

Washington School Fact Sheet

1102 N Broadway Ave

Summary

The City of Urbana, on behalf of Urbana School District #116, is actively seeking a developer for a 3.5 acre site adjacent to Crystal Lake Park. Preferred development would include the demolition of the existing school building and construction of low-to-medium density residential units. 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.



Site Specifications

Current Use: Vacant 30,000 sf old one and two-story school building on western half of property. Remainder of property is mix of pavement and open space.

Dimensions: 467.25 x 356.25 at widest, less right-of-way in SE corner. 152,233 sf / 3.5 acres total.

Traffic Count: 1,950 ADT on Broadway. Nearby Cunningham Ave; 21,500 ADT and University Ave; 19,200 ADT

Zoning: The process is currently zoned CRE Conservation Recreation. The property is expected to be rezoned in the near future to R-4 Medium Density Residential, which has the following requirements:

Max Height: 35 Feet.

Max Floor to Area Ratio: 0.5

Min Open Space Requirement: 0.35

Setback Requirements: 15-foot front, 10-foot rear, 5-yard side

Parking Requirements: 0.5

Allowed Uses: [See Website for Complete List](#)

Utilities: The site is serviced by all major utilities including sanitary and storm sewers. Fiber Optic is located across the street.

PIN: 91-21-08-254-001, 91-21-08-254-002, 91-21-08-254-003, 91-21-08-254-004, 91-21-08-256-001

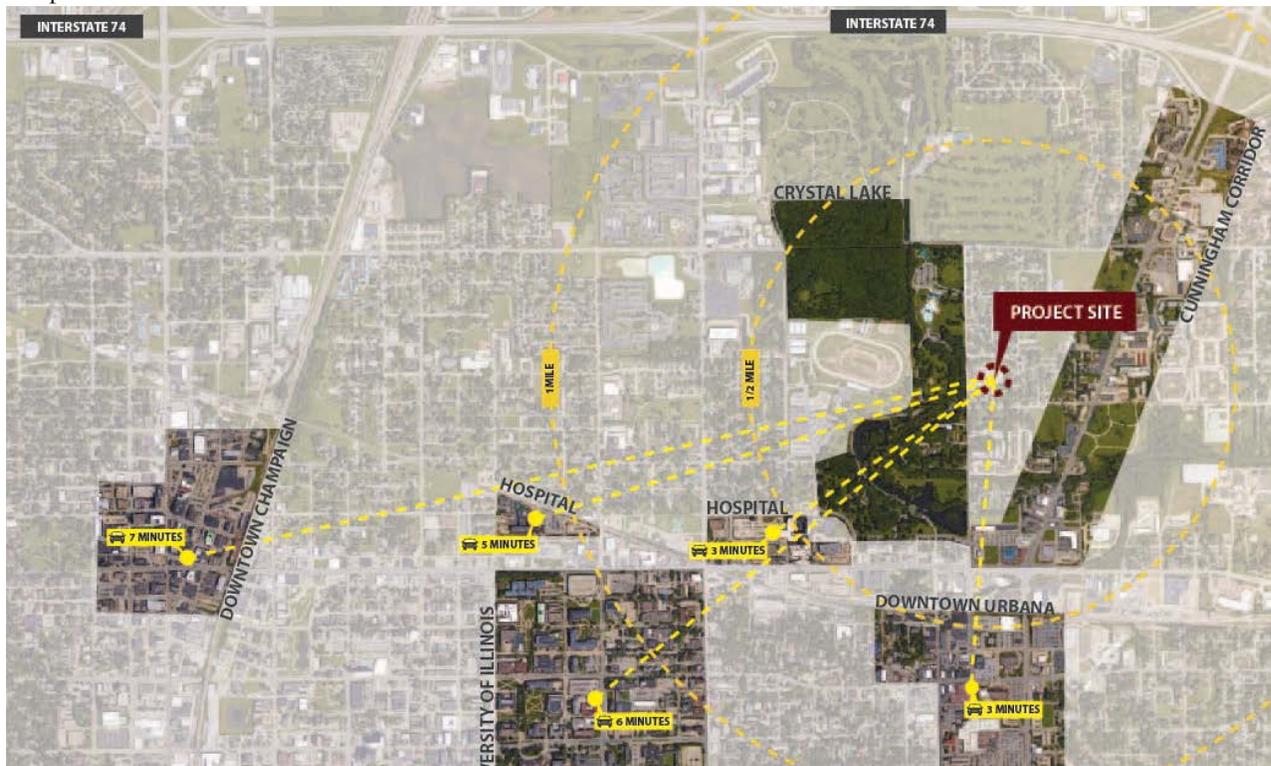
Environmental: The building is expected to have remediation costs. Total remediation and demolition costs are estimated to be \$500,000.

Ownership: The site is owned by Urbana School District #116.

Local Employers

The site is located across the park from Carle Hospital (~6,000 employees total). Downtown Urbana is just a few block away and contains several large employers including, The City of Urbana (200+ Employees), Busey Bank and Wealth Management (100+ Employees), Applied Pavement Technology, Pixo, Federal & County Courthouses, and numerous other downtown business.

The majority of the region's major employers are also within 1.5 miles of site including the University of Illinois (~10,000), OSF Heart of Mary Hospital [Old Presence Covenant, (~1,000)], Urbana High School & Middle School, five elementary schools, school district administrative offices and the Flex-N-Gate Corporation.



Amenities

The site overlooks Crystal Lake Park, 144 acres of urban forest, the Saline Branch, Crystal Lake, and the Lake House. The park is also adjacent to Busey Woods, the Anita Purves Nature Center, and Crystal Lake Family Aquatic Center. Leal Park and the Boneyard Creek Crossing are small downtown parks also within walking distance.

Downtown Urbana is just a few blocks away and is home to locally owned restaurants, shops, galleries and cafes. Downtown Urbana also hosts several festivals a year (Sweetcorn, First Fridays, Folks and Roots & more), as well as the local farmers market, *Market at the Square*, which runs from May to November and attracts 4,500 patrons each Saturday during the season.



Several other shopping centers are within a short distance, such as Lincoln Square, Schnucks Crossing, Gateway Shops, and Five Points and offer a wide variety of fast-food restaurants and personal and professional services. Nearby supermarkets and ethnic grocery stores including, Schnucks, Save-a-lot, Common Ground Food Co-op, World Harvest/Strawberry Fields, Best of Africa, and El Progreso.

Preferred Development Outcome

All residential development proposals will be considered. However, it is envisioned that the project will consist of a low-to-medium density residential development that is mindful of the surrounding single-family homes. While the demolition of the existing building is expected, adaptive reuses will also be considered.

Development Incentives

The Site is located in the City's Enterprise Zone and Central TIF District. As part of the Enterprise Zone single-family, duplex, zero-lot line, and townhome developments are all eligible for sales tax exemption on building materials. Through the TIF district, incentives are negotiable through a development agreement, subject to elected official approval.

Contact

For more information about the site, development goals, and possible incentives, please contact:

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