ADAPTIVE REUSE STUDY
STANLEY/NATIONAL + LAWRENCE BROTHERS
Sterling, Illinois

Prepared for the City of Sterling, Illinois
Updated March 18, 2013
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Executive Summary

Section 01

PROJECT OVERVIEW

Adaptive Reuse

The team at Gary W. Anderson Architects was tasked by the City of Sterling, Illinois with identifying the design and cost feasibility associated with the adaptive reuse of Stanley/National and Lawrence Brothers properties, located along the riverfront. In 2011, the City of Sterling completed a Riverfront Redevelopment Plan and identified Stanley/National and Lawrence Brothers properties as key parcels for redevelopment. The study process involved reviewing the existing conditions, assess improvement needs, and incorporate existing market analyses to propose an adaptive reuse strategy.

Our team recognized the unique architectural features of the structures and their historic importance to Sterling. Additionally the structures are significant enough to retain and become a local and regional destination for employment, recreation, entertainment, and living. The availability of Historic Tax Credits is another incentive for adaptive reuse.

Gary W. Anderson Architects prepared design options, renovation cost estimates, and funding sources for the City of Sterling to pursue through public/private partnerships. The development strategy demonstrates adaptive reuse as a viable approach that combines innovation, learning, living, and cultural expression.

Development Approach

Various building use alternatives and development scenarios were considered. As a result of this analysis, our recommendation supports a phased approach to adaptive reuse for the Stanley/National and Lawrence Brothers site. Additionally, it is our recommendation to treat each building as singular development projects, unified by an overall development theme and design standards. Attracting a single developer for both sites is unlikely and could stall the redevelopment timeframe. The property is currently not in a Tax Increment Financing District; however, a private developer can access Historical Tax Credits (Federal and State*) and Energy Tax Credits. The funding options are more thoroughly explained in Section 3.

INVESTMENT

Hard Costs

Full Development: $52,980,641

Remediation

$ 4,011,749

Building Interior Improvements

$ 40,823,111

Exterior Improvements

$ 5,802,131

Site Improvements

$ 4,343,650

Soft Costs

Full Development: $14,321,856

Building Soft Costs

$ 11,936,498
Note: Based on $2M remediation costs

Land Soft Costs

$ 985,913
Note: Based on $2M remediation costs

Construction Financing Costs

$ 1,399,445
Note: Based on $2M remediation costs
**Strategy**

Our development strategy factors in local market supply and demand indicators provided in the Riverfront Redevelopment Plan. Factoring in this and other local, state and national trends, the study affirms the financial feasibility of the Stanley/National and Lawrence Brothers site over a 8-10 year period. Given current and future opportunities on the Sources and Uses side, Gary W. Anderson Architects recommends the following adaptive reuse development strategy:

A design program, renovation cost estimates, and funding sources for the City of Sterling to pursue through public/private partnerships are included in this study. The development strategy demonstrates adaptive reuse as a viable approach that combines innovation, learning, living, and cultural expression.

<table>
<thead>
<tr>
<th>SEQUENCE A</th>
<th>SEQUENCE B</th>
<th>SEQUENCE C</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Demolish</strong></td>
<td><strong>Demolish</strong></td>
<td><strong>Demolish</strong></td>
</tr>
<tr>
<td>159,711 sq. ft. for temporary or permanent open/civic space</td>
<td>7,244 sq. ft. for temporary or permanent open/civic space</td>
<td>32,941 sq. ft. for temporary or permanent open/civic space</td>
</tr>
<tr>
<td><strong>Renovate</strong></td>
<td><strong>Renovate</strong></td>
<td><strong>Renovate</strong></td>
</tr>
<tr>
<td>98,378 sq. ft. for a phase 1 interactive museum (play &amp; learning with industrial design, manufacturing and reclaimed building materials), and for a Microbrewery restaurant</td>
<td>223,482 sq. ft. for urban agriculture and aquaculture businesses, expanded indoor/outdoor farmers market, and loft apartments and condominiums.</td>
<td>165,978 sq. ft. for a hotel, banquet center, and loft apartments and condominiums.</td>
</tr>
<tr>
<td><strong>Construct</strong></td>
<td><strong>Construct</strong></td>
<td><strong>Construct</strong></td>
</tr>
<tr>
<td>Phase 1 site improvements, including new river walk system</td>
<td>Phase 2 site improvements, including new river walk system</td>
<td>Phase 3 site improvements, including new river walk system</td>
</tr>
</tbody>
</table>
Project Overview

