

Ping Tom Memorial Park Framework Plan

Prepared By:
Department of Planning and Development
Chicago Park District



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Contributors

Chicago Park District Staff

- Daniel M. Purciarello (Deputy Director of Planning and Development)
- Robert Foster (Project Manager)

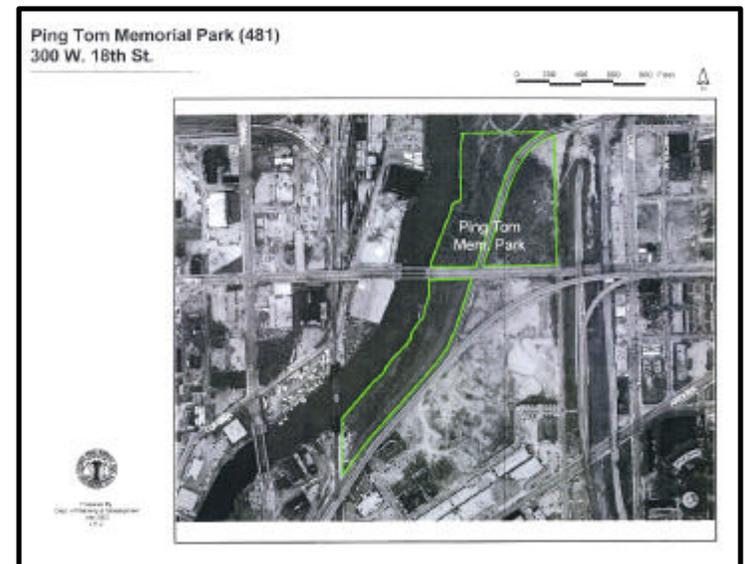
Consultants

- Site Design Group, Ltd. Prime Consultant (Project Managers and Landscape Architects)
- Schroeder Murchie Laya & Associates (Architects)
- Knight Infrastructure (Civil Engineering)
- Montgomery Watson Harza (River Edge Consultant)
- Vistara Construction (Cost Estimating)
- AMA Design (Graphic Designer)

