

**Adjunct Instructor**

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Office Hours: Mondays, 5:00pm to 6:30pm / TBH Room 225

Syllabus last updated: *\* As of August 26, 2024\**

## **URBAN PLANNING 357**

### **THE LAND DEVELOPMENT PROCESS**

Monday & Wednesday 3:30-4:50

Temple Hoyne Buell Hall (TBH) Room 225

Planners need to understand the process of developing land. In this class, students learn about all the considerations that go into the land development process. This includes an understanding of zoning, knowledge about what infrastructure is needed to develop land and how financial decisions are considered by both planners and developers. At the end of the class, students have the opportunity to draw upon concepts learned and create a redevelopment proposal for a site. The course is structured to give students a glimpse into the land development process as experienced by the **practicing planner**. Most lectures and examples given in class are provided from real-life examples here in Champaign. We will also have many field trips (mostly walking tours) to get out and see development and/or infrastructure. The course allows for experiential learning and creative thinking as students apply what they learned to propose a development for a given site in the Champaign/Urbana area. This final project can become a key ingredient for the student's portfolio.

This course is broken into four units and has four goals. They are:

1. To teach students about **Zoning and Infrastructure** and how they impact development and shape communities. This is Unit 1 of the course (Aug. 26 – Oct. 7).
2. To teach students about the **Subdivision of Land and Development of Lots** and how to read **Subdivision Plats** and **Site Plans**. You will get familiar with the type of Subdivision Plats and Site Plans typically reviewed by practicing planners. In this part students also learn the basics of using Adobe Illustrator and SketchUp. This is Unit 2 of the course (Oct. 9 – Oct. 28).
3. To teach students about the **Tax Increment Financing (TIF), Taxes and Financial Considerations** in the process of land development. Students learn about financial considerations from both the perspective of the planner and developer. This is Unit 3 (Oct. 30 – Nov. 11).
4. To allow students to create a redevelopment proposal for a given site by responding to a Request for Proposals (RFP). This allows students to act as a Developer by submitting a **Development Proposal**. Students use the skills and knowledge in the first three parts to do this. This is Unit 4 (Nov. 13 – Dec. 11).

This class is an opportunity for you to learn from a practicing planner through experiential learning and hands-on exercises. My overall goal is that you finish it with a much better understanding of what practicing planners do in regard to land development. Many former students with planner jobs now comment that they are actually doing some of the things learned in class in this class.

### **COURSE EXPECTATIONS**

My goal with this class is to provide you with practical information and share my experiences as a practicing planner as it relates to land development. I hope that this inspires you more about the planning profession. I also intend for my class to be a little different from most of your theory-based classes. I do this through a variety of lectures, a bunch of field trips, hearing from other planners and developers in the field and working assignments. There are no tests/quizzes and no discussion groups, just assignments that prove you can apply the concepts taught in class. If you commit the effort to engage in class and do the work, you will most likely enjoy the topics and do just fine on all the assignments. Again, this class is more about giving you the opportunity to learn from a practicing planner and less about trying to quiz you on memorized facts or concepts. **Take advantage of this opportunity** to learn about planning and land development concepts you may not have been exposed to in any other class. Your participation is very important in a course of this type. Your success in the class directly correlates to you attending and taking in interest.

### **CLASS FORMAT**

UP357 meets in Room 225 at Temple Hoyne Buell Hall on Monday and Wednesday afternoons from 3:30pm to 4:50pm. There are 20 students in the class. The class is formatted with a mixture of lectures, instruction, field trips and individual project work (for the final project). There will be a number of field trips (mostly walking tours) designed to give you some “hands on” instruction by seeing things in the field and close up. There are a couple instructional videos you will need to view to learn basics of Adobe Illustrator and SketchUp. Canvas is used for announcements, assignments and grading. Every assignment come with an “Assignment Prompt” which gives you all the information and tools you need for completing the assignment. These are delivered in class at the start of that assignment. Finally, students will receive an Announcement from the Instructor every Monday morning announcing what will happen that week for the class. This includes topics that will be covered in class that week, links to any readings or videos for that week and a reminder about any pending assignment due dates.

### **READINGS / VIDEOS**

This course focuses more on lectures, field tours and project assignments rather than reading assignments. However, there are still a few readings and videos students will be assigned to read/watch prior to certain classes, mostly early in the semester. In most cases, I will ask you to read/watch current practice articles or videos. I will also have you watch a couple City Council or Plan Commission videos on certain topics. This allows you to get a little more familiar with how practicing planners present to elected officials in public meetings.

