

# TRACK 1: RECREATION CENTER OF HIGHLAND PARK IMPROVEMENTS

Indoor fitness was ranked as a top priority in the community attitude and interest survey, and the *Recreation Center of Highland Park is a valued community asset*. The overall plan envisions expanding fitness space into the upper level of the Highland Park Country Club building, and renovating the lower level of the Highland Park Country Club building as multi-purpose space for PDHP programming.

Recreation Center of Highland Park

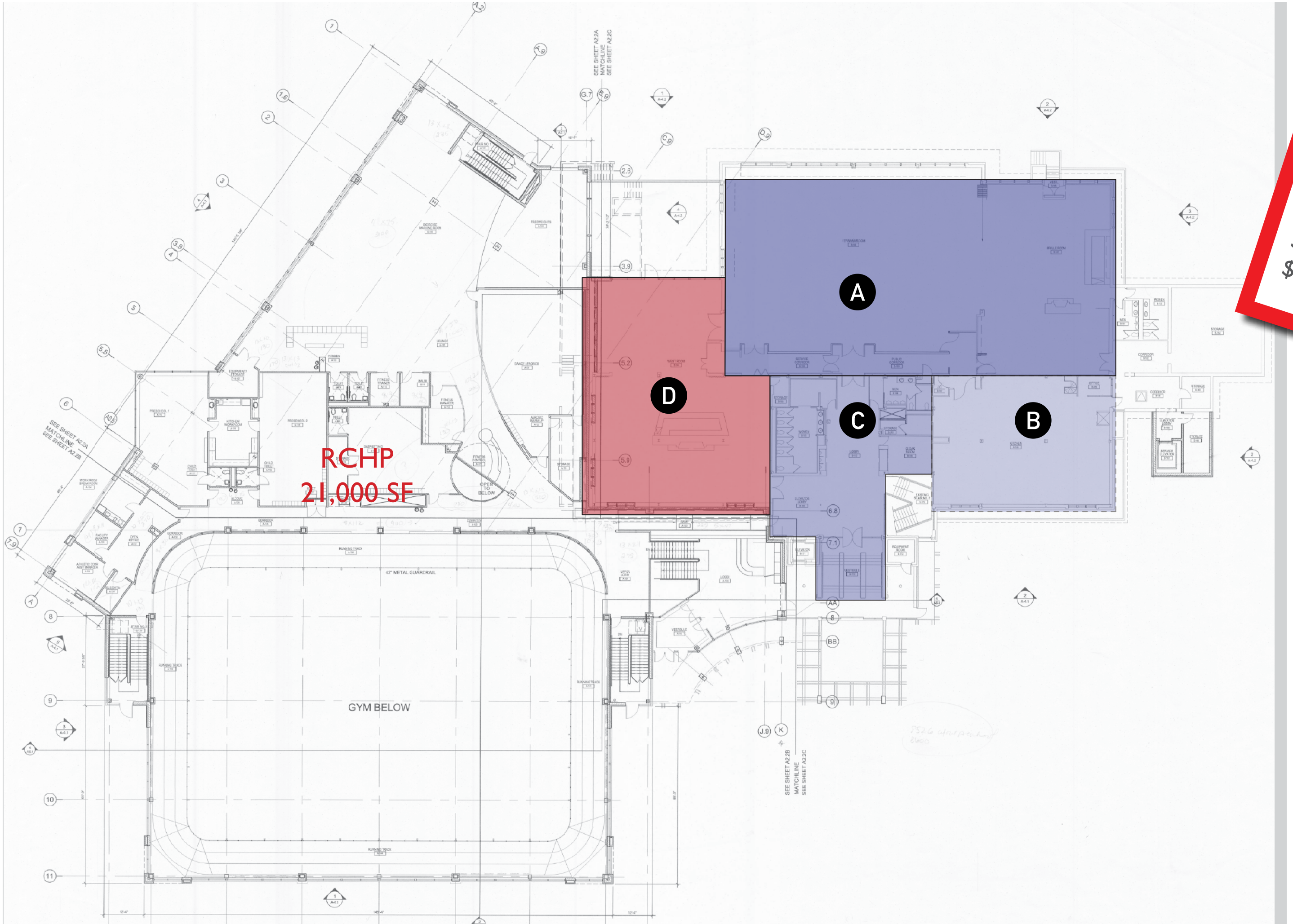
Upper Level Renovation

Rec Center expansion into West Salon

Minor cosmetic and decoration enhancements

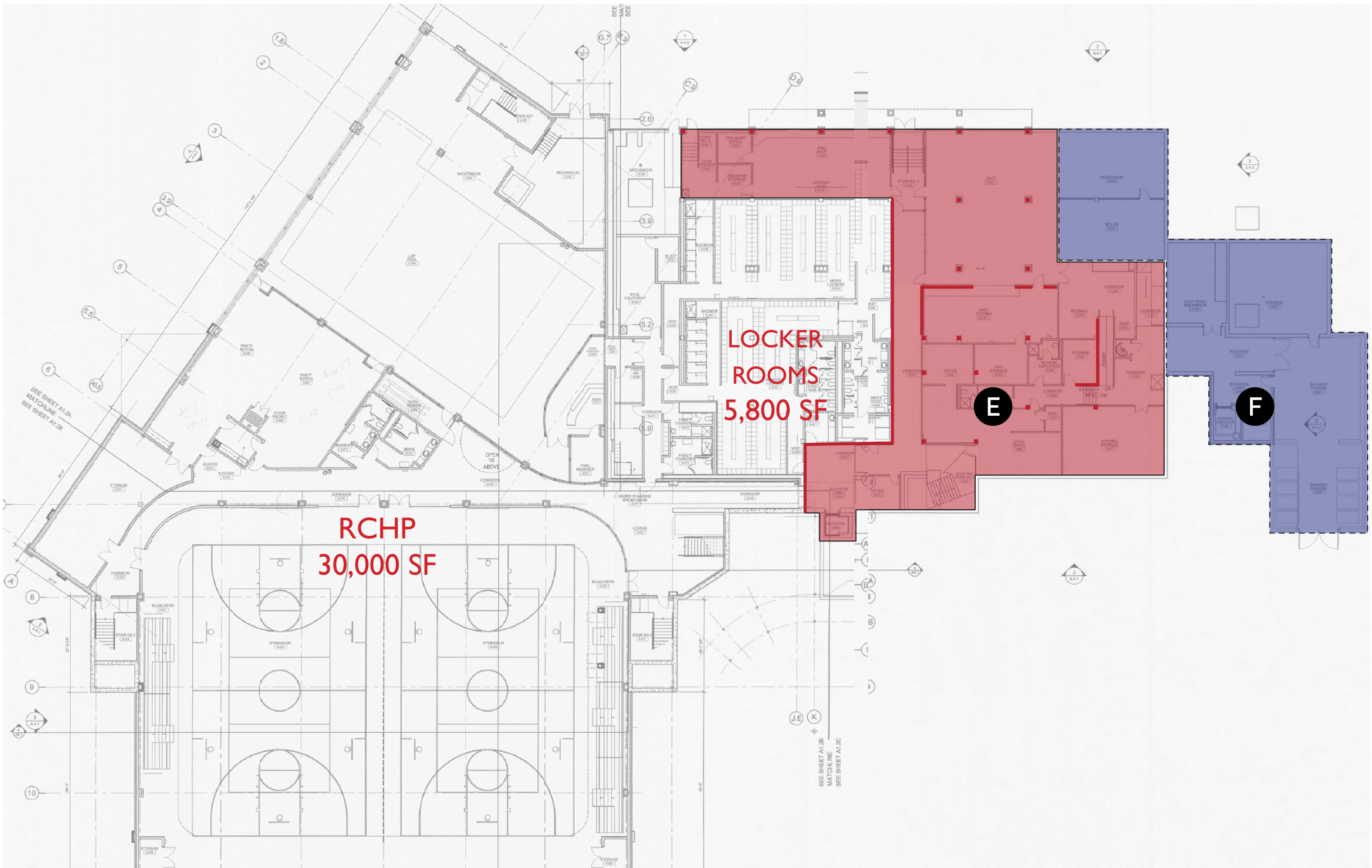
Lower Level Renovation

Classroom and office space renovations



2 UPPER LEVEL (17,000 SF)

- A Existing banquet facility to remain through end 2016 or by PDHP direction (10,800 SF)
- B Existing kitchen to remain (2,000 SF)
- C Lobby / staging, area of minor cosmetic enhancements (3,000 SF)
- D Recreation Center of Highland Park Expansion area



1 LOWER LEVEL (12,200 SF)

- E Classroom and office space renovations / conversions (8,700 SF)
- F Utilities and infrastructure to remain (3,500 SF)



PARK DISTRICT OF HIGHLAND PARK

## GREENPRINT 2024: A COMMUNITY VISION FOR THE PARK DISTRICT OF HIGHLAND PARK

RECREATION CENTER OF HIGHLAND PARK

JUNE 30, 2015



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# TRACK 1: CENTENNIAL ICE ARENA IMPROVEMENTS



