



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Economic Development Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

FROM: Elizabeth H. Tyler, FAICP, Director, Community Development Services

DATE: March 20, 2014

SUBJECT: **An Ordinance Revising the Annual Budget Ordinance, FY 2013-2014 (Curbanas Pilot Program) and An Ordinance Amending Chapter Fourteen, Section 14-7, Of The Urbana City Code Regarding The Schedule Of Fees (Curbana License Fee)**

Introduction and Background

Creating inviting spaces is an important element in drawing visitors to Downtown Urbana, making downtown activity more visible and providing opportunities for visitors to sit, eat and relax outdoors in downtown. “Developing engaging public spaces and streetscapes” in Downtown Urbana is the fourth of the Seven Key Goals of the 2012 Downtown Plan. In 2013, several new restaurants opened downtown and at least two more are expected to open this year. Currently, restaurants and bars desiring outdoor seating space have limited options; businesses may only have outdoor seating where the sidewalk is wide enough to accommodate tables, chairs and a four foot pedestrian travel lane as required by the Americans with Disabilities Act.

In order to meet the need for additional outdoor seating space downtown, staff is proposing the installation of two Curbanas, each two parking stalls wide, on Main Street in front of Cafeteria & Company and Crane Alley (see Exhibit C). Curbanas (often called a ‘parklet’ or ‘curb café’ in other communities) represent an opportunity to create additional seating space for a much lower cost than permanently extending the sidewalk. A Curbana is a removable, level platform that can be placed in a parallel parking stall flush with the curb to create additional seating space while maintaining a pedestrian travel lane on the sidewalk (see Exhibit D). Curbanas are designed to be easily taken apart for winter storage and can be moved to new parking stall locations with minimal modification.

The locations for the Pilot Program were chosen after considering traffic conditions, parking considerations for adjacent business owners and proximity to other City-owned parking. The Curbanas Pilot Program would last approximately April to October 2014 and would be evaluated in November with results reported to City Council in December 2014.

Discussion

Community Development and Public Works staff evaluated the cost and other considerations of building or purchasing a prefabricated Curbanas system. The table below compares the costs (including materials, labor and freight charges) for a) building a Curbana completely in-house, b) pairing a prefabricated deck with an in-house railing, c) and purchasing a completely prefabricated system.

System	Cost
Constructed Completely In-House by Public Works	\$29,000
Prefabricated Deck with In-House Railing	\$25,000
Prefabricated Deck and Railing	\$45,000

Staff recommends that the most cost-effective, durable and practical solution is to purchase a prefabricated self-leveling deck system and to then build a railing system in-house. Purchasing the deck will reduce labor costs and ensure that the deck system can be used at multiple parking stall locations in the future. Fabricating the railing system in-house ensures a cost-effective rail system that meets ADA standards and provides a visual barrier delineating a pedestrian area.

Businesses will be responsible for insuring the Curbanas and naming the City of Urbana as an additional insured. Additionally, businesses will be responsible for purchasing their own furniture for the Curbanas and maintaining a clean and attractive space by regularly cleaning debris and maintaining furnishings in good condition. Businesses will also be required to pay an annual Curbana fee of \$250 in addition to the existing Sidewalk Café fees if they do not already have a Sidewalk Café license.

Staff conducted two Open Houses on March 13th and 14th to present the Curbanas concept and provide additional information to interested businesses and citizens. Notices inviting attendance at the Open Houses were mailed to all property and business owners within 300 feet of each proposed location and all businesses along Main Street between Springfield Avenue and Broadway Avenue. The events were also publicized on the City's social media accounts. The Curbanas proposal also received strong media coverage in the lead up to the Open Houses with feature stories appearing on the front page of the News Gazette and three local television newscasts. Most of these stories also shared information about the Open Houses.

The Open Houses were attended by three business and property owners, three City Council members and two members of the public. Comments were very positive overall. Staff also answered many specific questions about Curbana construction and operations logistics and informed all attendees of the timeline for the Council approval process. Staff has received inquiries from The Urbana Butcher Shop and the forthcoming Dancing Dog Eatery & Juicery about when the pilot will be expanded to include additional restaurants.

Fiscal Impact

Budget Amendment

The total cost of installing two Curbanas is \$25,000. It is proposed that this project will be funded by Tax Increment Finance District 2 reserves. The total amount requested for this budget amendment is \$25,000.

Fee Schedule Amendment

During the pilot program year, businesses will pay the City of Urbana \$250 annually for the use of a Curbana in front of their business. The fee schedule amendment requested is for a \$250 annual Curbana fee.

Options

1. Approve the attached budget and fee schedule amendments.
2. Approve the budget and fee schedule amendments with changes.
3. Deny the budget and fee schedule amendments.

Recommendation

Staff recommends that the City Council approve the attached budget amendment and fee schedule amendment which will allow for the installation of two Curbanas on Main Street.

