

CURTIS ROAD INTERCHANGE MASTER PLAN EVALUATION

**Neighborhood Meeting
December 7, 2015**

Curtis Road Interchange Master Plan



STALEY ROAD

Robeson
Meadows West

CURTIS ROAD

INTERSTATE 57

DUNCAN ROAD

Cherry Hills

Rolling Acres
(unincorporated)

Curtis Road Interchange Master Plan

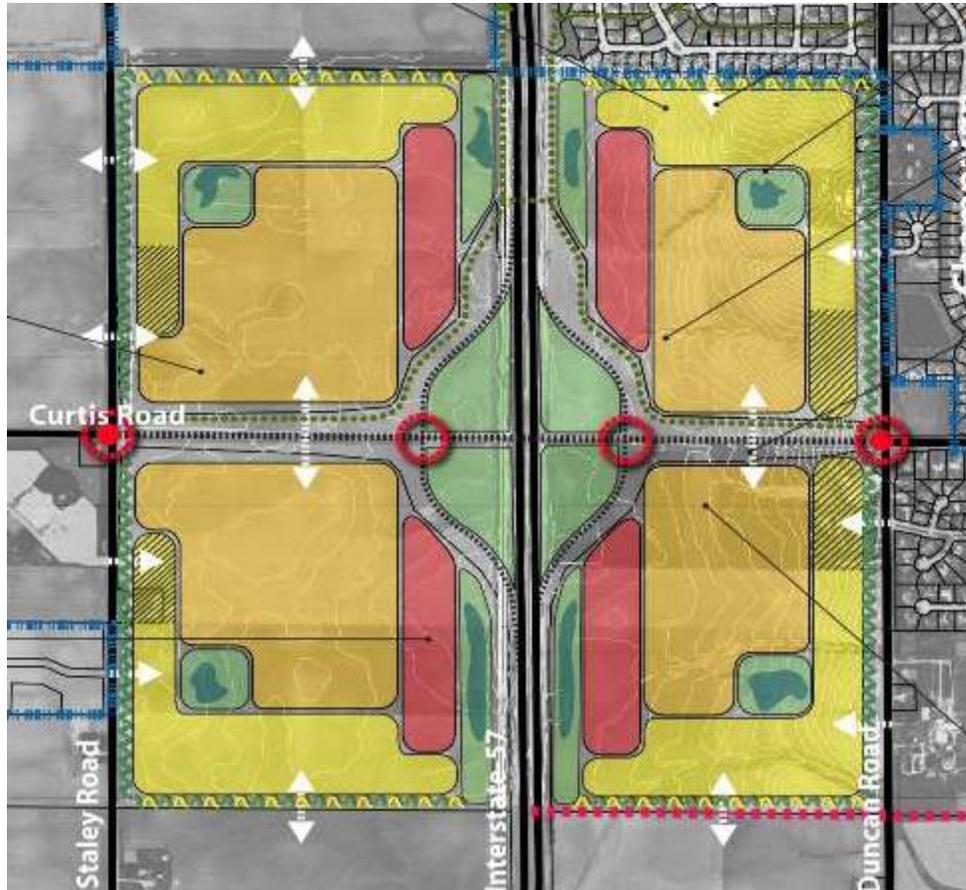
What is the adopted vision for the area?

- Development is to be of **high quality**
- Community **character** is important
- Development should be **walkable** within and to adjacent neighborhoods
- There must be quality **gathering space** for the public
- Development should be **master planned** – no piecemeal development
- **Economic development** for generating revenue is important



Curtis Road Interchange Master Plan

What is the adopted vision for the area?



