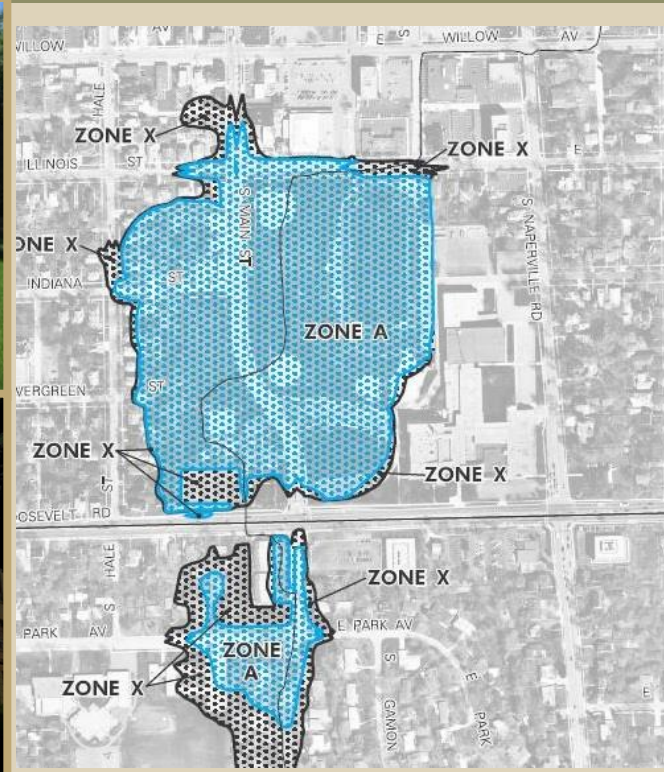




Hubble – A Unique Solution to Redevelop a Floodprone Property 2013 IAFSM Presentation

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Presented by V3 Companies
Chris Hanchett, PE, CFM, CPESC





