

**Preliminary Analysis of  
Potential Civic Center  
Alternatives**

**September 24, 2003**

Updated: October 20, 2003

*U.S. Equities Realty*

1. **Agenda and Brief Review of Assignment**.....1

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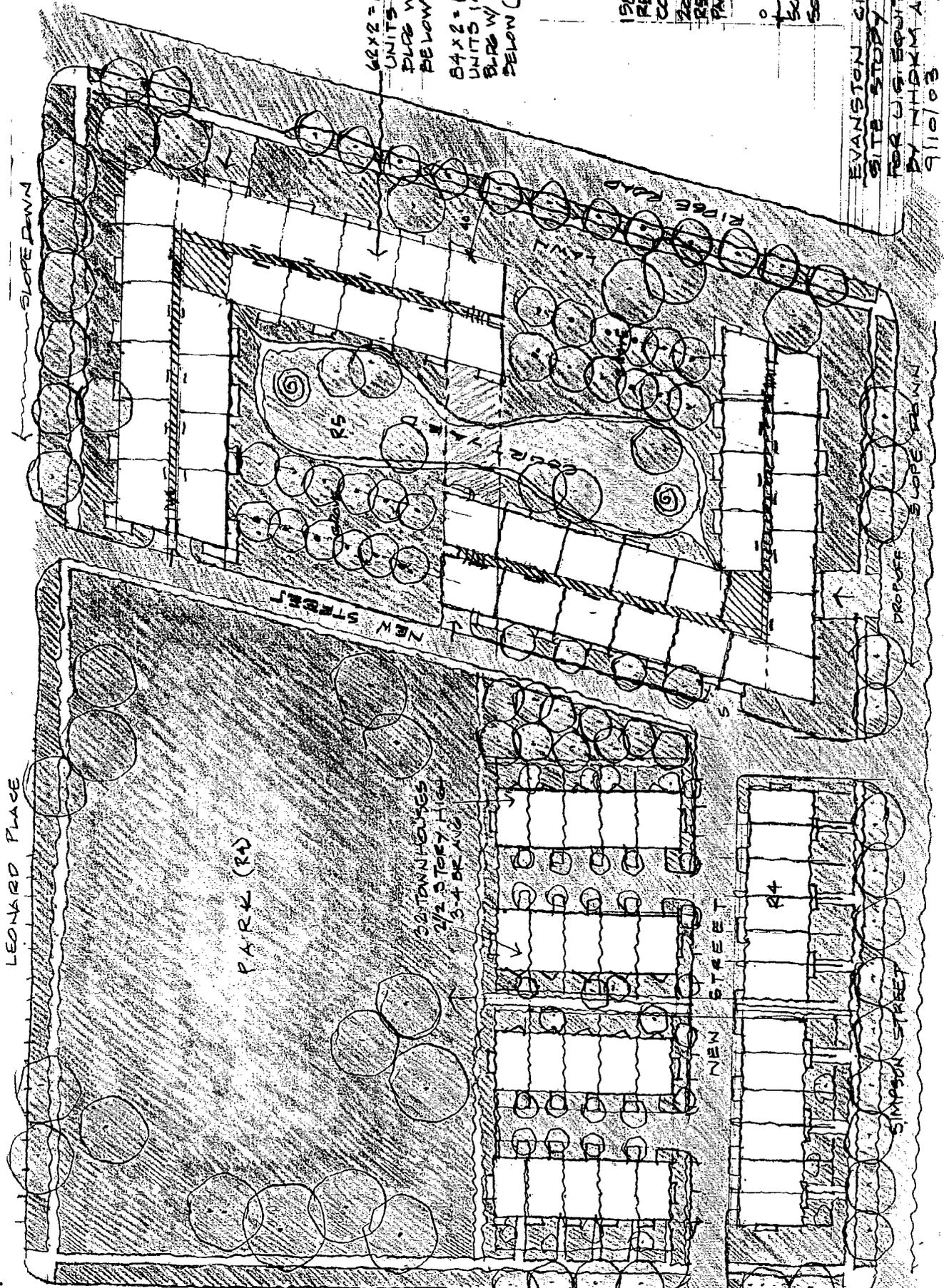
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62 x 2 = 124 CONDOMINIUM  
 UNITS IN 5-STORY  
 PLAZA W/ 1 LEVEL PARKING  
 BELOW (RS ZONING)

64 x 2 = 128 CONDOMINIUM  
 UNITS IN 4-STORY  
 BUILDING W/ 1/2 LEVEL PARKING  
 BELOW (RS + R4 @ PARK)

150 UNITS W/ R4 +  
 R5 ZONING NO  
 COUNT FOR PARK

200 UNITS W/ R4 +  
 R5 ZONING - INCL.  
 PARK (R4 @ R5)

0 30' 60' N  
 SCALE  
 SCHEMATIC

EVANSTON CIVIC CENTER  
 SITE STUDY  
 FOR U.S. EQUITIES  
 BY HOKUM ARCHITECTS  
 9/10/03

LEONARD PLACE

PARK (R4)