CORPORATE OFFICE = 100ac



RESIDENTIAL = 200ac



ACTIVE MIXED USE = 300ac

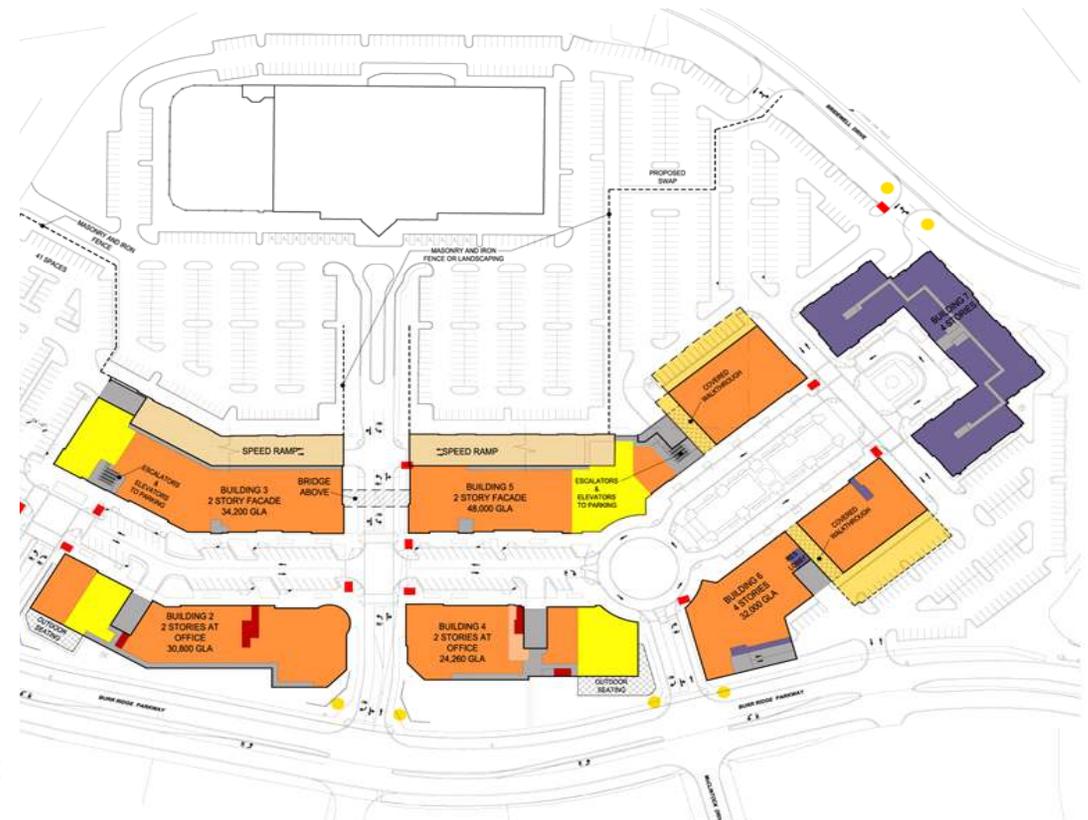
Curtis Road Interchange Master Plan

How does development happen? What are the rules for building here?

1. Overall Development Plan

- Public streets
- Stormwater detention
- Building footprints & heights
- Parking areas
- Public spaces
- ***AND 39 design guidelines***

SIZE: A minimum of 80 acres
or ½ a quadrant



How does development happen? What are the rules for building here?