There is no official textbook for the class and all readings/videos will be made available to you at no charge. They are listed under the various days in the syllabus schedule below.

### **TECH REQUIREMENTS**

In addition to basic Microsoft products, there are two graphic software packages that are needed for each student.

**Adobe Illustrator.** Each student will need to “purchase” a license to Adobe Creative Cloud which is available from the UIUC Webstore for little to no cost. Information for that will be given as class begins.

**SketchUp.** SketchUp is a modeling software which we will use to create streets and buildings. Unfortunately, the UIUC Webstore does not offer SketchUp as a software you can purchase. You have to purchase your own SketchUp license from a company called Trimble. Since you are a student, you can get SketchUp Studio for only \$55 per year. You will need to provide proof of your student status, such as a picture of your Student ID. Please visit the Trimble/SketchUp website to learn more and purchase your software:

<https://www.sketchup.com/plans-and-pricing#for-higher-education>

### **ASSIGNMENTS**

Below is the listing of assignments for each of the four Course Units. Each assignment will come with a detailed *Assignment Prompt* that explains that assignment, expectations and grading. The assignment values for the whole class total 900 points. There is another 50 points for attendance and participation. Following is the contribution of each assignment toward your final grade:

#### **Unit 1 – Land Use and Zoning**

- 1-1 What’s Your Zoning? (25 pts)
- 1-2 Responding to a Zoning Inquiry – First Street, Champaign (100 pts)
- 1-3 Paper: Public Reaction to Zoning/Development Proposals (100 pts)
- 1-4 Right-of-Way and Street Width Scavenger Hunt (50 pts)

**(275 points total for Part 1)**

#### **Unit 2 – Infrastructure, Subdivision Plats and Site Plans**

- 2-1 SketchUp Model of White and Wright (50 pts)
- 2-2 Reviewing a Subdivision Plat – Boulder Ridge (100 pts)
- 2-3 Reviewing Site Plans – Neil/Ells Strip Mall, State/Prairie Redevelopment (100 pts)

**(250 points total for Part 2)**

#### **Unit 3 –Financial Considerations in Land Development**

- 3-1 Preparing a Tax Increment Financing (TIF) Analysis (100 pts)

**(100 points total for Part 3)**

#### **Unit 4 – Proposing a Redevelopment Concept**

- 4: Redevelopment Proposal (total 275 pts broken down in pieces as follows)

- 4(a) Subdivision Plat – 50 pts
- 4(b) Land Use Analysis and SketchUp Model – 75 pts
- 4(c) Financial / TIF Analysis – 50 pts
- 4(d) Final Proposal – 100 pts

**(275 points total for Part 4)**

**Attendance (50 points total)**

*\*\* There are no exams for this course – it's completely assignment/project-based.*

### **GRADING STANDARDS**

Below are the grading standards for assignments and your final grade. Please note that I *do* use “pluses” and “minuses” as described below.

90% & up	Outstanding performance, <i>exceeds</i> expectations, minor errors do not affect overall product. 90%-92% is an A-. I don't use A+
80-90%	Good performance, <i>meets</i> expectations, minor mistakes may affect some aspects of the product, technically and conceptually correct. 80%-82% is a B-, 88%-89% is a B+
70-80%	Fair performance, does not fully meet all expectations, several technical errors, concept is evident but flawed, solution only minimally satisfies requirements of the problem. 70%-72% is a C-, 78%-79% is a C+.
60-70%	Poor performance, barely meets expectations, reflects lack of understanding for the requirements of the problem, serious conceptual and technical errors. 60%-62% is a D-, 68%-69% is a D+.
<60%	Failure, does not meet expectations, unacceptable performance or no performance. No pluses or minuses with a grade under 60%. A grade of “F” will be given.

### **LATE ASSIGNMENTS**

Late assignments can be penalized 5% of the project's point total for each day the assignment is late. If there is a valid reason for a late assignment and you reach out to me to discuss it in advance, I may allow a waiver or reduction of the late penalty. I reserve the right to adjust this policy on a case-by-case basis depending on circumstances. Where I typically do not waive the penalty is after the due date and there was no proactive outreach from the student that the assignment was going to be late. I reserve the right with each assignment to establish a date where I will no longer accept work due to lateness.

