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**THE NORTH FIRST STREET REVITALIZATION PROJECT
DATA COLLECTION AND ANALYSIS PHASE
APPENDICES**

Fall 1993

For:

The City of Champaign and the North First Street Focus Group

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APPENDIX I: PHYSICAL CONDITIONS

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APPENDIX I: PHYSICAL CONDITIONS

FIGURE I.A.1 RECOMMENDED REPAIRS AND ASSOCIATED COSTS FOR NORTH FIRST STREET IMPACT AREA

Streets and Alleys

- TASK o Remove and/or replace decaying asphalt layers
o Repave intersection of First Street and Park Street as well as small areas entering driveways
- SIZE o 3 foot sections are recommended as best to patch holes/cracks
o Estimated 66 square yards of 1" asphalt
- COST o Core out and Patch over concrete - \$20 per square yard for a standard one inch layer of asphalt
o (\$30 to \$40 to patch over gravel surface)

Curbs and Gutters

- TASK o Replacement of chipped and cracked curbs and gutters and filling of unnecessary curb cuts (It would be preferred to replace all non-conventional curbing with a uniform style)
- SIZE o 35 lineal feet of curb and gutter
- COST o Curb and Gutter \$20 to \$28 lineal feet depending on bid and quality

Sidewalks

In places where the concrete is raised it is recommended that it be replaced. Years of ground freezing, tree roots, as well as heavy equipment used in site demolition have caused the uneven sections to rise. It is necessary to re-grade the underlayment rather than patch the joints.

- TASK o Recommended replacement for all raised sidewalk sections (in excess of 1")
- SIZE o 415 square feet of recommended sidewalk replacement from University Avenue to Washington Street
o 2 sidewalk ramps
- COST o \$5 to \$6 per square feet to remove and replace concrete with 6" thick city standard sidewalk (Based on 4 bids by private contractors on 1000 sq. ft.)

APPENDIX II: HISTORIC PRESERVATION

- II.A Explanation of Building Ratings
- II.B Actual Building Ratings
- II.C Suggested Design Guidelines For Infill
Buildings to Harmonize With Historic
Structures

APPENDIX II: HISTORIC PRESERVATION

APPENDIX II.A. EXPLANATION OF BUILDING RATINGS

These ratings were based upon field observation and archival research by two graduate students in architecture with a specialty in historic buildings. Physical condition ratings are based on the architectural-engineering consultants' report interpreted in a less technical. Buildings were evaluated for their individual merit as well as in context with the whole street.

CRITERIA

Aesthetic

Details: Architectural elements on a building give the overall building architectural merit and interest. Examples of good details are features which are in historical character with the building, such as cornices, cast iron store fronts, stone lintels or decorations. Buildings with few details or that have lost details due to alterations have lesser values.

Materials: The materials of which the building is constructed can lend support to the historical character of the street. Common to North First Street is red brick, cast iron store fronts, and stone lintels. Buildings which have had their original materials altered have lesser values.

Contribution to building fabric: Buildings do not stand alone, they must be viewed in context with the overall streetscape. The relative size, scale and proportions of a building helps create a cohesive streetscape. Another factor to consider is whether the building is in historical character with the street in regards to style, materials and details.

Style: The architectural style in which a building was designed contributes to the historic character of the street. Buildings may be designed in "high style" with many details and good use of materials or they may be more vernacular with fewer extravagances. Buildings which have been altered or have lost important details lose stylistic value.

Integrity: Whether a building has been altered from its original appearance affects the character of the street. The fewer alterations a building has undergone, the more likely it will contribute to the historic character of the street

Physical

Current condition: The current physical condition of the building. Buildings which need little or no physical improvements are of high value. Buildings which have structural problems or severe restoration needs have a low value.

Condition attainable: Based on the current condition of the building, this is an evaluation of the ease or difficulty of restoring the building to good, habitable shape.

Buildings which require extensive rehabilitation or historic restoration will be more difficult to fully rehabilitate.

Feasibility of rehabilitation: An economic comparison of the costs to fully rehabilitate and restore versus the cost to demolish the existing structure and build a new structure. New construction is estimated to be one story, covering the same square footage as the original and with a construction cost of \$70/SF. Buildings in which rehab would cost less than half are of high value. Buildings in which rehab would cost the same or more have no economic feasibility.

Historical

Age: The approximate date of construction for the building. Buildings which have had their facades altered no longer reflect their age and therefore have little value. Most of the historic buildings on the street were built by 1900.

Uses: What buildings were used for can have historical importance for the area. Buildings which have had unusual or long term uses are of high value. Buildings which have contributed little to the business character of the street or are of typical historical uses have less value.

Contribution to the minority community: Buildings which have a direct business or social link to the historic minority community serve an important historical role to that community. Buildings which housed businesses that served or were owned by minorities are of high historical value. A building may have also served as a social meeting place for minorities, such as lodges or clubs. Buildings which did not directly relate to the minority community before 1965 (before white flight) or serve any social needs probably have little historical social value to the minority community. Note: It was not always possible to determine if the building served minorities before 1965. In these cases it was assumed that they did not.

EVALUATION OF INDIVIDUAL BUILDINGS

The following pages detail the elements by which each individual building was evaluated.

Appendix II.B Actual Building Ratings

ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

102 E. University Ave.
Cattle Bank (Champaign Housing Authority)

AESTHETICS

Details: 4

Brackets, dentils, window surrounds, window panes: all examples of Italianate style

Materials: 4

Brick, wood details, jambs and sashes: all restored

Contribution to building fabric: 4

Corner bldg., anchors area historically, materials, scale

Style: 4

Italianate style, no major alterations, good example of style

Integrity: 4

Restored to original state

PHYSICAL

Current condition: 4

Restored to original condition

HISTORICAL

Age: 4

Built 1856, oldest building on street, oldest building in Champaign

Uses: 4

First bank in Champaign, corner grocery from 1878-1971

Contribution to minority community: 3

Heimlicher's Drugs served blacks from 1951-1971

ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

110 N. First St.

Tweets

AESTHETICS

Details: 2

Few details, doesn't add character to the building

Materials: 3

Brick, stone sills and details, new materials in storefront

Contribution to building fabric: 4

Scale, building proportions, materials, storefront

Style: 3

1900-1920 Commercial style, lacks special detailing or significance

Integrity: 3

Facade intact, minor alterations to windows

PHYSICAL

Current condition: 3

Needs new roof, remodeling, tuckpointing

Condition attainable: 4

Needs are relatively minor

Feasibility of rehab: 3

Rehabilitation \$53,150, Demo & Const. \$86,000

HISTORICAL

Age: 4

Built c1878, facade dates early 1900's

Uses: 4

Bakery, saloon, Chinese Laundry 1909-1929, taverns, beauty shop

Contribution to minority community: 4

Chinese laundry 1909-1929, African-American beauty shop 1969-1984, taverns served whites 1935-1965

ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

112 N. First St.

Vacant

AESTHETICS

Details: 3

Good brick ornamentation, delineation of features, stone sills and details

Materials: 3

Brick, stone sills and details

Contribution to building fabric: 4

Scale, building proportions, storefront intact, defines alley

Style: 3

1900-1920 Commercial style, lacks special detailing or significance

Integrity: 3

Basic facade intact, some window sashes remain, windows are boarded

PHYSICAL

Current condition: ?

Condition attainable: ?

Feasibility of rehab: ?

HISTORICAL

Age: 4

Built c1878, facade dates from early 1900's

Uses: 2

Gentlemen's furnishings, real estate, taverns, restaurants

Contribution to minority community: 2

Minority usage unknown before 1965

ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

114 N. First St.
R.J.'s Pool Hall (Vacant)

AESTHETICS

Details: 4

Brick corbels, tin cornice with end anchors, brick arch lintels, cast iron columns

Materials: 4

Brick, tin cornice, cast iron columns

Contribution to building fabric: 4

Scale, building proportions and materials, storefront mostly intact, defines alley

Style: 3

1870's Commercial style, some details of the style but lacks overall quality

Integrity: 3

Basic facade intact, storefront intact, windows are boarded, sashes missing

PHYSICAL

Current condition: 2

Major fire/water damage, needs extensive remodeling

Condition attainable: 2

Needs extensive rehab

Feasibility of rehab: 1

Rehab \$141,800, Demo & Const \$141,070

HISTORICAL

Age: 4

Built c1878, facade original

Uses: 2

Hegenbart's cigar and grocery shop 1887-1916, taverns

Contribution to minority community: 2

Minority usage unknown before 1975

ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

116 N. First St.

Jackson's Open Pit Restaurant

AESTHETICS

Details: 1

No details

Materials: 1

Yellow Roman brick out of character, plywood storefront, aluminum jambs

Contribution to building fabric: 2

Scale fits fabric, alterations not in character

Style: 1

No style

Integrity: 1

Facade completely altered

PHYSICAL

Current condition: 2

Needs new roof, tuckpointing, remodeling, altered facade, inadequate structure

Condition attainable: 2

Requires extensive rehab, restore facade

Feasibility of rehab: 3

Rehab \$83,700, Demo & Const \$165,200

HISTORICAL

Age: 2

Built c1887, facade has been altered

Uses: 3

Bakery and restaurant, printers, Goodwill, restaurant 1980-present

Contribution to minority community: 1

Minority usage unknown before 1980

ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

120 N. First St.
Buddie's Bar

AESTHETICS

Details: 3

Brick corbeling, cast iron columns, cornice has been lost

Materials: 3

Brick, cast iron

Contribution to building fabric: 4

Scale, building proportions, storefront mostly intact, materials

Style: 3

1870's Commercial style, some details of the style but lacks cornice

Integrity: 2

Cornice missing, storefront intact but altered, some brick alterations

PHYSICAL

Current condition: 4

Needs minor remodeling

HISTORICAL

Age: 4

Built c1887, facade original

Uses: 4

Saloon, barber, billiards and tobacco, Moon's Sheet Metal Works 1929-1965,

Muhammad's Temple of Islam 1975

Contribution to minority community: 3

Muhammad's Temple of Islam

ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

122 N. First St.
Pool Hall

AESTHETICS

Details: 1

No details

Materials: 1

Perma-stone, plywood storefront

Contribution to building fabric: 2

Scale fits fabric, alterations not in character

Style: 1

No style

Integrity: 1

Facade completely altered

PHYSICAL

Current condition: 1

Needs new roof, tuckpointing, remodeling, restore facade, rear addition unstable

Condition attainable: 2

Requires extensive rehab, new facade

Feasibility of rehab: 3

Rehab \$55,500, Demo and Const \$150,510

HISTORICAL

Age: 2

Built c1887, facade altered

Uses: 2

Saloon, bowling alley 1908, vending machine storage, vacant much of the time

Contribution to minority community: 1

No minority usage before 1980

ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

200/202 N. First St.

