



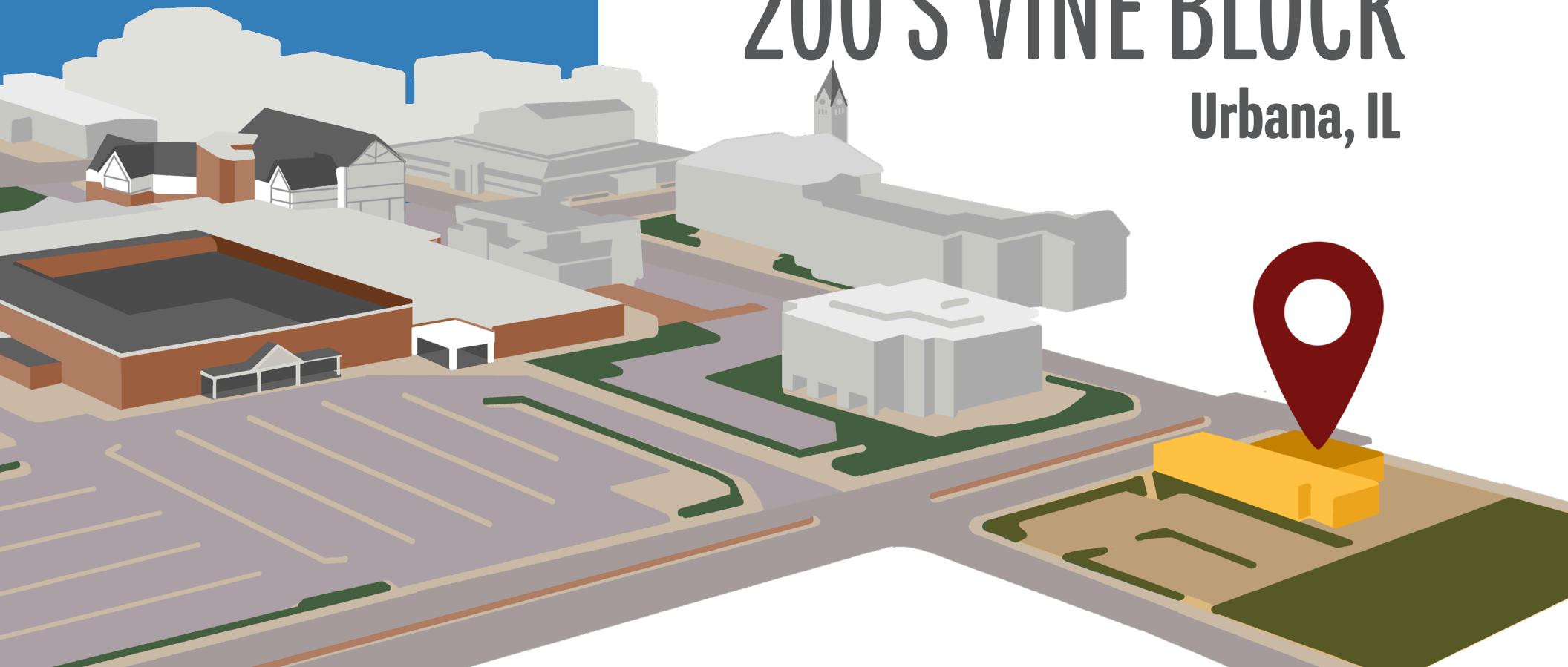
CITY OF  
URBANA

— DOWNTOWN REDEVELOPMENT OPPORTUNITY —

# Request for Proposals

# 200 S VINE BLOCK

Urbana, IL



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## Summary

The City of Urbana is actively seeking a developer to acquire and develop the 1.75-acre site located at 200 South Vine Street in Urbana, Illinois into a medium to high-density residential development, which could consist of residential mixed-use, multi-story residential, or high-density townhome development. Located in Downtown Urbana, the site is conveniently located within one mile of many major employers and residential amenities including the University of Illinois Campus and Carle Foundation Hospital.

