





**PROVIDE SOLUTIONS**

This concept addresses many of the challenges and opportunities discovered through the community engagement process.



**CONNECT THE  
COMMUNITY**

We envision this development to be a year-round hub of connectivity for the community.



**EMBRACE DIVERSITY**

Our goal is to create a concept that celebrates diversity, because we believe communities that embrace diversity thrive.



**BUILD A FOUNDATION  
FOR THE FUTURE**

With sustainability, diversity and connectivity in mind, our goal is to become the first certified WELL Community™ in Illinois.





## We heard....

- ✓ DCM remains in its current location and included in the concept
- ✓ Add 250-400 commuter stalls with emphasis on the south side
- ✓ Offer a variety of housing, and work toward the City's goal of 20% affordable
- ✓ Increase public space amenities and greenspace
- ✓ Simplify multi-modal plan
- ✓ Reduce density
- ✓ Embrace Naperville's design character and quality
- ✓ Create safer pedestrian routes throughout development area
- ✓ Enhance the commuter experience
- ✓ Incorporate sustainable initiatives
- ✓ Include a new pedestrian tunnel







Based on community input and direction received from City Council on July 15, Ryan developed this baseline concept which includes:

- A **diverse and integrated** transit-oriented community
- Enhanced public spaces to improve **pedestrian safety** and **encourage connectivity**
- A plan that **embraces sustainability** and celebrates **community wellness**
- A forward-thinking **multi-modal and infrastructure plan**
- Preliminary **cost and tax revenue analysis**



LAND USE	Original Concepts	Current Concept
Commuter Parking Spaces	1,681	1,934*
Use Parking Spaces	1,200	1,304
Rental Units	395	275-300
Affordable Units	N/A	50-70
Workforce Units	N/A	20-25
Condominium Units	39-51	0
Rowhomes	13-37	30-35
Class A Office	126,250 SF	100,000 SF
Retail	30K - 51K SF	21,500 SF
Health/Wellness Space	42K - 50K SF	30,000 SF
Public Green Space	26,000 SF	43,000 SF
Public Plaza Space	56,000 SF	71,000 SF

\* Includes an additional 253 commuter stalls.



## KEY CHANGES

- REDUCE DENSITY
- INCREASE PARKING
- IMPROVE PUBLIC SPACES
- INTRODUCE AFFORDABLE & WORKFORCE HOUSING







In collaboration with the City of Naperville, Ryan intends to seek certification to become the **first WELL Community within Illinois** and only the **second within the country**.

What is a WELL Certified Community?

- Global benchmark for healthful communities
- Supports community health and wellness
- Inclusive, integrated and resilient
- Encourages high levels of social engagement


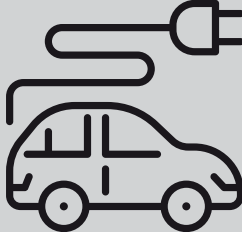
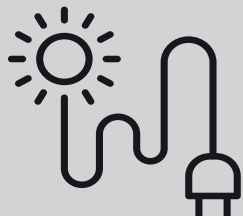

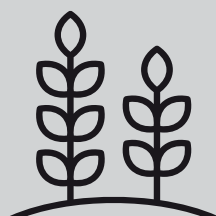



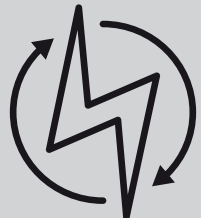
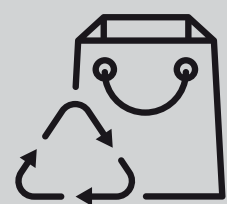
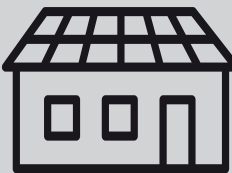



A WELL Community focuses on the following:

AIR	WATER
NOURISHMENT	LIGHT
MOVEMENT	THERMAL COMFORT
SOUND	MATERIALS
MIND	COMMUNITY



In collaboration with the City of Naperville, we will explore and incorporate numerous sustainable elements into this development.

 Purchase Carbon Offset Credits	 EV Charging Stations
 Solar Panels	 LED Lighting
 Native Vegetation	 Surpass Water Efficiency Codes
 Rain Gardens and Bioswales	 Pervious Pavers
 Surpass Energy Code Efficiencies	 Recycle 75% or more of Construction Waste
 LEED Certification	 Green Roofs





VARIETY OF HOUSING OPTIONS

AFFORDABLE UNITS	50-70 UNITS*	PARKVIEW LOT
WORKFORCE UNITS	20-25 UNITS*	WATER TOWER LOT
MARKET-RATE UNITS	275-300 UNITS*	WATER TOWER/BURLINGTON LOT
MARKET-RATE ROWHOMES	30-35 RESIDENCES*	KROEHLER/BURLINGTON LOT

\* UNIT COUNTS ARE NOT FINAL AND MAY FLUCTUATE AS THE CONCEPT IS REFINED

AFFORDABLE HOUSING:

We intend to pursue Low-Income Housing Tax Credits (LIHTC) or the like, where rent is restricted to levels affordable to households averaging 60% of the Area Median Income as determined by HUD with no more than 30% of income spent on rent and utilities.

