



Woodridge Town Centre Master Plan

Woodridge, Illinois | August 14, 2014

Prepared By Houseal Lavigne Associates | Gary R. Weber Associates



Table of Contents

Section 1 Introduction 1

Section 2 Town Centre Concept Plan 3

Appendix A Cost Opinion 19



1 Introduction

The Village of Woodridge and the Woodridge Park District worked together to develop the Town Centre Master Plan that will strengthen the Town Centre as a community focal point. The Plan envisions a “campus-like” Town Centre that integrates civic, park, and educational facilities, all within a scenic setting of lakes, woods, and prairies that offer exciting recreational possibilities. Achieving this vision will increase the quality of life of residents, as well as the Village’s attractiveness within the Chicagoland region.

The Town Centre Master Plan is organized into three chapters:

- **Introduction**, which describes the Town Centre’s setting, the purpose of the Master Plan, and provides an overview of the planning process and community outreach efforts.
- **Town Centre Concept Plan**, which articulates the new vision for the Town Centre, including visual representations and detailed policy recommendations for site, land use, and recreation improvements.
- **Cost Opinion**, which contains cost estimates for each proposed improvement and ensures fiscal awareness of the potential costs associated with enhancement of the Town Centre.

Partnership

The Town Centre Master Plan was developed in close partnership between two separate governmental entities: the Village of Woodridge and the Woodridge Park District. This joint-planning effort is reflective of their deep and enduring commitment to the citizens of Woodridge, and communicates joint-investment and cooperation in achieving the future vision outlined in this Plan.

Purpose of the Master Plan

The Town Centre Master Plan is the official policy guide for physical improvement and site development within the Town Centre area. The Plan provides a series of recommended short- and long-term improvements for the Village and Park District to implement over the next 20-30 years. Balancing civic enhancements with preservation and protection of important environmental features and resources is an integral part of the Plan.

Town Centre Setting

Woodridge was incorporated as a Village in 1959, with a population of about 459 residents. The Village derived its name from the heavy stand of timber, which overlooks the East Branch of the DuPage River. In 1985 the Village developed a Master Plan to guide future development and to plan for future growth. Originally, the Town Centre was planned as a community government Centre, including the Village Hall, Police Department, Public Works Facility, Public Library, and the US Post Office. Since the development of the 1985 Master Plan, the vision for the Town Centre has expanded to incorporate the parks and open space that encompass the now realized Civic Center.

The Town Centre area is located near Woodridge and Center Drives and includes the Village Hall, Woodridge Library, Village Police/Public Works facility, Parks District Community Center, U.S. Post Office, Jefferson Junior High School, Hawthorne Hill Woods, Memorial Park, Lake Carleton, Lake Harriet, and 44 acres of open space jointly-owned by the Village and Park District.

Planning Process

The Town Centre Master Plan is the product of a multi-step, community-driven process that engaged residents and stakeholders, gathered information, analyzed existing conditions, developed and refined concept plans, and established a new vision for the Town Centre site. The process included four key steps, which are detailed below.

- **Initiation & Outreach:** This step included the creation of a Steering Committee, developing a user-friendly project website, holding community workshops to solicit ideas and feedback, and conducting confidential interviews with local stakeholders and experts.
- **Existing Conditions Analysis:** Past plans and studies were evaluated, and a thorough site analysis was conducted regarding land use, development, traffic circulation, infrastructure, and environmental considerations. An Existing Conditions Report, highlighting the site’s issues and opportunities, was released in November 2013.
- **Preliminary Concept Plans:** Based on community outreach and the findings of the Existing Conditions Report, three alternative site concept plans were prepared for public review and comment at a public workshop/open house.
- **Final Plan & Board Presentations:** A final site plan was developed reflecting staff and community input obtained in the alternative concept plan stage. The site plan was coupled with detailed recommendations and cost estimates, and presented for public review and adoption by the Village Board and Park District Board.

Community Outreach

Residents, business owners, key stakeholders, and groups with common interests were engaged throughout the process to gather opinions, concerns, aspirations, and other input related to the Town Centre. This section provides a summary of the outreach used to guide the development of the Town Centre Master Plan. All input provided was considered while developing recommendations for the Master Plan. Below are the summaries of each outreach event conducted as part of the planning process.

- A **Project Initiation Workshop** was conducted with the Town Centre Master Plan Steering Committee on Tuesday, May 21, 2013 at the Woodridge Village Hall. The meeting included a review of the Plan process, a virtual tour of the Town Centre, and a questionnaire designed to gather initial input from the committee.
- Over 80 residents and business owners came out to participate in the **Community Workshop** conducted on Wednesday, May 29, 2013 at the Woodridge Community Center. Similar to the Project Initiation Workshop, the workshop included a review of the Plan process, a virtual tour of the Town Centre, and a questionnaire designed to gather initial input from the community.

- Several one-on-one confidential **Key Stakeholder Group Interviews** were conducted on Monday, June 24, 2013 with representatives from the Woodridge Park District, Veterans of Foreign Wars (VFW), Lisle-Woodridge Fire District, Library, School District 68, Village of Woodridge, and Woodridge Special Events Committee.
- Over 90 residents participated in a **Community Open House** held on March 10, 2014 at Edgewood School. Community members were afforded the opportunity to view and comment on the three alternative concept plans prepared for the Town Centre, as well as hear a short presentation on the design themes and key recommendations. The feedback and suggestions obtained were used to formalize a preferred Town Centre design.
- A **Project Website** was created to keep the residents informed and to provide the community with a means of providing specific input on the Plan through an interactive mapping tool known as sMap – The Social Mapping Application (www.smapapp.com). Residents and business owners were able to create their own maps and identify issues, concerns, and opinions within the Town Centre.



2 Town Centre Concept Plan

Concept Plan Development Process

The establishment of a new vision for the Village's Town Centre resulted from a multi-step public engagement process. After conducting "on the ground" research and soliciting ideas from civic leaders and community members, the consulting team drafted three preliminary concept plans for the site, referred to as "Yellow," "Red," and "Green." These three options were presented to the general public at a Community Open House on March 10, 2014, and residents shared feedback with the consultants about which concept, or what aspect of each concept, they supported. A brief overview of the key site improvements found in each concept are highlighted in the following paragraphs.