### CONTACT

Libby Horwitz  
*Economic Development Coordinator*  
(217) 384-2444  
[erhorwitz@urbanaininois.us](mailto:erhorwitz@urbanaininois.us)

### SITE AREA

76,176 square feet

### ACREAGE

1.75 acres

### ZONING

B-4, Central Business District

### RESIDENT COUNTS

84,579 people within 10  
minute drive, 179,001 within  
20 minutes, and 222,698  
within 30.

### RFP ISSUANCE DATE

March 8<sup>th</sup>, 2018

### RFP RESPONSES DUE

April 16<sup>th</sup>, 2018, 12:00pm





## Area Overview

### I. URBANA

Located in east central Illinois, Urbana is the Champaign County seat and home to the flagship campus of the University of Illinois. The city covers 12 square miles with a population of approximately 43,200 residents. Major employers are higher education, healthcare, and the public sector.

As the home of the University of Illinois, Urbana offers amenities often associated only with larger metropolitan areas. The University of Illinois is recognized as one of the top research institutions in the world and has 10 programs ranked in the top 10 in the country. The University attracts over 45,000 students each year, including approximately 10,800 international students.

Urbana has a long history of fostering innovation from the invention of the transistor to the creation of the Mosaic web browser to the development of YouTube. The new Carle Illinois College of Medicine, the world's first engineering-based medical school, will offer exciting opportunities for scholars and entrepreneurs.



## URBANA ACCOLADES

**#3** PUBLIC TRANSIT USE IN SMALL CITIES, **#7** OVERALL  
*FiveThirtyEight, 2014*



**FiveThirtyEight**



**#4** WORLDWIDE IN ENGINEERING/TECHNOLOGY & COMPUTER SCIENCES  
*Academic Ranking of World Universities, 2015*

**#4** 10 BEST SMALL CITIES FOR EDUCATED MILLENNIALS  
*Business Insider, 2015*



**BUSINESS INSIDER**



LIVABILITY



**#7** 10 BEST COLLEGE TOWNS  
*Livability, 2014*

**#11** BEST STARTUP CITIES IN AMERICA  
*Popular Mechanics, 2015*



**POPULAR MECHANICS**



**#15** FASTEST GROWING COLLEGE TOWNS  
*SpareFoot, 2013*

Mayor Diane Wolfe Marlin is committed to delivering excellent core services to promote a high quality of life for residents, businesses, and visitors. Underlying this mission is effective government, a resilient economy, safe and vibrant neighborhoods, engaged citizens, pride in our history, and excitement about the future.

Urbana is connected to the world thanks to a nationally-recognized mass transit district, AMTRAK rail, a regional airport, and three major interstates. Urbana is located between three major cities; Chicago is only a two and a half hour drive, Indianapolis two hours, and Saint Louis three hours. Urbana is proud to be the first Gold Level Bicycle Friendly Community in Illinois.

Award-winning public schools, popular regional parks, diverse and engaged neighborhoods, and excellent public services make Urbana a great place. This is a community where people of all ages and abilities can thrive.

Urbana has festivals, celebrations, food, and activities to pique every interest. Throughout the year Urbana residents and visitors can enjoy the Boneyard Arts Festival, the Sweetcorn Festival, Urbana First Fridays, the Elnora Guitar Festival, Folk and Roots Festival and the Christie Clinic Illinois Marathon, along with many other events. In 2017 Champaign-Urbana was recognized as an “AARP Age-Friendly Community” as well as the “Greatest Midwest Food Town” by Midwest Living Magazine.

Urbana is home to 43,200 people, and Champaign County 208,861, with an average age of 25.3 and 29.7 respectively. The region’s unemployment rate is currently 4.2% (BLS, November 2017). The region has seen a 3% population growth over the last five years, with 15% of that growth attributed to residents aged 20-24, 9.6% to ages 15-19, and 7.6% to ages 25-29.



