

RESEARCH PARK AT THE  
UNIVERSITY OF ILLINOIS

# 2018 MASTER PLAN UPDATE



# ACKNOWLEDGMENTS

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RATIO

**I ILLINOIS** RESEARCH PARK



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CHAPTER 1

# INTRODUCTION



# PURPOSE

## PURPOSE OF THE MASTER PLAN UPDATE

Over the past eighteen years, the Research Park at the University of Illinois has made significant strides both in its company portfolio as well as its physical campus. Now, the Research Park at the University of Illinois is recognized as one of the nation's top startup incubators and research parks. It is also the only on-campus research park in the nation. As its success has grown, the footprint has naturally expanded to accommodate the desire of the industry leaders to relocate and tap into the resources and environment the Research Park at the University of Illinois has to offer.

The Research Park at the University of Illinois is positioned for continued expansion and has opportunities to grow in a number of locations in the Research Park Planning Area. This growth reinforces the need for a unifying vision that guides the Research Park at the University of Illinois for the next ten years.

The Master Plan is an update to the 2012 University of Illinois Campus Master Plan Update, Research Park, approved by the University of Illinois Board of Trustees. The Plan will serve as the Research Park at the University of Illinois's official policy guide for land use and development. It details a long-term vision that addresses the critical issues in terms of: land use, circulation, infrastructure, parks and recreation, and more. Additionally, the Plan seeks to create a distinct identity and reinforce a sense of place at the Research Park at the University of Illinois. Building placement has been carefully considered to maximize flexibility according to land use zones, utilities and strategic placement of stormwater management facilities. Building footprints currently depicted on the plan are conceptual in nature and are, therefore, intended as a guide rather than exact plans.



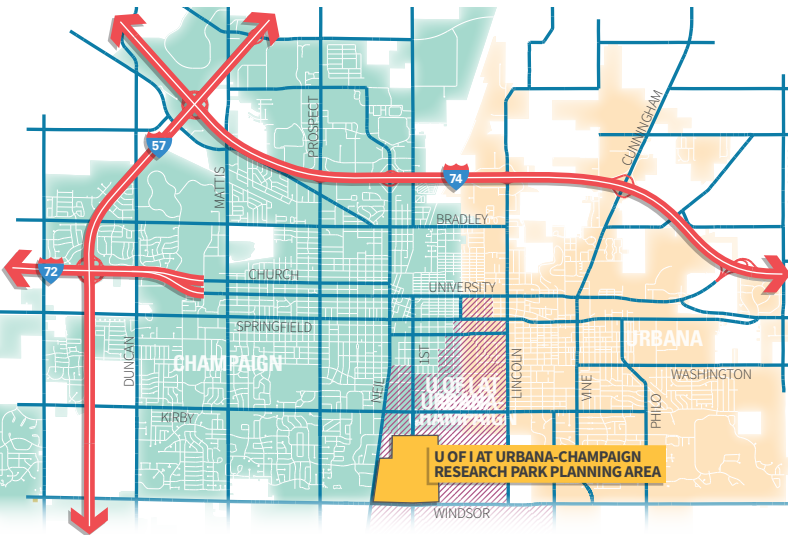
## HOW TO USE THE MASTER PLAN

The Plan should be used on a regular basis to inform everyday decision making for the development of the Research Park at the University of Illinois. Particularly, the Research Park at the University of Illinois's Design Review Committee (DRC), which is responsible for reviewing proposals for developments in the Research Park at the University of Illinois, should use this plan to evaluate how the development proposals advance the Research Park at the University of Illinois's vision and design principles. Developers should utilize this plan to understand the Research Park at the University of Illinois's expectations of future development and land use.

Additionally, coordination and cooperation with other relevant staff and agencies is critical in implementing the Plan's recommendations. Thus, the Plan should be made available and easily accessible to all Research Park at the University of Illinois and University staff, officials, and boards. It should be recognized that institutions are dynamic environments and are constantly changing over time. It is important that the Master Plan serves as a living document and be continually updated to reflect the Research Park at the University of Illinois's changing needs. The Research Park at the University of Illinois may perform an annual review of the Plan, in addition to performing more comprehensive reviews and updates to the Plan every three to five years. Once BOT approves, any changes to the 2018 Master Plan documents and Maps must be submitted to BOT as Amendment by collaborating with University Office of Capital Programs and Real Estate Services (UOCPRES).

Many recommendations within the Master Plan would require capital expenditures. The Research Park at the University of Illinois has coordinated and aligned the Plan's recommendations with the University and City of Champaign's Capital Improvement Programs and other schedule of infrastructure improvements. Furthermore, the Plan sets policies and recommendations regarding the location, intensity, and land use type of proposed developments within the Research Park at the University of Illinois. It is important for the Research Park at the University of Illinois to coordinate with the City of Champaign and the University on necessary infrastructure improvements and how future developments would impact the character of their surrounding areas.

# PLANNING CONTEXT



## LOCAL SETTING

In addition to its location on the U of I Urbana-Champaign campus, the Research Park at the University of Illinois has easy access to Downtown Champaign, Downtown Urbana, and other regional destination within the Champaign-Urbana region due to its proximity to major roadways, such as First Street and Kirby Avenue.

The Research Park at the University of Illinois brings in a highly multi-disciplinary community that produces significant and influential technological advances. It has been invaluable in promoting:

- U of I Urbana-Champaign faculty to develop and commercialize modern technologies in tandem with their academic work
- Collaboration between established companies and U of I Urbana-Champaign faculty and researchers
- Reputable internship opportunities for students

The Research Park at the University of Illinois is currently home to more than 115 companies with about 2,000 employees in high-technology careers. Among the companies are multi-national and publicly traded corporations, such as Capital One, Yahoo!, NVIDIA, and Abbott Laboratories. Startups commercializing technology are also prevalent in the Research Park at the University of Illinois thanks to the university-owned 43,000 square-foot business incubator to facilitate successful startup companies.

## PLANNING BOUNDARIES

Previous master plans have focused on the Phase IV area east of First Street. This document has studied the entire Research Park Planning Area for new development zones as well as key infill development opportunities. Thus, the Master Plan's scope is more comprehensive including the entirety of the Research Park at the University of Illinois. It should be noted that the planning boundaries, as described in the following sections, are intended to show planning context. They are not related to the area's legal context and covenant controls.

### U of I Urbana-Champaign Research Park Planning Area

The University's Board of Trustees defined this area as the 'planning area' for the Research Park at the University of Illinois. Although not all developments within this area belong to the Research Park at the University of Illinois, they influence the Research Park at the University of Illinois's physical environment. There is an agreed sphere of influence that the Research Park at the University of Illinois has in this area, and the Research Park at the University of Illinois and the University will need to coordinate on future building uses. All plans will need to be reviewed and approved by the University's Board of Trustees.

### U of I Urbana-Champaign Research Park Master Plan Focus Area

The master planning efforts focus largely on undeveloped area east of First Street and the Research Park at the University of Illinois's area west of First Street. With new developments occurring within the past few years, such as the Yahoo! Building, there is an increased demand and pressure for new development in closer proximity to the campus core. The Focus Area is where the Research Park at the University of Illinois will concentrate near and mid-term development, though this does not indicate the Research Park at the University of Illinois owns these land.




### Area Under U of I Urbana-Champaign Control

The University primarily controls this area, and existing and future developments are under the sphere of influence from the Research Park at the University of Illinois. Future developments within this area will require the coordination between the University and the Research Park at the University of Illinois. All plans will need to be reviewed and approved by the University's Board of Trustees.

# PLANNING AREA CONTEXT

**Note:** The graphic is intended to show the Research Park at the University of Illinois's planning context. This does not make any indications pertaining to the area's legal context and covenant controls.

## Legend

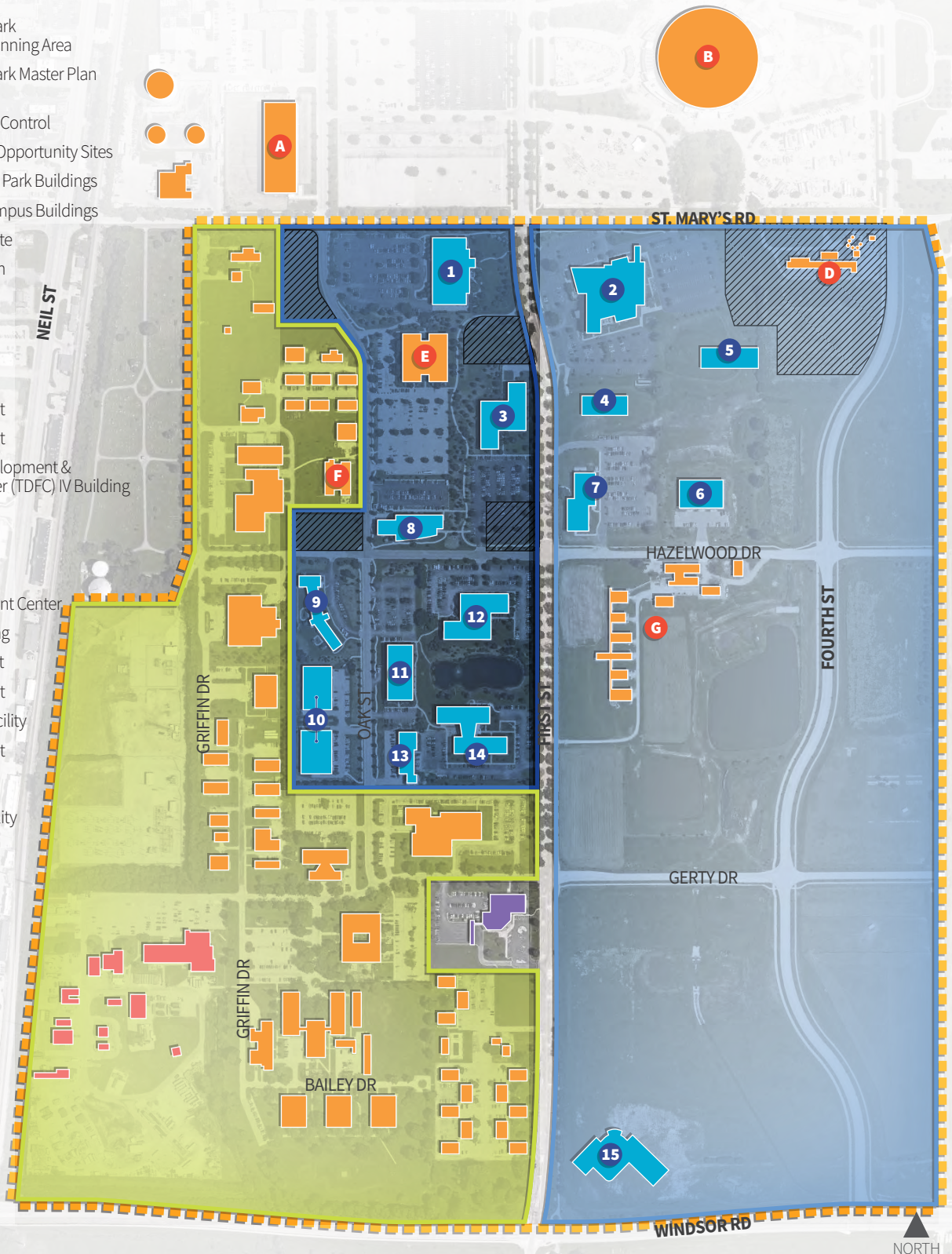
-  UIUC Research Park Development Planning Area
-  UIUC Research Park Master Plan Study Focus Area
-  Area Under UIUC Control
-  Redevelopment Opportunity Sites
-  Existing Research Park Buildings
-  Existing UIUC Campus Buildings
-  Illinois Fire Institute
-  U of I Credit Union

## Research Park Building/Complex

- 1** Atkins Building
- 2** iHotel
- 3** 1901 S. First Street
- 4** 1904 S. First Street
- 5** Technology Development & Fabrication Center (TDFC) IV Building
- 6** TDFC III Building
- 7** Yahoo! Building
- 8** EnterpriseWorks
- 9** Child Development Center
- 10** TDFC I & II Building
- 11** 2100 S. Oak Street
- 12** 2001 S. First Street
- 13** Littelfuse R&D Facility
- 14** 2021 S. First Street
- 15** Carle Sports Medicine & Orthopedics Facility

