

# WE BUILD STORIES



5th Avenue Development  
City Council Workshop #2  
Naperville, Illinois  
February 20, 2018

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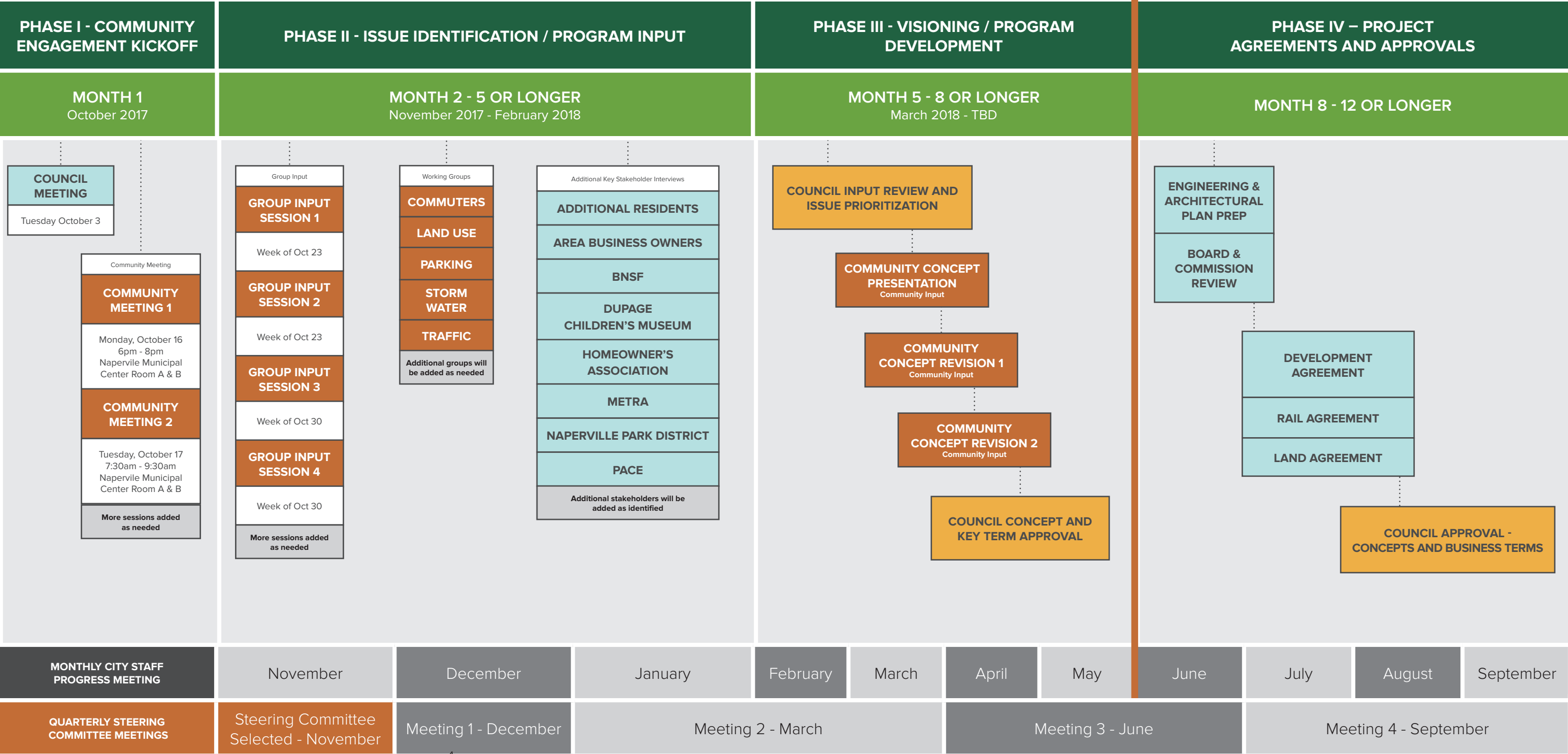


