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Architects

# RIVER SQUARE

NAPERVILLE, ILLINOIS

APPEAL PACKAGE

September 16, 2019





# WHERE IS RIVER SQUARE?

River Square sits on the edge of Naperville's downtown district. The building is not historic in nature.



S Washington St

Downtown District

Surface Parking

E Chicago Ave

Naperville Riverwalk

1-story Retail Building

2-story Office Building

Downtown District



OKW ARCHITECTS  
600 W. Jackson, Suite 250  
Chicago, IL 60661

RIVER SQUARE RETAIL

22 E Chicago Ave . Naperville, IL

September 16, 2019    Project #: 18086



# WHY THE CHANGE?

The existing conditions of the architecture and signage prevent this shopping center from living up to its full potential as a vibrant retail destination within the Naperville downtown district.



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PROBLEMATIC CONDITIONS



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# UNDERSTANDING THE CONTEXT

Other buildings in downtown Naperville have painted masonry facades. The refreshed aesthetic of River Square would nicely complement the surrounding context.



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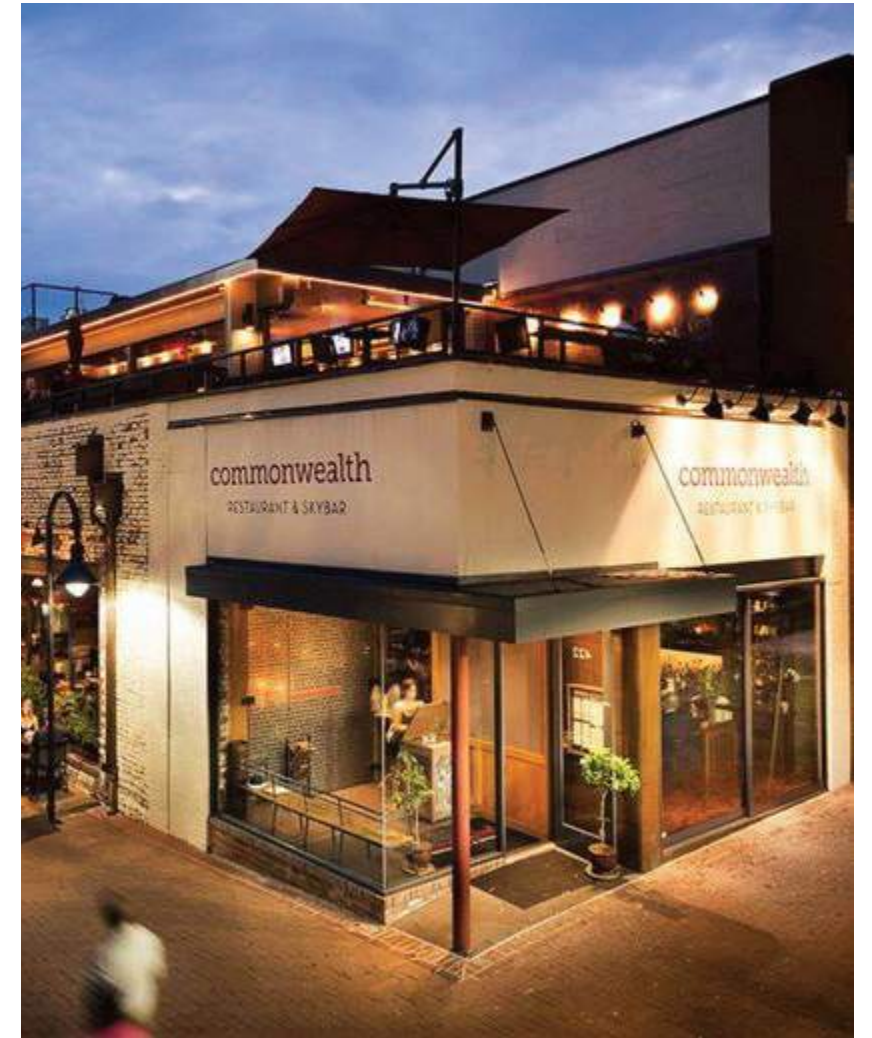
# VISION & PROPOSED IMPROVEMENTS

## GOALS

- IMPROVE LEASING THROUGH A MODERN REFRESHED AESTHETIC
- MINIMIZE ANY TENANT INTERRUPTION

## PROPOSED SCOPE:

- PAINT BUILDING - 2-TONE SCHEME
- REMOVE AWNINGS
- RELOCATE TENANT SIGNS
- INTRODUCE DRAMATIC LIGHTING
- INTERIOR RENOVATIONS
- FULL GRAPHIC OVERHAUL (LOGO, SIGNAGE, BRAND MATERIALS, ETC)
- INTRODUCE NEW SIGNAGE PROGRAM:
  - TENANT BLADE SIGNS
  - NEW MONUMENT SIGNS



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PROPOSED IMPROVEMENTS  
RENDERING