SPANNING HEIGHTS  
 2 1/2 STORY HIGH  
 3-4 DE AG

NEW STREET

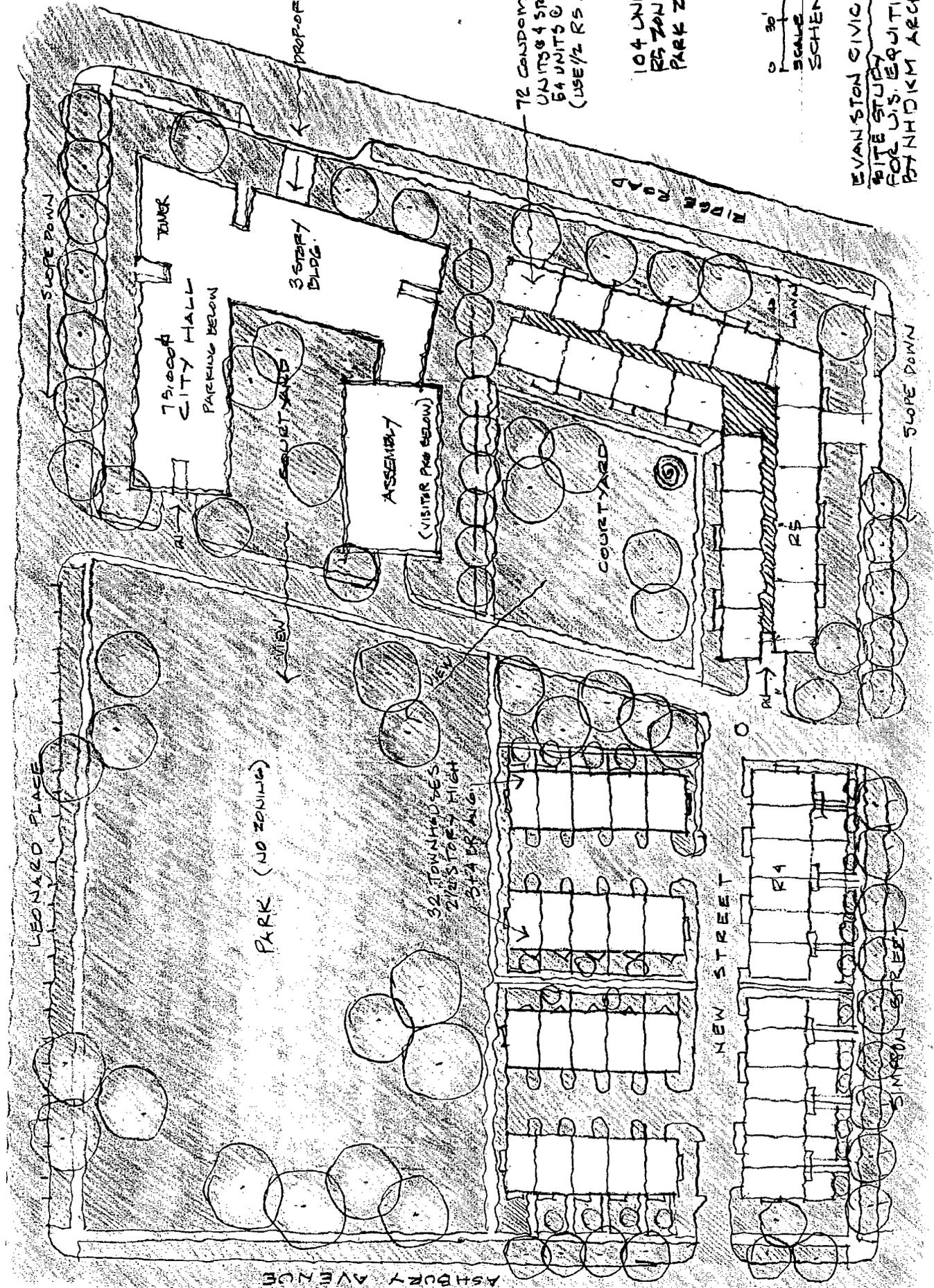
NEW STREET

SIMPSON STREET

SLOPE DOWN

SLOPE DOWN

PRO PUFF



PROPOSED ENTRY

72 CONDOMINIUM  
UNITS & 4 STORY OR  
64 UNITS @ 3 STORY  
(USE 1/2 R5 AREA)

104 UNITS W/ R4 +  
R5 ZONING - NO  
PARK ZONING

0 30' 60' H  
SCALE  
SCHEME C

EVANSTON CIVIC CENTER  
SITE STUDY  
FOR U.S. EQUIITIES 1/10/03  
BY NHD/KM ARCHITECTS

LEONARD PLACE

PARK (NO ZONING)

32 TOWNHOMES  
2 1/2 STORIES HIGH  
3 1/4 DEPTH

NEW STREET

R4

SIMON STREET

SLOPE DOWN

SLOPE DOWN

RIDGE ROAD

TOWER

3 STORY  
BLDG.

7 STORY  
CITY HALL  
PARKING BELOW

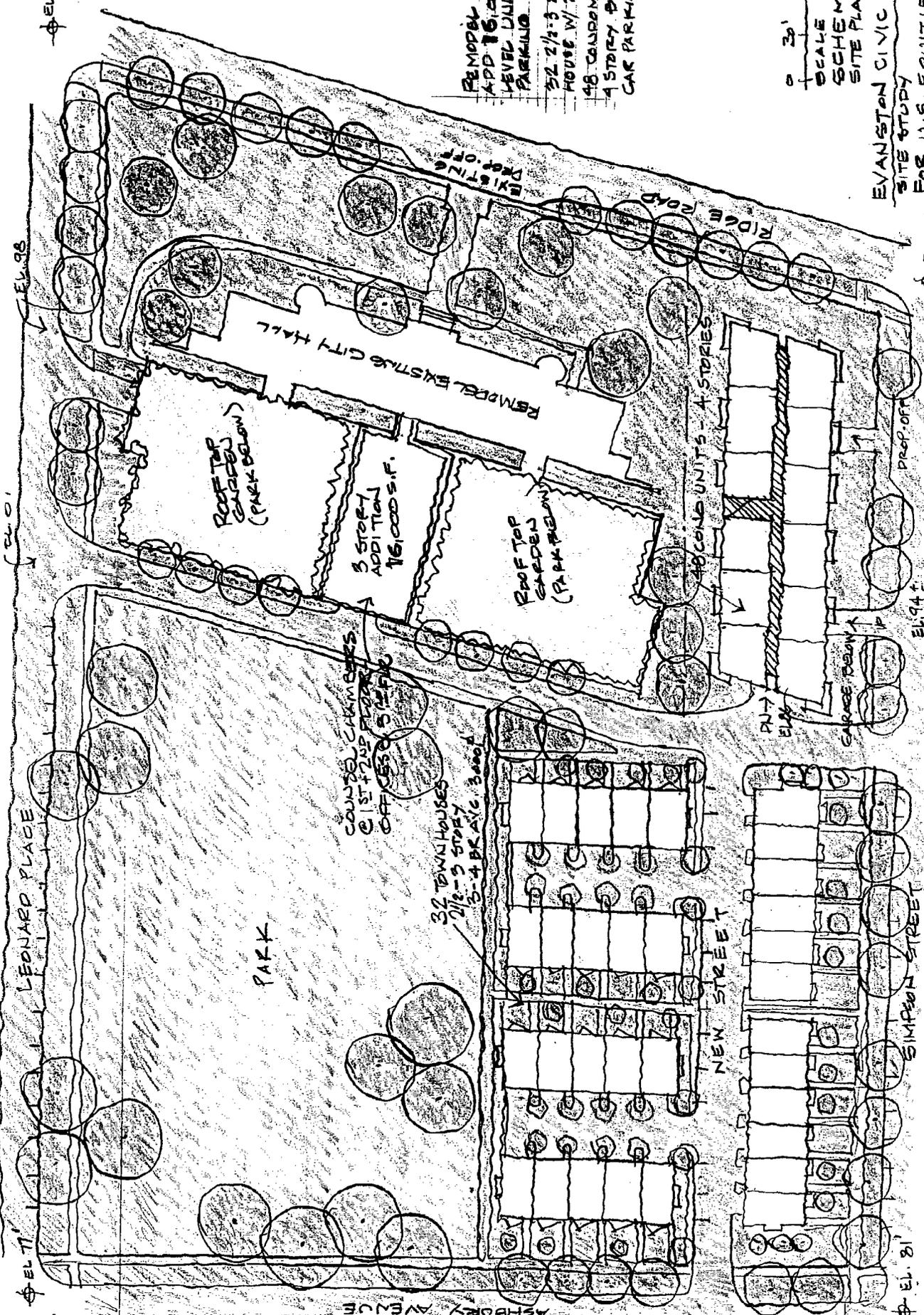
COURTYARD

ASSEMBLY  
(VISITOR PAVILION BELOW)

