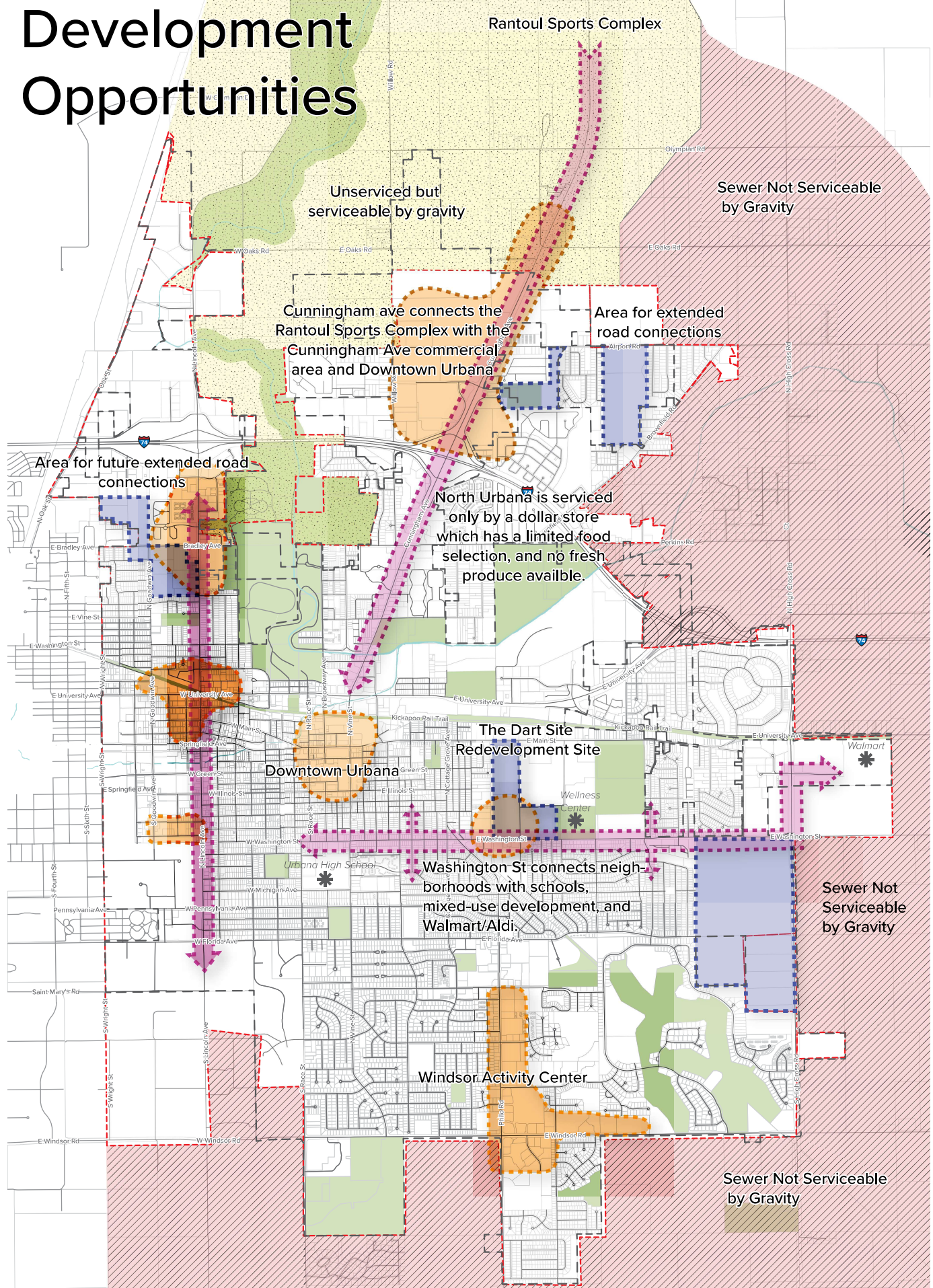


Development Opportunities



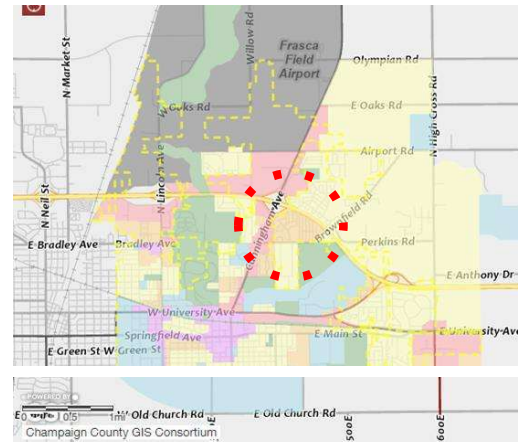
Legend

-  Activity Centers
-  Development Opportunity
-  UCSD Sewer Served
-  Sewer Not Serviceable
-  Corridor
-  Landmark
-  Sewer Serviceable by Gravity

Place Types Descriptions

Mixed-Residential Neighborhood

These neighborhoods contain a mix of housing types with detached housing alongside duplexes, townhouses, and apartments, including neighborhood-serving businesses and institutional uses.



