

WE BUILD STORIES



GOAL

OBJECTIVES

OVERVIEW

THEME

CONCEPT
PRINCIPLES



Ryan's goal with this Concept Creation phase is to blend the community input received to date with the information developed by the Working Groups into multiple integrated concepts.

This information should begin to give the community, City Staff and City Council a better understanding of how we intend to pull all that we have learned into a cohesive development plan.



Through the Community Engagement process the City, community and Ryan worked to collect a substantial amount of input. This input led to the creation of our Concept Principles, which will be used to guide the Concept Creation Phase.

On July 17, 2018, we were directed by City Council to proceed with the creation of these initial concepts for review by all engaged parties. The information contained within this presentation represents the beginning of our design effort, with multiple opportunities for refinement/revision as we step forward.

The objectives for concept creation include:

- Work to provide design options that are feasible.
- Seek to balance the complexity of the site with the Concept Principles.
- Identify ‘wins’ for the community.
- Given competing demands, recognize there may not be a “flawless” solution.





This presentation includes the following:

- A detailed analysis of **two primary concepts**, addressing context, development program, and design character.
- A **height analysis** on a lot-by-lot basis.
- An **infrastructure review**, including storm water vaults, parking, pedestrian routes and green/public space.
- **Preliminary cost analysis**, including parking, product type and infrastructure.
- **Two project animations** to provide additional perspectives.



FAMILY



TRANSPORTATION



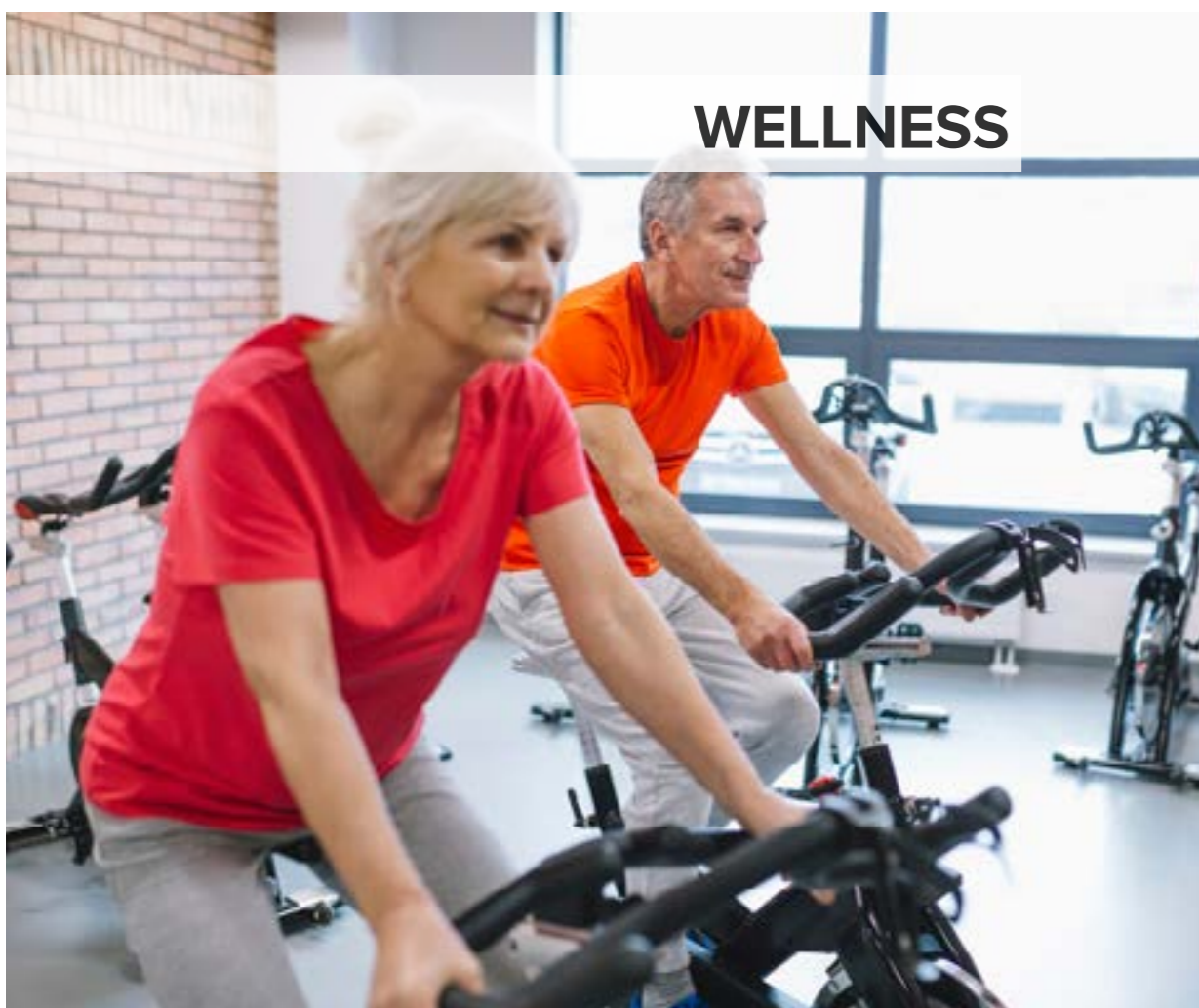
EDUCATION



ENGAGED COMMUNITY



WELLNESS



HEALTH



CONCEPT PRINCIPLES	WINS
DESIGN	
Adherence to Naperville’s Building Design Guidelines	High quality design and increased amenities throughout
Incorporate Intelligent Design Practices	
Focus on Design Quality and Character	
LAND USE	
Consider Market Conditions and Community Input Received to Date	Significant increase in public/ green space, multigenerational housing and amenities
Support the Continued Operation of the Area as a Multi-Modal Transit Hub	
Provide for a Diverse Mix of Uses	
STORM WATER	
Implement Best Management Practices	Proposed vaults at Kroehler and Burlington lots, Kendall TBD
Consider Area-Wide Storm Water Solutions	
TRAFFIC	
5th and Washington Likely Accommodate Dual Left Turns and Right Turn Lane	Improves traffic flow
Continue to Study Re-Alignment Options for North and Washington	
Pace and Kiss-n-Ride on North and South Sides of the Tracks	
PARKING	
Focus on Commuter Parking Solutions That are Balanced and Efficient	Well distributed with significantly more stalls south of tracks
Assume Phasing to Limit Off-Site Temporary Parking Demand	
Consider Parking Trends and Potential Future Usage	
PEDESTRIAN SAFETY & CONNECTIVITY	
Improve Pedestrian Safety and Experience at Rail Crossings	Enhanced pedestrian access at key locations
Consider New Pedestrian Tunnel on West Side of Washington	
Improve 5th and Washington Corridors	



Additional detail related to the Concept Principles can be found at FifthAvenueDevelopment.com



