

2100 Ridge Avenue Discussion



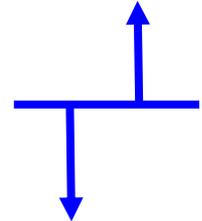
Lara Biggs
Paul Zalmezak

February 24, 2025

City “Legacy” Facilities Cost

	Systems in Failure	Future Capital Costs	Future Plan
Police Fire HQ	Building Insufficiency, Security, Electrical, Envelope	\$75M - \$96M	
Civic Center	HVAC, Electrical, Envelope	\$65M - \$75M	
Service Center	Fuel System, Structural, HVAC, Electrical	\$28M	Master Plan On File
Noyes	HVAC, Electrical, Envelope	\$22M	Modernization Plan On File
Animal Shelter	Building Insufficiency, HVAC	Construction Complete	Regular Maintenance Investment
Ecology Center	Structural Subfloor, Security, Crawl Space Moisture	Construction Ongoing	Regular Maintenance Investment
TOTAL		\$175M - \$221M	

Plan for Future Improvements Under Development



Plan Approved or Construction Ongoing / Complete

Civic Center Potential Options - 20 Yr Costs

City Hall Options - 20 Year Total Cost (2026 - 2045)					
	Description	Estimated Capital Cost / Rent	O&M Costs	Total	Net Present Value (20 yr)
1	Renovate 2100 Ridge Avenue as City Hall	\$94.7M	\$21.1M	\$115.8M	\$90.1M
2	Lease 909 Davis as City Hall	\$28.8M	\$34.2M	\$63.0M	\$42.9M
3	Renovate Main Library as a joint Library/City Hall	Under Investigation		TBD	
4	Include Multi-Floor City Hall as part of 900 Clark Street Planned Unit Development	Under Investigation		TBD	

Civic Center Potential Options - 50 Yr

Costs

City Hall Options - 50 Year Total Cost (2026 - 2075)

	Description	Estimated Capital Cost / Rent	O&M Costs	Total	Net Present Value (20 yr)
1	Renovate 2100 Ridge Avenue as City Hall	\$550.1M	\$88.5M	\$639.4M	\$202.4M
2	Lease 909 Davis as City Hall	\$109.7M	\$143.6M	\$253.3M	\$91.0M
3	Renovate Main Library as a joint Library/City Hall	Under Investigation		TBD	
4	Include Multi-Floor City Hall as part of 900 Clark Street Planned Unit Development	Under Investigation		TBD	

Potential Property Tax Generation

Potential post-City uses

- Residential (with or without affordable housing)
- Institutional residential
- Commercial

Rough estimate of property tax generation:

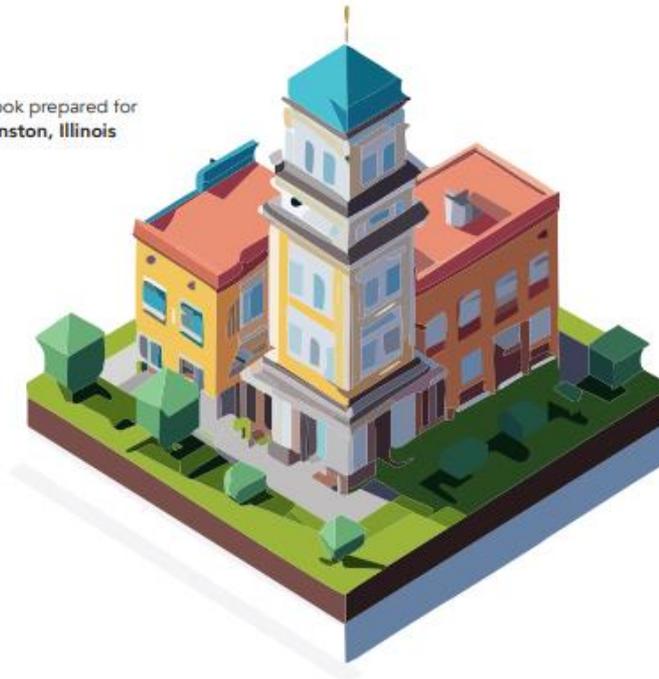
Property Use	Annual Total Tax Generated	Annual City Tax Generated
Residential	\$82,000 - \$194,000	\$15,000 - \$37,000
Commercial	\$472,000 - \$865,000	\$89,000 - \$164,000



Putting Assets to Work

A Guide For Making Strategic Investments in
Evanston's Priorities and Possibilities

Playbook prepared for
Evanston, Illinois



URBAN3



City of
Evanston™

Public Works

How does Putting Assets to Work work, exactly?