STANLEY NATIONAL & LAWRENCE BROTHERS

OVERVIEW

Forward
Gary W. Anderson Architects worked with the City of Sterling to form an adaptive reuse plan for Stanley/National and Lawrence Brothers properties along the Rock River in downtown Sterling, Illinois. The study integrates cost feasibility with the physical property characteristics, alternative space design, local market conditions, and current project financing conditions to find the most appropriate redevelopment scenario. The 2011 Downtown Riverfront Redevelopment Plan served as the primary guide, along with input by City staff and community stakeholders.

Feasibility
Community input during the redevelopment planning process supported the City’s efforts to develop a financially feasible development strategy for the Stanley/National and Lawrence Brothers parcels.
See Appendix C for additional existing conditions photos

PHYSICAL PROPERTY CONDITIONS

Property Attributes
A physical property walk-through was conducted to assess and document site and building characteristics to determine alternative uses for the site and feasibility of redevelopment. Attributes considered ranged from site ingress and egress to structural integrity and flexibility. Gary W. Anderson Architects began their existing conditions assessment of the Lawrence Brothers buildings in October 2011 and Stanley/National in January 2012. The team inspected and photographed the interior and exterior building and site conditions.

<table>
<thead>
<tr>
<th>SITE DESCRIPTION</th>
<th>CONDITIONS ASSESSMENT</th>
<th>BUILDING STATISTICS</th>
<th>OPPORTUNITIES + CONSTRAINTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gateway</td>
<td>Readiness</td>
<td>Flexible</td>
<td>Continuation</td>
</tr>
<tr>
<td>At approximately 688,000 sq. ft., the Stanley/National and Lawrence Brothers are physical anchors for downtown Sterling. Located along the Rock River, both buildings serve as gateways into the Sterling community from Rock Falls and Interstate 88.</td>
<td>The City of Sterling has the presence of environmental hazardous materials and will be removed as a part of remaining property acquisition. The architectural and structural engineering team did not observe major structural issues. However, the replacement of columns and beams in certain areas of the saw tooth structure (Building 12) will be necessary.</td>
<td>The Stanley/National buildings are primarily concrete structures. Building 07 is wood frame construction. The stucco and modern replacement windows on buildings 02, 04, 05, and 07 are not original to the structures. Original masonry and window openings likely remain in certain locations.</td>
<td>Redevelopment of this location could strengthen current assets in the area of business innovation, lifestyle and tourism development. The Union Pacific rail line, 1st Avenue bridge, and river serve as natural barriers. Good site design can provide opportunities to integrate both sites with the main downtown area and the Rock River.</td>
</tr>
</tbody>
</table>
Financing Strategies

OVERVIEW

Workable
Financing a development at this scale is challenging; however, many strategies exist. The goal of Gary W. Anderson Architects was to provide the City of Sterling with potential options to achieve funding that is financially feasible and have an appropriate scaled public and private partnership mix. Historic and current cost estimates for renovation of commercial and industrial buildings are utilized in the financial model to determine the cost of building reuse for each individual building and use.

PRIVATE INVESTMENT

Equity
Private equity is a critical component for redevelopment. The individual building and sequence approach to development is more attractive and feasible than soliciting one master development.

Bank Loan Financing
Debt financing is also included in the financing model. Based on other available financing sources, it is our recommendation to maintain debt financing lower than 30% of total project funding.