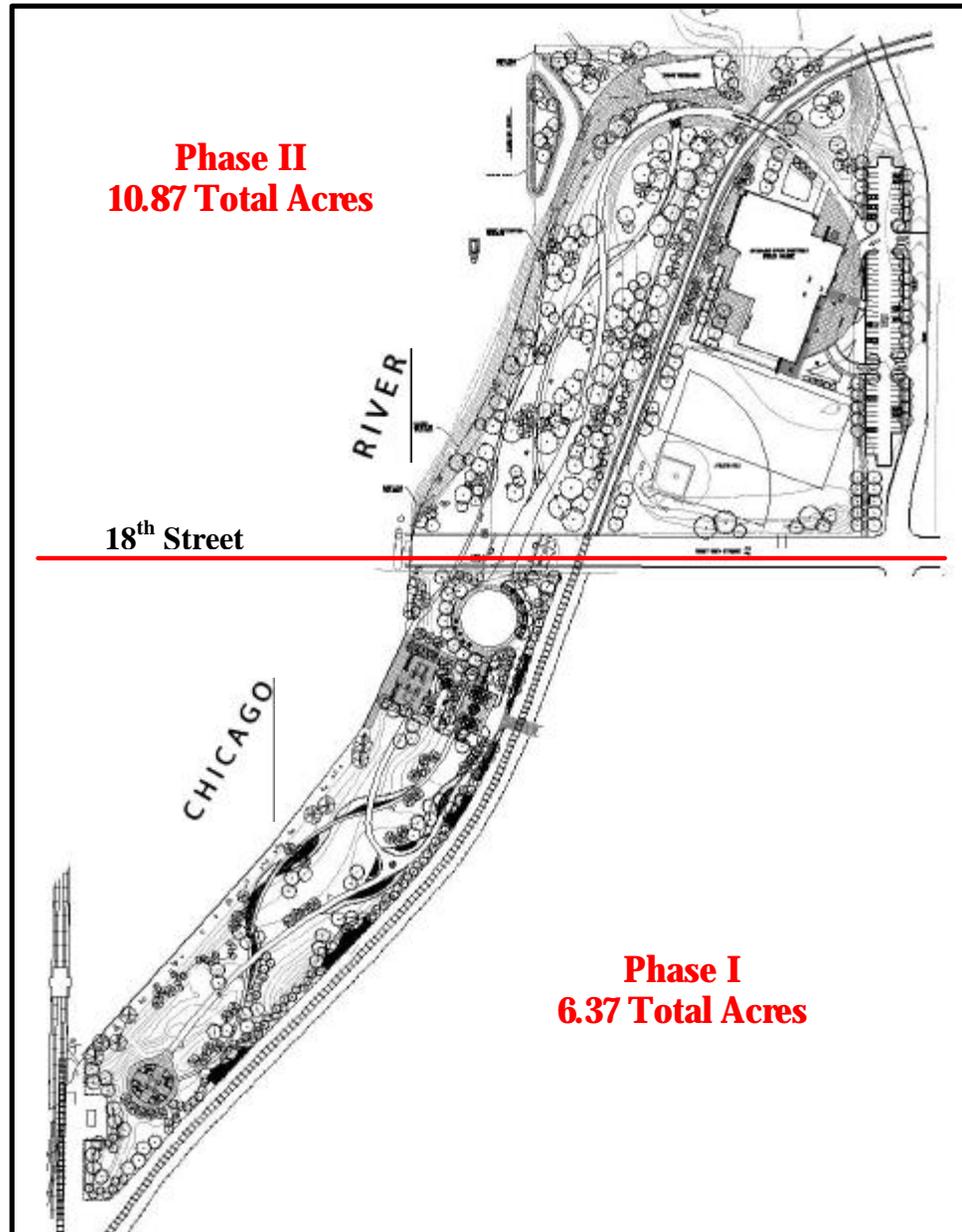


Location: Aerial Maps

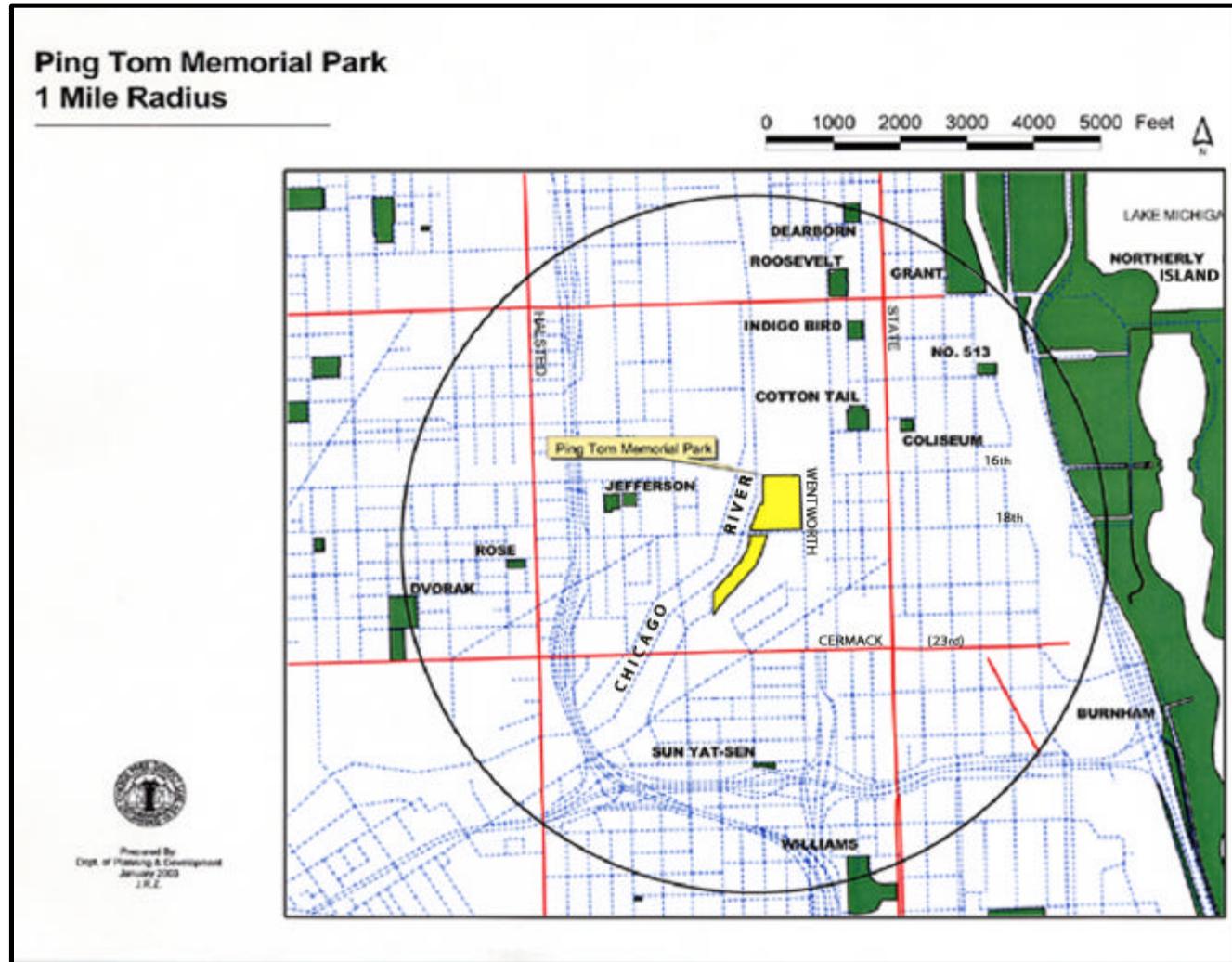
Ping Tom Memorial Park Aerial View



Aerial Maps (continued)



Ping Tom Memorial Park One Mile Radius Map



Location: History

The Chicago Park District acquired the site for Ping Tom Memorial Park in 1991. For years, its surrounding Chinatown community had suffered a total lack of open space and recreational facilities. The only nearby parks, Hardin Square and Stanford Park, had been demolished 30 years earlier to make way for the Dan Ryan Expressway. Two full generations of children in Chinatown grew up without access to a neighborhood park or any recreational area.

Ping Tom Memorial Park's 12-acre site was originally a Chicago and Western Indiana Railroad yard located along the edge of the South Branch of the Chicago River. In 1998, the Chicago Park District began transforming the old railroad yard, property south of 18th street, into a beautiful rolling green space, taking full advantage of impressive river views. The park has a childrens' playground, community gathering areas, and Chinese landscape design elements.

The park was named in honor of the leading force behind its creation, Chinatown's most noted civic leader, Ping Tom (1935- 1995). A life-long resident of Chinatown, Ping Tom formed the Chinese American Development Corporation in 1984. The private real estate firm transformed a 32-acre rail yard site into Chinatown Square, a \$100 million dollar residential and commercial expansion of Chinatown. Active in numerous prominent civic and cultural institutions, Ping Tom was also an advisor to U.S. senators, Illinois governors, and Chicago mayors.

In 2002, the Chicago Park District acquired five additional acres on the northeast side of the park. Improvements to this area of Ping Tom Memorial Park will be implemented in 2003.

*Historical Profile prepared by Julia Bachrach, Historian for the Chicago Park District, available on-line at chicagoparkdistrict.com

Phase 1: Completion Photographs



View from 18th Street, Looking South



View from 18th Street, Looking South

Completion Photographs (continued)



View from North



View of Lift Bridge

Completion Photographs (continued)



View from South



Entrance from 19th Street



View from West

Phase 1: Awards and Publications

Awards

- Honor Award: American Society of Landscape Architects – Illinois Chapter
- Driehaus Award for Architectural Excellence in Community Design
- Best Open Space Award: Friends of Downtown
- Best Undiscovered Park: Chicago Magazine

Publications

- “A Cultural Revolution”, Landscape Architecture Magazine: July 2002
- “Ping Tom Memorial Park”, Building Stone Magazine: September 2002
- “The Best of Chicago”, Chicago Magazine: August 2000
- “Celebrating Chinatown”, Chicago Sun-Times: March 1, 1999

Phase II: Existing Conditions



Entry from 18th Street (West-Bound)



Entry from Wentworth Avenue

Existing Conditions (continued)



Entry from 18th Street (East-Bound)



Entrance Road

Existing Conditions (continued)

East Section of Site



East Section Drainage Area



Entrance Road

Existing Conditions (continued)



Drainage Area



Railroad Embankment Wall

Existing Conditions (continued)

Railroad Embankment Wall



Railroad



Railroad

Existing Conditions (continued)

Underpass – View South



Underpass – View North

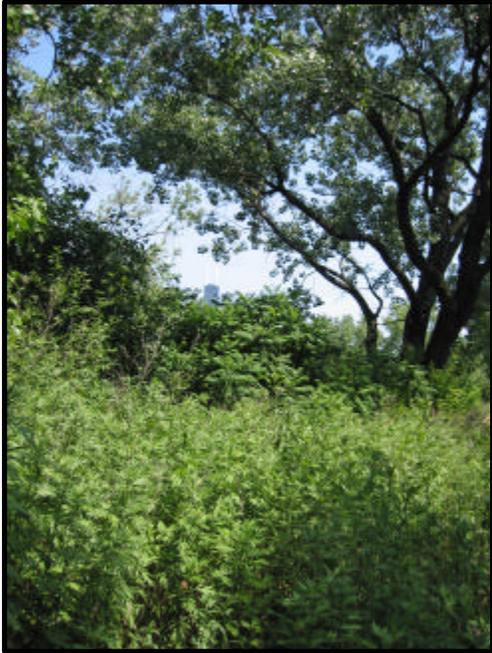


18th Street Underpass

Existing Conditions (Continued)



