EXECUTIVE SUMMARY: The 5th Avenue Redevelopment Process Plan details the approach that will be used to: I. gain input from individuals, groups and key stakeholders in the Naperville community, II. identify key issues and opportunities, and III. complete related due diligence and issue investigation, in order to create a vision and concept for the City’s redevelopment of the 5th Avenue property.

PHASE I - COMMUNITY ENGAGEMENT KICKOFF
MONTH 1
October 2017
COUNCIL MEETING
Tuesday, October 3
COMMUNITY MEETING 1
Monday, October 16
6 pm - 8 pm
Naperville Municipal Center Room A & B
COMMUNITY MEETING 2
Tuesday, October 17
7:30am - 9:30am
Naperville Municipal Center Room A & B
More sessions added as needed

PHASE II - ISSUE IDENTIFICATION / PROGRAM INPUT
MONTH 2 - 5 OR LONGER
November 2017 - February 2018
Group Input
COMMUTERS
LAND USE
PARKING
STORM WATER
TRAFFIC
Additional groups will be added as needed
GROUP INPUT SESSION 1
Week of Oct 23
GROUP INPUT SESSION 2
Week of Oct 23
GROUP INPUT SESSION 3
Week of Oct 30
GROUP INPUT SESSION 4
Week of Oct 30
More sessions added as needed

PHASE III - VISIONING / PROGRAM DEVELOPMENT
MONTH 5 - 8 OR LONGER
March 2018 - TBD
COUNCIL INPUT REVIEW AND ISSUE PRIORITIZATION
COMMUNITY CONCEPT PRESENTATION
Community Input
COMMUNITY CONCEPT REVISION 1
Community Input
COMMUNITY CONCEPT REVISION 2
Community Input
COUNCIL CONCEPT AND BUSINESS TERM APPROVAL

PHASE IV - PROJECT AGREEMENTS AND APPROVALS
MONTH 8 - 12 OR LONGER
ENGINEERING & ARCHITECTURAL PLAN PREP
BOARD & COMMISSION REVIEW
DEVELOPMENT AGREEMENT
RAIL AGREEMENT
LAND AGREEMENT
COUNCIL APPROVAL - CONCEPTS AND KEY TERMS

MONTHLY CITY STAFF PROGRESS MEETING
November
December
January
February
March
April
May
June
July
August
September
QUARTERLY STEERING COMMITTEE MEETINGS
Steering Committee Selected - November
Meeting 1 - December
Meeting 2 - March
Meeting 3 - June
Meeting 4 - September
PHASE I - COMMUNITY ENGAGEMENT KICKOFF

OBJECTIVE
During Phase 1, we will share the engagement plan with the community, receive input and revise if necessary.

PROCESS
Upon receipt of approval to proceed from city council, Ryan will conduct two (or more) large group sessions to review the engagement plan in greater detail. The meetings will be open to the public.

PHASE II - ISSUE IDENTIFICATION/PROGRAM INPUT

OBJECTIVE
Phase 2 will be a “deep dive” into issue, idea and solution identification.

PROCESS
Phase 2 includes three focus areas, all centered on identifying issues and answering the question: “What does the community want this redevelopment to include / not include?”

1) Group Input Sessions
Ryan will conduct 4 (or more) group sessions focusing on issues, concerns and ideas related to the redevelopment opportunity.

Each meeting will include 12 to 15 community members to ensure everyone has an opportunity to provide input. Ryan and City staff will also participate. Additional meetings will be scheduled as needed based on community input.

2) Individual Stakeholder Interviews
Ryan will work with staff to identify a stakeholder list, then work to meet with all interested parties. A stakeholder is understood to be any group or party having interest in or impact on the redevelopment.

3) Working Groups
Ryan will establish Working Groups focused on a detailed analysis of the key issues, ideas and potential solutions identified during the Group Meetings and Stakeholder Interviews.

MULTI-MEDIA TOOLS
- Project website launch
- Email / written surveys may be used to get input from a broader group
- E-newsletter
- Mood boards

Key Issues
- Accessibility
- Environment / sustainability
- Development
- Finance
- Multi-modal / transportation
- Community
- Safety / security
- Pedestrian use
- Design
- 5th Avenue
- Downtown Naperville Alliance

PHASE III - VISIONING/PROGRAM DEVELOPMENT

OBJECTIVE
Develop concept option(s) and program, financial feasibility & cost modeling. Complete additional due diligence, identify development criteria (ie - phasing)

CONCEPT AND BUSINESS TERM APPROVAL
Combining input collected during Phase I and Phase II with receipt of City Council’s Key Priorities, Ryan will work to develop a conceptual program for the redevelopment.

The Ryan team will work with City staff to develop and refine one or more concepts for consideration.

Ryan will conduct 3 (or more) Community Concept meetings, during which Ryan presents the development program to the community for review and input.

This phase will conclude with a formal submittal to City Council for Concept Approval.

MULTI-MEDIA TOOLS
- Project website
- E-newsletter
- Email / written surveys may be used to get input from a broader group
- Electronic meeting signup
- Virtual reality
- Animations
- Concept boards

OPPORTUNITY FOR COMMUNITY INPUT

CITY COUNCIL HEARINGS
Typical City Council meeting as required throughout the process.

COMMUNITY MEETINGS
Meeting participation, providing input on the community engagement plan.

GROUP INPUT SESSIONS
Meeting participation, providing input for the ideas / preferences / potential solutions for the 5th Avenue redevelopment.

WORKING GROUPS
Active and ongoing participation in the evaluation of one or more specific issues.

KEY STAKEHOLDER INTERVIEW INDIVIDUAL
Deep dive into issues/opportunities from that stakeholder’s view.

COMMUNITY CONCEPT REVIEWS
Meeting participation, providing review and input of the design concept evolution as it is developed.

STEERING COMMITTEE
Active and ongoing participation with accountability to assist with project updates and communication.

CITY COUNCIL HEARINGS
Typical City Council meeting as required throughout the process.

We will provide updates of all findings through various channels listed above*
SITUATION:
• Close-knit community, lots of active neighborhood groups, fiercely protective of their neighborhood’s integrity and character, desire to maximize amenities
• Neglected parcel amid long-standing businesses and new businesses, traffic/transit challenges, lack of affordable housing, concern about height, differing points of view about the solution

APPROACH:
• Deep dive into neighborhood issues to build relationships and trust
  • Attendance at neighborhood meetings
  • Meetings with individual residents
• Solicited input from stakeholders on the right design for the site
• Collaborative process that balanced community needs with project requirements to ensure financial viability

OUTCOME:
• Accolades across the board from neighbors and nearby businesses
• Clean-up of two sites with significant hazardous waste
• Improved an intersection that had traffic challenges
• Facilitated the creation of a Bus Rapid Transit stop (connects to light rail)
• Successfully relocated single family homes to a neighborhood that needed affordable housing (rather than tearing them down)