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 OKW
Architects

RIVER SQUARE

NAPERVILLE, ILLINOIS

APPEAL PACKAGE

September 16, 2019



WHERE IS RIVER SQUARE?

River Square sits on the edge of Naperville's downtown district. The building is not historic in nature.



S Washington St

Downtown District

Surface Parking

E Chicago Ave

Naperville Riverwalk

1-story Retail Building

2-story Office Building

Downtown District



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

RIVER SQUARE RETAIL

22 E Chicago Ave . Naperville, IL

September 16, 2019 Project #: 18086

WHY THE CHANGE?

The existing conditions of the architecture and signage prevent this shopping center from living up to its full potential as a vibrant retail destination within the Naperville downtown district.



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PROBLEMATIC CONDITIONS



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UNDERSTANDING THE CONTEXT

Other buildings in downtown Naperville have painted masonry facades. The refreshed aesthetic of River Square would nicely complement the surrounding context.



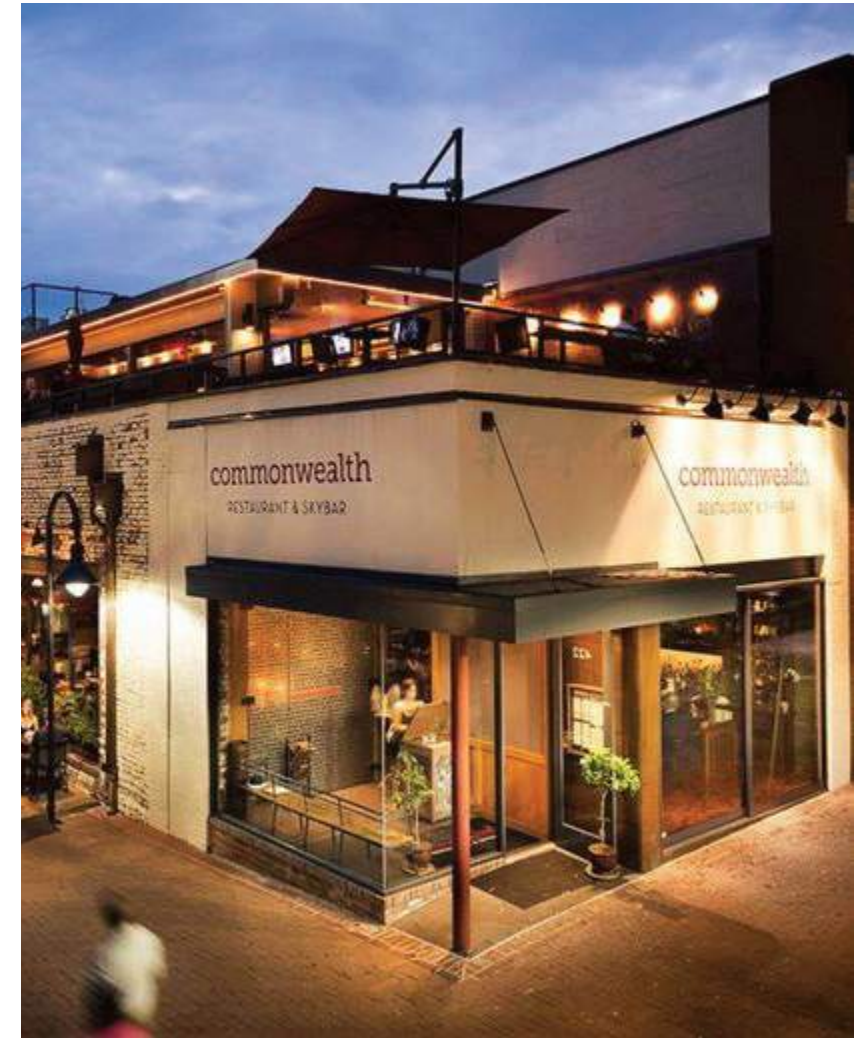
VISION & PROPOSED IMPROVEMENTS

GOALS

- IMPROVE LEASING THROUGH A MODERN REFRESHED AESTHETIC
- MINIMIZE ANY TENANT INTERRUPTION

PROPOSED SCOPE:

- PAINT BUILDING - 2-TONE SCHEME
- REMOVE AWNINGS
- RELOCATE TENANT SIGNS
- INTRODUCE DRAMATIC LIGHTING
- INTERIOR RENOVATIONS
- FULL GRAPHIC OVERHAUL (LOGO, SIGNAGE, BRAND MATERIALS, ETC)
- INTRODUCE NEW SIGNAGE PROGRAM:
 - TENANT BLADE SIGNS
 - NEW MONUMENT SIGNS