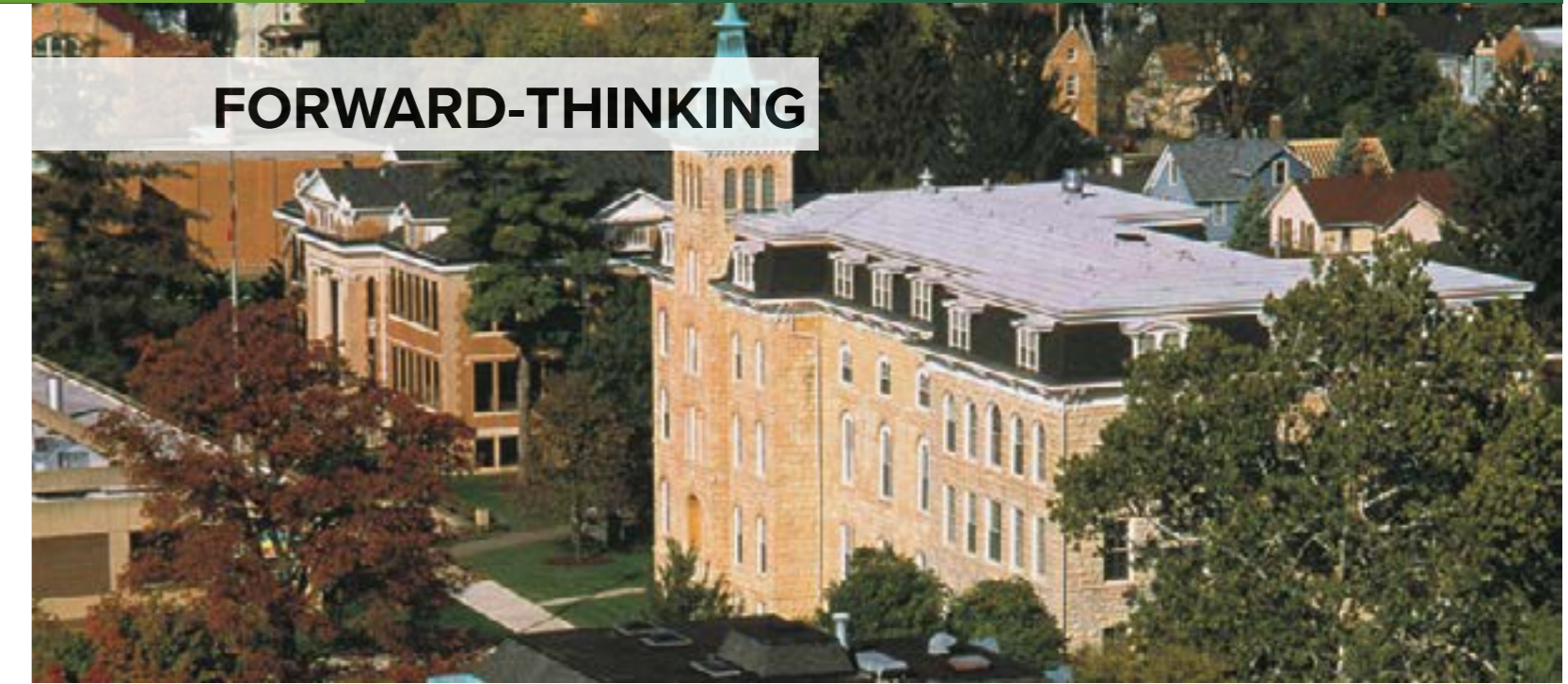
FUN



COMMUNITY



FORWARD-THINKING



URBAN



NEIGHBORHOOD



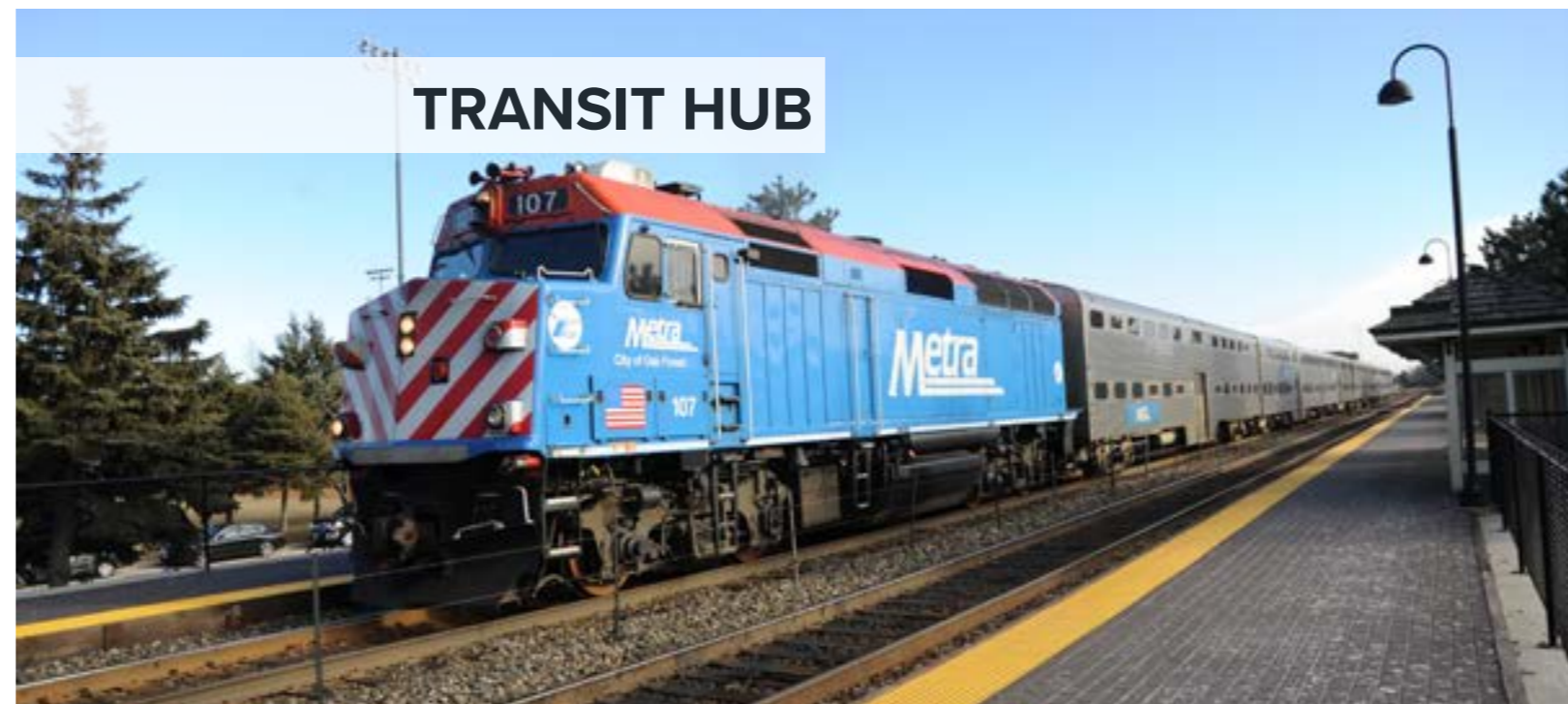
SAFE



HISTORIC



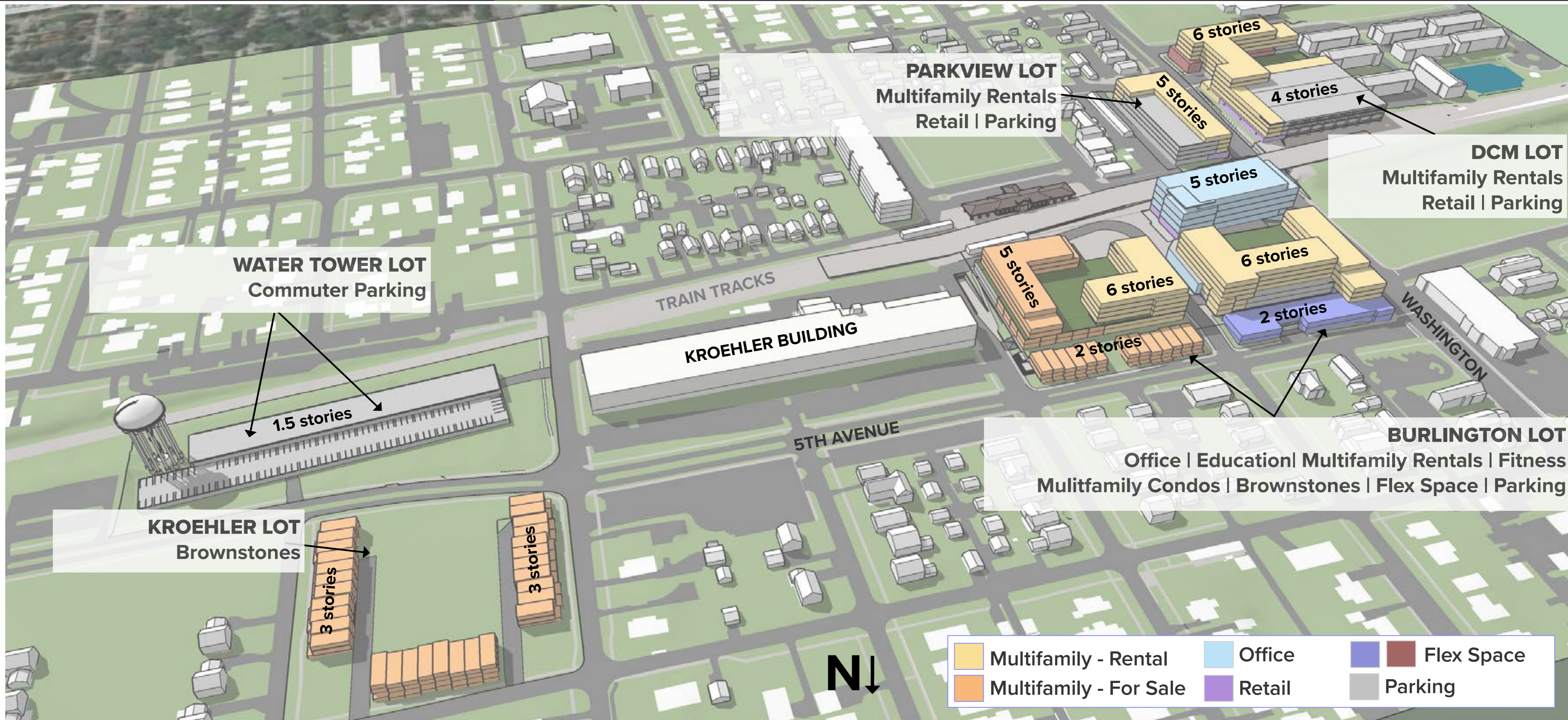
TRANSIT HUB



VIBRANT









5th AVENUE DEVELOPMENT CONCEPT CREATION

HOME

EXECUTIVE
SUMMARY

CONCEPT

INFRASTRUCTURE

FINANCIALS

OPPORTUNITIES

CONTEXT

LAND USE
PLAN

DESIGN

ANIMATIONS

CONCEPT A

SITE PLAN A

CONCEPT B

SITE PLAN B

BURL CUT E

BURL CUT W

PKVW CUT

DCM CUT

KRLR/PW CUT

SHADOWS

DEV PROGRAM

SCHOOLS



BURLINGTON
EAST VIEW

CONCEPT A



CONCEPT B

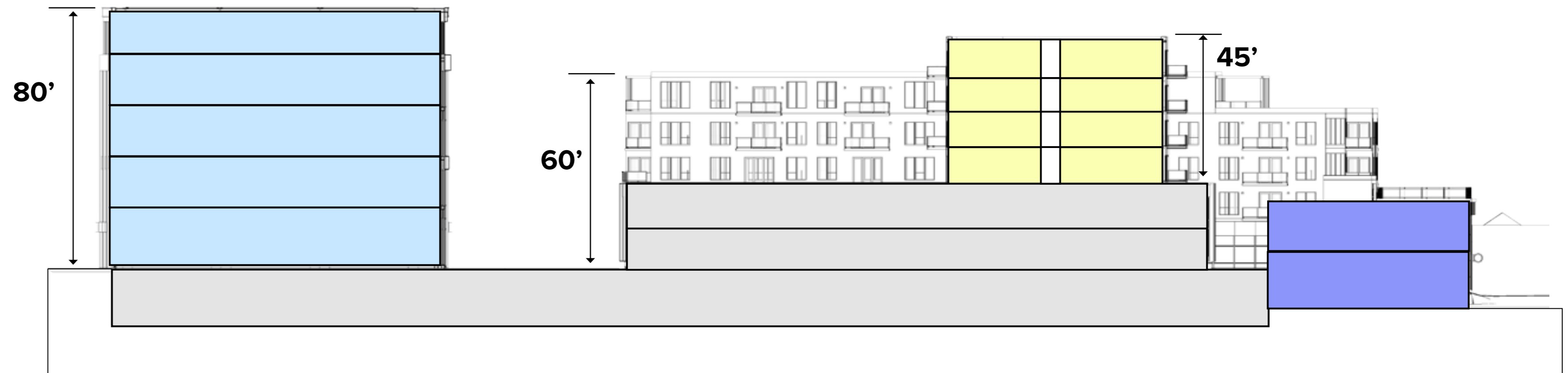


BURLINGTON
WEST VIEW

CONCEPT A



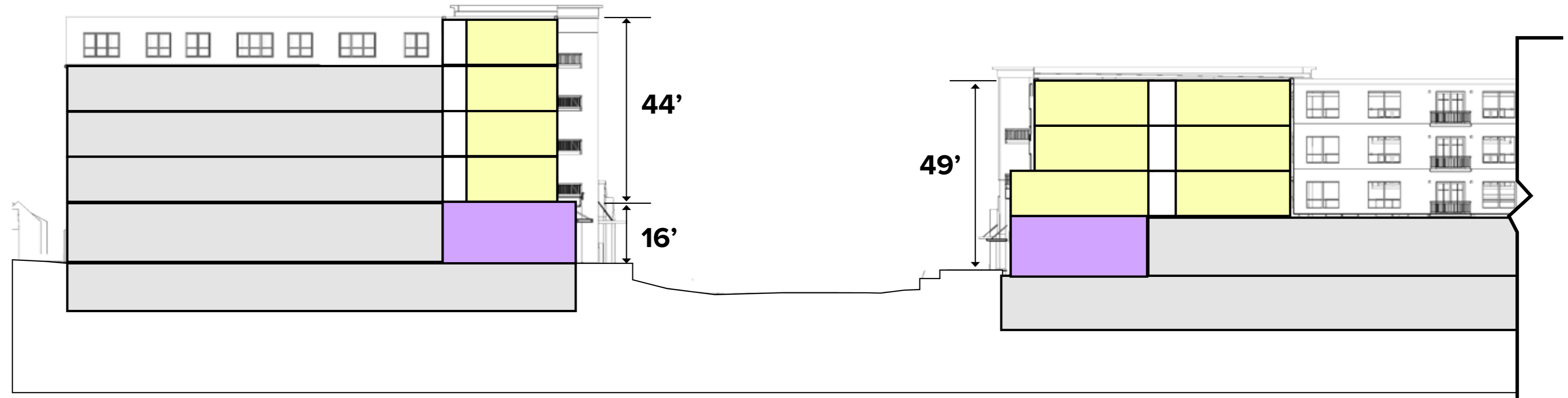
CONCEPT B



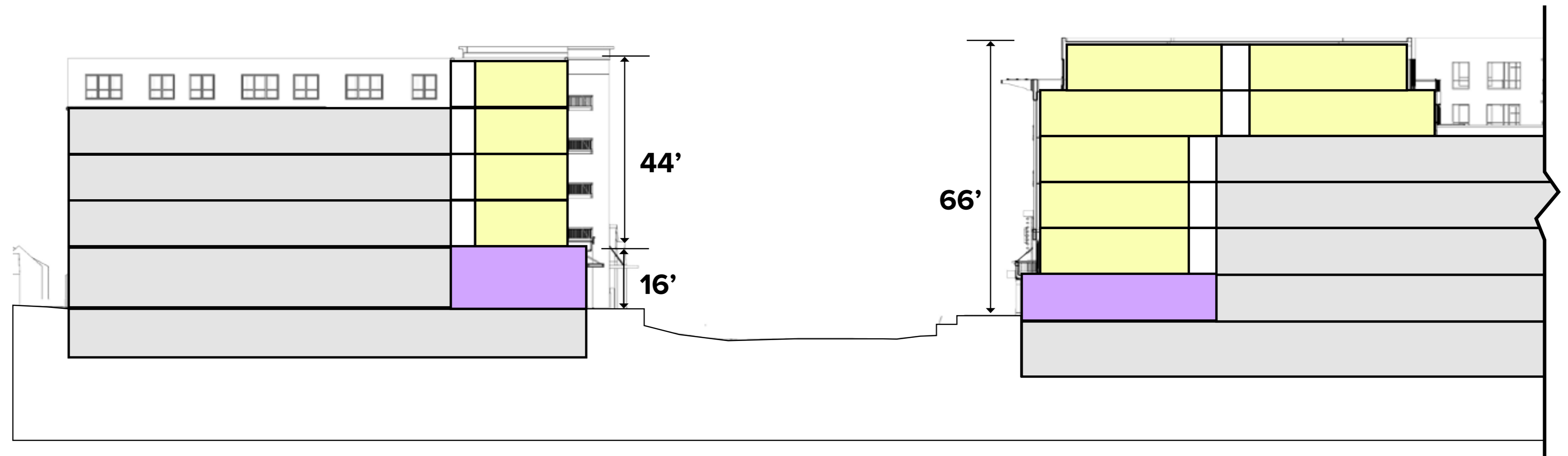
■ Multifamily - Rental ■ Office ■ Flex Space ■ Parking