Prepared by:

Kate Ferrer, Economic Development Specialist

Attachments: Exhibit A: Ordinance Revising the Annual Budget Ordinance, FY2013-2014 (Curbanas Pilot Program)

Exhibit B: An Ordinance Amending Chapter Fourteen, Section 14-7, Of The Urbana City Code Regarding The Schedule Of Fees (Curbana license fee)

Exhibit C: Map of Proposed Locations

Exhibit D: Examples of Curbanas from other Communities

ORDINANCE NUMBER 2014-03-031

AN ORDINANCE REVISING THE ANNUAL BUDGET ORDINANCE, FY2013-2014

(Curbanas Pilot Program)

WHEREAS, the Annual Budget Ordinance of and for the City of Urbana, Champaign County, Illinois, for the fiscal year beginning July 1, 2013, and ending June 30, 2014, (the "Annual Budget Ordinance") has been duly adopted according to sections 8-2-9.1 et seq. of the Illinois Municipal Code (the "Municipal Code") and Division 2, entitled "Budget", of Article VI, entitled "Finances and Purchases", of Chapter 2, entitled "Administration", of the Code of Ordinances, City of Urbana, Illinois (the "City Code"); and

WHEREAS, the City Council of the said City of Urbana finds it necessary to revise said Annual Budget Ordinance by deleting, adding to, changing or creating sub-classes within object classes and object classes themselves; and

WHEREAS, funds are available to effectuate the purpose of such revision; and

WHEREAS, such revision is not one that may be made by the Budget Director under the authority so delegated to the Budget Director pursuant to section 8-2-9.6 of the Municipal Code and section 2-133 of the City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. That the Annual Budget be and the same is hereby revised to provide as follows:

FUND: Tax Increment Financing District One Fund

ADD EXPENSE : Downtown Impr., PH. 7
T09 1 2500-5061 \$25,000

ADD REVENUE : Transfer from Other Funds
T09 0 0065-0000 \$25,000

FUND: Tax Increment Financing District Two Fund

ADD EXPENSE : Transfer to Other Funds
T10 1 4300-4015 \$25,000

REDUCE : TIF 2 Fund Balance
T10 0 0001-0199 \$25,000

Section 2. This Ordinance shall be effective immediately upon passage and approval and shall not be published.

Section 3. This Ordinance is hereby passed by the affirmative vote of two-thirds of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council this _____ day of _____, _____.

AYES:
NAYS:
ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, _____.

Laurel Lunt Prussing, Mayor

ORDINANCE NO. 2014-03-032

**AN ORDINANCE AMENDING CHAPTER FOURTEEN, SECTION 14-7, OF THE
URBANA CITY CODE REGARDING THE SCHEDULE OF FEES**

(Curbana license fee)

WHEREAS, the City Council heretofore has adopted Section 14-7 of the Urbana City Code establishing a schedule of fees for the various licenses, permits, fines, and other fees required under the Code; and

WHEREAS, the City Council finds that the best interests of the City are served by amending the schedule of fees to establish a Curbana license fee.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Champaign County, Illinois, as follows:

Section 1.

Urbana City Code Chapter 14, "Licenses and Permits," Section 14-7, "Schedule of fees," subsection (B), "General," Part 3, "Food Handling Licenses," is hereby amended with the underlined text indicating new language and the strikethrough text indicating deletions as follows:

3. Food Handling Licenses:
- (a) Food Handling Establishment \$ 80.00
 - (b) Food Handling Mobile Dispenser \$ 55.00
 - (c) Temporary \$ 50.00
 - (d) Sidewalk Café Initial, adjacent premises \$ 45.00
 - (e) Sidewalk Café Renewal, adjacent premises..... \$ 22.50
 - (f) Curbana Initial, adjacent premises..... \$ 250.00

~~(f)~~ Sidewalk Café license renewals not filed by January 1st shall be double the current license fee.

Section 2.

Those sections, paragraphs, and provisions of the Urbana City Code that are not expressly amended or repealed by this Ordinance are hereby re-enacted, and it is expressly declared to be the intention of this Ordinance not to repeal or amend any portions of the Urbana City Code other than those expressly set forth as amended or repealed in this Ordinance. The invalidity of any section or provision of this Ordinance hereby passed and approved shall not invalidate other sections or provisions thereof.

Section 3.

This Ordinance shall not be construed to affect any suit or proceeding pending in any court, or any rights acquired, or a liability incurred, or any cause or

causes of action acquired or existing prior to the effective date of this Ordinance; nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 4.

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this ____ day of _____, _____.