- **Yellow Preliminary Plan:** Key improvements included a landmark amphitheater/pavilion structure that can be used for multiple events; a prominent pedestrian promenade connecting the Civic Center to the Hawthorne Hill Woods; a sled hill; an expanded Memorial Park including a vehicular drive and angled parking; and a multi-purpose trail, interpretive subtrails, exercise stations, and prairie/creek restoration in the Hawthorne Hill Woods area.
- **Red Preliminary Plan:** Recommended improvements found in this concept included an amphitheater with a portable stage; a farmers market/carnival site located just west of Civic Center, a community playground; a Public Works site with direct access off Woodridge Drive; a parking lot for Memorial Park and the open fields to the south; and a multi-purpose trail, interpretive subtrails, and prairie/creek restoration in the Hawthorne Hill Woods area.
- **Green:** Key improvements included a multi-purpose paved area along Woodridge Drive to provide space for parking, a carnival, and a farmers market; a Public Works facility south of Village Hall; an amphitheater; relocated community gardens and shared parking directly off of Woodridge Drive; and town Centre gateway features and landscape improvements at 75th Street/Woodridge Drive and at Centre Drive/Janes Avenue.

After the Community Open House, consultants took the feedback received regarding the three concepts and developed a vision and a final concept for the Town Centre site, incorporating suggestions from the general public, elected officials, and Village and Park District staff.

Overview of the Master Plan

The Master Plan envisions a walkable, scenic Town Centre that integrates the area’s civic, park, and educational assets into a “campus-like” destination, with ready access to new recreational and entertainment opportunities nestled between lakes, woods, and prairies.

Key elements of the Town Centre Master Plan include:

- Enhancing the overall aesthetics of the area through attractive landscaping, wayfinding, and signage;
- Providing new community spaces for activities such as festivals, outdoor theatre, and community events;
- Increasing educational interaction with nature through trails and subtrails;
- Protecting important natural assets and environmental features from overdevelopment;
- Strengthening access to Lake Harriet and Lake Carleton through improvements such a canoe launch, rock outcroppings, a pier, and park shelter; and
- Encouraging healthy lifestyles through increased recreational offerings, such as bike trails, walking promenades, and playgrounds.

Master Plan Subareas

To better visualize the recommended improvements included in the Town Centre Master Plan, the site was divided into four subareas: (1) **Hawthorne Hill Woods & 75th Street Subarea**; comprised of the Hawthorne Hill Woods forest area west of Woodridge Drive, as well as the Lisle-Woodridge Fire Station; (2) **44 Acres Subarea**, which includes the area east of Woodridge Drive but west of the Civic Center area; (3) **Lake Harriet & Lake Carleton Subarea**, which includes the two lakes as well as the Woodridge Park District Community Center; and (4) **Civic Center Subarea**, which includes the Village Hall, Library, Village Police/Public Works facility, Post Office, Jefferson Junior High School, and Veterans Memorial Park.



Overall Site Plan

Town Centre Concept Plan

The Overall Town Centre Concept Plan shows all the recommended improvements and uses proposed throughout the Town Centre. The Town Centre has been divided into four subareas to provide a better sense of where these recommendations are located throughout the Town Centre. The four subareas follow this illustration.

Proposed Improvements/Uses

Hawthorne Hill Woods & 75th Street Subarea

- 1 Multi-Purpose Trail
- 2 Interpretive Sub-trail
- 3 Nature Play Area
- 4 Open Space/Lawn Area
- 5 Outdoor Adventure Mountain Bike Trail
- 6 Enhanced Pedestrian Network
- 7 Town Centre Gateway Feature

44 Acres Subarea

- 8 Relocated Community Garden
- 9 Relocated Mulch/Compost Piles
- 10 Relocated Chipping Facility
- 11 Shared Parking
- 12 Park Entry Features
- 13 Access Drive
- 14 Convert Existing Community Gardens/Expansive Open Space
- 15 Woodland/Prairie Restoration
- 16 Future Pond/Stormwater Detention
- 17 Pedestrian/Scenic Bridge
- 18 Parking Lot/Farmers Market/Jubilee Area
- 19 Sled Hill
- 20 Pedestrian Promenade
- 21 Hardscape Pad/Amphitheater and Future Multi-Purpose Four Season Pavilion
- 22 Amphitheater Seating/Small-Scale Sledding
- 23 Picnic Grove & Shelter

Lake Harriet & Lake Carleton Subarea

- 24 Arbor
- 25 Lake Harriet Improvements, Fishing Pier and Fishing Rock Outcroppings
- 26 Canoe/Kayak Boat Launch & Park Shelter

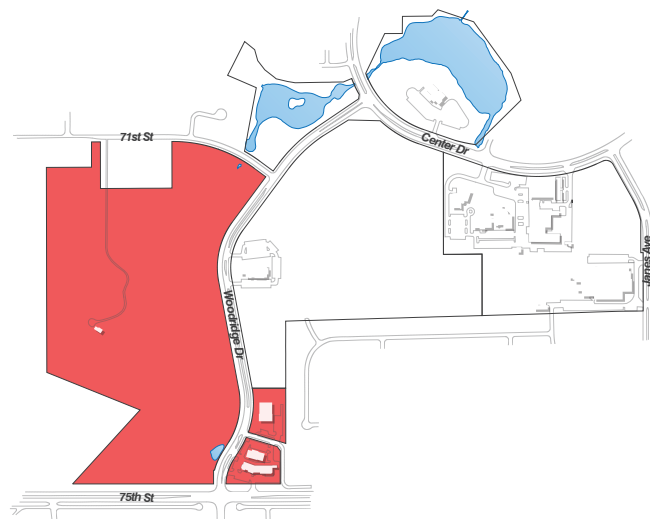
Civic Center Subarea

- 27 Parking Lot Expansion
- 28 Reconfigured Mail Box Drop Off
- 29 Existing Ball Fields
- 30 Existing Open Field
- 31 Parking for Veterans Memorial Park and Existing Jefferson Jr. High School
- 32 Existing Veterans Memorial Park