PUBLIC FUNDING SOURCES

Tax Credits
The federal government provides private entities a 20% income tax credit for the rehabilitation of National Park Service certified historic structures. We recommend the following strategy:

- Designate the full development area as a national register or local historic district;
- Submit a request to the National Park Service to designate the Lawrence Brothers buildings as “certified historic structures”;
- Submit a request to the National Park Service to designate the Stanley/National buildings as a “certified historically significant site.”

T.I.F.
Both sites are not located within a Tax Increment Financing (TIF) district. The TIF Central Business district is located to the north of the Union Pacific rail line. The financial model presented in this study does not include TIF as a funding source. We recommend the City of Sterling consider T.I.F. funding to help augment gap financing.

Grants
This project qualifies for Federal and State Brownfield Redevelopment funding. The City of Sterling can pursue several competitive resources: Grants, Loan, Redevelopment Loan Program, Revolving Loan Program, and Remediation Tax Credit (private entity). Additionally, it is our recommendation the City of Sterling pursue funding through the Brownfield’s Sustainability Pilots program (see Appendix E).
FULL DEVELOPMENT FUNDING SOURCES

See Appendix A for large scale site plan.

Private

PRIVATE EQUITY
23%
$ 15.4M

BANK FINANCING
28%
$ 18.9M

Public

OTHER (i.e., Energy Tax Credits)
1%
$ 609K

FED HISTORIC TAX CREDITS (20%)
17%
$ 11.2M

IL STATE HISTORIC TAX CREDITS (25%)
17%
$ 11.2M

REMEDIATION GRANTS (building)
3%
$ 2.0M

DEMOLITION FUNDING (Demo)
3%
$ 3.1M

REMEDIATION & SITE IMPROVEMENTS
8%
$ 5.4M

TAX CREDIT ANALYSIS – FULL DEVELOPMENT

$ 58,095,124*
Qualified Reimbursable Expenses (QRE)
*IL State Historic Tax Credits are pending final legislative approval for Rivers Edge, Empower Zone, and/or Main Street communities.

$ 9,207,373
Non-Qualified Reimbursable Expenses (Non-QRE)

TOTAL PROJECT COST

$ 67.3M
Construction: $ 52,980,641
Soft Costs:  $ 14,321,856
Development Plan

Section 04

ADAPTIVE REUSE OPTIONS
INTERIOR IMAGES OR RENDERINGS

LIVING

6 Condos
16,461 sq. ft.
Dedicated lower level parking

19-21 Apartments
36,525 sq. ft. (Buildings #1 and #13)
Dedicated lower level parking (Building #13)

COMMERCE

Startup Space
27,455 sq. ft.

City Farming
80,872 sq. ft.
Sustainable Farming/Harvesting

LEARNING + SOCIAL

Arcade
40,436 sq. ft.
Restaurant/Bar/Arcade combo

Museum
68,010 sq. ft. (full build-out)
Dedicated lower level parking

Pub
2,913 sq. ft.

Market
33,108 sq. ft.
Indoor/Outdoor design

HOSPITALITY

50 rooms
38,129 sq. ft.

Events
25,678 sq. ft.
DEVELOPMENT SPECIFIC ASSUMPTIONS

URBAN FARMING
Agra and Aqua Culture
- 80,872 sq. ft. to grow fresh food through agra and aqua culture methods.
- Third Floor designed for less natural light farming techniques.
- Fourth floor designed for heavy natural lighting needs.
- Maintain raw space with standard office space and common area build-out finishes.

CITY MUSEUM ASSUMPTIONS
Imagination
- Develop 33,670 sq. ft. of exhibition space and lower level indoor parking.
- Black box floors 3, 4 and 5 for future expansion or lease for alternative use.
- Combine original architectural design and amenities with exhibition design.
- Relocate manufacturing equipment from Stanley/National and Lawrence Brothers.

HOTEL ASSUMPTIONS
Loft-inspired Hospitality
- 50 rooms minimum
- Loft theme, incorporating existing architectural features with modern amenities;
- Average rates: $90-$145/night

RESTAURANT ASSUMPTIONS
Social Experience
- 40,436 sq. ft. two-story design
- Indoor sports and recreation (i.e., rock wall climbing, go-cart racing, miniature golf)
- Video game entertainment
- Restaurant and bar

INNOVATION / STARTUP CENTER
Entrepreneur
- 27,455 sq. ft. develop office/work space for meshing innovation with engineering, business developers and production.
- Combine as many common business needs for lower rental rates for business startups. Open work space format.
- Maintain raw industrial atmosphere with modern office amenities.

