

# Welcome!

## Ridgeland Common Master Plan

Public Meeting Number Four

June 7, 2008

Ridgeland Common  
Park District of Oak Park

\*In partnership with the community, we provide quality parks  
and recreation experiences for the residents of Oak Park.\*

#Bonestroo



# Park District of Oak Park Ridgeland Common Master Plan

Public Meeting Number Four  
Agenda

Gary Balling – Executive Director PDOP

- Introductions and Overview

Jim Maland – Bonestroo Team Project Manager

- Meeting Expectations
- Overview of Process to Date
- Master Plan Options
- Tree Preservation Plans
- Operational Costs
- Capital Costs
- Next Steps
- Formal Public Input Session (3 minute open mike)

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# Meeting Expectations

- Time Commitment – 1½ to 2 Hours
- Understanding of Master Plan Options
- Understanding of Some Impacts
  - Trees
  - Operations
  - Capital Investment
- Receive YOUR Input

# Ridgeland Common's Goal

- Revenue Generating
- Multi-purposed
- Community Centered
- Partnership Oriented

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# Overview of Process to Date

- Project Initiation – Mid November 2007
- Market Analysis
- Partnerships
- Space Program
- Conceptual Plans
  - Three programs
  - Two site configurations
- Conceptual Plan Hybrids
- Construction Information
- Operational Evaluation

# Overview of Process to Date

At our April 12 public meeting we said.....

- Gather Feedback on Master Plan Options
- Park Board to Narrow Options to One Existing, One Expanding and One Visionary Plan
- Develop Capital and Operating Costs for the Three Plans
- Public Meeting in June to Obtain Input on the Three Refined Options and Costs

# Project Site

Public Parking Ramp

Church

Apartments

810 feet

OPRF High School  
Athletic Fields

360 feet

Existing, Expanding and Visionary Plans  
6.1 + Acres

300 feet





Elevated Railroad

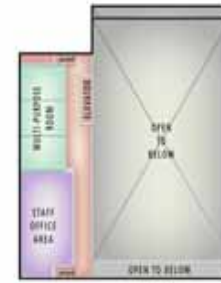


0 50' 100' 150'

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**LEGEND**

-  FENCING
-  40' HIGH NETTING
-  PROPOSED TREES
-  EXISTING TREES



SECOND FLOOR



**EXISTING PLAN**  
JUNE 2008

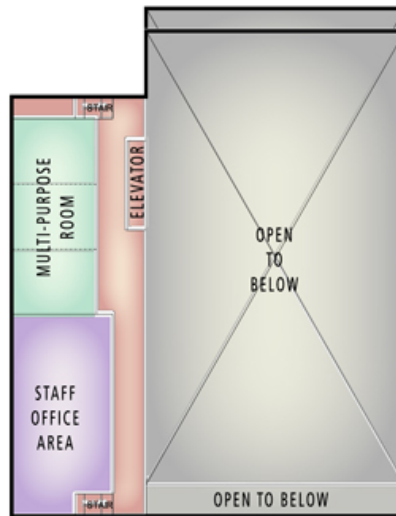
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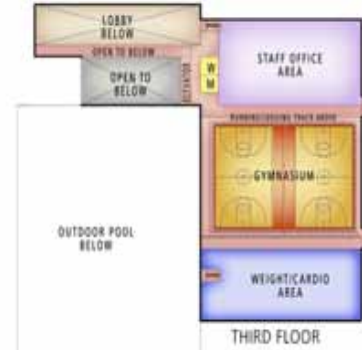
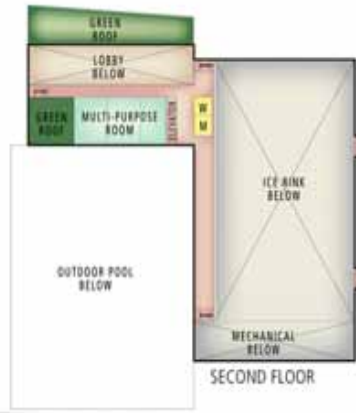
Ground Floor Level



