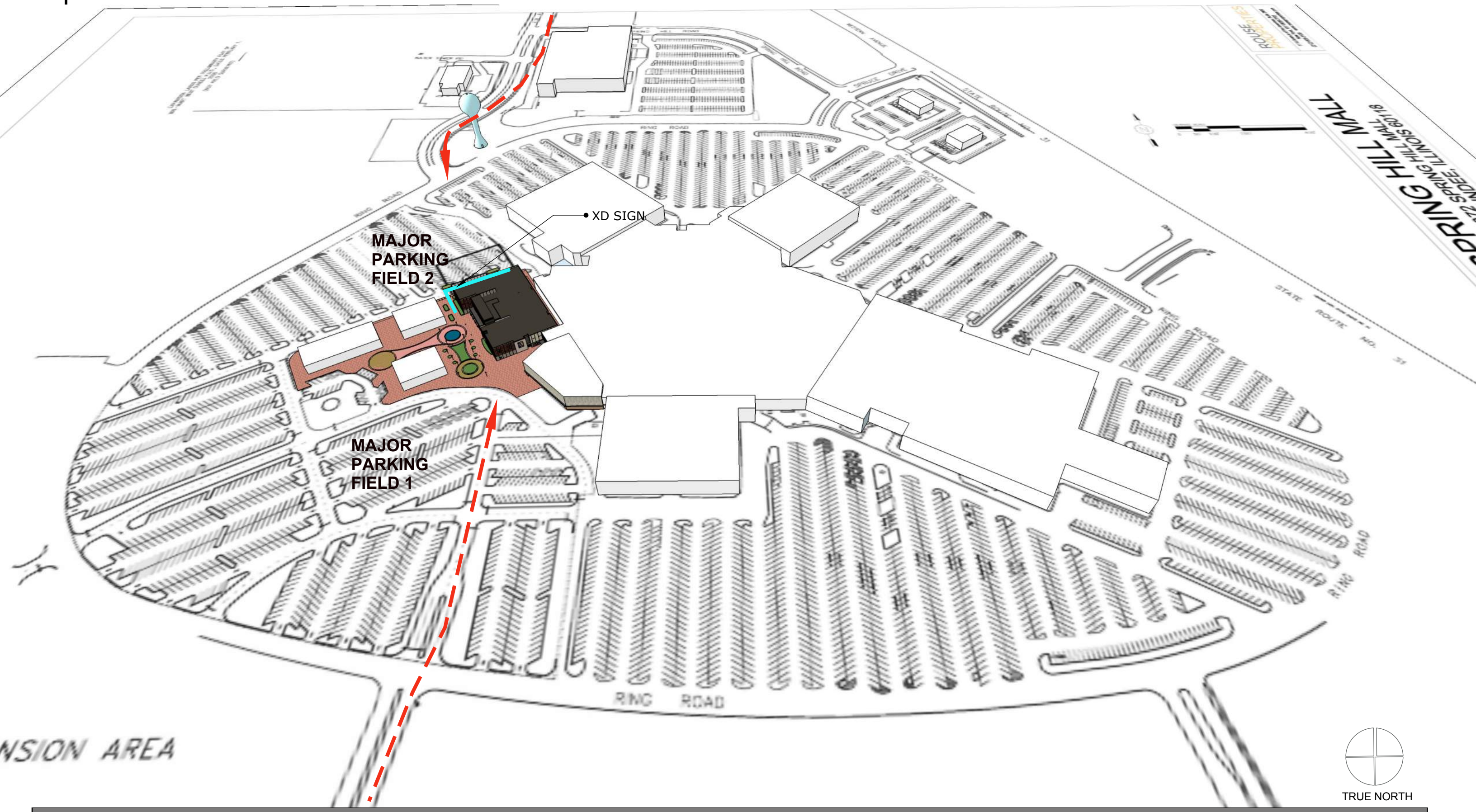


# SITE PLAN



SCALE : 1" = 150'  
DATE : 07-07-2016



NSION AREA

AERIAL VIEW





**SPRING HILL MALL,  
WEST DUNDEE,  
ILLINOIS**

INSPIRATIONAL FRAMEWORK PLAN

# AGENDA

- Context
- Case Studies
- Phasing Strategy
- Potential Uses
- Innovative Block Development
- Next Steps

