



Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE



Route 59 Corridor Study

COMPREHENSIVE PLAN

PLANNING AND DEVELOPMENT COMMITTEE
PRESENTATION

FEBRUARY 28, 2019



Introductions

Meet the Team



- Schoppe Design Associates



- Housing Trends, LLC



- City of Aurora Staff



Plan Process

Key Phases

1. Inventory and Analysis
2. Existing Conditions Report
3. Prepare Draft Plan
4. Conduct Public Open House
5. Revise Draft Plan
6. Adoption Process
 - Planning Council
 - Planning Commission Public Hearing
 - Planning and Development Committee
 - Committee of the Whole
 - City Council



What is a Comprehensive Plan?

- Long range policy document
- Designed to be a guiding document for planning and policy decisions for +/- 20 years
- Foundation of land uses then set forth in zoning code
- Outlines a community's vision and the recommendations and policies to achieve
- Detailed framework that guides development and investment decisions
- **Route 59 Corridor Plan:**
 - Developed to direct future growth and redevelopment
 - Allows leaders to plan for additional growth and changes that will shape the community





Corridor Vision

Why the Route 59 Corridor Plan?

What prompted the City's decision to re-evaluate the land uses in the Route 59 Corridor?

- Changing nature of commercial buying habits
- Advancement of multi-modal transportation initiatives
- Take advantage of regional draw
- Fresh perspective based on substantiated market analysis and opportunities

