

## DeKalb 2020 Concept Charrette – Agenda

- Introduction of Attendees** (3:00 – 3:10)
- I **Opening Comments** (3:10 – 3:25)
- a. Tim Struthers – Castle Bank
  - b. John Rey – Mayor of DeKalb
  - c. Ron Walters – NIU Advisor
  - d. Bill Nicklas – NIU
- Project Kick-Off** (3:25 – 4:05)
- a. Roger Hopkins – Ultimate Property Acquisition and Financing
  - b. Chuck Hanlon WBK Land Planning and Urban Design
  - c. Kristine Meyer WBK Flood Plain Study
  - d. Chuck Hanlon WBK Charrette Instructions and Official Kick-off
- IV **Table Discussion** (4:05 – 5:20)
- a. Break up group into 3-4 tables.
  - b. Participants should utilize a regional base map which shows the site in relation to its context Downtown.
  - c. Table representatives should be elected to help facilitate discussion at each table.
  - d. The Table Discussion Session is an opportunity to talk about issues related to the site and Downtown.
    - 1. Discuss the strengths, weaknesses, issues, and opportunities facing the area.
    - 2. What are some of the major land use improvements people would like?
    - 3. What improvements should occur in the neighborhood?
    - 4. Think “Big Picture” for the overall neighborhood, not focused on the site until later.
- V **Table Discussion Presentations** (5:20 – 5:50)
- a. Elect a table representative to present the table’s findings to the overall group.
- VI **Dinner / Discussion** (5:50 – 6:25)
- a. Display Concepts on presentation boards at the front of the room and/or displayed on overhead projectors to allow each table to continue discussion during dinner.
- VII **Case Study: Ohio State University – Jim Heid** (6:25 - 6:50)
- a. Dinner continues with a presentation by Jim Heid on a similar project completed at Ohio State University.
- VIII. **Preferred Concept Plan Design Session** (6:50 – 8:15)
- a. Reconvene at each table to begin to draw specific plans over a base map of the site.
  - b. Utilize knowledge gained from table discussions and group discussions to come up with a conceptual plan.

- X **Preferred Concept Plan Presentation / Discussion** (8:15 – 8:45)
  - a. Each group presents their site plans and main concepts to the entire group.
  
- X. **Closing Remarks / Comments** (8:45 – 9:00)
  - a. Ron Walters – NIU Advisor
  - b. John Rey – Mayor of DeKalb
  - c. Tim Struthers – Castle Bank

**Bill Nicklas - RE: Charrette agenda**

**From:** "Schafer, Sue (Castle Bank)" <SSchafer@castlebank.com>  
**To:** "Struthers, Tim" <tstruthers@castlebank.com>, Bill Nicklas <fnicklas@niu...>  
**Date:** 10/27/2013 6:17 PM  
**Subject:** RE: Charrette agenda

Ron – we do have a projector/screen in the room. Could you email me the power point presentation? I could then have it ready to view for the meeting.

Tim - The only one left to respond is Frank Roberts as he was trying to clear a conflict.

First	Last	Email Address	October 29 3:00 - 9:00
David	Castro	djc126@yahoo.com	Yes
Myron	Myers	myronmyers1@mac.com	unable to attend
John	Rey	john.rey@cityofdekalb.com	Yes
Rudy	Espiritu	rudy.espiritu@cityofdekalb.com	Yes
Ron	Walters	rwalters@niu.edu	Yes
Dana	Stover	dlstover@niu.edu	Yes
Richard	Holly	rholly@niu.edu	Yes
Bill	Nicklas	fnicklas@niu.edu	Yes
James	Zanayed	jzanayed1@niu.edu	Yes
Jack	Barry	jbarry1@niu.edu	Yes
Jim	Heid	jim@urbangreen.net	Yes
Rebecca	Clark	rclark7@niu.edu	Yes
Frank	Roberts	froberts@castlebank.com	
Steve	Irving	irvgolf1@comcast.net	Unable to attend
Tim	Struthers	tstruthers@castlebank.com	Yes
<b>Others</b>			
Chuck	Hanlon	chanlon@wbkengineering.com	Yes
Chris	Lindley	clindley@wbkengineering.com	Yes
Derek	Highland	derek.hiland@cityofdekalb.com	Yes
TJ	Moore	thomas.moore@cityofdekalb.com	Yes
Roger	Hopkins	r.hopkins@comcast.net	Yes

**From:** Struthers, Tim

file:///C:/Users/A1214883/AppData/Local/Temp/XPgrpwise/526D58C1NIUMAILMAIL1... 10/28/2013

## JIM HEID, FASLA

Founder UrbanGreen®

Jim Heid is a strategic real estate advisor and development consultant with deep knowledge and experience of the tools and techniques that lead to a more sustainable built environment. He is widely sought after as a facilitator and advisor for community and infill development projects due to his pioneering work in smart growth, planned community techniques and sustainable community design.

