

**5TH AVENUE DEVELOPMENT
WORKING GROUP ACTION PLAN
LAND USE**

**Prepared by: Ryan Companies US, Inc.
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OBJECTIVE.

Focus on intended uses for the 5th Avenue development that are financially feasible and address the ideas / concerns provided by the community during group input sessions.

GUIDELINES.

- This group will be focus on completing relevant due diligence.
- Third party consultants will be engaged, as needed.
- This group **will not** determine the development program.
- Deliverable will be included in **key findings** presented to City Council.

PARTICIPANTS.

- **Community:** Rocky Caylor, Katie Davis, Jeff Havel, Phillip Meno, Scott Parrill
- **City Staff / NDP:** Amy Emery, Allison Laff, Christine Jeffries
- **Ryan:** Jim McDonald, Curt Pascoe, Becky Diehl
- **City Council Liaison:** Councilwoman Anderson

POTENTIAL ENGAGED PARTIES.

- CBRE
- Housing consultant
- Land planner
- Ryan A&E
- Other

AREAS OF STUDY.

Existing Conditions

Objective: Understand precedents and themes of community input.

Tasks

- I Review and evaluate group input information
- II Compare group input information to 2009 5th Avenue study
- III Review Naperville Fair Housing study

Deliverable(s)

- Land Use Narrative - Group Input

Market review

Objective: Research and review market demand for land uses identified in the Land Use survey.

Tasks

- I Review various market studies provided by consultant(s)
- II Evaluate "like-kind" case studies

Deliverable(s)

- Land Use Narrative - Market overview

Land Use

Objective: Compare Land Use survey results to precedent information and market studies.

Tasks

- I Review results from Land Use survey and identify themes
- II Compare Land Use survey results to market study results

Deliverable(s)

- Land Use Narrative - Potential Uses