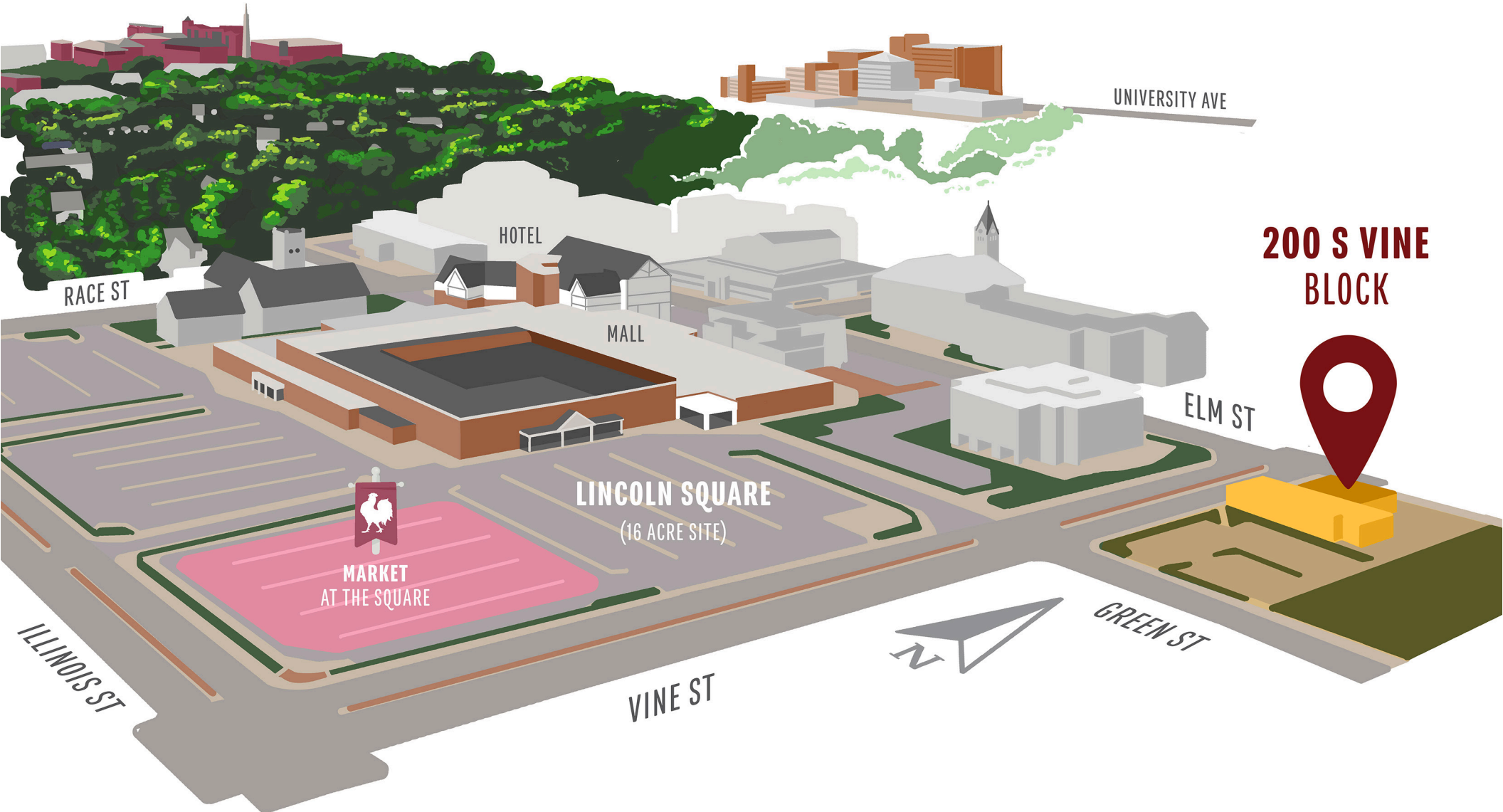


**UNIVERSITY OF ILLINOIS  
AT URBANA-CHAMPAIGN**

$\frac{3}{4}$  MILE AWAY

**CARLE FOUNDATION  
HOSPITAL**

$\frac{1}{2}$  MILE AWAY





## II. DOWNTOWN

The project site is located in Downtown Urbana, which blends family-friendly livability with creative new energy. The Downtown is continuously changing and developing, with recent projects including a new brewery, food hall, children's play museum and cafe, and three co-working spaces. The \$46.9 million, Champaign-Urbana Multimodal Corridor Enhancement

Project (MCORE) will enhance connectivity from the University of Illinois campus to Downtown Urbana.