Vacant, Southern Delight Food Mart (Vacant)

AESTHETICS

Details: 2

Cast iron columns and lintel, stone sills and lintels, lost most other details

Materials: 3

Brick, stone lintels, cast iron, some intrusive materials

Contribution to building fabric: 4

Corner building, in scale with street but dominates block, materials, restoration would make the building dominant in streetscape

Style: 2

Queen Anne Commercial style, loss of details leaves little style left, original would have been a high style

Integrity: 2

Turret, oriel and cornice missing, facade otherwise intact, iron columns intact

PHYSICAL

Current condition: 1

Needs new roof, tuckpointing, windows, remodeling, structure inadequate, restore facade

Condition attainable: 2

Requires extensive rehab, restoration of facade

Feasibility of rehab: 1

Rehab \$174,500, Demo & Const \$180,020

HISTORICAL

Age: 3

Built c1902, facade missing architectural details

Uses: 4

Champaign Mattress Co., Park Hotel 1924-1939, agricultural implements, laundromat, pool hall

Contribution to minority community: 3

Area's laundromat, record shop, pool hall, grocery, all served blacks after 1960

ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

204 N. First St.
Rose's Barber Shop

AESTHETICS

Details: 3

Concrete sills, aluminum sashes, spot lights in storefront

Materials: 3

Brick, aluminum fits with modern style but not historic character

Contribution to building fabric: 2

In scale but building not in historic character

Style: 4

Modern Commercial style, details intact, materials

Integrity: 4

No alterations

PHYSICAL

Current condition: 4

Building properly maintained, needs no rehab

HISTORICAL

Age: 2

Built c1960

Uses: 3

Tommy's Barber Shop 1965-1980, Rose & Taylor Barber Shop 1908-present

Contributions to minority community: 4

Barber shops run by and served African-Americans since 1965

ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

206 N. First St.
Candy's Lounge

AESTHETICS

Details: 1

No details

Materials: 1

Concrete block

Contribution to building fabric: 2

In scale with fabric, defines alley, not in historic character

Style: 1

No style

Integrity: 2

Garage door altered, rest is intact

PHYSICAL

Current Condition: ?

HISTORICAL

Age: 2

Built c1935

Uses: 2

Auto repair, restaurant, Champaign Eagles Motorcycle Club, lounge

Contribution to minority community: 4

Holt's Restaurant served blacks 1960-1969

ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

208/210 N. First St.
Masonic Lodge, Banks Barber Shop

AESTHETICS

Details: 1

No details

Materials: 1

Perma-stone alteration

Contribution to building fabric: 2

In scale but not in historic character

Style: 1

No style

Integrity: 1

Facade completely altered

PHYSICAL

Current condition: 2

Needs new roof, tuckpointing, remodeling, inadequate egress, unstable walls, restore facade

Condition attainable: 3

Requires extensive rehab, restore facade

Feasibility of rehab: 2

Rehab \$104,500, Demo & const. \$173,700

HISTORICAL

Age: 3

Built c1908, facade altered

Uses: 4

Grocery, barber shops (210), Rainbow Tavern (208), Lone Star Lodge (208 1/2) 1950-1993, Tinsley's Cleaners (208)

Contribution to minority community: 4

Barber shops & Rainbow Tavern run by and served African-American, Lodge is African-American, Tinsley's Cleaners was African-American, minorities served since 1939

APPENDIX ILC SUGGESTED DESIGN GUIDELINES FOR INFILL BUILDINGS TO HARMONIZE WITH HISTORIC STRUCTURES

Alignment, or Visual Continuity

The arrangement of objects in a straight line is one of the most effective ways to create a sense of relationship among buildings in a district, for instance:

- o Consistent setback from the street;
- o Strong horizontal alignment of the cornices along building tops, and of the moldings separating the upper stories from the lower stories.

Patterns/Rhythms

Materials, colors, textures, size and proportion of building elements or landscape features repeat to create rhythmic repetition or patterns.

- o Patterns are found in building materials and colors, which should be carried from old to new.
- o Building elements such as windows on upper stories of commercial buildings create patterns when they have matching shapes and are spaced similarly across facades.
- o Consistent spaces or voids between the buildings and the buildings themselves cause a rhythm that is experienced when travelling the street.
- o Trees and other landscaping elements when planted at regular intervals can create patterns, or emphasize the patterns of buildings.

III. EXECUTIVE SUMMARY OF SUPPLY SIDE ANALYSIS OF NORTH FIRST ST.

- o This section summarizes findings from three sets of surveys: existing business, potential businesses, and economic development experts.
- o In addition to the Police Station and Housing Authority, which also front on University Avenue and are a-typical of the smaller businesses, there 10 businesses on the East side of North First. There are also 14 separate parcels of land in just the first two block leaving three vacant lots and one vacant building. The 10 businesses supply the following services:_____
- o Three of the 10 refused or were never available to speak with enumerators over the two months that surveys were being administered.
- o Four of the businesses surveyed were determined to be profitable and thrive in the low-cost environment available on North First. Three of the four are hair care services catering to special needs of the African American Community.
- o Three of the businesses surveyed were determined to be marginal or struggling financially despite the low-cost overhead environment.
- o The biggest complaints from the current businesses is the neglect of city maintained

infrastructure and police support to the area. There is clear mistrust of the city by most of these businesses and property owners.

o About 90% of the clients to all 7 businesses surveyed are African American as are the business owners. There are strongly mixed feeling about whether the area should be redeveloped with an identity as an African American commercial district. While there are recognized unmet service needs of the African American community, and opportunities to fill this niche, it can also be stigmatizing and limit growth potential. Half the current owners oppose this concept, none of the potential business would want such a recognition, and the development experts feel such a district is a good idea but not in this location. The existing "catchment area" of a 1/2 mile radius, and the through traffic it enjoys, gives North First Street a much wider potential audience.

o Demand for services in the area focused on the most obvious of commercial businesses from grocery to convenience stores, drug stores to restaurants. All of these "generic" commercial establishments already exist in ample supply within a reasonable service distance of North First Street, making it very unlikely that any investor would be forthcoming for these services in this location. However, all of the business people and development experts evaluate North First as an attractive location for specialty shops in dining, clothing, entertainment and other areas, that can start with small inventories and grow as the commercial area grows and improves.

o Despite the potential of the location, everyone agrees the area suffers from a very negative image whether real or falsely perceived. This image must be turned around before private investors will invest without deep subsidy or risk reduction. This includes a high crime rate, years of neglect, a run down look, and structural safety problems.

o Everyone looking at the current conditions on North First agrees that there will be few new investors and little potential for growth without the following: 1. a clear plan of action agreed upon by all parties, the city, existing business, banks and other investors; 2. The city taking the lead and the major redevelopment risks; 3. The existing businesses organized with a unified commitment to the redevelopment plan, and linked up with the larger East University Avenue business redevelopment for purposes of political negotiations.

o Without financial and business training assistance, none of the current business are likely to survive rapidly increasing costs associated with redevelopment of the area.

A. Introduction to Supply-Side Assessment

The objectives of the Supply Team were to assess the nature of the businesses which are currently supplying goods and services on North First Street and to evaluate the prospects of the area for redevelopment. Interviews were conducted with three groups of informants- proprietors whose businesses are currently located on North First Street, proprietors whose businesses are located elsewhere in Champaign, and economic development and planning professionals who are familiar with the North First Street area. In addition to interviewing professionals in these three areas, the Supply Team studied the size of the market area which

may be served by North First Street and compared the goods and services being supplied there to the goods and services being supplied from other areas in Champaign. The results of this study and the interviews were used by the Supply Team to answer the following questions.

What are the current commercial land uses on North First Street? The owners of North First Street businesses were interviewed in order to determine what goods and services are supplied in the area, and to determine what impact redevelopment may have on these businesses.

Is North First Street the best location for the businesses which presently operate there? In addition to asking the business owners about their reasons for locating their businesses on North First Street, a study was conducted which sought to determine whether markets which are currently being served by North First Street businesses also being served at other locations. This study reviewed the location of businesses which provide various goods and services and compared the markets that these businesses serve to the markets which are served by North First Street businesses.

North First Street business owners, economic development professionals and other proprietors whose businesses are not located on North First Street were also asked whether the area functions as an African American commercial district. These respondents were asked questions regarding the extent to which any redevelopment strategy should attempt to achieve an African American commercial district in the area. Other locations for an African American commercial district were also explored with these respondents.

What other businesses or land uses would be viable on North First Street? North First Street business owners were asked to assess what goods and services they think their customers want. In addition, other small business owners and economic development professionals were asked to assess the demand for goods and services in the area.

All respondents were asked their opinions regarding alternative redevelopment strategies that might be taken on North First Street.

