



THE DISTRICT at Chauncey Hill

Welcome to Red
Mills & Lewis
Tue May 8 8 pm
Mother's Day
Benches
Sun May 13

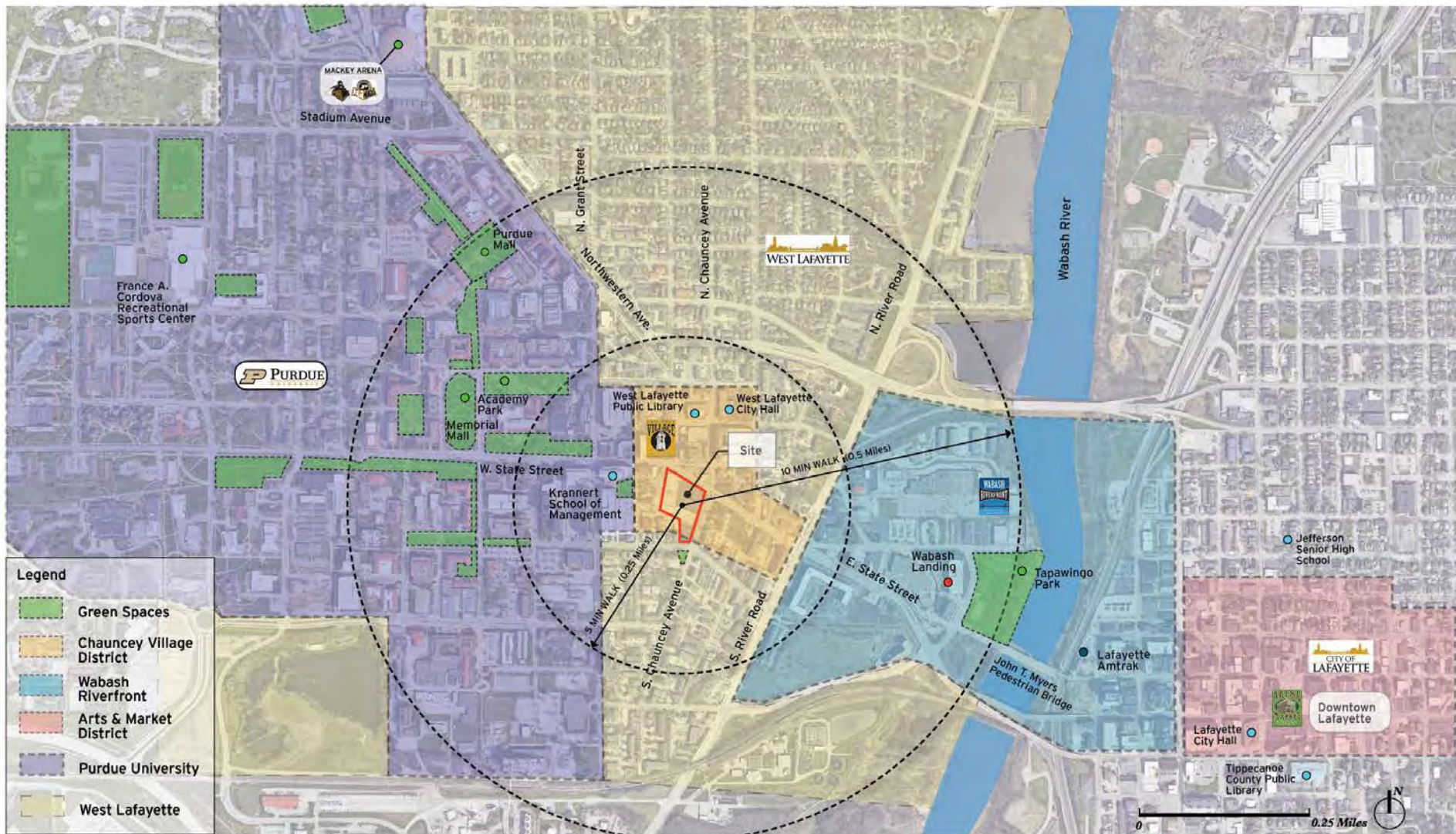
Add items
20% off
marked items

WEEKLY
DESIGNS
JEWELRY
week-end
10% off!

reubens

lucy

Site Vicinity



Charrette Schedule

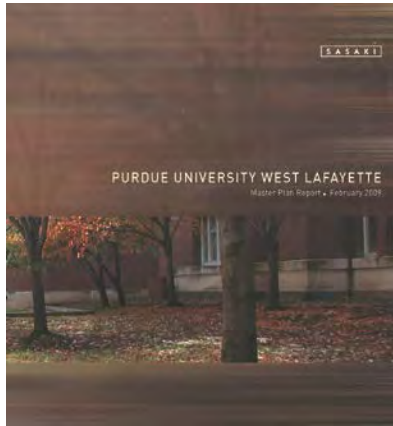
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Guiding Plans

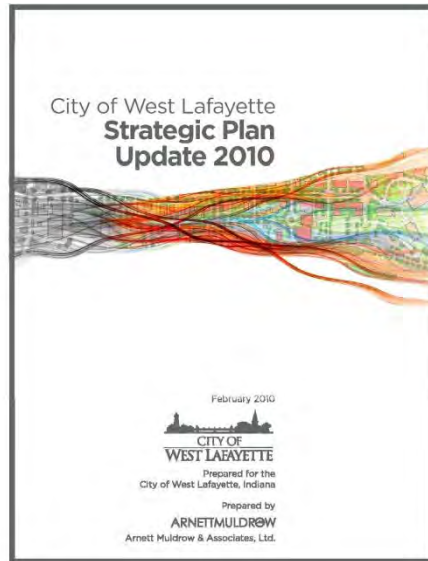
2009

Purdue University
Master Plan



2010

West Lafayette
Strategic Plan



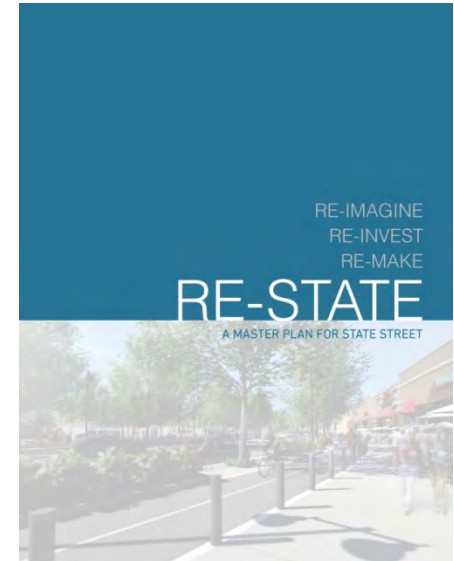
2011

From Good to
Great

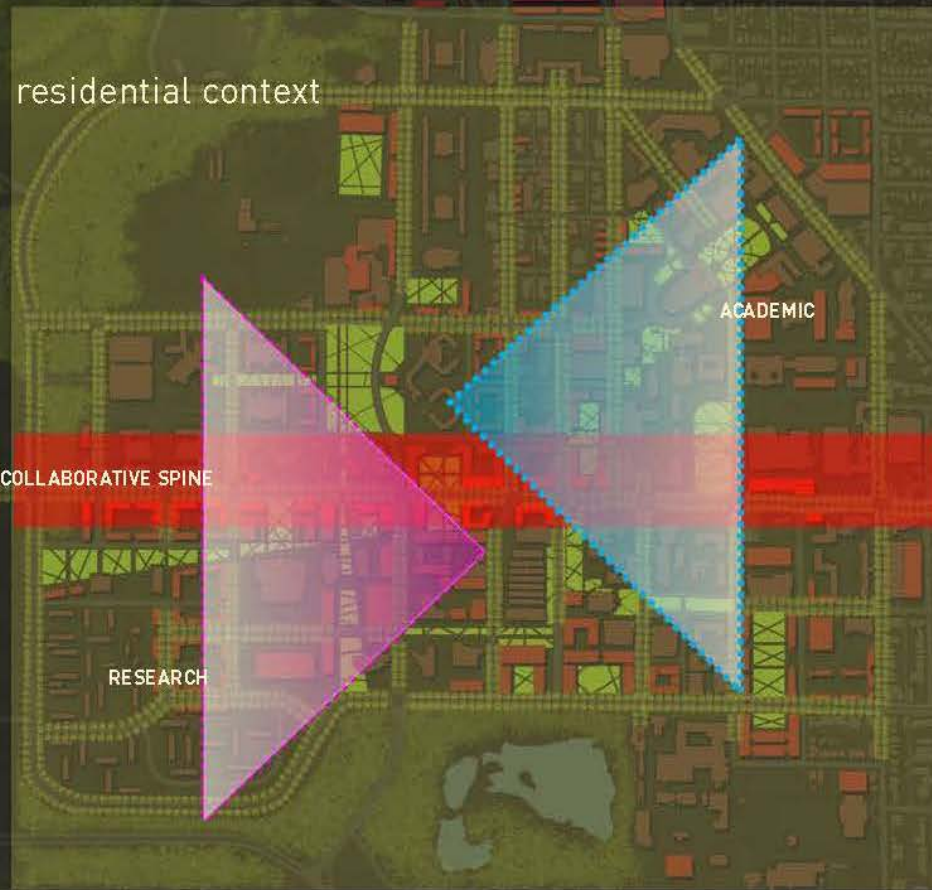


2014

State Street Master
Plan



Guiding Plans – Purdue University Master Plan



Guiding Plans – Strategic Plan and Good to Great



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Mixed-Use – Vibrant and Walkable



NOTE: Photos shown here as precedents and some of these images are courtesy of others.

