

WHEATON HUBBLE REDEVELOPMENT CHARRETTE
SEPTEMBER 8, 2007

TABLE #1 DESIGN CONCEPT

The intent of the scheme was to create a site redevelopment vision that would provide a gateway to downtown Wheaton while providing additional retail, housing and parking uses for the City. The current floodplain challenges were an overriding issue in development of the scheme. Given the practical realities of this major challenge the goal was to keep the floodplain areas free of major building structures.

Creating complimentary retail uses for the central business district was a primary goal to broaden city life for residents and visitors as they live, work and play in downtown. The uses envisioned include a small-mid sized boutique hotel with 60-70 rooms, retail and restaurant spaces, and a mix of high and low-density housing. The eastern border of the site features row houses which will serve as a transitional buffer for the residences along the east side of Naperville Road.

In this scheme, Main Street is redirected to join with Naperville Road and creates a much needed definition of the South entrance of Downtown Wheaton. This redirection of Main Street also serves to define the natural park area and physical development. The existing Main Street connection to Roosevelt Road is redeveloped as a pedestrian gateway to the site. The existing Park District Administration Center and tennis courts are planned to remain in place.

The existing floodplain area is enhanced in the scheme by maximizing park and recreation areas and by creating a large stormwater collection pond. This pond would be designed to alleviate current floodwater issues and to create a recreational amenity for visitors. Potential uses include paddle boats, ice skating and a small pavilion for public events. The green spaces are primarily left in place for parks, pedestrian access and native plantings.

The overall development is envisioned as a pedestrian friendly environment on the western portion of the site with building development on the east, or elevated side, of the site. Building development is planned for smaller, multi story facilities that are lower in scale and tiered to create terraces for pedestrian or restaurant use. This would also allow roof surfaces to be developed with vegetated, green surface to serve as a stormwater management solution.

The majority of parking facilities are intended to be constructed below grade by building into the higher grade elevations along the eastern portion of the site. The northern side of Roosevelt Road is left to remain free of commercial development to provide open vistas to the park and downtown Wheaton.

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TABLE #2 DESIGN CONCEPT

“The Central Parkway Project”

Group 2 Goals:

We created a design that could:

- Be an aesthetic gateway to Wheaton
- Preserve Hubble’s heritage
- Enhance Wheaton tax base
- Maintain a place for children and families to spend quality time together
- Minimize disturbing the existing flood plain
- Address flooding issues in the most efficient and least invasive manner

Group 2 Design Summary:

Aesthetic gateway to Wheaton

We want people to say “Wow!” when they arrive in our community. We are at the center of DuPage County and believe we should be recognized as a central destination. Our design achieves this through enhancing the existing natural beauty and heritage of Wheaton. We envision a tree-lined, widened Main Street (“Central Parkway”) that encourages traffic flow to the center of town. Visitors will see beauty surrounding them the moment they enter Wheaton.

The vision includes retail, office and hotel space at graduated levels so that tall structures do not intrude on the lush landscaping. The overall design would complement existing Wheaton structures. Lampposts, benches and decorative planters would provide a buffer between parking and the beautiful surroundings. Fountains within a small lake will add interest and energy to the landscape.

Preserving Hubble’s heritage

Hubble has served our students’ education well. By preserving the landmark Hubble school, we are extending its heritage to all members of the community. We envision the original 1920s portion of the school as a potential entertainment/retail space or as adjunct community/hotel meeting space.

Enhancement of Wheaton's tax base

Upscale restaurants (no fast food); hotel (with unique shops); retail space (no spas, no resale shops, etc.); and mixed use office space (no banks) will generate additional tax dollars. The improved property will draw more visitors into Wheaton which will produce even more tax dollars for our community.

Maintaining a place for children and families

Central Park has been a central destination for many Wheaton activities and will continue as such with our plan, which includes:

- Jogging and walking paths
- Outdoor amphitheatre seating
- Flexible green space for the park district
- Outdoor eating areas with pleasing surroundings

Address flooding issues

The proposed lake, green space and overall plan for this area work naturally with the environment in controlling water by closely following the existing topography. In our plan, the current Main Street stops where flooding begins. The newly created "Central Parkway" provides unobstructed flow from Roosevelt Road into the city.

Group 2 Space Planning Summary:

1. New restaurant space with restrictive covenant. 3 buildings, 1 story, at 12,000 sf each = 36,000 gross sf of restaurant space.
2. Rehabilitate original Hubble facility for new usage (stand alone or part of hotel development). Demolish balance of existing buildings.
3. New retail space- 3 stories of retail/ 1 level of parking below = 180,000 gross sf
4. New office space- 2 levels of office/ 1 level of parking below = 76,200 gross sf.
5. New hotel- 4 story hotel over 2 levels of parking = 216,000 gross sf.
6. Mixed use development No. 1- 1 story = 6,000 sf gross.
7. Housing development- 1 story = 4,000 gross sf
8. Mixed use development No. 2- 1 story = 18,000 sf gross. Preference to develop entire corner.

