

CAPITAL IMPROVEMENT PLAN



2018-2022



CHICAGO PARK DISTRICT



Capital Improvement Plan

The Capital Improvement Plan (CIP) is the District's comprehensive multi-year plan for land acquisition and park development, new building construction, building and facility management, park site improvements, and technology and major equipment. The CIP outlines the projects that are expected to take place over the next five years. Capital projects typically have costs of over \$10,000, have a life expectancy of at least 5 years, and may result in the creation of a capital asset.

The Capital Improvement Plan is a dynamic and evolving guide for spending over a five-year period. The CIP outlines spending priorities and expected schedules and is formed to allow for adjustment over the five-year period. The CIP allows for flexibility, for instance, if actual project expenses are above (or below) a projected budget in the CIP, as new outside funding is granted for specific projects or programs, or as new District priorities develop. The CIP is published annually to reflect the growth of the Plan each year.

Capital Improvement Plan Process

Throughout the year, the Park District compiles requests for capital improvements from numerous sources. External requests generally come from annual budget hearings, letters, emails, website inquiries, legislators, advisory councils, board meetings, community groups, city agencies, new laws, unfunded mandates, and other similar sources. Internal requests are typically derived from park inspections, facility assessments, the work order system, framework plans, policy initiatives, strategic objectives, and needs identified by recreation, culture, service, planning, construction, and maintenance departments.

The requests are bundled into programs and sub-programs that reflect a shared project type. Establishing programs and sub-programs help us to compare similar projects. Projects that are primarily paving work, for example, are organized first into a program called "site improvements" then second into a sub-program called "paving".

Once the requests are organized, an internal working group investigates, analyzes, and weighs each request. This group includes representatives from each of the departments responsible for implementing the capital plan: Planning and Development, Capital Construction, Facility Maintenance, Natural Resources, Green Initiatives, Information Technology, Budget, and the Office of the Chief Operating Officer. Investigations occur throughout the year. From request compilation to prioritization, internal review spans approximately six months.



Capital projects range from building new field houses and swimming pools to installing new pathways and park benches to planting new trees and natural areas. Above: A statue of Alexander Hamilton was reinstalled in Lincoln Park in 2017. Monuments and statues are also capital park assets.

The working group's first step is investigation. Each capital request is investigated to determine the scope, estimated cost, and comparative need for the project. This investigation is combined with research into the source, context, prior assessments, and institutional knowledge of the park and its facilities.

After investigation and research, the working group weighs projects against others in the same sub-program. This analysis takes into consideration the following typologies: projects that are urgent, high-priority that should be undertaken if possible; high-priority projects that should be done if funding becomes available; worthwhile projects to be considered if funding becomes available; and desirable, but not essential, low-priority projects. To understand the continuum of need, an "urgent, high-priority" request might be replacing a broken water main; a "desirable, but not essential" request might be a new floral garden. Part of this process also includes examining the distribution of past and proposed projects and funds across the District relative to the geographic, legislative, and demographic characteristics of the City.

The total estimated cost of the Capital Plan and its individual projects must be within the anticipated funds available. This places limits on the number of projects that can be addressed in a given year. The working group's Capital Plan recommendation to the General Superintendent must stay within adopted financial constraints.

The five-year term of the District's Plan allows the District to maintain long-term fiscal health, lend stability to capital investment planning, meet longer term goals and objectives, establish meaningful timelines for projects, and make clear to the public the District's future investment intentions.

Once a year, the Capital Improvement Plan is published and made available to the public. Current and prior year plans can be located on our website:

<http://www.chicagoparkdistrict.com/departments/operations/capital-improvement-plan>



Capital projects completed in 2017 include a new playground in Lincoln Park, new artificial turf baseball infield at Stars and Stripes Park, and a full tennis court restoration at Riis Park.

Capital Improvement Funding Sources

General Obligation Bond

Historically, the District issues approximately \$30-\$40 million annually in G.O. Bonds for capital improvements. In 2017, the Board of Commissioners approved \$35 million in bond funding for capital projects. For the years 2018 to 2022, it is estimated that \$155 million in general obligation bonds will be issued to fund capital improvement projects.

