

# REINVEST SCENARIO

The reinvest scenario builds on the economic potential of the adjacent white water rafting facility on the Fox River. City Hall relocates back to downtown which is transformed into a mixed use district full of activity.

- Housing:**
- Condos above retail, restaurants, and commercial uses, cascade down from Van Emmon to the river. The buildings are articulated to open views for residences up-hill from the site and offer outdoor terraces for the condos.
  - City Hall relocates to Bridge Street and Hydraulic, restoring Yorkville's city center to the downtown. An adjacent public square creates a venue for community celebrations and festivals year round.
  - Businesses on Bridge Street and the new restaurants and retail face out to the public square. Outdoor dining, cafes, and street vendors generate activity through out the day and evening.
  - The downtown district is connected to the regional bike trails from bike paths along the river and side streets.
  - All stormwater is treated on site with a system of green roofs and rain gardens. Buildings are constructed from recycled and regional materials.

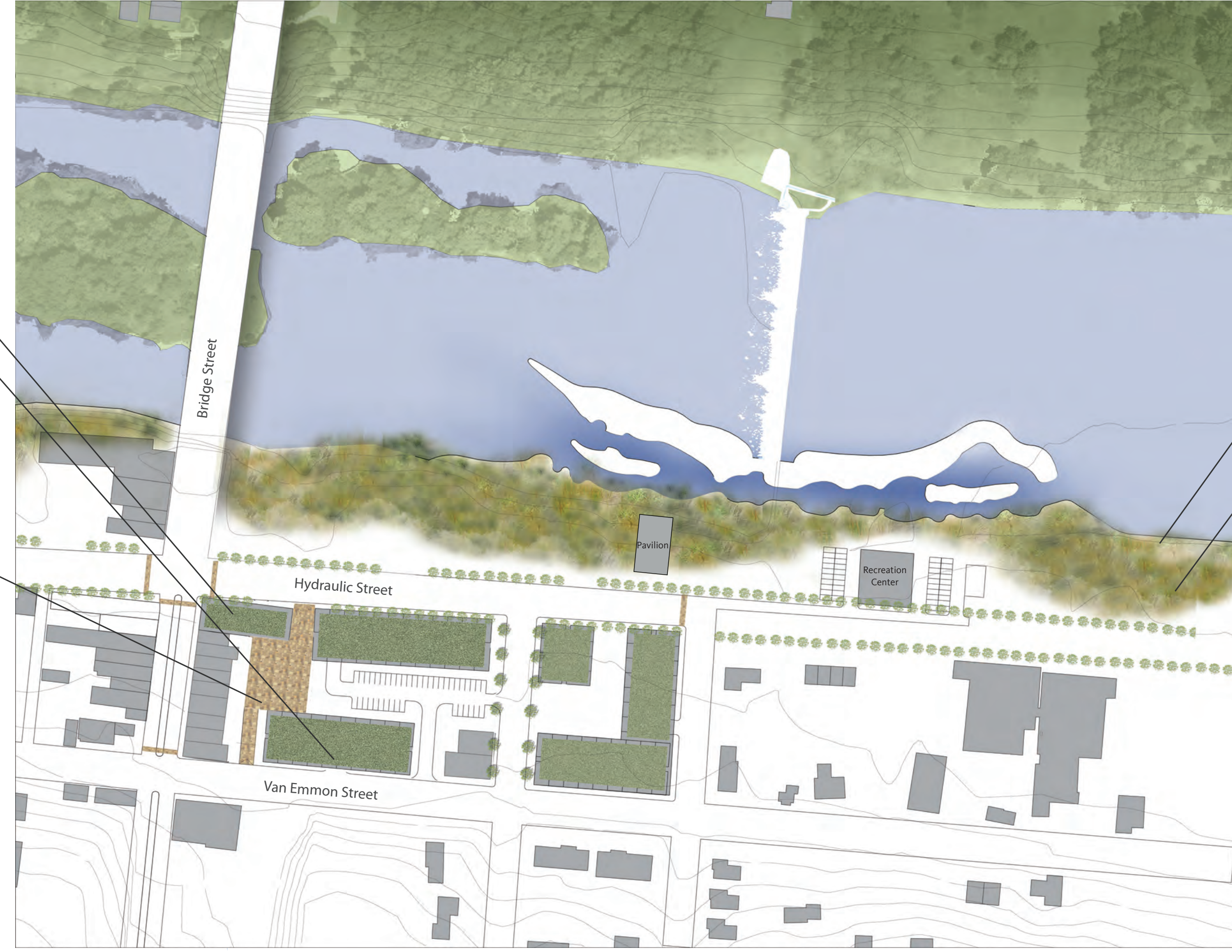


**City Hall and Public Plaza:** City Hall and the new public plaza connect to the river and provide an opportunity for public art

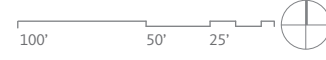


**Green roofs on all new development buildings:** Green roofs reduce heat island effect

**Multiuse public space:** Multiuse public space in the center of retail, restaurants, and residential uses offers opportunities for community dining, celebrations, and daily activities



SITE PLAN