## FUNCTIONAL ISSUES

- Lobby is outdated from a customer service standpoint, tough to greet patrons
- Security control, lack of visual contact
- Gymnastics gym is too small
- Gym should have separate bathrooms
- One sheet of ice (200x85) doesn't meet demand, not enough prime time ice (4:00 PM - 8:00 PM)
- Ceiling in rink is too low, hockey pucks hit ceiling and lights
- Team locker rooms should be twice the size
- Spectator bleachers are outdated, articles fall through to the floor
- Lack of activity rooms for associated functions, i.e. birthday parties
- Functional conflict between the gym and rink and patrons using each, very different user types
- Office space is not adequate - six staff members share two offices
- The concession facility is undersized and not compliant with current standards
- The dumpster corral is next to the front entry and very noticeable, there are no other good options, garbage trucks conflict with patrons
- Sound system is poor; patrons want more.

## BUILDING + SITE CONDITION

- Finishes are dated, not up to the expectations of the community
- Condition is good
- Upgrades were made to the bathrooms in 2002, and rubber flooring was replaced in 2001
- Exterior finishes are sound, aesthetically acceptable, and in good condition
- Humidity migration and condensation occur at the roof edge
- Exposed electrical conduit next to spectator bleachers is a concern
- Fire panel was recently repaired, however, the Simplex fire alarm system is outdated
- Facility is not ADA compliant
- Power outages occur, generator is scheduled to be installed
- Electrical switch gear is obsolete
- Cooling tower is scheduled to be replaced
- Sanitary sewer backs up under certain conditions.
- The building is subject to flooding, runoff water flows toward the building from the west, keeping drains clear is critical to preventing water from coming into building
- Lack of parking for large events
- Site lighting level is too low for patrons to feel safe at night.



PARK DISTRICT OF HIGHLAND PARK

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CENTENNIAL ICE ARENA

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# TRACK 1: CENTENNIAL ICE ARENA IMPROVEMENTS

Although indoor ice did not rank at the top of the priorities defined by the 2013 community survey, *Centennial Ice Arena is valued is an important asset of PDHP that supports revenue-generating activities*, and is a building in need of investment. The overall plan envisions a new entry sequence, parking facility improvements, and improved lobby, locker rooms, and gymnastics space.

**Centennial Ice Arena Improvements**

Improve lobby, locker rooms, and pro shop

Includes lobby remodel, phase 2 AV upgrades, locker room washroom partitions, and facility flooring previously listed in the CIP

