



PARK DISTRICT
of OAK PARK

PARK DISTRICT OF OAK PARK

Community Recreation Center Feasibility Study

June 7, 2016

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ACKNOWLEDGEMENTS

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- Steven Isoye** – Superintendent, School District 200
- Jeff Weissglass** – President, School District 200 Board of Education
- Chris Jasculca** – Senior Director of Policy, Planning and Communication, School District 97
- Dr. Carol Kelly** – Superintendent, School District 97
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- David Seleb** – Executive Director, Oak Park Public Library
- Ted Foss** – Trustee, Board of Library
- Gavin Morgan** – Manager, Oak Park Township
- Clarmarie Keenan** – Trustee, Oak Park Township

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- Marvin Fitzwater** – Senior Cost Manager

Special thanks to the Community of Oak Park for the participation and feedback it has provided during this process

EXECUTIVE SUMMARY

Jan R. Arnold, CPRP Executive Director
 Park District of Oak Park
 Hedges Administrative Center
 218 Madison St.
 Oak Park, IL 60302

Dear Ms. Arnold,

On behalf of Sink Combs Dethlefs, I am pleased to submit our report for the Park District of Oak Park (PDOP) Feasibility Study for Community Recreation Center. This Feasibility Study was identified as a short term goal in the District’s 2014 Comprehensive Master Plan. During that planning process, the initial community needs assessment identified a need for expanded programming to support seniors, adults, and teens in the community. Additionally, it identified that existing Park District facilities lacked the requisite gymnasium, indoor walking/jogging, and aquatic spaces needed for the District to meet the existing and future demands of the community.

Contained in this report you will find the following:

- Study Background and Process Summary
- Opportunity Analysis Summary
- Proposed Facility Program
- Site Analysis Summary
- Planning Strategies & Financial Analysis
- Conclusions & Recommendations
- Report Appendix (under separate cover)

Executive Summary

Throughout a robust community outreach process, our team has engaged over 200 members of the Oak Park Community via strategic partnership meetings, focus group meetings, community presentations, and a community open house. We have also had the pleasure of working with the intergovernmental Joint Task Force with staff and elected officials from all six of Oak Park’s taxing bodies. Our efforts have concluded that there is an unmet need in Oak Park for a Community Recreation Center featuring the following primary programming components:

- Community Gathering & Meeting Space
- Art Studio and Multi-cultural Exhibit Space
- Fitness Center and Group Fitness Studios
- Multi-purpose Gymnasium Space
- Indoor Walking/Jogging Track
- Indoor Lap/Leisure/Therapy Pools
- Preschool Facilities
- Childwatch and Party Rooms
- Prospective Mental Health/Wellness Partner
- Prospective Special Recreation Association Partner
- PDOP Administrative and Support Space

In response to this program, our team has developed three planning strategies which range in building area (SF=square feet), height, and probable project cost (2017 dollars):

Planning Strategy A:

- Estimated Building Area: 100,850 SF
- Estimated Building Height: 2-Stories
- Estimated Site Area Required: 86,000 SF
- Estimated Project Cost: \$44-46 Million

Planning Strategy B:

- Estimated Building Area: 112,025 SF
- Estimated Building Height: 5-Stories
- Estimated Site Area Required: 50,000 SF
- Estimated Project Cost: \$44-46 Million

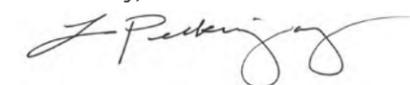
Planning Strategy C:

- Estimated Building Area: 107,150 SF
- Estimated Building Height: 2-Stories
- Estimated Site Area Required: 89,000 SF
- Estimated Project Cost: \$41-43 Million

Sink Combs Dethlefs and our consultant team has identified **Planning Strategy C** as the most feasible planning option and has provided additional detail in the Conclusions and Recommendations section of this report for the Board’s consideration.

On behalf of our team, I would like to extend our sincere gratitude in allowing us to be part of this study. We have enjoyed working with you, your staff, the Task Force, and the Oak Park Community at large in identifying potential strategies for this exciting project. We look forward to with meeting with you and the Board to finalize this study and discuss next steps for the project in greater detail.

Sincerely,



Lindsey Peckinpaugh, AIA, LEED AP
 Associate Principal
 Sink Combs Dethlefs

01 STUDY BACKGROUND & PROCESS

01 STUDY BACKGROUND & ANALYSIS

01.1 General Background

In 2014 the Park District of Oak Park completed a Ten-Year Comprehensive Master Plan which identified short term and long term planning goals for the District, documented common themes encountered during community outreach, and provided a preliminary needs assessment for indoor recreation space.

2014 Comprehensive Master Plan Short Term (1 to 3 Year) Goals

- Enhance District Signage
- Improve Adult Fitness Programming
- Improve Environmental Education Programming
- Implement Recommendations from Branding Study
- Collect, Analyze, and Use Maintenance Data
- Identify Opportunities to Engage Parks Foundations
- Conduct a Feasibility Study for an Indoor Recreation Center

One of the primary short term goals identified for the District was to conduct a feasibility study for an indoor recreation center. The intent of this recommendation was “to evaluate if a new facility can be realistically accomplished and supported by the community”. Reoccurring themes emerged throughout the planning process that suggested a new community recreation center would be of benefit to the Oak Park community.

2014 Comprehensive Master Plan Primary Themes

- Space Constraints & Limitations
- Collaboration is first step
- Expand Programming for Seniors & Active Adults
- Expand Programming for Teens
- Provide centralized multi-generational facility

Space Constraints & Limitations

As outlined in the Feasibility Study Request for Proposals, the Park District “operates 26 facilities on 82 acres of land including seven community centers, a gymnastics and recreation center, a conservatory, two historic houses, two outdoor swimming pools, an indoor ice arena, one sled hill, 25 outdoor tennis courts and an assortment of baseball/softball diamonds, football and soccer fields, playgrounds and picnics areas. The Park District also utilizes a facility owned by the Village, the Dole Center, for youth and adult programs. The Park District offers over 3,000 recreational programs and classes annually for preschoolers through senior citizens, including family-oriented and special events programming as well as inclusion programs with West Suburban Special Recreation Association”.

Despite the numerous indoor facilities owned and operated by the Park District, the Comprehensive Master Plan identified unmet facility needs within the community and established priority rankings for a new facility:

The following table (Figure 3.47) shows that indoor swimming pools, indoor running/ walking tracks, indoor fitness/ exercise facilities, arts facilities, and indoor gymnasiums are the top five potential facility / amenity priorities.

New Facility Priority Rankings	
Facility	Ranking
Indoor Swimming Pools	1
Indoor Running/ Walking Tracks	2
Indoor Fitness/ Exercise Facilities	3
Arts Facilities	4
Indoor Gymnasiums	5
Outdoor Fitness Equipment Areas	6
Facilities for Teens	7
Facilities for Seniors	8
Indoor Synthetic Turf Sports Fields	9
Frisbee Golf Courses	10
Badminton Courts	11
Outdoor Roller Hockey Rinks	12
Platform Tennis Courts	13
Pickleball Courts	14

Figure 3.47 - New Facility Priority Rankings

*Graphic Credit: The Lakota Group

It is of note that many of the top ranked facility priorities are large area spaces that cannot be met within the District’s existing space inventory.

THE PARK DISTRICT OF OAK PARK STRIVES TO EXCEED THE NEEDS OF THE VILLAGE'S DIVERSE COMMUNITY WITH A COLLABORATIVE AND INNOVATIVE APPROACH

-Park District of Oak Park Mission Statement

Collaboration Is First Step

The 2014 Comprehensive Master Plan indicated that collaboration among government entities and taxing bodies is important to the Oak Park community. Oak Park residents expect the Village's taxing bodies to collaborate, share resources, and be careful stewards of their tax dollars. The District currently collaborates with all Village governmental entities through an Intergovernmental Agreement. A summary of these existing partnerships is included in the Comprehensive Master Plan.

In preparation for the Community Recreation Center Feasibility Study, the Park District formed a Joint Task Force comprised of a staff member and elected official from Oak Park's six taxing bodies:

Feasibility Study Joint Task Force

- Park District of Oak Park
- Village of Oak Park
- School District 200
- School District 97
- Oak Park Library
- Oak Park Township

The intent of the Task Force was to provide executive level participation in the Feasibility Study; and to review critical strategies and collaboration opportunities. Each entity participated in the Strategic Partner Analysis as part of the study.

Expand Programming for Seniors & Active Adults

As noted in the Comprehensive Master Plan and confirmed by the Market Analysis, the Oak Park senior community is expanding. The Township offers many senior services, but there is unmet demand for active recreational and multi-generational opportunities for seniors. In keeping with the facility priority rankings, seniors and adults expressed interest in indoor swimming pools,

jogging/walking space, and indoor fitness space.

Expand Programming for Teens

Similar to seniors and adults, the Comprehensive Master Plan identified that teens in the community are served by many groups including the Township and Library. There was an expressed need to provide recreational opportunities for teens who may not have opportunities for participation on sports teams within the schools. Additionally, a safe place for teens to congregate at nights and on the weekends was also identified as a top priority.

Provide Centralized Multi-Generational Facility

The Comprehensive Master Plan noted that the existing neighborhood community centers have sentimental value for the Oak Park community. While residents recognize that many of the District's indoor facilities are aging and costly to maintain, there may be value in repurposing or reprogramming the existing facilities. A desire for a centralized, multi-purpose facility that can accommodate community gathering, expanding programming, and opportunities for unstructured or drop-in recreation was identified. During the community outreach phases of this study, multiple residents inquired about the future plans for the existing centers.

01.2 Process Summary

With the assistance of the Joint Task Force, the Park District obtained the services of Sink Combs Dethlefs and their consultant team in early January 2016. Sink Combs proposed to complete the study by working in a series of multi-day intensive workshops. Below is a summary of the study process.

February Workshops & Work Tasks

February 23, 2016

- Kick-off Meeting
- Joint Task Force Meeting #1
- Potential Sites Tour

February 24, 2016

- Strategic Partner Workshops
 - o Library
 - o School District 200
 - o School District 97
- o Township

February 25, 2016

- Strategic Partner Workshops
 - o Park District of Oak Park

- o Village of Oak Park

February Work Tasks

- Compile Background on demographics
- Develop market analysis and research area providers
- Draft strategic partnership summary

March Workshops & Work Tasks

March 22, 2016

- Focus Group Workshops
 - o Wonderworks, OPRF Chamber of Commerce, Early Childhood Collaboration
 - o WSSRA, Community Mental Health Board, Parenthesis Family Center, Rush Oak Park Hospital, West Suburban Hospital
 - o Various Community Leaders, Success of All Youth, OPRF Community Foundation
 - o Various Community Sports Leaders, EVP Volleyball, Wolf Pack Basketball, Oak Park Youth Baseball/Softball, AYSO Soccer, IMPACT Basketball

March 23, 2016

- Community Outreach Presentations
 - o Cheney Mansion Morning
 - o OPRFHS Teen Lunch Forum
 - o OPRFHS Teen After-School Forum
 - o Cheney Mansion Evening

March 24, 2016

- Joint Task Force Meeting #2

March 25, 2016

- Focus Group Workshop
 - o Library, Manager of Community Resources

March Work Tasks

- Compile focus group and community input
- Site data collection and evaluation
- Develop preliminary program statement
- Develop community questionnaire

April Workshops & Work Tasks

April 27, 2016

- Community Outreach Presentation
 - o Cheney Mansion Evening Open House

April 28, 2016

- Joint Task Force Meeting #3

April Work Tasks

- Finalize proposed program statement
- Develop three conceptual planning strategies
- Develop rough order of magnitude pricing

May Workshops & Work Tasks

May 11, 2016

- Draft Feasibility Study Report

May 19, 2016

- Presentation of Draft Feasibility Study Report to Park District Board

May Work Tasks

- Compile draft report
- Distribute for review/comment

June Workshops & Work Tasks

June 7, 2016

- Final Feasibility Study Report

June 2016

- Presentation of Final Feasibility Study Report to Task Force

June Work Tasks

- Compile final report

01.3 Desired Study Outcomes

The following are the desired outcomes of the Community Recreation Feasibility Study as identified by the Park District:

- Assist the Community and Park District Board in determining need, amenities, location and cost.
- Evaluate the financial realities for construction and operations of a new Community Recreation Center.
- Assist the Park District of Oak Park in exploring a program model that is financially self-sustaining
- Evaluate potential sites that can serve as a community destination and landmark.
- Create a Joint Task Force to explore opportunities for collaboration & partnership.

01.4 Project Mission & Goals

Throughout the course of community outreach, strategic partnership meetings and discussions with the Joint Task Force, the keywords on the opposite page emerged as the primary mission and goals for the Community Recreation Center.

**IN PARTNERSHIP WITH THE COMMUNITY, THE
PARK DISTRICT OF OAK PARK ENRICHES LIVES BY
PROVIDING MEANINGFUL EXPERIENCES THROUGH
PROGRAMS, PARKS AND FACILITIES FOR ALL
MEMBERS**

-Park District of Oak Park Mission Statement

INCLUSIVENESS YOUTH
GATHERING
SENIORS
MULTI-CULTURAL
WELLNESS PARTNERSHIPS DESTINATION
CENTRALIZED
FINANCIAL SUSTAINABILITY
FAMILY COMMUNITY ARTS
TEENS ACCESSIBLE AFFORDABILITY
COLLABORATION
DIVERSITY LANDMARK RECREATION
ADULTS ENVIRONMENTAL STEWARDSHIP OUTREACH
MULTI-GENERATIONAL

02 OPPORTUNITY ANALYSIS

02 OPPORTUNITY ANALYSIS

The following information is intended to provide a summary of the market analysis, strategic partnership analysis, and community outreach efforts for the Feasibility Study. For more detailed information, please refer to the report appendix.

02.1 Market Analysis Summary

The primary goal of this study was to explore the community need, market analysis, and explore strategic partnership opportunities for a community recreation center in the Village of Oak Park.

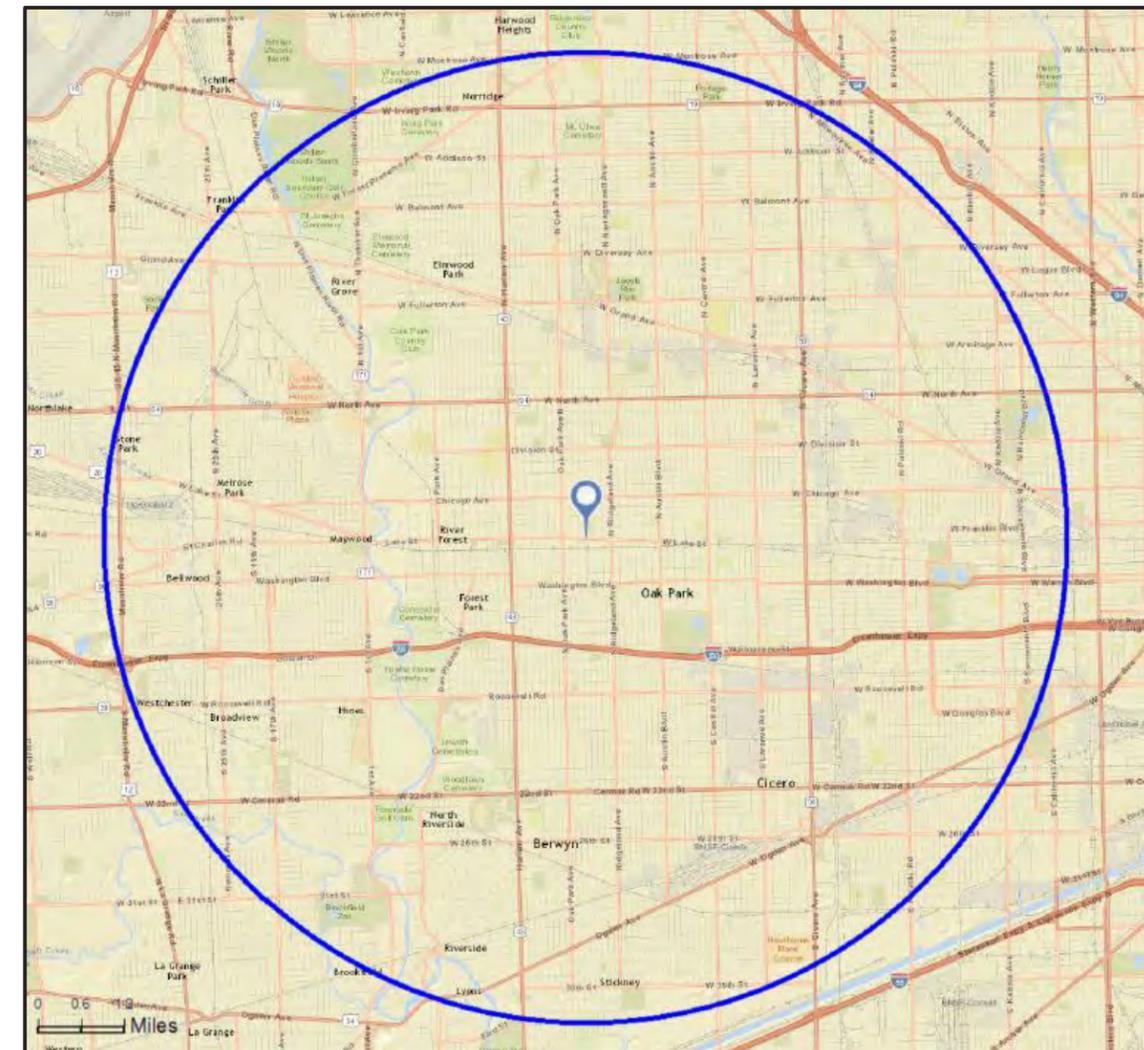
The Oak Park service area population is growing at a slow rate with the population projected to grow about 0.5% over the next five years to reach a population of 52,151 people by the year 2020. The demographic profile of the community indicates that the age group distribution is somewhat mixed. There is a higher concentration of 5-17, 45-54, and 55-64 age groups than the national level.