APPENDIX III: SUPPLY SIDE MARKET ASSESSMENTS

- III.A Economic Development Key Informant
Questionnaires
- III.B Key Informant Questionnaire (modified)
- III.C Questions For Potential Businesses

APPENDIX III: SUPPLY SIDE MARKET ASSESSMENT

APPENDIX IIIA ECONOMIC DEVELOPMENT KEY INFORMANTS QUESTIONNAIRE

Draft: 12/17/93

Supply Side-J. Eason, S. Temperley

Text to be read is in italics. Probes and suggestions are in plain text. THESE WILL NOT BE READ UNLESS REQUIRED. Not much space has been left for writing-use a notebook

General Notes

If the respondent seems reluctant, or complains that they seem to be answering every question with the same information, mention that:

- their expertise is vital
- the information is still very valuable even if it doesn't seem very important to them
- we will be getting to a scenarios section at the end of the questionnaire which will be more challenging.

On the phone: Hello, my name is _____ and I am an Urban Planning student at the University of Illinois. I am currently in a workshop class that has contracted with the City of Champaign to research the possible rejuvenation of the North First Street area. (Here, if applicable, mention how we got their name/why they are important for us to talk to.) We would like to talk with you about the goods and services available from North First Street Businesses. Would you be able to spend some time with us? We expect the interview to take about half an hour.

At the interview: Thank you for agreeing to help us with our research. We are also doing a set of interviews with those people who actually do business in this area, and with people who might be interested in doing business there. But today we are interested in expert perspectives on the conditions of supply of goods and services in the area, and on the potential of the area for supplying goods and services. We appreciate the opportunity to get your ideas on business in this area. Your responses are valuable to us and will be kept confidential. There are no specific answers we are looking for.

When you think of North First Street - that is, the commercial area between University and Washington, and the other businesses around there what comes to mind?

-How important is its market share in terms of the Champaign-Urbana area?

-Whom in particular do you see it serving or catering to?

- what indicates that this area serves _____?
- how important is *this* market share? eg, how large a share of the _____ market do you think this area serves?
- how long has the area served _____?
- has it been different in the past, as far as you know?

Bearing in mind where this area is located and how it is linked with various other commercial centers in town (explanation: First Street goes to Green which goes to campus, it also goes to Market Street and out to Market Place. University goes into downtown Urbana and downtown Champaign), *what businesses do you think could hope to do well there?* (Probe for specific business types, and for store/chain names if forthcoming.)

In relation to what's there now, what size of development could viably function there, in your opinion?

(Bear in mind that if they are being negative, we still need to know what it would take for this area to take off again. Probe as far as you can to get this answer.)

What do you think it would take to get new businesses there?

- A change in appearance?
- Different or improved infrastructure?
- Financial incentives or guarantees to current and new business?
- Changes in the surrounding neighborhood?
 - In terms of land use?
 - In terms of who lives there (race? income?)?
- Perceptions of crime or safety problems?
- Overall image?

How do you think development of nearby areas would impact North First Street?

Do you see some other more likely scenario taking place that we haven't mentioned, one that makes more sense in your opinion?

- What is it?
- Why do you think this is likely?
- Do you think this is preferable? Why or why not?
- What would be preferable in your opinion?

Who do you think (who do you know of) will be most involved in the redevelopment of this area?

- who SHOULD be involved?
- what would it take to get those people involved?

(If they see any kind of extensive redevelopment:) Who is a likely developer?

Do you think the zoning should be changed so as to set up a different land use there?

Some people say north first should be preserved as an African American commercial area (explanation may be nec - eg, if done correctly, it can be viable and also give the Black community a social/commercial focus point that is their own.)

- *Do you think there should be such an area?*
- *If so, where do you think the best location for this area is?*

-Bradley and Market; other areas?

Some cities have areas which serve as incubators for training and developing new entrepreneurs with struggling private businesses. In Champaign-Urbana, if such an incubator were developed, it might be a strip or a small group of businesses where rents are subsidized, where a community college could train and spin-off business in an effort to provide an avenue of opportunity to the business in an effort to provide an avenue of opportunity to the poor they don't now have.

- *Do you think C-U could use such an incubator? Why or why not?*
- *Would North First be a good location for such an incubator? Why or why not?*
- *What level of support for this area do you think is appropriate for the city to provide? for other businesses in C-U to provide?*

[UNIVERSITY AVENUE BUSINESSES ONLY]

What was it about this area that made you locate or relocate here?

- location
- neighbors
- clientele

If North First Street had been redeveloped and had similar rents to your current location, would you have considered locating there?

- why or why not?

How much might North First Street expect to become part of the business growth on University?

- eg, could it eventually be considered part of this district?
- do you think that's a favorable outcome (eg, would it be a good thing)?

[ALL BUSINESSES]

We'd like to finish with your evaluation of the North First Street area as a whole...

• *What are its major assets and deficits (For each, prompt for priority - is this a big deal? is it minor? establish a sense of the gravity of each one)?*

-physical-incl. parking

-locational

-structural

-economic

-social

Is there anyone else you know of that we should contact?

- commercial realty experts
- potential developers of the area
- Black developers
- successful Black business people
- other economic development experts: city, banks, investment brokers...

Are there written resources you could direct us to?

Would we be able to contact you for follow up questions if necessary?

Would you be willing to be interviewed on videotape? (If appropriate)

Are there any questions that you'd like to ask us?

Thank you very much for your time.

III.B Key Informant Questionnaire
(as differentiated from Economic Development K. I. Q. - but similar.)

12/17/93

Supply Side - J. Eason, S. Temperley

Text to be read is in italics. Probes and suggestions are in plain text. THESE WILL NOT BE READ UNLESS REQUIRED.

General Notes

If the respondent seems reluctant, or complains that they seem to be answering every question with the same information, mention that:

- their expertise is vital
- the information is still very valuable even if it doesn't seem very important to them

=====
On the phone: Hello, my name is _____ and I am an Urban Planning student at the University of Illinois. I am currently in a workshop class that has contracted with the City of Champaign to research the possible rejuvenation of the North First Street area. (Here, if applicable, mention how we got their name/why they are important for us to talk to.) We would like to talk with you about the goods and services available from North First Street Businesses. Would you be able to spend some time with us? We expect the interview to take about half an hour.

At the interview: Thank you for agreeing to help us with our research. We are also doing a set of interviews with those people who actually do business in this area, and with people who might be interested in doing business there. But today we are interested in your perspective on the conditions of supply of goods and services in the area, and on the potential of the area for supplying goods and services. We appreciate the opportunity to get your ideas on business in this area. Your responses are valuable to us and will be kept confidential. There are no specific answers we are looking for.

=====

When you think of North First Street - that is, the commercial area between University and Washington, and the other businesses around there what comes to mind?

-How important is its market share in terms of the Champaign-Urbana area?

-Whom in particular do you see it serving or catering to?

- what indicates that this area serves _____?
- how important is *this* market share? eg, how large a share of the _____ market do you think this area serves?
- how long has the area served _____?
- has it been different in the past, as far as you know?

Bearing in mind where this area is located and how it is linked with various other commercial centers in town (explanation: First Street goes to Green which goes to campus; it also goes to Market Street and out to Market Place. Univ. goes into downtown U. and downtown C.), what businesses do you think could hope to do well there? (Probe for specific business types, and for store/chain names if forthcoming.)

(Bear in mind that if they are being negative, we still need to know what it would take for this area to take off again. Probe as far as you can to get this answer.)

What do you think it would take to get new businesses there?

- A change in appearance?
- Different or improved infrastructure?
- Financial incentives or guarantees to current and new business?
- Changes in the surrounding neighborhood?
 - In terms of land use?
 - In terms of who lives there (race? income?)?
- Perceptions of crime or safety problems?
- Overall image?

If the area were to remain commercial, what do you think should be done with it? (Probe for specifics of how the area should be redeveloped. Need specifics here.)

Explanation:

- Improvement of existing buildings
- Total redevelopment
- Perhaps a combination of both.

Regarding redevelopment of any kind what roles do you see the city and local banks playing?

- How much of a role do you think the city should play, and what kind of role should that be?
- What actions do you feel the city needs to take in order for redevelopment to begin?
- What role should banks play and how extensive should this role be?
- Should it be one bank, or should there be a development corporation, with a number of banks and other entities sharing the risk?

Who do you think (who do you know of) will be most involved in the redevelopment of this area?

- who SHOULD be involved?
- what would it take to get those people involved?

(If they see any kind of extensive redevelopment:) Who is a likely developer?

Some people say north first should be preserved as an African American commercial area (explanation may be nec - eg, if done correctly, it can be viable and also give the Black community a social/commercial focus point that is their own.)

- *Do you think there should be such an area?*
- *If so, where do you think the best location for this area is?*
 - Bradley and Market; other areas?

[UNIVERSITY AVENUE BUSINESSES ONLY]

What was it about this area that made you locate or relocate here?

- location
- neighbors
- clientele

If North First Street had been redeveloped and had similar rents to your current location, would you have considered locating there?

- why or why not?

How much might North First Street expect to become part of the business growth on University?

- eg, could it eventually be considered part of this district?
- do you think that's a favorable outcome (eg, would it be a good thing)?

[ALL BUSINESSES]

We'd like to finish with your evaluation of the North First Street area as a whole...

- *What are its major assets and deficits (For each, prompt for priority - is this a big deal? is it minor? establish a sense of the gravity of each one)?*
 - physical -incl. parking
 - locational
 - structural
 - economic
 - social

Is there anyone else you know of that we should contact? Are there written resources you could direct us to?

Would we be able to contact you for follow up questions if necessary?

Would you be willing to be interviewed on videotape? (If appropriate)

Are there any questions that you'd like to ask us?

Thank you very much for your time.

TEAM 3
III.C QUESTIONS FOR POTENTIAL BUSINESS

Hello, my name is _____ and I am an Urban Planning student at the University of Illinois. I am currently in a workshop class that has been working with the City of Champaign to research the possible revitalization of the North First Street area. We are talking to all of the business owners on North First Street. I would really like to hear your input on the area as well since we are trying to determine the views of the business owners that may be interested in moving to the area. I would like to set up an appointment with you to discuss the North First Street area and its future development? The interview should only take about 30 minutes.