WORKFORCE HOUSING:

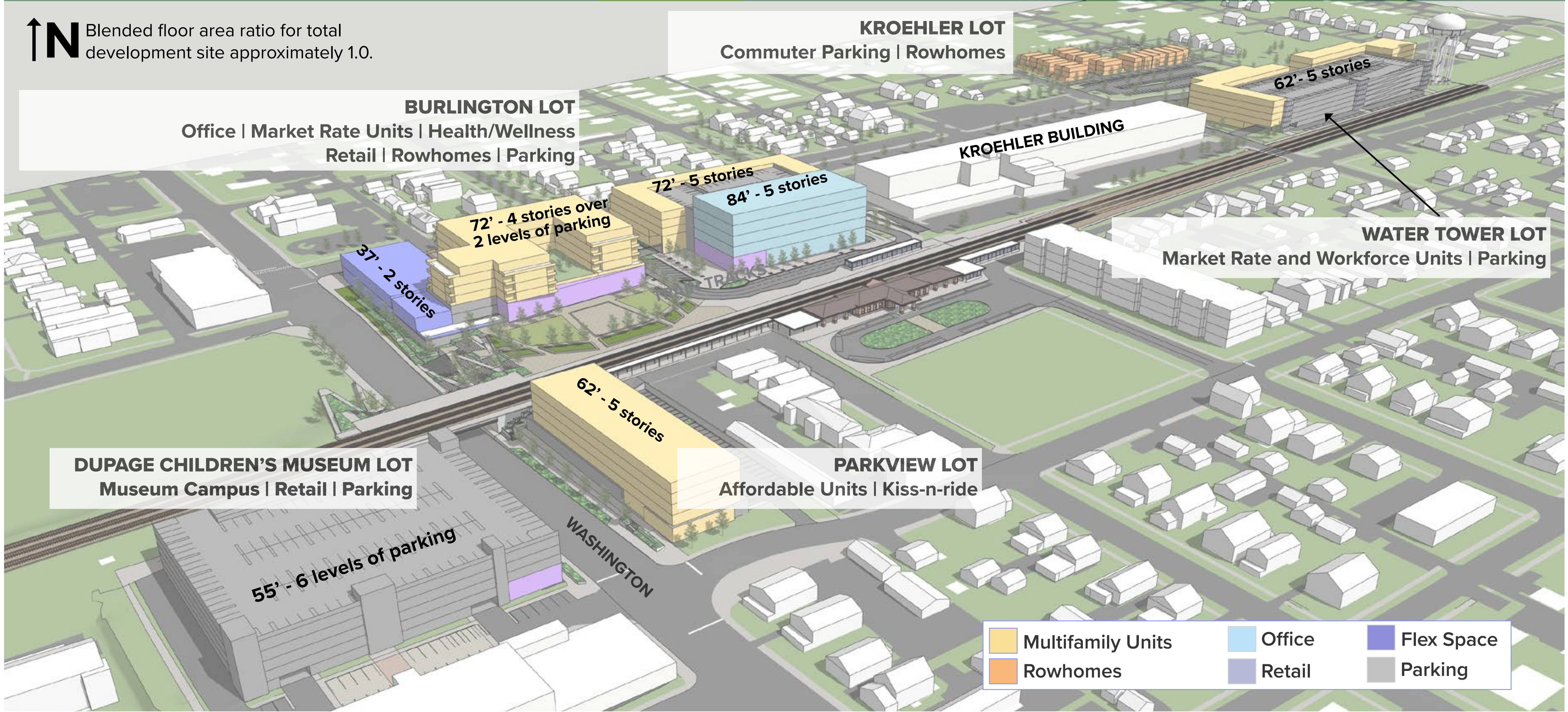
We intend to establish rents assuming a Naperville municipality or public employee single-person household income with no more than 30% of salary spent on rent and utilities.

DEVELOPMENT PROCESS:

The timing of the affordable project will be subject to IHDA’s process for funds allocation (QAP), project assessment (PPA) and award.



**N** Blended floor area ratio for total development site approximately 1.0.







**HIGHLIGHTS:**

- Recreational greenspace
- Interactive water feature (summer)
- Ice rink (winter)
- Gathering spaces
- Enhanced commuter experience





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**HIGHLIGHTS:**

- Affordable housing (50-70 units)
- Washington St. corridor improvements
- Enhance the presence of the Dupage Children’s Museum





**HIGHLIGHTS:**

- Health and wellness space
- Direct connection to public plaza
- Improved pedestrian safety





- HIGHLIGHTS:**
- Housing variety
  - 5th Avenue corridor improvements





**HIGHLIGHTS:**

- Improved pedestrian tunnel
- Multi-modal efficiency
- Enhanced pedestrian safety





**HIGHLIGHTS:**

- Relocated commuter parking
- Neighborhood park
- Housing that fits the character of the neighborhood



	WINS	PARKING COUNTS	PARKING MAP	VEHICLES INBOUND	VEHICLES OUTBOUND	MULTI-MODAL OPTION 1	MULTI-MODAL OPTION 2
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253