COURTYARD

R5

ASHBURY AVENUE



REMODEL CITY HALL 1  
 ADD 16,000 S.F. W/ TWO  
 LEVEL UNDERGROUND  
 PARKING FOR 200 CA  
 32 2 1/2-3 STORY TOWN  
 HOUSE W/ 2 CAR PERM  
 48 CONDOMINIUMS IN  
 4 STORY BLDG W/ 75  
 CAR PARKING BELOW.

0 30' 60' 90'  
 SCALE  
 SCHEME (P)  
 SITE PLAN

EVANSTON CIVIC CENTER  
 SITE STUDY  
 FOR U.S. EQUITIES 9/22/6  
 BY U.S. EQUITIES ARCHITECTS, P.C.

EL. 100'

EL. 98'

EL. 94'

EL. 81'

LEONARD PLACE

PARK

ASHBURY AVENUE

NEW STREET

SIMPSON STREET

REMODEL EXISTING CITY HALL

ROOF TOP GARDEN (PARK BELOW)

COUNSEL CHAMBERS @ 1ST & 2ND FLOOR OFFICE S.F.

32 TOWN HOUSES 2 1/2-3 STORY 4 BR. A/C 3,000 S.F.

ROOF TOP GARDEN (PARK BELOW)

48 CONDO UNITS - 4 STORIES

CARPACE BELOW

EL. 94'

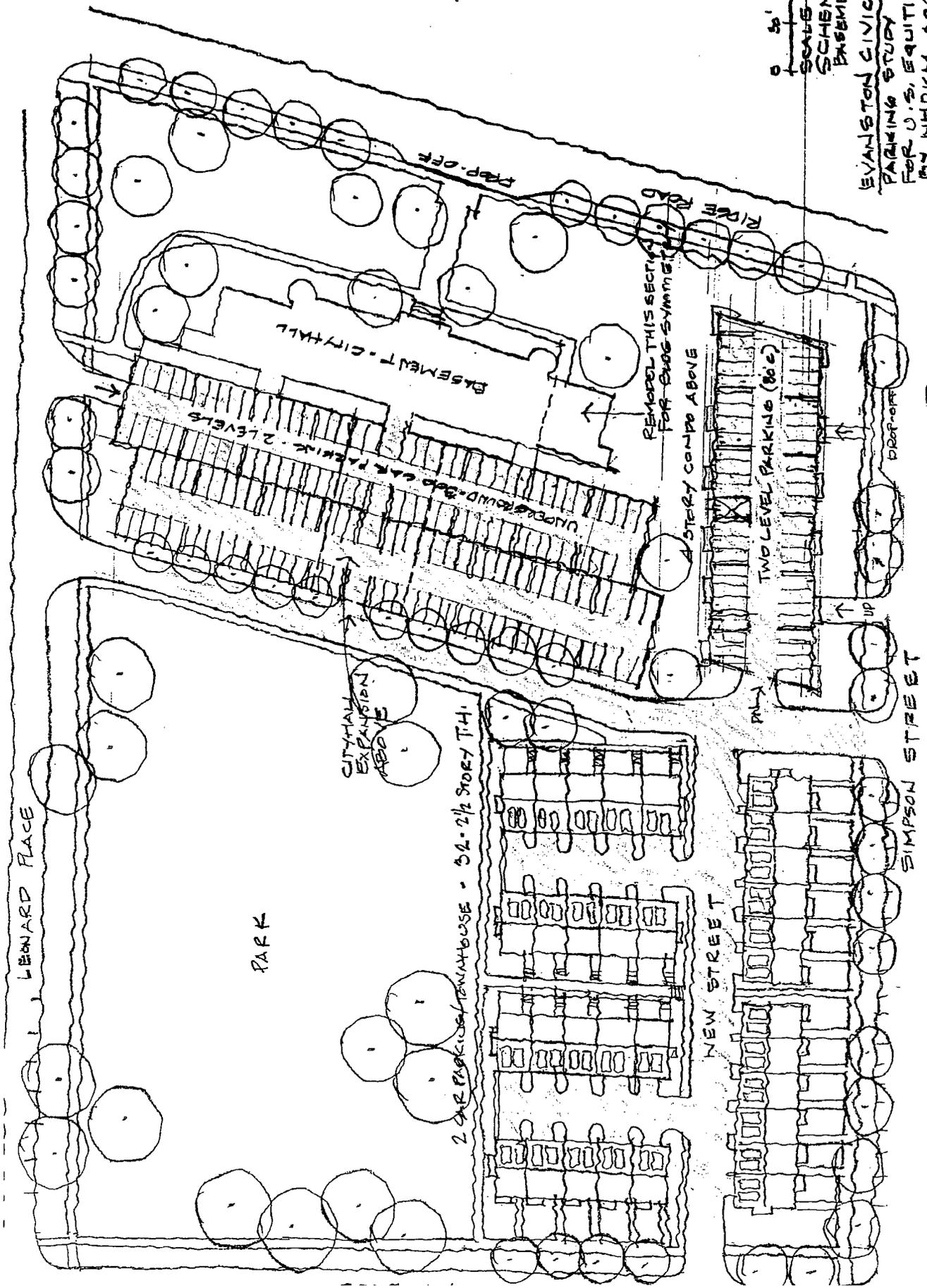
EL. 100'