Ages	Population	% of Total	Nat. Population	Difference
-5	3,053	5.8%	6.3%	-0.5%
5-17	8,901	17.2%	16.6%	+0.6%
18-24	4,425	8.5%	10.1%	-1.6%
25-44	13,441	25.8%	26.1%	-0.3%
45-54	7,858	15.1%	13.4%	+1.7%
55-64	7,307	14.1%	12.8%	+1.3%
65-74	4,468	8.6%	8.6%	+0.0%
75+	2,478	4.8%	6.2%	-1.4%

- Population:** 2015 census estimates in the different age groups in the Primary Service Area.
- % of Total:** Percentage of the Primary Service Area/population in the age group.
- National Population:** Percentage of the national population in the age group.
- Difference:** Percentage difference between the Primary Service Area population and the national population.

Nearly a third of the households in Oak Park have children. This points to a large number of families with young children in the service area. The median age of Oak Park service area is slightly older than the national level while the median household income is significantly higher than both the national and state level. Over 65% of households have income greater than \$50,000. Another factor is that the cost of housing in Oak Park is higher than the national and state level. Age and household income are two determining factors that drive participation in community recreation center activities. The demographic profile suggests that there will be continued support and demand for recreation activities and community programs in the future.

There are other recreation and fitness providers in the service area. These other service providers have a narrow business focus on the adult fitness market, while the wellness and recreation opportunity for young people, families, seniors are underserved in the community.



Secondary Service Area, Map

Although the School Districts have been generous with their support of youth sport activities in Oak Park it is clear that the existing inventory of space within the School Districts is no longer sufficient to meet the growing needs of the youth sports programs, community access, and expanding school activities. The need for more gymnasium space, an indoor walking/jogging track, leisure/lap swimming pools, and a fitness center was validated through the extensive public input process employed during the market analysis phase. Additionally, these components were identified as priorities in the 2014 Comprehensive Master Plan that the Park District commissioned. As outlined, over 200 people were involved with the focus group and community outreach meetings representing high school students, School District 97, School District 200, youth sports groups, elected officials, early childhood advocates, OPRF Chamber of Commerce, health care providers, community foundations, churches, Library and Township staff, and community members.

Statistics from the National Sporting Goods Association (NSGA) were overlaid onto the demographic profile of the service areas to determine the market potential for various activities that can take place within a community recreation center. The market analysis concluded that the Park District of Oak Park is underserved for recreation swimming, fitness and gymnasium programs, pre-school/early education; and community recreation opportunities, especially for family activities, youth fitness, and senior citizens. These groups are also the same groups that have a significant concentration represented in the age group distribution.

02.2 Strategic Partnerships Summary

There were six different collaborative partnerships that were explored as part of this study. The potential partner list included the Oak Park Library, Village of Oak Park, Township/County Mental Health Board, School District 200, School District 97, and the West Suburban Special Recreation Association (WSSRA). The partners were evaluated using several different criteria points that included:

- Complimentary program needs
- Availability of resources that could benefit each other
- Serving complimentary customer bases
- Having a common tax base
- Complimentary use times
- Opportunities to share resources

Strategic Partnership meetings were conducted with each potential partner to explore the partnership criteria and to collect specific programming or space need information. Below is a summary of expressed needs and interests:

Oak Park Library

- Library serves as teen gathering spot after school, interested in developing alternatives
- Cannot meet demands for meeting room space, could use rooms for 60-150 occupants
- Need access to flexible multi-purpose space with Wi-Fi
- Believe there is a need for “maker spaces”
- Would support programming or service options in the Community Center (i.e. children’s story time, book drop, etc.)
- Prefer a central location, walkable from schools

School District 200

- Facilities cannot meet demand of OPRFHS curriculum, athletics, and community needs
- Safe and enriched gathering area for teens is needed
- Additional gym space and pool space would relieve community pressure from OPRFHS facilities
- OPRFHS pool needs are for physical education and competition, and may not be

complementary with senior and community uses

- Location needs to be centralized and walkable for kids
- 20% of OPRFHS students are from River Forest and should have same resident benefits as Oak Park students

School District 97

- Growing enrollment is putting strain on enrichment programs
- Need access to additional gym space, meeting rooms, event space, and indoor turf
- Multicultural Center could have potential role in Community Center
- Believes that community aquatics for lap swim, senior programming, and swim lessons is underserved
- Centralized location and affordability is important



Oak Park Township/County Mental Health Board

- Support enhanced programming for teens and seniors
- Building must be a neutral facility that is inclusive and multi-generational
- Gym, walking track, warm therapy water pool, fitness center and multi-purpose space will benefit community
- Center should be outreach location for wellness services
- Administrative offices for County Mental Health Board could be potential partnership opportunity
- Location needs to be centralized and support broader wellness mission
- Shared space for Board meetings would be beneficial

Park District of Oak Park

- Want to extend services to seniors, adults, and teens
- Can better serve community if operations are consolidated and centralized
- Want to create a central community hub to supplement existing facilities
- Walking paths have always been ranked of high importance in community surveys
- Relies on SD200 and SD97 for all gymnasium needs thus has no weekday day time access to gym space
- Has heard community express desire for indoor pool

Village of Oak Park

- Keeping properties on the tax roll is important
- Diversity and inclusion in facility is important
- Proposed considering indoor turf space for soccer
- Having a police presence in facility would be good community outreach
- 24/7 Access for shift workers would be beneficial
- Expressed sensitivity to competing with the private sector



West Suburban Special Recreation Association (WSSRA)

- Provide recreation opportunities for children with disabilities
- WSSRA has (11) different community partners with Oak Park being the largest of the (11) groups

- Administrative office is located in Franklin Park (most northern community). Would like Oak Park or Forest Park location for a new office
- Administrative offices would be ideal at new facility near program space, but could be anywhere in Oak Park
- Looking for affordable access to multi-purpose programming space - gyms, meeting/party rooms, etc.
- Oak Park community has the best and most collaborative attitude with their space.



Partnership Opportunities

As noted, the Township a has a need to expand senior programs, especially in the face of the increasing population numbers and program demands being influenced by the baby-boomers moving into the senior age category. The underserved teen population has struggled finding a sustainable, long-term facility in the past. The Library also reported that the teens are underserved and looking for socialization after school. Part of the challenge having a dedicated teen center is that the efficiency of keeping a center open for relatively few hours and attracting a limited number of participants does not make economic sense. Although a high percentage of students are involved in organized activities there is a significant population that is not involved and their needs are largely unmet.

The High School is unable to provide intramural opportunities during the peak season. A collaboration with the Park District for shared program time and additional gymnasium space creates the opportunities for teens that are not currently available.

The future of the pool at the Oak Park River Forest High School has created significant discussion and debate in the community. In fairness to the School District, they have been challenged with trying to meet the needs of the school curriculum and athletics needs along with substantial community needs. The reality is that having one indoor pool to meet everyone's needs and optimal water temperature for each aquatic user group is nearly impossible.

Clearly, the top priority of the School District is to meet the curriculum and sport needs for the school first and foremost. Development of a community-based recreation pool that prioritizes community access helps to broaden the overall swimming experiences in Oak Park. Having a recreation pool at a different location in Oak Park not only provides a facility designed for the community but also provides more community access while freeing up pool time at the High School to expand and improve curriculum and athletics programs.

There is some interest by the Township in exploring the possibility of relocating the County Mental Health Board administration offices to the community center. Without capital to contribute to the project the Township is looking to possibly lease space in the community center for program needs.

School District 97 has expressed partnership in programming space for before/after school programs and potentially relocating the Multi-cultural Center exhibit space to a new community center to give it a more prominent and accessible location.

WSSRA has indicated an interest in relocating their administrative offices to Oak Park. Space within the new facility would be ideal as funds allow, but relocating to an existing community center within Oak Park would also be beneficial.

The Village has expressed an interest in partnering for security in the facility. A small police station desk or office in the building will provide opportunity for community outreach.

For the potential partners, less the Village, the development of a community center in collaboration with each other meets the criteria for good public policy. The collaborative partners share complimentary program needs, resources that will benefit each other, a common tax base, a complimentary customer base and use times.

02.3 Community Outreach Summary

The Feasibility Study included community outreach efforts in the form of multiple focus group meetings, community presentations, teen forums, a community open house and questionnaire. The Park District developed a page on their district website to keep resident apprised of the study process and advertise community outreach efforts. Additionally, the District developed a community questionnaire intended to solicit input from community members who were unable to attend the formal outreach meetings. As a result of these efforts team was able to meet with over 200 community members and gather input from approximately 257 people via the questionnaire.

The goals of the community outreach efforts were:

- To listen
- To gather information
- To understand the communities wants and needs
- To understand the ideal location
- To share what we've heard thus far

Focus Groups

- Consultants met with +/- 20 attendees in focus group meetings, and an additional +/-50 in Task Force and Strategic Partnership Meetings
- Community is lacking quality infant and toddler childcare options that are affordable and accessible
- Central location is preferred
- Location must be near public transit for facility to be truly inclusionary
- Diversity and inclusion should include socioeconomic factors
- Resources exist in the community to help offset costs for low income residents
- Sensitivity towards duplicating services and competing with the private sector
- Affordability is key
- Additional meeting room space is needed
- Building can provide economic development opportunities if it is properly located and does not compete for services such as food and retail
- Designing multi-purpose spaces that can accommodate non-traditional activities is important
- Provide enrichment and development programs, such as volunteers opportunities, job and skill training, and mentorship opportunities

Teen Forum

- 50+ Teens attended the forums
- Central location, ability to walk from OPRFHS and access to public transit is important
- Recreation space for unstructured play, informal activities
- Gym, recreation pool, fitness space, large group fitness
- Peak use after-school 3-6pm with extended hours of operation (Fri. & Sat late night)
- Space for creative art and expression
- Access to food, Wi-fi, restrooms, lounge with comfortable furniture, music, projection screen, group viewing room
- Access to tutors on weekends, business mentoring, job training, and employment opportunities
- Safe, welcoming, inclusive space that is affordable
- Gender neutral locker rooms and restrooms
- Community resource center for counseling services, wellness services
- Computer center, access to printers, charging stations
- Free parking and bike racks

Community Presentations & Open House

- +/-150 people attended the three public community meetings
- Central location is preferred
- Affordability is important
- Expressed concerns over tax burden
- Emphasized the important of green space
- Expressed desire for cultural space, maker spaces
- Converting one outdoor pool for indoor use was suggested
- Desire to accommodate alternative activities (pickle ball, golf simulation, batting cages, etc)
- Identifying core needs versus wants is important to the community
- Addressing parking is important
- Addressing how existing facilities will be programmed is important
- Residents prefer a two-story solution with primary activity spaces on the main level
- The proportion of recreation space vs. community space was questioned
- A preference for the separation of the lap pool and leisure pool was identified

Community Questionnaire

- +/- 257 questionnaire respondents
- Average time of Oak Park residency for respondents was 10.6 years
- Top five ranked facility features included indoor lap pool, fitness center, walking track, indoor play pool, and gymnasium

	Score*	Overall Rank
Indoor Lap Pool	521	1
Fitness Center	479	2
Walking Track	443	3
Indoor Play Pool	424	4
Gymnasium	263	5
Fitness Studio - Classes	222	6
Teen Area	193	7
Weight Room	140	8
Indoor Turf Field	137	9
Art Rooms	127	10
Meeting Rooms	119	11
Indoor Therapy Pool	118	12
Other - Write In	91	13
Preschool Rooms	86	14
Senior Lounge/Activity Room	75	15
Snack Bar	74	16

Total Respondents 241

*Score is a weighted calculation. Items ranked first are valued higher than the following ranks, the score is the sum of all weighted rank counts.

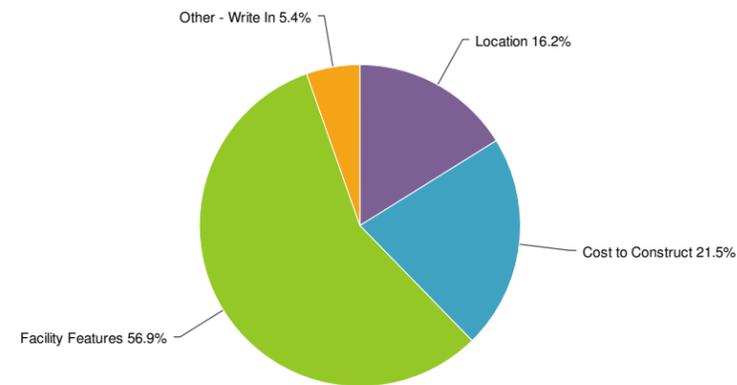
- Residents responded that a central location is preferred

	Score*	Overall Rank
Central Central	1695	1
Central East	1311	2
Central West	1241	3
South Central	1104	4
North Central	1027	5
South East	891	6
South West	843	7
North East	818	8
North West	772	9
Location doesn't matter	563	10

Total Respondents 252

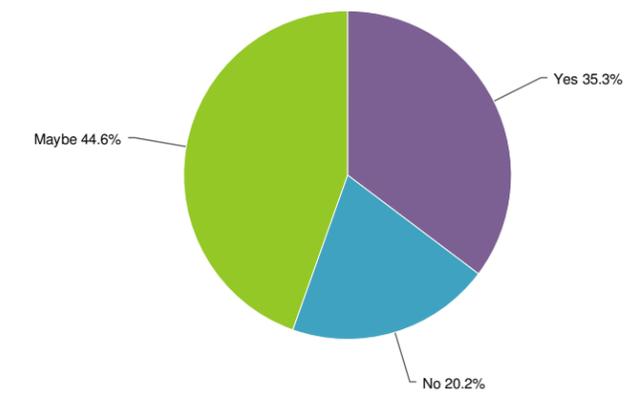
*Score is a weighted calculation. Items ranked first are valued higher than the following ranks, the score is the sum of all weighted rank counts.

