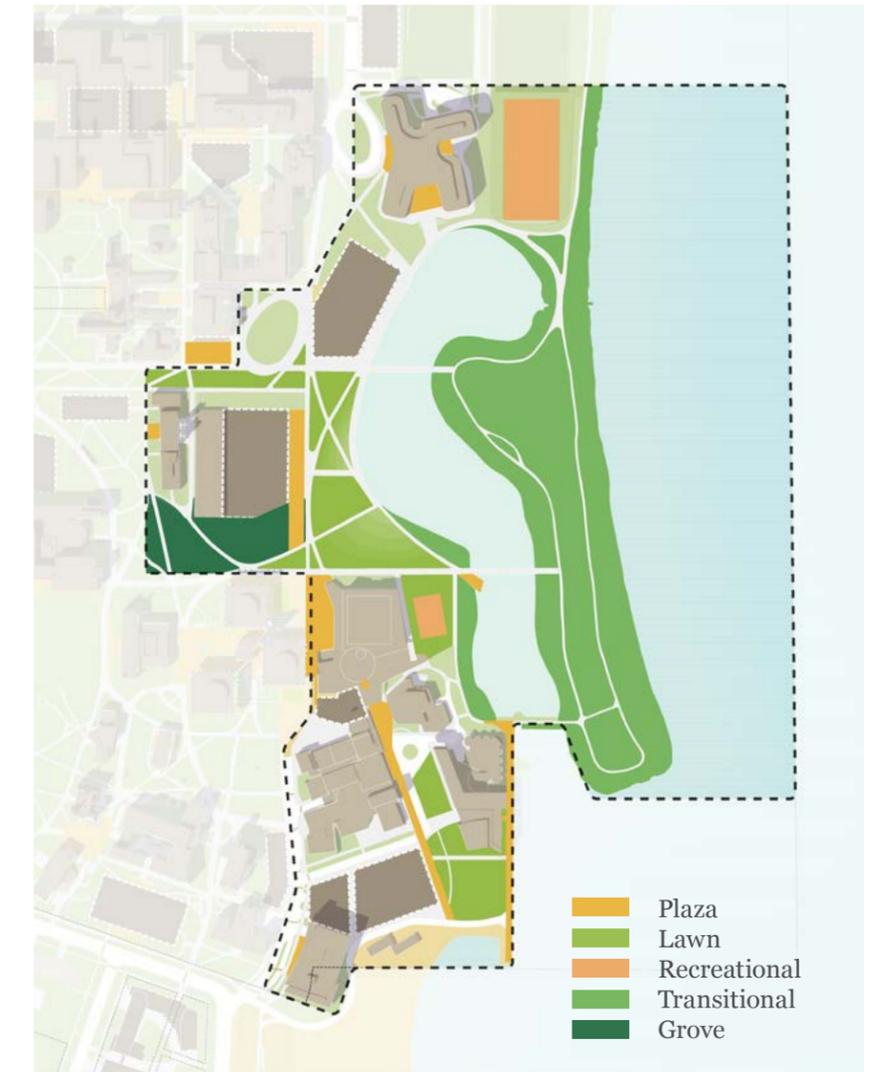
Existing FAR:  
Proposed FAR:



### CONNECTIVITY AND PUBLIC REALM



### LANDSCAPE TYPOLOGY

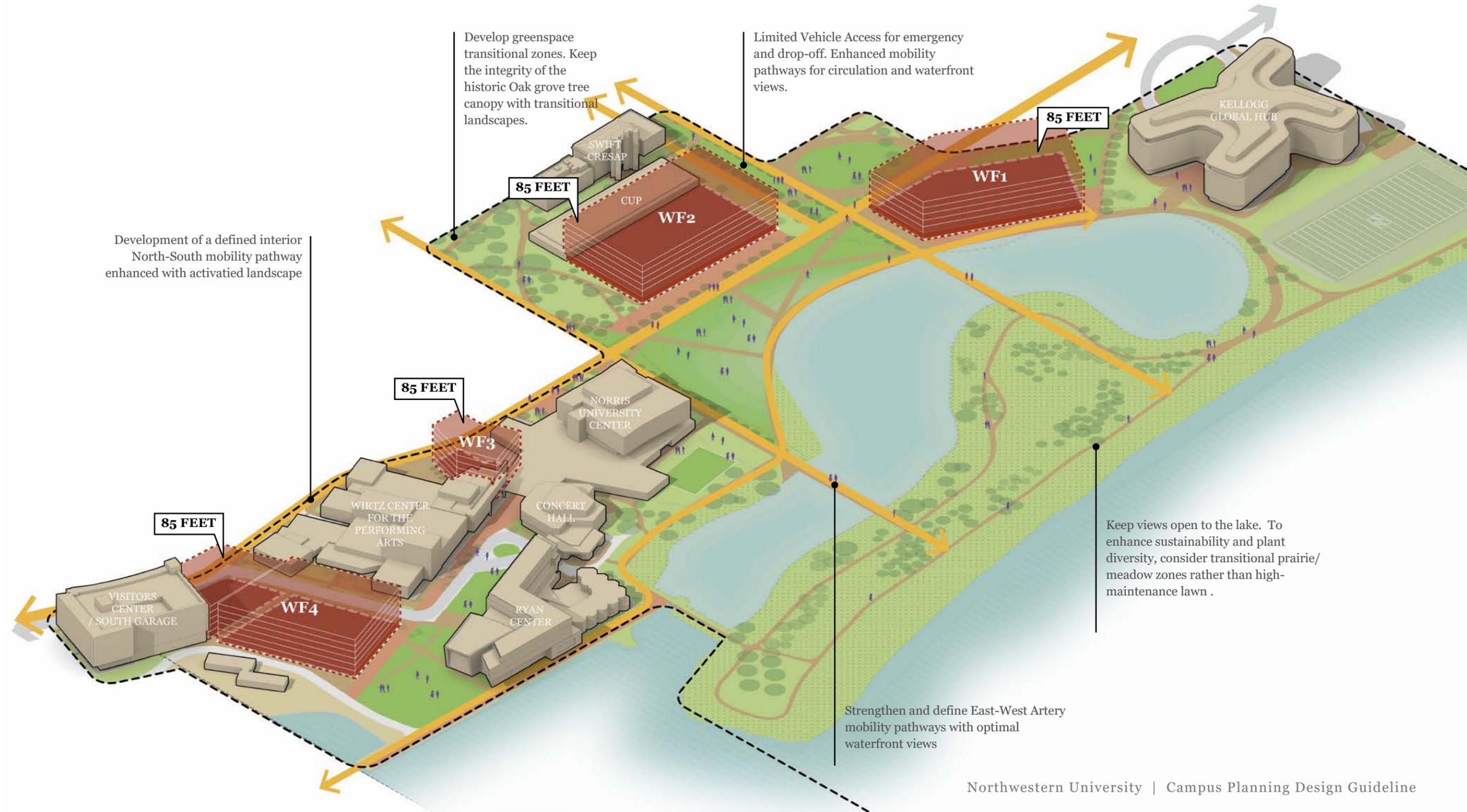


**ZONING & BUILDING HEIGHT**

**ZONING**

**BUILDING HEIGHT**

Maximize 85' Building Height for all Proposed Construction



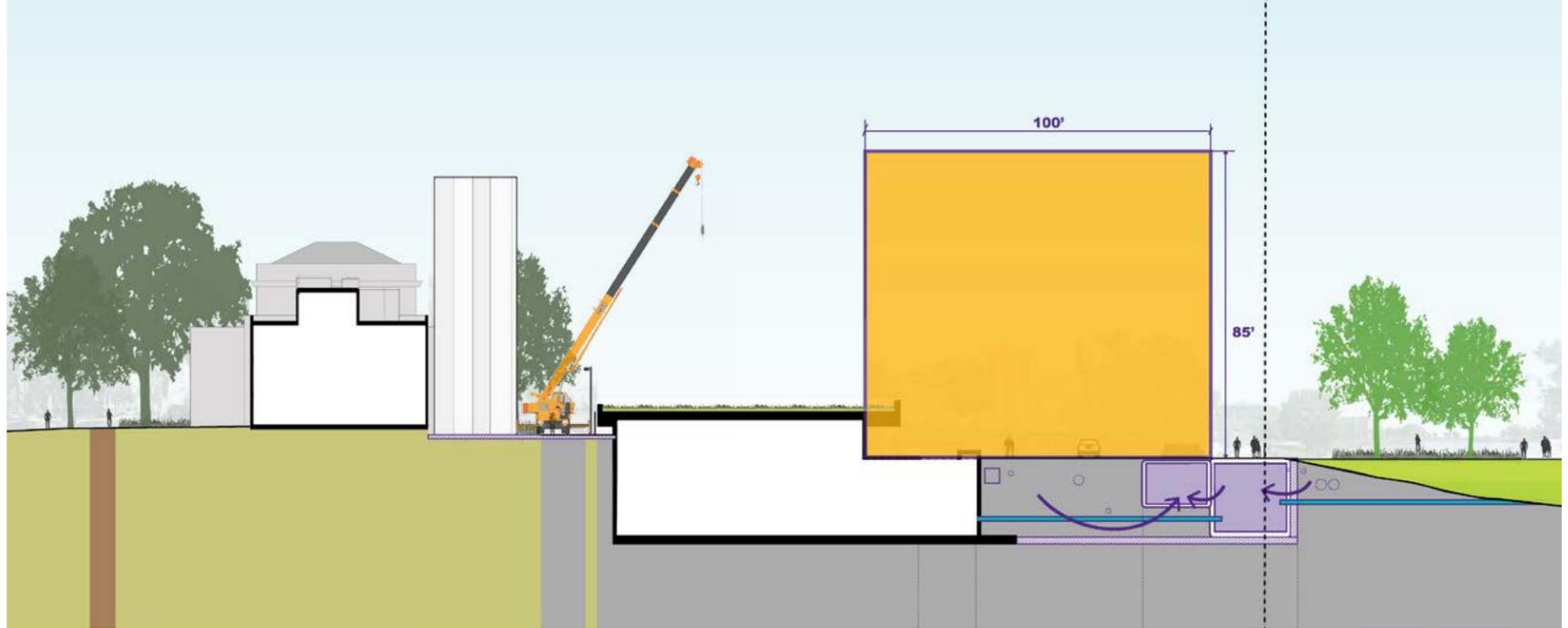


The graphic to the left shows CUP Site Development with enhanced landscaped pathways and passive/active recreation zones while maximizing waterfront view-sheds.



**NORTHWESTERN WATERFRONT**

The graphic below illustrates potential CUP Site Building Development along with underground infrastructure connection to the cooling pond.



