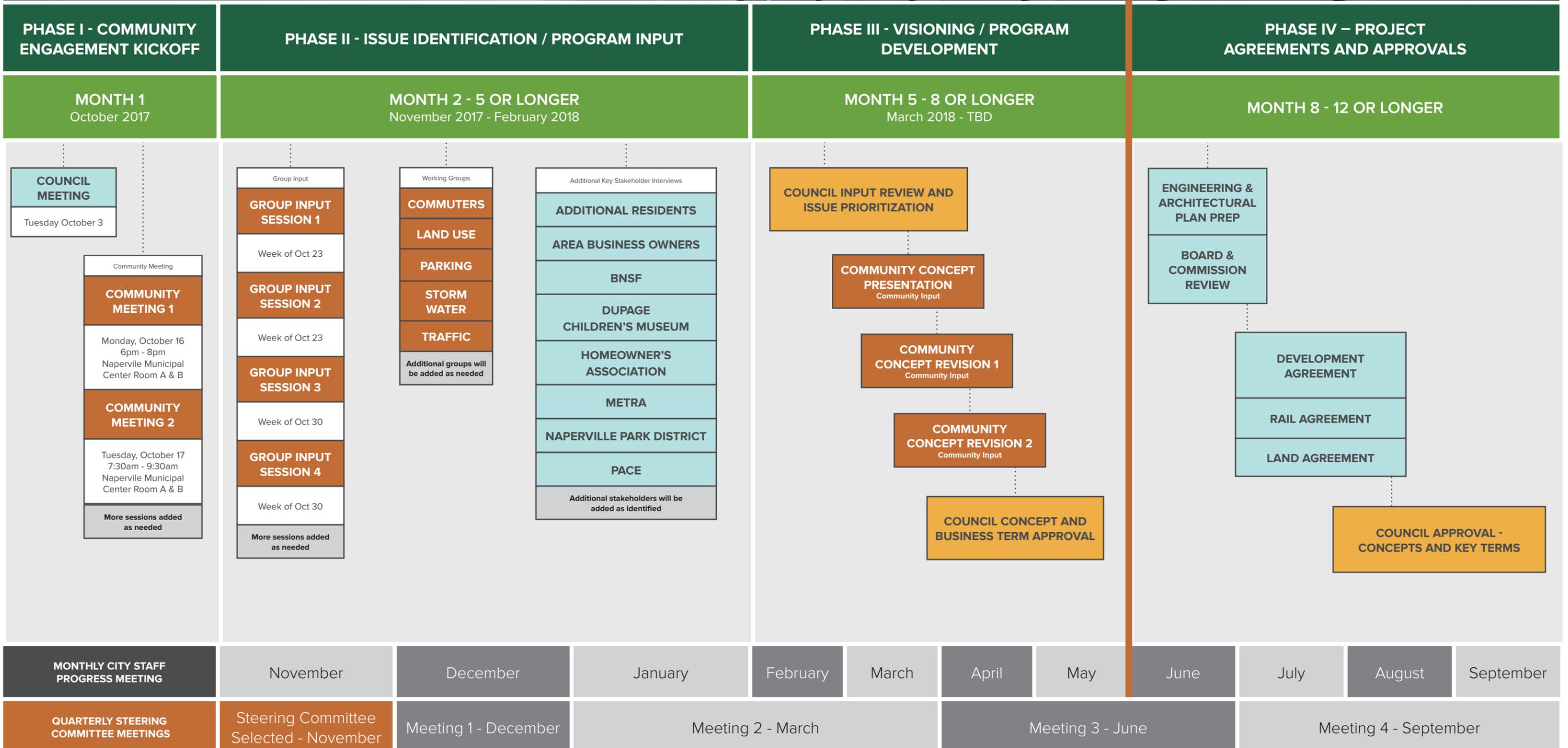


5TH AVENUE REDEVELOPMENT PROCESS PLAN



EXECUTIVE SUMMARY: The 5th Avenue Redevelopment Process Plan details the approach that will be used to: I. gain input from individuals, groups and key stakeholders in the Naperville community, II. identify key issues and opportunities, and III. complete related due diligence and issue investigation, in order to create a vision and concept for the City's redevelopment of the 5th Avenue property.



PHASE I - COMMUNITY ENGAGEMENT KICKOFF

OBJECTIVE

During Phase 1, we will share the engagement plan with the community, receive input and revise if necessary.

Casual and interactive, the events will feature info stations with opportunities to learn more about input options. Additional meetings will be scheduled as needed.

MULTI-MEDIA TOOL

- E-newsletter
- City Website

PROCESS

Upon receipt of approval to proceed from city council, Ryan will conduct two (or more) large group sessions to review the engagement plan in greater detail. The meetings will be open to the public.

Community Meeting 1:

Monday, October 16 - 6pm to 8pm

Location: Naperville Municipal Center Room A & B

Community Meeting 2:

Tuesday, October 17 - 7:30am to 9:30am

Location: Naperville Municipal Center Room A & B

PHASE II - ISSUE IDENTIFICATION/PROGRAM INPUT

OBJECTIVE

Phase 2 will be a "deep dive" into issue, idea and solution identification.

to provide input. Ryan and City staff will also participate. Additional meetings will be scheduled as needed based on community input.

Each group will be led by Ryan and our consulting team and will include 1 or 2 community members and representation from City staff. Each Working Group will be assigned one or more (of the identified) Key Issues and asked to provide additional due diligence on the subject matter.