## Other UIUC Buildings

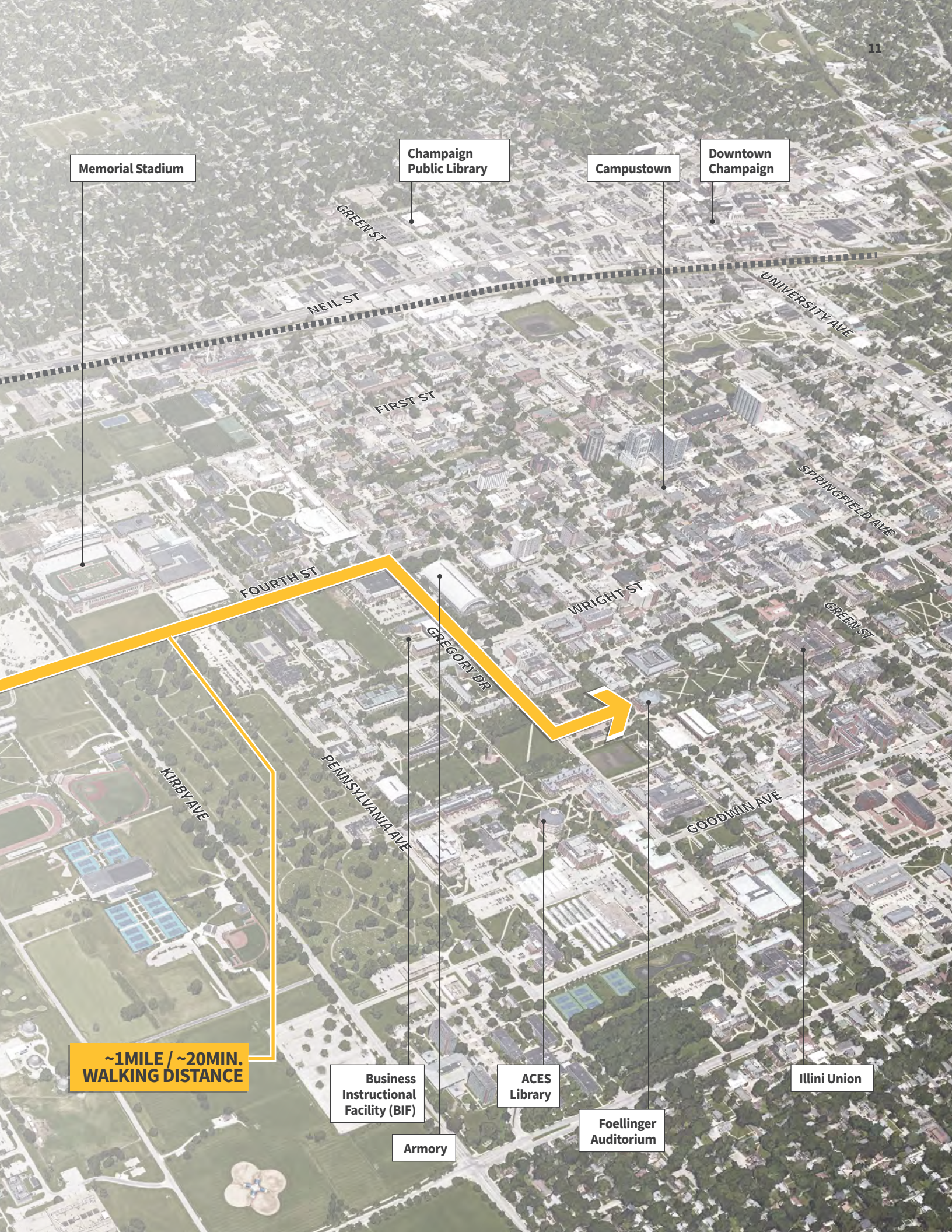
- A** National Petascale Computing Facility (NCSA building)
- B** State Farm Center
- C** Biefeldt Athletic Administration Building
- D** Feed Mill
- E** Forbes Natural History Building
- F** Robert A. Evers Laboratory
- G** Imported Swine Research Laboratory



# PROXIMITY TO URBANA CAMPUS CORE

The Research Park at the University of Illinois is located at the southwestern area of the U of I Urbana-Champaign campus. The Research Park at the University of Illinois is approximately a 20-minute walk from the Quad and the Foellinger Auditorium at the heart of campus. The Champaign-Urbana Mass Transit District's robust bus network provides regular service that links the Research Park at the University of Illinois to all parts of the U of I Urbana-Champaign campus.





Memorial Stadium

Champaign  
Public Library

Campustown

Downtown  
Champaign

GREEN ST

NEIL ST

FIRST ST

UNIVERSITY AVE

SPRINGFIELD AVE

FOURTH ST

WRIGHT ST

GREEN ST

GREGORY DR

KIRBY AVE

PENNSYLVANIA AVE

GOODWIN AVE

~1MILE / ~20MIN.  
WALKING DISTANCE

Business  
Instructional  
Facility (BIF)

ACES  
Library

Foellinger  
Auditorium

Army

Illini Union

# PAST PLANS & STUDIES SUMMARY

The Research Park at the University of Illinois has several adopted plans that establish the framework and strategic guidance for the development of the Research Park at the University of Illinois. The adopted plans have been reviewed and assessed to understand the critical objectives, recommendations, and regulations that should be considered in the development of the Research Park. The reviewed plans are the following:

## 2004 U of I Urbana-Champaign Research Park Master Plan

This 2004 Campus Master Plan envisioned a low-density build-out for the Research Park at the University of Illinois. At that time, the Plan did not recommend Fourth Street, which exists today. Instead, it proposed a pedestrian pathway where all buildings east of First Street would front to. Parking lots would be located behind buildings and have access to side streets that stem off from First Street. Additionally, the Plan envisioned the Research Park at the University of Illinois to have a conference center, amphitheater, and administrative and office buildings. A concentration of mixed-use buildings and stormwater management facilities would be located along Windsor to provide lifestyle amenities.

## 2007 U of I Urbana-Champaign Landscape & Master Plan

The 2007 Plan presented a different vision than the 2004 Plan. In this Plan, the proposed buildings were denser, characterized by being multi-story and clustered along an axis of a tram line. While surface parking lots would still exist in the Research Park at the University of Illinois, many of the Plan's recommendations were based on the five parking garages that the University would construct along with a future light rail transit system allowing additional transportation and density. Although the Plan depicted that the stormwater management facilities will still mostly front Windsor, they will be located along Windsor Avenue's electric utility easements.



*A plan diagram from the 2007 U of I Urbana-Champaign Landscape & Master Plan*

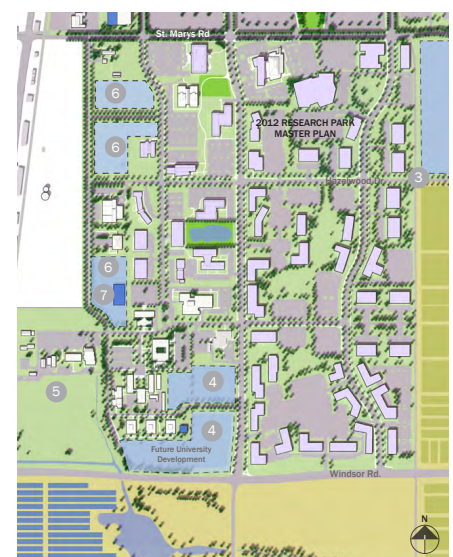


# PAST PLANS & STUDIES SUMMARY

## 2017 U of I Urbana-Champaign Campus Master Plan

The University's 2017 Campus Master Plan builds upon many of the fundamental planning and design principles from the previous Campus Master Plans. This plan represents the University's first planning effort in response to the Illinois Climate Action Plan (ICAP), which is the university's commitment to achieve carbon neutrality by 2050. The Plan focused on improving north-south and east-west connections within and around the campus. This is part of the university's strategy to expand its multi-modal transportation system to reduce its vehicle emission levels. The Plan also focused on improving the university's space efficiencies, characterized by removing obsolete facilities, repurposing underutilized space, and encouraging shared-use space.

The Plan proposed a set of recommendations for the Research Park at the University of Illinois area. The existing open space west of Oak Street would be reserved for future academic and research use. The NCSA Petascale Computing Facility would be expanded to accommodate greater space for computing, meeting, and support. It also recommended to relocate the Imported Swine Research Laboratory (ISRL) and the Feed Mill to the ACES Legacy Corridor, which is on Race Street south of Curtis Road. Additionally, the Ashton Woods would be relocated as part of a future redevelopment project on Orchard Downs, and the space should be reserved for future academic and research use. In addition to land use, the Plan recommended a variety of improvements in the Research Park at the University of Illinois in terms of public transit, gateway, landscaping, and bicycling. Finally, the Plan included a parking assessment of all university-owned parking lots. Per the 2017 U of I Urbana-Champaign Campus Master Plan Technical Report on page 110 and 111 indicated that Zone E has an adequacy of 87 percent.



## Imported Swine Research Laboratory Relocation Planning

The Research Park at the University of Illinois engaged with the University and other stakeholders on the possible relocation of the ISRL. The planning process discussed about past studies and plans, including the University's 2017 Campus Master Plan, that called for relocating the ISRL and discussed how the existing open-air waste lagoon by the ISRL can pose environmental risk and undesirable odor to the campus and the Research Park at the University of Illinois buildings. The process also discussed about ISRL's current and estimated land valuation, possible options to remove or re-purpose the waste lagoons, and potential scenarios on how to relocate the ISRL.

## St. Mary's Road Viaduct Stakeholder Discussion

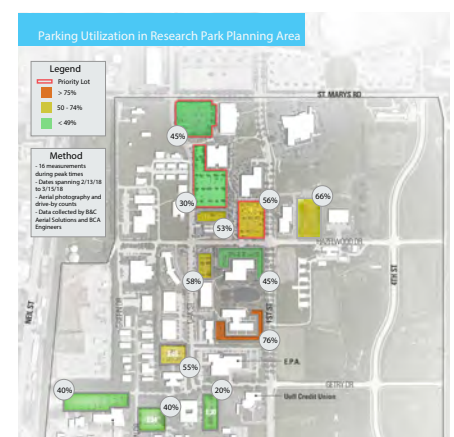
The Research Park at the University of Illinois engaged with the University, City of Champaign, and the Champaign Regional Planning Commission to discuss about possible improvements to the viaduct on St. Mary's Road. The stakeholders discussed safety and jurisdiction issues concerning the viaduct. They then explored possible funding mechanisms to finance the improvements.

## University Housing Stakeholder Discussion

The Research Park at the University of Illinois engaged University housing stakeholders to discuss the potential for housing accommodations within the Research Park at the University of Illinois. The University noted that it currently does not intend to construct new University housing in the Research Park at the University of Illinois. It also suggested that future mixed-use and residential developments in the Research Park at the University of Illinois should cater to young professionals and short-term visiting employees of the University and the Research Park at the University of Illinois. Also, it was concluded that a market study would be helpful in understanding demand and be used, in conjunction with this Plan, to dictate what housing types should be built in the Research Park at the University of Illinois.

## Parking Utilization Study

A parking utilization study was conducted for existing parking lots serving the Research Park at the University of Illinois buildings. The study involved a total of 16 measurements of parking utilization during peak office hours. These measurements were taken on the morning (10:00-11:30am) and afternoon (2:00-3:30pm) on February 13th and March 15th, 2018. 8 measurements were taken by B&C Aerial Solutions using aerial photography and manually counting occupied parking spots. The other 8 were by BCA engineers who drove by the subject parking lots and manually counted the occupied parking spots. The results demonstrate that a portion of parking lots within the Research Park at the University of Illinois has a utilization rate of less than 55 percent. Some of their capacity exceeds the City of Champaign's minimum parking requirements.





CHAPTER 2

# CONCEPT PLAN



# VISION & DESIGN PRINCIPLES

The Research Park at the University of Illinois provides an environment where technology-based businesses can work with faculty and students to take advantage of opportunities for collaborative research and easy access to University labs, equipment and services.

The Research Park Master Plan establishes a vision for the Research Park at the University of Illinois's physical campus. Execution of the vision will continue through the park's private-public partnership, including developer-led and university-led initiatives

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*The Research Park at the University of Illinois will strengthen its position as a leading innovation hub for technology commercialization with a unique environment that cultivates startups and increases capabilities for established companies. The mixed use composition will promote creative collisions and interdisciplinary collaborations, strengthening the bridge between campus and community.*

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## DESIGN PRINCIPLES

These design principles aim to guide the Research Park at the University of Illinois as a large and welcoming innovation-community. The Research Park at the University of Illinois's environment will generate collision and inter-mixing of activities, companies, people, and students. Connection to the University's campus core and enhancing a sense of community will be critical in attracting more talents from the University. Finally, these design principles complement the key themes highlighted from the University's 2017 Campus Master Plan.

