

5th Avenue Combined Working Group Meeting
June 4, 2018
Written Questions and Comments Received

STORMWATER

Did you evaluate the potential positive impact on storm water of making Kroehler Lot greenspace/park/grass ball fields? Last time I checked, grass fields are permeable and soak up quite a bit of water.

Comment: Yes, this was studied. A dry or wet detention basin on the Kroehler lot would require the relocation of commuter parking stalls at a cost which likely exceeds an underground storm water vault.

PARKING

No written questions/comments received.

TRAFFIC

What will you do to limit traffic down north/south streets that run into 5th Avenue, such as Center Street and Ellsworth?

Comment: This analysis will continue as the concept is defined. Potential improvements, such as one-way streets, dead-end streets, or limited access intersections would require neighborhood input and approval from City Staff / City Council.

PEDESTRIAN SAFETY

No written questions/comments received.

DESIGN

No written questions/comments received.

LAND USE

1. How dense would housing be allowed to be? How many apartments per acre?

Comment: This will be defined as the concept is developed.

2. What will building height be limited to on lots adjacent to single family dwellings? 3 ½ story structure built on Washington Street between 7th and 8th is too high.

Comment: This will be defined as the concept is developed.

3. Is there consideration for: Green Space? Senior Housing?

Comment: Yes. Both will continue to be studied.

4. With some 400+ new units being discussed at the 5th Avenue Development, what is the plan to have a modest number (10%) be permanently designated as affordable units?

Comment: The conversation on affordable housing (as defined by HUD) will continue. The Land Use Working Group has reviewed AI study and discussed internally. The group did not come to any clear consensus in this issue. In addition, the Land Use & Height survey asked participants weigh-in on the desire to provide for affordable housing (as defined by HUD) as part of the development. This use scored relatively low when compared to other potential uses.

5. What is the plan for including affordable housing (be it for seniors, young families, disabled, etc. or some combination thereof)?

Comment: The conversation on affordable housing (as defined by HUD) will continue. The Land Use Working Group has reviewed AI study and discussed internally. The group did not come to any clear consensus in this issue. In addition, the Land Use & Height survey asked participants weigh-in on the desire to provide for affordable housing (as defined by HUD) as part of the development. This use scored relatively low when compared to other potential uses.

6. Is the 2017 Analysis of Impediments study being looked at by the 5th Avenue Project since Naperville has a responsibility to integrate planning and implementation for affordable housing and affordable housing near transportation? Meaningful progress must be made to protect the Community Block Grants.

Comment: The conversation on affordable housing (as defined by HUD) will continue. The Land Use Working Group has reviewed AI study and discussed internally. The group did not come to any clear consensus in this issue. In addition, the Land Use & Height survey asked participants weigh-in on the desire to provide for affordable housing (as defined by HUD) as part of the development. This use scored relatively low when compared to other potential uses.

7. I believe that it would be in the best interest of the City of Naperville and the Developer to lease the land to be developed, rather than sell the land. How do you feel about that?

Comment: A land lease should be considered as part of the overall financial plan.

8. Lease, do not sell the land. Naperville needs 100 years from now will be very different from they are today. Today's citizens own the land – let it be there to meet future citizen needs in perpetuity

Comment: See comment to question 7.

9. Why has the City not included an RFP step in the initial planning process?

Comment:

The City of Naperville used an RFQ (Request for Qualifications) process. RFQ efforts, like RFP, are very competitive. The goal of the RFQ was to find the most qualified company to work with the community on redevelopment opportunities. After releasing the RFQ in February 2017, firms had until May 2017 to respond in writing. Eight companies responded. After reviewing and scoring the written proposals, 5 teams were asked to participate in 2-hour interviews. After interviewing the 5 teams, Ryan Companies showed itself to be the most qualified based on their experience, resources and capabilities.

The RFQ stated that a final shortlist of one or more development teams may be identified and recommended to City Council for approval. During the RFQ process, all firms indicated a strong desire to work with the community to prepare actual proposals (vs. a traditional RFP process where developers would work independently to develop proposals without the benefit of public collaboration). During the RFQ effort, Ryan experience working with complicated developments involving many stakeholders and diverse land uses and the financial capacity to take on the entire project and proven team experience set them apart from the other firms.

10. My concern is the city's process for development of the 5th Avenue property (Why has the City not included an RFP step in their initial planning?). It seems prudent to do so as a logical and practical step. Other persons have voiced this same view. Further, other cities obtain RFPs to obtain various professional viewpoints with respect to infrastructure (storm water, parking, traffic, design and commerce).

Comment: See comment to question 9.

11. Issue a real RFP

Comment: See comment to question 9.

12. Slow down the process – we have only one opportunity to do this right.

Comment:

13. The entire project is about land use -it's all land use – with components

Comment: Land use in one is a broad topic that covers a variety of issues. The Working Groups have completed their analysis of key issues. The next phase will focus on concept development, which will work to address the key issues and blend the (land) uses together.

14. Build underground parking – costs more but frees up surface areas

Comment: Underground parking will continue to be evaluated.

15. Cultural and entertainment amenities are not addressed. To make Naperville a “destination” city, give and entice visitors reasons to come, stay and spend their dollars here. WE have the potential to become a world class destination city.

Comment: Cultural and entertainment amenities have been discussed. This will continue as the concept is developed.

16. I completed the long and cumbersome survey and found it to be incomplete with regard to its design. I also felt it was biased. I noted my comments on my survey submission.

Comment: Thank you for taking time to complete the survey. Please reach out to our team, we would like to better understand your comments and specific ways we could have improved the survey.