Part Future Land-Use Map



*Current: 446 E Fairlawn Dr, Urbana, IL
(Townhouses - Suburban pattern)*



*Example: 405 W Green St, Urbana, IL
(Infill Urban Development pattern)*



*Current: 1204 Silver St, Urbana, IL
(Multifamily apartment)*



*Example: 611 W Elm St, Urbana, IL
(Infill Urban Development pattern)*

Mixed-Residential Neighborhood Site Plan Prototype



- 1 Mix of Uses According to Context:** The plan offers a variety of housing options that include single-family homes, duplexes, triplexes, fourplexes, townhouses, and multifamily buildings; which are thoughtfully arranged according to local needs. Small neighborhood businesses are also included, creating a vibrant, community-oriented space
- 2 Designed Stormwater System:** Central green spaces with ponds are strategically placed to manage stormwater while enhancing the site's aesthetics. These features prevent flooding, and provide attractive, multi-functional community spaces.
- 3 Design Around Natural Amenities:** The site integrates green spaces and natural features, allowing residents easy access to outdoor recreational areas.
- 4 Connectivity:** Streets are aligned to seamlessly connect with the surrounding network, creating a cohesive flow with the broader urban context. Multiple access points and integrated pathways enhance movement, ensuring accessibility for both vehicles and pedestrians and cyclists; multiple bus stops enhance accessibility to public transit.
- 5 Walkability:** Buildings are positioned along the streets, creating active frontages that support pedestrian movement and safety. Sidewalks and short block lengths further enhance walkability, encouraging residents to walk rather than drive.
- 6 Response to Context:** The layout aligns with existing street networks and includes transit stops, ensuring integration with the area's infrastructure. The density and types of housing vary, creating smooth transitions between different zones and responding to the surrounding urban character.
- 7 Compact Design:** The high-density layout maximizes land use, fitting a variety of residential and community spaces within a compact footprint. This reduces the need for extensive infrastructure and promotes efficient land usage within a small area.

Mixed-Residential Neighborhood 3D Prototype

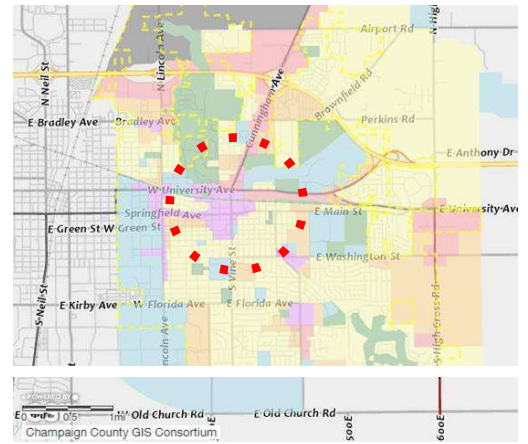


Note: This 3D rendering was created using an online AI tool called [PromeAI](#). First, a high-resolution 3D aerial view was captured from Google Earth and uploaded to the PromeAI tool. The tool then generated the rendered output. Additionally, the tool offers various other rendering options to explore.

Place Types Descriptions

Mixed Use

Clustered near Downtown Urbana and the University of Illinois campus (core), and in certain areas adjacent to residential neighborhoods (secondary), these medium to high-density areas contain a mix of businesses, offices, multi-story mixed residential, and institutional uses.



Part Future Land-Use Map



Current: 114 W Main St, Urbana, IL (Core)



Current: 1104 County Rd 1550 N, Urbana, IL (Secondary core)

