



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

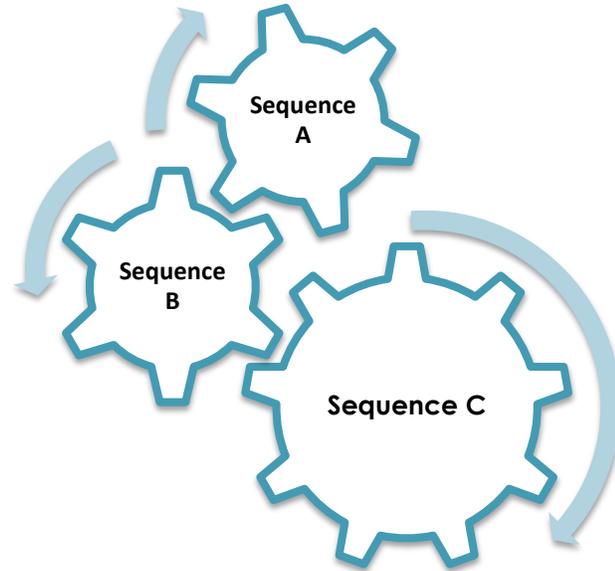
\$ 1,399,445

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.



SQUENCE A

Demolish

159,711 sq. ft. for temporary or permanent open/civic space

Renovate

98,378 sq. ft. for a phase 1 interactive museum (play & learning with industrial design, manufacturing and reclaimed building materials), and for a Microbrewery restaurant

Construct

Phase 1 site improvements, including new river walk system

SQUENCE B

Demolish

7,244 sq. ft. for temporary or permanent open/civic space

Renovate

223,482 sq. ft. for urban agriculture and aquaculture businesses, expanded indoor/outdoor farmers market, and loft apartments and condominiums.

Construct

Phase 2 site improvements, including new river walk system

SQUENCE C

Demolish

32,941 sq. ft. for temporary or permanent open/civic space

Renovate

165,978 sq. ft. for a hotel, banquet center, and loft apartments and condominiums.

Construct

Phase 3 site improvements, including new river walk system

Project Overview

Section 02

STANLEY NATIONAL & LAWRENCE BROTHERS

OVERVIEW

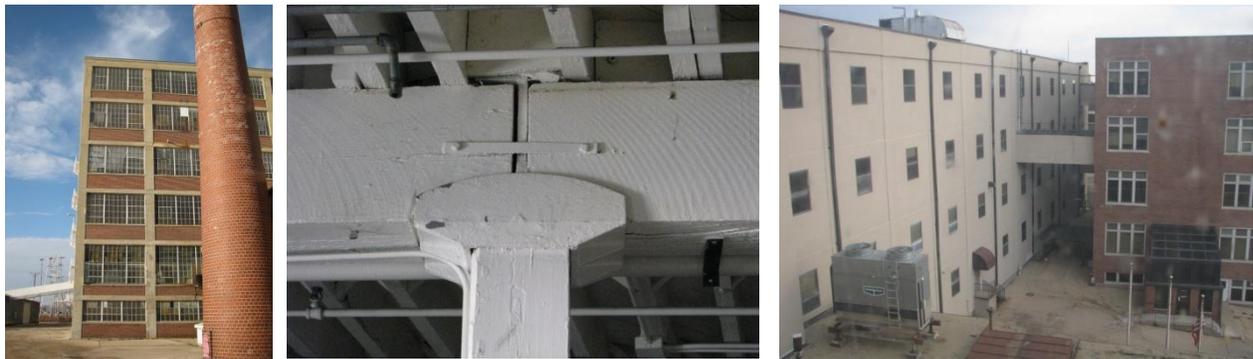


Forward

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.

SITE DESCRIPTION

Gateway

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.

CONDITIONS ASSESSMENT

Readiness

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.

BUILDING STATISTICS

Flexible

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.

OPPORTUNITIES + CONSTRAINTS

Continuation

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.

