

Summary of 5th Avenue Opportunity Sites

Properties OWNED by the City of Naperville

- **Kroehler Lot** – Located at the northeast corner of 5th Avenue/Loomis Street, this property is currently occupied by a City-owned and operated surface parking lot for permit and daily fee commuter parking (Attachment 3). Single-family residential uses are located across the street to the east, west and north. The City's water tower and former Department of Public Works building, commonly known as the Water Tower West site (see below), are located across the street to the south.
- **Water Tower West Site** – Located at the southeast corner of 5th Avenue/Loomis Street, this site is the former location of the City's Department of Public Works. The majority of this site is owned by the City of Naperville, but the segment adjacent to the railroad is leased to the City by the BNSF. In 2008, the Department relocated to a new facility at 180 Fort Hill Drive. In 2009, the City restriped the surface parking lot to provide for additional temporary daily fee commuter parking. The building is used for storage of City equipment. There is an existing water tower on the property that is in service. The tower cannot be eliminated, but it can be relocated on the site as part of a redevelopment proposal if necessary.

In April 2009, the City completed the following activities to ascertain the environmental condition of the building and site:

- Underground storage tank removal
- Environmental site assessment
- Asbestos-containing material survey

These activities, and the subsequent analysis of samples taken from the site, indicate that no further investigation or site remediation is required at this time. A summary of the results of each activity is available for reference in association with this RFQ (see *References*).

- **Lower Burlington Lot** – This property is currently occupied by a City-owned and operated surface parking lot for permit commuter spaces; limited daily fee parking is available after 9 a.m. Located at the southeast corner of the signalized intersection of 5th Avenue/Washington Street, access to this site is currently provided via 5th Avenue and Center Street.
- **190 E. 5th Avenue (f.k.a. Boecker Property)** – This property is located immediately north of the Upper Burlington Lot. The City will complete acquisition of this property in March 2017. Current land uses include a two story office building, single story industrial building, and a surface parking lot.

- **Parkview Lot** – Immediately abutting the BNSF Railway to the south, the Parkview Lot is located at the signalized intersection of North Avenue/Washington Street. This City-owned and operated permit commuter parking lot provides for direct pedestrian access to the station/platform. Vehicle access to this parking lot is provided at the northeast corner of the lot and via a driveway on North Avenue.

Privately-owned property immediately abuts the Parkview Lot to the east (fronting Center Street). These properties are currently occupied by a mix of residential and commercial uses. Redevelopment concepts shall include the Parkview Lot only; abutting property may be included with the redevelopment concept if owned by the Respondent or if the owner provides written consent to the Respondent.

The Parkview Lot was formerly occupied by a gas station. An environmental assessment and remediation (if applicable) will be required.

- **DuPage Children’s Museum.** This property has been owned by the City of Naperville since 2010. The site includes a three-story museum building with storm-water detention area, and a surface parking lot. The Museum has a long term lease that runs until 2030 with options for renewals for an additional 50 years. The museum space was rehabilitated extensively in 2015 after a burst pipe resulted in extensive damage to all three floors. In accordance with the City’s lease agreement with the DuPage Children’s Museum, up to 57 parking spaces of the 188 spaces on the property may be used as daily fee spaces for commuters. Presently, there are 54 daily fee spaces on the property.

Properties Leased By the City of Naperville

- **Upper Burlington Lot** – Located immediately north of the Burlington Northern Santa Fe (BNSF) Railway, this property is owned by the BNSF and leased to the City. It is currently operated as permit commuter parking lot accessed via Center Street and Ellsworth Street. A pedestrian tunnel at the southeast corner of the site provides connectivity to the south side of the train tracks. Redevelopment concepts for this parcel shall address staging of the existing Pace Suburban Bus, kiss-and-ride vehicles and taxis.

Pace Suburban Bus, kiss-and-ride vehicles and taxis currently enter the Upper Burlington Lot via Center Street to access the northern platform and their respective vehicle staging areas. An approximately 210-foot bus lane is reserved along the platform during peak AM and PM commute periods, providing a defined location for passenger pick-up/drop-off activity. Pace Suburban Bus currently has routes that utilize this bus staging area; the remaining routes provide passenger pick-up/drop-off activity on the south

side of the train tracks. A taxi stand is provided near the platform; taxis are also permitted to stand along a portion of the eastern curb of Ellsworth Street.

- Please note a portion of the Water Tower West Site is also leased by the City of Naperville from the BNSF.