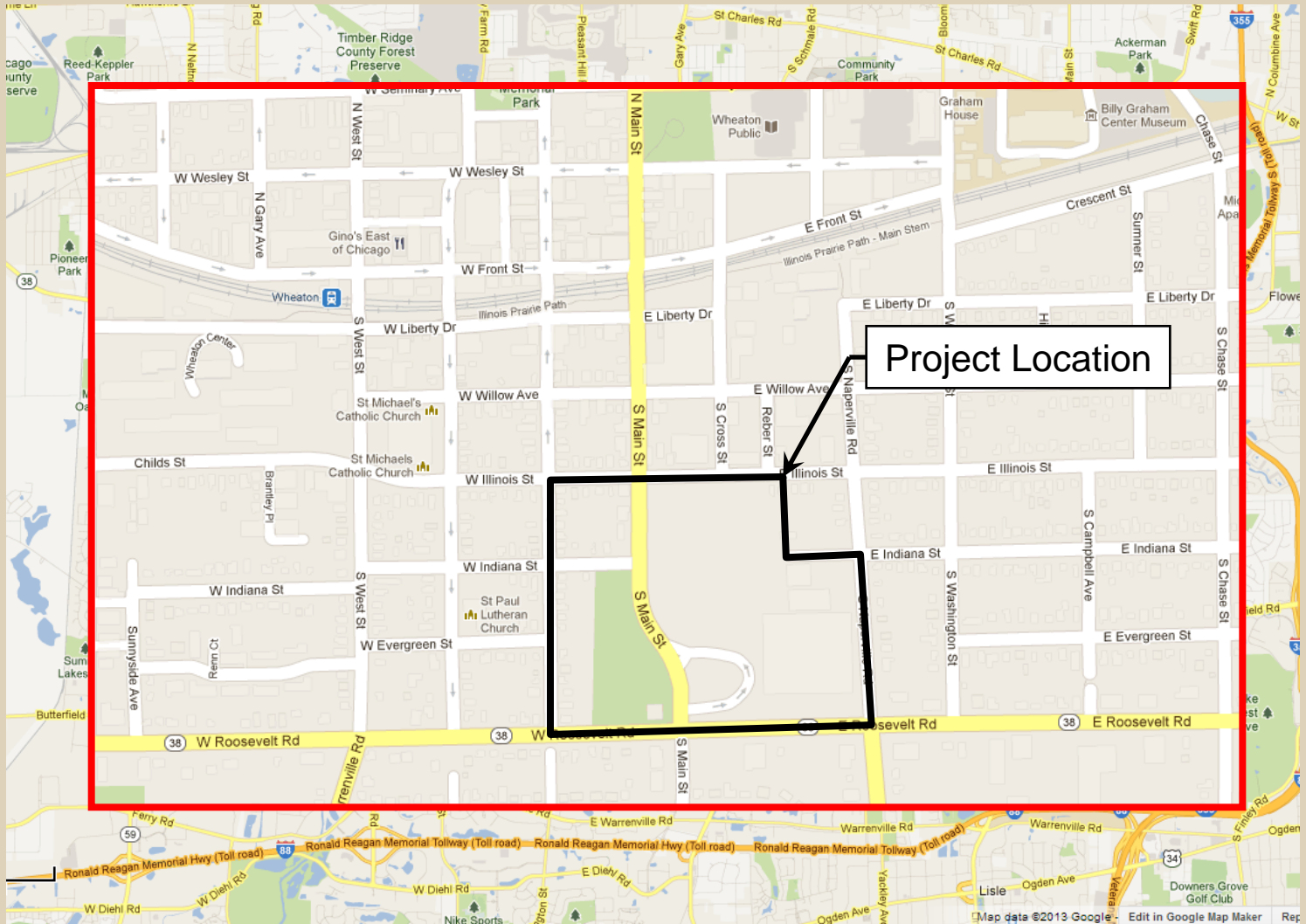
Presentation Agenda

- Site Overview and Background
- Challenges and Benefits of Development
- Unique Solution
- Community Benefits