# 5TH AVENUE REDEVELOPMENT PROCESS PLAN

AS OF OCTOBER 3

**RYAN**

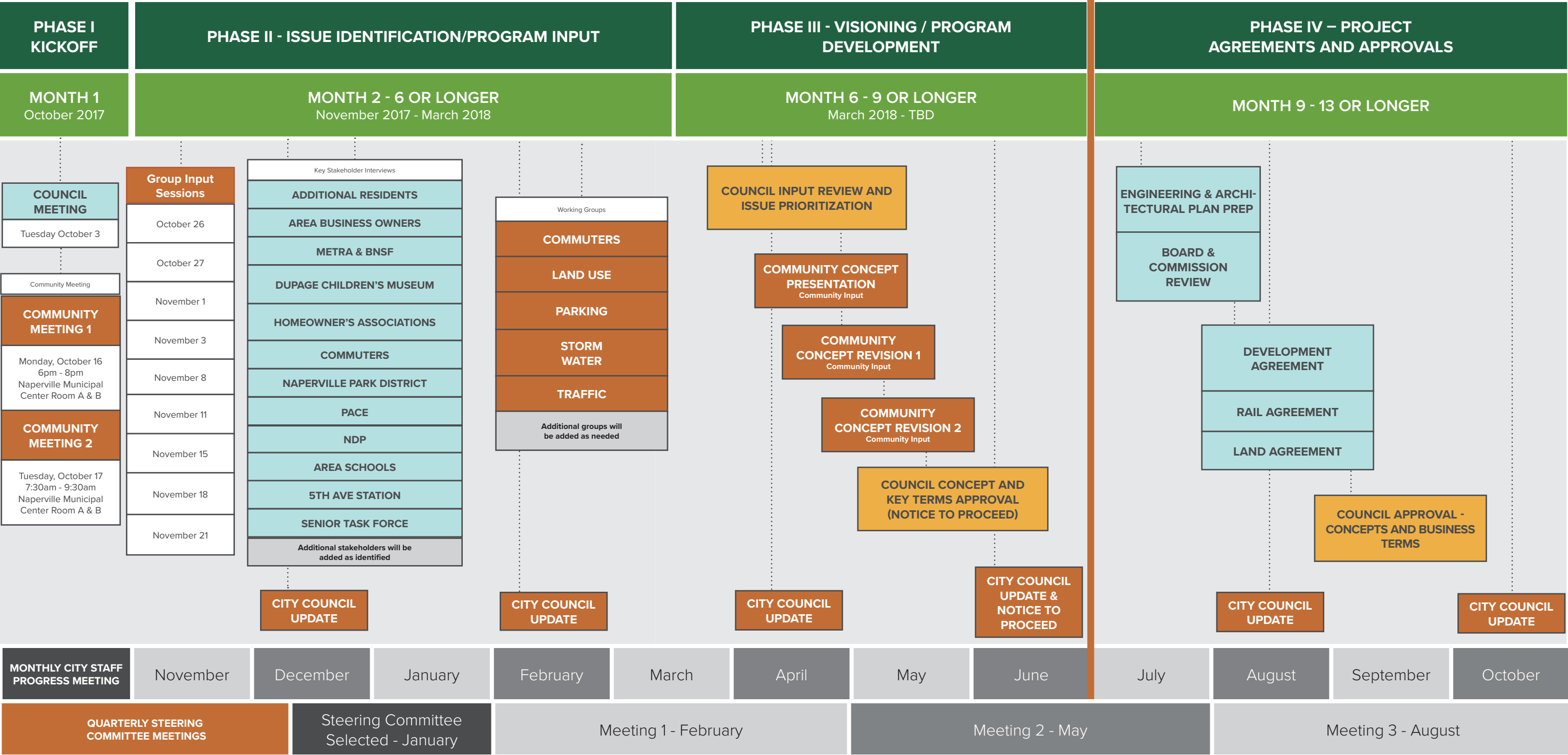
**EXECUTIVE SUMMARY:** The 5th Avenue Redevelopment Process Plan details the approach that will be used to: I. gain input from individuals, groups and key stakeholders in the Naperville community, II. identify key issues and opportunities, and III. complete related due diligence and issue investigation,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



# 5TH AVENUE DEVELOPMENT COMMUNITY ENGAGEMENT PLAN AS OF FEBRUARY 20



**EXECUTIVE SUMMARY:** The 5th Avenue Development Engagement 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 development of the 5th Avenue property.





## SECTION 2

# Results of the Initial Survey

### 617 Total Respondents

270 Commuters (44%)

347 Non-Commuters (56%)

At the request of the city manager the survey results have been separated by commuters vs. non-commuters. In many cases the priorities and concerns were the same across both groups. The initial survey findings are consistent with the feedback we received throughout the engagement process.

### How do you currently commute to the Naperville Metra Station? (MULTIPLE CHOICE – asked daily commuters only)

Commuters overwhelmingly drive to the station, followed by walkers. Many commuters use multiple modes of transportation (i.e. drive some days, take the bus others, etc.). Less than 10% of daily commuters ever ride the bus or bike.

<b>Drive</b>	<b>181</b>	<b>67%</b>
<b>Walk</b>	<b>54</b>	<b>20%</b>
Kiss-n-Ride	28	10%
Bus	25	9%
Bike	19	7%

### What are you concerned about most when it comes to parking at the 5th Avenue Station? (MULTIPLE CHOICE – asked daily commuters only)

The parking lot wait list and road construction are the most common concerns regarding commuter parking at 5<sup>th</sup> avenue. Road construction in general was a common concern noted throughout the survey responses.

<b>Parking Waiting List</b>	<b>68</b>	<b>25%</b>
<b>Road Construction During Peak Periods</b>	<b>62</b>	<b>23%</b>
Ease of Entering and Exiting Parking Lots	51	19%
Time to Park	37	14%
Other	30	11%
Not Concerned	22	8%

Most common comment was concern over losing current parking spot.