Study Area



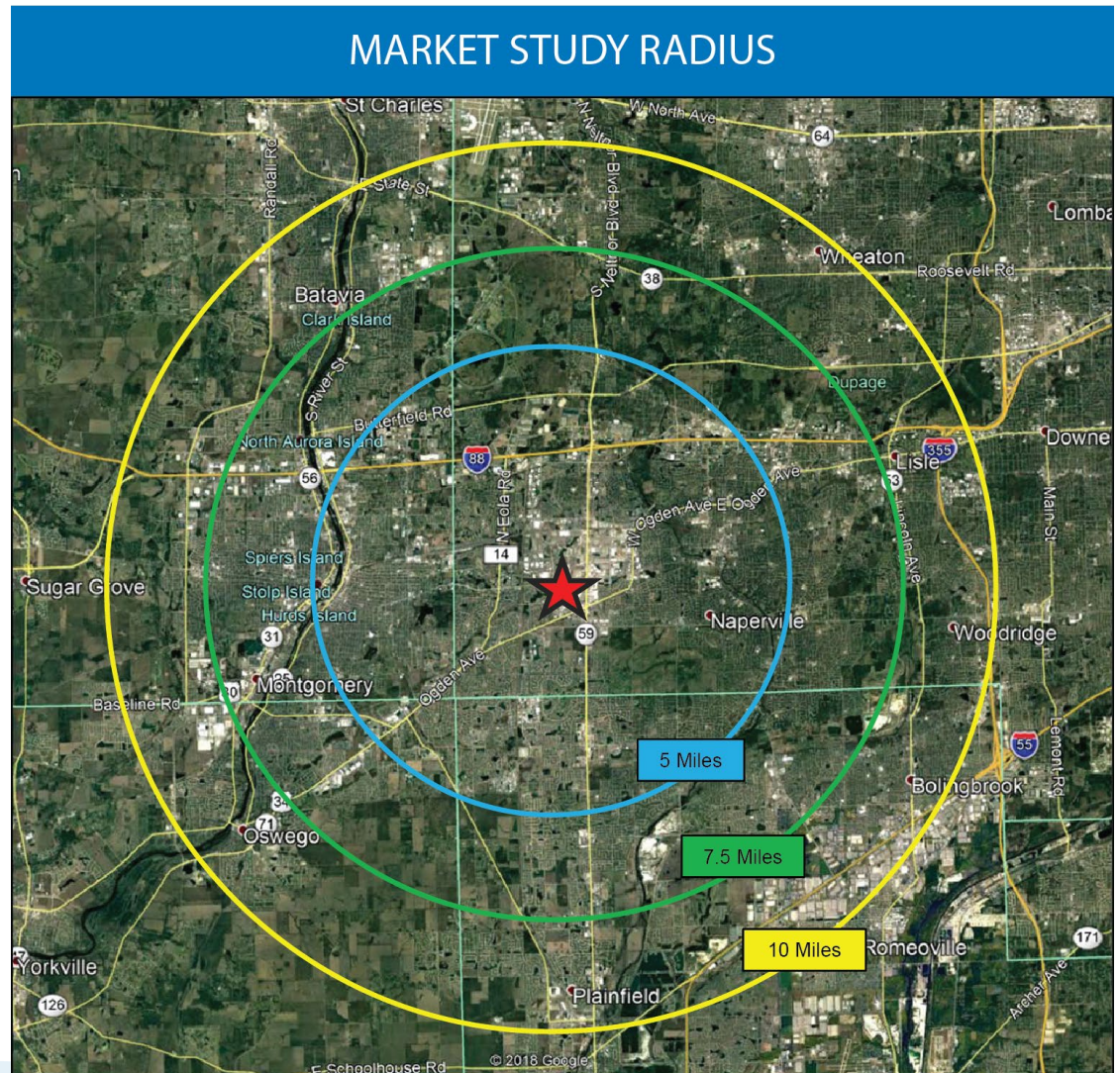
Route 59 Corridor Plan Vision Statement

“The Route 59 Corridor will emerge as a uniquely 21st century regional destination that will establish a distinctive sense of place comprised of a variety of complementary and interdependent land uses that will ensure a