- Questions?



Site Overview and Background

- Project Location



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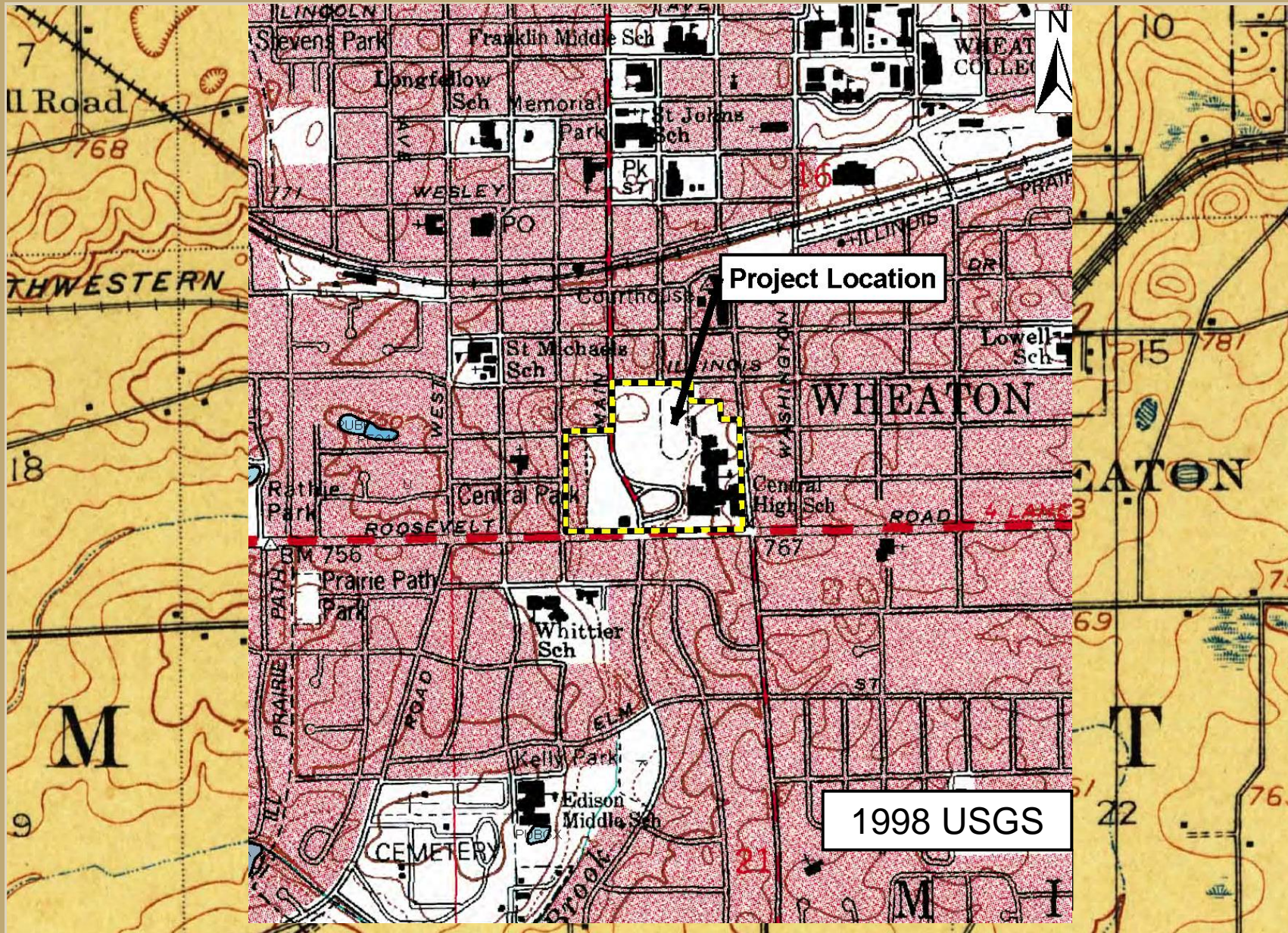


