



## EXECUTIVE SUMMARY

Through the Group Input process the City, Community and Ryan worked to identify topics requiring additional discovery prior to creating concepts for the development. The topics identified include: **Design, Land Use, Parking, Pedestrian Safety & Connectivity, Storm Water and Traffic & Transportation**. The community participants selected by the 5<sup>th</sup> Avenue Steering Committee on March 8, joined representatives from City Staff and Council, Ryan and industry experts to work through each topic in detail.

**Ryan's goal** was to complete a more in-depth analysis of the key issues (as identified through the Group Input process), in an effort to better inform the creation of the development concept(s).

**Guiding Principles** included:

- Seek balance in each Working Group between those with professional experience and those with personal experience (i.e. – area resident, commuter, storm water concerns, etc.).
- Focus on a quantitative analysis of relevant material without bias.
- Given the complexity, recognize there may not be a “flawless” solution.
- Recognize the Working Group product is not intended to be final, but rather it is intended to inform the development concept.

This document includes the following:

- A summary of the **Concept Principles** written by the Working Groups, which consolidates the working group product into key points guiding the creation of the development concept.
- The **Combined Working Group Narrative**, outlining each group's effort and conclusions.
- **Working Group Detail**, including meeting notes, engineering concepts, feasibility studies, market studies, survey data, links to relevant information, etc.

As we move forward, all of the information contained within this document will be used to guide and shape the creation of the development concept(s). Specifically, the information is intended to:

- Begin to bring focus to the scope of the development
- Address key functional concerns
- Provide context to the development's infrastructure needs and related costs

We sincerely appreciate the time the Working Group participants, Steering Committee, the community, City Staff and City Council have given to date. It is amazing to see the community's passion and engagement and we are excited to discover what lies ahead.

The Ryan Team