

Oak Park and River Forest High School Pool Site Selection

April 14, 2015

Introduction

The Board approved the following motion on January 13, 2015:

To construct a new, attached, long course pool facility on the baseball field and to secure a site for the baseball program as first priority or alternatively the softball or tennis program as second and third priority by the April 23, 2015 Board meeting and if not build on the parking garage with a parking plan determined to be suitable at the April 23, 2015 Board meeting or build on the parking garage with an estimated 118 spaces within the building.

Since that time, a small committee consisting of John Phelan, Jeff Weissglass, Tod Altenburg, and Steven Isoye has been working on potential sites based on the motion. The committee has now identified four finalists for consideration, which are:

- Triton College for softball
- Parking garage site with no new parking in structure
- New parking facility on vacated Scoville Ave.
- Pool facility with 118 spots within building

Background

The committee first worked with the athletic department to identify criteria for each sport that might be moved off campus. They then contacted real estate brokers, other governing bodies, and community members to identify potential sites that meet the criteria. After reviewing information on several sites, the committee determined that none were appropriate for baseball, but two available sites had potential for either softball or tennis.

As previously reported, the parking lot behind Village Hall was one possible site. The committee has now received estimates for that site, however, which put the total project cost well above the pool with parking option and therefore has taken that option out of consideration.

Moving softball to Triton College remains an option. Triton would build a new softball field with synthetic turf and lights, and could also make the current grass field available to us.

With respect to parking, the committee engaged a consultant, Carl Walker, Inc., who helped with several items:

- Exploring the option of putting a 1-story garage on the Lake Street field and putting fields on the roof
- Reviewing and confirming the design and cost estimates for the pool facility with 118 spots included in the building
- Exploring the neighborhood for alternative locations for a building structure

- Advice regarding on-street parking plans
- Providing designs and cost estimates for the Village Hall prospect

In the process, Carl Walker helped determine that the cost of the Lake Street field option was also too high and it has been removed from consideration. They did suggest the additional prospect of a parking structure on the block of Scoville between Lake and the tracks (and using a portion of the Lake Street fields) and that option is included among those being presented here. Carl Walker also confirmed the viability and cost estimates of the 118 spot option in the new facility.

Finally, the committee worked with staff from the Village of Oak Park to identify how to accommodate on-street parking under 2 scenarios: (1) building on the garage site with 118 spots, and (2) building on the garage site with no spots included in building. Information from the Village on these plans is discussed below and in the attached letter from the Village.

Options and Cost Estimates

The following table summarizes the four options the committee believes are viable and consistent with the Board’s January motion.

Concept	Location	Athletic Relocation	Parking Spaces Provided	Pool Cost	Cost of Parking	Cost of Relocation	Total Cost
Pool on Baseball Field							
1	Triton College	Softball (2)	0	\$35,500,000	\$0	\$500,000	\$36,000,000
Pool on Garage Site							
2	Off-site parking only	None	150-300	\$37,500,000	\$0	\$0	\$37,500,000
3	Scoville Avenue facility	None	266 (2 levels)	\$37,500,000	\$10,300,000	\$0	\$47,800,000
4	Garage Site with parking included	None	118 (plus 150 on street)	\$37,500,000	\$11,800,000	\$0	\$49,300,000

Notes:

1. All costs are estimates
2. Construction on baseball field includes \$2,000,000 to reconstruct fields
3. Construction on garage site includes \$3,500,000 for purchase and demolition of current garage
4. Scoville site includes \$2,000,000 to reconstruct athletic fields
5. Triton option may include additional costs for amenities to be determined, as discussed below

Discussion of Options

Option 1: Triton

Subject to finalizing a letter of intent, Triton would provide two softball fields for our use. One field is the existing grass field. The other field would be constructed and would be an artificial turf surface with lighting. This option is 4 ½ miles from OPRF and about 15 minutes in travel time. The cost would be \$25,000 per annum paid up front in 2-3 years for a 20-year agreement. Additional costs we may incur depend on further conversation about amenities we would need as follows.