# CONTEXT



# SITE & DOWNTOWN



Site

Downtown

The Home Depot

Spring Hill Marketplace

Spring Hill Mall

Dundee Township West Cemetery

Dundee Twp Historical Society

Spring Hill Gateway East Shopping Center

Bandito Barney's Beach Club

Prairie Meadows Park

Sleepy Hollow

Wahoo Wood

Carpenter Park

Huntley Rd

N Western Ave

W Main St

E Main St

S Washington St

S Western Ave

Washington St

Water St

Fox River

Water St

Penny Ave

W Main St

72

W Main St

N 6th St

West Dundee

East Dundee

Higgins Rd

S 6th St



# CASE STUDIES



**Civic Building with greenspace and retail stores  
(Suwanee, GA)**



# CASE STUDIES

**Main Street Next to Big Box Store  
(Brookhaven Atlanta, GA)**



# CASE STUDIES

## Scott Park (Champaign, IL)- Storm Water Retention Park



# EXISTING



# PHASE I

P3 MAIN STREET : RESIDENTIAL : BIG BOX



5 TO 10 YEARS

# PHASE II

INFILL : REDEVELOPMENT : OUTPARCEL



10 TO 15 YEARS

# PHASE III

## MALL CONVERSION TO TOWN CENTER



15 TO 20 YEARS

# FINAL PHASE PLAN

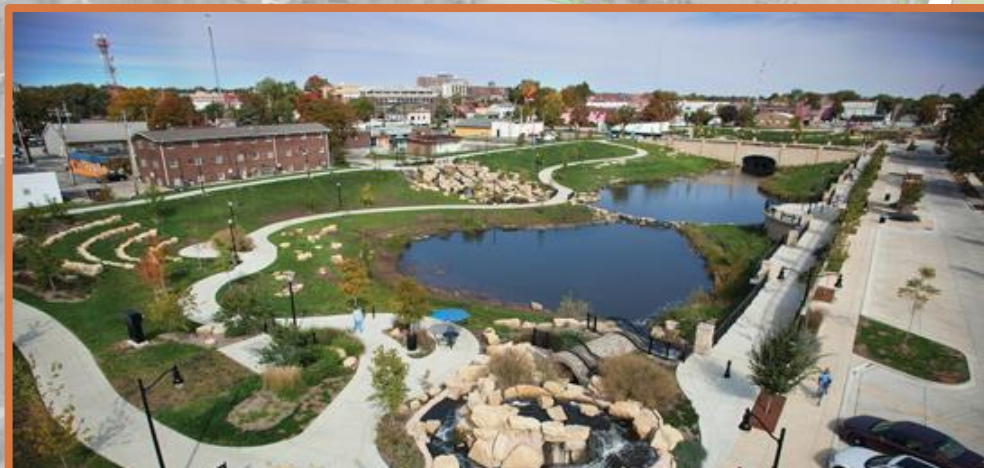
Main Street next to Big Box Store  
(Brookhaven Atlanta, GA)



Civic Building with greenspace and retail stores  
(Suwanee, GA)



Scott Park (Champaign, IL)





# POTENTIAL USES

- Experiential Mixed Use

- Public

- Civic Uses
- Public Library
- College-University
- Education
- Green Space
- Storm Water Park
- Cycle Track
- BRT Station
- Event Space