DCM/PARKVIEW
NORTH VIEW

CONCEPT A

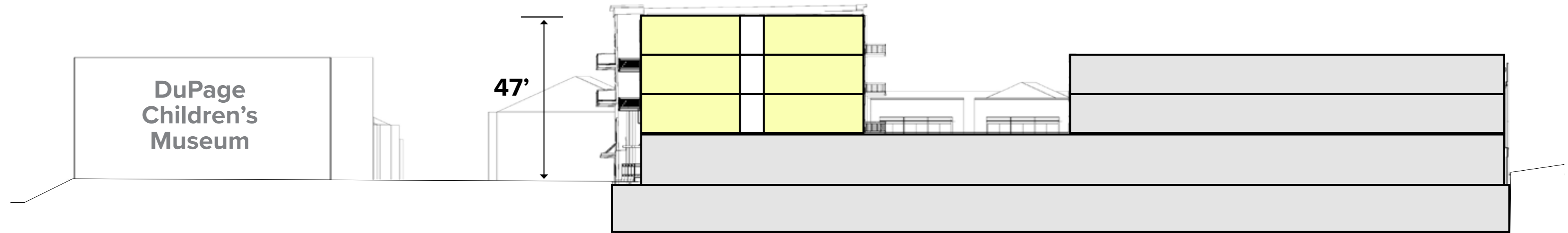


CONCEPT B

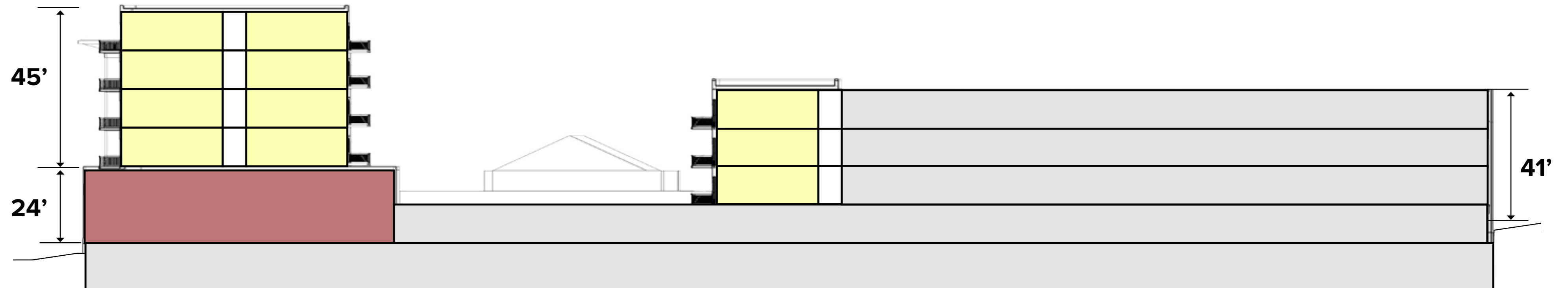


DCM LOT
WEST VIEW

CONCEPT A



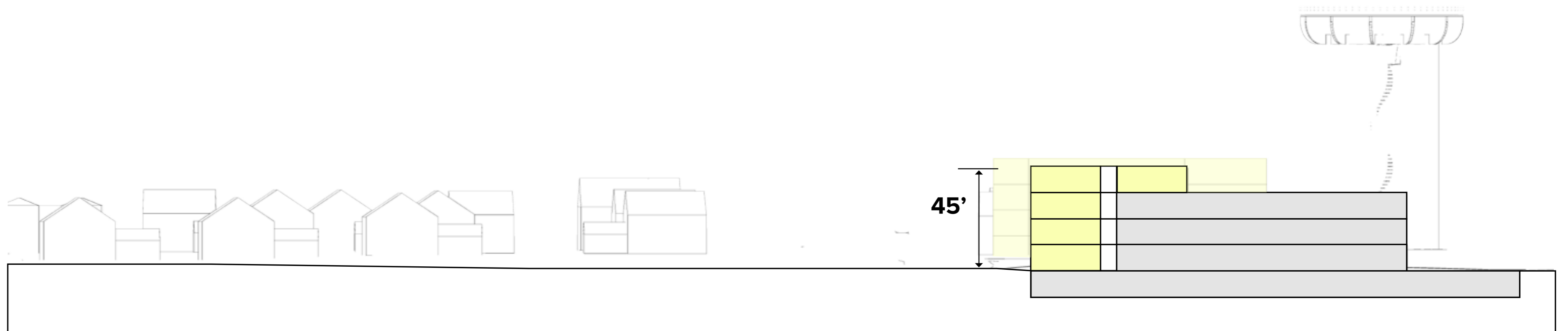
CONCEPT B



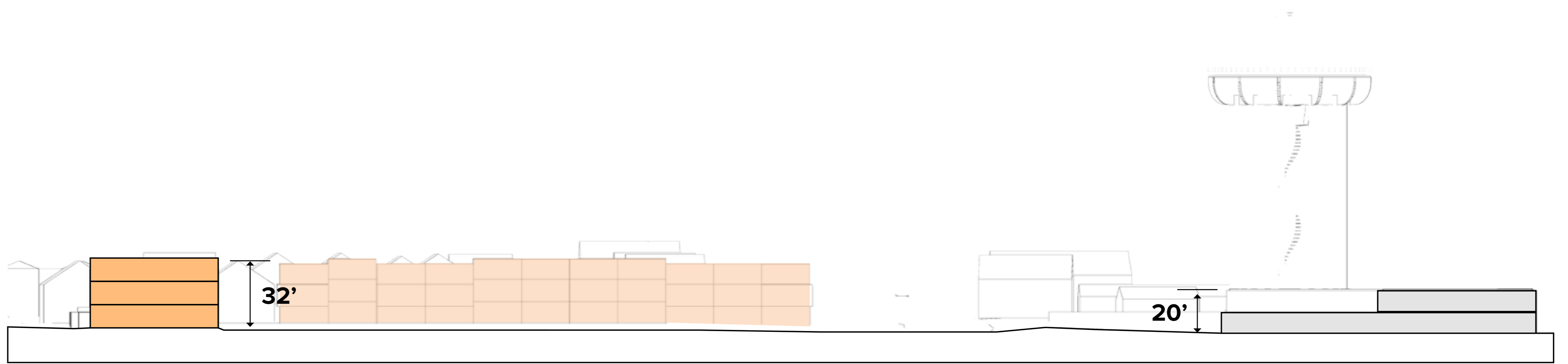
■ Multifamily - Rental ■ Flex Space ■ Parking