- **City of Evanston identifies a budgetary goal or community benefit** (e.g. affordable housing, CARP, etc.) or other needs it wants to fund with additional revenue.
- City of Evanston would work with Propviser to **further research** the properties inventoried in the adopted Putting Assets to Work Plan.
- City Council **identifies one or more of those assets that are underutilized** to be developed to their highest and best use within parameters set by policymakers.
- With the help of Propviser, the City will internal and/or external expertise to **improve, manage and maintain** the asset.
- The **additional value/revenue** that is created is transferred to the public in the form of concrete benefits, identified in the first step.
- **The City Council** working closely with staff, **provides oversight** throughout the process.

The City of Evanston is not giving up control of property decisions.

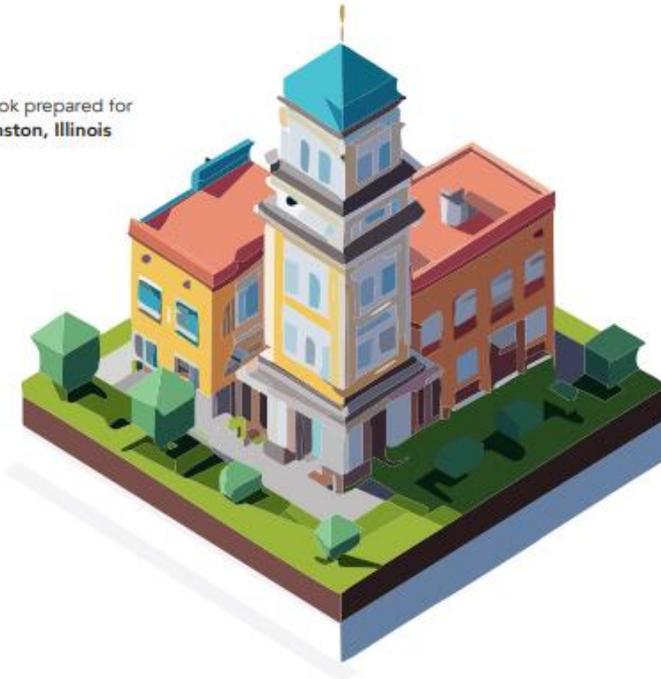
-Process will closely adhere to the City of Evanston Code requiring extensive public input, noticing, and City Council Approval. City Staff will work in close collaboration overseeing the Propviser contract/relationship.



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Timeline

July 2023 - Council Approved Participation in PAW Incubator

April 29, 2024 - City Council Adopted PAW Plan

May 10, 2024 - Submitted US Dept of Transportation Grant

September 23, 2024 - City of Evanston awarded \$985,000

November 25, 2024 - Council accepted grant funds

February 24, 2025 - Seek approval of contract with Propviser - PAW consultants

March 3, 2025 - PAW contract / U.S. Department of Transportation Grant Begins

March 11, 2025 - Upon council direction for 2100 Ridge on March 10th, Propviser begins outlines community engagement process

March 31, 2025 - earliest council meeting date to discuss PAW/Propviser planning process based on 3/10/2025 direction

Late Fall 2025 - Community Process Concluded and RFQ issued for future reuse or plan underway for city administration re-use



City of
Evanston™

Public Works

I. PAW Implementation Steps

Table 2: Implementation Steps

Step	Action	Next Steps	Timeline
1	Confirm list of assets for consideration.	Council direct staff / confirm asset list	May 2024
2	Hire or reassign staff 50% FTE.	Upon council approval, City Manager consults with HR	Jul 2024
3	City issues an RFQ, RFP, or works with a previous partner where a synergy already exists.	Assigned staff member will draft the RFP for Council review. Post RFQ/P. Solicit responses. Interview. Award contract.	Aug 2024 - Nov 2024
4	Working with the third-part property advisor, developer, or broker to identify housing or commercial opportunities	To be determined. Will be ongoing through 2025. Immediate attention should be paid to community engagement and disposition/ redevelopment and/or reuse of Civic Center, Police/Fire HQ, and Noyes Cultural Arts Center. Concurrently, determining affordable housing strategy for surface parking lots.	Ongoing 2024 - 2025
5	Refine property list to determine full redevelopment, partial repurposing, leasing vs. selling, or other revenue-generating potential (i.e., food and beverage, rentals, etc.).		Ongoing 2024 - 2025