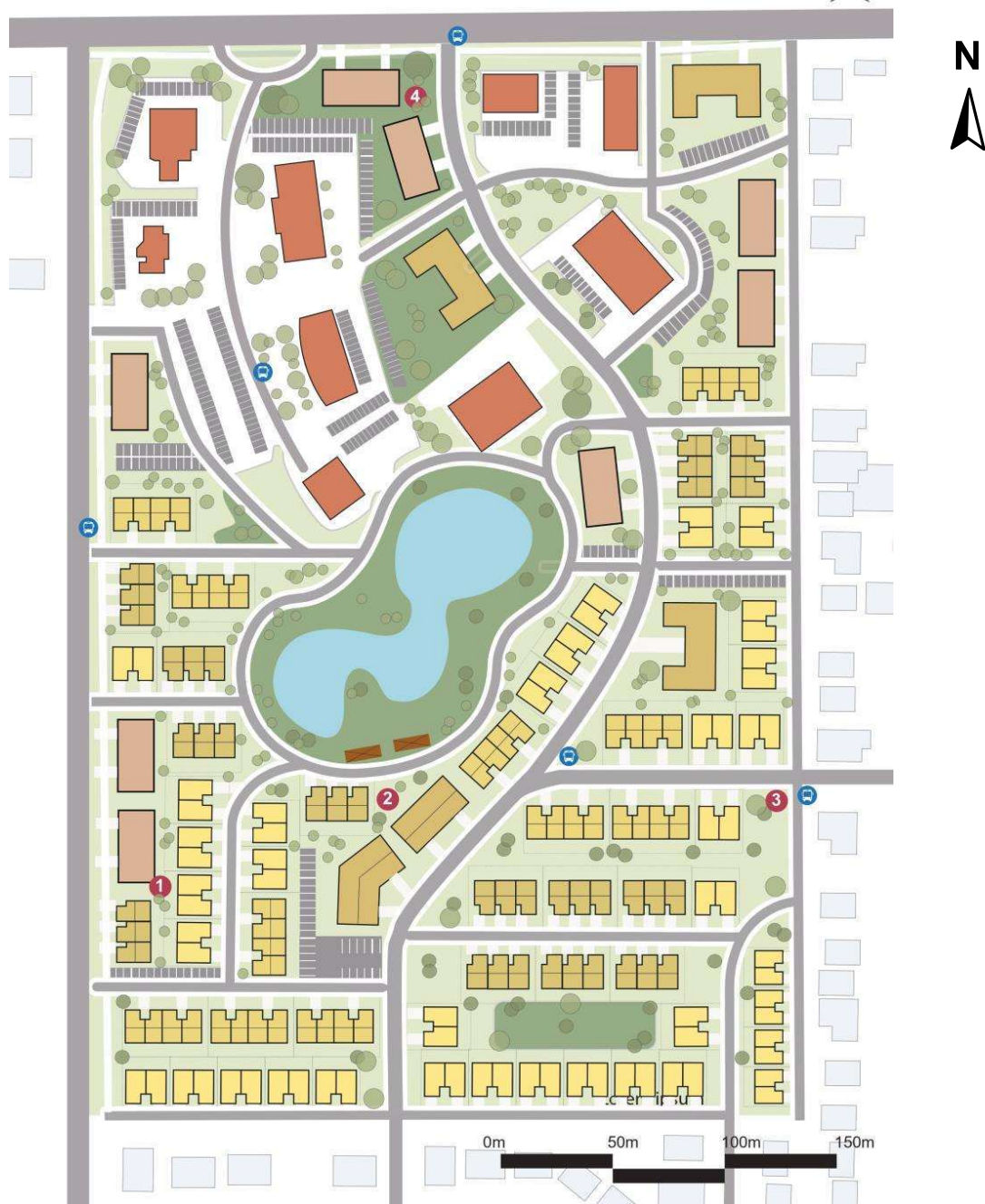


Current: 123 W Main St, Urbana, IL (Core)



Current: 115 W Main St, Urbana, IL (Core)