# North District



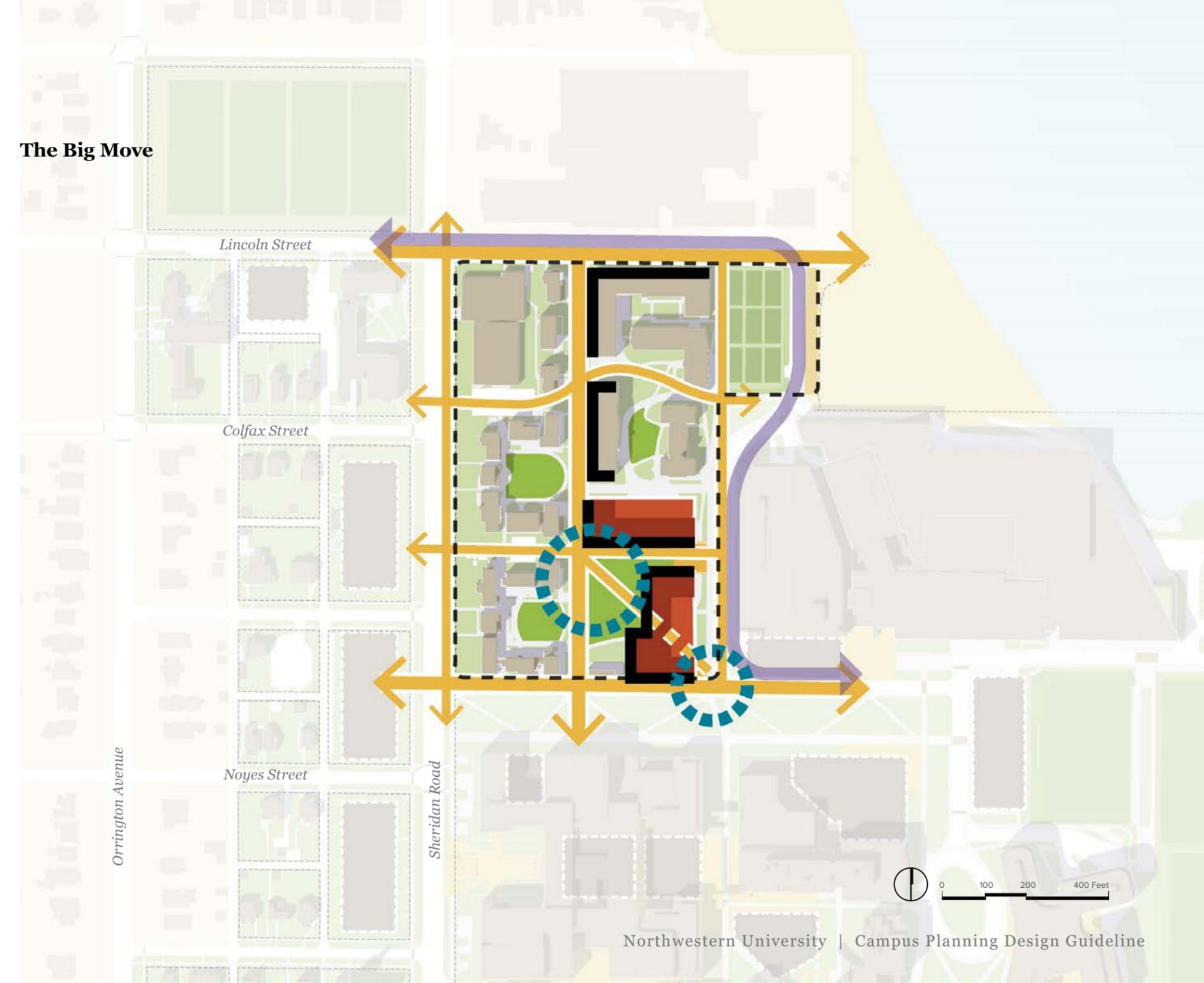
The north district is comprised of Patten Gym and residential housing. The area is bounded by Sheridan Road (west) to Campus Drive to the east.

Development in this area will help unify the area as a housing quad with defined north-south and east-west pathway circulation. Further enhancements include landscape open space for active and passive recreation use.



Development Sites include Sargent Hall Site and Bobb-McCulloch Building Site.

## The Big Move



### DEVELOPMENT OPPORTUNITIES

Development Opportunities include:

- 1.) Bob-McCulloch Hall Site
- 2.) Sargent Hall

Connectivity and Landscape Typology:

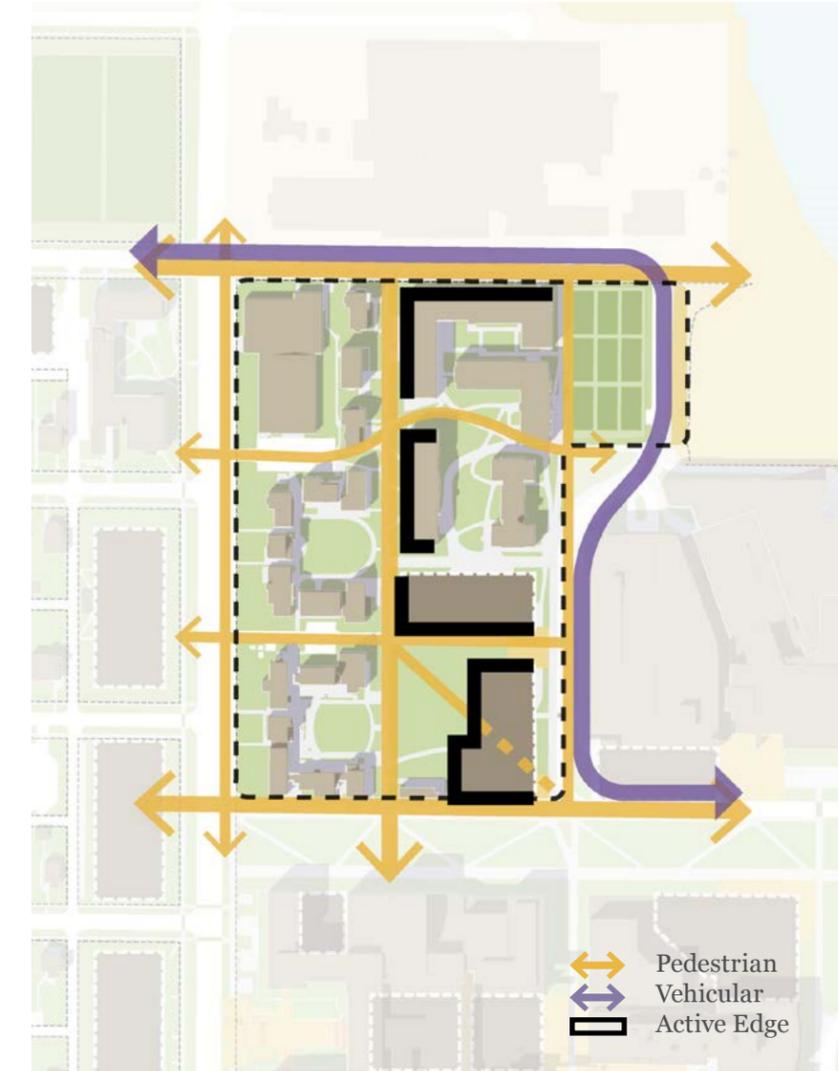
Development would help establish mobility pathways integrated with enhanced recreational green spaces for the student residential use. Optimize landscape enhancements to engage West-East North Tech Drive Path and Lincoln Street pathways while optimizing eastern waterfront view-shed.

ID	Site Area	Max. GSF	Via. GSF

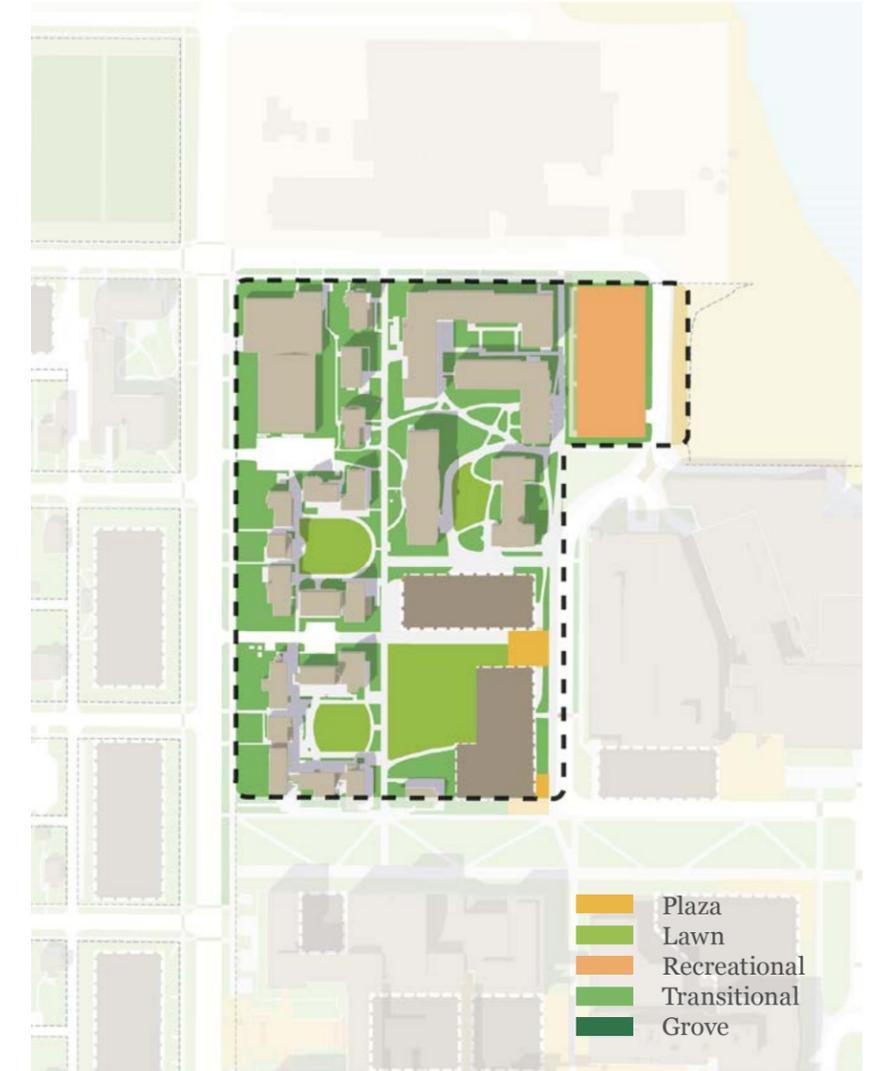
Existing FAR:  
Proposed FAR:



### CONNECTIVITY AND PUBLIC REALM



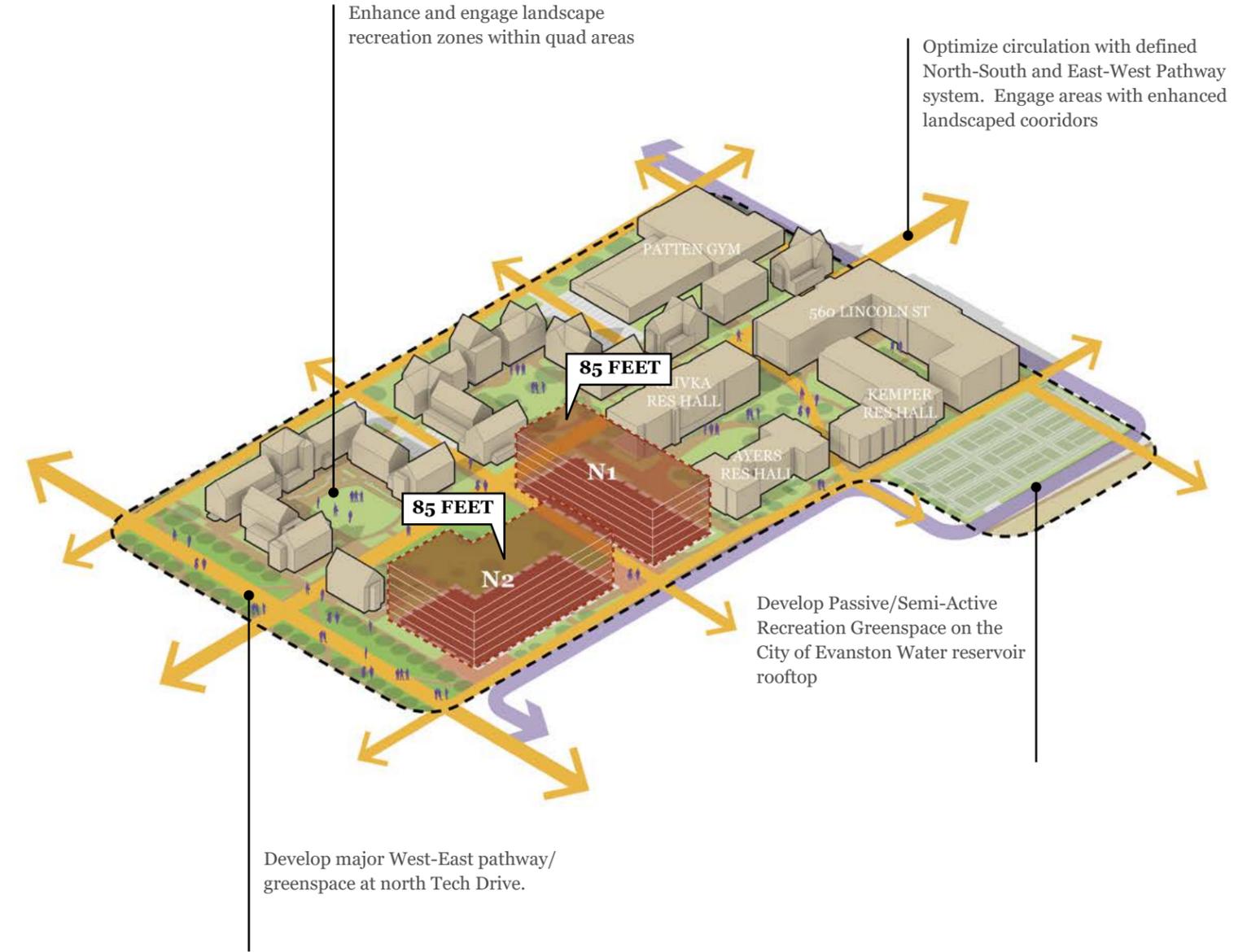
### LANDSCAPE TYPOLOGY



## ZONING & BUILDING HEIGHT

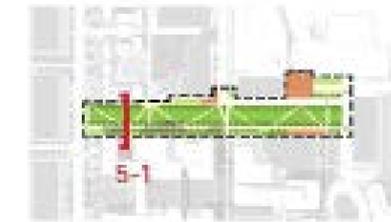
ZONING

**BUILDING HEIGHT**  
Maximize 85' Building Height for all  
Proposed Residence Hall Construction



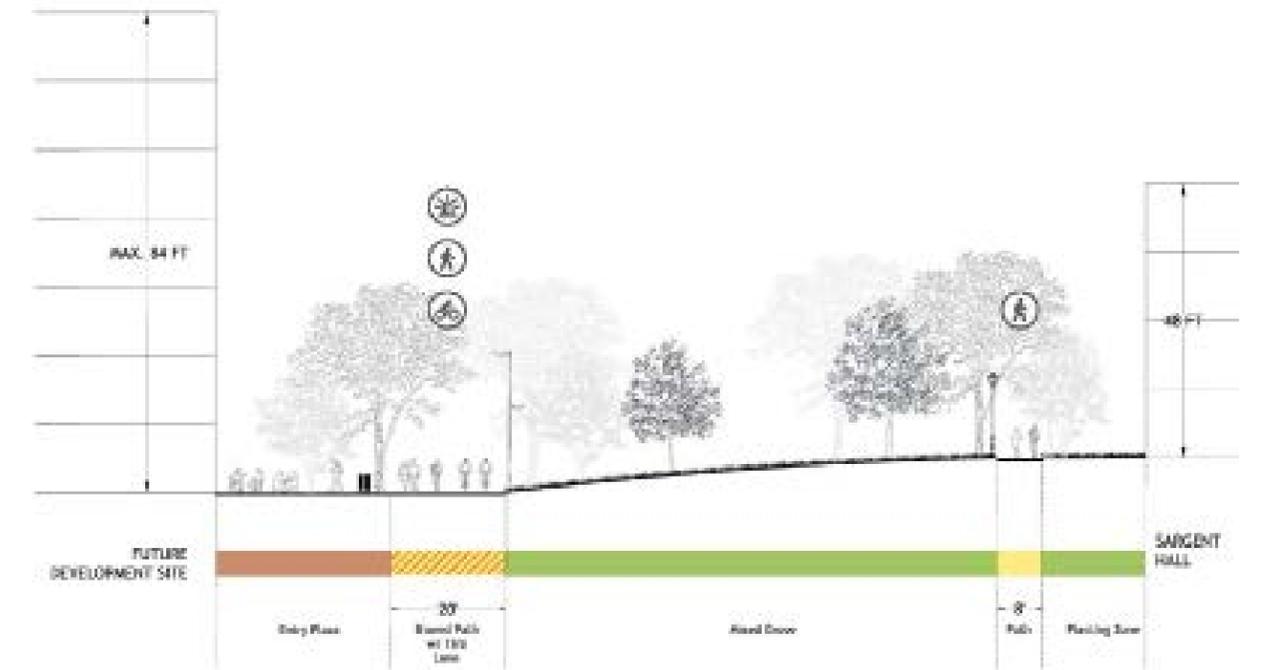


The photo to the left shows the existing Sargent Hall with Sargent Parking Lot Development Site looking east

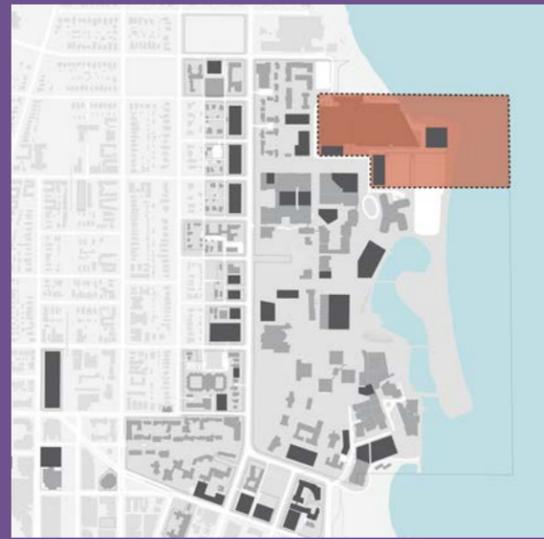


## NORTHWESTERN NORTH DISTRICT

The graphic below illustrates the proposed Sargent Hall Development Site with enhanced greenspace pathway corridors looking west



# Northeast District

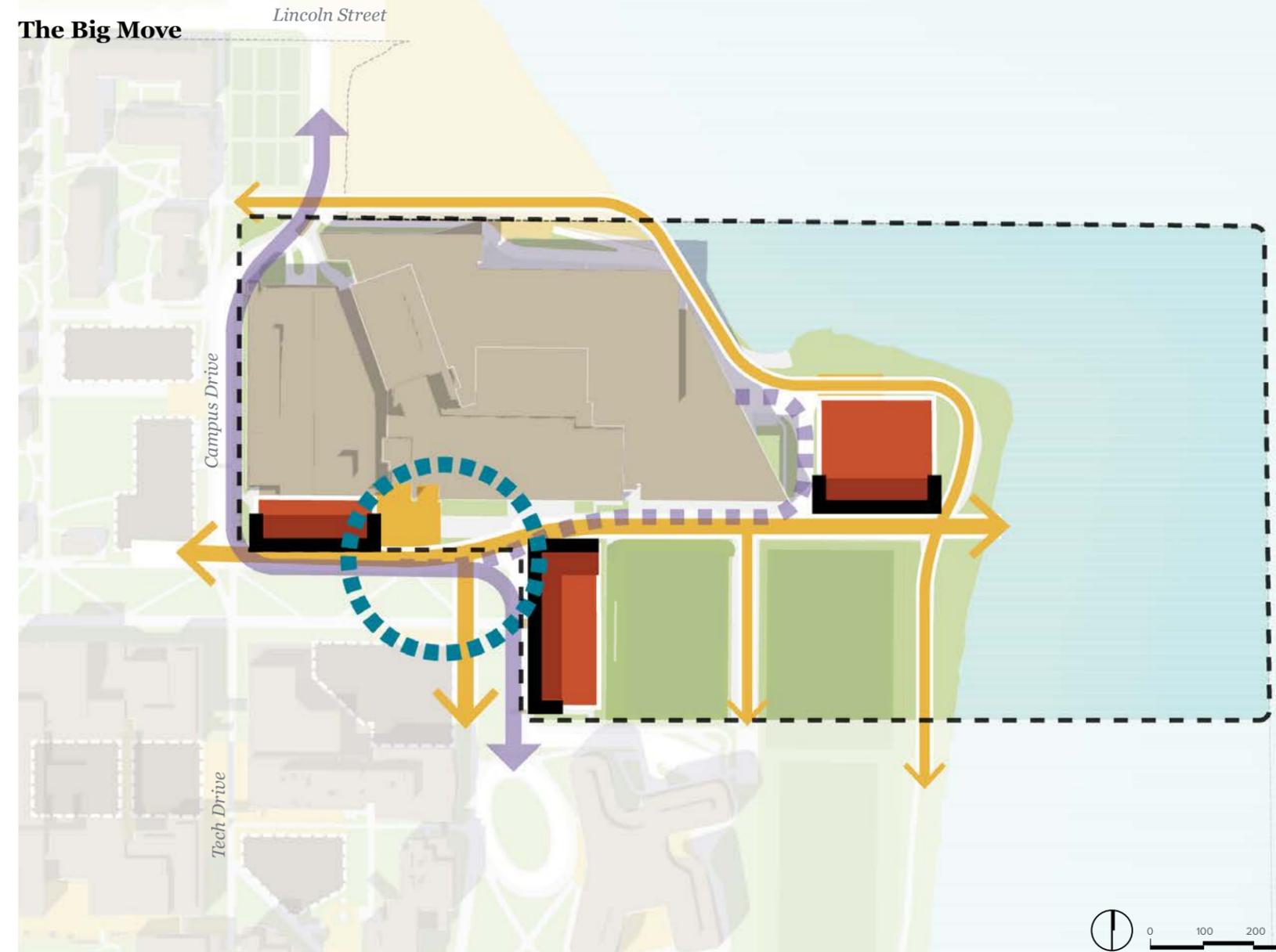


The Northeast District extends from north Kellogg to North Football Practice facility and to Campus drive (west) and east to Lake Michigan. The northeast District is comprised primarily as Athletic facilities and with a multi-level parking structure.

Similar to the waterfront district, when possible all new construction should take advantage of all possible waterfront views. Similar to the Ryan Music Building and the Kellogg Building new construction should become more transparent with the use of glass.

As a major migratory bird fly zone, all building window glass needs to be designed as bird friendly.

## The Big Move



Development Opportunities include:  
 1.) East Football Practice Facility  
 2.) West Athletic Fields (Northwest Kellogg)  
 3.) Southeast Parking Structure

Connectivity and Landscape Typology:  
 Development would help establish mobility pathways integrated with enhanced recreational use and engagement of the lakefront.

