



**TORTI  
GALLAS +  
PARTNERS**

# FOX VALLEY MALL REDEVELOPMENT

DESIGN GUIDELINES HANDBOOK

PREPARED FOR:

**CENTENNIAL REAL ESTATE**



OCTOBER 12, 2020

# INTRODUCTION

The Fox Valley Mall in Aurora, Illinois, is a regional shopping center that is the heart of the Route 59 Corridor generally located at the southwest corner of intersection of Route 59 and New York Street. As envisioned in the City of Aurora Route 59 Corridor Study, the Mall is seeking to transform the commercial and commercial development into a more walkable, mixed-use environment.

The design guidelines established in this document relate to the proposed development in this area.

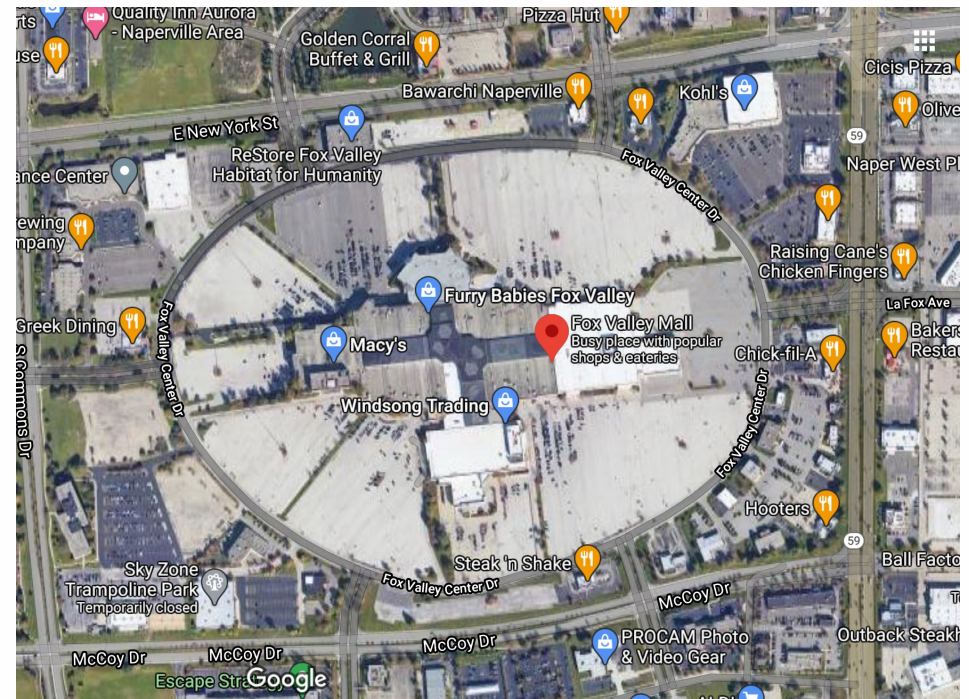
The design guidelines outline the key design elements of the development that integrate and connect the architecture and landscape within this “Main Street” redevelopment.

The proposed redevelopment is consistent with the goals of the Fox Valley Mall sub-area of the Route 59 Corridor Study. The project seeks to establish a new “city center” of the Route 59 Corridor and is based on a Main Street theme integrating both residential and commercial uses with walkable streets and public spaces that will connect to future phases and existing surrounding communities.

This handbook is designed to define guidelines and offer examples of the components for this development.

It is also the intent of these guidelines to help the developer lay the groundwork moving forward for tying future phases of the mall’s evolution and redevelopment. The guidelines should be used as each phase comes to fruition to help create one cohesive sustainable and livable environment

## Phase One: Development Site



## SECTION ONE: PEDESTRIAN-ORIENTED STREETScape

The streetscape design plays a major component in creating a friendly, walkable and safe environment while tying the commercial and residential areas together. As each phase of redevelopment happens at the Fox Valley Mall, it is the streetscaping that can really make a connection, therefore, whatever streetscaping design/theme that is ultimately chosen in the first phase must become the template moving forward for future developments. Elements don't have to be exactly the same in future phases, but they must follow the "table that is set". This redevelopment project should include streetscape design elements such as:

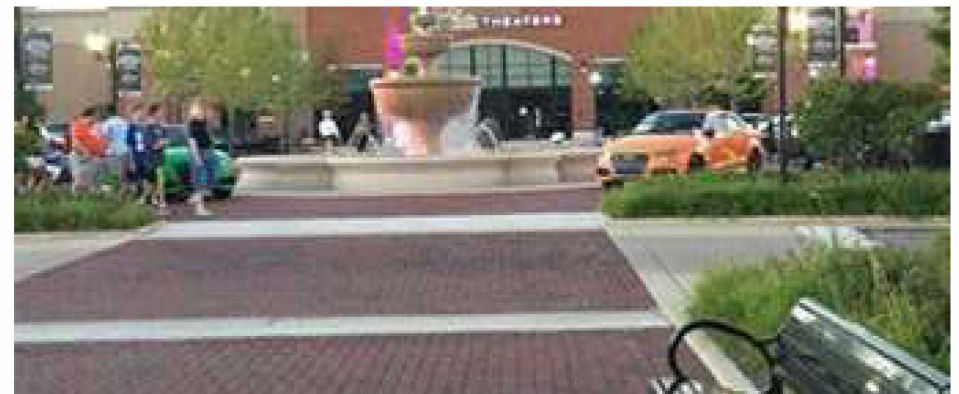
1. Wide walkways for comfortable walkable pedestrian areas
2. Well-defined zones for shared pedestrian-vehicular movement
3. Landscaping treatments that separate vehicles and pedestrian areas
4. Street furniture such as benches, trash receptacles, and pedestrian lighting
5. Storefronts and entrances that connect to pedestrian areas which add interest and attract customers
6. Distinctive signage and lighting at a personal scale
7. Convenient and visible wayfinding

Redevelopment projects should be designed with multiple modes of transportation including pedestrians, bicyclists, transit riders, and vehicles.

Parking shall become a shared resource within the development in order to increase the efficient use of existing and proposed parking within the development. Residential parking shall be provided in both enclosed parking facilities and surface parking areas. Street parking is also encouraged to further activate the streetscape.

Pedestrian crossings should be added at key points within the project. Highlight key pedestrian crossings with distinctive markings for safety and aesthetics. Crossings should be distinguished from vehicular surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete.

*Examples of Recommended Pedestrian Crossings*



## SECTION ONE: PEDESTRIAN-ORIENTED STREETSCAPE

Wherever feasible, bump outs should be installed especially along any main streets in the Fox Valley Mall. For example, bump outs should be installed along the main east-west road leading into the redevelopment of Phase One. Bump outs are curb extensions that extend into the right-of-way to reduce the distances that pedestrians have to cross the street. These are also effective at slowing vehicular traffic.

*Examples of Bump-Outs*



Developers should work with Pace to ensure that bus transit can serve the mall including the residential area section of phase one. Developers should also work with Pace to include appropriate and aesthetically pleasing bus shelters that should include real time bus tracking information

*Examples of Bus Shelter*



## SECTION ONE: PEDESTRIAN-ORIENTED STREETScape

Bike racks should be located at key locations within the public park/plaza and near the commercial areas.

### *Examples of Bike Racks*



## SECTION ONE: PEDESTRIAN-ORIENTED STREETScape

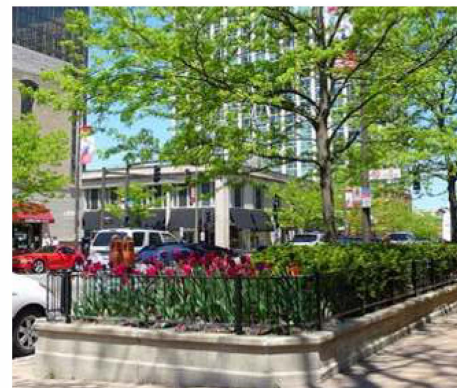
The project will provide new landscape and hardscape areas adjacent to the Mall entrance and stand-alone commercial structures as well as the multi-family buildings.

Landscape materials shall help strengthen an urban, walkable environment, raised landscaped areas, or large flower pots should be used along the main entrance leading into the project. Landscape areas shall be irrigated as required based on the plant materials. Parking lot landscaping within the redevelopment area should include landscape islands at the City's ratio of one per 20 parking spaces. Islands should include shade trees and appropriate, low maintenance landscaping. Drought resistant plants and native materials shall also be considered outside of the active park/plaza area and in parking lot islands.

