

**5th Avenue Steering Committee
February 12, 2018, 6:00pm
Meeting Room B, Naperville Municipal Center, 400 S. Eagle Street**

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Introduction of Participants**
 - Why did you volunteer?
 - Individual goals
 - Group goals
- 4. Discuss Functional Issues**
 - Subject to Open Meetings Act (attendance is required / no alternates)
 - Meeting minutes – form and content
 - Communication – expectations for each participant
 - Community Input – how should the committee take public input at each meeting
- 5. Discuss the Purpose / Intent of the Steering Committee**
 - Active engagement
 - Respectful collaboration
 - Ongoing communication
 - Transparency
 - Efficient execution
- 6. Ryan Snapshot**
 - Progress to date
 - Preparing / assembling materials for Working Groups
 - Areas of concern
 - Discuss milestone schedule
- 7. Discuss Community Engagement to Date**
- 8. Review and discuss Working Group Recommendations (ATTACHMENT)**
 - Land Use
 - Storm Water
 - Pedestrian Safety / Connectivity
 - Traffic & Transportation
 - Parking
 - Design
- 9. Review & Discuss Land Use / Height Survey Content and Approach (ATTACHMENT)**
- 10. New Business**
- 11. Public Comment**
- 12. Adjourn**

5th Avenue Development Working Group Recommendation

Working Groups will be formed, each researching and reviewing a specific topic relating to the development. Participants will be asked to attend regularly scheduled meetings (at least 2 per month) for up to 6 months. We anticipated each meeting lasting 2 hours during normal business hours (either early morning or late afternoon). Participants will be asked to participate in the review and input of relevant subject matter, as well as the communication of findings to residents and City Staff.

Ryan will act as chair of each of the Working Groups facilitating conversation, directing process and creating deliverables. In addition, Ryan will act as or coordinate participation of industry experts familiar with each Working Group topic to provide baseline knowledge crucial to productive conversation and decisions.

Ryan is recommending and preparing to proceed with the following Working Groups:

- **Land Use**
- **Storm Water**
- **Pedestrian Safety / Connectivity**
- **Traffic & Transportation**
- **Parking**
- **Design**

The following outlines our approach to each Working Group.

Land Use WG.

This group will focus on intended uses for the 5th Avenue Development that are **financially feasible** and **address the ideas/concerns provided by the community** during the Group Input sessions.

General ideas include:

- Greenspace, parks, recreational areas
- Residential – condos, townhomes, multi-family apartments, attainable housing, senior housing
- Office space – class A commercial, co-working, graduate studies / entrepreneurial
- Retail – smaller boutique retail and service related retail
- Community space – community gathering spaces, fitness, music/arts, farmers market, DuPage Children’s Museum

Our goal is to **start this work in earnest once the Land Use Survey results have been received and expect to complete our evaluation within 8 weeks.** The process will be led by Ryan and will include the following:

- Engage residential and senior housing consultant(s)
- Engage CBRE, Inc. (commercial real estate broker) to complete office and retail market studies
- Evaluate results of the Land Use survey.
- Engage Ryan A&E and a third-party consultant to evaluate options for greenspace and community space

Participants will include:

- Ryan team
- 1 City Council member
- City Staff
- Up to 4 community participants

Storm Water WG.

This group will focus on completing an analysis and engineering concept for the 5th Avenue Development intent on addressing **two main criteria:**

1. Compliance with city and county storm water ordinances for new development
2. Identify options and solutions to positively impact / correct existing storm water issues within the identified area

Our goal is to **start immediately and expect to complete our evaluation within 8 weeks.** The process will be led by Ryan and Naperville TED and will include the following:

- Complete mapping of resident flooding emails
- Review existing studies
- Engage a civil engineer to complete a hydraulic analysis of existing storm water system within the area
- Estimate cost of various system improvements

Participants will include:

- Ryan team
- 1 City Council member
- City Staff
- Up to 4 community participants

Pedestrian Safety / Connectivity WG.

This group will focus on potential infrastructure improvements for the 5th Avenue Development that are **financially feasible** and **address the ideas/concerns provided by the community** during the Group Input sessions.