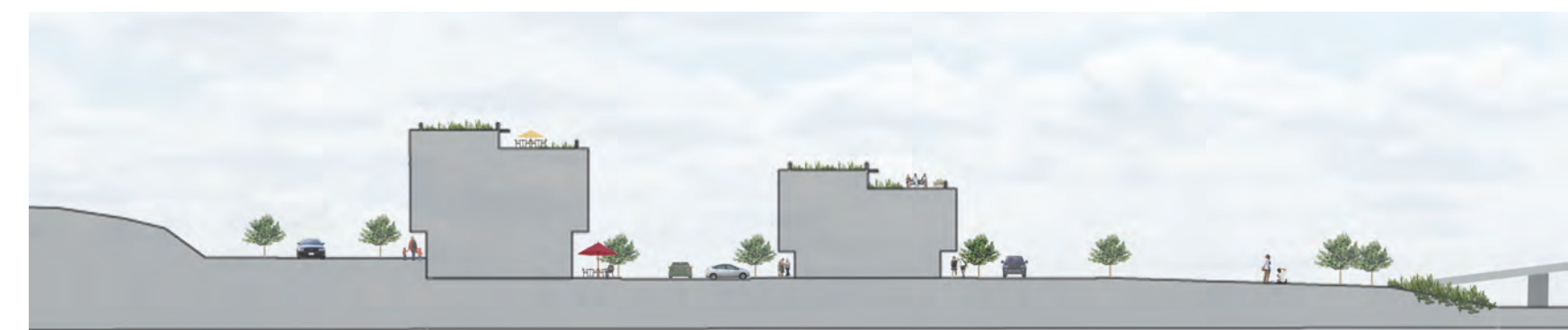
**Riverfront Park:** Public open space along river front an amenity for recreation including walking and biking. Connects to regional trail system



**Riverfront Park:** Public open space amenity offers areas of relaxation and beauty.



AERIAL VIEW OF SITE



SITE SECTION



PERSPECTIVE PUBLIC PLAZA



PERSPECTIVE FROM ROOF TERRACES

## Downtown Yorkville as a 21st Century River Town

Historically, river towns developed by nature of their geography, which offered rich land for farming, water power for industry, and flat land for railroad beds. Today, agriculture and industry have moved on and highways have surpassed rails for transit. The river town of the 21st century will offer new amenities to a growing population – recreation, relaxation, and renewal.

The Preserve Scenario for the United City of Yorkville enhances and builds upon the existing features of the site. A new white water kayak park is being built adjacent to the site, which will create tremendous opportunities for growth in downtown Yorkville.

To make the most of influx of people, both from Yorkville and across the metropolitan region - our proposal aims to connect our site with both the existing downtown businesses and the new water park. This scenario adds a new public parking lot and plaza. The existing businesses along Bridge Street are connected to the new plaza by a new pedestrian street. The plaza and adjacent open space create a venue for community activities such as farmers markets, art fairs, and holiday festivals.