Two recreation areas, Leal Park and Boneyard Creek Crossing, are located in Downtown Urbana. Crystal Lake Park, a 144- acre park with walking trails, boating, and a public aquatic center is a ten minute walk away. The nearby historic Urbana Free Library is ranked among the top one percent of American public libraries both statewide and nationally.

With its preeminent entrepreneurial research and development expertise, the University has drawn many tech

companies to the region. In keeping with that entrepreneurial spirit, Downtown Urbana has become a thriving incubator for a growing business community and retail market, accompanied by an eclectic mix of arts, cultural, dining, and entertainment opportunities.

Goods and services needed by downtown residents are provided within a 10 minute walk from this site. These include supermarkets and specialty grocery stores, banks, post office, food coop, over 20 restaurants, barber shop, hair salon, pharmacy, clothing boutiques and shoe stores. Urbana's Market at the Square, the largest downstate farmers' market in Illinois (and a beloved Saturday morning tradition), runs May through October across the street from the 200 South Vine site and attracts nearly 5,000 patrons each Saturday.





# Property Description

## I. CURRENT SITE CONDITIONS

The full city block site located at 200 South Vine Street in Downtown Urbana totals 76,176 square feet (1.75 acres), and measures 276 feet by 276 feet. Remaining on the site are a vacant one-story former Goodyear Tire building and a paved parking lot; the remainder of the lot contains vacant land. Two public alleys intersect the block and could be vacated prior to development.

The City of Urbana owns the full site and intends for the developer to acquire the property. The City is willing to negotiate development incentives, contingent on the amount of private investment and the degree to which the City's development objectives are met.

## II. ENVIRONMENTAL CONDITIONS

Phase I and Phase II Environmental Site Assessments have been conducted, and remediation costs are estimated to be under \$3,000. Copies of the reports can be provided upon request. Prospective purchasers should not rely on the findings as outlined herein or in these Phase I and Phase II reports but should independently satisfy themselves as to the condition of the property. The City makes no representations or warranties concerning the environmental condition of the property.

## III. ZONING

The property is zoned B-4 Central Business District. B-4 allows for the greatest density, and has no height restrictions, open space, stormwater detention, and minimal setback requirements.

## IV. UTILITIES

The 200 South Vine site is served by water main, sanitary and storm sewers and all major utilities. A 42 inch storm sewer runs along Urbana Avenue, a 30 inch on Green Street, an eight inch on Green Street, and an eight inch on Elm Street. An eight inch water main runs





along Urbana Avenue. Overhead electric power lines run north-south and east-west across the property. Street lighting exists around the perimeter of the site and a fiber optic line runs along the south edge of the site.

## V. INCENTIVES

The 200 South Vine site is located in the City's Enterprise Zone and Central TIF District. As part of the Enterprise Zone, mixed-use, commercial, and townhome developments are eligible for sales tax exemption on building materials. Through the Central TIF District, incentives and land price are negotiable through a development agreement, subject to elected official approval.