### Do you have apprehension about any of the following in regards to safety? (MULTIPLE CHOICE)

Commuters and non-commuters shared the same top concern – street crossing. While the second most popular response for non-commuters was speeding, commuter’s next most popular response was “no concerns.”

<b>Non-Commuters</b>		
<i>Adequate Lighting</i>	103	30%
Bicycle Facilities	61	18%
<b>Street Crossing</b>	<b>193</b>	<b>56%</b>
<b>Speeding</b>	<b>155</b>	<b>45%</b>
Train Crossing	86	25%
<i>No concerns</i>	81	23%
<b>Commuters</b>		
<i>Adequate Lighting</i>	63	23%
Bicycle Facilities	33	12%
<b>Street Crossing</b>	<b>112</b>	<b>41%</b>
<i>Speeding</i>	74	27%
Train Crossing	44	16%
<b>No concerns</b>	<b>79</b>	<b>29%</b>

Top write-in comment was concerning traffic congestion.

### Do you feel this area should have a pedestrian connection to downtown Naperville (e.g. sidewalks, elevated walkway)?

Both groups overwhelmingly agree that there should be a better pedestrian connection to the downtown area.

<b>Non-Commuters</b>	
Yes	<b>81%</b>
No	19%
<b>Commuters</b>	
Yes	<b>71%</b>
No	29%



### In your opinion which pedestrian/bicycle features are most important in any future development? (TOP THREE)

Commuters and non-commuters agree that sidewalks are the most important pedestrian/bicycle feature for the 5<sup>th</sup> Avenue development. Greenspace/trees and lighting rounded out the top three for both groups.

<b>Non-Commuters</b>		
<b>Sidewalks</b>	<b>223</b>	<b>64%</b>
<b>Open/green space for pedestrians</b>	<b>135</b>	<b>39%</b>
<b>Lighting</b>	<b>132</b>	<b>38%</b>
<b>Separated Bicycle Paths</b>	<b>130</b>	<b>37%</b>
Trees	111	32%
Signage (crosswalks)	69	20%
Accom. for people with disabilities	54	16%
Bicycle Parking	47	14%
Pedestrian Benches	45	13%
Public Art	18	5%
<b>Commuters</b>		
<b>Sidewalks</b>	<b>177</b>	<b>66%</b>
<b>Lighting</b>	<b>106</b>	<b>40%</b>
<b>Separated Bicycle Paths</b>	<b>88</b>	<b>33%</b>
<b>Trees</b>	<b>69</b>	<b>26%</b>
Open/green space for pedestrians	65	24%
Signage (crosswalks)	58	22%
Bicycle Parking	57	21%
Accom for people with disabilities	22	8%
Pedestrian Benches	18	7%
Public Art	11	4%

### How do you use the existing parks surrounding the 5th Avenue Development? (MULTIPLE CHOICE)

The most popular response for both commuters and non-commuters was "I don't use the existing parks." The majority of those that do use the parks use it for children to play.

<b>Non-Commuters</b>		
<i>Children Play</i>	129	37%
Family Events/Picnics	46	13%
Walking Dogs	81	23%
<b>I don't use the existing parks</b>	<b>151</b>	<b>44%</b>
<b>Commuters</b>		
<i>Children Play</i>	60	22%
Family Events/Picnics	19	7%
Walking Dogs	26	10%
<b>I don't use the existing parks</b>	<b>182</b>	<b>67%</b>

**I think the amount of parks/green space is adequate for the area. (1=strongly disagree, 3=no opinion, 5=strongly agree).**

Both groups generally had no opinion about the adequacy of the parks/green space in the area.

<b>Non-Commuters</b>
3.05
<b>Commuters</b>
3.32

3 = no opinion

**Do you feel the appearance of the streets in the surrounding area is adequate?**

Both groups agreed that the appearance of the streets is adequate although a greater percentage of non-commuters are unhappy with the street appearance than commuters.

<b>Non-Commuters</b>	
Yes	<b>54%</b>
No	<b>46%</b>
<b>Commuters</b>	
Yes	<b>65%</b>
No	<b>35%</b>

Most common comment was regarding the run-down look of the old city building and parking lots.

**Which of the following features would you most like to see included in the area? (MULTIPLE CHOICE)**

Both groups agreed that improved streetscape, additional commuter parking and restaurants/coffee bar are the top three things they would like to see within the development.