- Private

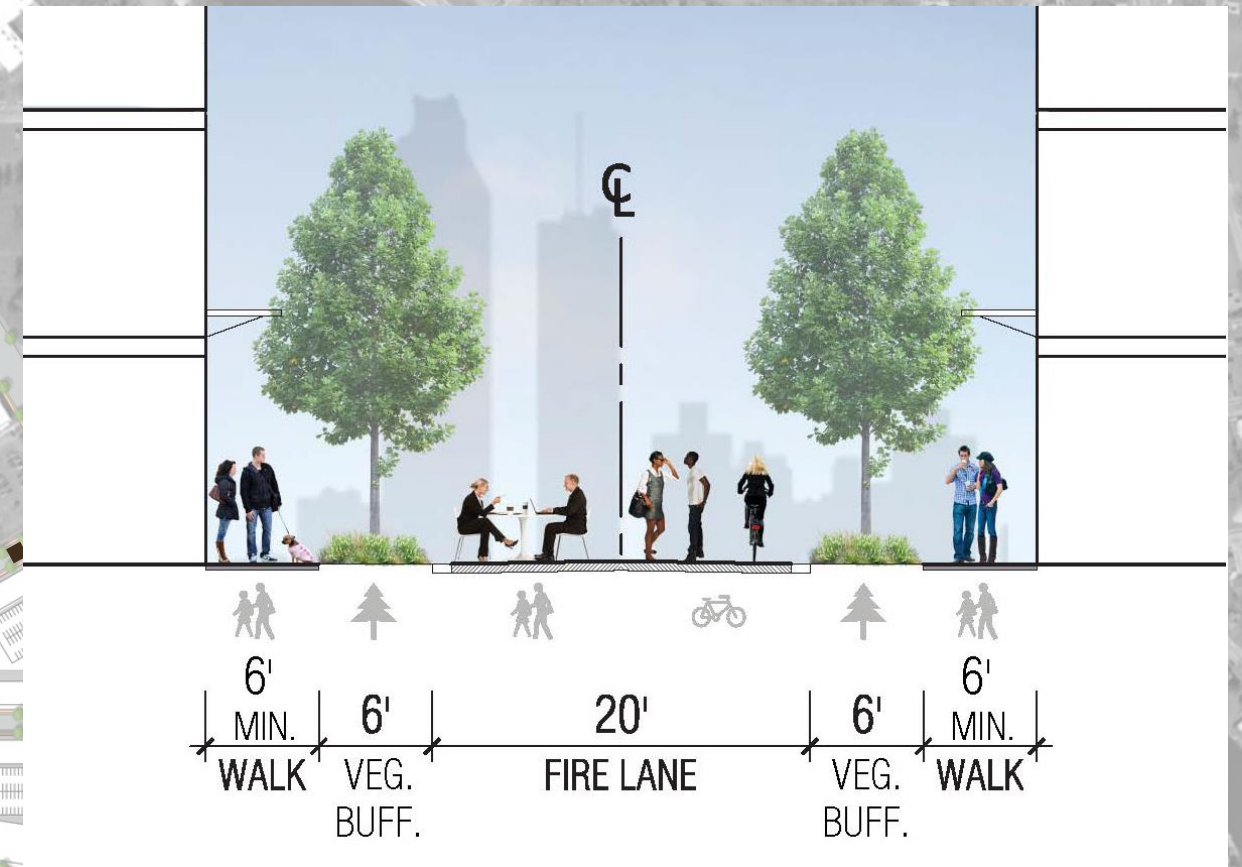
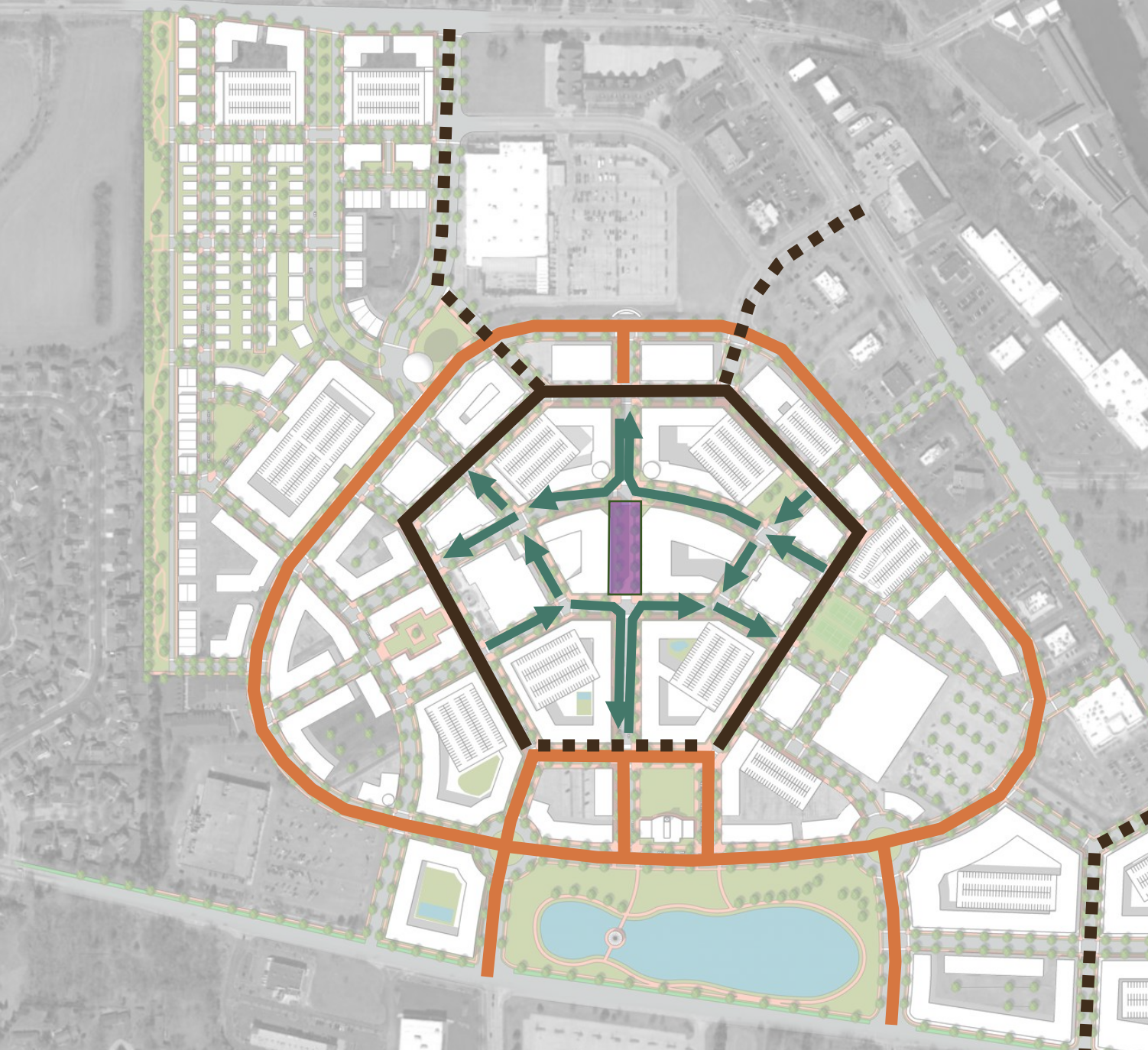
- Restaurants
- Retail
- Office
- Lodging
- Residential
- Senior Living
- Medical



