

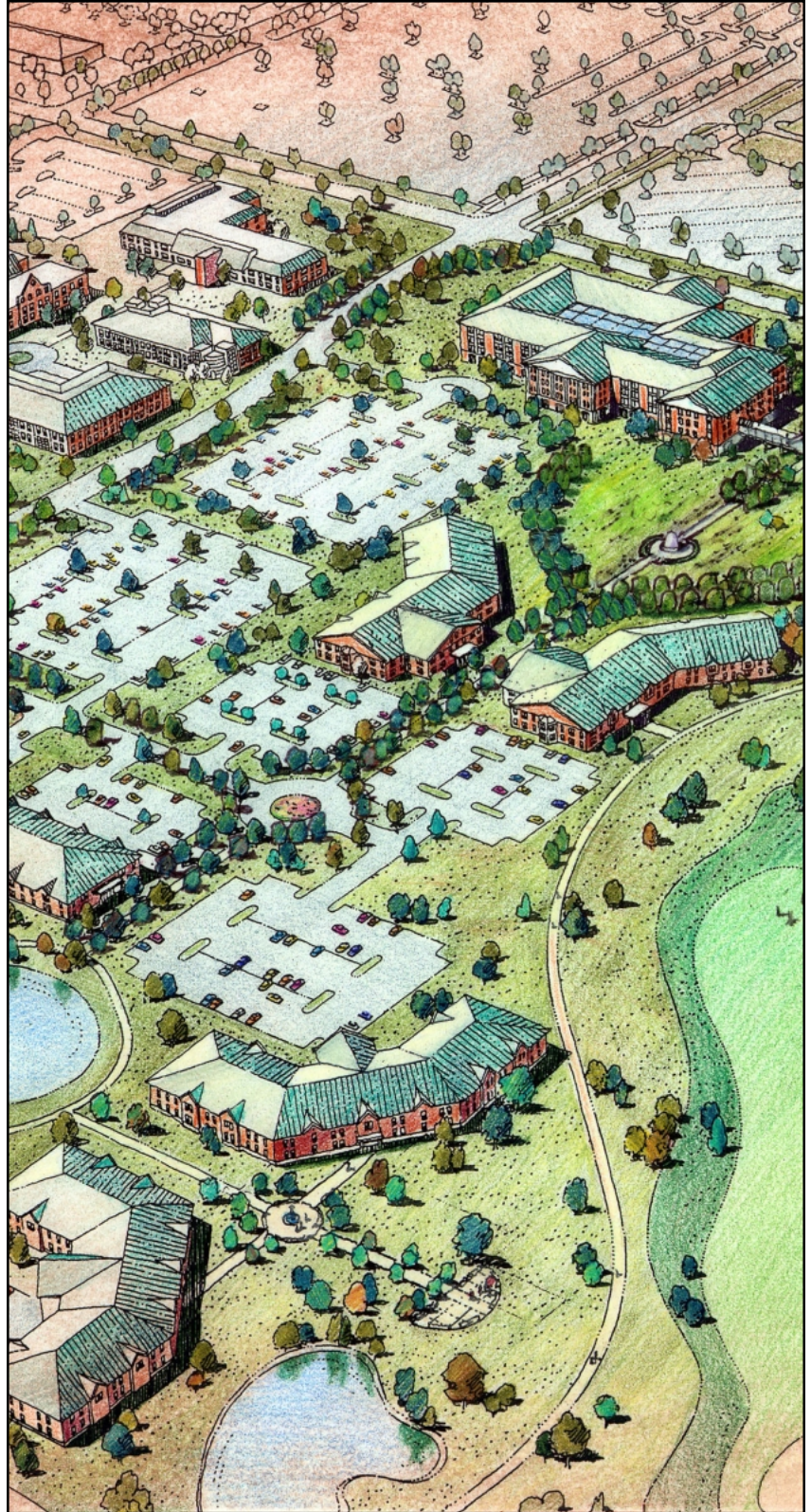


**ILLINOIS**  
UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN

# South Campus Master Plan Update

Prepared for the  
Board of Trustees of  
the University of Illinois  
by SmithGroupJJR

July 2001



Prepared for the Board of Trustees of the University of Illinois

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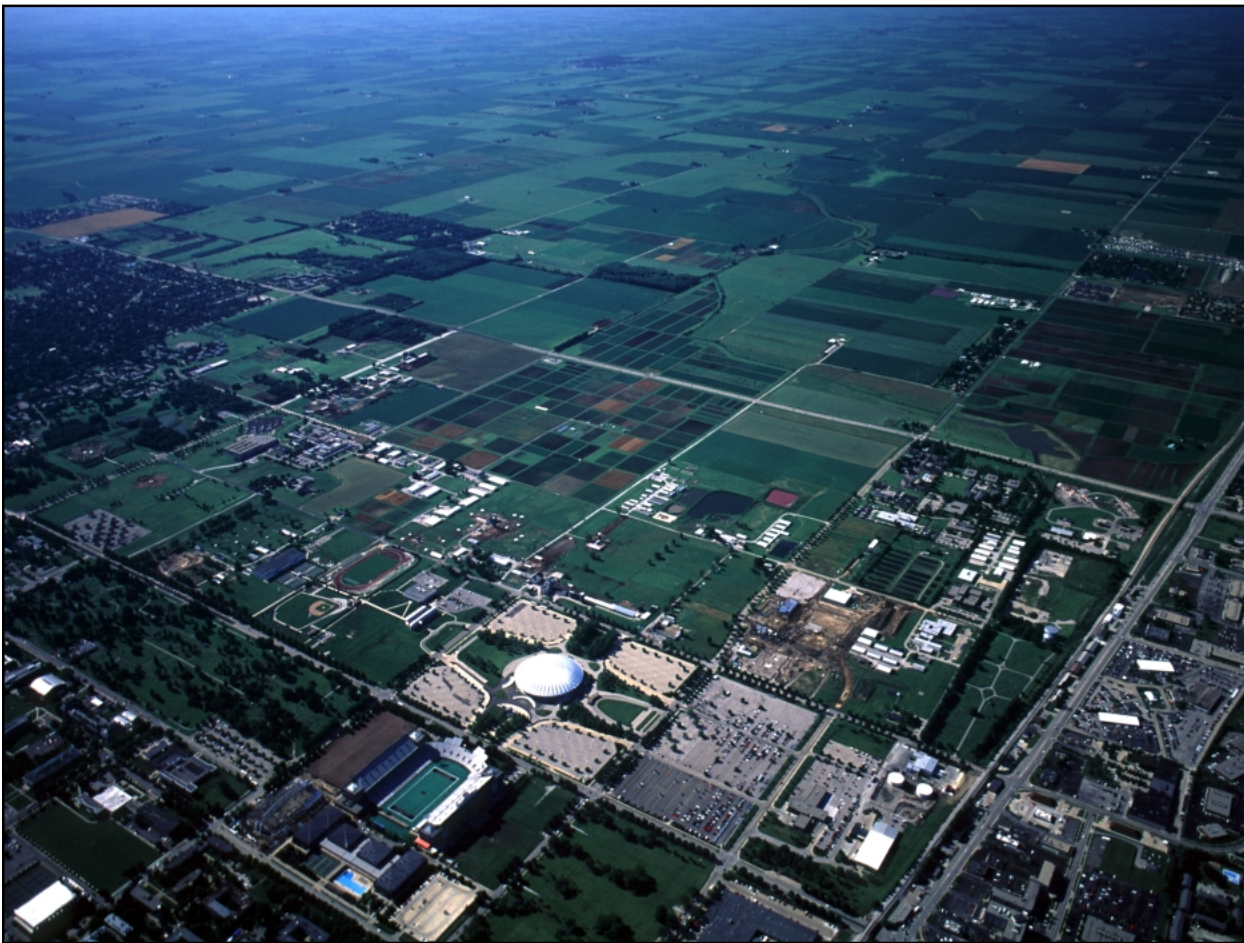


Fig. 1: 2001 Aerial View of Project Area

# ***Table of Contents***

|   |           |
|---|-----------|
| <b>1. Background and Introduction .....</b>       | <b>2</b>  |
| <b>2. Site Analysis .....</b>                     | <b>3</b>  |
| <b>3. Program Needs .....</b>                     | <b>4</b>  |
| <b>4. Land Use Plan .....</b>                     | <b>5</b>  |
| <b>5. Master Plan .....</b>                       | <b>6</b>  |
| <i>a) Recommendations.....</i>                    | <i>6</i>  |
| <i>b) Site Organization .....</i>                 | <i>8</i>  |
| <i>c) Building Organization and Density .....</i> | <i>8</i>  |
| <i>d) Circulation and Parking .....</i>           | <i>12</i> |
| <i>e) Landscape and Open Space.....</i>           | <i>14</i> |
| <b>6. Design Guidelines .....</b>                 | <b>15</b> |
| <b>7. Appendix 1: Gross Square Footage .....</b>  | <b>18</b> |
| <b>8. Appendix 2: Parking Statistics .....</b>    | <b>21</b> |

# 1. BACKGROUND AND INTRODUCTION

In June 1999, the Board of Trustees of the University of Illinois approved the South Campus Master Plan. The major emphasis of this 2,620-acre plan was to accommodate new research facilities and land growth necessary for the College of Agricultural, Consumer, and Environmental Sciences (ACES).

The University's ability to secure new land and facilities for agricultural research and development will affect the opportunity to reassign the land that is currently used by the College of ACES to research, technology, and academic needs.

## ***Planning Need***

The project area is 680 acres of land bounded by St. Mary's Road on the north, Lincoln Avenue on the east, Windsor Road on the south, and Neil Street on the west. The 1999 plan for this update project area primarily dealt with a South Research Park (50 acres), which had been approved by the Board of Trustees, and a few known academic needs. Future land use priorities for the remaining acres in this zone were left for another day when the true needs of the research park and campus would be better known.