Financing Strategies

Section 03

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

TOTAL PROJECT COST



\$ 67.3M

Construction: \$ 52,980,641
Soft Costs: \$ 14,321,856

See Appendix A for large scale site plan.

Private

Public

PRIVATE EQUITY

BANK FINANCING

OTHER

(i.e., Energy Tax Credits)

23%

28%

1%

\$ 15.4M

\$ 18.9M

\$ 609K

Public

FED. HISTORIC TAX CREDITS (20%)

IL STATE HISTORIC TAX CREDITS (25%)

REMEDATION GRANTS (building)

DEMOLITION FUNDING (Demo)

REMEDATION & SITE IMPROVEMENTS

17%

17%*

3%

3%

8%

\$ 11.2M

\$ 11.2M

\$ 2.0M

\$ 3.1M

\$ 5.4M

TAX CREDIT ANALYSIS – FULL DEVELOPMENT

\$ 58,095,124*

\$ 9,207,373

Qualified Reimbursable Expenses (QRE)

Non-Qualified Reimbursable Expenses (Non-QRE)

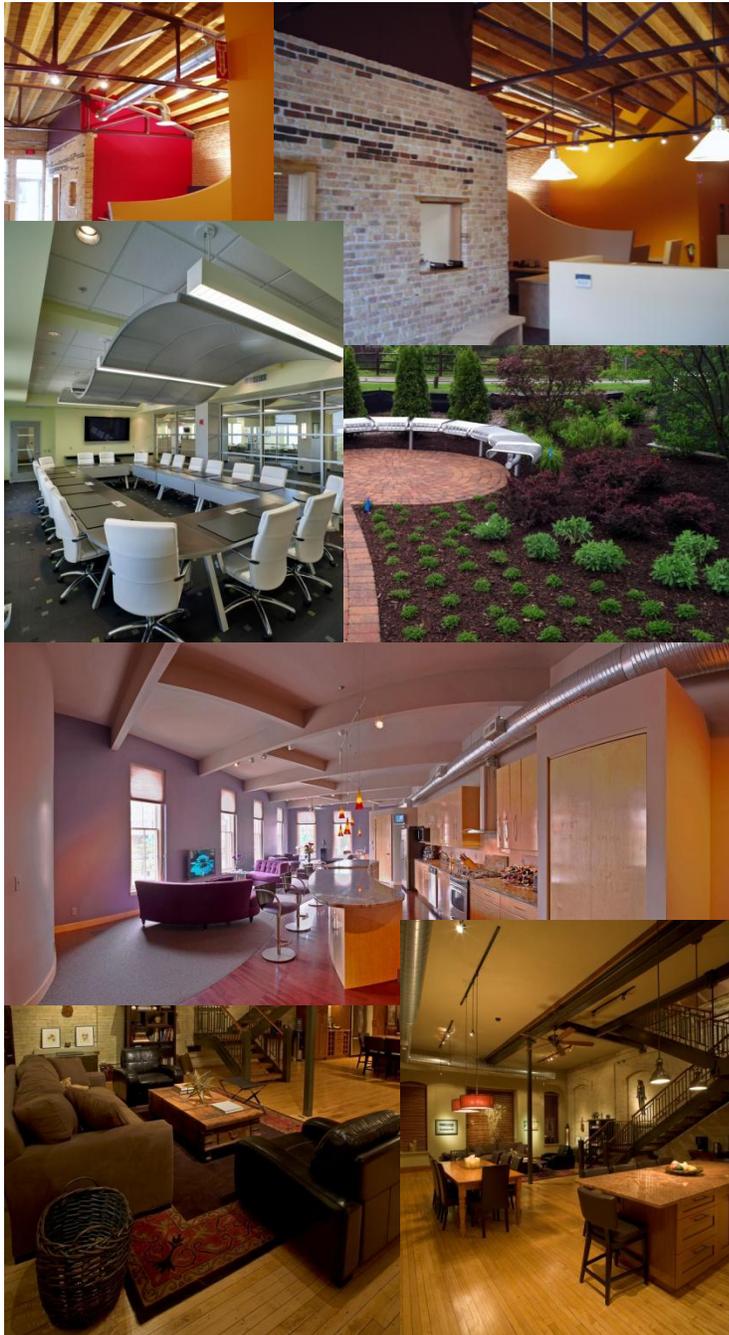
*IL State Historic Tax Credits are pending final legislative approval for Rivers Edge, Empower Zone, and/or Main Street communities.