Guiding Plans – State Street Master Plan

CHAUNCEY VILLAGE DISTRICT: IDENTITY + PLACEMAKING

Integrated placemaking elements celebrate the wonderful attributes associated with the Village; new gathering spaces invite residents to visit more often and stay longer.

The proposed new gathering space at the Northwestern Avenue, South Street, and State Street intersection is one such element. It is envisioned that this space will be frequently programmed with live music, dance, and other visual performances that attract a diverse range of people and ages.



State Street Master Plan | Executive Summary 7



FIGHT THEMES

01 OF THIS PLACE
 CONTEXT-APPROPRIATE SOLUTIONS AND AN INCLUSIVE PROCESS

02 YOU ARE HERE
 A DOWNTOWN WEST LAFAYETTE EMBRACING, REINFORCING, AND STRENGTHENING DIVERSE DISTRICTS

03 COLLABORATION
 A COMMON VISION BETWEEN THE CITY, PURDUE, AND PURDUE RESEARCH FOUNDATION

04 COHESIVENESS
 COMPLEMENTARY TREATMENTS

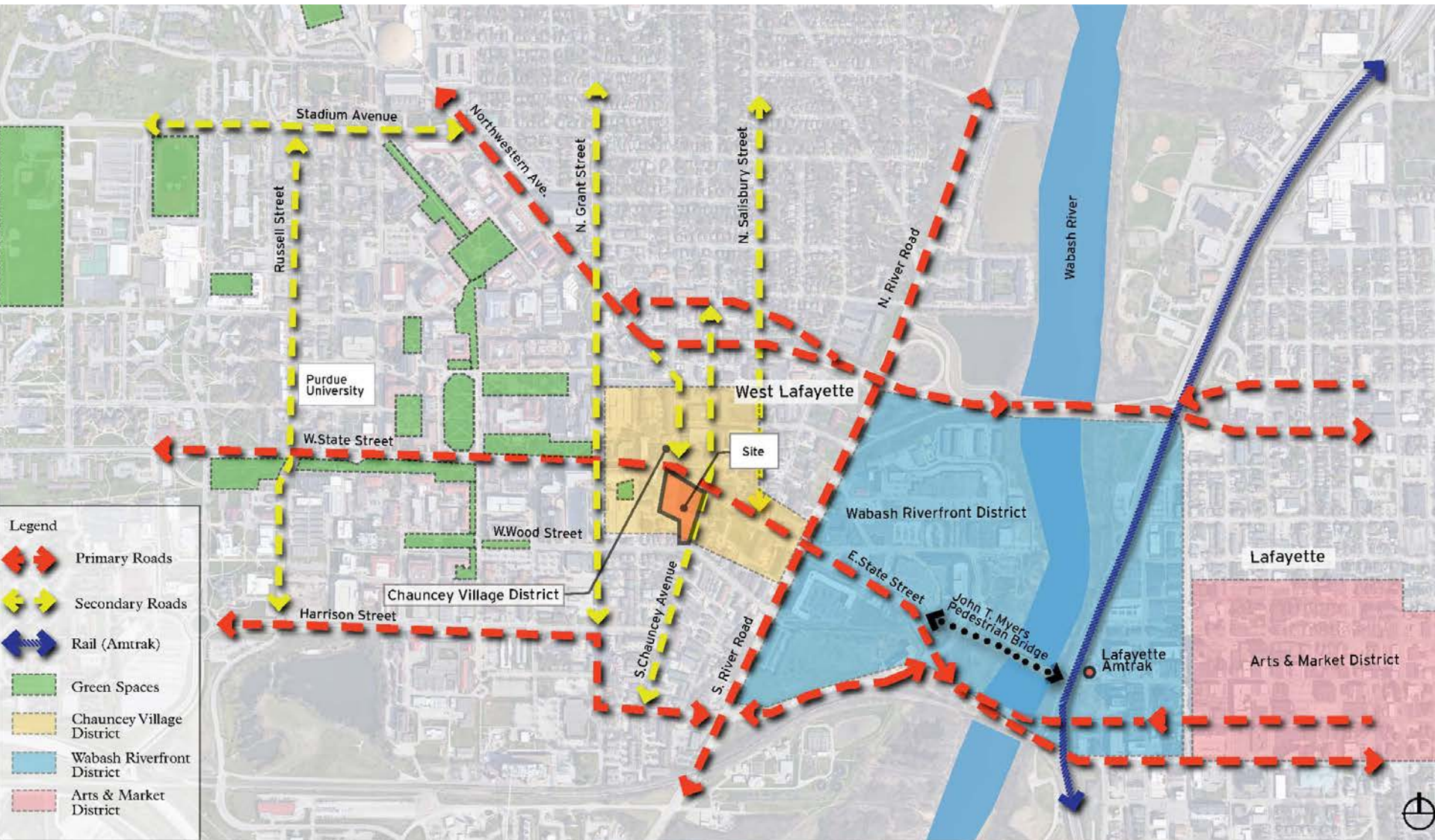
05 STREETS FOR ALL
 INTEGRATION OF ALL TRAVEL MODES - PEDESTRIAN, BIKES, CARS AND BUSESSES

