

5th Avenue Development Working Group Summary

Storm Water

- Investigated locations within and outside the development properties for area flood control.
- Identified Burlington and Kroehler Lots and Kendall Park as feasible retention locations.
- Vault system and associated conveyance improvements estimated cost is estimated to be \$250,000 per acre foot of storage.

Parking

- Reviewed high level parking structure design including best practices, future trends and deck function.
- Identified Kroehler, Burlington and Museum/Commuter lots as most efficient for structured parking.
- Studied temporary parking options within the development area.
- Budgetary Cost Ranges
 - Above Grade - \$18,000 - \$24,000 per space
 - Below Grade - \$40,000 per space

Traffic

- Identified feasible traffic improvements from previous studies and estimated costs.
 - Budgetary Costs (Combined): \$1,575,500
- Studied potential realignments of 5th Ave and North Ave at Washington St.
 - Budgetary Costs: \$1.5-\$2 Million each
- Reviewed multi-modal improvements noted in the 2012 study and evaluated additional concepts.

Pedestrian

- Identified routes and intersections of concern in the development area.
- Discussed at grade crossing design criteria and options meeting city ordinance.
- Studied above and below grade rail crossings.
 - Budgetary Costs: \$3-\$5 Million per crossing.
- Studied improvements to Washington St. corridor from 5th Ave to North Ave.
 - Budgetary Costs: \$2,600 - \$2,850 LF of Improvement (\$1-\$1.5 Million)
- Studied improvements to 5th Ave corridor from Washington to Slight St.
 - Budgetary Costs: \$500 - \$820 LF of Improvement (\$1.2-\$1.7 Million)

Design

- Reviewed the design specifications outlined in the City's RFQ, City of Naperville Design Guidelines and Group Input Summaries.
- Working to complete a draft design narrative that will support market conditions, economic realities and commuter access to the train station, all within the context of the community and neighborhood setting.

Land Use

- Discussed the land use specifications outlined in the City's RFQ, 2009 5th Ave Study, Naperville Fair Housing Study and Group Input Summaries.
- Reviewed preliminary market studies for retail, office and multi-family uses.
- Working to complete a draft land use narrative that will support market conditions, economic realities and commuter access to the train station, all within the context of the community and neighborhood setting.