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

27,455sq. 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

Section 05

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.

SEQUENCE A

\$18.0 M

RECOMMENDATION

Sequence A contains a mix of 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.

SEQUENCE B

\$24.7 M

RECOMMENDATION

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.

SEQUENCE C

\$24.6 M

RECOMMENDATION

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.

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.

FIGURE 5.3. Building 13 Riverfront Loft's/ Walking Path Rendering



FIGURE 5.4. Building 13 Riverfront Loft's/ Walking Path Rendering



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

\$207,057

Hard Costs: \$ 169,177
Building Soft Costs: \$ 37,881

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

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

FIGURE 5.7. Building #6 Lower Level Plan



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

\$1,126,00

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



LOCATION

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

ADAPTIVE REUSE

The redevelopment plan proposes this structure to become a brewery and restaurant. A new façade would be constructed on the north side to match architectural design and features on the west and east elevations.

BUILDING FLOORSPACE

**Approx.
2,900 sq. ft.**

TOTAL DEVELOPMENT COSTS

\$722,856

Hard Costs:	\$ 549,494
Building Soft Costs:	\$ 135,625
Const. Financing Costs:	\$ 37,737

ADAPTIVE REUSE OPTION

Powerhouse Pub/Restaurant

Lower level Microbrewery
Upper level restaurant

FUNDING SOURCES

Private Equity

Developer Equity	\$ 187,943
Development Loan:	\$ 243,703
Federal Historic Tax Credits:	\$ 133,528
IL State Historic Tax Credits:	\$ 133,528

Public Investment

Remediation Grants:	\$ 17,478
Local/State Grants (Demo.):	\$ 0
Local/State CIP:	\$ 0
Other (i.e. energy tax credits):	\$ 6,676

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

\$4,412,943

Hard Costs: \$ 3,448,769
 Building Soft Costs: \$ 853,956
 Const. Financing Costs: \$ 110,219

ADAPTIVE REUSE OPTION

Innovation/Startup Center

Office work space
 Open floor concept

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

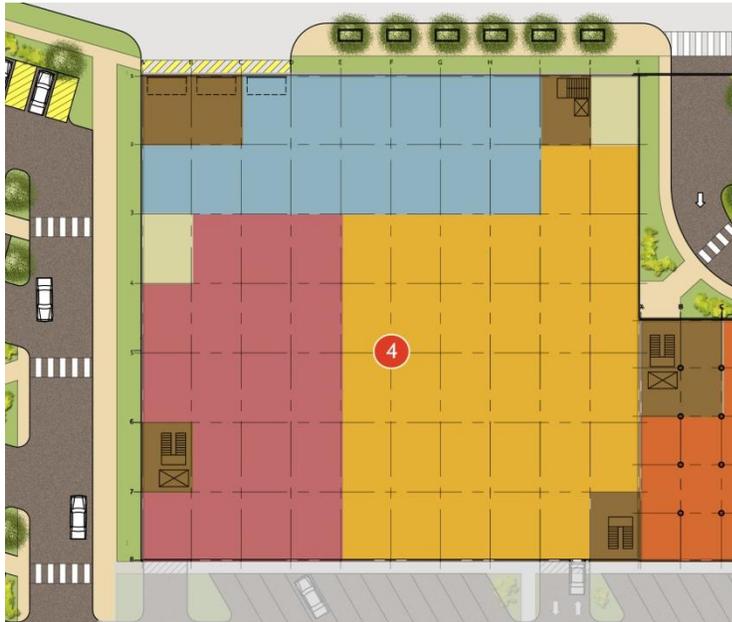
Public Investment

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



LOCATION

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.

