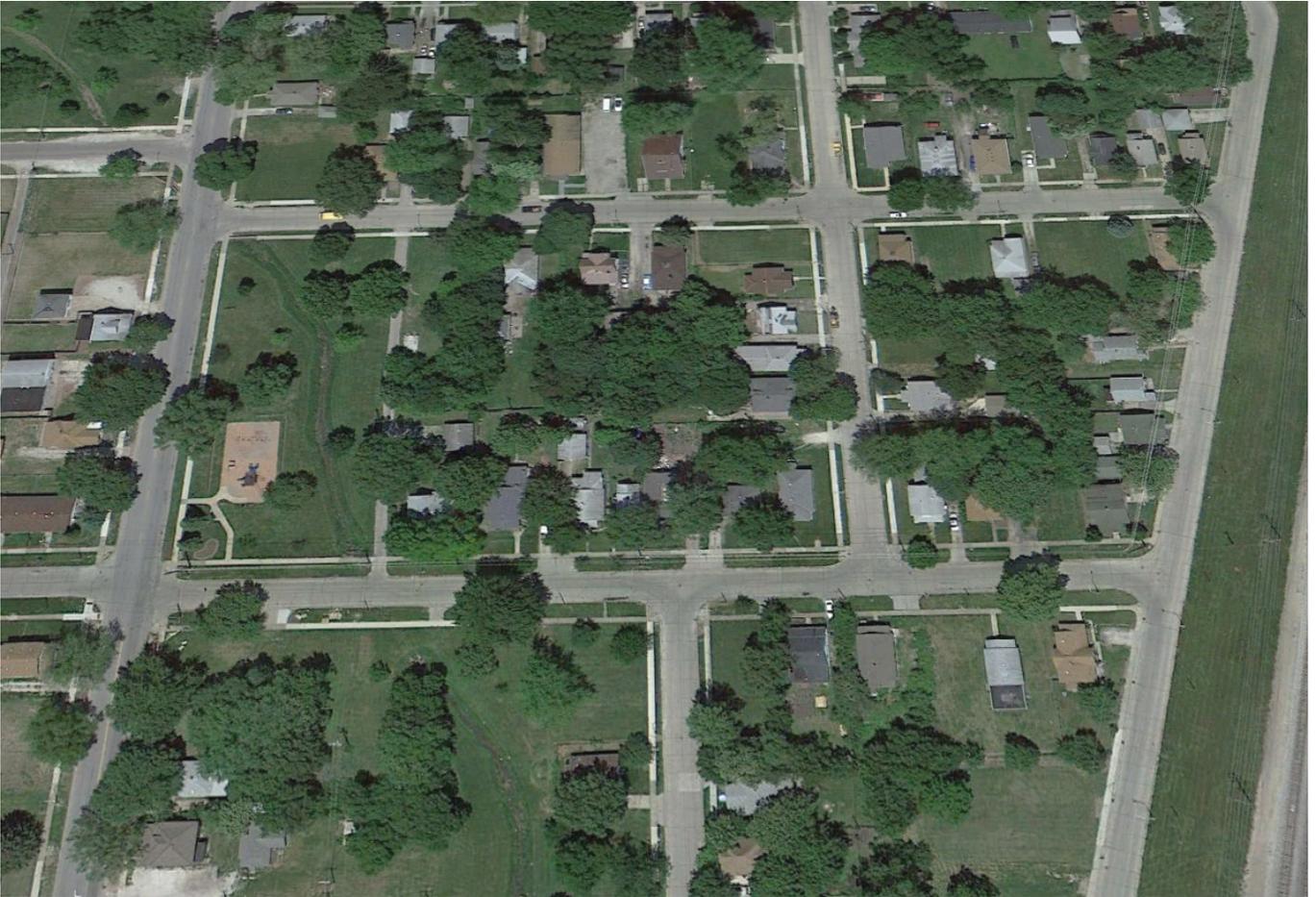


BRISTOL PLACE MASTER PLAN



Prepared for the City of Champaign

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BRISTOL PLACE MASTER PLAN INTRODUCTION

Project Background

The Bristol Place Master Plan is the result of a multi-year planning process for the Bristol Park area, which is made up of three neighborhoods— Garwood, Shadowwood, and Bristol Place. The process began with an existing conditions report and the Bristol Park Neighborhood Plan, drafted and adopted between 2008-2012.