<b>Non-Commuters</b>		
<b>Improved Streetscape</b>	<b>210</b>	<b>61%</b>
<b>Restaurants/Coffee Shop</b>	<b>197</b>	<b>57%</b>
<b>Additional Commuter Parking</b>	<b>164</b>	<b>47%</b>
Parks	142	41%
Entertainment/Theater	90	26%
Housing	84	24%
Retail	72	21%
Office Spaces	44	13%
<b>Commuters</b>		
<b>Additional Commuter Parking</b>	<b>187</b>	<b>69%</b>
<b>Restaurants/Coffee Shop</b>	<b>127</b>	<b>47%</b>
<b>Improved Streetscape</b>	<b>119</b>	<b>44%</b>
Parks	81	30%
Retail	53	20%
Entertainment/Theater	36	13%
Housing	28	10%
Office Spaces	18	7%

**If housing is a component of the project, what type of housing would you like to see in the area? (MULTIPLE CHOICE)**

The top three housing options for both groups were young professions, senior living and family.

<b>Non-Commuters</b>		
<b>Young Professionals</b>	<b>174</b>	<b>50%</b>
<b>Senior Living</b>	<b>132</b>	<b>38%</b>
<b>Family</b>	<b>131</b>	<b>38%</b>
Affordable Housing	87	25%
Housing for Residents with Disabilities	69	20%
Rentals	44	13%
College Students	28	8%
<b>Commuters</b>		
<b>Young Professionals</b>	<b>134</b>	<b>50%</b>
<b>Family</b>	<b>93</b>	<b>34%</b>
<b>Senior Living</b>	<b>55</b>	<b>20%</b>
Rentals	32	12%
Affordable Housing	31	11%
Housing for Residents with Disabilities	27	10%
College Students	23	9%

**Rank your top priorities for the area.**

While both groups agreed that traffic and parking are top priorities, non-commuters added design and commuters added commuter experience to round out their top three.

<b>Top 3 Priorities for Non-commuters</b>	<b>Top 3 Priorities for Commuters</b>
1. Traffic	1. Parking
2. Parking	2. Commuter Experience
3. Design	3. Traffic



Prepared by: Ryan  
Rev: 2/12/2018

Meeting Description		Meeting Date	Attendees		Key Takeaways	Additional Action Required
Naperville Homeowners Confederation						
1 Presentation @ Municipal Bldg	21-Oct-17	NHC: Various members Ryan: Jim Mc.		1 Generally focused on better understanding of the community engagement process	Potential future presentation to update the group on our progress	
2 Meeting with Dr. Bob Buckman (steering committee rep)	TBD			Will work with Dr. Bob to coordinate future meeting		
Homeowner's Associations						
• ECHO						
Meeting with Marybeth Box (steering committee rep)	TBD			Will work with Marybeth to coordinate future meeting		
• WHOA						
Meeting with Jim Ruhl (steering committee rep)	2-Feb-18	Jim Ruhl Ryan: Jim McDonald		General introduction and discussion about Ryan, current status and the steering committee	Follow up meeting with larger representation from WHOA to discuss the development	
• Park Addition						
Meeting with Thom Higgins & Laura Zeman (steering committee reps)	TBD			Will work with Thom and Laura to coordinate future meeting		
• Pilgrim Addition						
1 Meeting Patrick Kelly (steering committee rep) 8:30am - Craftsman Napr	23-Jan-18	Patrick Kelly Ryan: Jim McDonald		1 General introduction to each other. Discussed coordinating a meeting between Ryan and Pilgrim Addition residents to discuss progress.	Coordinate "townhall" mtg with Pilgrim Addition residents	
2 Meeting with residents to dicuss storm water/flooding 7:30pm Lyzun home	8-Feb-18	Pilgrim Addition residents Ryan: Curt Pascoe		1 Pilgrim Addition residents want to see a comprehensive solution to storm water in 2018, which they recognize is both outside the timing and scope of the 5th Ave redevelopment. 2 Pedestrian & vehicluar connectivity remain a top priority	Residents will decide if they want to share storm water / flooding details with Ryan.	
• Naperville Station						
Upcoming meeting with group.	TBD			Exchanged emails with Ray Janicik on 1/8/18. Their group would like to compile a summary of resident ideas, comments, concerns, etc prior to meeting. Ray will call to schedule a meeting when ready.		
NDP Board of Directors						
Presentation @ NCC Science Bldg	26-Oct-17	NDP: Various members Ryan: Jim Mc., Clare S, Curt P, Kyle S.		1 Generally focused on better understanding of the community engagement process 2 Answered questions about potential uses, market demand, etc.	Potential future presentation to update the group on our progress	
DuPage Children's Museum						
1 Building Strategy Committee Mtg @ Museum	6-Nov-17	DCM: Sarah Orleans & Committee Ryan: Jim Mc. & Kyle S.		1 DCM wants to be a "shining star" in the western suburbs 2 Building committee is focused on "what to do next." 3 Ryan will get engaged, once DCM better understands program needs / goals	Future meetings to work through program options, location, etc.	
2 Progress meeting with Sarah Orleans 8am - TBD	15-Feb-18			Provide an update and discuss DCM progress		
NACC Legislative Forum						
1 Presentation @ Embassy Suites	13-Nov-17	NACC: Various members Ryan: Jim Mc., Curt P.		1 Generally focused on better understanding of the community engagement process 2 Answered questions about potential uses, market demand, etc.	Potential future presentation to update the group on our progress	
2 Meeting with Chamber	19-Jan-18	NACC: Colin Dalough Ryan: Jim McDonald	Jessica Hall Kyle Schott	1 Discussed Ryan's engagement in the NACC 2 Colin and Jessica will identify area businesses that we can reach out and meet	Follow up with Jessica	
BNSF						
Meeting Feb 9 mtg will be rescheduled due to weather	early Mar			General conversation focused on input from Metra / BNSF		
METRA						
Meeting Feb 9 mtg will be rescheduled due to weather	early Mar			General conversation focused on input from Metra / BNSF		
PACE						
Late Jan / early Feb meeting	Late Feb			Working with Jen Louden to coordinate a meeting		

