

REQUEST FOR PROPOSALS



North Crane Alley

*Redevelopment Opportunity
in Downtown Urbana, Illinois*



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Welcome

The City of Urbana, Illinois, in partnership with property owner Robert Venable, invites proposals for the purchase and development of prime real estate located in Downtown Urbana, a 'live, work, play' environment. The 1.4 acre project area is located centrally in a hub for government services, business entrepreneurship, dining, entertainment, and retail near major employers, including the University of Illinois.

Important Dates

Open for Submission:
8:00 a.m. CST
Wednesday, March 25th, 2015

Pre-Submittal Questions Deadline:
5:00 p.m. CST
Wednesday, May 27th, 2015

Submission Deadline:
5:00 p.m. CST
Friday, June 26th, 2015

Submission Information

[HARD COPY TO]
City of Urbana
Community Development
ATTN: Brandon Boys
400 South Vine Street
Urbana, IL 61801

[ELECTRONIC COPY TO]
bsboys@urbanailinois.us

[PRE-SUBMITTAL QUESTIONS]
Brandon Boys
Economic Development
Manager

bsboys@urbanailinois.us
(217) 328- 8270

Official Notice Inviting Proposals

Robert Venable
and
the City of Urbana, Illinois

Downtown Redevelopment Opportunity

NOTICE IS HEREBY given this Wednesday, March 25th, 2015, that the City of Urbana and Robert Venable, as parties jointly (hereafter “Parties”), do solicit qualified proposals for the redevelopment of certain properties in Downtown Urbana—which are owned by both “Parties” respectively—as defined within the formal Request for Proposal (RFP) document attached hereto (hereafter “Project Area”).

The Parties are pleased to announce the issuance of this development opportunity which is in the heart of Downtown Urbana and in the study area of a proposed new Tax Increment Finance District (TIF District). The Parties are seeking a high quality development in accordance with the goals defined within this formal RFP document.

Interested developers should submit creative proposals that offer unique opportunities to create an innovative mixed-use development that preserves the character, lifestyle, design and architectural theme of Downtown Urbana. All proposals must be submitted before the submittal deadline of Friday, June 26th, 2015 at 5:00 p.m. CST.

Interested parties may contact Economic Development Manager Brandon Boys at (217) 384-2444 or bsboys@urbanaindinois.us for further information regarding this Request for Proposals or to schedule a pre-submittal meeting.

Introduction

The City of Urbana, Illinois and Robert Venable are pleased to announce the issuance of this development opportunity. Urbana is home to a diverse and thriving professional community, supported by its relationship with the University of Illinois. With its preeminent entrepreneurial research and development expertise, the University has drawn a number of tech companies to a region brimming with a pool of talented graduates entering the workforce. 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.



