1. INTRODUCTION
   Purpose
   Relationship to Campus Master Plan

2. CAMPUS-WIDE PRINCIPLES AND PARAMETERS
   Organizational Framework
   Development Capacity

3. DISTRICT BY DISTRICT CAMPUS PLANNING DESIGN GUIDELINES
   The Big Move
   Development Opportunity / Capacity
   Connectivity and Public Realm
   Landscape Typology
   Zoning & Building Height
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.
Similarly to the mobility network, the landscape network is defined by geography and character within each district. In addition the overarching principle for the landscape integrates the edges of each geographical zone to help unify the campus as a whole.
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 Hoagin Building, Frances Scraw Building, also in addition to the open space South of the Annenberg Building.

Principles for development include strengthening mobility 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 North Tech Drive West-East Pedestrian friendly corridor and the front yard at Garrett-Simmsy adjacent to Sheridan Road.

The Big Move
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 plan, recreation, transitional green spaces.

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Existing FAR:  
Proposed FAR:  

DEVELOPMENT OPPORTUNITIES  
CONNECTIVITY AND PUBLIC REALM  
LANDSCAPE TYPOLOGY
Enhance North-South Connectors as Pedestrian Friendly mobility zones. Avoid "Tunnel" effect where possible.

Develop a multi-purpose green space between Garrett Seminary and Sheridan Road. Create a transitional link to include Shakespeare Garden.

Activate transitional link from the Science District to the Kellogg Building and the Waterfront District.

Maximize 85’ Building Height for all proposed construction within the Science District.
interior and exterior multi-level spaces should maximize water front views and multi-disciplinary collaborative spaces for learning.

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.
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 value to the built environment with a 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 northeast.

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.
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 viewed mobility pathways integrated with enhanced plaza, recreation, transitional green spaces.

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Existing FAR:
Proposed FAR:
Strengthen and define East-West Artery mobility pathways with optimal waterfront views.


Develop greenspace transitional zones. Keep the integrity of the historic Oak grove tree canopy with transitional landscapes.

Keep views open to the lake. To enhance sustainability and plant diversity, consider transitional prairie/meadow zones rather than high-maintenance lawn.

Maximize 85’ Building Height for all Proposed Construction.

Development of a defined interior North-South mobility pathway enhanced with activated landscape.

85 FEET

85 FEET

85 FEET

BUILDING HEIGHT

ZONING & BUILDING HEIGHT

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

The graphic below illustrates potential CUP Site Building Development along with underground infrastructure connection to the cooling pond.
The north district is comprised of Patton Gym and residential housing. The north district extends from north Tech. Drive to Lincoln Street and from 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 Dobie-McCulloch Building Site.
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.

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Existing FAR:

Proposed FAR:
Develop major West-East pathway/greenspace at north Tech Drive.

Optimize circulation with defined North-South and East-West Pathway system. Engage areas with enhanced landscaped corridors.

Engage areas with enhanced landscaped corridors.

Enhance and engage landscape recreation zones within quad areas.

Develop Passive/Semi-Active Recreation Greenspace on the City of Evanston Water reservoir rooftop.

Develop Passive/Semi-Active Recreation Greenspace on the City of Evanston Water reservoir rooftop.

ZONING & BUILDING HEIGHT

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

ZONING

Maximize 85’ Building Height for all Proposed Residence Hall Construction

BUILDING HEIGHT

Maximize 85’ Building Height for all Proposed Residence Hall Construction

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

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

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Existing FAR: Proposed FAR:

DEVELOPMENT OPPORTUNITIES

CONNECTIVITY AND PUBLIC REALM

LANDSCAPE TYPOLOGY

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

Enhance recreation path along lakefront while optimizing lakefront views.

Preserve Natural Beach Recreation Area with waterfront views.

Similar to the Waterfront Development all new construction should take advantage of all possible waterfront views. Building facades 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.

ZONING & BUILDING HEIGHT

BUILDING HEIGHT
Maximize 85’ Building Height for all Proposed New Construction

Maximize 85’ Building Height for all Proposed New Construction.
The photo left shows the existing corridor north Mudd and South ‘North Campus Parking Structure’ while looking east.

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 space including the original Oak Grove and Deering Meadow.

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

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

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

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Existing FAR:
Proposed FAR:
Enhancement of Rock Plaza

Preserve and enhance existing green spaces including the Oak Grove, Deering Meadow, and the Sculpture Garden

ZONING

BUILDING HEIGHT
Maximize 85’ Building Height for all Proposed New Construction

ZONING & BUILDING HEIGHT
The photo on the left shows existing pathways southeast Annie Mae Swift.

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.

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.
Development Opportunities include:
1.) The block bounded by east Hinman, south and west Sheridan Road and north Clark Street.
2.) Façade 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.

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Existing FAR:
Proposed FAR:
ZONING & BUILDING HEIGHT

Maximize 85’ Building Height for all Proposed New Construction

Activate and enhance residential housing quad green spaces

Develop an important campus entry node with a transitional green space at the SW corner of Clark and Sherman. Development includes the Historic Music Building and Lutkin Hall redevelopment.

BUILDING HEIGHT

Maximize 85’ Building Height for all Proposed New Construction

ZONING

BUILDING HEIGHT

Maximize 85’ Building Height for all Proposed New Construction

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

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

NORTHEASTERN SOUTHWEST DISTRICT
Northwest District

The Northwest District is bounded south by Library Place, east by Sheridan Road, north at Millburn 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.
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.

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ZONING & BUILDING HEIGHT

ZONING
Variance to Zoning in the "Historic District"

BUILDING HEIGHT
When possible maximize 85’ Building Height

Improved north-south circulation and link to East Sheridan Road linking the campus as "one-campus" Sheridan Road Corridor.

Improved green and transitional spaces for circulation and outdoor use.

Improved East-west Circulation.

When possible maximize 85’ Building Height

ZONING & BUILDING HEIGHT

Northwestern University | Campus Planning Design Guideline

Northwestern University | Campus Planning Design Guideline
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.

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