SECOND FLOOR

**LEGEND**

-  FENCING
-  40' HIGH NETTING
-  PROPOSED TREES
-  EXISTING TREES



**EXPANDING PLAN**  
JUNE 2008

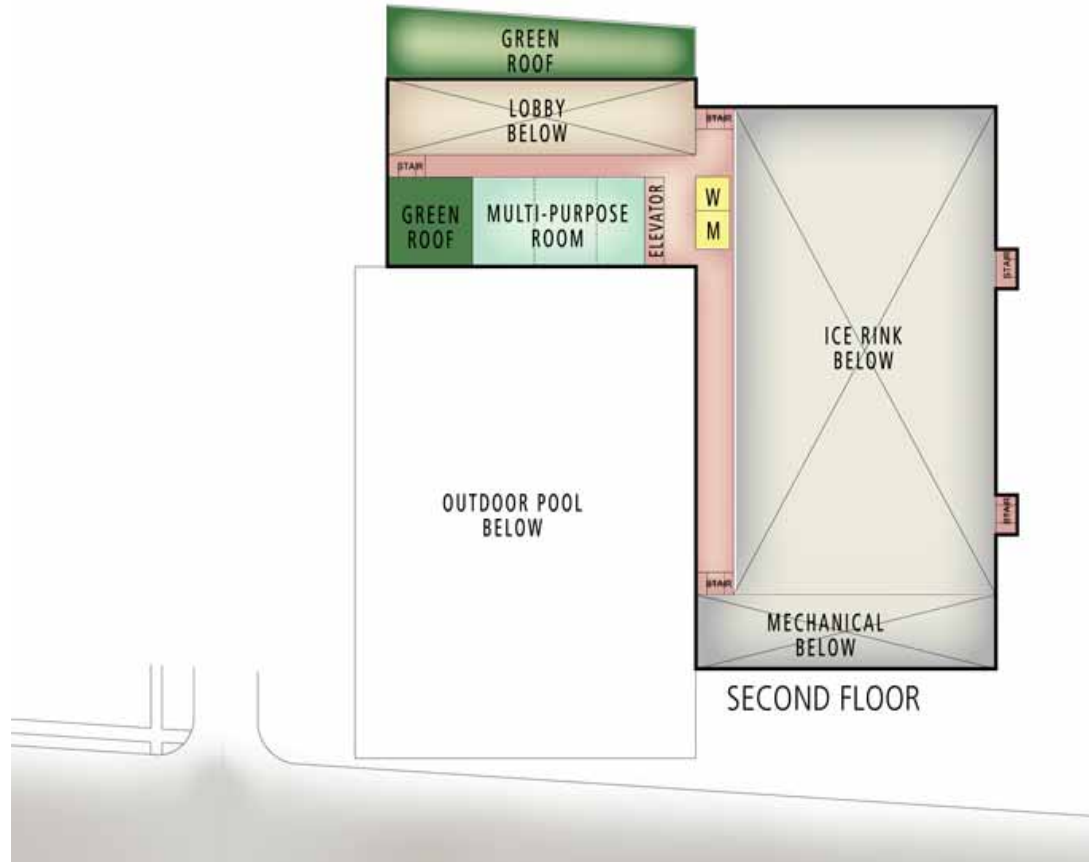
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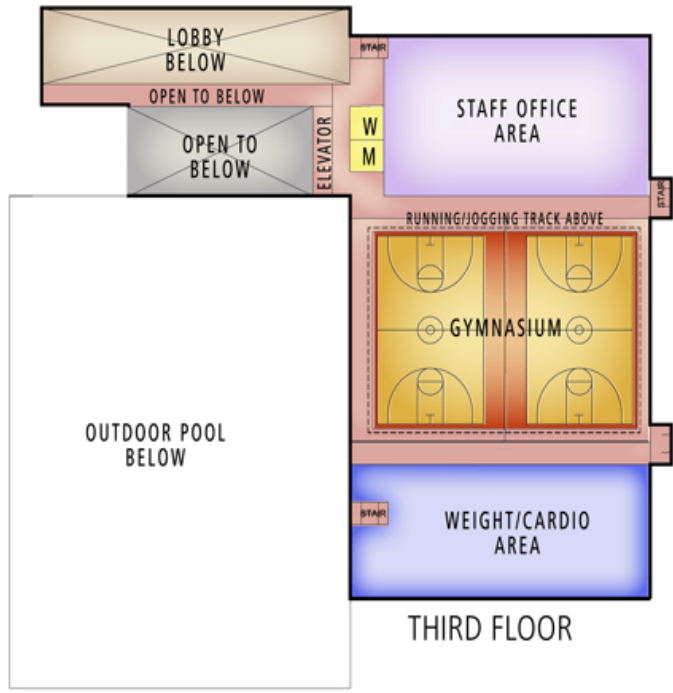
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Ground Floor Level