Group 2 Plan Notes- number identified on the plan within the “○” symbol:

1. New retention pond
2. New bio-swale
3. New parking for park usage
4. New pervious parking for Hubble
5. Site line from Roosevelt to new park
6. New restaurant space with restrictive covenant. 3 buildings, 1 story, at 12,000 sf each = 36,000 gross sf of restaurant space.
7. Rehabilitate original Hubble facility for new usage (stand alone or part of hotel development). Demolish balance of existing buildings.
8. New retail space- 3 stories of retail/ 1 level of parking below = 180,000 gross sf
9. Gateway fountains/plazas to create a new entry downtown Wheaton
10. Extend primary circulation for downtown Wheaton to Roosevelt Road. Create sympathetic urban infill along the new route. Extend downtown streetscape to Roosevelt Road.
11. New pedestrian parkway to downtown Wheaton.
12. New office space- 2 levels of office/ 1 level of parking below = 76,200 gross sf.
13. New hotel- 4 story hotel over 2 levels of parking = 216,000 gross sf.
14. Mixed use development No. 1- 1 story = 6,000 sf gross.
15. Housing development- 1 story = 4,000 gross sf
16. Mixed use development No. 2- 1 story = 18,000 sf gross. Preference to develop entire corner.
17. Proposed grocery store
18. Pedestrian bridge
19. Abandon Main Street Right-of-way.
20. New service/access drive.
21. Access to lower parking for office/hotel/retail
22. Outdoor theater
23. Fountain/focal point
24. Multi-use field area for sports, music, etc.
25. Reinforce circulation to downtown Wheaton.
26. Pedestrian walkway
27. Playground
28. Walking path
29. Outdoor patio/plaza

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TABLE #3 DESIGN CONCEPT

Concerns:

1. The intersection of Naperville Rd. & Roosevelt. Address the traffic issue by making a double wide left turn lane, turning west onto Roosevelt.
2. Protect existing residential homes to the east of the site. Address this by placing residential on the west side of Naperville Rd.
3. Flooding issues - use bio-swales, native plantings and pond to hold flood waters.
4. Traffic flow through site - allow for various entrances/exits and control turns.

Concept:

The development is centered around a village green (open space and pond). We would keep Main St., making it a boulevard. Residential development would be along Naperville Rd. (west side). Commercial, office space and retail would line the open space, allowing for dining out on patios and great views to the village green.

We propose to keep the land west of Main St. as active recreation with retail and office space fronting Roosevelt Rd. Also, potentially acquiring the homes next to the open space for more active rec use.

We feel it is important to connect the existing downtown with this new development, providing pedestrian and vehicular access, along with great view sheds. It is important to connect with the prairie path bike trail.

The pond/open space area would have walking paths, artwork, ice rink, carousel and gazebo/shelter. These areas could be potentials for festivals, art fairs, farmer's market, etc. The pond could provide canoe/paddle boat rentals. Native prairie grasses could surround the pond to help with infiltration and geese.

It is important to develop in an environmentally friendly manner. Native plantings, bio-swales, LEED certified buildings, adaptive reuse and other potential sustainable practices should be used.

Uses:

Hotel/small boutique
Pedestrian oriented specialty shops
Senior/affordable housing
Restaurants (not fast food)
Active and passive recreation
Lake/pond – ice skating, canoe, etc.

Public art
Path system
Programming spaces – art festival, farmer’s market

Needs:

Acquire NE corner
Creative parking structures

Find Places For:

Sports fields
Tennis courts
Park administrative building

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TABLE #4 DESIGN CONCEPT

With the development goal of providing an economically viable development that provides sales tax base for the city and tax payers, sustainable useable open space must be primary. The management of traffic patterns and circulation would be addressed with a new boulevard alignment connecting Main St. and Naperville Rd. The boulevard would have a cross section of bio-swale in the median with native trees. The parkway areas would be widened to 15' min. width to provide street side cafes, rain garden, tree canopy and an enhanced walkable environment. A sustainable streetscape with permeable paving would have interconnection with local side streets. As the new boulevard extends through the site, the sloped grade drop would provide an open access through a wide and open underpass to connect the park land.

The developed land encompasses three primary multi-story complexes that have retail on the first floor with office and affordable housing on the second and third floors. Interior parking structures are two stories with green roof to minimize impacts of the hard surface. The existing Hubble facility would be partially retained. In maintaining the original historic front section, the park district can centralize administrative uses and provide additional programming/building space such as meeting rooms and conference space.

The existing Hubble structures horseshoe parking lot would be expanded west to provide additional park land parking for activities. The center area would contain a formal fountain, monument and relocated tennis courts.

The open space land would expand the ball field usage from three fields to six and maintain open outfields for flexible use of other athletic programming. The open space, while being maintained for athletic fields and stormwater/floodplain usage/protection, will also serve as a central green for community events. Bike way and walking paths would connect the new central park with Kelly Park to the south and the older historic downtown.

Access to Roosevelt Rd. would not include any new access as this is an SRA. The Roosevelt Rd. streetscape would provide some newer condominium structures to complete the street frontage and continuity and reestablish the parkway trees.

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TABLE #5 DESIGN CONCEPT

“South Gate Wheaton”

Themes:

- “Live, Work, Play” in a sustainable environment
- Mixed use connected with green ways
- Hidden parking garages
- Expanded boundaries for zoning incentives – not condemnation
 - Help alleviate Hale residential flooding
- Improve flood control – green roofs, bio-swales
- No big box stores
- Better access from Naperville Rd. to Main St.
- Maintain open space

Components:

Circulation

- Main St. curves through to Naperville Rd.
- Naperville Rd. (north of 38) is right turns only
- South Main St. terminates at 38
- Parking is primarily in garages behind retail

Real Estate:

- Retail
 - 60’ deep units along Main St.
 - Convenience type units (2) along Roosevelt
- Restaurants (4) on north edge of pond
- Housing
 - Hotel (boutique/residential style) at Naperville and 38
 - Condominiums along Hale St.
 - Row houses along Naperville Rd.
- Possible Jewel expansion

Open Space:

- Retention pond (ice skating)
- Green space – ball fields also function as detention
- Path system throughout
- Portion of tennis courts remain