Renovate existing gymnastics space

Expand gymnastics space

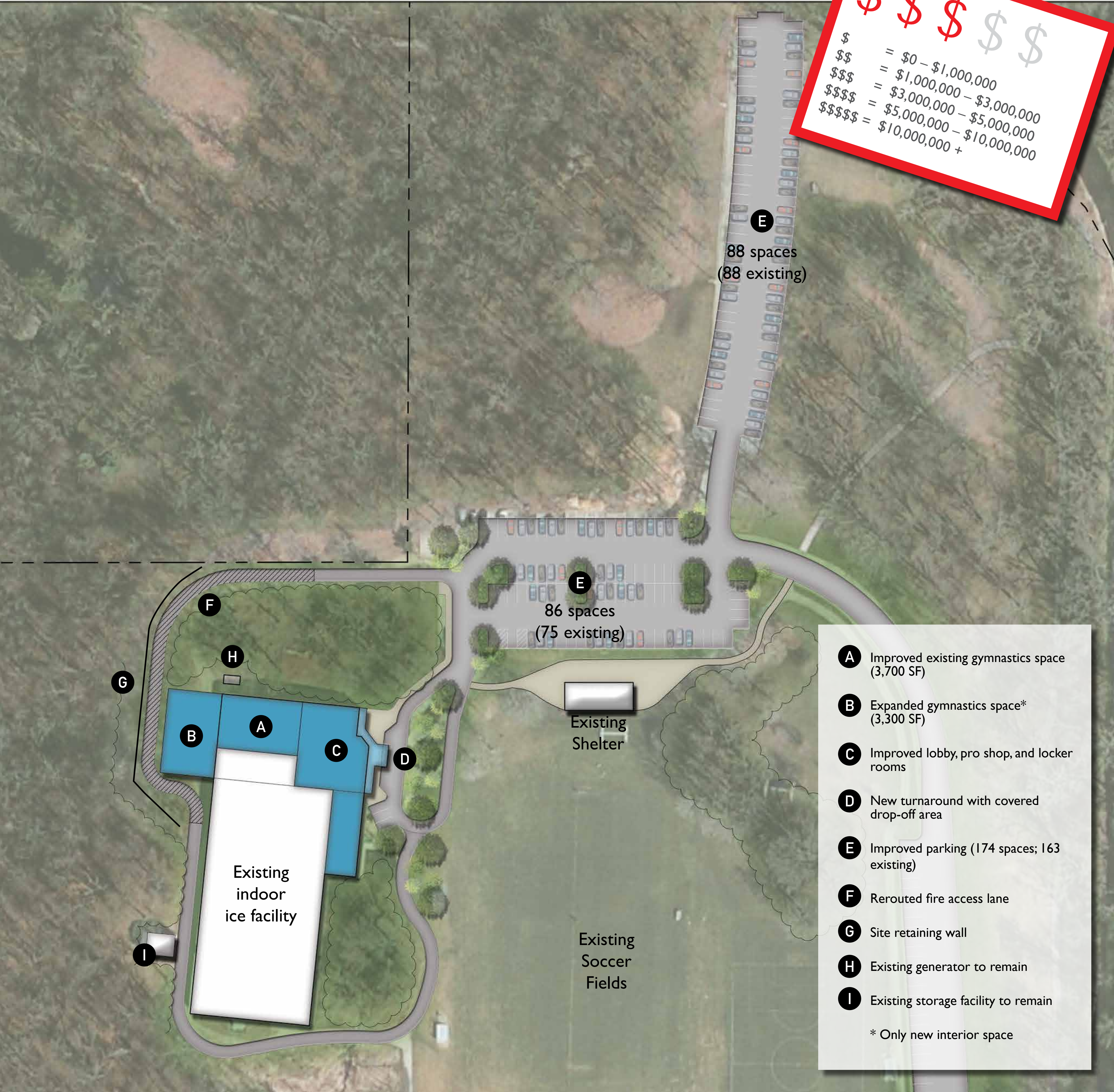
New drop-off area

Improve site landscape, lighting, and signage

Improve parking lots and circulation (174 spaces. Net gain 11 spaces)

Site grading and drainage

Upgrade utilities





# TRACK 1: SUNSET VALLEY GOLF COURSE IMPROVEMENTS

“From a golf experience and architectural standpoint, the golf course that remains must offer the most opportunity for enjoyment to every level of golfer while also providing a memorable experience that makes the player want to return. Currently both golf courses lack that memorability, and the way to provide it is with strong aesthetics, risk/reward strategy and sound turf conditions. **Of the two golf courses, the piece of property that offers the spatial opportunities to renovate the golf course and provide these traits is Sunset Valley Golf Course.**”

*Golf Course Audit Highland Park Country Club and Sunset Valley Golf Course, Jacobson Golf Course Design, inc. 2012*



## FUNCTIONAL ISSUES

- Clubhouse is too small to host golf outing events
- Kitchen is too small, a small tent can be set up on the patio
- The facility's age and space limitations create many challenges
- Clubhouse occupancy capacity is 60
- The starter stand at the first tee is not used.



**RATING COMPARED  
TO COMPETITION  
3/10  
CLUBHOUSE**

## BUILDING + SITE CONDITION

- Good
- Very basic and well maintained
- The interior has an institutional look, lacks a club house feel
- The exterior is charming and fits well with the site
- No significant issues reported, the original building was built in 1921 and expanded
- Basement periodically floods
- There is no fire sprinkler system
- The a/c system requires attention every year
- Air handlers are located in the attic and a/c condensers are outside
- Equipment in attic poses maintenance challenges
- Plumbing issues include mixing of the hot and cold water supplies.
- There is a lack of parking for golfers and staff, total capacity is around 150
- The parking lot is in rough shape
- The location is difficult to find
- Due to site constraints and neighborhood location, deliveries to the building are difficult.



PARK DISTRICT OF HIGHLAND PARK

## GREENPRINT 2024: A COMMUNITY VISION FOR THE PARK DISTRICT OF HIGHLAND PARK

SUNSET VALLEY GOLF COURSE

JUNE 30, 2015

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# TRACK 1: SUNSET VALLEY GOLF COURSE IMPROVEMENTS

Although golf did not rank at the top of the priorities defined by the 2013 community survey, *SVGC is valued as a historic part of the community.* The overall plan envisions a new clubhouse, parking facility improvements, and improved course conditions.