KROEHLER/
PUBLIC WORKS
LOTS
EAST VIEW

CONCEPT A



CONCEPT B



■ Multifamily - Rental ■ Multi-Family - For Sale ■ Parking



JUNE 21st - SUMMER SOLSTICE - 9AM



JUNE 21st - SUMMER SOLSTICE - 12PM



JUNE 21st - SUMMER SOLSTICE - 3PM



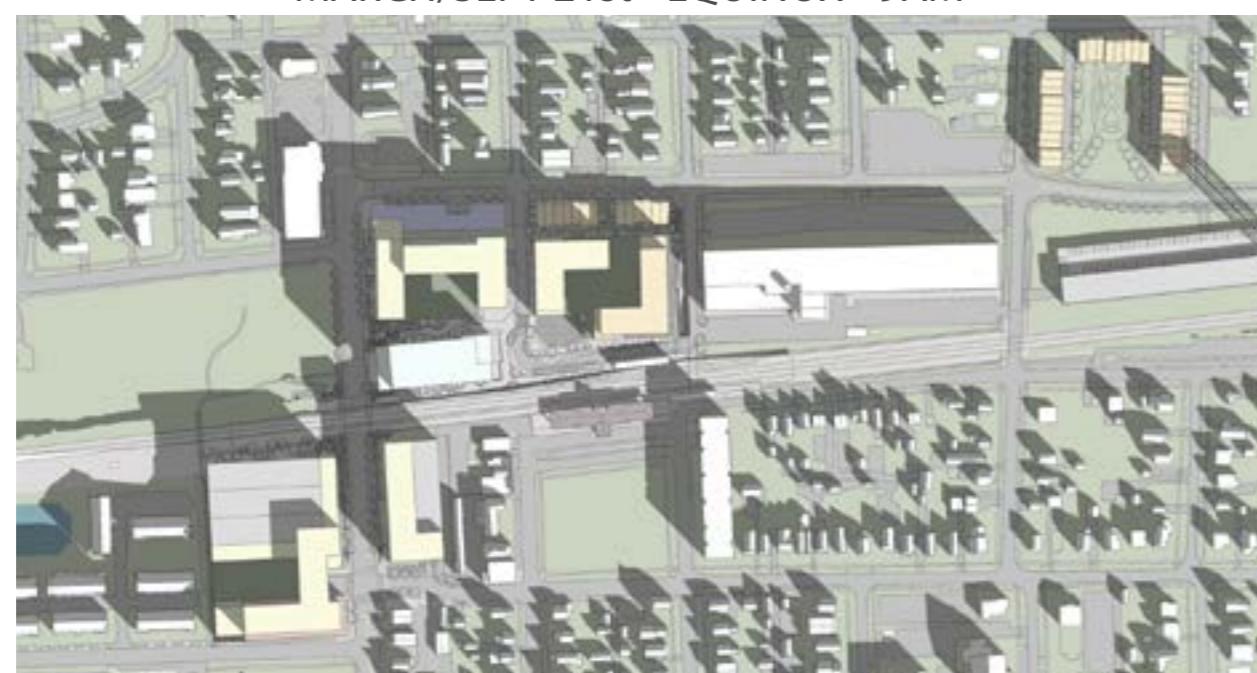
MARCH/SEPT 21st - EQUINOX - 9AM



MARCH/SEPT 21st - EQUINOX - 12PM



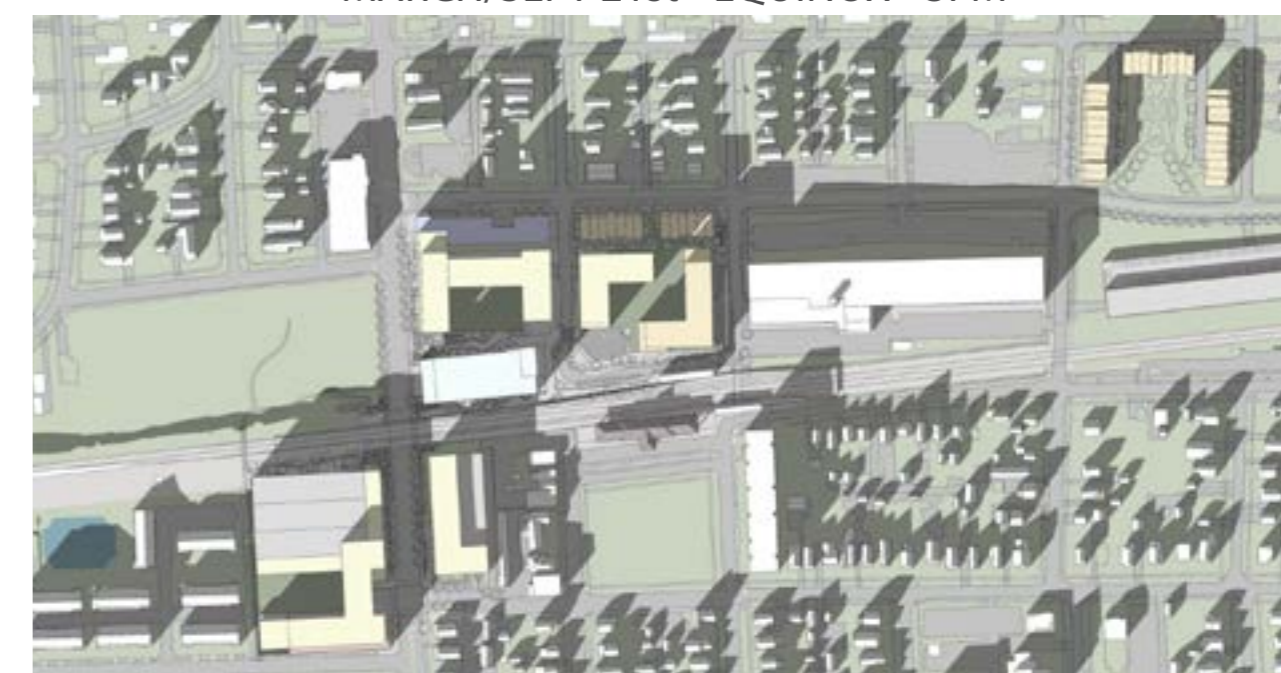
MARCH/SEPT 21st - EQUINOX - 3PM



DECEMBER 21st - WINTER SOLSTICE - 9AM



DECEMBER 21st - WINTER SOLSTICE - 12PM



DECEMBER 21st - WINTER SOLSTICE - 3PM

LAND USE	CONCEPT A	CONCEPT B
Commuter Parking Spaces	1,681	1,681
Use Parking Spaces	1,157	1,218
Rental Units	395	389
Condominium Units	39	51
Brownstone Units	13	37
Class A Office	126,250 SF	126,250 SF
Retail	30,000 SF	51,735 SF
Flex Space	49,500 SF	42,250 SF



Concept B offers **flexibility** for future demand.



CONCEPT A

TYPE OF UNIT	# UNITS	PRESCHOOL 0-4 YEARS	ELEMENTARY K-5	JUNIOR HIGH 6-8	HIGH SCHOOL 9-12
DETACHED SINGLE FAMILY		Dev Program	Dev Program	Dev Program	Dev Program
2-Bedroom	0	0.120	0.000	0.411	0.000
3-Bedroom	0	0.268	0.000	0.486	0.000
4-Bedroom	0	0.371	0.000	0.702	0.000
5-Bedroom	0	0.386	0.000	0.590	0.000
ATTACHED SINGLE FAMILY					
2-Bedroom	0	0.206	0.000	0.084	0.000
3-Bedroom	7	0.214	1.498	0.104	0.728
4-Bedroom	6	0.183	1.098	0.271	1.626
APARTMENT/CONDO					
Studio	40	0.000	0.000	0.000	0.000
1-Bedroom	175	0.058	10.150	0.032	5.600
2-Bedroom	174	0.129	22.446	0.064	11.136
3-Bedroom	44	0.199	8.756	0.115	5.060
TOTAL CHILDREN		43.948	24.150	11.615	13.519

CONCEPT B

TYPE OF UNIT	# UNITS	PRESCHOOL 0-4 YEARS	ELEMENTARY K-5	JUNIOR HIGH 6-8	HIGH SCHOOL 9-12
DETACHED SINGLE FAMILY		Dev Program	Dev Program	Dev Program	Dev Program
2-Bedroom	0	0.120	0.000	0.411	0.000
3-Bedroom	0	0.268	0.000	0.486	0.000
4-Bedroom	0	0.371	0.000	0.702	0.000
5-Bedroom	0	0.386	0.000	0.590	0.000
ATTACHED SINGLE FAMILY					
2-Bedroom	0	0.206	0.000	0.084	0.000
3-Bedroom	22	0.214	4.708	0.104	2.288
4-Bedroom	21	0.183	3.843	0.271	5.691
APARTMENT/CONDO					
Studio	39	0.000	0.000	0.000	0.000
1-Bedroom	180	0.058	10.440	0.032	5.760
2-Bedroom	177	0.129	22.833	0.064	11.328
3-Bedroom	45	0.199	8.955	0.115	5.175
TOTAL CHILDREN		50.779	30.242	14.016	16.106

Student enrollment calculations were derived using the above tables provided by the city/school districts.

Concept A would generate approximately 50 K-12 students, while concept B will generate approximately 60. That is about 5 additional students per grade.

On average only 1 in 3 brownstones and 1 in 10 apartments generate a student. By comparison, each single family home generates more than 1 student.