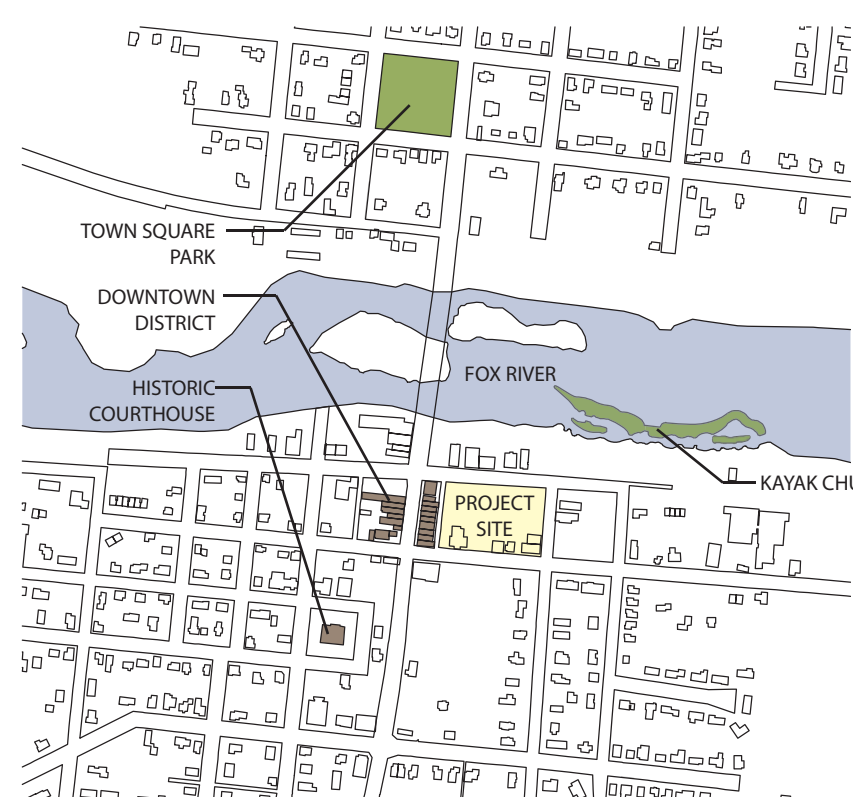
Sustainability is also important to the Preserve Scenario. Features such as permeable pavers, solar powered high-efficiency streetlights, native prairie plantings, and bioswales for storm water remediation have been included in the design.



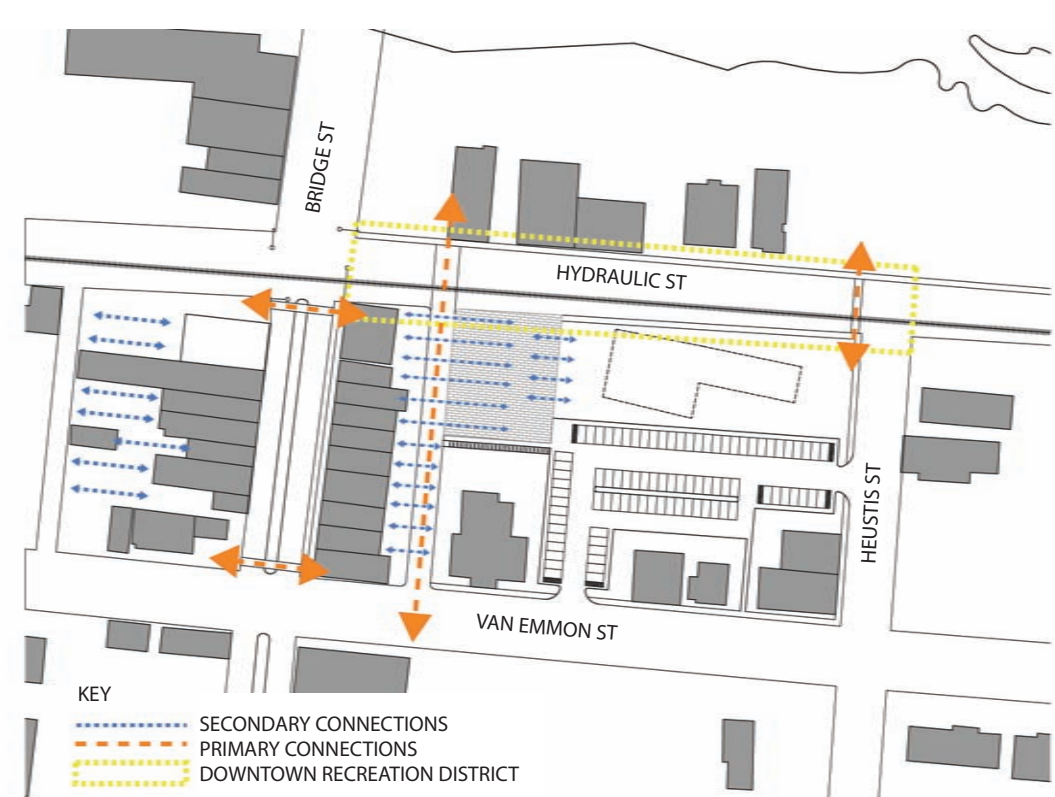
Team Members:  
Sarah Brady, Mark Schwamel, Laura Srebro,  
Jorge Barrero, Hyunjoo Oh