Woodlands



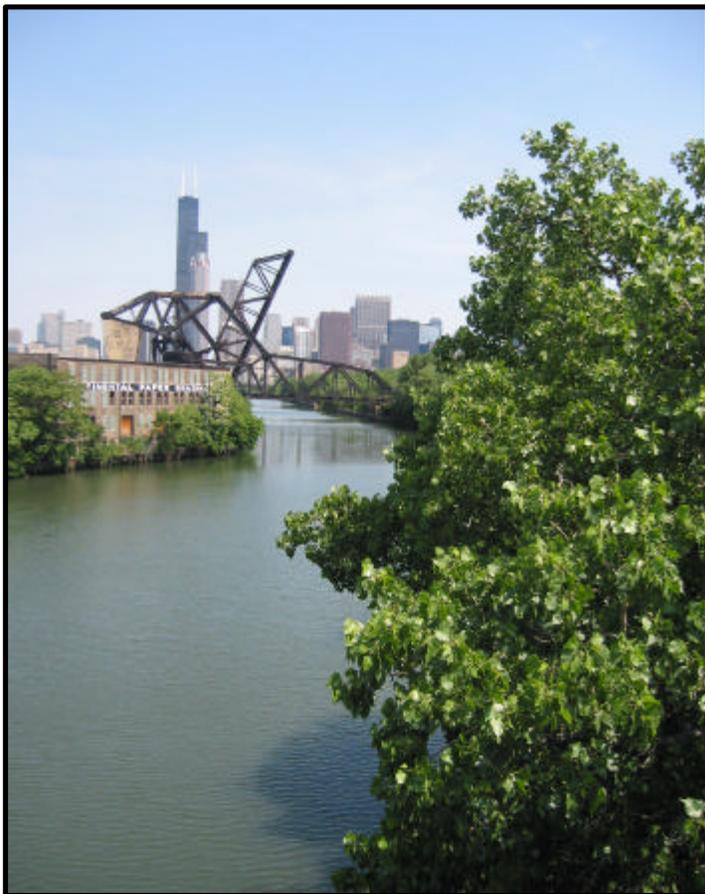
Woodlands



Woodlands

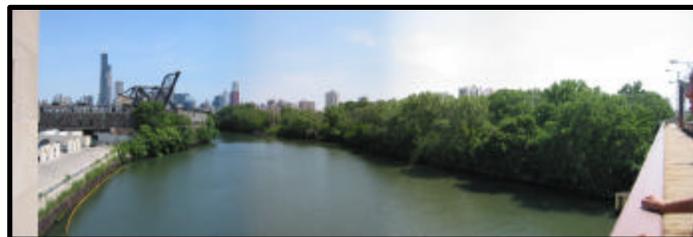
North of 18th Street

River Edge



Existing Conditions (continued)

River Edge



River Edge

North of 18th Street

Phase II: Process

Public Meeting

Four public meetings were held. The public meetings were open invitation meetings and included representation from the Chinatown community, South Loop organizations, Grant Park, Dearborn Park, Friends of the River, Friends of the Parks, Ping Tom Memorial Park Advisory Council, Chinese American Service League (CASL), Chinatown Museum Foundation

Steering Committee

Three committee meetings were held. A steering committee was formed, composed of a smaller representational group from the public meetings. *List of representatives from select meetings can be found on pages 20 through 24.*

Chinatown Museum Foundation

Three meetings were held with the Chinatown Museum Foundation work group. *List of representatives from select meetings can be found on pages 24 and 25.*

Process (continued)

Ping Tom Memorial Park Steering Committee: March 7, 2002

<u>Name</u>	<u>Organization</u>
Celia Cheung	Ping Tom Advisory Council
Robin Flaconio	Burnham Station
Robert Foster	Chicago Park District
Mary Gerace	Printers Row Neighbors
Dominic Lai	Chinatown Chamber of Commerce
Pak Leung	Chinese Cultural Center
Leonard Louie	Ping Tom Advisory Council
Sam Ma	Chinese Community Center
Bob O'Neill	Grant Park Advisory Council
Michael O'Gorman	South Chicago Rowing Association
Daniel Purciarello	Chicago Park District
K.K. Tee	Chinatown Museum Foundation
Irma Tranter	Friends of the Parks
Joe Woo Jr.	Chinese American Civic Council
Matt Wos	Dearborn Park Advisory Council
Patricia Young	MWRD

Ping Tom Memorial Park Steering Committee: May 9, 2002

<u>Name</u>	<u>Organization</u>
Michael Berkshire	Chicago Park District
Tim Brenmark	Ping Tom Park Committee
Ben Bronson	Field Museum
Gang Chen	Ping Tom Park Committee
Celia Cheung	CADC

Process (continued)

Ping Tom Memorial Park Steering Committee: May 9, 2002 (continued)

<u>Name</u>	<u>Organization</u>
Robert Foster	Chicago Park District
Lanette Gallagher	South Chicago Rowing Association
Chuimei Ho	Chinatown Museum Foundation
Dominic Lai	Chinatown Chamber of Commerce
Chuck Lee	CACC
George Lee	Ping Tom Advisory Council
Gene Lee	Mayor's Office
C.M. Lei	Mid-America Chinese Recreation Organization
Susan Li	South Chicago Rowing Association
Leonard Louie	Ping Tom Advisory Council
Tam Ma	Chinese Community Center
Bob O'Neill	Grant Park Advisory Council
Dan Purciarello	Chicago Park District
K.K. Tee	Chinatown Museum Foundation
Laurene Von Klan	Friends of the Chicago River
Ernest Wong	Citizen
Joe Woo Jr.	Chinese American Civic Council
Patricia Young	Central Station

Chicago Park District Steering Committee: July 10, 2002

<u>Name</u>	<u>Organization</u>
Gloria Beard	Chicago Park District
Herb Brenmark	Chinatown
Rosita Chan	Chinatown Museum Foundation
Celia Chehng	CADC
Jude Fishman	Roosevelt/Clark Development LP
Robert Foster	Chicago Park District
Chuimei Ho	Chinatown Museum Foundation
David W. Jones	Friends of the Chicago River
Dan Kavanaugh	Knight Infrastructure
Michael Krabacher	MWH.INC
Daniel Kung	Chinatown Museum Foundation
Dominic Lai	CCC
Gene Lee	Mayor's Office
C.M. Lei	MACRO
Pak C. Leung	Chinatown Museum Foundation
Susan Li	South Chicago Rowing Association
Jayne Lilenfeld	Friends of the Chicago River
Leonard Louie	CADC
Frances Maranlea	Site Design Group
Jack Murchie	Schroeder, Murchie Laya
Bob O'Neil	Grant Park Advisory Council
Daniel Purciarello	Chicago Park District
Robert Sit	Site Design Group
K.K. Tee	Chinatown Museum Foundation
Terry Teele	Rezmar Development Company
Erma Tranter	Friends of the Parks

Process (continued)

Chicago Park District Steering Committee: July 10, 2002 (continued)

<u>Name</u>	<u>Organization</u>
Ernest Wong	Site Design Group
Looy Y. Wong	Chinatown Museum Foundation
Joe Woo Jr.	CADC
Patricia Young	Central Station

Ping Tom Memorial Park Steering Committee: October 23, 2002

<u>Name</u>	<u>Organization</u>
Kim Bailey	Chicago Park District
Gloria Beard	Chicago Park District
Rosita Chan	CMF
Gang Chen	Ping Tom Memorial Park Advisory Council
Celia Cheung	Chinese American Development Corporation
Robert Foster	Chicago Park District
David W. Jones	Friends of the River
Dan Kavanaugh	Knight Infrastructure
Mike Krabacher	MWH, Inc.
George Lee	Ping Tom Memorial Park Advisory Council
Susan Li	South Chicago Rowing Association
Frances Maravelea	Site Design Group
Jack Murchie	SMLA
Daniel M. Purciarello	Chicago Park District

Process (continued)

Ping Tom Memorial Park Steering Committee: October 23, 2002 (cont.)

