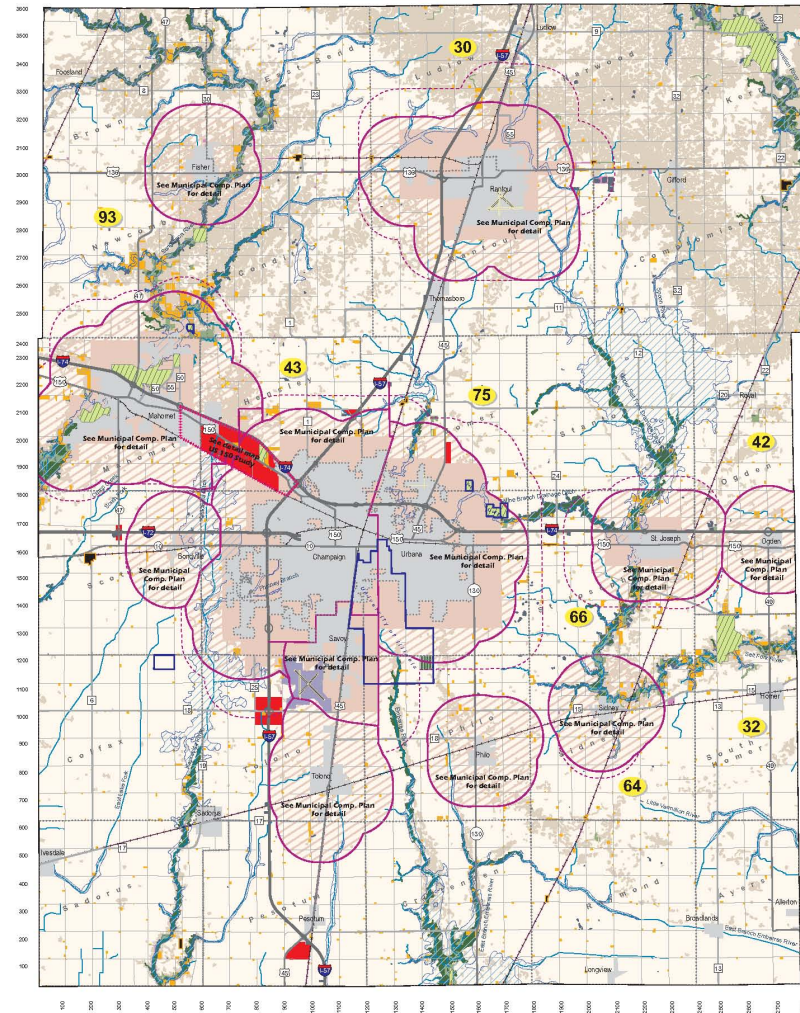


**Olympian Drive Discussion
Development Activity and
Economic Analysis**

**Champaign County Board
Committee of the Whole
September 7, 2010**

LAND USE/ TRANSPORTATION PLANNING CONTEXT

Champaign County Land Resource Management Plan (2010)



Future Land Use - 2030 The Future Land Use map is the visual guide to future planning. This combines elements of the LRM Plan showing a desired future. The map is not a prediction.

Champaign County

Generalized Future Land Use

- Primarily Farmland - Best Prime
- Primarily Farmland - Non Best Prime
- Primarily Farmland (Woodland)
- Primarily Farmland (Riparian)
- Primarily Farmland (Municipal ETJ w/o sewer)
- Commercial / Industrial
- Rural Residential (affili)
- 43 Rural Residential (prosided)
- Primarily Conservation
- Incorporated Area (Future)

Existing Land Use and Characteristics

- Rural Settlement
- Existing Parks and Preserves (2009)
- Incorporated Area (2009)
- 100-Year Flood Plain
- Airport
- Existing Residential (2009)
- Stream
- Lake
- Commercial / Industrial