EXISTING CONDITIONS



LOCATION PLAN



SITE DIAGRAM

Sustainable strategies:  
High-efficiency LED streetlights  
Native Illinois prairie plantings  
Permeable paving  
Bioswale stormwater remediation



- New pedestrian street
- New crosswalks
- Future private development
- New public plaza
- New bicycle racks
- New median by IL DOT

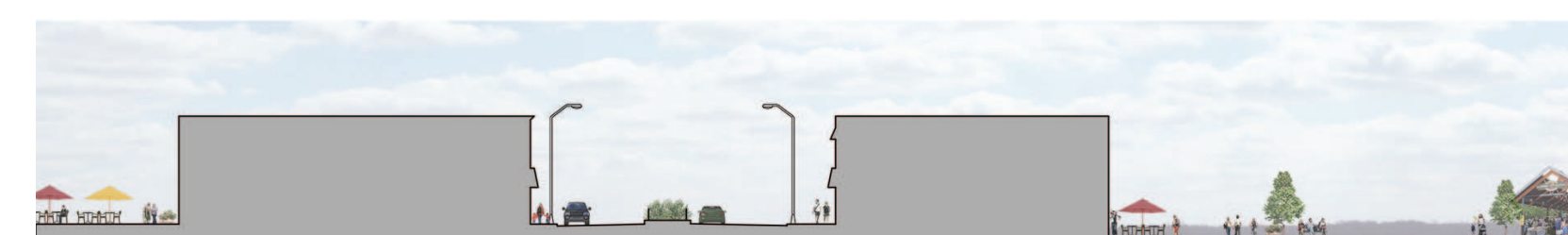
SITE PLAN

Seasonal activities at new pavillion and plaza



COLLAGE OF NEW PUBLIC PLAZA

- Proposed pavillion (or possible re-use of existing structures)
- 87 New parking spaces
- Existing buildings to remain



EAST\_WEST SITE SECTION



NORTH\_SOUTH SITE SECTION



This scenario re-invents the Fox River and downtown Yorkville into a district full of activity and vitality. The river becomes fully naturalized and the entire district is powered by river current and solar energy.

**Housing:**

- The housing uses the grade of the topography and built into the land of the hillside to reduce its energy load and create views of the riverfront.
- All housing is heated and cooled by a district system.
- The roofs are used to collect water for domestic use and irrigation and food for the district is grown on the roof as well.

**Main Street and Riverfront:**

- Neighborhood and specialty retail are located at the ground floor serving the activities that take place in this district.
- Pervious paving and a Boardwalks for walking/biking/rollerblading follow the river and connect to regional trails.
- The Fox River is allowed flood as it returns to its natural conditions. Wet habitats for fish and birds return for to create community water-shed and learning opportunities.

**Transportation:**


- The riverfront commuter line connecting regional towns runs on the existing train tracks and is powered by solar energy.
- Highspeed rail runs down the center of Bridge Street with smaller, energy efficient cars on either side.

**Recreation and Activities:**


- A recreation center built on piers is located over the river for access to the white-water park.
- The area features a pedestrian bridge and zip-line over the river, amphitheater, observation tower and climbing wall.

