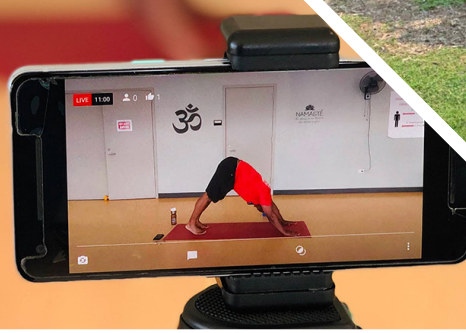




2021

CAPITAL IMPROVEMENT PLAN



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 investment in 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, internal working groups investigate, analyze, and weigh each request. Working groups include internal staff 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 or renovating fieldhouses and swimming pools to installing new pathways and park benches to planting new trees and natural areas. Above: 'Self-Portrait' by iconic late artist and activist Keith Haring at the forthcoming AIDS Garden in Lincoln Park.



Capital projects completed in 2020 include a rehabbed artificial turf field at Douglass Park (top), a dog friendly area at Park 590 (middle), and new mini-pitch courts at Kilbourn Park (bottom picture).

The working groups' 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, working groups weigh 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 fall within the anticipated funds available. This places limits on the number of projects that can be addressed in a given year. The working groups' Capital Plan recommendations 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.

Capital Improvement Funding Sources

General Obligation Bond

Historically, the District issues approximately \$30-\$40 million annually in G.O. Bonds for capital improvements. In 2020, the Board of Commissioners approved \$30 million in bond funding for capital projects. Due to the COVID outbreak, however, the capital plan was drastically scaled back in order to eliminate expense as District revenues were greatly diminished. With a focus on emergency repairs and the highest priority projects, the 2020 capital program was limited to \$10 million. For the years 2021-2025, it is estimated that \$159 million in general obligation bonds will be issued to fund capital improvement projects, but while the City continues to be impacted with COVID, our plans must remain flexible.

Harbor Bond

In 2020, the Board of Commissioners approved \$4 million in harbor improvement bond proceeds. These funds, as well as those available for the issuance from 2018, will allow for continued work at all of the harbors. Funds will be used for dock and gate replacement as well as focused capital improvements to the Jackson Park Harbor.

Special Recreation Assessment Bond

The Special Recreation Assessment levy (SRA), is part of the District's annual property tax. This SRA levy assessment generates approximately \$12 million to support the special recreation operations and programming as well as complementary capital improvements. In 2020, the Board of Commissioners authorized \$10 million in SRA bonds to further support capital site and facility access improvements. The CIP reflects this spending as \$5 million in each of years 2020 and 2021.

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. The residual balance is primarily used for project development where tax-exempt financing is not an eligible source, such the District's concession areas.



Outside funding is vital to the park capital plan. These funds alleviate pressure on park district bond funding and provide desired projects around the City. Above are three capital projects completed in 2020 with outside partners: Williams Park's new field house, the renovated tennis court at Hamilton Park with Coca-Cola, and La Villita Park ball field lighting with Chicago Cubs Charities.

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 fieldhouses, 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

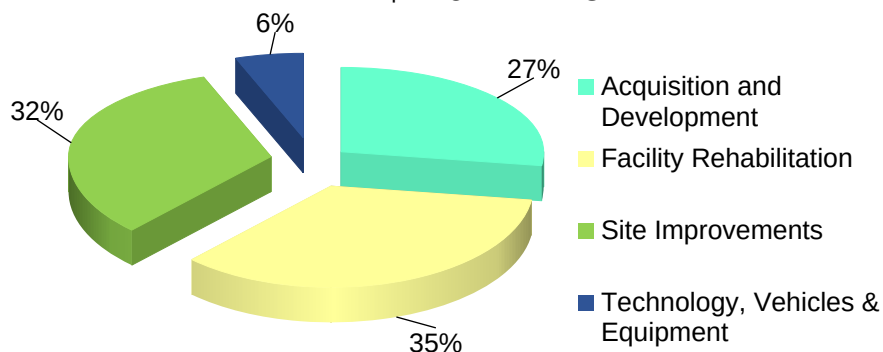
- Major Rehabilitation
- Minor Rehabilitation
- HVAC and Energy Efficiency
- Windows and Doors
- Roof
- Concrete, Masonry, Structural
- Sculpture and Monument
- Swimming Pool
- Fitness Center

Site Improvements

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

Technology, Vehicles and Equipment

2021-2025 Total Funding by Program
\$240.1 Million



¹ 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).