## Additional Resources

The following list of web links to additional documents may assist in preparing a proposal:

### CENTRAL BUSINESS B-4 PERMITTED USES:

[urbanaininois.us/sites/default/files/attachments/b-4-district.pdf](http://urbanaininois.us/sites/default/files/attachments/b-4-district.pdf)

### 2018 OFFICIAL ZONING MAP

[urbanaininois.us/zoning](http://urbanaininois.us/zoning)

### 2012 DOWNTOWN URBANA PLAN

[urbanaininois.us/downtown](http://urbanaininois.us/downtown)

### 2011 DOWNTOWN MARKET STUDY

[urbanaininois.us/businesses-5](http://urbanaininois.us/businesses-5)

### 2005 CITY OF URBANA COMPREHENSIVE PLAN

[urbanaininois.us/businesses/urbana-comprehensive-plan](http://urbanaininois.us/businesses/urbana-comprehensive-plan)

### DEMOGRAPHIC AND ECONOMIC PROFILES

[champaigncountyedc.org/area-facts/community-profile](http://champaigncountyedc.org/area-facts/community-profile)

### MCORE PROJECT

[www.mcoreproject.com/](http://www.mcoreproject.com/)

Interested developers may also refer “pre-submittal” questions or concerns to Libby Horwitz, Economic Development Coordinator via email at [erhorwitz@urbanaininois.us](mailto:erhorwitz@urbanaininois.us) or by phone at 217-384-2444. In addition, it is strongly encouraged that developers schedule a “pre-submittal” interview and site visit to be accompanied by representatives of the City.





# Submittals

## I. DESIRED OUTCOME

All development proposals will be considered, however, the City envisions medium to high-density residential development of the site including residential mixed-use, multi-story residential, or high-density townhome development. Architectural design should be consistent with Downtown Urbana and the adjacent Historic East Urbana neighborhood.

Notwithstanding the aforesaid general guideline, the City reserves the right to jointly consider and, where appropriate, approve projects proposed in response to the RFP which may not necessarily meet the aforesaid desired outcomes. Interested developers are encouraged to submit proposals which represent the development approach they believe would be most successful, even if it is not fully consistent with the desired outcomes described above.



## II. PROPOSAL CONTENT REQUIREMENTS

In order to be considered for this development opportunity, interested developers must submit a complete response to this RFP which includes, at minimum, the following information:

1. **Project Narrative** discussing the details of the overall goals and objectives, project style, and design concept of the proposed development demonstrating an understanding of the City's goals for a mixed-use or medium to high-density residential development.
2. **Preliminary Concept** and **Sketch of Site Plan** include general description, proposed types of uses.





- 3. Physical Details** including total square footage, estimated square footage per use, estimated parking, and estimated residential units.
- 4. Proposed Project Schedule**
- 5. Proposed Budget and Financial Analysis** including a description of funding sources, proposed purchase price of the property, project cost, developer equity and fee, and details of the anticipated request for support or incentives from the City.
- 6. Development Team's Experience** including resumes of lead developers, references, and up to two work samples from past similar projects. Please also identify the Project Manager specifically, and be sure to provide his/her contact information (i.e., phone number and email address).

The City reserves the right to accept or reject any or all proposals at its own discretion. The City also reserves the right to negotiate a development agreement with any developer which it so chooses at its own discretion.



### III. PROPOSAL REVIEW CRITERIA

The City is committed to a thorough and objective review of all qualifying proposals. Consideration will be given to the following criteria, which are not necessarily exhaustive:

- 1.** The quality of the proposed project concept and preliminary site plan in terms of its alignment with the goals and vision set out in this RFP.
- 2.** The qualifications and experience of the project team, particularly with regard to catalytic downtown redevelopment, integration of local and historic character into projects, and utilization of minority and women-owned contractors.





3. Notable strengths of the assigned project manager.
4. Understanding of the project goals and vision set out in this RFP.
5. Budget proposal, including sale price, developer equity, and requested services, as well as the extent to which the proposer's scope of services provides efficient, quality services for the budget proposal, considering all redevelopment goals requested.
6. The quality of references and work samples.

## IV. PROPOSAL SUBMISSION

All proposals must be submitted before the submittal deadline of Monday, April 16<sup>th</sup>, 2018: 12:00pm.

### IMPORTANT DATES:

Open for Submission: March 8<sup>th</sup>, 2018

Submission Deadline: April 16<sup>th</sup>, 2018

### SUBMIT PROPOSAL ELECTRONICALLY TO:

[erhorwitz@urbanaininois.us](mailto:erhorwitz@urbanaininois.us)