(At this point the interviewer should have recorded w/o asking the subject's approx. age, race, and where they live and/or do business now. If the subject was contacted by phone, then that information should be obtained covertly at the interview).

INTERVIEW

Let me assure you that all of your responses will be kept anonymous and you will not be identified by name in the report our team will be presenting to the city.

If a plan is implemented to revitalize the North 1st Street area, would you possibly be interested in participating as a potential business/or investor?

(IF NO OR DON'T KNOW)

Have you ever thought about locating on N. First St.?

Why or why not?

(IF YES)

What about the N. First St. area is attractive to you and your business? (i.e. location, parking, clientele, rent or property costs, etc.)

How large a space would your business require if you moved to N. First? (a rough sq. ft.)

Do you have any special needs? (liquor license, loading dock, etc.)

*How much parking do you feel you will need? (list several numbers of spaces, i.e. 2 spaces____
3 spaces____, etc.)*

Do you have a specific location on N. First in mind? If so, why that block?

If not, where would you like to be located? (i.e. north/south of Washington, next to the Lone Star Lodge, etc.)

Would you want to buy or rent the property?

(IF RENT)

What kind of rent per month and/or per square foot are you seeking to pay?

If you had to go above \$ _____ some, what would be the maximum you could afford given the business load?

(IF BUY)

What price are you looking for?

If new construction or extensive rehabilitation of an existing building made the price higher than your ideal, and the city was able to provide some help to cover the extra costs, what is the absolute highest price you could afford on your own?

(BOTH RESPONSES TO FIRST QUESTION)

What types of businesses on N. First do you see being compatible with your business?

Are there businesses there you would not prefer to be located next to your business?

Which one(s) and why?

What products/services do you feel are needed in the First Street - University Avenue area and what you would like to see as neighbors?

Would you need space for expansion in the future?

If yes, how much? When?

Do you feel the African-American Community needs its own commercial area, why or why not?

Where do you feel is the best place for such a commercial area to be located? (If not a strong response, list some potential areas)

If not N. First, why not? Why is _____ (area mentioned) better?

About how many, and what kinds of businesses could successfully compete in such a commercial area? (List examples and their response)

How would you describe your current clientele? (probe for specifics, i.e. where they live, race, sex, do they drive, walk, etc.)

Where do the patrons of your current business come from?

If you moved to N. First, would you expect a change in the make up and volume of your clientele?

On the average, how many customers do you serve a day?

Thank you for your participation so far. Now, if you don't mind, I need to gather some financial data from you in order for our research to be complete.

Have you ever received a commercial development loan from a private lender?

If not, have you ever looked into or researched receiving commercial development loans before?

If so, at what rate?

If you were to move to N. First, would you need technical assistance for planning the rehabilitation of your space?

What and how much help would you want?

Do you have all of the skills you need in business management, bookkeeping, advertising, and inventorying?

If not, would you like free or minimal cost help in these areas?

If N. First was redeveloped as a non-profit community development corporation that was owned and run by all the businesses jointly or by a non-profit organization, would you be willing to join such an organization? Be an officer in it? Pay dues to it?

If not, how would you like to see N. First Street redeveloped?

- o city owned and operated commercial district*
- o a single private African-American development firm*
- o a single private non-minority development firm*
- o a single management corporation that the businesses co-owned*
- o a single management corporation that independently manages the strip*
- o Independent owners operate separately*

Do you know of any similar areas that have been redeveloped successfully and if so what was the types of programs used?

Do you personally know of any private developers or potential business owners in the county?

Would you be willing to discuss this at more length with someone if needed?

Well I want to thank you again for your time and input. Your answers will be a very important

aspect of our analysis of the N. First Street Area. Take care and have a nice day.

APPENDIX IV: DEMAND SIDE MARKET ANALYSIS

- IV.A Block Group and Extended Block Group Survey
- IV.B Customer Survey
- IV.C University Avenue Business Survey
- IV.D City of Champaign Police Department Survey
- IV.E University of Illinois Student Survey
- IV.F 1990 Census Data Charts & Figures
- IV.G Parcel by Parcel Land Use Inventory

APPENDIX IV: DEMAND SIDE MARKET ANALYSIS

NORTH FIRST STREET SURVEY
Sunday, October 10, 1993

The City of Champaign has asked the University of Illinois' Department of Urban and Regional Planning to conduct a study of the area known as North First Street. This encompasses the area from University Avenue to Washington Street along First Street. The City will use the information you provide to help make redevelopment decisions for the area.

Due to your neighborhood's close proximity to North First Street, the future of this area has a strong impact on you and your neighbors. Therefore, your interests in this community and opinions regarding North First Street are valued.

There are no correct or incorrect responses, only your much needed opinions. Each response will be kept **completely** confidential. Only group statistics from all respondents will be published.

Thank you for your participation.

We want to know your needs and expectations as current and/or potential users of North First Street. Therefore, please **check off** the responses for each numbered question which most closely represent you or your family. Again we remind you that all responses will remain completely confidential.

- 1) What is your address?

2) What is your sex?	3) What is your approximate age?	4) What is your race?
<input type="checkbox"/> Male	<input type="checkbox"/> 18-24	<input type="checkbox"/> African-American
<input type="checkbox"/> Female	<input type="checkbox"/> 25-34	<input type="checkbox"/> Asian
	<input type="checkbox"/> 35-44	<input type="checkbox"/> Caucasian
	<input type="checkbox"/> 45-64	<input type="checkbox"/> Latino
	<input type="checkbox"/> 65 and over	<input type="checkbox"/> Other

- 5) How would you classify yourself?
 Head of Household
 Spouse of Head of Household
 Other family member
 Non-family member of household

6) How many people are in your household?	7) What is your Family's Combined Annual Household Income?
<input type="checkbox"/> 1 person	<input type="checkbox"/> Less than \$5,000
<input type="checkbox"/> 2 persons	<input type="checkbox"/> \$5,000 - \$7,499
<input type="checkbox"/> 3 persons	<input type="checkbox"/> \$7,500 - \$9,999
<input type="checkbox"/> 4 persons	<input type="checkbox"/> \$10,000 - \$12,499
<input type="checkbox"/> 5 persons	<input type="checkbox"/> \$12,500 - \$14,999
<input type="checkbox"/> 6 persons	<input type="checkbox"/> \$15,000 - \$19,999
<input type="checkbox"/> 7 persons or more	<input type="checkbox"/> \$20,000 - \$24,999
	<input type="checkbox"/> \$25,000 - \$29,999
	<input type="checkbox"/> \$30,000 - \$34,999
	<input type="checkbox"/> \$35,000 - \$49,999
	<input type="checkbox"/> \$50,000 or more

- 8) Do you own or rent your current home?
 own
 rent

- 9) How long have you resided at this location?

<input type="checkbox"/> Less than 1 year	<input type="checkbox"/> 10 - 20 years
<input type="checkbox"/> 1 - 5 years	<input type="checkbox"/> Over 20 years
<input type="checkbox"/> 5 - 10 years	

- 10) We are interested to know where you shop now for certain goods and services. (**refer to and fill in** the chart on the **back** of this page) Think for a moment about where you shop and how frequently you shop for the following goods and services:
For example: "Where do you usually shop for groceries? How often? and How do you travel there?"

- 11) Do you or other family members use businesses located on North First Street? If you answer "yes," answer question #12, then go to question #14. If you answer "no," skip question #12 and go to question #13.
 yes no

Parcel Number	Street Address	210 N. First
Owner	Owner's Address	
Phone Number of Owner		
Occupant Name	Phone Number of Occupant	

Description

- A two story masonry load-bearing structure with a slab on grade and wood frame wood structure, approximately 20' wide by 45' deep.
- This building is somewhat nondescript.
- Total estimation of rehabilitation: \$52,500.

Use

- Barber shop. The front room is used for business and the back room is used as a restroom and for storage.

Life Safety

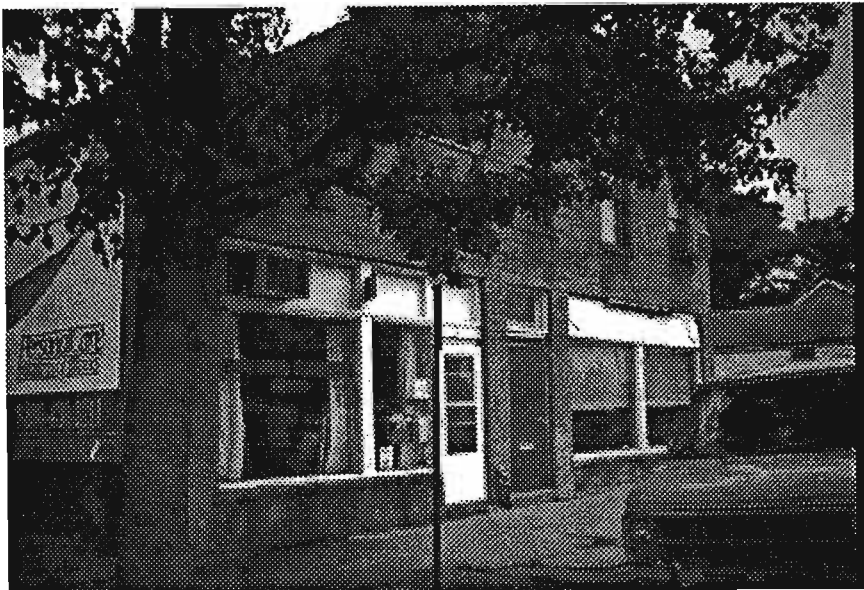
- The South wall is a masonry fire wall is intact; other walls require no rating at present.
- The single means of egress at the entrance is probably adequate given the low occupant load, but a second means is possible through a rear doorway.

Accessibility

- The entrance is not presently accessible but could be adapted relatively easily.
- There are no restrooms. There is a toilet on a raised platform in the storage room. If a restroom is added, one would suffice, but it would need to be handicapped accessible.

