



Park District of Oak Park

COMMUNITY RECREATION CENTER

FEASIBILITY STUDY



SINKCOMBSETHLEFS
ARCHITECTURE - DESIGN



BALLARD*KING
& ASSOCIATES LTD
Recreation Facility Planning and Operation Consultants



Kindly hold your comments & questions till the Q&A Session

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02 STUDY GOALS

03 OUTREACH GOALS

04 PLANNING CONSIDERATIONS

05 Q&A

06 NEXT STEPS



PARK DISTRICT
of OAK PARK

Park District of Oak Park

- Jan Arnold, Executive Director
- Paul Aeschleman, Board President
- Diane Stanke, Director of Marketing & Customer Service

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Feasibility Consultants



Lindsey
Peckinpaugh

Lead Planner

Public Outreach

Programming &
Planning

Conceptual Cost
Analysis



JEFF
King

Feasibility Lead

Public Outreach

Market Analysis

Strategic Partner
Analysis



BEN
Ahring

Civil Design Lead

Public Outreach

Site Evaluation

Community
Resident

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2014: PDOP Ten Year 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

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Community Center Feasibility Study Goals

- 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 PDOP 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

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Community Center 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

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Keys to Successful Partnerships:

- Shared and complementary program needs
- Resources that benefit each other
- Complementary customer and tax bases
- Customers use facility at complementary times
- Enhance revenue opportunities in facility

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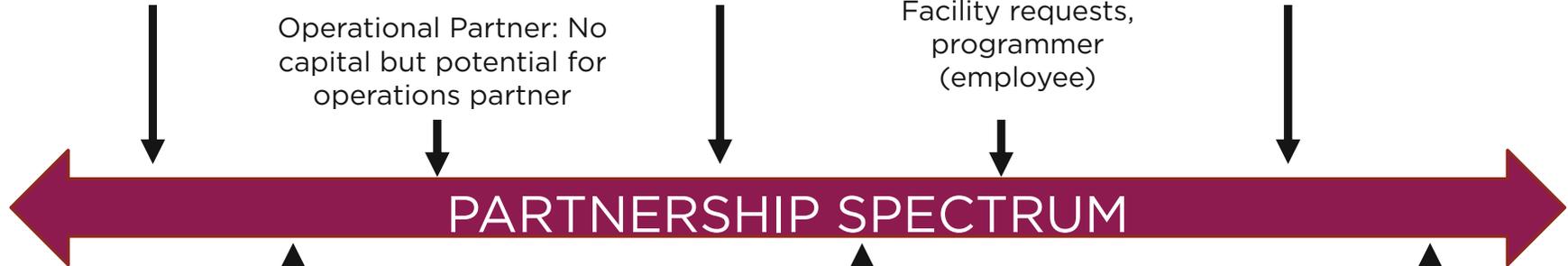
Full Partner: Capital for construction & operational acumen.

Rental Partner 2: Specific facility wants, long term leaser of space

Program Provider 2: Facility requests, programmer (employee)

Daily User: Individual or group

Operational Partner: No capital but potential for operations partner



Funding Partner: Capital for construction no operational expertise

Rental Partner 1: Specific facility wants, capital to fund, long term leaser of space

Program Provider 1: Facility requests, programmer (contract)

Future Member: Individual or group

Facility Advocate: Non-user

The Study consists of:

- Opportunity Analysis
- Market Analysis
- Strategic Partner Analysis
- Financial Analysis
- Conclusion and Recommendations

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Conclusion & Recommendations will include:

- Program amenities to be considered
- Identification of potential sites
- Formulation of probable costs
- Identification of feasible partnerships

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Conclusion & Recommendations will NOT include:

- A building design
- Funding mechanism
- Formalized partnerships
- Or the final opportunity for project input

This study will present the Park District Board with information needed to determine next steps and future project phases, if applicable.