AYES:

NAYS:

ABSENT:

ABSTAINED:

Phyllis D. Clark, City Clerk

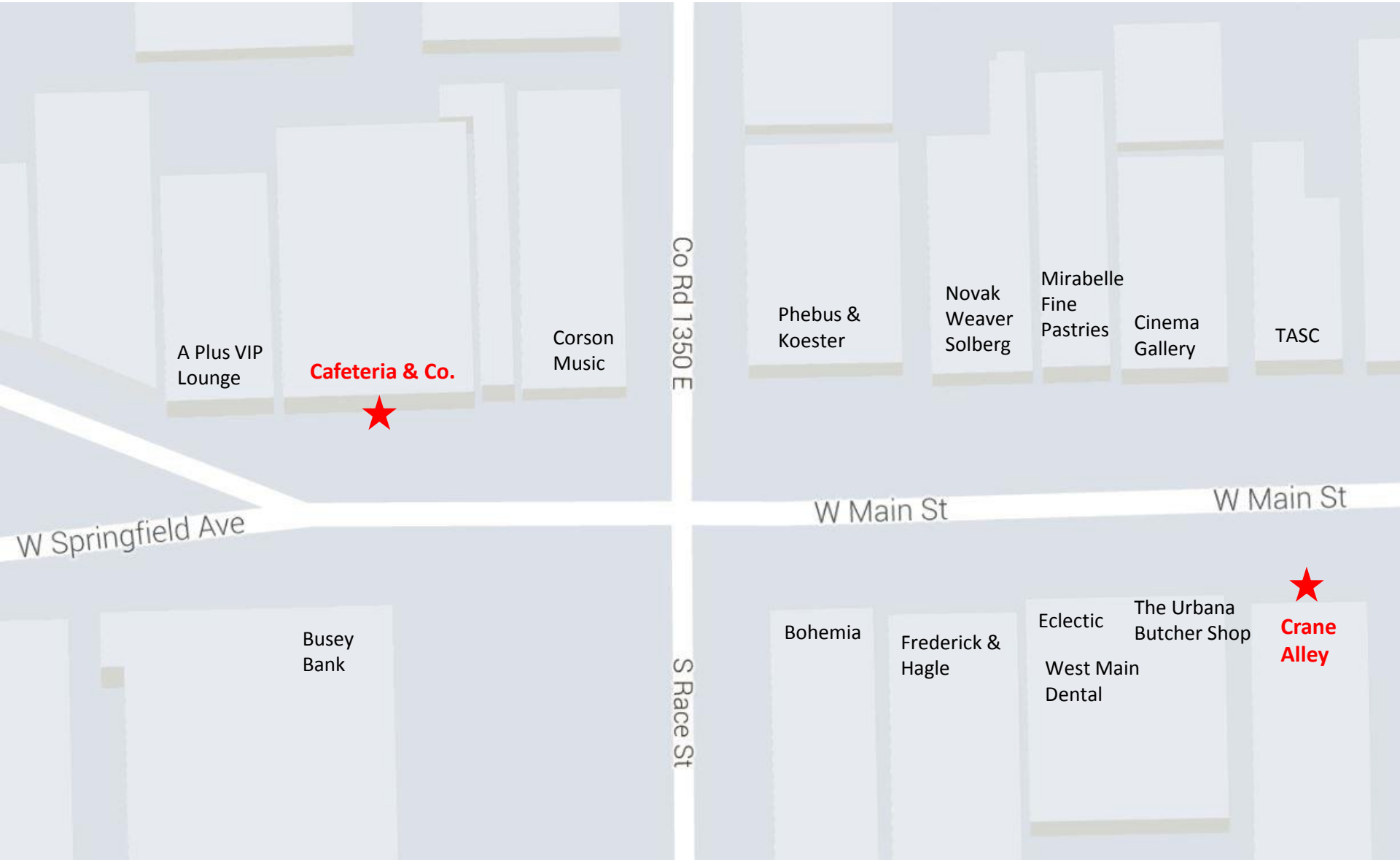
APPROVED BY THE MAYOR this ____ day of _____, _____.

Laurel Lunt Prussing, Mayor

Proposed Curbana Locations on Main Street

Exhibit C: Map of
Proposed Locations

In front of Cafeteria & Company and Crane Alley



The "Parklet" Concept:

"Parklets" are temporary platforms adjacent to sidewalks, usually within existing parking lanes. Expanding the sidewalks creates a seasonal space for outdoor seating and dining. The concept is used as a place making tool, contributing to an increase in pedestrian volumes and promoting economic development in retail corridors and downtown's around the country.



A Variety of "Parklets" are popping up in lots of places...

San Francisco (Over 30 Parklets):



New York City



Philadelphia



Chicago's "People Spots"



Places to Connect



Columbus Avenue - Cafe Greco



Long Beach - Berlin's Cafe



Pumpkin Market



Lincoln Avenue, Lakewood



Places to Play



Divisadero Neighborhood



Vancouver



Logan Street



Andersonville Neighborhood



Places for the Public



Divisadero Neighborhood



Dallas



University City



Andersonville Neighborhood



INSPIRATION: "PARKLETS" TRANSFORMING PARKING SPACES INTO PUBLIC PLACES