### Sunset Valley Golf Course - New Clubhouse

Demolish existing clubhouse and PDHP maintenance facility (allowance)

Construct new clubhouse facility (2,800 SF)

- Food service counter and kitchen
- Club room / snack bar / dining room (30 person capacity)
- Entry / pro shop
- Locker rooms
- Office
- Repair / storage space
- Exterior deck / patio
- Cart storage on lower level (62 carts)

Improve site landscape, lighting, and signage

- Includes tent staging area for events (1,600 SF)

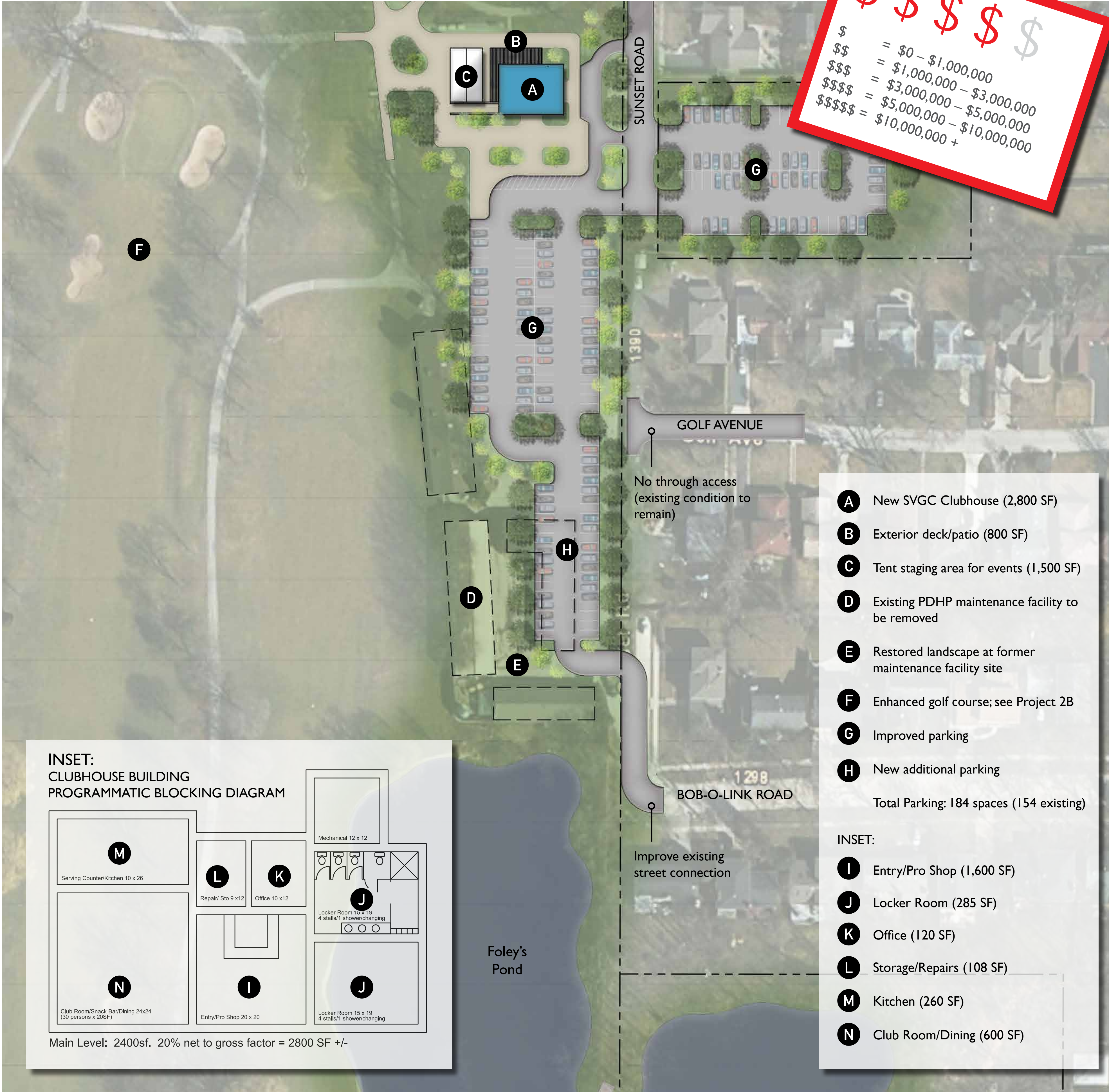
Improve parking lots and circulation (184 spaces. Net gain of 30 spaces)

Upgrade utilities

### Sunset Valley Golf Course - Course Improvements

Improve golf course (infrastructure, update features, limited regrassing)

- Upgrades to tees, greens, bunkers, infrastructure, drainage, and grading.
- Specific improvements TBD per further planning.