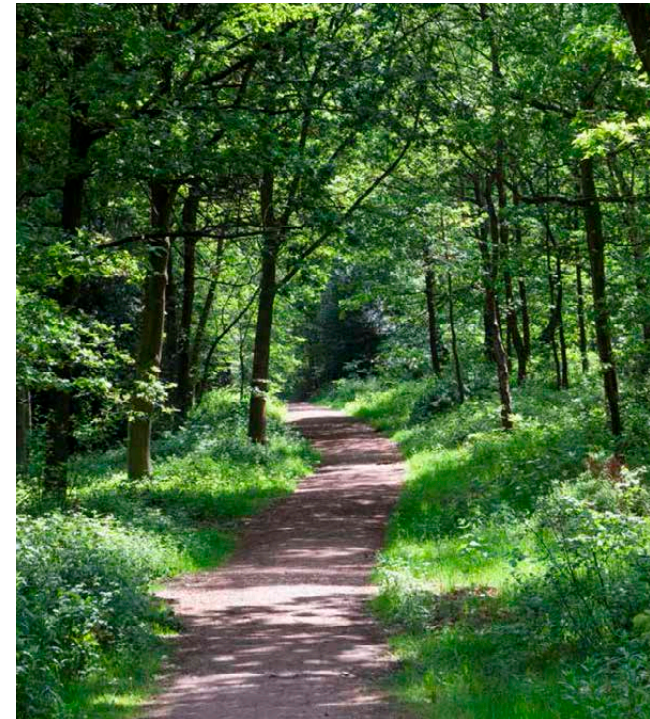
Town Centre Subarea

Hawthorne Hill Woods & 75th Street



1 Multi-Purpose Trail

The multi-purpose trail going through Hawthorne Hill Woods is a great way to view the woodlands while engaging in physical activity. This ADA compliant and paved trail allows for many pedestrian activities including walking, jogging, running, hiking, and bicycling. The multi-purpose trail also feeds into interpretive paths and the mountain bike trail.



2 Interpretive Sub-trail

Hawthorne Hill Woods improvements include interpretive sub-trails, providing information on park history and habitats. These trails occur in a more natural setting than the multi-purpose trail, and meander with greater frequency and have a natural surfaces like mulch or crushed stone. They also facilitate intimate contact with the woodland habitat by containing smaller paths and tighter vegetative clearings. Learning opportunities with native ecosystems and species abound through such close interaction with the natural environment.



3 Nature Play Area

The nature play area is a place for children to interact with nature through active play. The space functions as a playground composed of natural elements in a woodland setting. To create the playground, the design will likely utilize landform, tree stumps, logs, boulders, and other natural materials to form a landscape of action, learning, and adventure.



4 Open Space/Lawn Area

The open lawn at 71st and Woodridge Drive helps establish a transition between Hawthorne Hill Woods and the main activity areas in the Town Centre. This space also allows for flexible programming, creates an interesting terminus for the new pedestrian promenade, and establishes an entry for the new multi-purpose trail.



5 Outdoor Adventure Mountain Bike Trail

In order to maintain the growing popularity of the existing mountain bike course in the Town Centre, a new trail should be developed in Hawthorne Hill Woods. The trail will feature interesting turns, jumps, and obstacles, while catering to a range of difficulty levels.



6 Enhanced Pedestrian Network

Sidewalks, Trails, & Connections

A new sidewalk and trail network will connect the various Town Centre features to a greater degree than the existing system. A majority of the new paths will occur in-and-around the Civic Center where connections are currently lacking. The new paths will unify the Town Centre and link visitors to new amenities such as the sled hill, playground, amphitheater, community gardens, open fields, and prairie/woodland restoration areas.

Crosswalk Enhancements

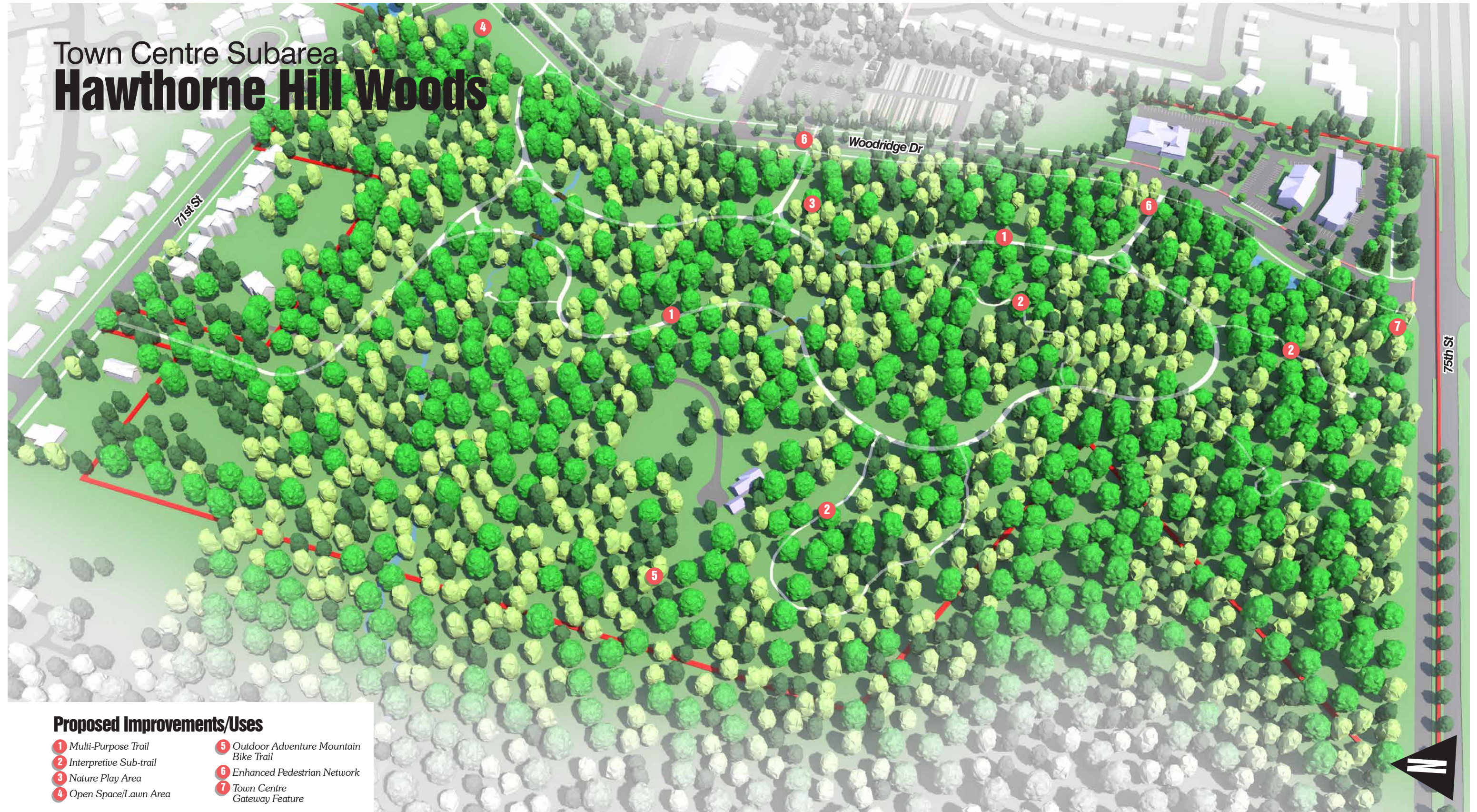
Crosswalk improvements are needed throughout the Town Centre to increase pedestrian safety and efficiency. Enhancements may include formal crosswalk signaling, “zebra” pavement painting, or landscaped medians. As an added benefit, these improvements can further enhance the identity of the Town Centre by utilizing design elements consistent with the rest of the site aesthetic.