SOUTHEAST CORNER OF 5TH & WASHINGTON



SOUTHEAST CORNER OF 5TH & WASHINGTON



NORTH VIEW OF WASHINGTON & SPRING



NORTH VIEW OF WASHINGTON & SPRING



EAST VIEW OF OFFICE BUILDING ON WASHINGTON



SOUTHWEST CORNER OF 5TH & ELLSWORTH



SOUTHWEST CORNER OF 5TH & ELLSWORTH



BROWNSTONES ALONG 5TH AVENUE



BROWNSTONES ALONG 5TH AVENUE



AERIAL VIEW OF PLAZA



AERIAL VIEW OF BURLINGTON PLAZA



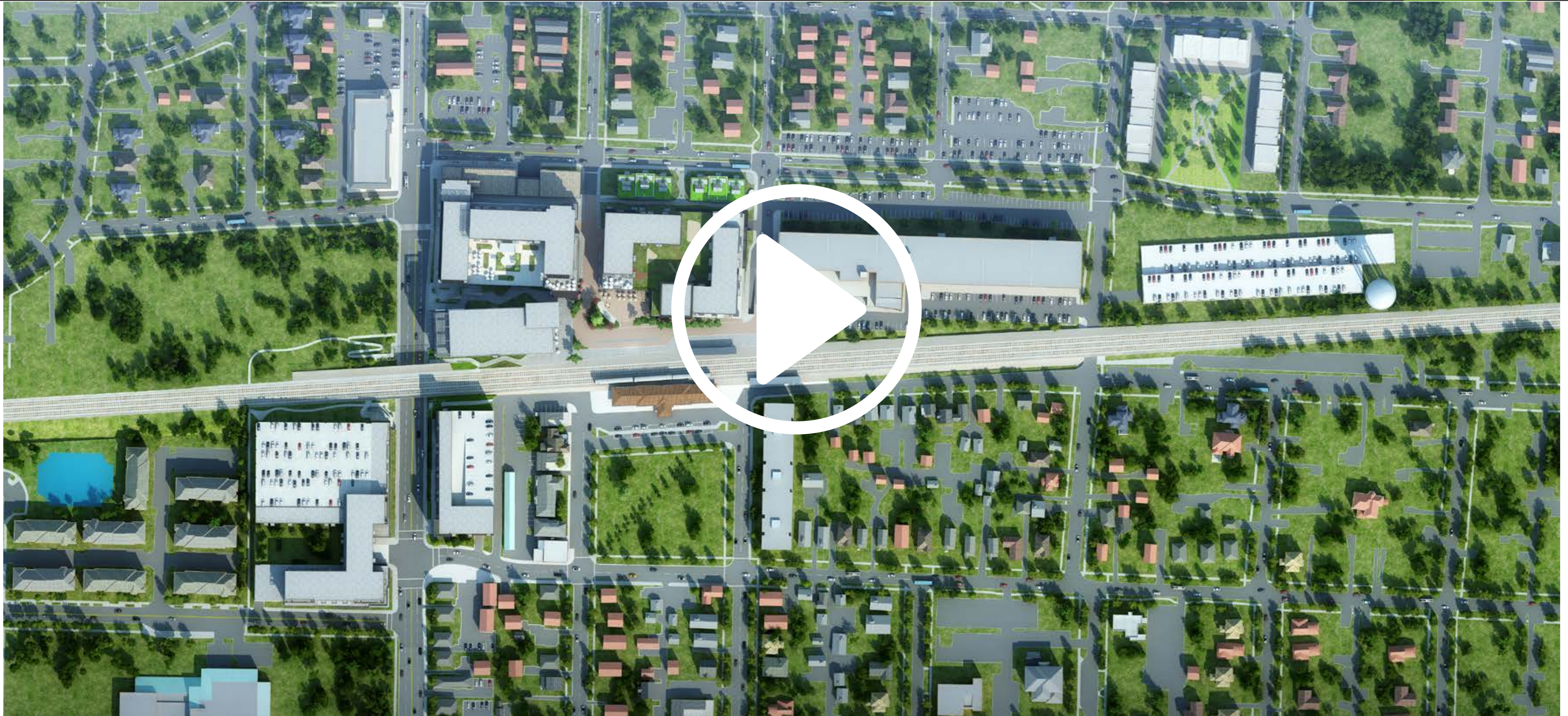
PEDESTRIAN VIEW OF BURLINGTON PLAZA

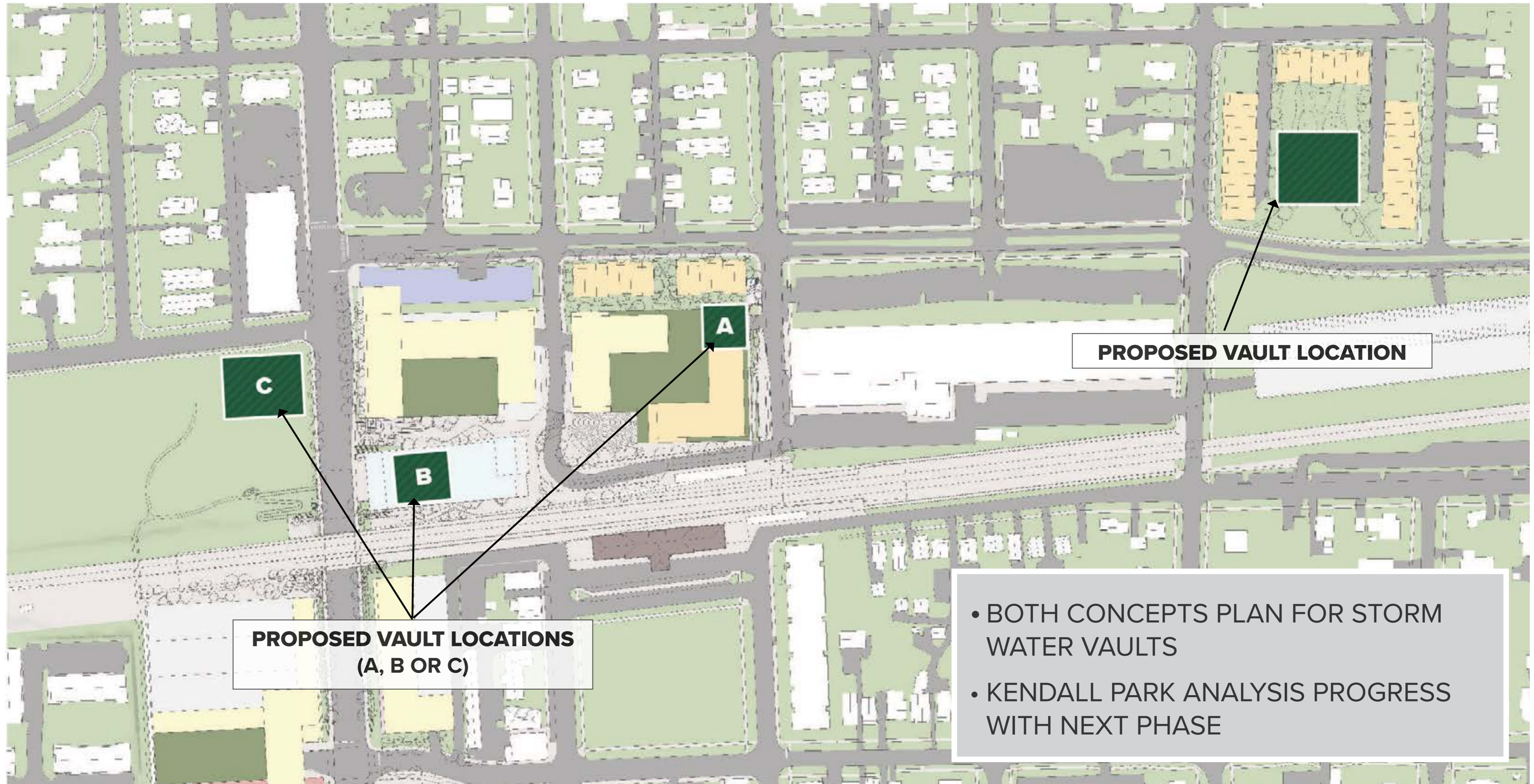


PEDESTRIAN VIEW OF BURLINGTON PLAZA









STORM
WATER
RATIOS

PARKING
CONCEPT A

PEDESTRIAN
ROUTES
CONCEPT B

GREEN / PUBLIC
SPACES
TRAFFIC

CONCEPT A	CURRENT ZONING	DEVELOPMENT RATIO*
Residential	2.25/unit	1.73
Office	3.3/1,000 SF	3.00
Retail	4.5/1,000 SF	1.70
CONCEPT B		
Residential	2.25/unit	1.93
Office	3.3/1,000 SF	2.14
Retail	4.5/1,000 SF	2.00



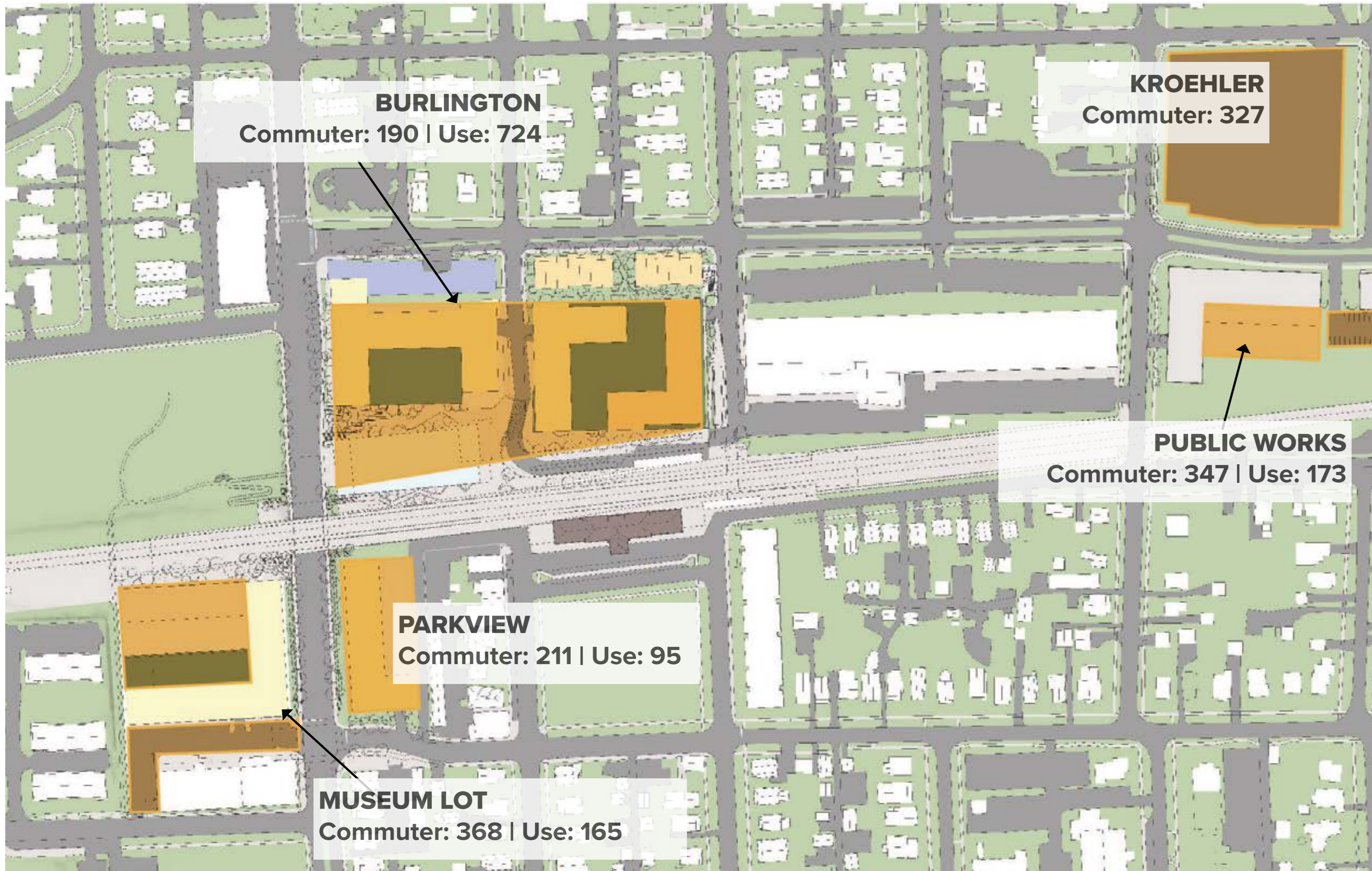
*SUBJECT TO CHANGE

STORM
WATER
RATIOS

PARKING
CONCEPT A

PEDESTRIAN
ROUTES
CONCEPT B

GREEN / PUBLIC
SPACES
TRAFFIC



	COMMUTER	USE
STREET PARKING	106	0
SERPENTINE LOT	132	0
DCM	368	165
PARKVIEW	211	95
BURLINGTON	190	724
PUBLIC WORKS	347	173
KROEHLER	327	0
TOTAL	1,681	1,157

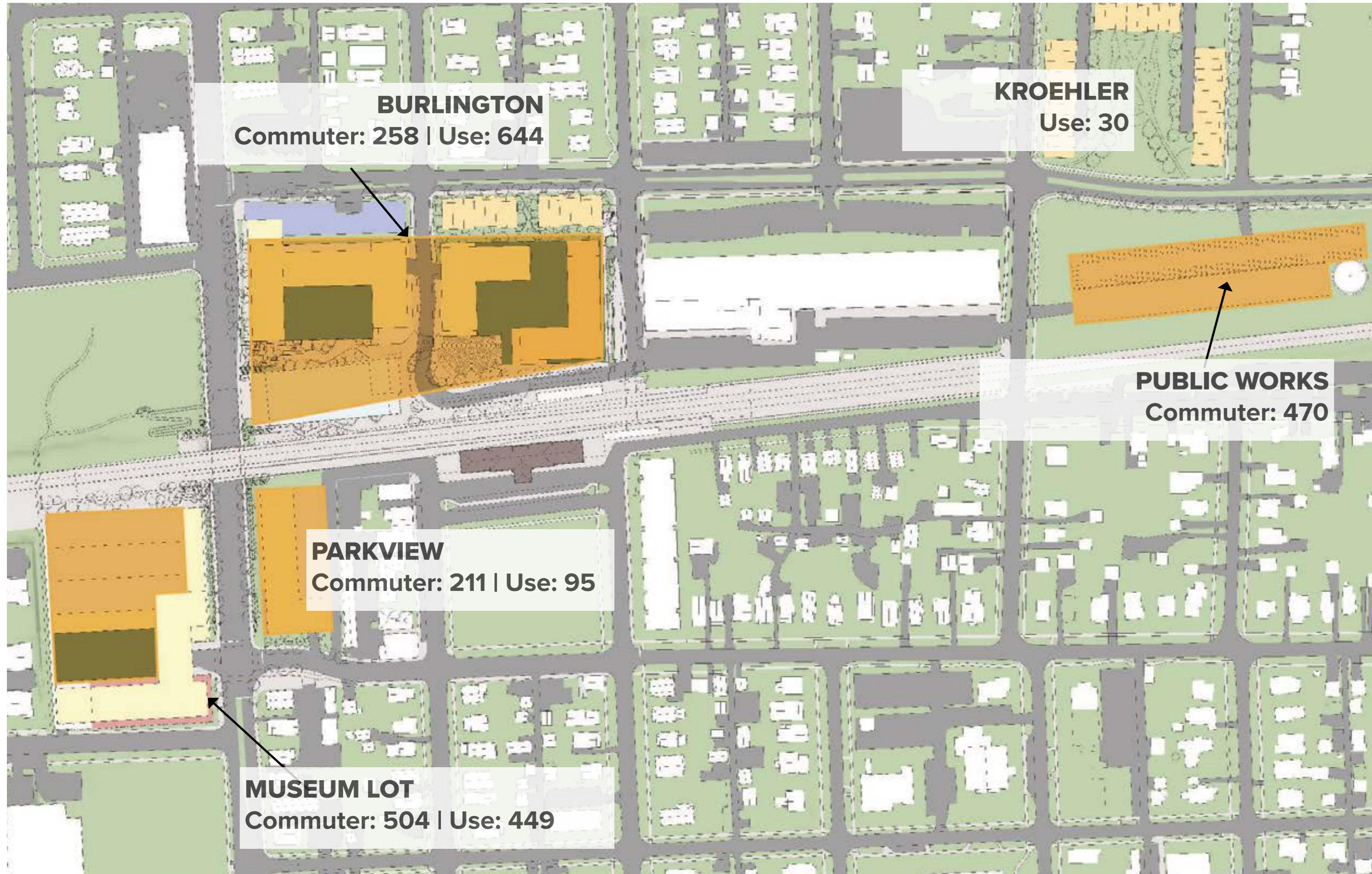
- BALANCED PARKING DISTRIBUTION
- MORE STALLS SOUTH OF THE TRACKS
- MINIMIZED INTERNAL RAMP MOVEMENTS

STORM
WATER
RATIOS

PARKING
CONCEPT A

PEDESTRIAN
ROUTES
CONCEPT B

GREEN / PUBLIC
SPACES
TRAFFIC



	COMMUTER	USE
STREET PARKING	106	0
SERPENTINE LOT	132	0
DCM	504	449
PARKVIEW	211	95
BURLINGTON	258	644
PUBLIC WORKS	470	0
KROEHLER	0	30
TOTAL	1,681	1,218

- BALANCED PARKING DISTRIBUTION
- MORE STALLS SOUTH OF THE TRACKS
- MINIMIZED INTERNAL RAMP MOVEMENTS

PEDESTRIAN /
BICYCLIST



TRANSIT



TRAFFIC /
PARKING



1
CONCEPT
CREATION

- ▶ REVIEW POTENTIAL PEDESTRIAN AND BICYCLE CONNECTIONS
 - Blend initial design concepts with planning principles

- ▶ INCORPORATE TRANSIT ACCESS ON NORTH SIDE OF TRACKS
- ▶ MAINTAIN TRANSIT ACCESS ON SOUTH SIDE OF TRACKS

- ▶ CONFIRM EXISTING RIGHT-OF-WAY
- ▶ SITE LAYOUT TO ACCOMMODATE IMPROVEMENTS AT KEY INTERSECTIONS
- ▶ IDENTIFY PARKING PLAN - IMPROVED DISTRIBUTION

2
CONCEPT
REFINEMENT

- ▶ IDENTIFY PLAN ADJUSTMENTS
 - Integrate internal network with external pedestrian and bicycle routes (e.g., sidewalks, tunnel, bike storage/parking, etc.)

