

City Council 5th Avenue Workshop

July 15, 2019



An aerial, grayscale photograph of a city street. A large, multi-story building with a flat roof is the central focus, surrounded by parking lots filled with cars. The street runs vertically through the center of the image, with other buildings and greenery visible in the background.

Tonight's Agenda

- Recap efforts to date
- What have we learned?
- Current associated projects
- Discussion on proceeding to baseline and possible next steps
- Baseline concept input needs

- Selection of Ryan Companies as partner

RFQ Process



- Community meetings
- Steering Committee & Working Groups
- Initial concepts and decision points
- *Process paused – December 2018*

Community Engagement and Concept Creation



Efforts to Date



Commuter Parking

- Opportunities to improve management
- Inequities with Pace
- Questions about the right quantity of parking for the future

Stormwater

- Park Addition
- Pilgrim's Addition

What we've learned – Existing issues



Affordable/Attainable Housing

- City-owned property provides an opportunity to increase the affordable/attainable stock

Land Uses

- Varying levels of interest in uses
- Some level of contentment with existing surface lots
- Interest in open/gathering spaces

Pedestrian Safety/Accessibility Improvements Highlighted

- Opportunities for improvement
- Cow tunnel important to some
- Universal design/accessibility

What we've learned



Multi-year commuter workplan approved

Goal of 20% affordable housing within the project

DuPage Children's Museum remaining in current location

Recent Decisions Impacting 5th Avenue



Update of Commuter Parking Rules and Regulations to eliminate carpool program and require all vehicles included in the permit account to be registered to the permit holder's address (completed July 2019)

Verification of all permit accounts to implement new requirements (July to December 2019)

Audit of all waitlisted commuters (October to December 2019)

Evaluation of online reservation technology (Ongoing)

**Current Projects related to 5th Avenue -
Commuter Parking Workplan**



Homes Technical Assistance Initiative (Fall 2019)

- Initiative will result in recommended strategies for affordable rental, affordable ownership, diversity of affordable housing types and senior housing.
- Partnership with MMC, CMPA and Metro Planning Council.

Affordable Housing Plan (Early 2020)

- Procurement process currently underway.
- Plan will consolidate housing needs assessment information and provide refined strategies to address 20% affordable housing goal.

Current Projects related to 5th Avenue - Affordable/Attainable Housing Studies



Assessment of trends, best practices, and case studies pertaining to:

Demographics

- Age and gender characteristics, racial and ethnic composition, labor force and employment

Housing trends

- Multigenerational, senior, granny flats, millennial flats, TOD, mixed-use, affordable housing

Market trends

- Impacts commercial, office and industrial markets, including unique zoning and parking requirements

Recommended uses

- Transitional zones/parcels and incompatible land use arrangements

Technological advancements

- Impacts built environment

Planning

- Communities facing build-out & beyond

Current Projects related to 5th Avenue - Comprehensive Land Use Plan Update



Future of transportation/parking

- Impact of improved management
- Long-term view of transportation (autonomous vehicles, remote work, need for parking, etc.)
- We haven't defined our long-term commuter parking need

Future of housing

- Changes in housing stock and need
- Local policies related to housing

Initial selection process/lack of competition concerns

Highest development/redevelopment priority?

Costs of the project/City costs

Compatibility with surrounding neighborhoods

**Unknowns and concerns
impacting the project**



**Option 1:
Direct Ryan
to proceed
and prepare
baseline
concept**

90 day workplan:

- ✓ Ryan draws the baseline concept and provides public/private cost estimates for the project
- ✓ Appraisals of property
- ✓ Update market data
- ✓ Update revenue projections
- ✓ Cost basis on commuter parking
- ✓ High level deal terms
- ✓ \$100,000 cost to Ryan (not including Ryan staff time)

180 days: Determination of major business terms with Ryan

**Option 1:
Direct Ryan
to proceed
and prepare
baseline
concept**

- ✓ Come to consensus on previously identified issues tonight
- ✓ Community meeting to gather feedback on baseline concept
- ✓ Steering Committee review and recommendation
- ✓ City Council review and recommendation
- ✓ Utilize City advocate to review financials and feasibility
- ✓ Complete near term commuter work program items, two housing studies and comp plan