7 Town Centre Gateway Feature

Gateway features are unique signage, design elements, and landscaping that orient visitors to their desired destinations. These features promote a sense of arrival and add to the Town Centre identity. Wayfinding elements will occur at key Town Centre access points. In particular, design coordination is suggested on the southwest corner of 75th & Woodridge Drive. This intersection serves as a major point of entry into the site due to high traffic use and visibility. To maximize awareness of the Town Centre, this intersection should be a priority for a gateway feature.

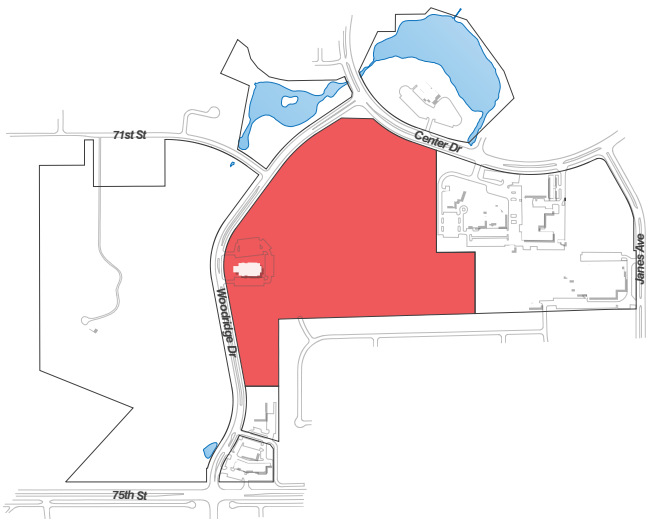
Town Centre Subarea Hawthorne Hill Woods



Proposed Improvements/Uses

- | | |
|--------------------------|---|
| 1 Multi-Purpose Trail | 5 Outdoor Adventure Mountain Bike Trail |
| 2 Interpretive Sub-trail | 6 Enhanced Pedestrian Network |
| 3 Nature Play Area | 7 Town Centre Gateway Feature |
| 4 Open Space/Lawn Area | |

Town Centre Subarea 44 Acres



8 Relocated Community Garden
 The new gardens will reside in the open area between the church and Fire Station. In response to community needs, the relocated community gardens will offer closer water connection, access to parking, and increased access from Woodridge Drive. The improved visibility will increase awareness about the gardens and deter vandalism. Finally, a landscape treatment will buffer the area along Woodridge Drive and residential homes to the east to create a peaceful agrarian environment.



Existing Mulch/Compost Piles to be Relocated

9 Relocated Mulch/Compost Piles
 The mulch and compost piles will be incorporated into the new community garden site. By being in close proximity to the gardens, gardeners can easily contribute to and use the compost pile as needed. The new location also affords the community easier access to mulch and compost through a well-designed pickup/drop-off area and adjacent parking.

10 Relocated Chipping Facility
 The chipping facility will be located away from other uses and screened by the existing woodlands. People can get to the new facility by driving through the new parking lot off Woodridge Drive and taking the access drive into the area once used for the community gardens.



11 Shared Parking
 This shared parking lot will serve the community gardens and provide overflow parking for the church. It also responds to the need for overflow parking for large civic events such as Jubilee. The parking lot is screened with shade trees, shrubs, and natural plantings, to ensure attractiveness.



12 Park Entry Features

As part of wayfinding and brand improvements in the Town Centre, signs with complimentary landscaping will be developed at the intersections of Woodridge & 71st Street and Woodridge & Center Drive. These intersections are the nexus of primary roadways traversing the Town Centre and are an ideal location for a welcoming and identifying entry features. As part of the feature, the surrounding area will include a pathway serving pedestrians and Jubilee food vendors. Whether moving through the park via automobile, bicycle, or on foot, park visitors will know they have arrived in the Town Centre through attractive welcoming features.



13 Access Drive

The design calls for an access drive from Woodridge Drive to the recommended open space area for passive/active recreation and future special event overflow parking. The access drive should be an engineered grass access road (e.g. engineered “grasscrete” treatment). The benefits of this type of road are improved storm-water infiltration, protection from vehicular related erosion, and a quality park aesthetic. Use of the road will be infrequent and therefore does not warrant paving.



14 Convert Existing Community Gardens/Expansive Open Space

Once the community gardens relocate, the old site will convert into expansive open space. These areas provide for a range of activities, including passive and active recreation, athletic games, picnicking, and can serve as overflow parking area for large special events.



15 Woodland/Prairie Restoration

Woodlands and Prairies contain ecosystems that provide tremendous environmental, aesthetic, and health benefits. Both Woodland and Prairie Restoration focus on the cultivation of native flora and fauna reminiscent of times prior to modern human settlement. Woodland restoration is a process of creating a mixture of trees and understory plants in settings where they thrive. Woodlands typically occur closer to surface water sources. Prairie restoration focuses on the implementation of tallgrass, shrubs, and other plants. Prairies tend to occur further away from surface water sources than woodlands. Where these two systems converge, there is a high level of plant and animal species diversity, making both restoration types critical to healthy ecosystems and tremendous learning environments.



16 Future Pond/Stormwater Detention

With earthwork modifications made to the Town Centre as part of design improvements, the area will potentially need a new stormwater management facility to accommodate increased water runoff. As such, the new pond will detain water in a preferred setting. The detention pond will also create a unique Town Centre feature, boosting scenic value along the new pedestrian promenade.



17 Pedestrian/Scenic Bridge

During development of the detention pond, installation of a pedestrian-scaled bridge will occur along a new pedestrian promenade. The bridge will enhance views of the pond and the surrounding area, provide a path over water draining into the pond, and enhance park aesthetics. The location of the bridge will also improve the promenade experience by creating visual interest through materiality changes on the path and by creating the opportunity for scenic views.



18 Parking Lot/Farmers Market/Jubilee Area

Another key parking lot is located across from Lake Harriet within the 44 acres. The multi-purpose surface developed for the lot allows flexible programming to suit the needs of the community. The surface offers space for parking and booths during Jubilee festivities, space for temporary Farmer's Markets, and parking for performances at the new amphitheater.



19 Sled Hill

Sledding is a popular park activity during winter months when the opportunity for other outdoor recreation is limited. The new sled hill resides in an area of the Town Centre that was previously underutilized and creates another unique feature for the community.