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PARK DISTRICT OF OAK PARK

FEASIBILITY STUDY FOR COMMUNITY RECREATION CENTER

PROPOSED WORK PLAN



		2016					
#	PHASE	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
-	Notice to Proceed	* JAN. 21, 2016 – NOTICE TO PROCEED					
1.0	PROJECT OVERVIEW	PROJECT OVERVIEW					
1.1	PROJECT BACKGROUND AND INFORMATION GATHERING	▲ PROJECT BACKGROUND AND INFORMATION GATHERING MEETING – SCD, BK, TASK FORCE					
1.2	REVIEW OF COMMUNITY CONTEXT AND POTENTIAL SITES	▲ REVIEW OF COMMUNITY CONTEXT AND POTENTIAL SITES MEETING – SCD, BK, TASK FORCE					
2.0	MARKET ANALYSIS	MARKET ANALYSIS					
2.1	COMPILE BACKGROUND DATA ON DEMOGRAPHICS	COMPILE BACKGROUND DATA ON DEMOGRAPHICS – BK					
2.1	DEVELOP MARKET ANALYSIS AND RESEARCH AREA PROVIDERS	▲ DEVELOP MARKET ANALYSIS AND RESEARCH AREA PROVIDERS – BK					
3.0	STRATEGIC PARTNER ANALYSIS	STRATEGIC PARTNER ANALYSIS					
3.1	POTENTIAL STAKEHOLDER INTERVIEWS	▲ POTENTIAL STAKEHOLDER INTERVIEWS WORKSHOP – SCD, BK, TASK FORCE, POTENTIAL STRATEGIC PARTNERS					
3.2	FOCUS GROUP INTERVIEWS	▲ FOCUS GROUP INTERVIEWS WORKSHOP – SCD, BK, TASK FORCE, COMMUNITY FOCUS GROUPS					
3.3	COMMUNITY MEETINGS AND INPUT	▲ COMMUNITY MEETING(S) AND INPUT – SCD, BK, TASK FORCE, OPEN PUBLIC					
3.4	SUMMARY DOCUMENT OF COMMUNITY INPUT	● SUMMARY DOCUMENT OF COMMUNITY INPUT					
4.0	CONCEPT DESIGN	CONCEPT DESIGN					
4.1	INITIAL SITE DATA COLLECTION AND EVALUATION	▲ INITIAL SITE DATA COLLECTION AND EVALUATION TOURS (1-3) – SCD, MANHARD, TASK FORCE					
4.2	SITE DESIGN CONCEPTS FOR PROPOSED FACILITIES	● SITE DESIGN CONCEPTS FOR PROPOSED FACILITIES					
4.3	TRANSLATE THE PROGRAM INTO DETAILED SPACE DESCRIPTION	● TRANSLATE THE PROGRAM INTO DETAILED SPACE DESCRIPTION					
4.4	CONCEPTUAL PLAN LAYOUTS OF PROPOSED AMENITIES	▲ CONCEPTUAL PLAN LAYOUTS OF PROPOSED AMENITIES WORKSHOP – SCD, BK, TASK FORCE, COMMUNITY FOCUS GROUPS					
4.5	FINAL DESIGN CONCEPTS AND COST EVALUATION	▲ FINAL DESIGN CONCEPTS AND COST EVALUATION MEETING(S) – SCD, CCS, TASK FORCE					
5.0	PROJECT CAPITAL COST ESTIMATE	PROJECT CAPITAL COST ESTIMATE					
5.1	PRELIMINARY COST EVALUATION OF PROPOSED AMENITIES	● PRELIMINARY COST EVALUATION OF PROPOSED AMENITIES					
5.2	REFINED COST ESTIMATE AND BUDGET ASSUMPTIONS	● REFINED COST ESTIMATE AND BUDGET ASSUMPTIONS					
6.0	DRAFT REPORT	DRAFT REPORT					
6.1	DRAFT REPORT	● DRAFT REPORT					
6.2	PRESENTATION OF DRAFT TO BOARD OF COMMISSIONERS	▲ PRESENTATION OF DRAFT FEASIBILITY STUDY TO BOARD OF COMMISSIONERS					
7.0	COMPLETION OF FEASIBILITY STUDY	COMPLETION					
7.1	FINAL REPORT	* JUN. 2, 2016 FINAL REPORT					
7.2	PRESENTATION OF FINAL TO BOARD OF COMMISSIONERS	* JUN. 16, 2016 PRESENTATION					

Outreach Goals: Why are We Here Today?