Special Recreation Assessment Bond

In 2008, the Board of Commissioners approved a bond issuance of \$25 million to leverage the Special Recreation Assessment levy (SRA), a part of the District's annual property tax. This SRA levy assessment is divided between programming and capital improvements to make District facilities more open and accessible. Proceeds from the levy support the debt service for this bond. The bond funding is expected to be fully expended by end of year 2019.

Harbor Bond

In 2008, the District issued an alternative bond to fund the harbor expansion program which includes upgrades to our existing harbors and the construction of a new harbor at 31st Street (opened in 2012). In 2018-2022, these funds will be used for improvements to our nine existing harbors along the Chicago Lakefront.

Parking Garage Lease Revenue

In 2006, the Board of Commissioners approved the transfer of three downtown parking garages to the City of Chicago. The City of Chicago then entered into a 99-year lease of the garages, resulting in \$347.8 million in proceeds for the District. \$122 million of these proceeds were reserved for capital improvements to neighborhood parks. In addition, \$35 million was reserved to replace the public park located on the roof of the parking garages. In 2012, the public park was completely removed in order to complete required parking garage roof renovations. In 2013, construction started to build a new park at this location. Sections of the new Maggie Daley Park opened to the public in 2014 with final completion in 2015.



Outside funding is vital to the park capital plan. These funds alleviate pressure on District bond funding and provide desired projects around the City. Above three capital projects completed in 2017 with outside partners at Warren Park with Cubs Charities, Kennedy Park with the Chicago Blackhawks, and Gage Park with the U.S. Soccer Foundation.

Outside Funding

Federal, State of Illinois, City of Chicago, and private grants and donations are essential to the success of many capital projects. Nearly half of the capital plan is funded with outside partners. Outside funding has been especially important in the development of new park lands, construction of new field houses, installation of new artificial turf fields, and renovation of playgrounds.

The section “Grants, Donations, and Sponsorships” has more detail on the District’s outside funding sources and uses.

Capital Improvement Funding Uses

The following categories and subcategories describe the District’s groupings for various projects:

Acquisition and Development

- Acquisition of Property
- New Construction
- Park Development
- Planning

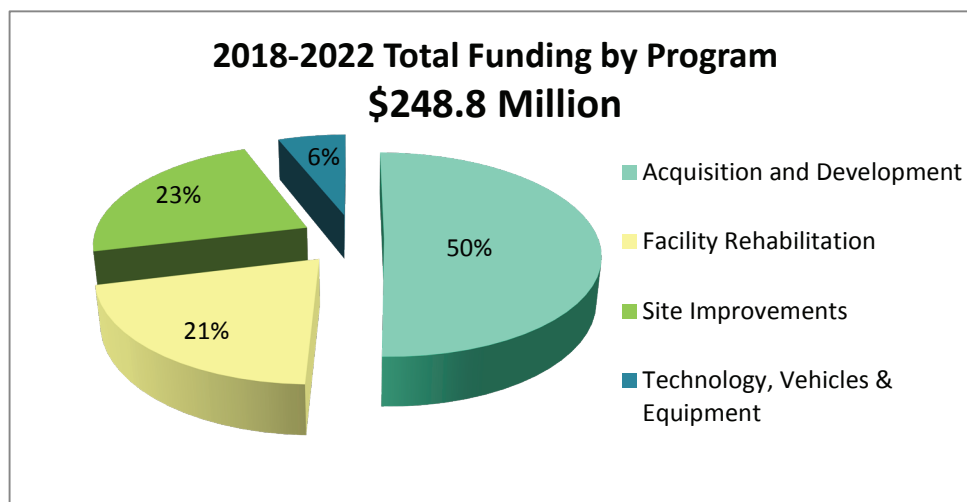
Facility Rehabilitation

- Major Rehabilitation
- Minor Rehabilitation
- HVAC and Energy Efficiency
- Windows and Doors
- Roof
- Concrete, Masonry, Structural
- Sculpture and Monument
- Swimming Pool
- Fitness Center

Site Improvements

- Athletic Field
- Playground
- Spray Pool
- Courts
- Fencing
- Paving
- Lighting
- Site Improvement
- Landscape

Technology, Vehicles and Equipment



Includes both Park District and Outside Funding. For outside funding, the year designates the expected year outside funding will be expended, not necessarily the year of grant award. (Many grants allow for spending over multi-year periods).