20 Pedestrian Promenade

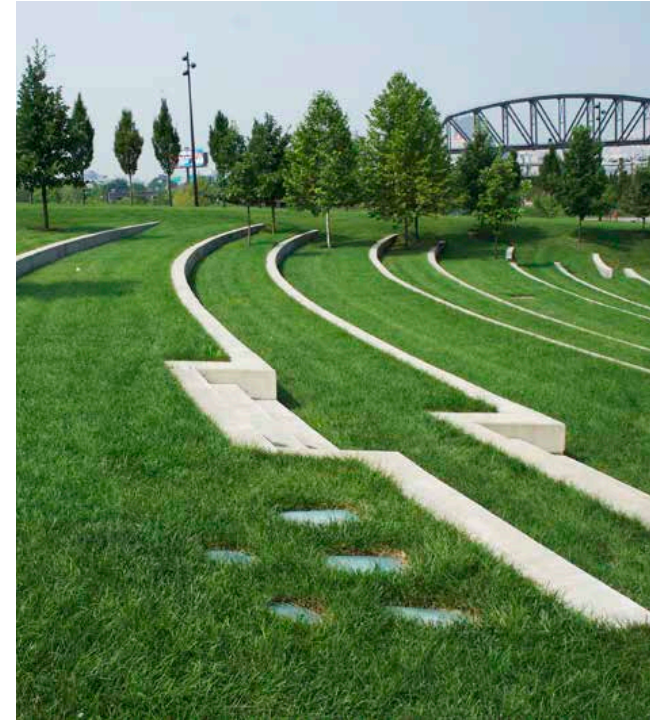
The pedestrian promenade will become the prominent pedestrian thoroughfare in the Town Centre. It is a large walkway for pedestrians, cyclists, and service vehicles (during major events). Rich with desirable aesthetics and functional characteristics, the promenade will navigate people through the Town Centre in a comfortable environment and engage them in an array of activities. Key elements of the promenade will include quality paving materials, lighting features, trash receptacles, benches, water fountains, and diverse plantings.



21 Hardscape Pad/Amphitheater and Future Multi-Purpose Four Season Pavilion

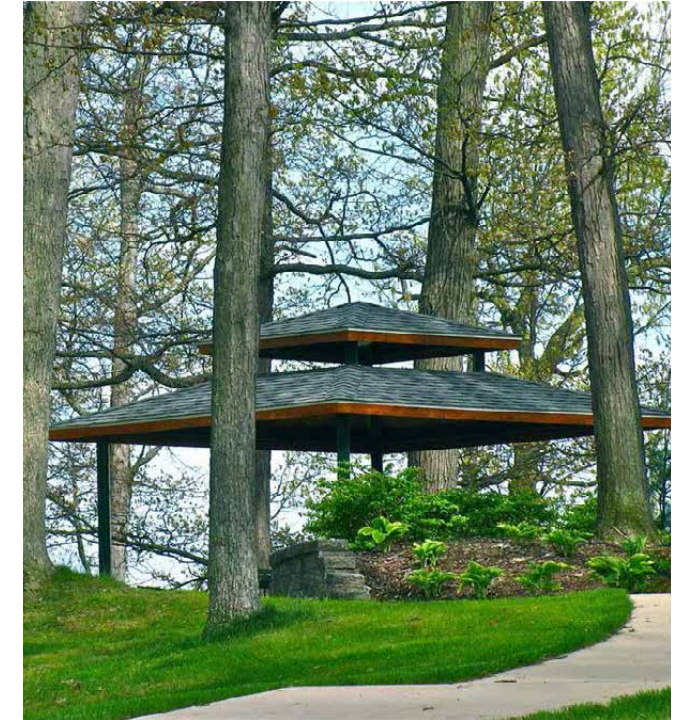
The amphitheater is an outdoor space with seating, a stage, and support facilities for entertainment performances and other community gatherings. The plan initially calls for temporary stage on a hardscape platform. As the village gages use of the amphitheater, design for a permanent structure can develop to include preferable spatial requirements and an appearance fitting of the community image. When funding becomes available, the village can move beyond the temporary stage and into a permanent and iconic amphitheater.

The new shelter adjacent to the amphitheater will allow for year-round activities. Located adjacent to convenient parking, and in close proximity to the picnic grove, Jubilee area, and open space, the pavilion could serve as a place for celebrations, camps, picnics, barbecues, workshops, meetings, and other gatherings.



22 Amphitheater Seating/ Small-Scale Sledding

Amphitheater seating and small-scale sledding are ideal in the proposed location due to a sloping landscape. Because of these features, the site is ideal for viewing performances. As visitors gaze upon the performance at the bottom of the hill, the woodlands behind the stage create a scenic backdrop that further enhances the exciting experience. While grass seating will complement the amphitheater in the spring, summer and fall, it also allows for small-scale sledding in the winter. This dual functionality facilitates productive use of the area year round.



23 Picnic Grove & Shelter

The picnic grove is within close proximity to the amphitheater, playground, parking, the promenade, and Civic Center, making it highly accessible and centrally located. The picnic area is a place for park users to barbeque, hold gatherings, play board games, or enjoy a quiet lunch. It has several benches and seating areas as well as a picnic shelter for large community picnic events. The proximity of the amphitheater makes the grove an ideal support facility for large-scale events like the July 4th Picnic.

Town Centre Subarea 44 Acres



Proposed Improvements/Uses

- | | | |
|---------------------------------|--|---|
| 8 Relocated Community Garden | 14 Convert Existing Community Gardens/Expansive Open Space | 19 Sled Hill |
| 9 Relocated Mulch/Compost Piles | 15 Woodland/Prairie Restoration | 20 Pedestrian Promenade |
| 10 Relocated Chipping Facility | 16 Future Pond/Stormwater Detention | 21 Hardscape Pad/Amphitheater and Future Multi-Purpose Four Season Pavilion |
| 11 Shared Parking | 17 Pedestrian/Scenic Bridge | 22 Amphitheater Seating/Small-Scale Sledding |
| 12 Park Entry Features | 18 Parking Lot/Farmers Market/Jubilee Area | 23 Picnic Grove & Shelter |
| 13 Access Drive | | |

Town Centre Subarea

Lake Harriet & Lake Carleton



24 Arbor
An arbor at Lake Harriet will be a great place for wedding ceremonies, picnics, and other events. It has a beautiful view of the lake and has convenient access to parking and trails. The design of the arbor should include interesting structural details and ornamental plantings that engage the viewer.