*Examples of Landscaped Area*



*Examples of Landscaped Area*



## SECTION ONE: PEDESTRIAN-ORIENTED STREETScape

Lighting shall also be provided along pedestrian walkways and at building entrances for aesthetic, safety and security purposes. Decorative lighting standards of the same theme and design for street lights and pedestrian scaled lighting should be incorporated throughout the development – not only tying the commercial, park and residential areas together, but also creating a united image and identity. Decorative light poles and bollards should be the same color, ideally black.

Lighting is important for security and aesthetics. Similar to the recommendation in the separate commercial and residential sections, exterior spotlighting could be used to illuminate prominent details as part of overall streetscaping.

*Examples of Decorative Lighting*



*Examples of Decorative Lighting*



## SECTION ONE: PEDESTRIAN-ORIENTED STREETSCAPE

Wayfinding signage should be used within the project to help direct visitors, shoppers, and residents within the new development and the larger mall property. Wayfinding signage should be designed and used for not just vehicles, but also for pedestrians, bicyclists, and transit users.

*Examples of Wayfinding Signage*





## SECTION TWO: RESIDENTIAL BUILDINGS

As recommended in the City of Aurora’s Route 59 Corridor Plan, multi-family residential uses are appropriate in the redevelopment of the Fox Valley Mall. According to similar projects throughout the country, adding residential units helps strengthen the remaining commercial portions of the mall.

Future multi-family residential should be at least 3 stories but no more than 8 stories in height to encourage a urban “downtown main street” setting and promote the feeling of a live-work-play environment.

### Distinctive Architecture

Distinctive Architecture or an architecture theme is an important component to help create a unique setting and enhance the charm of the development.

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The residential development shall include a range of building materials and finishes that complement the proposed commercial area and the more recent improvements within the mall courtyards. These buildings shall be consistent with the current zoning and building code and include distinctive architecture and design elements as such:

1. Modulated façades, massing, fenestration and rooflines
2. Recessed or projected entries
3. Recessed or projected balconies with dark metal or glass railings
4. Architectural details within the overall design such as arches, columns, piers, entablatures, brackets, stringcourses, multi-paned windows, backlit glass panels, ornament and ironwork
5. Textured and patterned wall facades created with natural elements such as brick, stone, stucco, wood, metal panels /siding and fiber cement siding and/ or panels
6. Light fixtures that enhance the facades at entrances, balconies and outdoor amenity areas
7. Dark steel support structure or metal, glass or fabric canopies
8. Dark metal cornices, copings, and other trim

Building facades shall provide for modulation of the exterior surfaces to create a change of plane along each façade adjacent to a street. Parapets shall be provided to provide screening of roof mounted equipment and shall vary in height. Cornices, copings or other trim shall be encouraged to provide delineation of the top of the building.

Main doors and entrances should be designed to draw your attention. There should be a clear visual cue that these are residential buildings and that the buildings are of market rate quality and create an urban living environment. Visual interest from the street, especially from the mall and the park/plaza will help integrate the residential developments and add a mixed use atmosphere to the development area. Doors should be appropriately sized and in scale with the building’s façade. Placement of the residential building entrances shall relate to other site activity areas, such as exterior plazas, retail, parking and be located appropriately within the site. Use of building materials, modulation of building form/façade shall draw interest or highlight building entrances and/or corner or other site entry locations.

*Examples of Proposed Development*



## SECTION TWO: RESIDENTIAL BUILDINGS

### *Examples of Residential buildings*



Parking for residential buildings shall be located on grade or within parking structures that may be separated from the primary residential building. Separated parking structures shall be clad with materials consistent with those used on the primary residential building. Parking shall be shared with the adjoining retail use for guest and overflow parking requirements when necessary.

Trash enclosures, if not located within the residential building should be screened from the public, and if possible located away from the outdoor gathering areas and should be architecturally integrated into the design of the building. Enclosures should be constructed with masonry walls, and metal “non see through” doors.