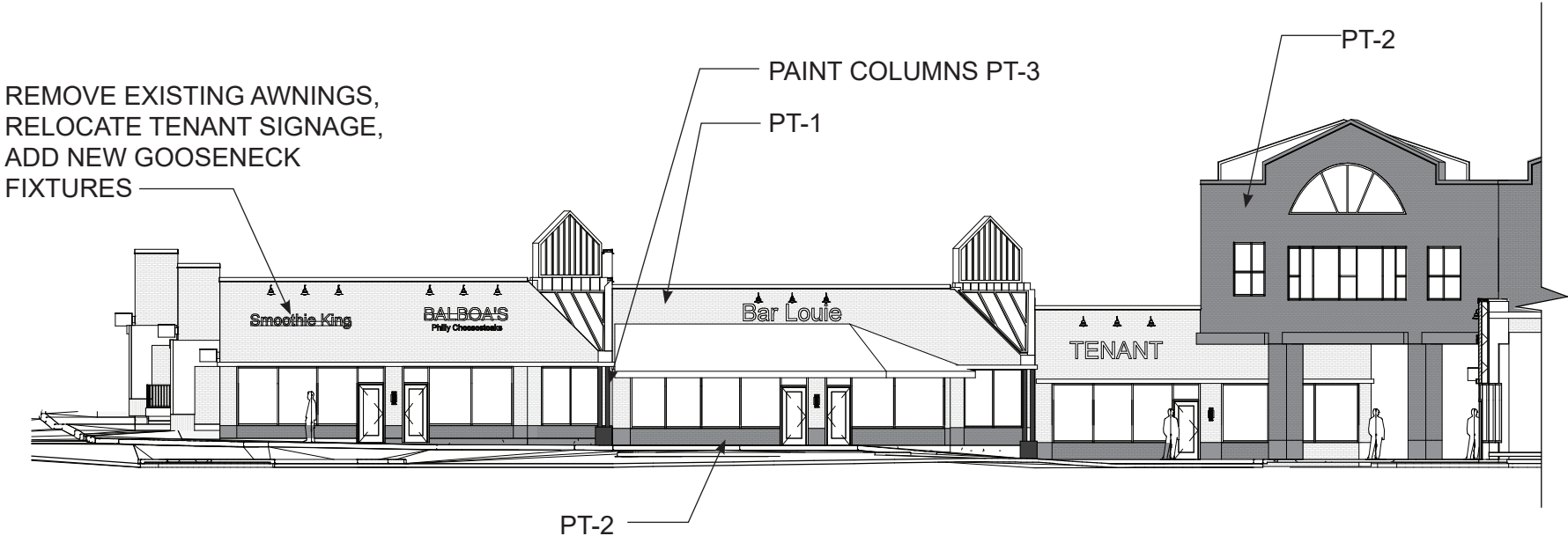




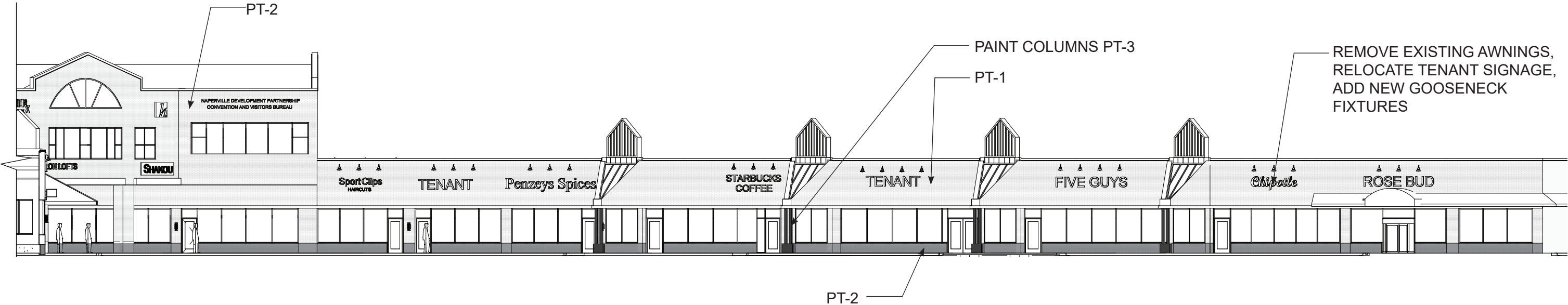
# PROPOSED IMPROVEMENTS ELEVATIONS

**NOTE:**  
ALL ELEVATIONS OF THE BUILDING TO BE PAINTED. THE REAR ELEVATIONS WOULD FOLLOW THE SAME LOGIC ESTABLISHED ON THE NORTH/ WEST ELEVATIONS. NO OTHER DESIGN CHANGE IS PROPOSED FOR THE REAR ELEVATIONS.