**PLEASE NOTE: NO WORK WILL BE ACCEPTED FOR CREDIT, FULL OR PARTIAL, AFTER DECEMBER 20, 2024**

### **ATTENDANCE AND PARTICIPATION**

Attendance totals 50 points of your final grade. This can easily be the difference in a full letter grade. For attendance, I allow two unexcused absences – no questions asked - over the course of a semester. Beyond that, I *may* excuse an absence **if you contact me in advance with an explanation**. If you don't inform me or inform me after the fact, it will be considered unexcused and it will impact the point total. Consistently arriving late to class or leaving early could also negatively impact your attendance grade. It is important to know that the Department of Urban and Regional Planning encourages instructors to report students that have three unexcused absences in a row so they can notify the University and check on their well-being. I comply with their request and provide notice of such absence trends when they occur.

### **OFFICE HOURS**

My Office Hours are on **Mondays from 5:00pm to 6:30pm**. Typically, this will be immediately after class. For my office hours I will either just stay in Room 225. Also, if you just have a general question or a question on an assignment, please just email me. I will respond quickly. You don't have to wait until my official office hours. I am very responsive.

### **DAY BY DAY COURSE SCHEDULE**

Please see the attached Day-by-Day course schedule. The schedule will no doubt change a little as unforeseen circumstances can require me to adjust things. As the schedule changes, a revised schedule will be provided on Canvas and I will make announcements. I always post an announcement to the entire class at the beginning of each week on Monday reminding everyone what is on the schedule for that week.

### **ASSIGNED READINGS / VIDEOS / SOFTWARE**

You do not need to buy a textbook for this class. Assigned Readings and Videos are listed on the syllabus for each day. I will send reminders on them also every Monday with an announcement. All readings/videos will be provided with a link or on Canvas. You will need to acquire Adobe Creative Cloud from the UIUC Webstore (free) and you will need to purchase a subscription to SketchUp Studio from Trimble (\$55 for one year).

**STUDENT CONDUCT:** The Department of Urban and Regional Planning (DURP) is committed to creating an environment of inclusion and opportunity that is rooted in the very goals and responsibilities of practicing planners. Conduct that interferes with the rights of another or creates an atmosphere of intimidation or disrespect is inconsistent with the environment of learning and cooperation that the program requires. By enrolling in class in the Department of Urban and Regional Planning, students agree to be responsible for maintaining a respectful environment in all DURP activities, including classes, projects, and extracurricular programs. We will be governed by the University Student Code. See Student Code Article 1—Student Rights and Responsibilities, Part 1. Student Rights.

**ACADEMIC INTEGRITY:** The UIUC Student Code requires all students to support academic integrity and abide by its provisions, which prohibit cheating, fabrication, plagiarism, and facilitation of these and related infractions. According to Section § 1-401, “students have been given notice of this rule by virtue of its publication” and “regardless of whether a student has actually read this rule, a student is charged with knowledge of it. Ignorance is not a defense.” The provisions of the Student Code are applicable to this course. In written work, all ideas (as well as data or other information) that are not your own must be cited. Plagiarism is an extremely serious offense and will not be tolerated, as it violates the trust between students and faculty. Violation of any plagiarism guidelines will be taken quite seriously and will result in a failing grade at the very least.

**STUDENT RESOURCES:** Accommodations: To obtain disability-related academic adjustments and/or auxiliary aids, students with disabilities must contact the course instructor and the Disability Resources and Educational Services (DRES) as soon as possible. To contact DRES, you may call 333- 4603 (V/TDD), or e-mail a message to [disability@uiuc.edu](mailto:disability@uiuc.edu).  
<https://www.disability.illinois.edu/>.

**STUDENT ASSISTANCE:** The Student Assistance Center serves as the first point of contact for students who call, email, or walk in to the Office of the Dean of Students. The Assistant Deans help students understand university policies and procedures, educate them about and connect them to campus resources, and support students in crisis. Students visit the Student Assistance Center regarding a broad range of issues which may be impacting their academic performance including

those related to health/mental health, course attendance issues, questions about where to go on campus to seek different services, options for withdrawing from the university, or because they need help and just aren't sure where to go. The Student Assistance Center helps students find their way! <https://odos.illinois.edu/community-of-care/student-assistance-center/>

**SEXUAL MISCONDUCT ARE REPORTING:** The University of Illinois is committed to combating sexual misconduct. Faculty and staff members are required to report any instances of sexual misconduct to the University's Title IX and Disability Office. In turn, an individual with the Title IX and Disability Office will provide information about rights and options, including accommodations, support services, the campus disciplinary process, and law enforcement options. A list of the designated University employees who, as counselors, confidential advisors, and medical professionals, do not have this reporting responsibility and can maintain confidentiality, can be found here: [wecare.illinois.edu/resources/students/#confidential](http://wecare.illinois.edu/resources/students/#confidential). Other information about resources and reporting is available here: [wecare.illinois.edu](http://wecare.illinois.edu).