Boundaries

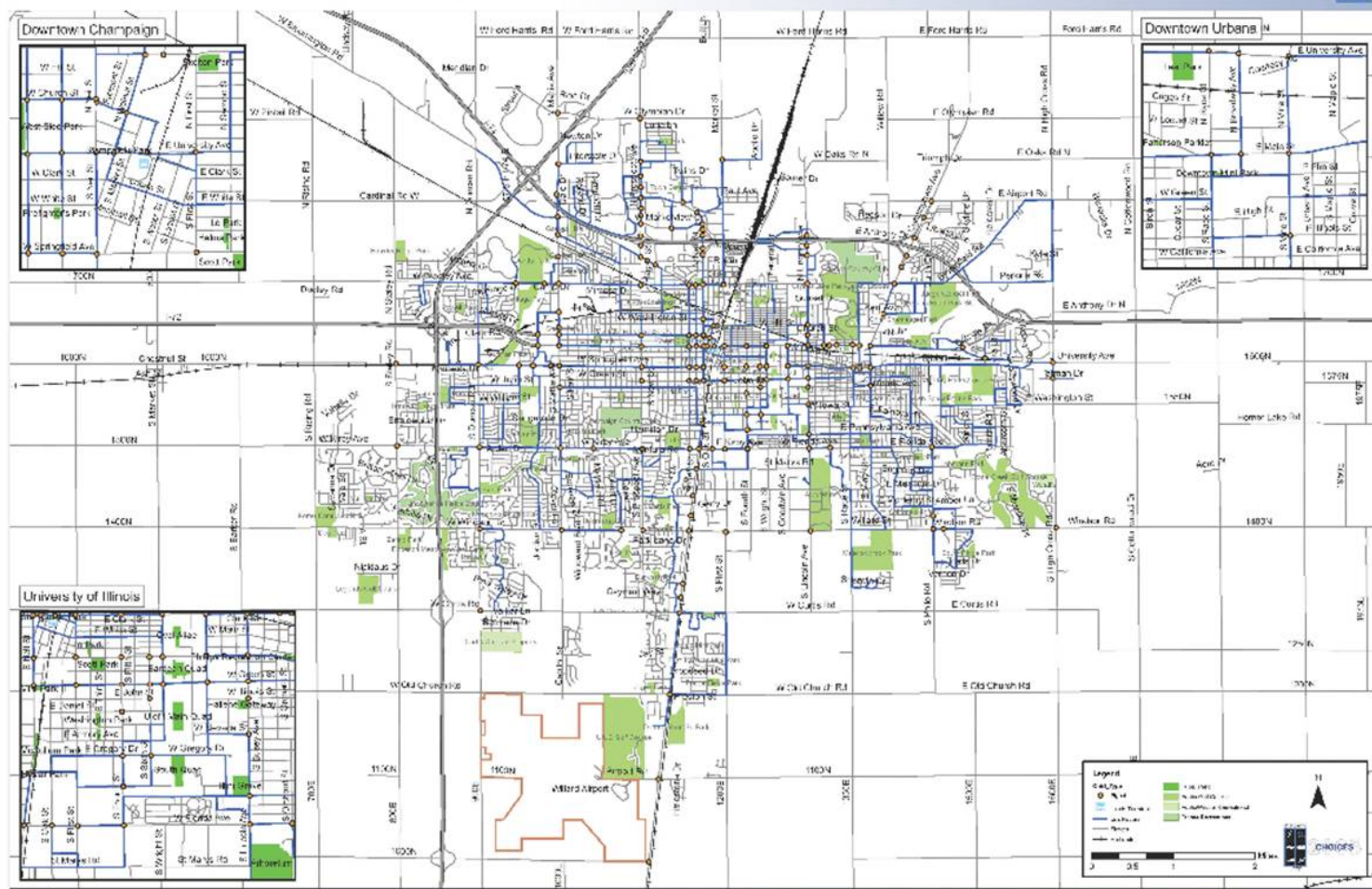
- US 150 Study Area
- Township Boundary
- County
- Extrateritorial Jurisdiction (existing)
- Municipal Boundary Agreement (existing)
- Extrateritorial Jurisdiction (future2)
- University of Illinois Property (2009)

Roads

- Interstate
- Federal Hwy
- State Hwy
- County Hwy
- Railroad
- Street
- Airport