HOUSING ASSUMPTIONS
Living
- 20,064 sq. ft. standard and live/work loft apartments.
- 16,461 sq. ft. market rate condominiums
- Unit finishes assume stone tops in kitchens, carpeted and wood flooring, stainless steel appliances.
- Maintain raw architectural features (i.e., brick walls, repair and stain concrete floors).

BANQUET CENTER ASSUMPTIONS
Multipurpose
- Two (2) large multipurpose banquet rooms
- Catering Kitchen with access to lower level parking and receiving
- Sidewalk café at lower level River walk for hotel and general public use.

SITE IMPROVEMENT ASSUMPTIONS
Public
- 200+ public parking for on-site and nearby outdoor public amenities.
- River walk system incorporated with Lawrence Brother’s structures.
- Sustainable materials for landscape and parking lot improvements.
# Development Strategy

**DEVELOPMENT STRATEGY**

Gary W. Anderson Architects recommends a micro development sequence approach for redevelopment of Stanley/National and Lawrence Brothers property. The total real estate area and costs may not attract a single site developer but would attract multiple developers, investors and operators. Our development strategy combines both site areas to maximize short and long term reuse options and establish a sequence that is compatible with remediation and site construction staging.

<table>
<thead>
<tr>
<th>SEQUENCE A</th>
<th>RECOMMENDATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$18.0 M</strong></td>
<td>Sequence A contains a mix if public and private reuse options. Learning and innovation are the primary uses in this sequence. Developing a museum, innovation startup center, and launching the construction of a river walk system are catalysts for community access to the river, tourism, and employment opportunities.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SEQUENCE B</th>
<th>RECOMMENDATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$24.7 M</strong></td>
<td>For Sequence B we recommend leveraging the innovation startup project to develop space for urban farming operations that combine research, production, distribution with the Sterling region and broader Midwest market. Additionally, this sequence includes developing loft condos and apartments.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SEQUENCE C</th>
<th>RECOMMENDATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$24.6 M</strong></td>
<td>The development of a hotel and banquet facility is the primary reuse options for Sequence C. Our recommendation is to market the banquet facility for weddings, small-scaled conferences and business meetings. Additional build-out of loft apartments and condos are also included in this sequence.</td>
</tr>
</tbody>
</table>
FIGURE 5.1. STANLEY/NATIONAL SITE PLAN

See Appendix A for large-scale plan.

FIGURE 5.2. LAWRENCE BROTHERS SITE PLAN

See Appendix A for large-scale plan.
Sequence A
Building 02: Green/Civic Space

FIGURE 5.5: BUILDING 02 FOOTPRINT

LOCATION
Building #2 is located north of the Union Pacific Railroads on the southwestern side of the main downtown area. The building is suitable for demolition, based on total square footage, location, and the redevelopment strategy for buildings along the river.

ADAPTIVE REUSE
After demolition of the structure is complete, the area will be designated as Green/Civic Space.

BUILDING FLOORSPACE
Approx. 14,700 sq. ft.

TOTAL DEVELOPMENT COSTS

<table>
<thead>
<tr>
<th>Costs</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hard Costs</td>
<td>$169,177</td>
</tr>
<tr>
<td>Building Soft Costs</td>
<td>$37,881</td>
</tr>
</tbody>
</table>

ADAPTIVE REUSE OPTION

Civic/ Green Space
- Parking lot removal
- New Sidewalks
- General green/civic space design

*Soft Costs include: A/E, Legal, Professional Services, General Contractor Fee (6%), and Contingency (10%)

FUNDING SOURCES

Private Equity
- Developer Equity: $0
- Development Loan: $0
- Federal Historic Tax Credits: $0
- IL State Historic Tax Credits: $0

Public Investment
- Remediation Grants: $44,133
- Local/State Grants (Demo.): $162,294
- Local/State CIP: $0
- Other (i.e. energy tax credits): $0
Sequence A
Building 05: Open Space/Planning Parking Area

FIGURE 5.6. BUILDING 5 SITE PLAN

LOCATION
Located South of the rail road tracks near the intersection of Wallace Street and 1st Avenue.

