

APRIL BUSINESS & DEVELOPMENT REPORT

Community Development

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Business & Development Initiatives



THINK URBANA:

Marketing of the new Think Urbana program is well underway. Radio spots and print ads should start soon. Staff have presented to multiple Realtors, builders, developers, and groups on the program, and have received reports of multiple lots being sold under the program. The Realtor Bus tour was held on April 12th, partially sponsored by First Federal Bank. Positive feedback and follow-up requests have been received.



CENTRAL AREA TIF:

PGAV has produced a first draft of the TIF approval schedule and is working on drafts of the qualification analysis and redevelopment plan.



200 S VINE

TWG development held a neighborhood meeting where they presented design examples and received community input on April 26th.

Community Development Initiatives



YOUTH ARTS PROGRAM

The City of Urbana and the Champaign Independent Media Center (UCIMC) have been working since August 2015 to develop and resource a partnership to engage youth in envisioning possible futures for downtown Urbana. An announcement on Tuesday May 10th at UCIMC will detail this exciting new program and the funding that has been secured to make it a reality.



FOOD TRUCK RALLY

Marketing staff held the first Food Truck Rally of the season on Tuesday April 26th, the event had over five trucks participating and drew many attendees.



BONEYARD CREEK FESTIVAL

Public Arts held an event as part of the Boneyard Arts Festival on April 9th to celebrate the Boneyard Improvement Project. Festivities included bubbles, performances, and an interactive scavenger hunt.



MAIN ST INFRASTRUCTURE

The City installed two Curbanas and a new bike corral along Main Street.

Community & Business Updates



WASHINGTON SCHOOL

The Urbana School District will open and accept bids for the sale of the property located at 1102 N Broadway on May 11th.



AGE FRIENDLY CONFERENCE

The Departments of Kinesiology and Community Health, and Industrial and Enterprise Systems Engineering at the University of Illinois held the 2016 Chittenden Symposium on April 26. The symposium included a community outreach program that served as a “kick-off” to an effort to evaluate and improve age-friendliness and livability in Urbana and Champaign.



UNIVERSITY OF ILLINOIS MASTER PLAN

UofI began an 18-month process to update the Campus Master Plan in January 2016. Community public forums were held on April 12th and April 14th. To find out more visit fs.illinois.edu/services/capital-programs/campus-master-planning



TOAST TO TOURISM

Visit Champaign County honored local groups and individuals who have made a positive impact on tourism in Champaign County on May 4th.

Upcoming Events



MAY 7, 7:00am - 12:00pm:

First 2016 Market at the Square including Art at The Market.



MAY 10, 7:30 pm:

City of Urbana and UCIMC news conference, 202. S Broadway Avenue.



MAY 14, 9:00am - 3:00pm:

Rain barrel and compost bin sale, Parking Lot North of City Building, 208 S. Vine St.



MAY 17, 12:00 pm:

Business & Development Luncheon: Keeping Your Property Safe



MAY 24, 11:00am - 2:00pm:

May Food Truck Rally, Urbana Civic Center.



MAY:

Bike Month - activities including group bike rides; Bike to Work/School Day; a community bike sale; and Kickapoo Rail Trail groundbreaking.



MAY:

Preservation Month - activities including research workshops; walking tours; and presence at Market at the Square.



MAY:

