5th AVENUE DEVELOPMENT STEERING COMMITTEE
Wednesday, April 11, 2018, 6:30pm
Meeting Room B, Naperville Municipal Center, 400 S. Eagle Street

AGENDA

1. Call To Order

2. Roll Call

3. Approve Minutes from March 8, 2018 Meeting (pgs. 2-4)

4. Update – Key Stakeholder meetings (pgs. 5-7)

5. Land Use and Height Survey (pgs. 8-10)
   - Response to date / response goals
     - Commuter engagement
   - Recap of the survey process
     - Review FAQ sheet

6. Working Group Update (pgs. 11-22)
   - Discuss Working Group kickoff meetings
   - Review Working Group Action Plans

7. 60-day Snapshot

8. Committee Discussion

9. New Business

10. Public Comment

11. Adjourn
5th AVENUE DEVELOPMENT
Steering Committee Meeting Minutes

DATE: March 8, 2018
LOCATION: Naperville Municipal Center, Lunchroom

STEERING COMMITTEE MEMBERS IN ATTENDANCE:
Jim McDonald, Ryan Companies  Katie Sowa, Commuter Representative
Rebecca Boyd-Obarski, City Council  Patrick Kelly, Pilgrim Addition Representative
Judith Brodhead, City Council  Laura Zeman, Park Addition Representative
Marcie Schatz, Deputy City Manager  Thom Higgins, Park Addition Representative
Allison Laff, Deputy Director TED  Jim Ruhl, WHOA Representative
Mayor Emeritus A. George Pradel  Marybeth Box, ECHO Representative
Dr. Bob Buckman, Naperville Area Homeowners Confederation  Jim Hill, Senior Task Force Representative

STEERING COMMITTEE MEMBERS ABSENT:
Clare Scott

OTHER ATTENDEES:
Ryan Companies – Becky Diehl, Kyle Schott
City of Naperville – Councilman Paul Hinterlong, Amy Emery, Mike Disanto, Doug Krieger
Naperville Development Partnership – Christine Jeffries

Chuck Canning  Rocky Caylor  Jayme Koller
Jeffrey Havel  Tom Kodiak  Jim Koller
James Tomisek  Dana Aldrich  Jessica Lyzun
Gary Smith  Lane Fezio  Mike Marek

1. Call to Order
The meeting was called to order by Jim McDonald at 6:03 pm.

2. Roll Call
- Steering Committee Members introduced themselves.
- Motion to approve the meeting minutes from 2/12: Obarski
Second: Buckman; Minutes were approved

- Delayed arrivals
  - Katie Sowa arrived at 6:10
  - Jim Ruhl arrived at 6:12

3. Working Group Candidate Selections
Kyle Schott, Ryan Senior Project Manager, presented a Working Group Org Chart
- Kyle Schott will manage the Working Group process to ensure synergy between the groups. Each group will have a mission, tasks and a designated deliverable to provide at the end of the process. All groups are interrelated but parking will be the starting block for this process. The parameters determined by the parking group will directly affect traffic, as well as several other Working Groups. Mr. Schott will be in constant contact with all group leads so the information can be shared in a timely and effective manner across all groups.
- The Working Group deliverables will require qualitative and quantitative data resolutions for city council approval.
- All Working Groups will kick off at essentially the same time; however some will lag slightly, such as the design group.
- Mr. Schott presented a draft organizational chart that will be available on the city website in the coming weeks once it is finalized.

Ryan presented their Working Group recommendations.
- The Ryan team outlined their assumptions and criteria for consideration:
  - Candidates who reside in the neighborhoods immediately adjacent to the parcels included in the 5th Avenue Project have priority
  - If applicable, at least one participant should have relevant industry experience
  - If applicable, at least one applicant should be directly impacted by existing conditions (direct experience with flooding, pedestrian safety, traffic, etc)
  - To the extent possible, ensure fair representation form the various stakeholder groups (seniors, commuters, area business owners, residents, etc.)
- The Steering Committee then engaged in an open dialog discussing the criteria as well as Ryan’s recommendations.
  - Parking Working Group
    - The Steering Committee voted to move forward with Andrew Wallace, Christopher Kuehner, Michael Marek and Elizabeth Kelly.
  - Storm Water
    - The Steering Committee voted to move forward with Dominic Nugent, Greg Scalia, Christopher Drew, and Russ Alber
  - Pedestrian Safety/Connectivity
    - The Steering Committee voted to move forward with Mary Lou Wehrli, Mary Mansfield, Patty King and Steve Purduski
  - Traffic and Transportation
    - The Steering Committee voted to move forward with Patrick Pechnick, David Grosse, Charlie Wilkins and Gary Smith (14-0)
  - A break was taken from 7:24 – 7:32
  - Land Use
    - The Steering Committee voted to move forward with five members for this working group - Jeff Havel, Katie Davis, Rocky Caylor, Scott Perrill and Phil Meno.
  - Design
    - The Steering Committee voted to move forward with Cindi Swanson, Tim King, Lauren Collander and Alyssa Faczek