ADAPTIVE REUSE
The demolition of Building #5 is part of a larger strategy to provide greater visibility, parking and open space, site circulation and reducing the total real estate square feet to match present and projected market demand for space along the riverfront.

BUILDING FLOORSPACE
Approx. 65,000 sq. ft.

TOTAL DEVELOPMENT COSTS
$1,433,000
Hard Costs: $1,170,000
Building Soft Costs: $273,000
Const. Financing Costs: $0

ADAPTIVE REUSE OPTION
Open Space/ Parking Area
Outside Parking
Drop-Off Area
Green Space / Landscape / Open Area

PUBLIC INVESTMENT
Remediation Grants: $195,000
Local/State Grants (Demo.): $1,235,520
Local/State CIP: $0
Other (i.e. energy tax credits): $12,480

FUNDING SOURCES
Private Equity
Developer Equity: $0
Development Loan: $0
Federal Historic Tax Credits: $0
IL State Historic Tax Credits: $0

Public Investment
Remediation Grants: $195,000
Local/State Grants (Demo.): $1,235,520
Local/State CIP: $0
Other (i.e. energy tax credits): $12,480
Sequence A
Building 06: Interactive Museum

LOCATION
Located with a river view directly West of the Stanley smoke stack.

ADAPTIVE REUSE
The redevelopment plan proposes an eclectic learning, funhouse museum that embodies the history of the site and the entire City of Sterling, Illinois.

BUILDING FLOORSPACE
Approx. 68,000 sq. ft.

TOTAL DEVELOPMENT COSTS
$7,993,601
Hard Costs: $6,266,670
Building Soft Costs: $1,546,264
Const. Financing Costs: $180,667

ADAPTIVE REUSE OPTION
Interactive Museum
Indoor lower level parking
Phase 1 – Two levels for museum
Phase 2 – Museum expansion or alternative use

FUNDING SOURCES
Private Equity
Developer Equity $2,078,336
Development Loan: $2,591,584
Federal Historic Tax Credits: $1,521,781
IL State Historic Tax Credits: $1,521,781

Public Investment
Remediation Grants: $204,030
Local/State Grants (Demo.): $0
Local/State CIP: $0
Other (i.e. energy tax credits): $76,089
Sequence A
Building 07: Open Space/Planning Parking Area

**FIGURE 5.8. SITE LOCATION & FOOTPRINT**

- LOCATION
  - Building #7 is located on the Southwest corner of Wallace St and 1st Ave.

- ADAPTIVE REUSE
  - The demolition of Building #7 is part of a larger strategy to provide greater visibility, parking and open space, site circulation and reducing the total real estate square feet to match present and projected market demand for space along the riverfront.

- BUILDING FLOORSPACE
  - Approx. 80,000 sq. ft.

**TOTAL DEVELOPMENT COSTS**

- Hard Costs: $920,000
- Building Soft Costs: $206,000

**ADAPTIVE REUSE OPTION**

- Open Space/Parking Area
  - Outdoor parking area
  - New bike path connected to river walk system
  - New sidewalks and planting along roadways

**FUNDING SOURCES**

- **Private Equity**
  - Developer Equity: $0
  - Development Loan: $0
  - Federal Historic Tax Credits: $0
  - IL State Historic Tax Credits: $0

- **Public Investment**
  - Remediation Grants: $240,000
  - Local/State Grants (Demo.): $877,140
  - Local/State CIP: $0
  - Other (i.e. energy tax credits): $0
**Sequence A**  
**Building 08: Powerhouse Pub/Restaurant**

