



# WELCOME

NICHOLS LIBRARY PARKING DECK  
PUBLIC MEETING

# DOWNTOWN PARKING SYSTEM PLANNING

## Downtown Plan and Continuous Improvement Model for Downtown Parking

- The Downtown Plan (2000) provided a guide for the physical improvement and development within downtown Naperville.
- The Plan identified the need to “ensure an adequate supply of appropriately located and attractively designed parking.”
- The Continuous Improvement Model for Downtown Parking (CIM) was developed to effectively evaluate and forecast parking realities and trends in the downtown area.
- The 2004 CIM results reported high parking occupancy rates and decreasing customer satisfaction levels. The data, combined with development forecasts indicated a five-year parking demand of 750 to 800 additional parking spaces.

## Downtown Parking Feasibility Study

- The Downtown Parking Feasibility Study was conducted in 2005 and assessed potential locations in the downtown for additional parking facilities and reviewed options for parking structure financing.
- Nine sites were selected for conceptual review, all of which were feasible locations for additional parking.
- Three of the ten were selected for additional analysis:
  - Nichols Library Lot;
  - Paw Paw Lot; and
  - Central Parking Facility.

## City Council Direction

- Based on the projected demand and results of the Downtown Parking Feasibility Study, it was determined that the total downtown parking needs could not be accommodated within a single structure.
- In December 2005, City Council endorsed an incremental approach towards meeting the parking needs, which included:
  - Constructing a parking structure at the Nichols Library site with a minimum of 350 spaces;
  - Reconstructing the Central Parking Facility to provide 1,050 spaces and mixed-uses; and
  - Coordinating with developers of the Water Street area to construct a parking facility meeting the development needs as well as additional public parking.

# NICHOLS LIBRARY DECK PROJECT HISTORY

## Schematic Design Process

- Four alternative designs considered
- Robust outreach conducted with Library, public, stakeholders and City departments

## Primary Concerns Considered in Design Process

- Parking deck height
- Façade and landscaping design
- Impact to adjacent residential properties
- Traffic
- Cost

## Key Project Milestones

- June 2006 – Initiated schematic design
- February 2007 – Final schematic design approved by City Council
- February 2009 – Project placed on hold just prior to bidding
  - 90% construction documents completed

# NICHOLS LIBRARY DECK FINAL DESIGN

## 501 Parking Spaces (130 Parking Spaces in Existing Lot)

- Four levels of parking; Only three levels visible from Jefferson Avenue
- L-shaped design; North and west of library building
- Single helix deck design; One side ramped, one side level
- Cost - \$23,500,000 (current dollars)

## Access/Egress

- Driveways on Jackson Avenue, Jefferson Avenue, and Webster Street
- Book drop and exit-only driveway on Eagle Street

## Design Features

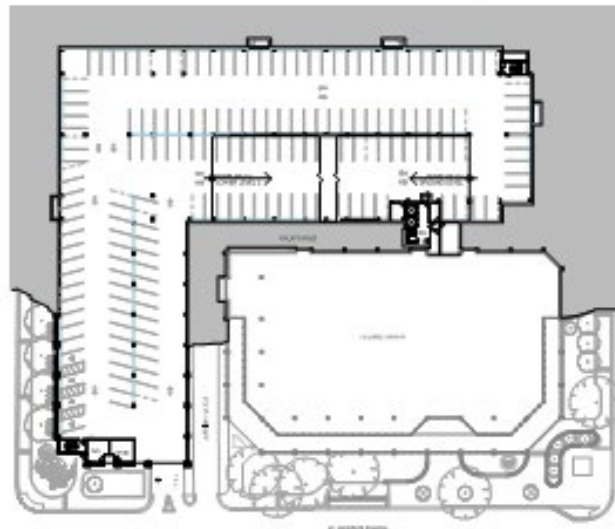
- Brick façade with row house style design
- Community plaza on northwest corner of site (southeast corner of Jefferson and Eagle)
- Extensive landscaping and planters
- Bathrooms



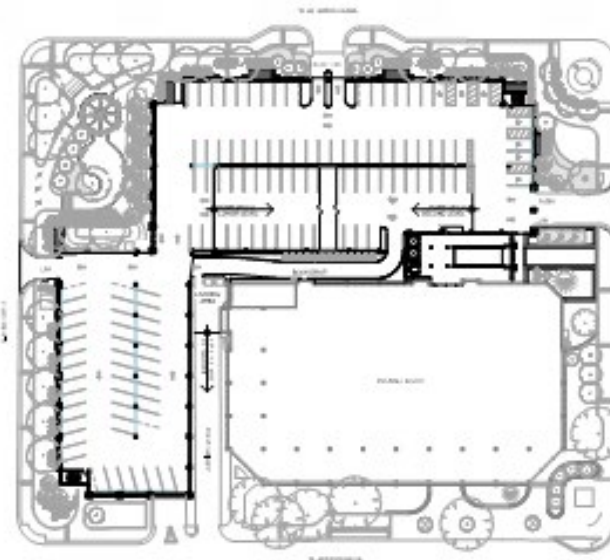
SOUTHWEST VIEW



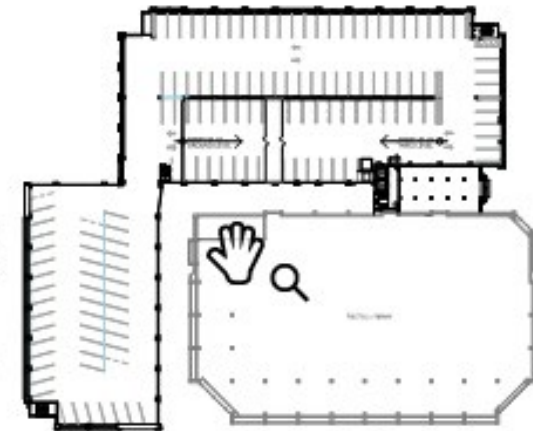
NORTHEAST VIEW



LOWER LEVEL



GROUND LEVEL



SECOND LEVEL

**PARKING COUNT** 540 SPACES

Scheme 4

02-08-07



North East View

09-28-07



North West View

09-28-07

## NEXT STEPS

- Summarize feedback from various stakeholders
- Present information to City Council for further direction with respect to:
  - Updating architectural plans
  - Seeking outside funding opportunities
  - Schedule