4. Open Meetings Act (OMA) Q&A
• Dr. Bob questioned the City Attorney, Mike DiSanto, as to whether or not the Steering Committee fits the mold of the OMA. Mr. DiSanto responded that the city made a judgment call to error on the side of transparency given the significance of project to have the Steering Committee subject to the OMA.

5. **Meeting Schedule**
   • Every month Ryan is going to send a monthly status report to the Steering Committee
   • Steering Committee meetings will now be bi-monthly, starting in April to coincide with City Council Workshops
   • Ryan/City Staff Update Meetings will also be bi-monthly, and take place during the months when there is no City Council Workshop.

6. **New Business** - None

7. **Public Comment**
   • One resident of Park Addition commented that she is very interested in what is happening with the Steering Committee and it is important that the meetings remain open and the process is transparent.

8. **Adjourn**
   • Motion to adjourn by Jim McDonald. Second by Thom Higgins. Motion approved unanimously.
   • The meeting adjourned at 8:42 pm.
## KEY STAKEHOLDER ACTION PLAN
**Prepared by: Ryan**
**Rev: 4/4/18**

<table>
<thead>
<tr>
<th>Meeting Description</th>
<th>Meeting Date</th>
<th>attendees</th>
<th>Key Takeaways</th>
<th>Additional Action Required</th>
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<tbody>
<tr>
<td><strong>Naperville Homeowners Confederation</strong></td>
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<tr>
<td>1 Presentation @ Municipal Bldg</td>
<td>21-Oct-17</td>
<td>NHC: Various members, Ryan: Jim Mc.</td>
<td>1 Generally focused on better understanding of the community engagement process</td>
<td>Potential future presentation to update the group on our progress</td>
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<tr>
<td>2 Meeting with Dr. Bob Buckman (steering committee rep)</td>
<td>TBD</td>
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<td>Will work with Dr. Bob to coordinate future meeting</td>
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<td><strong>Homeowner’s Associations</strong></td>
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<tr>
<td>Meeting with Marybeth Box (steering committee rep)</td>
<td>TBD</td>
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<td>Will work with Marybeth to coordinate future meeting</td>
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<td>&gt; WHOA</td>
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<tr>
<td>Meeting with Jim Ruhl (steering committee rep)</td>
<td>2-Feb-18</td>
<td>Jim Ruhl, Ryan: Jim McDonald</td>
<td>General introduction and discussion about Ryan, current status and the steering committee</td>
<td>Follow up meeting with larger representation from WHOA to discuss the development</td>
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<td><strong>Park Addition</strong></td>
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<td>Meeting with Thom Higgins &amp; Laura Zeman (steering committee reps)</td>
<td>6-Apr-18</td>
<td>Laura Zeman, Thom Higgins, Ryan: Curt Pascoe, Kyle Schott, Jim McDonald</td>
<td>Discuss traffic and pedestrian safety concerns relevant to Park Addition</td>
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<td><strong>Pilgrim Addition</strong></td>
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<tr>
<td>1 Meeting Patrick Kelly (steering committee rep)</td>
<td>23-Jan-18</td>
<td>Patrick Kelly, Ryan: Jim McDonald</td>
<td>1 General introduction to each other. Discussed coordinating a meeting between Ryan and Pilgrim Addition residents to discuss progress.</td>
<td>Coordinate “townhall” mtg with Pilgrim Addition residents</td>
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<td>2 Meeting with residents to discuss storm water/flooding</td>
<td>7-Mar-18</td>
<td>Pilgrim Addition residents, Ryan: Curt Pascoe</td>
<td>1 Pilgrim Addition residents want to see a comprehensive solution to storm water in 2018, which they recognize is both outside the timing and scope of the 5th Ave redevelopment.</td>
<td>Residents will decide if they want to share storm water / flooding details with Ryan.</td>
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<td>3 Meeting with Patrick Kelly</td>
<td>8:00am - Ryan offices</td>
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<td>2 Pedestrian &amp; vehicular connectivity remain a top priority</td>
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<td>4 Meeting with Residents and City Staff</td>
<td>8:00am - Municipal center</td>
<td>Jessica Lyzun, Dominic Nugent, City Staff, Ryan: Curt Pascoe</td>
<td>Discuss storm water concerns &amp; ideas with City Staff</td>
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<td><strong>Naperville Station</strong></td>
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<td>Meeting with Ray Janicek &amp; Patrick Kelly</td>