Mixed-Use Site Plan Prototype

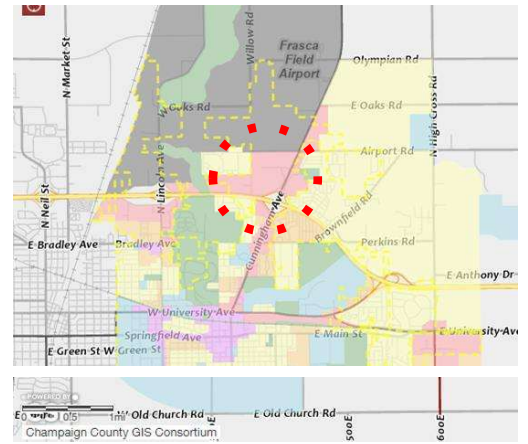


- 1 Walkability:** The design prioritizes walkability by implementing small block sizes and adequate pedestrian facilities that ensure safe and convenient movement. Proximity to commercial areas and access to public transit further encourage walking and reduce reliance on cars. Compact zoning helps concentrate amenities and services, making them easily reachable for residents on foot.
- 2 Land Use Mix:** The site features a mix of middle housing types integrated with existing commercial zones. This matches the surrounding density, allows for increased residential density, promoting a vibrant community feel. A recreational park space around the retention pond provides sustainable green infrastructure, enhancing livability by offering accessible green space for residents. The density of buildings is higher near commercial areas, supporting economic activity, while density decreases towards the site's edges, blending with the existing neighborhood context.
- 3 Connectivity:** A well-organized street network connects seamlessly with existing patterns, promoting smooth vehicular and pedestrian flow. Public transit access points and continuous footpaths throughout the site ensure safety and accessibility for people using various transportation modes. Streets with high vehicle movement are strategically positioned along the site's perimeter, effectively managing vehicular flow and enhancing pedestrian safety within the community core.
- 4 Character:** The site's character is defined by its blend of commercial and residential areas with varying building heights and types. Commercial zones feature single-story buildings, which foster a welcoming and human-scale environment. The residential areas offer a diverse range of structures, including duplexes, triplexes, fourplexes, townhouses, and low-rise apartments (up to three stories). This variety accommodates higher density while preserving the neighborhood's walkability and accessibility. The transition in building heights and types helps maintain visual harmony and ensures that the development aligns with the surrounding urban fabric, supporting a cohesive community identity.

Place Types Descriptions

Commercial

Intended for concentrated retail and commercial services generally located at the intersection of arterial roadways for community convenience, these areas include a wide range of business uses: retail, restaurants, entertainment venues, office, and professional services. Higher-density residential uses may also be appropriate.



Part Future Land-Use Map



Current: N Cunningham Ave, Urbana, IL (On-street Food Truck Business)



Current: N Cunningham Ave, Urbana, IL (Corridor suburban pattern)

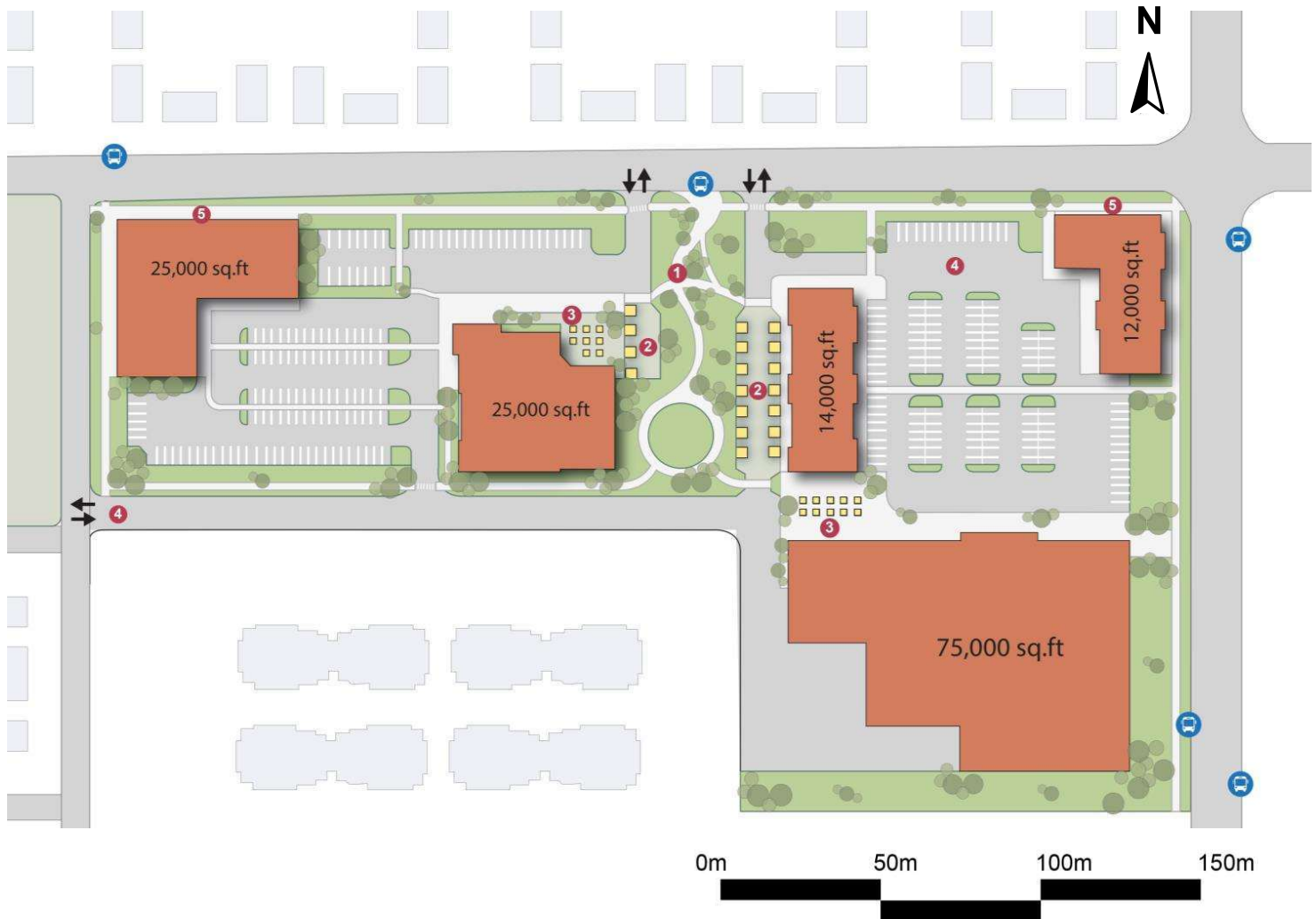


Current: The Pines Shopping Centre, Urbana, IL (Commercial Park – Node suburban pattern)