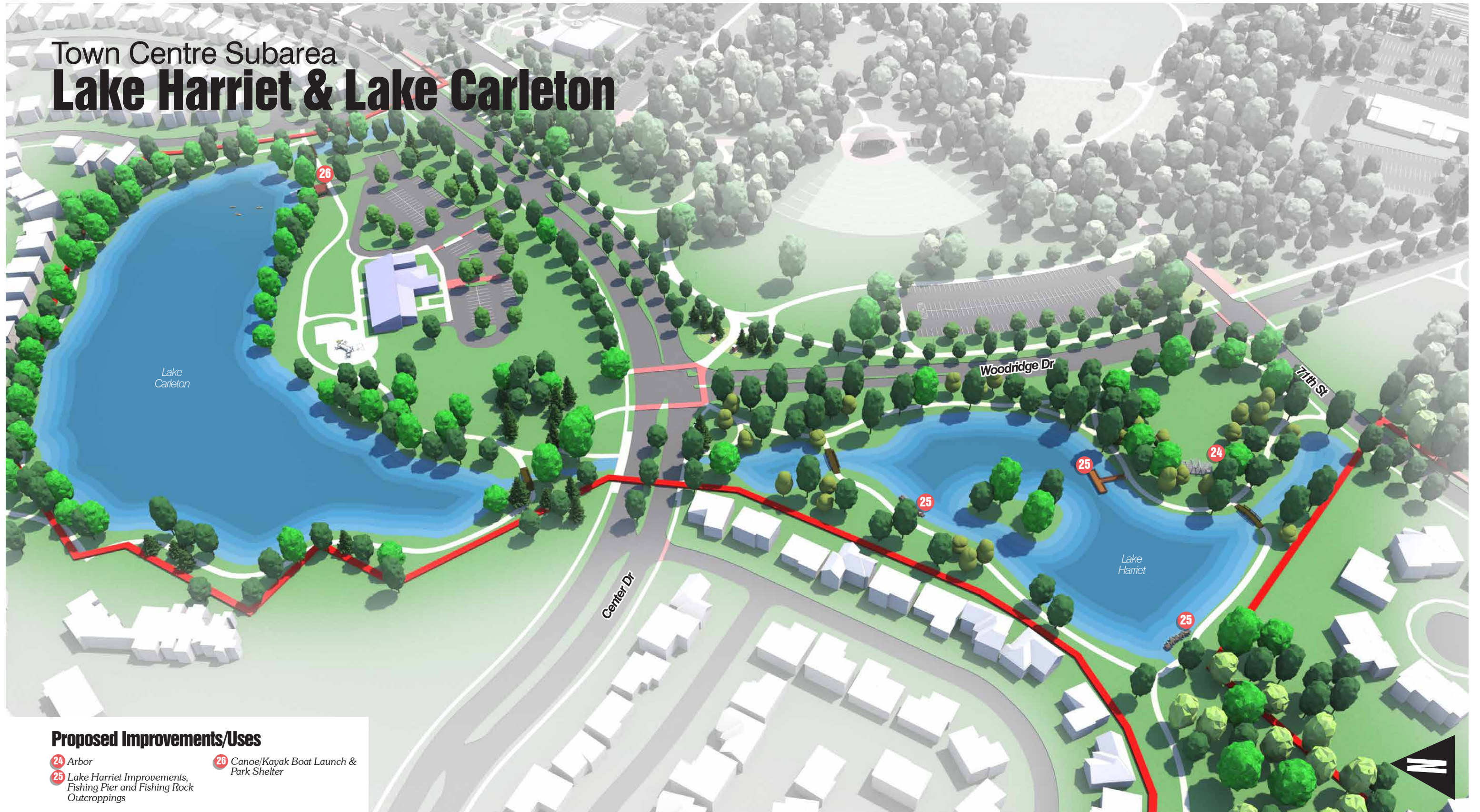
25 Lake Harriet Improvements
Fishing Pier
A fishing pier will provide a comfortable and ADA accessible place to fish and enjoy scenic views. The proposed permanent fishing pier will be constructed on the south side of the Lake Harriet and increase access to the lake. This orientation helps keep the sun out of visitors' eyes and provides a vantage point to view the Lake Harriet Island.

Fishing Rock Outcroppings
At points around Lake Harriet, a patch of boulders protruding from the shoreline will create informal places for fishing and increase the aesthetic appearance of the lake. The boulders will also prevent erosion and diversify habitats for fish, birds, and amphibious species in the lake, thus improving the aquatic ecosystem.



26 Canoe/Kayak Boat Launch & Park Shelter
There are two prominent lakes in the Town Centre, yet opportunity to get onto the water is limited. With the addition of a new boat launch near the Community Center, small non-motorized boats will be permitted to enter Lake Carleton. Some of the allowed boat types may include canoes, kayaks, row boats, and paddle boats. Overall, the boat launch will stimulate increased use of an already tremendous asset, Lake Carleton.

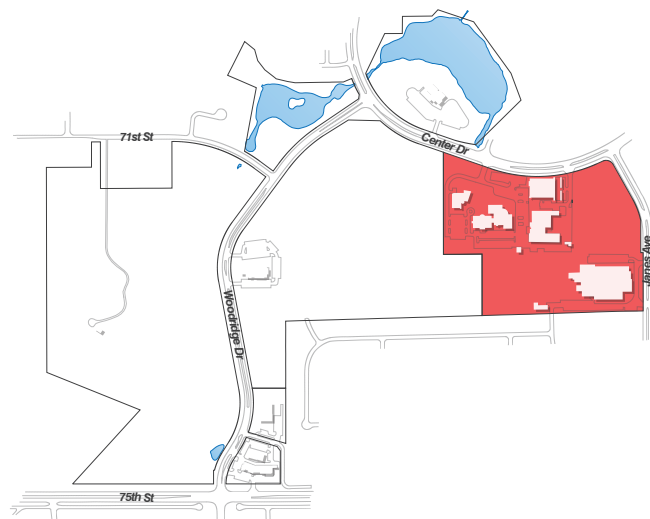
Town Centre Subarea Lake Harriet & Lake Carleton



Proposed Improvements/Uses

- 24 Arbor
- 25 Lake Harriet Improvements, Fishing Pier and Fishing Rock Outcroppings
- 26 Canoe/Kayak Boat Launch & Park Shelter