# INNOVATIVE BLOCK DEVELOPMENT

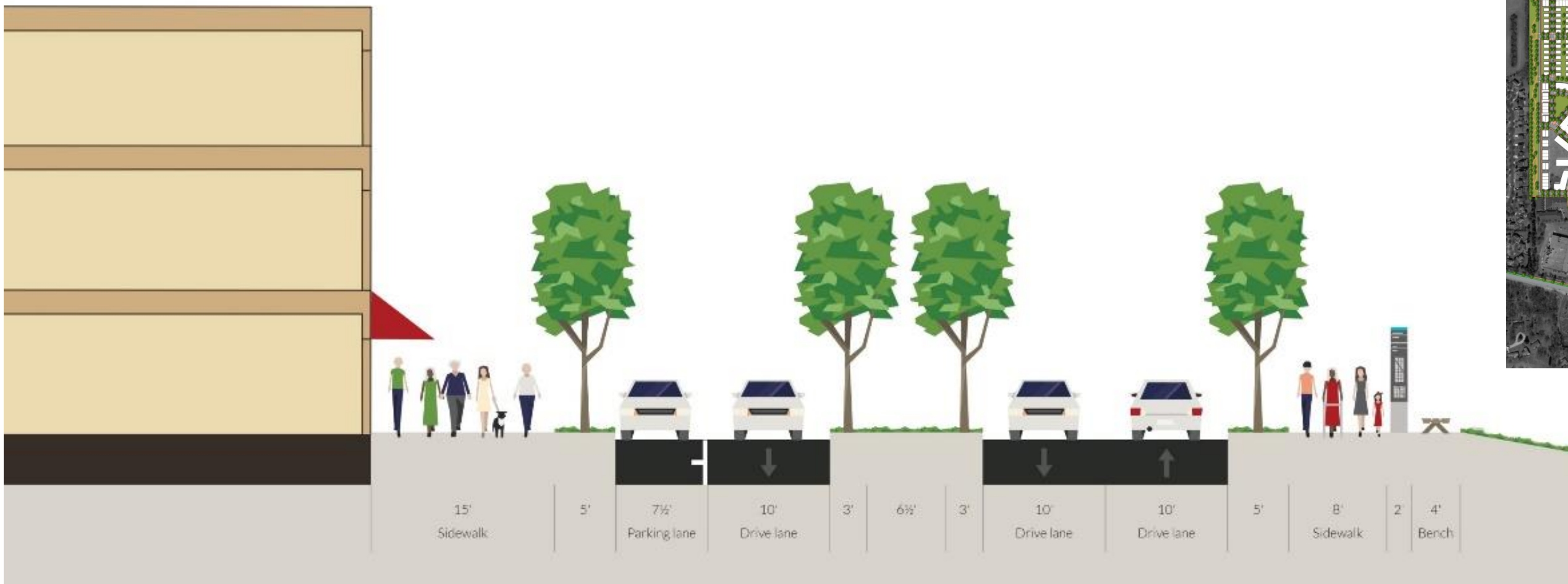
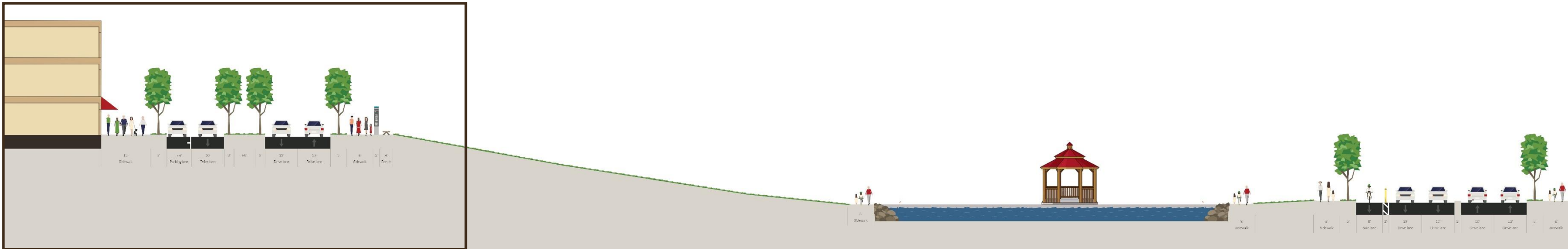


- **A STREET (TWO WAY MAIN STREETS)**
- **B STREET (SERVICES/TRUCK ACCESS)**
- **PEDESTRIAN FRIENDLY STREET (ONE WAY)**
- **LIVING STREET (VEHICLE FREE ZONE)**



**LIVING STREET – TYPICAL SECTION**

# EXPANDED MAIN STREET EXPERIENCE



# TRANSFORMATION OVER TIME

## PHASE I



Main Street

# TRANSFORMATION OVER TIME

## PHASE II



# TRANSFORMATION OVER TIME

## PHASE III



# TRANSFORMATION OVER TIME

## PHASE III – OPTION (HIGHER DENSITY)



# NEXT STEPS

- Leadership Consensus - Beginning
- Hire Executive Architect - 1-2 years
  - Stakeholder Interviews
  - Community Preference
  - Conduct Market Study
  - Detailed Master Plan and Phasing
    - Zoning Updated
    - Design Guides - Branding
    - P3 Strategy
      - TIF Update
- Attract Development Partners and Tenants - 1-2 years
- Design and Construction - 2-3 years

An approximately 4-7 year process per phase