ADDITIONAL  
COMMUTER STALLS

SAFER  
PEDESTRIAN  
ROUTES  
ALONG THE  
TRACKS

NORTH AND SOUTH SIDE  
MULTI-MODAL IMPROVEMENTS




DISTRIBUTE  
KISS-N-RIDE  
ON NORTH AND  
SOUTH SIDE



MORE COMMUTER  
STALLS ON THE  
SOUTH  
SIDE  
OF THE TRACKS

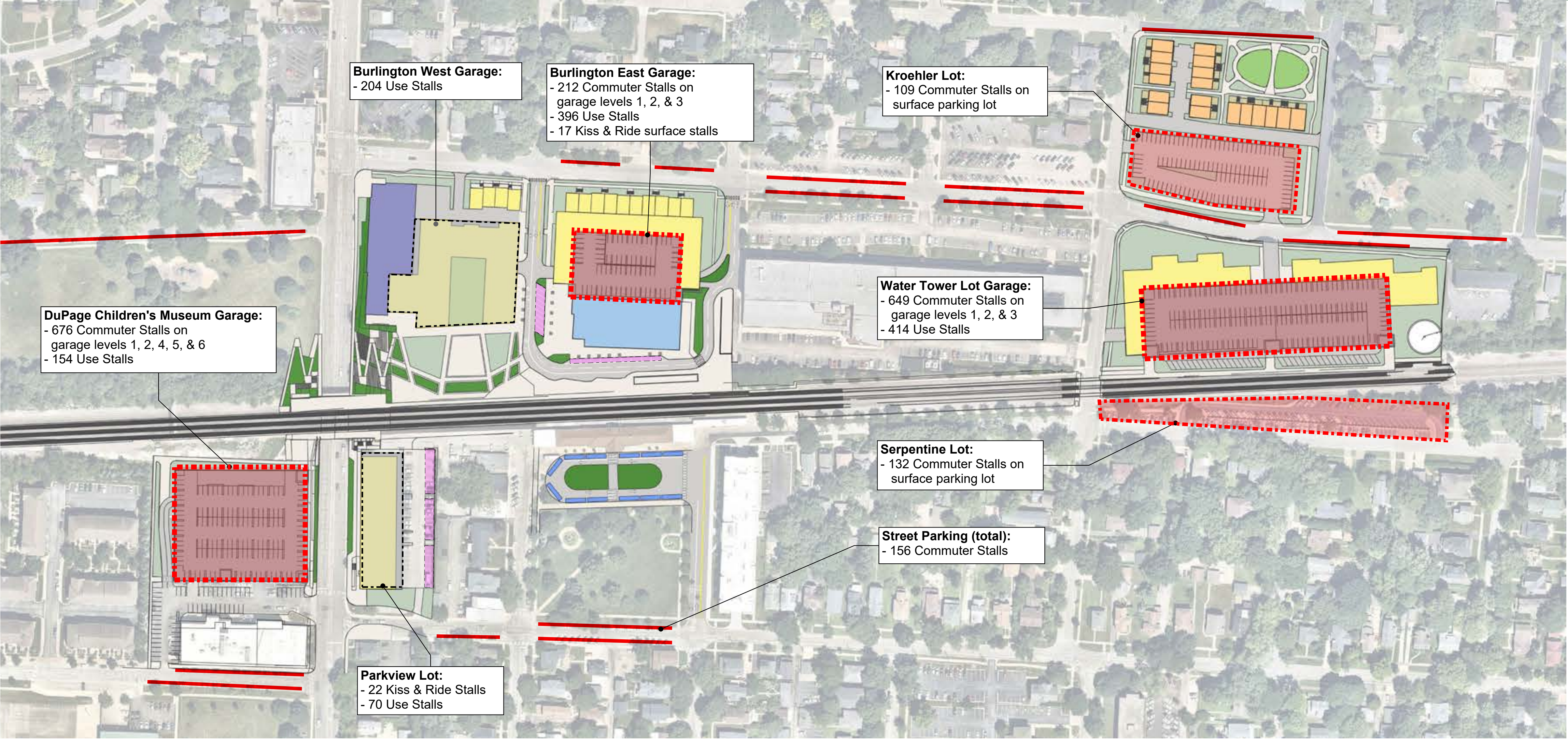




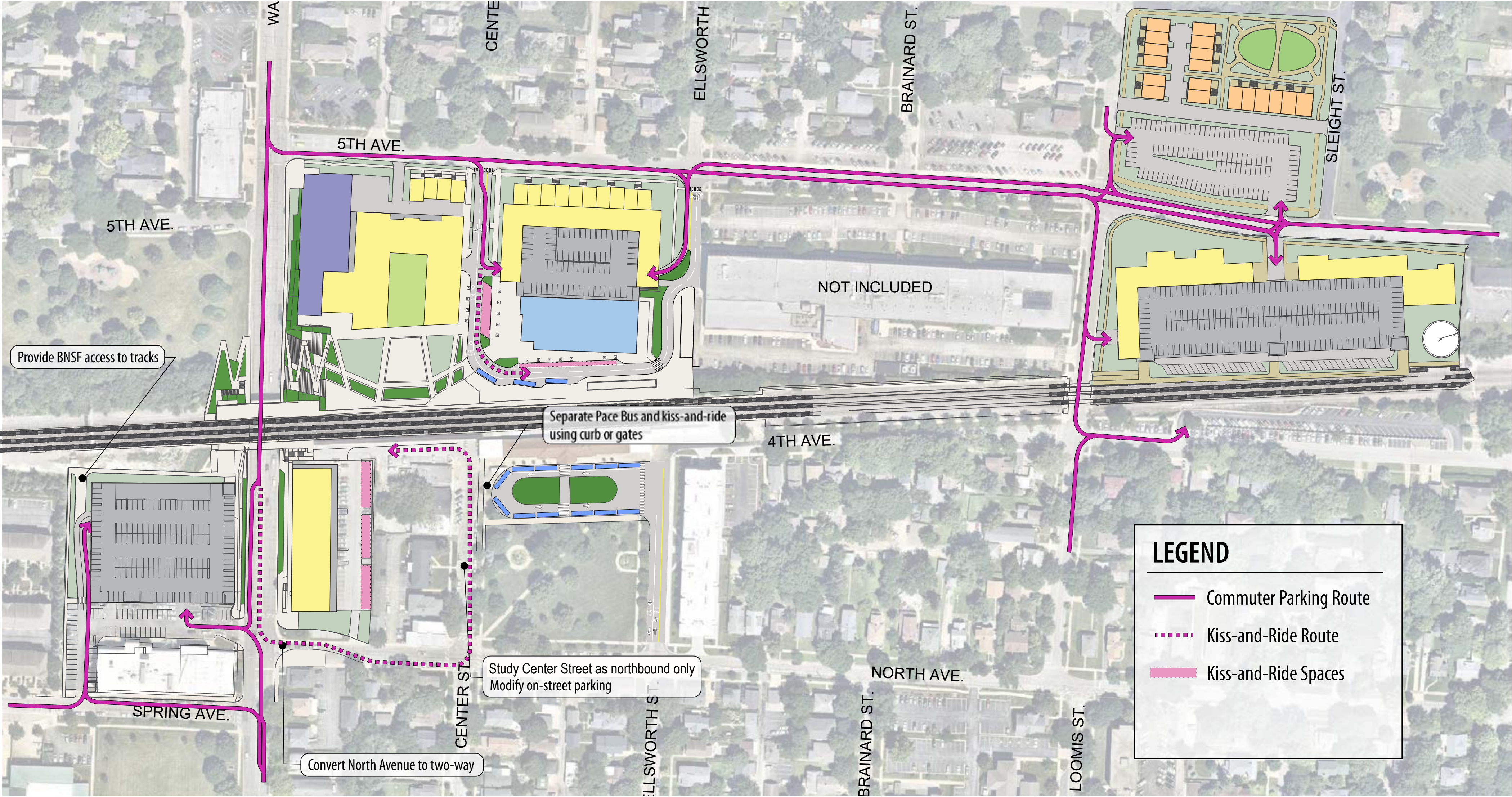
	WINS	PARKING COUNTS	PARKING MAP	VEHICLES INBOUND	VEHICLES OUTBOUND	MULTI-MODAL OPTION 1	MULTI-MODAL OPTION 2
Commuter Parking Counts	Existing	Concept	<div><div></div><div>On July 15, 2019 Naperville City Council asked Ryan to include an additional 250-400 commuters stalls. The concept includes an additional <b>253 stalls</b>.</div></div>				
On-Street	212	156					
Serpentine Lot	132	132					
Kroehler Lot	327	109					
Water Tower Lot	115	649					
Burlington Lot	719	212					
DuPage Children’s Museum	54	676					
Parkview Lot	122	0					
TOTAL COMMUTER STALLS	1681	1934					