Current: The Pines Shopping Centre, Urbana, IL (Commercial Park – Node suburban pattern)

Commercial Site Plan Prototype

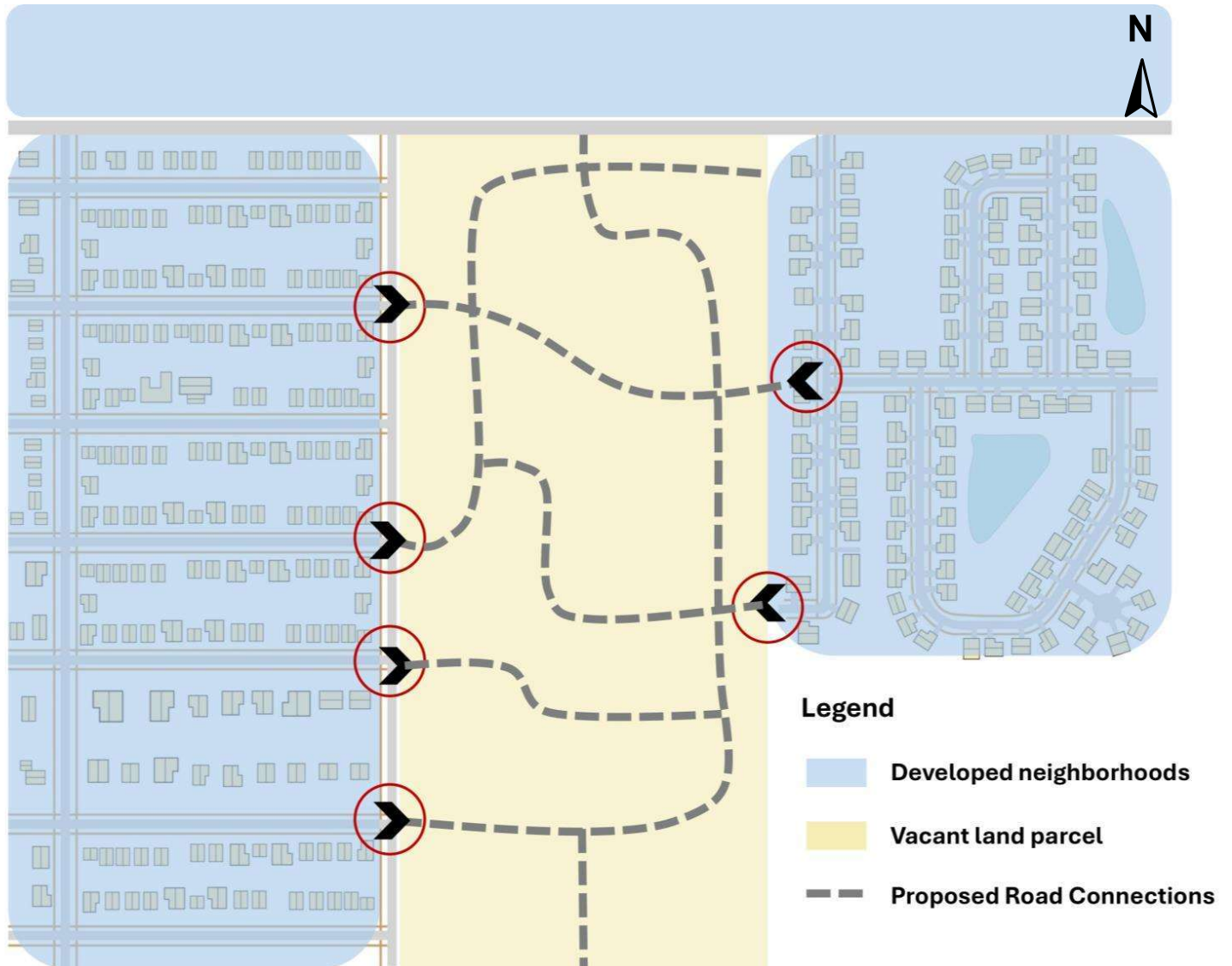


- 1 Walkability:** The central area emphasizes safe walkability and easy access between all commercial buildings. This pedestrian zone prioritizes foot traffic, creating a welcoming space for visitors to explore the site without vehicle interference. Also, access to the site is walkable from all points.
- 2 Farmer's Market Corridors:** Positioned along the central pedestrian zone, these corridors provide a dedicated space for farmers' markets, offering a vibrant setting for local vendors while enhancing the community feel of the site.
- 3 Pedestrian-Centered Design:** The site integrates green spaces and hard landscape, allowing easy access to outdoor recreational areas. The plaza includes wide sidewalks and a secure, inviting atmosphere, ideal for outdoor seating areas. Cafes and shops face this space, creating a dynamic area for social interaction and relaxation.
- 4 Connectivity:** Streets are aligned to seamlessly connect with the surrounding network, creating a cohesive flow with the broader urban context. The layout aligns with existing street networks and includes transit stops, ensuring integration with the area's infrastructure. Additionally, the parking is strategically dispersed, allowing easy vehicle circulation without interrupting pedestrian zones, promoting a balanced experience for both drivers and walkers.
- 5 Visually Active Frontage:** The buildings are positioned along the main collector road with direct access, ensuring the frontage of the site remains visually appealing by placing parking areas out of immediate sight. This design enhances the site's aesthetics and creates an inviting presence along the road.

Residential Neighborhood

Residential Neighborhood Site Plan Prototype

Development Over Time - Before



