

<b>A. DEVELOPMENT STRATEGY</b>
1. What is the most effective way to move forward with a redevelopment strategy for the non-transit uses on the site? For example, should parcels be offered separately or as one master lease/sale? Is the City recommended to sell or lease and is there a recommended order for redevelopment to occur?
2. What are potential sources of funding for any recommended public improvements? Are any financial or other incentives needed to attract private investment? If so, what type of incentives for which parcels/areas?
3. How much additional value would the DuPage Children's Museum site provide if they relocated to an off-site location?
4. Should the City be anticipating significant capital outlay, or should the sale/lease of the properties offset costs? If not, should the City anticipate using bonds in addition to pursuing grants?
<b>B. LAND USE AND DEVELOPMENT</b>
1. What is the highest and best use of the study area or each sub portion of the study area?
2. Other than new housing opportunities, what are the highest and best uses of the study area, or each sub portion of the study area?
3. How can (and is it advisable for) the study area be improved to become a regional destination? Is there an existing market gap in the region that redevelopment in the study area can address?
4. How can (and is it advisable for) the study area to be improved to become a Naperville destination? Is there an existing market gap in Naperville that redevelopment in the study area can address?
5. What are the minimum and maximum building heights recommended for the study area and what factors contribute to those recommendations?
6. What are the best practices for assuring adequate, but not excessive, parking for all users of the study area, including commuters, residents and any business users?
<b>C. HOUSING</b>
1. How can new development on the site address Naperville's known housing gaps, including missing middle, attainable and affordable housing, while meeting private development interests?
2. What are the best practices for developments containing both market-rate and affordable residential units? Is it feasible for residential buildings to include a mix of both unit types? Are there any successful regional/national examples?
3. What are the minimum and maximum residential densities recommended for the study area and what factors contribute to those recommendations?
<b>D. COMMUNITY BENEFIT</b>
1. What amenities and design features should be incorporated into the new development to maintain and enhance the neighborhood's unique character, and how can the study area provide additional or improved community amenities, including gathering spaces and event spaces?
2. What type of transportation and streetscape improvements could enhance access, safety, and the overall development potential of study area?

<b>D. COMMUNITY BENEFIT, cont.</b>
3. How can new development in the study area support and enhance established amenities such as Downtown Naperville, Ogden Avenue, DuPage Children's Museum, Central Park, Naper Settlement, and North Central College? How would new development consider each amenity's future plans and the influence those plans may have on development potential in the study area?
4. How can the study area be redeveloped to maximize sustainable initiatives? What are the most modern sustainability measures that could be implemented?
5. How can the study area be redeveloped to address known infrastructure issues, such as stormwater management and traffic?
6. Considering the proximity and safe access to Kendall Park, Burlington Square and Kroehler Park, what additional open space improvements (if any) are recommended for the study area?
7. After conducting the stakeholder interviews, what do you think are the community's primary goals in potentially developing these parcels?
8. If a substantial mixed-use development is built as a public/private partnership, what would the projected impact on real estate bills for existing residents be?
<b>E. TRANSIT-RELATED</b>
1. How can the proposed development concept support and improve the transit experience, including easy public access to the Downtown Naperville train station? How should the development interact with any Downtown Naperville station improvements?
2. How can the study area be redeveloped to function as a Transit Oriented Development and what are the best practices for developing around transit centers? How can this redevelopment encourage regular transit users to occupy any new residential units, thereby decreasing overall on-site parking demand?
3. What are the opportunities and challenges to creating a coordinated, cohesive redevelopment project given the other jurisdictional agencies involved, including BNSF, Metra and Pace?
4. What are the best practices regarding commuter parking supply? Should this supply be met through surface parking, decked parking, or a combination of both? What additional design and functional considerations should be accounted for when providing commuter parking? Should parking be concentrated or spread out?
5. What will be the most efficient system for commuters? And would the most efficient commuting plan complement or conflict with residential and/or commercial development?