## ***Planning Intent***

The Board of Trustees has authorized a new focus on economic development and has acted purposefully to put new administrative structures and processes in place to streamline and accelerate the transfer of research-based technology to create new economic enterprises for the State of Illinois. The State of Illinois/University/Corporate Partnership for Economic Development is the driving force to take a fresh new look at providing a 25-year vision for this planning update.

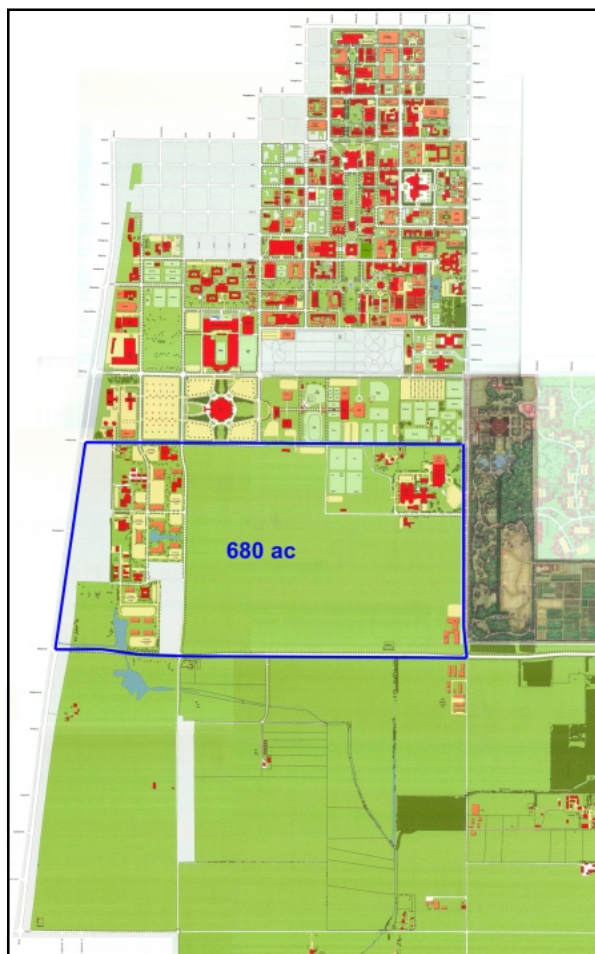


Fig. 2: Project Area

## 2. SITE ANALYSIS

The site analysis identifies critical issues and opportunities relating to the project area.

### **Outparcels**

There are seven parcels of property within the project area that are not currently owned by the University. These include a cemetery, two utility yards, the State Office Building, the Credit Union, two residential properties, and the railroad right-of-way.

### **Circulation**

The existing internal roadway system consists primarily of two lane roads, except where upgrades have been completed adjacent to Phase 1 of the Research Park. Additional roadway improvements with signalized intersections at First/St. Mary's, First/Hazelwood, First/Gerty, and First/Windsor are planned. The area is served by bus but lacks non-motorized trails and walks, even though walking time to the main campus core is 20 to 30 minutes.

### **Historic Preservation**

The historic importance of the U of I Experimental Dairy Farm Historic District (Round Barns) was rated

*Outstanding*. The two dairy barns along Lincoln Avenue and the Horse Barn, Beef Barn, and Sheep Barn located along St. Mary's Road were rated *Significant*. The third rating category was *Important* and included five buildings. In this third group the Agronomy Seed House located on Hazelwood was considered worthy of saving. Ratings were completed by the Campus Historic Sites Committee.

Pre-historic and historic archaeological sites also exist within the project area. Coordination with the State Historic Preservation Office will be required to determine the mitigative actions necessary (if any) to minimize development impacts on historic resources.

### **Topography and Stormwater Management**

The historic Round Barns are located on the high point and overlook the project area. The topography is generally flat and slopes from the north towards the First/Windsor intersection and also a drainageway near the electrical substation. Both streams collect south of the project area and continue south to the Embarras River. As development occurs, storm water management will be necessary to meet requirements by the cities of Urbana and Champaign.

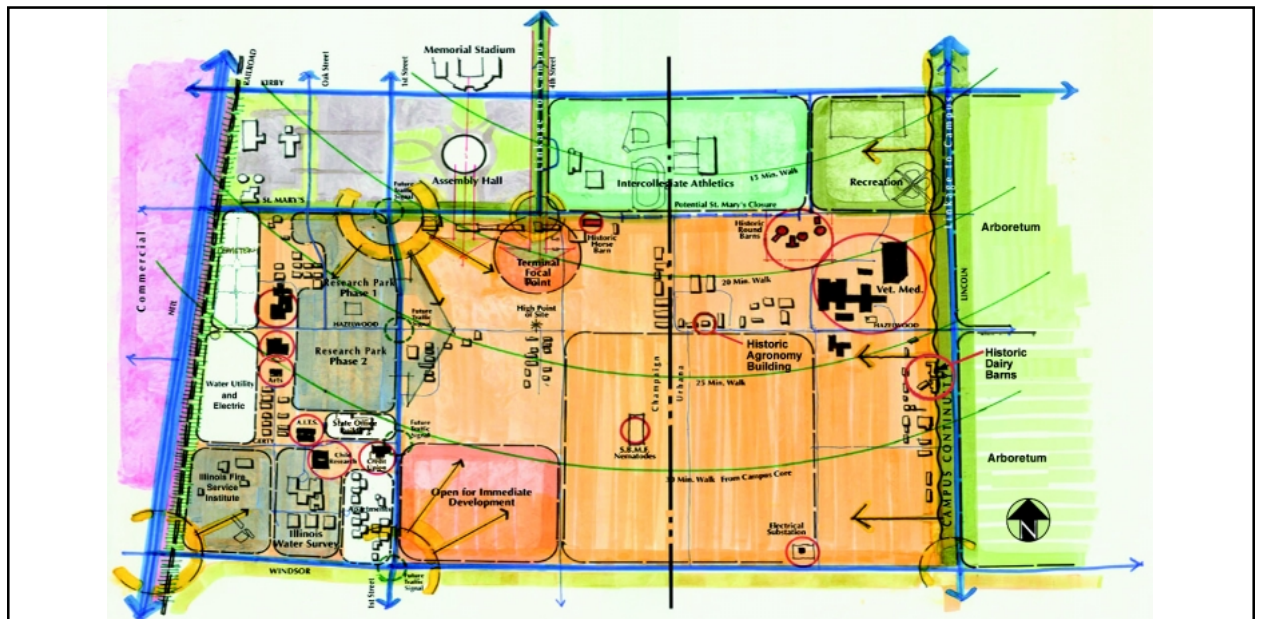


Fig.3: Site Analysis

# 3. PROGRAM NEEDS

Nineteen University-related units occupy, or are interested in occupying, facilities within the project area. The largest of these units are the South Center of the Research Park, the College of Veterinary Medicine, the College of ACES, the Division of Intercollegiate Athletics, the State Surveys, the Illinois Fire Service Institute, and the Division of Campus Recreation.

A program for the study area was developed based upon input and direction from current and future stakeholders. Two comparisons were completed to confirm that the acreages established for both academic and related uses and the research park were adequate.

### Academic Growth

- In the past century, the Urbana-Champaign campus (UIUC) has averaged 1,040,000 gross square feet of new building construction per decade.

- The amount of available land within the campus master plan boundaries north of St. Mary's Road is adequate to accommodate the next 50-80 years of new building construction at the historic rate of growth.

### Research Park Comparisons

- Build-out at five other comparable Big Ten research parks has averaged seven acres/ year.
- Build-out at the two most aggressive Big Ten research parks has averaged 13 acres/ year.
- The 230 acres of land programmed for the UIUC South Center of the Research Park would be adequate for 25 years if research park development occurs at an average rate of 9.2 acres/year.

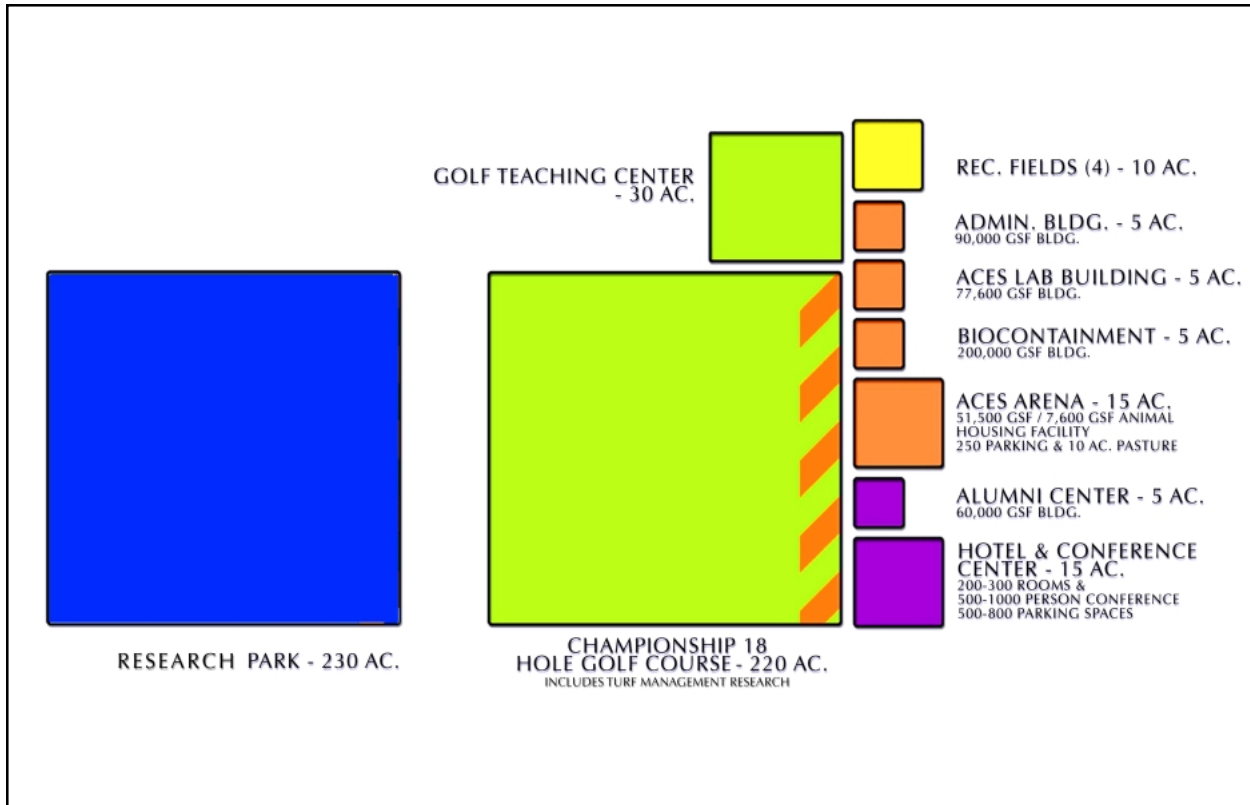


Fig. 4: Program Needs

# 4. LAND USE PLAN

The Land Use Plan applies the program to the project area.