Exterior/Interior

- The ceiling shows evidence of water damage and it is likely that the roof needs to be replaced.
- The masonry needs tuckpointing throughout including some rebuilding where perpendicular masonry walls join.
- The storefront is mostly intact and could use some minor cosmetic renovation.
- The interior is in need of an overall cosmetic renovation and will require the additions of a handicapped accessible restroom as well as accessible doors and hardware throughout.



Zoning
Landuse
Business

Tiff Base
Estimated Acquisition

Building Condition
Estimated Demolition Costs

Parcel Number

Street Address

210 N. First

Owner

Owner's Address

Phone Number of Owner

Phone Number of Occupant

Occupant Name

Description

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Zoning

Landuse

Business

TifEavBase

Estimated Acquisition

Building Condition

Estimated Demolition Costs

1st Street Redevelopment Project - Demand Team

December 17, 1993

Parcel Number 462107301005

Street Address 104 E. Hill

Owner Hogan, Joe

Owner's Address 104 E. Hill

Phone Number of Owner 352-2877

Occupant Name Joe Hogan

Phone Number of Occupant 352-2877

Description

Use
S-F residential

Life Safety

Accessibility

Exterior/Interior

Zoning R-6

Landuse SF Res

Business N/A

TifEavBase

Estimated Acquisition \$24,000.00

Building Condition Fair

Estimated Demolition Costs

Parcel Number 622107301005

Street Address 102 E. Hill

Owner City of Champaign

Owner's Address

Phone Number of Owner

Occupant Name

Phone Number of Occupant

Description

Use

Life Safety

Accessibility

Exterior/Interior

Zoning

Landuse Vacant Land

Business N/A

TifEavBase

Estimated Acquisition \$0.00

Building Condition

Estimated Demolition Costs

Parcel Number 462107304001

Street Address 124 N. First

Owner City of Champaign

Owner's Address 102 N. Neil

Phone Number of Owner

Phone Number of Occupant

Occupant Name

Description

Use

Life Safety

Accessibility

Exterior/Interior

Zoning B-3

Landuse Vacant Land

Business N/A

TifEavBase \$1,650.00

Estimated Acquisition \$0.00

Building Condition

Estimated Demolition Costs

Parcel Number 462107304004

Street Address 148 N. First

Owner City of Champaign

Owner's Address 102 N. Neil

Phone Number of Owner

Occupant Name

Phone Number of Occupant

Description

Use

Life Safety

Accessibility

Exterior/Interior

Zoning B-3

Landuse Vacant Land

Business N/A

TifEavBase \$2,950.00

Estimated Acquisition \$0.00

Building Condition

Estimated Demolition Costs

Parcel Number 462107304012

Street Address 104 E. University

Owner Housing Authority

Owner's Address 1201 E. Colorado Ave.

Phone Number of Owner 367-1184

Occupant Name Housing Authority

Phone Number of Occupant 367-1184

Description

Use

Life Safety

Accessibility

Exterior/Interior

Zoning B-3

Landuse Business (2 story)

Business HACC Offices

TifEavBase \$18,070.00

Estimated Acquisition \$60,300.00

Building Condition Good

Estimated Demolition Costs

Parcel Number 462107304013

Street Address

106 E. University

Owner Labor's International

Owner's Address

108 Anthony Dr.

Phone Number of Owner 367-0723

Phone Number of Occupant

Occupant Name

Description

Use

Life Safety

Accessibility

Exterior/Interior

Zoning B-3

Landuse Vacant Land

Business N/A

TifEavBase \$2,290.00

Estimated Acquisition \$7,230.00

Building Condition

Estimated Demolition Costs

Parcel Number 462107303013

Street Address

104 E. Park

Owner Hobbs, Betty J.

Owner's Address

Phone Number of Owner

Occupant Name

Phone Number of Occupant

Description

Use

Life Safety

Accessibility

Exterior/Interior

Zoning B-3

Landuse Vacant Land

Business N/A

TifEavBase \$3,130.00

Estimated Acquisition \$6,810.00

Building Condition

Estimated Demolition Costs

Parcel Number 462107303007

Street Address 103 E. Church

Owner Stovall, Claudyne

Owner's Address

Phone Number of Owner

Occupant Name Robert Stovall

Phone Number of Occupant 356-1752

Description

Use

Life Safety

Accessibility

Exterior/Interior

Zoning R-6

Landuse SF Res. (2 story)

Business N/A

TifEavBase \$5,370.00

Estimated Acquisition

Building Condition Good

Estimated Demolition Costs

Parcel Number 462107302004

Street Address 103 E. Hill

Owner Hambrick, Robert E.

Owner's Address 308 1/2 North First

Phone Number of Owner 359-4541

Occupant Name Erika D. Mills

Phone Number of Occupant 352-6846

Description

Use

Life Safety

Accessibility

Exterior/Interior

Zoning R-6

Landuse 2 du.Res (2 story)

Business N/A

TifEavBase

Estimated Acquisition \$25,800.00

Building Condition

Estimated Demolition Costs

Parcel Number 462107302002

Street Address

306 1/2 N. First

Owner McCall, Lee Roy

Owner's Address

1302 1/2 W. Dublin, Urbana

Phone Number of Owner 384-1104

Owner

Occupant Name

Phone Number of Occupant

Description

Use

Second floor residential, first vacant

Life Safety

Accessibility

Exterior/Interior

Zoning R-6

Landuse Business (2 story)

Business Vacant

TifEavBase

Estimated Acquisition

Building Condition Poor

Estimated Demolition Costs

Parcel
Number

Street
Address

304 N. First

Owner

Owner's
Address

Phone
Number of
Owner

Occupant
Name

Phone
Number of
Occupant

Description

Use

Life Safety

Accessibility



Zoning

Landuse

Business

Tlff Base

Estimated
Acquisition

Building
Condition

Estimated
Demolition
Costs

Parcel Number 462107304002

Street Address 122 N. First

Owner Briggs, Wendell

Owner's Address 1205 N. Hickory

Phone Number of Owner 352-1067

Occupant Name First Street Pool Hall

Phone Number of Occupant 359-1379

Description

- A one story masonry load-bearing structure with a partial basement and partial crawl space, wood frame floor and roof structures, approximately 20' wide by 65' deep with an attached single story wood frame structure approx. 20' wide by 45' deep.
- The building was probably a Victorian era structure, but its facade was modernized in the 1950's or 1960's. It has since been altered further.
- Renovation costs: \$55,500.

Use

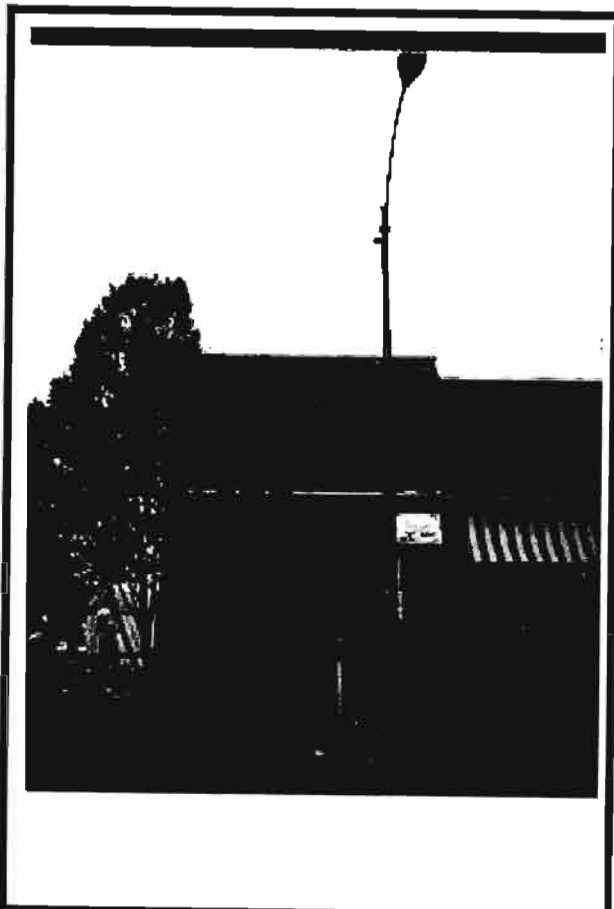
- Pool Hall. The masonry portion of the building houses the pool room and the frame portion houses restrooms and storage.

Life Safety

- The North and South walls provide adequate fire separation for the masonry portion of the building. The North and South frame walls provide no fire rating for the frame portion of the building.
- The structure of the frame portion of the building is in failure at both roof and floor levels and possess risk to inhabitants.
- In addition to main entrance, second means of egress locations are possible through existing openings.

Accessibility

- The entrance, while not accessible, could be reworked with little difficulty.
- The restrooms are not accessible and at present are not usable due to structural failure.



Zoning B-3
Landuse Business (2 story)
Business First Street Pool

TifEavBase \$6,520.00
Estimated Acquisition \$21,780.00

Building Condition Poor
Estimated Demolition Costs \$25,000.00

Parcel Number 462107304008

Street Address 110 N. First

Owner McCall, Lee Roy

Owner's Address 1302 1/2 W. Dublin, Urbana

Phone Number of Owner 384-1104

Occupant Name Tweeet's Fashion Shop

Phone Number of Occupant 355-0499

Description

- A two story masonry load-bearing structure on a crawl space with frame floor and roof structures, approximately 20' wide by 40' deep main structure, with an attached one-story masonry wing at the rear, on a slab approximately 20' wide by 15' deep.
- The building is a relatively nondescript structure with minimal brick and limestone detailings.
- Renovation cost: \$53,150

Use

- First floor is a retail use with two employees in evidence.
- Second floor is vacant and was most recently used as an apartment.

Life Safety

- North and South walls are fire walls. The North wall is intact. The South wall presently opens to a parking lot and is therefore acceptable at this point with its numerous window openings. The original ceiling material is not visible but it is unlikely that there is an adequate fire separation between the two separate uses.
- Only one exit exists from each level which is adequate due to the square footage, however windows from second floor don't egress.