ID	Site Area	Max. GSF	Via. GSF

Existing FAR:  
 Proposed FAR:

### DEVELOPMENT OPPORTUNITIES



### CONNECTIVITY AND PUBLIC REALM



### LANDSCAPE TYPOLOGY

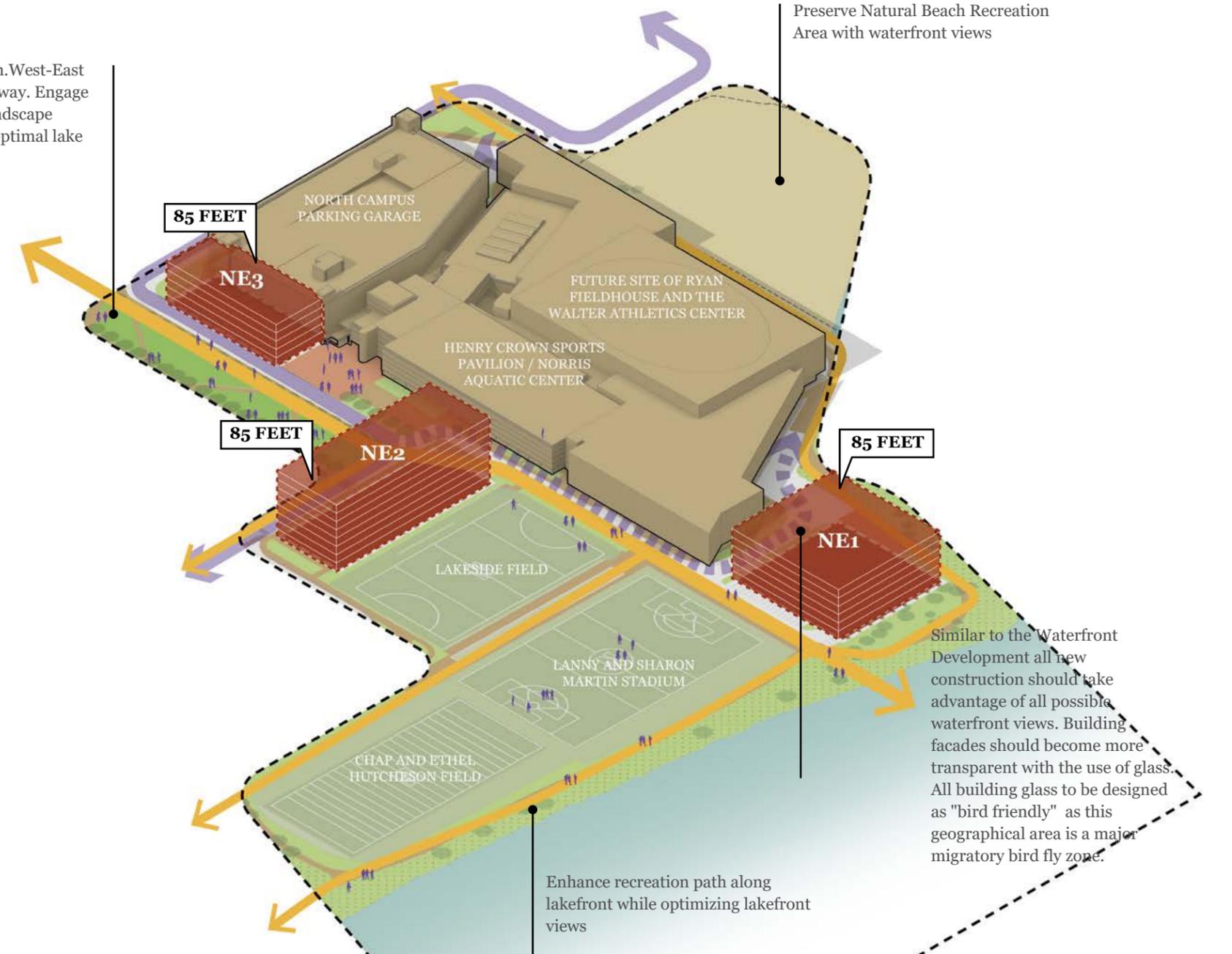


# ZONING & BUILDING HEIGHT

## ZONING

**BUILDING HEIGHT**  
Maximize 85' Building Height for all Proposed New Construction

Continue North Tech. West-East circulation mobility way. Engage the pathway with landscape enhancements and optimal lake views east.

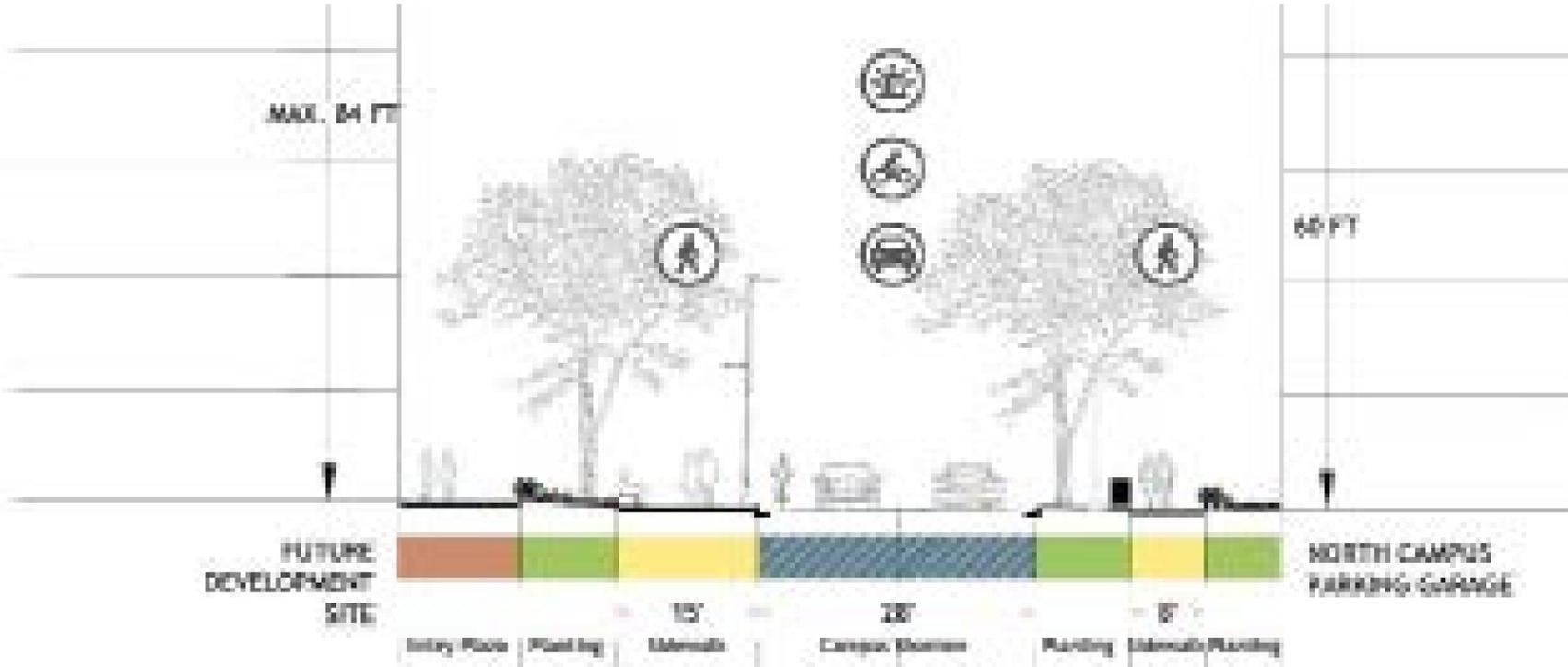




The photo left shows the existing corridor north Mudd and South 'North Campus Parking Structure' while looking east.

**NORTHWESTERN NORTEAST DISTRICT**

The graphic below shows this same corridor looking west with future Building Site Development and enhanced pathway system



# South District



The south district is bounded by Sheridan Road south and west. The site at the northeast extends west of Swift-Cresap and to the southeast it extends to campus drive.

The south district is rich with history and prominent historical buildings and green spaces including the original Oak Grove and Deering Meadow.

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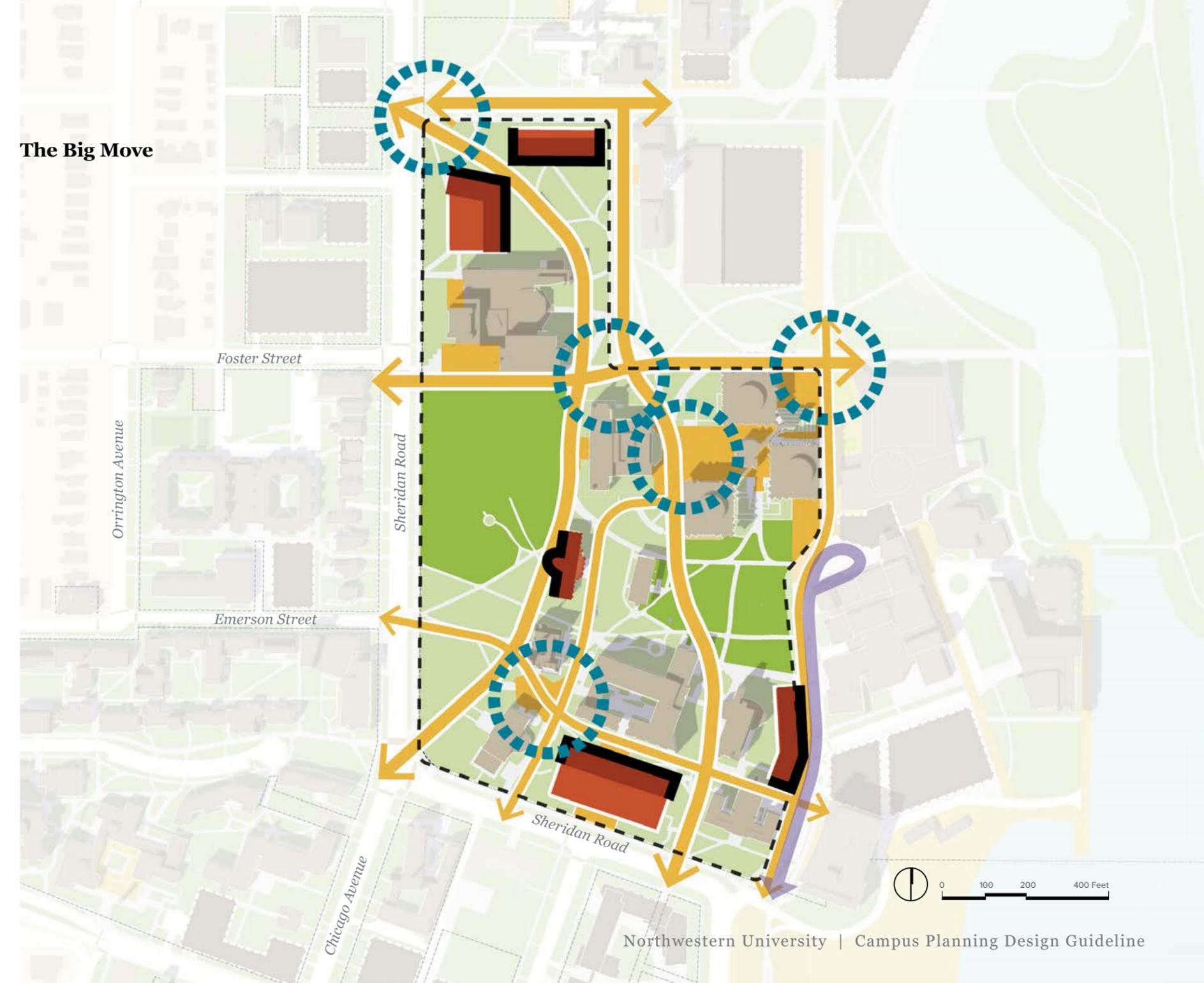
Suggested development in the south district includes moving Lunt Hall to align on the "crescent" arc a part of the original historic campus site plan.