- ▶ ENGAGE PACE SUBURBAN BUS ON ACCESS, CIRCULATION, AND LOADING

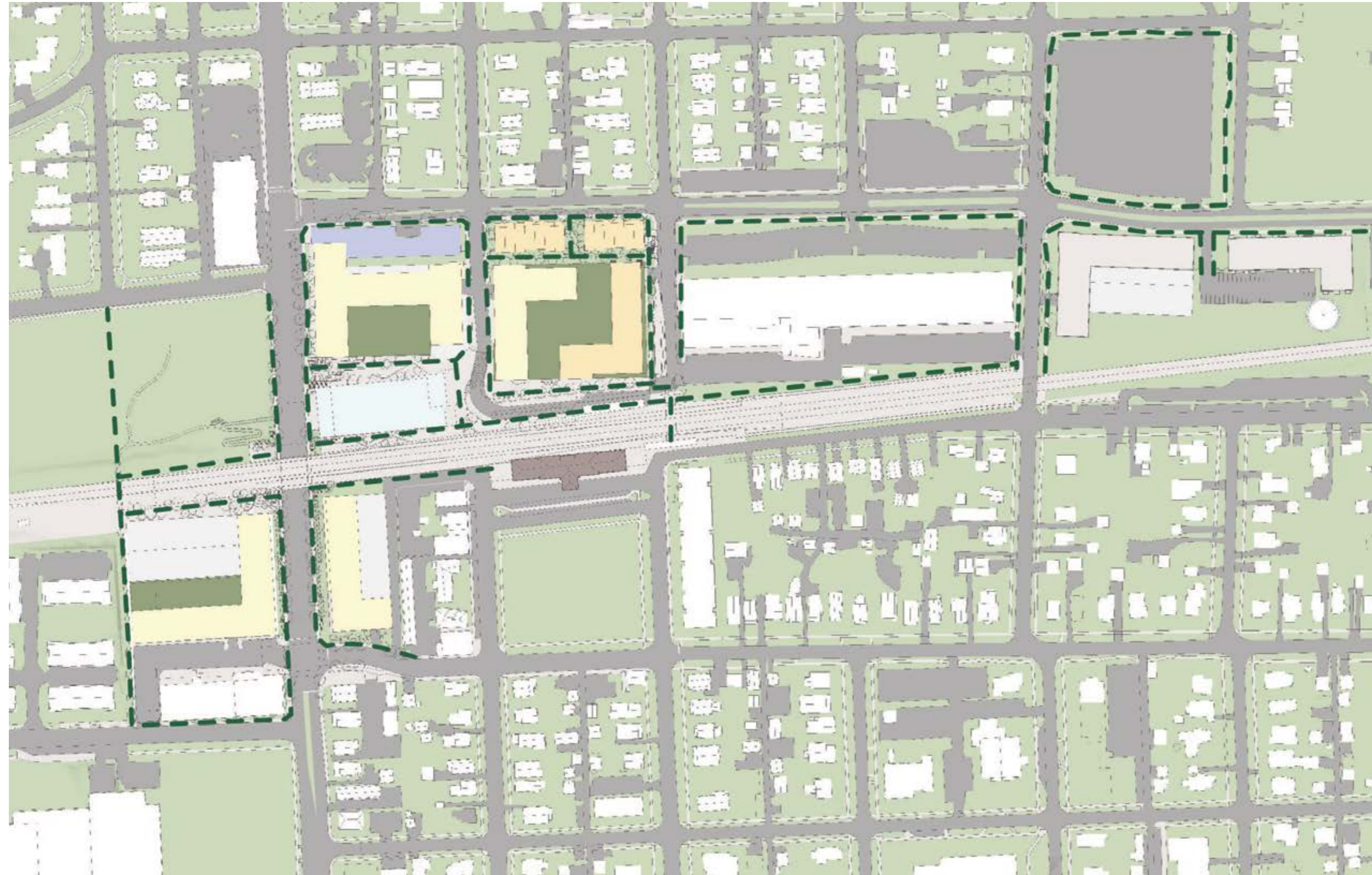
- ▶ REVIEW PARKING SUPPLY, DECK ACCESS, AND CIRCULATION
- ▶ INITIATE TRAFFIC IMPACT STUDY STEPS
 - Inform plan refinement
 - Potential data collection and initial assessment

3
CONCEPT
FINALIZATION

- ▶ FINALIZE MULTIMODAL ACCESS AND CONNECTIONS
 - Define crossing enhancements on 5th Avenue and at key intersections
 - Integrate new pedestrian underpass west of Washington Street
 - Refine plans for existing Ellsworth Street underpass
 - Define accessibility routes

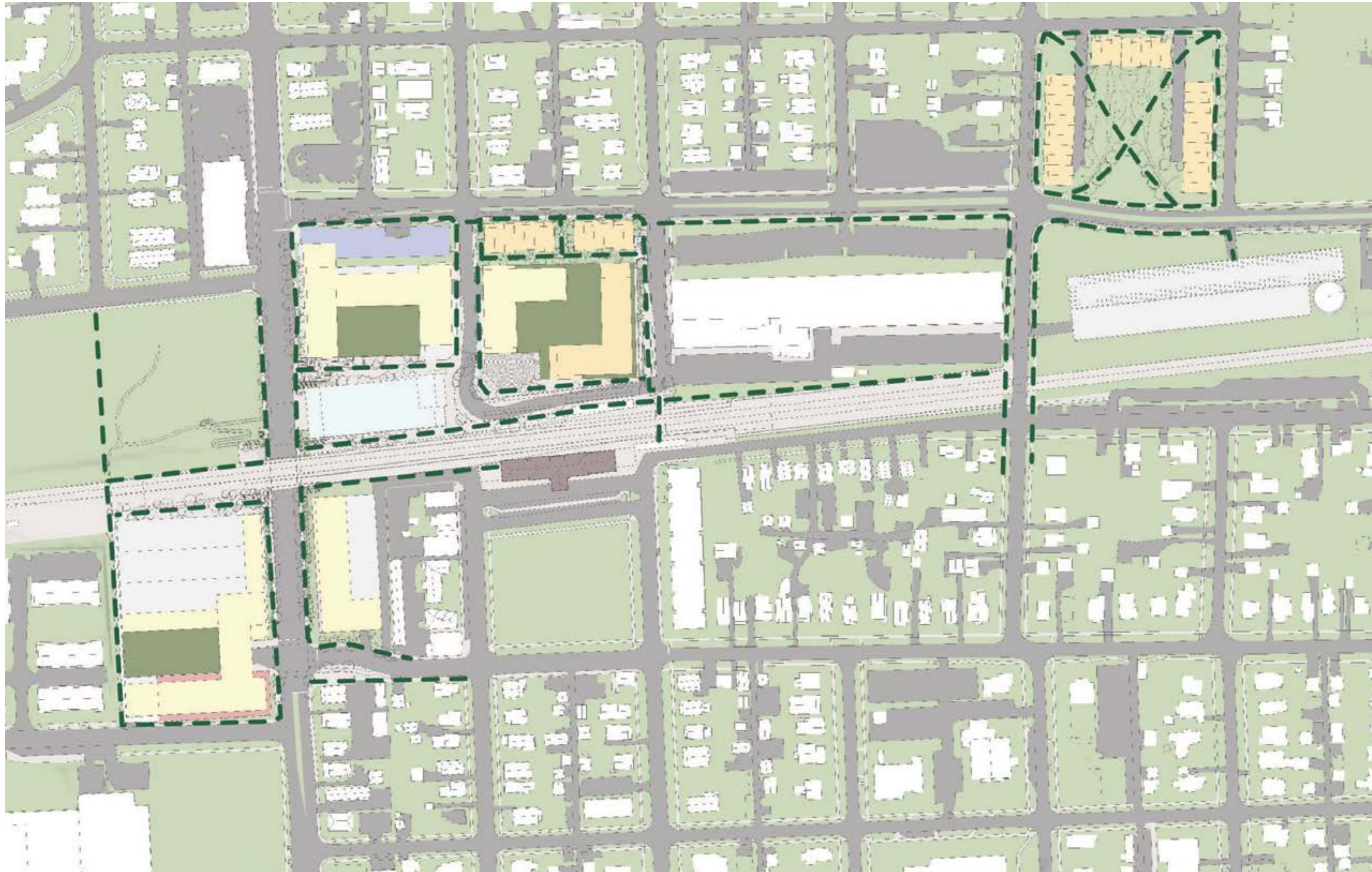
- ▶ EVALUATE TRANSIT ACCESS, CIRCULATION, AND LOADING
 - Review turning maneuvers for bus access along two-way North Avenue
- ▶ CONSIDER CONNECTIVITY TO PLATFORM

- ▶ COMPLETE TRAFFIC IMPACT STUDY
 - Detailed analysis of existing and future traffic conditions
 - Finalize recommendations
- ▶ REVIEW LOADING ACTIVITY
 - Curbside activity (e.g., taxi, Uber/Lyft, kiss-and-ride)
 - Truck access and circulation



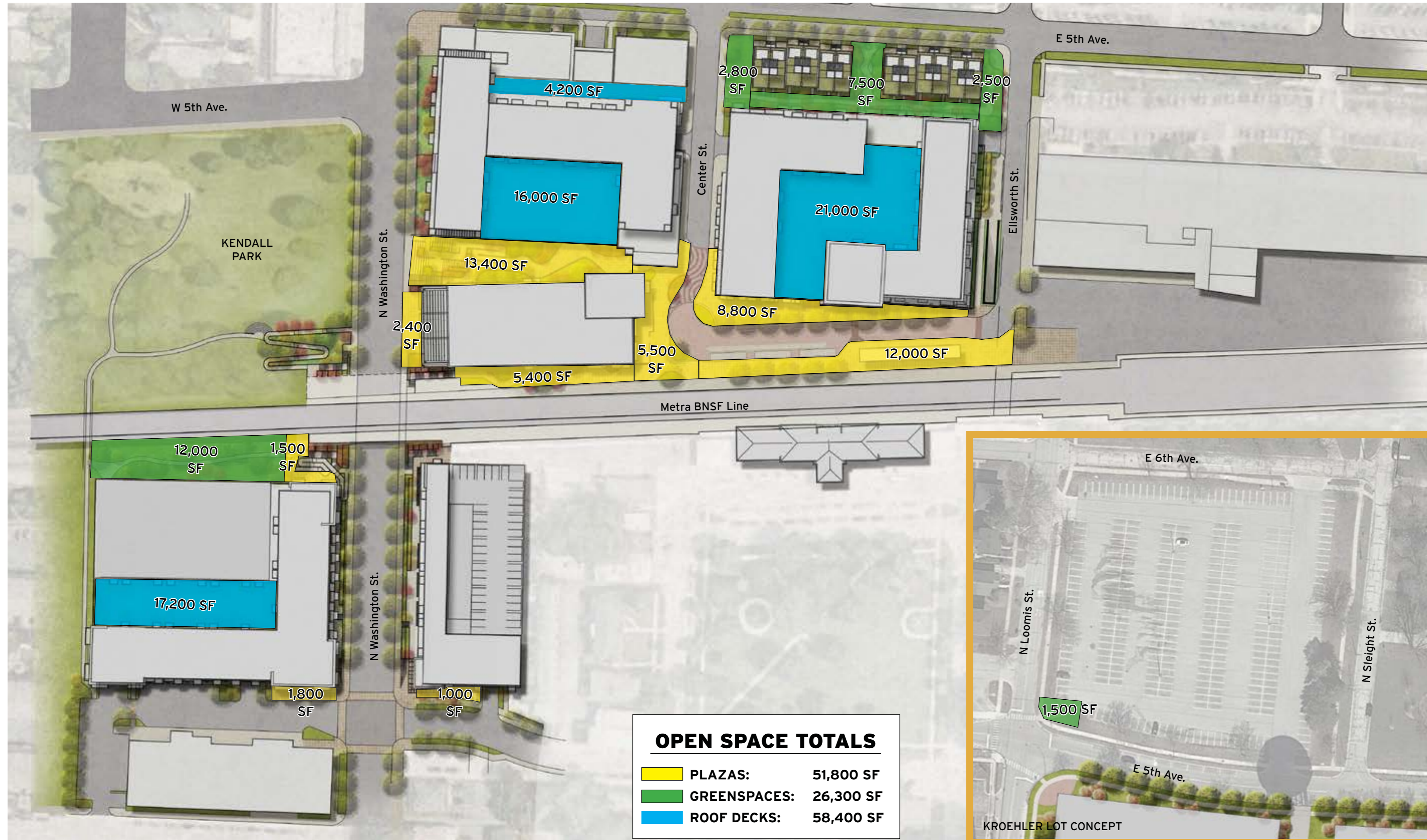
- IMPROVED SAFETY & ENHANCED EXPERIENCE ALONG PEDESTRIAN ROUTES
- ADDITIONAL DETAIL AS CONCEPT(S) PROGRESS