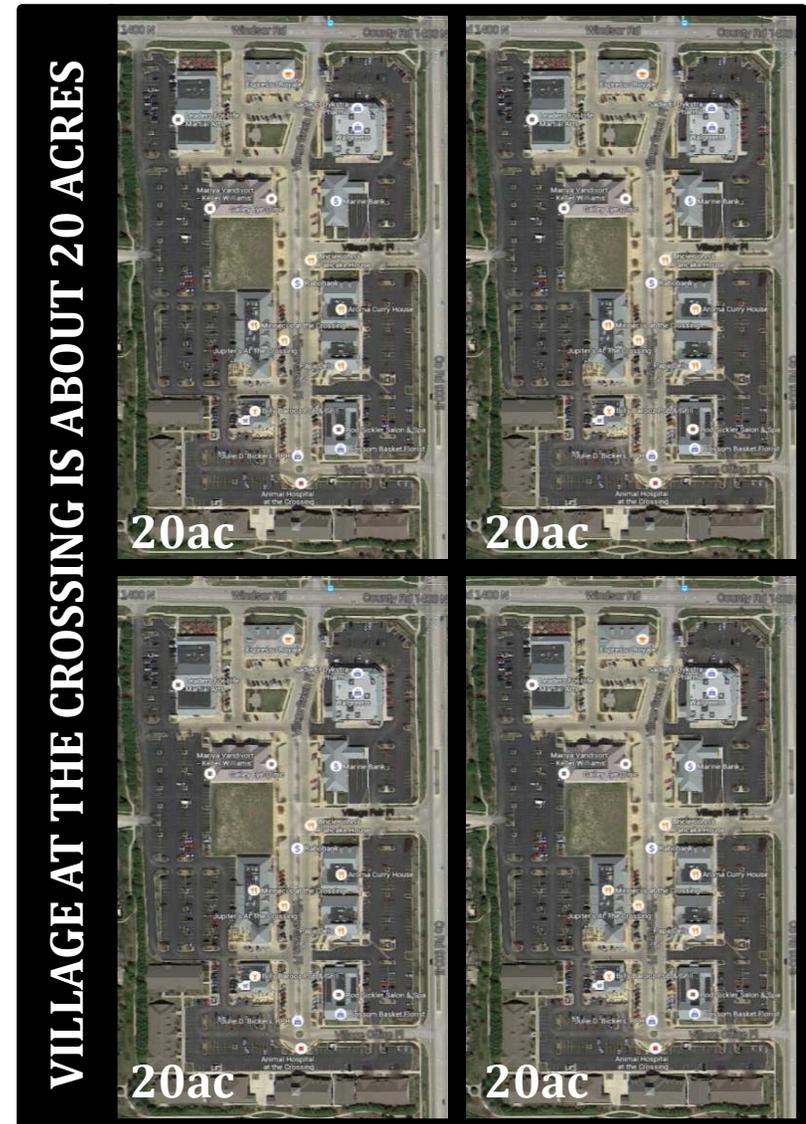
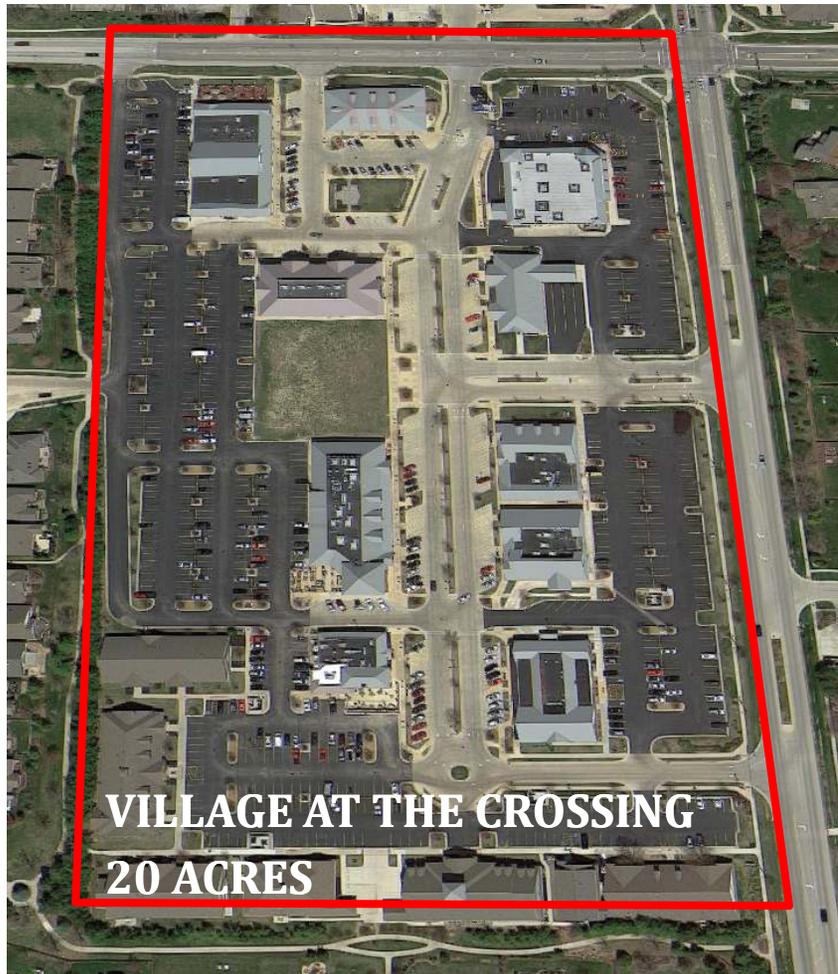
1. Overall Development Plan