- Respondents indicated that facility features and cost to construct are most important factors



Value	Percent	Count
Location	16.2%	42
Cost to Construct	21.5%	56
Facility Features	56.9%	148
Other - Write In	5.4%	14
Total		260

- Over 35% of respondents indicated they would support a tax increase for the project, while nearly 45% indicated Maybe, and over 20% responding No



Value	Percent	Count
Yes	35.3%	91
No	20.2%	52
Maybe	44.6%	115
Total		258

03 PROPOSED FACILITY PROGRAM

03 PROPOSED FACILITY PROGRAM

03.1 Written Program

COMMUNITY		Notes
Net Sq. Ft.		
Lobby Spaces		
Entry Hall/Lobby/Exhibit Space	3,000	Exhibit Space for Multi-Cultural Center
Casual Activity Lounge	600	Teens/Seniors/General Shared Gathering
Reception/Access Control	250	Control Access to Pool/Fitness
Security	250	VOP Police Desk
Public Restrooms	700	Infront of Access Control
Family Restroom	125	Infront of Access Control
Mech./Circ./Walls/Struct., etc.	813	
Total Lobby Spaces	5,738	
Multipurpose Meeting Rooms		
Multipurpose Rooms (3 @ 50 occupants each)	2,250	Moveable partitions allows to combine
Storage	450	
Mech./Walls/Struct.,etc.	563	
Total Multi-purpose Meeting Areas	3,263	
Maker Spaces		
Art Studio 1	500	
Storage	200	
Art Studio 2	500	
Storage	200	
Mech./Walls/Struct.,etc.	125	
Total Maker Spaces	1,525	
Vending/Food Prep		
Vending	50	Alcove for (4) machines
Prep Kitchen	250	Supports Meeting and Party Rooms
Mech./Walls/Struct.,etc.	396	
Total Vending/Food Prep	696	
SUBTOTAL COMMUNITY	11,221	

FITNESS		Notes
Net Sq. Ft.		
Fitness Center		
Circuit Training (30 stations)	2,000	
Cardiovascular Training (50 stations)	3,000	
Stretching/plyometrics	1,000	
Supervisor/Check-in	120	
Storage	200	
Mech./Walls/Struct., etc.	1,580	
Total Large Fitness Center	7,900	
Multi-purpose Fitness Studios		
(4) Multi-Purpose Group Fitness (30 persons each)	7,280	Moveable Partitions allows to combine
Studio Storage	500	
Mech./Circ./Walls/Struct., etc.	1,945	
Total Group Exercise	9,725	
SUBTOTAL FITNESS	17,625	

GYMNASIUMS		Notes
Net Sq. Ft.		
Three-court Gymnasium		
Gymnasium (50' x 84' courts)	19,000	Wood Athletic Flooring
Gymnasium Storage	2,000	
Mech./Walls/Struct., etc.	4,200	
Total Three-court Gymnasium	25,200	
Multi-purpose Activity Court		
Multi-purpose Court	4,000	Rubber Athletic Flooring or Turf
Court Storage	1,000	
Mech./Walls/Struct., etc.	1,000	
Total MAC Court	6,000	
Elevated Running Track		
Running Track (suspended within gym 1/10 mile)	5,600	Suspended over 3-court gym
Mech./Walls/Struct., etc.	0	
Total Running Track	5,600	
SUBTOTAL GYMNASIUMS	36,800	

AQUATICS		Notes
Net Sq. Ft.		
Aquatics Center		
Lap Pool	4,800	Separate 25 yd Lap Pool
Leisure Pool	2,400	Separate Rec Pool
Warm Water Therapy Pool	1,200	Warm Water/Rehab Pool
Pool Deck	6,640	
Aquatic Coordinator Office	100	
Lifeguard Office	100	
Pool Equipment	1,800	Space Cost, Equipment in Pool Costs
Storage	1,500	
Mech./Circ./Walls/Struct., etc.	4,635	
Total Aquatics Center	23,175	
SUBTOTAL AQUATICS	23,175	

LOCKERS		Notes
Net Sq. Ft.		
Locker Rooms		
Fitness Locker Rooms - Men	1,600	Direct access pools, indirect gyms & fitness
Fitness Locker Rooms - Women	1,600	Direct access pools, indirect gyms & fitness
Family Changing Rooms (2)	500	Direct access pools, indirect gyms & fitness
Mech./Circ./Walls/Struct., etc.	925	
Total Locker Rooms	4,625	
SUBTOTAL LOCKERS	4,625	

03 Proposed Facility Program

PRESCHOOL		Notes
	Net Sq. Ft.	
Preschool Program		
Entry Lobby	400	
Classroom 1	700	
Classroom 2	700	
Classroom 3	700	
Classroom 4	700	
Teacher's Workroom	400	
Prep Kitchen	250	
Restrooms (2)	140	Shared between 2 classrooms
Supervisor's Office	150	
Storage	200	
Mech./Circ./Walls/Struct., etc.	985	
Total Preschool Area	5,325	
SUBTOTAL PRESCHOOL	5,325	

CHILD WATCH/PARTY		Notes
	Net Sq. Ft.	
Child Watch/Party Rooms		
Child Watch Room (12 kids)	1,000	Childwatch for Activity Areas
Child Watch Office	120	
Children's Restroom	50	
Multi-purpose Rooms (2)	800	
Storage	100	
Mech./Circ./Walls/Struct., etc.	518	
Total Child Watch	2,588	
SUBTOTAL CHILD WATCH/PARTY	2,588	

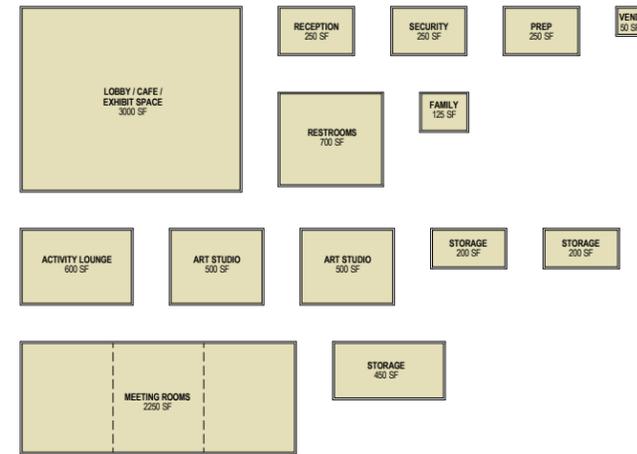
PARK DISTRICT ADMINISTRATION		Notes
	Net Sq. Ft.	
PDOP Staff Areas		
Building Director's Office	150	Park District Admin Suite
Private Offices (3 @ 120 SF)	360	
Open Work Area for 2 People	160	
Conference Room	300	Shared with Strategic Partners
Storage	50	
Staff Break Room	150	
Work/Copy Room	200	
Receiving/Maintenance	400	
Maintenance Shop and Storage	1,000	
Laundry Room	250	
Mech./Circ./Walls/Struct., etc.	755	
Total Staff Areas	3,775	
SUBTOTAL PDOP ADMIN	3,775	

PROSPECTIVE MENTAL HEALTH PARTNER		Notes
	Net Sq. Ft.	
Mental Health Partner		
Director's Office	150	
Private Offices (3 @ 120 SF)	360	
Conference Room	0	Shared with PDOP Admin
Storage	50	
Mech./Circ./Walls/Struct., etc.	140	
Total Staff Areas	700	
SUBTOTAL MENTAL HEALTH ADMIN	700	

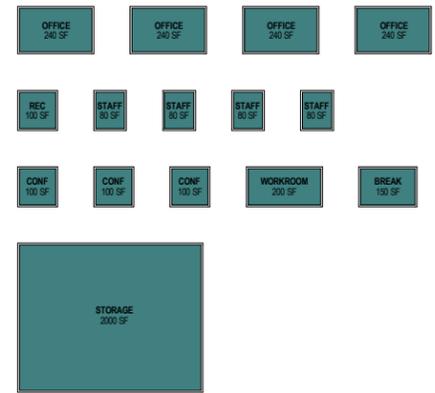
PROSPECTIVE SPECIAL RECREATION PARTNER		Notes
	Net Sq. Ft.	
Special Recreation Partner		
Private Offices (4 @ 240 SF)	960	3 Staff per Office
Reception	100	
Part Time Staff Workstations (3 @ 80 SF)	240	
Conference (Large)	0	Shared with PDOP
Conference (3 @ 100 SF)	300	Shared with PDOP
Staff Break Room	150	
Work/Copy Room	200	
Storage	2,000	
Mech./Circ./Walls/Struct., etc.	500	
Total Staff Areas	1,950	
SUBTOTAL WSSRA ADMIN	4,450	

PROJECT SUBTOTAL	106000 - 118000 GSF
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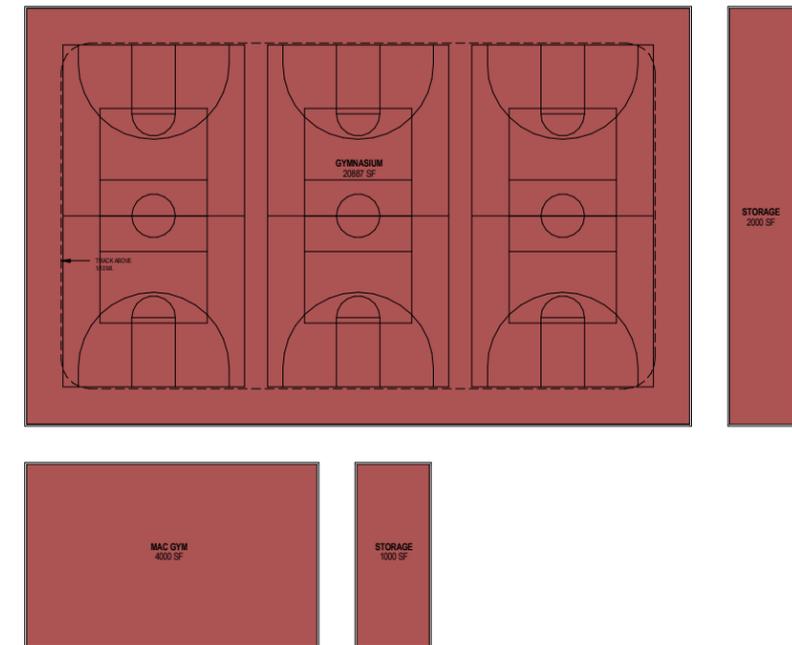
COMMUNITY



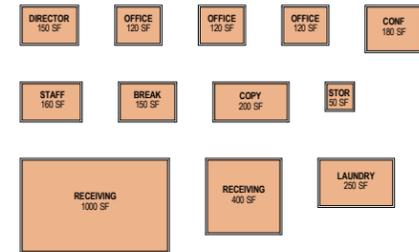
* PROSPECTIVE SPECIAL RECREATION PARTNER



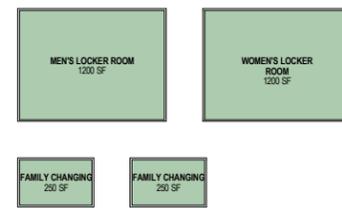
MULTI-PURPOSE GYMNASIUMS



ADMINISTRATION



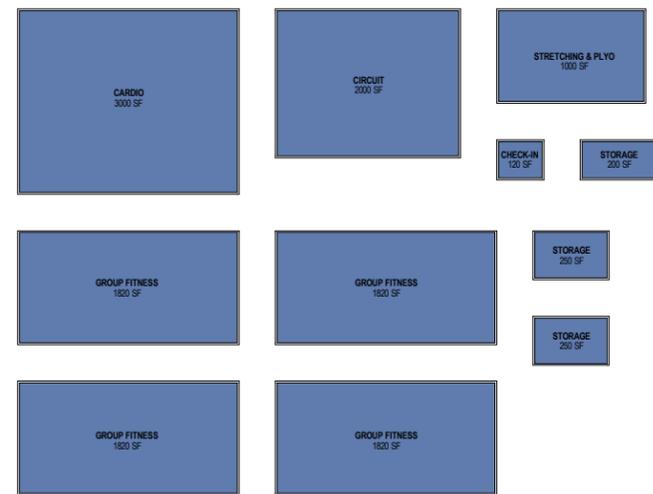
LOCKERS



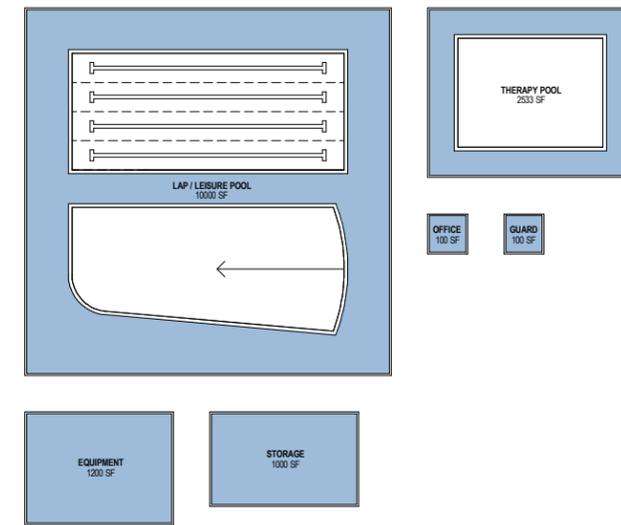
* PROSPECTIVE MENTAL HEALTH PARTNER



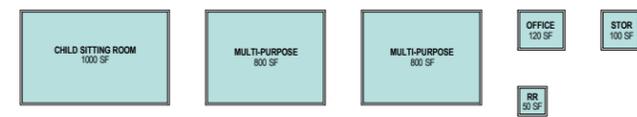
FITNESS



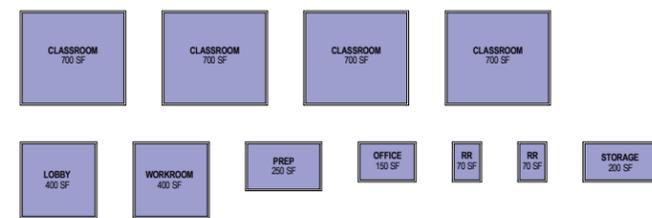
AQUATICS



CHILD WATCH / PARTY



PRESCHOOL



* PROPOSED STRATEGIC PARTNERSHIPS, NOT INCLUDED IN BASE FACILITY COSTS

03.3 Community Spaces

The proposed indoor community recreation center includes a number of community asset spaces that will be available for all Oak Park community members to use.

A large lobby and lounge space will greet visitors to the center as they enter the facility. This area will serve as a central gathering and lounge area that could double as expanded breakout space for the multi-purpose meeting rooms and potential exhibit space for the multi-cultural center. A small vending area would be associated with this space and would offer community and fitness center members an option for snacks and refreshments.

Multi-purpose meeting rooms are a key component of the program and are designed as spaces with operable partitions that could closed to create a number of small rooms or opened to create one or two larger spaces, depending on the need. These rooms are intended to support various community events, rentals, meetings and classes.

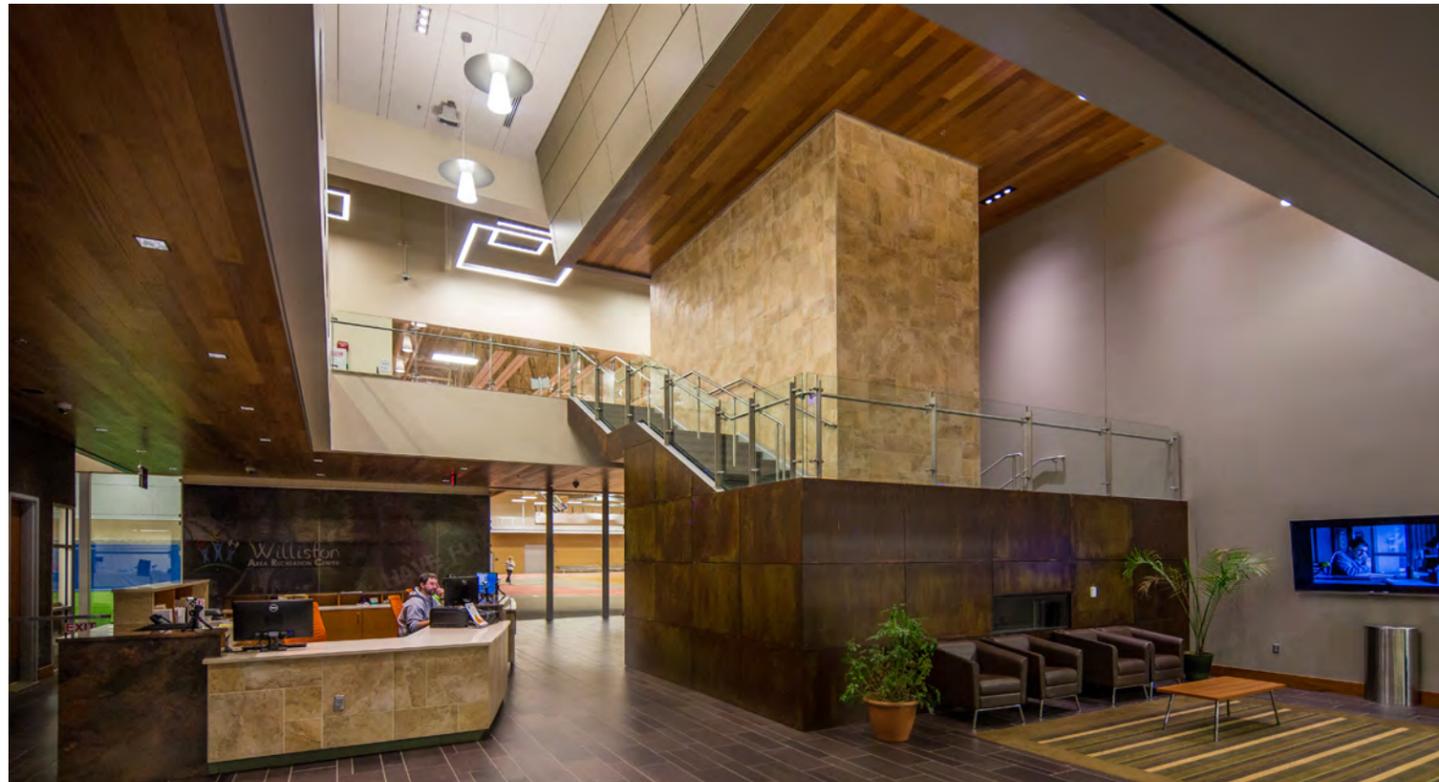
Casual activity lounge spaces will also be included for games, group viewing, lounging, reading, etc. Art studios will provide community members with a place to develop their skills as well as an opportunity for additional program offerings.