WINS	PARKING COUNTS	PARKING MAP	VEHICLES INBOUND	VEHICLES OUTBOUND	MULTI-MODAL OPTION 1	MULTI-MODAL OPTION 2
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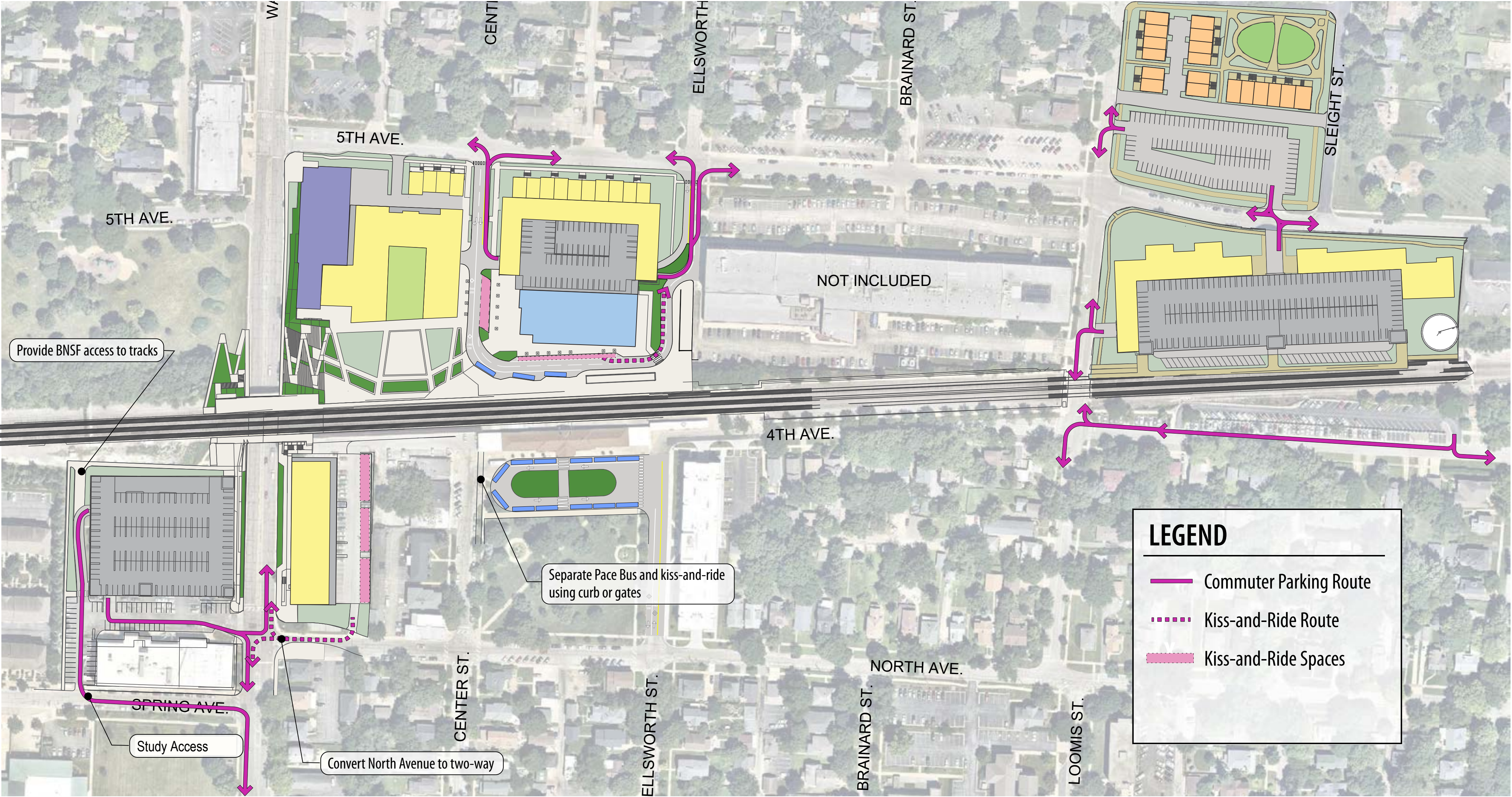