These planning efforts found housing values in the Bristol Place neighborhood to be well below the City's mean housing price and much of the building stock functionally obsolete and in poor condition. This combination of factors raised serious concerns about the future viability of the neighborhood. Currently, equity for improving homes is almost nonexistent, and neighborhood landlords are unable or unwilling to invest further due to the poor return on investment. Recent infill development efforts have not increased the value of surrounding properties nor reversed the decline of the neighborhood.

As a result of these conditions, the Bristol Park Neighborhood Plan calls for the acquisition and demolition of all parcels within the Bristol Place portion of the neighborhood. It is expected that acquisition, relocation of residents, and clearance of the Bristol Place area will be complete by July 2017.

A developer will be selected to redevelop the area with a mix of affordable housing types and with a design consistent with this master plan that achieves LEED-ND goals. Recruitment of a developer will begin in late 2014, with construction expected to begin by 2017.

Bristol Place Master Plan

The Bristol Place Master Plan was an eight-month planning and design effort, building off the work completed in neighborhood plan. Working with a steering committee and the community, the result is a complete Bristol Place neighborhood that is affordable, connected, and safe for residents.

An Expanded Bristol Park & Improved Boneyard Creek

The Bristol Place Master Plan features an expanded Bristol Park and recognizes the future improvements to the Boneyard Creek to be an amenity to the neighborhood. Growing in size from one acre to 3.5 acres, the added park space will increase stormwater infiltration and flood protection, as well as adding more open space in the neighborhood. New Bristol Park plans and programming are still in development by the City and the Champaign Park District. The design for the beautification of the Boneyard Creek will occur over the next two years with construction to occur along with the redevelopment of the neighborhood.

Streets

Existing streets were retained in the Master Plan, with the addition of a new curvilinear street along what will be the new edge of the

expanded Bristol Park. A new boulevard design along Clock Street adds attractive landscaping and additional room for angled on-street parking. The design also includes two new shorter public streets to create smaller blocks on the east side of the neighborhood. Alleys have been added to all blocks throughout the neighborhood for rear access to buildings. By providing alleys, homes are able to face the street without the consistent interruption of driveways thus providing a much more attractive and pedestrian-oriented neighborhood.

Homeownership Opportunities

A concern highlighted through outreach was the retention of homeownership units in the new Bristol Place. The Master Plan includes single family detached units envisioned for homeownership with desirable locations along the larger Bristol Park area, replacing the number of previously owner-occupied units in the neighborhood.

Senior Multi-Family Residential

A central feature of the master plan is are two three-story senior multifamily buildings in the center of the site. This facility would serve a need for affordable senior housing in the area, offering close access for seniors to the public transportation along Market Street.

Fire Station/Storm Shelter/Community Center

Anchoring the northwest side of the site is a future 10,000 square foot City of Champaign fire station. This fire station would be a relocation of the existing Fire Station No. 3 in the City of Champaign. The facility would also include a storm shelter facility to serve residents of the area. The Master Plan illustrates a 5,000 square foot community space as part of this facility. Plans for this space are still preliminary and under consideration.

LEED-ND

The Master Plan has been designed to achieve LEED-ND standards. This includes elements that already existed such as a connected street network, transit access, school proximity, and jobs proximity. Other elements, like transit-supported density, residential affordability, and building type diversity were specifically targeted to meet the standards. Additional elements, such as green building strategies, will be addressed with a final development plan. See page 11 for a full LEED-ND review.

Redevelopment Implementation

The Bristol Place Master Plan, based on existing affordable housing types and other metrics, will be a guiding document for the final neighborhood redevelopment. The City will use this plan to solicit developers who will ultimately build the final development based on current market conditions, economic feasibility, and their development expertise.