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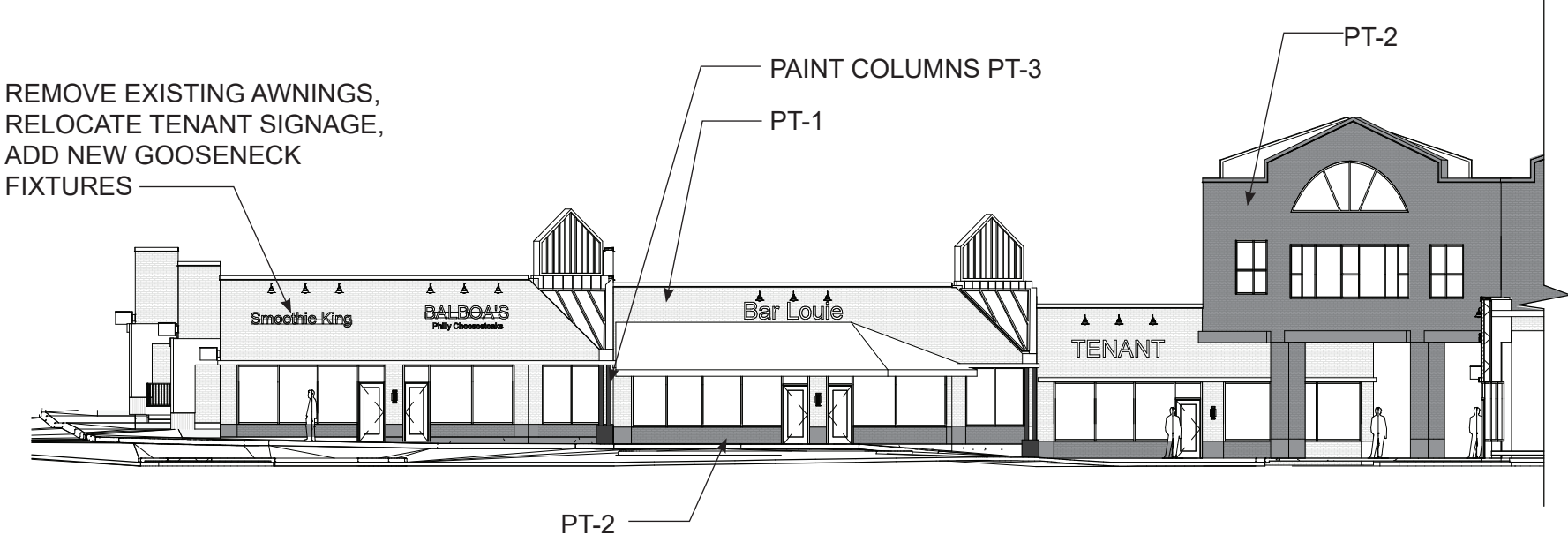
PROPOSED IMPROVEMENTS RENDERING



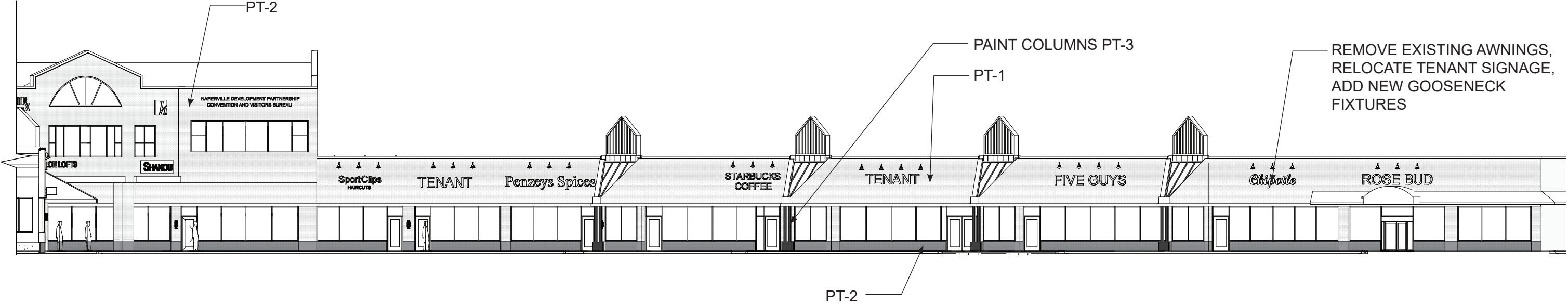
PROPOSED IMPROVEMENTS ELEVATIONS

NOTE:
ALL ELEVATIONS OF THE BUILDING TO BE PAINTED. THE REAR ELEVATIONS WOULD FOLLOW THE SAME LOGIC ESTABLISHED ON THE NORTH/WEST ELEVATIONS. NO OTHER DESIGN CHANGE IS PROPOSED FOR THE REAR ELEVATIONS.