MULTI-MEDIA TOOLS

- Project website launch
- Email / written surveys may be used to get input from a broader group
- E-newsletter
- Mood boards

PROCESS

Phase 2 includes three focus areas, all center on identifying issues and answering the question..."What does the community want this redevelopment to include / not include?"

2) Individual Stakeholder Interviews

Ryan will work with staff to identify a stakeholder list, then work to meet with all interested parties. A stakeholder is understood to be any group or party having interest in or impact on the redevelopment.

3) Working Groups

Ryan will establish Working Groups focused on a detailed analysis of the key issues, ideas and potential solutions identified during the Group Meetings and Stakeholder Interviews.

1) Group Input Sessions

Ryan will conduct 4 (or more) group sessions focusing on issues, concerns and ideas related to the redevelopment opportunity.

Each meeting will include 12 to 15 community members to ensure everyone has opportunity

5TH AVENUE OPPORTUNITY INITIAL STAKEHOLDER LIST

Accessible Community Task Force

Area Business Owners

BNSF

Chamber of Commerce

City Boards and Commissions

Downtown Naperville Alliance

DuPage Children's Museum

Homeowner's Association

METRA

Naperville City Council

Naperville Development Partnership

Naperville Homeowners Confederation

Naperville Park District

North Central College

PACE

School District 203

Senior Task Force

Additional stakeholders will be added as identified

ADDITIONAL INPUT TOOLS

Written surveys

Electronic surveys

Walking tours

Block party

Emails

Individual meetings

Project website

Door hangers

E-newsletter

City website

Mood boards

Virtual reality

Concept boards

Animations

OPPORTUNITY FOR COMMUNITY INPUT

CITY COUNCIL INPUT REVIEW & ISSUE PRIORITIZATION

OBJECTIVE

Upon presentation of input findings, City Council will establish Key Priorities for Visioning and Program Development.

PHASE III - VISIONING/PROGRAM DEVELOPMENT

OBJECTIVE

Develop concept option(s) and program, financial feasibility & cost modeling, Complete additional due diligence, identify development criteria (ie - phasing)

The Ryan team will work with City staff to develop and refine one or more concepts for consideration.

Ryan will conduct 3 (or more) Community Concept meetings, during which Ryan presents the development program to the community for review and input.

This phase will conclude with a formal submittal to City Council for **Concept Approval**.

MULTI-MEDIA TOOLS

- Project website
- E-newsletter
- Email / written surveys may be used to get input from a broader group
- Electronic meeting signup
- Virtual reality
- Animations
- Concept boards

CONCEPT AND BUSINESS TERM APPROVAL

Combining input collected during Phase I and Phase II with receipt of City Council's Key Priorities, Ryan will work to develop a conceptual program for the redevelopment.

COMMUNITY MEETINGS

Meeting participation, providing input on the community engagement plan.

GROUP INPUT SESSIONS

Meeting participation, providing input for the ideas / preferences / potential solutions for the 5th Avenue redevelopment.

WORKING GROUPS

Active and ongoing participation in the evaluation of one or more specific issues.

KEY STAKEHOLDER INTERVIEW INDIVIDUAL

Deep dive into issues/opportunities from that stakeholder's view.

COMMUNITY CONCEPT REVIEWS

Meeting participation, providing review and input of the design concept evolution as it is developed.

STEERING COMMITTEE

Active and ongoing participation with accountability to assist with project updates and communication.

CITY COUNCIL HEARINGS

Typical City Council meeting as required throughout the process.

We will provide updates of all findings through various channels listed above*

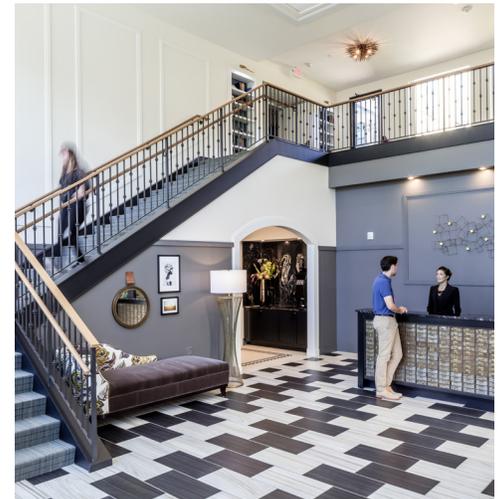


VINTAGE ON SELBY

CASE STUDY

St. Paul, Minnesota
 Mixed-Use, Multifamily, Retail
 Completion Date: November 2015
 420,000 SF, 2.5 Acres

Ryan Responsibility: Development,
 Construction, Capital Markets,
 Civil Engineering, Landscape
 Architecture, Environmental Services



VINTAGE ON SELBY COMMUNITY ENGAGEMENT SUMMARY

SITUATION:

- Close-knit community, lots of active neighborhood groups, fiercely protective of their neighborhood's integrity and character, desire to maximize amenities
- Neglected parcel amid long-standing businesses and new businesses, traffic/transit challenges, lack of affordable housing, concern about height, differing points of view about the solution

APPROACH:

- Deep dive into neighborhood issues to build relationships and trust
 - Attendance at neighborhood meetings
 - Meetings with individual residents

- Solicited input from stakeholders on the right design for the site
- Collaborative process that balanced community needs with project requirements to ensure financial viability

OUTCOME:

- Accolades across the board from neighbors and nearby businesses
- Clean-up of two sites with significant hazardous waste
- Improved an intersection that had traffic challenges
- Facilitated the creation of a Bus Rapid Transit stop (connects to light rail)
- Successfully relocated single family homes to a neighborhood that needed affordable housing (rather than tearing them down)