II. PAW Strategy Implementation: Council Goals

The Putting Assets to Work principles should be applied to assist the City Council in achieving its 2024-2025 goals - particularly fostering economic growth, increasing affordable housing, and assuring that city assets are utilized in a way to achieve CARP goals.

III. PAW Strategy Implementation: Evanston Assets to Consider

The table on the following page lists the City of Evanston-owned assets that are prime for the PAW principles. The phasing of implementing PAW in Evanston is up to the City Council. After assigning a staff member to manage the process, the easiest first step is to create a plan for identifying a subset of the 37 city-owned surface parking lots in retail business or residential districts. The City has succeeded with parking lot redevelopment at 100 Chicago Avenue; another is about to begin at 504 South Boulevard.

Concurrently, a community engagement plan to help develop a disposition or reuse strategy for Evanston's core assets (e.g., Civic Center, Police/Fire, Noyes Cul-



2024-2025
City Council Goals

-  Foster economic growth and development with a focus on Evanston Thrives Action Plan priorities
-  Ensure equity in public health initiatives and expand community health partnerships
-  Increase affordable housing
-  Enhance public safety
-  Prioritize financial transparency, forecasting, and new revenue streams.
-  Implement the City's Climate Action and Resiliency Plan (CARP)

Mission Statement
The City of Evanston is committed to providing the highest quality public services to all residents by providing leadership, responsiveness, innovation and efficiency, and with the highest degree of integrity.

Vision Statement:
Creating the Best Quality City in America.

Organizational Values

- Excellent Customer Service
- Continuous Improvement
- Integrity
- Accountability



Table 3: Evanston Putting Assets to Work Recommended Properties

Site	Address	Description	Potential PAW Future Use	Timing
Parking Lots				
Parking Lot 3	1700 Chicago Ave	72-space surface parking lot, aka "Library Parking Lot"	Affordable housing, public parking	Immediate
Parking Lot 25	1614 Maple Ave	32-space surface parking lot	Mixed use commercial/affordable housing, public parking	Immediate
Parking Lot 27	1621 Oak Ave	36-space surface parking lot	Mixed use commercial/affordable housing, public parking	Immediate
Parking Lot 31	925 Sherman Ave	20-space surface parking lot		
Parking Lot 39	711 Hinman Ave	48-space surface parking lot	Affordable housing, residential permit parking	Immediate
Parking Lot 32	825 Hinman Ave	77-space surface parking lot	Affordable housing, residential permit parking	Immediate
Parking Lot 35	NW corner of Main & Judson	56-space surface parking lot	Affordable housing, residential/public parking	Immediate
Parking Lot 24	727 Main St	32-space mid-block metered surface parking lot on North side of Main St	Mixed use commercial/affordable housing, public parking	Immediate
Parking Lot 23	NW corner of Elmwood & Dempster	38-space surface parking lot	Affordable housing, residential/public parking	Immediate
Parking Lot 4	Central St & Stewart Ave	66-space surface parking lot	Mixed use commercial/affordable housing, public parking	Mid-term
Parking Lot 51	927 Noyes St	55-space surface parking lot	Mixed use commercial/affordable housing, public parking	Mid-term



Site	Address	Description	Potential PAW Future Use	Timing
Parking Lot 8	811 Main St	49-space surface parking lot next to laundromat	Mixed use commercial/affordable housing, public parking. May require property assembly with adjacent property.	Mid-term
Parking Lot 21	1100 Central St	92-space surface parking lot -- Chandler Newberger	Affordable housing, residential/ public parking	Mid-term
Buildings				
Civic Center	2100 Ridge Ave	Civic Center administration	TBD, requires planning	Mid-term
Police/ Fire HQ	1454 Elmwood Ave/909 Lake St	Police and Fire Department headquarters	TBD, requires planning	Mid-term
Noyes Cultural Arts Center	927 Noyes St	Art studios, theater, galleries	TBD, requires planning	Mid-term
Lakefront Amenities				
Lakefront parks and beaches (municipal boundary at Howard St North to Lighthouse Beach)		Beaches, water sports, lagoon building, boat house, concession buildings, etc.	TBD, requires planning -- revenue enhancements through food and beverage, rentals, etc.	Long term