**Minimum Plan size is
half of a quadrant
(60-80 acres)**



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How big is 80 acres?

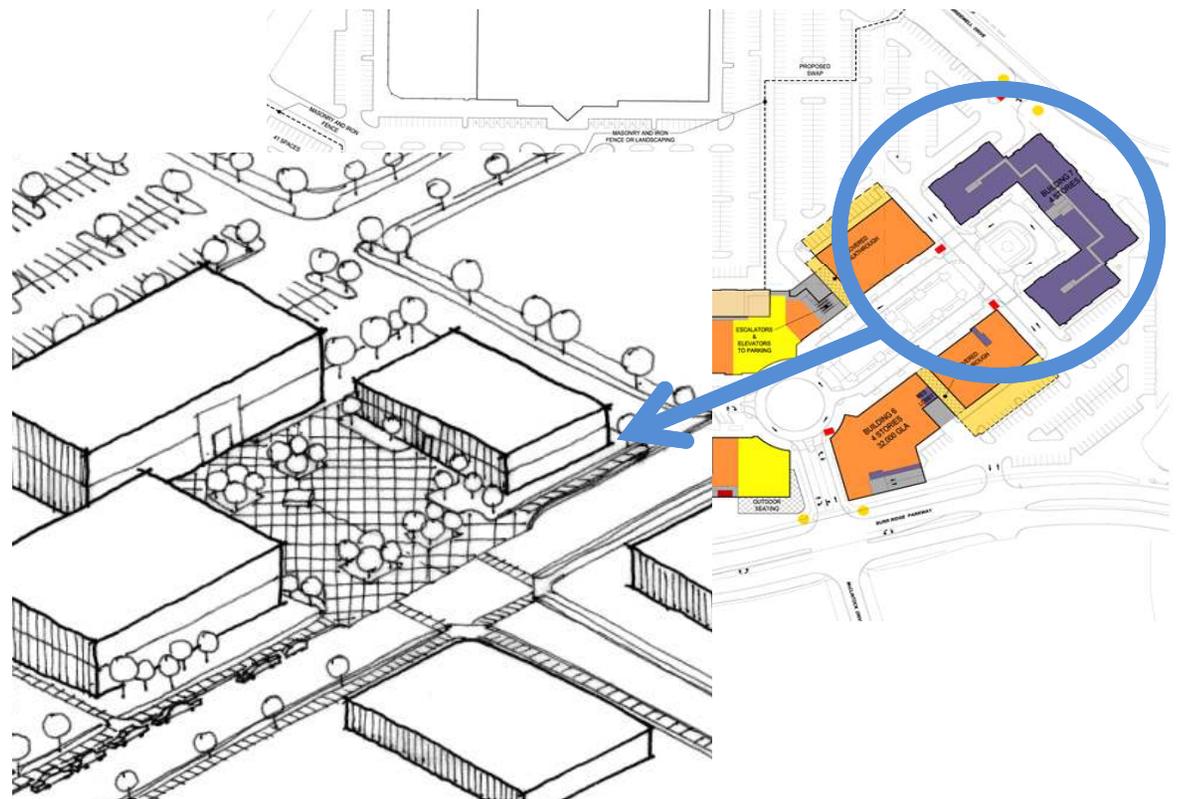


Curtis Road Interchange Master Plan

How does development happen? What are the rules for building here?