Starting in the mid -1990's Jim was the principal author and instructor for the Urban Land Institute's courses and publications on Sustainable Community Development including 'The Practice of Environmentally Responsible Development', 'Greenfield Development Without Sprawl' and 'Developing Sustainable Planned Communities'. His leadership continues today as a member of ULI's Climate, Land Use and Energy (CLUE) Committee, as a founding member of the Responsible Property Investing Council and expert advisor to the U.K's BioRegional's One Planet Living program.

Known for his aspirational but practical approach to real estate development, he works with proven tools and best practices as a way to better communicate the value of good design, within the realities of local market norms.

Jim is sought out for his ability to effectively resolve the complex layers of sustainable community design and real estate development and has worked for national and global land and urban developers including Canada Lands, Lend Lease Communities, Newland Communities and Grosvenor. In 2012 he launched the UrbanGreen® Index, an industry wide survey to monitor the perceptions, barriers and leverage points for more sustainable approaches in real estate development. Trained as a landscape architect, Jim received a Masters in Real Estate Development from MIT as way to more effectively integrate economics, development and design thinking.

### Relevant Work

**University Neighborhoods** • Columbus, OH – Project Director\* for this complex 'town-gown' urban regeneration effort at the edge of The Ohio State University campus. Required two years of community workshops in conjunction with city and campus leaders, and funded through a new non-profit created by the University's foundation. Effort included extensive physical planning and design studies and complex review of social challenges within the neighborhood. Resulted in publication of the *University Neighborhood Master Plan*, a 15 part policy and master plan document that set the stage for over a decade of special initiatives ultimately resulting in renewal of the neighborhood and re-investment in the adjoining high street which formed the link between campus and community.

**Jackson State University** • Jackson, MS – Strategic advisor and master planner for revamping of the existing campus core, with selective interventions in the adjoining neighborhood to improve the campus safety, security and image. Primary tools included a series of new campus buildings, a proposed mixed use graduate housing complex at the campus edge and a program for affordable faculty and staff housing as a regenerative tool for adjoining neighborhood.

\* Completed as Senior Vice President, EDAAW

### Education

MS, Real Estate Development MIT  
BS, Landscape Architecture U of Idaho

### Publications

The Evolution of the Planned Community  
Urban Land Institute, October 2011

'Reinventing Real Estate'  
Urban Land March 2011

Developing Sustainable Planned Communities  
Urban Land Institute 2007

'Converging Frontiers'  
UrbanLand Green April 2007

Developing Greenfields without Sprawl  
Urban Land Institute February 2004

### Professional Associations

Urban Land Institute 1993  
ASLA 1984  
Elected to ASLA College of Fellows, 2012

### Professional Registrations

CLARB Registration #1797  
RLA Arizona, Louisiana

### Advisory/ Education Roles

*One Planet Living* - Expert Advisor

*Treasure Island, San Francisco* – Advisor

*LA Clean Tech Corridor*- Peer Reviewer

Hines | ULI Urban Design Competition- Juror

Responsible Property Investing Council, ULI

Climate, Land Use and Energy Committee, ULI

Idaho Urban Design Research Center  
Urban Design Instructor

University of California, Berkeley  
Sustainable Development Instructor

College of Art and Architecture, University of Idaho – Advisory Board Member

UrbanGreen Solutions



**JIM HEID, FASLA**  
**Founder, UrbanGreen**

Jim Heid is a land planner, strategic real estate advisor and sustainable development consultant, and is a recognized industry leader in the subjects of sustainability, land development and urban regeneration. He has served as Principal-in-Charge of complex 'town-gown' projects at The Ohio State University, leading Campus Partners initial University Neighborhoods Master Plan; and Jackson State University's initiative to develop an improved urban campus and resolve affordable housing for faculty and staff. He recently chaired a panel of international experts invited by the Mayor of Moscow, Russia to review their plan for urban core regeneration and expansion municipal boundaries.

An active member of the Urban Land Institute he serves as a select member of ULI's Climate, Land Use and Energy (CLUE) Committee; is a founding member of the Responsible Property Investing Council; and is the primary instructor for professional development courses in Mixed Use Development and Small Scale Development. He also serves as an expert advisor to the U.K.'s One Planet Living program, and is an advisor to the University of Idaho's College of Art and Architecture.

[www.urbangreen.net](http://www.urbangreen.net)

Initially trained as a landscape architect at the University of Idaho, he received his Masters in Real Estate Development from MIT as way to more effectively integrate the realms of economics, development and design.

## APA Awards 2010: Campus Partners' University District Revitalizati...

American Planning Association · 179 videos

516 views

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National Planning Excellence Award for Implementation

Campus Partners' University District Revitalization  
Columbus, Ohio

Campus Partners is a university-led partnership that has succeeded in revitalizing the economically and racially diverse district around Ohio State University. OSU formed Campus Partners in 1995 with an independent mission and board responsible to stakeholders beyond its university to address physical, social, and environmental issues facing an entire urban district with a population of 40,000.