EXISTING DRIVE OFF

RIDGE ROAD

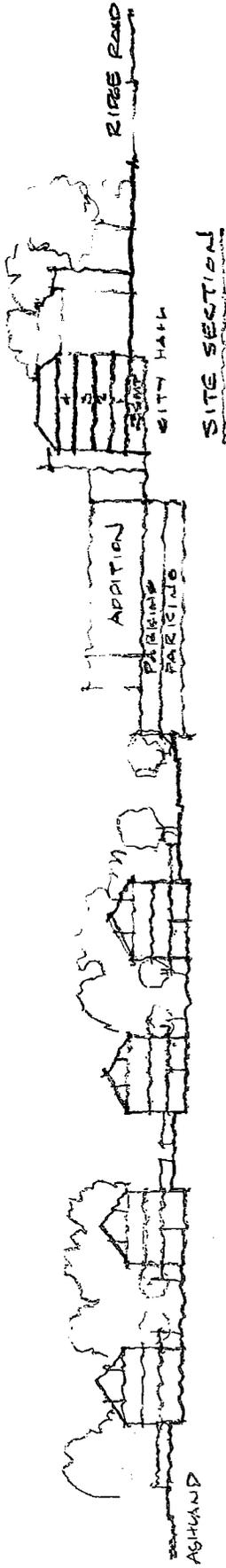
PROP. OFF

PROP. OFF

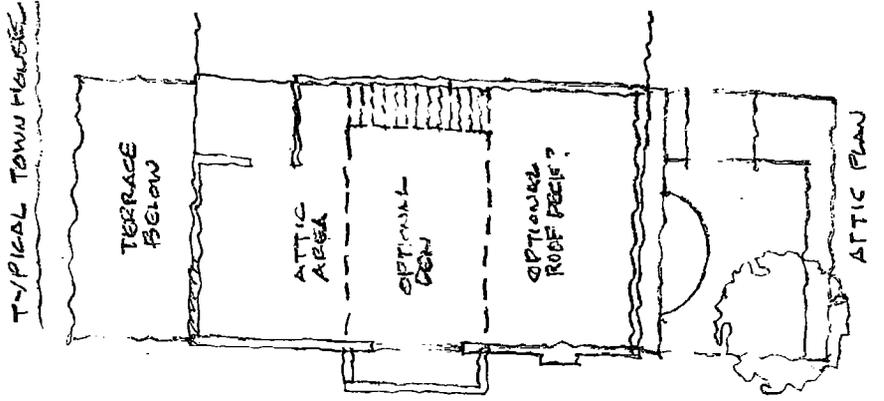
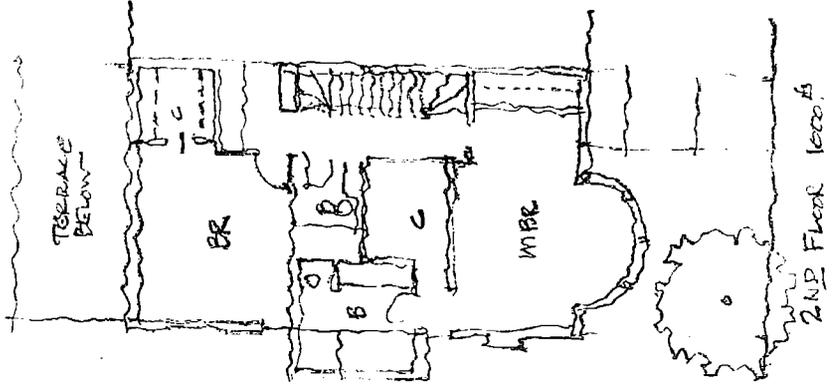
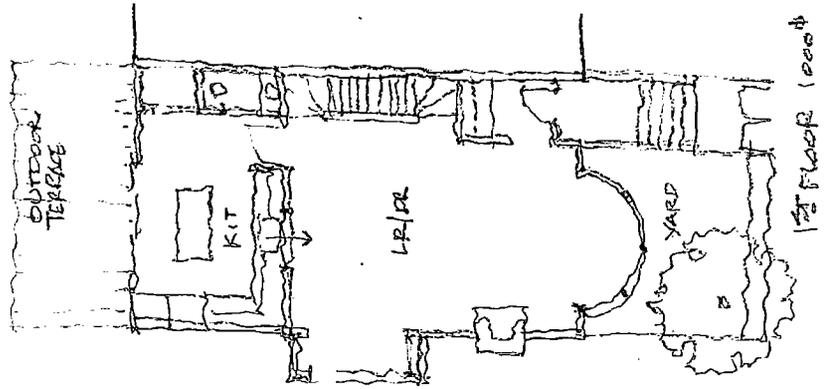
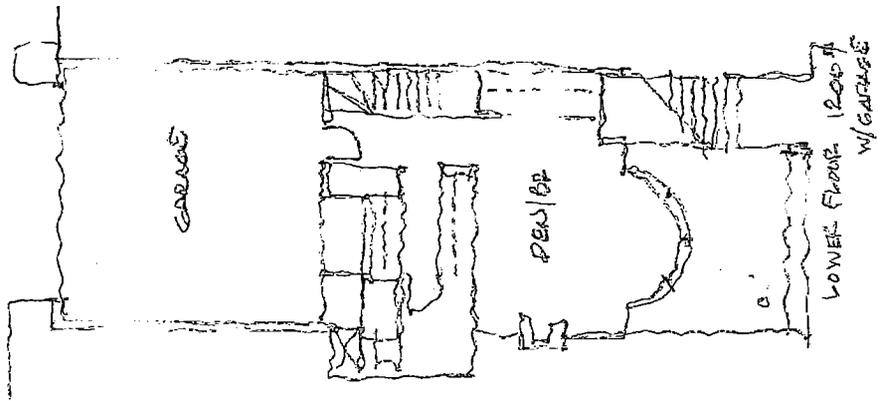


0 3' 6" 1" ↑  
 SCALE  
 SCHEME (D)  
 BASEMENT

EVANSTON CIVIC CENTER  
 PARKING STUDY 9/24/03  
 FOR U.S. EQUITIES  
 BY NHDICKI ARCHITECTS



SITE SECTION





**Civic Center Scenarios and Estimated Costs**

**Development Schemes and Estimated Revenue**

**Net Cost**

<b>Scenario 1 - Build New Civic Center Off-Site</b>		<b>Scheme A - 96 Condos, 58 Townhomes</b>		
Land Assembly / Relocation	TBD	Land Sale Revenue	\$7,858,125	
Construction	18,235,000	NPV of TIF Property Tax Increment	\$17,752,725	
Parking	TBD <sup>1</sup>		<b><u>\$25,610,850</u></b>	<b><u>(6,985,850)</u></b> <sup>3</sup>
Demo of Existing Civic Center	390,000 <sup>2</sup>			
	<b><u>18,625,000</u></b> <sup>3</sup>			
<b>Scenario 2 - Build New Civic Center On-Site</b>		<b>Scheme B - 168 Condos, 32 Townhomes</b>		
Temp. Relocation of Civic Center	0 <sup>4</sup>	Land Sale Revenue	\$8,865,000	
Construction	18,455,000 <sup>1</sup>	NPV of TIF Property Tax Increment	\$18,630,151	
Parking	7,500,000 <sup>5</sup>		<b><u>\$27,495,151</u></b>	<b><u>(8,870,151)</u></b> <sup>3</sup>
Demo of Existing Civic Center	390,000 <sup>2</sup>			
	<b><u>26,345,000</u></b>			