## Sustainability

The Research Park at the University of Illinois community will assist in achieving the University's iCAP goal of achieving long-term carbon neutrality in the long-term. Infill development would occur at underutilized open land and parking lots to reduce development footprints. New developments within the Focus Area will be clustered around stormwater management facilities and be right-sized to discourage excessive parking, reducing impervious surfaces and the heat island effect. Furthermore, providing sufficient opportunities for alternative transportation will assist in reducing Research Park at the University of Illinois's dependency on parking. Despite not being accountable to the same metrics the University is under, the Research Park at the University of Illinois recognizes the importance of sustainability and will contribute to reducing the carbon footprint of the University's larger community. For example, the Research Park at the University of Illinois's developer, Fox Development Corporation, has planted significant number of trees and implemented "no-mow" areas. These natural features help reduce the Research Park at the University of Illinois's urban heat island effect and better absorb greenhouse gas emissions.

## Natural Character

The Research Park at the University of Illinois will maintain its natural landscape character through native plantings, prairie grass, and retention ponds providing open space and stormwater management. This palette celebrates the Research Park at the University of Illinois and Champaign-Urbana's roots as prairieland, provides valuable habitat, and contributes to better management of stormwater.

## Agricultural Roots

Historically the Research Park at the University of Illinois has been farmland. Given the continued growth surrounded by farmland to the south and east, the development area must consider the integration of these two land uses as neighbors. The Research Park at the University of Illinois embraces its agricultural roots creating a community that welcomes companies and enterprises specializing in agricultural technologies.

## Strengthen the Research Park's Peer Technology, Research & Development, and Innovation

The Research Park at the University of Illinois boasts a strong technology community with software, data, product development, and agricultural technologies. The Master Plan envisions establishing strong physical connections between the Research Park at the University of Illinois, the campus core, and surrounding areas to promote the collision, activation, and inter-mixing of companies, professionals, and students. This is conducive to Research Park at the University of Illinois's large variety of programs and events to promote a sense of a peer and collaborative community.

## Enhance Student Experiential Learning

The Research Park at the University of Illinois community views students as vital elements to the success of our business partners and as leaders of future generations. A variety of amenities, including housing, active open spaces, and internship opportunities, support the growth of this community. Engaging students equips them with the tools they need to succeed and become better professionals while enjoying what the Research Park at the University of Illinois has to offer. Most importantly, it advances their experiential learning experience. This also expands synergies between the University and the business community, which has been one of the greatest contributors to the Research Park at the University of Illinois's continued success.

## Expand the Illinois Experience in Research Park

As an innovation community in Champaign-Urbana, the Research Park at the University of Illinois positions itself as a unique asset within the larger community. The envisioned physical development will strengthen the Research Park at the University of Illinois's image as a welcoming, thriving, and technological-based community. Gateway and wayfinding signage, landscaping, prominent building articulation, and opportunities for fun and playful experiences expand the 'Illinois Experience', and shows the best of what the Research Park at the University of Illinois has to offer to the larger community.

# INFILL OPPORTUNITIES

Infill development is important in the Research Park at the University of Illinois to promote better use of land and stronger physical connections between Research Park at the University of Illinois buildings and with the University campus core. This strengthens Research Park at the University of Illinois's core of talents and makes the environment more conducive to walking and biking. The Research Park at the University of Illinois will prioritize infill development at sites within proximity to the NCSA Computing Facility. Peer research parks, such as the Tech Square at Georgia Institute of Technology and the University of Maryland Research Park, demonstrated that corporations tend to move near computing facilities to take advantage of the facilities' established fiber infrastructure, hence without needing to create their own. **It should be noted that future infill developments will require joint-agreements between property owners and neighbors to ensure adequate parking capacities.**

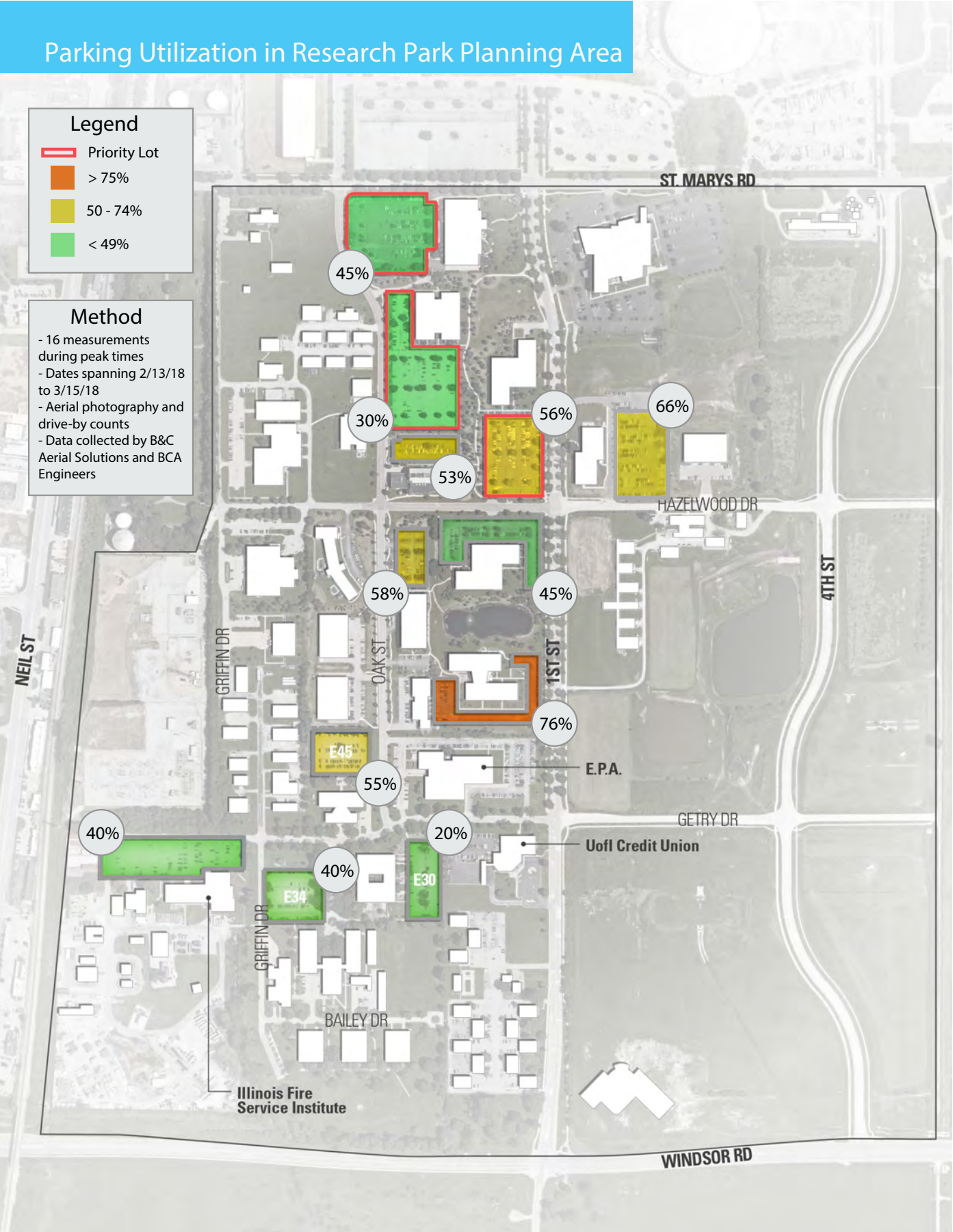
## PARKING UTILIZATION STUDY

A parking utilization study was conducted to examine how well-utilized UIRP Planning Area Parking Lots. The study's methodology involved a total of 16 measurements of parking utilization during peak office hours. These measurements were taken on the morning (10:00-11:30am) and afternoon (2:00-3:30pm) on February 13th and March 15th, 2018. 8 measurements were taken by B&C Aerial Solutions using aerial photography and manually counting occupied parking spots. The other 8 were by BCA engineers who drove by the subject parking lots and manually counted the occupied parking spots.

The study found out that during office peak-hours, **most parking lots were utilized up to approximately 55 percent (see map at the following page)**. This demonstrates that many parking lots, though conforming to the City of Champaign's minimum parking standards, are not the best use of land.

## Parking Utilization Study Results

	Building/Lot	Total Parking Spots	% of Building Leased <i>(at time of study)</i>	More spots than Champaign regulation	Peak-Time Utilization
1	Atkins Building	273	100%	Yes (23 in excess)	45%
2	Forbes Natural History Building (UIUC E-46)	301	NA	Yes (86 in excess)	30%
3	Enterprise Works	102	NA	No	53%
4	1901 S. First Street	244	100%	Yes (32 in excess)	56%
5	Yahoo! Building	201	100%	Yes (68 in excess)	66%
6	2100 S. Oak Street	73	100%	No	58%
7	2001 S. First Street	171	92%	No	45%
8	2021 S. First Street	155	100%	No	76%
9	Lot E-45 (UIUC)	120	NA	NA	55%
10	Illinois Fire Institute (UIUC)	171	NA	NA	40%
11	Lot E-34 (UIUC)	108	NA	NA	40%
12	Lot E-30 (UIUC)	119	NA	NA	20%



# INFILL OPPORTUNITIES

## INFILL OPPORTUNITIES

### Infill Opportunity on Open Sites

The Research Park at the University of Illinois has identified two open sites that are prime candidates for infill development. Another one will accommodate the planned expansion of the Illinois Conference Center. Having new developments at these sites would significantly increase the concentration of activity around existing buildings.

### Infill Opportunity On Open Land & Feed Mill Site

The University plans to relocate the existing feed mill to its ACES Legacy Corridor. This presents an infill opportunity to create a gateway between the campus sports and performance spaces and the Research Park at the University of Illinois. The mixed-use development also supports events and game-day activity. Alternatively, this site can support two mixed-use buildings.

### Infill Development On Shared-Use and Underutilized Parking Lots

The excess parking capacity on the parking lot south of 1901 S. First Street is an infill development opportunity for a graduation building. This project is already prioritized in the University's Capital Improvement Program (CIP). The first floor will host collaboration space, while upper floors will accommodate 2-tier incubator space.

### Potential Infill Building Footprints

The map at the right shows potential infill building footprints on infill opportunity sites. The footprints are generally smaller than most existing Research Park at the University of Illinois buildings are. This is because the footprints, except the planned convention center expansion and the one on Fourth Street and Hazelwood Drive, accounted for the City's parking requirement of 1 space per 300 s.f. for office use. This demonstrates that reducing parking requirements for office use from 1 space per 300 s.f. to 1 space per 500 s.f. may make infill development more supportive of typical building footprints. Alternatively, the infill can be of industrial/flex uses, which require 1 space per 1,000 s.f. The Research Park at the University of Illinois should work with the City of Champaign to examine the possibility of reducing parking requirements.