2. Site Plan & Design Guidelines

- Street widths
- Easements
- Setbacks
- Sign plan
- *AND 51 design guidelines*



Why has nothing happened here?

1. Changes in the market

MARKET STUDY FINDINGS (2007)



- Emerging as a “Two Store” market.
- Market would support additional “big box” stores.
- Longer term, a “Lifestyle Center” & specialty retail.
- There may be a growing market for employment (offices, research, technology).
- There may be market support for a hotel.
- Residential growth in SW Champaign will continue.
- Non-residential will derive greatest benefit here.

Why has nothing happened here?

1. Changes in the market

What has changed?



RESIDENTIAL GROWTH PATTERNS AND DEMANDS

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Why has nothing happened here?

1. Changes in the market

What has changed?



DEMAND FOR NEW OFFICE USES HAS BEEN LOW. MORE FOCUS ON CENTER OF CITY AND RESEARCH PARK .

Why has nothing happened here?

1. Changes in the market

What has changed?



**“BIG BOX” STORES ARE BECOMING
“NOT SO BIG BOX” STORES**

Why has nothing happened here?

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What has changed?



MAJORITY OF NEW LOCAL COMMERCIAL SINCE 2007 HAS BEEN SERVICE/CONVENIENCE BASED (gas, grocery, restaurant, hotel)

Why has nothing happened here?

1. Changes in the market

What has changed?



INTEREST IN BUILDING/EXPANDING HEALTH CARE FACILITIES REMAINS STRONG

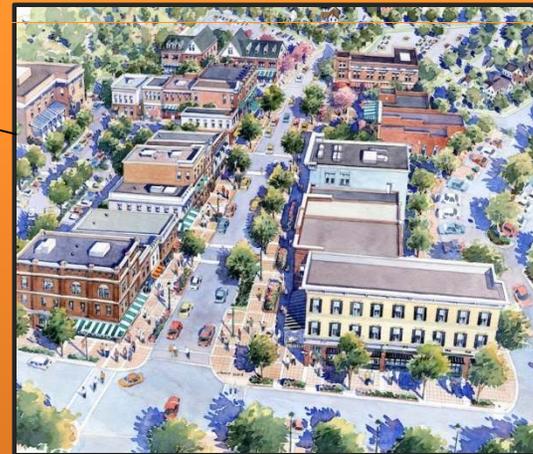
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Why has nothing happened here?

2. Regulations and review procedures are very stringent



Review process is set up for a master builder



Why has nothing happened here?

2. Regulations and review procedures are very stringent

**The 80 acre
minimum size is
too large for
today's
commercial real
estate practices**



Village at the Crossing – 20 ac., 56 Businesses

Why has nothing happened here?

2. Regulations and review procedures are very stringent

**Development
Review
Standards
are too front
loaded.**

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Is this going to be another North Prospect?



Not Allowed!



Curtis Road Interchange Master Plan

Is this going to be another North Prospect?



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So, how do we get that vision to be built?

Overall Development Plan

Required Elements:

- Street designs
- Trail Networks
- Landscaped Buffers
- Stormwater Detention

Minimum size – no piecemeal approval!!

Neighborhood Meeting and Public Hearing

Developments here require a neighborhood meeting PRIOR to public hearing.

Site Plan + Design Requirements

These are standards that go above the current citywide requirements to ensure high quality buildings, walkable layouts, etc.

Curtis Road Interchange Master Plan

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How will you ensure this development is of 'higher quality?'