PARK DISTRICT OF HIGHLAND PARK

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SUNSET VALLEY GOLF COURSE

JUNE 30, 2015

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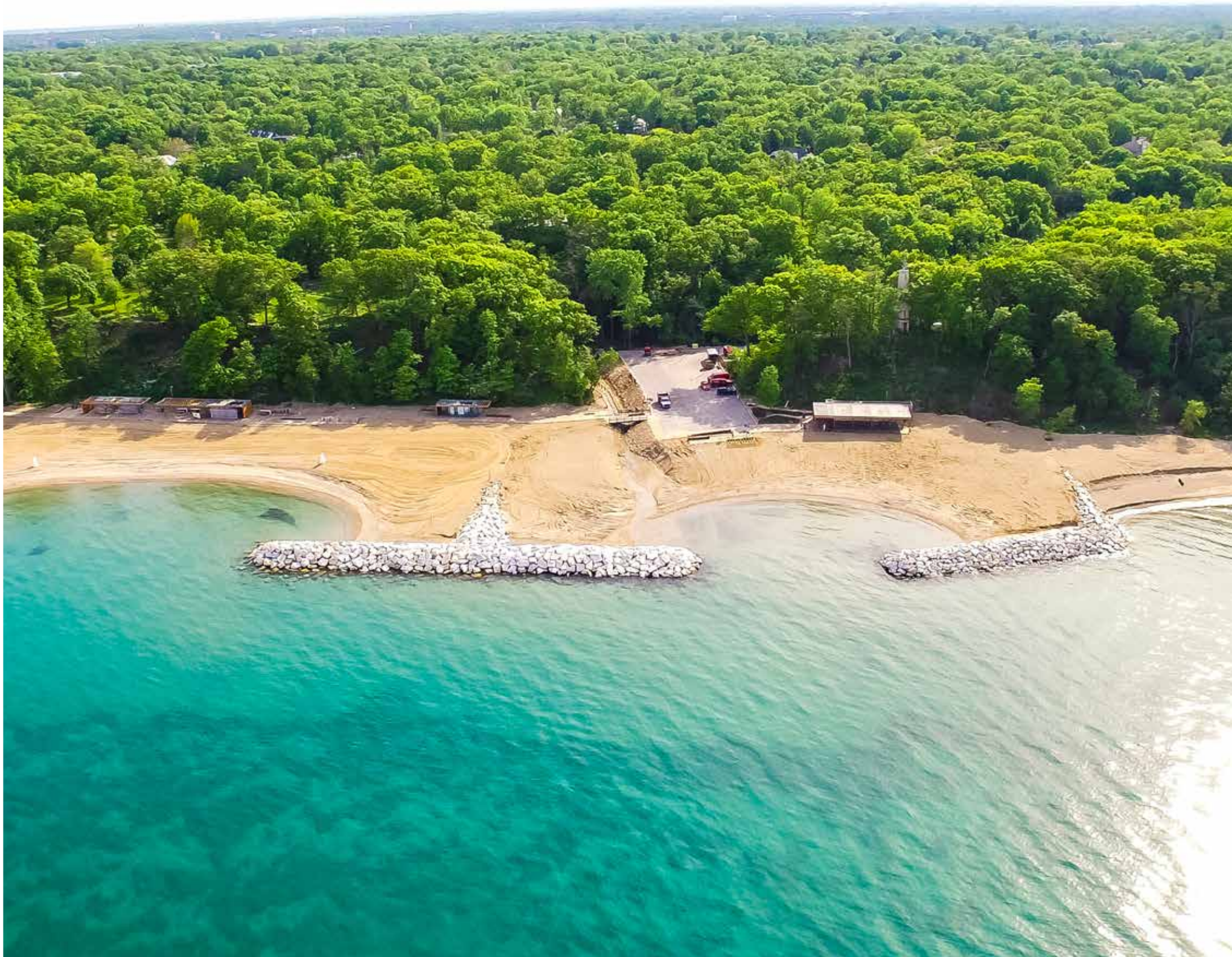
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# TRACK 2: LAKEFRONT ENHANCEMENTS



Lakefront Parks were ranked as the *number one priority for outdoor facilities* in the community attitude and interest survey.