- PT-1, BENJAMIN MOORE 1611 'GRAYTINT'
- PT-2, BENJAMIN MOORE, 1608 'ASHLAND SLATE'
- PT-3, BENJAMIN MOORE, 1610 'FRENCH BERET'



WEST ELEVATION
SCALE: 1" = 20'-0"



NORTH ELEVATION
SCALE: 1" = 20'-0"

PROPOSED IMPROVEMENTS INTERIOR

PROPOSED SCOPE:

CORRIDORS

- NEW CARPET TILE THROUGHOUT
- NEW WALL PAINT
- NEW ACCENT PAINT (AT DOORS, TRIM)

RESTROOMS

- NEW FLOOR TILE
- NEW WALL TILE
- NEW SOLID SURFACE VANITY W/ NEW LAVATORIES AND FAUCETS
- NEW LIGHTING
- NEW PAINT THROUGHOUT
- NEW STAINLESS STEEL TOILET PARTITIONS

ELEVATOR LOBBY

- NEW FLOORING
- NEW WALL PAINT
- NEW MILLWORK TENANT DIRECTORY

CORRIDOR

CARPET TILE
MOHAWK: CHITALPA 959 'KOFA'



CARPET TILE
INSTALLATION VIEW (REPRESENTATIVE OF
PATTERN, NOT COLOR)

RESTROOMS



FLOOR TILE
18X35, EMSER TILE 'BLUE EMOTION'



WALL TILE (BEHIND TOILETS):
WHITE SUBWAY TILE WITH DARK
GROUT

LOBBY



INSPIRATION FOR NEW TENANT DIRECTORIES



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PROPOSED IMPROVEMENTS SITE



KAX LED Size 1
LED Area Luminaire



NEW TRASH CANS
(REFRESHED AESTHETIC)



NEW MONUMENT SIGN
(REFRESHED AESTHETIC AND CURB APPEAL)

NEW PARKING LIGHTING
(IMPROVED PEDESTRIAN EXPERIENCE AND SAFETY)

PROPOSED IMPROVEMENTS BRANDING

CURRENT

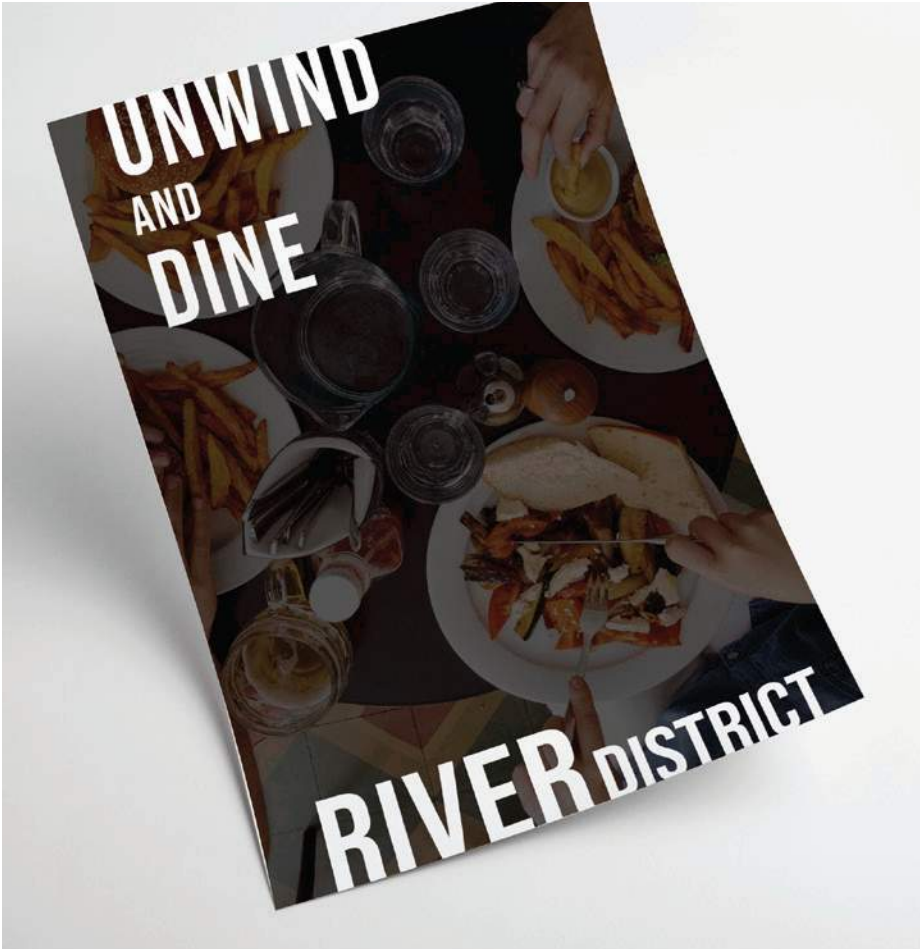
RIVER SQUARE



PROPOSED



- NEW NAME
- NEW PROMOTIONAL MATERIALS
- NEW WEBSITE



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