**FIGURE 5.9. SITE LOCATION & FOOTPRINT**

**TOTAL DEVELOPMENT COSTS**

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hard Costs</td>
<td>$ 549,494</td>
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<tr>
<td>Building Soft Costs</td>
<td>$ 135,625</td>
</tr>
<tr>
<td>Const. Financing Costs</td>
<td>$ 37,737</td>
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</table>

**ADAPTIVE REUSE**

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Powerhouse Pub/Restaurant</td>
<td>$722,856</td>
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</table>

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower level Microbrewery</td>
<td>$187,943</td>
</tr>
<tr>
<td>Upper level restaurant</td>
<td>$243,703</td>
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**FUNDING SOURCES**

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developer Equity</td>
<td>$187,943</td>
</tr>
<tr>
<td>Development Loan</td>
<td>$243,703</td>
</tr>
<tr>
<td>Federal Historic Tax Credits</td>
<td>$133,528</td>
</tr>
<tr>
<td>IL State Historic Tax Credits</td>
<td>$133,528</td>
</tr>
</tbody>
</table>

**PUBLIC INVESTMENT**

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remediation Grants</td>
<td>$17,478</td>
</tr>
<tr>
<td>Local/State Grants (Demo.)</td>
<td>$0</td>
</tr>
<tr>
<td>Local/State CIP</td>
<td>$0</td>
</tr>
<tr>
<td>Other (i.e. energy tax credits)</td>
<td>$6,676</td>
</tr>
</tbody>
</table>

**LOCATION**

Building #8 currently serves as the powerhouse for the Stanley/National Complex and is most noticeable by its smoke stack.

**BUILDING FLOORSPACE**

**Approx. 2,900 sq. ft.**
Sequence A
Building 09: Innovation/Startup Center

**FIGURE 5.10. SITE LOCATION & FOOTPRINT**

**LOCATION**
Building #9 is located on the riverside just West of the 1st St. bridge.

**ADAPTIVE REUSE**
The architectural features and footprint for Building #9 lends itself to remain as an office building. The Redevelopment plan proposes a full renovation of the building to house innovative business units that relate to urban agriculture, green/sustainability, and science oriented uses along the riverfront.

**BUILDING FLOORSpace**
Approx. 27,455 sq. ft.

**TOTAL DEVELOPMENT COSTS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>$4,412,943</td>
<td></td>
</tr>
<tr>
<td>Hard Costs</td>
<td>$ 3,448,769</td>
</tr>
<tr>
<td>Building Soft Costs</td>
<td>$ 853,956</td>
</tr>
<tr>
<td>Const. Financing Costs</td>
<td>$ 110,219</td>
</tr>
</tbody>
</table>

**FUNDING SOURCES**

**Private Equity**

- Developer Equity: $ 1,147,365
- Development Loan: $ 1,452,866
- Federal Historic Tax Credits: $ 844,072
- IL State Historic Tax Credits: $ 844,072

**Public Investment**

- Remediation Grants: $ 82,365
- Local/State Grants (Demo.): $ 0
- Local/State CIP: $ 0
- Other (i.e. energy tax credits): $ 42,204
**Sequence B**
Building 04: Mixed-use Commercial (Urban Farming + Entertainment)

**FIGURE 5.11. SITE LOCATION & FOOTPRINT**

<table>
<thead>
<tr>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building #4 is the largest building within the Stanley/National complex. The majority of the first floor plan contains a two-story volume space, suitable for multiple purposes.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ADAPTIVE REUSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Redevelopment Plan proposes retrofitting the space for a restaurant/bar and indoor game/arcade and urban farming businesses.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BUILDING FLOORSPACE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approx. 138,710 sq. ft.</td>
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</table>

<table>
<thead>
<tr>
<th>TOTAL DEVELOPMENT COSTS</th>
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<tbody>
<tr>
<td>$14,864,675</td>
</tr>
<tr>
<td>Hard Costs: $11,689,726</td>
</tr>
<tr>
<td>Building Soft Costs: $2,858,706</td>
</tr>
<tr>
<td>Const. Financing Costs: $316,243</td>
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</table>

