

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	Jayne 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 from 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

Meeting				
Meeting Description	Date	Attendees	Key Takeaways	Additional Action Required
Naperville Homeowners Confederation				
1 Presentation @ Municipal Bldg	21-Oct-17	NHC: Various members Ryan: Jim Mc.	1 Generally focused on better understanding of the community engagement process	Potential future presentation to update the group on our progress
2 Meeting with Dr. Bob Buckman (steering committee rep)	TBD		Will work with Dr. Bob to coordinate future meeting	
Homeowner's Associations				
• ECHO				
Meeting with Marybeth Box (steering committee rep)	TBD		Will work with Marybeth to coordinate future meeting	
• WHOA				
Meeting with Jim Ruhl (steering committee rep)	2-Feb-18	Jim Ruhl Ryan: Jim McDonald	General introduction and discussion about Ryan, current status and the steering committee	Follow up meeting with larger representation from WHOA to discuss the development
• Park Addition				
Meeting with Thom Higgins & Laura Zeman (steering committee reps)	6-Apr-18	Laura Zeman, Thom Higgins Ryan: Curt Pascoe Kyle Schott Jim McDonald	Discuss traffic and pedestrian safety concerns relevant to Park Addition	
• Pilgrim Addition				
1 Meeting Patrick Kelly (steering committee rep) 8:30am - Craftsman Napr	23-Jan-18	Patrick Kelly Ryan: Jim McDonald	1 General introduction to each other. Discussed coordinating a meeting between Ryan and Pilgrim Addition residents to discuss progress.	Coordinate "townhall" mtg with Pilgrim Addition residents
2 Meeting with residents to discuss storm water/flooding 7:30pm Lyzun home	8-Feb-18	Pilgrim Addition residents Ryan: Curt Pascoe	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. 2 Pedestrian & vehicular connectivity remain a top priority	Residents will decide if they want to share storm water / flooding details with Ryan.
3 Meeting with Patrick Kelly 8:00am - Ryan offices	7-Mar-18	Patrick Kelly Ryan: Curt Pascoe Kyle Schott Jim McDonald	Discuss traffic concerns relevant to Pilgrim Addition	
4 Meeting with Residents and City Staff 8:00am - Municipal center	8-Mar-18	Jessica Lyzun Dominic Nugent City Staff Ryan: Curt Pascoe	Discuss storm water concerns & ideas with City Staff	
• Naperville Station				
Meeting with Ray Janicek & Patrick Kelly 3:00pm - Quigleys	14-Mar-18	Ray Janicek Patrick Kelly Ryan: Jim McDonald	1 Residents are concerned about current pedestrian connectivity issues We discussed Ryan's approach to evaluating potential pedestrian improvements. Specifically, 2 Ryan will evaluate the options and provide the information for City Council's consideration without favoring one option over the other.	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.
NDP Board of Directors				
Presentation @ NCC Science Bldg	26-Oct-17	NDP: Various members Ryan: Jim Mc., Clare S, Curt P, Kyle S.	1 Generally focused on better understanding of the community engagement process 2 Answered questions about potential uses, market demand, etc.	Potential future presentation to update the group on our progress
DuPage Children's Museum				
1 Building Strategy Committee Mtg @ Museum	6-Nov-17	DCM: Sarah Orleans & Committee Ryan: Jim Mc. & Kyle S.	1 Prefer to stay in current location 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	Future meetings to work through program options, location, etc.
2 Progress meeting with Sarah Orleans 8am - The Craftsman	15-Feb-18	DCM: Sarah Orleans Ryan: Jim McDonald	1 Provide an update and discuss both Ryan and DCM progress	Another follow up meeting in 60 days
3 Progress meeting with Sarah Orleans TBD	TBD	DCM: Sarah Orleans Ryan: Jim McDonald	1 Provide an update and discuss both Ryan and DCM progress	