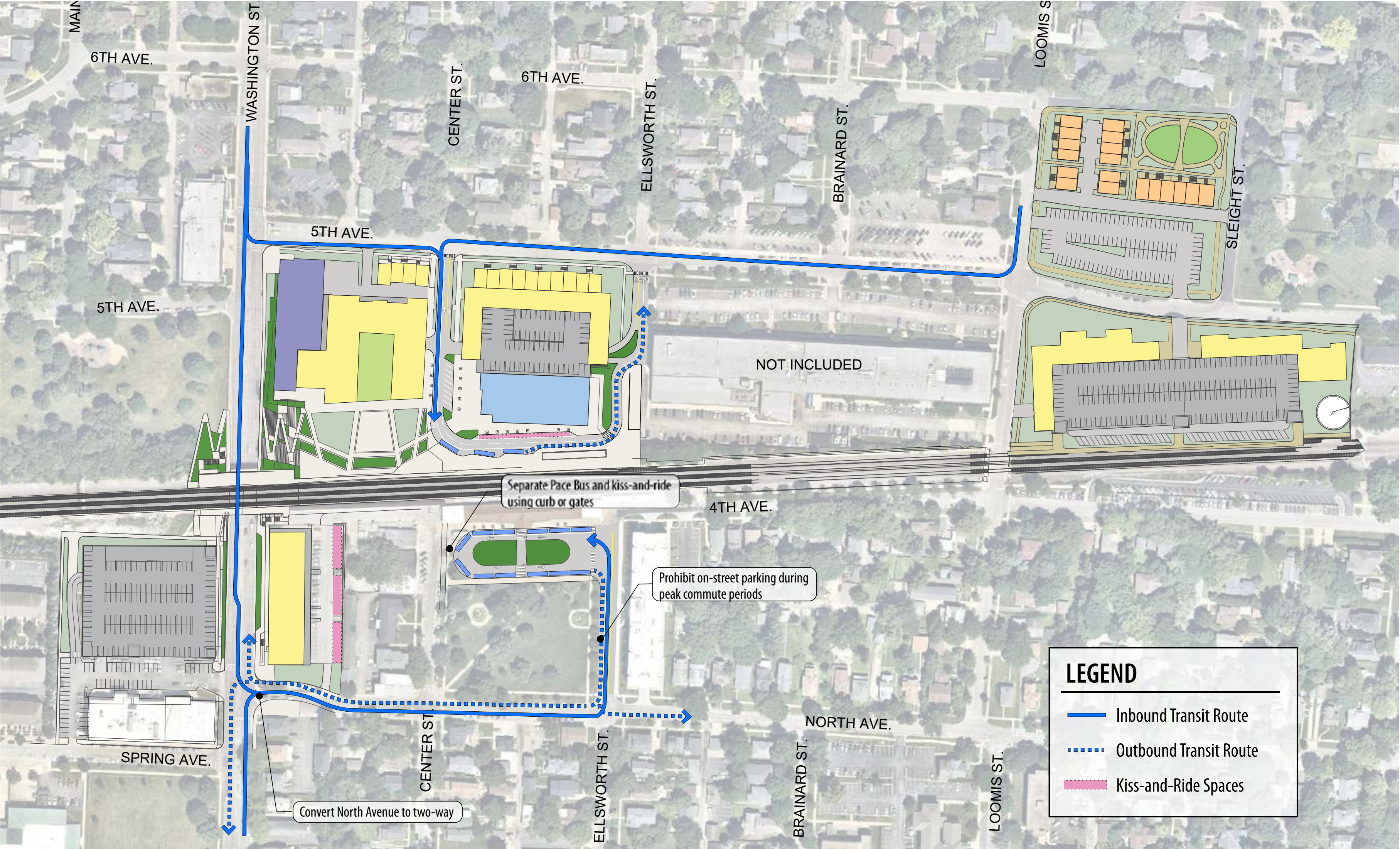


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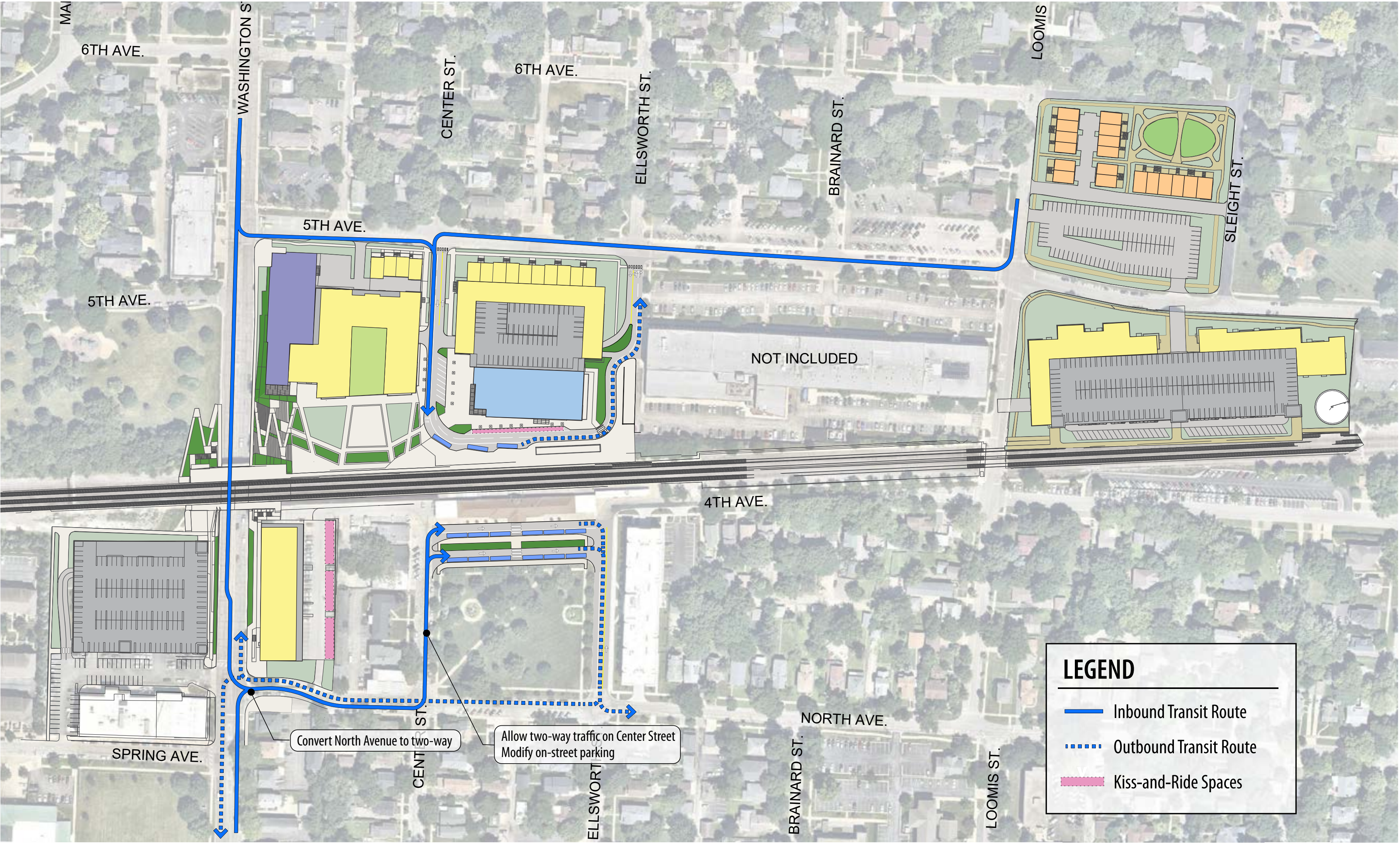