Accessibility

- No handicapped access to either space.
- No handicapped restrooms; only one would be required due to low employee number.



Exterior/Interior

- Roof shows evidence of leaking and likely needs to be replaced.
- Storefront requires minimal cosmetic improvements.
- Window replacement likely at second floor.
- Lower level is in need of new handicapped restroom and cosmetic improvement.
- Upper level is in need of overall renovation.

Zoning B-3
Landuse Business (2 story)
Business Tweets

TifEavBase \$8,500.00
Estimated Acquisition \$28,440.00

Building Condition Fair
Estimated Demolition Costs \$30,000.00

Parcel Number 462107302001

Street Address 308 N. First

Owner Hambrick, Robert E.

Owner's Address 308 N. First

Phone Number of Owner 359-4541

Occupant Name Robert E. Hambrick

Phone Number of Occupant 359-4541

Description

Use

Life Safety

Accessibility

Exterior/Interior



Zoning R-6

Landuse 2/ du Res. (2 story)

Business N/A

TifEavBase

Estimated Acquisition \$41,010.00

Building Condition Good

Estimated Demolition Costs

Parcel Number 462107303003

Street Address

206 N. First

Owner Milton, Elease

Owner's Address

1216 North 6th Street, Cham.

Phone Number of Owner 359-3547

Phone Number of Occupant

Occupant Name

Description

Use

Life Safety

Accessibility

Exterior/Interior



Zoning B-3

Landuse Business (1 story)

Business Vacant (Candies)

TifEavBase \$4,770.00

Estimated Acquisition \$15,960.00

Building Condition Poor

Estimated Demolition Costs \$15,000.00

Parcel Number 462107302003

Street Address 306 N. First

Owner McCall, Lee Roy

Owner's Address 1302 1/2 W. Dublin, Urbana

Phone Number of Owner 384-1104

Occupant Name Lela Ammons

Phone Number of Occupant 359-2618

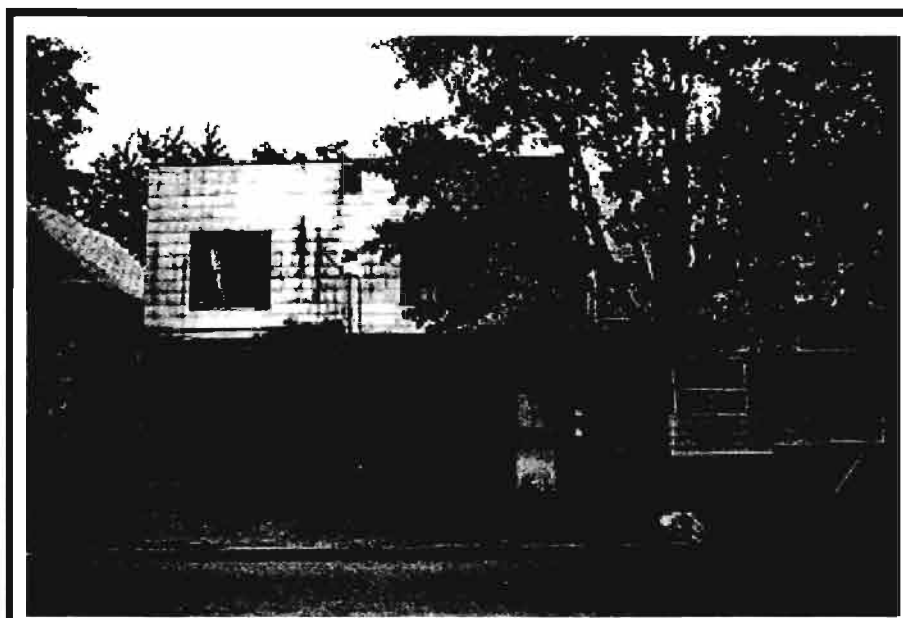
Description

Use

Life Safety

Accessibility

Exterior/Interior



Zoning R-6
Landuse SF Res (1.5 story)
Business N/A/

TifEavBase
Estimated Acquisition \$21,390.00

Building Condition Poor
Estimated Demolition Costs

Parcel Number 462107304003 Street Address 120 N. First

Owner Davidson, Clarence Owner's Address

Phone Number of Owner

Occupant Name Buddies Bar Phone Number of Occupant 352-3140

Description

A one-story partial masonry load-bearing structure with a full basement, wood frame floor and roof structures, approximately 20' wide by 60' deep, with an attached single story concrete masonry unit structure with a slab on grade and wood frame roof structure. This is a Victorian era structure with an elaborate corbeled brick cornice. The cast-iron storefront is at least partially intact.

Use

Buddie's Lounge, a jazz club and bar. The main building houses the bar-room and the addition houses restrooms.

Life Safety

The North wall is a fire separation wall and is intact. The South wall, originally an interior wall between this structure and the now demolished 118 N. First Street, is wood frame with plywood siding and has no fire rating.

Accessibility

The entrance is accessible with the exception of a vestibule-type enclosure which needs to be enlarged. Restrooms are not handicapped accessible and this will be required with any renovation in this area. Present fixture counts are probably not adequate for this occupancy.

Exterior/Interior

The roof appears to be in acceptable condition. The entrance facade has been recently renovated in keeping with the historic nature of the building and neighborhood. The South wall shows water damage and likely needs to be flashed and resided. The interior is presently undergoing renovation and will require little in the way of cosmetic improvements. New restrooms are planned by the owner. They will need to be increased in size and number of fixtures and be handicapped accessible.



Zoning B-3
Landuse Business (2 story)
Business Buddies

TifEavBase \$2,950.00
Estimated Acquisition \$27,420.00

Building Condition Fair
Estimated Demolition Costs \$25,000.00

Parcel Number 462107304011

Street Address 102 E. University

Owner Housing Authority

Owner's Address 1201 E. Colorado Ave.

Phone Number of Owner 367-1184

Occupant Name Housing Authority

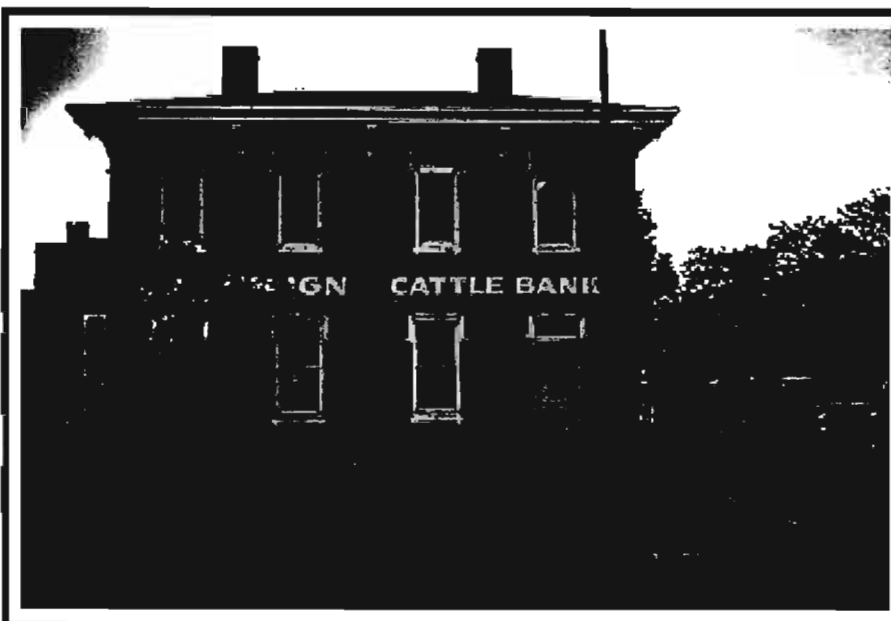
Phone Number of Occupant 367-1184

Description

Use

Life Safety

Accessibility



Zoning B-3
 Landuse Business (2 story)
 Business HACC Offices

TifEavBase \$17,180.00

Estimated Acquisition \$57,360.00

Building Condition Good

Estimated Demolition Costs

Parcel Number 462107304007

Street Address 112 N. First

Owner Peters, Larry L.

Owner's Address 114 E. University

Phone Number of Owner 355-9463

Occupant Name

Phone Number of Occupant

Description

Use

Life Safety

Accessibility



Zoning B-3
 Landuse Business (2 story)
 Business Storage

TifEavBase \$6,200.00
 Estimated Acquisition \$20,760.00

Building Condition Poor
 Estimated Demolition Costs

Parcel Number 462107303006 Street Address 202 N. First

Owner Jefferson, Cleveland Owner's Address

Phone Number of 352-7166

Owner

Occupant Name Phone Number of Occupant

Description

- A two-story masonry load-bearing structure with a center interior wood frame bearing wall on a full basement, with wood frame floor and roof structures, at approximately 45' wide by 65' deep.
- This is a Victorian vintage building with a stone foundation on the outer walls. Remnants of the original cast-iron storefront remain but architectural elements such as a corner turret, a bay window, and the cornice have been removed.
- Renovation cost: \$174,500

Use

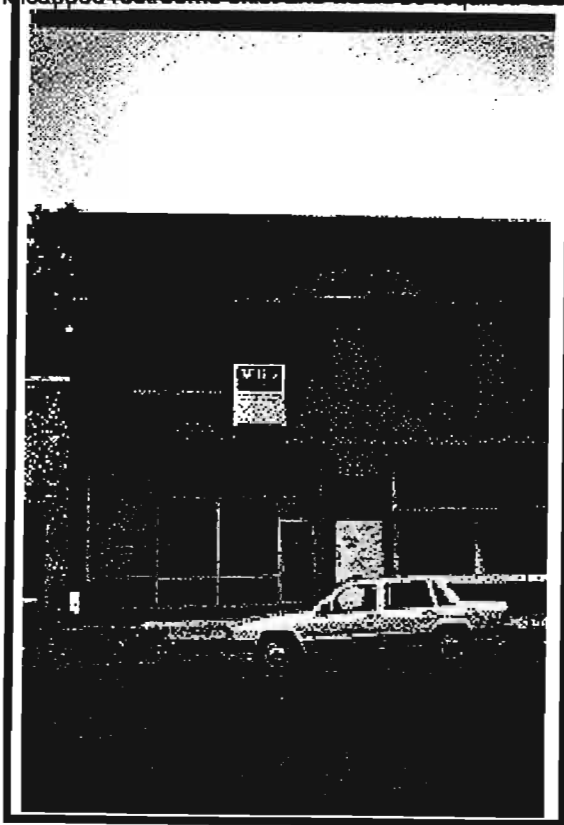
- Building is currently vacant and shows signs of water damage.