ADAPTIVE REUSE

The Redevelopment Plan proposes retrofitting the space for a restaurant/bar and indoor game/arcade and urban farming businesses.

BUILDING FLOORSPACE

**Approx.
138,710 sq. ft.**

TOTAL DEVELOPMENT COSTS

\$14,864,675

Hard Costs: \$ 11,689,726
 Building Soft Costs: \$ 2,858,706
 Const. Financing Costs: \$ 316,243

ADAPTIVE REUSE OPTION

Urban Farming & Entertainment

Lower Level Parking
 Restaurant/Bar/Arcade
 Sustainable Urban Agriculture research
 Sustainable Urban Agriculture farming/harvesting

FUNDING SOURCES

Private Equity

Developer Equity \$ 3,864,815
 Development Loan: \$ 4,789,486
 Federal Historic Tax Credits: \$ 2,826,460
 IL State Historic Tax Credits: \$ 2,826,460

Public Investment

Remediation Grants: \$ 416,130
 Local/State Grants (Demo.): \$ 0
 Local/State CIP: \$ 0
 Other (i.e. energy tax credits): \$ 141,323

Sequence B

Building 12: Indoor/Outdoor Farmers Market

FIGURE 5.12. SITE LOCATION & FOOTPRINT



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.

BUILDING FLOORSPACE

**Approx.
33,108 sq. ft.**

TOTAL DEVELOPMENT COSTS

\$2,210,894

Hard Costs	\$ 1,722,579
Building Soft Costs:	\$ 421,250
Const. Financing Costs:	\$ 67,064

ADAPTIVE REUSE OPTION

Farmers Market

- Indoor/Outdoor farmers market design
- Reserved indoor parking for banquet facility
- Sustainable parking construction materials

FUNDING SOURCES

Private Equity

Developer Equity	\$ 574,832
Development Loan:	\$ 698,490
Federal Historic Tax Credits:	\$ 408,901
IL State Historic Tax Credits:	\$ 408,901

Public Investment

Remediation Grants:	\$ 99,324
Local/State Grants (Demo.):	\$ 0
Local/State CIP:	\$ 0
Other (i.e. energy tax credits):	\$ 20,445

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

\$5,869,045

Hard Costs:	\$ 4,596,505
Building Soft Costs:	\$ 1,133,627
Const. Financing Costs:	\$ 138,913

ADAPTIVE REUSE OPTION

Loft Units

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

FUNDING SOURCES

Private Equity

Developer Equity	\$ 1,525,952
Development Loan:	\$ 1,902,294
Federal Historic Tax Credits:	\$ 1,115,028
IL State Historic Tax Credits:	\$ 1,115,028

Public Investment

Remediation Grants:	\$ 154,992
Local/State Grants (Demo.):	\$ 0
Local/State CIP:	\$ 0
Other (i.e. energy tax credits):	\$ 55,751

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

\$3,183,183

Hard Costs: \$ 2,485,512
 Building Soft Costs: \$ 611,503
 Const. Financing Costs: \$ 86,139

ADAPTIVE REUSE OPTION

Loft Apartments

10 – 12 units
 New south side façade to match original architecture.
 Green rooftop deck