**Gensler**  
 Team Members:  
 Sarah Brady, Mark Schwamel, Laura Srebro, Jorge Barrero, Hyunjoo Oh

**Outdoor Activities:**  
 Zip line and Climbing/Observation Tower




**Re-Invented Commuter Bridge**  
 rail line to connect to Metra  
 Electric powered vehicles  
 Bridge with solar panels to generate power




**Naturalized Riverfront:**  
 Riverfront flood area  
 Bioswales and Natural habitats for fish and bird



**New Main Street and Boardwalk:**  
 Main street with pervious paving  
 Boardwalk on stilts with piers that integrate with Nature Trails created for walking/biking connect to Regional trails

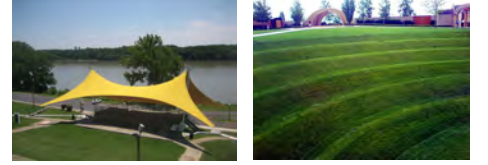


**New Housing District:**  
 Commercial/Retail first floor  
 Green Roofs - Water collection and urban farming  
 Design to fuse and mimic topography  
 District heating and cooling

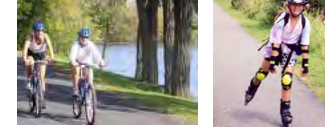



SITE PLAN

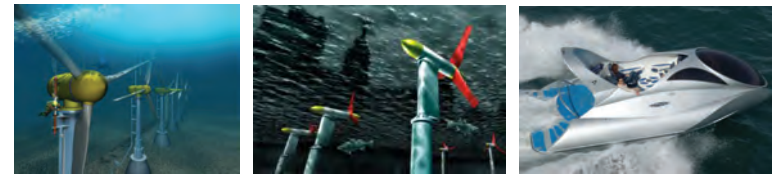
**Riverfront Amphitheater**  
 Seating built into natural terrain  
 Views looking onto river and white-water park  
 Theatre powered by solar energy




**Riverfront Park:**  
 Naturalize Park to become open space amenity  
 Bike/Walking/Roller blading trail along river front




**Fox River:**  
 Under-water turbines generate power  
 Future boats with solar power navigate the river




**Pedestrian Bridge:**  
 Design to connect both sides of river front  
 Solar bridge panels create energy natural edge



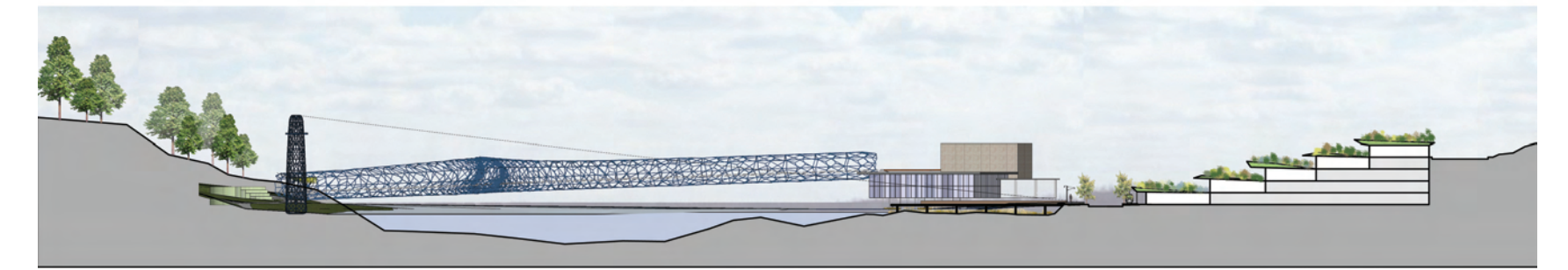
**New Recreational Center:**  
 Kayak, Canoe, Wind Surfing, Bike, Rollerblade Rentals  
 Green Roof with vegetation  
 Evaporative cooling using Fox River  
 Geothermal heating and cooling



**New Riverfront Commuter Line:**  
 Connects riverfront communities to Regional rail lines  
 Train powered by solar energy




AERIAL VIEW OF SITE



SITE SECTION



PERSPECTIVE LOOKING WEST



PERSPECTIVE LOOKING EAST



PERSPECTIVE FROM PEDESTRIAN BRIDGE