



Legislation Text

File #: 17-651, Version: 3

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Move forward with the Ryan Companies to facilitate a community engagement process, complete market and technical studies, develop a land use concept and financial plan.

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Amy Emery, TED Strategic Projects Supervisor

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

On September 5, 2017, the City Council directed staff and Ryan Companies work together to prepare a detailed community engagement plan for their review on October 3, 2017. The attached plan presents a four-phase process that includes multiple opportunities for meaningful public engagement over the next year. We believe this plan provides the specificity and clarity of how the community will be involved in starting the process to create a plan for the Fifth Avenue area.

DISCUSSION:

During Phase I, the focus is on providing the community with opportunities to learn more about the upcoming process. Attendees will be able to meet in-person with the Ryan Companies Team and City Staff working on the project. Those interested will be able to sign-up to receive e-news updates and future working group sessions related to specific topics of interest. This initial phase will also offer an opportunity for the community to offer additional suggestions to improve the four-phase proposed community engagement plan. The goal of this first phase is for City Staff and Ryan Companies to understand how the community wants to participate, and just as importantly, how they want to receive information about the project going forward. The plan also envisions a Steering Committee to regularly review progress and assist with communication on the project. Defining the structure and composition of this committee is part of Phase I.

In Phase II, participants will be involved in more in-depth conversations about specific aspects of the 5th Avenue area. To provide many different ways for the community to engage depending on their interest and comfort level, this phase includes larger group meetings related to particular topics, smaller working groups and stakeholder interviews. There is no set limit on the number of these meetings and interviews. It will depend on the number of topics identified and the level of community interest. Summaries of all meetings and copies of any studies and information will be provided through the project web page. The community will be encouraged through e-news announcements, Naperville Connected, social media, and other outreach tools to review this information to remain informed and provide feedback.

In Phase III, using all of the input received during Phase II, one or more concept plans will be prepared by City Staff and Ryan Companies. It is anticipated through community review the plans will be further refined after receiving additional feedback. Ultimately, a final concept and business terms will be presented to City Council for approval.

If a concept is endorsed by the City Council, the fourth and final phase of the project focuses on development agreements and approvals. Public review and input in this phase would occur through a series of required public meetings. As will be the case throughout the effort, detailed information and updates will be maintained on the project web page.

This comprehensive approach provides different formats, means, and times for the community to participate depending on their level of desired involvement. From simply reviewing updates on a web page, to actively engaging with traffic, parking and stormwater consultants to address issues and participating in workshops and meetings, the community will have a significant number and types of opportunities to share their observations, ideas, concerns, and desires.

The recommendation is to work with Ryan Companies on a community engagement process, complete with market, financial feasibility and technical studies. There is no contract or obligation to Ryan Companies and the process can be terminated by either party at any point. Ryan Companies is not being compensated for their work. The scope of the work (e.g. the concept plan) will be developed through the open community engagement effort.

Successful development companies, always complete market, financial feasibility and technical studies with any project at their own cost. What is unique about this effort, is the community is being engaged in the concept development, rather than the developer working in isolation. This is a process Ryan Companies has used successfully with other communities across the country.

FISCAL IMPACT:

None.

There is no fiscal impact resulting from the RFQ. The final scope of 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.