stable, sustainable corridor that contributes to the quality of life and identity of the overall Aurora community.”

Strong Market Demand

FIVE YEAR HORIZON IN 5-MILE CMA:

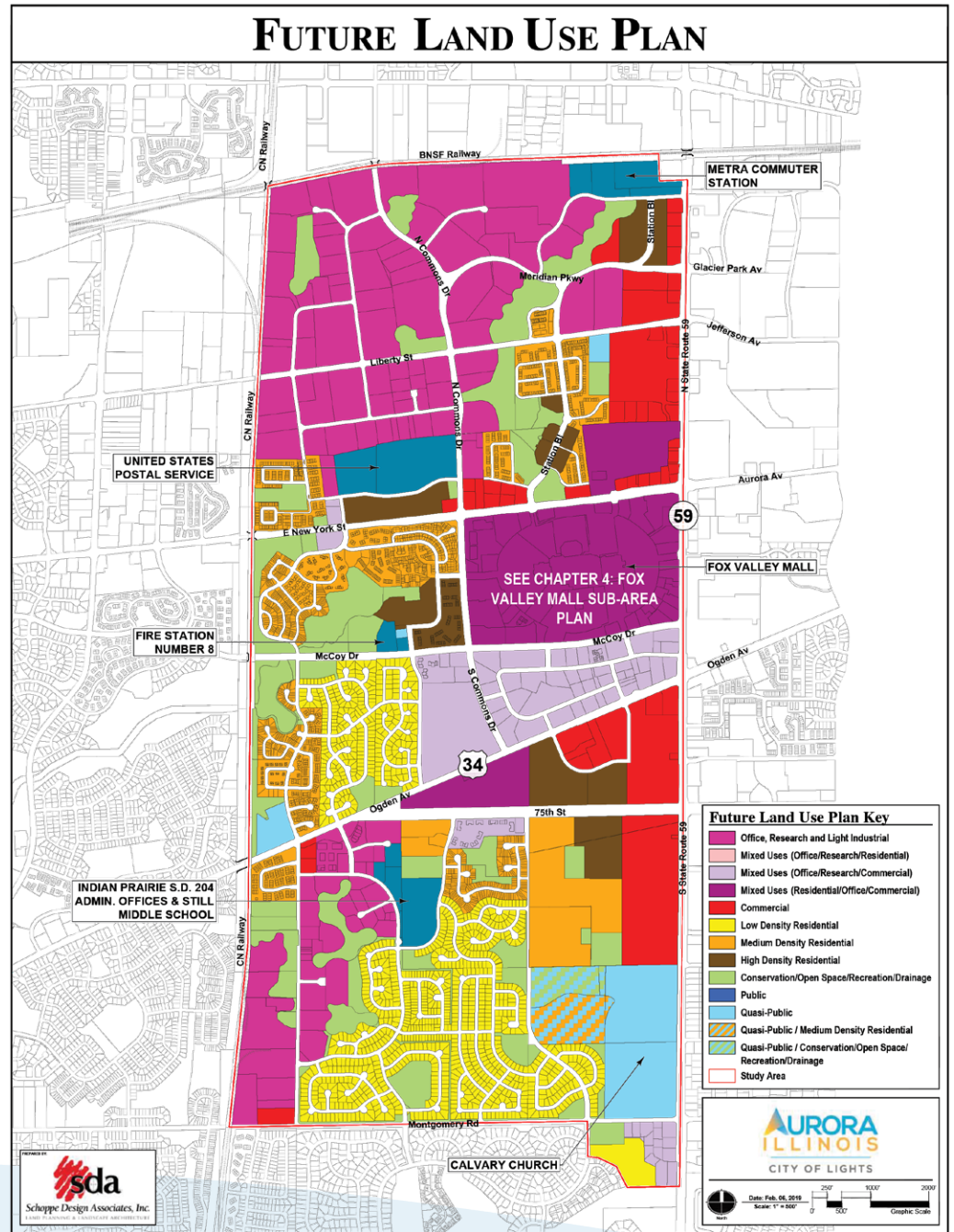
- 3,645 for sale units
- 1,890 rental units
- 26,000 square feet new restaurant space
- New grocery store