Our goal is to **start immediately and expect to complete our evaluation within 8 weeks.** The process will be led by Ryan and will include the following:

- Review existing studies
- Locate and map areas of greatest concern
- Engage Ryan A&E and a third-party consultant to identify potential improvements
- Estimate cost of various improvements
- Explore additional opportunities for improved connectivity beyond the 5th Avenue development area

Participants will include:

- Ryan team
- 1 City Council member
- City Staff
- Up to 4 community participants

Traffic & Transportation WG.

This group will focus on potential infrastructure solutions for the 5th Avenue Development area that are **financially feasible** and **functionally improve** the multi-modal operations of the area.

Our goal is to **start immediately and expect to complete our evaluation within 8 weeks**. The process will be led by Ryan and will include the following:

- Review existing studies
- Coordination with Metra, BNSF and Pace
- Engage a traffic engineer to evaluate and recommend improvements
- Estimate cost of various improvements

Participants will include:

- Ryan team
- 1 City Council member
- City Staff
- Up to 4 community participants

Parking WG.

This group will focus on potential parking improvements for the 5th Avenue Development addressing the current commuter parking and the project's proposed parking needs.

Our goal is to **start immediately and expect to complete our evaluation within 8 weeks**. The process will be led by Ryan and will include the following:

- Review current parking operation and identify improvements for daily and permit commuter stalls
- Evaluate options for structured parking location and distribution
- Evaluate options for temporary parking during construction
- Engage Ryan A&E and a third-party consultant to outline functional best practices
- Estimate cost of various parking options

Participants will include:

- Ryan team
- 1 City Council member
- City Staff
- Up to 4 community participants

Design WG.

This group will focus on establishing a design narrative for the 5th Avenue Development that is *functional, aesthetically pleasing* and *in line with the expectations of the city and community*.

Our goal is to *start this work in earnest once the Land Use Survey results have been received and expect to complete our evaluation within 8 weeks*. The process will be led by Ryan and will include the following:

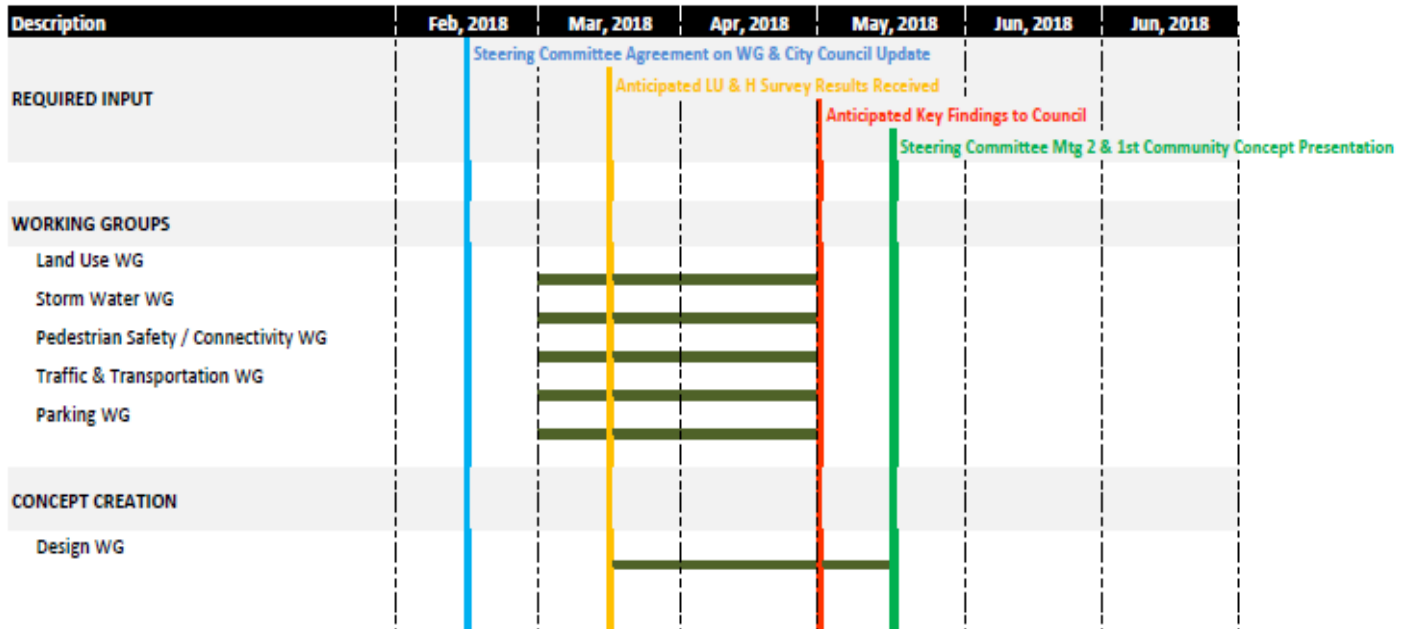
- Engage Ryan A&E and a third party consultant
- Review Naperville’s current design criteria
- Discuss setbacks, height, density, etc.
- Discuss other design goals, including environmental considerations, LEED, etc.
- Establish design themes that will be used to guide the concept creation phase