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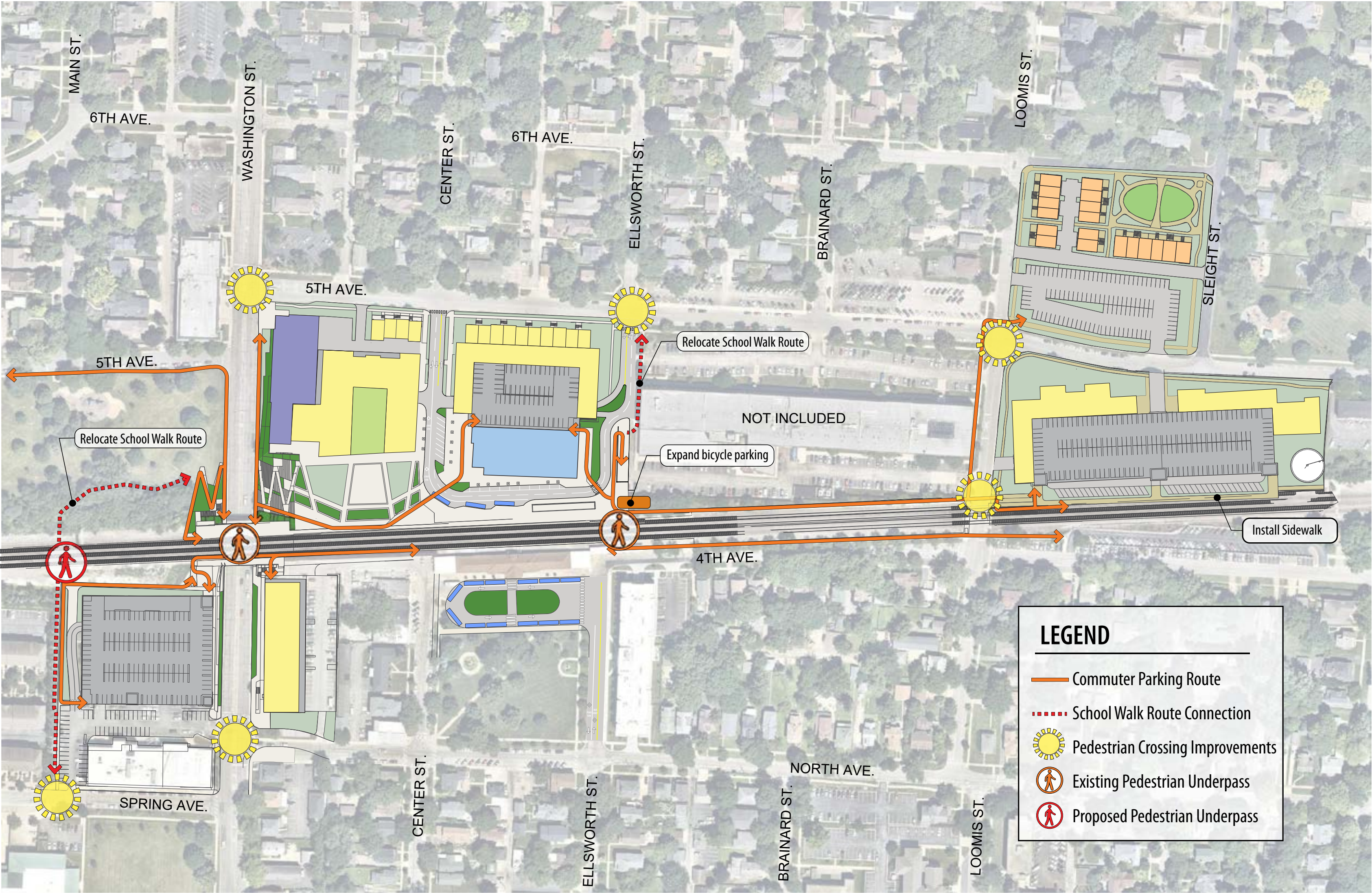