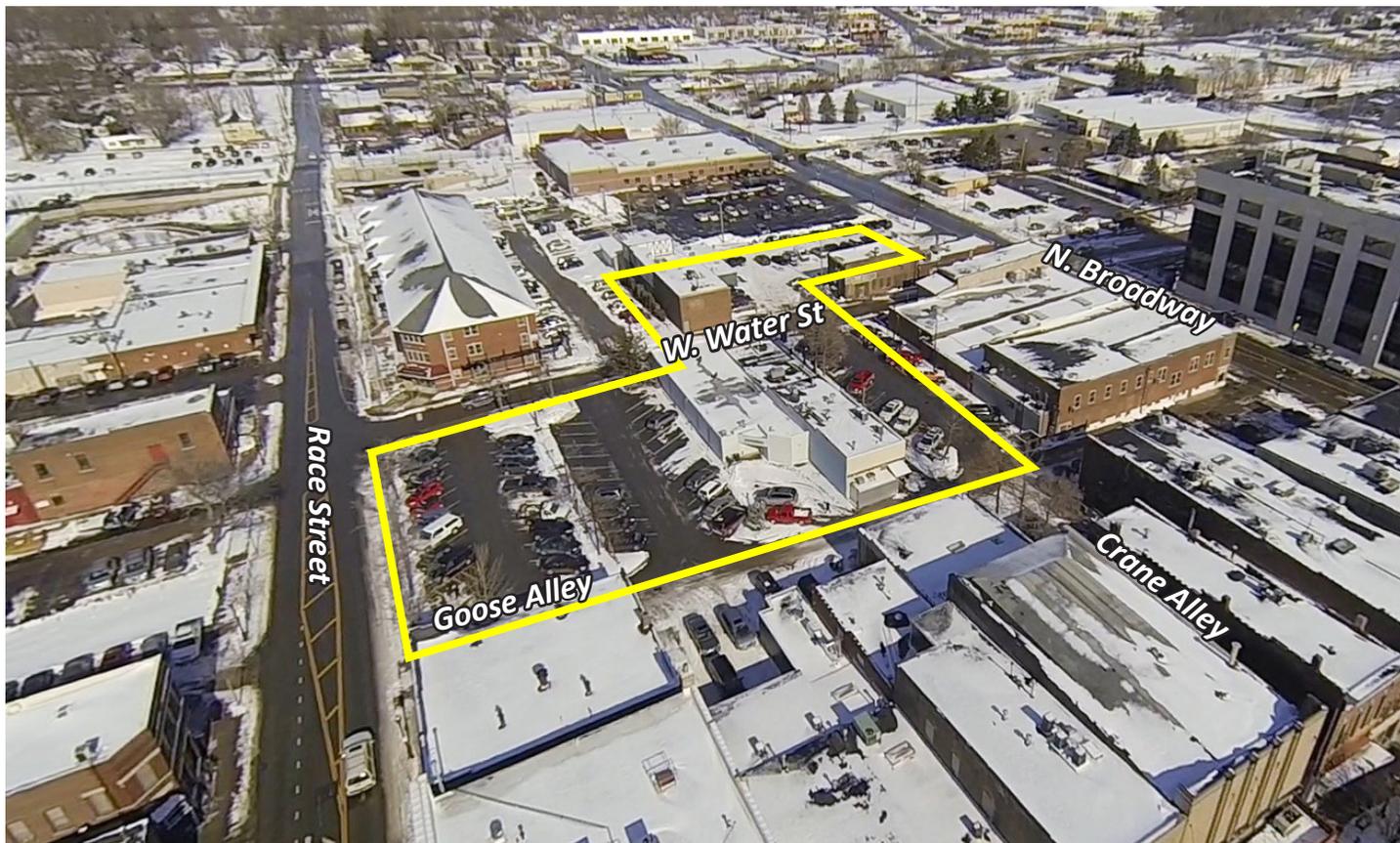
Property Description

The Project Area is located in the heart of Downtown Urbana, north of Main Street and between Race Street and Broadway Avenue, the primary arterials of the core downtown (see Exhibit A). The six parcels of the proposed site are also located within the study area for a new Tax Increment Finance District (TIF District). If the new TIF District is established, then redevelopment of this Project Area will be eligible for redevelopment incentives from the City. Crane Alley, Goose Alley, and Water Street are three public right-of-ways that intersect the Project Area.



North Crane Alley - Project Site Aerial

The parties believe that it is desirable to jointly seek redevelopment proposals for the Project Area and that the issuance of this RFP is the preferred method for soliciting qualified proposals. Bunny's Tavern is located on parcels owned and operated by Robert Venable within the Project Area. Bunny's Tavern is a well-established business, having operated in downtown Urbana for 78 years. The business adds historic and lifestyle value which benefit the downtown area. Two public parking lots in the Project Area are owned and operated by the City. These parking lots serve a number of businesses in the immediate downtown area including Bunny's and the Black Dog Smoke & Ale House which is located directly adjacent to the Project Area. Approximately 127 parking spots are currently offered among all lots, which include 66 metered/city owned spaces and 61 unmetered private/leased spaces. The former Jolly Roger restaurant building, now vacant, is also located in the Project Area.



Site Aerial - View focused on currently available public and private parking.

The RFP process is intended to identify options that will ensure the future success of Bunny's in Downtown Urbana and to ensure that adequate public parking is sustained for current businesses as well as for any proposed use of the Project Area. The RFP process is also intended to capitalize on trends toward urban living in Downtown Urbana by incorporating the City's historic value and further enhancing the concepts of Urbana's 2012 Downtown Plan.

The Project Area is zoned B-4 Central Business District (see Exhibit E), is readily serviced by major utilities (see Exhibit B), and is readily accessible by car (see Exhibit C), bicycle, or walking. The Project Area is also well serviced by a high-frequency bus transit system operated by the Champaign-Urbana Mass Transit District (see Exhibit D). The Project Area is located two blocks from both Vine Street and University Avenue giving it excellent accessibility from the University of Illinois, Downtown Champaign, and Interstate 74.

Ground Level Photos of Site Area

<p>Race Street Looking South</p>	<p>W. Water Street Looking East from Race Street</p>	<p>W. Water Street Looking West From N. Broadway</p>
		
		
		
<p>Main Street Looking West from Race Street</p>	<p>Crane Alley Looking North from Main Street</p>	<p>N. Broadway Looking South from Main Street</p>

Character of Downtown Urbana

Downtown Urbana is the heart of a thriving, livable community adjacent to the University of Illinois. Residents in and near the Downtown frequent multiple specialty grocery stores, a bakery, and a diverse range of restaurants including ethnic cuisine, unique bars, vegetarian-friendly restaurants, and renowned barbecue. Urbana's Main Street hosts shoe stores, boutique retail, pop-up shops, music stores, a skate shop, and a comic book store. Lincoln Square, an historic indoor shopping mall, is a lively mixed-use center with retail shops, professional offices, a casual daytime cafe, as well as yoga and fitness studios. The Downtown is well served by dedicated bicycle lanes and high frequency public bus transit connecting to the University of Illinois, nearby hospitals, and Champaign. Every Saturday during the growing season Urbana's Market at the Square attracts an average of 4,500 patrons for downstate Illinois's largest farmers market. This growing concentration of amenities offered within the Downtown has created a strong demand for housing nearby and within Downtown Urbana.