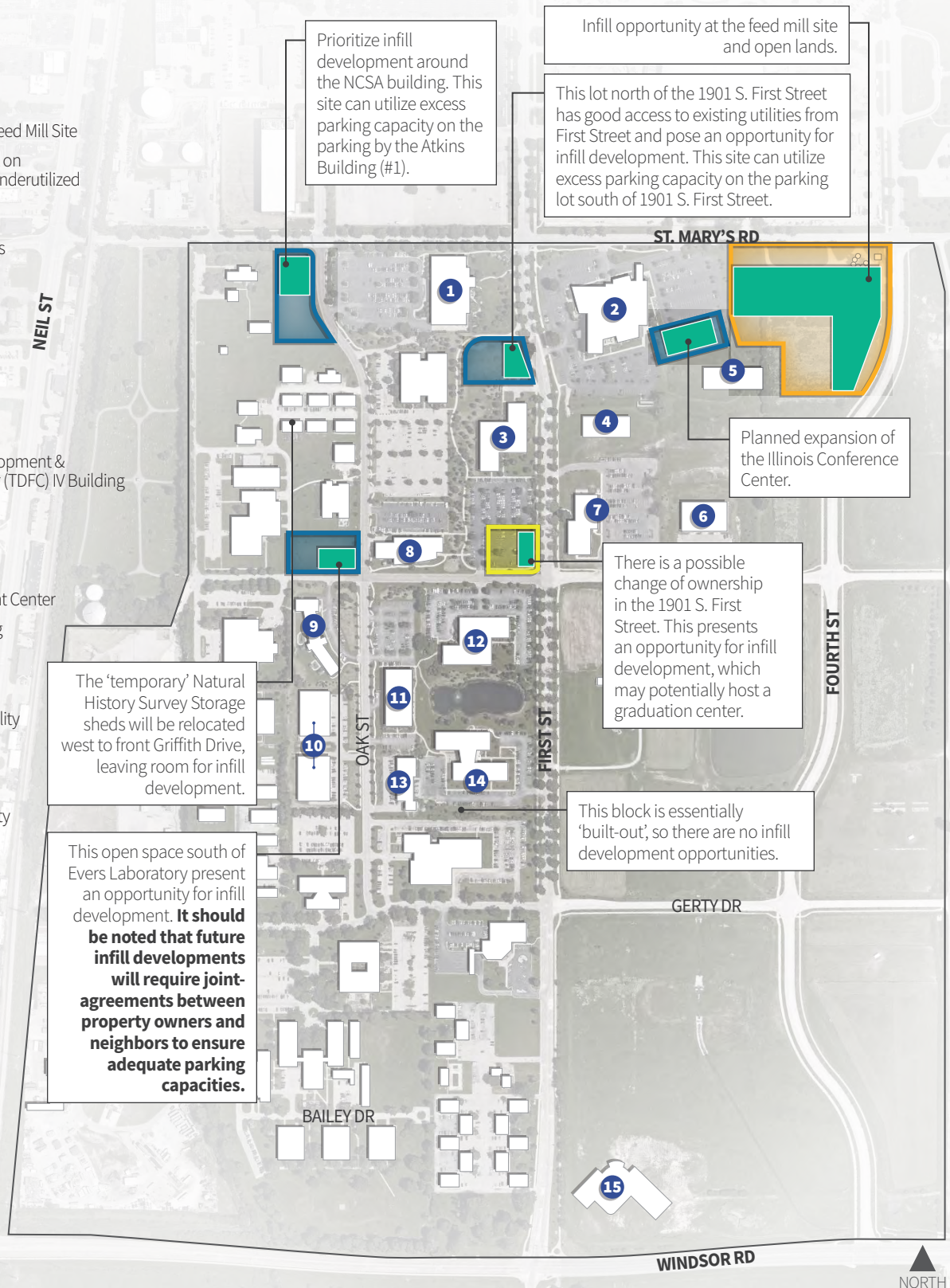
# INFILL DEVELOPMENT OPPORTUNITIES

## Legend

- Infill Opportunity on Open Sites
- Infill Opportunity on Open Land & Feed Mill Site
- Infill Development on Shared-Use and Underutilized Parking Lots
- Potential Infill Building Footprints












## Research Park Building/Complex

- 1 Atkins Building
- 2 iHotel
- 3 1901 S. First Street
- 4 1904 S. First Street
- 5 Technology Development & Fabrication Center (TDFC) IV Building
- 6 TDFC III Building
- 7 Yahoo! Building
- 8 EnterpriseWorks
- 9 Child Development Center
- 10 TDFC I & II Building
- 11 2100 S. Oak Street
- 12 2001 S. First Street
- 13 Littelfuse R&D Facility
- 14 2021 S. First Street
- 15 Carle Sports Medicine & Orthopedics Facility



# TRANSPORTATION

## Legend

-  Existing Bus Stop (un-sheltered)
-  Existing Bus Stop (sheltered)
-  E-14 Bus Stop
-  Potential Bus Stop
-  Marked Crosswalks
-  Mid-block Crossing
-  Potential Bus Route Alignment
-  Potential Shared-Use Trail
-  Study First Street to become a Complete Street
-  St. Mary's Road Viaduct
-  2-Minute Walking Radius

## CUMTD Bus Routes

-  Route 1 Yellow
-  Route 1 Yellow Hopper
-  Route 9 Brown
-  Route 10 Gold
-  Route 14 Navy

*Note: All existing CUMTD bus routes shown are operating during weekdays daytime.*

Internal roadways establish a finer grid within the Research Park at the University of Illinois creating a more urban scale. The grid promotes development frontage along the street and better access to various establishments.

UIUC  
SOUTH FARMS

Enhanced crosswalks across intersections improve pedestrian safety and act as a traffic calming measure. Additional traffic calming may be desired in key locations

WINDSOR RD

BAILEY DR

KIRK DR

GERITY DR

NEIL ST

OAK ST

FIRST ST

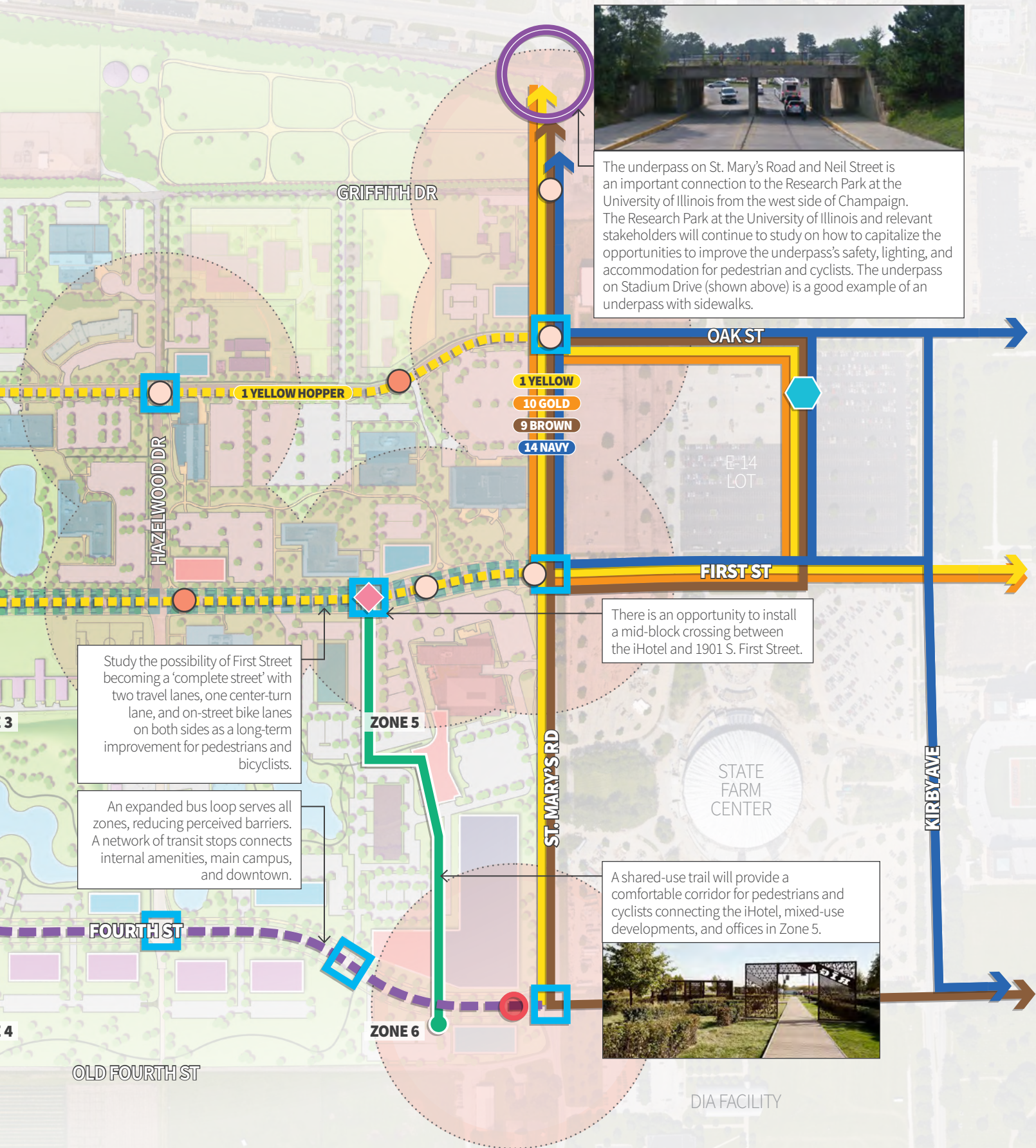
ZONE 1

ZONE 2

ZONE

ZONE

CARRIAGE CENTER



The underpass on St. Mary's Road and Neil Street is an important connection to the Research Park at the University of Illinois from the west side of Champaign. The Research Park at the University of Illinois and relevant stakeholders will continue to study on how to capitalize the opportunities to improve the underpass's safety, lighting, and accommodation for pedestrian and cyclists. The underpass on Stadium Drive (shown above) is a good example of an underpass with sidewalks.

Study the possibility of First Street becoming a 'complete street' with two travel lanes, one center-turn lane, and on-street bike lanes on both sides as a long-term improvement for pedestrians and bicyclists.

An expanded bus loop serves all zones, reducing perceived barriers. A network of transit stops connects internal amenities, main campus, and downtown.














There is an opportunity to install a mid-block crossing between the iHotel and 1901 S. First Street.

A shared-use trail will provide a comfortable corridor for pedestrians and cyclists connecting the iHotel, mixed-use developments, and offices in Zone 5.



# INTERNAL CIRCULATION

## Legend

-  Proposed Marked Crosswalks
-  St. Mary's Road Viaduct
-  Mid-Block Crossing
-  Proposed Internal Trail Network (total length: ~4.3 miles)
-  Study First Street to become a Complete Street
-  Potential Shared-Use Trail
-  Planned On-Street Bike Lane
-  Existing On-Street Bike Lane
-  Existing Shared Bike Lane Marking (bike sharrow)
-  Existing Shared-Use Trail
-  Planned Shared-Use Trail
-  Proposed Sidewalk Extension
-  Proposed Programmed Open Space



A large green space adjacent to the retail and residential core provides a "village green" like setting for active and passive recreation and events.

WINDSOR RD

BAILEY DR

KIRK DR

GERTY DR

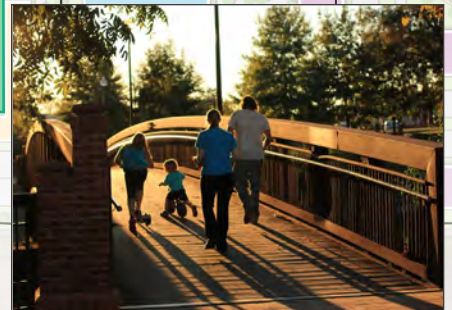
NEIL ST

OAK ST

FIRST ST

ZONE 1

ZONE 2



CARRIAGE CENTER



GRIFFITH DR

NEIL ST

The St. Mary's Road Corridor Study recommended continuation of on-street bike lanes on Oak Street.

NCSA FACILITY

OAK ST

Sidepath (shared-use trail exists along First Street).

The St. Mary's Road Corridor Study recommended St. Mary's, between Neil Street and Oak Street, to accommodate on-street bike lane on both sides. Although the St. Mary's Road viaduct improvement may be a long-term project, improving bicycle and pedestrian facilities along St. Mary's Road is a relatively inexpensive and effective improvement, providing a quick-win opportunity for the Research Park at the University of Illinois and the University.

FIRST ST

There is an opportunity to install a mid-block crossing between the iHotel and 1901 S. First Street.

Study the possibility of First Street being a 'complete street' with two travel lane, one center-turn lane, and on-street bike lanes on both sides as a long-term improvement for pedestrians and bicyclists.

ZONE 5

ST. MARY'S RD

STATE FARM CENTER

KIRBY AVE

A shared-use trail will provide a comfortable corridor for pedestrians and cyclists connecting the iHotel, mixed-use developments, and offices in Zone 5.



FOURTH ST

ZONE 6

OLD FOURTH ST

A large green area in Zone 4 can accommodate playing fields and larger events.