Town Centre Subarea **Civic Center**



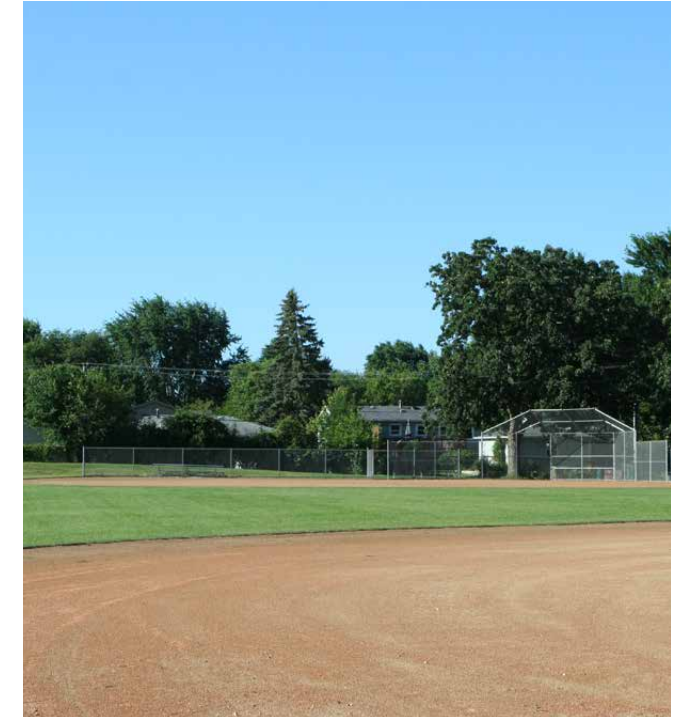
27 Parking Lot Expansion

As the Town Centre expands activities and makes improvements to existing amenities, parking demands are expected to grow. One of the key parking expansion projects will occur at the Civic Center. Since many new Town Centre elements will develop just west of the Civic Center, it is a prime location for expansion. However, improvements do not necessarily need to be made all at once. Instead, the village may pursue a phased expansion that responds to parking demands using an incremental approach, which would also give the Village time to raise funds for the project.



28 Reconfigured Mail Box Drop Off

Traffic flow improvements are important to a well-functioning Civic Center. Currently, the mail box drop off in front of the library is a cause for vehicular conflict and congestion. By reversing traffic flow, these impacts could be mitigated, thus making the Civic Center safer and ensuring residents have a more pleasant driving experience.



29 Existing Ball Fields

While the existing ball fields will remain in their current state, there will be improved access to the fields via future trails and walkways throughout the Town Centre. These paths will enable teachers and school children to make better use of the Town Centre by making the ball fields easier to reach.



30 Existing Open Field

The current multi-purpose field is slated to remain because it is in an optimal location for the Junior High School’s activities, such as soccer. Improved mobility throughout the Town Centre will enhance access to the field for parents and students.



31 Parking for Veterans Memorial Park and Existing Jefferson Jr. High School

This future parking lot benefits the Veterans Memorial Park, the existing Jefferson Jr. High School, the open field, as the overall Civic Center area. It provides senior citizens and the disabled easier access the memorial without encroaching on usable Memorial space.



32 Existing Veterans Memorial Park

The Memorial serves as a gateway to the Town Centre and honors veterans of the community at a prominent location. After deliberation at community engagement meetings, it was decided that the Veterans Memorial should maintain its current design and location. A small parking lot will be created near the Memorial to ensure access.

Town Centre Subarea Civic Center

Proposed Improvements/Uses

- 27 Parking Lot Expansion
- 28 Reconfigured Mail Box Drop Off
- 29 Existing Ball Fields
- 30 Existing Open Field
- 31 Parking for Veterans Memorial Park and Existing Jefferson Jr. High School
- 32 Existing Veterans Memorial Park

Reversing the Mail Box Drop Off

This detail shows the proposed traffic flow improvements for the mail box drop off. By reversing traffic flow, drivers are not forced to loop around the entire Civic Center to exit out onto Center Drive.

Center Dr

Janes Ave

N

- 27 Parking Lot Expansion
- 28 Reconfigured Mail Box Drop Off
- 29 Existing Ball Fields
- 30 Existing Open Field
- 31 Parking for Veterans Memorial Park and Existing Jefferson Jr. High School
- 32 Existing Veterans Memorial Park

This detail shows the proposed traffic flow improvements for the mail box drop off. By reversing traffic flow, drivers are not forced to loop around the entire Civic Center to exit out onto Center Drive.



Appendix A Cost Opinion

This section provides cost estimates for each of the improvements recommended in the Town Centre Master Plan. The cost opinions are based on general concepts and should be considered order-of-magnitude. Detailed surveys and design development planning would need to be done as part of the next step toward preliminary cost estimating, final design, and implementation. It is important to emphasize that the total amount represents the estimated cost for implementing all improvements throughout the entire Town Centre area. Implementation of plan components would likely be phased.