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BUILDINGS				
Civic Center	2100 Ridge	Civic Center Administration	TBD, requires planning	Mid-Term
Police / Fire HQ	1454 Elmwood / 909 Lake	Police and Fire Department Headquarters	TBD, requires planning	Mid-Term
Noyes Cultural Arts Center	927 Noyes	art studios, theater, galleries	TBD, requires planning	Mid-Term
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LAKEFRONT AMENITIES				
Lakefront Parks and Beaches Municipal boundary at Howard Street North to Lighthouse Beach		Beaches, water sports, lagoon building, boat house, concession buildings, etc	TBD, requires planning - revenue enhancements through food and beverage, rentals, etc. Requires planning	Long Term

We haven't assumed how our assets will be used

-Putting Assets to Work is the Process

- Item A3 on Council Agenda - Contract with Propviser is specifically focused on community engagement and RFQ coordination for 2100 Ridge, Noyes Cultural Arts Center, and Police/Fire HQ Site.
- US Department of Transportation Grant Funded - \$980,000 to help implement the adopted 2024 Putting Assets to Work plan which includes the three buildings.
- “Developer” or “development” doesn’t necessarily mean “demolition” or “displacement” in this context. It may be the selection of a partner who helps renovate or adaptively reuse our assets as mixed use / public use.
- The goal is to determine how our assets can generate revenue to help fund the City’s priorities

Engagement doesn't end tonight or March 10th - it's designed throughout the grant timeline (3 years) and hopefully beyond!

The proposed scope of work, is detailed in the Propviser proposal in item A3 (page 195 of packet) on the February 24, 2025 City Council agenda. In summary:

- **Months 1 - 3** (as outlined in Scope on page Page 214 of 613):
 - Community Meetings, **Working groups, City committees, Ward meetings**
 - [Crowd Sourced Place Making, Inc.](#) kickoff **online collaboration** throughout the communities
 - **Staff meetings** to learn the buildings, start to review plans and current budget

- **Months 3-6**
 - Follow up large meetings, working groups, Ward meetings
 - Progression of Crowd Sourced Place Making process
 - **Zoning reviews, preliminary financial analysis**
 - Understanding of **current financing environment**

- **Months 6 - 12+ Issue RFQ** (if applicable)
 - Distilling input, **issue RFQ** seeking desired outcomes
 - **Oversee** disposition / reuse / renovation (whatever desired)
 - **Council approval of all decisions**



The USDOT Grant will support or most important immediate needs and seed the longer term Putting Assets to Work Initiative

TOTAL PROPOSED BUDGET (SUMMARY): \$985,000

1. Amount proposed for technical services provided by the Propvizer, MPact, and Sentient Co. team: \$450,000 *(Items 1 and 2 above).*
2. Other third-party experts as determined in consultation with the city: \$100,000 *(Item 3 above).*
3. Other staffing and expert services needs: \$300,000 *(Item 4 above).*
4. Public engagement hard costs: \$25,000 *(Item 5 above).*
5. Reimbursable direct costs: \$25,000 *(Item 6 above).*
6. Retained by the City for grant administration, overhead and indirect costs: \$85,000 *(Item 7 above).*

- CMO/Economic Development Staff will manage contract
- Staff has been in regular contact with U.S. Department of Transportation Grant Administrator - funding for this grant has not been terminated.
- Funds are reimbursed to city after expenses incurred. Staff will process Propvizer invoices, pay from City funds, and then submit invoice to USDOT - following bills list transparency requirements.
- In the event USDOT terminates grant, this contract with Propvizer will be terminated.

Fees outlined on Pages 213-216 of Council Packet

Next Steps

- Develop costs for moving city hall to main library building
- Further develop costs for moving city hall to 900 Clark
- Continue negotiations with NU for 1801 Maple/906 University Place
- Revise draft resolution as desired