Meeting Description	Meeting Date	Attendees		Key Takeaways	Additional Action Required
<b>Naperville Park District</b>					
Meeting with Ray McGury 8:00am - Starbucks	18-Jan-18	NPD: Ray McGury Ryan: Jim McDonald		1 The Park District would like to be engaged as we step forward 2 Focus on aligning healthy minds, body and community	Coordinate a follow up meeting as the concepts evolve
<b>School District 203 &amp; 204</b>					
Meeting with Dan Bridges & Karen Sullivan 8:00am - Napr Municipal bldg	30-Jan-18	SD: Karen Sullivan Ryan: Jim McDonald Staff: Marcie Schatz	Dan Bridges  Amy Emery	Provided an update regarding our progress with community engagement and discussed next steps	Schedule a follow up meeting in 2 - 4 weeks
<b>Naperville Senior Task Force</b>					
<b>Meeting with Senior Task Force</b> <b>8:30am - Napr Municipal bldg</b>	<b>13-Feb-18</b>			<b>General conversation focused on input from Senior Task Force</b>	
<b>North Central College</b>					
Mtg with NC College  5pm - TBD	30-Jan-18	NCC: Dr. Hammond  Ryan: Jim McDonald	Jim Godos	Ryan provided a general update to NCC regarding the development, highlighting our community engagement to date and anticipated next steps NCC expressed an interest collaborating with Ryan and the City to explore options for improved connectivity between the campus and 5 <sup>th</sup> Ave NCC may have a need to occupy space within the development area (size, location and timing TBD)	Ryan will explore options and provide ideas to NCC in the coming weeks
<b>Naperville Housing Advisory Commission</b>					
Mtg with members 6:30pm - Napr Municipal bldg	5-Feb-18	NHAC: Board Ryan: Jim McDonald		1 Provided an update on our progress 2 Would like the redevelopment to include both attainable and affordable housing options 3 Asked Ryan to review "Analysis of Impediments to Fair Housing Choice (AI)"	Potential future presentation to update the group on our progress
<b>Edward-Elmhurst Health</b>					
	<b>TBD</b>			<b>Will reach out to the hospital to coordinate a meeting (if they are interested)</b>	
<b>Area Business Owners</b>					
<b>• Partners in Performance Auto</b>					
Meeting with James Tomisek 9am - PIP location	18-Jan-28	PIP: James Tomisek Ryan: Jim McDonald		1 Consider auto repair, detailing, car wash as a need for area residents, commuters, etc 2 Project design should focus on improving pedestrian connectivity	James will continue to follow the project via newsletter and website.
<b>• BMO</b>					
Meeting with BMO 10am - 1284 Rickert Rd, Naperville	24-Jan-18	BMO: Hettie Ensign Ryan: Jim McDonald		1 General update to BMO regarding our progress	Provide periodic updates as we progress
<b>• Other</b>					
<b>5th Avenue Station</b>					
1 Introductory mtg at Starbucks	10-Nov-17	5th: Larry Rubin Ryan: Jim Mc.		1 Generally focused on better understanding of the community engagement process 2 Talked about collaboration	Follow up meeting in January.
<b>2 Follow up meeting with Town Management</b> <b>TM asked to reschedule Feb 1 meeting</b>	<b>TBD</b>	<b>5th: Larry Rubin</b> <b>Ryan: Jim McDonald</b>	<b>Curt Pascoe</b>	<b>Discuss property adjancencies and potential areas of collaboration</b>	
<b>Commuters</b>					
Meeting with Katie Sowa (steering committee rep) 3pm - Starbucks	6-Feb-18	Katie Sowa Ryan: Jim McDonald		1 General introduction and update for Katie	Kaite will provide an email of her thoughts as a commuter prior Metra meeting
<b>Residents</b>					
<b>• Resident</b>	<b>5-Feb-18</b>				
10:30am - Ryan office, Naperville		Resident Ryan: Jim McDonald	Curt Pascoe	1 Safety....blend function and aesthetics to properly address accessibility and sustainability (for years to come). 2 Focus on continuity of public spaces (Rosemont development is a good example). No-step access 3 Universal design welcomes everyone. This development can help make Naperville a more sustainable community for everybody.	Continued follow up as concept evolves.
<b>• Mayor Emeritus Pradel (steering committee rep)</b>	<b>TBD</b>			<b>Will work with Mayor Pradel to coordinate future meeting</b>	