**EMERGENCY RESPONSE:** Emergency response recommendations can be found at the following website: <https://police.illinois.edu/em/emergency-response-guide/>. I encourage you to review this website and the campus building floor plans website within the first 10 days of class. <http://police.illinois.edu/emergency-preparedness/building-emergency-action-plans/>

**WELLNESS:** This site <https://wellness.web.illinois.edu/> will help you decide what kind of assistance you might need and how to get connected to services for mental health, wellness, access, and accommodation. The resources on this website reflect many different approaches, ranging from personal counseling to forming groups to address issues in your school or work environment. Mental health refers to services that help you address issues that you would like to feel better about psychologically, including being in crisis. Wellness refers to services that help you with habits related to maintaining your well-being. Access and accommodation refer to services that facilitate equal opportunity if you are a person with disabilities. Services can be confidential or non-confidential. A confidential service means that any information you share is protected by health care laws and cannot be shared without your permission outside of the resource except in specific cases. For example, counseling and medical care are typically considered confidential, whereas participating in a wellness workshop is not but your participation would be protected by education laws. Access and accommodation services are also confidential.

## UP357 Daily Course Schedule Readings and Videos Assignments

*\* As of August 26, 2024\**

### Monday, August 26 / First Day of Class

- Introductions and Course Overview

*Assignment Prompts Given at this Class:*

**Assignment 1-1:** What's Your Zoning? (25pts)  
**Assignment Due on Friday, August 30, 11:59pm**

## UNIT ONE ZONING AND INFRASTRUCTURE

### Wednesday, August 28

- **ANATOMY OF A ZONING ORDINANCE**

FORMAT: Lecture

In this lecture students learn the basics of zoning as it relates to land development. This includes an overview of how zoning started in this country and how it has become such a major force in the built environment. We will look at how Zoning Ordinances are typically organized and how communities use them. As a case study, background will be provided on the changes to the Champaign Zoning Ordinance as it related to the residential areas in the University District.

*Preparing for this class:*

**ONLINE READING:** A History of Zoning in Three Acts – Part I. Strong Towns. Spencer Gardner, 2017.

<https://www.strongtowns.org/journal/2017/6/28/a-history-of-zoning-in-three-acts-part-i>

**ONLINE READING:** A History of Zoning in Three Acts – Part II. Strong Towns. Spencer Gardner, 2017.

<https://www.strongtowns.org/journal/2017/7/17/a-history-of-zoning-part-ii-the-problem-zoning-solves>

**ONLINE READING:** A History of Zoning in Three Acts – Part III. Strong Towns. Spencer Gardner, 2017.

<https://www.strongtowns.org/journal/2017/8/10/a-history-of-zoning-part-iii-missing-the-trees-for-the-forest>

**VIDEO:** YouTube – Understanding Zoning and Subdivision Regulations. Chicago Metropolitan Agency for Planning - (2:50), 2019

<https://www.youtube.com/watch?v=QDzbrSvZ7Xs&t=5s>

**VIDEO:** YouTube – How Zoning Laws Are Holding Back America’s Cities. Institute for Humane Studies - (7:38), 2018

<https://www.youtube.com/watch?v=7pq-UvE1j1Q>

**VIDEO:** YouTube – Why so many suburbs look the same. Vox - (7:19), 2019

<https://www.youtube.com/watch?v=vWhYlu7ZfYM&t=1s>

**VIDEO:** YouTube – How Minneapolis became the first to end single-family zoning. PBS NewsHour - (10:36), 2019

<https://www.youtube.com/watch?v=6mWE9UJDRLw>

***Assignment Prompts Given at this Class:***

**Assignment 1-2:** Responding to a Zoning Inquiry – First Street, Champaign (100pts)

**Assignment Due: Wednesday, September 11, 3:30pm**

**Wednesday, September 4**

• **FIELD TRIP: WALKING TOUR OF GREEN STREET**

FORMAT: Field Trip - Walking

This walking tour field trip down Green Street will showcase development on Green Street in Campustown and will discuss how Champaign zoning regulations have shaped the urban design of the corridor. Instructions on meeting up for this walking tour will be provided to students in advance.

***Preparing for this class:***

**VIDEO:** YouTube – Green Street – Campustown – 1994 and 2019 - (2:40), 2019

<https://www.youtube.com/watch?v=akT4acpHsN0>

**STORY BOARD:** Storied. Green Street: In the Street Abigail Borrow, 2019. Be sure to review all boards; Culture, In the Street and Development.