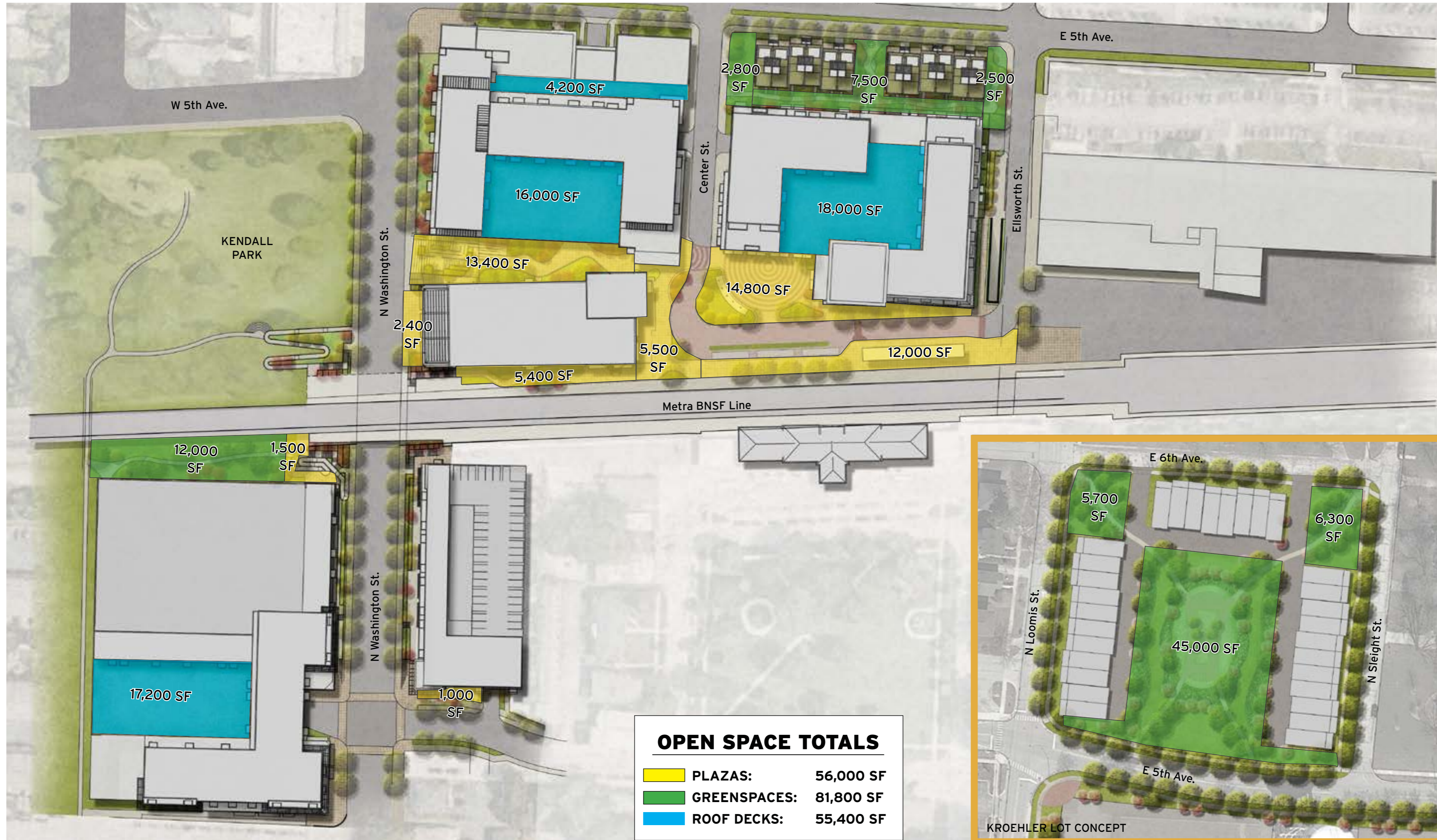


- IMPROVED SAFETY & ENHANCED EXPERIENCE ALONG PEDESTRIAN ROUTES
- ADDITIONAL DETAIL AS CONCEPT(S) PROGRESS





				STORM WATER	PARKING	PEDESTRIAN ROUTES	GREEN / PUBLIC SPACES
				PLAZA B	LIVING STREET	TRANSIT PLAZA	KROEHLER B
CONCEPT A	CONCEPT B	PLAZA ACCESS	PLAZA A				



WASHINGTON STREET PEDESTRIAN ACCESS

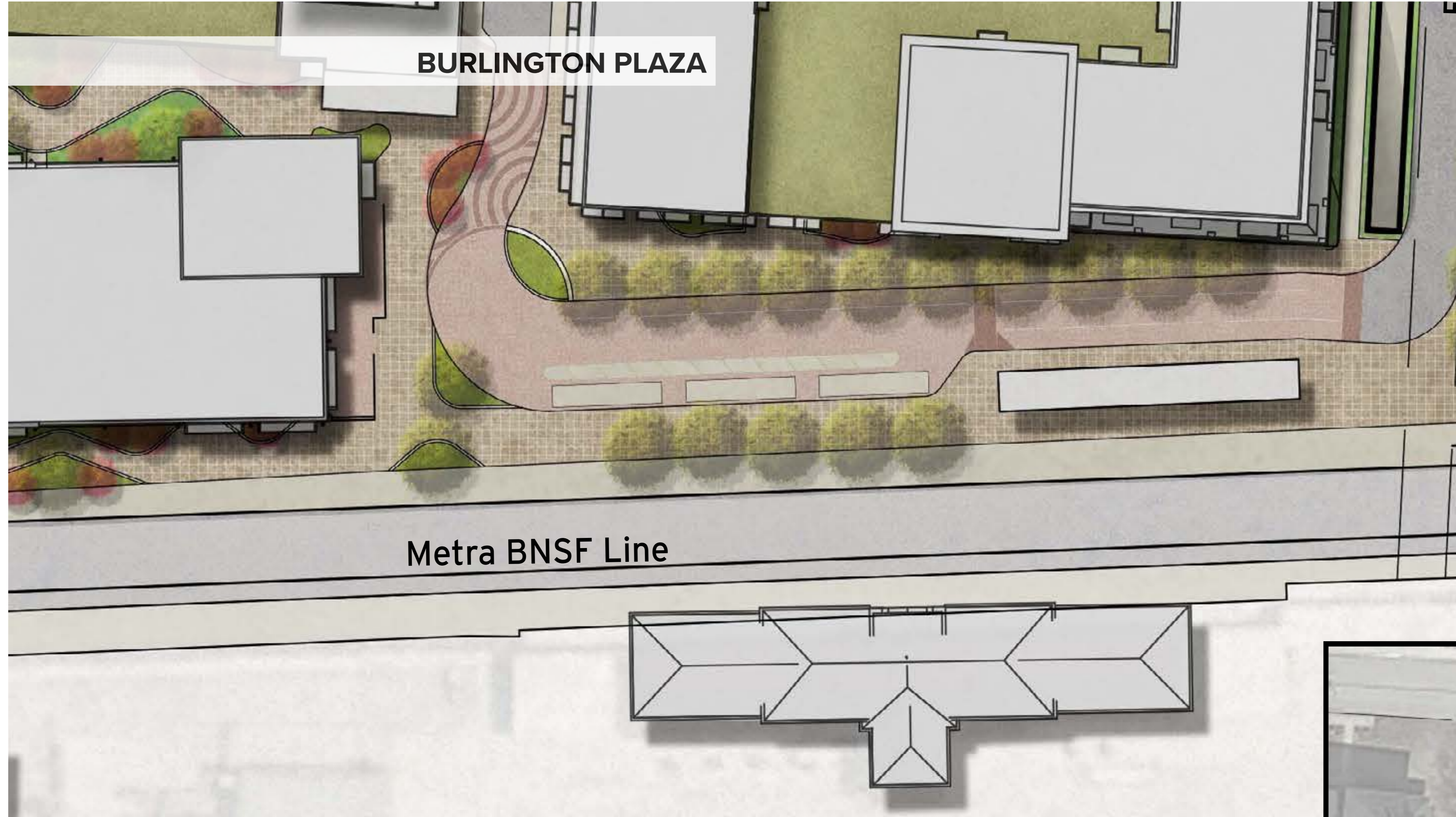
N Washington St.

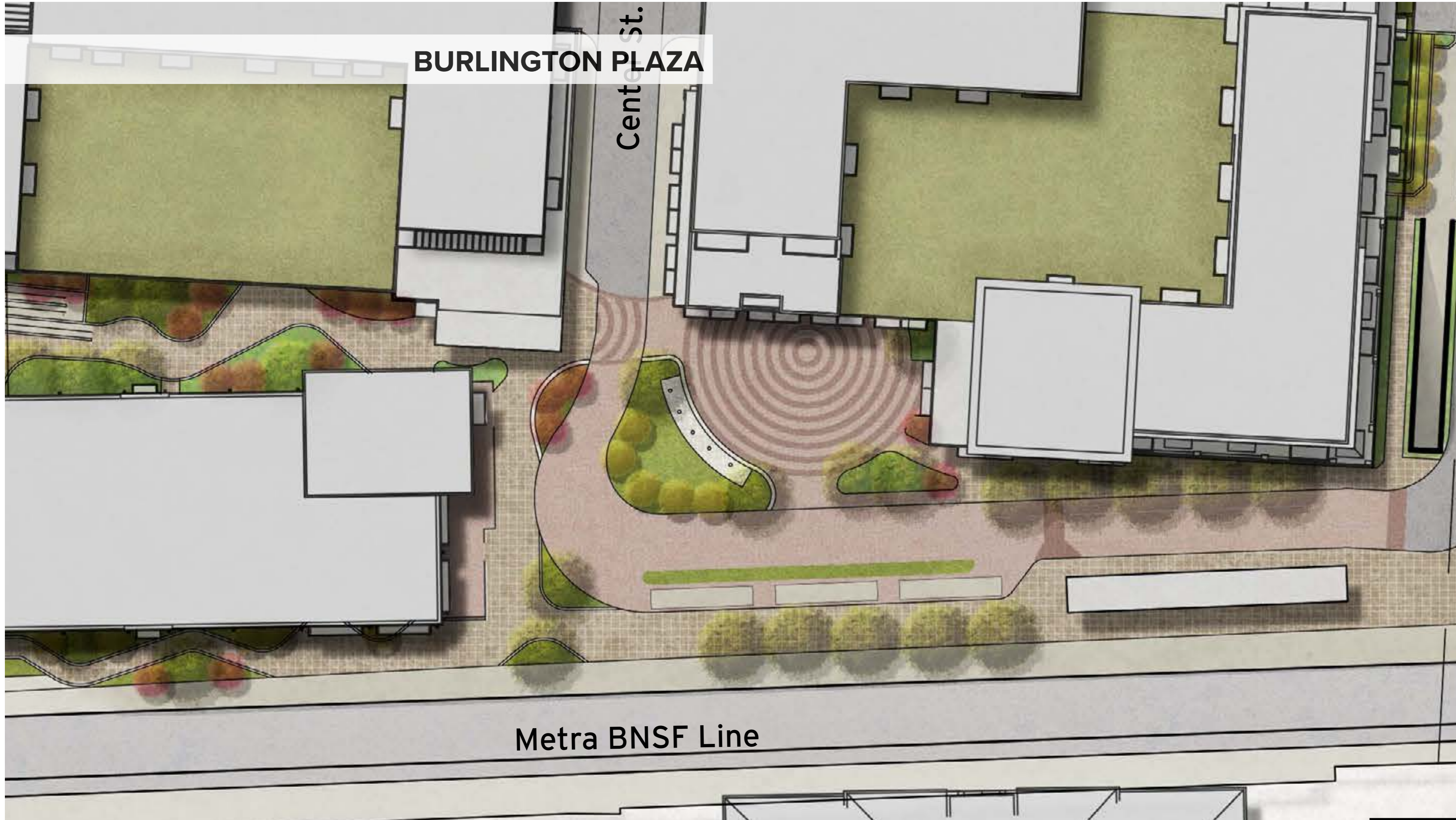
Center St.