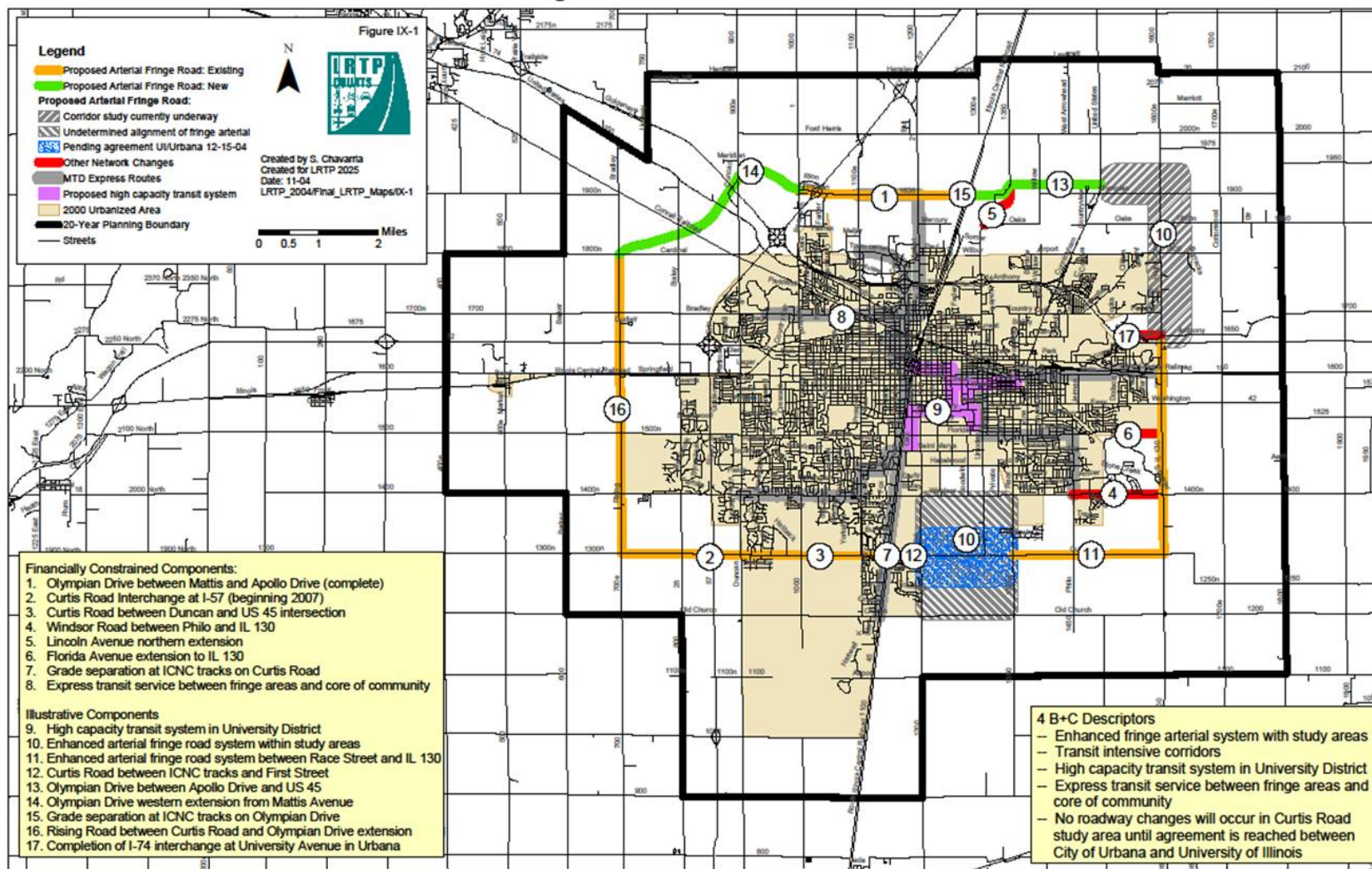
Map Produced April 2010

Figure 5.2 Existing Transportation System



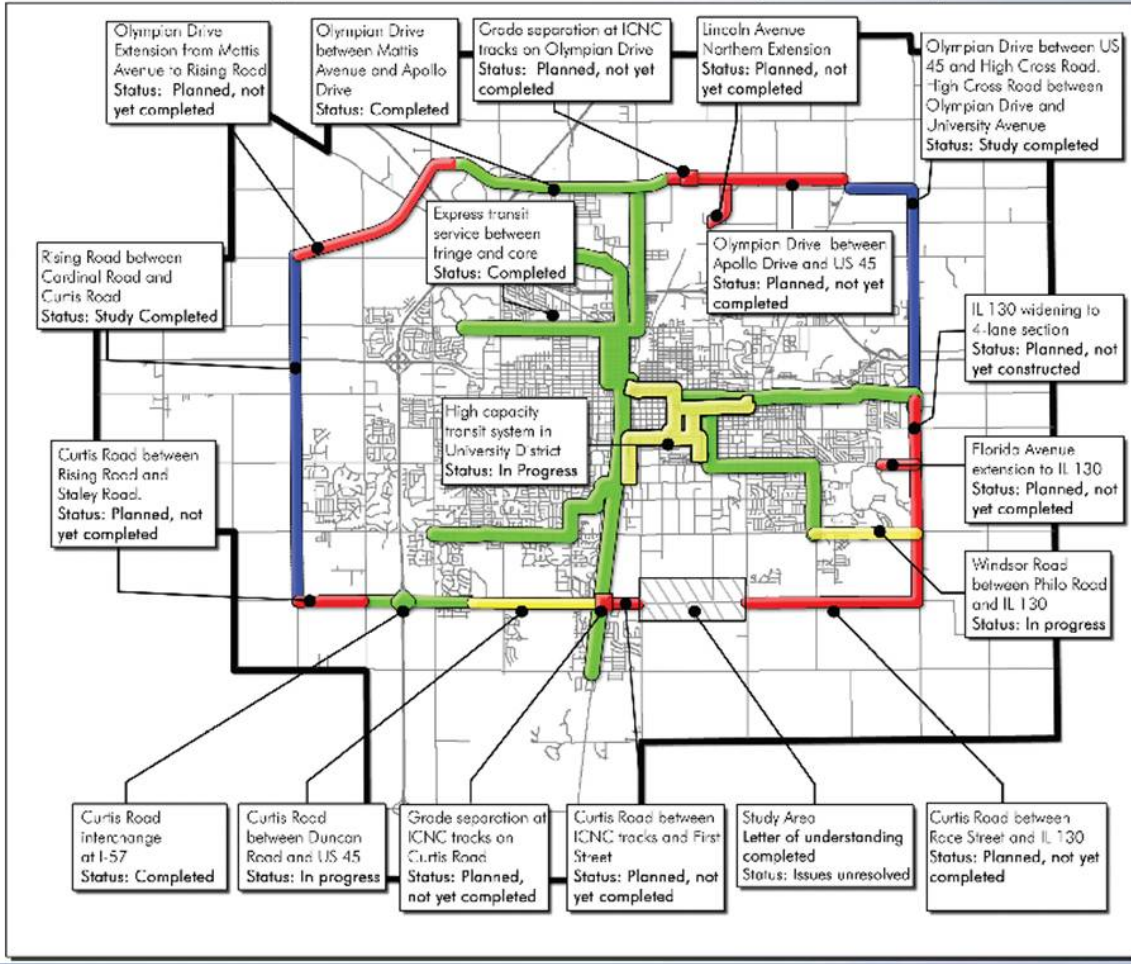
Existing Road Network

Figure IX-1: Preferred Alternative



Champaign County Urbanized Area
2025 Long Range Transportation Plan (2004)

