

Legislation Details (With Text)

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Title:	Receive the report from City's Advocate, S.B. Friedman, provide direction on key topics, and authorize Ryan Companies to move forward with Phase II (Baseline Concept Creation).		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. SB Friedman 5th Avenue Presentation Slides, 2. Summary Recommendations Phase II		

Date	Ver.	Action By	Action	Result
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CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the report from City's Advocate, S.B. Friedman, provide direction on key topics, and authorize Ryan Companies to move forward with Phase II (Baseline Concept Creation).

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Amy Emery, AICP, TED Operations Manager

BOARD/COMMISSION REVIEW:

The 5th Avenue Steering Committee reviewed initial concepts prepared by Ryan Companies on August 28, 2018. The Committee has provided recommendations for refinement of the initial concepts to City Council for consideration at it December 4, 2018 meeting.

BACKGROUND:

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 was contingent on an affirmative Council vote. Required workshops and affirmative votes occurred on:

- December 19, 2017
- February 20, 2018
- April 17, 2018
- May 15, 2018
- July 17, 2018 (Council directed votes to coincide with milestones going forward)

Project milestones to date have included:

- Kick-Off Meetings & Group Input Sessions (October - November 2017)
- Initial Community Survey (November - December 2017)
- Establishment of 5th Avenue Steering Committee (January 2018)
- Establishment of 6 Technical Working Groups (March 2018)
- Land Use and Height Survey (March - May 2018)
- Release of Working Group Recommendations (June 4, 2018)
- Release of Initial Concepts (August 22, 2018)
- Establishment of DuPage Children's Museum Working Group (Sept 18, 2018)
- Independent City Advocate, S.B. Friedman, hired (October 16, 2018)
- Staff recommendation related to commuter parking (November 20, 2018)

DISCUSSION:

Ryan Companies requested on September 18, 2018 for City Council to authorize the project move forward to Phase II (Baseline Concept Creation). City Council tabled action on that request until December 4, 2018 to:

- Consider guidance from the independent City Advocate (See Attachment 1)
- Further evaluate the input provided by the community (See Attachment 2)
- Review and consider the recommendations of the 5th Avenue Steering Committee (See Attachment 2)
- Receive additional information related to commuter parking from city staff (provided 11/20/18)
- Receive recommendations from the DuPage Children's Museum Working Group (on-going)

During the meeting on December 4, 2018, the City's Advocate will be leading City Council through a series of straw votes. The direction provided by City Council can then be incorporated into Ryan's Phase II (Baseline Concept Creation).

At the November 20, 2018 City Council meeting, a request was made for S.B. Friedman to:

- Weigh in to test the assumptions staff has presented about commuter parking
- Provide some different municipal market perspectives based on experience with commuter parking systems in other communities
- Offer guidance, based on S.B. Friedman experience in other communities, what general trends do you see with respect to municipal/commuter parking, key items to analyze going forward.

S.B. Friedman agrees that pushing for a baseline concept that includes staff's recommended increase in public parking is appropriate. In their opinion, this will allow for maximum flexibility in planning going forward. To that end, they recommend the baseline concept include additional parking, as well as a commitment to further explore the impact and feasibility of this component of the development. As the project moves forward, additional analysis must follow. S.B. Friedman has identified multiple potential parking consultants that they can work with to get specific answers if Ryan Companies is able to prepare a baseline concept.

S.B. Friedman will also weigh in on general trends with commuter parking (e.g., ride sharing apps, telecommuting, demographic trends) observed elsewhere. However, they have noted that the

question of building additional public parking is more of a policy decision than a market-driven decision.

FISCAL IMPACT:

On October 16, 2018 City Council hired SB Friedman to serve an independent professional advocate under a contract not to exceed \$100,000.

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.