Participants will include:

- Ryan team
- 1 City Council member
- City Staff
- Up to 4 community participants

The following **Milestone Schedule** illustrates the general timing for the Working Group process.

**NAPERVILLE - 5th AVENUE REDEVELOPMENT
WORKING GROUP MILESTONE SCHEDULE**
Prepared by: Ryan Companies US, Inc.
30-Jan-18



INITIAL DRAFT DOCUMENT FOR STEERING COMMITTEE REVIEW AND DISCUSSION ON FEB 12 2018.
DOCUMENT REQUIRES PROFESSIONAL SURVEYOR (3rd PARTY) REVIEW.

5th Avenue Land Use Survey – DRAFT

Thank you for taking time to share your input regarding the 5th Avenue Redevelopment. The purpose of this survey is to obtain comprehensive, quantitative information about land use and height preferences which (a) reflect the community's input received to date, (b) align with the intent of the initial RFQ 17-036 dated February 22, 2017, and (c) are financially feasible. The options listed below showcase the range of choices under consideration for this mixed-use development. Information obtained from the survey, combined with feedback gleaned through ongoing group and individual meetings, will be used to inform and inspire during the concept and design phase of the project. We thank you again for your time and your investment in the future of Naperville!

A Likert scale of 1-5 is used to measure support for many of the questions below. For this survey, 'one' should be selected for those options which are least desired and 'five' should be selected for those options which are most desired.

Housing

(Narrative to introduce the section TBD)

- Should housing be included as one element of the 5th Avenue Development?
 - Yes
 - No
 - If no, please explain why (open text field)
- If housing is included in the 5th Avenue Development which would be most compatible?
 - Townhomes (Likert Scale (1-5) indicating support)
 - Condo/Apartment (Likert Scale (1-5) indicating support)
 - Single Family Homes (Likert Scale (1-5) indicating support)
 - Other (open text field)
- If housing is included in the 5th Avenue Development please indicate the particular markets the housing should serve. (Add descriptions for each)
 - Affordable/Workforce Housing (Likert Scale (1-5) indicating support)
 - Attainable/Cost Effective (Likert Scale (1-5) indicating support)
 - Senior Living (Likert Scale (1-5) indicating support)
 - Market Priced Housing (Likert Scale (1-5) indicating support)
 - Other (open text field)

Retail

(Narrative to introduce the section TBD)

- Should shopping/service oriented businesses be included as one element in the 5th Avenue Development?
 - Yes
 - No
 - If no, please explain why (open text field)
- If shopping/service oriented businesses are included in the 5th Avenue Development which would be most compatible?
 - Coffee Shop (Likert Scale (1-5) indicating support)

- Restaurant (Likert Scale (1-5) indicating support)
- Consumer Service (dry cleaner, salon, etc.) (Likert Scale (1-5) indicating support)
- Wine Shop/Bar
- Boutique Retail Shops (housewares, clothing, floral, etc.) (Likert Scale (1-5) indicating support)
- Grocery (Likert Scale (1-5) indicating support)
- Other (open text)
- If community oriented businesses are included in the 5th Avenue Development which would be most compatible?
 - Daycare (Likert Scale (1-5) indicating support)
 - Fitness (Likert Scale (1-5) indicating support)
 - Medical/Dental (Likert Scale (1-5) indicating support)
 - Pharmacy (Likert Scale (1-5) indicating support)
 - Other (open text)

Office

(Narrative to introduce the section TBD)