<b>Scenario 3 - Rehab and Partial Rebuild</b>		<b>Scheme C - 72 Condos, 32 Townhomes</b>		
Temp. Relocation of Civic Center	700,000 <sup>7</sup>	Land Sale Revenue	\$5,085,000	
Demo of 1909 Portion of Building	120,000 <sup>2</sup>	NPV of TIF Property Tax Increment	\$11,487,805	
Construction Costs	16,707,000		<b><u>\$16,572,805</u></b>	<b><u>9,772,195</u></b>
Parking	6,300,000 <sup>6</sup>			
	<b><u>23,827,000</u></b>			

<b>Scenario 4 - Rehab Entire Civic Center</b>		<b>Scheme D - 48 Condos, 32 Townhomes</b>		
Temp. Relocation of Civic Center	2,250,000 <sup>8</sup>	Land Sale Revenue	\$4,140,000	
Construction	18,250,000	NPV of TIF Property Tax Increment	\$9,352,903	
	<b><u>20,500,000</u></b>		<b><u>\$13,492,903</u></b>	<b><u>10,334,097</u></b>

<b>Scenario 5 - Rehab Entire Civic Center</b>		<b>Scheme E - 48 Condos, Surface Parking As-Is</b>		
Temp. Relocation of Civic Center	2,250,000 <sup>8</sup>	Land Sale Revenue	\$1,890,000	
Construction	18,250,000	NPV of TIF Property Tax Increment	\$4,269,804	
	<b><u>20,500,000</u></b>		<b><u>\$6,159,804</u></b>	<b><u>14,340,196</u></b>

<b>Scenario 5 - Rehab Entire Civic Center</b>		<b>Scheme F - No Private Development</b>		
Temp. Relocation of Civic Center	2,250,000 <sup>8</sup>	Land Sale Revenue	\$0	
Construction	18,250,000	NPV of TIF Property Tax Increment	\$0	
	<b><u>20,500,000</u></b>		<b><u>\$0</u></b>	<b><u>20,500,000</u></b>

**Notes and Assumptions**  
**Evanston Civic Center Alternatives - Estimated Costs and Revenue**



- <sup>1</sup> Depends upon the number of spaces on-site and extent to which they are in structured parking.
- <sup>2</sup> Demo costs estimated at \$3.50 per square foot. Assume 107,000 sf building and 3,200 sf boiler.
- <sup>3</sup> Does not include land assembly or parking costs - both unknown without specific site determined. Also includes only \$220,000 for asphalt, site concrete and landscaping (Press Building's budget for those line items).
- <sup>4</sup> Assumes new structure can be built w/o dislocation of current activities.
- <sup>5</sup> 300 spaces at \$25,000 per space for parking structure supporting Civic Center building above.
- <sup>6</sup> 300 spaces at \$21,000 per space for parking structure supporting only 16,000 sf one-story building above.
- <sup>7</sup> Per Clune rehab estimate - 18 mos; single phase - applied to 33,000 sf/107,000 sf.
- <sup>8</sup> Per Clune Estimate - 18 mos; single phase relocation.



**Scheme A - New Civic Center Built Off-Site**

A	B	C	D	E	F	G	H	I	J	K
Unit Type	No.	Unit Size (sf)	Price per Square Foot	Price per Unit [C x D]	Total Value of all Units [B x E]	% of Unit Price Attributable to Land	Estimated Land Cost [E x F]	Real Estate Taxes as a % of Unit Value	Estimated Real Estate Taxes / Year [F x I]	PV of Estimated TIF Increment
Condos	96	1400	\$225	\$315,000	\$30,240,000	12.5%	\$3,780,000	2%	\$604,800	
Townhomes	58	2500	\$225	\$562,500	\$32,625,000	12.5%	\$4,078,125	2%	\$652,500	
<b>TOTALS</b>							<u>\$7,858,125</u>		<u>\$1,257,300</u>	<u>\$17,752,725</u>

**Unit Prices at \$225 per sf**

A	B	C	D	E	F	G	H	I	J	K
Unit Type	No.	Unit Size (sf)	Price per Square Foot	Price per Unit [C x D]	Total Value of all Units [B x E]	% of Unit Price Attributable to Land	Estimated Land Cost [E x F]	Real Estate Taxes as a % of Unit Value	Estimated Real Estate Taxes / Year [F x I]	PV of Estimated TIF Increment
Condos	96	1400	\$250	\$350,000	\$33,600,000	12.5%	\$4,200,000	2%	\$672,000	
Townhomes	58	2500	\$250	\$625,000	\$36,250,000	12.5%	\$4,531,250	2%	\$725,000	
<b>TOTALS</b>							<u>\$8,731,250</u>		<u>\$1,397,000</u>	<u>\$19,725,250</u>

**Unit Prices at \$250 per sf**

# Evanston Civic Center

Rehab and New Construction Cost Estimates - 10/14/03



## SCENARIO 1

New 90,000 sf Bldg. (based on U. of C. Press)	16,940,000	
Scenario 1 Adjustments		
Increase of 30% in precast and glass and glazing costs for additional façade surface area in Civic Center v. Press Building.	485,000	
Premium costs of 10% in precast and glass and glazing costs to go from precast façade to brick.	210,000	
Double the Press Building's temporary heating costs for masonry façade work in the winter.	100,000	
Premium costs for New Council Chamber.	500,000	
<b>TOTAL Scenario 1 Construction Estimate</b>	<b>18,235,000</b>	

## SCENARIO 2

New 90,000 sf Bldg. (based on U. of C. Press)	16,940,000	
Scenario 2 Adjustments		
Double the Press Building's line item costs for asphalt, site concrete, and landscaping.	220,000	
Increase of 30% in precast and glass and glazing costs for additional façade surface area in Civic Center v. Press Building.	485,000	
Premium costs of 10% in precast and glass and glazing line items to go from precast façade to brick.	210,000	
Double the Press Building's temporary heating costs for masonry façade work in the winter.	100,000	
Premium costs for New Council Chamber.	500,000	
<b>TOTAL Scenario 2 Construction Estimate</b>	<b>18,455,000</b>	