Building Safety Month



Development Activity

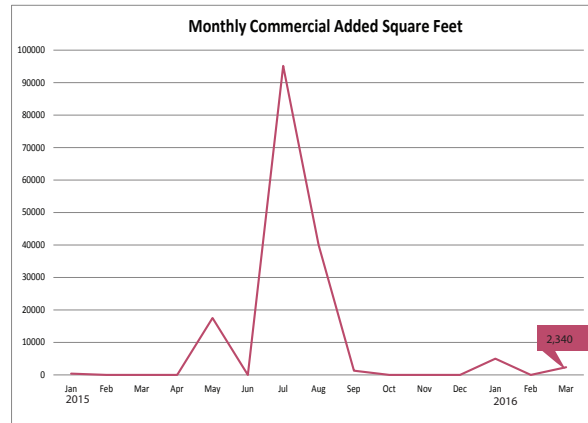
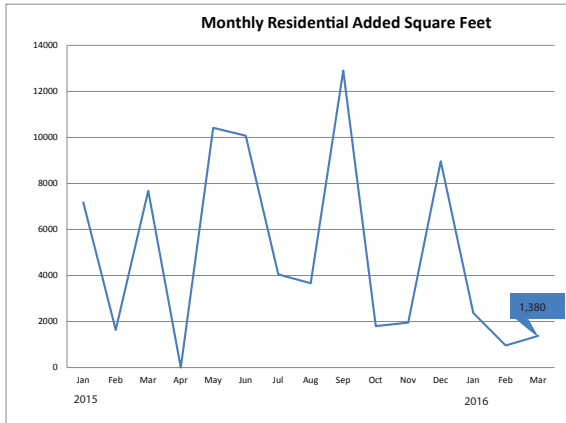


CURRENT PROJECTS

BUSINESS	DESCRIPTION	URBANA LOCATION	PROJECT TYPE
D o w n t o w n			
Stephens Building	<i>Mixed use – 4 units</i>	218 W Main	Under Construction - Rehab
CUMTD Facility Expansion	<i>Public Transportation</i>	803 E. University	Under Construction - Addition
Lucy Lu’s	<i>Gaming Hall</i>	202 W University	Under Construction- Renovation
Parasol Records	<i>Online Retail</i>	303 W Griggs	Under Construction - Renovation
Vegas Place	<i>Gas Station</i>	501 S Vine	Plans Reviewed - Renovation
Choices Inc.	<i>Social Service</i>	102 E. Main	Under Construction - Renovation
129 N Race	<i>Cafe</i>	129 N Race	Under Construction - Renovation
Dairy Queen	<i>Fast Food</i>	911 W University	Plans Reviewed - Renovation
Broadway Market	<i>Food Market</i>	401 N Broadway	Applied Demo Permit - Renovation
Mr. Gas Plus	<i>Gas Station</i>	809 E. Main	Applied Liquor License
U n i v e r s i t y - M e d i c a l			
BBQ Chicken Express	<i>Restaurant</i>	Gregory Place E	Complete– Rehab
Next 2 Campus Apartments	<i>Residential – 84 Units</i>	901 Western	Under Construction –New
Campus Circle	<i>Mixed Use -181 Units</i>	University Ave	Under Construction – New
Farmhouse Fraternity	<i>Fraternity</i>	809 W Pennsylvania	Under Construction - Remodel
Alpha Gamma Delta	<i>Sorority</i>	1106 S Lincoln	Under Construction - Remodel
CUMTD	<i>Government</i>	1101 E University	Under Construction – Expansion
N o r t h L i n c o l n A v e n u e			
Crisis Nursery	<i>Social Service</i>	1309 W Hill	Under Construction - Addition
Henson Disposal	<i>Recycling</i>	910 Saline Court	Under Construction - New
Leek & Sons	<i>Funeral Home</i>	1215 Bradley Avenue	Plans Reviewed - New
Mosque & Islamic Assoc.	<i>Religious</i>	106 S Lincoln	Permit Issued - New
Auto Repair	<i>Auto Repair</i>	1908 N Linview	Under Construction - New
Soccer Planet	<i>Recreation</i>	2310 Willow Rd	Plans Reviewed - New
C u n n i n g h a m A v e n u e			
Eastland Apartments	<i>Residential – 40 Units</i>	1905 N Cunningham	Under Construction - New
Highland Green	<i>Affordable Workforce & Veteran – 33 Units</i>	401 & 403 E Kerr	Preparing Plans - New
S o u t h U r b a n a			
Clark-Lindsey Village	<i>Residential, Wellness,– 24 residents</i>	101 W Windsor	Under Construction- New
Rigg’s Beer Distribution	<i>Brewery</i>	1901 S. High Cross	Under Construction - Renovation
Meijer Curbside Pickup	<i>Grocery</i>	2005 S Philo	Under Construction - Addition
Dottie’s	<i>Gaming Hall</i>	1901 S Philo	Submitted Plans - Remodel
Quick Shop 66	<i>Gaming Hall</i>	1511 E Washington	Submitted Plans - Renovation
Amber Glen	<i>Assisted Living</i>	1704 E Amber Lane	Submitted Plans - Remodel
Urbana Food Mart	<i>Convenience</i>	1501 E Washington	Applied Liquor License