Site Overview and Background

- Site sits within the Springbrook Creek watershed
- Springbrook Creek runs through site via two large storm sewers running down Main Street and through Central Park
- Conveyance is confined to the pipes and there is no floodway on site, but a majority of the site lies within the floodplain.
- Large elevation change across site.
- Significant flooding occurs in ball field areas, Central Park, and on Main Street.



Site Overview and Background

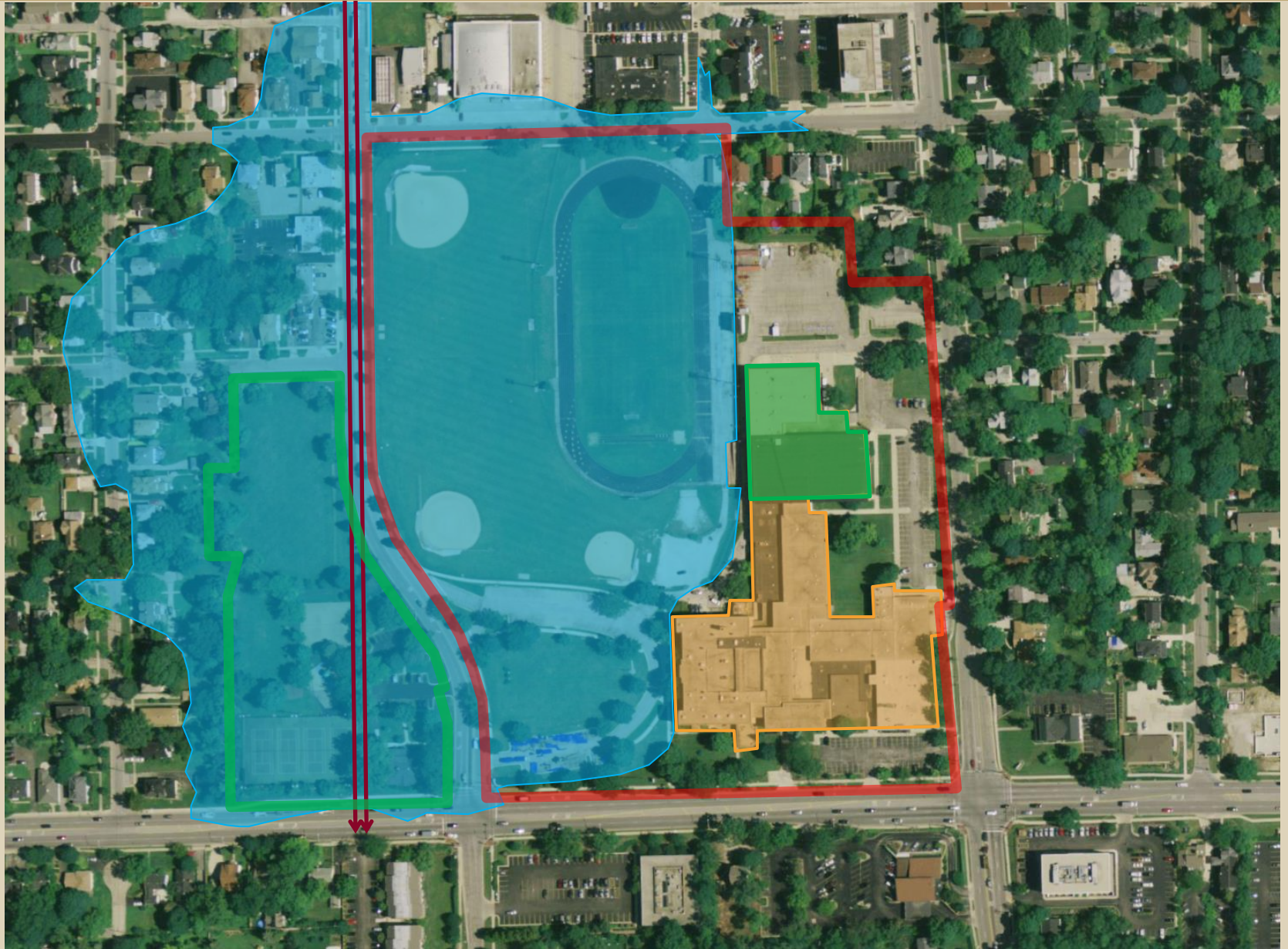


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Site Overview and Background

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Site Overview and Background

- Existing Property Owners
 - School District 200
 - Existing School Building and areas east of Main Street
 - School has been vacant since 2009 (New Hubble Middle School was constructed in a different location)
 - Wheaton Park District
 - Central Park west of Main Street
 - Wheaton Park District leased the gymnasium from the school district and used it for their programs



Challenges and Benefits of Development

- Challenges for Potential Development
 - Floodplain covers 67% of the site
 - 13.8 acres east of Main Street (61% of total area)
 - 4.8 acres west of Main Street (99.9% of total area)
 - Developable area outside of Floodplain is limited
 - Large grade change across site
 - Detention - where does it go?
 - Existing traffic problems at intersection of Roosevelt Road and Naperville Road
 - Surrounded by residential on east and west
 - Limited to particular types of development



Challenges and Benefits of Development

- **Benefits**

- Location
 - On Roosevelt Road
 - Just south of downtown Wheaton
- School has been vacant since 2009 and City wanted to develop the site
- Community gets new grocery store
- New tax revenue for the City





Unique Solution

- Key Players
 - Bradford Real Estate Companies
 - Mariano's (Roundy's Supermarkets)
 - Wheaton Park District
- Bradford was looking to acquire land to build a Mariano's Supermarket (approximately 10 acres) and marketable land for another small commercial user.