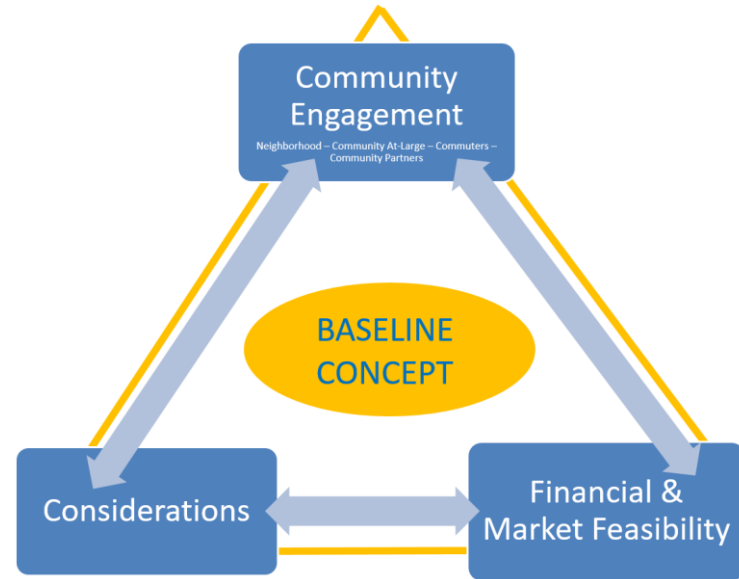
**Option 2:
Remove
5th Avenue
Project
from 2019
Work Plan**

- ✓ Discontinue relationship with Ryan Companies and activities of the steering committee
- ✓ Complete near term commuter work program items, two housing studies and comp plan
- ✓ Discuss the 5th Avenue area in a larger strategic planning and community engagement discussion of Citywide priorities (2020-2021)
- ✓ Evaluate capital stormwater, pedestrian and other projects through the City's annual Capital Improvement Program review

Baseline Concept

- In September 2018, Ryan requested City Council permission to prepare a baseline concept.
- It will consolidate input received from Concepts A & B and reflect City Council direction.
- A baseline is important to understand what is possible.
 - Tests assumptions
 - Establishes priorities
 - Provides a framework for financial feasibility

- **Multimodal commuter access**
 - bikes, pedestrians, buses
- **Traffic management**
- **Commuter parking management**
- **Fulfilling unmet need or land use in the community**
 - Affordable housing
- **Ability to improve linkages within the neighborhood to the downtown**
 - Pedestrian/school walk routes
- **Addresses known infrastructure issues**
 - Stormwater
- **Capitalize on partnerships with DCM, Park District, North Central College, BNSF, Metra, PACE**
- **Site new or improved community amenities**
 - walkways, parks, etc.
- **Community character consideration**
- **Supporting strategic ends policies and principals**



Baseline Concept Expectations



Baseline Concept Must:

- Show DCM remaining in its current location
- Address 20% affordable housing goal
- Be sustainable & include attractive green spaces
- Be accessible
- Improve traffic conditions & pedestrian safety
- Improve overall commuter experience
- Improve entrance to Naperville
- Improve stormwater conditions

Baseline Concept Considerations



Policy Question

- Should the Working Group recommendations for traffic improvements be incorporated into the baseline plan?
 - *West dual turn lanes and northbound right turn lane at 5th Avenue and Washington Street intersection*
 - *Realignment of North Avenue*

Recommendations

Ryan (6-11-19)

Ryan Companies has indicated a decision on this topic is not required at this time

City Staff

Recommend Working Group ideas continue to be considered with baseline concept creation



Recommendations/ Comments

Policy Questions

- Should the overall supply of commuter parking be increased as a result of this project?