2018-2022 Capital Improvement Plan

Planning for the 2018-2022 Capital Improvement Program (CIP) is underway. Expected sources for the 5-year program include \$155 million in new G.O. Bond and \$93.8 million in outside funding. The Capital Improvement Program is a living document, and additional outside funding is expected to be identified and committed for projects within the years 2018-2022. The Chicago Park District continues to actively seek additional outside grants, donations, and sponsorships for the 2018-2022 CIP.

2018-2022 CAPITAL FUNDING SUMMARY

| Projected Sources and Uses | CHICAGO PARK DISTRICT | | | | | | OUTSIDE FUNDING EXPECTED | TOTAL |
|----------------------------------|-----------------------|---------------------|---------------------|---------------------|---------------------|----------------------|--------------------------|----------------------|
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2018-2022 | 2018-2022 | 2018-2022 |
| SOURCES: | | | | | | | | |
| General Obligation Bond Proceeds | \$35,000,000 | \$30,000,000 | \$30,000,000 | \$30,000,000 | \$30,000,000 | \$155,000,000 | \$- | \$155,000,000 |
| City Grant Funds | \$- | \$- | \$- | \$- | \$- | \$- | \$27,561,000 | \$27,561,000 |
| State Grant Funds - Confirmed | \$- | \$- | \$- | \$- | \$- | \$- | \$13,818,000 | \$13,818,000 |
| Federal Grant Funds | \$- | \$- | \$- | \$- | \$- | \$- | \$9,332,000 | \$9,332,000 |
| Private Grants and Donations | \$- | \$- | \$- | \$- | \$- | \$- | \$43,116,000 | \$43,116,000 |
| Total Sources | \$35,000,000 | \$30,000,000 | \$30,000,000 | \$30,000,000 | \$30,000,000 | \$155,000,000 | \$93,827,000 | \$248,827,000 |
| USES: | | | | | | | | |
| Acquisition and Development | \$11,050,000 | \$4,950,000 | \$12,450,000 | \$13,450,000 | \$13,450,000 | \$55,350,000 | \$70,425,000 | \$125,595,000 |
| Facility Rehabilitation | \$9,775,000 | \$11,400,000 | \$6,125,000 | \$5,400,000 | \$5,400,000 | \$38,100,000 | \$13,395,000 | \$51,495,000 |
| Site Improvements | \$11,175,000 | \$10,650,000 | \$8,425,000 | \$8,150,000 | \$8,150,000 | \$46,550,000 | \$10,187,000 | \$56,737,000 |
| Equipment | \$3,000,000 | \$3,000,000 | \$3,000,000 | \$3,000,000 | \$3,000,000 | \$15,000,000 | \$- | \$15,000,000 |
| Total Uses | \$35,000,000 | \$30,000,000 | \$30,000,000 | \$30,000,000 | \$30,000,000 | \$155,000,000 | \$93,827,000 | \$248,827,000 |

Outside funding expected as of fall 2017, additional commitments are expected.

Building on Burnham – Capital Project Highlights

As possible in our built urban environment, the Chicago Park District strives to acquire and develop new quality parkland around our City. These projects are major investments that require strong financial and community partnerships.

Major investments in the 2018-2022 Capital Improvement Plan follow Mayor Emanuel's 2016 Building on Burnham Plan, a comprehensive plan to guide park investment into four key program areas: the Lakefront, the Chicago River, natural areas, and new community recreational opportunities.

"Daniel Burnham's vision has guided the growth of Chicago for more than a century and made us known as the City in a Garden," said Mayor Emanuel. "This new strategy builds on both the work we've done over the last four years and Burnham's plan to help ensure that the City in a Garden is within reach of every child of Chicago. In this way, we can ensure that our children make no little plans – because we want their dreams and their futures to be unlimited."

Highlights on these initiatives are provided in the following pages:

The Lakefront

Attracting millions of visitors every year, Chicago's 26-mile Lakefront is central to providing key open space and recreational opportunities to both Chicago residents and tourists from around the world. The Building on Burnham Plan reaches beyond the existing successes of the Lakefront to make the park space even more accessible and inviting for users. One major project underway is the Lakefront Trail (LFT) Separation. Funded through a generous \$12 million private grant, the trail system will be redesigned to separate faster moving bicycle traffic apart from slower moving pedestrian traffic. In 2017, six sections of the trail were completed or are under construction. The balance of the trail system will be completed in 2018.