- Should office space be included as one element in the 5th Avenue Development, including corporate, boutique and co-working space? (Likert Scale (1-5) indicating support)

Greenspace/Public Space

(Narrative to introduce the section TBD)

- Should greenspace be included as one element in the 5th Avenue Development?
 - Yes
 - No
 - If no, please explain why (open text field)
- If greenspace is included in the 5th Avenue Development which would be the best fit?
 - Hardscape Features (benches, plazas, fire pit, art, fountains, etc.) (Likert Scale (1-5) indicating support)
 - Public greenspace (grass areas, gardens, etc.) (Likert Scale (1-5) indicating support)
 - Childrens' Amenities (splash pad, playground, etc) (Likert Scale (1-5) indicating support)
 - Neighborhood/Community Amenities (outdoor ice rink, fitness, bocce, etc.) (Likert Scale (1-5) indicating support)
 - Walking/Bike Paths (Likert Scale (1-5) indicating support)
 - Other (open text)
- Which of these amenities would you use most if provided within the 5th Avenue Development? (multiple sections allowed)
 - Farmers market
 - Fitness classes
 - Cultural (festivals, fairs, concerts, plays, etc)
 - Outdoor meeting/work space with Wi-Fi
 - Other (open text)
 - None

Parking

(Narrative to introduce the section TBD)

- Please indicate which of the following parking options you would like to see at the 5th Avenue Development. (multiple selections allowed)
 - Structured Parking (multi-level parking deck)
 - Surface (surface lots)
 - Other (open text)

Height

Some lots may be used for a mix of uses including parking, retail, housing, etc. Given the preferred uses you just chose for this redevelopment, please indicate your height preferences for each lot understanding that some uses may be combined and/or vertically integrated. (This question will be accompanied by a map.)

- What is your building height preference?
 - Lot 1 (Map included)
 - Height
 - Up to 2 stories (e.g. Children's Museum)
 - Up to 4 stories (e.g. 5th Avenue Station)
 - Up to 6 stories (e.g. Water Street, River Place, W. Washington Condos)
 - Taller than 6 stories
 - Other (open text)
 - Lot 2 (Map included)
 - Height
 - Up to 2 stories (e.g. Children's Museum)
 - Up to 4 stories (e.g. 5th Avenue Station)
 - Up to 6 stories (e.g. Water Street, River Place, W. Washington Condos)
 - Taller than 6 stories
 - Other (open text)
 - Lot 3 (Map included)
 - Height
 - Up to 2 stories (e.g. Children's Museum)
 - Up to 4 stories (e.g. 5th Avenue Station)
 - Up to 6 stories (e.g. Water Street, River Place, W. Washington Condos)
 - Taller than 6 stories
 - Other (open text)
 - Lot 4 (Map included)
 - Height
 - Up to 2 stories (e.g. Children's Museum)
 - Up to 4 stories (e.g. 5th Avenue Station)
 - Up to 6 stories (e.g. Water Street, River Place, W. Washington Condos)
 - Taller than 6 stories
 - Other (open text)

- Lot 5 (Map included)
 - Height
 - Up to 2 stories (e.g. Children’s Museum)
 - Up to 4 stories (e.g. 5th Avenue Station)
 - Up to 6 stories (e.g. Water Street, River Place, W. Washington Condos)
 - Taller than 6 stories
 - Other (open text)

In your opinion, please select any statements you believe to be true.

- Height must be uniform and consistent across the entire planning area
- Height may vary to provide scale transitions (e.g. additional height to buffer railroad activity from outlying neighborhoods)
- Height may be used to provide aesthetic/architectural interest
- Height may vary to accommodate underground parking
- Height may vary to accommodate a rooftop amenity and greenspace at various levels.
- Height may vary to support housing choices
- Height should respect existing building heights in the vicinity (e.g. 5th Avenue Station)
- Other comments about height (open text field)

Demographics

Do you live within the neighborhoods adjacent to the 5th Avenue Development (Park Addition, Pilgrim Addition, ECHO or WHOA)?

- Yes
- No

Are you a daily train commuter who uses the 5th Avenue Station?

- Yes
- No

Which age group do you belong to?

- 30 and under
- 31-49
- 50-69
- 70 and over

Do you have children under the age of 18 in your home?

- Yes
- No