The "smart growth" agenda — aimed at reviving the district's

[http://www.youtube.com/watch?v=6BR\\_a9GGPEY&feature=youtu.be](http://www.youtube.com/watch?v=6BR_a9GGPEY&feature=youtu.be)

9/27/2013

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## Columbus Neighborhoods: Tl

WOSUColumbus · 1,386 videos

9,026

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### Uploaded on Oct 18, 2010

The story of one of the city's most vibrant and exciting neighborhoods includes the tale of the arches, the rise—and abrupt fall—of Union Station, an incredible reunion of Civil War soldiers, the transformation of a tough, gritty neighborhood to an arts district, and the emergence of local festivals and traditions that have become part of the Short North's character.

Produced by WOSU as part of a six-hour look at Columbus Neighborhoods. [columbusneighborhoods.org](http://columbusneighborhoods.org)

To purchase a copy, head here: <http://www.wosu.org/shop/>

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Joey Hebdoo

<http://www.youtube.com/watch?v=dn9UNZFc2A>

9/27/2013



**WILLS BURKE KELSEY ASSOCIATES**

Date: May 28, 2014

To: Bill Nicklas, VP of Public Safety and Community Relations,  
Northern Illinois University

From: Charles Hanlon, Urban Planning Principal  
Wills Burke Kelsey Associates

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Currently, a portion of the neighborhood along John Street, east of the lagoon is located within the floodplain and floodway of the South Branch Kishwaukee River. Floodplain, in its simplest terms, is the area inundated by the 100-year storm event. The floodway is the portion of the floodplain that conveys the waters during that storm event. In Illinois, there is a portion of the floodway that is also preserved for storage in addition to conveyance which make it necessary for state and local regulations to operate concurrently in regards to any work that is proposed in the floodplain and/or floodway.

In order to maximize the buildable space for redevelopment in the neighborhood along John Street, a sensitivity analysis was completed with regards to the existing floodplain and floodway limits, utilizing the HEC-RAS hydraulic computer model for analysis. Beginning with the existing regulatory model, additional interpolated cross sections were then added between Lincoln Highway and College Avenue. Next, the eastern floodplain was filled so that a buildable area above the BFE (base flood elevation) could be developed. The buildable area limits were then extended to a point in which the water surface elevation increased no more than a 0.1 foot while floodway conveyance was maintained.

The State of Illinois requires that any fill placed in the floodplain be compensated at a 1:1 ratio. However, the City of Dekalb requires that the fill be compensated at a 1.1:1 ratio. Typically compensatory storage must be provided within or adjacent to the proposed project area. The NIU lagoon, located along the western edge of the neighborhood is an ideal place to provide the storage for this project. However, in order to provide the necessary volume to compensate for the fill, the existing outlet control structure for the lagoon would have to be lowered 3 to 3.5 feet.

In lowering the outlet control structure, the opportunity to transform the lagoon into a more active recreational use exists. Should the use of the Lagoon remain as it is today, the outlet control structure would still need to be modified, but the lagoon could remain an open water feature with a smaller overall footprint.





CP DRAWING DATE SHEET NO. 1 OF 1	WILLS BURKE KELSEY ASSOCIATES LTD. 116 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755	CLIENT  <b>DeKalb, IL.</b> <b>NIU</b>	NO. DATE NATURE OF REVISION	DESGN CHN CHD SCALE 1" = SCALE CONCEPT OPTIONS/DWG	TITLE  <b>DeKalb 2020</b>  <b>Concept Option plan 1</b>

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CP 11/28/2013 11/28/2013 11/28/2013 11/28/2013	<b>WILLS BURKE KELSEY ASSOCIATES LTD.</b> 116 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755	CLIENT <b>DeKalb, IL.</b> <b>NIU</b>	NO. DATE NATURE OF REVISION	DESIGN -DSG- DRAWN -DWN- CHECKED -CHK- SCALE 1" = SCALE CONCEPT OPTION.DWG	TITLE <b>DeKalb 2020</b> <b>Concept Option plan 2</b>
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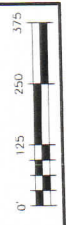




PROJECT NO. DATE 11/18/20 SHEET 2 OF 3 CONTRACTOR CIP	WILLS BURKE KELSEY ASSOCIATES LTD. 116 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755  <b>WBK</b>	CLIENT  <b>DeKalb, IL. NIU</b>	REV. DATE NATURE OF REVISION	DESIGN DRAW CHECK SCALE 1" = 100' SCALE CONCEPT OPTION.DWG	TITLE  <b>DeKalb 2020</b>  <b>Concept Option plan 3</b>
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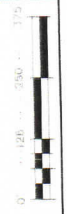


SUBJECT AREA: 9.2 ACRES

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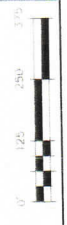
WILLS BURKE KELSEY ASSOCIATES LTD  
116 West Main Street, Suite 201  
St. Louis, MO 63101  
(314) 443-7755

PROJECT NO. 130213  
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SUBJECT AREA: 9.2 ACRES

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