<https://storied.illinois.edu/greenstreet/?s=development>

**VIDEO:** CGTV Champaign – Plan Commission Study Session on Zone Champaign, May 4, 2016 - (54:07), 2016

<https://reflect-champaign.cablecast.tv/CablecastPublicSite/show/3830?site=1>

## Monday, September 9

- **FIELD TRIP: WALKING TOUR OF UNIVERSITY DISTRICT RESIDENTIAL AREAS**  
FORMAT: Field Trip - Walking  
This walking tour will feature examples of residential development in the University District that have been shaped by zoning regulations. We will look at older development and newer developments and compare the differences. Instructions on meeting up for this walking tour will be provided to students in advance.

### *Preparing for this class:*

**VIDEO:** CGTV Champaign – Plan Commission Study Session on Open Space and Parking in the University District, July 1, 2015 - (56:17), 2015  
<https://reflect-champaign.cablecast.tv/CablecastPublicSite/show/3589?site=1>

**VIDEO:** CGTV Champaign – Plan Commission Study Session on Update to Parking Elimination, November 1, 2017 - (Begin watching at 1:35 to the end of the meeting), 2017  
<https://reflect-champaign.cablecast.tv/CablecastPublicSite/show/4259?site=1>

## Wednesday, September 11

- **CHAMPAIGN ZONING REFORM IN THE IN-TOWN NEIGHBORHOOD**  
FORMAT: Lecture

The In-Town Neighborhood in Champaign consists of an older residential area on the west side of Downtown. This area was one of the first residential neighborhoods in the City and has many historic homes, parks and tree-lined streets. It has also the most diverse collection of land use types in the City – from single-family to multi-family housing; from offices to schools and some commercial uses. The mix of zoning and land uses has created some conflicts in the neighborhood when new development is proposed. Students will learn about how the City drafted new zoning standards and design requirements for new apartment buildings to appease concerned neighbors.

You will also learn about a controversial zoning proposal at 402-408 W. Church Street and see how passionate (and sometimes mean) residents can be when it comes to zoning.

### *Preparing for this class:*

**VIDEO:** CGTV, Champaign Government Television – City Council Meeting on May 23, 2017 – Standards for Multi-Family Development in the In-Town Zoning Districts (Starts at 4:54 and ends at 1:18), 2017  
<https://champaign.cablecast.tv/CablecastPublicSite/show/4115?channel=1&seekto=294>

**VIDEO:** CGTV, Champaign Government Television – Plan Commission Meeting on July 17, 2019 – Planned Development for 402-408 W. Church Street (Start from beginning. Ends at 2:19), 2019  
<https://champaign.cablecast.tv/CablecastPublicSite/show/4717?channel=1>

## Monday, September 16

- **FIELD TRIP: IN-TOWN ZONING DISTRICTS / NEIGHBORHOOD**

FORMAT: Field Trip –Walking

We will walk through the neighborhood and point out the various building types and forms. I will provide background information on some of the zoning approvals and design requirements that went into the construction of several new buildings. The tour will end at 402-408 W. Church Street. Students will gain an appreciation of applying code regulations to the actual design and construction of a buildings. Instructions on meeting up for this walking tour will be provided to students in advance.

### *Preparing for this class:*

To get the most out of this walking tour, it is very important that you watch the two CGTV videos from the September 11<sup>th</sup> class.

### *Assignment Prompt Given at this Class:*

**Assignment 1-3:** Public Reaction to Zoning/Development Proposals (100pts)

**Assignment Due: Sunday, September 29, 11:59pm**

## Wednesday, September 18

- **UNDERSTANDING STORMWATER AND SANITARY SEWERS AND UTILITIES**

FORMAT: Lecture

Dealing with stormwater drainage and sanitary sewage are perhaps the two biggest drivers of development. Utilities (such as electrical and gas) are also vital to serving new development. If those issues cannot be addressed, there can't be urban development. In this lecture students will learn about utilities, stormwater runoff and the difference between sanitary and storm sewers. Students will also learn how planners work with other professions to understand and plan for this infrastructure.