Unique Solution

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Unique Solution

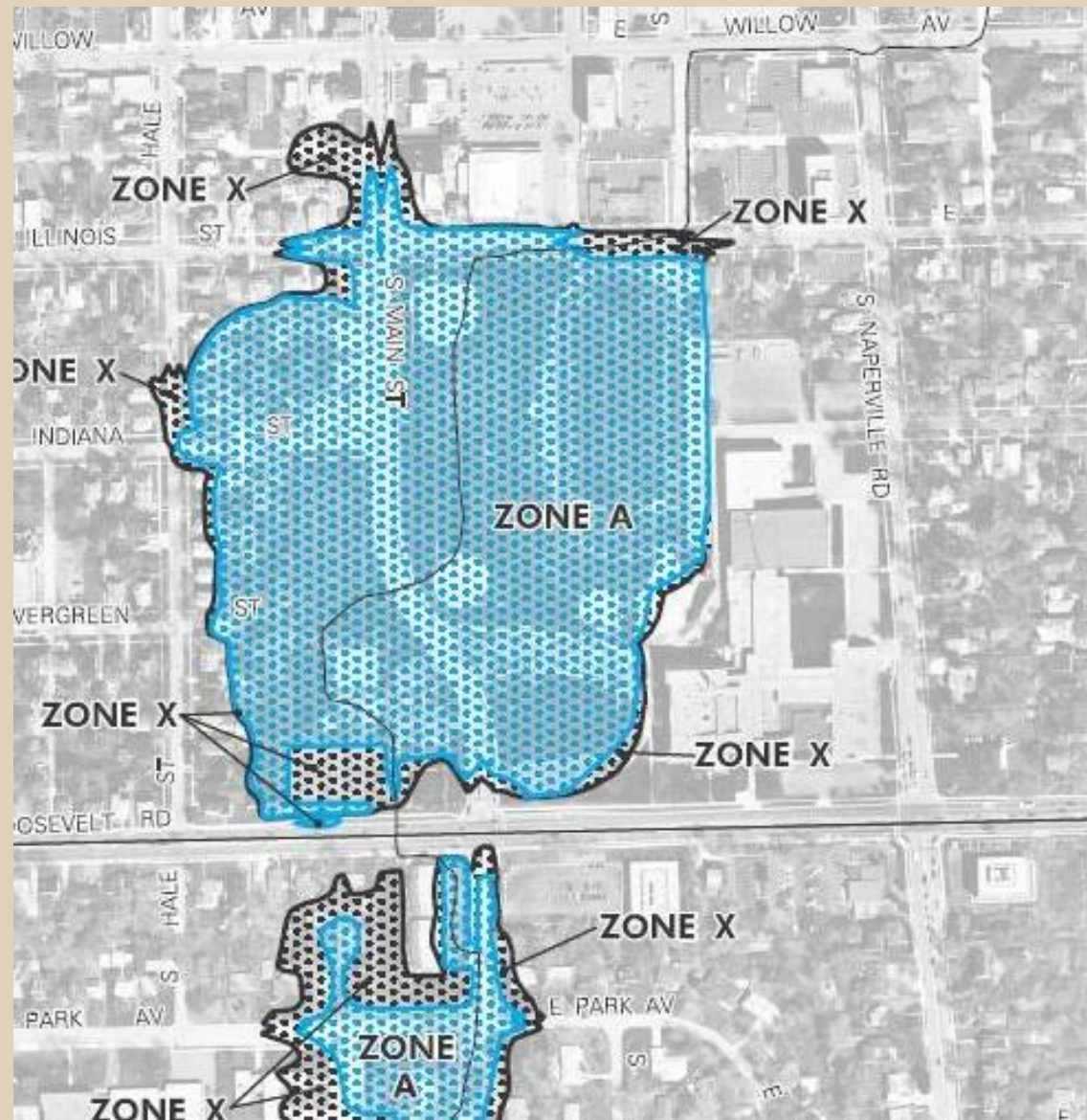
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Unique Solution