Life Safety

- The north masonry fire wall is intact where it abuts the adjacent 204 N. First St. Building has open exposure elsewhere and therefore no required fire rating on West, South, and East faces and a portion of the North face.
- No fire rating exists between levels which may or may not be required dependent upon usage.
- First floor has three exits which are adequate. Second floor may require addition of a second exit stair. Exits in basement.

Accessibility

- First floor is handicapped accessible.
- Second floor is not handicapped accessible and could require an elevator under some uses.
- No handicapped restrooms exist and would be required due to need to renovate restrooms regardless.



Zoning B-3

Landuse Business (2 story)

Business Vacant

TifEavBase \$25,900.00

Estimated Acquisition \$28,020.00

Building Condition Poor

Estimated Demolition Costs \$90,000.00

Parcel Number 462107303004

Street Address 204 1/2 N. First

Owner City of Champaign

Owner's Address 102 N. Neil

Phone Number of Owner

Occupant Name

Phone Number of Occupant

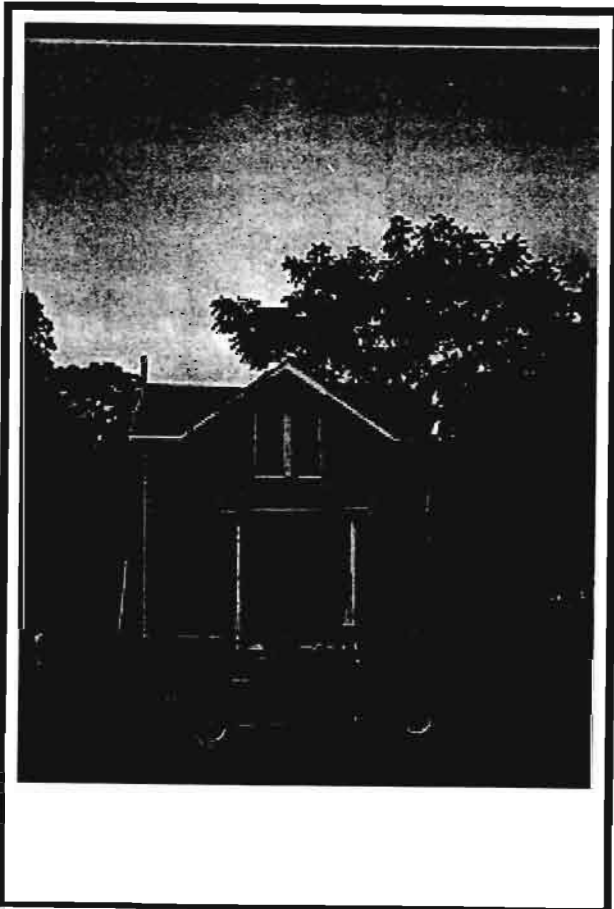
Description

Use

Vacant, pending demolition and land banking for further development

Life Safety

Accessibility



Zoning B-3
Landuse SF Res. (1.5 story)
Business N/A

TifEavBase \$1,900.00

Estimated Acquisition \$3,000.00

Building Condition Deteriorated

Estimated Demolition Costs \$16,000.00

Parcel Number 462107304006

Street Address 114 N. First

Owner McCall, Lee Roy

Owner's Address 1304 1/2 W. Dublin, Urbana

Phone Number of Owner 384-1104

Occupant Name

Phone Number of Occupant

Description

- A two-story masonry load-bearing structure on a crawl space with frame floor and roof structures, approximately 20' wide by 55' deep, with an attached one-story concrete block structure with a slab on grade and frame roof structure, approximately 20' wide by 15' deep.
- This building is a Victorian era structure with arched brick window eyebrows, brick corbeling and a tin cornice. The original cast-iron storefront remains.
- Renovation Costs: \$141,800.

Use

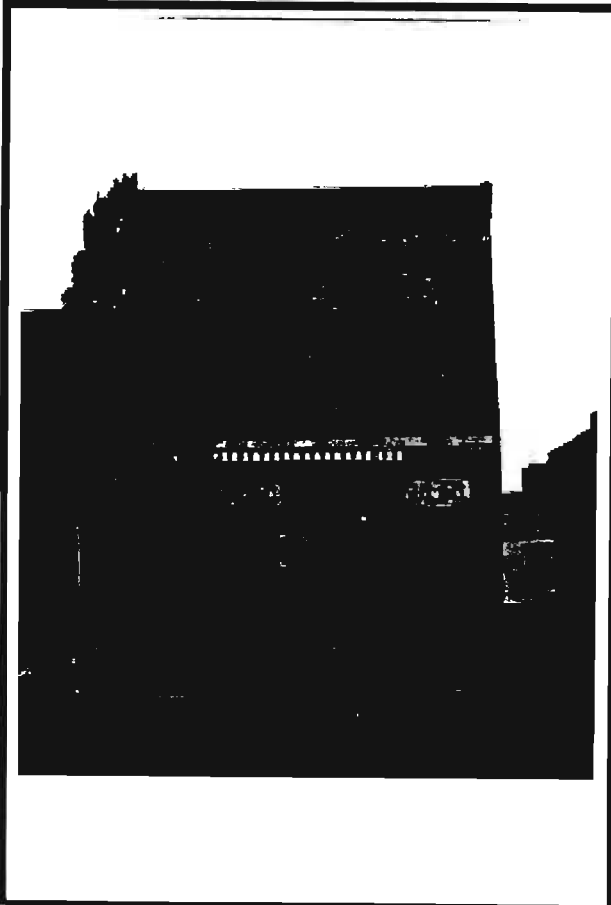
- Building is presently vacant and shows evidence of past fire and water damage.

Life Safety

- North wall is a fire separation wall and is intact. Other wall face First St. or alleys and existing openings are allowable.
- No internal fire separations are presently required.
- Adequate number of exits.

Accessibility

- Handicapped access to first floor probably acceptable.
- Handicapped restrooms would be required with any renovations with number dependent upon use.



Exterior/Interior

- Original cast-iron front largely intact, but would require refurbishing.
- Paint removal at front and partial alley facades is desirable.
- Most windows at second floor are missing and need to be replaced.
- Roof has reportedly been replaced and appears to be in reasonably good condition.
- Total renovation is required including partitions, drywall, doors, and floor and

Zoning B-3

Landuse Business (2 story)

Business Vacant

TifEavBase

Estimated Acquisition \$30,960.00

Building Condition Poor

Estimated Demolition Costs \$50,000.00

Parcel Number 462107304005

Street Address 116 N. First

Owner Jackson's Rest. Inc.

Owner's Address

Phone Number of Owner

Occupant Name Jackson's Rest.

Phone Number of Occupant 352-2368

Description

- A one story masonry load-bearing structure with a partial basement. Floor structure is wood frame at basemented area and slab-on grade at remainder. Roof structure is wood frame. Structure is approximately 20' wide by 110' deep.
- This was probably a Victorian era structure but the facade was modernized in the 1950's or 1960's. It has also been altered since.
- Renovation cost: \$83,700.

Use

- Jackson's Restaurant and Bar. Entrance into restaurant and grill area with passage on to barroom and restrooms. Also a back room with some kitchen equipment. Basement is full of unusable stored items.

Life Safety

- North and South walls are intact fire separation walls with exception of former loading dock area near East end of South walls.
- Doorways exist at South and West walls for possible means of egress in addition to West (front) entrance.

Accessibility

- Handicapped access at main entrance probably acceptable.
- Restrooms are not handicapped accessible and this will be required with any renovation in this area. Present fixture counts are not adequate for existing occupancy.

Exterior/Interior

- The ceiling show evidence of roof leaks at numerous locations and roof replacement is probably warranted.
- The West facade, which is not original to the building, is in need of renovation.
- All exterior walls are in need of tuckpointing.
- Much renovation is warranted, especially considering the present use as a restaurant and the lack of consideration given to public health concerns. The kitchen is in need of new equipment and finishes. Overall cosmetic improvement is needed.



Zoning B-3
Landuse Business (2 story)
Business Jackson's restaurant

TifEavBase \$11,890.00

Estimated Acquisition

Building Condition Fair

Estimated Demolition Costs \$35,000.00

Number

Address

Owner Lone Star Lodge #18

Owner's Address

Phone Number of Owner

Occupant Name Lone Star Lodge #18

Phone Number of Occupant 359-9572

Description

- A two-story masonry load-bearing structure with a slab on grade and wood frame second floor and roof structures, approximately 22' wide by 45' deep, with an attached concrete masonry unit load-bearing structure with slab on grade and wood frame second floor and roof structures, approximately 22' wide by 20' deep.
 - This building is somewhat nondescript.
- Estimated Renovation : \$52,000

Use

- The building is presently in use as the Lone Star Lodge, the first floor is used for the social room and bar and the second floor is used for ceremonial space and storage.

Life Safety

- The North masonry fire wall is intact at the first floor level but has numerous penetrations at the second floor level which are in too close proximity to the roof structure of neighboring 210 N. First St. All other facades' fire ratings are acceptable.
- The first floor has two means of egress which is probably acceptable for the given use and occupancy.

Accessibility

- The main entrance leading to the first level could probably be made handicapped accessible with minor renovation, however, the second floor would require an elevator or lift for accessibility.
- Each level has two restrooms, one for each sex. The fixture count may be acceptable for the existing usage. None of the restrooms are handicapped accessible.