### *Preparing for this class:*

**VIDEO:** YouTube – Why Most Powerlines Aren't Underground - (7:24), 2021

[https://www.youtube.com/watch?v=x\\_tGMQtCLO4](https://www.youtube.com/watch?v=x_tGMQtCLO4)

**VIDEO:** YouTube – How Storm drains Work - (5:49), 2011

<https://www.youtube.com/watch?v=U7w8cyNh30&t=26s>

**VIDEO:** YouTube: Ever wondered where the rain goes? Sustainable drainage animation. (3:34), 2013

<https://www.youtube.com/watch?v=LMq6FYiF1mo>

**VIDEO:** Follow the Flush – How a Waste Treatment Works. (26:14), 2020

<https://www.youtube.com/watch?v=p5iXXXRs7rc&t=806s>

**VIDEO:** YouTube. What Happens After You Flush. (10:02), SciShow, 2014  
<https://www.youtube.com/watch?v=xyU34Fhi0FY&t=183s>

**VIDEO:** YouTube. Where Does it Go – The Movie. (9:23), 2008  
<https://www.youtube.com/watch?v=QT7FYQBbcRE&t=499s>

### Monday, September 23

- **FIELD TRIP: HEALEY STREET DETENTION BASIN AND BONEYARD SECOND STREET BASIN**  
FORMAT: Field Trip  
On this tour we will learn about the function and design form of two detention basins that serve to protect flooding in Campustown.

### Wednesday, September 25

- **NO CLASS – APA-IL CONFERENCE IN CHAMPAIGN**  
Students are encouraged to attend the conference.

### Monday, September 30

- **UNDERSTANDING LOTS, STREETS, RIGHT-OF-WAY AND EASEMENTS**  
FORMAT: Lecture  
Cities are typically neatly subdivided into private lots, public streets, private streets, right-of-way and easements. In this lecture, students will learn about the importance of each of these elements and how they are accommodated in the creation of subdivision plats and how they are shown on site plans.

#### *Preparing for this class:*

**VIDEO:** YouTube: Why American Yards are Shrinking – Cheddar Explains. (7:25) 2019  
<https://www.youtube.com/watch?v=uKwOyA-pOTY>

**VIDEO:** YouTube: A Flaw in Street Design May be Costing Lives – Cheddar Explains. (6:42) 2019  
<https://www.youtube.com/watch?v=yyWYvovLvMQ>

**VIDEO:** YouTube: What is the Ideal Size for a City Block – Cheddar Explains. (3:59) 2018  
[https://www.youtube.com/watch?v=lisZBL3\\_aW8](https://www.youtube.com/watch?v=lisZBL3_aW8)

#### *Assignment Prompt Given at this Class:*

**Assignment 1-4:** Right-of-Way and Street Width Scavenger Hunt  
**Assignment Due on Sunday, October 13<sup>th</sup> at 11:59pm**

**Wednesday, October 2**

- **FIELD TRIP: MEASURING RIGHT-OF-WAY AND PRIVATE PROPERTY AT WHITE STREET AND WRIGHT STREET**

FORMAT: Field Trip

To reinforce the lecture from October 2<sup>nd</sup>, the class will head to the intersection of White Street and Wright Street in Champaign. Here we will measure right-of-way features such as the street, parkway and sidewalk. We will also measure certain private property aspects of the two corner lots. Students will sketch these measurements on paper and then use them the next week as we learn SketchUp and Adobe Illustrator.

***Assignment Prompt Given at this Class:***

**Assignment 2-1:** SketchUp Model and Adobe Illustrator Map of White Street and Wright Street intersection

**Assignment Due on Friday, October 13<sup>th</sup> at 11:59pm**

**\*\*\* END OF UNIT ONE \*\*\***

## UNIT TWO SUBDIVISION PLATS AND SITE PLANS

### Monday, October 7

- **UNDERSTANDING SUBDIVISION PLATS**

FORMAT: Lecture

In this class students learn the basics of Subdivision Plats. Subdivision plats involve the creation of lots and provide a map for lots, right-of-way and infrastructure. They are commonly reviewed against a Subdivision Ordinance and are required for the division of large parcels into smaller lots and rights-of-way.

*Preparing for this class:*

**PODCAST:** The Worst Way to Start a City: 99% Invisible (34:17)

<https://99percentinvisible.org/episode/the-worst-way-to-start-a-city/>

*Assignment Prompt Given at this Class:*

**Assignment 2-1:** Reading a Subdivision Plat – Boulder Ridge

**Assignment Due: Monday, October 21<sup>st</sup> at 3:30 pm**

### Wednesday, October 9

- **UNDERSTANDING SUBDIVISION PLATS – PART TWO – THE STORY OF BRISTOL PLACE RESIDENCES**

FORMAT: Lecture

Bristol Park is a neighborhood in north Champaign. In 2018 the City embarked on a redevelopment with a private developer to build an affordable housing neighborhood in a portion of the neighborhood called “Bristol Place.” This effort entailed land acquisition, demolition, relocation of residents and the eventually platting and reconstruction of a system of lots, streets, alleys and a park to create the new Bristol Place Residences. This lecture will present an overview of this project and demonstrate how it relates to Subdivision platting. The lecture will be followed up with a tour on Monday, October 14.