## **SECTION 4**

# Land Use & Height Survey Draft

INITIAL DRAFT DOCUMENT FOR STEERING COMMITTEE REVIEW AND DISCUSSION ON FEB 12 2018.  
DOCUMENT REQUIRES PROFESSIONAL SURVEYOR (3<sup>rd</sup> PARTY) REVIEW.

### 5<sup>th</sup> Avenue Land Use Survey – DRAFT

Thank you for taking time to share your input regarding the 5<sup>th</sup> Avenue Redevelopment. The purpose of this survey is to obtain comprehensive, quantitative information about land use and height preferences which (a) reflect the community's input received to date, (b) align with the intent of the initial RFQ 17-036 dated February 22, 2017, and (c) are financially feasible. The options listed below showcase the range of choices under consideration for this mixed-use development. Information obtained from the survey, combined with feedback gleaned through ongoing group and individual meetings, will be used to inform and inspire during the concept and design phase of the project. We thank you again for your time and your investment in the future of Naperville!

A Likert scale of 1-5 is used to measure support for many of the questions below. For this survey, 'one' should be selected for those options which are least desired and 'five' should be selected for those options which are most desired.

### Housing

(Narrative to introduce the section TBD)

- Should housing be included as one element of the 5<sup>th</sup> Avenue Development?
  - Yes
  - No
    - If no, please explain why (open text field)
- If housing is included in the 5<sup>th</sup> Avenue Development which would be most compatible?
  - Townhomes (Likert Scale (1-5) indicating support)
  - Condo/Apartment (Likert Scale (1-5) indicating support)
  - Single Family Homes (Likert Scale (1-5) indicating support)
  - Other (open text field)
- If housing is included in the 5<sup>th</sup> Avenue Development please indicate the particular markets the housing should serve. (Add descriptions for each)
  - Affordable/Workforce Housing (Likert Scale (1-5) indicating support)
  - Attainable/Cost Effective (Likert Scale (1-5) indicating support)
  - Senior Living (Likert Scale (1-5) indicating support)
  - Market Priced Housing (Likert Scale (1-5) indicating support)
  - Other (open text field)

### Retail

(Narrative to introduce the section TBD)

- Should shopping/service oriented businesses be included as one element in the 5<sup>th</sup> Avenue Development?
  - Yes
  - No
    - If no, please explain why (open text field)
- If shopping/service oriented businesses are included in the 5<sup>th</sup> Avenue Development which would be most compatible?
  - Coffee Shop (Likert Scale (1-5) indicating support)

- Restaurant (Likert Scale (1-5) indicating support)
- Consumer Service (dry cleaner, salon, etc.) (Likert Scale (1-5) indicating support)
- Wine Shop/Bar
- Boutique Retail Shops (housewares, clothing, floral, etc.) (Likert Scale (1-5) indicating support)
- Grocery (Likert Scale (1-5) indicating support)
- Other (open text)
- If community oriented businesses are included in the 5<sup>th</sup> Avenue Development which would be most compatible?
  - Daycare (Likert Scale (1-5) indicating support)
  - Fitness (Likert Scale (1-5) indicating support)
  - Medical/Dental (Likert Scale (1-5) indicating support)
  - Pharmacy (Likert Scale (1-5) indicating support)
  - Other (open text)

### Office

(Narrative to introduce the section TBD)

- Should office space be included as one element in the 5<sup>th</sup> Avenue Development, including corporate, boutique and co-working space? (Likert Scale (1-5) indicating support)

### Greenspace/Public Space

(Narrative to introduce the section TBD)

- Should greenspace be included as one element in the 5<sup>th</sup> Avenue Development?
  - Yes
  - No
    - If no, please explain why (open text field)
- If greenspace is included in the 5<sup>th</sup> Avenue Development which would be the best fit?
  - Hardscape Features (benches, plazas, fire pit, art, fountains, etc.) (Likert Scale (1-5) indicating support)
  - Public greenspace (grass areas, gardens, etc.) (Likert Scale (1-5) indicating support)
  - Childrens' Amenities (splash pad, playground, etc) (Likert Scale (1-5) indicating support)
  - Neighborhood/Community Amenities (outdoor ice rink, fitness, bocce, etc.) (Likert Scale (1-5) indicating support)
  - Walking/Bike Paths (Likert Scale (1-5) indicating support)
  - Other (open text)
- Which of these amenities would you use most if provided within the 5<sup>th</sup> Avenue Development? (multiple sections allowed)
  - Farmers market
  - Fitness classes
  - Cultural (festivals, fairs, concerts, plays, etc)
  - Outdoor meeting/work space with Wi-Fi
  - Other (open text)
  - None

## Parking

(Narrative to introduce the section TBD)

- Please indicate which of the following parking options you would like to see at the 5<sup>th</sup> Avenue Development. (multiple selections allowed)
  - Structured Parking (multi-level parking deck)
  - Surface (surface lots)
  - Other (open text)

## Height

Some lots may be used for a mix of uses including parking, retail, housing, etc. Given the preferred uses you just chose for this redevelopment, please indicate your height preferences for each lot understanding that some uses may be combined and/or vertically integrated. (This question will be accompanied by a map.)