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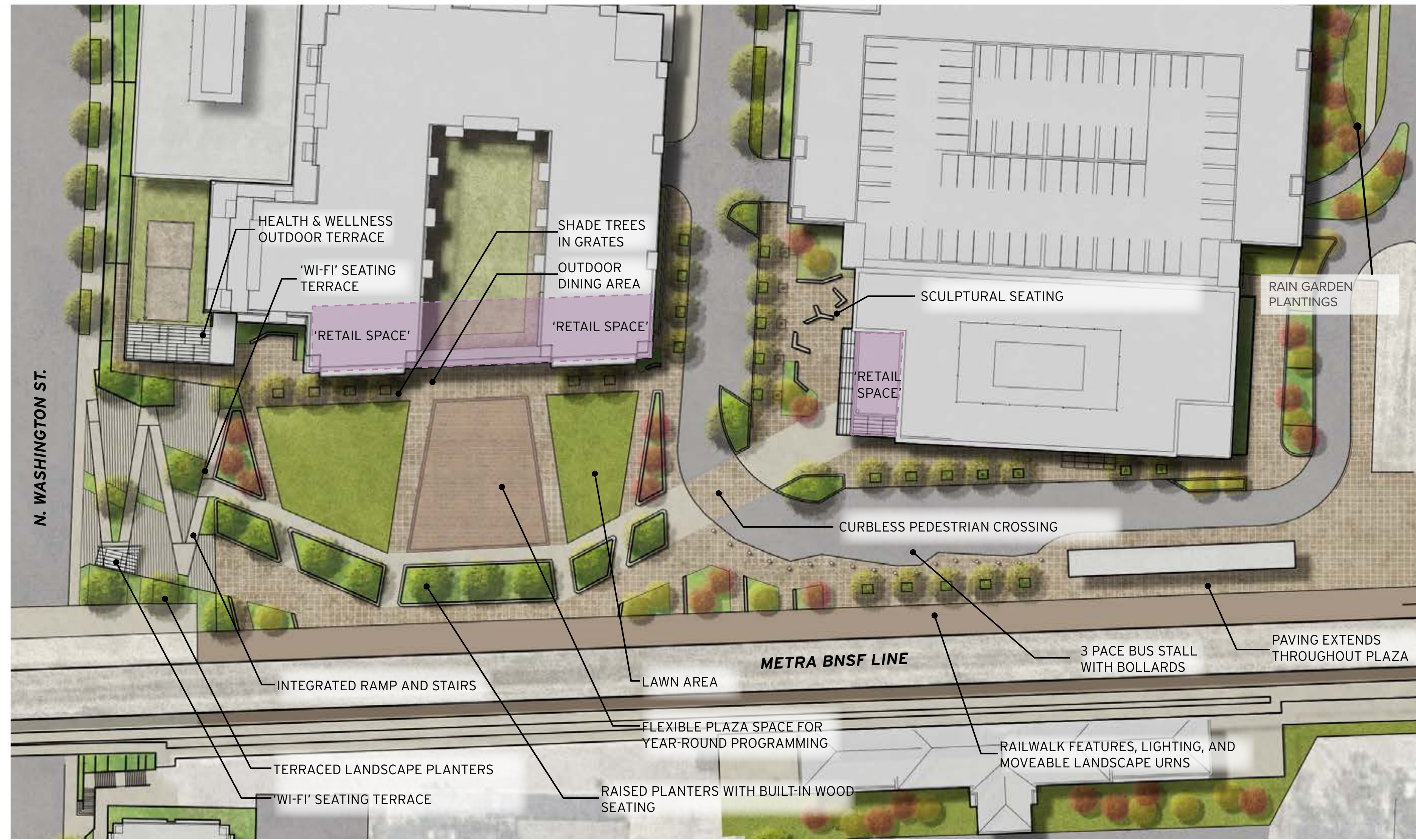
Square footage of public  
plaza/greenspace in the  
**original concept:**