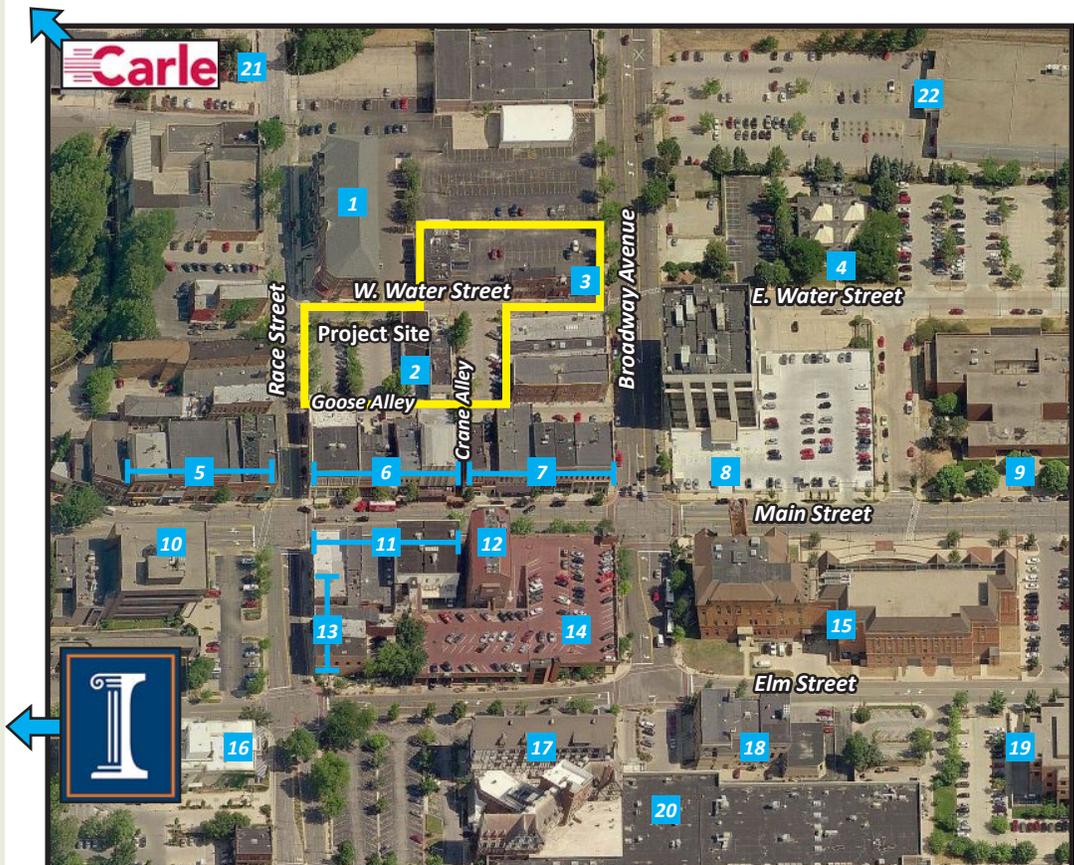
Downtown Urbana hosts numerous creative employers, restaurants, retail shops, and cultural events. The Downtown offers a unique mix of well-established businesses alongside a proliferation of startups that have recently opened their doors. The mix of professional employers ranges from software development, design and marketing to social services, health care, and law. Notably over the past two years, new and expanding creative industry, restaurants, and retail have reduced commercial vacancies and made the Downtown real estate market more competitive. This trend has also led to several major redevelopment projects of existing buildings.

- 1** *Stratford Residences*
- 2** *Bunny's Tavern*
- 3** *Black Dog Smoke and Ale House*
- 4** *Urbana Civic Center*
- 5** *Retail & Restaurants*
 - *Siam Terrace*
 - *Cafeteria & Co.*
 - *Corson's Music Store*
- 6** *Retail & Restaurants*
 - *Rose Bowl*
 - *Dancing Dog Eatery & Juicery*
 - *Mirabelle's Fine Pastries*
 - *Cinema Gallery*
- 7** *Retail*
 - *Priceless Books*
 - *Heel to Toe*
 - *Birkenstock*
- 8** *County Plaza*
- 9** *Sheriffs Department*
- 10** *Busey Bank*
- 11** *Retail*
 - *Bohemia*
 - *Error Records*
 - *Action Jackson Comics*
 - *Farm League Skateshop*
 - *Lord and Lacy BBQ*
- 12** *Crane Alley Restaurant*
- 13** *Retail & Restaurants*
 - *Champaign Cycle in Urbana*
 - *Sitara Indian Restaurant*
 - *Iron Post*
- 14** *City Parking Deck*
- 15** *County Court House*
- 16** *Urbana Free Library*

- 17** *Urbana Landmark Hotel*
- 18** *Independent Media Center (IMC)*
- 19** *Federal Court House*
- 20** *Lincoln Square Mall*
- 21** *Urbana Boneyard Creek Redevelopment Project Area*
- 22** *Save-A-Lot Grocery*

Downtown Urbana

Major Retail, Restaurants, and Points of Interest



Guiding Principles / Downtown Vision

The parties envision a development with architectural design that maintains the urban and historic character of Downtown Urbana while contributing to its live-work-play setting. Proposals for the redevelopment of the Project Area are encouraged to be predominantly mixed-use including a variety of quality residential units. Proposals that include other commercial uses such as, but not limited to, small-scale retail or office suitable for technology-based businesses are preferred. Qualifying proposals should be guided by a redevelopment strategy that is supported by the market and also helps the City expand its efforts to make Downtown Urbana a premier destination for urban living: creative entrepreneurship, artistic collaboration, and a variety of cultural, dining, and entertainment experiences.

Additional built form examples may be found in the 2012 Downtown Urbana Plan.



Example 1 - Downtown Urbana Design Rendering
2012 Downtown Urbana Plan



Example 2 - Preferred Design Sample
2012 Downtown Urbana Plan



Example 3 - Preferred Design Sample
2012 Downtown Urbana Plan



Example 4 - Downtown Urbana Design Rendering
2012 Downtown Urbana Plan

Additional Resources

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

2012 Downtown Urbana Plan:	http://urbanaininois.us/downtown
2015 Official Zoning Map:	http://urbanaininois.us/zoning
2011 Downtown Market Study:	http://urbanaininois.us/businesses-5
2005 City of Urbana Comprehensive Plan:	http://urbanaininois.us/businesses/urbana-comprehensive-plan
2005 Tax Increment Disrict #2 Plan:	http://urbanaininois.us/businesses/incentives/TIF/about

Interested developers may also submit “pre-submittal” questions or concerns to Brandon Boys, Economic Development Manager via email at bsboys@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 parties.



