

## Concept Creation



## CONCEPT CREATION - PHASE I 4 - 6 WEEKS

Ryan Deliverable Will Likely Include:

- Multiple Concepts
- Applicable Land Uses
- Conceptual Architecture Including Massing & Adjacencies
- Public Space Elements (Greenspace/Hardscape)
- Parking Distribution Maps
- Infrastructure Improvements

Community Input Opportunities:

Community Presentation and Input



City Council
Presentation and
Receive Direction for
Concept Refinement

## CONCEPT REFINEMENT - PHASE II 4 - 6 WEEKS

Ryan Deliverable Will Likely Include:

- One Working Concept
- Conceptual Building Sizes (SF and Unit Counts)
- Building Elevations & Renderings
- Public Space Elements (Greenspace/Hardscape)
- Parking Structure Floor Plans
- Infrastructure Improvements

Community Input Opportunities:

Community Presentation and Input

Steering Committee
Presentation
and Input

City Council
Presentation and
Receive Direction for
Concept Finalization

## CONCEPT FINALIZATION - PHASE III 4 - 6 WEEKS

Ryan Deliverable Will Likely Include:

- Final Master Concept
- Development Program Defined
- Design Concepts Defined
- Public Space Elements
   Defined (Greenspace/
   Hardscape)
- Parking Distribution
  Defined
- Infrastructure
   Improvements Defined

Community Input
Opportunities:

Community Presentation and Input

Steering Committee
Presentation
and Input

City Council
Presentation and
Receive Direction for
Concept Approval

PRELIMINARY COST MODEL(S) - STEP 1

PRELIMINARY COST MODEL - STEP 2

FINAL COST MODEL - STEP 3

CITY OF NAPERVILLE TO SEPARATELY EVALUATE IMPACTS THROUGH USE OF INDEPENDENT 3RD PARTY EXPERTS

IDENTIFY KEY BUSINESS TERMS (RYAN/CITY OF NAPERVILLE)