<u>Name</u>	<u>Organization</u>
Chad Robins	Rezmar Corporation
Robert Steele	Chicago Park District
K.K. Tee	Chinatown Museum Foundation (CMF)
Sheldon Wing	Secretary of State
Ernest Wong	Site Design Group
Joe Woo	Chinese American Civic Council
Wei Lin Wu	Site Design Group

Chinatown Museum Foundation (CMF) Meeting: July 29, 2002

<u>Name</u>	<u>Organization</u>
Klaus Agerskov	Danish Intern
Robert Foster	Chicago Park District
Khatija Hashmy	Chicago Park District
Chuimei Ho	CMF
Jack Murchie	SMLA
Daniel M. Purciarello	Chicago Park District
Ken Schroeder	SMLA
Elaine Sit	CMF
K.K. Tee	CMF
Ernest Wong	Site Design Group
Wei Lin Wu	Site Design Group

Process (continued)

Chinatown Museum Foundation (CMF) Meeting: August 14, 2002

<u>Name</u>	<u>Organization</u>
Chumimei Ho	CMF
Pak Leung	CMF
Jack Murchie	SMLA
Daniel M. Purciarello	Chicago Park District
Ken Schroeder	SMLA
Elaine Sit	CMF
Ernest Wong	Site Design Group

CDOT Meeting for Ping Tom Memorial Park

<u>Name</u>	<u>Organization</u>
Luann Hamilton	CDOT, Planning Department
Dan Kavanaugh	Knight Infrastructure
Tim Later	CDOT, Traffic Department
Gene Lee	Mayor's Office
Dan Purciarello	Chicago Park District
Ken Schroeder	Shroeder Murchie Laya
Keith Weaver	CDOT, Traffic Department
Ernest Wong	Site Design Group

Phase II: Concept Plan Goals

Through the different meetings held, the following concept plan goals were developed:

- Unify Phase I development south of 18th St. with undeveloped property (11 acres) north of 18th Street
- Design a facility that both addresses the recreational and cultural needs of the immediate community as well as the greater south loop residents
- Develop water access for non-motorized boats
- Develop a “natural” shoreline with a boat launch and fishing opportunities
- Maximize access for all to the development
- Create a seamless transition from the Phase I development
- Provide adequate parking
- Develop Wentworth Avenue north of 18th Street
- Create an underpass beneath railroad right of way (St. Charles Airline)

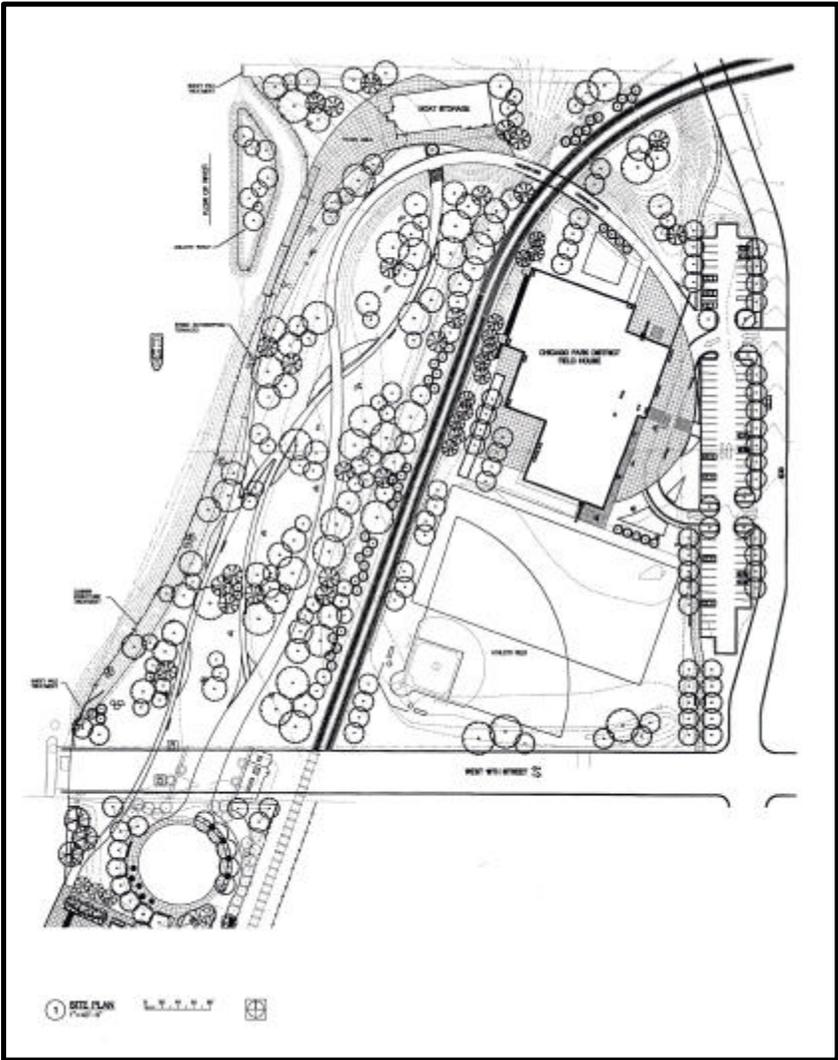
Phase II: Key Challenges

After the goals were established, key challenges were identified from the list, they include:

- Balance community and neighborhood functions.
- Create a safe transition between existing development and future development.
- Provide adequate facilities for use by growing population and adjacent developments.
- Funding (project projected to cost approximately 38 million dollars).
- Fundraising.