General Conditions

The parties reserve the right to accept or reject any or all proposals at their own discretion. The parties also reserve the right to negotiate a development agreement with any developer which they so choose at their own discretion.



Proposal Elements

The Project Area has sufficient space to design a quality mixed-use development to meet all of the guiding principles, preferred uses, and required elements as outlined in this RFP. Qualifying proposals should present a development concept that conforms to the following general guidelines:

- Proposals will preferably include new, mixed-use structures with upper-story residential units.
- Proposals for redevelopment of the Project Area should include structured parking which will be available for use by the businesses located in the development and their patrons as well as the residents of the project and their guests. It is expected that the new structured parking will accommodate more vehicles than what is provided for in the current surface parking areas so as to service the patrons of surrounding activities in Downtown Urbana.
- Proposals for redevelopments of the Project Area should include either a new or a preserved Bunny's Tavern that maintains the character of the business and provides new opportunities for its future success. Proposals will preferably include outdoor and/or indoor space for Bunny's Tavern to continue to host musical events.
- Proposals should seek to preserve rear access to existing buildings fronting Broadway Avenue. Proposals may suggest vacation of adjacent public right of way for consideration by the City. Such proposals should still ensure pedestrian access consistent with an urban core.
- Proposals should evidence familiarity with urban design principles, with emphasis on pedestrian-friendly sidewalks and streetscapes. Ideally, the proposed design will accommodate frequent pedestrian traffic as well as allow for outdoor dining and/or entertainment.

Notwithstanding the aforesaid general guideline, the Parties reserve the right to jointly consider and, where appropriate, approve projects proposed in response to the RFP which may not necessarily meet each of the aforesaid general guidelines. Therefore, interested developers are encouraged to submit proposals which represent the unique development approach which the developer believes would be most successful, even if it is not precisely consistent with all preferred use/required elements described above.

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:

- **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 Parties' goals for a mixed-use development as identified in "PROPOSAL ELEMENTS."
- **Preliminary Concept and Sketch of Site Plan**
- **Proposed Project Schedule**
- **Proposed Budget and Financial Analysis** including a description of funding sources, details of the anticipated request for support or incentives from the City, and a description of the proposed leasing arrangement for the new parking structure.
- **Development Team's Experience** including resumes of lead developers, references and 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).

Selection Process

The City will use the following process to select the proposal that best fulfills the project goals and criteria summarized in the RFP. Please note that:

1. Proposals received by the deadline will be reviewed to ensure that each proposal has met the minimum content requirements as identified in this RFP. Proposals that do not include the required content indicated above will not be considered in the selection process.
2. The Parties will select finalist proposals. Finalists will be advised as to scheduling on-site interviews. Finalists will be expected to present their proposals in person.

Review Criteria

The parties are 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 redevelopment planning, downtown redevelopment, and redevelopments incorporating historic character/themes of local market.
3. Notable strengths of the assigned project manager.
4. Understanding of the project goals and vision set out in this RFP.
5. Budget proposal and 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.

Proposal Submission

All proposals must be submitted before the submittal deadline of Friday, June 26th, 2015 at 5:00 p.m. CST.

IMPORTANT DATES:

Open for Submission:

8:00 a.m. CST
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Submission Deadline:

5:00 p.m. CST
Friday, June 26th, 2015

SUBMIT COMPLETE PROPOSAL TO:

[REQUIRED ELECTRONIC COPY]