- The Research Park Land Use flanks both sides of First Street. This location provides for easy vehicular access as well as a direct connection to the main campus on First Street.
- Academic and related uses will occupy the area west of First Street and west of Lincoln Avenue. Several academic buildings and related uses currently exist and are likely to remain west of First Street. Additional academic facilities are currently planned along Lincoln Avenue, adjacent to the Veterinary Medicine (Vet Med) complex.
- The Hotel/ Conference Center and the Alumni Center (or similar significant use) are located at

the southeast corner of First Street and St. Mary's Road. This location is highly visible, adjacent to Assembly Hall and near Memorial Stadium and the main campus.

- The Golf Teaching Center and Championship Golf Course are located between the Research Park and the academic and related uses area along Lincoln Avenue. This land use will support the users and tenants of the Research Park and Hotel and Alumni Centers. By utilizing a portion of the Golf Course for turf management research, this land use offers not only a varsity sports venue but also an academic function. As a community/campus recreational amenity, the Golf Course creates an open space that links the athletic complex.

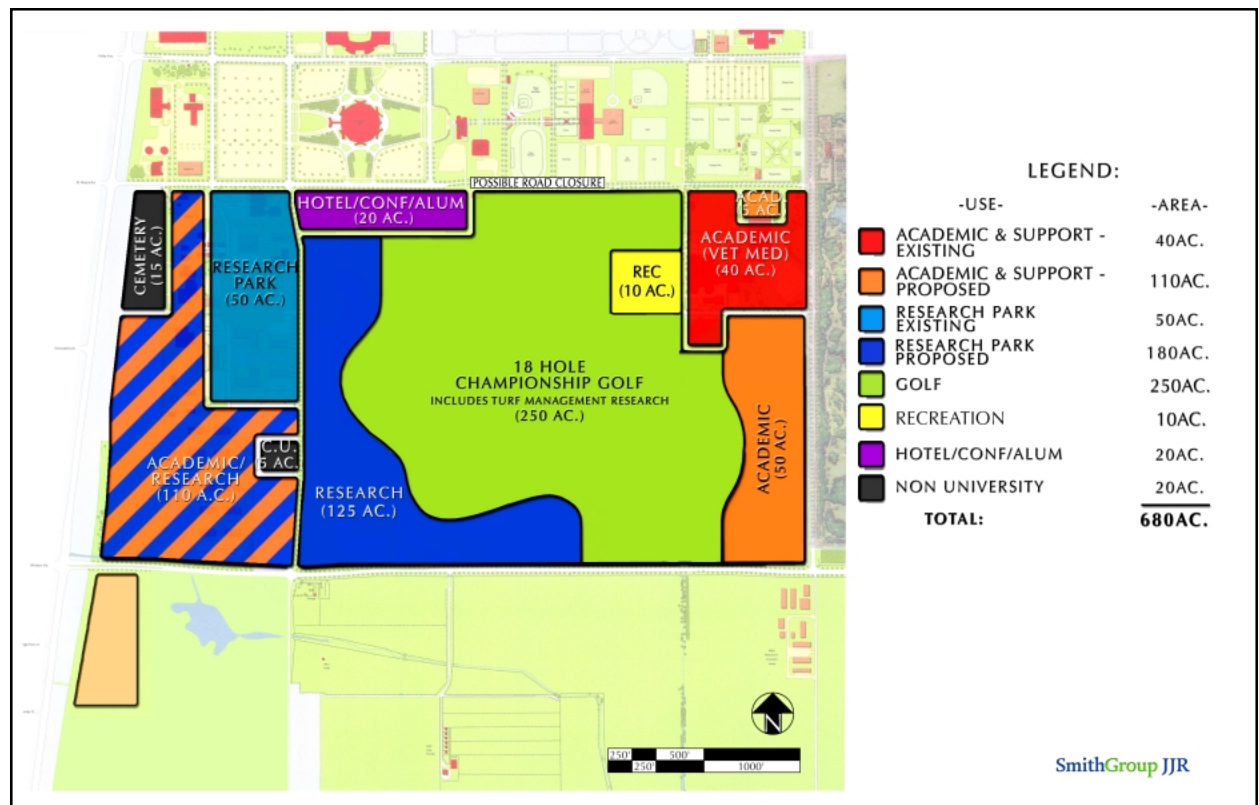


Fig. 5: Land Use Plan

# 5. MASTER PLAN

## *Recommendations:*

The following recommendations define the primary proposals of the Master Plan.

### **Research Park**

- It is recommended the Research Park accommodate buildings up to several hundred thousand square feet (possible corporate headquarters adjacent to the Golf Course) down to 20,000 square feet, single-story buildings for test production facilities (adjacent to the parking along the west edge boundary of study area). The majority of the buildings will be two-story, similar to existing Phase 1 buildings. Generally, four parking spaces per 1,000 GSF of building are shown on the plan. However as parking needs often vary, a measured analysis of each facility is recommended to consider if an initial construction accommodating only three parking spaces per 1,000 GSF is actually warranted with expansion available as necessary.
- It is recommended the State Surveys be integrated within the Research Park in a location near their Hazelwood Road facilities for efficient operations.

- It is recommended that the Research Park buildings be sited in clusters around open space quads and connected by walks to encourage collaboration among tenants. Within these building clusters, it is recommended that amenities, such as food service and day care, be provided to improve employees' work environment and quality of life.

### **Academic and Related Uses**

- In accordance with the 1999 South Campus Master Plan, it is recommended the existing academic and related buildings west of First Street be retained, which includes the Children's Research Center, the Administrative Information Technology Services (AITS), and the State Office Building. Locating the proposed Administration Building within this building mass will promote efficient University operations.
- To amend the 1999 South Campus Master Plan, it is recommended the proposed ACES laboratory be located along Lincoln Avenue adjacent to the Vet Med complex and the ACES arena be separately located at Lincoln and Windsor, as an animal separation for disease control.



Fig. 6: Retain most existing buildings west of First St.



Fig. 7: Place new buildings in small clusters around open quads.



- To optimize academic research capabilities, it is recommended Sports Turf Management Research be integrated with the operation of the Golf Teaching Center and Golf Course.

**Hotel Conference Center and Alumni Center**

- To capitalize on programmatic compatibilities and high visibility, it is recommended the Hotel Conference Center be located adjacent to the Research Park, Golf Course, and Assembly Hall.
- It is recommended the Hotel Conference Center and Alumni Center (or similar significant use) be located in close proximity for shared usage of food services and meeting room space.
- It is recommended the Alumni Center (or similar significant use) be located at the terminus of Fourth Street to serve as a focal point.

**Existing Historic Buildings**

- It is recommended the Round Barns, the two Dairy Barns, the Horse Barn, and the Agronomy Seed House be retained for adaptative reuse.

**Golf Teaching Center and Golf Course**

- It is recommended the Golf Course be integrated with the Research Park and Academic Buildings to

attract tenants and staff.

- As an efficient multi-use of land, it is recommended the Golf Course lake amenities be a primary location for storm water management facilities east of First Street and sized to accommodate Research Park and academic expansion.

**Campus Recreation**

- To facilitate use, scheduling, and maintenance, it is recommended the recreation fields be within the vicinity of the existing recreation fields north of St. Mary’s Road.

**Open Space and Landscape**

- Although the character of the South Campus is likely to differ from the formality of the main campus, it is recommended the open spaces be enhanced with well-maintained canopy trees, lawns, and landscaping.
- It is recommended street tree plantings be extended along St. Mary’s Road, First Street, Lincoln Avenue, and Windsor Road to unify the South Campus with the main campus.
- It is recommended the existing system of pedestrian walks and bicycle trails be expanded to make the South Campus more accessible for recreation, education, and research.



Fig. 8: Extend existing tree plantings along main roads and streets.

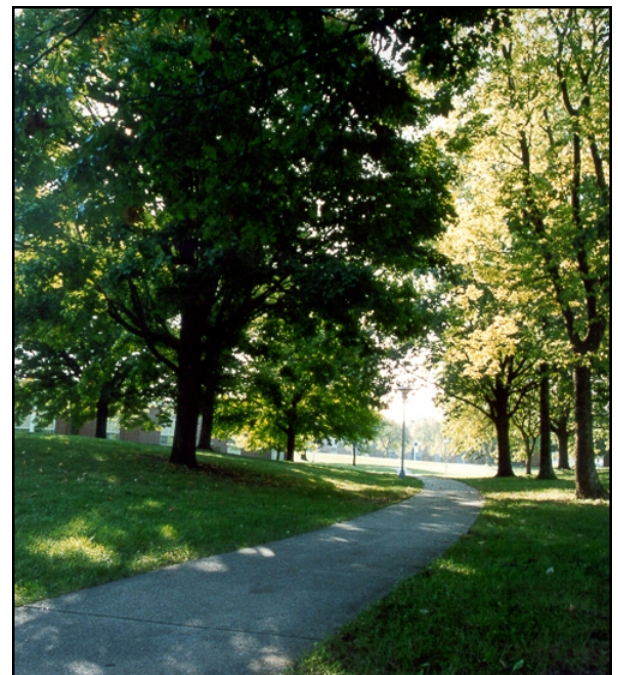


Fig. 9: Extend existing system of pedestrian walks.