Public restrooms will support all of the community spaces, along with the reception and security office to provide information to visitors as they enter the facility.

ACTIVITIES

- Lounge and relaxation space
- Gathering (formal and informal)
- Access control and security
- Public restrooms
- Vending for food and beverage
- Meetings
- Receptions
- Performances
- Art studios
- Exhibit space

COMMUNITY	Net Sq. Ft.	Notes
Lobby Spaces		
Entry Hall/Lobby/Exhibit Space	3,000	Exhibit Space for Multi-Cultural Center
Casual Activity Lounge	600	Teens/Seniors/General Shared Gathering
Reception/Access Control	250	Control Access to Pool/Fitness
Security	250	VOP Police Desk
Public Restrooms	700	Infront of Access Control
Family Restroom	125	Infront of Access Control
Mech./Circ./Walls/Struct., etc.	813	
Total Lobby Spaces	5,738	
Multipurpose Meeting Rooms		
Multipurpose Rooms (3 @ 50 occupants each)	2,250	Moveable partitions allows to combine
Storage	450	
Mech./Walls/Struct.,etc.	563	
Total Multi-purpose Meeting Areas	3,263	
Maker Spaces		
Art Studio 1	500	
Storage	200	
Art Studio 2	500	
Storage	200	
Mech./Walls/Struct.,etc.	125	
Total Maker Spaces	1,525	
Vending/Food Prep		
Vending	50	Alcove for (4) machines
Prep Kitchen	250	Supports Meeting and Party Rooms
Mech./Walls/Struct.,etc.	396	
Total Vending/Food Prep	696	
SUBTOTAL COMMUNITY	11,221	



03.4 Fitness

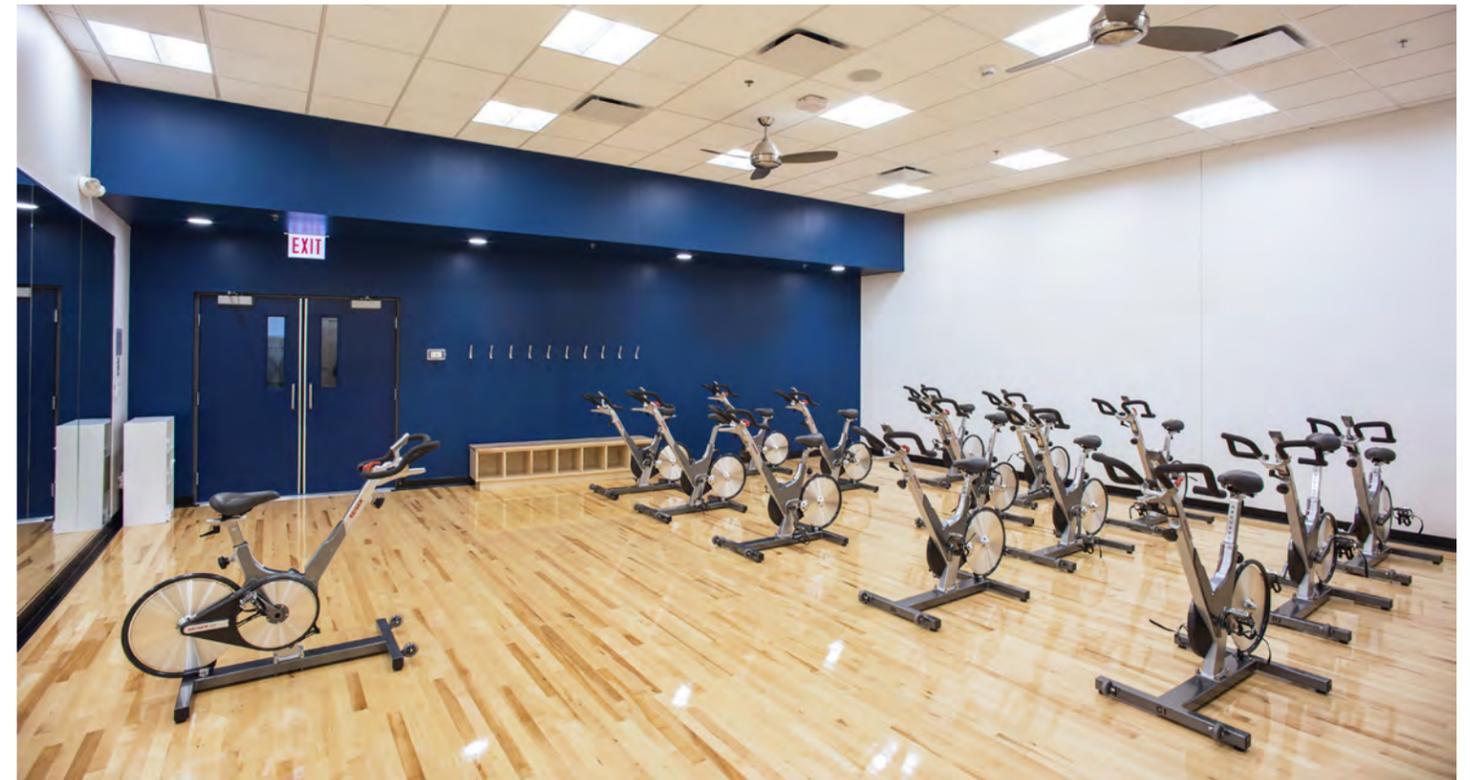
The fitness center is a key component of the proposed program. It has the ability to generate revenue to help support the operations of the whole facility and will be an added service for parents or grandparents visiting the center for other programs. A generous fitness area has been planned for with areas for strength training, circuit training, cardio, stretching and plyometrics. The latter area is conceived of as an open space where individuals have the space to stretch, perform various body-weight or body-stabilization exercises, perform kettle-ball maneuvers or any other exercise that requires a flexible open space.

The group fitness rooms will provide enclosed space for aerobics, dance, spin, and other programmed classes. It is conceived that these rooms would have access to an open outdoor terrace so that any activities or classes taking place during warmer seasons could be performed outdoors. Group fitness rooms adjacent to each other may also feature moveable partition walls to allow rooms to be combined for larger classes.

ACTIVITIES

- Cardio fitness
- Testing
- Evaluation
- Health clinics & consultation
- Classes
- Cross training
- Spinning
- Low-impact exercise
- Machine weights
- Strength & mobility
- Group exercise
- Kickboxing
- Martial arts
- Youth fitness
- Yoga
- Pilates
- Zumba
- Dance

FITNESS	Net Sq. Ft.	Notes
Fitness Center		
Circuit Training (30 stations)	2,000	
Cardiovascular Training (50 stations)	3,000	
Stretching/plyometrics	1,000	
Supervisor/Check-in	120	
Storage	200	
Mech./Walls/Struct., etc.	1,580	
Total Large Fitness Center	7,900	
Multi-purpose Fitness Studios		
(4) Multi-Purpose Group Fitness (30 persons each)	7,280	Moveable Partitions allows to combine
Studio Storage	500	
Mech./Circ./Walls/Struct., etc.	1,945	
Total Group Exercise	9,725	
SUBTOTAL FITNESS	17,625	



03.5 Gymnasiums & Running Track

The gymnasium space within the building was one of the most requested spaces in the community questionnaire and during community outreach. As such, a program was generated to provide three competition wood floor basketball courts. These courts will be multi-purpose and also provide space for volleyball, pickleball, badminton, and other activities. The main gymnasium would be equipped with hanging retractable basketball hoops, divider curtains between courts and volleyball standards.

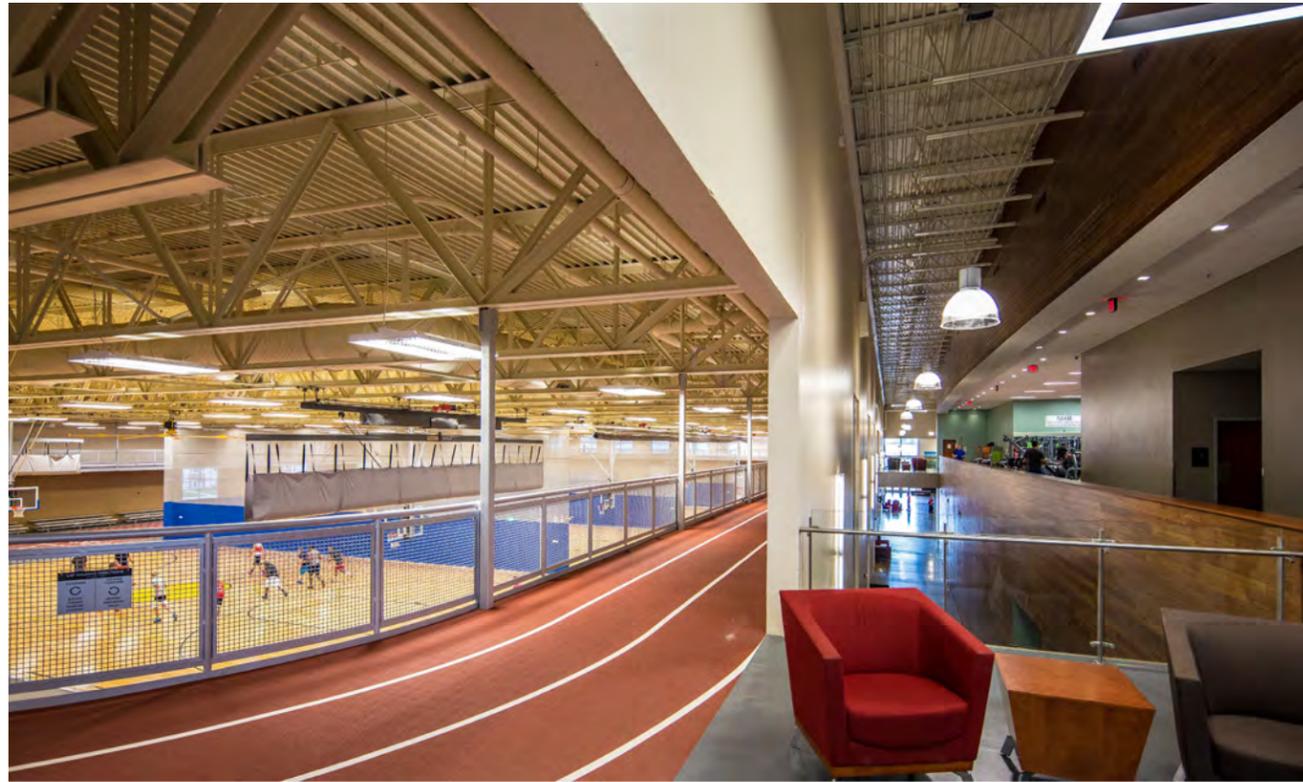
Above the gymnasium space, a 10-foot wide running track has been proposed with easy access for both community and fitness center users. This track would be 1/10 of a mile in length,

A multi-activity court (MAC) gymnasium has also been planned for the facility. This gym would be smaller than the main competition gymnasium but would allow for various activities and programs that would not be appropriate within the main gym.

ACTIVITIES

- Basketball (Main Gym)
- Volleyball (Main Gym)
- Badminton (Main Gym)
- Pickleball (Main Gym)
- Kids Gym (MAC Gym)
- League Play (Main / MAC Gym)
- Tournaments (Main / MAC Gym)
- Floor Hockey (Main / MAC Gym)
- Gymnastics (MAC Gym)
- Dodgeball (Main / MAC Gym)
- Indoor Soccer (MAC Gym)
- Archery (Main / MAC Gym)
- Youth Camps (Main / MAC Gym)
- Clinics (Main / MAC Gym)
- Dances (MAC Gym)
- Zumba (MAC Gym)
- Walking / Jogging (Main Gym)
- Movie Nights (MAC Gym)
- Parties (Main / MAC Gym)
- Special Events (Main / MAC Gym)

GYMNASIUMS	Notes
	Net Sq. Ft.
Three-court Gymnasium	
Gymnasium (50' x 84' courts)	19,000 Wood Athletic Flooring
Gymnasium Storage	2,000
Mech./Walls/Struct., etc.	4,200
Total Three-court Gymnasium	25,200
Multi-purpose Activity Court	
Multi-purpose Court	4,000 Rubber Athletic Flooring or Turf
Court Storage	1,000
Mech./Walls/Struct., etc.	1,000
Total MAC Court	6,000
Elevated Running Track	
Running Track (suspended within gym 1/10 mile)	5,600 Suspended over 3-court gym
Mech./Walls/Struct., etc.	0
Total Running Track	5,600
SUBTOTAL GYMNASIUMS	36,800



03.6 Aquatics

The aquatics component of the program, like the gymnasiums, was one of the most requested amenities from the Community questionnaire. Three separate pools are currently being proposed for the shared space.

An 25-yard indoor lap pool will provide a space for recreational and competitive swimmers in the community to train. This space will also allow for swimming lessons as well as other programs.