<td>14-Mar-18</td>
<td>Ray Janicek, Patrick Kelly, Ryan: Jim McDonald</td>
<td>1 Residents are concerned about current pedestrian connectivity issues. We discussed Ryan’s approach to evaluating potential pedestrian improvements. Specifically, Ryan will evaluate the options and provide the information for City Council’s consideration without favoring one option over the other.</td>
<td>As we complete this evaluation within the WG, we will provide updates to both Patrick and Ray for them to share with their respective neighborhood groups.</td>
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<td><strong>Naperville Homeowners Confederation</strong></td>
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<td>1 Presentation @ Municipal Bldg</td>
<td>26-Oct-17</td>
<td>NHP: Various members, Ryan: Jim Mc., Clare S, Curt P, Kyle S.</td>
<td>1 Generally focused on better understanding of the community engagement process</td>
<td>Potential future presentation to update the group on our progress</td>
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<td><strong>DuPage Children’s Museum</strong></td>
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<td>1 Building Strategy Committee Mtg @ Museum</td>
<td>6-Nov-17</td>
<td>DCM: Sarah Orleans &amp; Committee, Ryan: Jim Mc., Kyle S.</td>
<td>1 Prefer to stay in current location</td>
<td>Future meetings to work through program options, location, etc.</td>
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<td>2 Progress meeting with Sarah Orleans</td>
<td>8am - The Craftsman</td>
<td>DCM: Sarah Orleans, Ryan: Jim McDonald</td>
<td>2 Would consider moving within the development if a new location provides similar visibility and access to Washington and offers the opportunity to improve other functional aspects</td>
<td>Another follow up meeting in 60 days</td>
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<td>3 Progress meeting with Sarah Orleans</td>
<td>TBD</td>
<td>DCM: Sarah Orleans, Ryan: Jim McDonald</td>
<td>1 Provide an update and discuss both Ryan and DCM progress</td>
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<td><strong>NACC Legislative Forum</strong></td>
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<td>1 Presentation @ Embassy Suites</td>
<td>13-Nov-17</td>
<td>NACC: Various members  Ryan: Jim Mc., Curt P.</td>
<td>1 Generally focused on better understanding of the community engagement process  2 Answered questions about potential uses, market demand, etc.</td>
<td>Potential future presentation to update the group on our progress</td>
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<td>2 Meeting with Chamber</td>
<td>19-Jan-18</td>
<td>NACC: Colin Dalough  Jessica Hall  Ryan: Jim McDonald  Kyle Schott</td>
<td>1 Discussed Ryan’s engagement in the NACC  2 Colin and Jessica will identify area businesses that we can reach out and meet</td>
<td>Follow up with Jessica</td>
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<td><strong>METRA / BNSF</strong></td>
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<td>1 Introductory meeting with Metra, BNSF and City Staff 10:00am - Municipal Bldg</td>
<td>6-Mar-18</td>
<td>Metra: Demetrios Skoufis  David Kralik  2 others  BNSF: Clayton Johanson  City: Amy Emery  Jen Louden  Marcie Schatz  Ryan: Jim McDonald  Curt Pascoe</td>
<td>1 Group introduction and discussion  2 Update on Ryan’s current progress  3 Working to prepare a summary addressing topics such as regional improvement, technology, trends in ridership, and more for Metra/BNSF review</td>
<td>Ryan will coordinate a meeting within the coming weeks with Metra team to discuss infrastructure issues and Metra / BNSF input</td>
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<td>2 Follow-up meeting</td>
<td>TBD</td>
<td>Metra:  BNSF:  City:  Ryan:</td>
<td>Will coordinate second meeting with additional progress</td>
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<td><strong>PACE</strong></td>
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<tr>
<td>1 Introductory meeting with Pace and City Staff 1:00pm - Municipal Bldg</td>
<td>8-Mar-18</td>
<td>Pace: TBD  City: Amy Emery  Jen Louden  Marcie Schatz  Ryan: Jim McDonald  Curt Pascoe</td>
<td>1 Ryan provided an update on our progress  2 Discuss PACE functional needs for the location</td>
<td>Ryan will coordinate a follow up meeting in the coming weeks</td>
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<td>TBD</td>
<td>PACE:  City:  Ryan:</td>
<td>Will coordinate second meeting with additional progress</td>
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<td><strong>Naperville Park District</strong></td>
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<td>Meeting with Ray McGury 8:00am - Starbucks</td>
<td>18-Jan-18</td>
<td>NPD: Ray McGury  Ryan: Jim McDonald</td>