Trail separation is underway along the length of the Lakefront Trail.

Also along the Lakefront are key projects providing new attractions and recreational opportunities. Within the Burnham Wildlife Corridor, five community-led gathering spaces were created within the developing natural area. This past year, Theater on the Lake (at Fullerton Ave.) reopened as a year-round facility featuring a theater, restaurant, and special event space. In addition, triathlon training amenities may be added to Ohio Street Beach.



Theater on the Lake reopened to the public in 2017 as a newly renovated year-round theatre and restaurant.

The Chicago River

Following the success of Chicago's Lakefront, a vision of the Building on Burnham Plan is that Chicago's Riverfront can be just as popular and important an amenity for Chicago. Plans and investments focus on transforming the Chicago River and adjacent properties into a recreation destination, providing at least one point of access to the riverfront along every mile of the river from the city limits on the north to the Little Village neighborhood on the south, all while promoting habitat restoration.

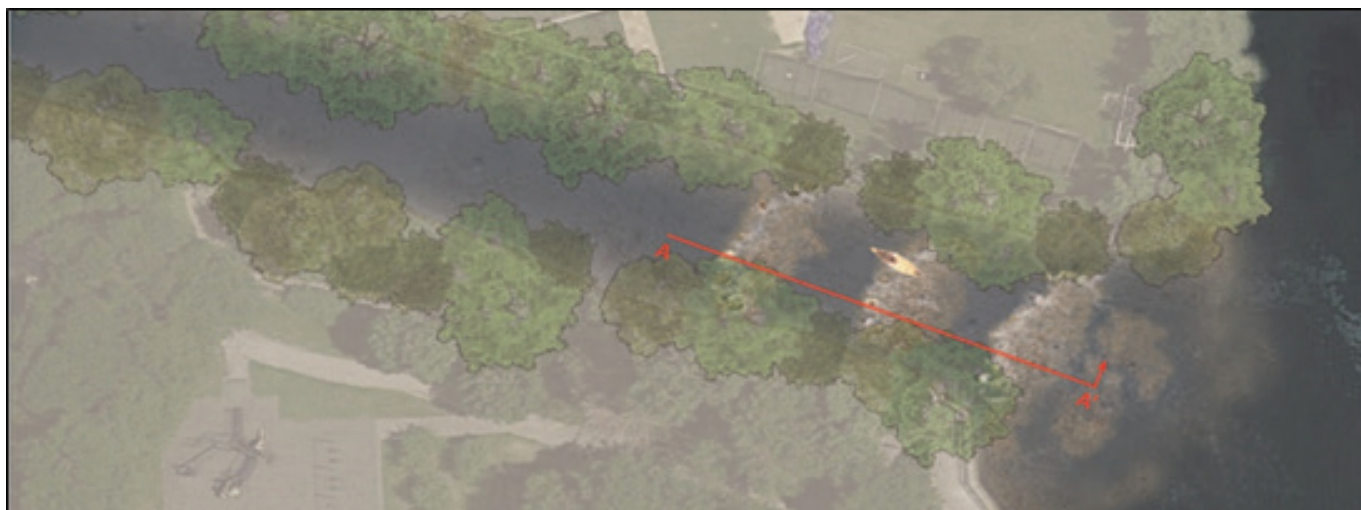
In 2017, a new park was developed and opened at Park No. 526 (3200 W. Peterson Ave.) Funded through City Tax Increment Financing, this new park provides passive recreation and a new riverfront trail.

In the 2018-2022 CIP are major habitat and riverbank restoration projects along the riverfront. Horner Park, started in 2014, will be open to the public in summer 2017. Also, in partnership with the Chicago Department of Transportation, a new elevated pedestrian and bicycle trail is being constructed over the Chicago River. Known as 312 RiverRun, the trail will provide new trail connection along the river from Clark Park on the south end to Horner Park on the north end and is expected to be completed in late 2018.