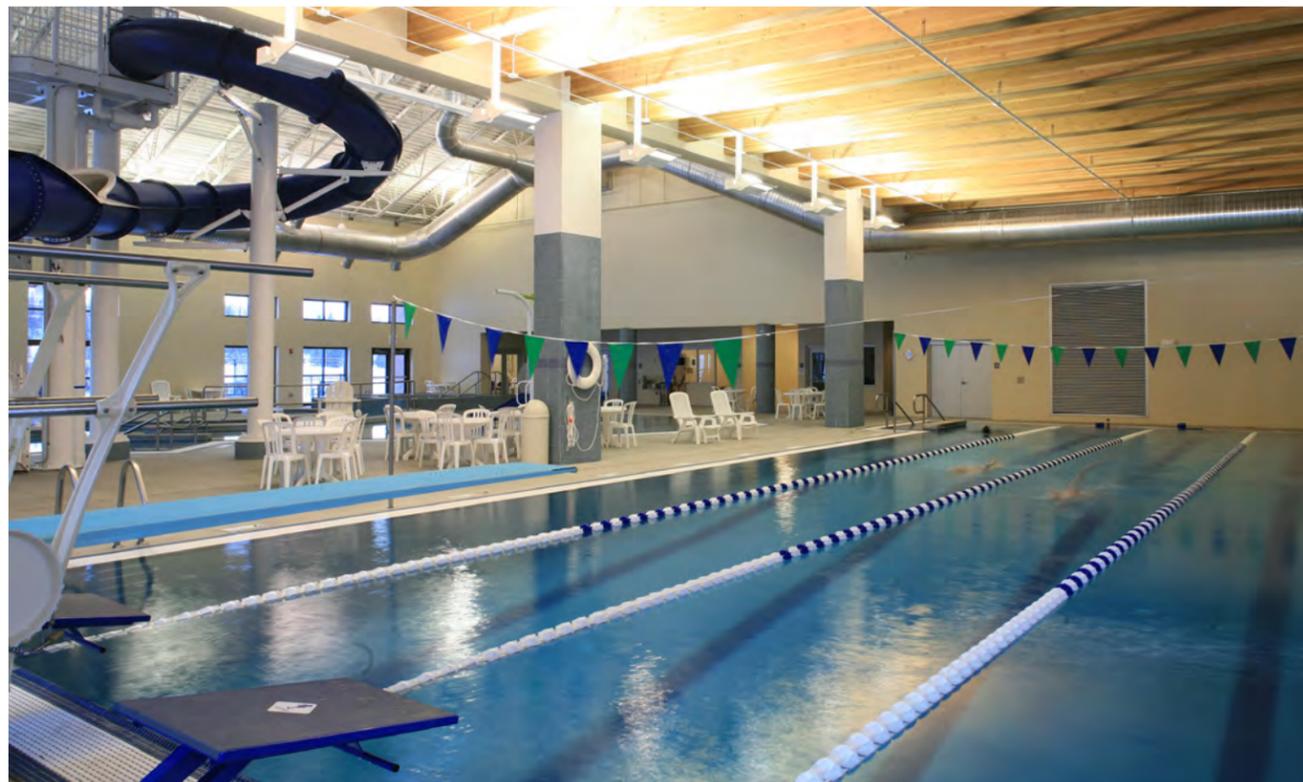
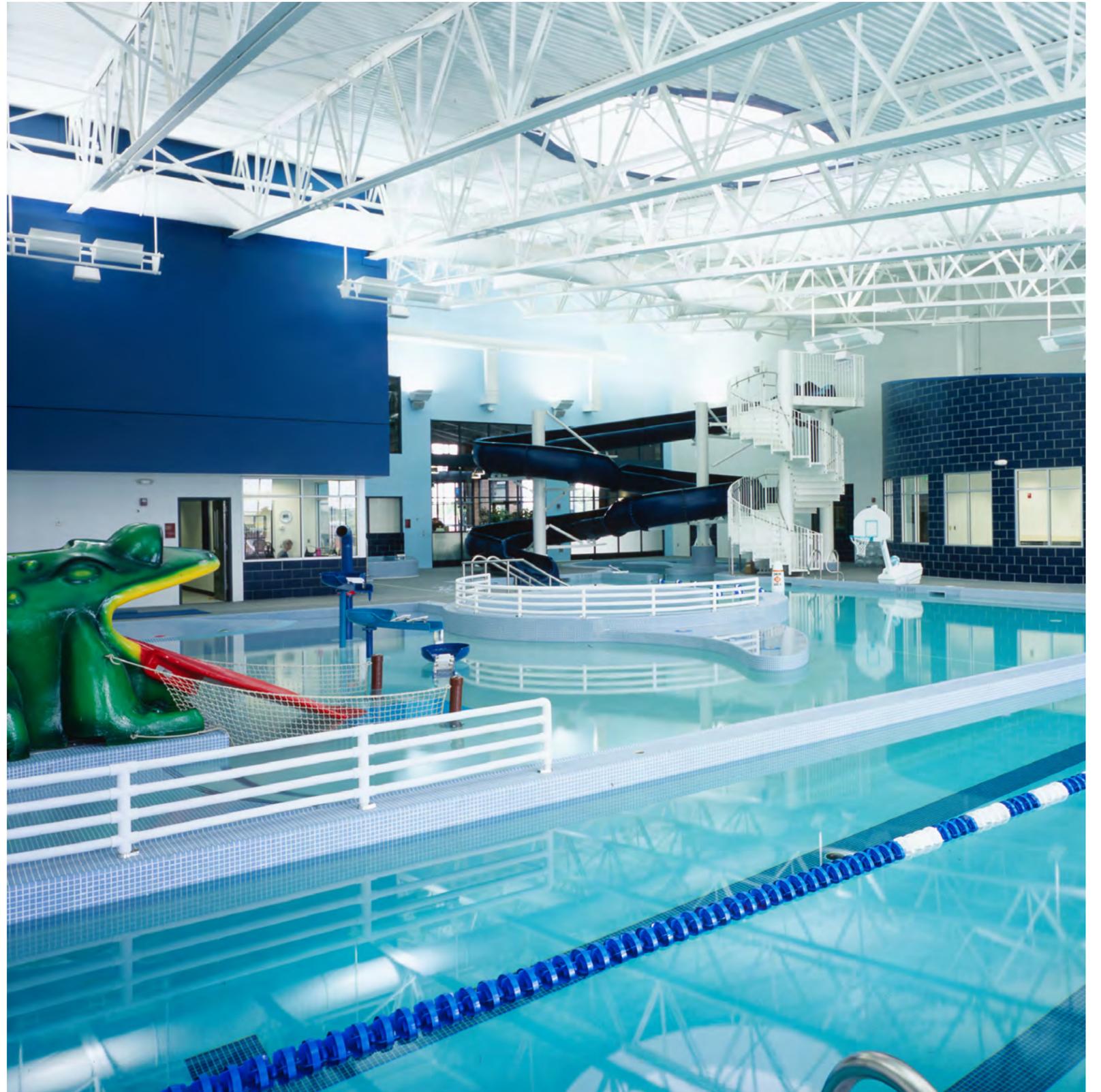
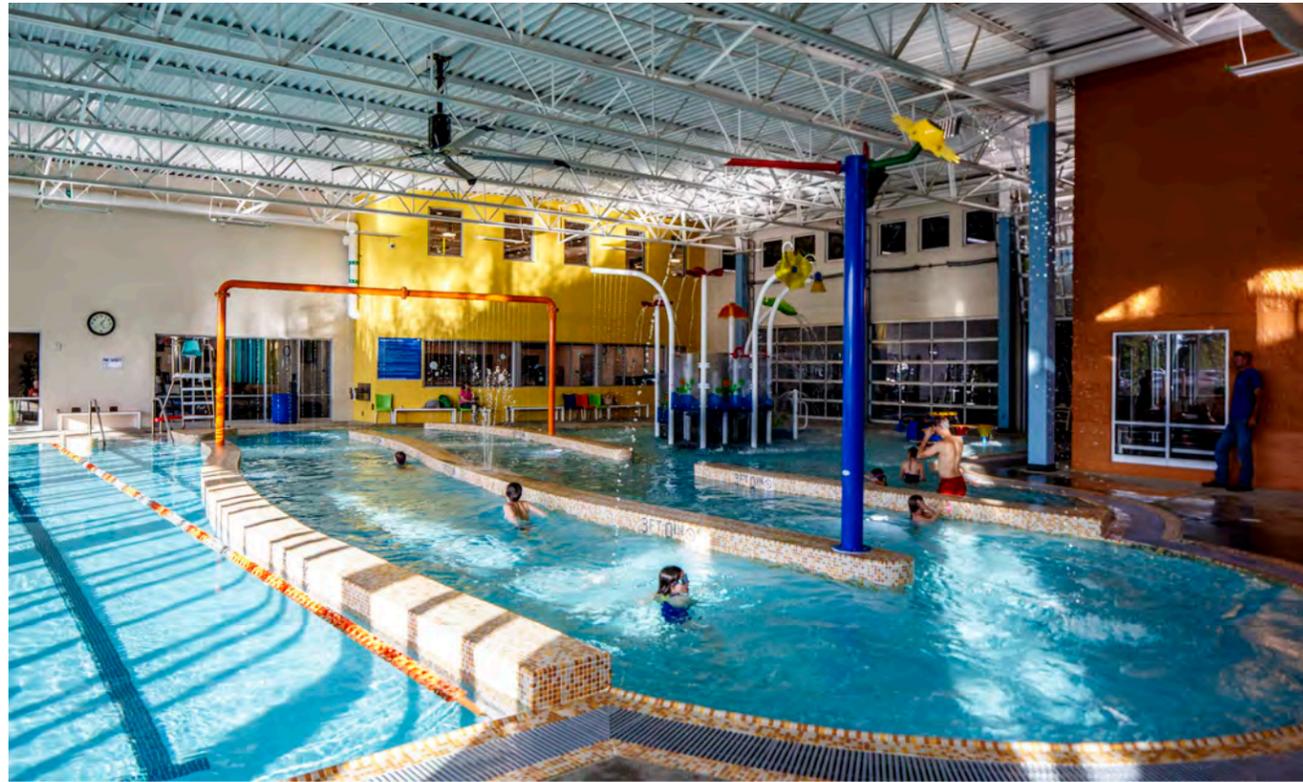
A leisure pool will be included and may feature a zero-depth entry to provide pool access suitable for young children and community members with physical disabilities. This pool will also have a number of play features for youth members and party functions.

A warm water therapy pool will also be provided. This pool will allow community members to undergo various rehabilitation treatments and exercises while also serving as a location for aquatics programs like water aerobics.

ACTIVITIES

- Swim lessons
- Open swim
- Water aerobics
- Physical therapy
- Water basketball & volleyball
- Play structures

AQUATICS	Notes
	Net Sq. Ft.
Aquatics Center	
Lap Pool	4,800 Separate 25 yd Lap Pool
Leisure Pool	2,400 Separate Rec Pool
Warm Water Therapy Pool	1,200 Warm Water/Rehab Pool
Pool Deck	6,640
Aquatic Coordinator Office	100
Lifeguard Office	100
Pool Equipment	1,800 Space Cost, Equipment in Pool Costs
Storage	1,500
Mech./Circ./Walls/Struct., etc.	4,635
Total Aquatics Center	23,175
SUBTOTAL AQUATICS	23,175

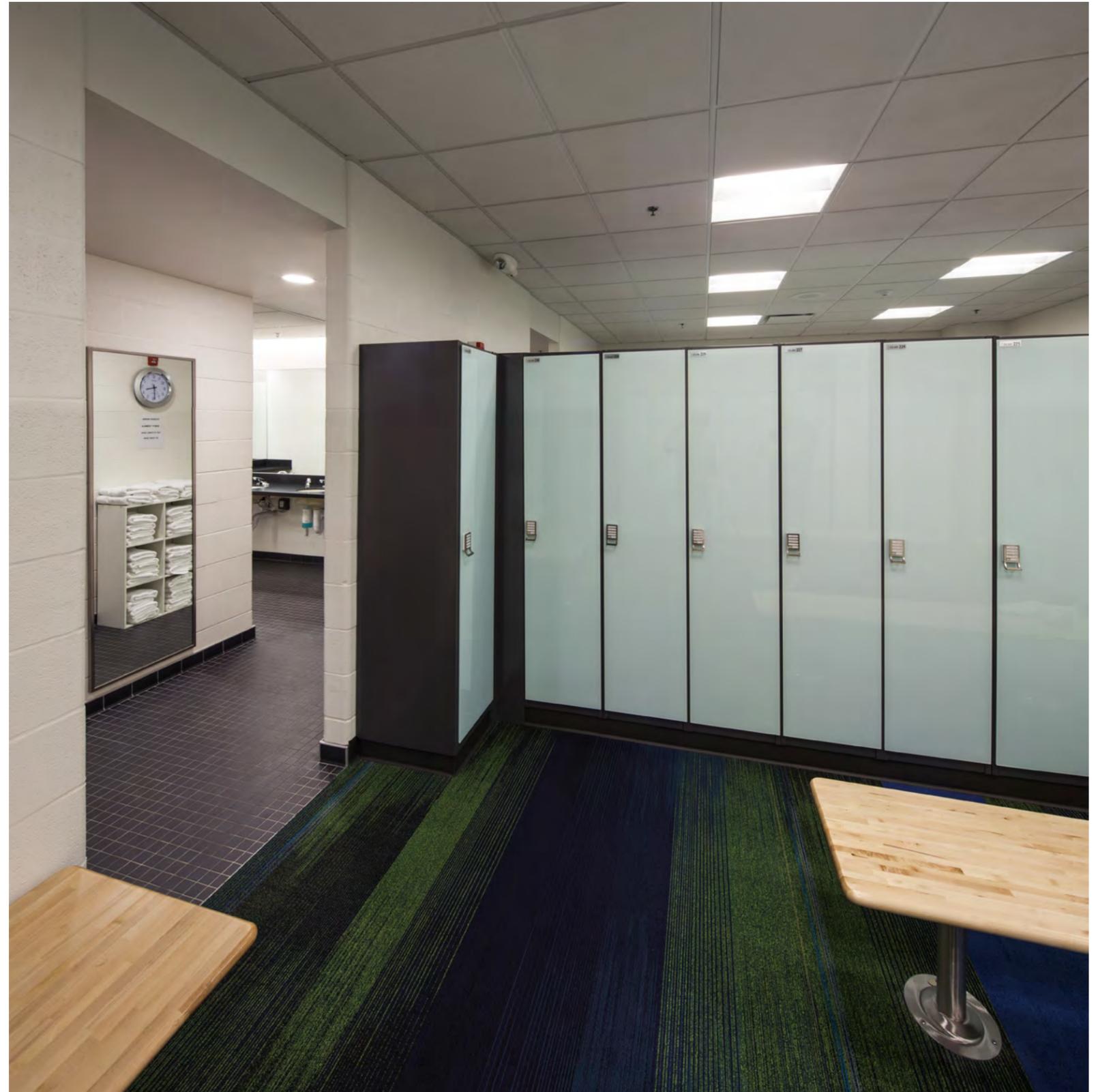


03.7 Locker Rooms

The locker rooms are intended for members of the fitness center and pools. These will include changing, shower and restroom facilities and will have a warm, comfortable environment. The locker rooms will have direct access to the aquatics spaces and will be located near the gymnasiums.

Family changing rooms will also be provided for fitness members as private changing areas separate from the main locker rooms and are intended to be gender-neutral.

LOCKERS	Net Sq. Ft.	Notes
Locker Rooms		
Fitness Locker Rooms - Men	1,600	Direct access pools, indirect gyms & fitness
Fitness Locker Rooms - Women	1,600	Direct access pools, indirect gyms & fitness
Family Changing Rooms (2)	500	Direct access pools, indirect gyms & fitness
Mech./Circ./Walls/Struct., etc.	925	
Total Locker Rooms	4,625	
SUBTOTAL LOCKERS	4,625	



03.8 Preschool Spaces

The Park District of Oak Park intends to include a preschool program at the new community recreation center. Four classrooms are proposed with a shared work room and lobby area. This preschool suite is envisioned as a separate area from the rest of the facility that would ensure the safety and quality of care for the children.

A dedicated restroom and office space would be provided to support the preschool spaces listed above.

ACTIVITIES

- Licensed daycare
- Outdoor play area
- Dedicated parking and drop off

PRESCHOOL	Net Sq. Ft.	Notes
Preschool Program		
Entry Lobby	400	
Classroom 1	700	
Classroom 2	700	
Classroom 3	700	
Classroom 4	700	
Teacher's Workroom	400	
Prep Kitchen	250	
Restrooms (2)	140	Shared between 2 classrooms
Supervisor's Office	150	
Storage	200	
Mech./Circ./Walls/Struct., etc.	985	
Total Preschool Area	5,325	
SUBTOTAL PRESCHOOL	5,325	



03.9 Child Watch & Multi-Purpose Spaces

A Child Watch space is also proposed for the new center and is considered separate from the preschool program. This space will provide temporary care (2-3 hours) for children of parents using other programs within the facility. This is typically in direct support of the fitness center, but could be used by other program components of the building, such as the community meeting rooms, aquatics center, and proposed Mental Health Strategic Partner.

The multi-purpose rooms listed in the program are intended to be just that. They are designed to host a number of functions, ranging from parties to community events and meetings. These spaces are also intended to but support space for preschool and child watch activities requiring additional multi-use space.

ACTIVITIES

- Child watch services
- Indoor play area
- Parties
- Room rental
- Cultural Arts Programs

CHILD WATCH/PARTY	Net Sq. Ft.	Notes
Child Watch/Party Rooms		
Child Watch Room (12 kids)	1,000	Childwatch for Activity Areas
Child Watch Office	120	
Children's Restroom	50	
Multi-purpose Rooms (2)	800	
Storage	100	
Mech./Circ./Walls/Struct., etc.	518	
Total Child Watch	2,588	
SUBTOTAL CHILD WATCH/PARTY	2,588	



03.10 PDOP Administration Suite & Strategic Partner Spaces

The Park District of Oak Park will have an administrative suite within the facility intended to be used to run the day-to-day operations of the Recreation Center. There will also be other various maintenance and service spaces located throughout the building to ensure smooth operations and a comfortable facility environment for all community members.

Office space for two strategic partners is also being proposed for the facility.

The prospective mental health partner would have a shared suite with the PDOP administration. These offices would provide care for community members while helping to eliminate the stigma of seeking out a dedicated mental health care facility.

The prospective special recreation partner would also have its own office suite to provide programs within the Recreation Center specifically for community members with disabilities.

PARK DISTRICT ADMINISTRATION		Notes
	Net Sq. Ft.	
PDOP Staff Areas		
Building Director's Office	150	Park District Admin Suite
Private Offices (3 @ 120 SF)	360	
Open Work Area for 2 People	160	
Conference Room	300	Shared with Strategic Partners
Storage	50	
Staff Break Room	150	
Work/Copy Room	200	
Receiving/Maintenance	400	
Maintenance Shop and Storage	1,000	
Laundry Room	250	
Mech./Circ./Walls/Struct., etc.	755	
Total Staff Areas	3,775	
SUBTOTAL PDOP ADMIN		3,775
PROSPECTIVE MENTAL HEALTH PARTNER		Notes
	Net Sq. Ft.	
Mental Health Partner		
Director's Office	150	
Private Offices (3 @ 120 SF)	360	
Conference Room	0	Shared with PDOP Admin
Storage	50	
Mech./Circ./Walls/Struct., etc.	140	
Total Staff Areas	700	
SUBTOTAL MENTAL HEALTH ADMIN		700
PROSPECTIVE SPECIAL RECREATION PARTNER		Notes
	Net Sq. Ft.	
Special Recreation Partner		
Private Offices (4 @ 240 SF)	960	3 Staff per Office
Reception	100	
Part Time Staff Workstations (3 @ 80 SF)	240	
Conference (Large)	0	Shared with PDOP
Conference (3 @ 100 SF)	300	Shared with PDOP
Staff Break Room	150	
Work/Copy Room	200	
Storage	2,000	
Mech./Circ./Walls/Struct., etc.	500	
Total Staff Areas	1,950	
SUBTOTAL WSSRA ADMIN		4,450

04 SITE ANALYSIS

04 SITE ANALYSIS

04.1 Village Site Selection Map & Considerations

The map on the following page was developed by the consultant team, with feedback from the Park District of Oak Park, as a tool to help identify potential site locations for the community recreation center. The map identifies key components within the Village, such as schools, parks and other community amenities, in order to provide a visual understanding of ideal locations that would best meet the goals of both the Park District and the community.