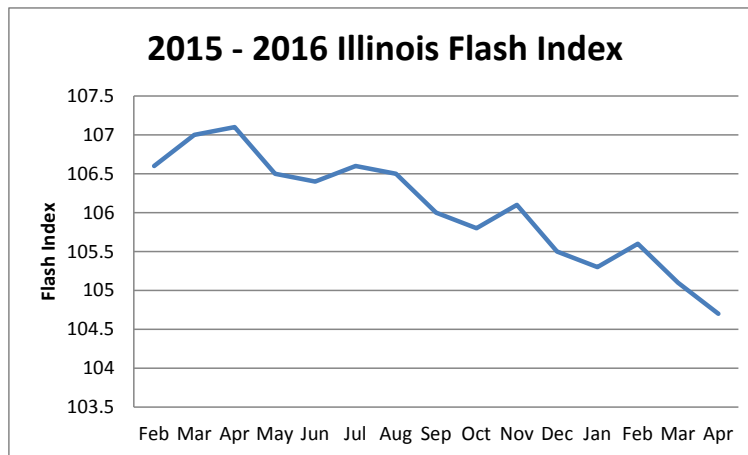
Added Square Feet



Both commercial and residential square feet added increased in March from February



Research & Analysis



The U of I Flash Index provides a fast look at the performance of the Illinois economy. In April 2016 the Flash Index declined to 104.7 from 105.1 level March, the lowest level since March 2013.