West Suburban Conference varsity field rules require the following:

- 2 permanent covered dugouts (Currently exist on grass field)
- Pitching warm up area for home and visitors (Currently exists by the grass field)

Other considerations from District 200

- 2 batting cages (Currently, do not have and are not in the plans. We would need to discuss this further.)
- Safety fencing/netting for foul lines (Currently, there is a fence along the foul line.)
- Permanent backstop (Currently there is a backstop and a foul ball net.)
- Outfield fence 4-5 ft high (Currently, there is a 5 ft. fence.)
- Spectator seating for 200 (Currently, there is no seating. Some seating may be available; however, only for about 20 visitors. We could bring in our own bleachers; otherwise, this would require further discussion.)
- Scoreboard, PA system and additional electrical outlets (Currently, there is a scoreboard. Uncertain about electrical outlets. A portable PA system is used.)
- Restrooms (In the nearby building.)
- Water source (Drinking fountains in the nearby building.)
- Dedicated parking for spectators and OPRFHS/visitor busses (Current parking lots will be used.)
- Equipment/storage building - (There is a storage shed. We will need to work with the athletic department about the use. Further discussion will be necessary if we are to build something.)

The new field will replicate the amenities of the current field. This will allow for flexibility for use of games.

In addition, our feeder groups may also be able to make use of the two softball fields at Triton, but would need to work directly with Triton administration to determine needs and availability and to negotiate an agreement for the use of space. Alternatively, we may still be able to accommodate feeder groups and PE on reconfigured fields on OPRF campus based on scheduling and how we line the fields.

Option 2: Build Pool on Garage Site with Off-Campus Parking Only

Under this option, we would build the pool on the parking garage site and no new parking would be built. We have worked with the Village of Oak Park to develop a plan for increased on-street parking to support this option. The attached memo from Jill Velan, Parking and Mobility Services Director at the Village, identifies the possibility and process for providing on-street parking for up to 300 cars. The following is a summary of the possible parking options:

1. Keeping our contract with Pilgrim.
2. 50 unrestricted on-street parking spaces on the south side of Chicago Avenue could be designated permit parking for staff or a shared student/staff parking area if the student parking area on South Blvd was also shared.
3. 100 time-restricted on-street parking spaces could be designated permit parking for staff on the east-west streets without residential frontage. This option is available under the current Intergovernmental agreement.
4. 150 of the remaining 760 time-restricted and residential daytime permit on-street parking spaces could be shared with D200 staff permit parking. This could be accomplished by sharing approximately 10 spaces per block on the north-south streets throughout the area.
5. Special event parking would most likely move to available unrestricted parking inside and outside the area, or additional shared parking options would need to be considered.

Option 3: Build Pool on the Garage Site and Build Parking Facility on Vacated Scoville Ave.

Under this option, we would build the pool on the parking garage site and build a new stand-alone parking structure from the Park District property on Scoville Ave and into a portion of the D200 Lake Street fields. The parking structure would have 266 parking spaces for a 2-level structure. A preliminary drawing of the proposed parking structure is attached.

This option would require that the Village close the block of Scoville between Lake Street and the tracks and make it available to OPRF. It would also require reconfiguring the fields on a smaller footprint. Currently we have 2 side-by-side field hockey fields oriented north/south, and one soccer/lacrosse field overlaid and oriented east/west. The fields are circled with a walking track. Currently, both existing field hockey fields meet NFHS/IHSA length requirements of 300 feet length. One of the field hockey fields meets NFS/IHSA width requirements of 180 feet. The other field hockey field is 141 feet wide.

The new orientation would flip all of the fields. There would be 2 field hockey fields oriented east/west and a soccer/lacrosse field oriented north/south. According to preliminary drawings, the size of the soccer/lacrosse field would remain the same in the new configuration as the current field. The length of the field hockey fields would likely be affected though, and would depend on further conversations about distance of the new facility from Ridgeland Common, whether we can reconfigure East Avenue parking and abut onto the current sidewalk there, and whether a track is included. (In the current drawings, the field hockey fields would be shortened by 5 feet if there is no track and 15 if there is a track.) More conversation is necessary to

determine whether we can retain the track, which is well used by the school and broader community, and meet the needs of the field hockey program under this option.