# Evanston Civic Center

Rehab and New Construction Cost Estimates - 10/14/03



## SCENARIO 3

Clune Rehab Estimate (net relocation costs) applied to 74,000/107,000 square feet	11,930,000	
New Construction at \$188/sf applied to 16,000 sf, plus plus 10% premium for slightly increased unit costs	3,310,000	
Scenario 3 Adjustments	692,000	Premium for required roofing work -- not included in Clune's number -- estimated by BCI. Pro rated to 74,000 sf/107,000 sf.
	220,000	Double the Press Building's line item costs for asphalt, site concrete, and landscaping.
	37,000	Premium costs of 10% in precast and glass and glazing line items to go from precast façade to brick, pro rated at 16,000 sf / 90,000 sf of new construction.
	18,000	Double the Press Building's temporary heating costs for masonry façade work in the winter, pro rated at 16,000 sf / 90,000 sf of new construction.
	500,000	Premium costs for New Council Chamber.
<b>TOTAL Scenario 3 Construction Estimate</b>	<b><u>16,707,000</u></b>	

## SCENARIOS 4 and 5

Clune Rehab Estimate (net relocation costs)	17,250,000	
Scenarios 4 and 5 Adjustments	1,000,000	Premium for required roofing work -- not included in Clune's number -- estimated by BCI.
<b>TOTAL Scenarios 4 and 5 Construction Estimate</b>	<b><u>18,250,000</u></b>	



**Scheme B - New Civic Center Built Off-Site**

A	B	C	D	E	F	G	H	I	J	K
Unit Type	No.	Unit Size (sf)	Price per Square Foot	Price per Unit [C x D]	Total Value of all Units [B x E]	% of Unit Price Attributable to Land	Estimated Land Cost [E x F]	Real Estate Taxes as a % of Unit Value	Estimated Real Estate Taxes / Year [F x I]	PV of Estimated TIF Increment
Condos	168	1400	\$225	\$315,000	\$52,920,000	12.5%	\$6,615,000	2%	\$1,058,400	
Townhomes	32	2500	\$225	\$562,500	\$18,000,000	12.5%	\$2,250,000	2%	\$360,000	
<b>TOTALS</b>							<b>\$8,865,000</b>		<b>\$1,418,400</b>	<b>\$18,630,151</b>

**Unit Prices at \$225 per sf**

A	B	C	D	E	F	G	H	I	J	K
Unit Type	No.	Unit Size (sf)	Price per Square Foot	Price per Unit [C x D]	Total Value of all Units [B x E]	% of Unit Price Attributable to Land	Estimated Land Cost [E x F]	Real Estate Taxes as a % of Unit Value	Estimated Real Estate Taxes / Year [F x I]	PV of Estimated TIF Increment
Condos	168	1400	\$250	\$350,000	\$58,800,000	12.5%	\$7,350,000	2%	\$1,176,000	
Townhomes	32	2500	\$250	\$625,000	\$20,000,000	12.5%	\$2,500,000	2%	\$400,000	
<b>TOTALS</b>							<b>\$9,850,000</b>		<b>\$1,576,000</b>	<b>\$22,252,680</b>

**Unit Prices at \$250 per sf**



**Scheme C - New Civic Center Built On-Site**



A	B	C	D	E	F	G	H	I	J	K
Unit Type	No.	Unit Size (sf)	Price per Square Foot	Price per Unit [C x D]	Total Value of all Units [B x E]	% of Unit Price Attributable to Land	Estimated Land Cost [E x F]	Real Estate Taxes as a % of Unit Value	Estimated Real Estate Taxes / Year [F x I]	PV of Estimated TIF Increment
Condos	72	1400	\$225	\$315,000	\$22,680,000	12.5%	\$2,835,000	2%	\$453,600	
Townhomes	32	2500	\$225	\$662,500	\$18,000,000	12.5%	\$2,250,000	2%	\$360,000	
<b>TOTALS</b>							<u>\$5,085,000</u>		<u>\$813,600</u>	<u>\$11,487,805</u>

**Unit Prices at \$225 per sf**

A	B	C	D	E	F	G	H	I	J	K
Unit Type	No.	Unit Size (sf)	Price per Square Foot	Price per Unit [C x D]	Total Value of all Units [B x E]	% of Unit Price Attributable to Land	Estimated Land Cost [E x F]	Real Estate Taxes as a % of Unit Value	Estimated Real Estate Taxes / Year [F x I]	PV of Estimated TIF Increment
Condos	72	1400	\$250	\$350,000	\$25,200,000	12.5%	\$3,150,000	2%	\$504,000	
Townhomes	32	2500	\$250	\$625,000	\$20,000,000	12.5%	\$2,500,000	2%	\$400,000	
<b>TOTALS</b>							<u>\$5,650,000</u>		<u>\$904,000</u>	<u>\$12,764,227</u>

**Unit Prices at \$250 per sf**

**Scheme D - Rehab and Partial Rebuild of Civic Center On-Site**



A	B	C	D	E	F	G	H	I	J	K
Unit Type	No.	Unit Size (sf)	Price per Square Foot	Price per Unit [C x D]	Total Value of all Units [B x E]	% of Unit Price Attributable to Land	Estimated Land Cost [E x F]	Real Estate Taxes as a % of Unit Value	Estimated Real Estate Taxes / Year [F x J]	PV of Estimated TIF Increment
Condos	48	1400	\$225	\$315,000	\$15,120,000	12.5%	\$1,890,000	2%	\$302,400	
Townhomes	32	2500	\$225	\$562,500	\$18,000,000	12.5%	\$2,250,000	2%	\$360,000	
<b>TOTALS</b>									<u>\$662,400</u>	<u>\$9,352,903</u>

**Unit Prices at \$225 per sf**

Unit Type	No.	Unit Size (sf)	Price per Square Foot	Price per Unit [C x D]	Total Value of all Units [B x E]	% of Unit Price Attributable to Land	Estimated Land Cost [E x F]	Real Estate Taxes as a % of Unit Value	Estimated Real Estate Taxes / Year [F x J]	PV of Estimated TIF Increment
Condos	48	1400	\$250	\$350,000	\$16,800,000	12.5%	\$2,100,000	2%	\$336,000	
Townhomes	32	2500	\$250	\$625,000	\$20,000,000	12.5%	\$2,500,000	2%	\$400,000	
<b>TOTALS</b>									<u>\$736,000</u>	<u>\$10,392,114</u>

**Unit Prices at \$250 per sf**





**Scheme E (not drawn) - Rehab Entire Existing Civic Center**

A	B	C	D	E	F	G	H	I	J	K
Unit Type	No.	Unit Size (sf)	Price per Square Foot	Price per Unit [C x D]	Total Value of all Units [B x E]	% of Unit Price Attributable to Land	Estimated Land Cost [E x F]	Real Estate Taxes as a % of Unit Value	Estimated Real Estate Taxes / Year [F x I]	PV of Estimated TIF Increment
Condos	48	1400	\$225	\$315,000	\$15,120,000	12.5%	\$1,890,000	2%	\$302,400	
Townhomes	0	2500	\$225	\$562,500	\$0	12.5%	\$0	2%	\$0	
<b>TOTALS</b>							<b>\$1,890,000</b>		<b>\$302,400</b>	<b>\$4,269,804</b>