- What is your building height preference?
  - Lot 1 (Map included)
    - Height
      - Up to 2 stories (e.g. Children's Museum)
      - Up to 4 stories (e.g. 5<sup>th</sup> Avenue Station)
      - Up to 6 stories (e.g. Water Street, River Place, W. Washington Condos)
      - Taller than 6 stories
    - Other (open text)
  - Lot 2 (Map included)
    - Height
      - Up to 2 stories (e.g. Children's Museum)
      - Up to 4 stories (e.g. 5<sup>th</sup> Avenue Station)
      - Up to 6 stories (e.g. Water Street, River Place, W. Washington Condos)
      - Taller than 6 stories
    - Other (open text)
  - Lot 3 (Map included)
    - Height
      - Up to 2 stories (e.g. Children's Museum)
      - Up to 4 stories (e.g. 5<sup>th</sup> Avenue Station)
      - Up to 6 stories (e.g. Water Street, River Place, W. Washington Condos)
      - Taller than 6 stories
    - Other (open text)
  - Lot 4 (Map included)
    - Height
      - Up to 2 stories (e.g. Children's Museum)
      - Up to 4 stories (e.g. 5<sup>th</sup> Avenue Station)
      - Up to 6 stories (e.g. Water Street, River Place, W. Washington Condos)
      - Taller than 6 stories
    - Other (open text)

- Lot 5 (Map included)
  - Height
    - Up to 2 stories (e.g. Children's Museum)
    - Up to 4 stories (e.g. 5<sup>th</sup> Avenue Station)
    - Up to 6 stories (e.g. Water Street, River Place, W. Washington Condos)
    - Taller than 6 stories
  - Other (open text)

In your opinion, please select any statements you believe to be true.

- Height must be uniform and consistent across the entire planning area
- Height may vary to provide scale transitions (e.g. additional height to buffer railroad activity from outlying neighborhoods)
- Height may be used to provide aesthetic/architectural interest
- Height may vary to accommodate underground parking
- Height may vary to accommodate a rooftop amenity and greenspace at various levels.
- Height may vary to support housing choices
- Height should respect existing building heights in the vicinity (e.g. 5<sup>th</sup> Avenue Station)
- Other comments about height (open text field)

## Demographics

Do you live within the neighborhoods adjacent to the 5<sup>th</sup> Avenue Development (Park Addition, Pilgrim Addition, ECHO or WHOA)?

- Yes
- No

Are you a daily train commuter who uses the 5<sup>th</sup> Avenue Station?

- Yes
- No

Which age group do you belong to?

- 30 and under
- 31-49
- 50-69
- 70 and over

Do you have children under the age of 18 in your home?

- Yes
- No



Working Groups will be formed, each researching and reviewing a specific topic relating to the development. Participants will be asked to attend regularly scheduled meetings (at least 2 per month) for up to 6 months. We anticipated each meeting lasting 2 hours during normal business hours (either early morning or late afternoon). Participants will be asked to participate in the review and input of relevant subject matter, as well as the communication of findings to residents and City Staff.

Ryan will act as chair of each of the Working Groups facilitating conversation, directing process and creating deliverables. In addition, Ryan will act as or coordinate participation of industry experts familiar with each Working Group topic to provide baseline knowledge crucial to productive conversation and decisions.

Ryan is recommending and preparing to proceed with the following Working Groups:

- **Land Use**
- **Storm Water**
- **Pedestrian Safety / Connectivity**
- **Traffic & Transportation**
- **Parking**
- **Design**

The following outlines our approach to each Working Group.

#### **Land Use WG**

This group will focus on intended uses for the 5th Avenue Development that are financially feasible and address the ideas/concerns provided by the community during the Group Input sessions.