BRISTOL PLACE CURRENT AERIAL





BRISTOL PLACE MASTER PLAN

UNIT TYPE	UNIT SQ. FT.	BDRMS	UNITS	PARKING/UNIT	TYP. LOT WIDTH
Detached Single Family (1 & 2 Stories)	875-1,750	2-3	17	1 Off Street, 1 Street	35'-42'
Townhome (2-Story)	1,750	3	47	1 Off Street, 1 Street	20'
Stacked 2-Family	875	2	32	1 Off Street, 1 Street	35'-40'
Side-by-Side 2-Family	1,750	3	20	1 Off Street, 1 Street	35'-40'
Large, Side-by-Side 2-Family (1-4 BR Unit & 1-3 BR Unit)	1,750-2,200	3-4	8	3BR: 1 Off Street, 1 Street 4BR: 2 Off Street, 1 Street	60'
3-Family	1,450	3	18	1 Off Street, 1 Street	35'-40'
Senior Multifamily Buildings (3-Stories)	33,300	1-2	51	12 Off Street, 36 Street	
TOTAL			193		

RIGHT-OF-WAY	WIDTH
Garwood Street	60'
Bellefontaine Street	52'
New Public Street A- North (to be named) (Market to Garwood)	50'
New Public Street A- South (to be named) (Garwood to Bradley)	52'
New Public Street B (to be named) (Clock to Chestnut)	45'
New Public Street C (to be named) (New Public Street A to Chestnut)	50'
Roper Street	50'
Clock Street (with median) (Roper to Garwood)	70'
Chestnut Street	42'
Typical Alley	20'

DENSITY	
Dwelling Units	193
Site Area	23 Acres
Density	8.4 DU/acre

BRISTOL PLACE MASTER PLAN



View looking north east across Bristol Park.



View looking north up Clock Street at Garwood Street.

- Detached Single Family
- Townhome
- Stacked 2-Family
- Side-by-Side 2-Family
- Large, Side-by-Side 2-Family
- 3-Family
- Senior Multifamily