It was indicated during community outreach meetings that a centralized location would be ideal, as it would place the proposed center within walking distance of a number of schools, parks and businesses. While this would be preferred, the Park District is considering and analyzing various sites throughout the Village, from North Avenue to Roosevelt Road. A number of additional factors, such as land acquisition and availability of on-site and off-site parking, are also being weighed during the selection process so that the most appropriate, responsible and beneficial site can be determined.

04.2 Parking Calculations

The parking calculations to the right were based on the gross square footage of each of the planning strategies and provide an indicator of the amount of parking that will be required for each.

Site/Planning Strategy A requires 212 parking stalls, 37 of which can be provided on-site. Site/Planning Strategy B requires 235 stalls, 52 of which can be provided on-site. It should be noted, however, that for this Strategy the on-site parking would be provided underground and is listed as an add/alternate. Site/Planning Strategy C requires 225 stalls, 14 of which can be provided on-site.

Regardless of the site selected, off-site surface parking will need to be provided near the proposed sites in order to meet the required number of stalls.

04.3 Stormwater Management

The intent of the following section is to summarize the storm water requirements for the above-mentioned project based on the site. This analysis was done for Site and Planning Strategy A, B, and C. The analysis is based on the Metropolitan Water Reclamations District’s (MWRD’s) Watershed Management Ordinance (WMO), amended July 10, 2014 and the Technical Guidance Manual, updated September 2015.

In simplicity, the WMO has two requirements: Volume Control (VC) and Detention. The intent of the Volume Control requirement is to increase the amount of water that stays on the site after a rain event. The intent of Detention is to hold the water on site and release it at a slower rate so the existing pipe network does not become inundated with stormwater. Both Volume Control and Detention requirements were looked at for each site. Note that for the Detention requirements, the WMO states that the requirements will change in the year 2019. This change would require more stormwater to be detained. The severity of the change will depend on current analysis being performed by the MWRD. This study uses what the ordinance states is the most restrictive case to figure the Detention requirements.

A conversation was held with Justine Skawski, Principal Civil Engineer - MWRD Engineering Department, on March 18, 2016 that no other changes to the ordinance were being considered at this time. The consultant team inquired about the MWRD lowering the minimum parcel size to require detention since currently Site and Planning Strategy A and B are smaller than the 3 acre requirement. Justine confirmed that this was not being considered at this time.

SITE	BUILDING SQ. FT.	PARKING RATE STALL/BUILDING SQ. FT.	TYPICAL STALLS	ACCESSIBLE STALLS	TOTAL STALLS	ON-SITE PARKING	REQUIRED OFF-SITE PARKING
A	106,000	1/500	205	7	212	37	175
B	117,175	1/500	228	7	235	52*	183*
C	112,300	1/500	218	7	225	14	211

*NOTE: On-site parking for Site B is provided as an add/alternate.

Below are the site specific findings:

SITE AND PLANNING STRATEGY A

Property Size: 2.21 (±) Acres
Building Size: 1.57 (±) Acres
Pavement Area: 0.64 (±) Acres*

*Analysis assumes that there is no greenspace on the site.

MWRD Requirements:
Volume Control – Required

Entire site, assuming the entire site is building roof or paved, requires 0.19 ac-ft. of storm water volume.

Green Roof – Assuming 50% building coverage, 0.78 acres, with a 4” soil depth would provide 0.07 ac-ft of storage. The storage number could increase by either increasing the thickness of the soil or increasing the building coverage of the green roof.

Permeable Pavers – Assume all areas not covered by the building roof are paved. If the entire 0.64 acres were made of permeable pavers with a minimal section thickness would provide 0.15 ac-ft of storage. The storage provided would increase as the stone section is thickened.

Options - All of the volume control requirement could be met in a permeable paver area. This eliminates the need for a green roof which is typically more expensive than pavers due to the additional weight on the roof. The paver cross section would be deeper than a minimal section and not take up all of the non-building area. Also, the roof storm water would be directed into the paver area. If the client desires a green roof, a combination of the green roof and permeable paver area will work.

Note: If contaminated soils are found on the site, permeable pavers will not be allowed. In this case, the site will be considered to have Site Limitations and a conversation with the MWRD will be needed. It is expected that the MWRD will recommend a more substantial green roof as a substitute.

Detention – Not Required as the parcel is less than 3 acres.

SITE AND PLANNING STRATEGY B

Property Size: 0.89 (±) Acres
Building Size: 0.89 (±) Acres
Pavement Area: 0.00 Acres

MWRD Requirements:
Volume Control – Required

Entire site, assuming the entire site is building roof, requires 0.04 ac-ft. of storm water volume.

Volume Control for Site:
Green Roof – Assuming 50%, 0.45 acres, of green roof coverage with 4” soil depth meets the Volume Control requirement for the entire site.

Detention – Not Required as the parcel is less than 3 acres

SITE AND PLANNING STRATEGY C

Property Size: 6.15 (±) Acres
Project Size: 2.63 (±) Acres
Building Size: 1.56 Acres
Pavement Area: 0.82 (±) Acres
Grass/Detention Area: 0.25 (±) Acres

MWRD Requirements:
Volume Control – Required

Volume Control for Site:

Entire site, assuming the entire site is building roof or paved, except for 0.52 acres of open water detention, requires 0.20 ac-ft. of storm water volume control.

Green Roof – Assuming 50% building coverage, 0.78 acres, with a 4” soil depth would provide 0.07 ac-ft of storage. The storage number could increase by either increasing the thickness of the soil or increasing the building coverage of the green roof.

Permeable Pavers – Assume all areas not covered by the building roof, or part of the open water detention are paved. If the entire 0.82 acres were made of permeable pavers with a minimal section thickness would provide 0.20 ac-ft of storage.

Options - All of the volume control requirement could be met in a permeable paver area. This eliminates the need for a green roof which is typically more expensive than pavers due to the additional weight on the roof. The paver cross section would be deeper than what is listed above and not take up all of the non-building area. Also, the roof storm water would be directed into the paver area. If the client desires a green roof, a combination of the green roof and permeable paver area will work.

Note: If contaminated soils are found on the site, permeable pavers will not be allowed. In this case, the site will be considered to have Site Limitations and a conversation with the MWRD will be needed. It is expected that the MWRD will recommend a more substantial green roof as a substitute.

Detention – Required since the 6.15 (±) acres of contiguous ownership is larger than 3 acres.

Using the MWRD’s Nomograph and assuming the entire project area is impervious (Curve Number 98) gives a detention rate of 0.31 ac-ft of storage per acre of development. On a 2.63-acre project area, the required detention volume is 0.82 ac-ft.

Detention will either be stored at-grade in an open basin, below grade in a vault or below grade in permeable paver stone sub-base. Open water basins typically take up more land and can create safety concerns given the fluctuation in water elevation. Vaults can be placed under pavement and used on sites where land is at a premium, but typically cost significantly more than open basins. Pavers are already likely to be used on the site to help assist in meeting the Volume Control requirements. A thicker stone sub-base for the pavers will assist in meeting the detention requirement.

If desired, an open water basin would be need to be about 0.25 acres in size to meet the detention requirements, assuming 4’ in water elevation change. The basin will detain 0.62 (±) ac.-ft of stormwater. The remainder of the required volume, 0.20 ac-ft., is stored in the volume control requirements.

The open water basin, added with the volume control requirements, will meet the MWRD requirements. At the time the project moves forward, it should be determined if the required detention volume could be completely stored in the permeable pavers and green roof, thus eliminating the need for an open water basin.

SUMMARY TABLE

SITE	VOLUME CONTROL REQUIRED	AMOUNT OF VOLUME CONTROL NEEDED	DETENTION REQUIRED	AMOUNT OF DETENTION NEEDED
A	Yes	0.19 (±) ac-ft.	No	0.00
B	Yes	0.04 (±) ac-ft.	No	0.00
C	Yes	0.20 (±) ac-ft.	Yes	0.82 (±) ac-ft.

05 PLANNING STRATEGIES

05 PLANNING STRATEGIES

05.1 Overview

The following Planning Strategies were developed in order to identify critical adjacencies and key relationships within the proposed program, both horizontally and vertically, for the community recreation center. While these diagrams are intended to establish a general building massing, they should in no way be considered building designs, as more refined development is still required.

05.2 Planning Strategy A

- Estimated Building Area: 100,850 SF
- Estimated Building Height: 2-Stories
- Estimated Site Area Required: 86,000 SF

CHALLENGES & OPPORTUNITIES

This strategy was developed for a large potential site centrally located within the Village. Because of the relatively immediate access to neighboring schools and other community amenities, the community spaces were located on the main level for ease of access to members. The Gymnasium and aquatic spaces, along with the locker rooms, preschool and child watch are all located on the main level as well, while the fitness, running track, and administration spaces are located on the upper level.

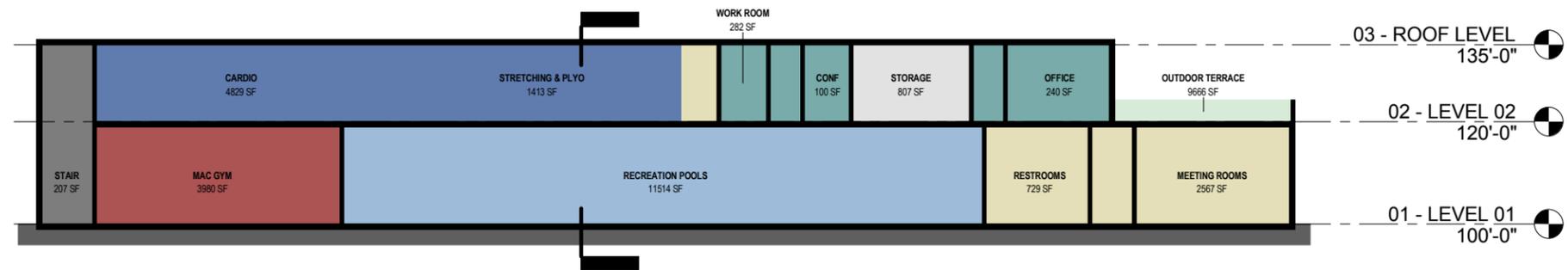
Key advantages of this strategy are the efficient layout afforded by the larger site as well as the critical relationships between similar program components that are maintained as a result. Noticeable challenges for this strategy include land acquisition requirements and additional off-site parking required to support the facility.

Planning Strategy A: 100,850 GSF (EXCLUDES STRATEGIC PARTNER SPACES)

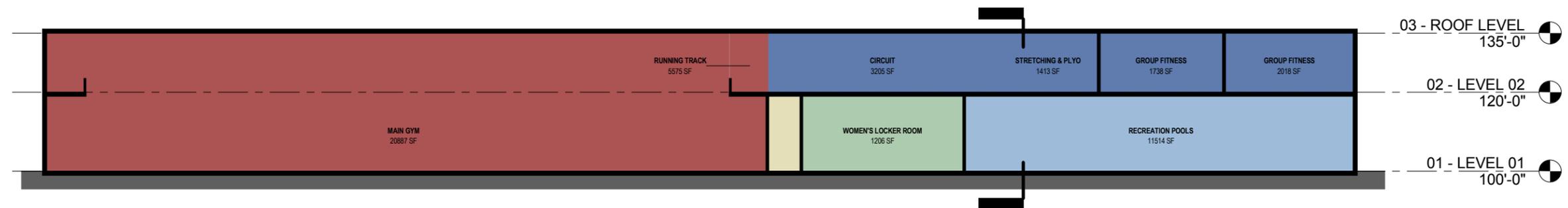
ESTIMATED CONSTRUCTION COSTS SUMMARY	COST	COST / SF
Community		
Lobby Spaces	\$1,552,854	\$315
Multi-purpose Meeting Rooms	\$727,382	\$269
Maker Spaces	\$347,399	\$248
Vending/Food Prep	\$114,151	\$380
Fitness		
Fitness Center	\$1,472,014	\$253
Group Fitness Rooms	\$2,101,432	\$270
Gymnasiums		
3-court Gymnasium	\$4,569,951	\$218
Multi-purpose Activity Court	\$1,093,699	\$219
Elevated Running Track	\$1,287,609	\$230
Aquatics		
4-lane Lap Pool	\$956,421	\$399
Leisure Pool	\$956,421	\$399
Therapy Pool	\$478,211	\$399
Aquatic Support Spaces	\$1,819,239	\$217
Locker Rooms	\$915,557	\$316
Preschool Program	\$1,111,008	\$256
Child Watch & Multi-Purpose Rooms	\$518,864	\$251
PDOP Administration Suite	\$687,454	\$228
Mech/Circulation/Structure	\$4,058,029	\$213
SUBTOTAL BUILDING COSTS	\$24,767,695	\$246
SITE DEVELOPMENT COSTS	\$7,254,160	
GENERAL CONDITIONS/OVERHEAD PROFIT	\$2,672,186	
DESIGN CONTINGENCY (10%)	\$2,939,404	
ESCALATION TO FALL 2017 START (05%)	\$1,616,672	
SUBTOTAL CONSTRUCTION COSTS	\$39,250,117	\$336
PROJECT SOFT COSTS	\$6,508,587	
ESTIMATED TOTAL PROJECT COST	\$44-46M	

ADDITIVE ALTERNATES:

Aquatics Alternate: 6-lane Lap Pool	\$1,016,648	\$131
Aquatics Alternate: 8-lane Lap Pool	\$2,043,686	\$198
Parking Alternate: Underground	N/A	N/A
Prospective Mental Health Partner (560 SF)	\$193,571	\$346
Prospective Strategic Rec Partner (3,950 SF)	\$1,137,132	\$288
Added Circulation for Partner Spaces (640 SF)	\$171,568	\$268



Planning Strategy A - Section 2



Planning Strategy A - Section 1



Planning Strategy A - Upper Level

05.3 Planning Strategy B

- Estimated Building Area: 112,025 SF
- Estimated Building Height: 5-Stories
- Estimated Site Area Required: 50,000 SF

CHALLENGES & OPPORTUNITIES

This strategy was developed for a small, centrally located site. As a result of the smaller site, a key differentiator with this strategy is the need to stack program up several levels in order to accommodate all required spaces. Like in strategy A, the main community spaces are located on the main level for ease of access. However, various other elements were moved to upper levels because of the site constraints.

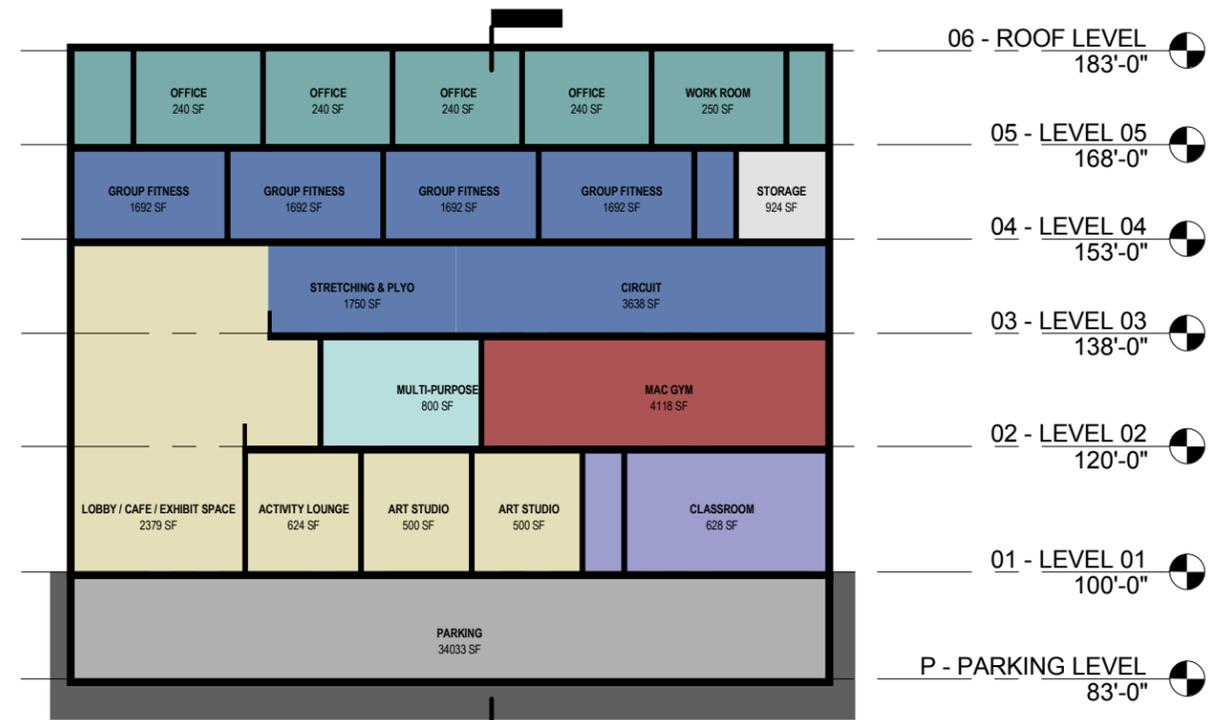
Advantages of this strategy include a centralized facility and impressive views of downtown Chicago afforded by the taller building. Challenges include land acquisition requirements, a less efficient layout due to the repetition of circulation corridors on each level, less-ideal program adjacencies and relationships, and off-site parking needs.