2021-2025 Capital Improvement Plan

Planning for the 2021-2025 Capital Improvement Program (CIP) is underway. Expected sources for the 5-year program include \$159 million in new G.O. Bond proceeds, \$5 million in SRA Bond proceeds, and an expected \$76.1 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 2021-2025. The Chicago Park District continues to actively seek additional outside grants, donations, and sponsorships for the 2021-2025 CIP. As with the 2020 capital program, the portion of this budget supported by the issuance of bonds is a forecast. The Park District may revise the planned bond issuance as we continue to react to the COVID impacts.

2021-2025 CAPITAL FUNDING SUMMARY								
Projected Sources and Uses	CHICAGO PARK DISTRICT						OUTSIDE FUNDING EXPECTED	TOTAL
	2021	2022	2023	2024	2025	2021-2025	2021-2025	2021-2025
SOURCES:								
General Obligation Bond	\$33,000,000	\$33,000,000	\$33,000,000	\$30,000,000	\$30,000,000	\$159,000,000	\$-	\$159,000,000
Special Recreation Assessment	\$5,000,000	\$-	\$-	\$-	\$-	\$5,000,000	\$-	\$5,000,000
City Grant Funds	\$-	\$-	\$-	\$-	\$-	\$-	\$46,459,000	\$46,459,000
State Grant Funds - Confirmed	\$-	\$-	\$-	\$-	\$-	\$-	\$12,498,000	\$12,498,000
Federal Grant Funds	\$-	\$-	\$-	\$-	\$-	\$-	\$446,000	\$446,000
Private Grants and Donations	\$-	\$-	\$-	\$-	\$-	\$-	\$16,720,000	\$16,720,000
Total Sources	\$38,000,000	\$33,000,000	\$33,000,000	\$30,000,000	\$30,000,000	\$164,000,000	\$76,123,000	\$24,123,000
USES:								
Acquisition and Development	\$9,700,000	\$10,650,000	\$10,015,000	\$9,015,000	\$9,015,000	\$48,395,000	\$16,918,000	\$65,313,000
Facility Rehabilitation	\$9,905,000	\$8,425,000	\$7,885,000	\$7,885,000	\$7,885,000	\$41,985,000	\$41,732,000	\$83,717,000
Site Improvements	\$15,345,000	\$10,875,000	\$12,050,000	\$10,050,000	\$10,050,000	\$58,370,000	\$17,391,000	\$75,761,000
Technology, Vehicles & Equipment	\$3,050,000	\$3,050,000	\$3,050,000	\$3,050,000	\$3,050,000	\$15,250,000	\$82,000	\$15,332,000
Total Uses	\$38,000,000	\$33,000,000	\$33,000,000	\$30,000,000	\$30,000,000	\$164,000,000	\$76,123,000	\$240,123,000

Outside funding expected as of fall 2020, additional commitments are expected.

Capital Project Highlights

As opportunities arise in our existing 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. The District consists of over 600 parks and close to 250 fieldhouses or community centers. Over the next few years, investment will be focused on restoration of existing fieldhouses and cultural centers and replacement of park assets reaching their useful life. These projects will transform our facilities throughout the neighborhoods and expand cultural as well as recreational uses.

Field House and Cultural Center Restorations

By strategically investing our limited capital resources and leveraging partnerships and alternative sources of funds, we have plans for several large scale capital improvements to existing facilities. The 2021-2025 plan focuses on building upon our existing resources so that we may continue to serve as community anchors throughout the City.

Working with our partners at the City, the Chicago Park District is focusing on improvements to our 18 Cultural Centers, these Centers are positioned as hubs of arts and culture embedded in our neighborhoods. Classes and events that showcase the arts, host arts organizations such as artists in residence, and provide affordable performances and rehearsal space for neighborhood artists are housed in these Centers. A program review of the centers has produced a report on building conditions and provided suggestion on capital improvements that focus on performance space. The District will be programming capital investments and pursuing additional funding partnerships to improve these centers based on the program review. Several Cultural Center projects that will be moving through the design and construction phases in the upcoming year, with funding provided by Tax Increment Financing (TIF), include Austin Town Hall Park, Douglass Park, Humboldt Park and Garfield Park.