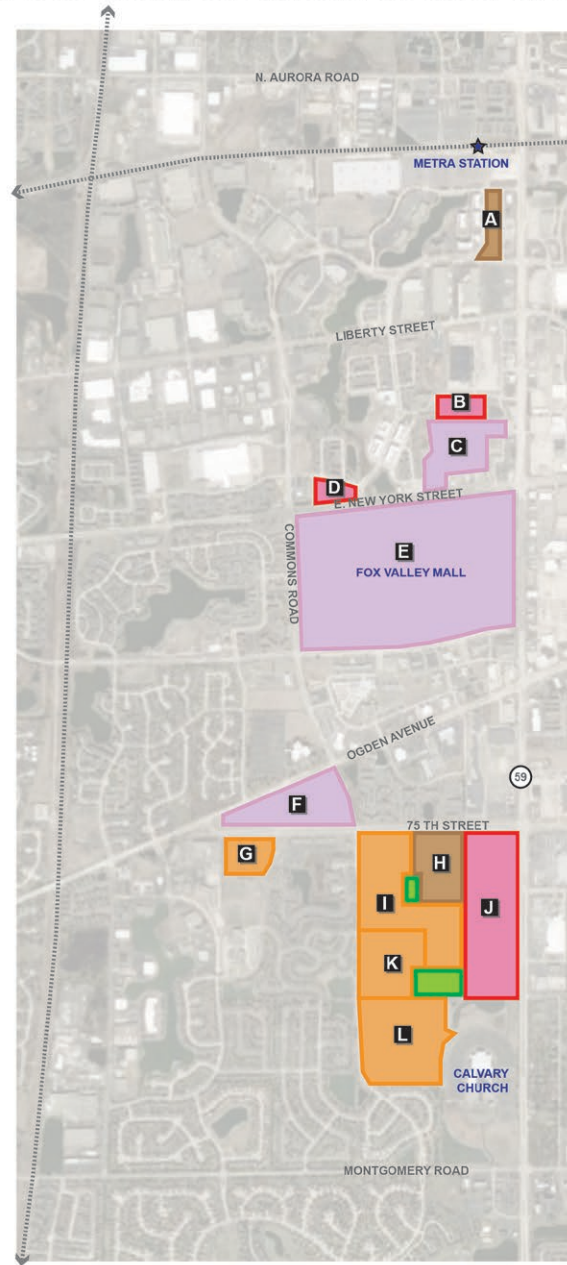
Future Land Use Plan

Future Land Use Plan



Key Developments

KEY DEVELOPMENTS:
INCLUDES ALREADY APPROVED, UNDER CONSTRUCTION, AND NEW RECOMMENDATIONS



DEVELOPMENTS

- A** METRO 59
- B** BADMINTON FACILITY/COMMERCIAL
- C** PACIFICA
- D** INNOVATIVE HEALTH/RETAIL
- E** CENTENNIAL GROUP/FOX VALLEY MALL
- F** CEDARWOOD
- G** MEADOWRIDGE EAST DRIVE/75TH STREET
- H** BRACH/BRODIE - HIGH DENSITY RECOMMENDED
- I** BRACH/BRODIE - MEDIUM DENSITY RECOMMENDED
- J** BRACH/BRODIE - COMMERCIAL RECOMMENDED
- K** GRAMERCY SQUARE - UNDER CONSTRUCTION