06 OPEN SPACE & TREE CANOPY
 WELL-CONNECTED SIGNIFICANT OPENS SPACES AND A STRONG URBAN STREET CANOPY

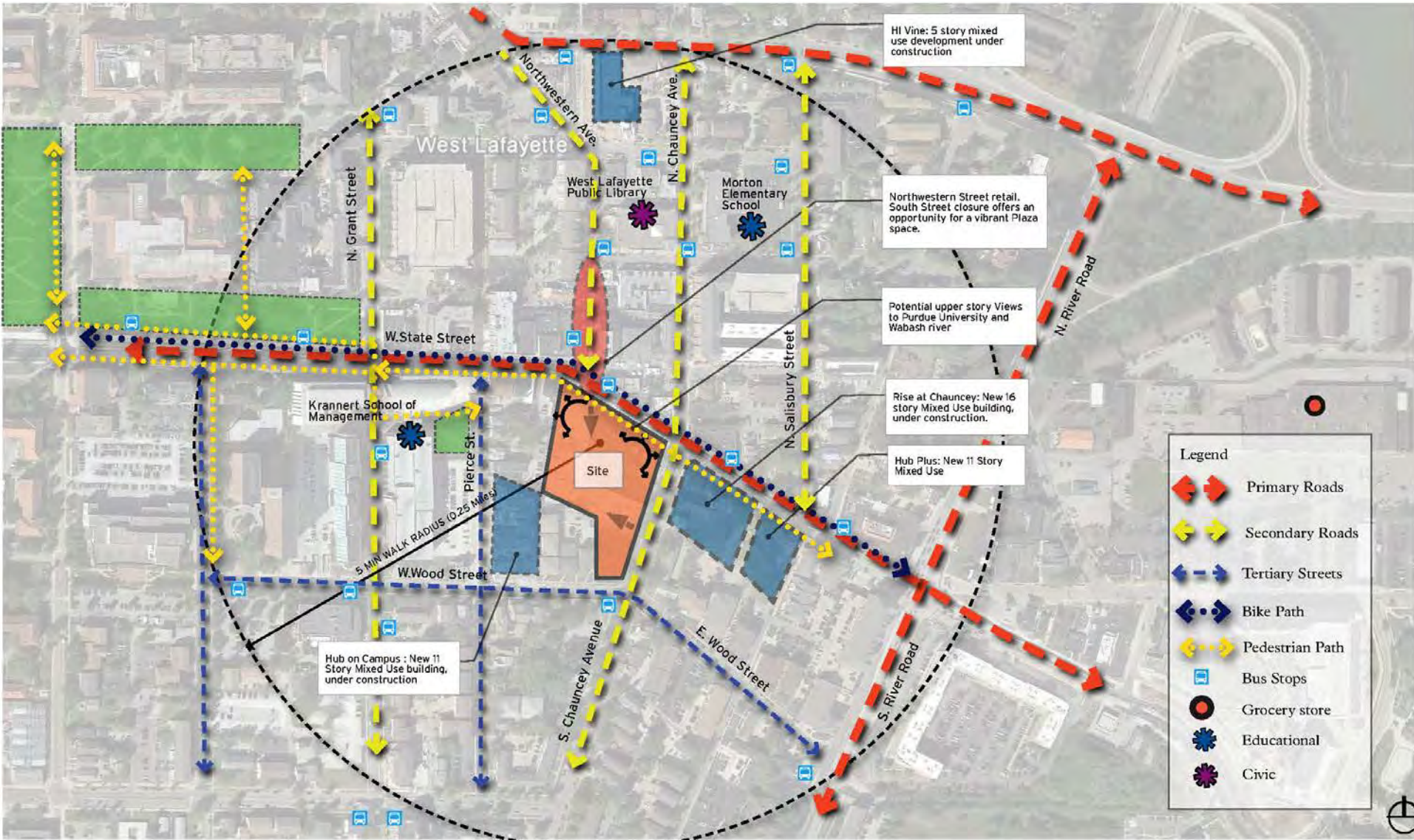
07 VIBRANCY
 THRIVING AND ECONOMICALLY DIVERSE MIXED-USE DISTRICTS

08 GOING GREEN
 ENVIRONMENTALLY RESPONSIBLE INFRASTRUCTURE

Regional Context



Local Context



New and Proposed Mixed-Use Developments



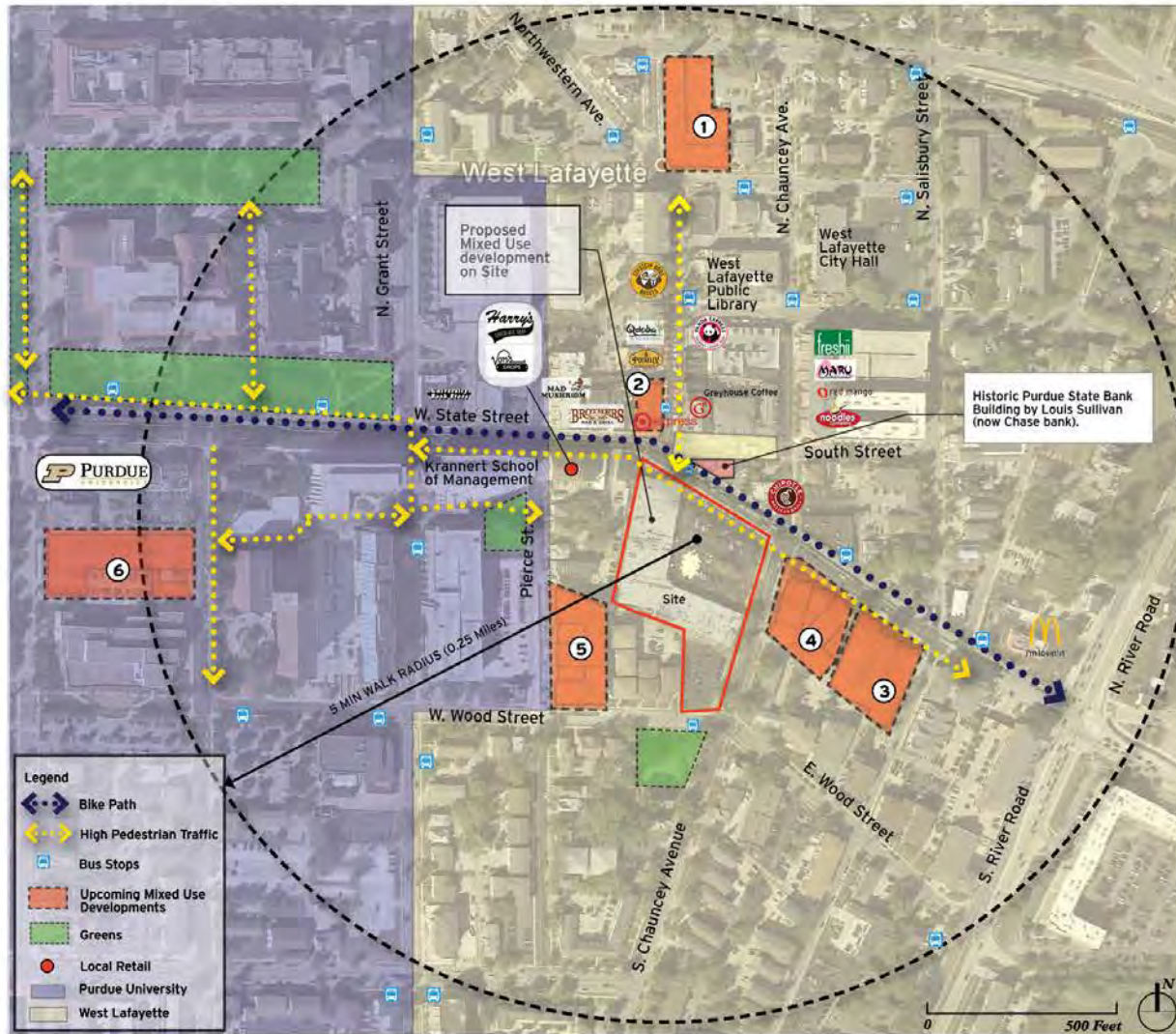
1 HI Vine:
5 story, under construction, 12,580 SF Retail, 73 Apts, 117 Beds.



2 SSC State Northwestern:
Planned Development : 6 Story, 8000 SF Retail (Target Express Store), 36 DU, 96 beds.



3 HUB Plus:
11 Story, under construction, 12200 SF Retail, 340 DU, 608 beds.



4 Rise at Chauncey: 16 Story, under construction, 300 DU, 675 beds.



5 HUB on Campus:
11-stories, under construction, 1800 SF Retail 289 DU, 599 beds.



6 St. Thomas Aquinas Housing Complex:
Planned 6 stories, 117 DU, 330 beds, 164,000 SF Student housing center

Renderings and programming of up coming projects shown on this page are courtesy of others and may not show the latest depictions.