Another project nearing the construction phase made possible with outside funding is at Revere Park. The scope includes a full building renovation and ADA access improvements to both facilities located in the park as well as new roofs, windows, and HVAC improvements. Avondale, Blackhawk, Chopin and Hermosa Parks are also underway with capital improvements that range from roof replacement, masonry and window restorations and a variety of site and access improvements. These projects plus others that are in the design and construction phases are made possible with the use of Tax Increment Financing (TIF).

Grant funds for building improvements awarded from the State are being put to use at LaFollette Park, Pulaski Park, River Park, and Ridge Park, and additional project locations are expected to be awarded by the State in 2021. Together with Park District financing, improvements typically include ADA access, roof replacement, masonry, tuck-pointing and interior finishes. These improvements will restore these historic park buildings and continue to support our cultural and athletic programs in the surrounding communities.

Outdoor Recreation and Natural Area Development

Open, outdoor spaces are vital for our outdoor recreation. The District's largest and most popular outdoor attraction is certainly the Lake Michigan lakefront. In 2020, winter storms exasperated by historically high water levels, devastated sections of shoreline along the entire length of the City. With a generous donation of \$4.75 million from philanthropist Ken Griffin, the District has been working to restore the damaged lakefront bike and walking trail. Our partners at the Chicago Department of Transportation, MWRD and the Army Corps of Engineers are also working with the Park District to restore and stabilize many sections of the shoreline edge including Morgan Shoal 45th- 49th Street and Jackson Park Inner and Outer Harbor. Construction at several of these locations will be ongoing in 2021.



The new Ford Calumet Environmental Center will open to the public in 2020 and include exhibit space, community room, concession space, offices and public restrooms.

Within our City's neighborhood parks, site Improvements range from ball field renovations to playground replacements to artificial turf field construction. Recent replacement of an artificial turf field was completed at Douglass Park with assistance from a National Football League grant and Chase Park through Tax Increment Financing. In 2021, new artificial turf fields will also be completed at Hale Park, Lawler Park, and in Lincoln Park near Diversey Ave. The addition of artificial turf fields allow continuous field play in these highly programmed parks even in wet conditions.

Another significant project in the 2021-2015 CIP will take place at Big Marsh. Since 2016, Big Marsh has been under development with features including habitat restoration, hiking and bike trails. The park has become an attraction for the far southeast side community as well as for bikers and nature enthusiasts throughout the city. In 2020, the long-awaited Ford Calumet Environmental Center will open to the public. In 2021, in partnership with funding from the State of Illinois, a multi-use trail system will be added to connect the northern and southern sections of the park as well as add other amenities such as observation decks, picnic areas and camping sites. These enhancements will greatly benefit and support new programs and opportunities for the community as well as encourage more citywide patrons to visit this unique park.

In addition to athletic fields and ball diamonds, our parks offer natural areas that 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. With efforts continuing through the 2021-2025 CIP, we will increase the footprint of existing natural areas to allow for greater habitat diversity, better ecosystem services and a better opportunity to “get lost in nature.”



New natural areas, such as the Nature Play Space at West Ridge Nature Center Park can provide habitat improvement as well as new recreational and educational opportunities.

Further, additional major projects in the capital plan are four new parks that will be developed in 2021 that provide residents new open space within a 10-minute walk from their homes. Funded in partnership with State grants, these new parks will include playgrounds or nature play spaces and open green space.