THIRD FLOOR

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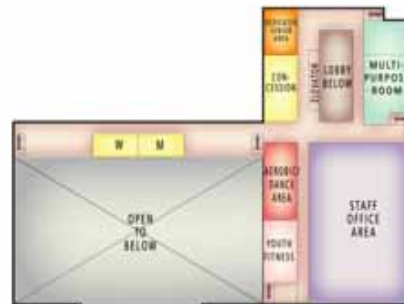


**LEGEND**

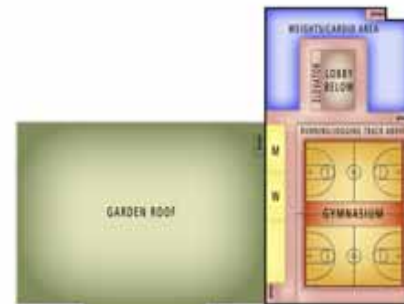
- FENCING
- 40' HIGH NETTING
- PROPOSED TREES
- EXISTING TREES



LOWER LEVEL FLOOR



SECOND FLOOR



THIRD FLOOR



**VISIONARY PLAN**  
JUNE 2008

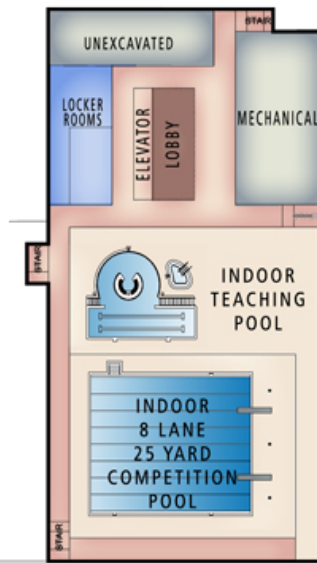
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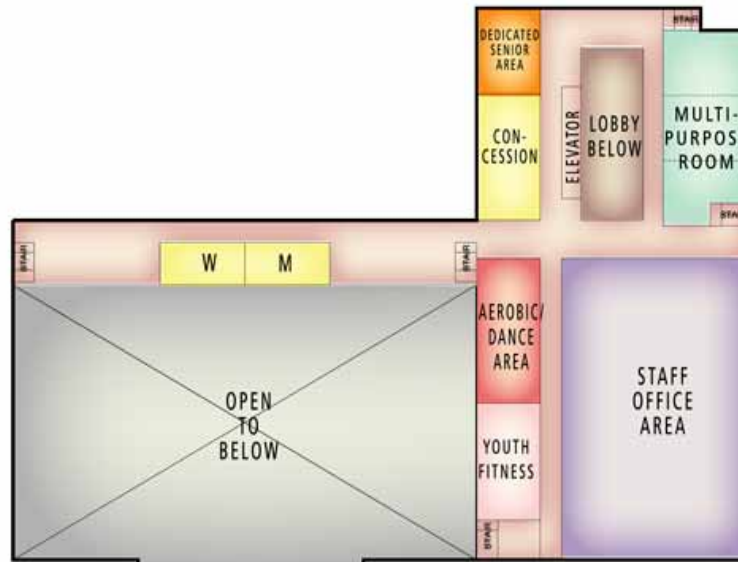