<td>1 The Park District would like to be engaged as we step forward  2 Focus on aligning healthy minds, body and community</td>
<td>Coordinate a follow up meeting as the concepts evolve</td>
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<td><strong>School District 203 &amp; 204</strong></td>
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<td>Meeting with Dan Bridges &amp; Karen Sullivan 8:00am - Napr Municipal bldg</td>
<td>30-Jan-18</td>
<td>SD: Karen Sullivan  Dan Bridges  Staff: Marcie Schatz  Amy Emery</td>
<td>Provided an update regarding our progress with community engagement and discussed next steps</td>
<td>Schedule a follow up meeting once we better understand the concept</td>
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<td><strong>Naperville Senior Task Force</strong></td>
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<td>Meeting with Senior Task Force 8:30am - Napr Municipal bldg</td>
<td>13-Feb-18</td>
<td>STF: Jim Hill &amp; 7 others from the task force  Ryan: Jim McDonald</td>
<td>1 Focus in independent / cost effective living options for seniors. Little available product. Would like to see multi-story apartments or condos.  2 Seniors are looking for convenient access to wellness/fitness, medical / pharmacy, grocery, personal care, etc.  3 Walkability is key. Folks want to enjoy the community regardless of age.</td>
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<td><strong>North Central College</strong></td>
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<td>Mtg with NC College 5pm - TBD</td>
<td>30-Jan-18</td>
<td>NCC: Dr. Hammond  Jim Godos  Ryan: Jim McDonald</td>
<td>1 Ryan provided a general update to NCC regarding the development, highlighting our community engagement to date and anticipated next steps  2 NCC expressed an interest collaborating with Ryan and the City to explore options for improved connectivity between the campus and 5th Ave  3 NCC may have a need to occupy space within the development area (size, location and timing TBD)</td>
<td>Ryan will explore options and provide ideas to NCC in the coming weeks</td>
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| Mtg with members    | 5-Feb-18     | Ryan: Jim McDonald | 1 Provided an update on our progress  
2 Would like the redevelopment to include both attainable and affordable housing options  
3 Asked Ryan to review “Analysis of Impediments to Fair Housing Choice (AI)” | Potential future presentation to update the group on our progress |
| Edward-Elmhurst Health | 5-Mar-18 | EEH: Bill Kottmann Joe Dant  
7:30pm - Edward campus Naperville Ryan: Annette Kenney | 1 Provided an update on our progress | Potential future presentation to update the group on our progress |
| YMCA - Downtown Naperville | 6-Mar-18 | YMCA: Dick Malone Tom Miers Denise Lam Ryan: Jim McDonald | 1 Provided an update on our progress | Potential future presentation to update the group on our progress |
| Area Business Owners | | | | |
| Partners in Performance Auto | 18-Jan-28 | PIP: James Tomisek Ryan: Jim McDonald | 1 Consider auto repair, detailing, car wash as a need for area residents, commuters, etc  
2 Project design should focus on improving pedestrian connectivity | James will continue to follow the project via newsletter and website. |
| BMO | 24-Jan-18 | BMO: Hettie Ensign Ryan: Jim McDonald | 1 General update to BMO regarding our progress | Provide periodic updates as we progress |
| Silver Crown Valet | | | | |
| Meeting with Jim Shanchuck | 21-Mar-18 | SCV: Jim Shanchuck Ryan: Jim McDonald | 1 Discussed ideas on improving parking function | |
| Other | | | | |
| 5th Avenue Station | | | | |
| 1 Introductory mtg at Starbucks | 10-Nov-17 | 5th: Larry Rubin Ryan: Jim Mc. | 1 Generally focused on better understanding of the community engagement process  
2 Talked about collaboration | Follow up meeting in January. |
| Commuters | | | | |
| Meeting with Katie Sowa (steering committee rep) | 6-Feb-18 | Katie Sowa Ryan: Jim McDonald | 1 General introduction and update for Katie | Katie will provide an email of her thoughts as a commuter prior Metra meeting |
| DuPage PADS | | | | |
| Introductory meeting | 9-Apr-18 | Bill Hamik Ryan: Jim McDonald | 1 General introduction and update | |
| Residents | | | | |
| Resident | 5-Feb-18 | 10:30am - Ryan office, Naperville Resident: Jim McDonald Curt Pascoe | 1 Safety….blend function and aesthetics to properly address accessibility and sustainability (for years to come).  
2 Focus on continuity of public spaces (Rosemont development is a good example). No-step access  
3 Universal design welcomes everyone. This development can help make Naperville a more sustainable community for everybody. | Continued follow up as concept evolves. |
| Other | | | | |
| Other | | | | |
5th Avenue Development Land Use and Height Survey Process