Plan view of Infill with vacant lots to be filled in.

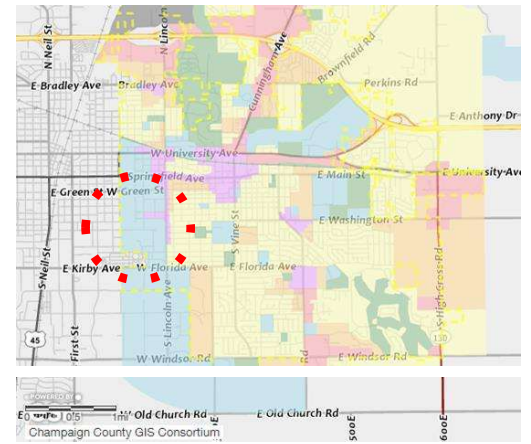
Residential Neighborhood Site Plan Prototype



- 1 Responding to Context:** The design integrates proposed road connections (dashed lines) to link existing neighborhoods, addressing leapfrog development and fostering a more cohesive grid network.
- 2 Designed Stormwater System:** The stormwater system is integrated with green infrastructure, visible as ponds and water features that manage runoff and enhance environmental sustainability.
- 3 Connectivity and Traffic Calming:** The street layout and traffic calming measures, such as curvilinear roads and reduced intersections, encourage safer, lower-speed traffic flow while enhancing connectivity within the community.
- 4 Walkability:** Buildings are strategically placed along streets to promote walkability, with pedestrian pathways directly connecting to residential areas.
- 5 Diverse Housing lot Sizes for Different Incomes:** The neighborhood includes varied housing plot sizes to accommodate different income groups, ensuring affordability and offering diverse living options to a broad range of residents.

Institutional

Includes larger public, quasi-public, and not-for-profit entities, such as local, state, and federal governments, hospitals, transit systems, utilities, universities, schools, and religious uses.



Part Future Land-Use Map



*Current: 508 W Church St in north Urbana
showing Carle Medical Campus*



Current: 709 S Mathews Ave, Urbana, IL



*Current: 1401 W Green St in campus,
Urbana, IL*



Current: 1408 W Gregory Dr, Champaign, IL

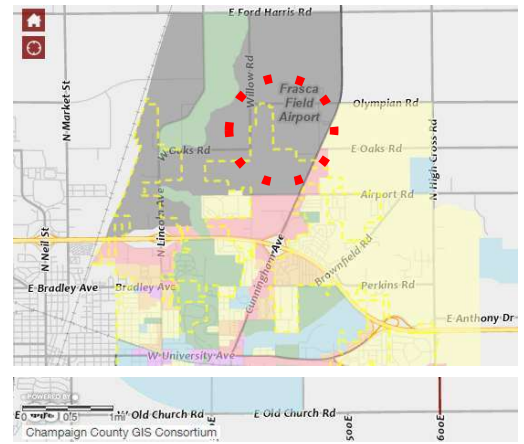


*Current: Champaign County Court House,
Urbana*

Place Types Descriptions

Industrial

Preferably located on the periphery of the City, away from residential areas, these are manufacturing and production areas that primarily include processing, research and development, warehousing, and distribution.