Phase II: Site Plan

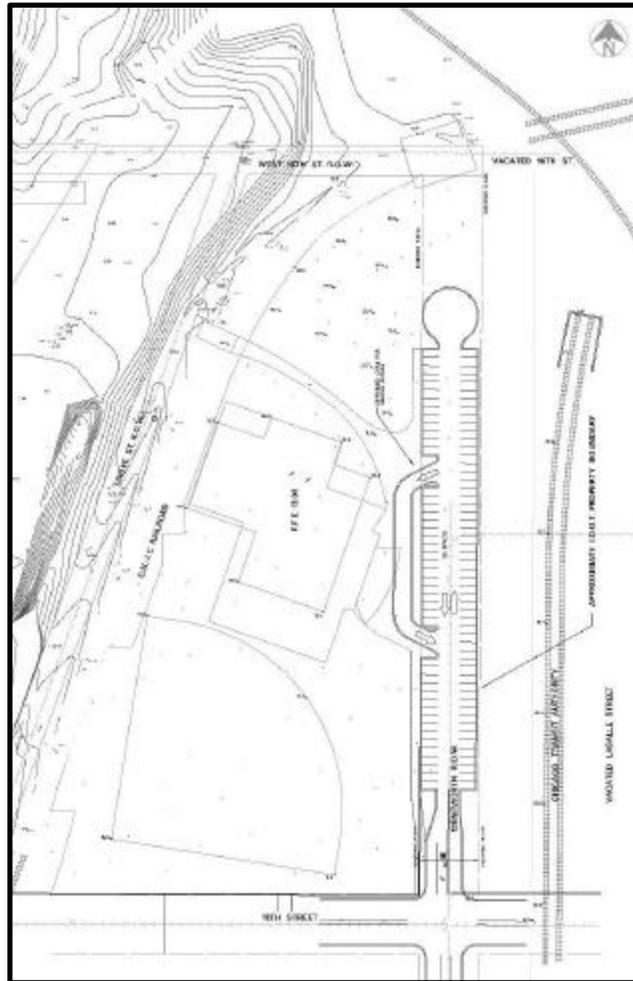
Ping Tom Memorial Park Site Plan



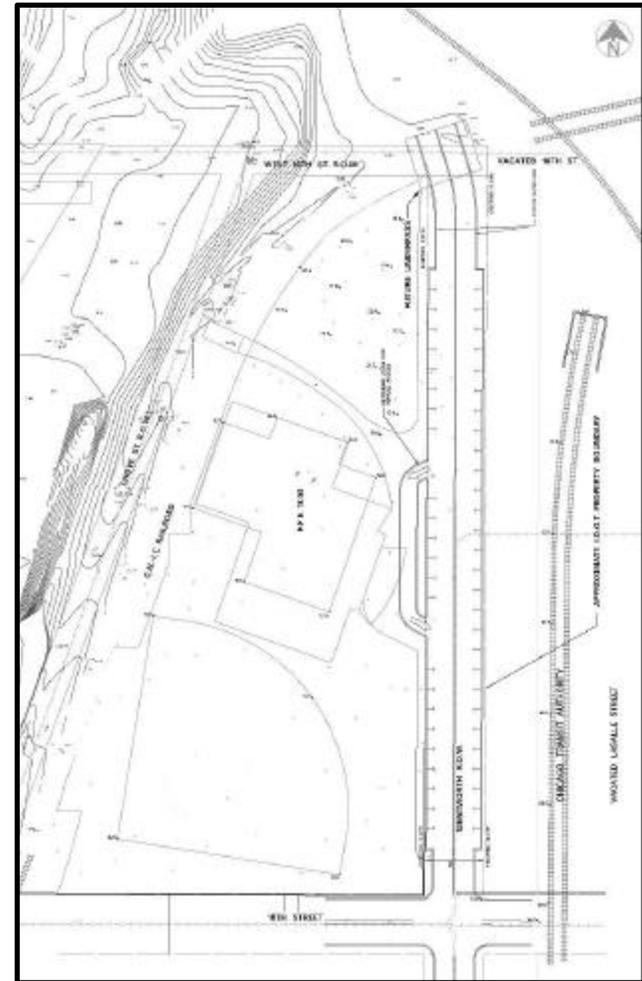
Phase II: Major Recommendations

Roadway Scenarios

Scenario A

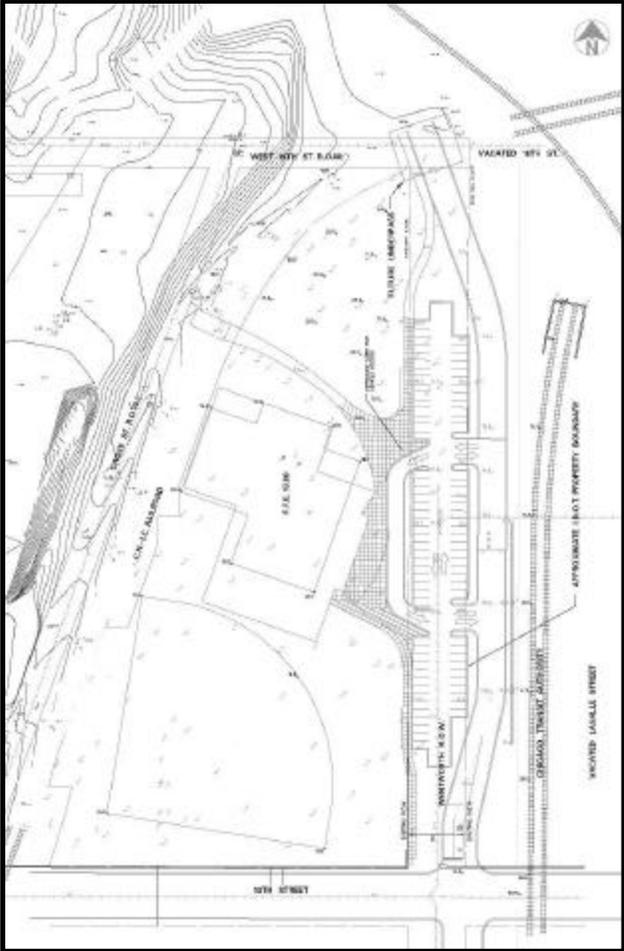


Scenario B

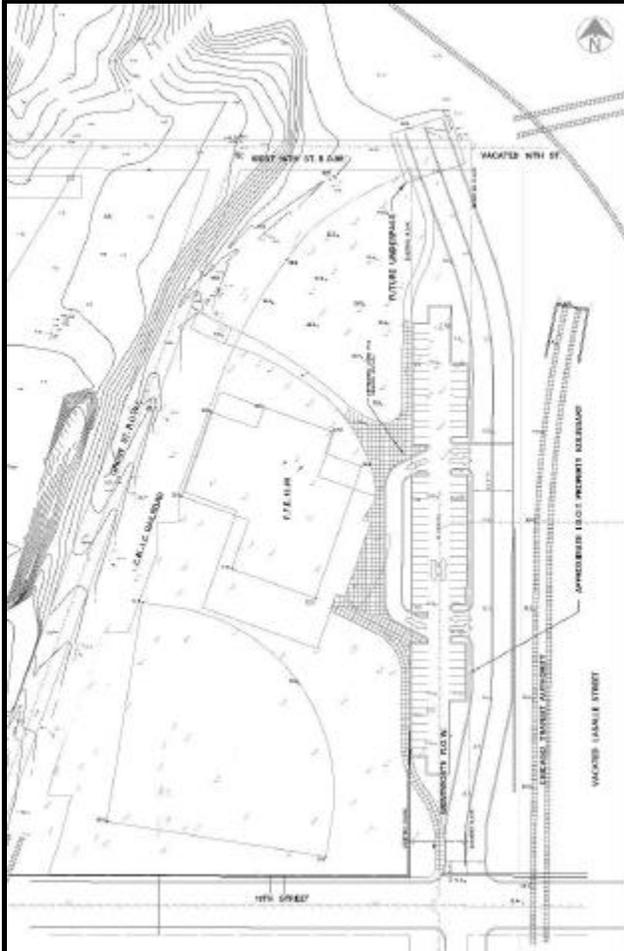


Roadway Scenarios (continued)

Scenario C (2 Lanes)



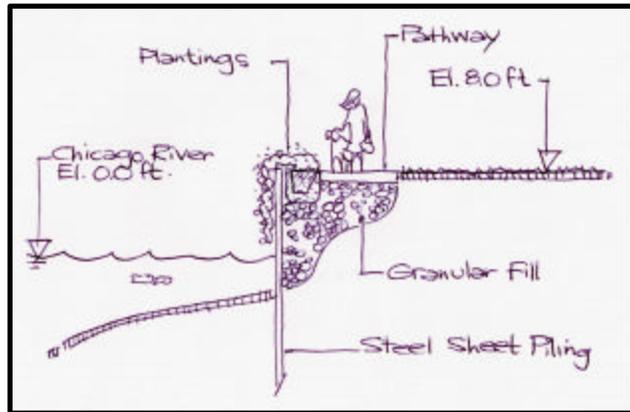
Scenario D (4 Lanes; preferred)