BRISTOL PLACE BUILDING TYPES

Detached Single Family



Townhome



Stacked Duplex



2-Family



**Large 2-Family
(1-4 BR Unit & 1-3 BR Unit)**



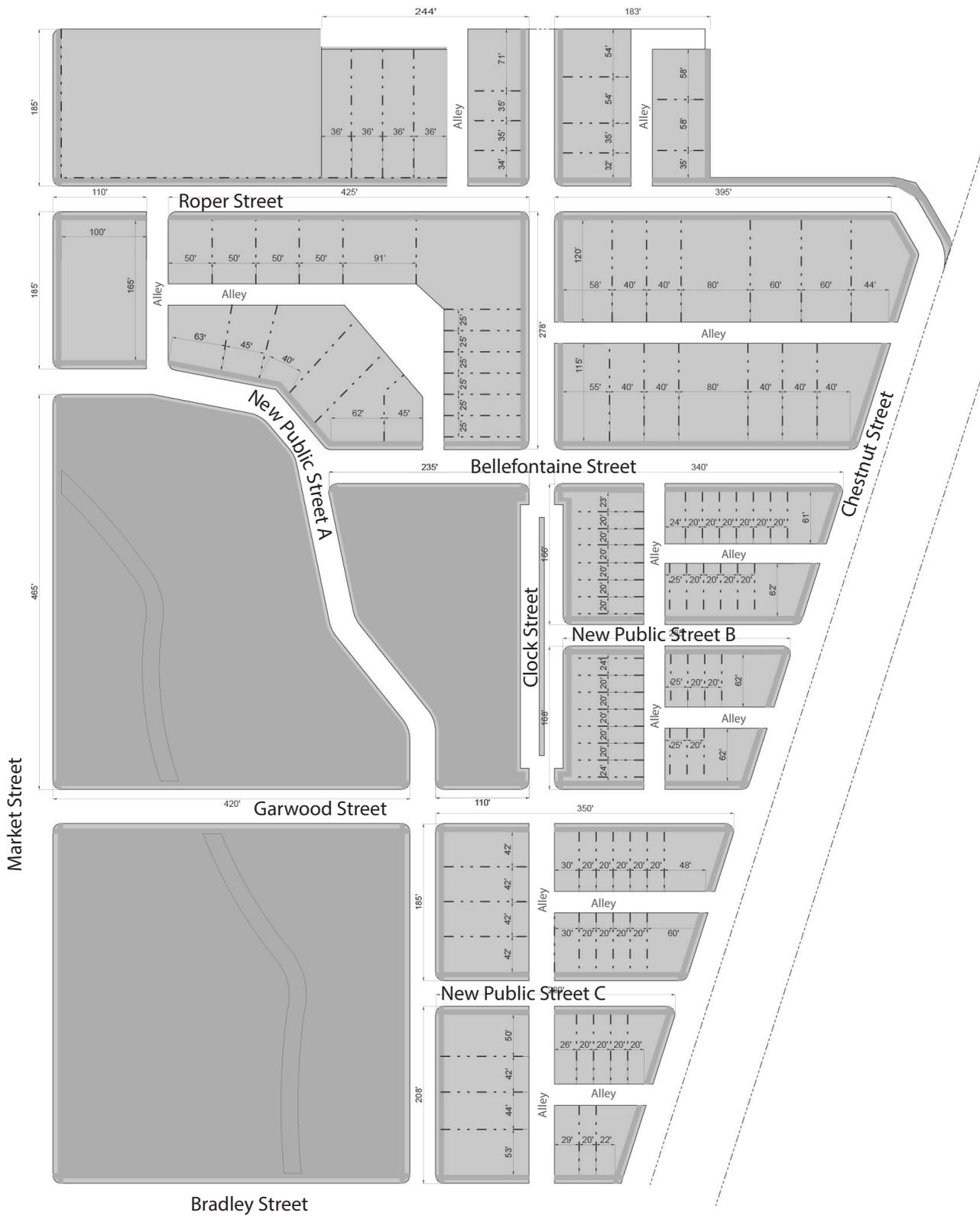
3-Family



Senior Multifamily Buildings



BRISTOL PLACE DIMENSIONAL PLAN



BRISTOL PLACE MASTER PLAN

LEED-ND SCORECARD

Yes	?	No			Smart Location and Linkage	27 Points Possible
21		3				

Y				Prereq 1	Smart Location	Required
Y				Prereq 2	Imperiled Species and Ecological Communities	Required
Y				Prereq 3	Wetland and Water Body Conservation	Required
Y				Prereq 4	Agricultural Land Conservation	Required
Y				Prereq 5	Floodplain Avoidance	Required
8				Credit 1	Preferred Locations	10
			1	Credit 2	Brownfield Redevelopment	2
7				Credit 3	Locations with Reduced Automobile Dependence	7
1				Credit 4	Bicycle Network and Storage	1
3				Credit 5	Housing and Jobs Proximity	3
1				Credit 6	Steep Slope Protection	1
1				Credit 7	Site Design for Habitat or Wetland and Water Body Conservation	1
			1	Credit 8	Restoration of Habitat or Wetlands and Water Bodies	1
			1	Credit 9	Long-Term Conservation Management of Habitat or Wetlands and Water Bodies	1

Yes	?	No			Neighborhood Pattern and Design	44 Points Possible
9		1				

Y				Prereq 1	Walkable Streets	Required
Y				Prereq 2	Compact Development	Required
Y				Prereq 3	Connected and Open Community	Required
				Credit 1	Walkable Streets	12
1				Credit 2	Compact Development	6
			1	Credit 3	Mixed-Use Neighborhood Centers	4
5				Credit 4	Mixed-Income Diverse Communities	7
				Credit 5	Reduced Parking Footprint	1
				Credit 6	Street Network	2
				Credit 7	Transit Facilities	1
				Credit 8	Transportation Demand Management	2
				Credit 9	Access to Civic and Public Spaces	1
				Credit 10	Access to Recreation Facilities	1
				Credit 11	Visitability and Universal Design	1
2				Credit 12	Community Outreach and Involvement	2
				Credit 13	Local Food Production	1
				Credit 14	Tree-Lined and Shaded Streets	2
1				Credit 15	Neighborhood Schools	1

