



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

M E M O R A N D U M

TO: Members of the Urbana Plan Commission

FROM: Rob Kowalski, AICP, Planning Manager

DATE: March 15, 2005

SUBJECT: 2005 Comprehensive Plan Draft Document – Continued Public Hearing

At the March 10, 2005 Plan Commission public hearing on the Comprehensive Plan there was significant public comment on Orchard Downs. The high turnout of interested neighbors was the result of a resident-distributed flyer that indicated the Plan Commission would be considering the redevelopment plans for Orchard Downs. As discussed at the meeting on March 10 the proposed Comprehensive Plan does not identify any specific redevelopment plans for Orchard Downs but rather general land use concepts and the intention to work collaboratively with the university on a master planning process at the appropriate time.

The 2005 Comprehensive Plan addresses Orchard Downs specifically in three areas.

1. Future Land Use Map #12 (page 85)

Future Land Use Map #12 identifies approximately 160 acres south of Florida Avenue, north of Windsor Road, west of Race Street and east of the University Arboretum as “Mixed-Residential – Urban Pattern”. The intent of the Mixed-Residential pattern of development is to offer primarily residential uses with a mix of densities. Small-scale supporting neighborhood businesses and/or offices could support mixed-residential developments. At this location the plan envisions an urban pattern of development where any new streets are well connected as a grid and development resembles an urban pattern typically found in older neighborhoods.

Map #12 is annotated with the following description. *“Work with the University on Long Range Redevelopment of Orchard Downs Tracts. Mix of densities (including single-family & multi-family) with supporting neighborhood businesses. Build as a Planned Development.”*

2. Goal 18.0 / Objective 18.3 (page 40)

Goal 18.0 reads: *“Promote infill development”*. Objective 18.3 reads: *“Work with the University and the private sector to develop community-enhancing plans for the Orchard Downs and Pomology sites.”*

3. Implementation Program (page 98)

On page 98 of the draft plan the second implementation item reads as follows: *“Coordinate with the University to develop redevelopment site plans for the Orchard Downs and Pomology tracts that are consistent with the Future Land Use Maps and achieve the goal of providing taxable development in the City of Urbana.”*

A related implementation program item, although not specifically directed towards Orchard Downs, can be found on page 101 and reads as follows: *“Coordinate with the University of Illinois in developing opportunities for private mixed-use projects, such as Gregory Place.”*

The Comprehensive Plan identifies most university-owned property as “Institutional” with the exception of the Orchard Downs and Pomology tracts. For these areas the plan takes measures to set the stage for master planning and visioning for the areas. The mapping annotations as well as stated goals, objectives and implementation items indicate the need to plan in collaboration with the university.

Following the Plan Commission meeting on March 10 staff re-examined Map #10 and the related goals, objectives and implementation items and recommend some minor changes in order to more clearly state intentions. Attached to this memorandum are the proposed changes.

University Documents

Also attached to this memorandum is a copy of the Orchard Downs Redevelopment Briefing Document prepared by Brailsford and Dunlavey for the University Housing Division of the University of Illinois. This document was referenced at the March 10th meeting. This market analysis report was commissioned in the spring of 2004 and offers a development market analysis as well as a projection of economic findings and general recommendations for redevelopment. The document is not considered by the University to be a “master plan” but rather a market analysis that can assist in the future planning of the area. At this time it is unclear exactly how this document will be used in the planning for the future of Orchard Downs. The City of Urbana did not assist or participate in this study and it is *not* proposed to be adopted as part of the City of Urbana Comprehensive Plan.

The University is also in the process of updating a Campus Master Plan which will generally address Orchard Downs as well as all other areas of campus. The expected adoption date is unknown at this time although city staff has been briefed on these plans. Below are links to related documents that are found on the webpage for the University of Illinois Office of Facilities Planning and Programs.

<http://www.uofpp.uillinois.edu/docs/temp/drafts/RetailAssessment.pdf>

http://www.uofpp.uillinois.edu/docs/temp/drafts/Jan_20_BOT.pdf

<http://www.uofpp.uillinois.edu/UIUCplan.htm>

Cc with enclosure: Mayor Tod Satterthwaite
Urbana City Council Members

Phyllis D. Clark
Bruce K. Walden
Elizabeth H. Tyler
April Getchius

ATTACHMENT:
Proposed language changes to 2005 Comprehensive Plan

Proposed language change to Implementation Program Item. (Page 98)

“Coordinate with the University ~~to develop on~~ redevelopment site plans for the Orchard Downs and Pomology tracts that are consistent with the Future Land Use Maps and achieve the goal of providing taxable development in the City of Urbana while complementing the character of surrounding areas.”

New Language for Map #12

“Coordinate with the University on Long Range Master Planning for the Orchard Downs Tracts as a Planned Development. Master Planning should address the following:

- *Relationship and compatibility of new development to surrounding areas*
- *A mix of residential densities that include both single-family and multi-family*
- *The scale and extent of potential supporting neighborhood businesses*
- *Provisions for community open space and links to open space amenities*
- *Consideration of existing natural features*