- To Listen
- To Gather Information
- To Understand the Communities Wants/Needs
- To Understand the Ideal Location
- To Share what we've heard thus far

Kindly hold your comments & questions till the Q&A Session

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What have we heard thus far?

2014 Ten Year Comprehensive Master Plan Themes:

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

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What have we heard thus far?

New Facility Priority Rankings:

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 by Lakota Group 2014

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What have we heard thus far?

Park District of Oak Park:

- Want to extend services to Seniors 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 D200 and D97 for all gymnasium needs thus no weekday day time access
- Has heard community express desire for indoor pool

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What have we heard thus far?

Village of Oak Park:

- Keeping properties on the tax roll is important
- Diversity and inclusion in facility is important
- May want to consider indoor turf for soccer
- Having a police presence in facility is good community outreach
- 24/7 Access for shift workers would be beneficial

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What have we heard thus far?

School District 200:

- Facilities cannot meet demand of OPRFHS curriculum, athletics, and community needs
- Safe and enriched gathering area for teens is needed
- Additional gymnasium space and pool space relieves community pressure from OPRFHS facility
- OPRFHS pool needs are for P.E. and competition may not be complementary with senior and community use
- Location needs to be centralized and walkable for kids

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What have we heard thus far?

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

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What have we heard thus far?

Oak Park Library:

- Library serves as teen gathering spot after school
- 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's a need for "maker spaces"
- Would support programming or service options in Community Center (i.e. children's story time, book drop, etc.)

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What have we heard thus far?

Oak Park Township:

- Support enhanced programming for teens and seniors
- Building must be a neutral facility that is inclusive and multi-generational
- Gym, walking track, warm water pool, fitness center and multi-purpose space will benefit community
- Center should be outreach location for wellness services
- Location needs to be centralized and support broader wellness mission

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What have we heard thus far?

Community Stakeholders:

- Community is lacking quality infant and toddler childcare options that are affordable and accessible.
- Location must be near public transit for facility to be truly inclusionary.
- Diversity and inclusion should socioeconomic factors. Resources exist in the community to help offset costs for low income residents.
- Sensitivity towards duplicating services.
- PDOP and SD200 should consider partnering on the pool

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What have we heard thus far?

Community Stakeholders (Teens):

- Central location, able 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 afterschool 3-6pm with extended hours of operation (Fri & Sat late night)
- Space for creative art and expression
- Access to food, Wi-Fi, restrooms, lounge/comfortable furniture, music, projection screen, group viewing room

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What have we heard thus far?

Community Stakeholders (Teens):

- Access to tutors on weekend, business mentoring, job training and employment opportunities
- Safe, welcoming, inclusive space that is affordable.
- Gender neutral locker rooms/restrooms
- Community resource center for counseling services
- Computer center, access to printers, charging stations
- Free parking and bike racks