<u>Meeting Description</u>	<u>Meeting Date</u>	<u>Attendees</u>	<u>Key Takeaways</u>	<u>Additional Action Required</u>	
NACC Legislative Forum					
1 Presentation @ Embassy Suites	13-Nov-17	NACC: Various members Ryan: Jim Mc., Curt P.	1 Generally focused on better understanding of the community engagement process 2 Answered questions about potential uses, market demand, etc.	Potential future presentation to update the group on our progress	
2 Meeting with Chamber	19-Jan-18	NACC: Colin Dalough Ryan: Jim McDonald	Jessica Hall Kyle Schott	1 Discussed Ryan's engagement in the NACC 2 Colin and Jessica will identify area businesses that we can reach out and meet	Follow up with Jessica
METRA / BNSF					
1 Introductory meeting with Metra, BNSF and City Staff 10:00am - Municipal Bldg	6-Mar-18	Metra: Demetrios Skoufis 2 others BNSF: Clayton Johanson City: Amy Emery Marcie Schatz Ryan: Jim McDonald	David Kralik Jen Louden Curt Pascoe	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/BN review	Ryan will coordinate a meeting within the coming weeks with Metra team to discuss infrastructure issues and Metra / BNSF input
2 Follow-up meeting	TBD	Metra: BNSF: City: Ryan:	Will coordinate second meeting with additional progress		
PACE					
1 Introductory meeting with Pace and City Staff 1:00pm - Municipal Bldg	8-Mar-18	Pace: TBD City: Amy Emery Marcie Schatz Ryan: Jim McDonald	Jen Louden Curt Pascoe	1 Ryan provided an update on our progress 2 Discuss PACE functional needs for the location	Ryan will coordinate a follow up meeting in the coming weeks
2 Follow-up meeting	TBD	PACE: City: Ryan:	Will coordinate second meeting with additional progress		
Naperville Park District					
Meeting with Ray McGury 8:00am - Starbucks	18-Jan-18	NPD: Ray McGury Ryan: Jim McDonald	1 The Park District would like to be engaged as we step forward 2 Focus on aligning healthy minds, body and community	Coordinate a follow up meeting as the concepts evolve	
School District 203 & 204					
Meeting with Dan Bridges & Karen Sullivan 8:00am - Napr Municipal bldg	30-Jan-18	SD: Karen Sullivan Ryan: Jim McDonald Staff: Marcie Schatz	Dan Bridges Amy Emery	1 Provided an update regarding our progress with community engagement and discussed next steps	Schedule a follow up meeting once we better understand the concept
Naperville Senior Task Force					
Meeting with Senior Task Force 8:30am - Napr Municipal bldg	13-Feb-18	STF: Jim Hill & 7 others from the task force Ryan: Jim McDonald	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.		
North Central College					
Mtg with NC College 5pm - TBD	30-Jan-18	NCC: Dr. Hammond Ryan: Jim McDonald	Jim Godos	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 5 th Ave 3 NCC may have a need to occupy space within the development area (size, location and timing TBD)	Ryan will explore options and provide ideas to NCC in the coming weeks

<u>Meeting Description</u>	<u>Meeting Date</u>	<u>Attendees</u>	<u>Key Takeaways</u>	<u>Additional Action Required</u>
Naperville Housing Advisory Commission				
Mtg with members 6:30pm - Napr Municipal bldg	5-Feb-18	NHAC: Board 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				
Mtg with representatives from EEH 730am - Edward campus Naperville	5-Mar-18	EEH: Bill Kottmann Annette Kenney Joe Dant	1 Provided an update on our progress	Potential future presentation to update the group on our progress
YMCA - Downtown Naperville				
Mtg with representatives from YMCA 2:30pm - Naperville Bank & Trust	6-Mar-18	YMCA: Dick Malone Tom Miers Ryan: Jim McDonald Denise Lam	1 Provided an update on our progress	Potential future presentation to update the group on our progress
Area Business Owners				
• Partners in Performance Auto				
Meeting with James Tomisek 9am - PIP location	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				
Meeting with BMO 10am - 1284 Rickert Rd, Naperville	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 10am - 1284 Rickert Rd, Naperville	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) 3pm - Starbucks	6-Feb-18	Katie Sowa Ryan: Jim McDonald	1 General introduction and update for Katie	Kaite will provide an email of her thoughts as a commuter prior Metra meeting
DuPage PADS				
Introductory meeting 8am - TBD	9-Apr-18	Bill Hamik Ryan: Jim McDonald	1 General introduction and update	
Residents				
• Resident	5-Feb-18			
10:30am - Ryan office, Naperville		Resident Ryan: 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.
• Resident	13-Apr-18	Resident Ryan: Jim McDonald Kyle Schott	Walking tour to discuss accessibility issues	
• 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.

