



5th Avenue Development

Monthly Meeting #4 - Ryan/City Staff

Location: Naperville Municipal Center
Date: Thursday, February 08, 2018
Time: 11:00am – 12:00pm
Meeting Facilitator: Jim McDonald
Attendees: Becky Diehl
Curt Pascoe
Amy Emery
Bill Novak
Allison Laff
Amy Emery
Doug Krieger
Marcie Schatz
Linda LaCloche
Mike DiSanto
Jen Louden

Community Outreach

- 429 Individual emails received and responded to
- The second e-newsletter was distributed on 1/30 to the 370 people who requested to receive it. The email had a 58% open rate and a 16% click through rate.
 - Open rate has decreased each month since the November launch but we are still very pleased with the engagement level
 - February e-newsletter is scheduled for 2/27.
- Shifting from individual meetings to stakeholder meetings.

Review Results from the Initial Survey

- 44% of respondents were commuters
- How do the comments relate to the Group Input sessions?
- Commuters & non-commuters

Key Stakeholders

- Recent meetings:
 - Naperville Park District – Jan 18, 2018
 - Partners in Performance Auto – Jan 18, 2018

- Naperville Area Chamber of Commerce – Jan 19, 2018
- Pilgrim Addition representative – Jan 23, 2018
- BMO – Jan 24, 2018
 - They have concerns related to traffic.
- School District 203 & 204 – Jan 30, 2018
 - Will meet again in 2-3 weeks.
- North Central College – Jan 30, 2018
 - May need additional space.
- Naperville Housing Advisory Commission – Feb 5, 2018
- Resident – Feb 5, 2018
- Katie Sowa
 - Discussed ways to improve the commuter experience.
- Upcoming meetings (scheduled):
 - Metra / BNSF – Feb 9, 2018
 - Jim McDonald discussed the parameters and approach for the meeting including learning the process for improving the commuter experience and providing additional capacity.
 - Jennifer Loudon suggests that we need to understand what Metra expects to see regarding ridership and parking when the development is built. Do they expect ridership to increase or will people who already commute on the train move to the development? If we adjust the bus schedules to be more efficient will it alleviate some of the pressure on parking?
 - Increased ridership from Rt. 59 is a concern.
 - Senior Task Force – Feb 13, 2018
 - Town Management (5th Ave Station) – TBD (rescheduled 2/1 meeting)

Ryan's Approach to LEED

- We just finished the largest LEED platinum building in the country was just completed in Minneapolis for Wells Fargo.
- There are a variety of levels of certification and the process needs to start at the very beginning of the concept development
- There is a lot of focus on site and location when considering certification
- LEED neighborhood development certification is an option for the 5th Avenue Development
 - This certification focuses on the threads that tie a neighborhood together rather than an individual building
 - The certification checklist was shared with attendees
 - Close to transportation, ease of bicycle use, compact facilities, outdoor water use reduction, flood control, light pollution reduction, etc.
 - There can be a significant cost associated with getting the recognition
 - Illinois energy codes are already progressive in Illinois



- Up to 1/3 of the score is related to the site location
- Very rigorous, paperwork-heavy approval process
- Resident asked about city incentive for energy efficiency. Currently the city does not offer incentives for energy efficiencies for residents. There are some incentives for commercial properties.

Upcoming Meetings

- Steering committee – Feb 12, 2018
- City Council Workshop – Feb 20, 2018
- Ryan/City Staff Monthly Meeting #5 – Mar 9, 2018

Discussion

- Ryan will start to look at the “bones” of the development as we gather data and conduct various studies.
- Resident expressed thanks to Ryan Companies