- PT-1, BENJAMIN MOORE 1611 'GRAYTINT'
- PT-2, BENJAMIN MOORE, 1608 'ASHLAND SLATE'
- PT-3, BENJAMIN MOORE, 1610 'FRENCH BERET'



**WEST ELEVATION**  
SCALE: 1" = 20'-0"



**NORTH ELEVATION**  
SCALE: 1" = 20'-0"



# PROPOSED IMPROVEMENTS INTERIOR

## PROPOSED SCOPE:

### CORRIDORS

- NEW CARPET TILE THROUGHOUT
- NEW WALL PAINT
- NEW ACCENT PAINT (AT DOORS, TRIM)

### RESTROOMS

- NEW FLOOR TILE
- NEW WALL TILE
- NEW SOLID SURFACE VANITY W/  
NEW LAVATORIES AND FAUCETS
- NEW LIGHTING
- NEW PAINT THROUGHOUT
- NEW STAINLESS STEEL TOILET  
PARTITIONS

### ELEVATOR LOBBY

- NEW FLOORING
- NEW WALL PAINT
- NEW MILLWORK TENANT DIRECTORY

### CORRIDOR

CARPET TILE  
MOHAWK: CHITALPA 959 'KOFA'



CORRIDOR PAINT:  
SW 6255 'MORNING FOG'

CORRIDOR DOORS/TRIM:  
SW 6070 'HERON PLUME'



CARPET TILE  
INSTALLATION VIEW (REPRESENTATIVE OF  
PATTERN, NOT COLOR)

### RESTROOMS



FLOOR TILE  
18X35, EMSER TILE 'BLUE EMOTION'



WALL TILE (BEHIND TOILETS):  
WHITE SUBWAY TILE WITH DARK  
GROUT

### LOBBY



INSPIRATION FOR NEW TENANT DIRECTORIES



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# PROPOSED IMPROVEMENTS SITE



**NEW PARKING LIGHTING**  
(IMPROVED PEDESTRIAN EXPERIENCE AND  
SAFETY)



**NEW TRASH CANS**  
(REFRESHED AESTHETIC)



**NEW MONUMENT SIGN**  
(REFRESHED AESTHETIC AND CURB APPEAL)



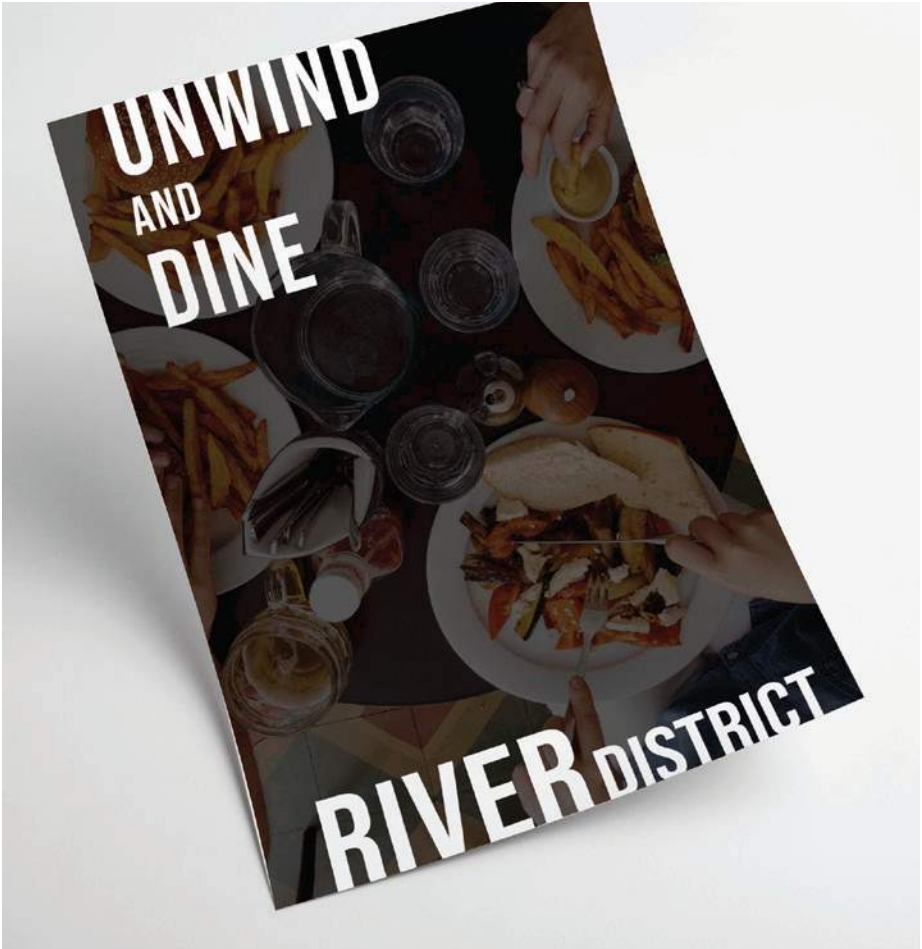
PROPOSED IMPROVEMENTS  
BRANDING

CURRENT —————→ RIVER SQUARE



PROPOSED —————→

- NEW NAME
- NEW PROMOTIONAL MATERIALS
- NEW WEBSITE



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