**Unit Prices at \$225 per sf**

A	B	C	D	E	F	G	H	I	J	K
Unit Type	No.	Unit Size (sf)	Price per Square Foot	Price per Unit [C x D]	Total Value of all Units [B x E]	% of Unit Price Attributable to Land	Estimated Land Cost [E x F]	Real Estate Taxes as a % of Unit Value	Estimated Real Estate Taxes / Year [F x I]	PV of Estimated TIF Increment
Condos	48	1400	\$250	\$350,000	\$16,800,000	12.5%	\$2,100,000	2%	\$336,000	
Townhomes	0	2500	\$250	\$625,000	\$0	12.5%	\$0	2%	\$0	
<b>TOTALS</b>							<b>\$2,100,000</b>		<b>\$336,000</b>	<b>\$4,744,226</b>

**Unit Prices at \$250 per sf**



**Estimated Property Tax Increment Projections**  
*Evanston Civic Center Site*



	TIF Property Tax Increment		Levy Year		2006		2007		2008		2009		2010		2011	
	Discount Rate = 5%	Discount Rate = 6%	Collection Year	2006	2007	2008	2009	2010	2011	2008	2009	2010	2011	2012	2013	2014
<b>Scheme A</b>				0	0	0	1,351,598	1,351,598	1,452,967							
<i>Sensitivity @\$250/sf</i>	\$17,752,724.80	\$15,765,329.04		0	0	0	1,501,775	1,501,775	1,614,408							
	\$19,725,249.78	\$17,517,032.27														
<b>Scheme B</b>				0	0	0	1,418,400	1,418,400	1,524,780							
<i>Sensitivity @\$250/sf</i>	\$18,630,150.52	\$16,544,528.02		0	0	0	1,694,200	1,694,200	1,821,265							
	\$22,252,679.78	\$19,761,519.58														
<b>Scheme C</b>				0	0	0	874,620	874,620	940,217							
<i>Sensitivity @\$250/sf</i>	\$11,487,804.74	\$10,201,759.09		0	0	0	971,800	971,800	1,044,685							
	\$12,764,227.49	\$11,335,287.88														
<b>Scheme D</b>				0	0	0	712,080	712,080	765,486							
<i>Sensitivity @\$250/sf</i>	\$9,352,902.97	\$8,305,856.96		0	0	0	791,200	791,200	850,540							
	\$10,392,114.42	\$9,228,729.96														
<b>Scheme E</b>				0	0	0	325,080	325,080	349,461							
<i>Sensitivity @\$250/sf</i>	\$4,269,803.53	\$3,791,804.26		0	0	0	361,200	361,200	388,290							
	\$4,744,226.15	\$4,213,115.85														

2.5% escalation per annum, applied at each triennial reassessment



# Estimated Property Tax Increment Projections (Continued)

Evanston Civic Center Site



Levy Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
	Collection Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Scheme A</b>											
Sensitivity @\$250/sf	1,452,967	1,452,967	1,561,940	1,561,940	1,561,940	1,679,085	1,679,085	1,679,085	1,805,017	1,805,017	1,805,017
	1,614,408	1,614,408	1,735,489	1,735,489	1,735,489	1,865,650	1,865,650	1,865,650	2,005,574	2,005,574	2,005,574
<b>Scheme B</b>											
Sensitivity @\$250/sf	1,524,780	1,524,780	1,639,139	1,639,139	1,639,139	1,762,074	1,762,074	1,762,074	1,894,229	1,894,229	1,894,229
	1,821,265	1,821,265	1,957,860	1,957,860	1,957,860	2,104,699	2,104,699	2,104,699	2,262,552	2,262,552	2,262,552
<b>Scheme C</b>											
Sensitivity @\$250/sf	940,217	940,217	1,010,733	1,010,733	1,010,733	1,086,538	1,086,538	1,086,538	1,168,028	1,168,028	1,168,028
	1,044,685	1,044,685	1,123,036	1,123,036	1,123,036	1,207,264	1,207,264	1,207,264	1,297,809	1,297,809	1,297,809
<b>Scheme D</b>											
Sensitivity @\$250/sf	765,486	765,486	822,897	822,897	822,897	884,615	884,615	884,615	950,961	950,961	950,961
	850,540	850,540	914,331	914,331	914,331	982,905	982,905	982,905	1,056,623	1,056,623	1,056,623
<b>Scheme E</b>											
Sensitivity @\$250/sf	349,461	349,461	375,671	375,671	375,671	403,846	403,846	403,846	434,134	434,134	434,134
	388,290	388,290	417,412	417,412	417,412	448,718	448,718	448,718	482,371	482,371	482,371



**Estimated Property Tax Increment Projections (Continued)**  
*Evanston Civic Center Site*

	Levy Year		2023		2024		2025		2026		2027		TOTAL
	2022	2023	2023	2024	2024	2025	2025	2026	2026	2027	2027	2028	
<b>Scheme A</b>													
Sensitivity @\$250/sf	1,940,393	1,940,393	1,940,393	1,940,393	1,940,393	1,940,393	2,085,922	2,085,922	2,085,922	2,085,922	2,085,922	2,085,922	<u>34,279,169</u>
	2,155,992	2,155,992	2,155,992	2,155,992	2,155,992	2,155,992	2,317,692	2,317,692	2,317,692	2,317,692	2,317,692	2,317,692	<u>38,087,966</u>
<b>Scheme B</b>													
Sensitivity @\$250/sf	2,036,297	2,036,297	2,036,297	2,036,297	2,036,297	2,036,297	2,189,019	2,189,019	2,189,019	2,189,019	2,189,019	2,189,019	<u>35,973,412</u>
	2,432,243	2,432,243	2,432,243	2,432,243	2,432,243	2,432,243	2,614,661	2,614,661	2,614,661	2,614,661	2,614,661	2,614,661	<u>42,968,242</u>
<b>Scheme C</b>													
Sensitivity @\$250/sf	1,255,630	1,255,630	1,255,630	1,255,630	1,255,630	1,255,630	1,349,802	1,349,802	1,349,802	1,349,802	1,349,802	1,349,802	<u>22,182,082</u>
	1,395,145	1,395,145	1,395,145	1,395,145	1,395,145	1,395,145	1,499,780	1,499,780	1,499,780	1,499,780	1,499,780	1,499,780	<u>24,646,758</u>
<b>Scheme D</b>													
Sensitivity @\$250/sf	1,022,283	1,022,283	1,022,283	1,022,283	1,022,283	1,022,283	1,098,954	1,098,954	1,098,954	1,098,954	1,098,954	1,098,954	<u>18,059,748</u>
	1,135,870	1,135,870	1,135,870	1,135,870	1,135,870	1,135,870	1,221,060	1,221,060	1,221,060	1,221,060	1,221,060	1,221,060	<u>20,066,387</u>
<b>Scheme E</b>													
Sensitivity @\$250/sf	466,694	466,694	466,694	466,694	466,694	466,694	501,696	501,696	501,696	501,696	501,696	501,696	<u>8,244,668</u>
	518,549	518,549	518,549	518,549	518,549	518,549	557,441	557,441	557,441	557,441	557,441	557,441	<u>9,160,742</u>