The new 312 RiverRun provides new access along and over the Chicago River. Photo courtesy of Epstein Global.

Finally, a new project at Legion Park, River Park and Ronan Park will begin construction in 2018. This River Riparian Restoration project is a partnership with the U.S. Army Corps of Engineers and Metropolitan Water Reclamation District and focuses on removing an existing dam to improving habitat and recreational opportunity in the river.



Here a concept image for the River Riparian Restoration project on the north branch of the Chicago River. The project will remove an existing dam and permit upstream passage for boaters and fish alike.

Natural Areas

Natural areas are unique open spaces focused on restoring the connection between people and nature. These mostly passive spaces are dedicated to the cultivation and enrichment of ecological diversity and to providing health and wellness opportunities. Natural Area habitats include prairie, wetland, woodland, dunes, lagoons, and native gardens. Natural areas can be found throughout Chicago's parks, ranging in size from 0.25 acres to 278 acres.

The Chicago Park District manages 72 natural areas throughout the City, consisting of over 1,600 acres and representing more than 18% of total park acreage. Under the leadership of Mayor Rahm Emanuel, the amount of natural areas has doubled in Chicago, increasing over 1,000 acres since 2011. Under the Mayor's Building on Burnham Plan, our new goal is to have 2,020 acres of natural areas district-wide in the City of Chicago by the year 2020.

Major new natural areas have opened at Northerly Island and West Ridge Nature Center in 2015 and at Jackson Park and Big Marsh in 2016. In 2017, more site improvements such as nature play spaces, pathways, fencing, and seating have been included in natural areas to allow for easier exploration. In addition, habitat improvements have started on over 115 acres in 5 different community areas, with work continuing through the 2018-2022 CIP.



New natural areas, such as Northerly Island shown in the images above, can provide habitat improvement as well as new recreational and educational opportunities.



Above left: a concept image for a new nature play area under construction in Welles Park. Above right: images from a nature play area at the Garfield Park Conservatory.

Recreational Opportunities

Recreational assets and programming for children and families in every neighborhood will remain a core program for the Chicago Park District under the Building on Burnham Plan. Through expanded partnerships with our sister agencies including the Chicago Public Schools and Chicago Housing Authority, we aim to provide new recreational opportunities not yet available in the city limits.

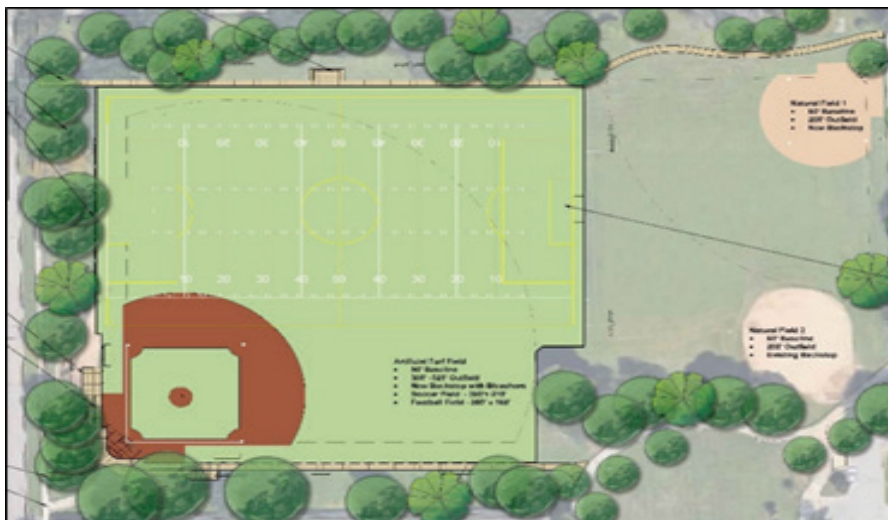
In the 2018-2022 Capital Improvement Plan, one such opportunity is a new indoor track and field at Gately Park in Chicago's Pullman and Roseland Communities that will assist in revitalizing track and field in the Chicago area. The new 140,000 square foot track and field facility will be designed to host championship level meets and will have a 3,500 seating capacity. The site will also host a new local campus for After School Matters. The facility is currently in design.



The Gately Park Stadium will offer a regional destination for competitive track and field events. This project is currently in design.