### Monday, October 14

- **FIELD TRIP: BRISTOL PLACE RESIDENCES**

FORMAT: Field Trip

To reinforce the lecture from October 9<sup>th</sup>, the class will head to Bristol Place Residences where we will (hopefully) meet with the Developer and view some of the aspects of the neighborhood as it relates to platting and infrastructure. We will hear from the developer, Jim Roberts, and tour the neighborhood.

**Wednesday, October 16**

- **UNDERSTANDING SITE PLANS – PART ONE**

FORMAT: Lecture

Site Plans are different than Subdivision Plats. While a subdivision plat shows how land will be divided, a site plan shows a layout of a specific development on a given lot. Planners have to review these plans to ensure they are in compliance with the rules of the Zoning Ordinance. In this lecture students will be presented with various site plans and understand the main items that are commonly reviewed by planners.

**Monday, October 21**

- **SITE VISIT TO STATE AND PRAIRIE REDEVELOPMENT**

FORMAT: Field Trip and Guest Presentation by Collin Carlier, Royse Brinkmeyer

**Wednesday, October 23**

- **UNDERSTANDING SITE PLANS – PART TWO**

FORMAT: Lecture

This is a continuation from the lecture on Monday, October 16<sup>th</sup> and a recap of the site visit from Monday, October 21. Assignment 2-3 will be presented in this class as well.

*Assignment Prompt Given at this Class:*

**Assignment 2-2:** Reviewing Site Plans: Neil and Ells Strip Mall, State and Prairie Redevelopment

**Assignment Due: Wednesday, November 6<sup>th</sup> at 3:30pm**

**\*\*\* END OF UNIT TWO \*\*\***

## UNIT THREE TIF, TAXES AND FINANCIAL INCENTIVES

### Monday, October 28

- **UNDERSTANDING TAXES AND TAX INCREMENT FINANCING (TIF)**

FORMAT: Lecture

Tax Increment Financing is a planning/financial tool available to cities to improve blighted areas. TIF creates a funding stream through the collection of taxes that can be used not only for public improvements (such as streets and sewers) but as incentives for private development. In this lecture students learn the basics of TIF and how it works.

*Preparing for this class:*

**READING:** Article: “6 Things to Know About How Development Works” Daniel Harriges, September 16, 2020. Strong Towns. [strongtowns.org](http://strongtowns.org).

<https://www.strongtowns.org/journal/2020/9/15/6-things-to-know-about-development>

**VIDEO:** YouTube: How does a TIF “Tax Increment Financing” work? (2:49), 2018

<https://www.youtube.com/watch?v=yH4ulBcj-Y0>

**VIDEO:** YouTube: Curious City: Untangling TIFs with Sharpies (7:06), 2013

<https://www.youtube.com/watch?v=Kmx4ryRc2Gc>

*Assignment Prompt Given at this Class:*

**Assignment 3-1:** Preparing a Tax Increment Financing (TIF) Analysis (100 points)

**Assignment Due on Tuesday, November 12<sup>th</sup> at 11:59pm**

### Wednesday, October 30

- **INCENTIVES AND THE STORY OF COSTCO**

FORMAT: Lecture

Costco Wholesale finished construction of a Champaign store in October 2020. Their decision to locate in Champaign hinged on the promise of financial incentives from the City. The lecture will focus on and how planners entertained the Developer’s request for financial incentives and presented that to City Council for their consideration.

*Preparing for this class:*

**VIDEO:** How Costco makes billions by charging people to shop there. – CNBC. Robert Ferris, 2020 (22:01)

<https://www.cnbc.com/2020/09/15/how-costco-makes-billions-by-charging-people-to-shop-there.html>

### **Monday, November 4**

- **UNDERSTANDING REQUESTS FOR PROPOSALS (RFPs)**

FORMAT: Lecture

For the most part, land transactions and development decisions are private matters. In other words, decisions are made by property owners and developers, not necessarily cities. However, there are times when City's own property that can be desirable to be developed. In these cases, cities can further their own economic development goals by offering land they may own for development. A common way to do this is to solicit proposals from developers so they can pick the best one. This process is typically called a "Request for Proposals" or "RFP." This lecture will look at various RFP processes that have occurred in Champaign and Urbana and look at the results (or lack thereof in some cases).