Phase II: Major Recommendations

Natural Shoreline Treatment

Proposed Sheet Pile Treatment North of 18th Street

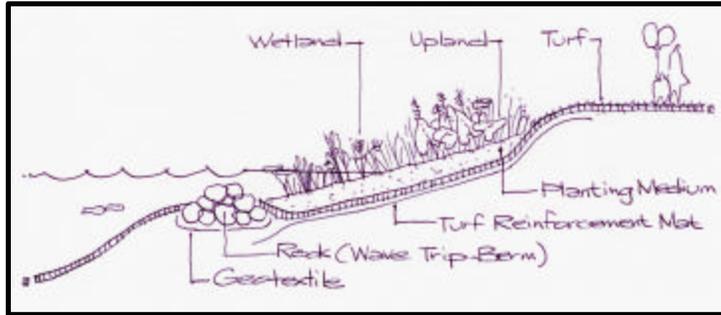


Sheet Pile Treatment South of 18th Street



Proposed Sheet Pile Treatment with Planting

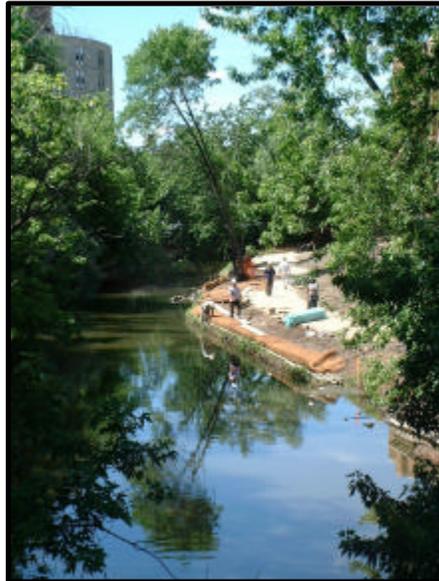
Natural Shoreline Treatment (continued)



Stone Toe Protection Treatment



Stone Shore Protection Treatment



Stone Shore Protection Treatment

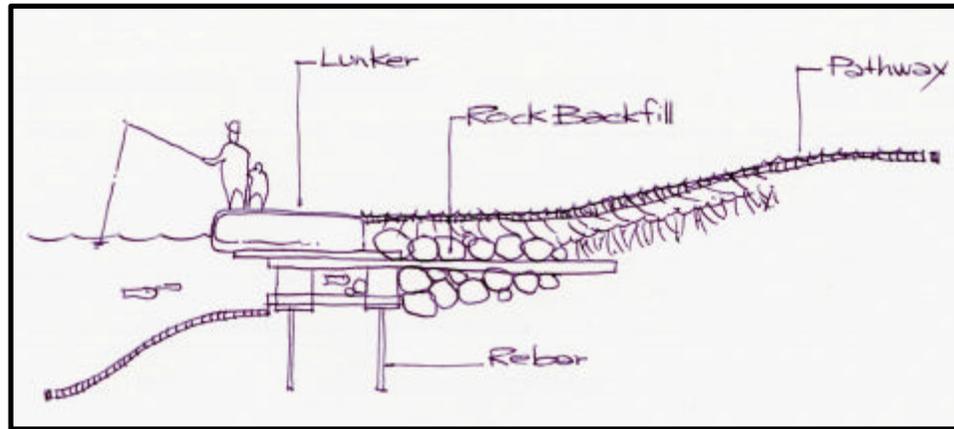


Stone Shore Protection Treatment



Stone Shore Protection Treatment

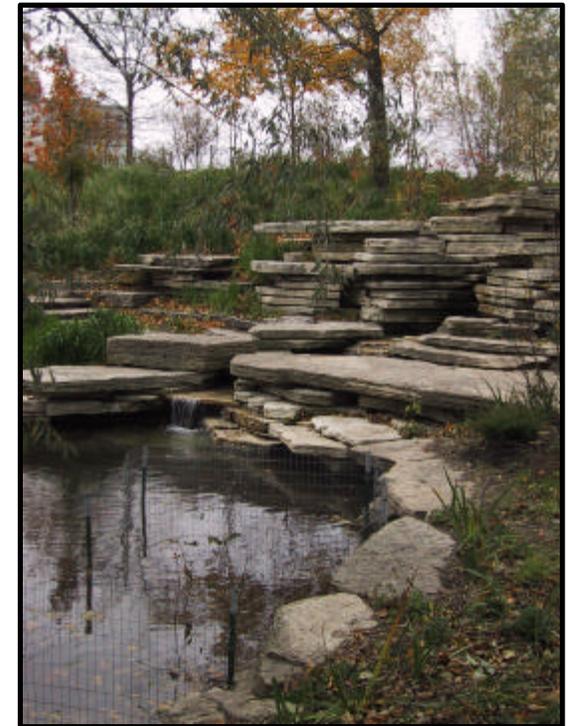
Natural Shoreline Treatment (continued)



Lunker Structure Treatment

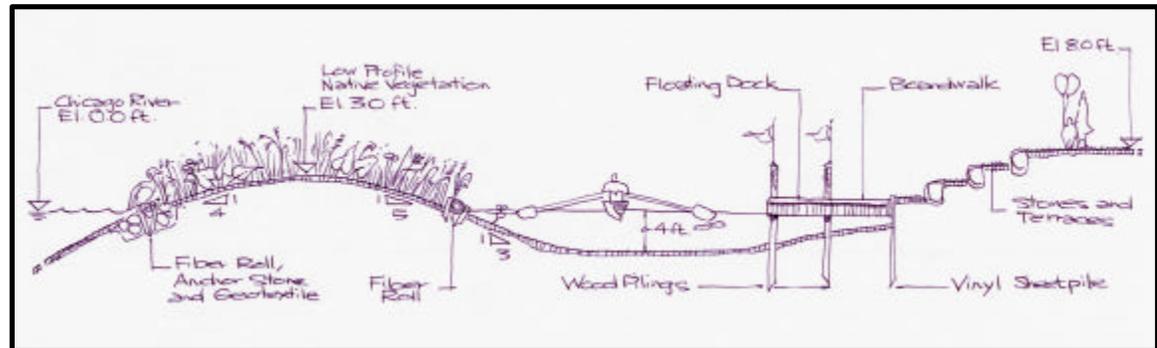


Lunker Structure Treatment



Lunker Structure Treatment

Natural Shoreline Treatment (continued)