BURLINGTON PLAZA

Metra BNSF Line





STORM
WATER

PARKING

PEDESTRIAN
ROUTES

GREEN / PUBLIC
SPACES

CONCEPT A

CONCEPT B

PLAZA ACCESS

PLAZA A

PLAZA B

LIVING STREET

TRANSIT PLAZA

KROEHLER B

BATAVIA, IL

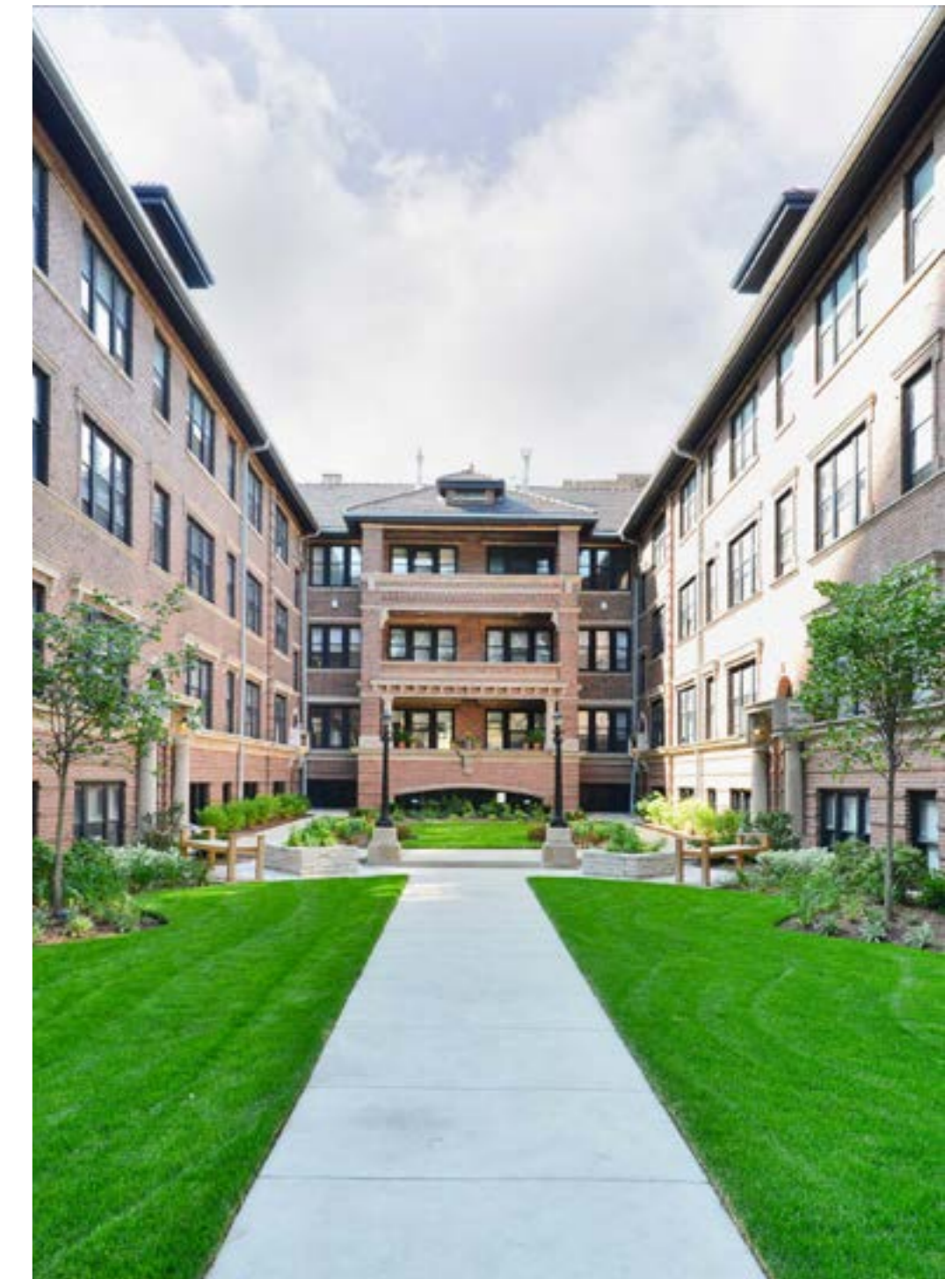
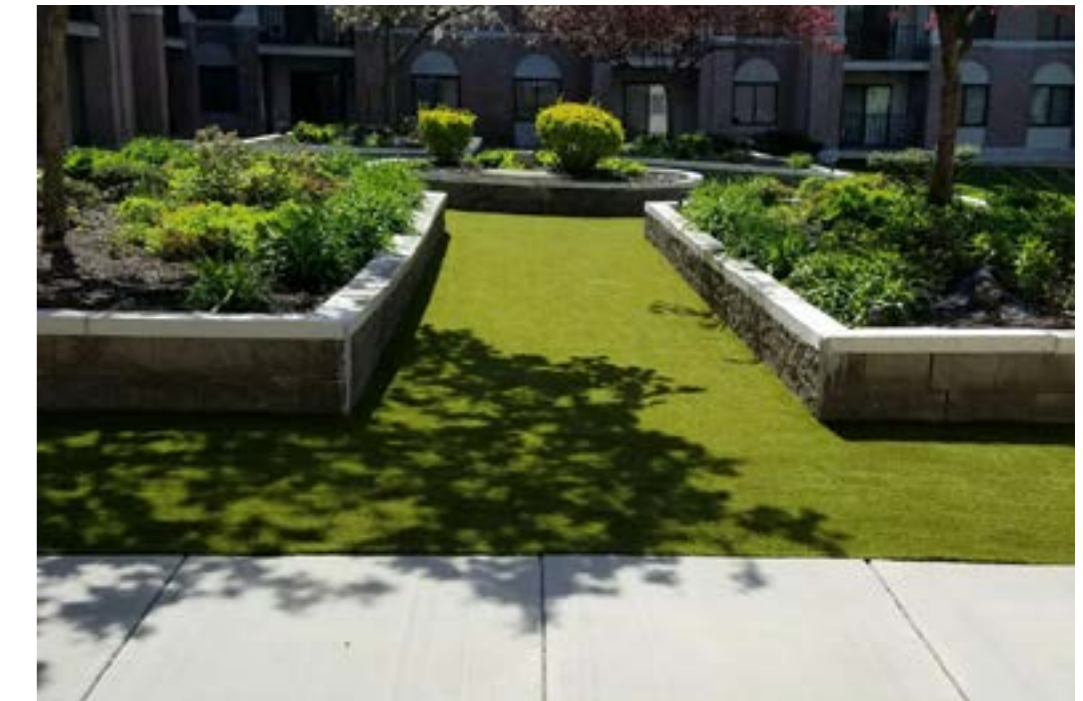


OAK PARK, IL



WHEATON, IL





The purpose of this Preliminary Concept Budget Model is to:

- Begin to build a **framework** for the project's scope and potential costs
- Serve as a means of **communicating** potential cost-related issues
- Begin to **identify** areas for cost compression and value engineering

Please note, **these costs are not final**. They will change and additional detail will be provided as the concept is refined.

USES	CONCEPT A BUDGET	CONCEPT B BUDGET
LAND		
Approximately 14 acres	TBD	TBD
PARKING		
Commuter Parking	\$55,417,961	\$51,985,076
PRODUCT TYPE		
Multifamily (Rental Units)	\$154,265,328	\$149,993,035
Condominiums (Sale Units)	\$21,775,147	\$28,159,397
Brownstones (Sale Units)	\$7,829,045	\$21,619,309
Office	\$43,291,266	\$43,291,266
Retail	\$8,760,000	\$15,106,620
Flex Space	\$14,472,735	\$12,353,055
INFRASTRUCTURE / IMPROVEMENTS		
Site Work	\$5,958,499	\$7,466,890
5th Ave Added Turn Lane	\$316,045	\$316,045
North Ave Re-Alignment	\$755,560	\$755,560
Ellsworth Tunnel Improvements	\$2,750,000	\$2,750,000
New Pedestrian Tunnel	\$4,500,000	\$4,500,000
Water Tower Relocation	\$1,750,000	\$1,750,000
5th Ave Corridor Improvements	\$986,786	\$986,786
Washington Corridor Improvements	\$3,353,006	\$3,353,006
PACE/Kiss-n-Ride (South Side)	\$500,000	\$500,000
Public/Greenspace/Landscaping	\$1,891,723	\$2,053,597
Demo/Environmental	\$2,400,871	\$2,719,711
Site Improvements (Development)	\$680,384	\$680,384
Storm Water Mgmt (Kroehler/Burlington)	\$2,072,100	\$2,072,100
Storm Water Mgmt (Kendall Park/Mill)	TBD	TBD
TOTAL PROJECT COST	\$333,726,456	\$352,411,837

KEY DIFFERENCES IMPACTING BUDGETS

CONCEPT A	CONCEPT B
HEIGHT	
Generally 2-4 stories	Generally 4-6 stories
USES	
Program aligns with Working Group analysis	Program aligns with Working Group analysis. Concept B also offers additional residential options and flexibility to accommodate other uses (ie - residential, commuter parking etc.)
GREENSPACE	
Concept A adds approximately 78,000 square feet of public/greenspace	Concept B offers an opportunity to incorporate additional public/greenspace
**Additional enhancements to existing parks are recommended as the concept(s) are refined.	
KROEHLER PARKING LOT	
Concept A assumes this lot remains surface parking for commuters	Concept B moves existing parking to PW lot and replaces with residential (brownstones) and greenspace
DUPAGE CHILDRENS MUSEUM	
Concept A assumes the DCM will remain in place	Concept B assumes the DCM is relocated offsite

OPPORTUNITIES

As we move forward, we will continue to refine the concept in an effort to achieve a final outcome that is both bold and truly enhances the community. Specifically, including

Plaza Space

- Further refinement should focus on increasing the overall area, amenities and experience within the public spaces.

Greenspace

- We recommend integrating the existing parks into the overall greenspace master plan.
- Adjust the orientation of the Kroehler brownstones to provide a greenspace the entire community to use

Enhance Walkability

- Continue to focus on providing program uses that are essential to the surrounding community - fitness, grocer, food service, etc.
- Provide preliminary traffic data
- Show safe walking paths for students walking to Ellsworth Elementary and Washington Jr. High

Financials

- Refine the financials to include market data, tax revenue and funding sources

We sincerely appreciate the time the community, City Staff and City Council have given to this effort.

The Ryan Team