Cost Opinion Table

| # | Item | Description | Cost |
|----|---|--|-------------|
| 1 | Multi-Purpose Trail | The Plan envisions a multi-purpose trail traveling through Hawthorne Woods. It will be paved and ADA compliant, permitting easy walking, jogging, running, hiking, and bicycling. Small-scale pedestrian bridges are included. | \$250,000 |
| 2 | Interpretive Sub-trail | The interpretive sub-trail is of a smaller scale than the multi-purpose trail and permits closer interaction with nature. Trail surface will be composed of mulch or crushed stone. Trail will include signage about park history and natural ecosystems. | \$45,000 |
| 3 | Nature Play Area | The nature play area is a playground composed of natural elements in a woodland setting. The design will utilize landforms, tree stumps, logs, boulders, and other natural materials to create a landscape of action, learning, and adventure. | \$60,000 |
| 4 | Open Space/Lawn Area | The open space/lawn area will remain as it currently is. | \$0 |
| 5 | Outdoor Adventure Mountain Bike Trail | The outdoor adventure mountain bike trail will feature interesting turns, jumps, and obstacles while catering to a range of difficulty levels. The ABA certified trail will increase trail safety and access. | \$5,000 |
| 6 | Enhanced Pedestrian Network | Improvements include new sidewalks, trail connections, and crosswalks throughout the Town Centre. A majority of the new pathways will occur in-and-around the Civic Center where connections are currently lacking. The new paths will unify the Town Centre and link visitors to new amenities such as the sled hill, playground, amphitheater, and more. | \$250,000 |
| 7 | Town Centre Gateway Feature | Wayfinding features are unique signage, design elements, and landscaping that orient visitors to their desired destinations. These features promote a sense of arrival and add to the Town Centre identity. Wayfinding elements will occur at key Town Centre access points. In particular, design coordination is suggested on the southwest corner of 75th & Woodridge Drive. This intersection serves as a major point of entry into the site due to high traffic use and visibility. | \$70,000 |
| 8 | Relocated Community Garden | The new community garden will reside in the open area between the church and the fire station. It will include connections to water, access to parking, and increased access from Woodridge Drive. Landscaping treatments will buffer the areas along Woodridge Drive and residential areas to the east to create a peaceful agrarian environment. | \$50,000 |
| 9 | Relocated Mulch/Compost Piles | The mulch and compost piles will be incorporated into the new community garden site, permitting easier access by gardeners and community members. | \$2,500 |
| 10 | Relocated Chipping Facility | The chipping facility will be located away from other uses and screened by the existing woodlands. | \$0 |
| 11 | Shared Parking | This shared parking lot will serve the community gardens and activities in open space, as well as double as overflow parking for the nearby church. The lot will be screened with shrubbery and natural plantings to ensure attractiveness. | \$750,000 |
| 12 | Park Entry Features | Signs with complimentary landscaping will be developed at key entry points into the Town Centre. The surrounding area will include a pathway serving pedestrians and Jubilee food vendors. Whether moving through the area via automobile, bicycle, or on foot, park visitors will know they have arrived in the Town Centre due to these attractive welcoming features. | \$190,000 |
| 13 | Access Drive | The access drive is an engineered grass access road (e.g. “grasscrete”) that links Woodridge Drive to recommended open space. The benefits of this type of road are improved stormwater infiltration, protection from vehicular related erosion, and a quality park aesthetic. Use of the road will be infrequent and therefore does not warrant paving. | \$60,000 |
| 14 | Convert Existing Community Gardens/Expansive Open Space | Upon relocation of the existing community gardens, the old site will revert into expansive open space, providing for a range of activities. | \$25,000 |
| 15 | Woodland/Prairie Restoration | Woodland and prairie restoration cultivates native flora and fauna reminiscent of times prior to modern human settlement. Woodland restoration is a process of creating a mixture of trees and understory plants in settings where they can thrive. Prairie restoration focuses on the implementation of tallgrass, shrubs, and other plants. | \$35,000 |
| 16 | Future Pond/Stormwater Detention | The creation of a new pond for stormwater detention will help offset any potential rainwater impacts from new impervious surface development. It will also create a unique Town Centre feature, boosting scenic value along the promenade. | \$250,000 |
| 17 | Pedestrian/Scenic Bridge | During the development of the detention pond, installation of a pedestrian-scaled bridge will occur along a new pedestrian promenade. The bridge will enhance views of the pond and improve the promenade experience. | \$250,000 |
| 18 | Parking Lot/Farmers Market/Jubilee Area | A new multi-purpose surface parking lot allows for flexible parking programming to suit the needs of the community. Final design of the parking lot should allow for placement of the Jubilee and other community events. This lot could also be used to host the temporary Farmers Market. | \$1,000,000 |

| # | Item | Description | Cost |
|----|---|--|------------------------|
| 19 | Sled Hill | Sledding is a popular park activity during winter months when the opportunity for recreation is limited. The creation of a new sled hill in a previously underutilized part of the Town Centre creates another unique feature for the community. | \$100,000 |
| 20 | Pedestrian Promenade | The pedestrian promenade is a large walkway for pedestrians, cyclists, and service vehicles (during major events). Key elements include quality paving materials, lighting features, trash receptacles, benches, water fountains, and diverse plantings. | \$500,000 |
| 21 | Hardscape Pad/Amphitheater and Future Multi-Purpose Four Season Pavilion | The hardscape pad/amphitheater is an outdoor space with seating, a stage, and support facilities for entertainment performances and other community gatherings. As the Village gauges uses of the amphitheater, design for a permanent structure can develop if funding becomes available. A two-phased development program is recommended: Phase 1 - Develop a hardscape pad to accommodate temporary staging Phase 2 - Develop a permanent structure | \$75,000 \$575,000 |
| 22 | Amphitheater Seating/ Small-Scale Sledding | This is a unique sloping space that serves a dual purpose: amphitheater space in the spring, summer, and fall and as a sledding hill in the winter. | \$125,000 |
| 23 | Picnic Grove & Shelter | The picnic grove and shelter is place for park users to barbecue, hold gatherings, play board games, or enjoy a quiet lunch. It includes several benches and seating areas as well as a picnic shelter for large community picnic events. | \$150,000 |
| 24 | Arbor | An arbor at Lake Harriet will provide a beautiful view of the lake and be conveniently located to parking and trails. The design of the arbor will include interesting structural details and ornamental plantings to engage the viewer. | \$15,000 |
| 25 | Lake Harriet Improvements, Fishing Pier and Fishing Rock Outcroppings | The Lake Harriet Fishing Pier will be constructed on the south side of Lake Harriet and will increase access to the lake. At strategic points around Lake Harriet, a patch of boulders protruding from the shoreline will create informal places for fishing, prevent erosion, and diversify habitats for the aquatic ecosystem. | \$200,000 |
| 26 | Canoe/Kayak Boat Launch & Park Shelter | The addition of a new boat launch and park shelter near the Community Center will facilitate small non-motorized boats to enter Lake Carleton. | \$75,000 |
| 27 | Parking Lot Expansion | As the Town Centre makes improvements, parking demands are expected to grow. The existing park lot may need to expand along its southern and western borders. However, improvements do not necessarily need to be made all at once. Instead, the Village may pursue a phased expansion that responds to parking demands using an incremental approach, such as: Phase 1 - Southern Portion Phase 2 - Western Portion (as additional parking spaces are needed) | \$600,000 1,400,000 |
| 28 | Reconfigured Mail Box Drop Off | Currently, the mailbox drop-off box in front of the library is a cause of vehicular congestion and conflict. By reversing the traffic flow in the parking lot, these impacts can be mitigated and increase safety and efficiency. | \$5,000 |
| 29 | Existing Ball Fields | The existing ball fields will remain as they currently are. | \$0 |
| 30 | Existing Open Field | The existing open field will remain as it currently is. | \$0 |
| 31 | Parking for Veterans Memorial Park and Existing Jefferson Jr. High School | A new parking lot proximate to Veterans Memorial Park will provide greater access to the memorial, especially among senior citizens and the disabled as well as provide additional parking for the existing open field. | \$250,000 |
| 32 | Existing Veterans Memorial Park | The Veterans Memorial Park will remain as it currently is. It is an important gateway to the Town Centre area. | \$0 |

Total Improvements: \$7,362,500
10% Contingency \$736,250
TOTAL IMPROVEMENTS: \$8,098,750

* The above cost opinions are based on general concepts and should be considered order-of-magnitude. Detailed surveys and design development planning would need to be done as part of the next step toward preliminary cost estimating, final design and implementation. It is important to emphasize that the total amount represents the estimated cost for implementing all improvements throughout the entire study area. Implementation of plan components would likely be phased.