Ryan partnered with aQity Research & Insights, with input from the 5th Avenue Steering Committee, to develop and program the final 5th Avenue Land Use and Height Survey.

The goals and objectives include:

- Get quantitative feedback from residents and commuters about land use and height preferences for the 5th Avenue Development.
- Obtain feedback from three separate sample groups: Commuters, Engaged residents (those who provided their email address to receive communications) and a random sampling of Naperville residents.
- Ensure ability to analyze the feedback by the three individual groups. Develop techniques to reduce or eliminate, wherever possible, the ability for people to “game” the system and take the survey multiple times in order to manipulate results.
  - Solution: unique PINs (cannot be used twice), limiting one response per email (commuters and engaged residents) and one response per household for the random sample mailing.
- Collect additional information which will be evaluated along with the data and views collected during the Group Input sessions and Working Groups to form the starting point for concept development.

The survey will be sent to three groups:

**Group 1 – Engaged parties**

**List Source(s):** approximately 1,167 individuals who signed up for the City’s 5th Ave enewsletter list, combined with Ryan’s list of 254 individuals who signed up for Ryan’s enewsletter (the remaining “unique” names after total list was scrubbed by City staff to eliminate duplicates).

We have identified approximately 146 individuals who provided multiple email addresses. We will monitor responses and remove duplicate submissions should one of these individuals choose to respond more than once.

**Distribution Method:** email with unique PIN and group identifier embedded into a link

**Date sent:** March 13 (City’s 5th Ave eNewsletter list), March 15 (Ryan’s 5th Ave eNewsletter list)

*Any additional individuals who want to take the survey, beyond those who are on the lists described above, may do so by logging on to http://fifthavenuedevelopment.com/community-input/. Once the survey is started, a cookie will be dropped on that computer so the survey cannot be taken again from that device. However, individuals who opt-in could have already received an invitation to participate via the Engaged, Commuter or Random lists.

**Group 2 – Commuters**

**List Source(s):** approximately 4,400 identified by City’s Commuter Connect distribution list**

**Approximately 700 people from the Commuter list are also part of the Engaged list identified as Group 1 above, i.e., on both lists. Because these 700 people represent both a Commuter and an Engaged resident perspective, they will be included in the separate analyses of the two groups. This will ensure that the two distinct samples are representative of all members of each list, rather than arbitrarily assigning them to one segment/analysis or the other. Since the two lists will be analyzed separately, there is no duplication in either sample or analysis.**
Distribution Method:  email with unique PIN and group identifier embedded into a link

Date sent:  March 13

Group 3 – Random Sample of Naperville Residents

List Source(s):  A random sample of 5,000 Naperville mailing addresses was obtained from Research Now SSI.***

***By definition, a “random sample” indicates that all members of a population have an equal and independent chance of being selected, so we did not scrub that list to remove any duplicates that might exist on the Engaged or Commuter lists (as that would invalidate the “random” criteria). As such, there may be individuals who appear on the Random List who also appear on one of the other two groups.

