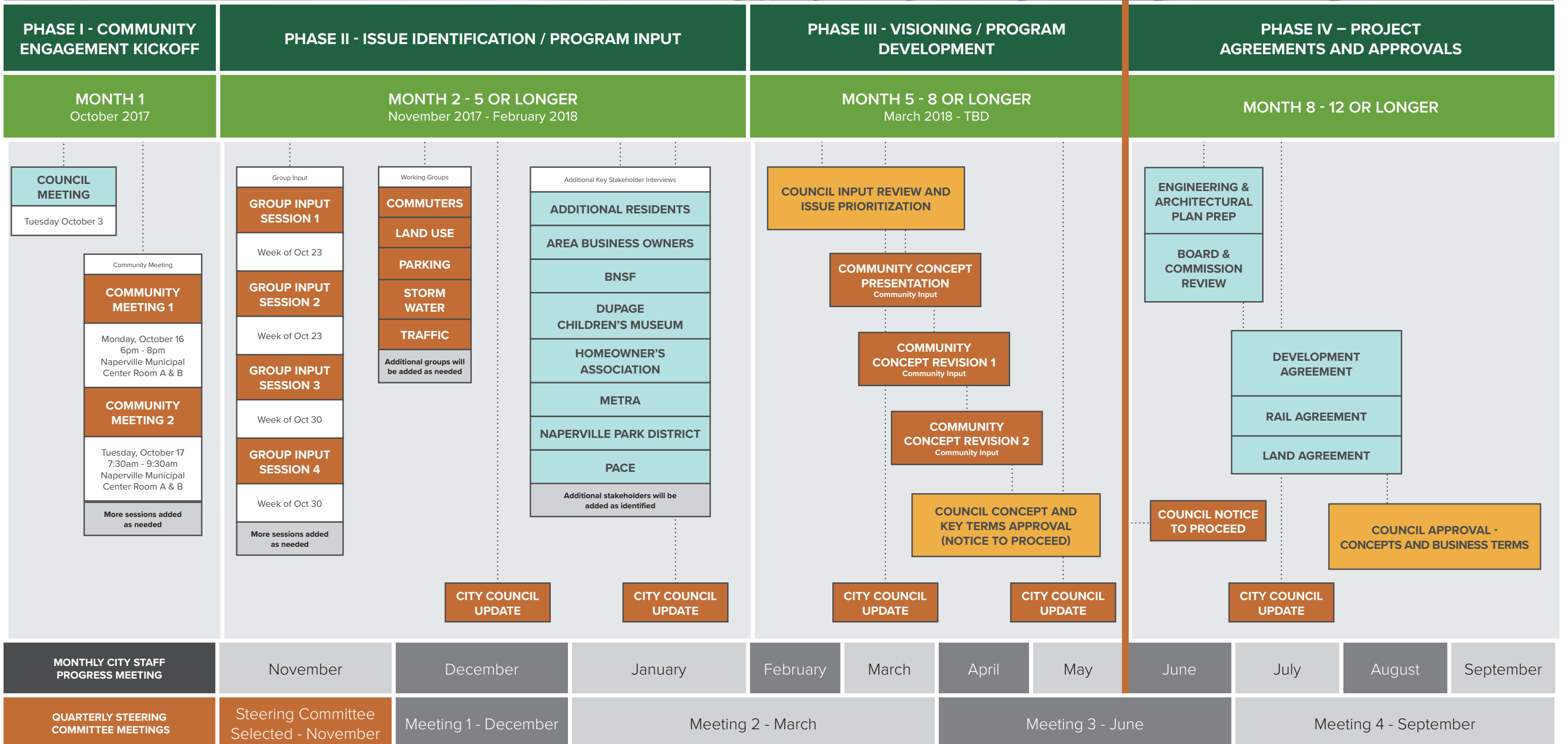


5TH AVENUE REDEVELOPMENT PROCESS PLAN



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

OBJECTIVE

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

Casual and interactive, the events will feature info stations with opportunities to learn more about input options. Additional meetings will be scheduled as needed.

MULTI-MEDIA TOOL

- E-newsletter
- City Website

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.

Community Meeting 1:

Monday, October 16 - 6pm to 8pm

Location: Naperville Municipal Center Room A & B

Community Meeting 2:

Tuesday, October 17 - 7:30am to 9:30am

Location: Naperville Municipal Center Room A & B

PHASE II - ISSUE IDENTIFICATION/PROGRAM INPUT

OBJECTIVE

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

to provide input. Ryan and City staff will also participate. Additional meetings will be scheduled as needed based on community input.

Each group will be led by Ryan and our consulting team and will include 1 or 2 community members and representation from City staff. Each Working Group will be assigned one or more (of the identified) Key Issues and asked to provide additional due diligence on the subject matter.

PROCESS

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

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.

MULTI-MEDIA TOOLS

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

1) Group Input Sessions

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

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.

Each meeting will include 12 to 15 community members to ensure everyone has opportunity

DELIVER DESIGN CONCEPTS AND KEY BUSINESS TERMS TO CITY COUNCIL

OBJECTIVE

Upon presentation of input findings, City Council will establish Key Priorities for Visioning and Program Development.

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)

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

MULTI-MEDIA TOOLS

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

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

COUNCIL CONCEPT AND KEY TERMS APPROVAL (NOTICE TO PROCEED)

Combining input collected during Phase I and Phase II with receipt of City Council's Key Priorities, Ryan will work to develop a conceptual

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

OPPORTUNITY FOR COMMUNITY INPUT

GROUP INPUT SESSIONS

Individual meeting participation, providing input for the ideas / preferences / potential solutions for the 5th Avenue redevelopment. We anticipate each meeting lasting up to two hours. Participants will attend one meeting, and we will schedule as many sessions as needed to enable individuals to attend a session.

WORKING GROUPS

Upon completion of the Group Input sessions, we will create Working Groups tasked with a “deeper dive” into specific issues, as identified by the sessions, survey and other input tools. We are asking for 1 to 2 community members to participate in each Working Group. Participants will be required to attend regularly scheduled meetings (at least 2 per month) for up to 6 months. We anticipate each meeting lasting 2 hours during normal business hours (either early morning or late afternoon). Participants will be asked to participate in the review and input of relevant subject matter, as well as the communication of findings to residents and City staff.

STEERING COMMITTEE

The role of the Steering Committee will be to receive input from the working groups and provide feedback regarding all identified issues. This committee will include representation from Ryan, City Staff, City Council, Community (up to 3) and Key Stakeholders (up to 3). This will be an ongoing commitment throughout the process (subject to approvals to proceed). Meetings will be held quarterly, lasting 2 hours during normal business hours (either early morning or late afternoon). Participants will be asked to participate in the review and input of relevant subject matter, as well as the communication of findings to residents. Members will be asked to participate in presentations to City Council.

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..

CITY COUNCIL HEARINGS

Typical City Council meeting as required throughout the process.

We will provide updates of all findings through various channels listed above*