**82,000**

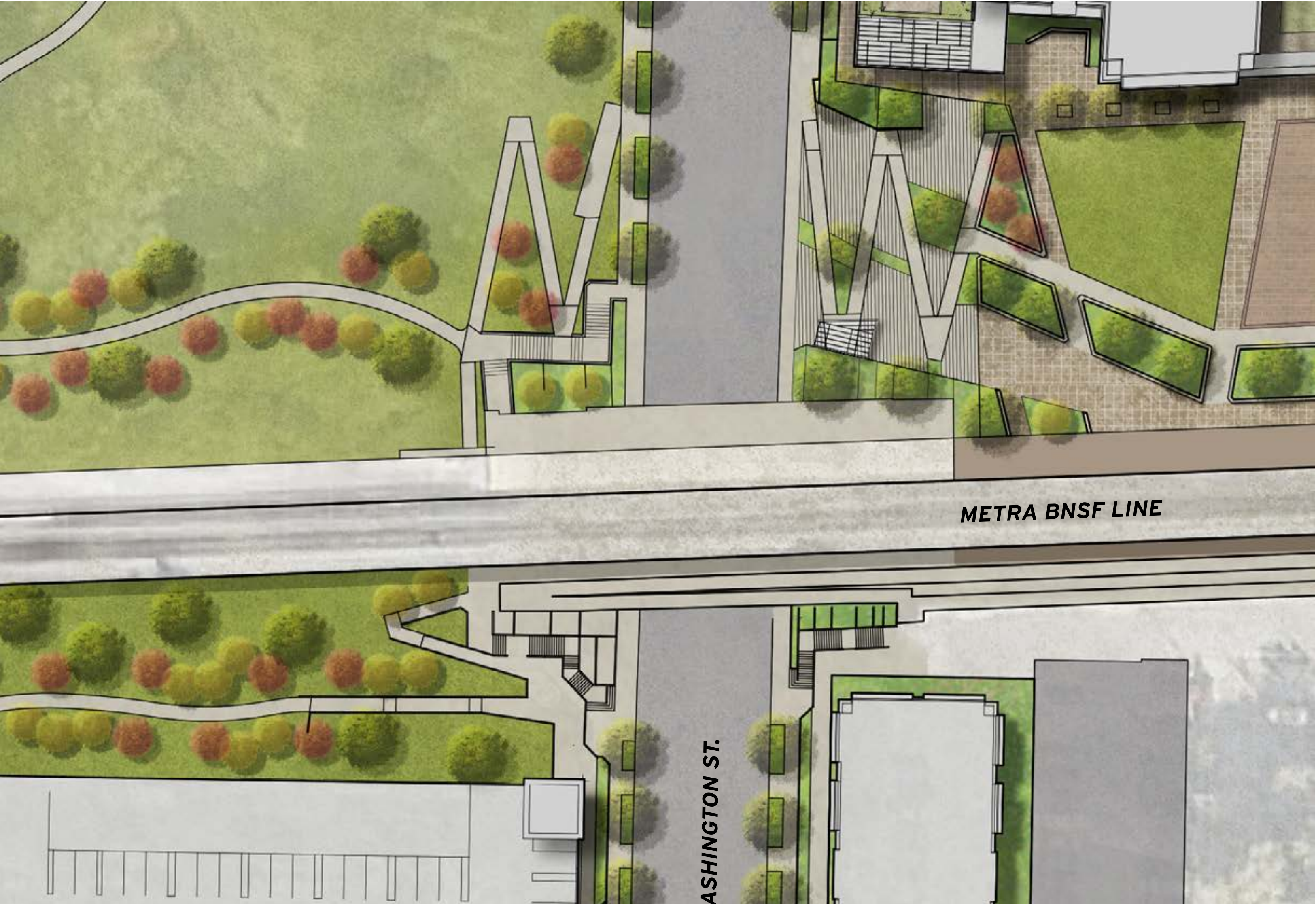
Square footage of public  
plaza/greenspace in  
**this concept:**

**114,000**

















FAMILY FRIENDLY



FOCUSED ON WELLNESS



CELEBRATING COMMUNITY





BUDGET ANALYSIS

REVENUE PROJECTIONS

Preliminary Total Project Costs by Use*			
Parking	Qty	Unit	Hard Cost
Commuter	1934	sp	\$40,100,000
Kiss-n-Ride	22	sp	\$1,100,000
Market Rate Multifamily	406	sp	\$16,600,000
Affordable Housing	70	sp	\$3,500,000
Office	406	sp	\$13,150,000
Retail	96	sp	\$3,710,000
Health and Wellness	94	sp	\$6,175,000
DCM	130	sp	\$3,300,000
Residential			
Rowhomes	33	units	\$16,000,000
Market Rate Multifamily	278	units	\$96,000,000
Affordable Housing	70	units	\$23,900,000
Office			
5-story, Class A Office	108,000	sf	\$25,800,000
Health and Wellness			
2-story, Class A	30,000	sf	\$9,500,000
Retail			
Multiple Locations	21,500	sf	\$4,170,000
Infrastructure			
5th Ave Added Turn Lane	1	ea	\$310,000
North Ave Re-Alignment	1	ea	\$750,000
Ellsworth Tunnel Improvements	1	ea	\$1,250,000
New Pedestrian Tunnel	1	ea	\$3,750,000
Water Tower Relocation	1	ea	\$2,500,000
5th Ave Corridor Improvements	1	ea	\$950,000
Washington Corridor Improvements	1	ea	\$1,600,000
Public/Greenspace/Landscaping	1	ea	\$1,000,000
Storm Water Management	1	ea	\$2,100,000
Sitework for Public Spaces	1	ea	\$10,250,000

Project Total \$287,465,000



PREVIOUS CONCEPTS RANGED FROM \$334M - \$353M. THIS LOWER PROJECT COST IS DUE TO A REDUCTION IN OVERALL DENSITY.

THE PRELIMINARY PROJECT COST MODEL INCLUDES COMMERCIAL USES, PARKING AND INFRASTRUCTURE.

\*PLEASE NOTE, THESE COSTS ARE NOT FINAL. THEY WILL CHANGE AND ADDITIONAL DETAIL WILL BE PROVIDED AS THE CONCEPT IS REFINED.



PRELIMINARY 20-YR TAX REVENUE MODEL								
(SUBJECT TO REVISION)								
	Office	Health and Wellness	Market Rate Multifamily	Affordable & Workforce	Row Homes	Retail	Retail Sales Taxes	Total
Total Revenue Over 20 Years	\$12,100,000	\$4,200,000	23,000,000	\$2,200,000	\$10,500,000	\$2,700,000	\$4,200,000	\$58,900,000



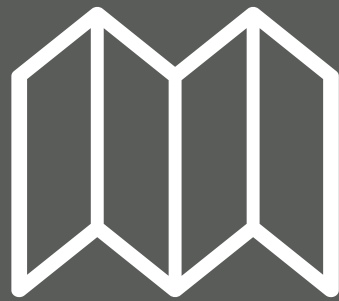


**WORK IN PROGRESS**



Market Studies Complete

**OCT**



Land Appraisal Complete

**OCT**



Capital/Funding Strategies

**NOV**



Input from Metra/Pace/BNSF

**ONGOING**



UPCOMING MEETINGS

SEP 23



**STEERING COMMITTEE MEETING**  
The Steering Committee will review the baseline concept and public input received. The committee will provide consolidated feedback before the City Council reviews the baseline concept on October 1, 2019.

OCT 01



**CITY COUNCIL MEETING**  
The baseline concept will be on this agenda for City Council review and provide input.