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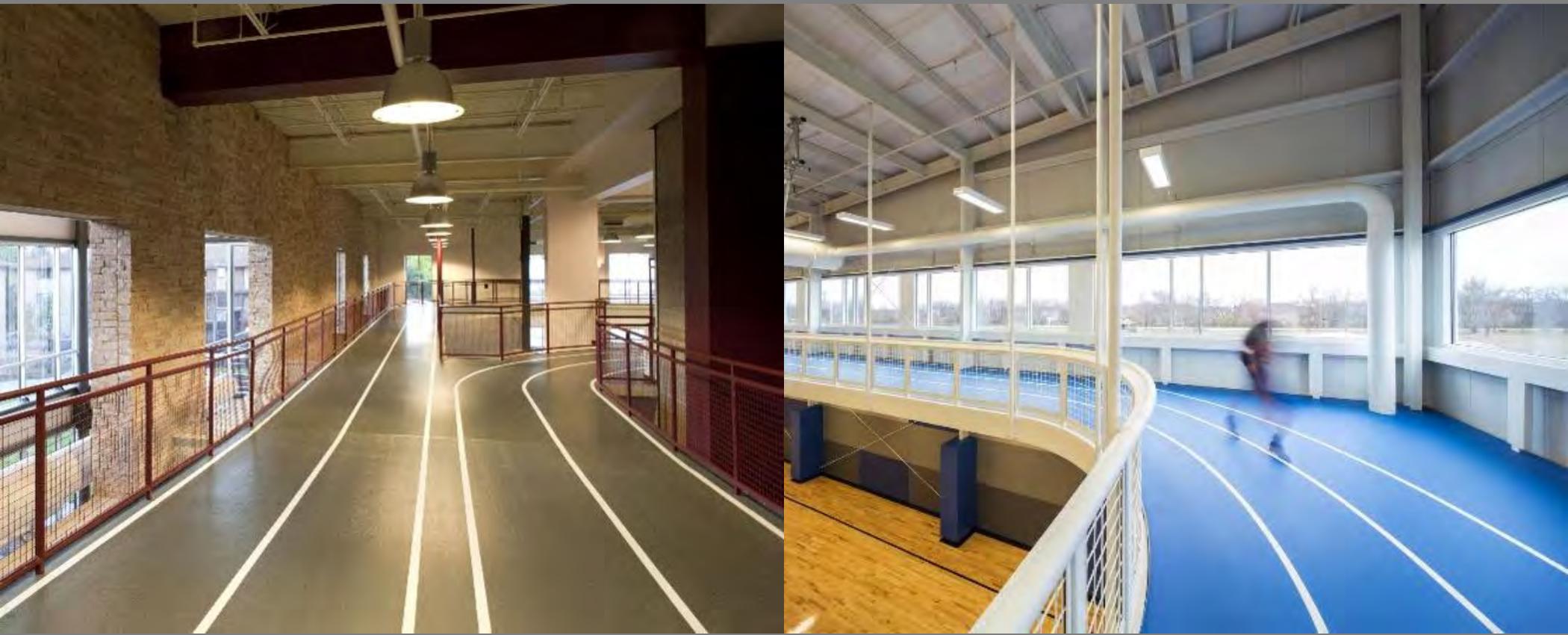