Distribution Method:  mailed postcard with a unique PIN, inviting them to log on to www.fifthavenuedevelopment.com/survey to complete the survey.

Date sent:  Mailed the week of March 19

FAQs

How long will the survey remain open?

The final close date for the survey has not yet been determined.

What is reasonable/typical in terms of a response rate for a survey of this type?

Surveys sent to engaged audiences typically generate a 30-40% response rate, while those sent to non-engaged audiences have an average response rate of 10-15%. The level of audience engagement (how much do they care about the survey topic or the outcome of the issue related to the survey) plays a huge role in response rates. In addition, the engaged group has opted in to the process, so they are very targeted and motivated to respond.

What is “statistically valid” in terms of number of responses? In other words, how do we know we have gathered enough information to get a sense for the community's preferences?

The three lists are very different in terms of the population sizes they represent; there is no “magic number”. Ideally, we will have at least 300 respondents from each sample, but more importantly, we will strive to ensure that each sample is representative of its respective population or group.

Will you be monitoring for email survey delivery?

Yes, the City will be pulling and reporting on stats related to number of emails that are opened, those that “bounce back” due to incorrect email addresses, and those that are caught in spam filters.

What will be done to stimulate response?

Periodic emails will be sent to the Commuter and Engaged groups, reminding them to complete the survey if they have not already done so.

Additional postcards may be mailed to the Random Sample List to stimulate participation. We may also choose to hand out fliers directly to commuters at the train station.
Will survey responses be weighted differently based upon group?

No, there is no “weighting” of responses at this time. The survey results of ALL groups will be reviewed equally – the data and results are what they are and we are not assigning any scoring or weight to them.

The survey is just one step in the process of collecting input for the 5th Avenue Development, and it is by no means the only or final step. All of the information that has been collected, from group input sessions, individual meetings, the early survey, this land use survey, the steering committee and upcoming working group sessions – will be part of the amassed knowledge that informs next steps and any concept development. Residents and other engaged parties will have additional opportunities to inform and comment on concepts as we move towards that part of the process.
OBJECTIVE.
Focus on potential parking improvements for the 5th Avenue development addressing the current commuter parking and the project's potential parking needs.

GUIDELINES.
▪ This group will be focus on completing relevant due diligence.
▪ Third party consultants will be engaged, as needed.
▪ This group will not determine final parking location(s), configuration or quantity.
▪ Deliverable will be included in key findings presented to City Council.

PARTICIPANTS.
▪ Community: Andrew Wallace, Christopher Kuehner, Michael Marek, Elizabeth Kelly
▪ City Staff: Jen Louden
▪ Ryan: Kyle Schott, Curt Pascoe
▪ City Council Liaison: Councilwoman Boyd-Obarski

POTENTIAL ENGAGED PARTIES.
▪ Ryan A&E
▪ Parking consultant
▪ Civil engineer
▪ Precast concrete subcontractor
▪ Earthwork subcontractor
▪ Other

AREAS OF STUDY.

Permanent Parking
Objective: Identify "best practices" and compare various types, potential locations and costs of permanent parking.

Tasks
I Review and evaluate group input information
II Outline best practices for parking design (includes potential case studies)
III Review (location / function) of existing parking and commuter distribution
IV Evaluate code & market driven parking requirements
V Evaluate "theoretical" ramp placement
VI Identify options to enhance commuter parking experience (i.e. - technology)

Deliverables
▪ Cost study
▪ Parking location options

Temporary Parking
Objective: Research cost effective solutions that minimize the impact to commuters and residents.

Tasks
I Identify potential temporary parking strategies / locations
II Estimate costs of temporary parking solutions

Deliverable(s)
▪ Temporary parking site matrix
Objective: Research methods to create flexibility in future use of parking ramps.

Tasks

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<tr>
<td>I</td>
<td>Identify adaptable design options and related cost impacts</td>
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<tr>
<td>II</td>
<td>Complete cost analysis to incorporate adaptable design options</td>
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Deliverable(s)

- Summary of adaptable design options
OBJECTIVE.
Focus on potential infrastructure solutions for the 5th Avenue development areas that are financially feasible and functionally improve the multi-modal operations of the area.