Part Future Land-Use Map



Current: 2502 N Shore Dr in North Urban

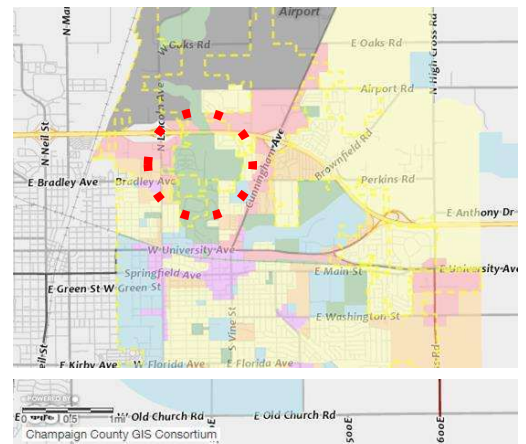


Current: 2766 N Lincoln Ave in North Urbana

Place Types Descriptions

Green Spaces and Recreation

Included are public parks, trails, golf courses, recreation areas, open spaces, and cemeteries

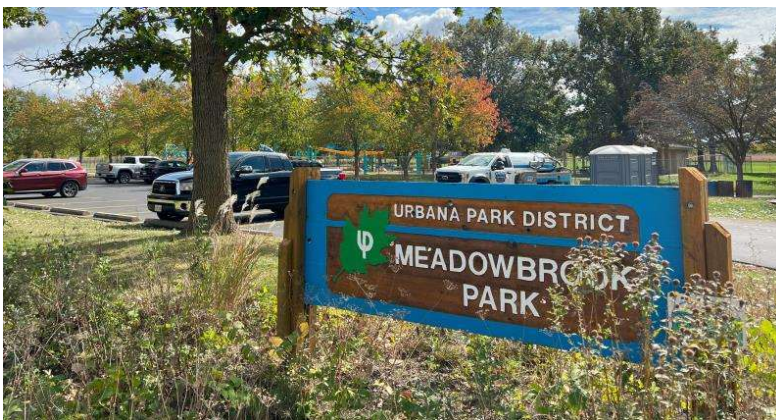


Part Future Land-Use Map



Source: Google Images

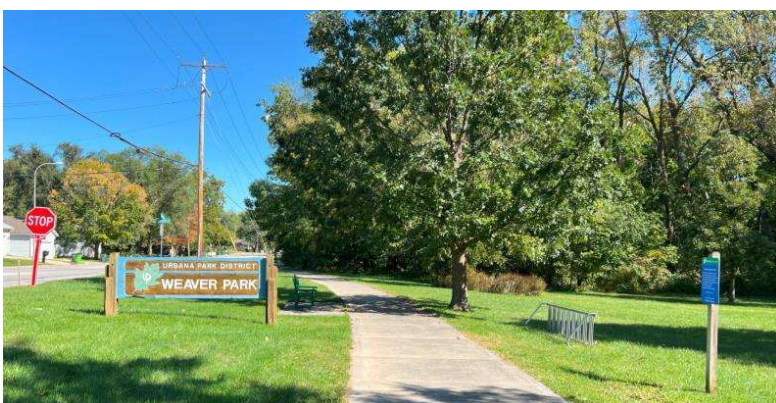
Current: Crystal lake park, Urbana, IL



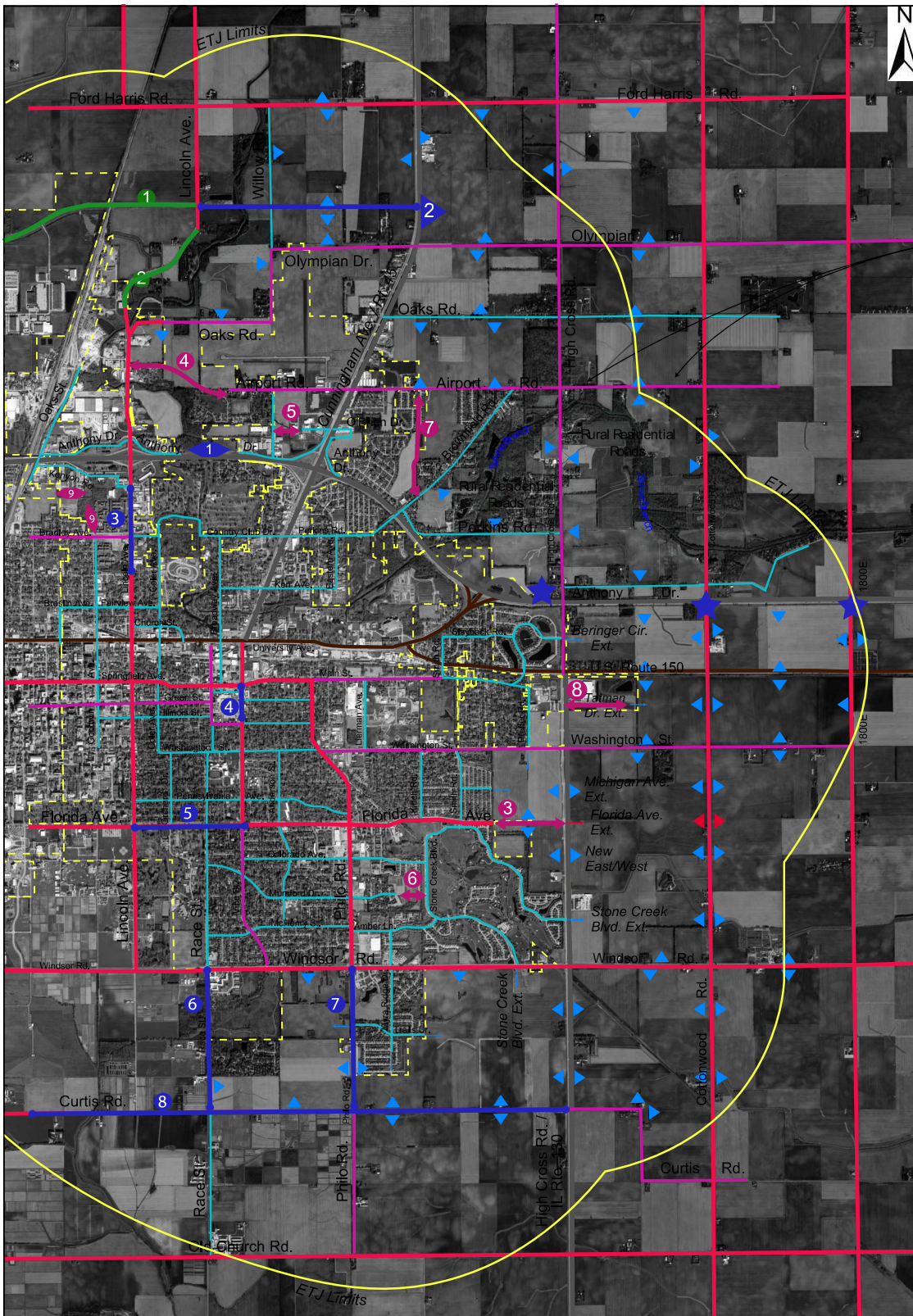
Current: Meadowbrook Park, Urbana, IL



Current: Meadowbrook Park, Urbana, IL



Current: Weaver Park, Urbana, IL



Rural Residential Roads

In these locations a connected grid pattern of minor collector roads between major roadways may not be feasible or desired due to existing natural features such as the Saline Branch. "Rural Residential" style of development in these areas should be planned with limited minor access points out to major roadways.

- Interstate
- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector

Updated Mobility and Road Typology Map

Potential Projects

Projects identified as needing additional study to determine necessity, design, location and function, economic, environmental and ecological impact.

- Anthony Drive connection between Lincoln Avenue and Willow Road
- Olympian Drive termination at U.S. Route 45 or continuation to High Cross Road
- Interstate 74 interchange alternatives when needed as Urbana grows east. High Cross Road, Cottonwood Road, 1800E.
- Consideration of interchange alternatives to include: Rural Residential Development Area.
- Ecological Areas.
- Horizontal and vertical alignments of intersecting roads.
- Desired land use patterns.
- Pavement Rehabilitation with road width modification from 4 lanes to 3 lanes with bike lanes/shared use path and signal, street light etc. improvements