- L** CALVARY CHURCH SENIOR HOUSING

FUTURE LAND USE LEGEND

- COMMERCIAL
- MIXED-USE
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- POTENTIAL PARK SITE

Residential Plan Highlights

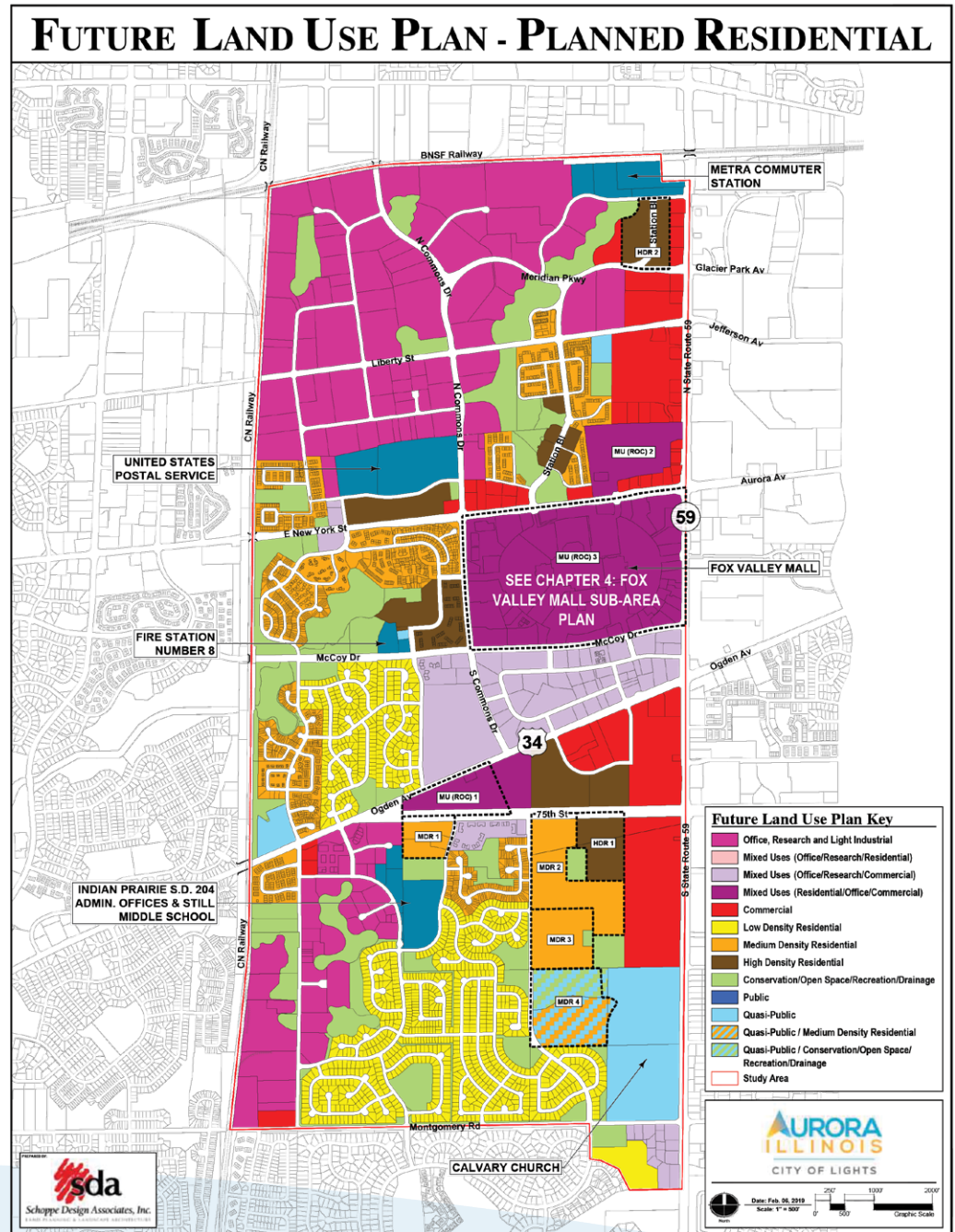
- *No new low density residential projects are recommended*
- *Future residential uses are recommended in the medium density (6-12 units/acre) and high density (12+ units/acre) categories*
- *Future medium density dwelling units account for approximately 20% of new proposed units with high density dwelling units accounting for 80%*