GUIDELINES.
- This group will be focus on completing relevant due diligence.
- Third party consultants will be engaged, as needed.
- This group will not select which infrastructure improvements will be implemented.
- This group will not consider improvements requiring the taking of private property.
- Deliverable will be included in **key findings** presented to City Council.

PARTICIPANTS.
- **Community:** David Gosse, Patrick Pechnick, Gary Smith, Charlie Wilkins
- **City Staff:** Jen Louden, Andy Hynes
- **Ryan:** Curt Pascoe, Kyle Schott
- **City Council Liaison:** Councilwoman Gustin

POTENTIAL ENGAGED PARTIES.
- Traffic engineer
- Civil engineer
- Other

AREAS OF STUDY.

<table>
<thead>
<tr>
<th>Feasibility Review</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective:</strong> Identify which previously recommended improvements are feasible within the ROW.</td>
</tr>
<tr>
<td><strong>Tasks</strong></td>
</tr>
<tr>
<td>I Review and evaluate group input information</td>
</tr>
<tr>
<td>II Review 2009 5th Avenue study</td>
</tr>
<tr>
<td>III Complete a right-of-way study</td>
</tr>
<tr>
<td>IV Evaluate &quot;practical&quot; intersection function</td>
</tr>
<tr>
<td>V Review existing Pace, Metra, kiss-n-ride function</td>
</tr>
<tr>
<td><strong>Deliverable(s)</strong></td>
</tr>
<tr>
<td>Feasibility study of previously recommended improvements</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Traffic Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective:</strong> Create concepts and associated costs for proposed improvements.</td>
</tr>
<tr>
<td><strong>Tasks</strong></td>
</tr>
<tr>
<td>I Sketch potential traffic improvements</td>
</tr>
<tr>
<td>II Collaborate with Parking Working Group</td>
</tr>
<tr>
<td>III Estimate cost of potential improvements</td>
</tr>
</tbody>
</table>
**Deliverable(s)**
- Cost studies
- Infrastructure map of potential improvements

**Transportation Analysis**

**Objective:** Identify criteria and cost of potential transportation improvements.

**Tasks**
- I. Review 2012 Naperville Metra station, bus depot, and commuter access feasibility study
- II. Review ride-share options
- III. Metra / Pace recommendations

**Deliverable(s)**
- Cost studies
- Summary of potential transportation criteria
OBJECTIVE.
Complete an analysis and engineering concept for the 5th Avenue development, addressing compliance with local ordinances for the new development and options to solve / positively impact existing storm water conditions within the identified area.

GUIDELINES.
▪ This group will be focus on completing relevant due diligence.
▪ Third party consultants will be engaged, as needed.
▪ This group will not select which infrastructure improvements will be implemented.
▪ Deliverable will be included in key findings presented to City Council.

PARTICIPANTS.
▪ Community: Russ Alber, Christopher Drew Dominic Nugent, Greg Scalia
▪ City Staff: Bill Novak, Ray Fano, Andy Hynes
▪ Ryan: Curt Pascoe, Kyle Schott
▪ City Council Liaison: Councilman Coyne

POTENTIAL ENGAGED PARTIES.
▪ Civil engineer
▪ Site utility subcontractor
▪ Other

AREAS OF STUDY.

Existing Conditions
Objective: Compare known areas of concern to existing infrastructure.
Tasks
I Review group input information
II Review map of resident complaints regarding storm water
III Review 2016 drainage area analysis
IV Review existing storm water infrastructure

Deliverable(s)
▪ Storm water map

Site specific storm water requirements
Objective: Review and identify storm water design requirements for new development.
Tasks
I Review applicable codes
II Identify outflow locations

Deliverable(s)
▪ Code compliance and best practices summary
Area-wide (as defined) Storm Water Improvements

Objective: Determine the benefit and cost of various area-wide (as defined) improvements.

Tasks

I. Review preliminary engineering studies from consultant(s)
II. Identify and estimate the costs of various improvements as recommended by consultant

Deliverable(s)

- Cost studies
- Storm water improvement matrix
OBJECTIVE.
Focus on potential infrastructure improvements 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 select which infrastructure improvements will be implemented.
▪ Deliverable will be included in key findings presented to City Council.