Yes	?	No			Green Infrastructure and Buildings	29 Points Possible
		1				

Y				Prereq 1	Certified Green Building	Required
Y				Prereq 2	Minimum Building Energy Efficiency	Required
Y				Prereq 3	Minimum Building Water Efficiency	Required
Y				Prereq 4	Construction Activity Pollution Prevention	Required
				Credit 1	Certified Green Buildings	5
				Credit 2	Building Energy Efficiency	2
				Credit 3	Building Water Efficiency	1
				Credit 4	Water-Efficient Landscaping	1
				Credit 5	Existing Building Use	1
			1	Credit 6	Historic Resource Preservation and Adaptive Reuse	1
				Credit 7	Minimized Site Disturbance in Design and Construction	1
				Credit 8	Stormwater Management	4
				Credit 9	Heat Island Reduction	1
				Credit 10	Solar Orientation	1
				Credit 11	On-Site Renewable Energy Sources	3
				Credit 12	District Heating and Cooling	2
				Credit 13	Infrastructure Energy Efficiency	1
				Credit 14	Wastewater Management	2
				Credit 15	Recycled Content in Infrastructure	1
				Credit 16	Solid Waste Management Infrastructure	1
				Credit 17	Light Pollution Reduction	1

Yes	?	No			Innovation and Design Process	6 Points
1						

				Credit 1.1	Innovation and Exemplary Performance: Provide Specific Title	1
				Credit 1.2	Innovation and Exemplary Performance: Provide Specific Title	1
				Credit 1.3	Innovation and Exemplary Performance: Provide Specific Title	1
				Credit 1.4	Innovation and Exemplary Performance: Provide Specific Title	1
				Credit 1.5	Innovation and Exemplary Performance: Provide Specific Title	1
1				Credit 2	LEED® Accredited Professional	1

Yes	?	No			Regional Priority Credit	4 Points
2						

1				Credit 1.1	Regional Priority Credit: NPD c4: Mixed Income Diverse Communities	1
1				Credit 1.2	Regional Priority Credit: SLL c3: Reduced Auto Dependence	1
				Credit 1.3	Regional Priority Credit: Region Defined	1
				Credit 1.4	Regional Priority Credit: Region Defined	1

Yes	?	No			Project Totals (Certification estimates)	110 Points
33		5				

Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80+ points

BRISTOL PLACE MASTER PLAN

LEED-ND SCORECARD

Overall Scorecard

The Bristol Place site can presume at least 33 LEED-ND certification points based on existing conditions policies, and the master plan design. A large number of points are still available for quality urban design and green building practices, but require a more formal development plan and building engineering information to calculate. The following analysis outlines how each prerequisite and credit is met, organized by LEED-ND category. Credits that are incalculable at this time due to lack of information or future decision making are not included.

LEED-ND Certification Thresholds

Certified	40-49 points
Silver	50-59 points
Gold	60-79 points
Platinum	80 points and above

Smart Location & Linkage (21/27 points)

Smart Location & Linkage offers 27 possible points that are based primarily on the location of the site. Many do not require any development actions. The previously developed, transit-served location of the Bristol Place site is ideal to meet many of these credits with low development investment.

Prerequisites

These prerequisites are based on the characteristics of the site's location. Some the site meets unconditionally; some require official confirmation from state agencies.

SLL P1- Smart Location. Meets

Site is an infill location with existing water and wastewater infrastructure.

SLL P2- Imperiled Species Conservation. Likely Meets

Confirmation needed from Illinois Department of Natural Resources to document that no imperiled species or ecological communities exist on the site.

SLL P3- Wetland & Water Body Conservation. Meets

Site is previously developed, so no buffers are required around water bodies. National Flood Insurance Program requirements will apply for development within the 100-year flood plain of the Boneyard Creek per SLL P5: Flood Plain Avoidance.

SLL P4- Agricultural Land Conservation. Meets

Site is not within a state or locally designated agricultural preservation district, and the site is an infill site.