Exterior/Interior

- The ceilings show evidence of water damage and roof replacement is probably warranted.
- The exterior masonry is in relatively good condition, but second floor, North-facing openings should be sealed with masonry to establish a fire rating between the building and 210 N. First.
- The facade could use some minor cosmetic renovation.
- The second means of egress from the second floor should be relocated. The interior is adequate for its present use with the exception of



Zoning B-3
 Landuse Business (2 story)
 Business Barbershop/ Vacant/

TifEavBase \$16,420.00
 Estimated Acquisition \$54,810.00
 Building Condition Fair
 Estimated Demolition Costs \$40,000.00

Owner Drish, Jean

Owner's Address 204 N. First

Phone Number of Owner 356-6235

Occupant Name Jean Drish (Rose &

Phone Number of Occupant 356-6235

Description

- A two-story masonry load-bearing structure with a slab on grade and concrete second level floor and roof structures, approximately 35' wide by 40' deep.
- This building was built by its present owner in 1960 and while nondescript, is well maintained.

Use

- The first floor houses two businesses, a barber shop and a beauty parlor, while the upper level houses a three bedroom apartment inhabited by the owner.

Life Safety

- The South masonry fire wall is intact and openings on the three remaining facades are permissible.
- Fire separation between levels and differing uses is achieved through concrete floor structure.
- Each business has 2 means of egress and the second floor apartment has an individual entrance, but it is unlikely that the bedroom windows meet egress requirements.

Accessibility

- The business entrances are not handicapped accessible due to a step up. Secondary exits are at a grade.
- The business restrooms are not handicapped accessible but would not require upgrading.
- The apartment has no accessibility requirements.

Exterior/Interior

- Roof has been maintained and replaced at regular intervals.
- The exterior facades show little need for improvements. Signage is a possibility.
- The North business could use some minor interior repair.
- The South business has been recently, cosmetically remodeled.
- The apartment remains in mint condition.



Zoning B-3
Landuse Business (2 Story)
Business Barbershop / Vacant /

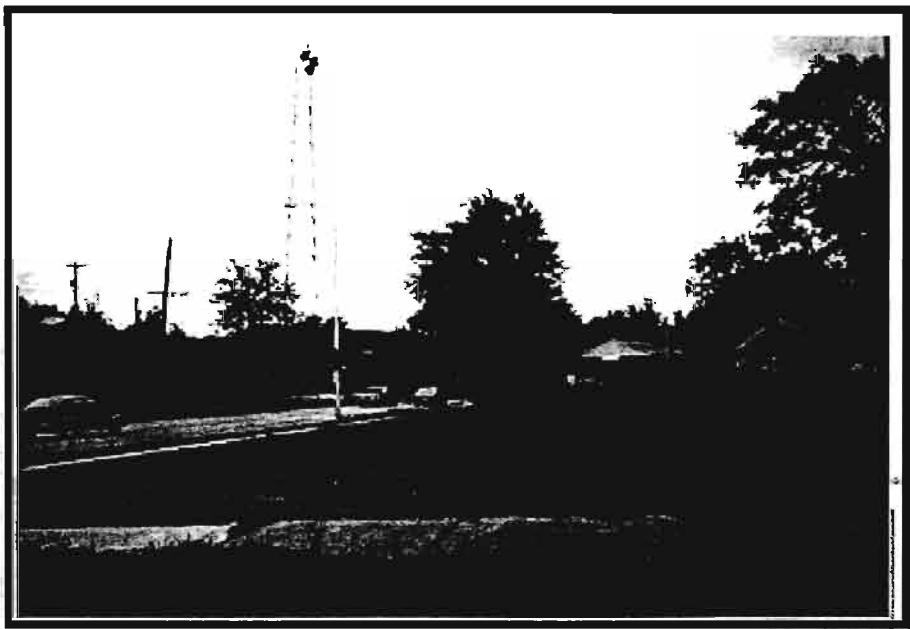
TifEavBase \$19,130.00

Estimated Acquisition \$63,870.00

Building Condition Good

Estimated Demolition Costs \$38,000.00

Parcel Number	46210730100	Street Address	408 N. First St
Owner	City of Champaign	Owner's Address	102 N. Neil Street
Phone Number of Owner		Phone Number of Occupant	
Occupant Name			



Zoning R-6
Landuse Vacant Land
Business N/A
Tiff Base
Estimated Acquisitio \$0.00
Building Condition
Estimated Demolitio
n Costs

APPENDIX V: FINANCIAL DEVELOPMENT OPTIONS

V.A Funding Sources: Detailed Evaluations

APPENDIX V: FINANCIAL DEVELOPMENT OPTIONS

APPENDIX V.A FUNDING SOURCES: DETAILED EVALUATIONS

Type One

Name of Program:

Bank Loans

Type of Funding:

Private

Description of Funding Source:

Direct loans for business development by cities are usually restricted by state legislation. To overcome these restrictions funds are provided indirectly through city economic development corporations that administer city grants and loans. In states where cities are granted wider financial powers, public banking is becoming an innovative device whereby direct loans, direct and indirect interest subsidies, and loan guarantees are available to private businesses for development purposes.

Generally, loans are the most flexible financial tool available to leverage private investment because they can be tailored to fit the needs of the borrower. Loans usually differ in terms of purpose, size, amortization schedule, and repayment status. Lending institutions are specializing in the kinds of loans that they will provide, whether they be for land, buildings, equipment, working capital, small business enterprises, or medium business enterprises. The repayment schedule, known as the amortization schedule can last from 1 to 30 years, depending on the purpose of the loan. Innovative amortization schedules include balloon loans and deferred principle payments.

Applicability to North First Street

Many banks are currently exploring ways to cover the gaps in providing loans to low and moderate income small business owners and operators. A problem with the current structure of commercial lending is that loan applications under \$15,000 are usually denied because there is not sufficient profit available to the lender. The Champaign County Regional Planning Commission is currently working to create a system by which small business owners who need less than \$15,000 will be able to obtain loans through private corporations such as the Champaign County Community Development Corporation, which is a pooled risk consortium of banks.

Another available option is the increased use of Community Reinvestment Act funds provided by local lenders for commercial rather than residential loans. Historically, CRA funds have only been used for residential loans. Use of CRA requires some public encouragement because the incentives to get involved within the Federal banking system are not that strong.

Type One

Name of Program:

Community Development Block Grants (CDBG)

Type of Funding:

City Government

Description of Funding Source:

Community Development Block grants allow substantial funding flexibility and can be used to match other Federal aid sources such as UDAG. Eligible applicants include cities, counties, states and Indian tribes. Local governments establish priorities for development activities and allocate funds accordingly. CDBG funds are classified as metro entitlements, small-city entitlements, and administered discretionary funds. Metro funds are given to cities with a population of 50,000 or more that are central cities in a Metropolitan Statistical Area. Grants which generally focus on low/moderate income areas are distributed according to a dual formula based on variables of population, poverty, age of housing stock, overcrowded housing, and growth lag. Eligible activities include comprehensive planning, project planning, architectural and engineering services, land acquisition, clearance and relocation, rehab, new construction, public works and infrastructure improvements. Small Cities grants are aimed at small cities located in metro and non-metro areas for purposes of physical and economic development. Funds are distributed on the basis of type of program, single purpose versus comprehensive, and specific criteria established by HUD. Economic development proposals which can be submitted under either single purpose or comprehensive program grants must indicate participation by citizens and a strong private commitment.

If a city chooses, CDBG funds can be made available to private non-profit organizations, neighborhood based non-profit groups, local development companies, and small business investment companies. Business capitalization can be used for grants, loans, loan guarantees, and technical assistance services to small firms. the flexibility in distribution of CDBG funds coupled with the wide range of activities eligible for use by public and non-profit groups can significantly affect implementation of local economic development strategies.

Applicability to North First Street:

Champaign County's CDBG fund now sits at approximately \$1 million dollars. This has been an increase in the funds that are available from last year by about \$250,000. If CDBG money were to be allocated to North First Street the most likely scenario for the use of these funds would be for demolition of various buildings and/or relocation costs that may occur because of the demolition. The approximate amount of funding that North First Street would be able to obtain would be in the area of \$150,000.

Type One

Name of Program:

Urban Development Action Grants (UDAG)

Type of Funding:

Local and Federal Government

Description of Funding Source:

Urban development action grants are available to severely distressed urban cities and counties on a grant or loan basis from the Federal Department of Housing and Urban Development (HUD) for economic development and neighborhood revitalization purposes. Action grants are used to fund discrete projects for commercial/industrial and residential development in areas adversely affected by excessive housing abandonment or deterioration, population and outmigration, and tax base declines. To receive UDAG funds cities and metro areas must be distressed in 2 of 4 categories: age of housing stock, per capita income, population lag/decline, unemployment, job lag/decline, and poverty. Small cities must establish distress levels for age of housing stock, per capita income, population lag/decline, and poverty. Eligible activities include land acquisition, clearance and relocation, rehab, new construction, public works and infrastructure, and equipment and machinery.

The Department of Housing and Urban Development considers the potential impacts of the proposed project on low/moderate income persons and areas, financial participation and commitments by local private and public groups, project feasibility, and the leveraging ratio. UDAG funds are limited to physical development activities and have generally been used to construct parking facilities, make general public facility improvements, commercial/industrial utility improvements, land cost subsidies, and developer improvement loans.

Applicability to North First Street:

UDAG was a one time allocation fund set up by the Department of Housing and Urban Development. Champaign received approximately \$1.9 million, 33% which may be used for economic development grants and loans. Currently the funds for economic development grants and loans are still available, and have not been delegated to any specific use. UDAG funds may be used for start-up loans and low-interest blended loans, for the establishment and redevelopment of existing buildings in City-established target areas. The most likely scenario would be to use UDAG funds for major redevelopment subsidy.