Additional development sites include Fairchild residence Hall, Lucy Hall site, north Jacobs Center and Northwest Swift-Cresap Hall..

Landscape enhancements include definition of preferred circulation routes, transitional and plaza space development with preservation of existing Oak Grove, Deering Meadow, The Rock and the Sculpture Garden

## The Big Move



### DEVELOPMENT OPPORTUNITIES

- Development Opportunities include:
- 1.) Moving Lunt Hall to the original 'Cresant'
  - 2.) Development of north Jacobs (Lunt Hall Site)
  - 3.) Development Northwest Swift-Cresap
  - 4.) Fairchild Building Site
  - 5.) Locy Hall Building Site

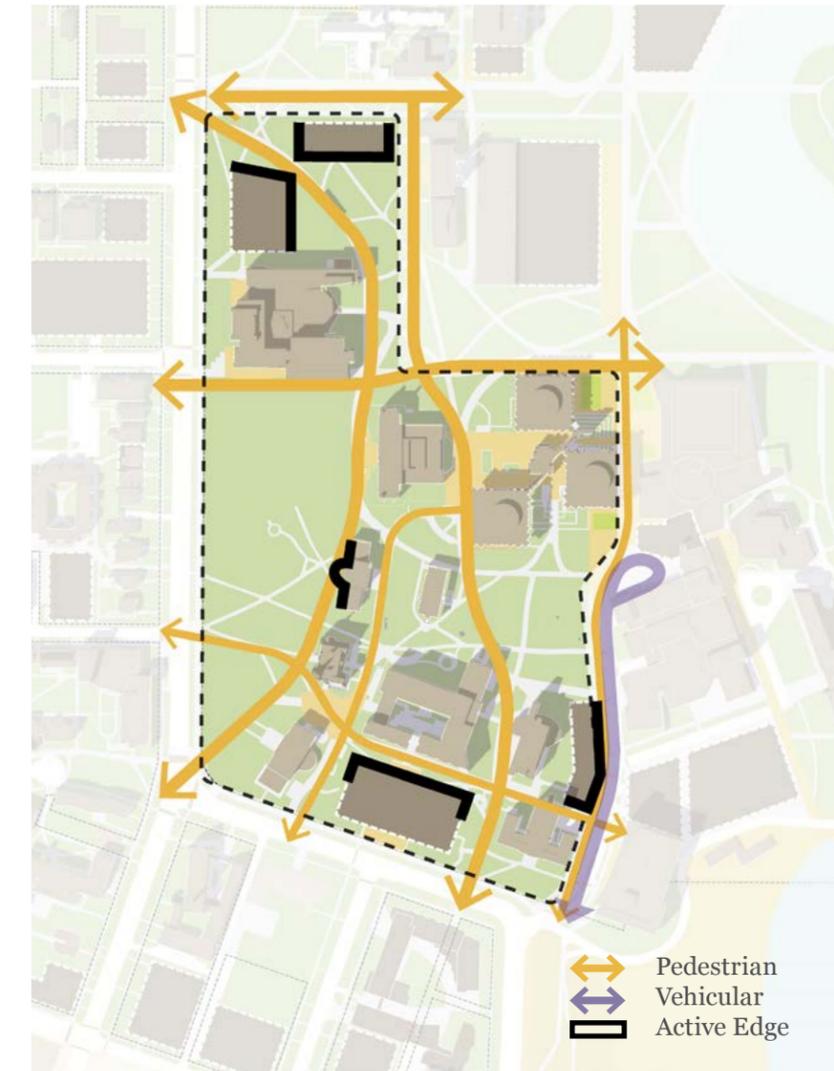
Connectivity and Landscape Typology:  
 Development to include enhanced and defined pathway-circulation, improved plaza and transitional spaces and preservation of important existing green spaces such as Oak Grove, Deering Meadow, and the Sculpture garden.

ID	Site Area	Max. GSF	Via. GSF

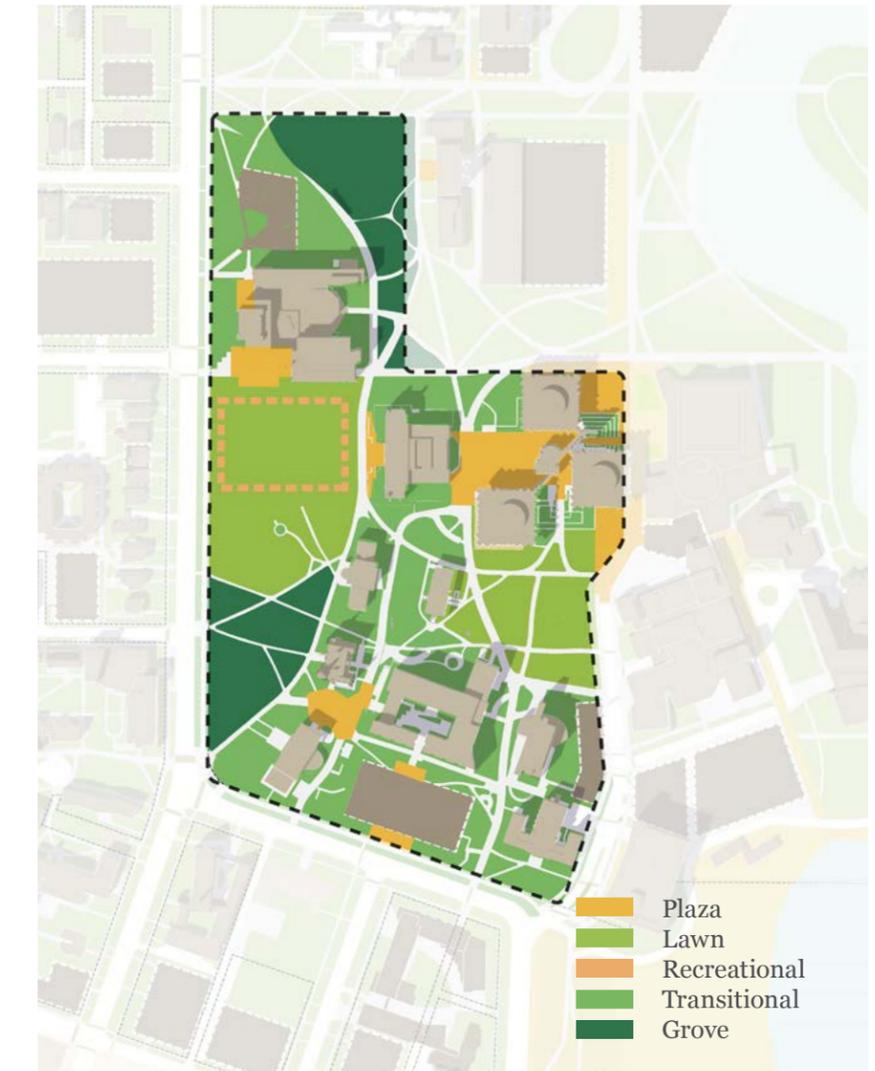
Existing FAR:  
 Proposed FAR:



### CONNECTIVITY AND PUBLIC REALM



### LANDSCAPE TYPOLOGY

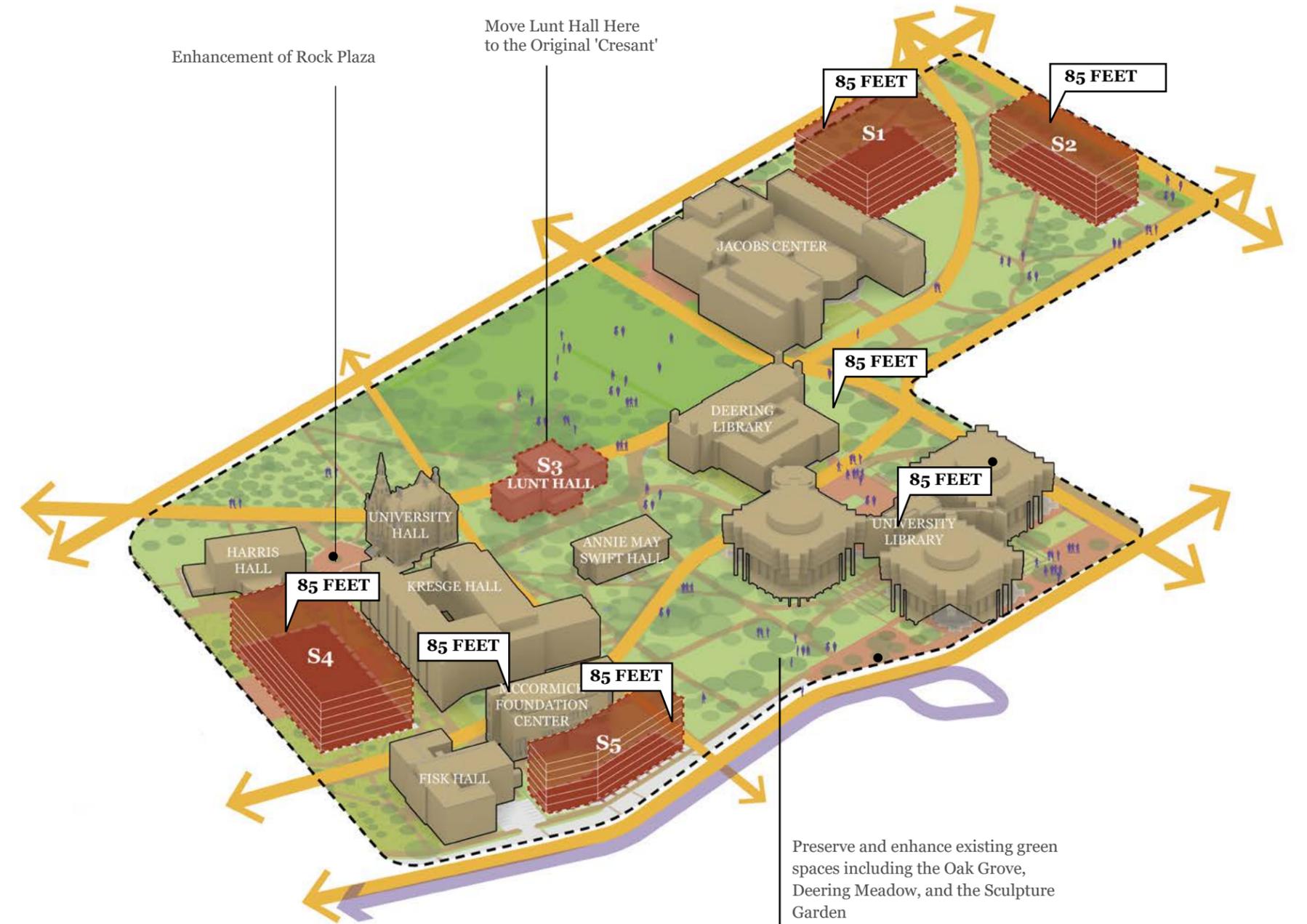


**ZONING & BUILDING HEIGHT**

**ZONING**

**BUILDING HEIGHT**

Maximize 85' Building Height for all Proposed New Construction

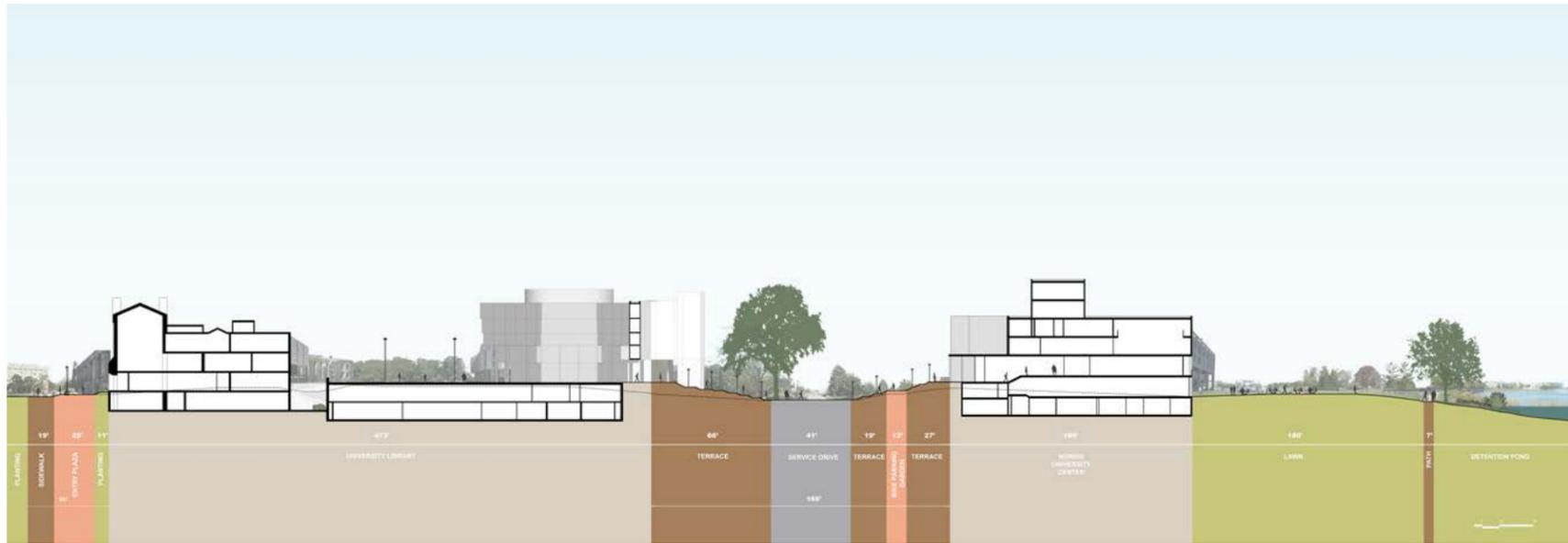




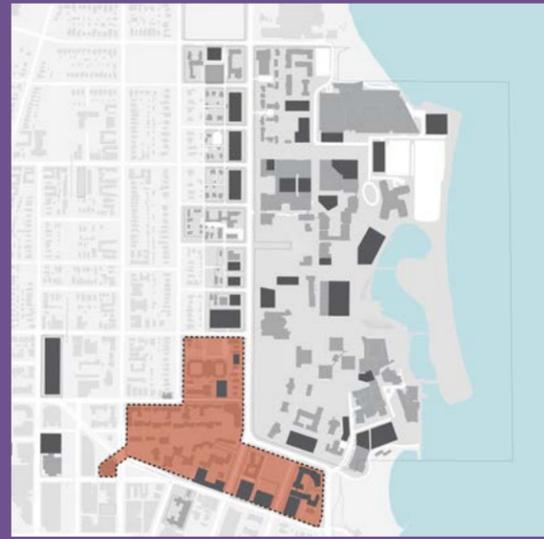
The photo left shows existing pathway southeast Annie Mae Swift

**NORTHWESTERN SOUTH DISTRICT**

The graphic below shows a south district west-east cross-section from west Deering Library to East of Norris Center



# Southwest District



The Southwest District extends to Clark Street south, Sherman Avenue Southwest with the inclusion of 1800 Sherman. NE the site is bounded by Orrington Avenue west and Foster Street north. East and northeast the site is bounded by Sheridan Road.

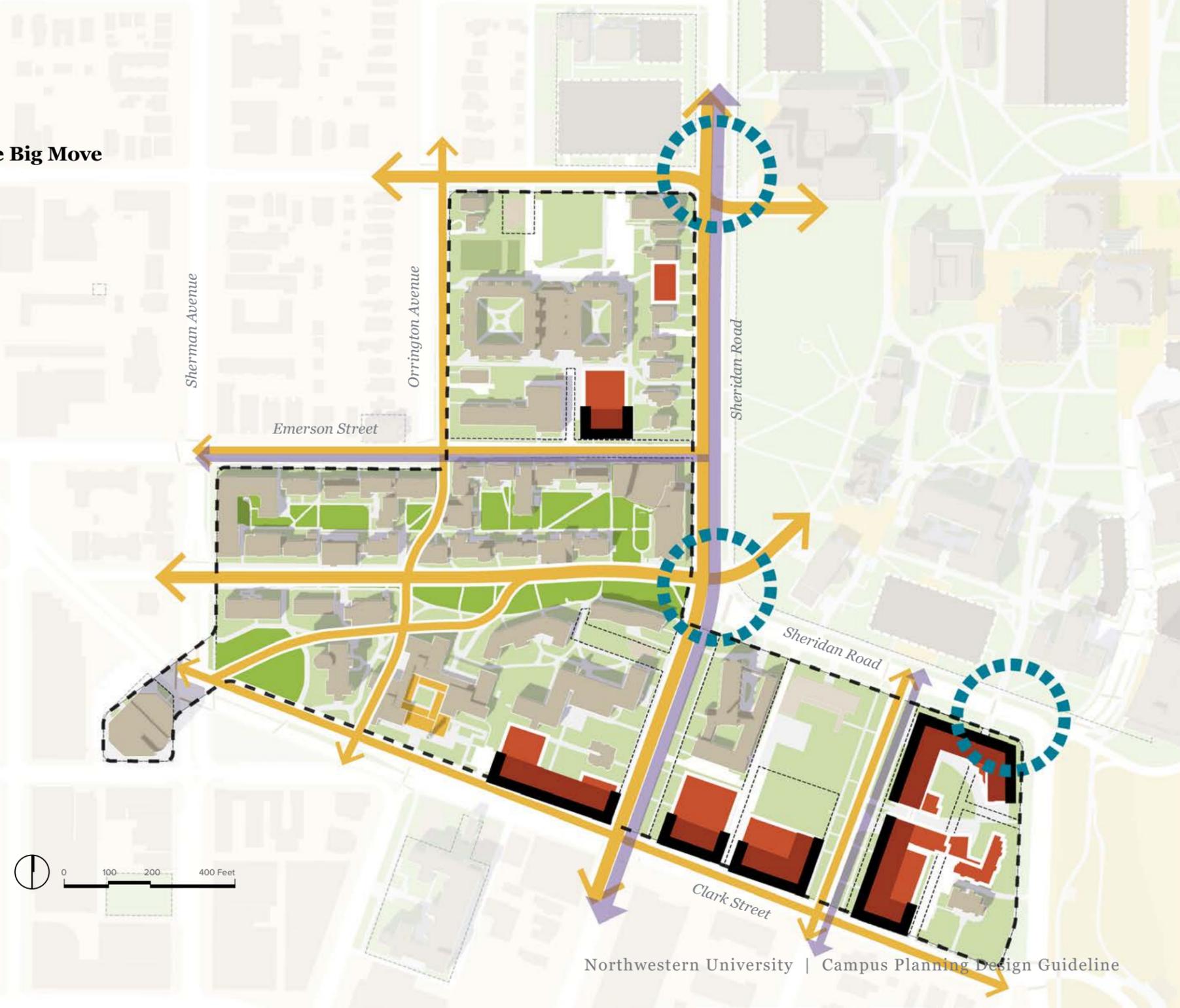
The south west district includes a major residence hall building area, with Administrative Academic department offices.

The site includes the former historic Music Building, Alice Millar Chapel, Lutkin Hall, Alumni John Evans Center and Health Services. To the south the site abutts the City of Evanston downtown district.

Potential redevelopment includes Clark Street frontage downtown engagement with retail and residence hall expansion opportunity.

Further enhancements include replacement of parking and University Place roadway with greenspace. Improvements could include important transitional node development at the corner of Sherman and Clark and East University Place and Foster streets.

## The Big Move



**Development Opportunities include:**

- 1.) The block bounded by east Hinman, south and west Sheridan Road and north Clark Street.
- 2.) Facade areas on Clark Street from 619 Clark east to Hinman Avenue
- 3.) 619 Emerson Residential house and parking area
- 4.) Parking area between 1922 and 1936 Sheridan Road
- 5.) Improved green space campus entry node at Sherman and Clark Street
- 6.) Elimination of traffic and parking from University Place

**Connectivity and Landscape Typology:**

Development to include important transitional nodes to campus from downtown Evanston. Facade development at Clark Street to embrace retail space and downtown connectivity. Improved east west connectivity to north campus and East Sheridan Road Campus. Future replacement of University Place road and parking with multi-purpose greenspace.