Source: U of I Flash Index

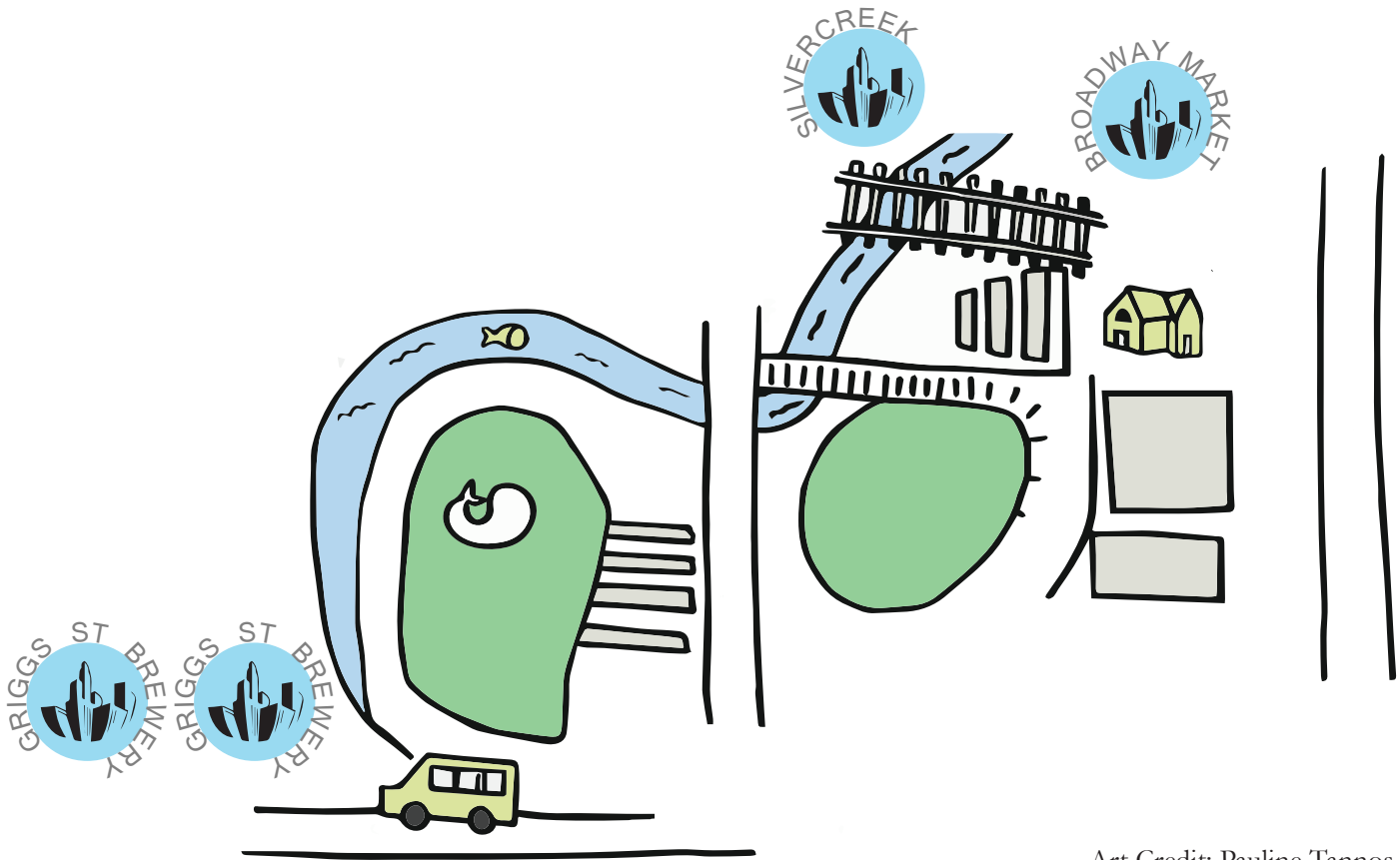
Home values decreased by 0.1% from February 2016 to March 2016. Annually, Urbana home values increased by 1.5%, compared to 2.1% in Champaign.

Source: Zillow.com Local Market Overviews

In March, the market saw gains, with 203 total homes sold in Champaign County, an increase of 4.1% from March 2015. An additional 364 home sales were pending, a gain of 31.4% from March 2015. The median home sale price in March 2016 was 1.75% higher than in March 2015.

Source: CCAR Newsletter 4/18/2016

area update of the month: **BONEYARD CREEK**



Art Credit: Pauline Tannos

*Through private investment, wayfinding, and programming,
Boneyard creek is expected to become increasingly activated*

Public Investment

Multiple departments within the City are working to bring additional visitors and development to the Boneyard Creek Improvement Project. Public Arts held a successful event for Boneyard Arts Festival on April 9th, drawing visitors of all ages to eat and stroll along the Boneyard. Public Works is working to implement wayfinding signage and additional design features to increase visibility of the Boneyard Creek Improvement Project. Economic Development is administering funding to enable private development alongside the improvement. Mayor Prussing and City Council are choosing a permanent name for the project.

Private Investment

Public investment in the Boneyard Creek Project has already spurred three private development projects. Silvercreek restaurant completed an outdoor deck renovation overlooking the Boneyard. Matt Cho has completed the purchase of 401 N Broadway, for a multi tenant year-round indoor market project. Griggs St Brewery is moving forward with the design process for a new brewery at 208 W Griggs Streets. These three new developments will join Best of Africa, currently located at 208 W Griggs Street, who completed extensive renovation in 2015. The private development projects will add additional economic activity and community vibrancy to the area.