<table>
<thead>
<tr>
<th>FUNDING SOURCES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Equity</td>
</tr>
<tr>
<td>Developer Equity: $3,864,815</td>
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<tr>
<td>Development Loan: $4,789,486</td>
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<tr>
<td>Federal Historic Tax Credits: $2,826,460</td>
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<tr>
<td>IL State Historic Tax Credits: $2,826,460</td>
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</table>

<table>
<thead>
<tr>
<th>Public Investment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remediation Grants: $416,130</td>
</tr>
<tr>
<td>Local/State Grants (Demo.): $0</td>
</tr>
<tr>
<td>Local/State CIP: $0</td>
</tr>
<tr>
<td>Other (i.e. energy tax credits): $141,323</td>
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</tbody>
</table>
Sequence B
Building 12: Indoor/Outdoor Farmers Market

**FIGURE 5.12 SITE LOCATION & FOOTPRINT**

**TOTAL DEVELOPMENT COSTS**

<table>
<thead>
<tr>
<th>Cost Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hard Costs</td>
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<tr>
<td>Building Soft Costs</td>
<td>$421,250</td>
</tr>
<tr>
<td>Const. Financing Costs</td>
<td>$67,064</td>
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</tbody>
</table>

**ADAPTIVE REUSE OPTION**

<table>
<thead>
<tr>
<th>Farmers Market</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indoor/Outdoor farmers market design</td>
</tr>
<tr>
<td>Reserved indoor parking for banquet facility</td>
</tr>
<tr>
<td>Sustainable parking construction materials</td>
</tr>
</tbody>
</table>

**LOCATION**

Building #12 is commonly referred to as the saw tooth building, located at the center of the Lawrence Brothers site.

**ADAPTIVE REUSE**

The redevelopment plan proposes Building #12 to serve as an Indoor/Outdoor Farmers market with accessibility to the riverfront. The saw tooth construction provides natural lighting to facilitate the indoor/outdoor feel of the space.

**FUNDING SOURCES**

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Equity</td>
<td></td>
</tr>
<tr>
<td>Developer Equity</td>
<td>$574,832</td>
</tr>
<tr>
<td>Development Loan</td>
<td>$698,490</td>
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<tr>
<td>Federal Historic Tax Credits</td>
<td>$408,901</td>
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<tr>
<td>IL State Historic Tax Credits</td>
<td>$408,901</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Public Investment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remediation Grants:</td>
</tr>
<tr>
<td>Local/State Grants (Demo.):</td>
</tr>
<tr>
<td>Local/State CIP:</td>
</tr>
<tr>
<td>Other (i.e. energy tax credits):</td>
</tr>
</tbody>
</table>
Sequence B
Building 13: Residential Loft Condos and Apartments

FIGURE 5.13. SITE LOCATION & FOOTPRINT

LOCATION
Building #13 is the eastern most building on the Lawrence Brothers site.

ADAPTIVE REUSE
Building #13 would provide residential loft-style living along the riverfront as part of the Lawrence Brothers redevelopment plan. Units would have access to the riverfront pathway and green roofs or decks, depending on unit location. Indoor parking would be located in the lower level of the building.

BUILDING FLOORSPACE
Approx. 51,664 sq. ft.

TOTAL DEVELOPMENT COSTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hard Costs</td>
<td>$ 4,596,505</td>
</tr>
<tr>
<td>Building Soft Costs</td>
<td>$ 1,133,627</td>
</tr>
<tr>
<td>Const. Financing Costs</td>
<td>$ 138,913</td>
</tr>
</tbody>
</table>

ADAPTIVE REUSE OPTION

Loft Units
- Indoor Lower Level Parking
- Condominium and Apartments
- Green rooftop deck and garden

FUNDING SOURCES

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Equity</td>
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<tr>
<td>Development Loan</td>
<td>$ 1,902,294</td>
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<tr>
<td>Federal Historic Tax Credits</td>
<td>$ 1,115,028</td>
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<tr>
<td>IL State Historic Tax Credits</td>
<td>$ 1,115,028</td>
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Public Investment