Figure 8.1 2004 LRTP Preferred Transportation Project Status in 2009



2004 LRTP Preferred Transportation Project Status in 2009

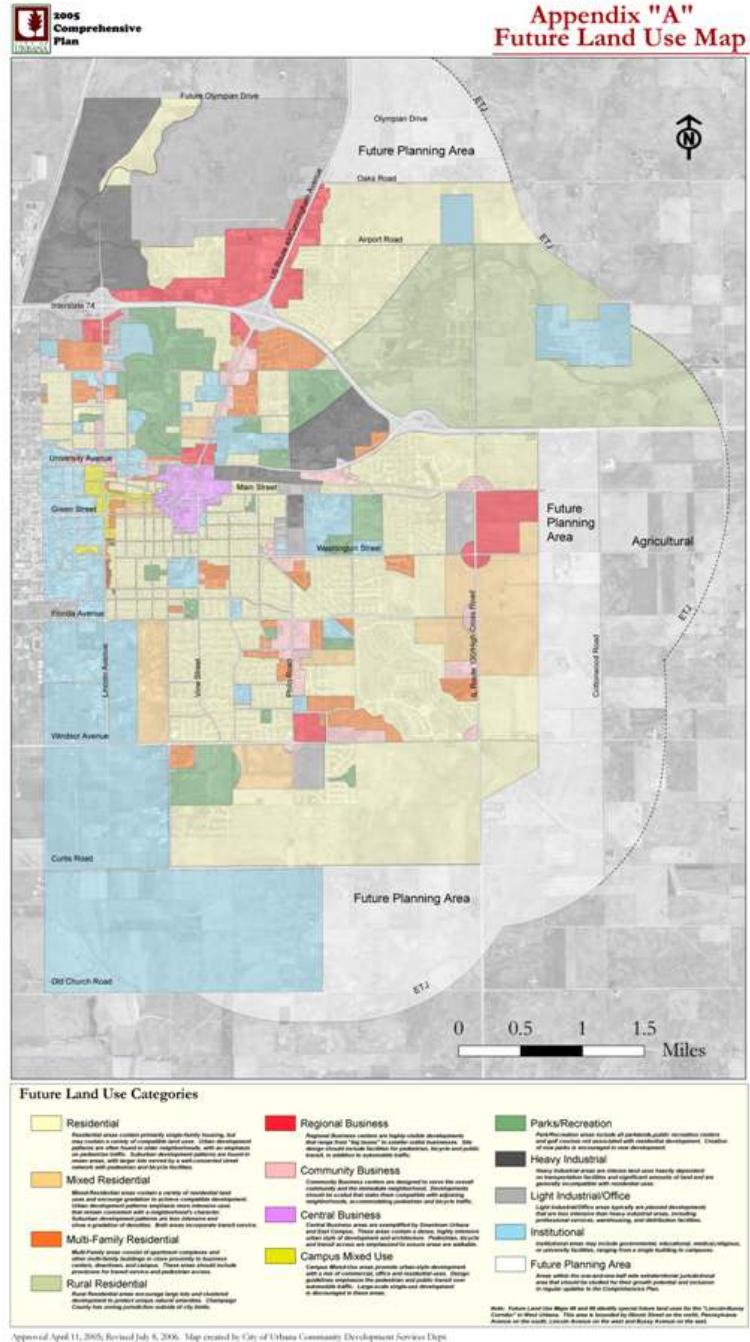
This map displays the current status of the projects identified in the 2004 LRTP Preferred Alternative Plan. Each project is marked by a green, yellow or red coloring indicating its status. Green indicates a completed project, yellow indicates a project currently in progress and red indicates a project planned for completion by the year 2025.

Legend

- Completed Projects (Green line)
- Projects in progress (Yellow line)
- Projects planned for completion by 2025 (Red line)
- Bids Completed (Blue line)
- Street (Black line)