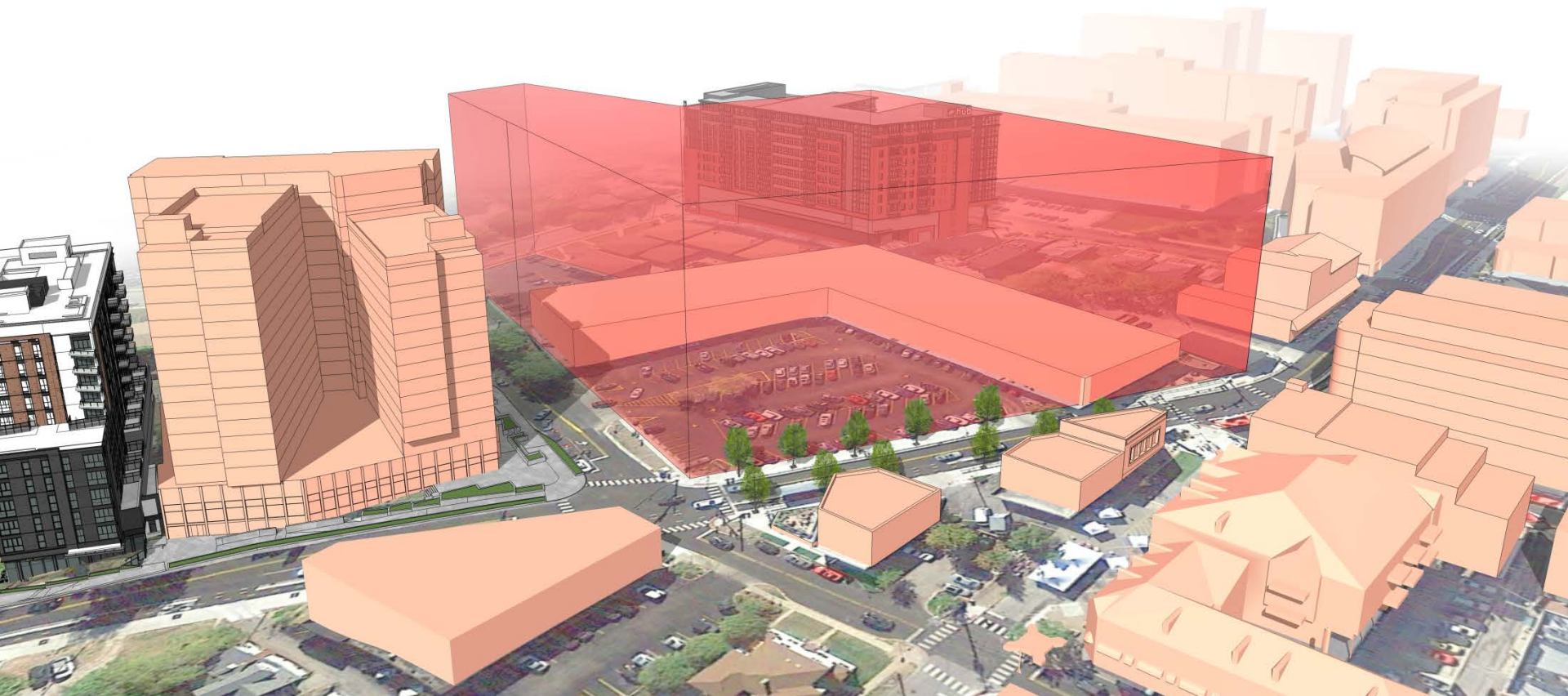
July 02, 2018

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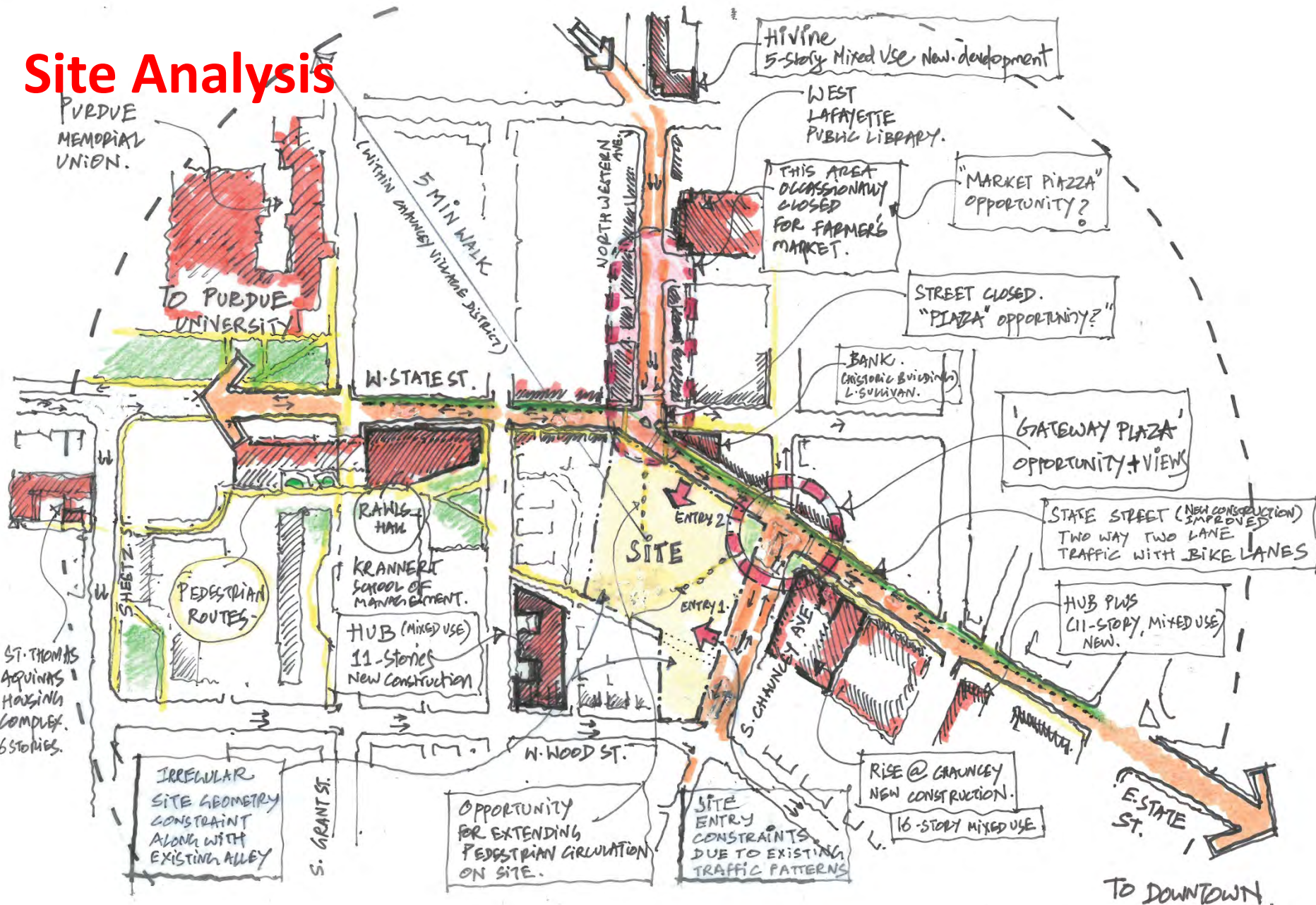
3D Context



FAA Mandated Height Limit



Site Analysis



Potential Themes for Chauncey Hill Redevelopment



CONCEPTUAL VISION THEMES

1. CREATE A VIBRANT GATEWAY TO PURDUE UNIVERSITY.
2. ACHIEVE A GREAT MIX OF HOUSING (MARKET RATE). COMPLIMENT AREA'S STUDENT HOUSING.
3. INTRODUCE NEIGHBORHOOD SERVING RETAIL & MIXED USE TO BUILD ON THE UPCOMING AMBIANCE.
4. BOLSTER THE STATE STREET CORRIDOR WITH LIVELY STREET SCAPE & MAIN SQUARE.
5. LOCATE STRATEGIC TOWERS TO SERVE AS BEACONS AND TAKE ADVANTAGE OF THE VIEWS.
6. BRING STATE OF THE ART AMENITIES TO THIS COMMUNITY & CHAUNCEY HILL DISTRICT.
7. CREATE BUILDING TYPES THAT RESPOND TO MARKET AND CONSTRUCTION ECONOMICS.



July 02, 2018

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Triple Bottom Line Success



What would you like to see at The District at Chauncey Hill?

LOCAL RETAIL!

GREEN SPACE!

With a map of the complex and benches
MUSEUM/gallery

Amiable space for local small businesses: antique, food, clothing etc.

Make this the must see place between Indy & Chicago!

Have truck/delivery for food as close to entrance as possible
Have adequate storage inside and outside the building so people don't get lost
All entrances should have a map of the surrounding area to eat here
Map of the property should be on the property with a QR code linking to the plan number directory

RETAIL SPACE w/ OUTDOOR SEATING PER LOCAL BUSINESS IS A GREAT IDEA, BUT SEASONALITY OF THE MARKET IS A CURRENT CONCERN. POPULATION IS LOWEST IN WINTER MONTHS WHEN OUTDOOR SPACE IS MOST USABLE.

No retail on street

Marriott Hotels has a strong relationship with Purdue. Make sure you talk to them as you consider possible plays for a possible hotel.

HOTEL IS A GREAT NEED. PURDUE HAS A STRONG HOSPITALITY SCHOOL w/ MANY GRADUATING HOTEL MANAGERS EVERY YEAR!

Try and keep Chauncey open during construction for
Maps should glow in the dark
Tunnel or bridge connecting to the building next door

Security - Security work w/ PD and WL police

music venue ← Yes!
STARRY NIGHT FESTIVAL IS A GREAT PRIDE OF CONCEPT - LOCALS, STUDENTS, ALUMNI WILL COME WHEN THERE IS GOOD MUSIC!

FESTIVAL SPACE
Reserve and accommodate for
Copy that - Reserve for all stakeholders

Green Space = outdoor seating
BARS = INCORPORATE STUDENTS IN DESIGN/ENGINEERING/LANDSCAPE = LOCAL - LOCAL - LOCAL (MAKE RENTS AFFORDABLE)

INCORPORATE THE BOOK-MAKER SPIRIT!
BACKPACK - NO RED!!
Make it look like no other building/high rise in the center
Incorporate brick where possible

Study near building's where possible
Have Purdue Fly at the top that is illuminated at night, making building easier to find (use caution with building height maximum)

Police boxes where it makes sense (obviously not near an entrance)
Restroom structures where possible so people don't have to walk all the way around the building with adequate lighting (now)

coordinate w/ P.U.'s Master Plan
Roof-top space where people can hang out/eat/live in great time (main for students)

The WL Public Library did a great job of "bouncing" the Lewis Sullivan neoclassical style of the jewel box bank building. You may want to look at how they did that.

Roof-top organic gardens work w/ Hort & AG depts and Food Finders

Accessible parking for short stops for retail. In+Out-

GREEN SP
POL IDENT

What We Heard

Target Audience?

- students may be more viable
- possibility of changing view of area

Parking Ideas

- parking is essential to a lively environment

Local Business

- need to value and accommodate
- use of ground floor retail

Alumni Memories

- "they don't want to see sterile."
- taking advantage of local tenants and retail merchandise
- opportunity for great new places
- Engage w/ students

Size

- 3 acres... similar to Vanderbilt site
- roughly 150' building max height

Target Audience

- young teens?
- consider New Chauncey residents.

Plaza and Green as a positive

- dislikes building fronting street edge.

Place making

- consider offsetting the height of surrounding tall buildings
- activating the groundfloor to offset height.