Option 4: Parking Garage site for the pool with 118 parking spaces

Building the pool on the parking garage site with an estimated 118 parking spaces within the building is the default option under the motion adopted in January. At that time the board requested additional information about a suitable parking plan. Under this option, approximately 150 on-street parking spots would replace the lost spots in the garage. Drawing again on the attached memo from Jill Velan, the basic elements of the parking plan would be as follows:

1. Keeping our contract with Pilgrim.
2. 50 unrestricted on-street parking spaces on the south side of Chicago Avenue could be designated permit parking for staff or a shared student/staff parking area if the student parking area on South Blvd was also shared.
3. 100 time-restricted on-street parking spaces could be designated permit parking for staff on the east-west streets without residential frontage. This option is available under the current Intergovernmental agreement.
4. Special event parking would most likely move to available unrestricted parking inside and outside the area, or additional shared parking options would need to be considered.

Board Meeting Discussion

The Board will discuss the above options at the Special Board Meeting on April 14, 2015. The goal of the discussion is to provide as clear an understanding as possible for the board members in preparation for a vote on April 23 to approve a site for the pool, and to determine what additional information to seek before that meeting.



Memorandum

To: Cara Pavlicek, Village Manager
Steven Isoye, Superintendent

From: Jill Velan, Parking and Mobility Services Director

Date: April 8, 2015

Subject: Intergovernmental Agreement with School District 200

Staff has been participating in discussion over the last several months with School District 200 (D200) as a part of their review of options for the construction of a new pool facility on their campus. One of the options being considered is the current location of the OPRF Parking Garage.

To date the discussions have included the current IGA between the Village and D200 related to the 300 space OPRF High School Parking Garage. It has been discussed at a staff level if D200 were to acquire the parking garage facility from the Village (D200 owns the land) and replace the existing Parking Garage with either a swimming pool facility or alternatively with a combined swimming pool and 118 space parking garage facility. Therefore, D200 is inquiring about the feasibility of an on-street parking plan to accommodate between 180 – 300 vehicles.

The Village legislates on-street parking regulation via ordinance. Prior to the adoption of any ordinance pertaining to on-street permit parking, a referral would likely be made to the citizen advisory Transportation Commission for a public hearing and recommendation to the Village Board.

Current parking conditions in the area bounded by Chicago Avenue on the north, South Blvd on the south, Ridgeland Avenue on the east and Oak Park Avenue on the west (the area):

- 467 permitted parking spaces dedicated to D200 staff during school attendance days (400 off-street, 67 on-street)
- 135 permitted parking spaces dedicated to D200 students during school attendance days (98 off-street, 37 on-street)

- 480 residential daytime on-street permit parking spaces
- 380 time-restricted on-street parking spaces
- 50 unrestricted on-street parking spaces
- Currently special event parking is accommodated by using the OPRF Parking Garage and east-west streets in the area.