bsboys@urbanaininois.us

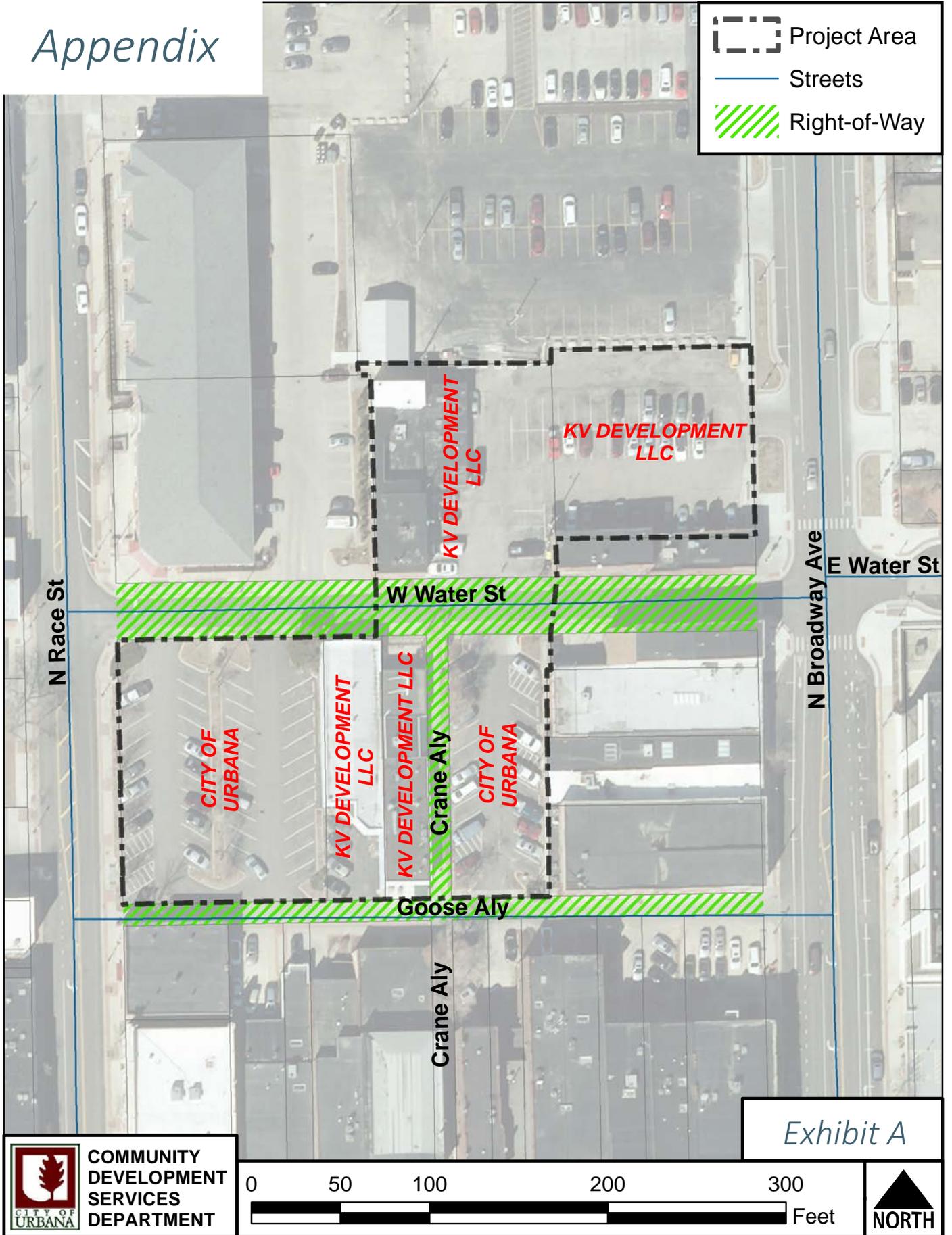
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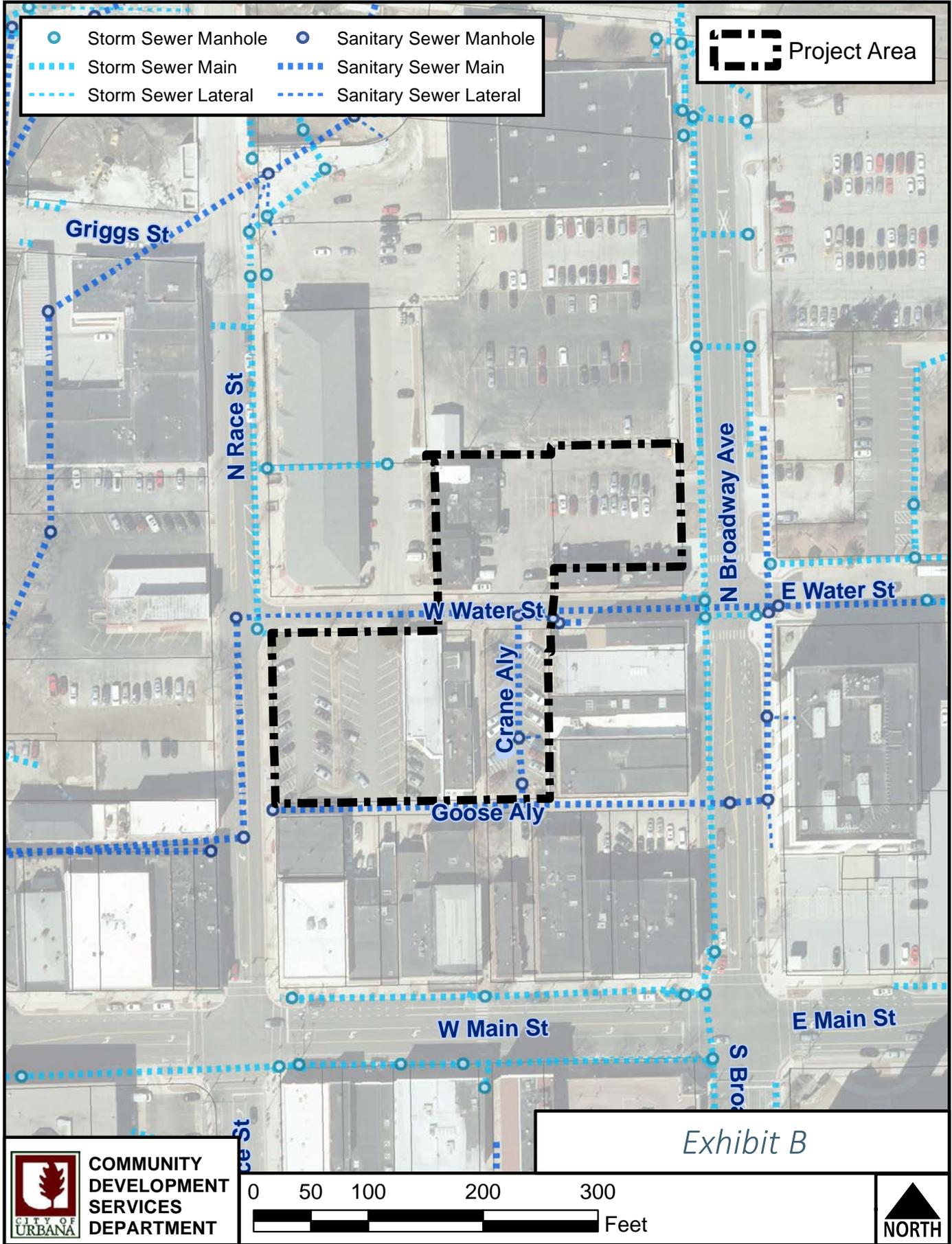
City of Urbana
Community Development
ATTN: Brandon Boys
400 South Vine Street
Urbana, IL 61801