What We Heard

- Make a Great Public Space
- Help accommodate the regional need for more market-rate housing
- Grocery Store
- Utilize Great Bus Service
- Accommodate existing merchants – and local business
- Rooftop amenities and gardens
- Coordinate with Purdue University Master Plan
- West Lafayette's Downtown
- Provide for Adequate Parking
- Good retail – better restaurants
- Black and Gold – Boilermaker Spirit

Program

- HOTEL 150 KEYS
- OFFICE 118,000 SF
- RETAIL 67,000 SF [GROUND FL.]
- RESID. 350 D.U. [332,500 SF]

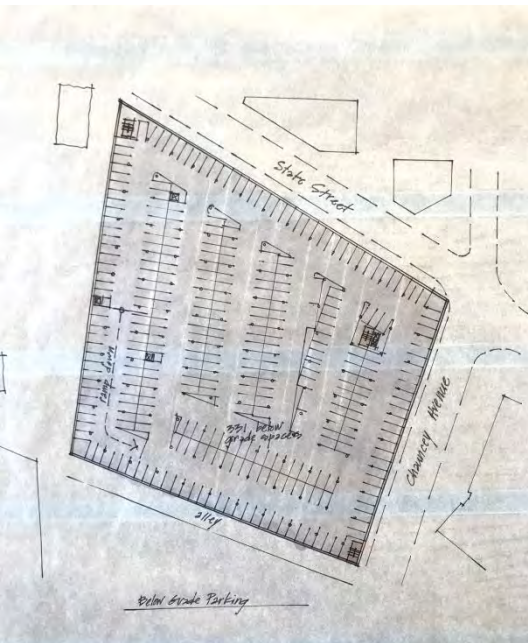
SITE 3.1 AC.

PARKING 650 SPACES [SHARED]

Determining Height – Program stacked



Determining Height – with Parking underground



Determining Height – with streets and Sidewalks



Determining Height – with Public Space



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Determining Height – with Buildings Sculpted



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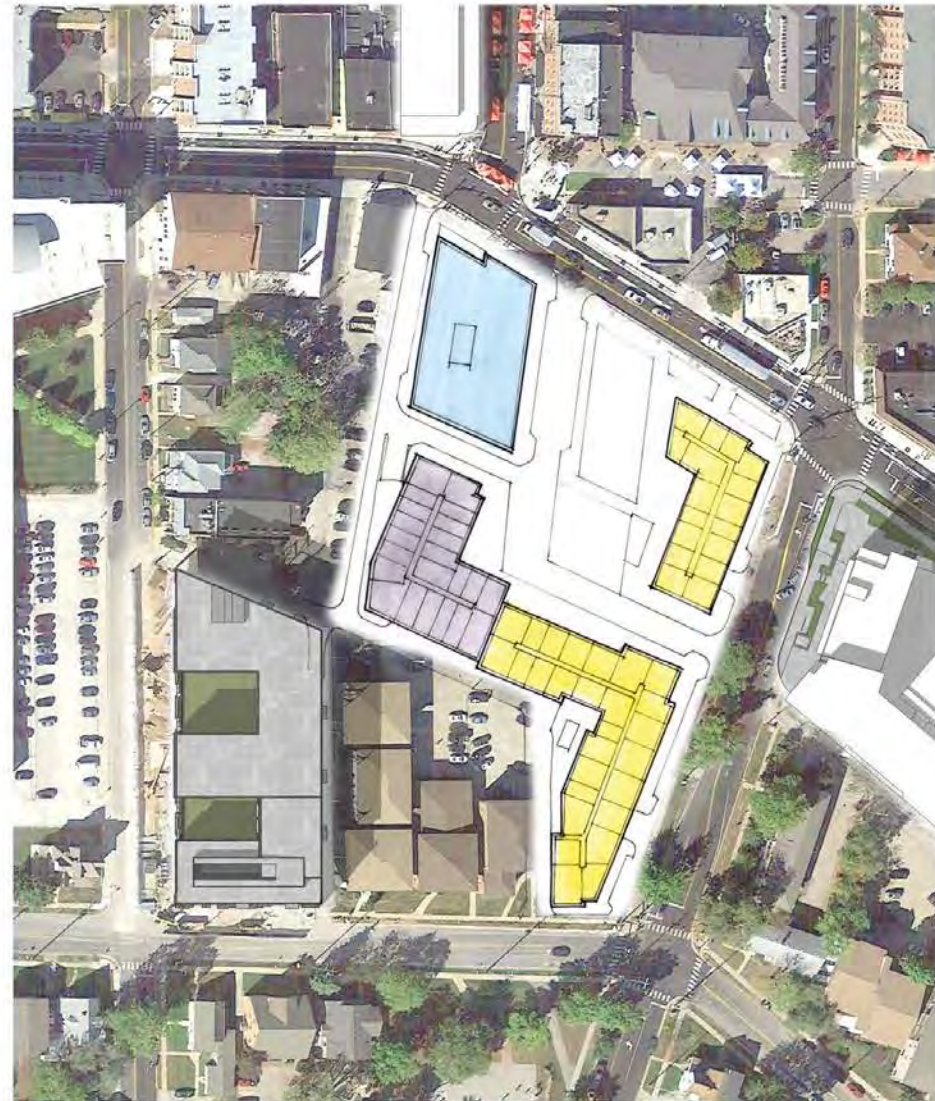


Test Fitting within the FAA envelope



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Scheme A

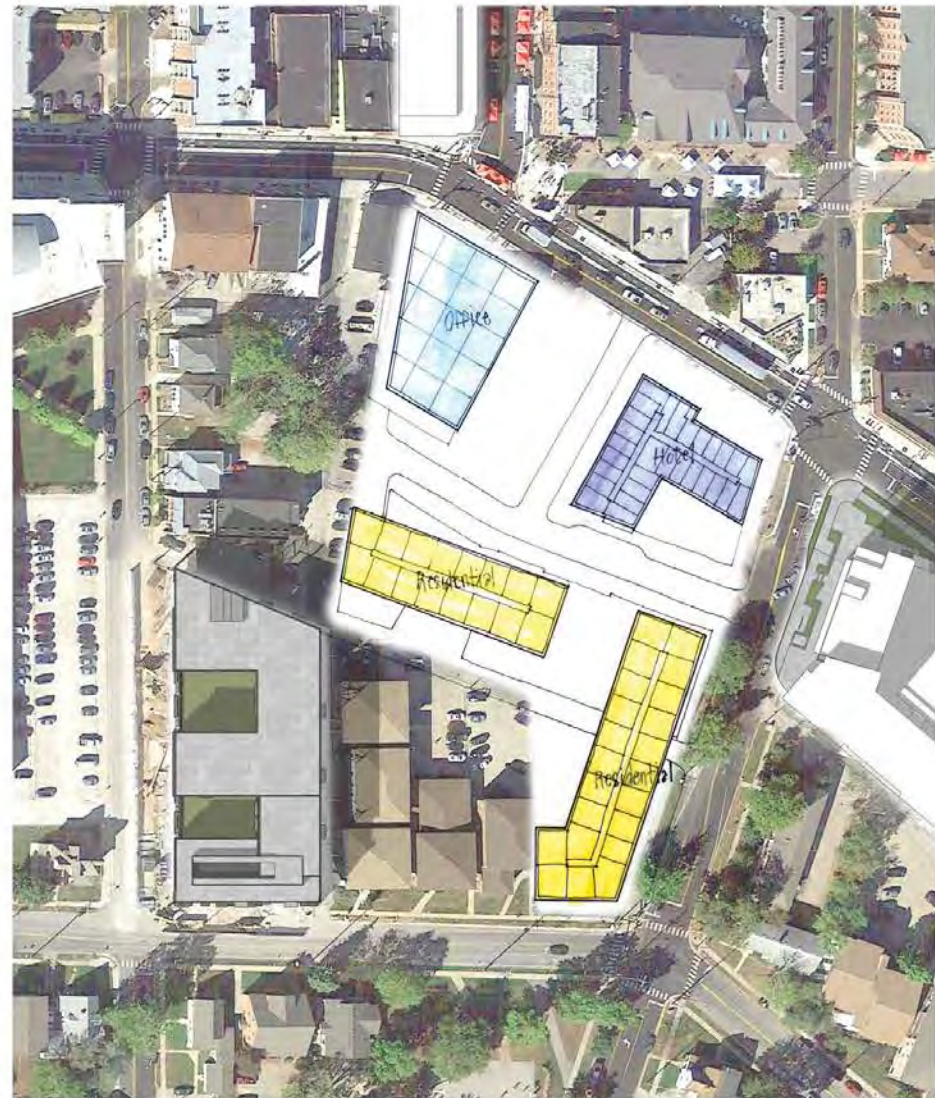
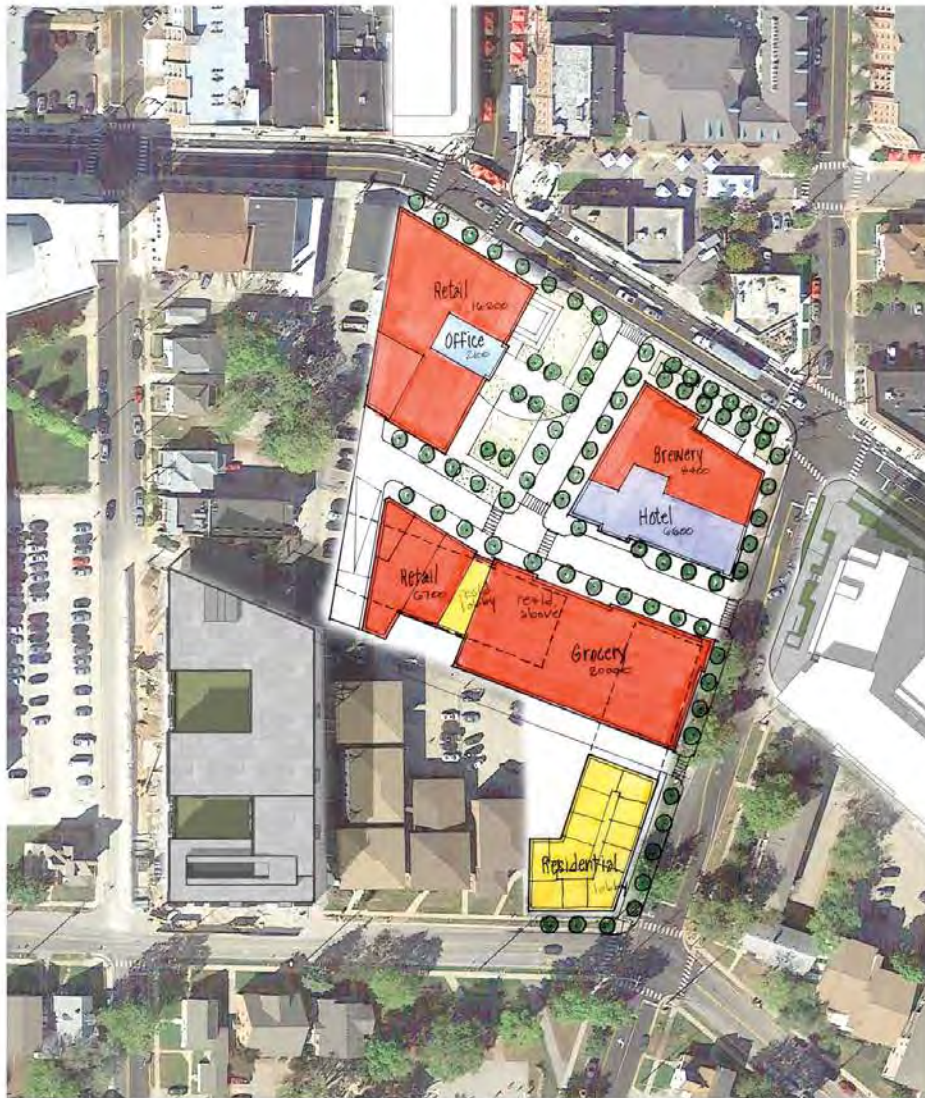