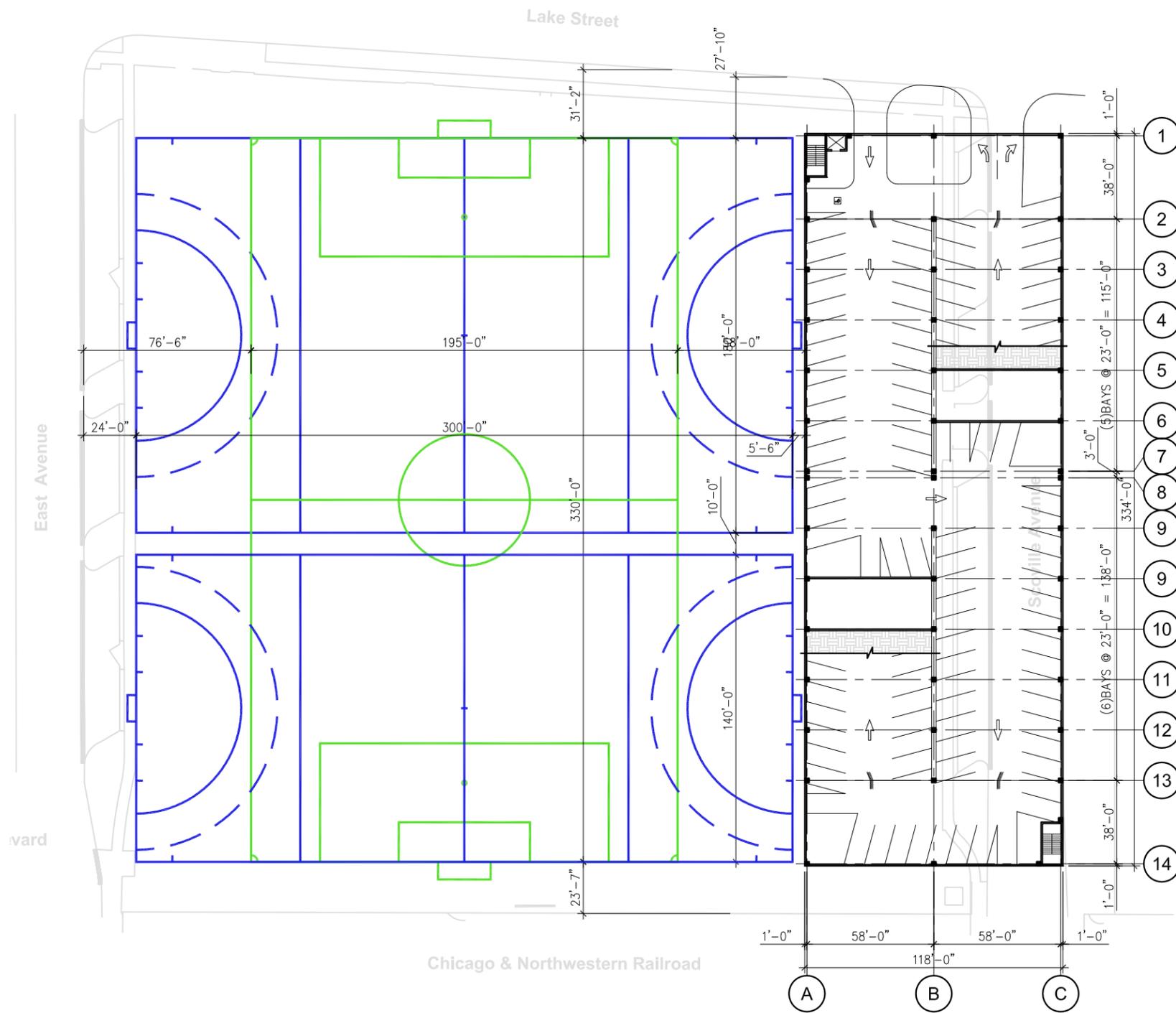
Possible options that could be considered for additional day-time permit and shared parking in the area:

- 50 unrestricted on-street parking spaces on the south side of Chicago Avenue could be designated permit parking for staff or a shared student/staff parking area if the student parking area on South Blvd was also shared.
- 100 time-restricted on-street parking spaces could be designated permit parking for staff on the east-west streets without residential frontage. This option is available under the current Intergovernmental agreement.
- 150 of the remaining 760 time-restricted and residential daytime permit on-street parking spaces could be shared with D200 staff permit parking. This could be accomplished by sharing approximately 10 spaces per block on the north-south streets throughout the area.
- Special event parking would most likely move to available unrestricted parking inside and outside the area, or additional shared parking options would need to be considered.