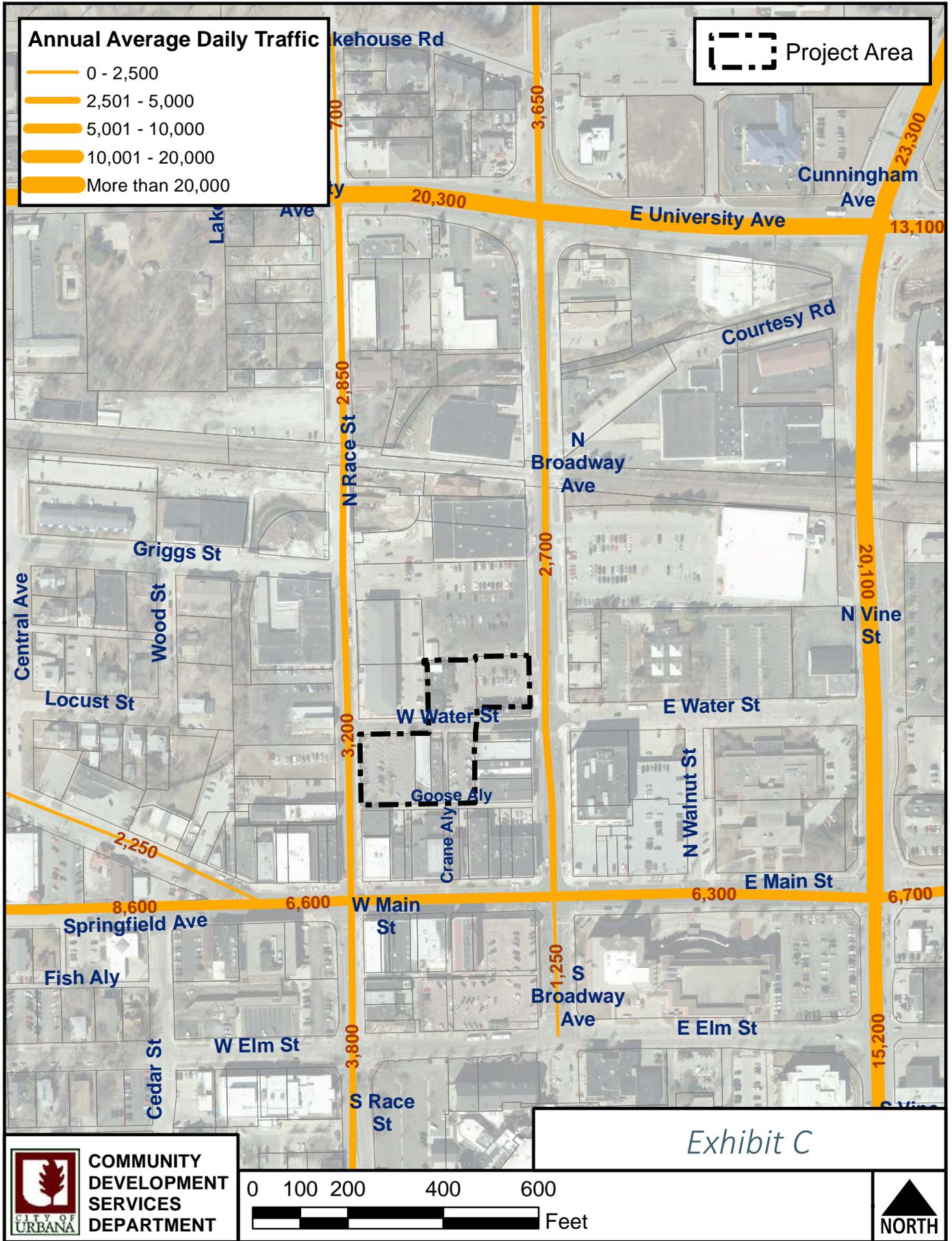
Proposals shall be sealed and clearly marked with the following label:

"Proposal for NORTH CRANE ALLEY"