*Preparing for this class:*

TBD

### **Wednesday, November 6**

- **FIELD TRIP: DOWNTOWN CHAMPAIGN**

FORMAT: Field Trip – Walking Tour

TIF has been an integral part of the revitalization of Downtown Champaign. It is also an important tool for future development and infrastructure improvements. This tour will stop at the heart of Downtown that has benefited from TIF proceeds. We will talk about what kind of assistance was given and what the outcome has been. We will also discuss plans for a major project in the Downtown to construct a public plaza. You will hear from Champaign City Planners engaged in these efforts.

**\*\*\* END OF UNIT THREE \*\*\***

## UNIT FOUR

### FINAL PROJECT: PROPOSING A DEVELOPMENT

The more detailed description and schedule for Unit Four will be provided on a separate handout on Monday, November 11. A general overview of the schedule is below.

#### Monday, November 11

- **OVERVIEW OF PROJECT - FIELD TRIP TO PROJECT SITE - LINCOLN SQUARE MALL, URBANA**

FORMAT: Field Trip and Instruction

For this class we will meet at Lincoln Square Mall where we can walk around the site and get a visual concept of what a redevelopment could look like. While there students will get an overview of the final project of the class. This will be an Individual Project. For the assignment, student respond to an RFP for development around Lincoln Square Mall in Urbana. Students act as Developers to submit a proposal. The RFP provides the intended goals of the project as well as expectation for the response to the RFP. The response will be made up of several pieces – all building off of skills and concepts learned earlier in the Semester. A SketchUp Model, land use analysis and financial analysis will be the main parts of the proposal. Instruction is given through the remainder of the Semester and the last day of class will be a celebration of everyone's work with a peek at the final results along with the some comparison analysis (and food).

#### *Assignment Given at this Class:*

- 4(a) Subdivision Plat – 50 pts - **Due on 11/17 at 11:59pm**
- 4(b) Land Use Analysis and SketchUp Model – 75 pts - **Due on 11/22 (Land Use Analysis) and 12/4 (SketchUp) at 11:59pm**
- 4(c) Financial / TIF Analysis – 50 pts - **Due on 12/4 at 3:30pm**
- 4(d) Final Proposal – 100 pts - **Due on 12/11 at 11:59pm**

#### Wednesday, November 13

- **CREATING THE SUBDIVISION PLAT AND LAND USE ANALYSIS**

FORMAT: Instruction

In this class students will learn the expectations for creating the Subdivision Plat for their development project. This includes creating a subdivision plat of your Concept Plan in Adobe Illustrator and then calculating the lots sizes and the area of your right-of-way. It's then due at the end of the week.

- 4(a) Subdivision Plat – 50 pts - **Due on 11/17 at 11:59pm**

### Monday, November 18

- **CREATING THE LAND USE ANALYSIS AND SKETCH UP MODEL**

FORMAT: Instruction

In this class students will learn the expectations for creating the Land Use Analysis for their proposed development with SketchUp. This includes crunching the numbers on your proposed buildings so you can understand total building square footages broken out by land use. The Land Use Analysis is due immediately at the start of Fall Break on November 22.

- 4(b) Land Use Analysis - **Due on 11/22 at 11:59pm**  
SketchUp Model - **Due on 12/4 at 3:30pm**  
*Both steps worth a total of 75 points together*

### Wednesday, November 20

- **CREATING THE FINANCIAL / TIF ANALYSIS**

FORMAT: Instruction

In this class students will learn how to take their proposed development and perform a Financial / TIF Analysis. Using the Project Data from the previous step, students can calculate the anticipated Assessed Value of the project and plug that into a TIF Analysis worksheet. Analysis is also done on the costs of building public improvements and the private buildings.

- 4(c) Financial / TIF Analysis – 50 pts - **Due on 12/4 at 3:30pm**

### Monday, December 2

- **PREPARING YOUR FINAL REPORT**

FORMAT: Instruction

In this class we will discuss what is expected for the Final Report

- 4(d) Final Proposal – 100 pts - **Due on 12/11 at 11:59pm**

### Wednesday, December 4

- **IN-CLASS WORKDAY**

There is no instruction this day. Rather, it is an in-class workday for students to finalize proposals.

**Monday, December 11**

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**Wednesday, December 13**

- **FINAL PROPOSAL SHOWCASE**  
FORMAT: Instructor Presents work of students  
In this class students will see the results of the final proposals and will be presented with comparison data of the various submittals. There will also be food/drink as it a celebration of the end of the Semester too!

**END OF SEMESTER**