



Legislation Details (With Text)

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Title: Approve Ryan Companies to initiate Phase II (Concept Refinement) of the Concept Creation process for the 5th Avenue area for City Council consideration.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment 1 Steering Committee Recommendations and Meeting 20180828 Summary, 2. Attachment 2 Ryan Companies Concept Creation Plan, 3. Attachment 3 Concept Principles, 4. Attachment 4 Areas of Conflict Recommendations, 5. Attachment 5 August 22 2018 Public Meeting Summary, 6. Attachment 6 Ryan Companies Initial Concepts Updated

Date	Ver.	Action By	Action	Result
9/18/2018	1	City Council	approved	Pass
9/18/2018	1	City Council	continued	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve Ryan Companies to initiate Phase II (Concept Refinement) of the Concept Creation process for the 5th Avenue area for City Council consideration.

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Amy Emery, AICP, Operations Manager

BOARD/COMMISSION REVIEW:

The 5th Avenue Steering Committee reviewed initial concepts prepared by Ryan Companies on August 28, 2018. The committee has prepared recommendations for refinement of the initial concepts for City Council consideration (Attachment 1).

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 for City Council consideration. The October 3, 2017 motion to proceed included several amendments including the caveat that Ryan Companies present a status

report to the City Council every two months. Continuation of the process is contingent on an affirmative Council vote. The timing of these status reports was modified by City Council on July 17, 2018 to coincide with project milestones (e.g., concept development phases).

From October 2017 through July 2018 the Ryan Companies facilitated a comprehensive public engagement process including large and small community meetings, staff meetings, surveys, stakeholder outreach, newsletters, e-updates, interactive web pages, formation and involvement of a Steering Committee and six subject-based working groups. The purpose of this engagement was to solicit broad community input relative to the issues and opportunities for the study area. At the request of the Ryan Companies, a Concept Creation process was initiated by City Council on July 17, 2018 (Attachment 2).

INFORMATION:

On July 17, 2018 City Council directed the Ryan Companies to prepare initial concepts. The concepts were to be informed by Concept Principles prepared by the Working Groups and 5th Avenue Steering Committee (Attachment 3) and the direction included within the Areas of Conflict Document prepared by the 5th Avenue Steering Committee (Attachment 4).

Ryan Companies has developed two initial concepts for the 5th Avenue properties. Both concepts provide 1,681 dedicated commuter parking spaces and a mix of residential rental apartment units, condominium units, brownstones and townhomes. Additionally, both concepts include office and retail space and supporting amenities such as a plaza, pocket parks, pedestrian crossing improvements, roadway realignments and storm water infrastructure. The concepts are primarily distinguished from one another by differences in building height, locations of commuter parking and the siting of the DuPage Children’s Museum.

These initial concepts were presented at a Public Meeting held on August 22, 2018 (See Attachment 5 for summary). The concepts were then provided to the 5th Avenue Steering Committee for review and discussion on August 28, 2018.

In response to feedback received from the public and the 5th Avenue Steering Committee, Ryan Companies has prepared:

- Shadow studies with images depicting the summer and winter solstice and summer and fall equinox.
- School enrollment projections which estimate Concept A will generate approximately 50 students K-12 age and Concept B will generate approximately 60 new students.
- Examples of curbless/living (woonerf) streets similar to those envisioned with the proposed plaza from Batavia, Wheaton, and Oak Park, Illinois

The presentation materials presented on August 22, 2018 has been updated by the Ryan Companies (Attachment 6) to incorporate this information.

Based on feedback received from the public and the 5th Avenue Steering Committee, it is expected the Ryan Companies will consider the following input as they move forward with concept refinement as detailed in Phase II of the Concept Creation Process:

TOPIC/ FEATURE	RECOMMENDATION	8/22 Reque st from Public	8/28 Steerit Committee Consensus
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1. Land Use & Density	Consider moving housing units (and associated parking) from the Burlington		X
	Investigate an option with 200 residential rental units (vs. 400 shown on init		X
2. Greenspace	Integrate existing parks into the overall greenspace master plan for the proj	X	
	Retain the general concept of the Kroehler Design (rowhomes, greenspace	X	X
3. Plaza (Woonerf)	Focusing on increasing t	X	X
	Concept B or larger), am		
	Provide additional inform	X	
	soot, and necessary safe		
	Provide additional details		X
	traveling through this are		
	Consider opportunities fo		X
	additional sound buffer		
	Enhance design and way		X
	surrounding neighborhod		
	(the train)		
4. Parking	Provide a comparison of	X	
	Evaluate and give consid		X
	at Burlington (vs. Public V		
	Provide additional inform		X
	Balance the quantity of p		X
	spaces (commuter or oth		
	structures		
5. Height & Design	Develop additional image	X	
	around the development,		
	Pilgrim Addition neighbor		
	Evaluate how street edge		X
	designed - look for ways		
	with grass/plantings, con		
	depth transitions		
	Consider reducing height		X
	or more stories		
	Incorporate details from s		X
	windows) in design		
	Retain the openness and		X
	Consider other traditional		X
	in the vicinity		
6. Traffic & Walkability	Provide analysis and traf	X	X
	appreciate traffic impact		
	Show safe walking paths	X	
	Washington Junior High		
7. Financials	Refine financials to includ	X	X
	sources		
8. Multi-Modal Accessibility & Commuter Experience	Inventory existing kiss an	X	
	comparison to kiss and r		
	Provide more information	X	
	within the development.		

	Model and compare over development on a parcel commuters.	X	
	Share any recommendat explain how feedback ha	X	

NEXT STEPS:

If City Council directs Ryan Companies to initiate concept refinement, that effort will extend four to six weeks. Refined concepts would then be presented to the public and reviewed by the 5th Avenue Steering Committee. Recommendations would then be forwarded to the City Council for consideration as part of a required Ryan Companies check-in status report to proceed.

FISCAL IMPACT: None.

There is no fiscal impact resulting from the continuation of the concept development effort. 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.