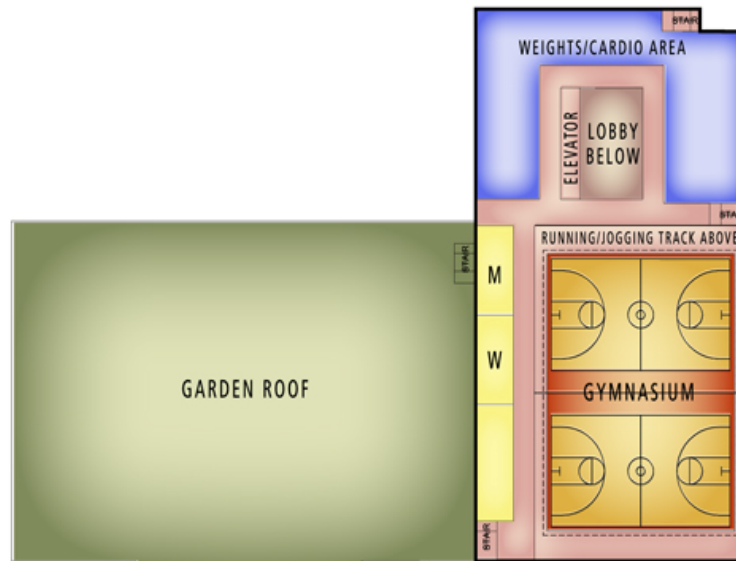
Ground Floor Level



LOWER LEVEL FLOOR





SECOND FLOOR



THIRD FLOOR

# TREE PRESERVATION PLAN

## LEGEND

-  TREE TO BE PRESERVED (57 TREES)
-  TREE TO BE REMOVED (67 TREES)

CALIPER INCHES TO BE REMOVED: 727"  
 PROPOSED CALIPER INCHES: 126"  
 (42 TREES)



EXISTING PLAN  
 JUNE 2008



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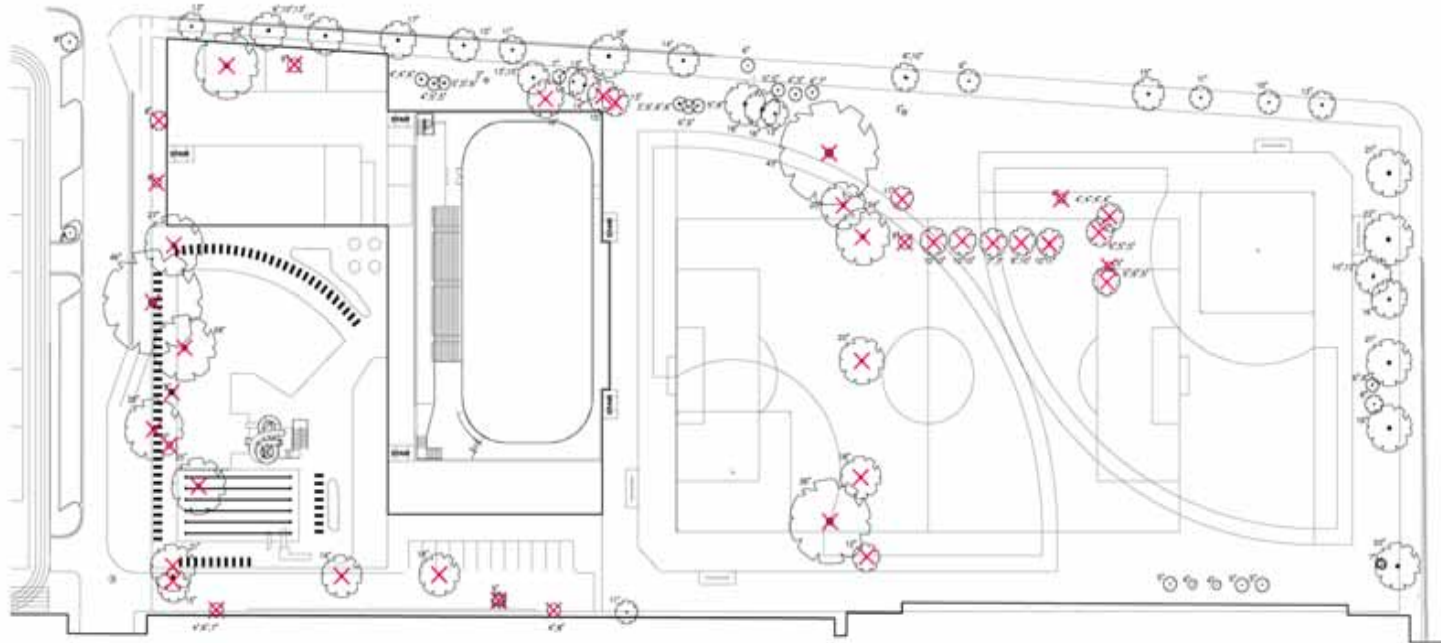
# TREE PRESERVATION PLAN