Another major new recreational destination is the Ford Calumet Environmental Nature Center in Big Marsh. Also in design, this facility will be a hub for nature and eco-recreation programming for parks in southeast Chicago. Exhibit space will focus on the cultural and industrial history of the area as well as habitat and environmental education.

Other recreational opportunities in the 2018-2022 CIP are new artificial turf fields, tennis court rehabs and conversions, playgrounds, outdoor fitness stations, and roller hockey rinks to meet the growing demand of these activities, a state of the art exterior climbing wall at Steelworkers Park, and a new recreation center at Addams/Medill Park.



A rendering of a new artificial turf field planned for West Chatham Park, funded in partnership with Chicago Public Schools.



Non-Tax Revenues

Grants, Donations and Sponsorships

Partnerships are vital to the District's operations. Even through the current difficult economy, the Park District has been able to count on generous private donations, corporate sponsorships, and grants from Federal, State of Illinois, City of Chicago, and local organizations. These one-time revenue sources help alleviate the District's expenses for capital projects and operating programs. By receiving outside funding, the District can distribute resources to the Chicago community in greater amounts.

Outside operating grants, donations, and sponsorships fund innovative programs including Night Out in the Parks, Special Olympics, and summer camp scholarships. Capital grants and donations fund projects including new parks and field houses, historic facility renovations, and new natural areas and playgrounds. In the past five years, the District has been successful in obtaining an average of nearly \$40 million per year in outside funding toward District priorities, not including in-kind grants and donations. As of fall 2017, over \$27.7 million in outside funding has been awarded this year with additional grant awards expected by year end.

| 2017 Outside Funding Sources* | | | |
|--|--------------------|---------------------|---------------------|
| | Operating | Capital | Total |
| Federal Grants | \$2,128,815 | \$8,441,010 | \$10,569,825 |
| State Grants | \$1,380 | \$- | \$1,380 |
| Local Grants and Contributions | \$180,380 | \$4,787,400 | \$4,967,780 |
| Non-Governmental Grants and Donations | \$1,338,447 | \$10,903,000 | \$12,241,447 |
| Total | \$3,649,022 | \$24,131,410 | \$27,780,432 |

* As of November 2017, additional grants may be awarded by year end. Date represents year of grant award, not necessarily the year in which the grant is expended. Totals include operating and capital grants and donations. Totals do not include joint grants or in-kind donations.

In 2017, the major governmental contributors to the Chicago Park District were the U.S. Department of Agriculture funding the Summer Food Program (\$2 million) and the U.S. Environmental Protection Agency for remediation of Dusable Park in the Near North Community Area. Also in 2017, the City of Chicago provided \$3.5 million for various park improvements around the City including new running tracks at Riis and Bessemer Parks and interior field house work at Bessemer Park. Furthermore, Aldermen collectively provided \$962,400 in MENU funds for park capital projects including new playgrounds, courts, and ballfield improvements.

In addition to governmental funds, generous private funding of \$12.2 million in 2017 was vital to sustaining our District programs and capital priorities. Significant private funding was dedicated by the Exelon towards the new Gately Indoor Track and Field and Addams/Medill Indoor Recreation Center. In addition, the Chicago Cubs donated over \$880,000 to fund capital ballfield improvements as well as baseball and softball programming across the District. Included is a listing of major private grants and donations to the Park District in 2017. The District continually and actively seeks outside funding partnerships.



2017 Major Private Grants, Donations, and Sponsorships

\$1,000,000 and Above

Exelon
Kenneth C. Griffin

\$500,000 - \$999,999

Chicago Cubs Charities¹

\$100,000 - \$499,999

Art Institute of Chicago
Audubon Great Lakes
Bank of America¹
Bears Care¹
Chicago Blackhawks^{1,2}
Chicago Community Trust
Chicago White Sox Charities¹
Coca-Cola Company
Emerson Collective¹
Holstein Park Advisory Council
Little League International
Maplewood and Lucy Flowers Advisory Council
North Park University
Special Children's Charities
U.S. Soccer Foundation²
U.S. Tennis Association^{1,2}