3 Different Development Categories:

1. Projects already approved or under construction
2. Short term (0-5 years) recommendations
3. Long term (6-20+ years) recommendations

FUTURE LAND USE PLAN - PLANNED RESIDENTIAL

Planned Residential



Future Land Use Plan Key

- Office, Research and Light Industrial
- Mixed Uses (Office/Research/Residential)
- Mixed Uses (Office/Research/Commercial)
- Mixed Uses (Residential/Office/Commercial)
- Commercial
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Conservation/Open Space/Recreation/Drainage
- Public
- Quasi-Public
- Quasi-Public / Medium Density Residential
- Quasi-Public / Conservation/Open Space/ Recreation/Drainage
- Study Area



AURORA ILLINOIS
CITY OF LIGHTS

Date: Feb. 05, 2019
Scale: 1" = 500'
Graphic Scale: 0, 250, 500, 1000, 2000

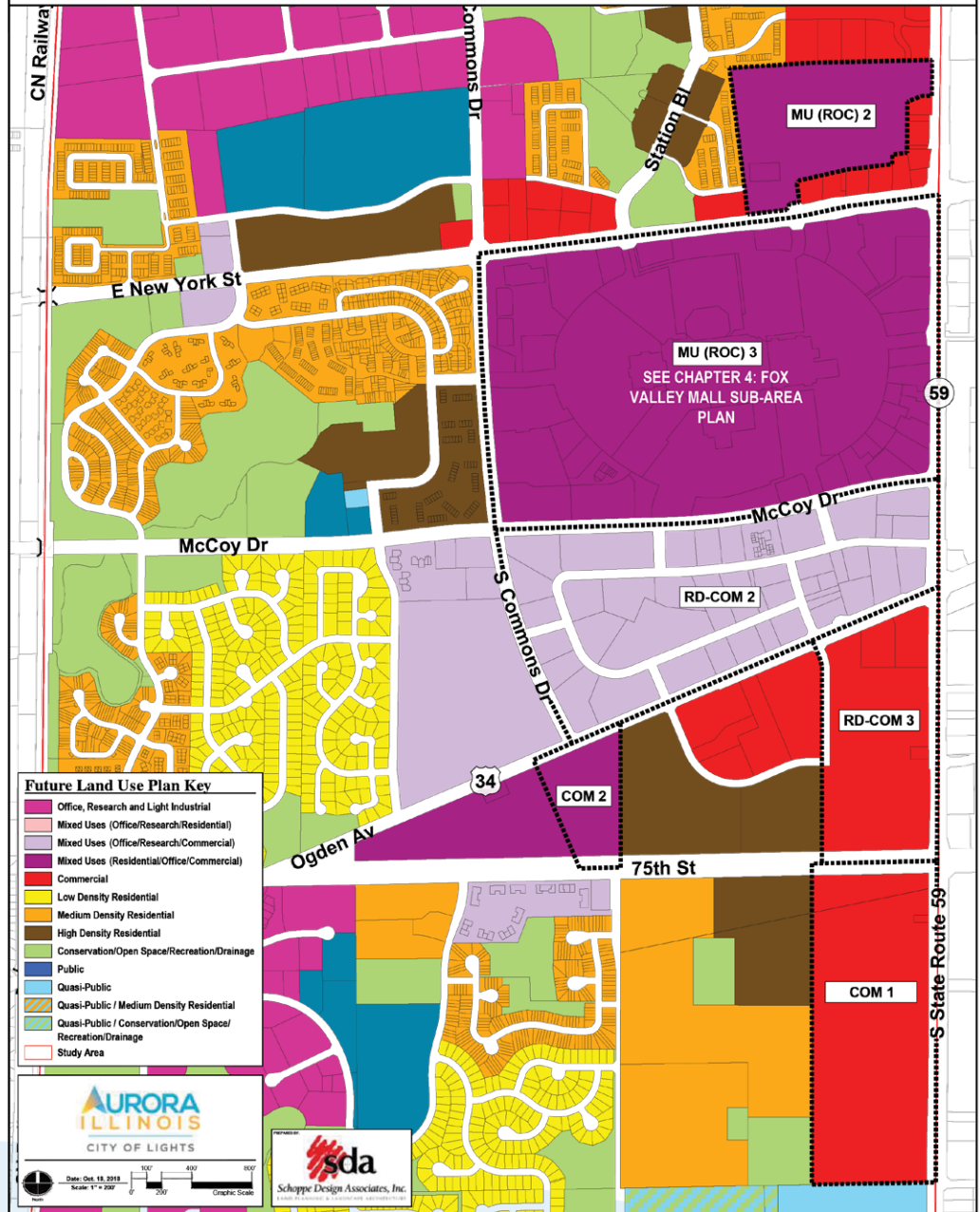


Commercial Plan Highlights:

- Primary focus of new commercial development will be focused on revitalization of Fox Valley Mall
- Additional revitalization will continue for existing shopping centers
- New commercial will be in targeted nodes that capitalize on visibility, traffic volumes, safe and controlled access, and proximity to customers
- Demand analysis indicates need for *restaurant/food uses; drug, health and personal care stores; grocery store; and an upscale hotel*

Planned Commercial

FUTURE LAND USE PLAN - PLANNED COMMERCIAL





Fox Valley Mall Sub-Area Plan

Fox Valley Mall Sub-Area Plan Goal

“The City will proactively shape and address the development issues and processes confronting the changing environment of the mall area, and will direct appropriate and beneficial development for this critical gateway to the Aurora community.”