SLL P5- Flood Plain Avoidance. Meets

Site is previously developed, so no buffers are required around flood plain areas. Development must comply with National Flood Insurance Program requirements if building within the 100-year flood plain of the Boneyard Creek.

Credits

SLL C1: Preferred Locations. (8/10 points)

Points awarded for:

- a) Infill Site that is also a previously developed site (5 points)
- b) Designated high priority location with affordable housing. Bristol place is Census Tract 7.00, which is a HUD Qualified Census Tract. (3 points)

SLL C2: Brownfield Redevelopment. (0/1 point)

Site is not a brownfield. Ineligible.

SLL C3: Reduced Auto Dependence. (7/7 points)

Transit Served Location. The location of four bus stops northbound and southbound along Market Street and frequency of service of the Yellow Route bus– 84 weekday trips and 74 weekend trips, meet thresholds of over 320 weekday trips and 200 weekend trips for residences that are within a 1/4 mile walk distance of the stops.

This level of transit service triggers a density requirement of 12 dwelling units/acre of buildable land per NPD Prerequisite 2: Compact Development.

SLL C4: Bicycle Network & Storage. (1/1 point)

The site is located on an existing bicycle network of 5 continuous miles. This credit will likely be met if the chosen developer provides secure, enclosed bicycle storage spaces in any new multifamily buildings for 30% of the planned occupancy.

SLL C5: Housing & Jobs Proximity. (3/3 points)

Projects with affordable residential component: project's geographic center is within a 1/2 mile walk of existing, full-time jobs equal to or greater than the number of dwelling units.

Assuming 188 dwelling units as the minimum, this requires 188 full time jobs within a 1/2 mile. Herff Jones and Human Kinetics Publishing easily meet this threshold of full-time positions.

SLL C6: Steep Slope Protection. (1/1 point)

This credit assumes that the project will pledge not to disturb slopes greater than 15%.

SLL C7: Site Design for Habitat or Wetland & Water Body Conservation. (1/1 point)

This credit assumes the site has no significant habitat.

SLL C8: Restoration of Habitat or Wetlands & Water Bodies. (0/1 point)

This credit assumes that there will be no restoration of wetlands or water bodies to pre-development condition.

SLL C9: Long Term Conservation Management of Habitat or Wetlands & Water Bodies. (0/1 point)

This credit assumes that there will be no long term conservation management of wetlands or water bodies.

BRISTOL PLACE MASTER PLAN

LEED-ND SCORECARD

Neighborhood Pattern & Design (8/44)

The Neighborhood Pattern & Design section offers the most possible points. These points are harder to anticipate without a having a final master plan or building designs. Using the existing pattern of urban development that exists at and around the site as a barometer for the new development, it is possible for Bristol Place to earn a large portion of points in this section. Affordability is large point-earner here, giving Bristol Place automatic access to up to 8 points.

Prerequisites

To ensure these prerequisites are met, more information is needed about the final master plan, but some assumptions of developer achievement have been made.

NPD P1- Walkable Streets. Meets

Dependent on final urban design of development. This prerequisite requires front entries, pedestrian-scaled streets with a percentage of streets having a building height to street width ratio of 1:3, continuous sidewalks, and limited placement of garage and service bays on street facades. The master plan is designed to these requirements.

NPD P2- Compact Development. Meets

For projects in transit corridors: When earning 2 or more points in SLL Credit 3: Locations with Reduced Auto Dependence, residential components must be built at 12 or more dwelling units per acre (of buildable land) within 1/4 mile walk distance of the transit service. This definition includes the entire Bristol Place site, which is all within a 1/4-mile walk of the bus stop along Market Street.

With 15.6 acres of buildable land, the 193 dwelling units result in a density of 12.3 dwelling units per acre. Net density over the 23-acre site is 8.4 dwelling units per acre.

NPD P3- Connected & Open Community. Meets

With existing internal connectivity of 533 intersections per square mile (16 intersections/.03 square mile site), this surpasses the requirement of 140 intersections per square mile.

Credits

Many of the NPD credits are reliant on the final development plan for calculation. Only credits where existing conditions or master plan detail is known have been scored.