Ryan (6-11-19)

Every stall added will have a significant cost impact to the project and numerous communities are looking at ways to reduce parking within TODs

City Staff (11-20-18)

250-400 spaces should be added

City Advocate (12-4-18)

Supports staff recommendation to provide maximum flexibility for planning going forward

Steering Committee (6-20-18)

Comfortable with no increases to current commuter parking quantities, as well as maximizing utilization of those parking spaces, in order to take advantage of evolving transportation habits



Policy Questions

- Should kiss-n-ride capacities be expanded to address increased demand for services?
- Does the DuPage Children's Museum Working Group decision to stay impact desire to provide additional parking south of the tracks? Can parking still be looked at as a possible land use on part of DCM property?

Recommendations/ Comments

City Staff

Recommends increased capacity be studied for feasibility and impact on both sides of the station

Ryan Companies (6-11-19)

Ryan Companies asked this policy question be presented to City Council at this workshop and is asking City Council for clarification

Steering Committee (6-20-18)

The Steering Committee supports a significant increase in the commuter parking on the DCM lot, evaluating options for the DCM, pedestrian safety, traffic management and aesthetics

City Staff

Recommends added commuter parking be included as a future land use on the DCM parcel

Baseline Policy Topic #2 – Parking (Y or N)



Recommendations

Policy Question

- Should the baseline concept include a new pedestrian crossing?

Pedestrian Safety Working Group (6-4-18)

Recommendation not to reopen the Cow Tunnel, but instead consider a new tunnel

Steering Committee (6-20-18)

Understands the need for an additional pedestrian connection and supports the Working Group recommendation that it connect Kendall Park to the DuPage Children's Museum



Recommendations

Policy Question

- Does City Council have a preference for the future of the Kroehler Lot? Stay surface parking or become townhomes?

Ryan Companies (6-11-19)

Does not need direction from Council at this time. Remaining undecided provides flexibility to consider either option on the baseline concept.

Steering Committee (6-20-18)

Retain the general concept of the Kroehler design (rowhomes, greenspace and stormwater improvement), but adjust the orientation of the rowhomes to provide greenspace that is welcoming and invites the entire community



Recommendations

Ryan (06-11-19)

Believes these decisions can wait until after baseline concept

Storm water management solutions

Believes this is the only viable option to aid in improving the stormwater concerns for Pilgrim Addition. We are happy to study these options with staff.

Modify park to accommodate kiss & ride/Pace

Believes utilizing the very north end of the park potentially offers an efficient and cost effective solution to commuter congestion at the station while limiting the impact to the existing greenspace

Additional park amenities

Believes there is an amazing opportunity to add (both aesthetically and functionally) to the existing parks

Steering Committee (06-20-18)

Recommends incorporating as much new greenspace as possible while minimizing reduction of existing greenspaces

Policy Questions

- Does Kendall Park need to include district storm water management improvements to address broader detention needs?
- Can Burlington Square Park area be reduced to accommodate kiss-n-ride and bus needs?
- Can Burlington Square Park be modified at all?

NOTE: Kendall Park and Burlington Square Park are outside of initial study area

Baseline Policy Topic #5 – Greenspace Considerations (Y or N)



Policy Questions

- Should any of the following land uses be excluded?
 - Residential
 - Apartments
 - Condominiums
 - Townhomes
 - Retail
 - Office

Recommendations

Ryan (6-11-19)

Believes the proposed mix of uses are appropriate. Would not recommend excluding any at this time.

Steering Committee (6-20-18)

Noted differences between market demand and community input for the inclusion of office space vs. the result of the survey. The Steering Committee does not oppose office space as one of the potential uses for the site.

City Staff

Continue with this mix of land uses



Policy Question

- Maximum height for the development?
 - 4-6 stories
 - 6-8 stories

Recommendations

Ryan (6-11-19)

Height is directly related to a number of issues – parking function & cost, design quality, open space, density, etc. Limiting the height to a maximum of 4 stories (at this point) will greatly impact Ryan’s ability to address the issues discovered throughout the community engagement process.

At this point, Ryan would prefer no height limit, but if necessary, Ryan believes 4 to 6 stories is a reasonable target with lesser heights (2 stories) at key transitional areas. If direction is not provided by City Council, Ryan will proceed per the findings of the Land Use & Height Survey.

Steering Committee (6-20-18)

Wishes for the concepts to respect the survey results while capturing the nuances of people’s opinions.





Thank you

