



## MEETING AGENDA & NOTES

SUBJECT: Land Use Working Group #2  
LOCATION: Ryan Offices

START TIME 2 PM  
END TIME: 3:30 PM  
DATE: 4/27/18

FROM: 5<sup>th</sup> Avenue Development Team  
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TO	Rocky Caylor	Amy Emery	Jim McDonald
	Jeff Havel	Allison Laff	Curt Pascoe
	Phillip Meno	Christine Jeffries	Kyle Schott
	Scott Parrill		
	Katie Davis		

### Introductions

Highlight of the Naperville Fair Housing Study & 2009 5<sup>th</sup> Ave Study – Allison Laff

Review of Preliminary Market Studies (office, retail and residential) – Jim McDonald

### Summary of 2017 Naperville AI study

- o Discussion of affordable housing and the need for it in Naperville
- o Opportunity to include affordable housing as part of this project

### Brainstorming Session - All

- o Successful mixed use developments bring together a variety of elements that work in concert with each other. Specifically,
  - **Train station / multi-modal.** *How do we embrace the train station, making it a focal point of the redevelopment?*
  - **Public spaces (hardscape / greenspace).** The combination of buildings and public spaces define a place. *How do we create awesome public spaces within the development area.*
  - **Variety of uses.** A mix of uses in close proximity brings life and energy to a “place.” *Given the existing Group Input information, what uses could be appropriate for the development area? We understand we are waiting for the results of the LU & H survey.*
  - **The Public Realm.** An active ground floor is important to engage pedestrians and create character. *How do we create a destination?*



- **Transitional areas.** Pedestrian safety, pedestrian scale and neighborhood character are critical. *How do we weave this development into the existing neighborhood fabric?*
- **Parking.** Location and design will be critical to creating a livable, walkable and pedestrian focused experience. *How do we achieve a pedestrian experience in a commuter environment?*

Open Discussion