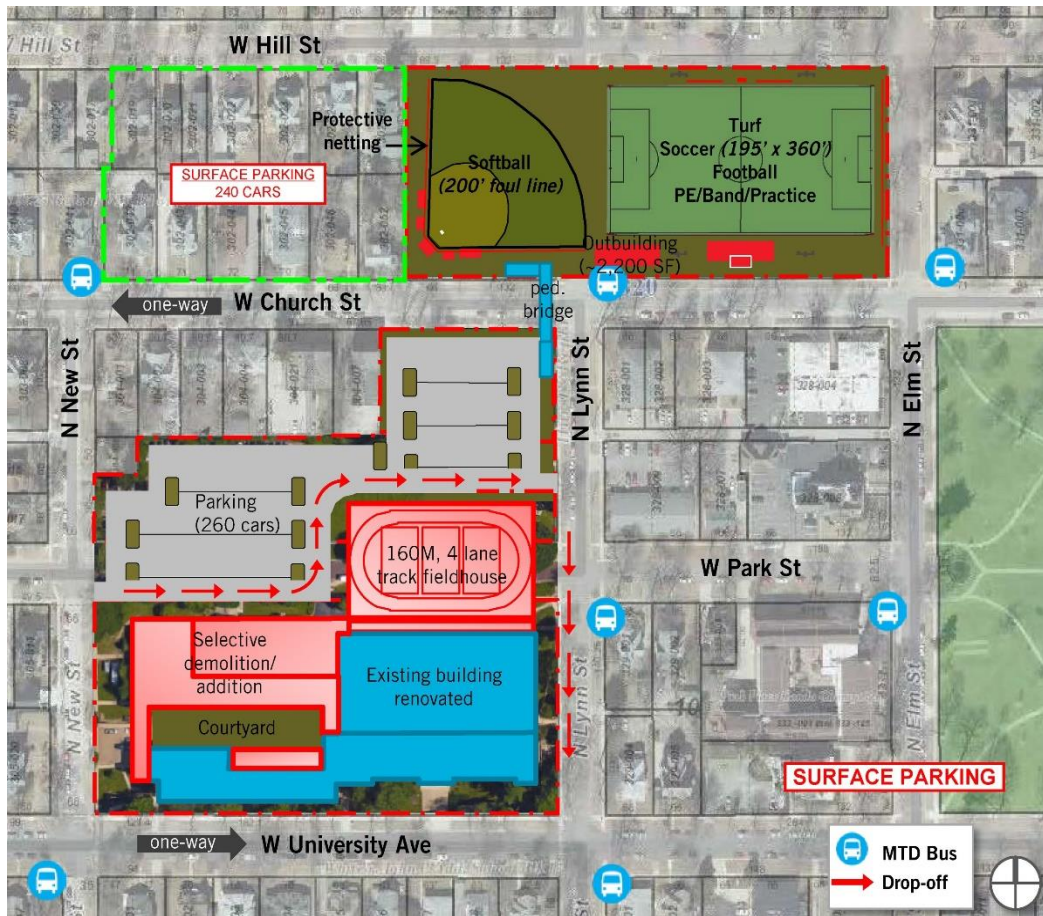


April 25, 2016

## Preservation and Parking Central High School, University Avenue

During the public comment portion of the April 14, 2016 Tier 2 Facilities Meeting a resident in the Central High School neighborhood posed several questions regarding expansion of Central High School. *What would be the model for parking, and how much parking would be provided?*