The Process for considering amendments to the Intergovernmental Agreement:

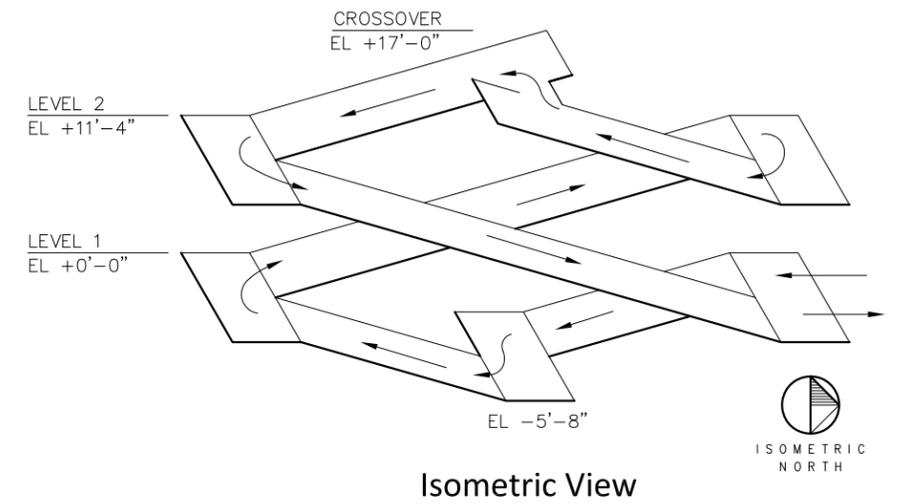
- D200 would make a request to the Village Board to consider changes to the Intergovernmental Agreement. After the request is received by the Village, this process would take approximately 3 to 6 months depending on meeting schedules.
- According to the Village Board's current process permit parking requests are referred to the Transportation Commission for review and public meeting(s) with the community/neighborhood.
- The Transportation Commission would consider both the staff recommendation and the public hearing input prior to their deliberation and adoption of a recommendation to the Village Board.
- The Village Board would deliberate and could then direct the Village Manager to develop the necessary amendments to the Intergovernmental Agreement in conjunction with D200.

Please let me know if you have questions or need additional information.



Level 1 Plan

SPACE TABULATION			
DESCRIPTION	STANDARD SPACES	ADA	TOTALS
CROSSOVER	36	---	36
LEVEL 2	128	3	131
LEVEL 1	98	1	99
GARAGE TOTAL	262	4	266