PARK DISTRICT OF HIGHLAND PARK

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LAKEFRONT ENHANCEMENTS

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# TRACK 2: LAKEFRONT ENHANCEMENTS

The *lakefront is a valued community asset*. Following the recent investment at Rosewood Beach, PDHP will continue to seek opportunities to improve lakefront parks.

**Lakefront Enhancements**

Miscellaneous (does not include Rosewood Beach improvements)





# TRACK 2: CENTENNIAL ICE ARENA INDOOR ICE EXPANSION



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- Lobby is outdated from a customer service standpoint, tough to greet patrons
- Security control, lack of visual contact
- Gymnastics gym is too small
- Gym should have separate bathrooms
- One sheet of ice (200x85) doesn't meet demand, not enough prime time ice (4:00 PM - 8:00 PM)
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CENTENNIAL ICE ARENA

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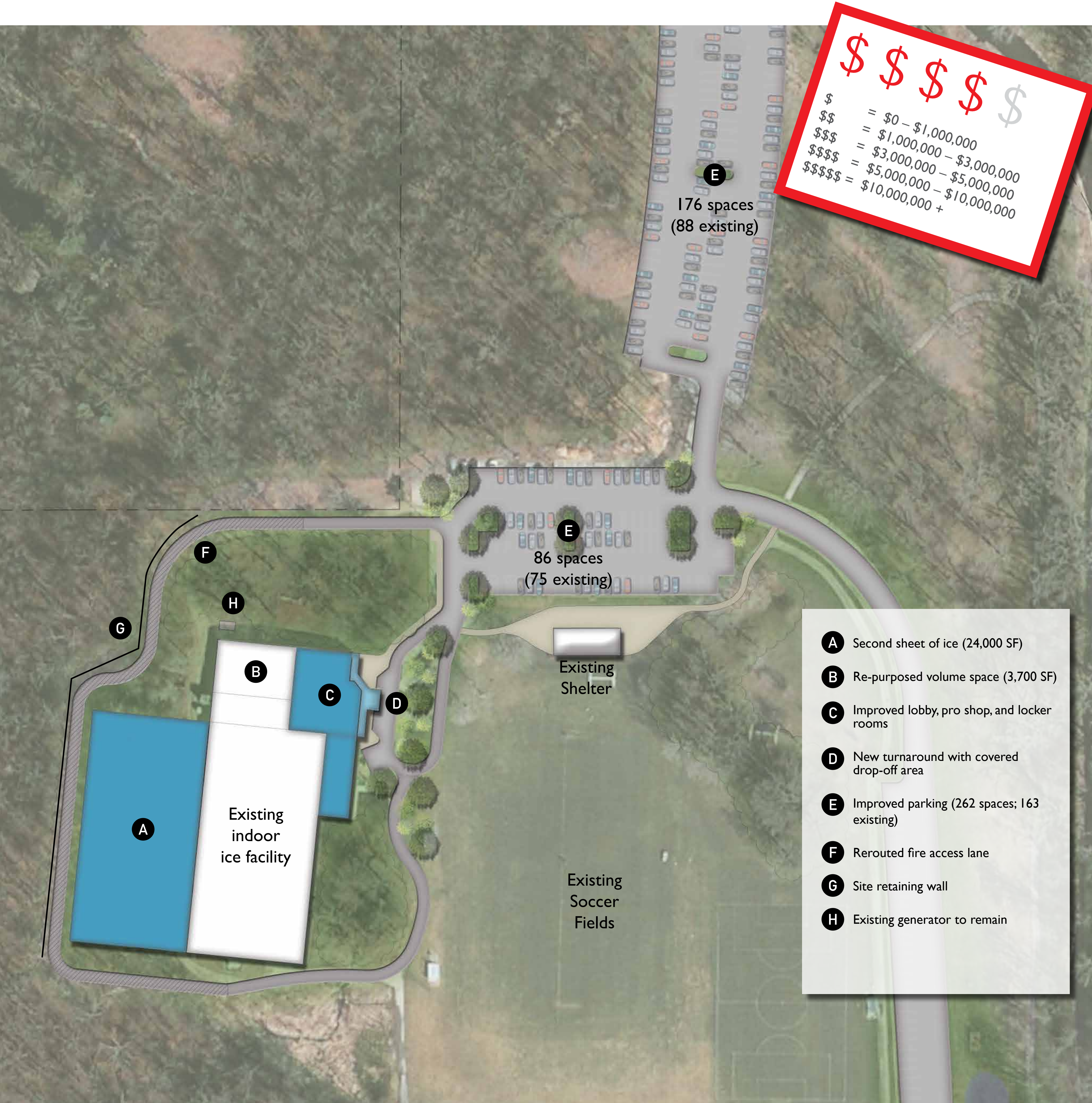


# TRACK 2: CENTENNIAL ICE ARENA INDOOR ICE EXPANSION

Although indoor ice did not rank at the top of the priorities defined by the 2013 community survey, *Centennial Ice Arena is valued is an important asset of PDHP that supports revenue-generating activities*, and is a building in need of investment. The Track 2 plan envisions expanding indoor ice in partnership with a local organization.