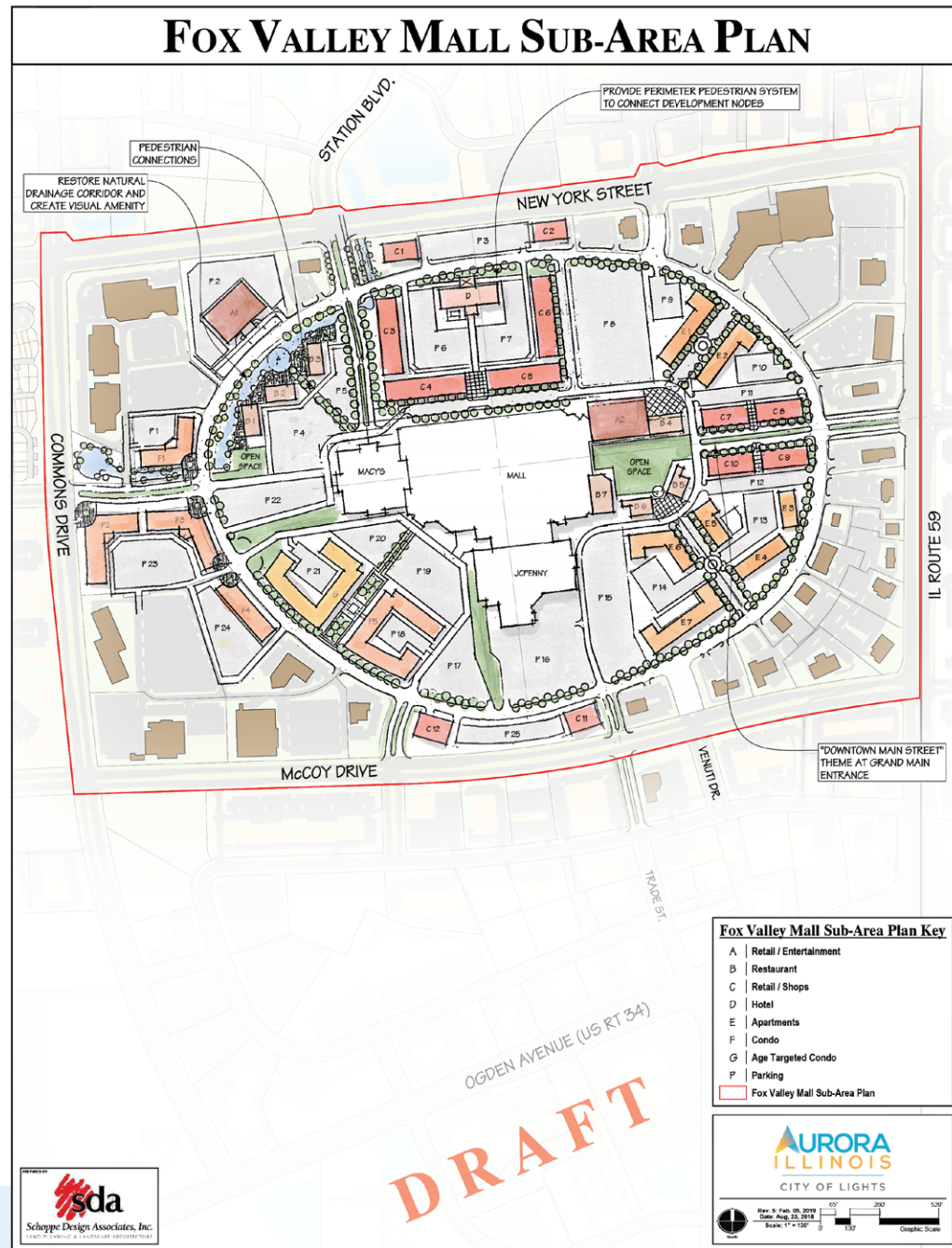
Fox Valley Mall Sub-Area Vision

Creating a District

- New, but authentic city center
- Build on a downtown “main street” theme
- Serve as the anchor and core to the Route 59 Corridor
- Connected to surrounding community and itself by a network of lively walkable streets embracing the spectrum of bustling community life

Fox Valley Mall Sub-Area Plan

- Enhanced Main Street entrance
- Includes proposed new or redeveloped commercial/retail, removal of vacant Sears and Carsons
- Redeveloped Sears site including restaurant and entertainment uses around a public plaza
- Inner-ring road that continues Main Street theme around and adjacent to main mall building
- Potential for new residential that includes for-sale, rental, conventional and age-targeted, creating an intergenerational village of customers and community
- Realignment of Venuti Drive for more direct connection and new mall entrance
- Enhanced streetscape design and adaptive reuse of buildings