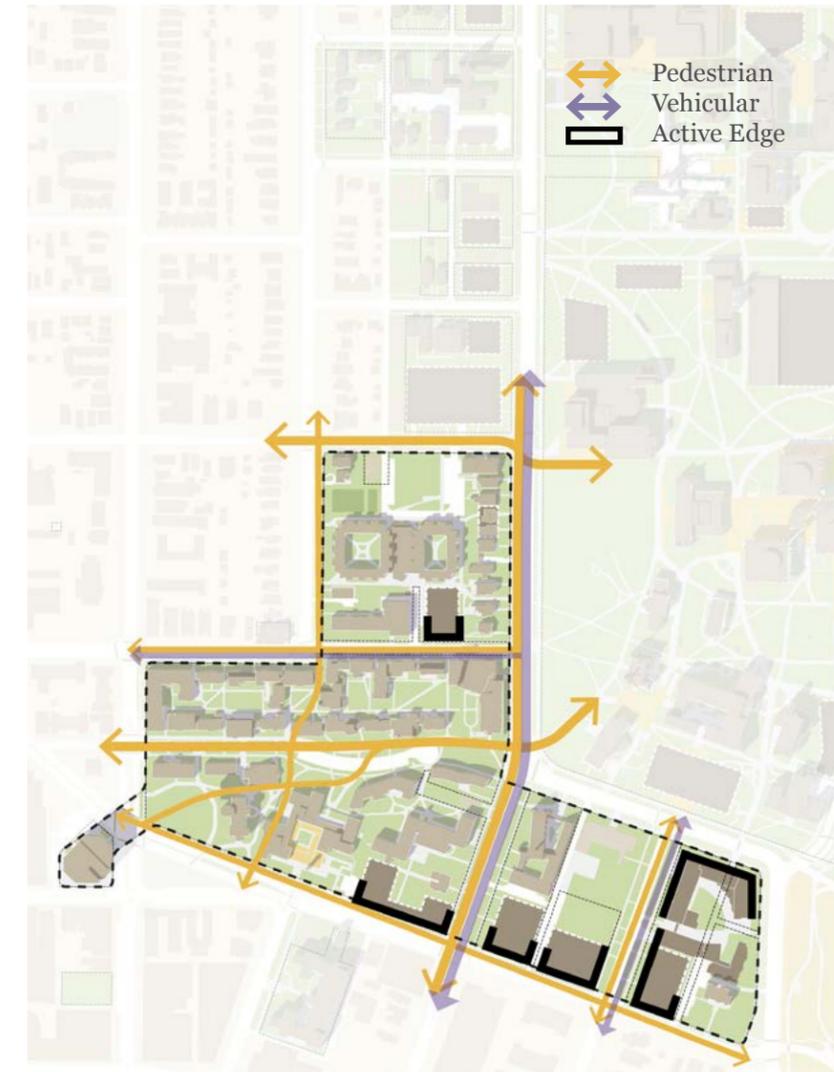
ID	Site Area	Max. GSF	Via. GSF

Existing FAR:  
Proposed FAR:

**DEVELOPMENT OPPORTUNITIES**



**CONNECTIVITY AND PUBLIC REALM**



**LANDSCAPE TYPOLOGY**







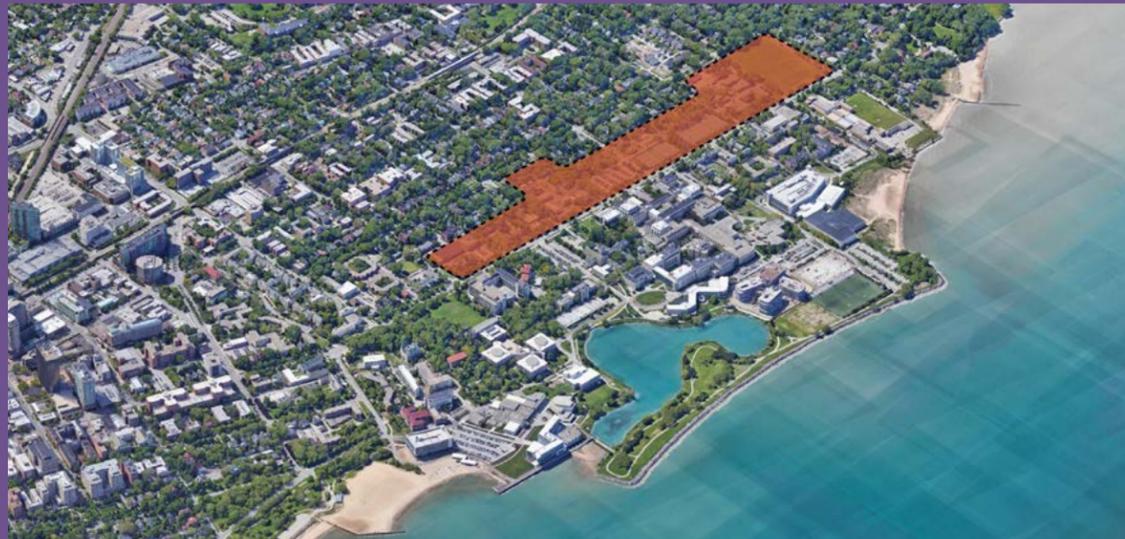
Photo shows existing Rebecca Crown Center Clock tower at Clark street looking east.

## NORTHWESTERN SOUTHWEST DISTRICT

Graphic below shows cross-section future development in the vicinity of East-West Hinman

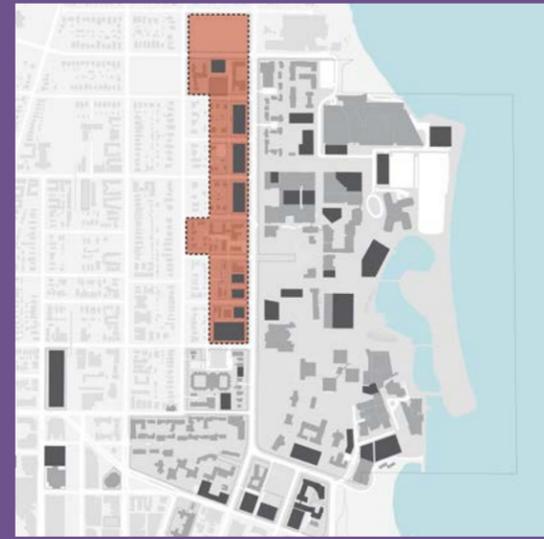


# Northwest District



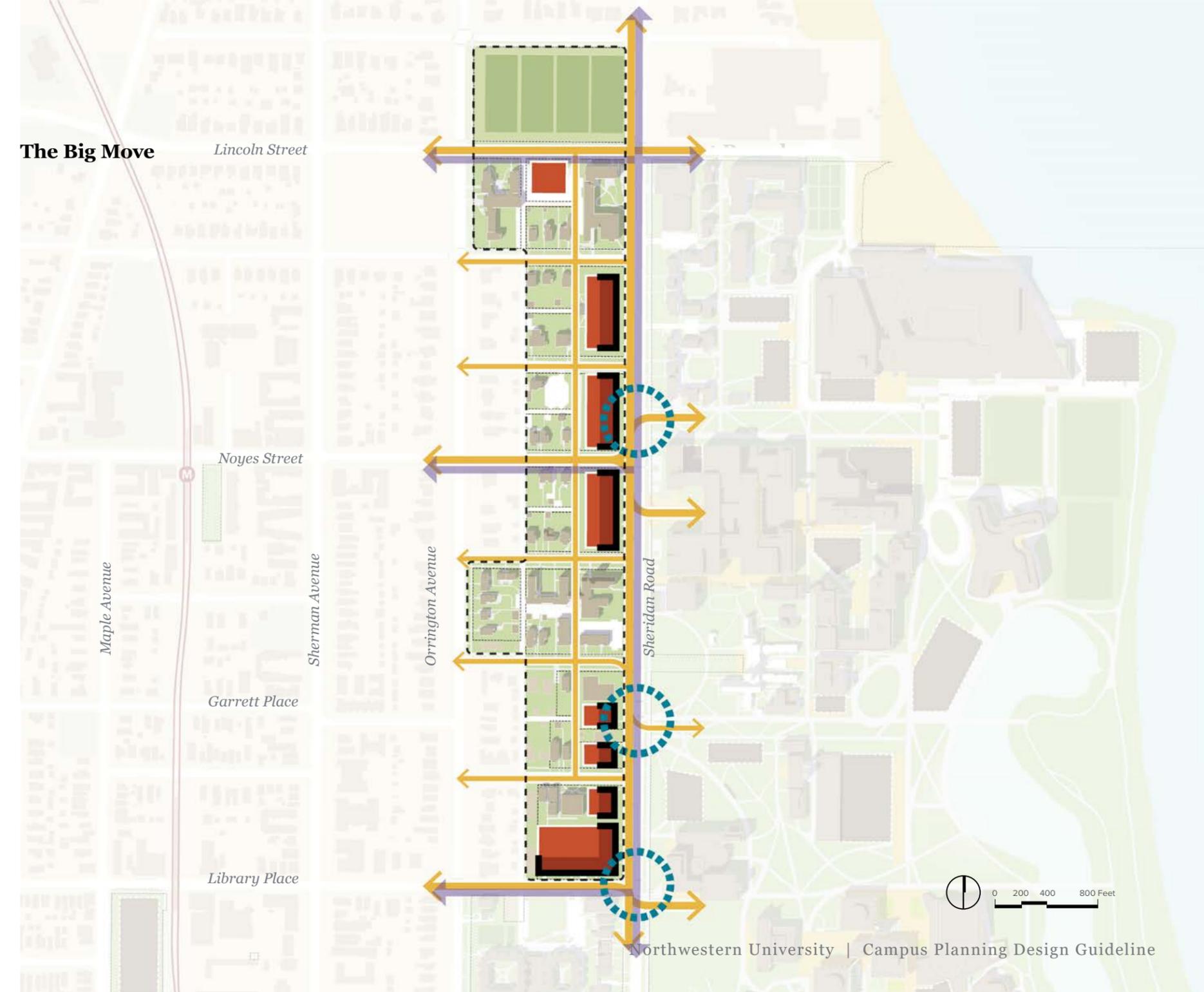
The Northwest District is bounded south by Library Place, east by Sheridan Road, north at Milburn Place and west at Orrington Avenue or just to the east of Orrington at the east bisecting North-south alleyway as shown on the diagram.

The Northwest District includes the west side of the north-south Sheridan Road corridor property owned by NU.



Proposed development suggests zoning variance for the multiple residential properties on the west side of Sheridan Road with improved defined connectivity north-south and to the East Sheridan side of campus..

## The Big Move



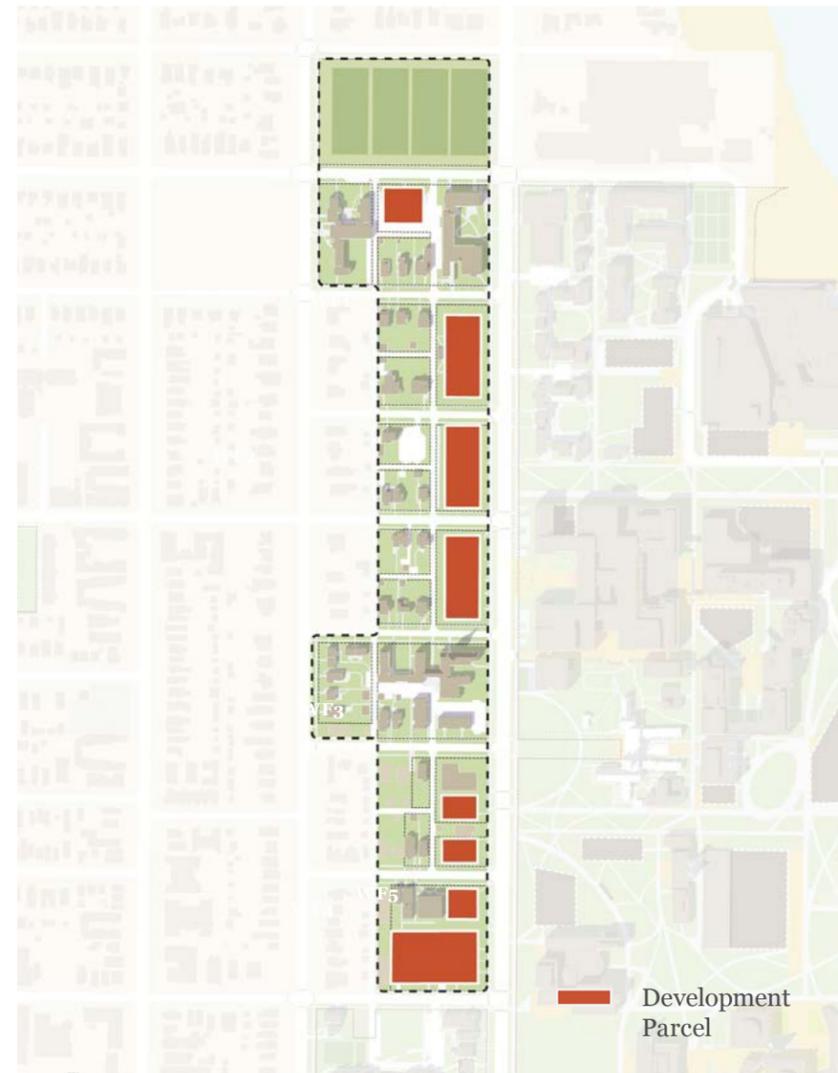
Development Opportunities include:  
 1.) Multiple new building development on west side of Sheridan Road with zoning variance  
 2.) New building 620 Lincoln Street

Connectivity and Landscape Typology:  
 Development to include enhanced and defined pathway-circulation north-south and east-west crossing Sheridan Road. Improved Sheridan Road Corridor Improvements to unify East and West Sheridan Road Corridor.