DIA FACILITY

# IMAGE & IDENTITY

## Legend

-  Existing Gateway Signage
-  Primary Gateway Signage
-  Secondary Gateway/Wayfinding Signage
-  Planned St. Mary's Road Viaduct Improvement

UIUC  
SOUTH FARMS

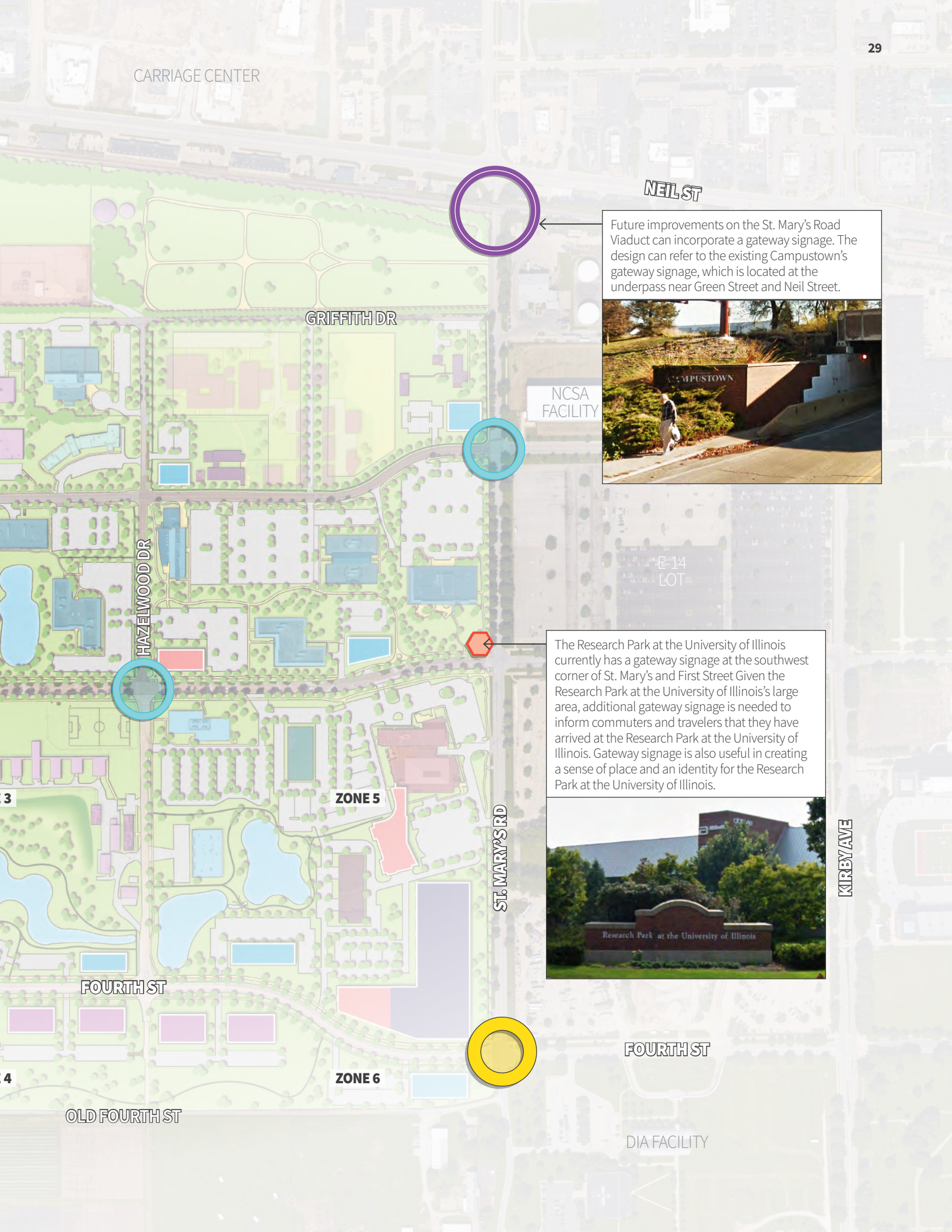
**Primary Gateways** are located at the edges of the Research Park at the University of Illinois. They are intended to announce to travelers that they have arrived at the Research Park at the University of Illinois. Future primary gateways can follow similar style as the Research Park at the University of Illinois's existing gateway signage. **Future gateway and wayfinding signage should conform to the City's Zoning Ordinance, in addition to being coordinated and integrated with the campus gateway signage and design guidelines per the Campus Master Plan.**



*This is example photo of a gateway signage for the University's Willard Airport.*

**Secondary Gateways** are scaled smaller than primary gateways are. They are located within the Research Park at the University of Illinois and are intended to transition between the Phase IV area and the rest of the Research Park at the University of Illinois. Alternatively, **wayfinding signage** can be installed at these locations to guide to inform travelers how to get around the Research Park at the University of Illinois and other local destinations.





NEIL ST

Future improvements on the St. Mary's Road Viaduct can incorporate a gateway signage. The design can refer to the existing Campustown's gateway signage, which is located at the underpass near Green Street and Neil Street.



The Research Park at the University of Illinois currently has a gateway signage at the southwest corner of St. Mary's and First Street. Given the Research Park at the University of Illinois's large area, additional gateway signage is needed to inform commuters and travelers that they have arrived at the Research Park at the University of Illinois. Gateway signage is also useful in creating a sense of place and an identity for the Research Park at the University of Illinois.



KIRBY AVE

FOURTH ST

DIA FACILITY

# THE PLAN

## Legend

- Office / Lab
- Light Industrial / Flex
- Mixed-Use
- Residential
- Utility
- Community Facility
- Future University Development area (see 2017 Campus Master Plan)
- UIUC Research Park's Planning Area
- UIUC Research Park Master Plan Study Focus Area
- Area under UIUC Control
- Proposed Trail (~4.3 miles)

*Note: Existing building footprints are semi-transparent while proposed building footprints are opaque with white outlines.*

Ashton Woods is a student-oriented housing complex, and it is within the 2017 Campus Master Plan's Future Development area.

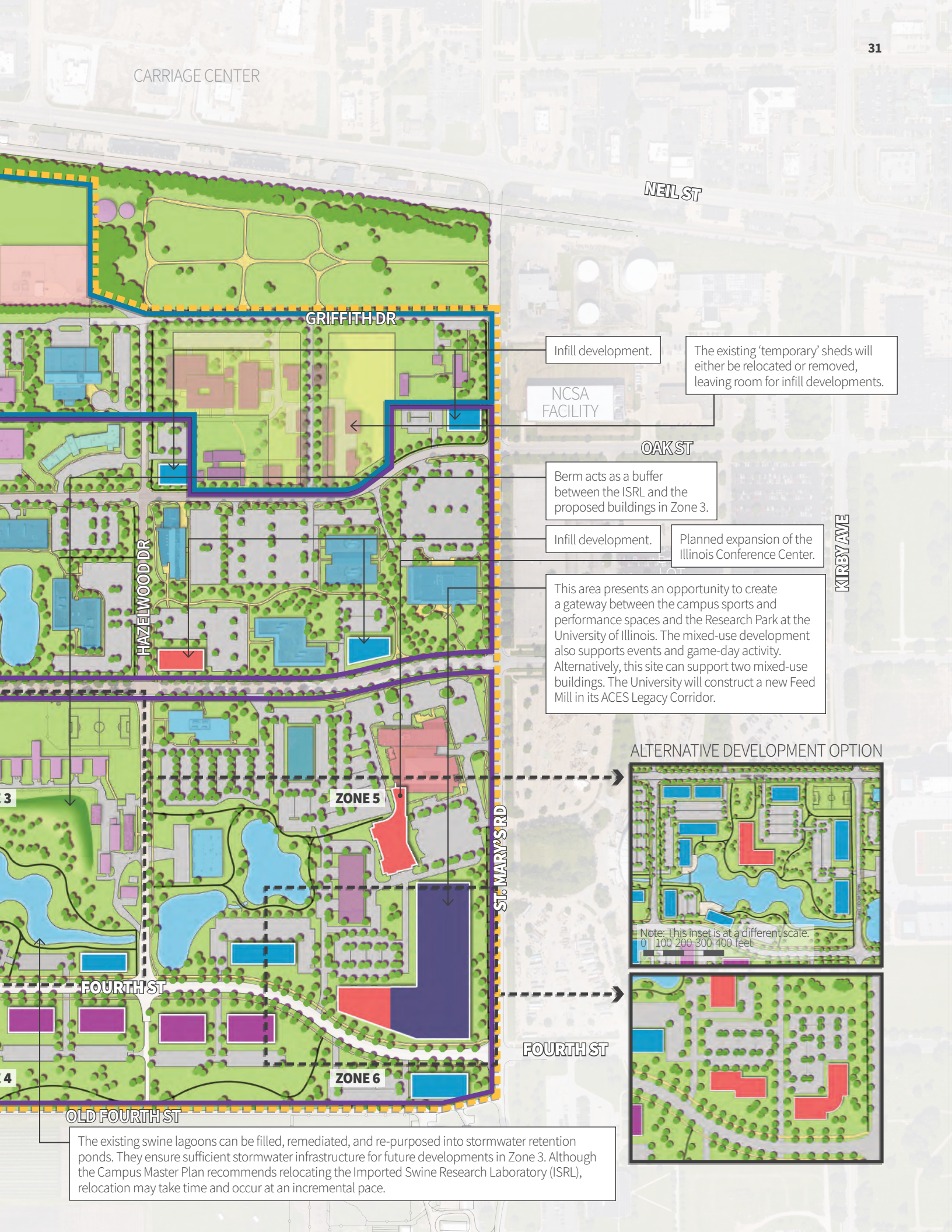
Hardscaped plazas will abut against the stormwater facilities and buildings to create a variety of experience for walking and biking along the stormwater facilities.

Trails throughout the site provides opportunities for recreation and commuting through alternative modes of transportation. This complements the campus's sophisticated network of bikeways and facilities.

The southeast area will be an anchor of mixed-use development and a multi-family apartments. Based on discussions with the University's Housing stakeholders, they should cater to young professionals and short-term visiting University and Research Park at the University of Illinois employees. It should also be noted that there is a need for a market study to help dictate housing development.



CARRIAGE CENTER



Infill development.

The existing 'temporary' sheds will either be relocated or removed, leaving room for infill developments.

NCSA FACILITY

OAK ST

Berm acts as a buffer between the ISRL and the proposed buildings in Zone 3.

Infill development.

Planned expansion of the Illinois Conference Center.

This area presents an opportunity to create a gateway between the campus sports and performance spaces and the Research Park at the University of Illinois. The mixed-use development also supports events and game-day activity. Alternatively, this site can support two mixed-use buildings. The University will construct a new Feed Mill in its ACES Legacy Corridor.

KIRBY AVE

ALTERNATIVE DEVELOPMENT OPTION



GRIFFITH DR

HAZELWOOD DR

ZONE 5

ST. MARY'S RD

FOURTH ST

FOURTH ST

ZONE 6

OLD FOURTH ST

The existing swine lagoons can be filled, remediated, and re-purposed into stormwater retention ponds. They ensure sufficient stormwater infrastructure for future developments in Zone 3. Although the Campus Master Plan recommends relocating the Imported Swine Research Laboratory (ISRL), relocation may take time and occur at an incremental pace.



CHAPTER 3

# PHASING PLAN



# PHASING PLAN

The intent of the Phasing Plan is to coordinate future development in Research Park at the University of Illinois. The phasing by zone promotes better use of existing infrastructure and contiguous development, which will make the Research Park at the University of Illinois a more compact and active community.

## Legend

- UIUC Research Park's Planning Area
- UIUC Research Park Focus Area
- Area Under UIUC Control
- Priority 1
- Priority 2
- Priority 3
- Long-Term

UIUC  
SOUTH FARMS

WINDSOR RD

BAILEY DR

KIRK DR

GERTY DR

OAK ST

FIRST ST

ZONE 1

ZONE 2

ZONE

ZONE

NORTH  
0 100 200 300 400 feet

CARRIAGE CENTER

NEIL ST

GRIFFITH DR

NCSA  
FACILITY

OAK ST

HAZELWOOD DR

E-14  
LOT

FIRST ST

3

ZONE 5

ST. MARY'S RD

KIRBY AVE

STATE  
FARM  
CENTER

FOURTH ST

4

ZONE 6

FOURTH ST

DIA FACILITY

OLD FOURTH ST



CHAPTER 4

# APPENDICES



# 2004 U OF I URBANA-CHAMPAIGN RESEARCH PARK MASTER PLAN



## Master Concept Plan

Establish a framework to guide future growth of the Research Park

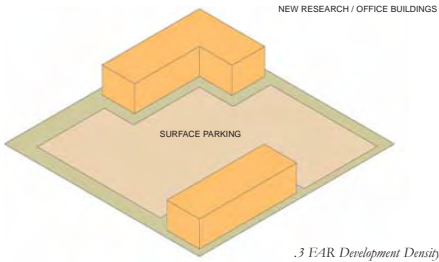
### Low Density Build-Out with Alternate Configuration