General ideas include:

- Greenspace, parks, recreational areas
- Residential – condos, townhomes, multi-family apartments, attainable housing, senior housing
- Office space – class A commercial, co-working, graduate studies / entrepreneurial
- Retail – smaller boutique retail and service related retail
- Community space – community gathering spaces,

fitness, music/arts, farmers market, DuPage Children's Museum

Our goal is to start this work in earnest once the Land Use Survey results have been received and expect to complete our evaluation within 8 weeks. The process will be led by Ryan and will include the following:

- Engage residential and senior housing consultant(s)
- Engage CBRE, Inc. (commercial real estate broker) to complete office and retail market studies
- Evaluate results of the Land Use survey.
- Engage Ryan A&E and a third-party consultant to evaluate options for greenspace and community space

Participants will include:

- Ryan team
- City Council member
- City Staff
- Up to 4 community participants

#### **Storm Water WG**

This group will focus on completing an analysis and engineering concept for the 5th Avenue Development intent on addressing two main criteria:

1. Compliance with city and county storm water ordinances for new development
2. Identify options and solutions to positively impact / correct existing storm water issues within the identified area.

Our goal is to start immediately and expect to complete our evaluation within 8 weeks. The process will be led by Ryan and Naperville TED and will include the following:

- Complete mapping of resident flooding emails
- Review existing studies
- Engage a civil engineer to complete a hydraulic analysis of existing storm water system within the area
- Estimate cost of various system improvements



Participants will include:

- Ryan team
- 1 City Council member
- City Staff
- Up to 4 community participants

### **Pedestrian Safety/Connectivity WG**

This group will focus on potential infrastructure improvements for the 5th Avenue Development that are financially feasible and address the ideas/concerns provided by the community during the Group Input sessions.

Our goal is to start immediately and expect to complete our evaluation within 8 weeks. The process will be led by Ryan and will include the following:

- Review existing studies
- Locate and map areas of greatest concern
- Engage Ryan A&E and a third-party consultant to identify potential improvements
- Estimate cost of various improvements
- Explore additional opportunities for improved connectivity beyond the 5th Avenue development area

Participants will include:

- Ryan team
- 1 City Council member
- City Staff
- Up to 4 community participants

### **Traffic & Transportation WG**

This group will focus on potential infrastructure solutions for the 5th Avenue Development area that are financially feasible and functionally improve the multi-modal operations of the area.

Our goal is to start immediately and expect to complete our evaluation within 8 weeks. The process will be led by Ryan and will include the following:

- Review existing studies
- Coordination with Metra, BNSF and Pace
- Engage a traffic engineer to evaluate and recommend improvements

- Estimate cost of various improvements

Participants will include:

- Ryan team
- 1 City Council member
- City Staff
- Up to 4 community participants

### **Parking WG**

This group will focus on potential parking improvements for the 5th Avenue Development addressing the current commuter parking and the project's proposed parking needs.

Our goal is to start immediately and expect to complete our evaluation within 8 weeks. The process will be led by Ryan and will include the following:

- Review current parking operation and identify improvements for daily and permit commuter stalls
- Evaluate options for structured parking location and distribution
- Evaluate options for temporary parking during construction
- Engage Ryan A&E and a third-party consultant to outline functional best practices
- Estimate cost of various parking options

Participants will include:

- Ryan team
- 1 City Council member
- City Staff
- Up to 4 community participants

### **Design WG**

This group will focus on establishing a design narrative for the 5th Avenue Development that is functional, aesthetically pleasing and in line with the expectations of the city and community.

Our goal is to start this work in earnest once the Land Use Survey results have been received and expect to complete our evaluation within 8 weeks. The process will be led by Ryan and will include the following:

- Engage Ryan A&E and a third party consultant
- Review Naperville's current design criteria

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- Discuss setbacks, height, density, etc.
  - Discuss other design goals, including environmental considerations, LEED, etc.
  - Establish design themes that will be used to guide the concept creation phase

Participants will include:

- Ryan team
- 1 City Council member
- City Staff
- Up to 4 community participants

The following Milestone Schedule illustrates the general timing for the Working Group process.

## WORKING GROUP MILESTONES

DESCRIPTION	FEBRUARY	MARCH	APRIL	MAY	JUNE
WORKING GROUPS FORMED					
WORKING GROUPS					
Land Use					
Storm Water					
Pedestrian Safety/Connectivity					
Traffic and Transportation					
Parking					
CONCEPT CREATION					
Design Working Group					

STEERING COMMITTEE AGREEMENT ON WORKING GROUPS AND CITY COUNCIL UPDATE - FEB 12 AND FEB 20

ANTICIPATED LAND USE & HEIGHT SURVEY RESULTS RECEIVED - APRIL 6

CITY COUNCIL WORKSHOP - APRIL 17

STEERING COMMITTEE MEETING #2 & FIRST COMMUNITY CONCEPT PRESENTATION - MAY 1

ANTICIPATED KEY FINDINGS TO CITY COUNCIL - MAY 15



## SECTION 6

# Next Steps

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### Immediate Actions

- Finalize and issue land use and height survey by March 2
- Issue Working Group applications and identify participants by March 31

### 60-Day Snapshot

- Land Use & Height Survey complete
- Working Groups are active and engaged
- Continue Key Stakeholder meetings
- Prepare key findings for City Council