

## Legislation Text

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### CITY COUNCIL AGENDA ITEM

#### **ACTION REQUESTED:**

Review and reach consensus on the concept principles for the 5<sup>th</sup> Avenue Project and receive input from the 5<sup>th</sup> Avenue Steering Committee regarding Points of Conflict.

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Amy Emery, AICP, Operations Manager

#### **BOARD/COMMISSION REVIEW:**

Concept Principles document was prepared by the Working Groups in May 2018. An edited version was recommended by the 5<sup>th</sup> Avenue Steering Committee on June 20, 2018 by a vote of 13:0. Councilwoman Brodhead and Mayor Emeritus Pradel were absent.

#### **BACKGROUND:**

The 5<sup>th</sup> 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.

#### **DISCUSSION:**

Ryan Companies has been working diligently over the last nine (9) months in accordance with the Community Engagement Plan approved by City Council. To date, the effort has included:

- 2 open houses
- 9 community input meetings
- 2 community surveys
- Establishment of a 15-member Steering Committee which has met five (5) times since February 2018
- 6 Public Progress Meetings with Ryan Companies and City Staff
- Establishment of six (6) Working Groups (48 participants). Each Working Group has met five (5) times over an 8-week period to study existing infrastructure, site conditions, challenges, market research, survey information, community input, case studies, and more. In total, Working Group participants dedicated more than 700 hours to meetings and technical consultants provided more than 250 hours of support.

- Hundreds of emails have been sent by residents and stakeholders. Each email has been responded to by Ryan Companies and/or City Staff.
- 31 one-on-one meetings have been facilitated by Ryan Companies at the request of residents, property owners and other stakeholders.
- 38 weekly e-updates sent to thousands of subscribers by City Staff
- 2 Web pages (City and Ryan) and social media platforms have been created and maintained throughout this effort to inform and engage the community.

The level of public participation in this process is unmatched when compared to any other City of Naperville planning effort. It is unique in that the public has been involved in all aspects of site investigation and planning for a development. Typically, the public is not involved in a development process until after plans are created and their role is to react to the proposal provided. In this effort, the public has had direct involvement in creating the foundation for preparing concept drawings.

The next phase of the project is to prepare concepts. To inform the development of concept illustrations, Concept Principles have been written. They are based on the collective effort of the Working Groups focused on the topics of land use, design, parking, storm water, traffic, pedestrian safety and connectivity. A complete summary of the Working Group findings, including the Concept Principles as presented at the June 4, 2018 Combined Working Group Meeting 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/) [<http://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/) .

The Concept Principles were drafted with word-for-word oversight and approval by the Working Group members. The document was reviewed, refined and endorsed by the 5th Avenue Steering Committee on June 20, 2018. Both the original Working Group and revised Steering Committee versions are attached.

The purpose of this 5<sup>th</sup> Avenue Workshop is to provide time for City Council to review and discuss the progress to date and Concept Principles. The Ryan Team will be seeking City Council authorization to move forward with the development of concept drawings at the July 17<sup>th</sup> City Council meeting. Through the comprehensive community engagement process, technical study, and research, Ryan Companies feel confident they have the information needed to move into this phase, but will only do so with the endorsement and approval of City Council. No additional meetings or activities are planned by Ryan Companies. They have completed all aspects of their Community Engagement Plan leading to this decision point. City Council action is required for the project to continue.

#### **FISCAL IMPACT:**

There is no fiscal impact resulting from the development of concepts for the 5<sup>th</sup> 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.