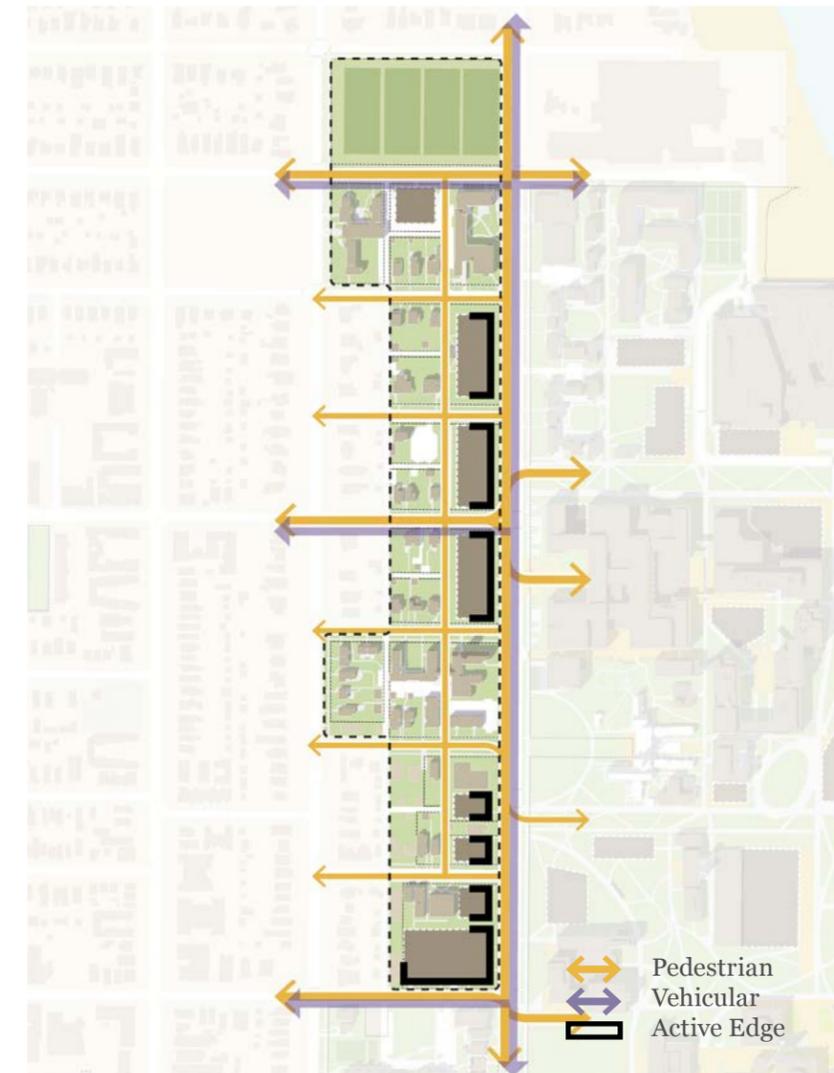
ID	Site Area	Max. GSF	Via. GSF

Existing FAR:  
 Proposed FAR:

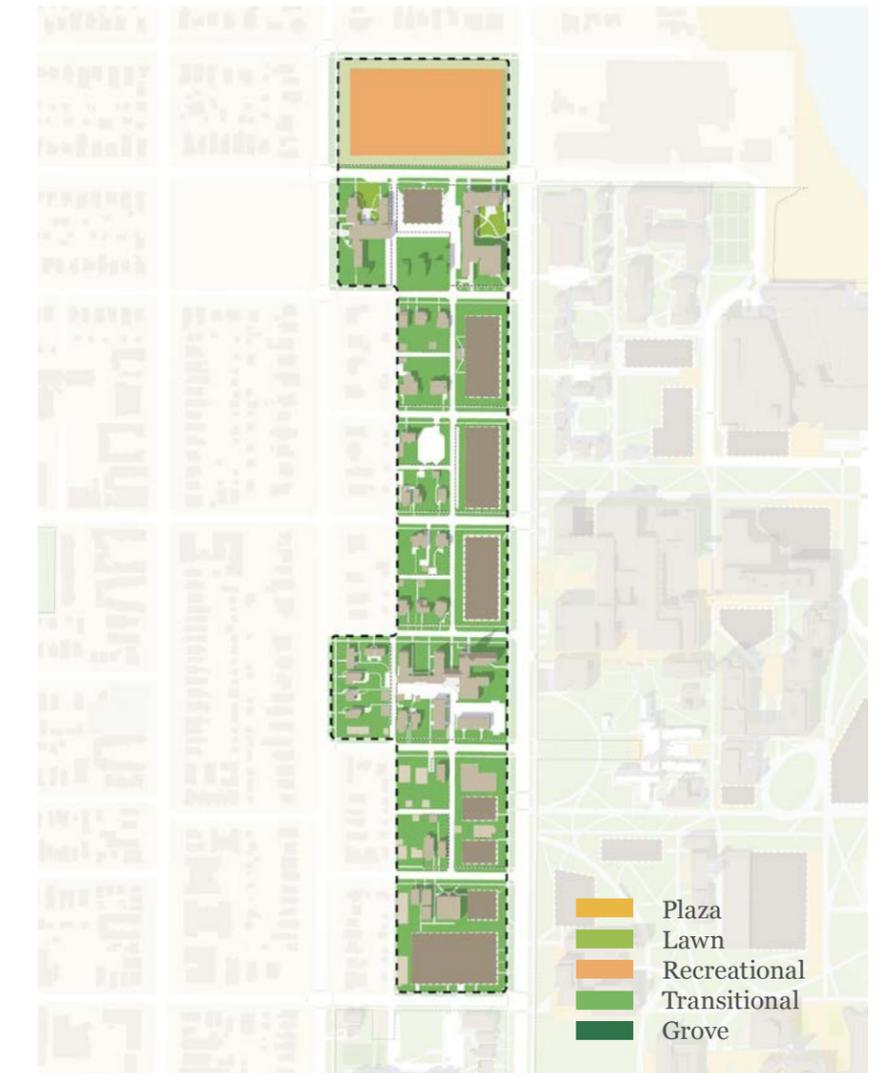
### DEVELOPMENT OPPORTUNITIES



### CONNECTIVITY AND PUBLIC REALM



### LANDSCAPE TYPOLOGY



## ZONING & BUILDING HEIGHT

**ZONING**  
Variance to Zoning in the "Historic District"

**BUILDING HEIGHT**  
When possible maximize 85' Building Height

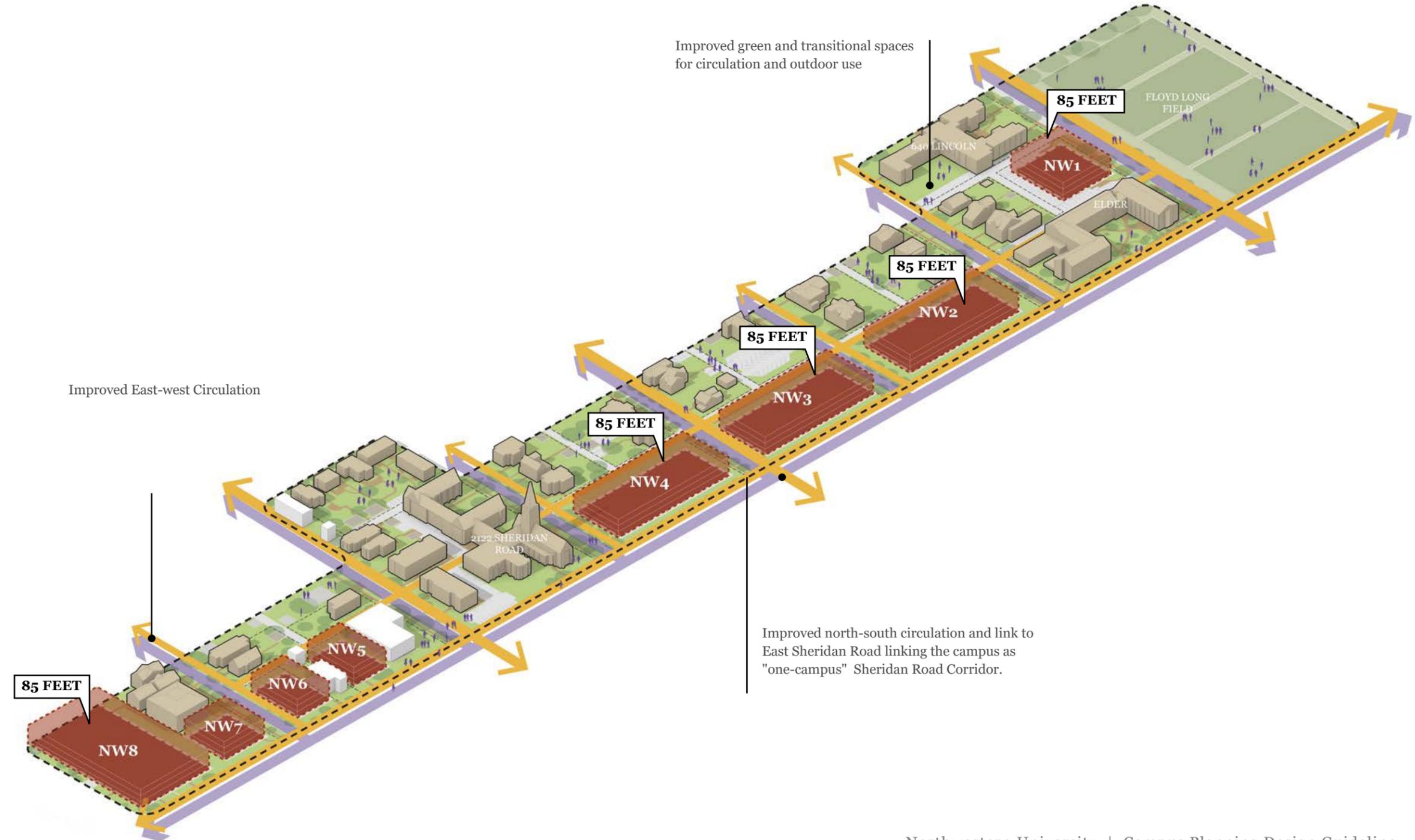




Photo shows existing Sheridan Road looking Southwest from East Sheridan Road. The southwest street is Dartmouth Place. Tennis Courts exist north and south of Dartmouth Place. a

**NORTHWESTERN NORTHWEST DISTRICT**

The graphic below shows a cross-section west to east looking north from west Sheridan Parking lot to West Tech. Plaza

