

Fifth Avenue Station Development - Group Input Session, 10/26/17

“Land Use” – Proper Approach and Planning

1. Develop a “Land Use” Master Plan that assess necessary infrastructure upgrades, examines existing and future traffic needs and establishes required height and density limitations compatible to the surrounding residential neighborhoods. This is similar to a “Planned Development” approach.
2. Develop a Phasing Plan that addresses all infrastructure and parking deck requirements construction first, and then establishes a building by building construction plan that accounts for proper pedestrian and vehicular traffic flow.
3. Establish site and building requirements up front in the Master Planning and Design Programming phase – For example, identify L.E.E.D. and / or sustainable design goals and building typology. **(No mid to high rise modernist boxes!)**



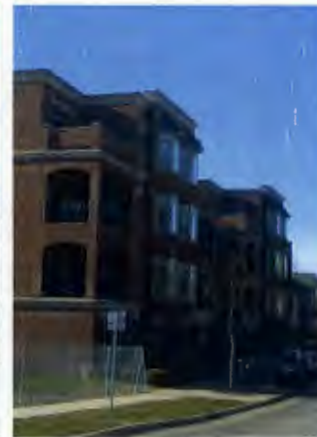
The 5th Avenue area **is not** similar to downtown areas of Oak Park (recent development shown), Arlington Heights or Evanston!

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Fifth Avenue Station Development – City Council Meeting, 12/19/17

“Land Use” – Central Naperville and Right Sized Development

1. Naperville’s commercial district was developed along the river, and the rail station area was mainly industrial, thus creating a different development evolution than other suburbs.
2. The use of multi-story buildings taller than 3 or 4 levels is very limited throughout the downtown / central Naperville area. Only 520 S. Washington and a portion of Edward hospital are taller, but both buildings have masonry facades.
3. Examples of recent local “right sized” development with masonry exteriors, complimentary building style and scale appropriate with the surrounding area, are shown below. Two residential developments are located near the Fifth Avenue Development boundaries and are walking distance to the train station.
4. City Planning staff, TED staff and City Council member feedback is welcomed.



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