## Site Organization

Due to the open, prairie-like character of the project area and the formal character of the adjacent main campus, it is recommended that buildings be placed formally, keeping the site development more informal. Physical order and desirable environment should be established through functional and attractive site organization. Buildings and landscape, more than anything, will define the character of the development. The adequate buffering of parking and architectural enclosure of storage and service areas is important due to the lack of natural concealment.

To facilitate the arrival to the South Campus, gateways at the corners of First/St. Mary's and First/Windsor are recommended to identify the South Research Park. Directional signage at First/Hazelwood and First/Gerty will direct staff and visitors to parking appropriately located to their building destination. After parking, an accessible, well-illuminated, and direct walk system leading to the primary building entry should be provided.

## Building Organization and Density

It is recommended new buildings be located to create an easily understood and aesthetically pleasing spatial organization. Research park and academic buildings should be sited in clusters around open space quads and connected by walks to encourage collaborations among tenants. Within these building clusters, it is recommended that services, such as restaurants and day care, be provided to improve the work environment and quality of life for employees. Buildings should promote energy conservation and pedestrian comfort by being located to create southeast sun pockets and buffer unfavorable winter winds and channel favorable summer breezes. It is recommended that buildings be located along the edge and overlooking the golf course to benefit from this unique green open character.

The overall project area, divided into eight zones, should develop with an average Floor Area Ratio (FAR) of 0.21. Details per zones are given in tables at Appendix #1.

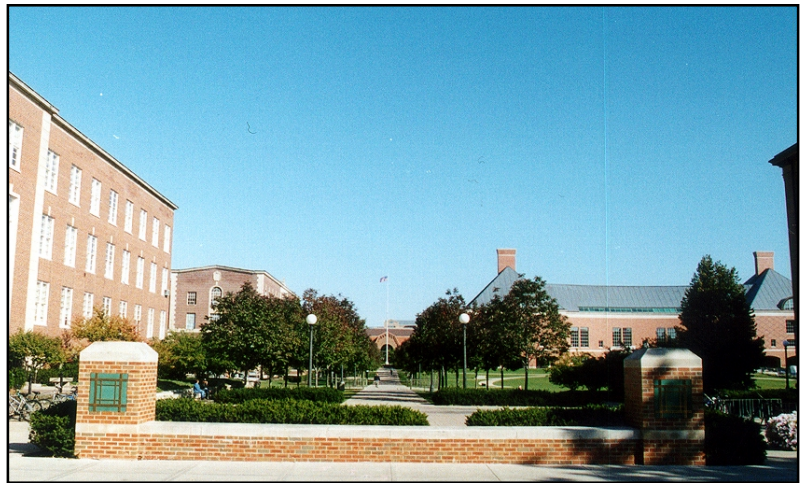


Fig. 10: An easily understood spatial organization is recommended.



Fig. 11: Gateways should be provided at First/St Mary's and First/Windsor.



Fig. 12: Buildings and landscape will define the character of the development.

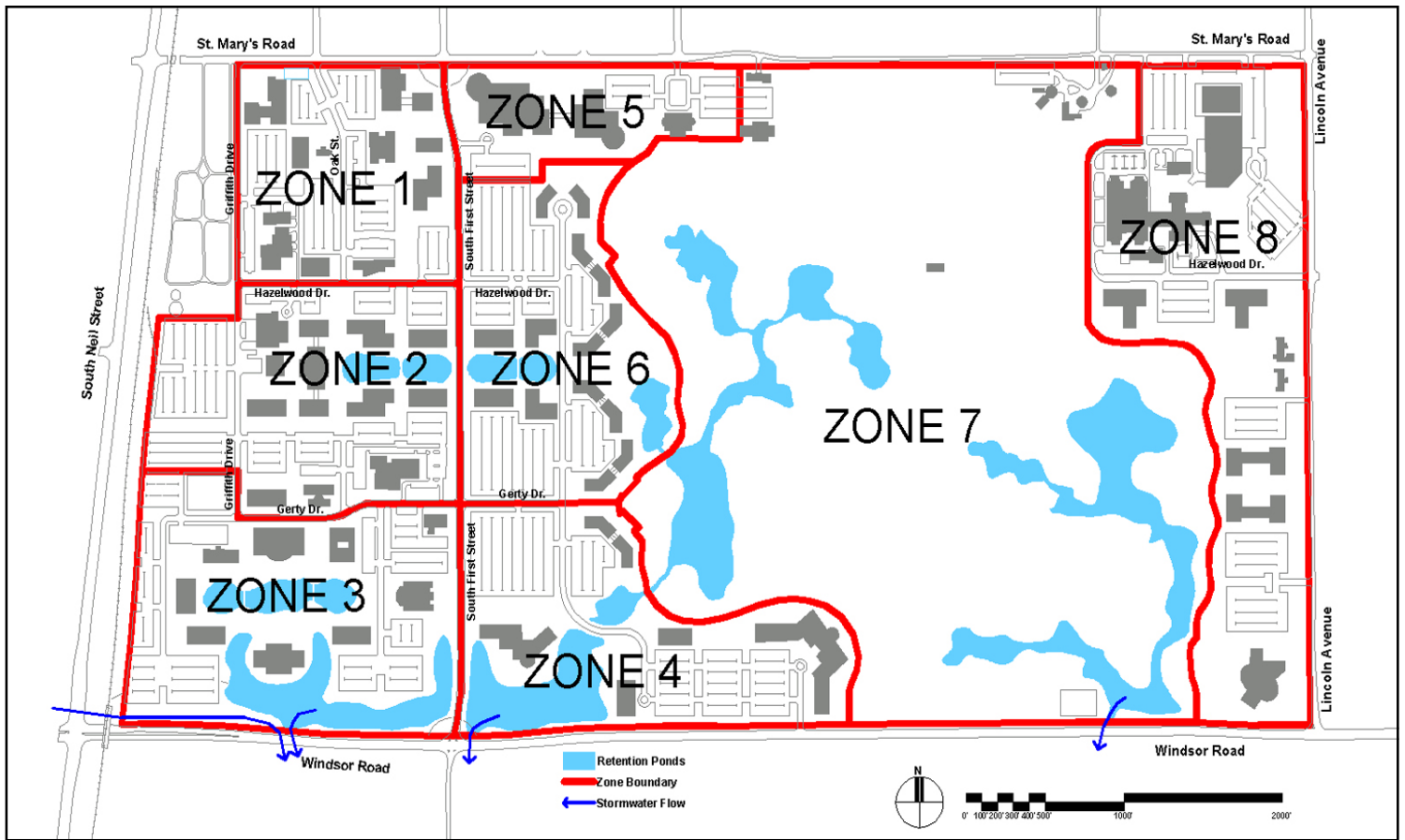


Fig. 13: Site Organization Plan - Zones

| <b>Project Area STATISTICS</b> | <b>Zone 1</b> | <b>Zone 2</b> | <b>Zone 3</b> | <b>Zone 4</b> | <b>Zone 5</b> | <b>Zone 6</b> | <b>Zone 7</b> | <b>Zone 8</b> | <b>Total</b>  | <b>Average</b> |
|--------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| Gross Site Area (acres)        | 41.98         | 56.84         | 71.26         | 65.19         | 25.09         | 57.23         | 254.86        | 93.12         | <b>665.56</b> |                |
| Net Site Area* (acres)         | 37.01         | 53.73         | 66.40         | 60.99         | 24.53         | 55.82         | 252.10        | 92.18         | <b>642.77</b> |                |
| Floor Area Ratio** (FAR)       | 0.32          | 0.26          | 0.16          | 0.16          | -             | 0.23          | 0.00          | 0.32          |               | <b>0.21</b>    |
| <b>Building Use %</b>          |               |               |               |               |               |               |               |               |               |                |
| State                          | 0.0%          | 29.8%         | 2.3%          | 0.0%          | 0.0%          | 0.0%          | 0.0%          | 0.0%          |               | <b>4.0%</b>    |
| Commercial                     | 1.9%          | 0.0%          | 2.2%          | 0.0%          | 0.0%          | 0.0%          | 0.0%          | 0.0%          |               | <b>0.5%</b>    |
| Academic & Support             | 22.9%         | 0.0%          | 30.0%         | 0.0%          | 100.0%        | 0.0%          | 100.0%        | 100.0%        |               | <b>44.1%</b>   |
| Research Park                  | 75.2%         | 70.2%         | 65.4%         | 100.0%        | 0.0%          | 100.0%        | 0.0%          | 0.0%          |               | <b>51.4%</b>   |
| New Parking Spaces Proposed    | 591           | 1819          | 1380          | 1814          | 504           | 2057          | 247           | 1708          | <b>10120</b>  |                |

\* Excludes the R.O.W area.

