

ULI Chicago
Naperville 5th Avenue Study Area Technical Assistance Panel (TAP)
Scope of Work

Study Area: 5th Avenue Study Area

Questions for the Panel

1. How can the study area be redeveloped to function as Transit Oriented Development and what are the best practices for developing around transit centers? How can this redevelopment encourage regular transit users to occupy any new residential units, thereby decreasing overall on-site parking demand?
2. How can new development on the site address Naperville's known housing gaps, including missing middle, attainable and affordable housing, while meeting private development interests?
3. Other than new housing opportunities, what are the highest and best uses of the study area, or each sub portion of the study area?
4. What amenities and design features should be incorporated into the new development to maintain and enhance the neighborhood's unique character, and how can the study area provide additional or improved community amenities, including gathering spaces and event spaces?
5. What is the most effective way to move forward with a redevelopment strategy for the non-transit uses on the site?
 - For example, should parcels be offered separately or as one master lease/sale?
 - Is the City recommended to sell or lease and is there a recommended order for redevelopment to occur?

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