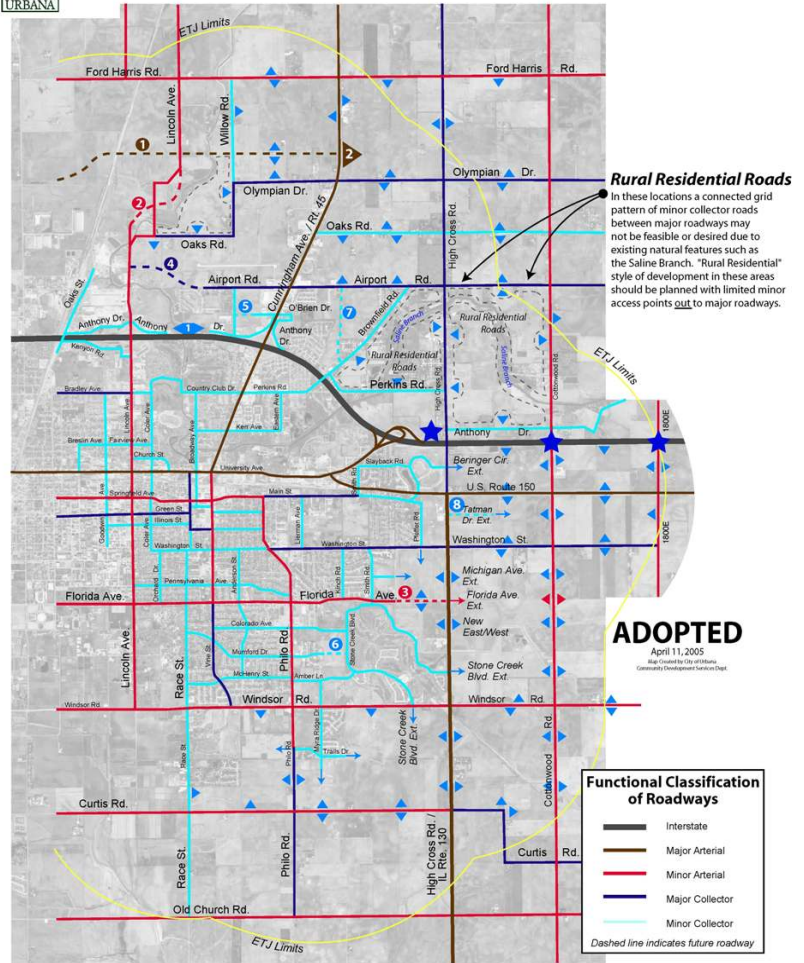
Urbana Comprehensive Plan 2005



Urbana Comprehensive Plan Mobility Map

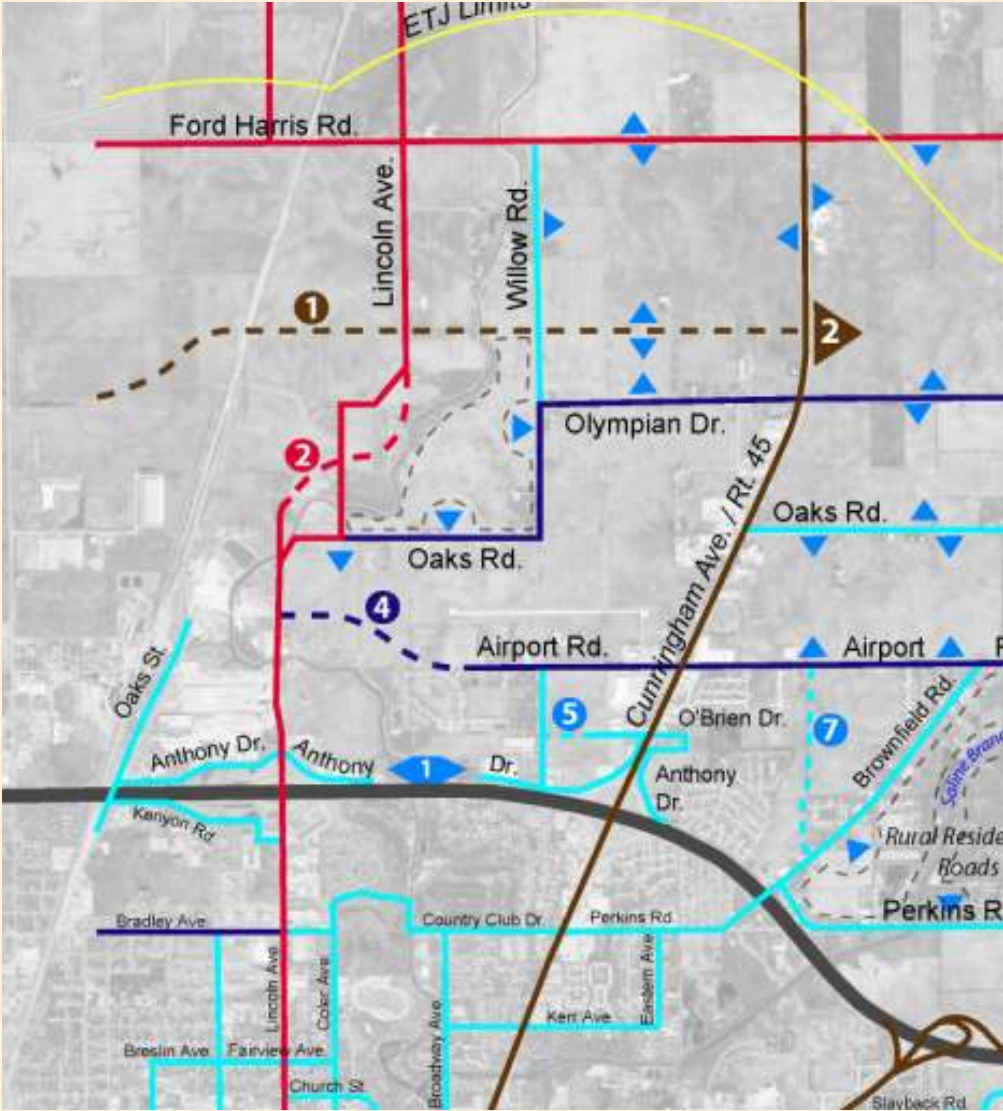


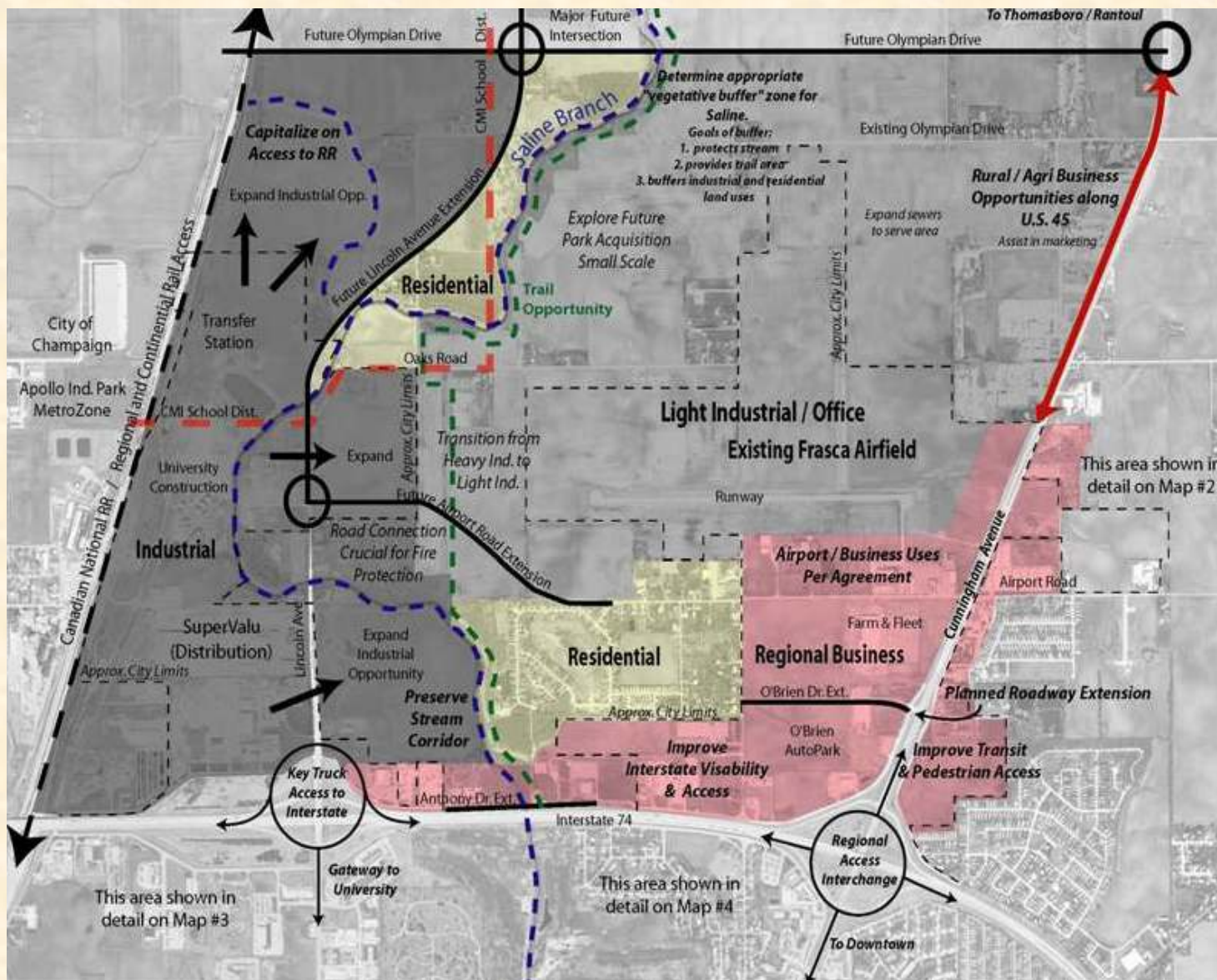
APPENDIX "D" MOBILITY MAP



Planned Roadway Extensions Connections have been determined and planned for accordingly.	Potential Projects Projects identified as needing additional study to determine necessity, design, location and function, economic, environmental and ecological impact.	Extending the Grid System Extending a consistent system of collector and arterial roadways is critical to ensure adequate facilities are constructed in tandem with development. The map indicates general locations where the system shall be extended. The map identifies two different types of grid extension symbols:
<ol style="list-style-type: none"> Olympian Drive relocation and extension west from U.S. Route 45 Lincoln Avenue re-aligned north between Oaks Road and Olympian Drive Florida Avenue extended to east to High Cross Road Airport Road extended to Lincoln Avenue O'Brien Drive extended to Willow Road Mumford Drive extended to Stone Creek Boulevard North/South Collector between Brownfield Road and Airport Road Tatman Drive extended east from High Cross Road 	<ol style="list-style-type: none"> Anthony Drive connection between Lincoln Avenue and Willow Road Olympian Drive termination at U.S. Route 45 or continuation to High Cross Road <p>★ Interstate 74 interchange alternatives when needed as Urbana grows east. High Cross Road, Cottonwood Road, 1800E.</p> <p>Consideration of interchange alternatives to include:</p> <ul style="list-style-type: none"> Rural Residential Development Area Ecological Areas Horizontal and vertical alignments of intersecting roads Desired land use patterns 	<p>▲ Direction and approximate location. The exact location of roadways and/or right-of-way dedication shall be determined depending on factors including (but not limited to) proposed development plans, natural features and safety needs.</p> <p>↑ Pre-determined location for extension The desired location of roadways and/or right-of-way dedication is known though further study is required to determine the final design.</p> <p><small>Note: Colors indicate classification</small></p>