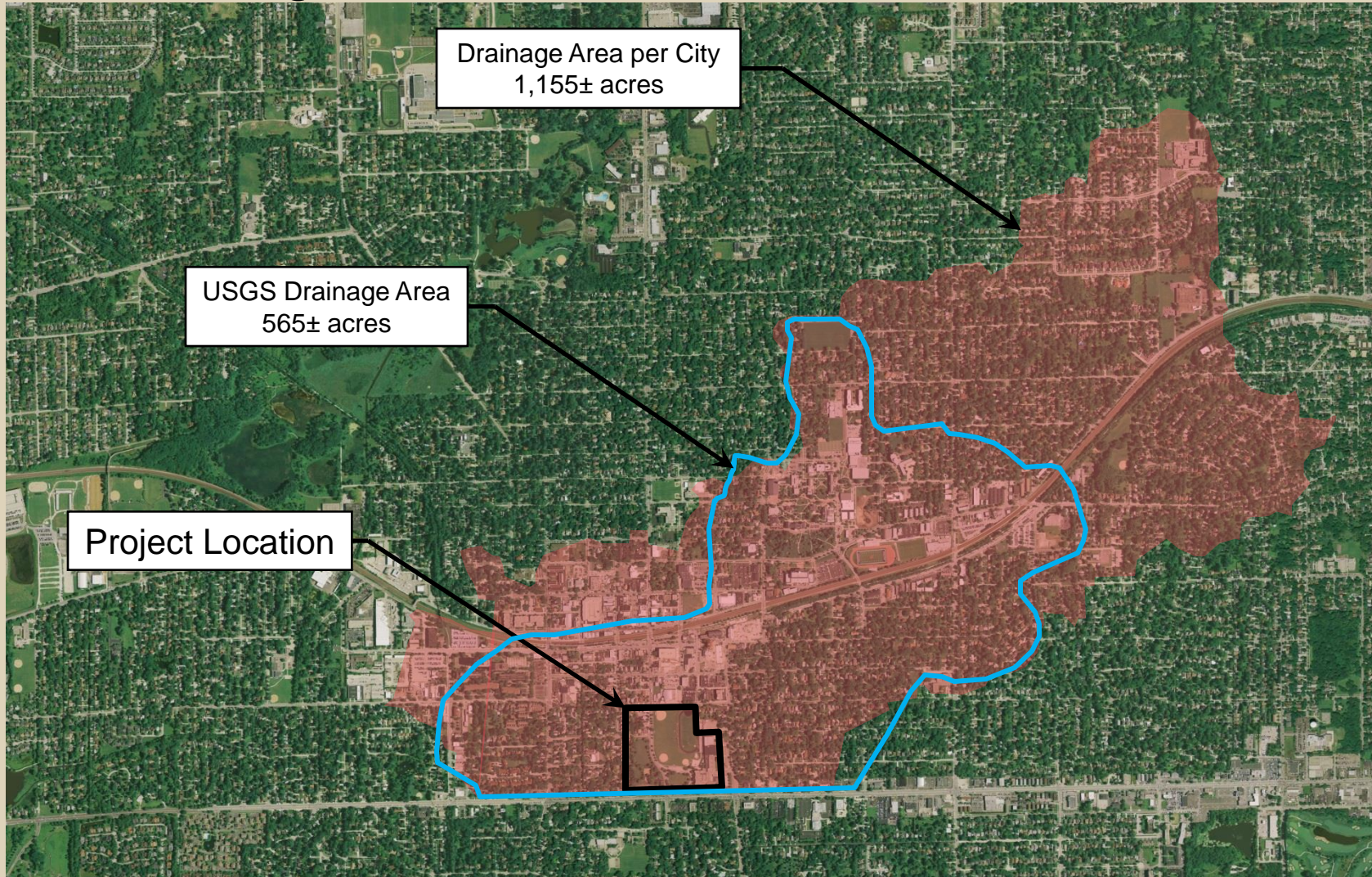
- Permitting
 - IDNR-OWR





Unique Solution

- Drainage Area





Unique Solution

- Permitting
 - IDNR-OWR
 - Conveyance is confined to 60" and 72" storm sewers (IDNR does not require modeling)
 - Took jurisdiction because it was an unnumbered Zone A Floodplain
 - DuPage County
 - Agreed that impacted area does not provide conveyance because it should be permitted as a floodplain storage area.
 - Incremental Compensatory Storage



Unique Solution

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Community Benefits

- Benefits to the Community
 - New Grocery Store
 - Renovated gymnasium and ball fields from Wheaton Park District
 - Intersection improvements at Roosevelt Road and Naperville Road
 - New park at Roosevelt Rd. and Main St.
 - Additional flood storage volume on site



Questions?

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