Appendix



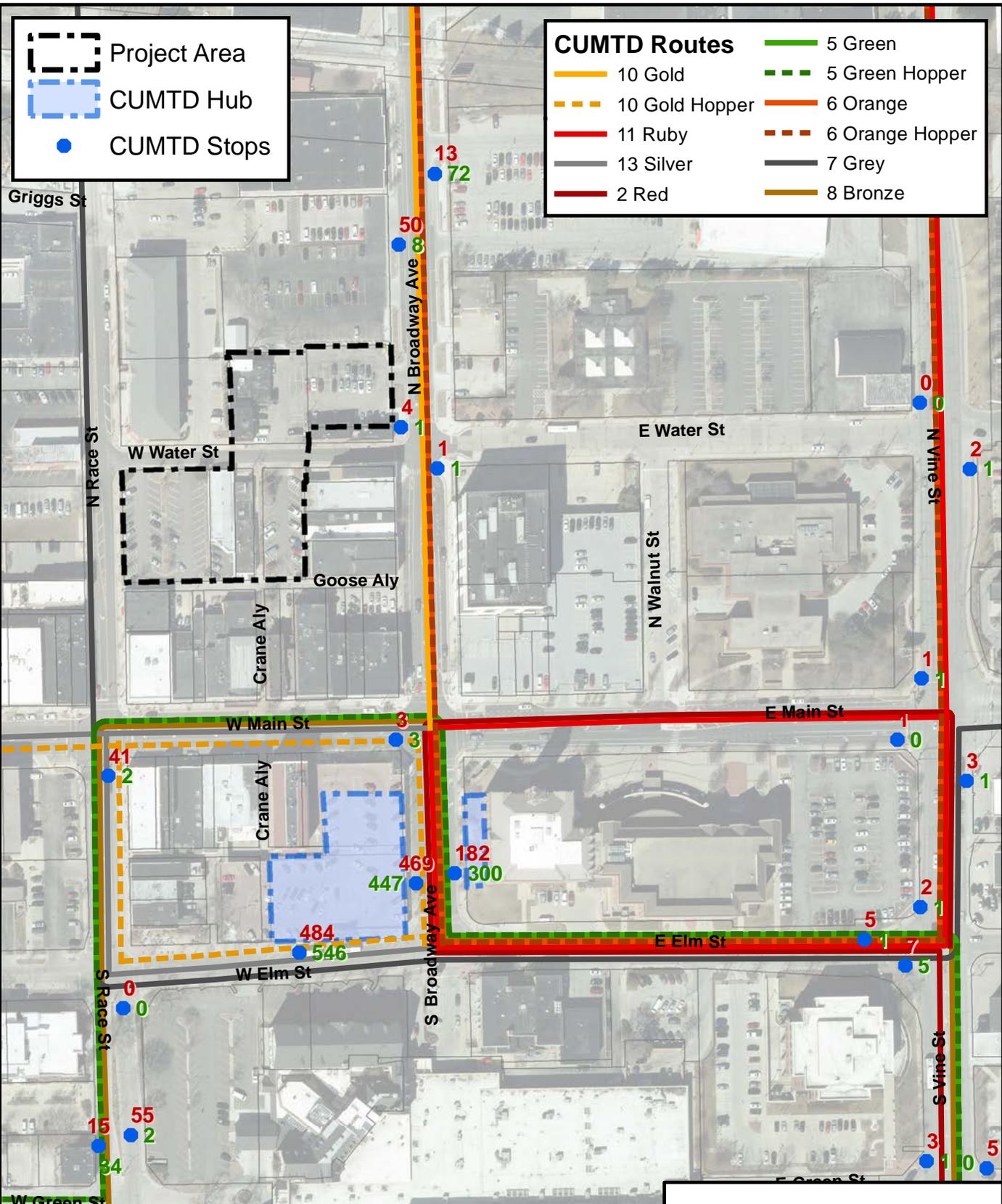




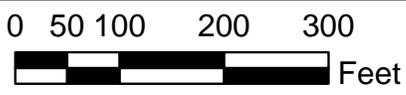
 Project Area
 CUMTD Hub
 CUMTD Stops

CUMTD Routes

	10 Gold		5 Green
	10 Gold Hopper		5 Green Hopper
	11 Ruby		6 Orange
	13 Silver		6 Orange Hopper
	2 Red		7 Grey
			8 Bronze




COMMUNITY DEVELOPMENT SERVICES DEPARTMENT



Average daily boardings are shown in green.
 Average daily alightings are shown in red.



