



Legislation Details (With Text)

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Title: Approve Ryan Companies to continue with 5th Avenue community engagement efforts to determine feasible and beneficial redevelopment options for City Council consideration.

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Attachments: 1. Combined Working Group 06042018 Meeting Summary, 2. 5th Avenue Survey Information, 3. DRAFT Steering Committee Minutes 20180612, 4. Concept Creation Phase Overview Graphic

Date	Ver.	Action By	Action	Result
6/19/2018	1	City Council	approved	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve Ryan Companies to continue with 5th Avenue community engagement efforts to determine feasible and beneficial redevelopment options for City Council consideration.

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Amy Emery, Operations Manager

BOARD/COMMISSION REVIEW:

The 5th Avenue Steering Committee has initiated its review of Concept Principals developed by the six Working Groups. The Concept Principles are intended to inform concept drawing development. The Steering Committee is in the process of selecting another date to meet to complete its review and form recommendations for the City Council.

BACKGROUND:

The 5th Avenue Project is focused on the potential redevelopment eight (8) parcels in the immediate vicinity of the Naperville Metra Station. These properties currently include several surface parking lots, an automobile repair business, the City’s former Public Works Facility, and the DuPage Children’s Museum.

On October 3, 2017, City Council approved a motion to engage and authorize Ryan Companies to conduct community engagement and market research to determine feasible and beneficial options for the redevelopment along the 5th Avenue corridor for the purpose presenting a concept plan for redevelopment of the 5th Avenue area (the "Design Concept") to City Council for its consideration. The motion included several amendments including the caveat that Ryan Companies present a status report at a City Council Workshop every two months. Continuation of the process is contingent on an affirmative Council vote.

DISCUSSION:

Six 5th Avenue Working Groups (land use, design, parking, stormwater, pedestrian safety & connectivity, and traffic) were established by the 5th Avenue Steering Committee in March. Nearly 60 members of the community applied to be a part of this process. Each working group met five times over the course of eight weeks. In total, 48 participants dedicated over 700 hours to meetings. Consultant time spent with the Working Groups to provide technical expertise related to traffic, parking, stormwater and more exceeded 250 hours. The final deliverable of their efforts includes a series of concept principles to inform the development of concept drawings, if so authorized by the City Council. The final deliverable of the Working Groups includes more than 250 pages of materials. It was initially presented to the community at a June 4, 2018 open house and public meeting. The document is available on-line at:

www.naperville.il.us/projects-in-naperville/fifth-avenue-redevelopment/5th-avenue-working-groups/
<<http://www.naperville.il.us/projects-in-naperville/fifth-avenue-redevelopment/5th-avenue-working-groups/>>.

Concurrent with the efforts of the Working Groups, a land use and height survey was distributed in March. The goal of the survey was to obtain a more quantitative analysis of community preferences, in addition to the qualitative input received through the series of meetings held between October and December 2017. The survey effort actually involved three independent surveys to capture input from:

- a city-wide resident sample 5,000 persons
- commuters (approximately 4,400 based on City records)
- engaged participants (approximately 1,275 local residents, stakeholders, etc. who had provided the City and/or Ryan Companies an email address).

A self-selected opt-in web option was also provided to anyone who wanted to provide input via a survey, but was not part of the three sampled groups.

The survey instrument was prepared by Jeff Andreasen, a professional survey researcher from aQity. He was hired by the Ryan Companies due to his experience preparing public surveys, including surveys for the Naperville Park District. The survey instrument was reviewed by the 5th Avenue Steering Committee on February 12, 2018. Following this meeting, a small group of the Steering Committee members further refined the survey questions. The final instrument was distributed to the Steering Committee again for comment prior to its release.

The survey was available for community input thru mid-May. Multiple points of outreach were used to encourage participation in the survey. Initial, high level survey results were presented, at the request of the Land Use Working Group, very briefly at the June 4, 2018 Combined Working Group Meeting by Jeff Andreasen. Members of the public had several comments and concerns with the limited information presented.

Attached is more comprehensive detailed summary from Jeff Andreasen. Mr. Andreasen will formally present the results and be available to answer questions at the June 19, 2018 City Council Meeting. A full report of the survey findings is expected later this month. The results will be released on Ryan Companies and City Web Pages.

NEXT STEPS:

On June 12, the 5th Avenue Steering Committee convened for an in-depth review of the land use and height survey results and to review the concept principles prepared by the six Working Groups. During this meeting, the committee was able to complete an initial review of the survey information. However, after more than two hours of discussion, the Steering Committee was only able to review half of the concept principles (which will be used to inform concept drawings). A motion was made to take public comment on the discussion held up until that point and convene a second meeting to complete the review of the concept principles. The Steering Committee is dedicated to providing a thorough review of this information. The Steering Committee is seeking to reconvene in the next two weeks (date currently being confirmed and will be posted on the City's Web Page). During their next meeting, it is anticipated that the Steering Committee will complete its review of the concept principles and also prepare recommendations related to areas of conflict identified by the individual Working Groups and the public during the Combined Working Group Meeting on June 4th. This information will be forwarded to the City Council for consideration in July. At that time, Ryan Companies will be seeking approval from City Council to move forward with concept development (drawings) based on the input received to date. A description of the anticipated concept development phase is attached.

FISCAL IMPACT:

There is no fiscal impact resulting from the continuation of the community engagement process, technical studies and the development of a concept for the 5th Avenue area. The final scope of any redevelopment and associated financial impacts are not yet known. Any City costs associated with redevelopment will be subject to the review and approval of the City Council.