NPD C2: Compact Development. (1/6 points)

The project will earn 1 point if it achieves a density threshold of 12 dwelling units per acre. Additional points are available for higher densities. With 12.4 dwelling units per acre, the project will score 1 point.

NPD C3: Mixed Use Neighborhood Centers. (0/4 points)

The existing conditions of the project do not meet this credit. The credit requires walkable diverse uses from four different categories: food retail, community-serving retail, services, and civic and community facilities, with at least one use present from each category. Currently, there is no food retail, which by definition must sell fresh produce, within walking distance.

NPD C4: Mixed Income Diverse Communities. (5/7 points)

The project will likely earn 3 points for providing at least 25% of rental dwelling units priced up to 80% of AMI or at least 15% of rental units priced up to 60% AMI, or some combination of the two thresholds.

The project earns two points for having diverse dwelling unit types as calculated by the Simpson Diversity Index, with a score of 0.67. This score could change depending on the building types and amounts in the final development plan.

NPD C12: Community Outreach & Involvement. (2/2 points)

The project is already taking steps to meet this credit. It requires meeting with stakeholders, hosting community meetings, take community input into design consideration, and holding a design charrette.

NPD C15: Neighborhood Schools. (1/1 points)

This credit is likely, needing 50% of residential units to be within 1/2-mile walk of an elementary school or one mile of a high school. Columbia School is within a 1/2 mile walk of almost half the Bristol Place site area.

Green Infrastructure & Buildings (0/29)

A high commitment to green building certification has high point value, as does implementing a comprehensive stormwater management program. These points are also hard to anticipate without a having a final development plan and building designs and engineering information.

Prerequisites

To ensure these prerequisites are met, more information is needed about the final development plan, but some assumptions of developer achievement have been made.

GIB P1- Certified Green Building. Likely Meets

This prerequisite requires one green certified building within the development. If the City's fire station is built as part of the project, that building will be LEED certified as part of the City's commitment and policy to green building. Additionally, Enterprise is working in 2014 to become a third party green building certifier under ISO/IEC 17021, so any affordable housing built under Enterprise requirements could also likely qualify for this credit.

GIB P2- Minimum Building Energy Efficiency. Likely Meets

If new construction is built to energy efficiency standards common in affordable housing financing sources like DCEO and IHDA, this standard will likely be met.

GIB P3- Minimum Building Water Efficiency. Likely Meets

If new construction is built to water efficiency standards common in affordable housing financing sources and IHDA, this standard will likely be met.

GIB P4- Construction Activity Pollution Prevention. Likely Meets

This assumes that the project will pledge to create an erosion and sedimentation control plan and follow industry standard best management practices.

Credits

All GIB credits are reliant on the final development plan and specific building information energy modeling for calculation.

GIB C6- Historic Preservation & Adaptive Reuse. (0/1 point)

It is unlikely there will be any historic preservation or building reuse in the redevelopment Bristol Place.

BRISTOL PLACE MASTER PLAN

LEED-ND SCORECARD

Innovation & Design Process (1/6)

IDP Credits will likely be earned for going above and beyond credit requirements, but at this stage in the project, it is difficult to say by what measure and how many.

IDP C2- LEED Accredited Professional (1/1)

This credit is awarded for having a LEED Accredited Professional on the project team. Farr Associates' staff meets this criteria.

Regional Priority (2/4)

Regional Priority credits are LEED-ND credits based on the project's zip code that have been identified by USGBC as a local priority. It is anticipated that the project should earn one additional point simply for meeting SLL C3: Reduced Auto Dependence and NPD C4: Mixed Income Diverse Communities. Two additional RP credits are available, but without a final master plan, they are difficult to identify.

SLL c3: Reduced Auto Dependence. (1/1)

NPD c4: Mixed Income Diverse Communities. (1/1)

Additional Available Regional Priority Credits for Zip Code 61820.

NPD C1: Walkable Streets

NPD C3: Mixed Use Neighborhood Centers

GIB C2: Building Energy Efficiency

GIB C8: Stormwater Management