**5TH AVENUE DEVELOPMENT
WORKING GROUP ACTION PLAN
PARKING**

**Prepared by: Ryan Companies US, Inc.
2-Apr-18**

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)

Deliverable(s)

- 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

Future of Parking

Objective: Research methods to create flexibility in future use of parking ramps.

Tasks

- I Identify adaptable design options and related cost impacts
- II Complete cost analysis to incorporate adaptable design options

Deliverable(s)

- Summary of adaptable design options

**5TH AVENUE DEVELOPMENT
WORKING GROUP ACTION PLAN
TRAFFIC / TRANSPORTATION**

**Prepared by: Ryan Companies US, Inc.
2-Apr-18**

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 Loudon, Andy Hynes
- **Ryan:** Curt Pascoe, Kyle Schott
- **City Council Liaison:** Councilwoman Gustin

POTENTIAL ENGAGED PARTIES.

- Traffic engineer
- Civil engineer
- Other

AREAS OF STUDY.

Feasibility Review

Objective: Identify which previously recommended improvements are feasible within the ROW.

Tasks

- I Review and evaluate group input information
- II Review 2009 5th Avenue study
- III Complete a right-of-way study
- IV Evaluate "practical" intersection function
- V Review existing Pace, Metra, kiss-n-ride function

Deliverable(s)

- Feasibility study of previously recommended improvements

Traffic Improvements

Objective: Create concepts and associated costs for proposed improvements.

Tasks

- I Sketch potential traffic improvements
- II Collaborate with Parking Working Group
- III Estimate cost of potential improvements

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

**5TH AVENUE DEVELOPMENT
WORKING GROUP ACTION PLAN
STORM WATER**

Prepared by: Ryan Companies US, Inc.

2-Apr-18

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

5TH AVENUE DEVELOPMENT
WORKING GROUP ACTION PLAN
PEDESTRIAN SAFETY / CONNECTIVITY

Prepared by: Ryan Companies US, Inc.

2-Apr-18

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

Objective: Understand common concerns and goals of area residents.

Tasks

- I Review group input information
- II Review 2009 5th Avenue Study
- III Review commuter and school pedestrian routes

Deliverable(s)

- Map areas of greatest concern

Connectivity improvements

Objective: Investigate, compare and estimate various improvements.

Tasks

- I Complete a neighborhood / regional connectivity review, including potential improvements
- II Collaborate with Traffic Working Group

Deliverable(s)

- Cost studies
- Connectivity improvement matrix
- Infrastructure plan (aligned with traffic deliverable)

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

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

**Prepared by: Ryan Companies US, Inc.
2-Apr-18**

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

**5TH AVENUE DEVELOPMENT
WORKING GROUP ACTION PLAN
DESIGN**

**Prepared by: Ryan Companies US, Inc.
2-Apr-18**

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

- I Review and evaluate group input information
- II Review and evaluate results from height survey
- III Review 2009 5th Avenue study

Deliverable(s)

- Design Narrative - Group Input

Aesthetic design

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

Tasks

- I Review current City of Naperville design criteria
- II Identity "like-kind" precedent images for consideration (public vs private realm)
- III Analysis of building types and materials

Deliverable(s)

- Design Narrative - Aesthetic

Functional design

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