\*\* Floor Area Ratio (FAR) = Gross Square Footage (GSF) above ground divided by the net zone area.

| <b>Stormwater</b>       | <b>Zone 1</b> | <b>Zone 2</b> | <b>Zone 3</b> | <b>Zone 4</b> | <b>Zone 5</b> | <b>Zone 6</b> | <b>Zone 7</b> | <b>Zone 8</b> | <b>Total</b>  |
|-------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Requirement (acre-feet) | 9.62          | 13.03         | 16.33         | 14.94         | 5.75          | 13.11         | 58.41         | 21.34         | <b>152.52</b> |
| Proposed Area (acre)    | 3.88          | 5.11          | 6.40          | 5.30          | 2.04          | 4.65          | 21.33         | 8.21          | <b>56.92</b>  |
| Depth of Freeboard (ft) | 2.48          | 2.55          | 2.55          | 2.82          | 2.82          | 2.82          | 2.74          | 2.60          | <b>2.68</b>   |

Table 1: Project Area Statistics and Stormwater Summary





Fig. 14: Site Organization Plan - Illustrative

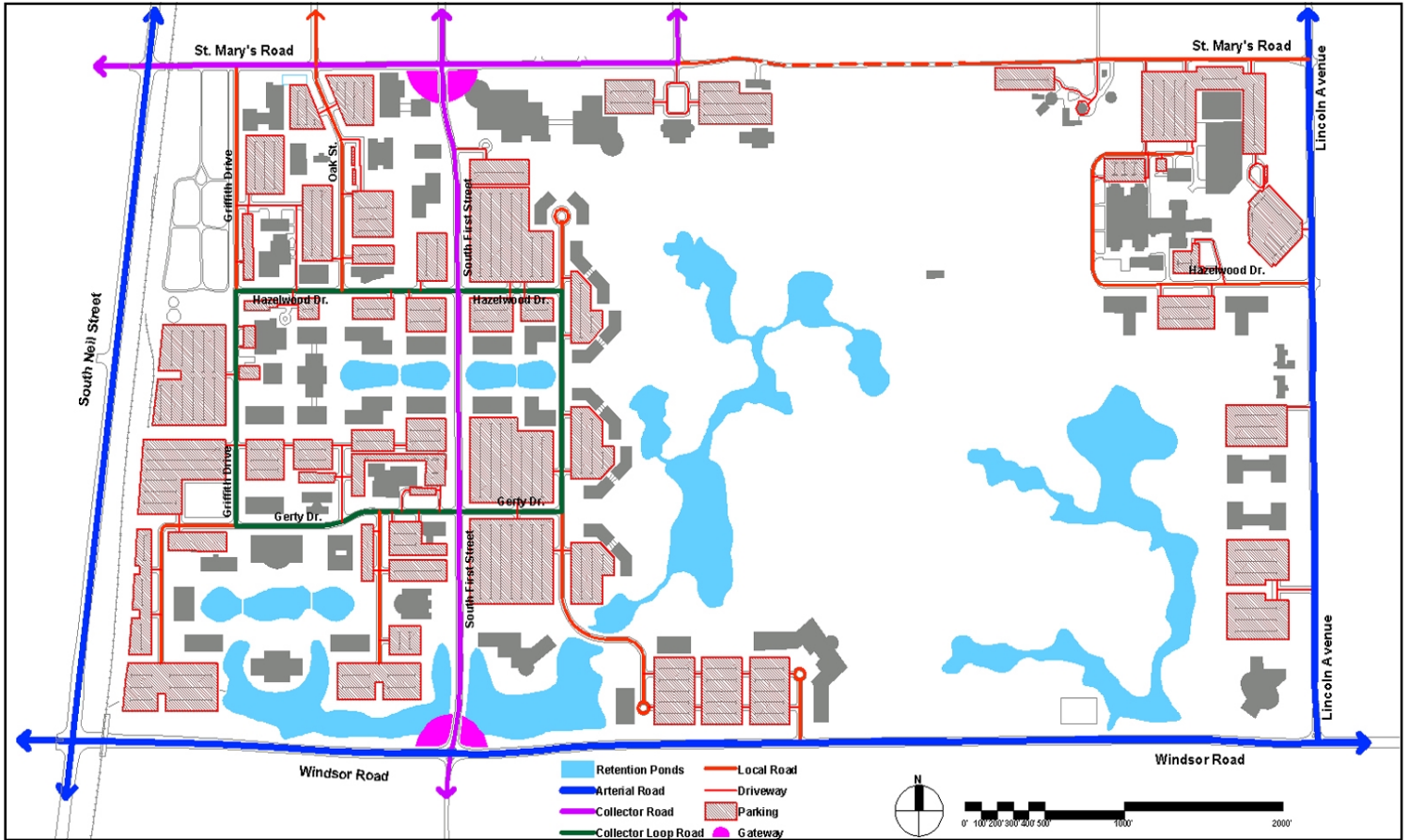


Fig. 15: Vehicular Circulation and Parking Plan

## Circulation and Parking

The existing roadway system within the study area will be primarily maintained in its current location but upgraded to increase capacity. Signals are planned at First/St. Mary's, First/Hazelwood, First/Gerty, and First/Windsor. Arrival to the project area will be from either the perimeter (St. Mary's, Lincoln, Windsor) or from First Street. It is recommended access to the research park and parking be from the "loop road" system. This loop road west of First Street allows superblock economies of scale to be realized by providing improved utilization of the land resources, clarifying vehicular circulation, and increasing pedestrian safety in a vehicular-free zone.



Fig. 16: The existing roadway system will be primarily maintained in its current location but upgraded to increase capacity.

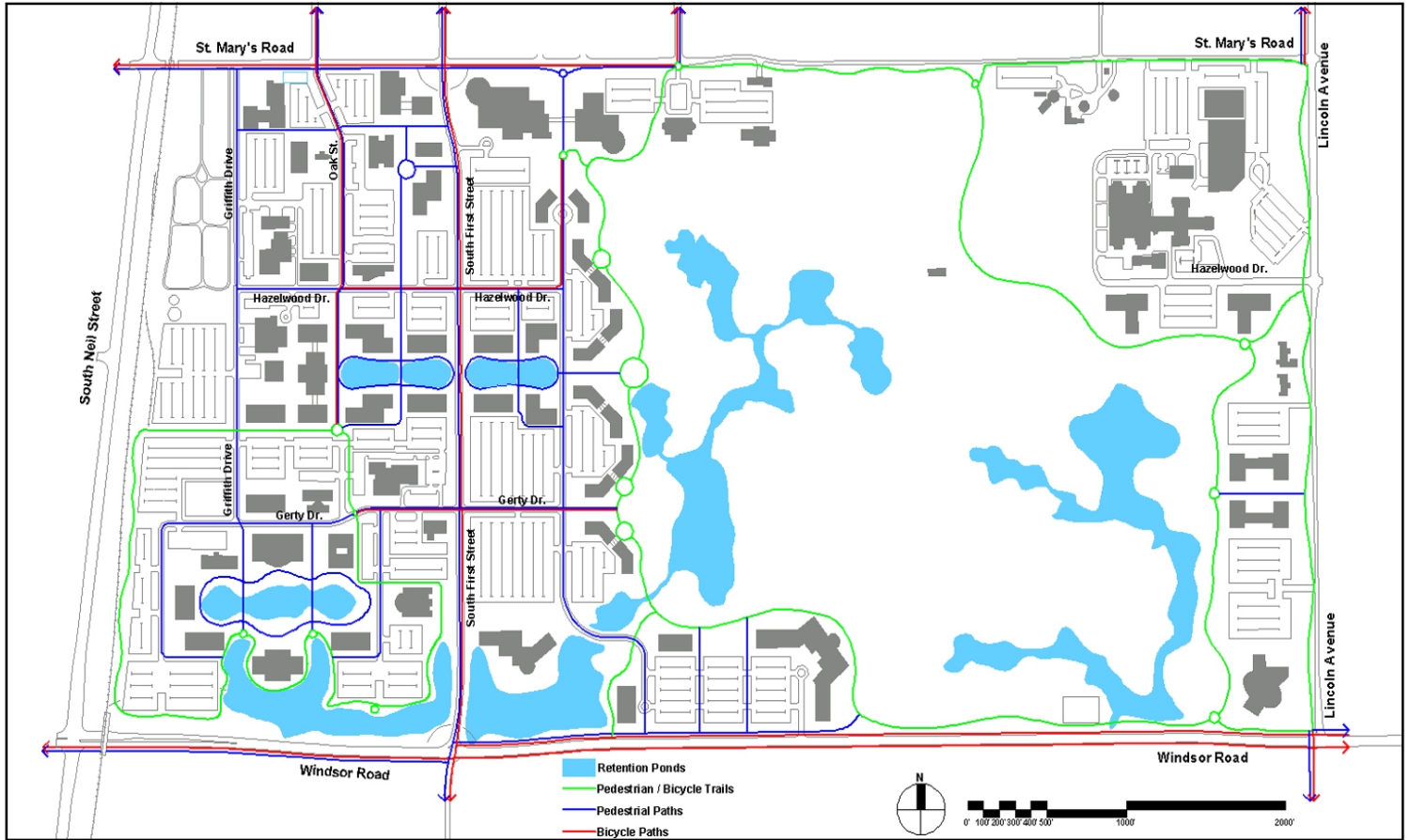


Fig. 17: Pedestrian Circulation Plan



Fig. 18: Parking should follow the sequence Road-Parking-Building in an adequate balance with landscape.

It is recommended that parking be provided on surface lots within reasonable walking distance (3 to 5 minutes) of each Research Park building. For the Hotel and Conference Center and large buildings, such as corporate headquarters, structured parking is recommended.

It is recommended that an orderly walkway and trail system be developed to connect new research park buildings with each other, academic buildings, the Golf Course, the Main Campus and the existing local and regional trail systems in Urbana, Champaign, and the county as a whole. East-west walks along St. Mary's, Hazelwood, Gerty, and Windsor will cross First Street at signalized intersections and connect the Research Park west of First Street with the trail that rings the Golf Course.