New Recreational Opportunities

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

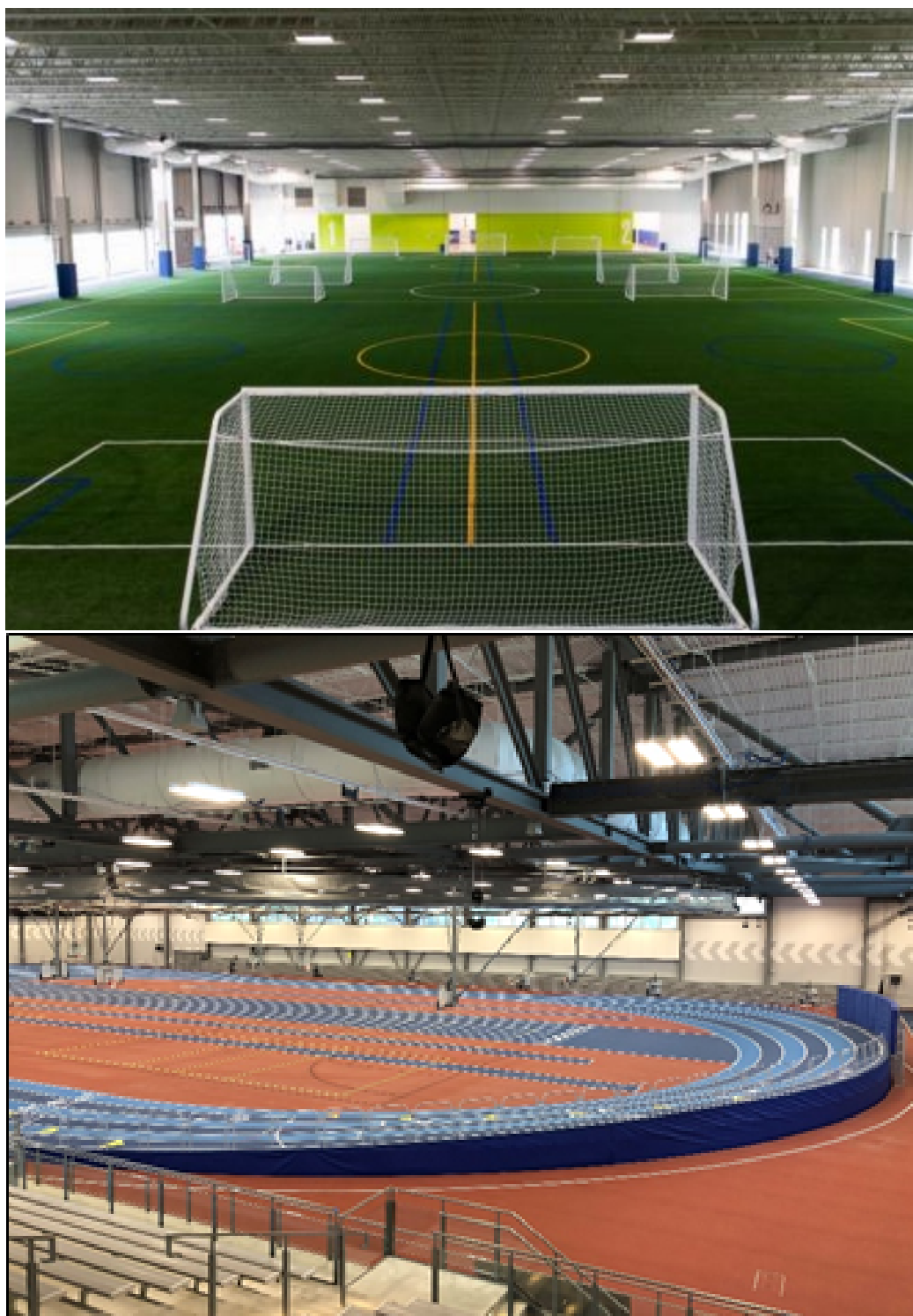


A new 17-acre park, located in Chicago's Brighton Park Community next to the Western Avenue Orange Line Station, will be home to outdoor recreation amenities, a fieldhouse, and the Chicago Park District administrative headquarters. Above are concept renditions of the park development and fieldhouse.



In 2020, we celebrated the grand opening of the new ComEd Recreational Center at Jane Addams Park. This development of a new 100,000 sq. ft. indoor recreation center features an indoor practice track, artificial turf field, multi-purpose courts, club room and other amenities. This community recreation center is key to the redevelopment of the surrounding neighborhood.

Additionally, a new recreation center in Gately Park in Chicago's Pullman and Roseland Communities opened in August 2020. This new facility will revitalize track and field in the Chicago area with a world-class 200 meter track, eight sprint lanes, two long and triple jump runways and pits, pole vault runway and pads and other track and field facilities. The new 140,000 square foot track and field facility has been designed to host championship level meets and has seating capacity of 3,500. The site will also host a new local campus for After School Matters.



Above: The new interior artificial turf field at Jane Addams Park.
Below: Gately Indoor Track and Field opened in 2020.





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