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Remediation Grants</td>
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<tr>
<td>Local/State Grants (Demo)</td>
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<tr>
<td>Local/State CIP</td>
<td>$ 0</td>
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<tr>
<td>Other (i.e. energy tax credits)</td>
<td>$ 55,751</td>
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</tbody>
</table>
Sequence C
Building 1: Residential Loft Apartments

**FIGURE 5.14. SITE LOCATION & FOOTPRINT**

**LOCATION**
Building 1 is located north of the Union Pacific rail line, connected to the main downtown area.

**ADAPTIVE REUSE**
The proposal recommends partial demolition of building 1 to connect to green space planning for building 2. The remaining three (3) story structure would be saved for loft apartments.

**BUILDING FLOORSpace**
Approx.
20,064 sq. ft.

**TOTAL DEVELOPMENT COSTS**

<table>
<thead>
<tr>
<th>Cost Component</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Hard Costs</td>
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<tr>
<td>Building Soft Costs</td>
<td>$611,503</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$3,183,183</strong></td>
</tr>
</tbody>
</table>

**FUNDING SOURCES**

**Private Equity**

- Developer Equity: $827,628
- Development Loan: $792,263
- Federal Historic Tax Credits: $543,645
- IL State Historic Tax Credits: $543,645

**Public Investment**

- Remediation Grants: $98,823
- Local/State Grants (Demo.): $349,998
- Local/State CIP: $0
- Other (i.e. energy tax credits): $27,182

Loft Apartments
10 – 12 units
New south side façade to match original architecture.
Green rooftop deck
Sequence C
Building 10: Hotel

Figure 5.15. Site Location & Footprint

| Location | Central to the Redevelopment Plan is creating destination oriented activities. |
| Location | Central to the Redevelopment Plan is creating destination oriented activities. |

Adaptive Reuse
The development of a mid-size boutique hotel in Building #10 would serve as anchor to the riverfront and the entire Sterling community. The entire structure would be renovated for hotel use, connected to a banquet facility in Building #11.

Building Floor Space
Approx. 68,880 sq. ft.

Total Development Costs

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hard Costs</td>
<td>$10,493,652</td>
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<tr>
<td>Building Soft Costs</td>
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<td><strong>Total</strong></td>
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</table>

Adaptive Reuse Option

- Hotel
  - Lower Level sidewalk cafe
  - 50 single and multi-room suite designs
  - Dedicated indoor parking

Funding Sources

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Private Equity</strong></td>
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<tr>
<td>Developer Equity</td>
<td>$3,479,513</td>
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<tr>
<td>Development Loan</td>
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<tr>
<td>Federal Historic Tax Credits</td>
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<table>
<thead>
<tr>
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<tr>
<td><strong>Public Investment</strong></td>
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<tr>
<td>Remediation Grants</td>
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<td>Local/State CIP</td>
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<td><strong>Total</strong></td>
<td><strong>$335,538</strong></td>
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</table>
Sequence C
Building 11: Banquet Facility

**FIGURE 5.16. SITE LOCATION & FOOTPRINT**

**TOTAL DEVELOPMENT COSTS**

$6,428,895

- Hard Costs: $5,041,573
- Building Soft Costs: $1,237,283
- Const. Financing Costs: $150,039

**ADAPTIVE REUSE OPTION**

**Social + Entertainment**

- Two (2) levels of indoor parking
- Multi-purpose banquet rooms
- Outdoor patio
- Catering kitchen

**LOCATION**

Building 11 serves as an extension to the Hotel (Building 10).

**BUILDING FLOORSPACE**

Approx. 77,034 sq. ft.

**FUNDING SOURCES**

<table>
<thead>
<tr>
<th>Private Equity</th>
<th>$1,671,513</th>
</tr>
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<tbody>
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<td>Developer Equity</td>
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<td>Federal Historic Tax Credits</td>
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<table>
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<td>Remediation Grants:</td>
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<td>Other (i.e. energy tax credits):</td>
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