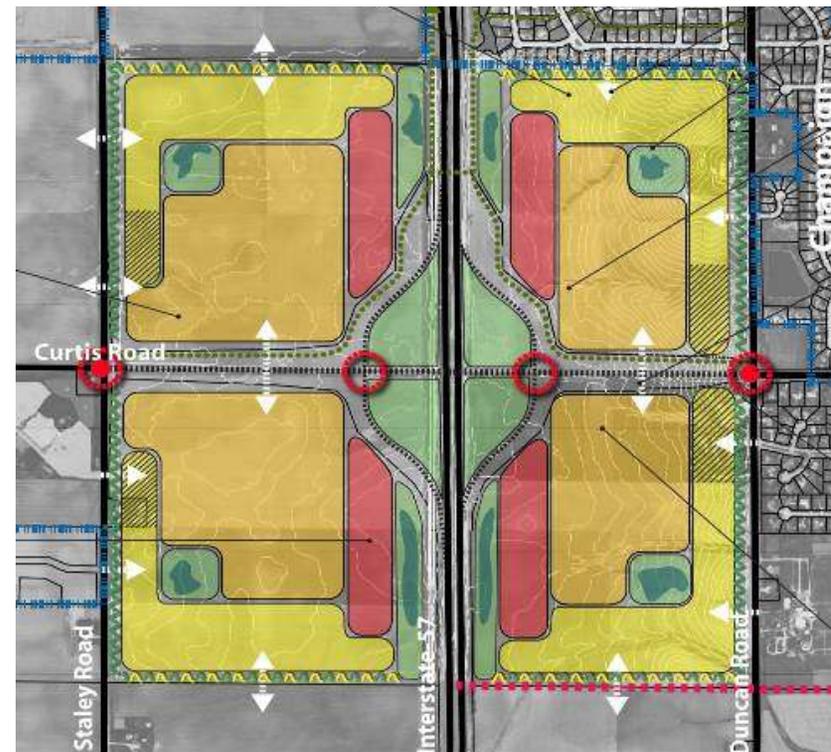
Clear, Specific Design Standards:

- Materials
- Building Orientation
- Windows
- Landscaping
- Lighting
- Environmental Protection
- Signage Standards



Why change current requirements?

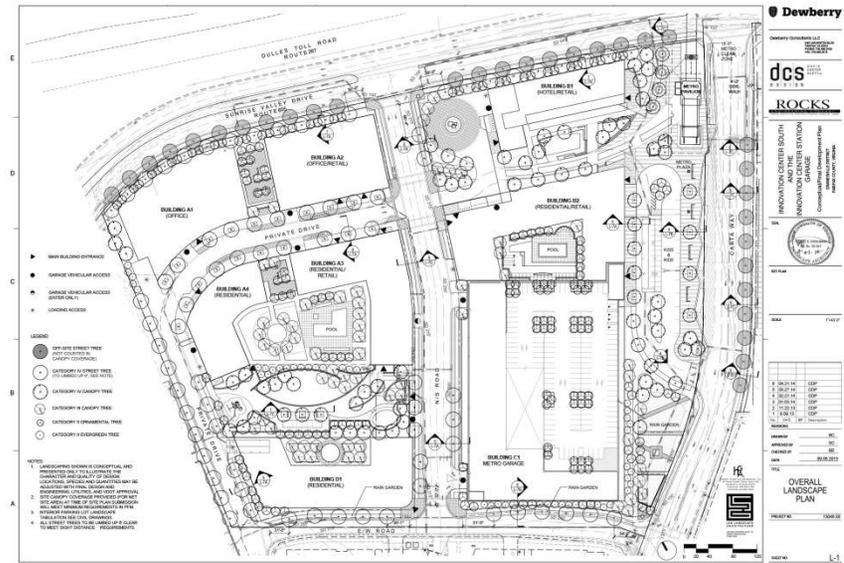
- Vision statements are good
 - Future Land Use Map needs revision.
- Current requirements are precluding development.



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Why change current requirements?

- Review procedures are very front-loaded.
- Overall development plan should be for a smaller minimum size, but still large enough to avoid piecemeal development.
- After testing design standards, we have learned that some are too flexible, so not clear. They need to be more specific.



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