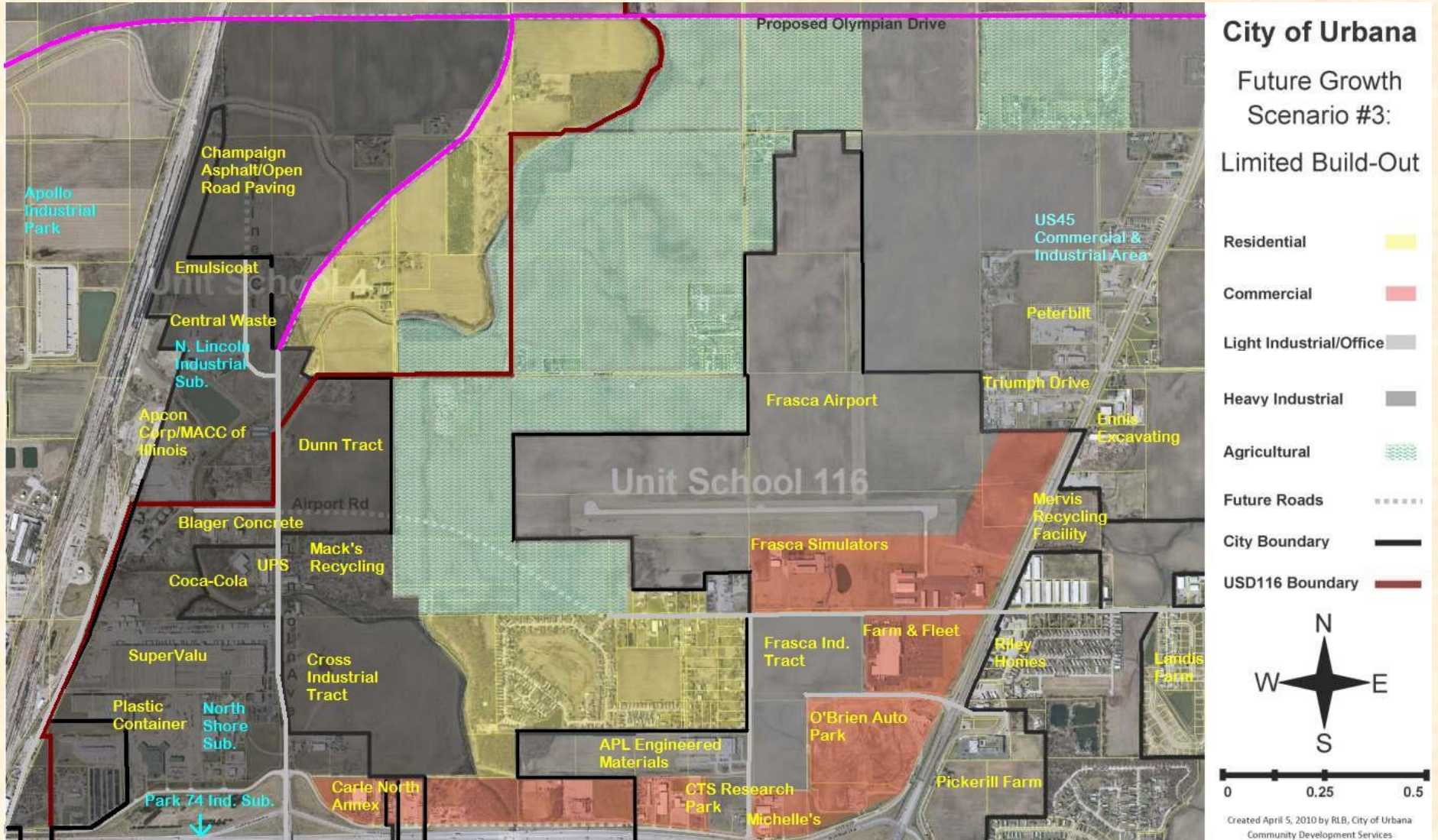
Urbana Comprehensive Plan Mobility Map





Urbana Comprehensive Plan, 2005

Development Trends



Development Activity North Lincoln Avenue

- Park 74 Ind. Subdivision
- Holiday Inn & Express, Speedway, Comfort Suites
- Capstone Quarters
- One North & One South
- Harley Davidson
- Kettering/Linview Business Park
- Carle Sports Medicine
- Flex N Gate Corp Office
- SuperValu
- N. Lincoln Industrial Park
- MACC/Apcon
- Allied Waste
- Twin City Recycling, Don's
- Blager Concrete
- Cross Construction
- Emulsicoat
- UPS, Coca-Cola
- Plastic Container
- North Shore Industrial Park

Development Activity

North Cunningham Avenue

- O'Brien's Auto Park
- Farm and Fleet
- Michelle's Bridal
- Bernie's Tires
- Creative Thermal
- Twin City T&A
- APL
- Frasca Field
- Frasca Simulators
- Ohana Pools
- Riley Homes
- Triumph Drive
- Hanford Inn
- Landis Farms Subd.
- Somerset Subd.

Future Development

- Cross Tract
- Dunn Farm
- Saline Court
- Somer Drive
- UPS
- Emulsicoat
- Champaign Asphalt/
Open Road Paving
- CTS Research Park
- Michelle's Bridal
- Indoor Soccer Facility
- O'Brien Auto Park
- Pickerill Farm
- Landis Farms
- Mervis Recycling
- Frasca Tracts
- Farm & Fleet outlots

Other Considerations

- **Infrastructure Investments:**

- Interceptor sewers, railroad infrastructure, Lincoln Ave.(s), Olympian Dr. (w), Somer Dr., Saline Ct., O'Brien Dr., Vance Rd., Lincoln Ave. Bridge, North Shore sewer, Willow Rd. (pending)

- **Private Investments/Expectations:**

- N. Lincoln Industrial Park, SuperValu, Blager, Emulsicoat, O'Briens Auto Park, Farm & Fleet, Creative Thermal Solutions, Apcon/MACC, UPS, Michelle's, Champaign Asphalt, Cross Construction, Frasca, Pickerill Farm, Mervis Recycling
- \$58 million investment since 2001