- Pavement Rehabilitation, improved traffic signals, bus stops and shares use path
- Pavement Rehabilitation with road width modification from 4 lanes to 3 lanes with bike lanes/shared use path and pedestrian improvements
- Shoulder Addition, construction of shared use path on north side of Curtis Road
- After grade separation implementation, reconstruction as a 2-lane rural cross section with 8 ft shoulders, pavement markings, and improved filed entrances, bridge

Planned Roadway Extensions

Connections have been determined and planned for accordingly.

- Completed
- Ongoing
- Olympian Drive relocation and extension west from U.S. Route 45
- Lincoln Avenue re-aligned north between Oaks Road and Olympian Drive
- Florida Avenue extended to east to High Cross Road
- Airport Road extended to Lincoln Avenue
- O'Brien Drive extended to Willow Road
- Mumford Drive extended to Stone Creek Boulevard
- North/South Collector between Brownfield Road and Airport Road
- Tatman Drive extended east from High Cross Road

Extending the Grid System

Extending a consistent system of collector and arterial roadways is critical to ensure adequate facilities are constructed in tandem with development. The map indicates general locations where the system shall be extended. The map identifies two different types of grid extension symbols:

- Direction and approximate location. The exact location of roadways and/or right-of-way dedication shall be determined depending on factors including (but not limited to) proposed development plans, natural features and safety needs.
- Pre-determined location for extension. The desired location of roadways and/or right-of-way dedication is known though further study is required to determine the final design.

Note: Colors indicate classification