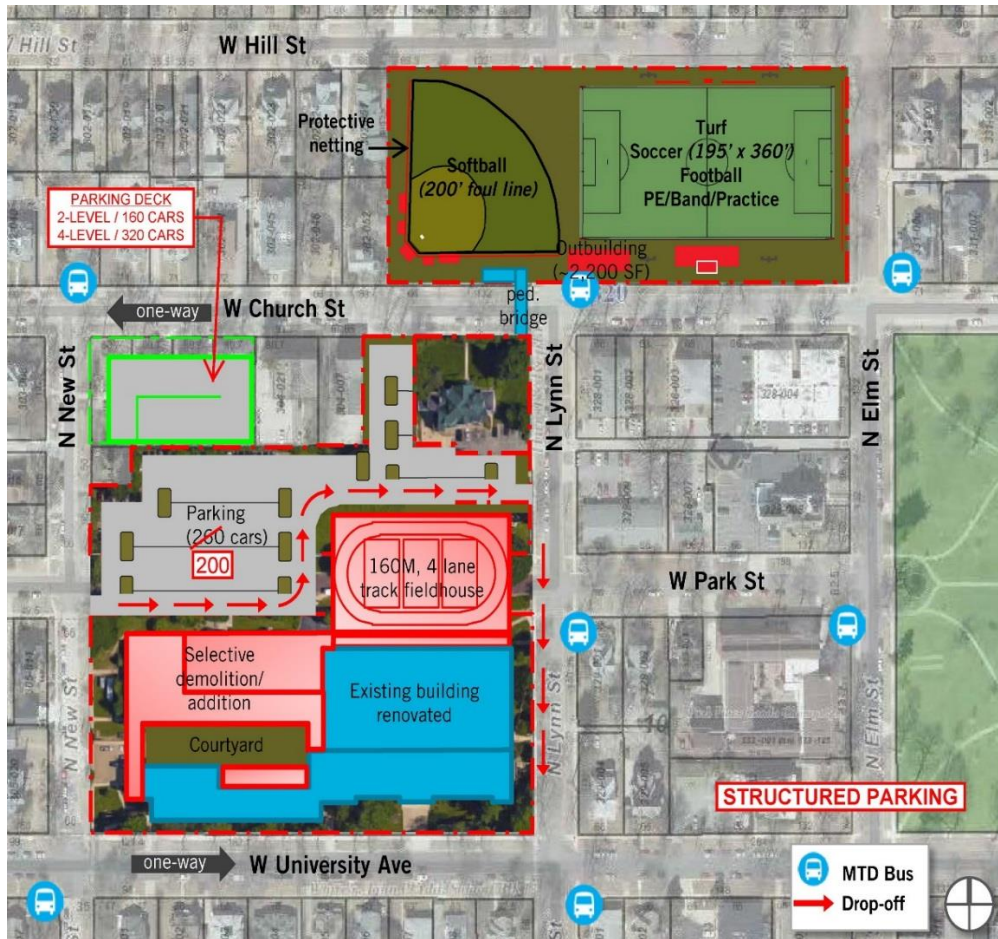
Presently, Centennial High School has 550 and Central 126 existing off-street surface parking spaces. The Champaign zoning ordinance shows approximately 350 cars required for a 1700 student high school for offices and classrooms. This would not factor in stadium parking.

Of the five options presented for the existing Central site four options provides surface parking which would accommodate 225 to 330 cars. The fifth option associated with a new school building shows a structured parking deck.

In each of these options the historic Burnham house is demolished to provide surface parking for approximately 60 cars. Unfortunately, the tradeoff of demolishing the historic Burnham house for additional parking still does not provide adequate onsite parking and continues to rely upon on street parking.

One proposal is to continue to expand into the surrounding neighborhood by acquiring residential property for surface parking. The site plan above shows the area needed to add 240 more surface parking spaces.

Another proposal is to build a structured parking deck at the southeast corner of N. New and W. Church Street on four residential lots. Refer to the site plan below:



A four level parking deck at this location could ultimately provide an additional 320 parking spaces providing the potential of at least 520 total onsite parking spaces. Initially, a two level structured deck could be built providing 160 parking spaces which could be allocated to staff parking (there are currently 150 staff working at Central High School today). An additional 160 spaces (two levels) could be added in the future to the deck.

The completed 4 level structure would be compatible in height and size to the existing 3.5-4 story apartment buildings located to the east of the proposed parking structure site.

Some of the advantages and disadvantages of a combination of structured and surface parking:

#### Pros

- On street parking use is minimized for students providing more on street parking for residents.
- There is a continuance and useful life for the existing Central facility with a compact urban campus plan that minimizes expansion into the surrounding neighborhood.
- Champaign – Urbana is the fifth most compact metropolitan area in the country, according to a study recently released by Smart Growth America, a Washington DC group that advocates for policies countering urban sprawl. Central’s renovation, expansion, and the use of structured parking is a good example of this stewardship.
- Safety and security can be achieved, with openness, sightlines, glass backed elevators, open stairways, lighting, technology, alarms, and 2 way communications.
- **The Burnham House, a historically significant structure, will be preserved for the community and may be further utilized as an educational resource for Unit 4.**

#### Cons

- Structured parking is more expensive to develop than surface parking.
- Structured parking may be more of a safety concern for new student drivers.

With a reasonable solution to the campus and neighborhood parking needs the historic Burnham House would not have to be razed. The property would be owned by the district, could continue to operate as revenue neutral apartments, and perhaps, in time, be utilized as an educational laboratory for teaching life skills as well as skills related to business, construction technology, history, and preservation.