Planning Strategy B: 112,025 GSF (EXCLUDES STRATEGIC PARTNER SPACES)

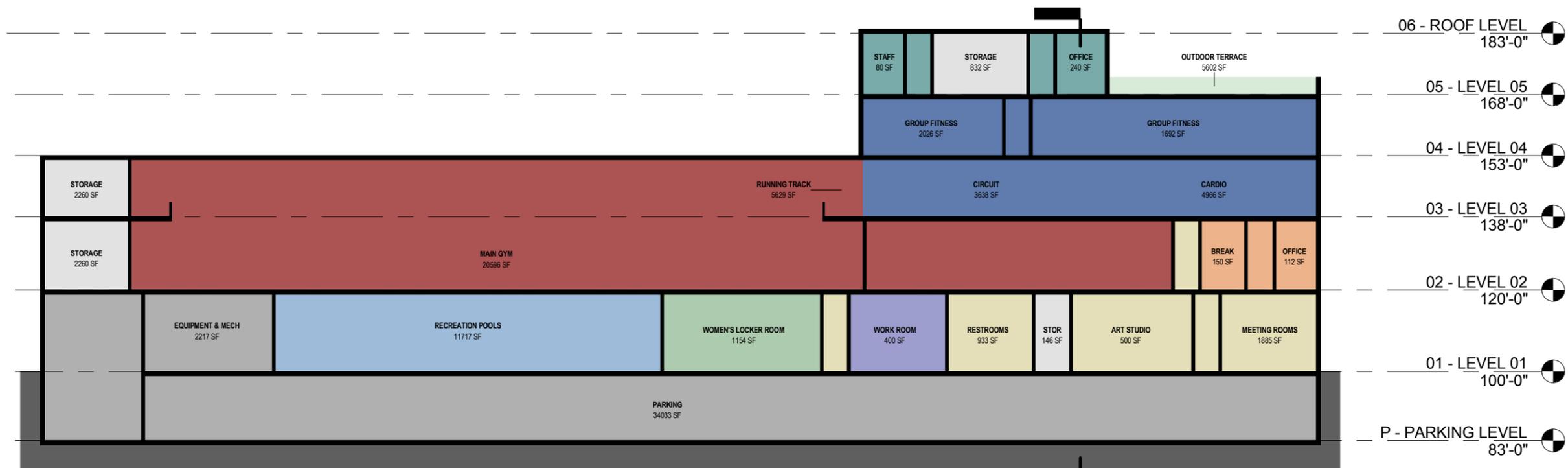
ESTIMATED CONSTRUCTION COSTS SUMMARY	COST	COST / SF
Community		
Lobby Spaces	\$1,555,697	\$316
Multi-purpose Meeting Rooms	\$728,940	\$270
Maker Spaces	\$348,207	\$249
Vending/Food Prep	\$114,324	\$381
Fitness		
Fitness Center	\$1,475,663	\$233
Group Fitness Rooms	\$2,105,924	\$271
Gymnasiums		
3-court Gymnasium	\$4,582,075	\$218
Multi-purpose Activity Court	\$1,096,586	\$219
Elevated Running Track	\$1,290,842	\$231
Aquatics		
4-lane Lap Pool	\$957,807	\$399
Leisure Pool	\$957,807	\$399
Therapy Pool	\$478,904	\$399
Aquatic Support Spaces	\$1,824,090	\$217
Locker Rooms	\$917,232	\$316
Preschool Program	\$1,113,514	\$257
Child Watch & Multi-Purpose Rooms	\$520,059	\$251
PDOP Administration Suite	\$689,197	\$228
Mech/Circulation/Structure	\$6,416,244	\$213
SUBTOTAL BUILDING COSTS	\$27,173,112	\$243
SITE DEVELOPMENT COSTS	\$3,399,730	
GENERAL CONDITIONS/OVERHEAD PROFIT	\$2,847,284	
DESIGN CONTINGENCY (10%)	\$3,132,013	
ESCALATION TO FALL 2017 START (05%)	\$1,722,606	
SUBTOTAL CONSTRUCTION COSTS	\$38,274,745	\$323
PROJECT SOFT COSTS	\$6,915,858	
ESTIMATED TOTAL PROJECT COST	\$44-46M	w/o parking

ADDITIVE ALTERNATES:

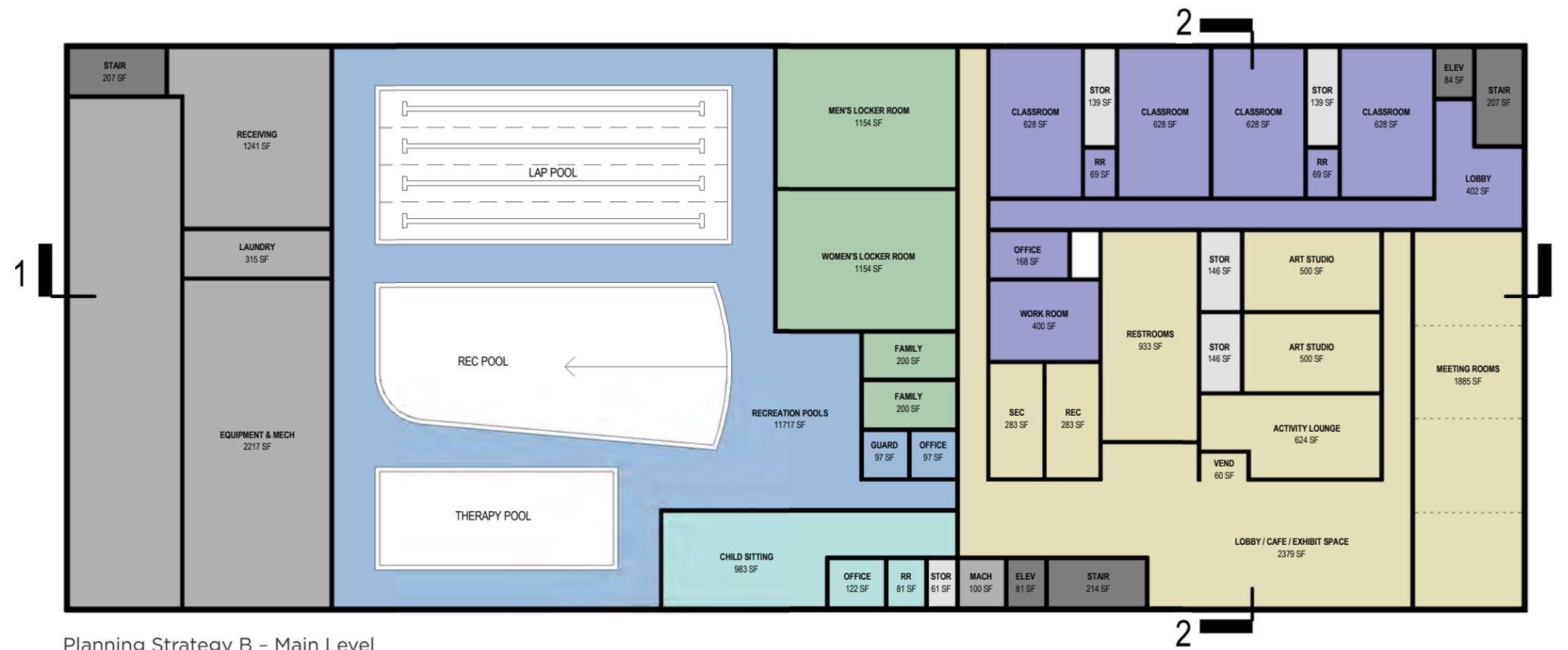
Aquatics Alternate: 6-lane Lap Pool	\$1,016,648	\$131
Aquatics Alternate: 8-lane Lap Pool	\$2,043,686	\$198
Parking Alternate: Underground	\$6,568,390	\$263
Prospective Mental Health Partner (560 SF)	\$193,571	\$346
Prospective Strategic Rec Partner (3,950 SF)	\$1,137,132	\$288
Added Circulation for Partner Spaces (640 SF)	\$171,568	\$268



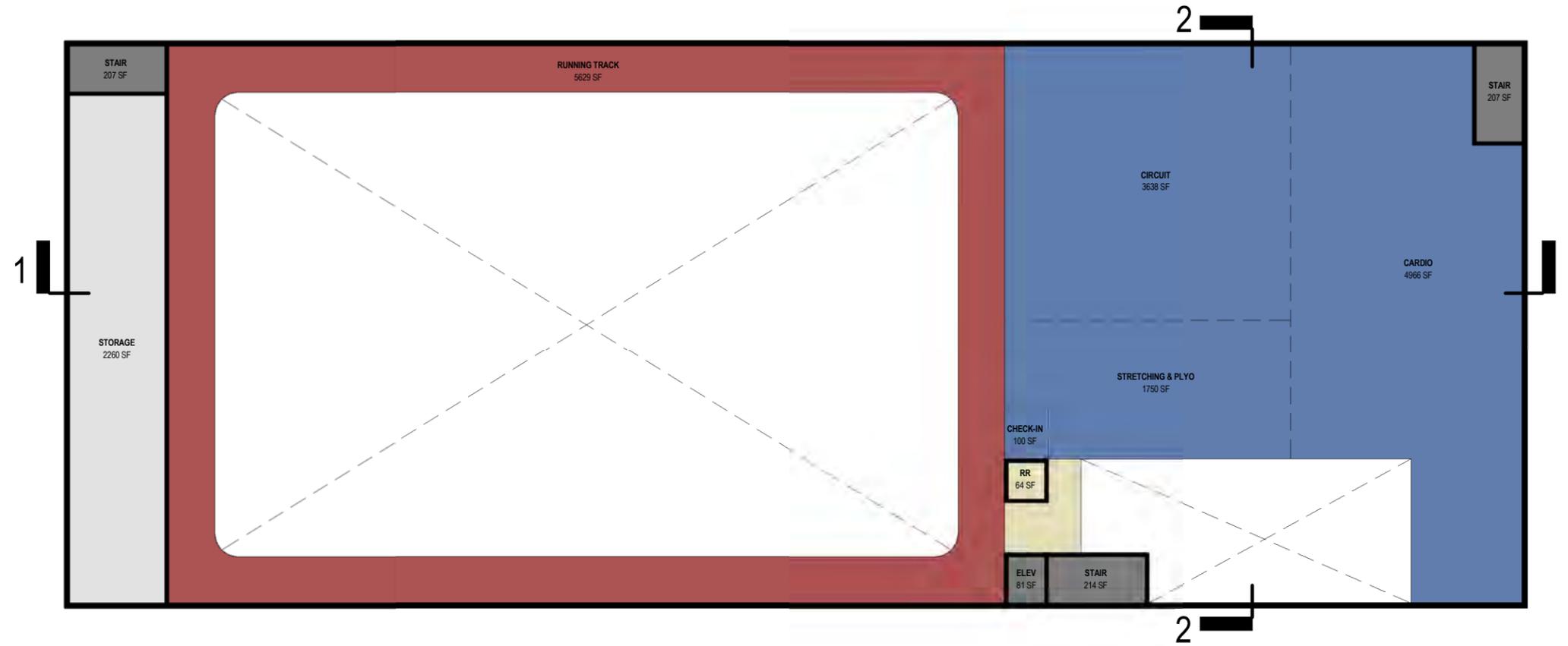
Planning Strategy B - Section 2



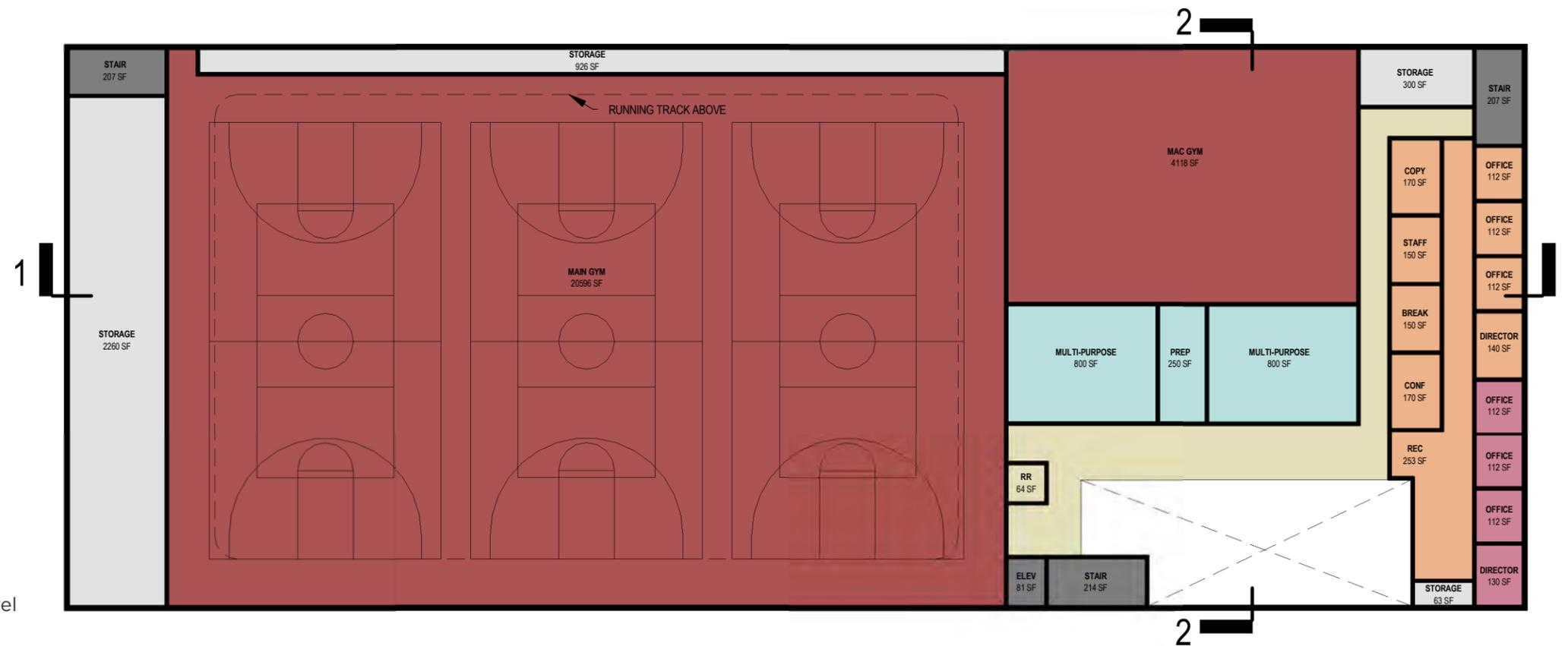
Planning Strategy B - Section 1



Planning Strategy B - Main Level



Planning Strategy B - Third Level



Planning Strategy B - Second Level

Planning Strategy B - Fifth Level



Planning Strategy B - Fourth Level



05.4 Planning Strategy C

- Estimated Building Area: 107,150 SF
- Estimated Building Height: 2-Stories
- Estimated Site Area Required: 89,000 SF

CHALLENGES & OPPORTUNITIES

This strategy was developed for a larger potential site located in a south-central area of the Village. The key differentiator between this strategy and strategies A and B is the split of the community program between the main and upper levels. Despite this modification in adjacency, all community spaces are still easily accessible for all members. Other program relationships and adjacencies are similar to those outlined in strategy A.