Aquatic Shelf Treatment



Aquatic Shelf Treatment

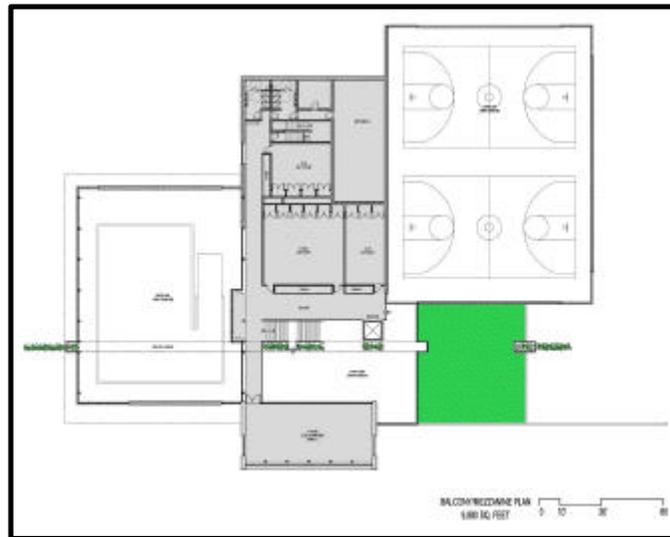


Aquatic Shelf Treatment

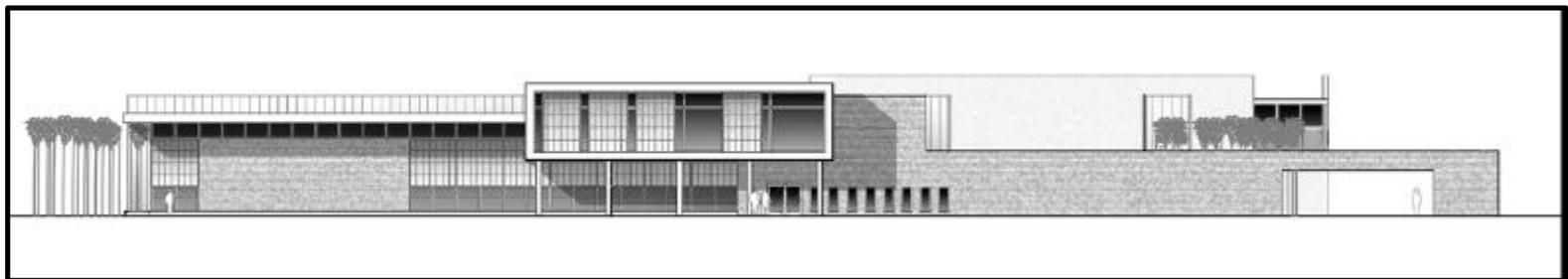
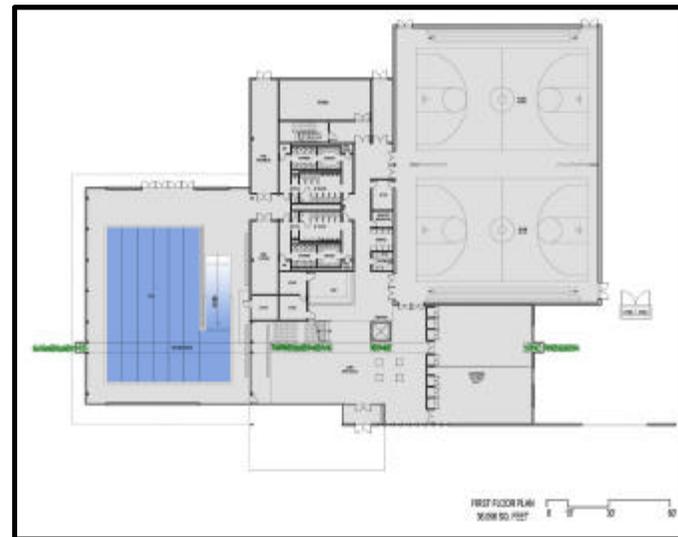
Phase II: Major Recommendations

Cultural Arts & Athletic Facility

Second Floor Plan



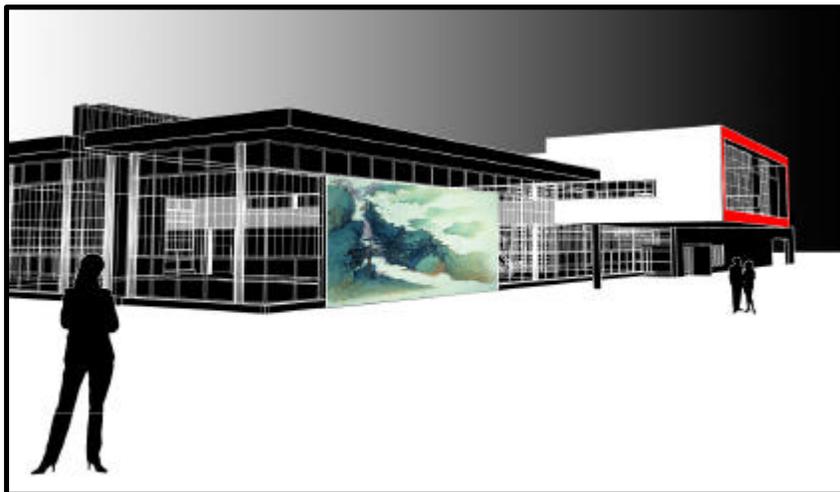
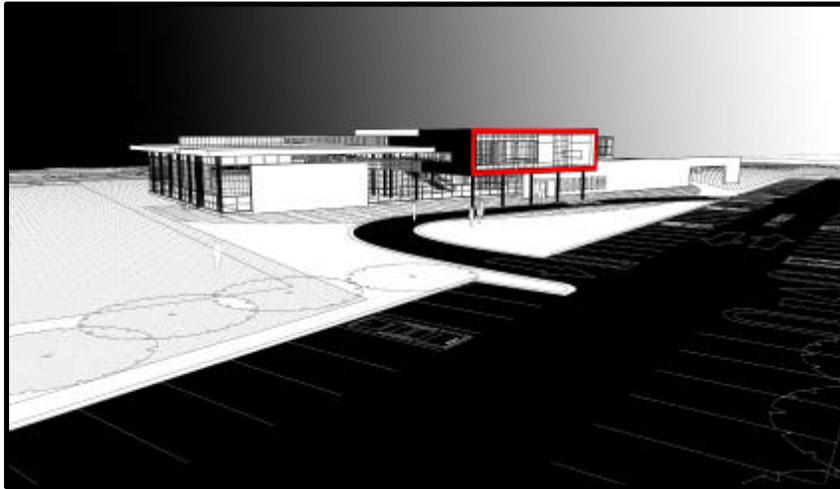
First Floor Plan



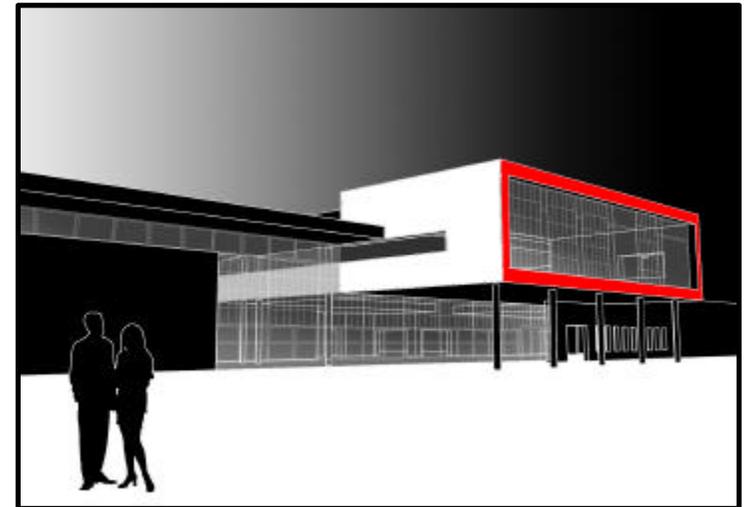
East Elevation

Cultural Arts & Athletic Facility (continued)

Perspective



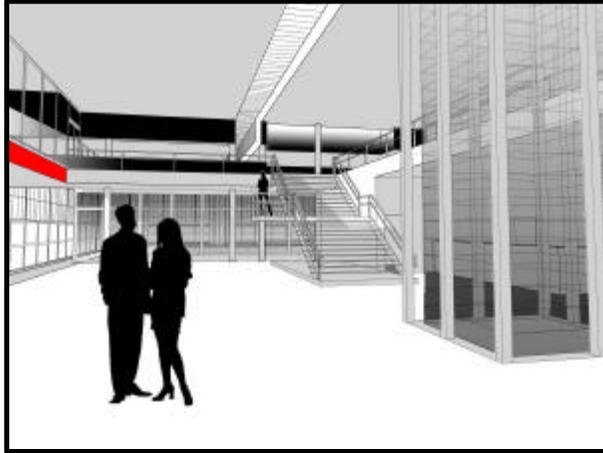
Perspective



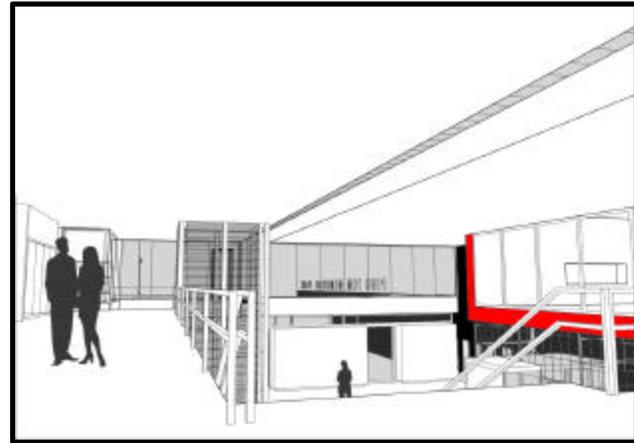
Perspective

Cultural Arts & Athletic Facility (continued)