Exhibit D

Zoning Districts

	B-1		B-4E		R-2
	B-2		CRE		R-5
	B-3		IN-1		R-6
	B-4		MOR		R-6B

 Project Area

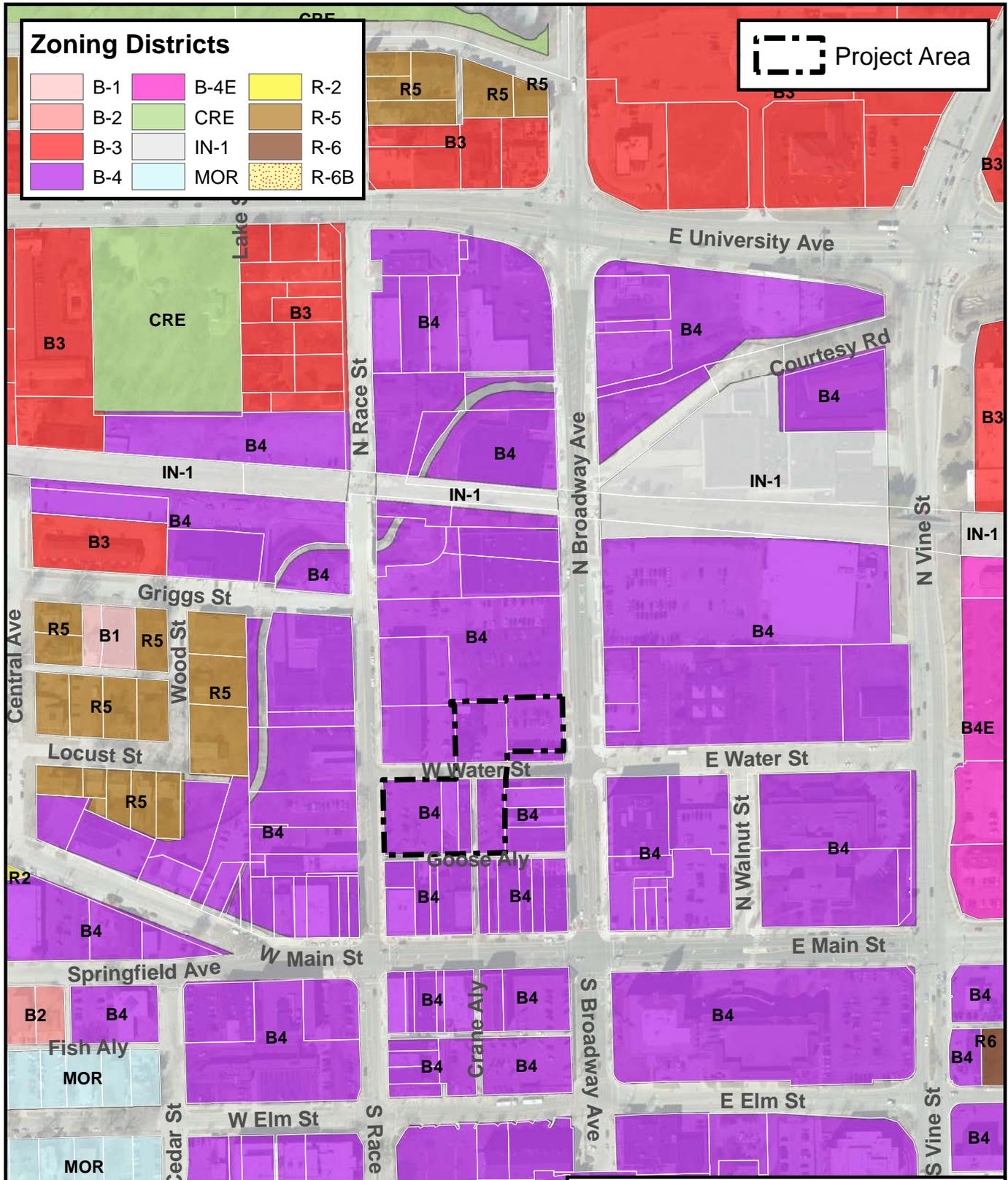


Exhibit E



Exhibit F - Amenities of Downtown Urbana

Major Employers in and near Downtown Urbana

- The University of Illinois
- Carle Foundation Hospital, Carle Clinic & Health Alliance
- Presence Covenant Medical Center
- Dart
- U.S. District Court for the Central District Illinois
- Champaign County Circuit Court
- City of Urbana
- Busey Bank
- Champaign Urbana Mass Transit District
- Applied Pavement Technology
- Pixo
- Illinois Choices

Innovative Businesses and Creative Service Providers in Downtown Urbana

- Pixo
- Personify
- Runtime Verification
- Radian Games
- Pale Gray Labs
- [co][lab]
- NORDEN
- Adjacency+
- Patent Vantage
- Creative Health
- Proton Scientific

Retail & Galleries

- Art Mart & Art Mart Toys
- Cinema Gallery
- Heel-To-Toe Shoe Store
- Corson Music's Guitar Store
- Priceless Books
- Champaign Cycle Company
- Art Coop
- Pard's Western Shop
- Dr. G's BrainWorks
- Bohemia
- Error Records
- Farm League Skate Shop
- Action Jackson Comics
- Beads N' Botanicals
- International Galleries
- Calico Jewelry
- Sew Sassy
- Klose Knit
- Oriental World
- Connections Resale
- Bent Bean Chocolates
- Urbana Museum of Photography

Locally Owned Restaurants

- The Courier Café (American)
- Pizza M
- Flying Machine Coffee
- The Dancing Dog Eatery & Juicery (Vegan)
- Silvercreek Restaurant (Fine Dining)
- Xinh Xinh Café (Vietnamese)
- Siam Terrace (Thai)
- Sitara Indian Restaurant
- Tang Dynasty (Chinese)
- El Oasis (Mexican Ice Cream Parlor)
- Piato Café (American)

Urbana's Local "Barbecue District"

- Black Dog Smoke & Ale House
- Masijta Grill (Korean Barbecue)
- Lil' Porgy's BBQ
- Po' Boys Restaurant
- Lord & Lacy BBQ (opening soon)
- Hickory River Smokehouse (north Cunningham Avenue)

Downtown Bars

- Crane Alley (Bar & Restaurant)
- Bunny's Tavern
- The Iron Post
- Rose Bowl Tavern
- A Plus VIP Lounge

Diverse Grocery Stores

- Common Ground Food Co-op
- Schnucks
- Strawberry Fields Natural Food Store (re-opening soon)
- Art Mart Foods
- Mirabelle Bakery
- El Progreso Mexican Grocery
- Save-A-Lot

Exhibit F - Continued

Services

- Amara Yoga
- The Art Party Studio
- H2O Hair Salon
- Muris Technologies
- Health In Harmony Wellness Center
- Urbana Acupuncture
- Charter Fitness

Major Events

- Urbana Sweetcorn Festival: August 28th - 29th, 2015
- Urbana Market at the Square: Saturday Morning 7AM-Noon, May 2nd - November 7th 2015
- Uncork Urbana Wine Festival: June 13th, 2015
- Pygmalion Tech Conference: September 24th - 27th, 2015

Other Downtown Features

- U.S. Post Office
- Urbana Landmark Hotel
- Urbana Free Library
- First United Methodist Church of Urbana
- Boneyard Creek Improvement Area

Transportation Options

- Designated Bike Lanes Along Main Street
- High Frequency Public Bus Service (see Exhibit D)