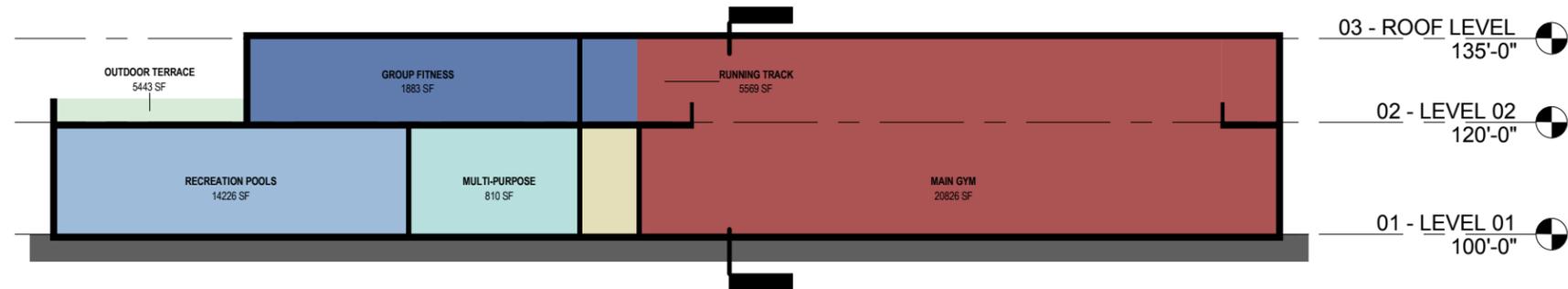
Advantages of this strategy includes a more efficient layout due to the larger size of the potential site and critical relationships between similar program components that are maintained as a result. Challenges include a less-centralized location than strategies A and B and the need for additional off-site parking.

Planning Strategy C: 107,150 GSF (EXCLUDES STRATEGIC PARTNER SPACES)

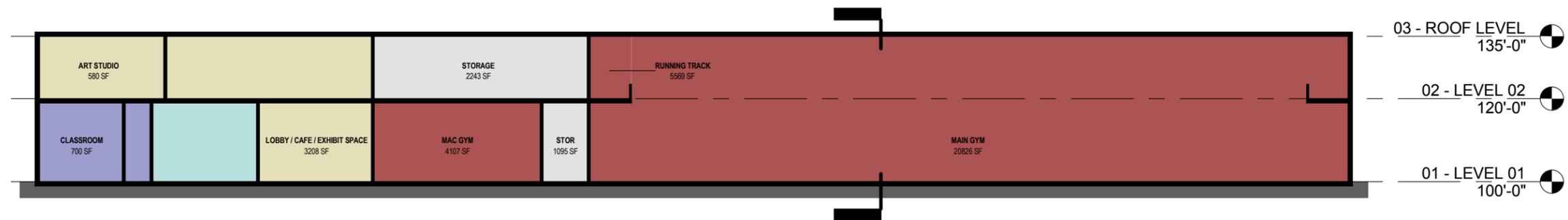
ESTIMATED CONSTRUCTION COSTS SUMMARY	COST	COST / SF
Community		
Lobby Spaces	\$1,525,137	\$310
Multi-purpose Meeting Rooms	\$712,187	\$264
Maker Spaces	\$339,520	\$243
Vending/Food Prep	\$112,462	\$375
Fitness		
Fitness Center	\$1,436,447	\$228
Group Fitness Rooms	\$2,057,649	\$264
Gymnasiums		
3-court Gymnasium	\$4,451,770	\$212
Multi-purpose Activity Court	\$1,065,561	\$213
Elevated Running Track	\$1,256,094	\$224
Aquatics		
4-lane Lap Pool	\$942,915	\$393
Leisure Pool	\$942,915	\$393
Therapy Pool	\$471,457	\$393
Aquatic Support Spaces	\$1,771,968	\$211
Locker Rooms	\$899,237	\$310
Preschool Program	\$1,086,584	\$250
Child Watch & Multi-Purpose Rooms	\$507,215	\$245
PDOP Administration Suite	\$670,458	\$222
Mech/Circulation/Structure	\$5,258,141	\$207
SUBTOTAL BUILDING COSTS	\$25,507,717	\$238
SITE DEVELOPMENT COSTS	\$2,188,650	
GENERAL CONDITIONS/OVERHEAD PROFIT	\$2,769,637	
DESIGN CONTINGENCY (10%)	\$3,046,600	
ESCALATION TO FALL 2017 START (05%)	\$1,675,630	
SUBTOTAL CONSTRUCTION COSTS	\$35,188,234	\$328
PROJECT SOFT COSTS	\$6,735,257	
ESTIMATED TOTAL PROJECT COST	\$41-43M	

ADDITIVE ALTERNATES:

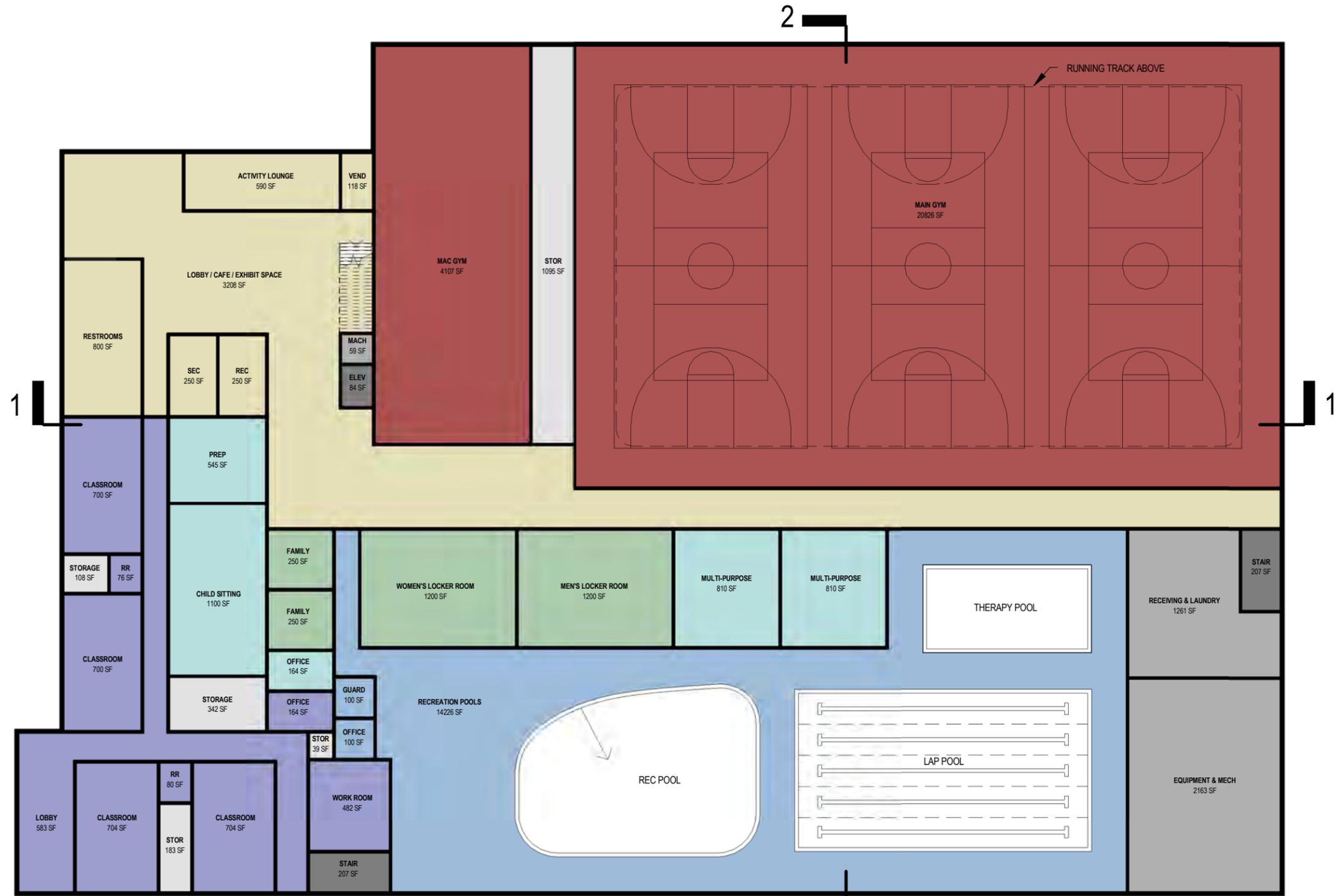
Aquatics Alternate: 6-lane Lap Pool	\$1,016,648	\$131
Aquatics Alternate: 8-lane Lap Pool	\$2,043,686	\$198
Parking Alternate: Underground	N/A	N/A
Prospective Mental Health Partner (560 SF)	\$193,571	\$346
Prospective Strategic Rec Partner (3,950 SF)	\$1,137,132	\$288
Added Circulation for Partner Spaces (640 SF)	\$171,568	\$268



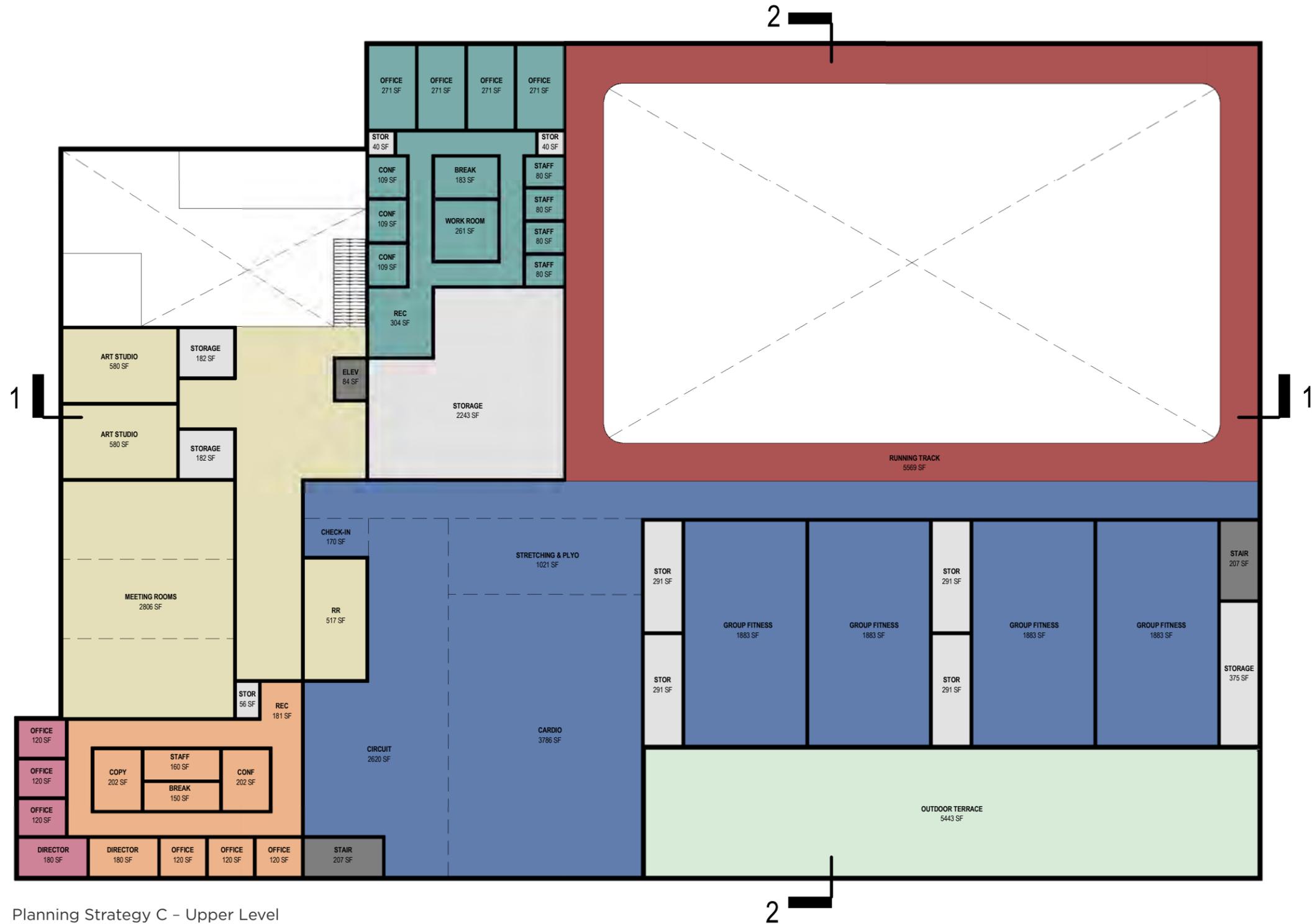
Planning Strategy C - Section 2



Planning Strategy C - Section 1



Planning Strategy C - Main Level



Planning Strategy C - Upper Level

06 CONCLUSIONS & RECOMMENDATIONS

06 CONCLUSIONS & RECOMMENDATIONS

06.1 Preferred Planning Strategy

The results of the study indicate that conditions are favorable for supporting a new Community Recreation Center in Oak Park. The proposed facility, by virtue of the recreation pool, multiple gymnasium space, fitness, indoor walking/jogging track, dedicated preschool program area, community meeting room space and dedicated space for some of the collaborative partners will differentiate this facility from the any other facility in the community. The Park District of Oak park is ideally positioned to not only improve the quality of the facilities in Oak Park, but also to enhance the quality of life for residents. A new Community Recreation Center will provide an identifying landmark to the community that will attract families, businesses, and perspective employees to Oak Park.

Based on the market analysis, the weekly participation in active recreation activities from Oak Park’s service area can be expected to be somewhere in the range of 10-12% of the population which equals approximately 5,215-7,820 individuals (based on 2020 population estimates for the service area). This is an adequate population base to rely on for the operation of a full-scale community recreation center. Similar facilities in other areas of the country suggests that these types of centers have been cost effective in meeting community needs.

Without question, a new community center will enhance the quality of life in Oak Park while improving recreation and wellness opportunities for residents. The proposed center fills the service gaps for a variety of recreation and community programs, and expands the wellness access in the community for children, teenagers, families and seniors. A new center will become a source of tremendous community pride and will bring the community together along with making Oak Park more attractive for major employers to attract new employees. The center will also help establish and recognize the facility as a contributor to the economic health of the community by providing jobs, through the purchase of local goods and services, enhancing the quality of life in Oak Park.

Based on the information gathered in this study, Sink Combs Dethlefs and their consultant team recommend Planning Strategy C as the preferred planning strategy. Planning Strategy C provides the Park District the most cost effective planning solution and the most feasible land acquisition solution available.

Preferred Planning Strategy:	Strategy C
Estimated Building Area:	107,150 SF
Estimated Building Height:	2-Stories
Estimated Site Area Required:	89,000 SF
Estimated Parking Required:	225 Stalls
Estimated Project Cost:	\$41-43 Million
Prospective Strategic Partnerships:	County Mental Health Board Offices WSSRA Administrative Offices SD 97 Multi-Cultural Space

06.2 Recommended Next Steps

The following concerns and questions were expressed throughout the course of the study:

- Will this lead to additional tax burden for residents?
- How will parking be addressed?
- How will environmental stewardship be approached?
- How much will a facility like this cost?
- What's the timeline for this project?
- What will happen to existing PDOP facilities?
- Why can't PDOP and SD200 build one pool?
- How will the proper size and configuration of the proposed pools be determined?
- Is there enough community space with free access versus membership based recreation space?

In order to respond to the aforementioned questions and to advance to the next stage of Conceptual Planning and Design, our team recommends the following next steps:

- Conduct an Operational & Revenue Analysis to determine District's financing capacity and allowable budget
- Establish a target project timeline
- Explore financing options and consider hiring a Public Policy and Election Services consultant
- Formalize Strategic Partnerships and identify capital contribution thresholds
- Update the Park District Comprehensive Master Plan to address future use of existing Park District facilities and how they will be impacted by a new Community Recreation Center
- Establish sustainability goals for the project
- Contract with A/E Firms for Conceptual Design and Capital Campaign Services
 - o Conduct a Shared Parking Analysis to determine feasible shared parking solutions proximate to the selected site.
 - o Conduct a Pool Utilization Study to determine demand for lap, leisure, and aquatic space in response to School District 200's pool solution and District plans
 - o Acquire an ALTA survey on the site
 - o Acquire a Geotechnical Report on the site
 - o Developed conceptual level building floor plans, elevations, primary building sections
 - o Develop 3D renderings (interior and exterior) of the proposed project
 - o Continue community outreach efforts to confirm program components and engender project support