### *Examples of Trash Enclosure*

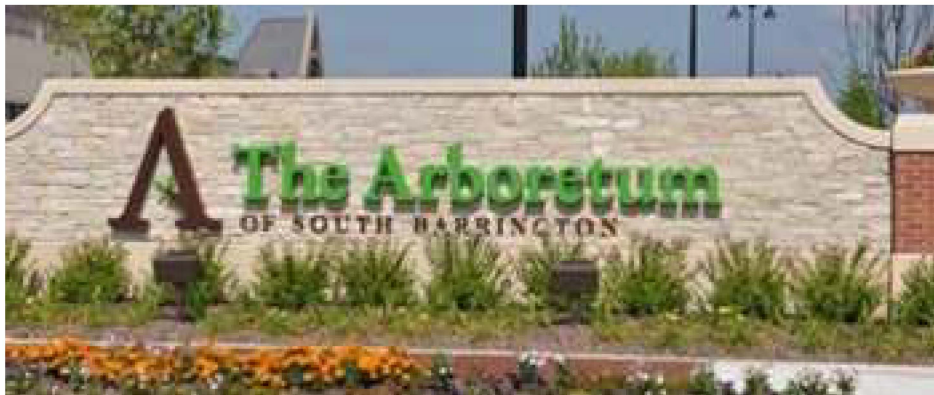
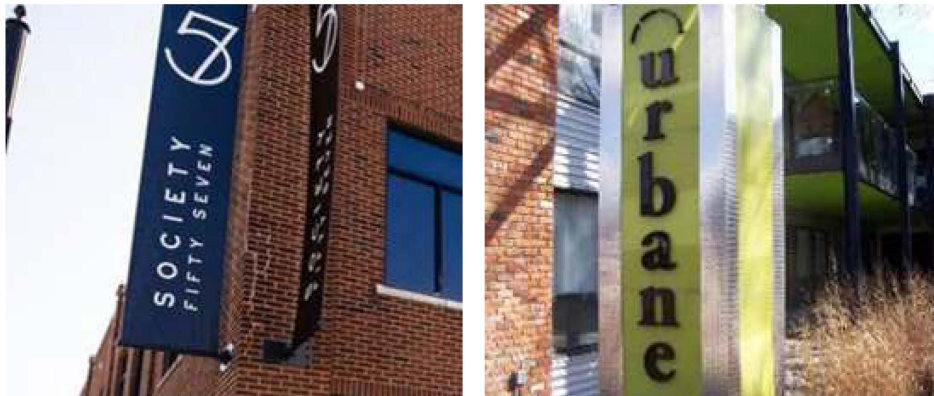


## SECTION TWO: RESIDENTIAL BUILDINGS

Utility boxes and panels should be screened from view where possible or where public access is not required. Electric utility transformers should be located in an area that is accessible and safe but should not be prominently positioned on primary pedestrian streets or at/near building entrances or within walkways.

To help promote the new residential development, the developer should consider the installation of a new gateway that announces to visitors that there is a new residential portion within the mall. Gateway elements could include new monument or projecting style signs, public art, landscaping and lighting. Banners could be installed on street lights within the development to also tie the area together. Overall, this will help strengthen the image and identity of the area.

### *Examples of Gateways*



Hardscape design should provide a quality of paving materials and patterns consistent with the quality of the surrounding architecture. Hardscape should create interest and variation within paved surfaces that includes special paving. Examples of special paving include uncolored concrete, colored concrete, and brick. Special paving should be durable and be used to emphasize important building entries, provide interest, and differentiate between sidewalks, plazas, and pedestrian crossings.



## SECTION TWO: RESIDENTIAL BUILDINGS

### Place Making Amenities

Amenities provide that extra “something special” that can play a major role creating an inviting and fun place to visit. The residential developments may include amenities or design elements such as:

1. Plazas or courtyards for gathering, events and special occasions
2. Abundant landscaping at the base of the building and surrounding the exterior amenity areas
3. Decorative touches such as accent lighting or ornamental structures (i.e. lights on trees)
4. Benches or planting area that provide a place to sit, relax, people watch or visit with friends

Amenities for the residents may include lounges, fitness, game rooms, pet grooming area or other place-making spaces. Exterior amenities may include swimming pools, grill/ patio areas, game or activity areas and casual seating areas.