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

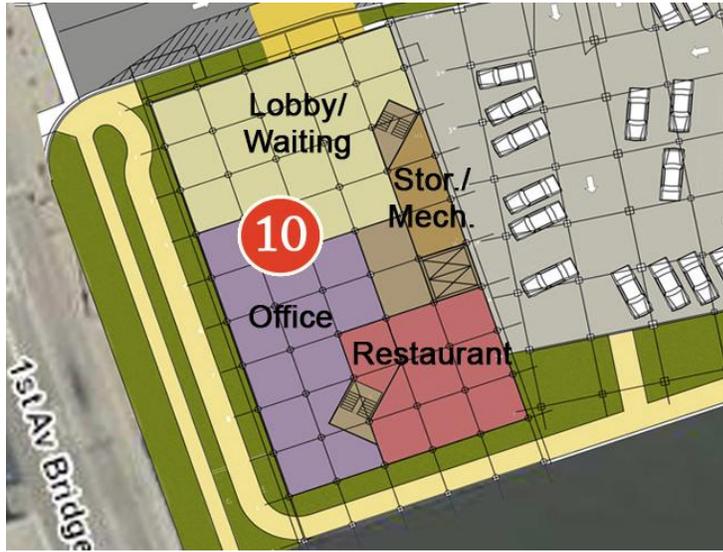
Public Investment

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

Sequence C

Building 10: Hotel

FIGURE 5.15. SITE LOCATION & FOOTPRINT



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 FLOORSPACE

**Approx.
68,880 sq. ft.**

TOTAL DEVELOPMENT COSTS

\$13,382,743

Hard Costs: \$ 10,493,652
 Building Soft Costs: \$ 2,602,749
 Const. Financing Costs: \$ 286,341

ADAPTIVE REUSE OPTION

Hotel

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

FUNDING SOURCES

Private Equity

Developer Equity \$ 3,479,513
 Development Loan: \$ 4,411,787
 Federal Historic Tax Credits: \$ 2,577,953
 IL State Historic Tax Credits: \$ 2,577,952

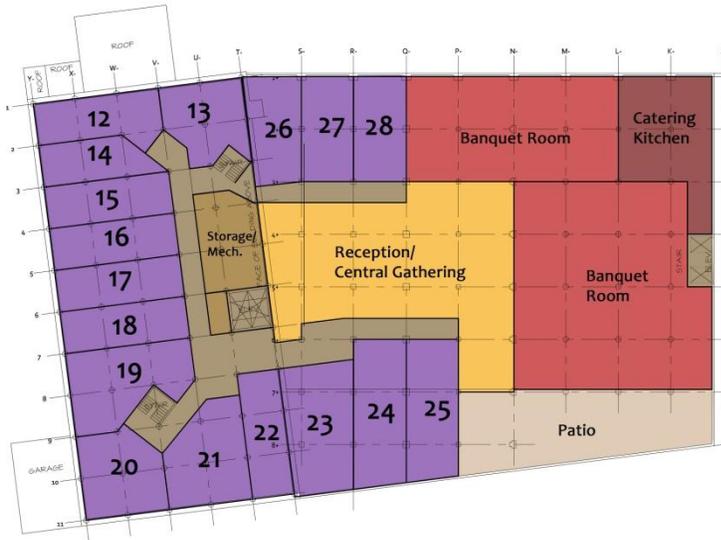
Public Investment

Remediation Grants: \$ 206,640
 Local/State Grants (Demo.): \$ 0
 Local/State CIP: \$ 0
 Other (i.e. energy tax credits): \$ 128,898

Sequence C

Building 11: Banquet Facility

FIGURE 5.16. SITE LOCATION & FOOTPRINT



LOCATION

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

ADAPTIVE REUSE

The proposed uses are indoor parking on the lower and first floors. The second floor would serve as a banquet facility with approximately 25,700 square feet of banquet, kitchen and general core service areas.

BUILDING FLOORSPACE

**Approx.
77,034 sq. ft.**

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

FUNDING SOURCES

Private Equity

Developer Equity \$ 1,671,513
 Development Loan: \$ 2,046,701
 Federal Historic Tax Credits: \$ 1,209,551
 IL State Historic Tax Credits: \$ 1,209,551

Public Investment

Remediation Grants: \$ 231,102
 Local/State Grants (Demo.): \$ 0
 Local/State CIP: \$ 0
 Other (i.e. energy tax credits): \$ 60,478