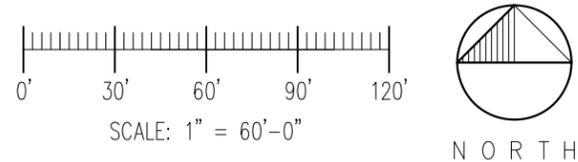


Sheet 7 of 8
CWI Project No. N1-2015-147

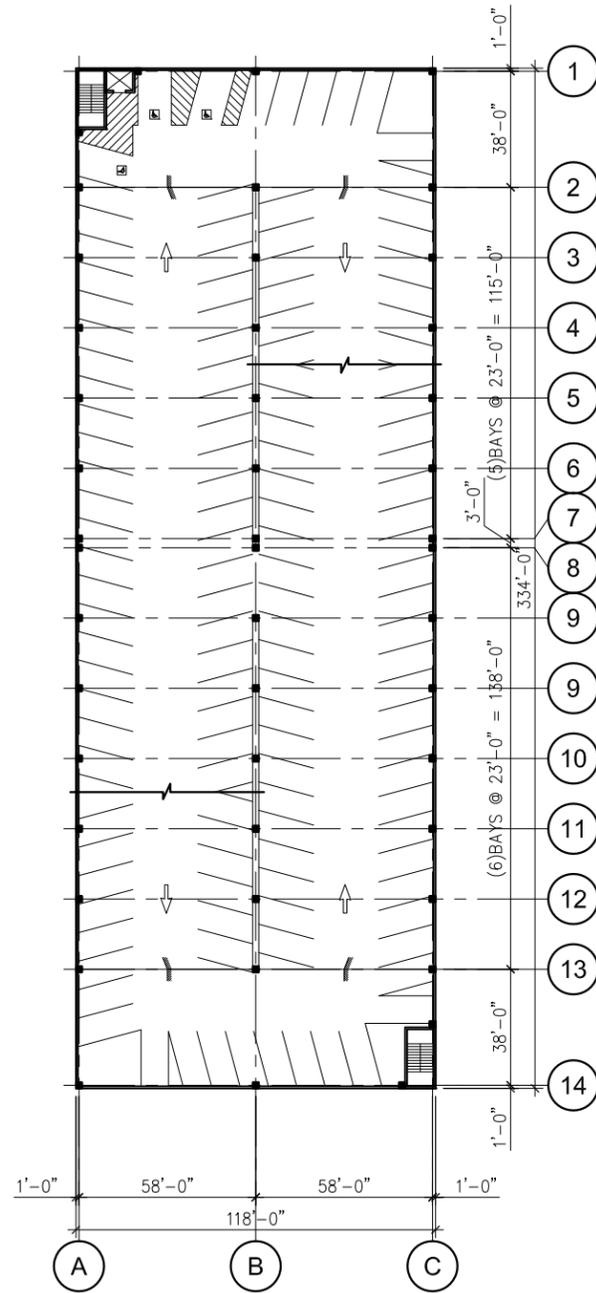
Concept 2C
April 10, 2015



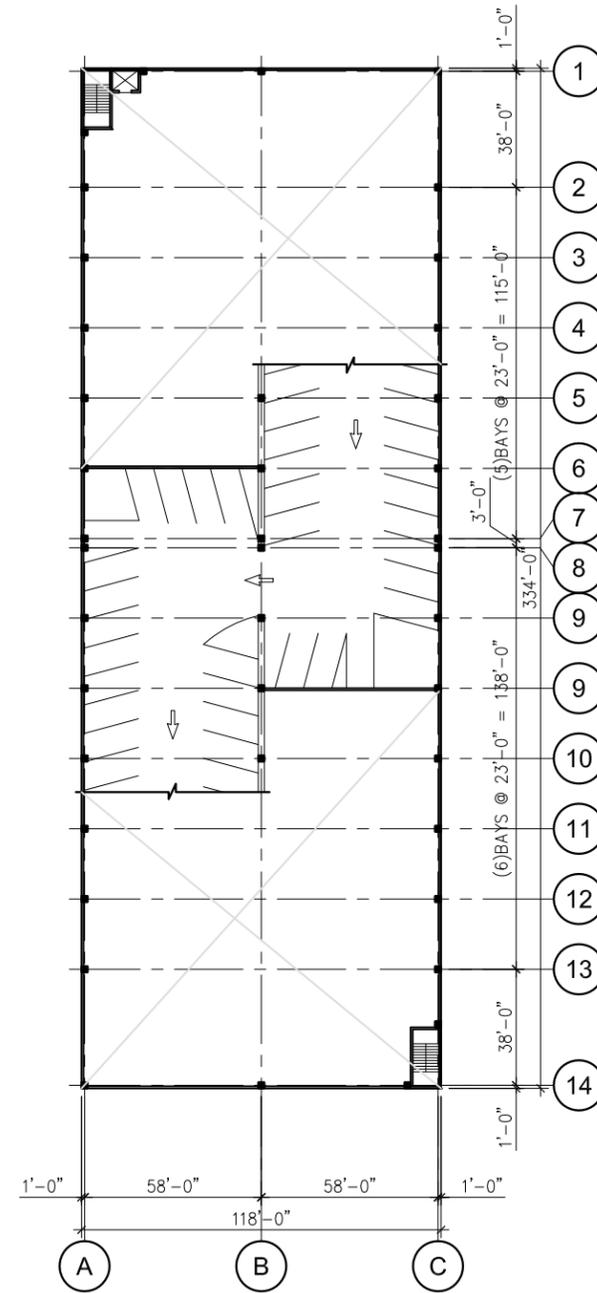
Carl Walker, Inc.
1920 S Highland Avenue
Suite 210
Lombard, IL 60148
Tel. 630.307.3800
Fax 630.307.7030



Oak Park & River Forest High School
Proposed Parking Structure - Lake Street Site
Chicago, Illinois



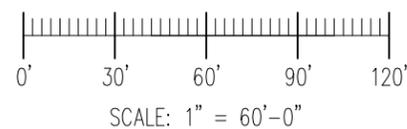
Level 2 Plan



Crossover Plan



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NORTH

Oak Park & River Forest High School

Proposed Parking Structure - Lake Street Site

Chicago, Illinois