.3 FAR Development Density with Surface Parking



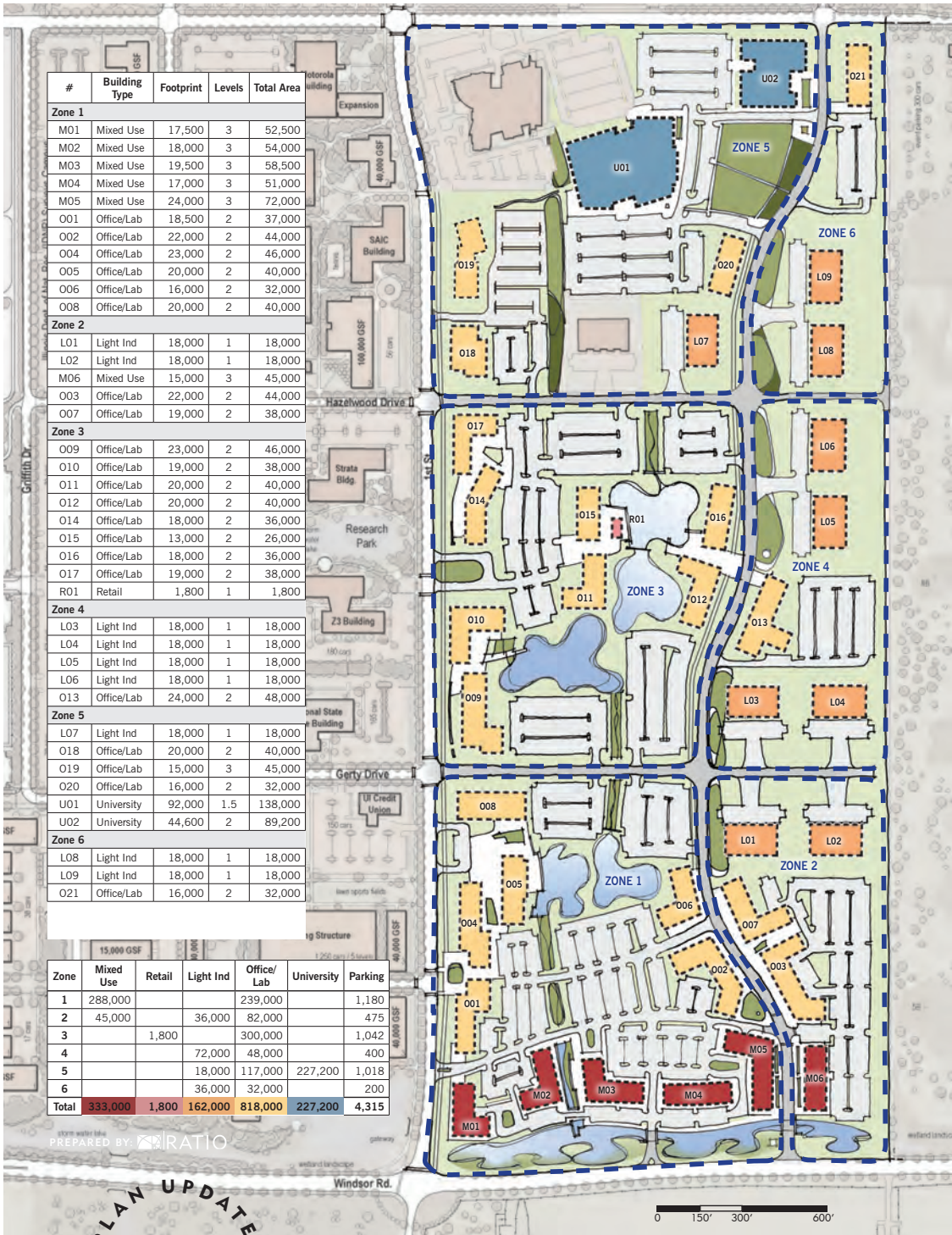
The overall program for the Research Park remains unchanged with the State Survey's, office, academic and corporate research the predominant uses with associated support functions.

Nominal development blocks of 600' x 600' will support structured parking decks as shown allowing for infill buildings of 3 and 4 stories to achieve a development density of approximately 1.0 FAR within the Research Core district.





# U OF I URBANA-CHAMPAIGN RESEARCH PARK EAST DISTRICT MASTER PLAN UPDATE (2012)



MASTER PLAN UPDATE  
APRIL 2012

CONCEPT 01: 1ST STREET FOCUS

# U OF I URBANA-CHAMPAIGN RESEARCH PARK MASTER PLAN STUDY (2017)

(The Research Park at the University of Illinois Board of Managers did not approve this study).



# 2017 U OF I URBANA-CHAMPAIGN CAMPUS MASTER PLAN - SOUTHWEST CAMPUS



## SOUTHWEST CAMPUS

- 1 Proposed addition to the NCSA Petascale Computing Facility to expand the Bluewaters computing facility and related support and meeting space.
- 2 Relocate Feedmill and Swine Research Center to ACES Legacy Corridor on Race Street, south of Curtis Road.
- 3 Improve and extend Hazelwood Drive to connect to intersection at South 4th Street in the Research Park, Lincoln Avenue in Arboretum, and to Orchard Downs.
- 4 Relocate Ashton Woods housing units as part of the redevelopment of Orchard Downs property. Reserve existing Ashton Woods site for future university research, mixed-use and community outreach.
- 5 Illinois Fire Service Institute (IFSI) three potential sites in the South Farms area were evaluated as part of a feasibility study to relocate the IFSI burn site. Discussions are continuing at the time of this report. As part of the project planning for the IFSI burn site, a formal site selection must be conducted with the stakeholders including IFSI, Chancellor and Provost Offices, Capital Planning, University Office of Capital Programs, Real Estate, and ACES prior to project approval. Open communication and interactions with potentially affected communities in discussion of the final site selection are strongly recommended.
- 6 Reserve for future university academic and research.
- 7 Prairie Research Institute and university collections facility. Proposed site for consolidated Collections Facility.



# PARKING UTILIZATION STUDY

## Methodology

- 16 measurements during peak office usage times
- Dates included Tuesdays and Thursdays between 2/13/18 and 3/15/18
- Mornings 10-11:30am
- Afternoons 2-3:30pm
- 8 measurements collected by B&C Aerial Solutions via aerial photography and manually counting occupied spots
- 8 measurements collected by BCA engineers by drive-by manual counts of occupied spots
- Utilization determined by average occupied spots / total spots for each lot

	Building/Lot	Total Parking Spots	% of Building Leased	More spots than Champaign regulation	Peak-Time Utilization
1	Atkins 1800 Oak	273	100%	Yes	45%
2	Natural History	301	NA	Yes	30%
3	Enterprise Works 60 Hazelwood	102	NA	No	53%
4	1901 First	244	100%	Yes	56%
5	Yahoo 1908 First	201	100%	Yes	66%
6	2100 Oak	73	100%	No	58%
7	2001 First	171	92%	No	45%
8	2021 First	155	100%	No	76%
9	Lot E45	120	NA	NA	55%
10	IL Fire Institute	171	NA	NA	40%
11	Lot E34	108	NA	NA	40%
12	Lot E30	119	NA	NA	20%

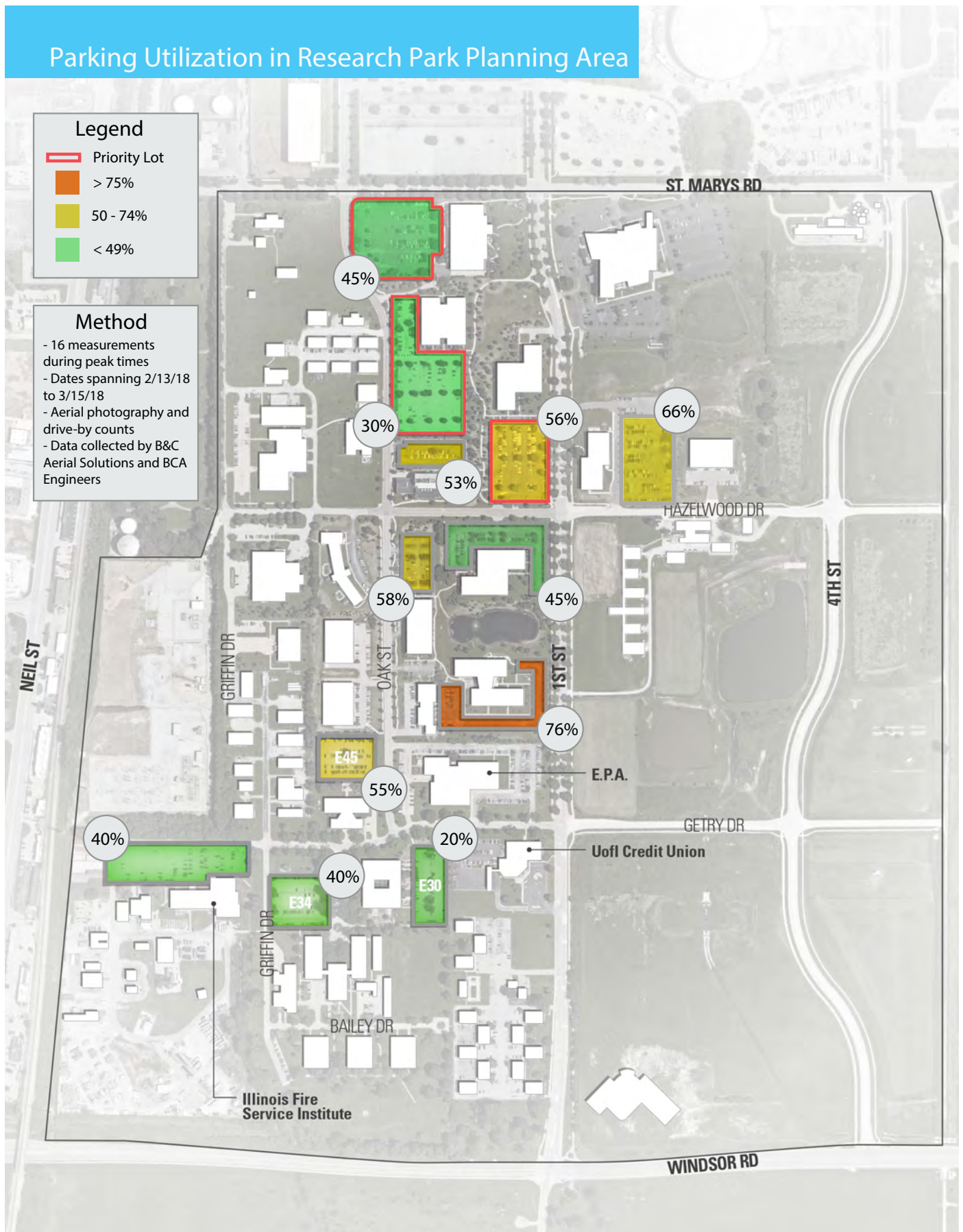
## Parking Utilization in Research Park Planning Area

### Legend

- Priority Lot
- > 75%
- 50 - 74%
- < 49%

### Method

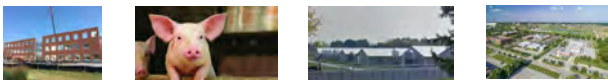
- 16 measurements during peak times
- Dates spanning 2/13/18 to 3/15/18
- Aerial photography and drive-by counts
- Data collected by B&C Aerial Solutions and BCA Engineers



# U OF I URBANA-CHAMPAIGN RESEARCH PARK MASTER PLANNING: SWINE FACILITIES RELOCATION (2018-02-08)

## University of Illinois Research Park

February 8, 2018



### Master Planning: Swine Facilities Relocation

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UNIVERSITY OF ILLINOIS URBANA-CHAMPAIGN

1

## Research Park Planning Area



- The Research Park Planning Area defined by the Board of Trustees within the 2011 Development Agreement, allows the BOT to designate areas within these boundaries for Research Park development.
- The BOT approved the Research Park Master Plan for the area between First and Fourth Street and St. Mary's and Windsor in 2012.
- UIUC presented a new campus master plan to the BOT in 2017, which will have overlapping planning areas within the boundaries.

2

## ISRL Swine Facility



Facilities:  
Physiology Research Laboratory  
ISRL/PRL has 36,000 sqft of animal housing, procedural and support space. 11,000 sqft is dedicated to biomedical research with 4,000 sqft of procedural space and approximately 6,000 sqft of housing space. The remaining 25,000 sqft of space at ISRL/PRL is used to produce pigs for biomedical and food and fiber research trials.

- ISRL (Imported Swine Research Laboratory) is located on Hazelwood Drive between First Street and Fourth Street.
- There are no imminent plans for relocation of the facility or the swine being raised in the area. A study on future swine facilities was completed by the OVCR in 2014 in collaboration with the College of ACES and College of Vet Med. Additional swine facilities are located at the College of ACES SRC 74,000 sqft swine facility and the Vet Met VMRF has 19,500 sqft of agricultural animal housing and procedural space.
- Stormwater drainage may not traverse through this area from the Research Park without causing environmental concerns with the lagoons. A bypass for drainage was constructed as a temporary solution by the UIRP LLC.

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3

## Waste Lagoons: Obsolete and Noxious

*In recent years, the use of open air lagoons has faced increasing regulation to reduce environmental risks and reduce odor levels when close to development*



There are two lagoons on the swine farm site that have an area of 3.0 and 1.3 acres.