PARTICIPANTS.
▪ Community: Patty King, Mary Mansfield, Steve Purduski, Mary Lou Werhli
▪ City Staff: Kelly Dunne, Jen Louden
▪ Ryan: Kyle Schott, Jim McDonald
▪ City Council Liaison: na

POTENTIAL ENGAGED PARTIES.
▪ Land planner
▪ Landscape architect
▪ Civil engineer
▪ Miscellaneous subcontractors
▪ Other

AREAS OF STUDY.

Existing Conditions
<table>
<thead>
<tr>
<th>Objective:</th>
<th>Understand common concerns and goals of area residents.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tasks</td>
<td>Review group input information</td>
</tr>
<tr>
<td></td>
<td>Review 2009 5th Avenue Study</td>
</tr>
<tr>
<td></td>
<td>Review commuter and school pedestrian routes</td>
</tr>
<tr>
<td>Deliverable(s)</td>
<td>Map areas of greatest concern</td>
</tr>
</tbody>
</table>

Connectivity improvements
<table>
<thead>
<tr>
<th>Objective:</th>
<th>Investigate, compare and estimate various improvements.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tasks</td>
<td>Complete a neighborhood / regional connectivity review, including potential improvements</td>
</tr>
<tr>
<td></td>
<td>Collaborate with Traffic Working Group</td>
</tr>
<tr>
<td>Deliverable(s)</td>
<td>Cost studies</td>
</tr>
<tr>
<td></td>
<td>Connectivity improvement matrix</td>
</tr>
<tr>
<td></td>
<td>Infrastructure plan (aligned with traffic deliverable)</td>
</tr>
</tbody>
</table>
Safety improvements

Objective: Review common safety improvements used by the City in local areas.

Tasks

I Identify options and locations for "practical" safety improvements
II Identify other means to enhance the pedestrian safety experience (i.e. - technology)
III Estimate cost of various solutions

Deliverable(s)

- Safety design solutions
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
<table>
<thead>
<tr>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective:</strong> Compare Land Use survey results to precedent information and market studies.</td>
</tr>
<tr>
<td><strong>Tasks</strong></td>
</tr>
<tr>
<td>I Review results from Land Use survey and identify themes</td>
</tr>
<tr>
<td>II Compare Land Use survey results to market study results</td>
</tr>
<tr>
<td><strong>Deliverable(s)</strong></td>
</tr>
<tr>
<td>- Land Use Narrative - Potential Uses</td>
</tr>
</tbody>
</table>
OBJECTIVE.
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.

GUIDELINES.
▪ This group will be focus on completing relevant due diligence.
▪ Third party consultants will be engaged, as needed.
▪ This group will not create the initial concepts for the development.
▪ Deliverable will be included in **key findings** presented to City Council.

PARTICIPANTS.
▪ **Community:** Lauren Collander, Alyssa Faczek, Tim King, Cindi Swanson
▪ **City Staff:** Amy Emery, Allison Laff
▪ **Ryan:** Jim McDonald, Curt Pascoe
▪ **City Council Liaison:** Councilman Hinterlong

POTENTIAL ENGAGED PARTIES.
▪ Ryan A&E
▪ Landscape architect
▪ Land / urban planner
▪ Other

AREAS OF STUDY.

**Existing input**

**Objective:** Understand precedent studies and input.

**Tasks**
1. Review and evaluate group input information
2. Review and evaluate results from height survey
3. Review 2009 5th Avenue study

**Deliverable(s)**
- Design Narrative - Group Input

**Aesthetic design**

**Objective:** Create themes for aesthetic design of the development concept.

**Tasks**
1. Review current City of Naperville design criteria
2. Identify "like-kind" precedent images for consideration (public vs private realm)
3. Analysis of building types and materials

**Deliverable(s)**
- Design Narrative - Aesthetic
Objective: Create themes that encourage a highly efficient, functional and sustainable design.

Tasks

I. Discuss setbacks, height, density, etc. and how they relate
II. Discuss related design goals (i.e. - environmental, LEED, accessibility, etc.)
III. Metra / Pace impact on public spaces
IV. Discuss vertical integration of multiple uses
V. Coordinate with Pedestrian Connectivity and Land Use Working Groups

Deliverable(s)

- Design Narrative - Function