Interior Perspective



Interior Perspective



Interior Perspective



Cultural Arts & Athletic Facility (continued)



Kalwall Treatment Concept



Display Area Concept

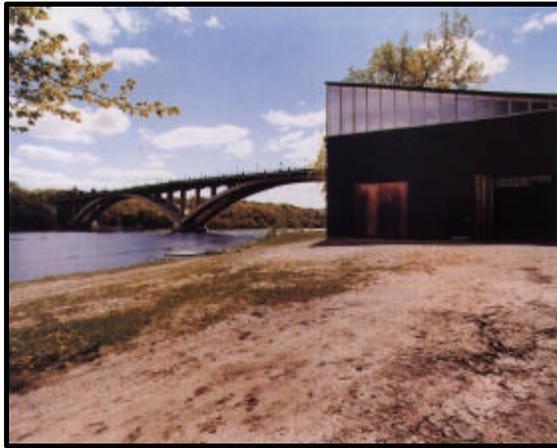


Bamboo Wall Concept

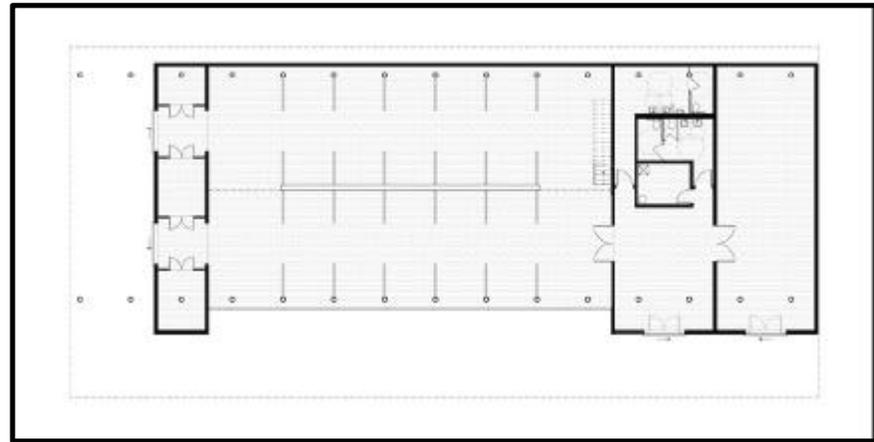
Phase II: Major Recommendations

River Craft Storage Facility

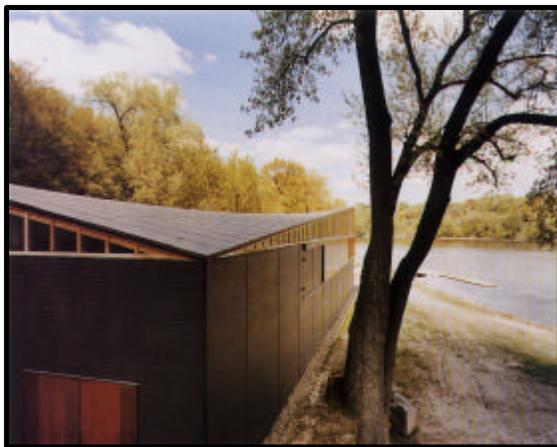
Concept for Boathouse



Boathouse Floor Plan



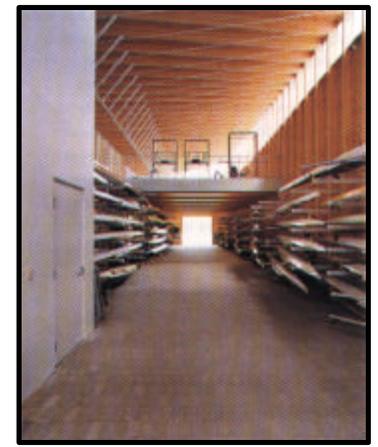
Concept for Boathouse

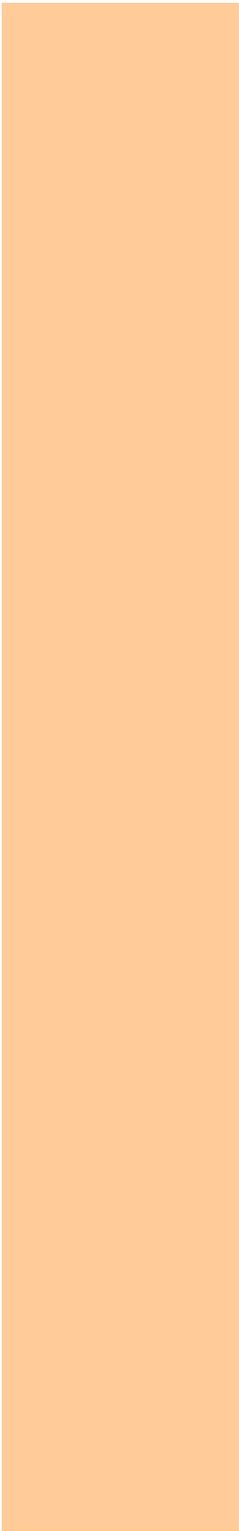


Concept for Boathouse



Concept for Boathouse





Phase II: Major Recommendations

Additional Recommendations

The following were also recommended to achieve the concept plan goals:

- A Chinese themed landscape
- The addition of a Chinese Garden
- The development of a railroad underpass
- The development of Wentworth Avenue
- The addition of athletic fields
- The addition of adequate parking
- The allocation of open space for programming special events and picnicking

Phase II: Cost Estimate

General Conditions:	\$550,000	Boat House:	\$1,000,000
Seawall Construction, Including Boat Dock:	\$2,000,000	Landscape:	\$2,200,000
Site Demolition:	\$430,000	Shade, Ornamental & Evergreen Trees	
Site Utilities		Shrubs, Ground Covers & Perennials	
Site Clearing		Sodded Lawn	
Structures		Site Irrigation	
		Site Furnishings	
Site Grading & Drainage:	\$2,800,000	Site Electrical/Lighting:	\$1,800,000
Excavation		General Site Lighting	
Fill		Ornamental Street Lights	
Site Utilities		Specialty Lighting	
		Power	
		Conduit & Wiring	
Infrastructure:	\$4,650,000	Sub-Total Cost of Site Development	\$30,430,000
Railroad Under crossing		Construction Contingency 10%	\$3,043,000
Roadways		Design Contingency 10%	\$3,043,000
Paths		Bid Contingency 5%	\$1,521,500
Parking			
Plazas			
Fieldhouse/Natatorium with Lead upgrades & Green Roof:	\$15,000,000	Total Estimated Development Cost	\$38,037,500