\$10,000 - \$99,999

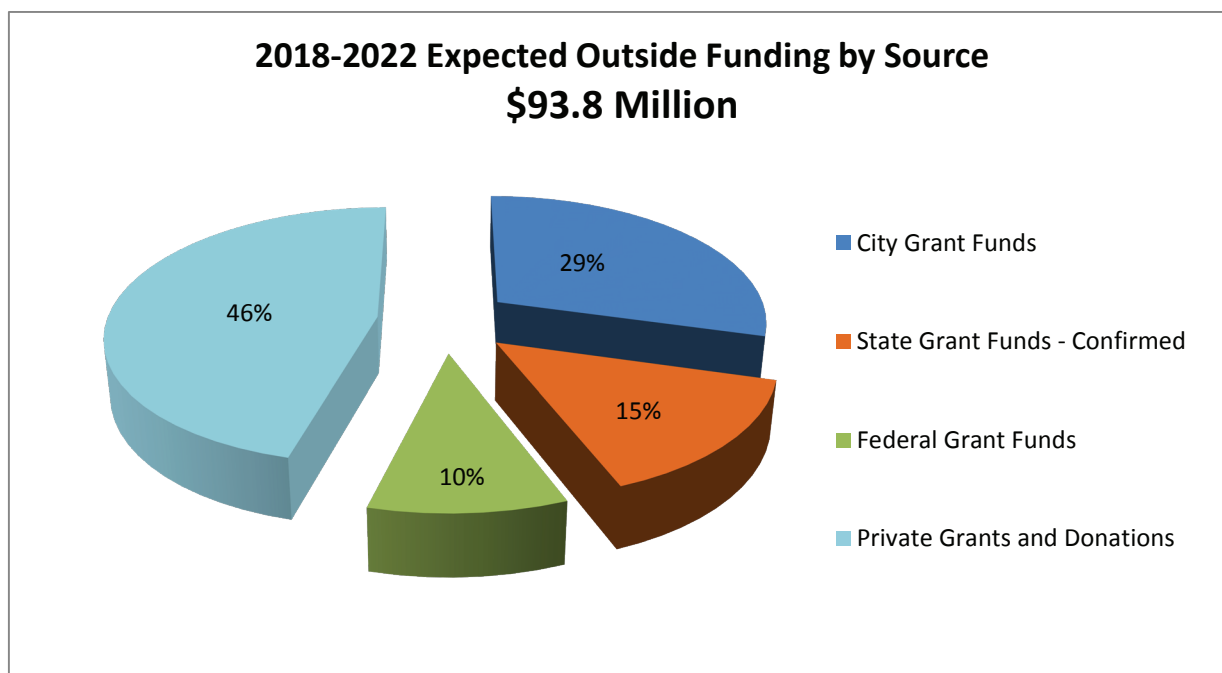
Chicago Bulls¹
Google
International Sports Surfaces, Inc.^{1,2}
National Recreation and Park Association
Oz Park Advisory Council^{1,2}
Running Away Racing
REI¹
Rush University Medical Center
The Trust for Public Land

¹ Designates the funding is in total or part through the Chicago Parks Foundation, our 501c3 philanthropic partner.

² Designates the funding is in total or part an in-kind contribution. Investment made directly by an organization other than the Park District to the benefit of Park District operations or property.

2018-2022 Grants, Donations, and Sponsorships

The 2018 operating program and the 2018-2022 Capital Improvement Plan (CIP) continue to rely heavily on outside sources to fund District priorities. Current outside funding committed for the next five years totals \$93.8 million, with additional funding awards expected. Major sources of outside funds for projects in the 2018-2022 CIP include federal funding for habitat restoration work at Big Marsh, Rainbow Beach, and Park 566 as well as a bicycle and pedestrian trail for Park 562 Van Vliissingen Prairie in the South Deering Community Area. The release of the State IDNR grants will also allow many important projects to move forward in the 2018-2022 CIP, including major building restorations to community field houses and community centers, many of which are historic treasures. City of Chicago funding has been obligated to expand the field house at Maplewood Park, construct a new field house at Williams Park, and develop Steelworkers Park. Finally, private outside funding has been secured to complete the Lakefront Trail Separation and construct new recreational centers.



Designates the expected year outside funding will be expended, not necessarily the year of grant award. (Many grants allow for spending over multi-year periods).



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