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Scheme A



Scheme B

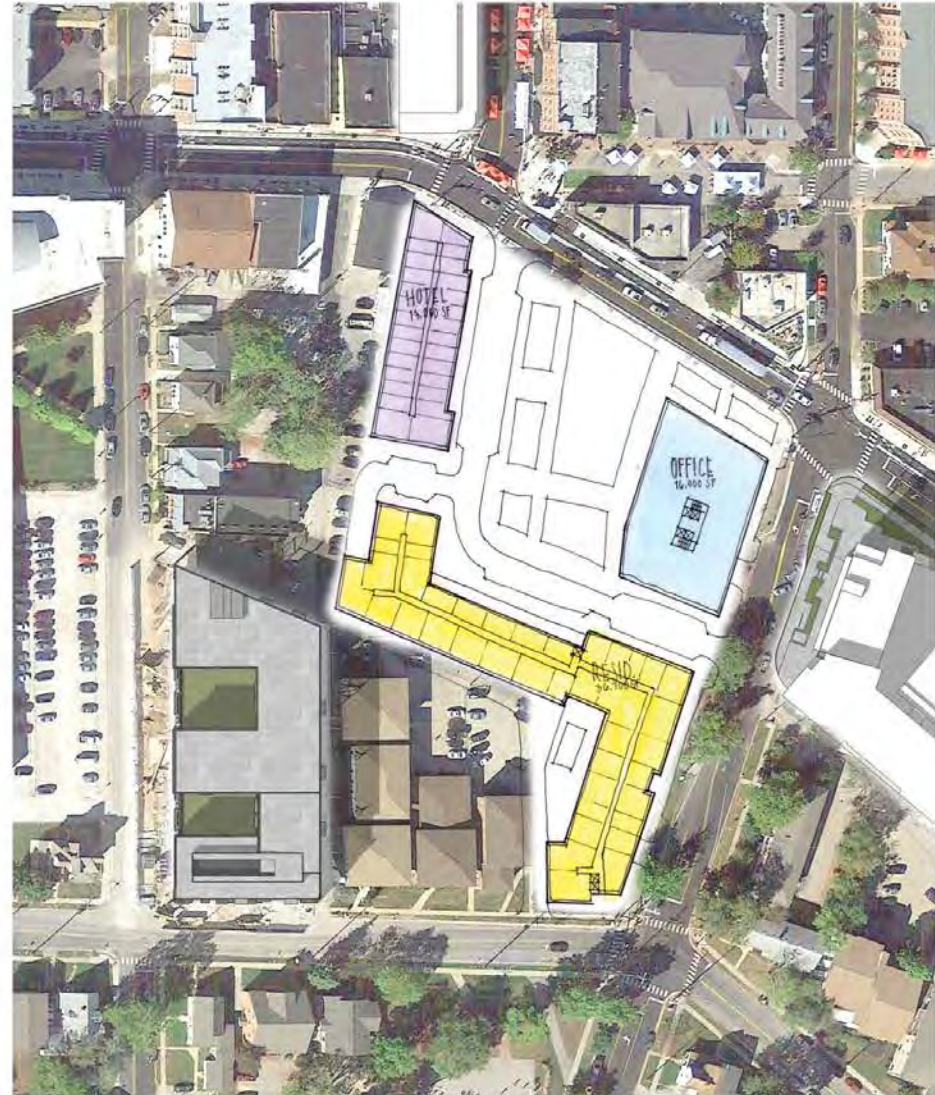


Scheme B



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Scheme C



Scheme C



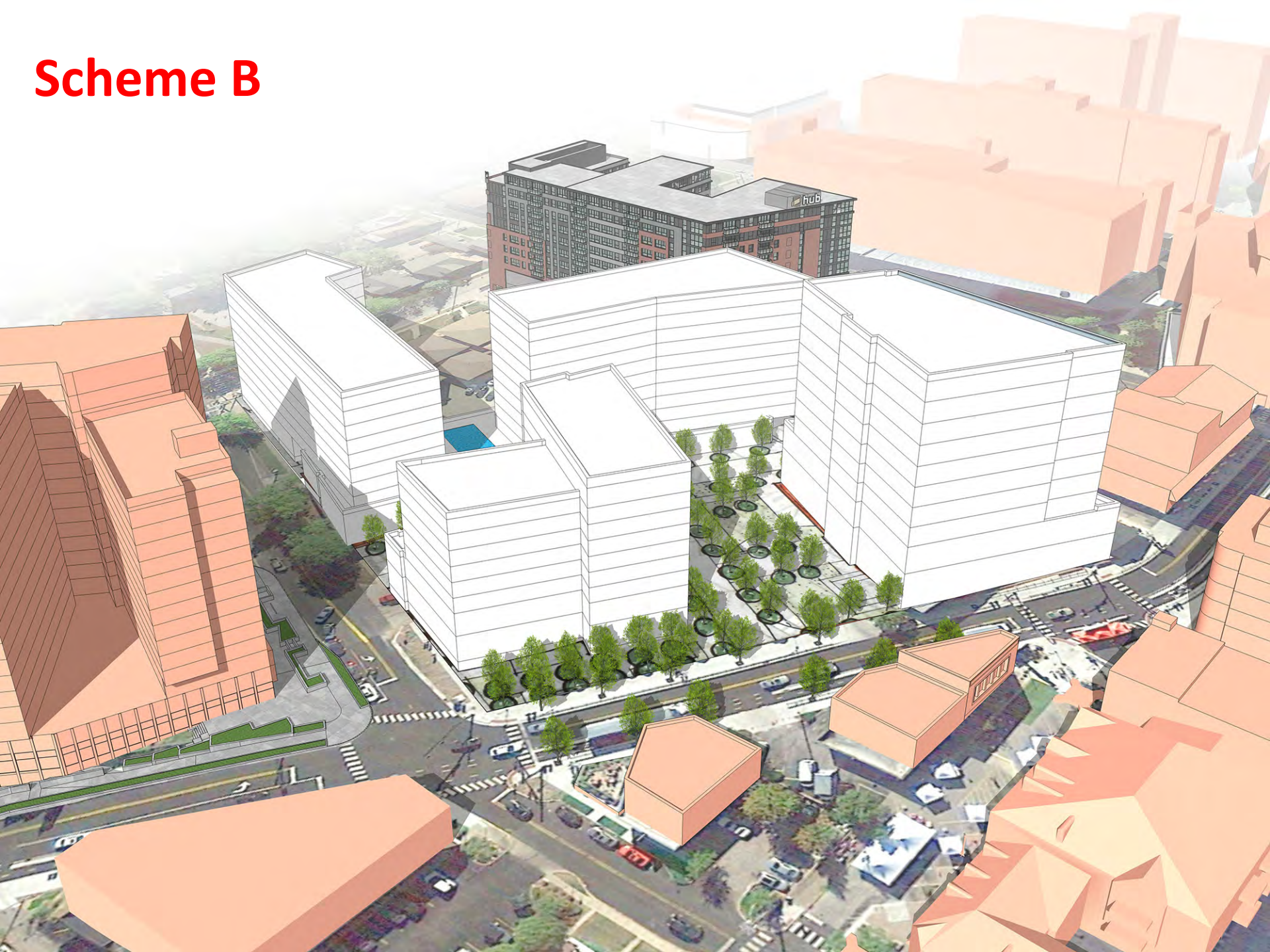
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Scheme A