- In 2007, North Carolina, one of the nation's largest hog producers, made a permanent ban on open-air waste lagoons due to stormwater flooding concerns.
- According to an ACES report, Illinois law prohibits lagoons to be sited within one-half mile of a populated area or within one-fourth mile of a nonfarm residence, although there are exceptions. *The distance from the large lagoon to TDFC IV is only 500 ft.*

[http://www.aces.uiuc.edu/vista/html\\_pubs/LAGOON/lagoon.html](http://www.aces.uiuc.edu/vista/html_pubs/LAGOON/lagoon.html)

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4

## Swine Research from ISRL



- Research conducted using pigs from the ISRL contributes to dozens of university publications and external grant awards a year
- Research conducted using pigs from the ISRL can be broadly categorized into two areas:
  - 1) Practical nutrition issues facing animal agriculture
  - 2) Fundamental nutrition questions studied using translational animal models to improve human/animal health and well-being

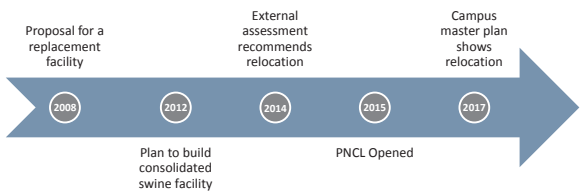
### Examples

- ISRL swine used by Aptimmune, a pig vaccine company based in Research Park
- Neonatal pigs as an animal model in research for impact of breast milk vs. infant formula
- Cloned offspring were raised at ISRL after the first map of the pig genome was mapped at UIUC
- Other topics of research range from animal nutrition, immunophysiology, and neuroscience

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5

## Timeline of ISRL Relocation Plans and Recommendations



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6

# U OF I URBANA-CHAMPAIGN RESEARCH PARK MASTER PLANNING: SWINE FACILITIES RELOCATION (2018-02-08)

2008

## Proposal for New Facilities

In 2008, the creation of the Swine Biogenetic and Biomedical Research Lab was proposed as a replacement for the ISRL

### Details

- Vision** – NIH compliant laboratory for development of new human therapies and health products using the pig as the animal model
- Specs** – 113,500 sqft of animal housing modules, laboratory and surgery unit, isolation and quarantine unit, and reproduction and support facilities
- Total Project Cost** – \$16.65M

2012

## Calls for Consolidation

In 2012, a plan to replace ISRL capacities into a consolidated swine facility called The Discovery Center was proposed to increase competitiveness in biomedical research

### Details

- Benefits of Consolidation** –
  - Ability to expand swine research capacity (externally funded projects have exceeded capacity of current facilities)
  - More efficient labor allocation and lower overheads
- Recommended Site** – near the corner of Race and Church streets (3mi from Research Park)
- Costs** – Unknown, but likely in excess of \$100M

2014

## Assessment Recommends Relocation

In 2014, an external team of researchers completed the University of Illinois Swine Teaching and Research Needs Assessment recommending relocation

### Relevant Findings

- "The pigs produced and the work done at ISRL is a critical driver in the current and future success of U of Illinois' researchers from several departments and colleges."
- "[ISRL] has major deficiencies in biosecurity, surgical and recovery space, space to grow out pigs and laboratory space. Because of the conversion of a grower and finisher to biomedical research space, the production capacity of the farm has been decreased."

### Relevant Recommendations

- "Move and expand the capacity of the ISRL."
- "At minimum this site should have capacity to farrow 150-200 sows and grow the offspring to market weight; as well as the maintenance of unique genetic lines, e.g. genetically engineered pigs."

2015

## PNCL Lab Opened

In 2015, the Piglet Nutrition & Cognition Laboratory (PNCL) opens, focusing more swine research further south

### Details

- The facility was designed to increase the campus capacity for pre-clinical research regarding how early-life nutrition influences brain development
- Pigs from the ISRL are used in this facility



2017

## Campus Master Plan

- The 2017 UIUC campus master plan proposes a place along the ACES Legacy Corridor as the relocation site for the swine facilities.
- According to the plan's technical report, there is increasing desire to co-locate facilities along a Legacy Corridor to realize shared goals. This location places new facilities adjacent to the proposed Feed Tech Center and the poultry farm.



## A way forward

# U OF I URBANA-CHAMPAIGN RESEARCH PARK MASTER PLANNING: SWINE FACILITIES RELOCATION (2018-02-08)

## Land Valuation Estimate - \$3.5M

East-side portion

TDFC #4 appraisal from Whitsitt and Associates on May 23, 2016: **\$510,000**  
Acres: **3.138**  
Value per acre in 2017 dollars: **\$166,877**

Comparable swine facility land acreage: **10.69**  
East side value estimate: **\$1.8M**

West-side portion

MUB appraisal from Whitsitt and Associates on December 23, 2015: **\$175,000**  
Acres: **1.021**  
Value per acre in 2017 dollars: **\$178,747**


Comparable swine facility land acreage: **9.27**  
East side value estimate: **\$1.7M**

## Recent Examples of New Facilities

Case from SDSU

The most recently built university swine research facilities found are at South Dakota State University in 2016. The new facilities contain a herd of 150 sows and consists of three buildings including a Sow Teaching and Intensive Research Complex, On-Site Wean-to-Finish Research Barn, and an Off-Site Wean-to-Finish Production Barn


Cost - \$7.4 million




Case from UGA

In 2010, the University of Georgia built new swine facility in an university extension area. It houses a herd of a 100 sow farrow-to-finish confinement unit and a 45 sow teaching herd.

Cost - \$5.7 million (2017 dollars)



## Removing Waste Lagoons



- In 2009, a study on the removal of the Moorman farm for the realignment of Fourth Street were conducted. The plan included the drainage of three waste lagoons there were adjacent to the present day ponds on the site.
- The study gave two option on removal including excavation and spreading the waste in the South Farms, and discharging directly into the Urbana Champaign Sanitary District (UCSD). The estimated cost for excavation and spreading was about **\$650,000** (2017 dollars), but this included a larger volume than what the current lagoons now hold. Spreading the waste on the South Farms cuts the cost significantly from hauling long distances.
- Connecting to UCSD had an estimate of about **\$1.4M** (2017 dollars) with a monthly surcharge of \$11,000. UCSD has recently expanded, and is presumed to have enough capacity for this option.

## Three Future Scenarios

**A** Keep facilities, drain, ship waste piped to UCSD

- Estimated cost of \$1.4M
- Common method of waste removal near urban development
- Allows for additional land development

**B** Demolish and replace facilities with similar capacity in South Farms

- Costs could range from \$8M - \$25M
- Consistent with campus master plan and ACES goals

**C** Demolish and include swine facilities in consolidated Discovery Center

- Very high costs and uncertain timeline
- Biomedical researchers argue it is necessary to stay competitive

# U OF I URBANA-CHAMPAIGN RESEARCH PARK MASTER PLANNING: ST. MARY'S VIADUCT STAKEHOLDER MEETING (2018-02-23)

## University of Illinois Research Park February 23, 2018



Master Planning: St. Mary's Viaduct

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1

## Better Connectivity to Promote Growth



- Areas surrounding the St. Mary's Viaduct are growing in development and activity.
- Pedestrians improvements will stop the frequent situation where people dangerously walk in a traffic lane to cross the viaduct and Neil Street.
- Easier and safer access by all travel modes will enable more interconnected economic activity.

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2

## Growth Driving Traffic, Pedestrians

**Carriage Center businesses taking shape**  
St. (2/18/2018) - A lot of new life is being breathed into the long-abandoned Carriage Center project along South Neil Street in Champaign as taking shape.

By December, a hotel, several restaurants, a convenience store, a car wash and an 18,000-sq-ft store are expected to be operating at the 12-acre site that four years ago was home to high-profile auto dealerships.

In addition to the Warehouse Car Wash and Windy's that opened their doors June 15 and July 16, respectively, other businesses set to eventually open on the site include County Market, Inc., Harvest Market, Brew Place, AT&T, Starbucks, Pancheros Mexican Grill, Blum's Station by Hilton and Moe's Southwest Grill.

**Infill development on Neil Street is adding retail, restaurants, and increased traffic.**

**Booming UI Research Park running into potential growing pains**  
St. (2/18/2018) - When the University of Illinois Research Park has achieved its goal of opening the campus such as County Market and Starbucks, and the park's most recent building is already 95 percent full.

But, when development is also planning to build another building south of the last will be the fourth street scheduled to open March 1, 2018.

"In the last five years, the Research Park grew at a faster clip than most before with new building after new building," said Laura Francis, its director.

And the companies at the park were sought after a new people, up or present from growth. It seemed as if a company, the Research Park would be the third largest employer in the county, behind the University of Illinois and Carle Foundation Hospital.

The most recently completed structure, a retail use building just north of the 13th and Conference Center, opened in December and already hosts Starbucks, McDonald's and McDonald's. Planned to be built, along with a single lot to be leased.

**Record growth rate of the Research Park, more than 2,000 employees, but limited walkable amenities and food options.**

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## Growth Driving Traffic, Pedestrians

**Improved athletic facilities also drive traffic, fans, pedestrians**

- The Campus Master Plan envisions the full build-out of the Athletics precinct on campus, redevelopment of the land south of the Athletics campus and east of the University of Illinois Research Park, for potential university expansion or new competitive athletic programs and venues. Future facilities include:
- Performance Building for training, weight room, sports medicine, offices, and meetings.
  - East stadium renovation and an expansion and addition to South Memorial Stadium for additional seating, a new gateway, and Hall of Fame club.
  - Renovation and additions to Ubben Basketball Complex.
  - Performance Center & Olympic Sports Arena
  - New soccer fields and bleachers
  - Field House with 400-meter track

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4

## St. Mary's & Neil Street Viaduct Current State



Looking west towards Neil



Looking east

- Three car lanes, no bike/pedestrian space
- No sidewalk connection on the east side of Neil Street
- Height is lower than recommended height for street designation; poor drainage produces flooding during heavy rain events
- No crosswalk to reach the west side of Neil Street
- 0.2 miles south of the viaduct are new restaurants including Scotty's Brewhouse, Starbucks, Harvest Market, and Pancheros Mexican Grill

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5

## Research Park Planning Area



- The Research Park Planning Area defined by the UI Board of Trustees, allows the BOT to designate areas within these boundaries for Research Park development.
- A Master Plan for the Research Park has not been developed for the entire Planning Area.
  - The Research Park is working with Ratio on a new master plan, which encourages infill development and walkable amenities needed by employees, in addition to continued growth and development



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6

# U OF I URBANA-CHAMPAIGN RESEARCH PARK MASTER PLANNING: ST. MARY'S VIADUCT STAKEHOLDER MEETING (2018-02-23)

## Walking to Neil Street from Research Park



- Walking from Enterprise Works to closest restaurants to the viaduct takes 9 minutes, but dangerously requires using a lane of traffic to cross under the tracks.
- Potential infill sites for Research Park identified in its draft master plan would concentrate more employees closer to the viaduct.

## Pedestrian/Bike Safety a Priority for Campus and Champaign



### 2011 Champaign Comp Plan and 2017 Campus Master Plan

- Both plans emphasize “complete streets” and set pedestrian/bike safety as a priority.



### 2013 Champaign Pedestrian Plan

- St. Mary's viaduct labeled a “Tier 1” priority for pedestrian improvements citing “significant foot traffic.”
- St. Mary's/Neil intersection labeled a “Tier 1” priority for intersection improvements.



### 2014 Campus Bike Plan

- St. Mary's, near the viaduct, is identified as a priority for bike/ped improvements.

## St. Mary's as a Campus Gateway



ST MARY'S ROAD AND NEIL STREET

TRANSFORM  
NEEDS TO BE RECONSIDERED,  
REDEVELOPED

From Campus Master Plan Technical Report, pg. 116

- The 2017 campus master plan made an assessment of 12 prominent campus gateways, including St. Mary's Road and Neil Street. The analysis sought to measure how well gateways identify the university and provide a level of safe service.
- The plan calls for a focus on pedestrian access to and from campus through the gateways.
- The assessment of St. Mary's Road and Neil Street deemed it needing of reconsideration and redevelopment.

## 2008 CUUATS Study: Proposed Sidewalk Addition



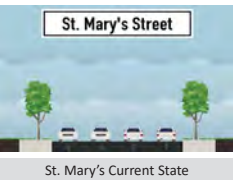
Rendering from the CUUATS study of what improvement would look like

- The steering committee approved a plan to give St. Mary's a road diet, bike lanes, and sidewalk on the north side of the viaduct (see rendering from the CUUATS study of what improvement would look like)
- A crosswalk and signals would also be need to cross Neil Street at the intersection.
- Plan recommended these improvements to be constructed prior to 2015

Near Term Improvements				
Segment/Intersection	Proposed Improvements	Priority	Estimated Cost	Participating Agencies
St. Mary's Road				
Between Neil St. and Oak St.	Road Diet (from 4-lane to 2-lane) and provide two (2 ft) bike lanes	High	\$5,180	University of Illinois
Between Neil St. and Oak St.	Construct a 6 ft sidewalk on north side of St. Mary's Rd. and detectable warning	High	\$142,600	University of Illinois
Total Estimated Cost			\$147,780	

Cost estimates from the CUUATS study

## 2008 CUUATS Study: Road Diet on St. Mary's

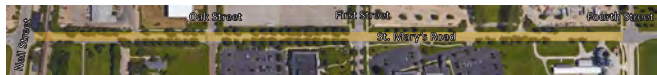


St. Mary's Current State



St. Mary's after Road Diet

The CUUATS study calls for a road diet between Neil and Fourth Streets. The highest priority improvement was between Neil and Oak, with the addition of a sidewalk on the north side.