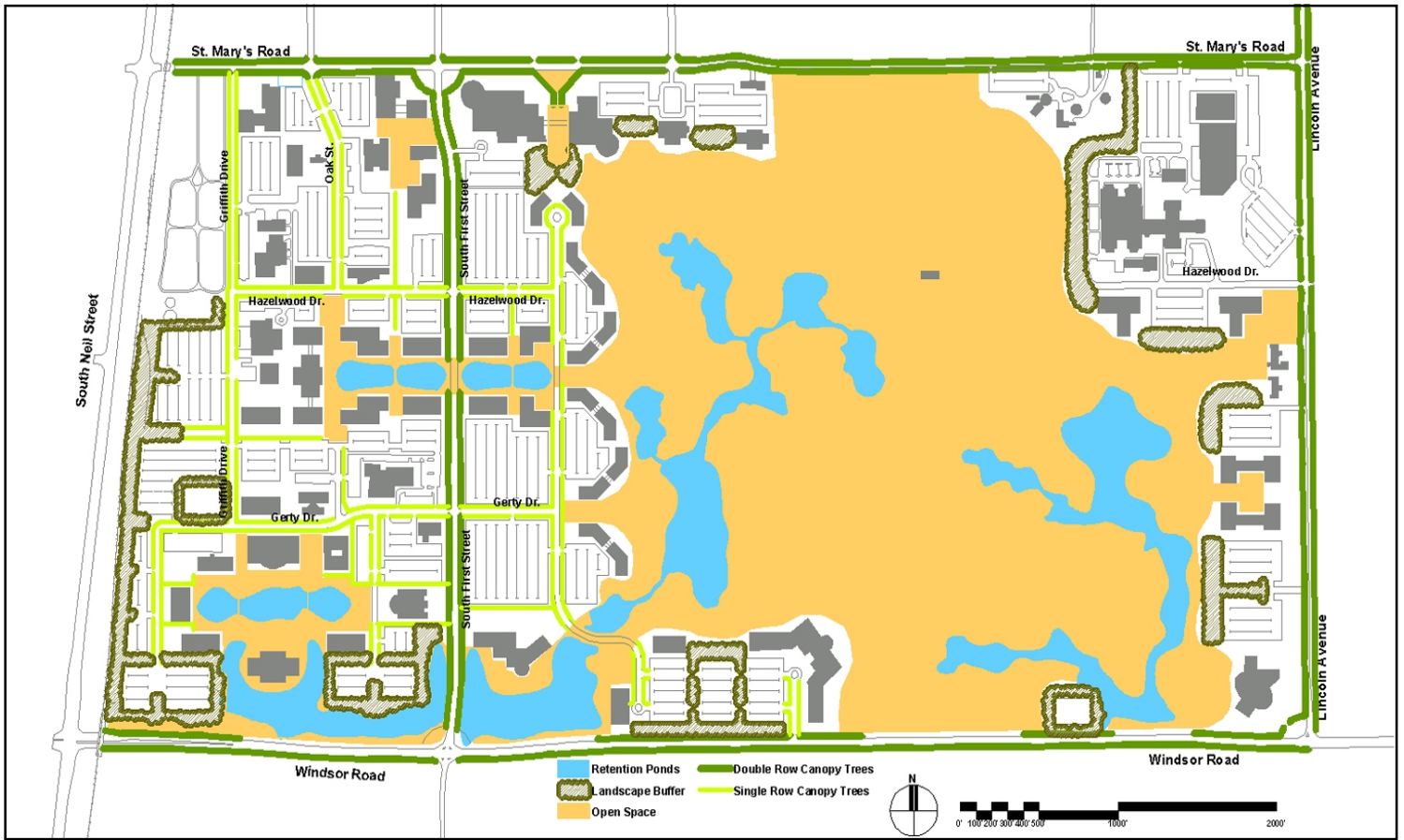


Fig. 19: Landscape and Open Space System Plan

## Landscape and Open Space

It is recommended open spaces between and connecting buildings should be enhanced with well maintained canopy trees, lawns, and landscaping. Street tree plantings should be extended along First, Lincoln, and Windsor to unify South and Main campuses. Utilizing existing campus standards for furnishings, including benches, waste bins, emergency phones, and seasonal planters, all should be provided appropriately along sidewalks and other pedestrian-focused spaces. Fitness stations are recommended along trails, such as the trail that loops around the Golf Course.

Conceptualized to be designed as a “links” styled course, the character of the Golf Course is likely to differ from the formal character of Main Campus. Links courses are characteristically prairie-like, offering opportunities to utilize native plants that require less irrigation and chemicals to maintain.



Fig. 20: Example of an enhanced landscape.



## 6. DESIGN GUIDELINES



Fig. 21: Smaller courtyards should be developed to complement informal quads.

*The University of Illinois at Urbana Champaign Design Guidelines (1999)* are a set of performance and quality standards which are inclusive to this Master Plan Update. The role of Design Guidelines is to assure that specific designs implemented within the Master Plan Update framework, involving open space, circulation, lighting, signage, site development, use relationship, and building placement, will be of a consistent high quality. Design Guidelines are not intended to be strictly a constraint or a loose statement. On the contrary, their purpose is to achieve a balance between the rules set forth and the judgment that must be exercised at each stage of a plan advance so the campus is developed as a whole over an extended period of time. The desired result is a single integrated campus design in which the parts are related to one another and the whole without regard to when they are built. In a broad sense, current architecture and site design guidelines for the Campus apply to the South Campus Master Plan Update. *A Declaration of Covenants, Conditions, Restrictions, and Easements for the South Center of the University of Illinois at Urbana-Champaign Research and Technology Park (2000)* has also been adopted to establish an understanding by which the private sector may develop on University property.



Fig. 22: A built example following the design guidelines.

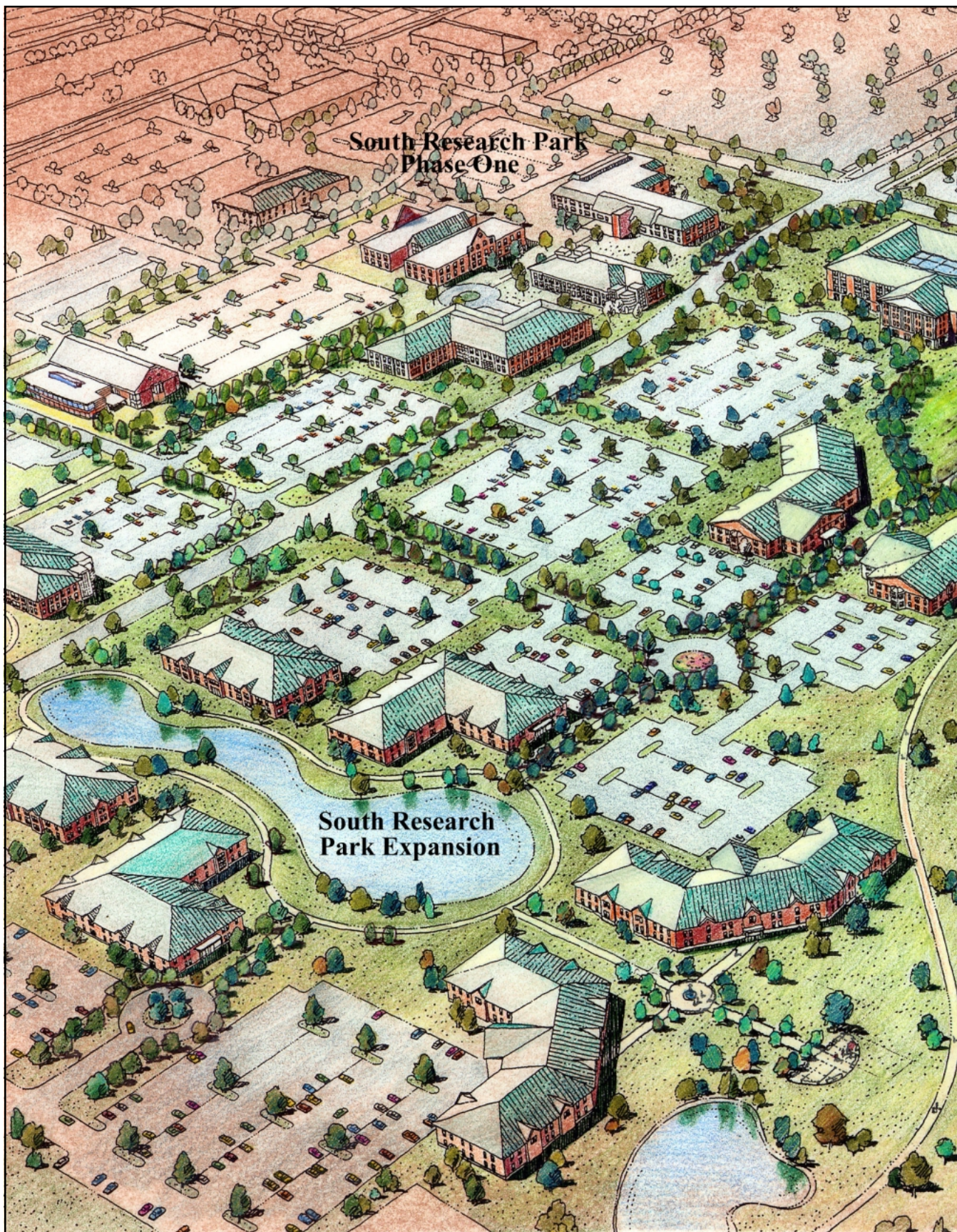




Fig. 23: Artist's aerial view rendering of Project Area

# 7. APPENDIX 1: GROSS SQUARE FOOTAGE

## Zone 1

| Building Name              | Building #  | Use               | Floors   | Footprint<br>GSF | New<br>Buildings<br>GSF | Total<br>Building<br>GSF |
|----------------------------|-------------|-------------------|----------|------------------|-------------------------|--------------------------|
| Natural History Survey     | 321         | Academic          | 2        | 60,000           | 0                       | 120,000                  |
| <b>Motorola</b>            | <b>1075</b> | <b>Research</b>   | <b>2</b> | <b>48,750</b>    | <b>25,000</b>           | <b>75,512</b>            |
| "I" Building               | 1073        | Research          | 2        | 32,310           | 0                       | 64,620                   |
| "Z" Building               | 1074        | Research          | 2        | 32,000           | 0                       | 64,000                   |
| Pest Management Laboratory | 1048        | Research          | 1        | 3,467            | 0                       | 3,467                    |
| Incubator                  | 1072        | Research          | 3        | 14,000           | 0                       | 42,000                   |
| <b>#1-A Building</b>       | -           | <b>Research</b>   | <b>2</b> | <b>42,000</b>    | <b>84,000</b>           | <b>84,000</b>            |
| <b>#1-B Building</b>       | -           | <b>Research</b>   | <b>2</b> | <b>18,000</b>    | <b>36,000</b>           | <b>36,000</b>            |
| <b>#1-C Building</b>       | -           | <b>Research</b>   | <b>1</b> | <b>24,000</b>    | <b>24,000</b>           | <b>24,000</b>            |
| <b>#1-D Building</b>       | -           | <b>Commercial</b> | <b>1</b> | <b>10,000</b>    | <b>10,000</b>           | <b>10,000</b>            |
| <b>Zone 1 TOTALS</b>       |             |                   |          | <b>284,527</b>   | <b>179,000</b>          | <b>523,599</b>           |