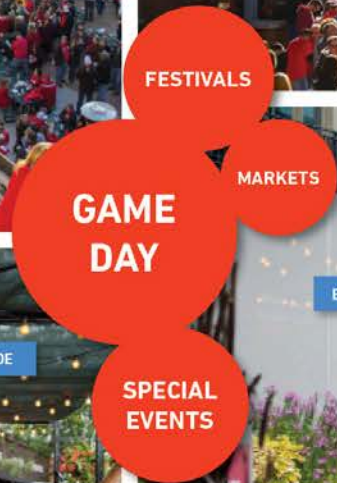
Scheme B



Scheme C



Placemaking



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Placemaking



TRAFFIC CALMING

MULTI-MODAL STREETS

TREES



Placemaking



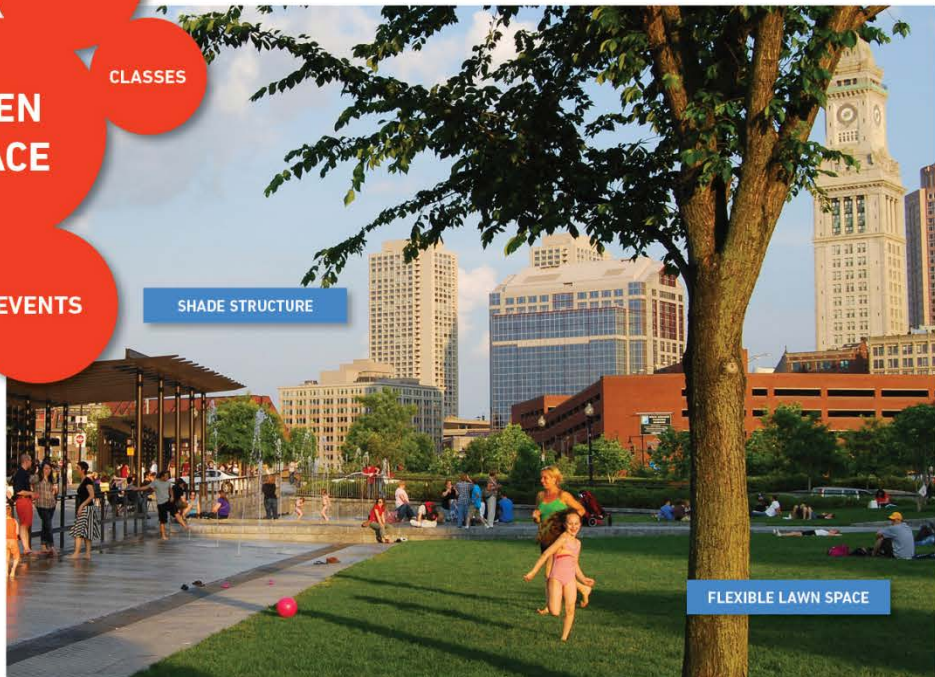
MULTI-LEVEL DINING

RETAIL SPILL-OUT SPACE

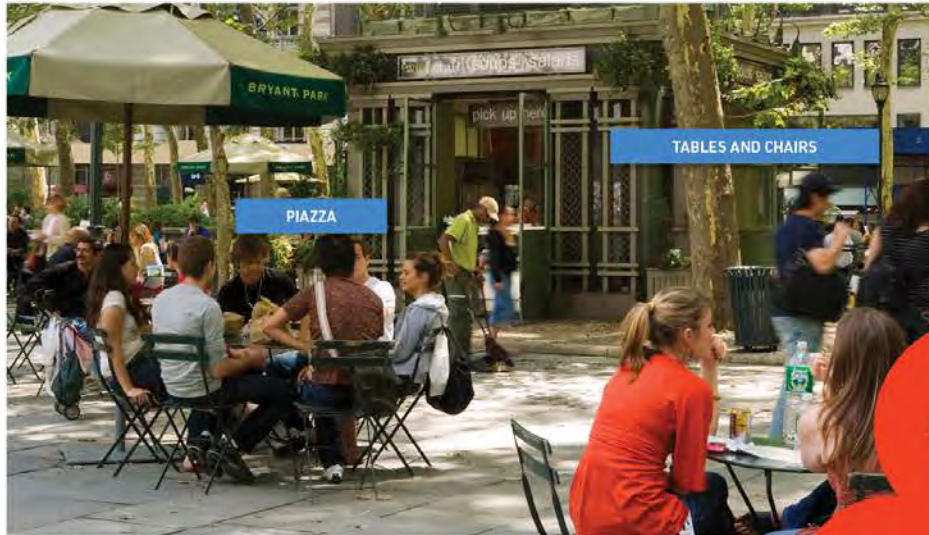
OUTDOOR DINING



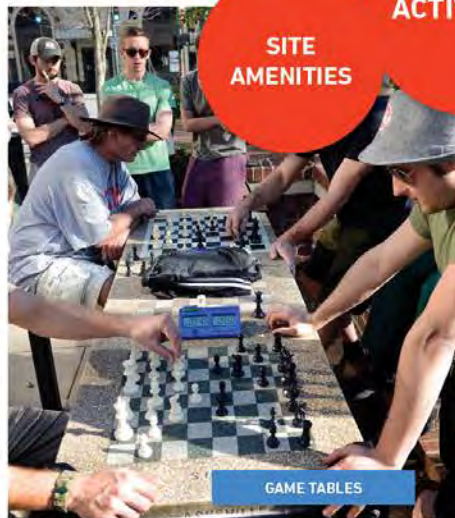
Placemaking

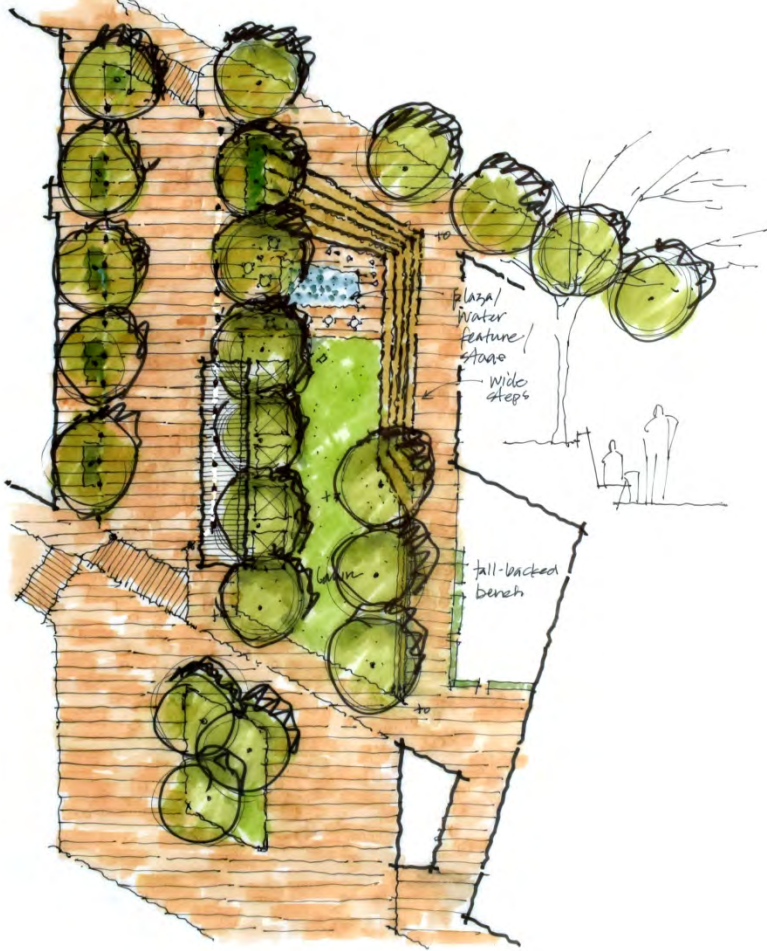


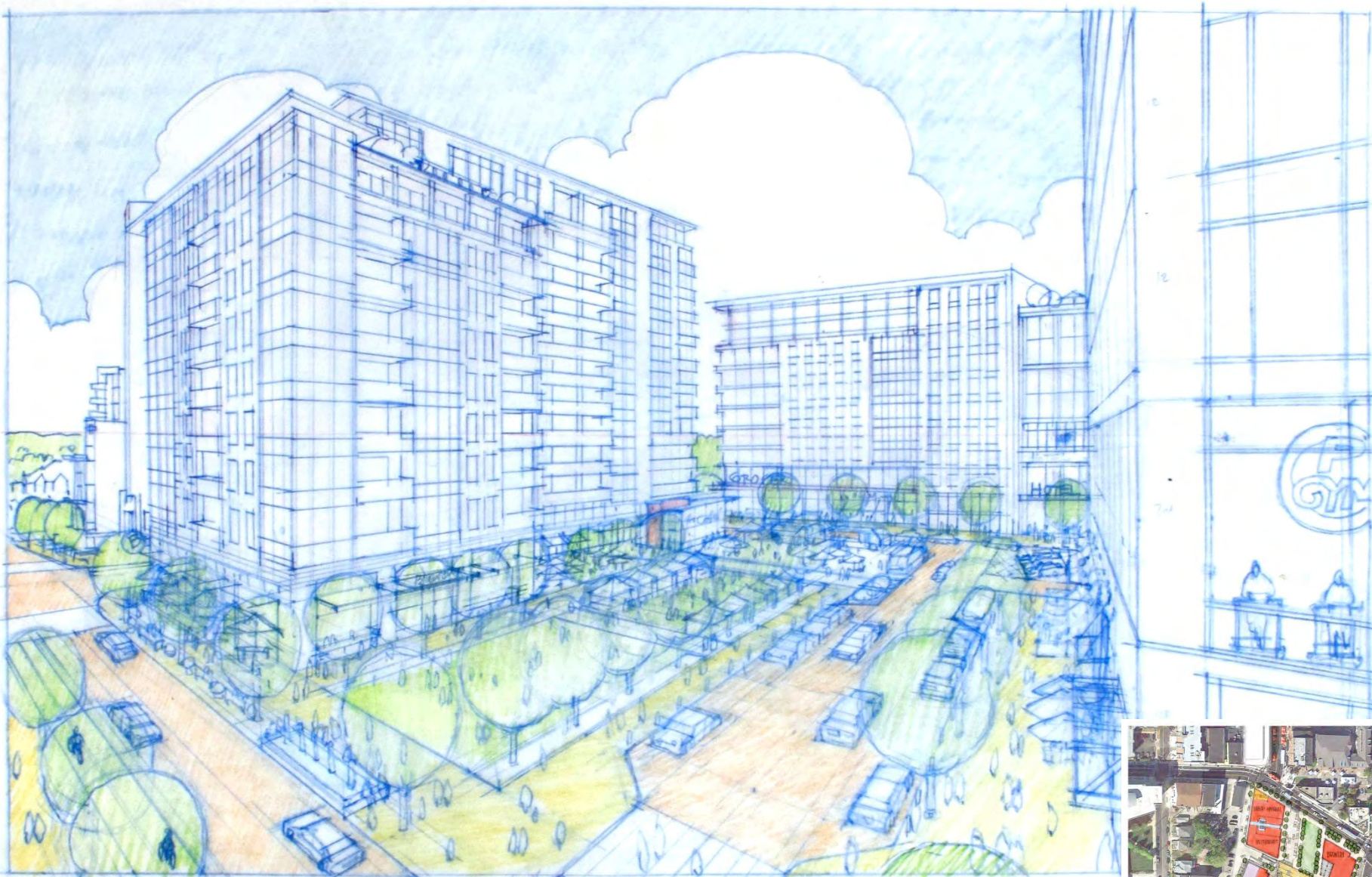
Placemaking



Placemaking

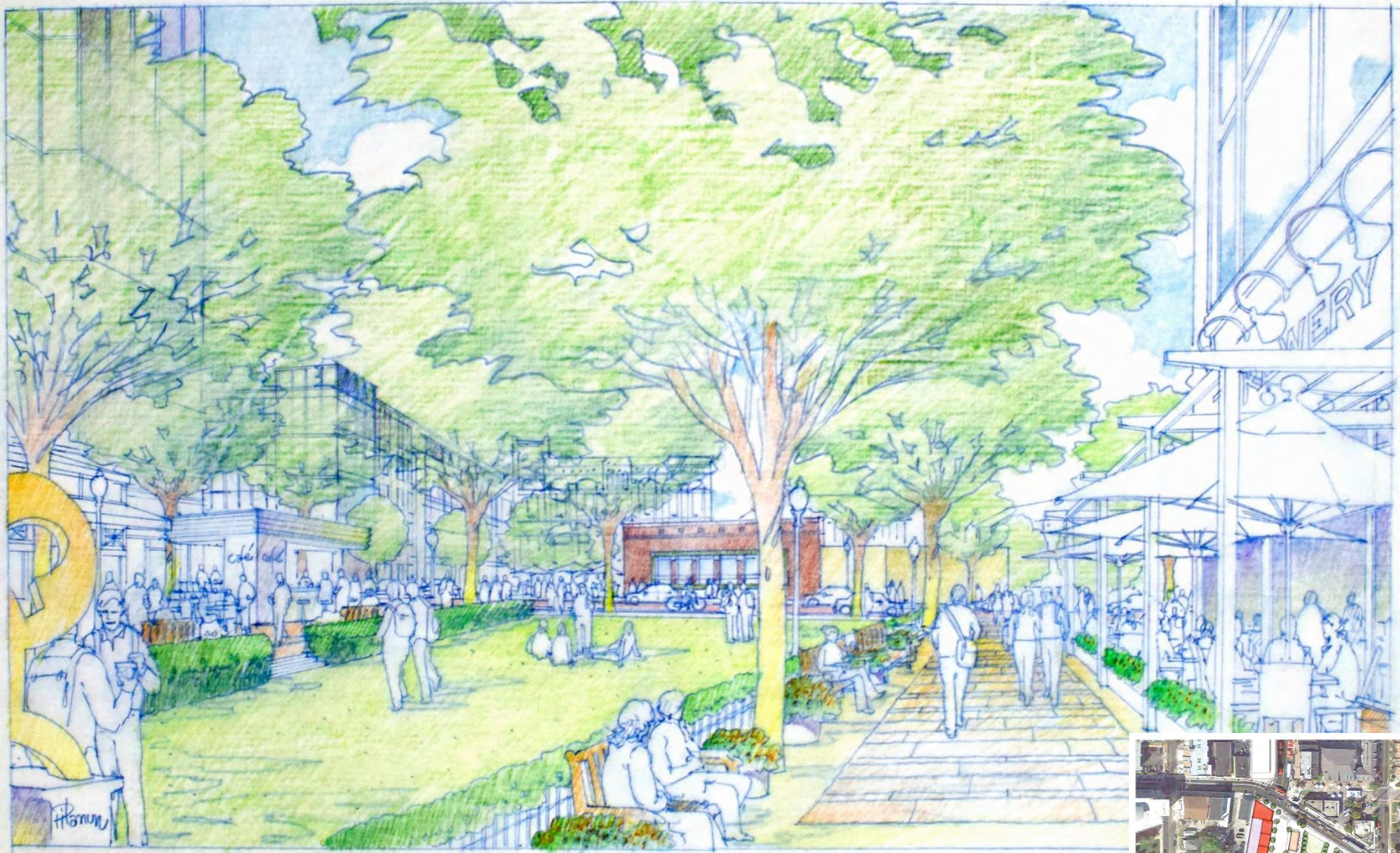






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Charrette Schedule

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How can I stay involved?

- Visit us online: www.courb.co/chauncey

The screenshot shows a web browser displaying the Courb website. The URL in the address bar is <https://courbanize.com/projects/trinitas-chauncey/information>. The page features a map of downtown West Lafayette, Indiana, with a yellow polygon highlighting the project site. To the right of the map, the text reads: "The District at Chauncey Hill", "WEST LAFAYETTE, IN", and "Trinitas and its partners are planning to redevelop the Chauncey Hill Mall in downtown West Lafayette into a top-tier, mixed-use building." Below this, it lists the developer as "TRINITAS". There are buttons for "Comment on this project", "Follow", and "Share". At the bottom of the page, there are icons for "PHASE COMMUNITY REVIEW" and "MIXED-USE DEVELOPMENT", and a navigation menu with "INFO", "UPDATES", "TIMELINE", and "COMMENTS 5".

- Join us for the Design Charrette this week