**Centennial Ice Arena Indoor Ice Expansion**

- Demolish existing storage facility (allowance)
- Construct second sheet of ice west of existing building
- Improve lobby and re-purpose gymnastics facility
- Improve north parking lot (196 spaces. Net gain of 99 spaces)
- Improve drop-off area and entrance canopy
- General site landscaping, signage and lighting improvements
- Site grading and drainage
- Upgrade utilities (allowance)





# TRACK 2: HIGHLAND PARK COUNTRY CLUB BUILDING AND SITE IMPROVEMENTS



Redevelopment of the Highland Park Country Club building and site would provide opportunities for PDHP to better serve the community.



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HIGHLAND PARK COUNTRY CLUB

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# TRACK 2: HIGHLAND PARK COUNTRY CLUB BUILDING AND SITE IMPROVEMENTS

The concept for HPCC envisions a context-sensitive redevelopment of the HPCC clubhouse and site into a new or expanded multi-generational facility. The outdoor passive recreation experience will re-purpose former cart paths providing the community new outdoor fitness opportunities. The multi-generational indoor facility will accommodate programming and administration space for PDHP and the community.

**Highland Park Country Club**

- Demolish existing clubhouse
- Construct new facility
  - 14,000 SF of gymnasium
  - Offices
  - Classrooms
  - Event / flex space
  - Lobby / reception
- Improve site landscape, lighting, and signage
- Construct new covered entry and drop-off area
- Expand parking, improve circulation and signalization (438 spaces)
- Upgrade utilities (allowance)





# TRACK 2: WEST RIDGE SPORTS FIELD COMPLEX



## FUNCTIONAL ISSUES

- Not enough storage, especially for pre-school rooms, program storage occurs off-site, basement and attic are used, but moving items in and out of attic and basement is unsafe, the toilet rooms adjacent to the gym are also used for storage
- Accessibility is problematic throughout the building
- Single level building works well, however layout is sprawling and hodge podge
- Having PDHP administration in the same building as pre-school works well
- Board room is not big enough and it lacks IT amenities
- Programming for pre-school is difficult
- Arts and crafts facility functions well
- No spectator seating in gym
- Gym toilet rooms are used for storage
- This facility supports outside activities, but there is a lack of proper access
- Staff must make an extra effort and sacrifice to operate from this facility
- Total building area on the first floor is approximately 35,000 SF.

## BUILDING + SITE CONDITION

- Interior condition is old, worn
- Windows are old and need to be replaced, project was started but is on hold
- Due to diligent maintenance, condition is good, but not energy efficient
- Roof was re-shingled in 2005
- Brick veneer is deteriorating
- Suspicion that hazardous materials, especially in basement, are causing health issues - abatement is ongoing, there is a concern about indoor air quality
- Flooding has caused mold and humidity issues
- Toilet rooms produce odor
- Gyms get hot (no A/C); attic gets too hot, systems are obsolete and in old / poor condition
- Electrical system shorts out in ceramics room
- Many HVAC issues
- A/C was introduced using window units and other types of remote units
- Rusty water pipes, staff will not drink water
- Domestic hot water system doesn't operate properly
- Boiler / hot water heating system is only 78% efficient.
- Building has a tendency to flood, site pitches toward the building
- Good location
- Parking capacity is good
- Exterior pole lighting is outdated.



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WEST RIDGE SPORTS FIELD COMPLEX

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# TRACK 2: WEST RIDGE SPORTS FIELD COMPLEX

The vision for a new *West Ridge Sports Field Complex* would include the demolition of the existing facility, and restoration of the site as a new ball field complex.

**West Ridge Field Complex**

- Demolish existing West Ridge Center
- Construct new synthetic field complex
- General site grading, seeding, preparation and drainage
- Enhance existing natural ball fields
- Construct restroom and concession shelter
- Relocate and reconfigure playground
- Expand parking lots and circulation, connect drive to school
- Improve site landscape, lighting, and signage
- Upgrade utilities (allowance)







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SUNSET VALLEY GOLF COURSE

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