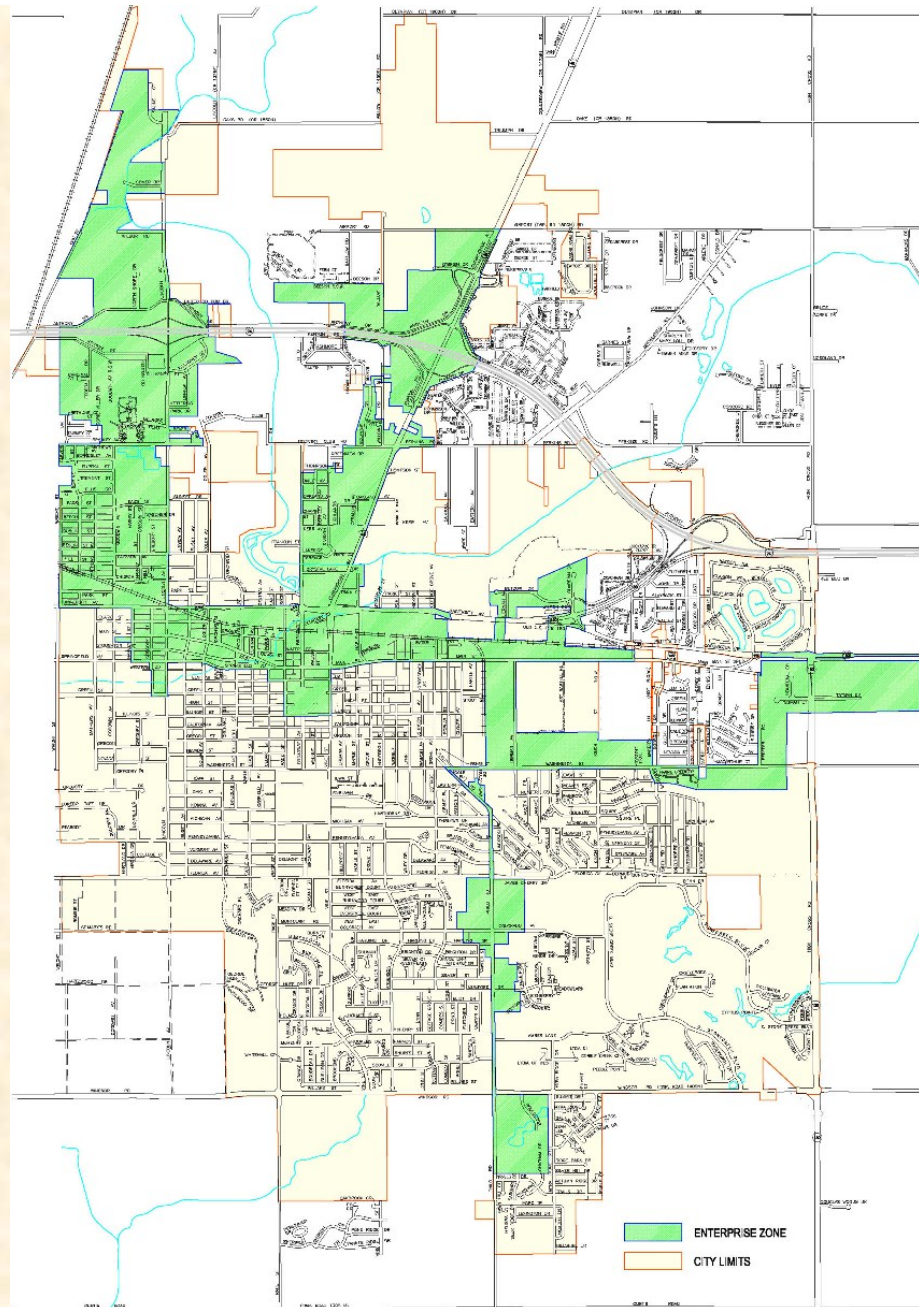
- **Job Creation and Retention**

- SuperValu, Plastic Container, Frasca, O'Brien's, Emulsicoat
- Over 400 jobs created or retained since 2001; over 2,000 jobs total in area

Other Considerations, cont.

- **Business Interests**
 - Lincoln/Oak Business Group
 - North Cunningham Neighborhood Business Group
- **Economic Development Programs**
 - Enterprise Zone
 - North Cunningham Avenue Redevelopment Area (TIF 4)
 - Possible North Lincoln Redevelopment Area (TIF 5)
- **Improve industry access to railroad**
- **Connectivity & emergency access**
 - Business, resident, & provider concerns
- **Roadway Safety & Maintenance**
 - Township and County roads
 - Interstate 74

Enterprise Zone Boundaries (Urbana/Champaign County)



City of Urbana, Illinois

City of Urbana
Public Works Dept
Engineering Division
Date: 09/26/2006 Drawn by: PLS



Fiscal Impact Analysis

- Looks at public sector revenues from development over the next 30 years
- South of proposed Olympian Drive only
- Projections based on actual development patterns on North Lincoln Avenue and the Apollo Subdivision



Analysis Results

- Most conservative scenario results in:
 - Almost \$530,000 annual prop. tax to County
 - Over \$3,700,000 annual prop. tax to schools
 - Over \$900,000 annual prop. tax to City
 - Over \$6,300,000 annual prop. tax to all districts
 - Estimated 3,000-4,000 new jobs



Economic Impact Analysis

- Looks at overall impact to the local economy over 5 years
- Prepared by the Champaign County Regional Planning Commission



Analysis Results

- 500 new jobs over five years results in:
 - 127 additional indirect jobs
 - 195 additional induced jobs (822 total new Jobs)
 - Over \$525,000 annual County revenue (prop. Tax, sales tax, MFT, others)
 - Over \$102,000,000 in annual economic output