**Assumed Timeline for Property Tax Increment Projections**



	Scheme A	Scheme B	Scheme C	Scheme D	Scheme E	Scheme F
TIF District Established	2005	2005	2005	2005	2005	NA
Civic Center Construction / Rehab Begins	Early 2005					
Civic Center Construction / Rehab Completed	Mid 2006					
Existing Civic Center Demolition Completed	Late 2006	Late 2006	Late 2006	NA	NA	NA
New Residential Construction Completed	Late 2007	NA				
First Year of Property Tax Generation	2008	2008	2008	2008	2008	NA

**Evanston Civic Center Building and Site Alternatives**  
**First Tier Alternatives**



PROPERTY ADDRESS	BUILDING SIZE	PARCEL SIZE	PARKING AVAILABILITY/OPTIONS	CURRENT USE	PROS	CONS	ACCESSIBILITY	COMMENTS
GlenLake-2 1881 Oak	Not applicable	Approximately 28,700 square feet	Maple Street garage approximately 1 1/2 blocks away	Vacant land site	Near CBD	Will be removed from tax rolls	Bus line 202; Davis Street train station; Evanston Express EL	Footings have been poured; new building has not been built; Planning Department believes building to be approximately 70,000 square feet
GlenLake-1 1880 Oak	Not applicable	Approximately 19,770 square feet	Maple Street garage approximately 1 1/2 blocks away	Office building	Near CBD; convenient to public transportation; new building	Will be removed from tax rolls; site is small	Bus line 202; Davis Street train station; Evanston Express EL	May be able to combine with Glen Lake 2
Davis & Ridge (Methodist Pension Board)	Approximately 67,122 square feet	Approximate 101,300 square feet	Some parking available on site and public parking garage in CBD which is 4 blocks away	Administration offices for United Methodist Pension Board	Close proximity to CBD; will not effect tax status as current owner is tax exempt		Davis Street train station; Evanston Express EL within walking distance	
University & Oak		Approximately 73,000 square feet	Adjacent to Maple Street garage	Surface parking lot adjacent to Maple Street garage	Near CBD		Bus line 202; Davis Street train station; Evanston Express EL	

**Evanston Civic Center Building and Site Alternatives**  
 Second Tier Alternatives



PROPERTY ADDRESS	BUILDING SIZE	PARCEL SIZE	PARKING AVAILABILITY/OPTIONS	CURRENT USE	PROS	CONS	ACCESSIBILITY	COMMENTS
821 Emerson (Perfecto Cleaners)	Not applicable	Approximately 39,300 square feet	Maple Street garage approximately 2½ blocks away	Dry cleaner and other small retailers	Near CBD	Will be removed from tax rolls; very small parcel size; active business relocation.	Bus line 202; Davis Street train station; Evanston Express EL	Teardown
2008-2022 Dempster	Not applicable	Approximately 443,600 square feet	Parking could be created on site	Complex of single story industrial buildings	May be more affordable; could revitalize area	Will be removed from tax rolls; approximately 1.5 miles from downtown	Bus line 202	

**Evanston Civic Center Building and Site Alternatives**  
Third Tier Alternatives



PROPERTY ADDRESS	BUILDING SIZE	PARCEL SIZE	PARKING AVAILABILITY/OPTIONS	CURRENT USE	PROS	CONS	ACCESSIBILITY	COMMENTS
960-990 Grove	Not applicable	Approximately 24,200 square feet	Parking is approximately ¾ mile away	The existing building is divided into three parts; part 5-story, part 1-story and part 2-story	Near CBD	Will be removed from tax rolls; very small parcel size; parking is not convenient	Bus line 202	Teardown
2205 Lee Street (Riley Geehr Inc)	Not applicable	Approximately 148,700 square feet	Parking could be created on site	Currently vacant	Large site	Will be removed from tax rolls; poor visibility; approximately 2.5 miles from downtown	Bus line 202 within 1 block of building	Teardown
2350 Main Street (Builder's Square Building)	Not applicable	Approximately 347,800 square feet	Could be created on site	Closed down former Builder's Square – large box	Large site	Will be removed from tax rolls; approximately 2.7 miles from downtown	Bus line 202	Teardown
640 Pitner (Junkyard)	No building on site	Approximately 112,300 square feet	Could be created on site		Large site	Environmentally challenged; poor visibility; approximately 3 miles from downtown	Public transportation is not conveniently located	
Recycling Center & Animal Shelter	Building size not available	Approximately 79,000 square feet	Some parking would need to be found off-site or created below grade	Storage for public works department	Owned by City		Public transportation is not convenient	Teardown
1520 Chicago (Ameritech Building)	Approximately 74,196 square feet	Approximately 28,900 square feet	New garage being constructed approximately 3 blocks away	Ameritech switch building	Located within CBD; good visibility	Will be removed from tax rolls; site is very small, building is tight	Bus line 202; Davis Street train station; Evanston Express EL	Rehab necessary for City use
Greenbay Road & Simpson	No building on site	Approximate 50,000 square feet	Parking would need to be below grade	Vacant parcel bounded by	City can design and	Will be removed from tax rolls; poor visibility;	Public transportation is not conveniently	



**Evanston Civic Center Building and Site Alternatives**  
 Third Tier Alternatives

PROPERTY ADDRESS	BUILDING SIZE	PARCEL SIZE	PARKING AVAILABILITY/OPTIONS	CURRENT USE	PROS	CONS	ACCESSIBILITY	COMMENTS
south to Foster (Old railroad right-of-way)				a storage facility	construct new building	small site	located	
Emerson & Greenbay Road	Not applicable	Approximately 35,000 square feet	Maple Street garage approximately 1/2 mile away	Building is currently vacant		Very tight site; will be removed from tax rolls; Parking not conveniently located; accessibility is difficult		Teardown