Potential Program Components



Traditional Gyms

Potential Program Components



Indoor Walking/Jogging

Potential Program Components



MAC Courts

Potential Program Components



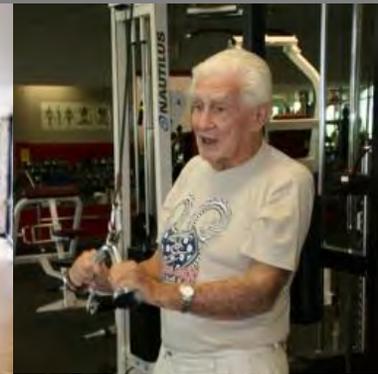
Indoor Turf

Potential Program Components



Indoor Aquatics

Potential Program Components



Traditional Fitness

Potential Program Components



Functional Training

Potential Program Components



Indoor Group Fitness

Potential Program Components



Outdoor Group Fitness

Potential Program Components



Preschool and Childwatch Areas

Potential Program Components



Community Rooms

Potential Program Components



Community Rooms

Potential Program Components



Sport Simulators

Potential Program Components



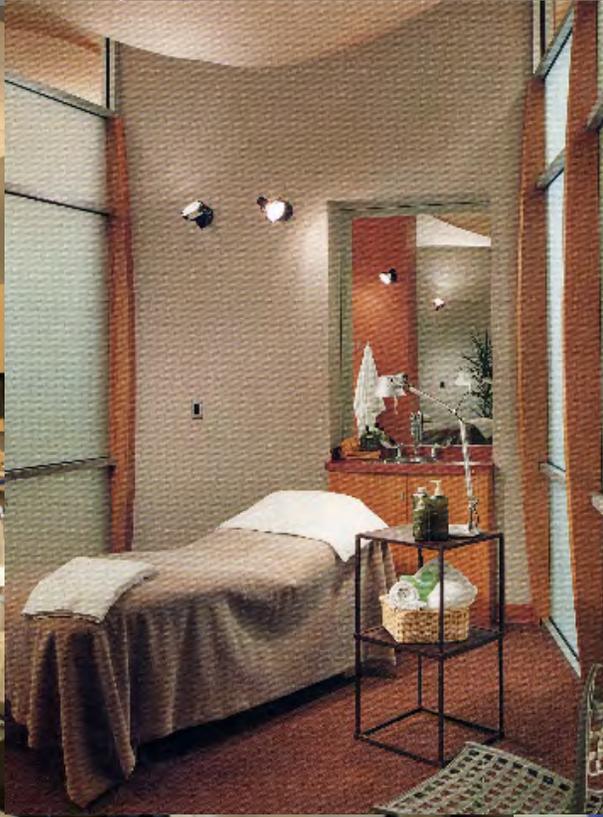
Meeting & Lounge Space

Potential Program Components



Nutrition & Wellness

Potential Program Components



Health & Wellness Services

General Locations:

- North
- South
- Central

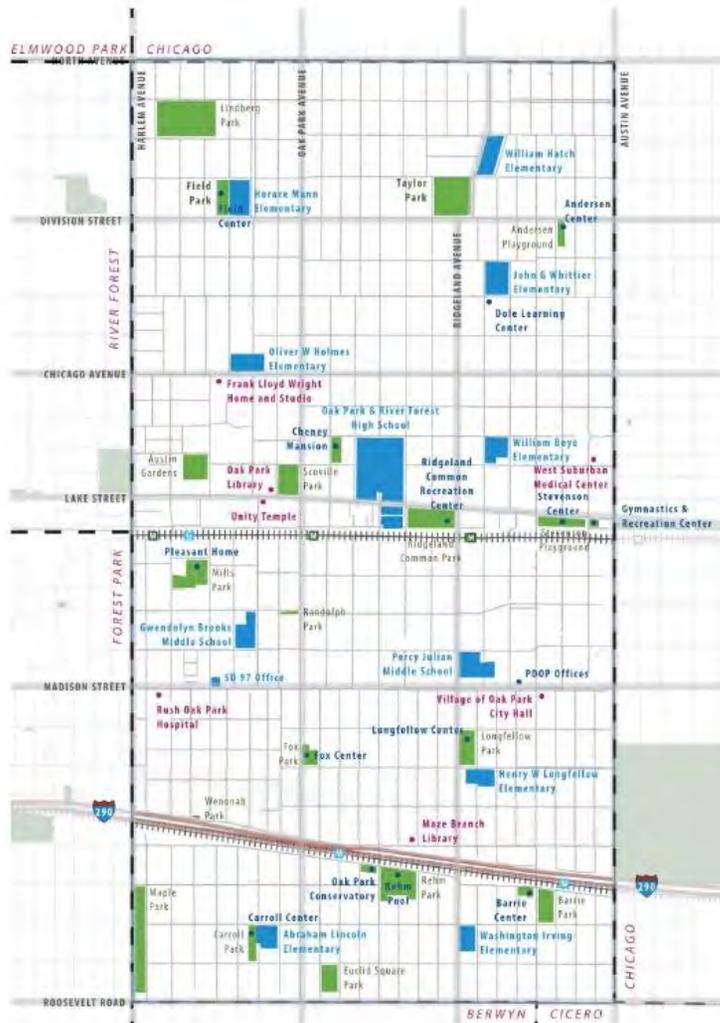


Figure 3.22 -Village Context

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PARK DISTRICT
of OAK PARK

Site Selection Considerations

- Large enough?
- Near other key facilities?
- Walkable? Bikeable?
- Safe?
- Parking?
- Environmental concerns?
- Economic development?
- Ownership?
- Landmark Location?
- Adaptive Reuse Opportunities?

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What have we heard thus far?

Expressed Concerns to Date:

- 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?

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Q&A Guidelines:

- Please raise your hand
- Please wait your turn to speak
- Please limit your comments to 3 minutes
- Please be respectful of others' opinions
- Please remember we're here to gather info, not to make decisions

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To Stay Involved in the Study, Please...

- Follow the study progress online at www.pdop.org/about/feasibility-study/
- Fill out the online Community Center questionnaire
- Attend the Community Open House April 27, 2016 from 5-8pm at Cheney Mansion
- Make sure you have signed in to receive project updates

Thank you for your input!

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