## Zone 2

| Building Name                       | Building # | Use             | Floors   | Footprint<br>GSF | New<br>Buildings<br>GSF | Total<br>Building<br>GSF |
|-------------------------------------|------------|-----------------|----------|------------------|-------------------------|--------------------------|
| Illinois State Office Building      | #282       | State           | 1        | 55,270           | -                       | 55,270                   |
| Waste Management Research Center    | #206       | Academic        | 2        | 33,600           | -                       | 51,419                   |
| Special Materials Storage Facility  | #372       | Academic        | 1        | 14,197           | -                       | 14,197                   |
| Admin Information Technologies Bldg | #281       | Academic        | 1        | 32,017           | -                       | 32,017                   |
| <b>#2-A Building</b>                | -          | <b>State</b>    | <b>2</b> | <b>18,000</b>    | <b>36,000</b>           | <b>36,000</b>            |
| <b>#2-B Building</b>                | -          | <b>State</b>    | <b>3</b> | <b>36,000</b>    | <b>108,000</b>          | <b>108,000</b>           |
| <b>#2-C Building</b>                | -          | <b>State</b>    | <b>2</b> | <b>18,000</b>    | <b>36,000</b>           | <b>36,000</b>            |
| <b>#2-D Building</b>                | -          | <b>Research</b> | <b>1</b> | <b>24,000</b>    | <b>24,000</b>           | <b>24,000</b>            |
| <b>#2-E Building</b>                | -          | <b>Research</b> | <b>1</b> | <b>24,000</b>    | <b>24,000</b>           | <b>24,000</b>            |
| <b>#2-F Building</b>                | -          | <b>Research</b> | <b>2</b> | <b>32,000</b>    | <b>64,000</b>           | <b>64,000</b>            |
| <b>#2-G Building</b>                | -          | <b>Research</b> | <b>2</b> | <b>24,000</b>    | <b>48,000</b>           | <b>48,000</b>            |
| <b>#2-H Building</b>                | -          | <b>Research</b> | <b>2</b> | <b>32,000</b>    | <b>64,000</b>           | <b>64,000</b>            |
| <b>#2-I Building</b>                | -          | <b>Research</b> | <b>2</b> | <b>24,000</b>    | <b>48,000</b>           | <b>48,000</b>            |
| <b>Zone 2 TOTALS</b>                |            |                 |          | <b>367,084</b>   | <b>452,000</b>          | <b>604,903</b>           |

### Zone 3

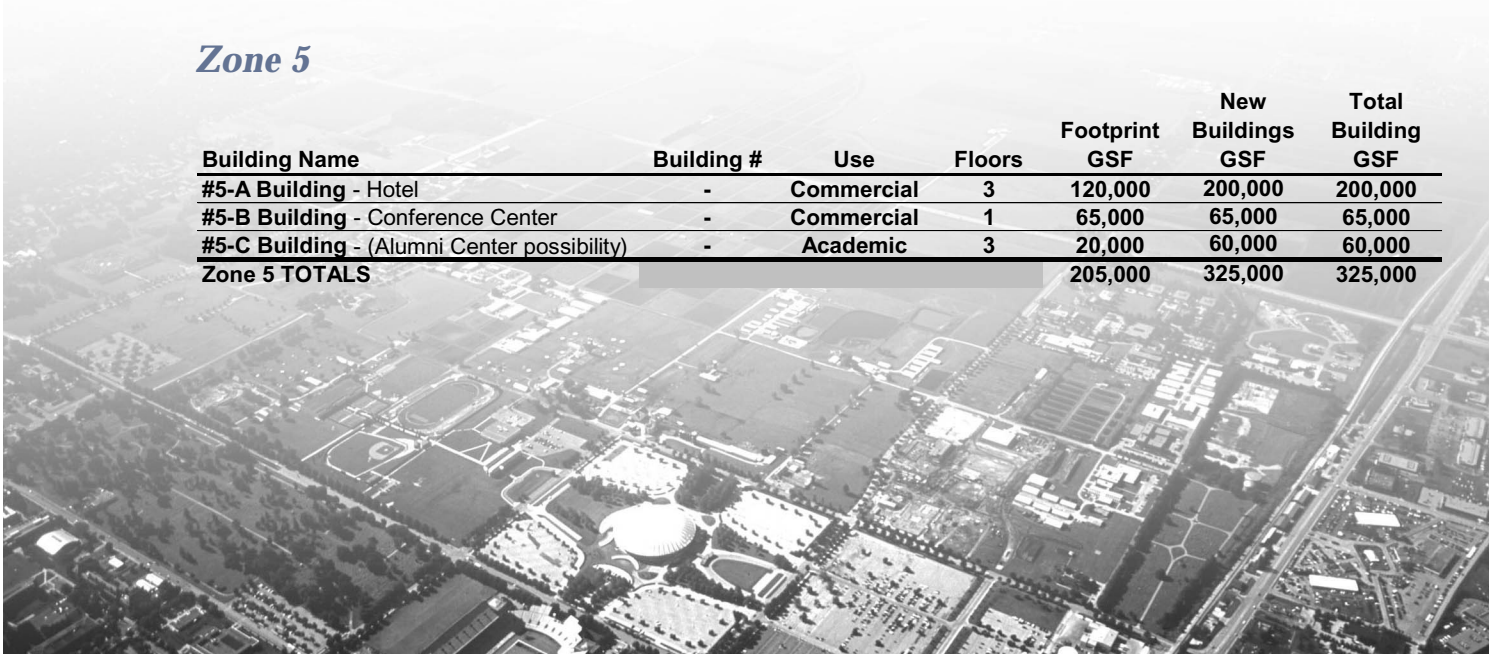
| Building Name                       | Building # | Use             | Floors   | Footprint<br>GSF | New<br>Buildings<br>GSF | Total<br>Building<br>GSF |
|-------------------------------------|------------|-----------------|----------|------------------|-------------------------|--------------------------|
| Credit Union                        | #280       | Commercial      | 1        | 10,104           | -                       | 10,104                   |
| Children's Research Center          | #75        | Academic        | 2        | 23,403           | -                       | 46,806                   |
| Illinois Fire Service Institute     | #294       | State           | 1        | 10,620           | -                       | 10,620                   |
| <b>#3-A Administrative Building</b> | -          | <b>Academic</b> | <b>2</b> | <b>45,000</b>    | <b>90,000</b>           | <b>90,000</b>            |
| <b>#3-B Building</b>                | -          | <b>Research</b> | <b>2</b> | <b>32,000</b>    | <b>64,000</b>           | <b>64,000</b>            |
| <b>#3-C Building</b>                | -          | <b>Research</b> | <b>2</b> | <b>24,000</b>    | <b>48,000</b>           | <b>48,000</b>            |
| <b>#3-D Building</b>                | -          | <b>Research</b> | <b>2</b> | <b>45,000</b>    | <b>90,000</b>           | <b>90,000</b>            |
| <b>#3-E Building</b>                | -          | <b>Research</b> | <b>2</b> | <b>24,000</b>    | <b>48,000</b>           | <b>48,000</b>            |
| <b>#3-F Building</b>                | -          | <b>Research</b> | <b>2</b> | <b>24,000</b>    | <b>48,000</b>           | <b>48,000</b>            |
| <b>Zone 3 TOTALS</b>                |            |                 |          | <b>238,127</b>   | <b>388,000</b>          | <b>455,530</b>           |

### Zone 4

| Building Name        | Building # | Use             | Floors   | Footprint<br>GSF | New<br>Buildings<br>GSF | Total<br>Building<br>GSF |
|----------------------|------------|-----------------|----------|------------------|-------------------------|--------------------------|
| <b>#4-A Building</b> | -          | <b>Research</b> | <b>2</b> | <b>14,400</b>    | <b>28,800</b>           | <b>28,800</b>            |
| <b>#4-B Building</b> | -          | <b>Research</b> | <b>2</b> | <b>14,400</b>    | <b>28,800</b>           | <b>28,800</b>            |
| <b>#4-C Building</b> | -          | <b>Research</b> | <b>2</b> | <b>48,000</b>    | <b>96,000</b>           | <b>96,000</b>            |
| <b>#4-D Building</b> | -          | <b>Research</b> | <b>2</b> | <b>24,000</b>    | <b>48,000</b>           | <b>48,000</b>            |
| <b>#4-E Building</b> | -          | <b>Research</b> | <b>2</b> | <b>24,000</b>    | <b>48,000</b>           | <b>48,000</b>            |
| <b>#4-F Building</b> | -          | <b>Research</b> | <b>2</b> | <b>64,000</b>    | <b>128,000</b>          | <b>128,000</b>           |
| <b>Zone 4 TOTALS</b> |            |                 |          | <b>188,800</b>   | <b>377,600</b>          | <b>377,600</b>           |