## LEGEND

-  TREE TO BE PRESERVED (70 TREES)
-  TREE TO BE REMOVED (54 TREES)

CALIPER INCHES TO BE REMOVED: 695"

PROPOSED CALIPER INCHES: 117"  
(39 TREES)



EXPANDING PLAN  
JUNE 2008

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# TREE PRESERVATION PLAN

## LEGEND

-  TREE TO BE PRESERVED (45 TREES)
  -  TREE TO BE REMOVED (79 TREES)
- CALIPER INCHES TO BE REMOVED: 936"
- PROPOSED CALIPER INCHES: 195"  
(65 TREES)



VISIONARY PLAN  
JUNE 2008

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# Existing Facility

## Revenue/Expenditure Comparison

Category	8-Month Ice	12-Month Ice
Total Expense	\$1,411,171	\$1,431,819
Revenues	\$1,586,020	\$1,587,480
Difference	\$174,849	\$155,661
Recovery Percentage	112%	111%

# Expanded Facility

## Revenue/Expenditure Comparison

Category	8-Month Ice	12-Month Ice
Total Expense	\$2,162,011	\$2,171,666
Revenues	\$1,917,273	\$1,935,618
Difference	(\$244,738)	(\$236,048)
Recovery Percentage	89%	89%

# Visionary Facility

## Revenue/Expenditure Comparison

Category	Budget
Total Expenditures	\$3,430,489
Revenues	\$2,810,228
Difference	(\$620,261)
Recovery Percentage	82%

# Capital Cost Summary

<i>Item</i>	<i>Existing</i>	<i>Expanding</i>	<i>Visionary</i>
Building	\$13,848,000	\$29,330,000	\$47,056,000
Site	\$14,460,000	\$16,062,000	\$25,752,000
Total Construction	\$28,308,000	\$45,392,000	\$72,808,000
Escalation to June 2011	\$5,324,000	\$8,625,000	\$13,833,000
Non-Construction Costs	\$5,002,000	\$8,102,000	\$12,996,000
Total Project Cost	\$38,634,000	\$62,119,000	\$99,637,000

# Next Steps

- Complete the Work Tasks
  - Look at phasing options
  - Further develop partnership understandings
  - Financing options
  - Complete written report
  - Present final report to Board
- July 17<sup>th</sup> Report Accepted by Board for Consideration

# “Open Mic”

## Questions and Comments

3 Minutes per Speaker

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# Thank You for Coming!

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