

## SEA STATEMENT ON THE REVISED PROPOSED 708 CHURCH STREET PROJECT

May 7, 2008

The Southeast Evanston Association remains opposed to the proposed development at 708 Church St. While the developers have reduced the height of the planned condominium tower, their revised project still does not address the many concerns of our community.

To state some specifics:

1. The developers continue to request enormous zoning variances, far in excess of any that have been requested by other downtown Evanston projects. Even with the reduced height, the proposed building will dwarf other structures in town. The proposed size of the building does not reflect the character and needs of the City of Evanston. The building only reflects the profit motive of the developers. The City Council should not be in the business of guaranteeing the profitability of individual projects. Instead, the City Council should focus on respecting and upholding the zoning ordinance.
2. The proposed development continues to add 218 dwelling units to the downtown area. SEA concerns about traffic flow and loading berths have not been addressed or ameliorated.
3. The proposed development provides less retail space than currently exists and NO office space. SEA feels that this design will have a negative impact on the downtown community and the city's long-term economic health.
4. The developers offer NO real Public Benefits in exchange for the massive zoning allowances they are requesting. SEA strongly rejects the consideration of the (city-subsidized) Hahn Building renovation as a public benefit. Similarly, contributions to the City's Affordable Housing fund are mandated by law and thus cannot be considered a "benefit."

In summary, the many problems with this development have not gone away. SEA urges the Planning and Development Committee to reject this project.