“Main Street” Entrance



Redeveloped Sears Site



New Residential Concept



Restore Natural Drainage Corridor

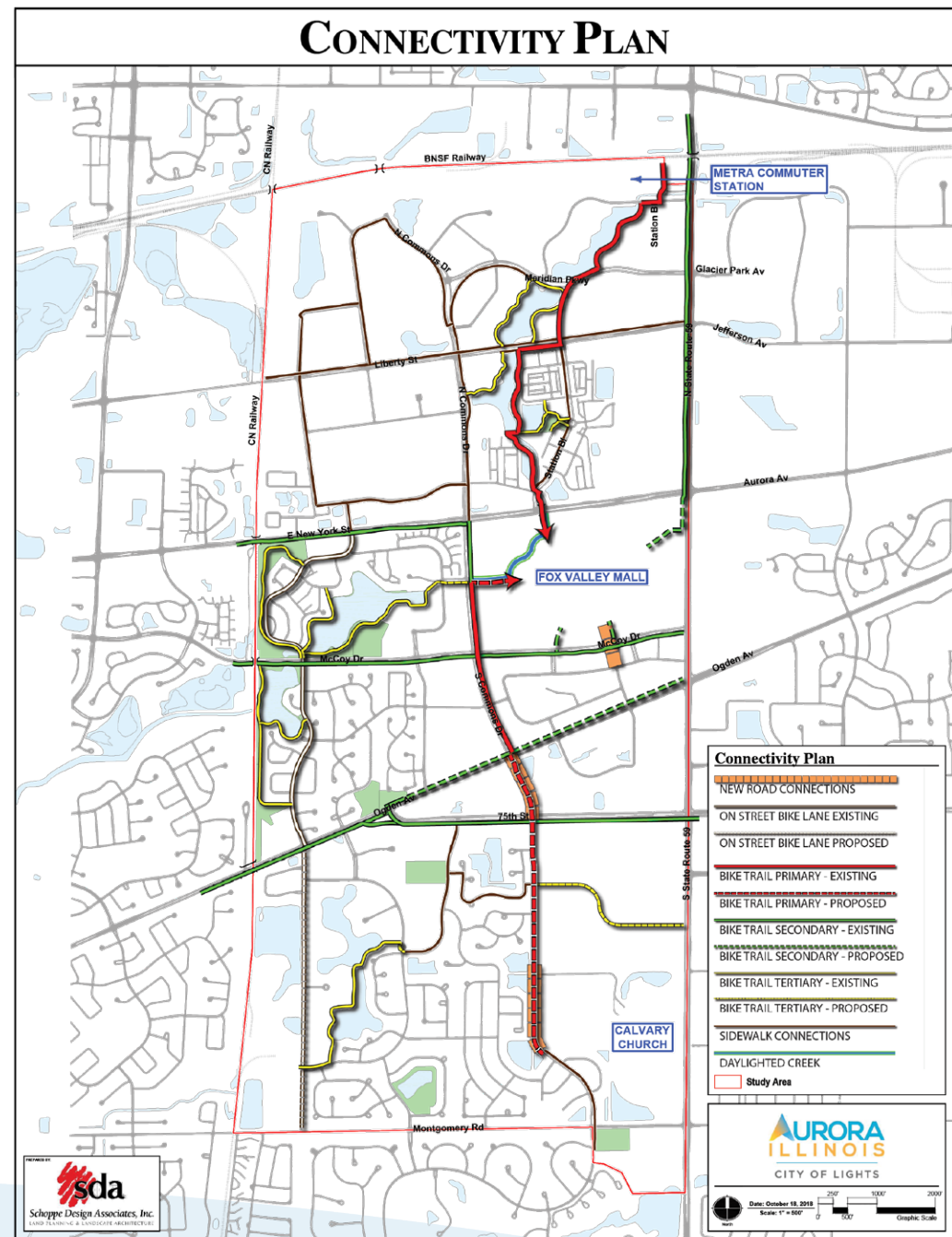




Connectivity and Access

Connectivity Plan

- Extend Commons Dr. south of Ogden to 75th St. with multi-use trail
- Strengthen and enhance Waubonsie Creek drainage corridor
- Provide connections between Yorkshire Plaza shopping area and Station Blvd. corridor
- Upgrade Station Blvd. and New York St. intersection with enhanced and improved pedestrian crossing experience
- Connect future uses of Brach-Brodie property to the extended Commons Dr. trail system





Corridor Character

Guidelines for Site Design

Parking



Pedestrian Connections



Service, Storage



Landscape Design



Guidelines for Site Design

Lighting



Stormwater



Guidelines for Architecture

Character/Context



Scale/Massing



Materials/Colors



Signage





Implementation Strategies

Implementation Strategies:

- 1. Adopt the Route 59 Corridor Plan as an element of the Comprehensive Plan and perform regular updates.**
- 2. Coordinate with development community.**
- 3. Promote cooperation and coordination.**
- 4. Conduct regular development meetings.**
- 5. Market the corridor and the community.**

Thank you!



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Questions and comments