# U OF I URBANA-CHAMPAIGN RESEARCH PARK MASTER PLANNING: ST. MARY'S VIADUCT STAKEHOLDER MEETING (2018-02-23)

## Minimum Ped Improvements Needed at Neil St



## Stadium Drive Comparison



0.6 miles North of St. Mary's and also serves as a campus gateway for multiple uses

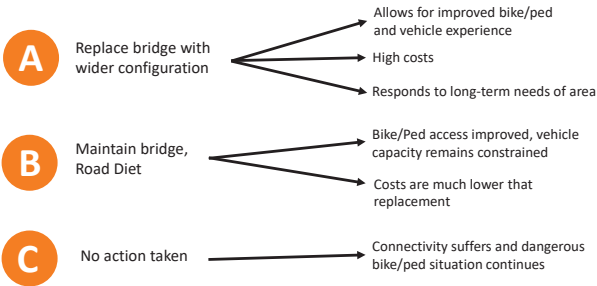
Average Daily Traffic Counts (IDOT)

Stadium Dr	3050
St. Mary's Rd	4500

Counts taken from near respective viaducts

- The viaduct that crosses Stadium Drive provides more room for vehicles and sidewalks on both sides of the road
- There is a lower clearance for vehicles (11'6") as opposed to St. Mary's (11'10")

## Three Future Scenarios



## Stakeholder to Involve

UIUC Board of Trustees  
UIUC Chancellor and Provost  
UIUC Facilities and Services  
Champaign of City Planning  
City of Champaign Public Works  
Canadian National RR  
Ameren  
DIA  
UI Research Park

CUUATS  
IDOT  
Catholic Diocese of Peoria  
1804 Neil St. LLC (Enterprise)  
Barr Properties Master LLC  
UC Sanitary  
CU MTD  
Champaign Fire Department  
Urbana Fire Department

# U OF I URBANA-CHAMPAIGN RESEARCH PARK MASTER PLANNING: POTENTIAL FUTURE HOUSING (2018-05-11)

## University of Illinois Research Park May 11, 2018

### Potential Future Housing



Open Session: Master Planning Update

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## Research Park Planning Area



The Research Park Planning Area defined by the Board of Trustees within the 2011 Development Agreement, allows the BOT to designate areas within these boundaries for Research Park development.

A Master Plan for the Research Park has not been completed for the entire Planning Area.

- The BOT approved the Research Park Master Plan for the area between First and Fourth Street and St. Mary's and Windsor in 2012
- UIUC presented a new campus master plan to the BOT in November 2017, which has overlapping planning areas

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## Existing Housing in Research Park Planning Area



- Ashton Woods apartments are owned and leased by UIUC Housing for graduate students
- This apartment community was built in 1967 and has 3 stories with 156 units and was purchased by the University as graduate housing in 2008 for \$8.5 million and added \$1.0 million for needed renovations
- The buildings are old are not targeted at young professionals at the Research Park
- Two-bedroom furnished/unfurnished, rent ranges from \$700-960 for student and staff rates

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## Research Park Housing Considerations

### Why Housing?

- Modern professional housing and recent graduate housing helps will support the professionals working in the Research Park
- Adding a live, work, play setting that leverages park-like setting, walkability to work, campus
- Student housing could support 700 students working in the Research Park (50% graduate and 50% undergraduate)
- It could provide a location for a student startup incubator, PPP projects can allow development agreement to provide incubator space
- Private student housing is a desirable building type for developers, proximity to the campus core is essential for value

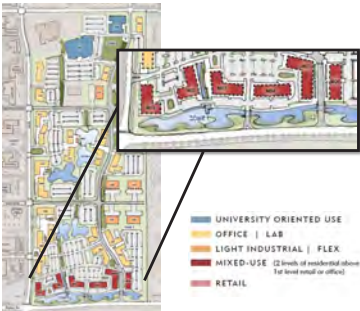
### Covenants

- Housing has been considered in plans since 2004
- The 2013 Covenants of the Research Park Phase IV area (east of First Street) include residential land use
- Permitted uses in Exhibit 6 Section C allows for up to 50,000 SF of auxiliary uses, which can be used for retail, restaurants, medical services, professional services, and residential limited to this SF restriction and units no larger than 2BR and no rental by room

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## 2012 Plans for Residential Use



- Planned residential housing included in mixed use development was intended to meet the needs of the workforce of the Research Park, and may also serve graduate students and professionals in the community
- Residential properties also intended for extended stay accommodations targeted for University visiting positions and short term needs in the community and Research Park

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## 2012 Development Plans



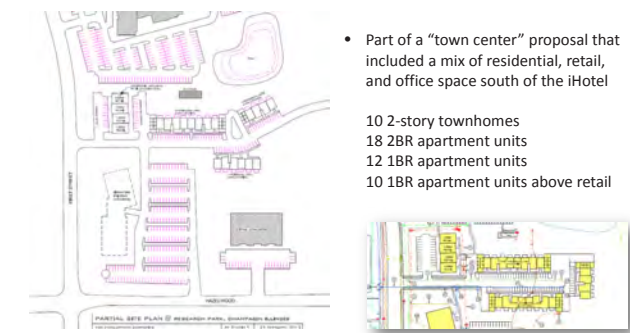
- Located at corner of First Street and Windsor Road
- Multiple configurations studied with residential, retail, and office space
- Loft-style residential units proposed
- This site has since been developed for the Carle Orthopedics Sports Medicine Building

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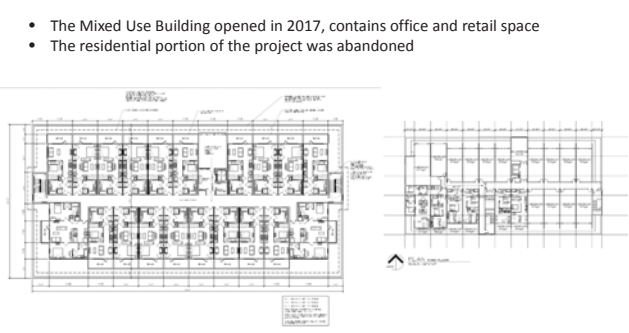
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## 2013 Development Plans



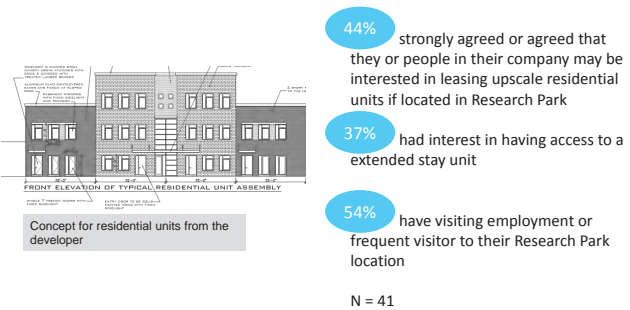
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## 2016 Development Plans: Mixed Use Building



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## 2012 Survey of UIRP Tenants on Housing



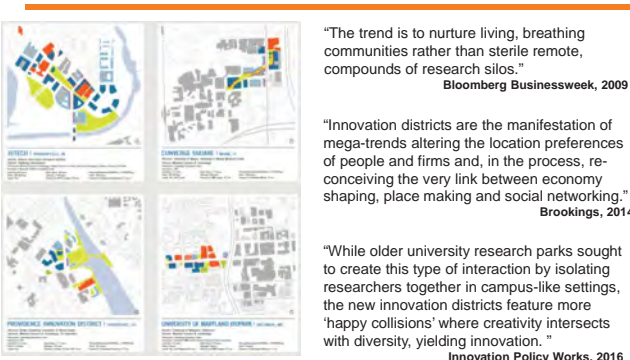
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## 2018 Draft Plans for Residential Use



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## From Research Parks to Innovation Districts



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## Opportunity to strengthen connection with CU communities




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## Research Parks with Housing

**Stanford Research Park**  
Built 2017, a 1.8 acre, 70-unit affordable housing development which includes retail. Part of a development agreement with the City of Palo Alto due to housing crisis.




SRP built 180 new homes, including single-family homes, duplexes and condominiums, organized around a central green. Limited to eligible faculty members and their families, made available at below-market prices through the use of restricted ground leases.

- Faculty single family housing includes first floor "offices" including tech support services from the university.
- Faculty upscale condominiums include resort-like amenities.
- Shared community center, pool, children's playground.




## Research Parks with Housing

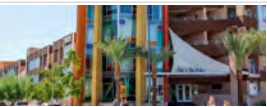
**Cummings Research Park, Huntsville**  
7.6-acres, 244 apartments: 1,2,3 BR 4-story buildings, detached garages, resort style pool and fitness center. Units have granite countertops & upscale appliances. Lifestyle Retail & hotel adjacent.



**ASU Innovation Center**  
Opened in 2014, 325 luxury apartments to attract young professionals, studio – 3BR layouts





**NC State Centennial Campus**  
Three complexes serving student, young professional, and condo markets



## Other Research Parks Planning Housing

**University of Wisconsin** [\(link\)](#)  
**Purdue** [\(link\)](#)  
**Iowa State** [\(link\)](#)  
**University of Maryland** [\(link\)](#)  
**Virginia Tech** [\(link\)](#)  
**University of South Dakota** [\(link\)](#)  
**University of Virginia** [\(link\)](#)  
**Huntsville Cummings Research Park** [\(link\)](#)  
**Research Triangle Park (UNC, Duke, NCSU)** [\(link\)](#)  
**Science Center – Philadelphia** [\(link\)](#)

  
Research Triangle Park Master plan residential concept  
  
University of Maryland research park concept


- These are in various stages of planning and proposals starting in 2012
- The majority are targeting young professionals and graduate students

Details in the Appendix

## Entrepreneurial Living-Learning Community Concept for Students

**University of Florida Gainesville Innovation Square**

- Infinity Entrepreneurial Living Learning Community (LLC) is located in the heart of Gainesville's Innovation Square and offers student innovators access to the tools and resources for their entrepreneurial journey
- Infinity Hall is an interdisciplinary living learning center that operates for 12 months of the year and connects academic coursework, internship experiences, professional and peer mentorship, and experiential learning to create a dynamic academic and business incubation environment
- Dorm-style apartments targeting undergraduate students

  
UIUC's Innovation LLC has been very successful, but is located within the aging ISR dorms and far from EnterpriseWorks incubator and the Research Park

## Appendix

### Wisconsin – Madison RP Phase 2 Master Plan



### Purdue Discovery District Master Plan



Purdue Research Park is largest university-affiliated, research park in the US, the 725-acre park boasts more than 50 buildings in a park-like setting; more than 3,200 employees. Purdue Research Park includes retail space. It is primarily an office park, but adjacent to the Research Park is a family housing area and walkable apartments. The Discover District (above) in the heart of campus, includes housing targeted for students and families.

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Maryland Discovery District Housing Rendering

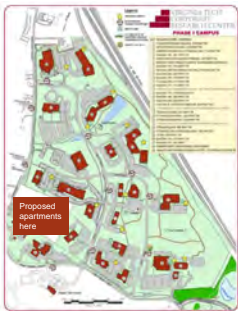


University of Maryland College Park announced plans for a 370-unit housing and retail community located in the university's Research Park in the new College Park-Riverdale Park Transit District. The apartment community is designed to appeal to recent graduates and professionals who seek easy access to the 3,000 jobs in the Research Park, public transit and a vibrant college town.

Philadelphia Science Center Master Plan; multiple residential buildings included, one built



Virginia Tech RP Master Plan



Virginia RP Master Plan; incorporates apartments



South Dakota Discover District Plan

Research Triangle mixed-use, residential concepts



Huntsville Cummings RP Master Plan



## PROPOSED DEVELOPMENT

Zone	Mixed Use	Light Ind.	Office/Lab	Res.	TTL per Zone	Zone Total Area (acres)	Parking
1	-	-	204,000.00	-	204,000.00	33	961
2	111,000.00	-	118,000.00	58,000.00	287,000.00	14	472
3	-	-	171,000.00	-	171,000.00	30	384
4	-	108,000.00		-	108,000.00	15	478
5	233,000.00	280,000.00	20,000.00	-	533,000.00	37	228
6	-	36,000.00	44,000.00	-	80,000.00	9	204
Infill West of 1st	15,000.00		70,000.00		85,000.00	5	154*
Totals	359,000.00	424,000.00	627,000.00	58,000.00	1,468,000.00	143	2,727

\* = denotes new parking associated with infill buildings only