### Zone 5

| Building Name                                      | Building # | Use               | Floors   | Footprint<br>GSF | New<br>Buildings<br>GSF | Total<br>Building<br>GSF |
|--|------------|-------------------|----------|------------------|-------------------------|--------------------------|
| <b>#5-A Building - Hotel</b>                       | -          | <b>Commercial</b> | <b>3</b> | <b>120,000</b>   | <b>200,000</b>          | <b>200,000</b>           |
| <b>#5-B Building - Conference Center</b>           | -          | <b>Commercial</b> | <b>1</b> | <b>65,000</b>    | <b>65,000</b>           | <b>65,000</b>            |
| <b>#5-C Building - (Alumni Center possibility)</b> | -          | <b>Academic</b>   | <b>3</b> | <b>20,000</b>    | <b>60,000</b>           | <b>60,000</b>            |
| <b>Zone 5 TOTALS</b>                               |            |                   |          | <b>205,000</b>   | <b>325,000</b>          | <b>325,000</b>           |



## Zone 6

| Building Name        | Building # | Use      | Floors | Footprint<br>GSF | New<br>Buildings<br>GSF | Total<br>Building<br>GSF |
|----------------------|------------|----------|--------|------------------|-------------------------|--------------------------|
| #6-A Building        | -          | Research | 2      | 28,800           | 57,600                  | 57,600                   |
| #6-B Building        | -          | Research | 2      | 28,800           | 57,600                  | 57,600                   |
| #6-C Building        | -          | Research | 2      | 24,000           | 48,000                  | 48,000                   |
| #6-D Building        | -          | Research | 2      | 32,000           | 64,000                  | 64,000                   |
| #6-E Building        | -          | Research | 2      | 28,800           | 57,600                  | 57,600                   |
| #6-F Building        | -          | Research | 2      | 24,000           | 48,000                  | 48,000                   |
| #6-G Building        | -          | Research | 2      | 32,000           | 64,000                  | 64,000                   |
| #6-H Building        | -          | Research | 2      | 28,800           | 57,600                  | 57,600                   |
| #6-I Building        | -          | Research | 2      | 28,800           | 57,600                  | 57,600                   |
| <b>Zone 6 TOTALS</b> |            |          |        | <b>256,000</b>   | <b>512,000</b>          | <b>512,000</b>           |

## Zone 7

| Building Name               | Building # | Use      | Floors | Footprint<br>GSF | New<br>Buildings<br>GSF | Total<br>Building<br>GSF |
|-----------------------------|------------|----------|--------|------------------|-------------------------|--------------------------|
| Animal Science K40 Facility | #831       | Academic | 1      | 7,046            | -                       | 13,330                   |
| Agronomy Seed House         | #842       | Academic | 1      | 4,773            | -                       | 11,120                   |
| #7-A Building - Club House  | -          | Academic | 1      | 18,000           | 18,000                  | 18,000                   |
| <b>Zone 7 TOTALS</b>        |            |          |        | <b>29,820</b>    | <b>18,000</b>           | <b>42,450</b>            |

## Zone 8

| Building Name                         | Building #  | Use      | Floors | Footprint<br>GSF | New<br>Buildings<br>GSF | Total<br>Building<br>GSF |
|---------------------------------------|-------------|----------|--------|------------------|-------------------------|--------------------------|
| Dairy experimental Round Barns        | #856        | Academic | 1      | 11,336           | -                       | 11,336                   |
| Vet. Med. Basic Sciences              | #350        | Academic | 2      | 101,953          | -                       | 259,210                  |
| Vet. Med. Teaching Hospital           | #292        | Academic | 2      | 154,415          | -                       | 209,731                  |
| Vet. Med. Surgery and Obstetrics Lab. | #287        | Academic | 1      | 10,631           | -                       | 18,238                   |
| Daily Barns                           | #925 & #926 | Academic | 1      | 16,371           | -                       | 21,098                   |
| #8-A Biocontainment Center            | -           | Academic | 5      | 40,000           | 200,000                 | 200,000                  |
| #8-B Building                         | -           | Academic | 2      | 36,000           | 72,000                  | 72,000                   |
| #8-C Building - ACES Laboratory       | -           | Academic | 2      | 38,800           | 77,600                  | 77,600                   |
| #8-D Building                         | -           | Academic | 4      | 36,000           | 144,000                 | 144,000                  |
| #8-E Building                         | -           | Academic | 4      | 36,000           | 144,000                 | 144,000                  |
| #8-F Building - ACES Arena            | -           | Academic | 1      | 59,100           | 59,100                  | 59,100                   |
| <b>Zone 8 TOTALS</b>                  |             |          |        | <b>540,605</b>   | <b>696,700</b>          | <b>1,216,313</b>         |

# 8. APPENDIX 2: PARKING STATISTICS

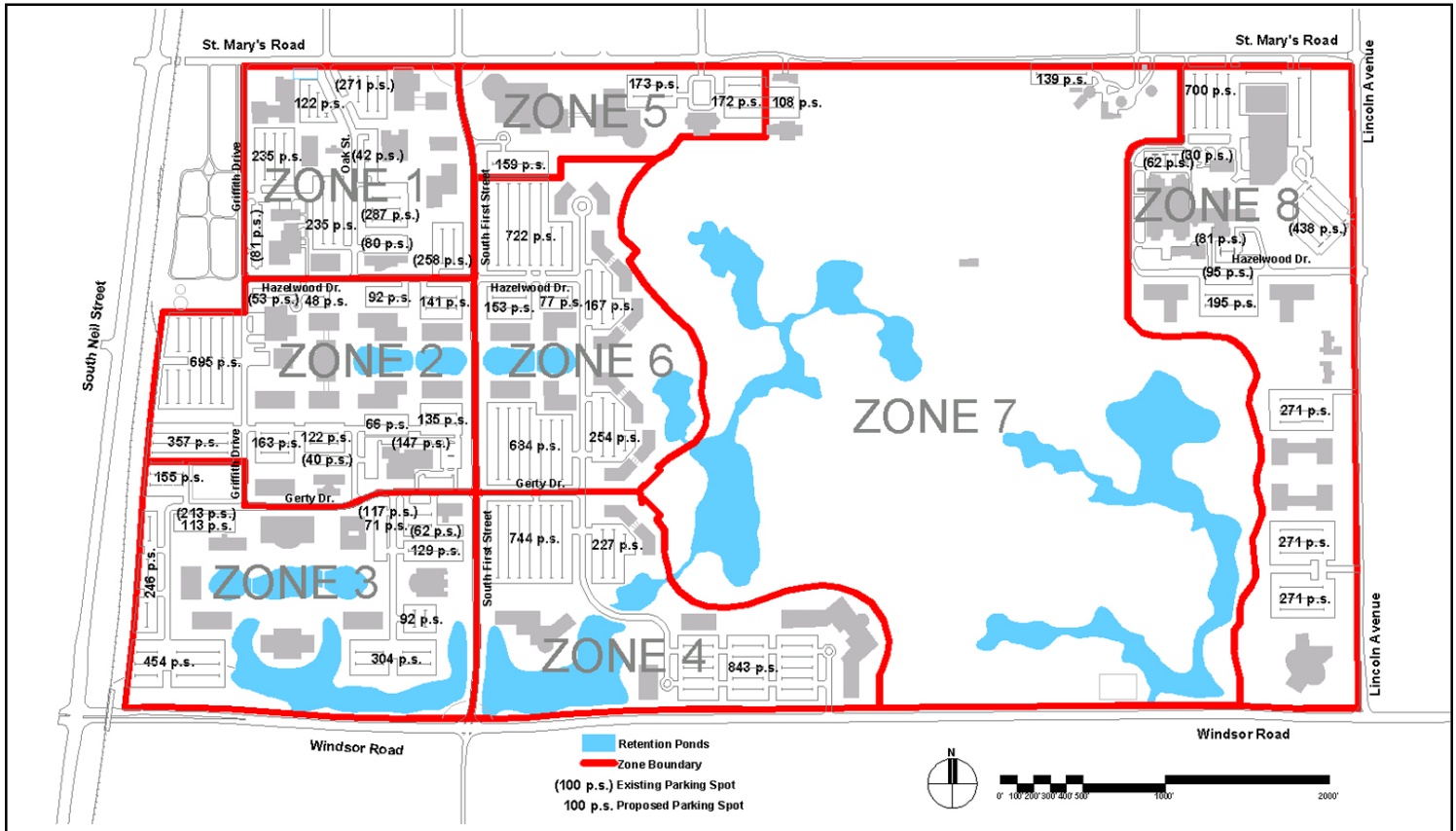


Fig. 24: Parking Plan

| Parking Statistics        | Zone 1      | Zone 2      | Zone 3      | Zone 4      | Zone 5     | Zone 6      | Zone 7     | Zone 8      | Total        |
|---------------------------|-------------|-------------|-------------|-------------|------------|-------------|------------|-------------|--------------|
| Existing, retained spaces | 767         | 240         | 246         | 0           | 0          | 0           | 0          | 706         | 1959         |
| Proposed spaces           | 591         | 1819        | 1380        | 1814        | 504        | 2057        | 247        | 1708        | 10120        |
| <b>Total</b>              | <b>1359</b> | <b>2059</b> | <b>1626</b> | <b>1814</b> | <b>504</b> | <b>2057</b> | <b>247</b> | <b>2414</b> | <b>12079</b> |
| Required                  | 716         | 1808        | 1552        | 1510        | 490        | 2048        | 144        | 2787        | 11055        |

### Estimation of parking requirement:

Zones 1, 2, 3, 4, and 6: 1 parking space per 250 GSF.

Zone 5: Combined requirement for the three buildings according to Division 4, Article VII of "Zoning Ordinance of 1996" City of Champaign. Building #5A: 1 parking space per sleeping unit; building #5b: 1 parking space per 5 seats; building #5C: 1 parking space per 250 GSF.

Zone 7: 4 parking spaces per tee plus 1 parking spot per 250 GSF, according to Division 4, Article VII of "Zoning Ordinance of 1996" City of Champaign.

Zone 8: Parking spaces consistent with current academic parking requirement on UIUC campus.

