Hubble – A Unique Solution to Redevelop a Floodprone Property

2013 IAFSM Presentation

Presented by V3 Companies

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Presentation Agenda

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

• Project Location
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

- **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
Unique Solution

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Unique Solution

- Permitting
- IDNR-OWR
Unique Solution

- Drainage Area

Drainage Area per City
1,155± acres

USGS Drainage Area
565± acres

Project Location
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
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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