Central Park Master Plan

Prepared by Hitchcock Design Group

September, 2009

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Introduction

Central Park has a long, rich history as an important public open space in the City of Naperville. The land was originally dedicated as a "public square" in 1875 and for many years it was the main public gathering space in the community. However, with the establishment of the Naperville Riverwalk in 1981, and as a result of recent downtown development patterns, Central Park is arguably no longer the "central" gathering space in town. Central Park does remain an important downtown open space and cultural asset that should be respected and improved.

In recent years, various stakeholders have voiced their concerns regarding a number of issues and potential improvements related to Central Park, which prompted the City of Naperville and Naperville Park District to initiate the development of a comprehensive Master Plan to guide future improvements.

The approved Central Park Master Plan will guide the short- and long-term improvements to the park.

Community Concert Center

Central Open Space and Gazebo

Project Goals

Determine improvement recommendations appropriate to Central Park that will add value to the property as an important community asset.

Establish design recommendations that will improve the image and identity of Central Park to better represent the history and character of the community.

Identify implementation priorities to ensure that short-term and long-term improvements are coordinated, ultimately creating a coherent Central Park design.

Children's Playground

Veteran's Valor Sculpture

Background Information

History

The land that is currently Central Park was originally the site of the DuPage County Courthouse until the county seat was moved to Wheaton in the 1860's. Central Park was deeded as a "public park" in 1875 and functioned as the community's main public gathering space for many years. Improvements including sidewalks, ornamental lamp posts, a drinking fountain and flower beds were added over time along with the addition of monuments honoring Naperville's history.

Central Park has long been used as a community performance space. The first bandstand was built in Central Park for the 100th anniversary of Washington's inaugural (1889) and was removed around 1922. A wooden platform was constructed for the Municipal Band in the 1930's and remained until the Koerner concrete bandshell was constructed in 1966. The current Community Concert Center was constructed in 2003 to replace the failing Koerner bandshell.

In the mid-1950's as the automobile became the dominant form of transportation, people began to use Court Place and Central Park Road for informal parking. In the mid-1970's, the City Council approved additional parking around Central Park effectively reducing the amount of greenspace from 3.8 acres to 2.1 acres.

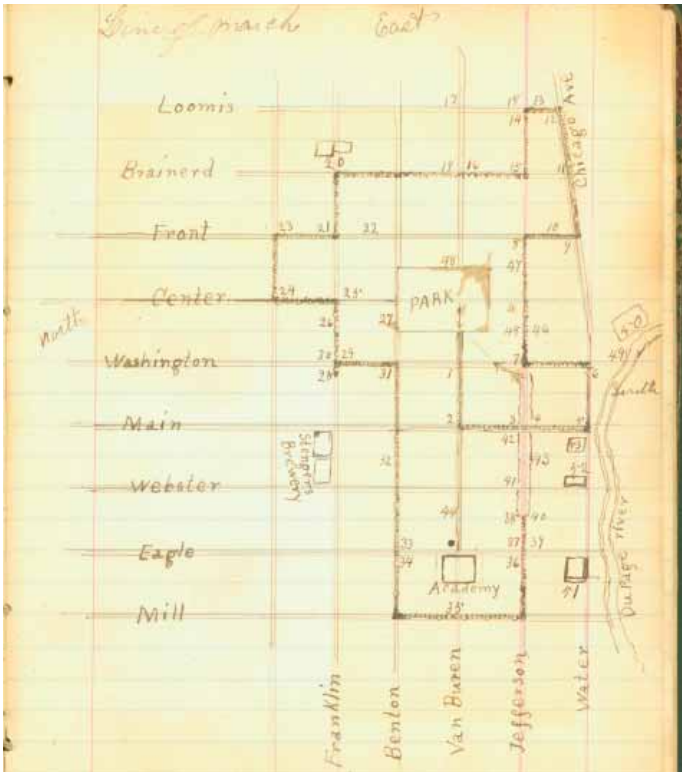
In 1976 Central Park was thoroughly remodeled to honor the nation's bicentennial celebration. The improvements made were state of the art for the time and consisted of curvilinear walkways, rolling topography and abundant landscaping. Over the past 30+ years some of these improvements have stood the test of time while others have grown tired and are in need of improvement.

Since the time of the major bicentennial remodeling in 1976, various improvements have occurred within Central Park, such as the addition of the Central Park Gazebo (constructed by the Kiwanis Club in 1991) and reconstruction of the Van Buren Street pedestrian access (2004). Various stakeholders continue to suggest a number of other potential improvements (e.g. seating, signage, etc.) which prompted the City of Naperville and Naperville Park District to conduct the Central Park Improvement Initiative in 2005.

2005 Central Park Improvements Initiative

Prompted by a series of concerns raised by Central Park stakeholders, the City of Naperville held a workshop to discuss possible improvements to the park in 2005. The City Council then directed city staff to work with the Park District and the various stakeholders to clearly identify desired improvements to Central Park. City staff determined a number of recommendations based on information gathered through public meetings, an online survey, and individual discussions with stakeholders. The 2005 improvements initiative resulted in the following recommendations (*and actions*):

- No changes to parking recommended based on the cost/benefit analysis
- Add countdown timers at Van Buren and Washington – *(completed 2006*)
- Improve ADA access of walkways – *(completed 2007*)
- Update playground – *(completed 2007*)
- Add restrooms – *(portable restrooms added 2008*)
- Clean and preserve the Soldiers and Sailors Monument – *(SECA funding obtained; anticipate restoration spring 2009)*
- Concert Center Seating improvements – *(DCEO funding received; implementation pending completion of master plan recommendations)*



1869 Parade Route showing Central Park as an important Open Space

Downtown Naperville Aerial Perspective - 1869

Enlargement showing Central Park - 1869

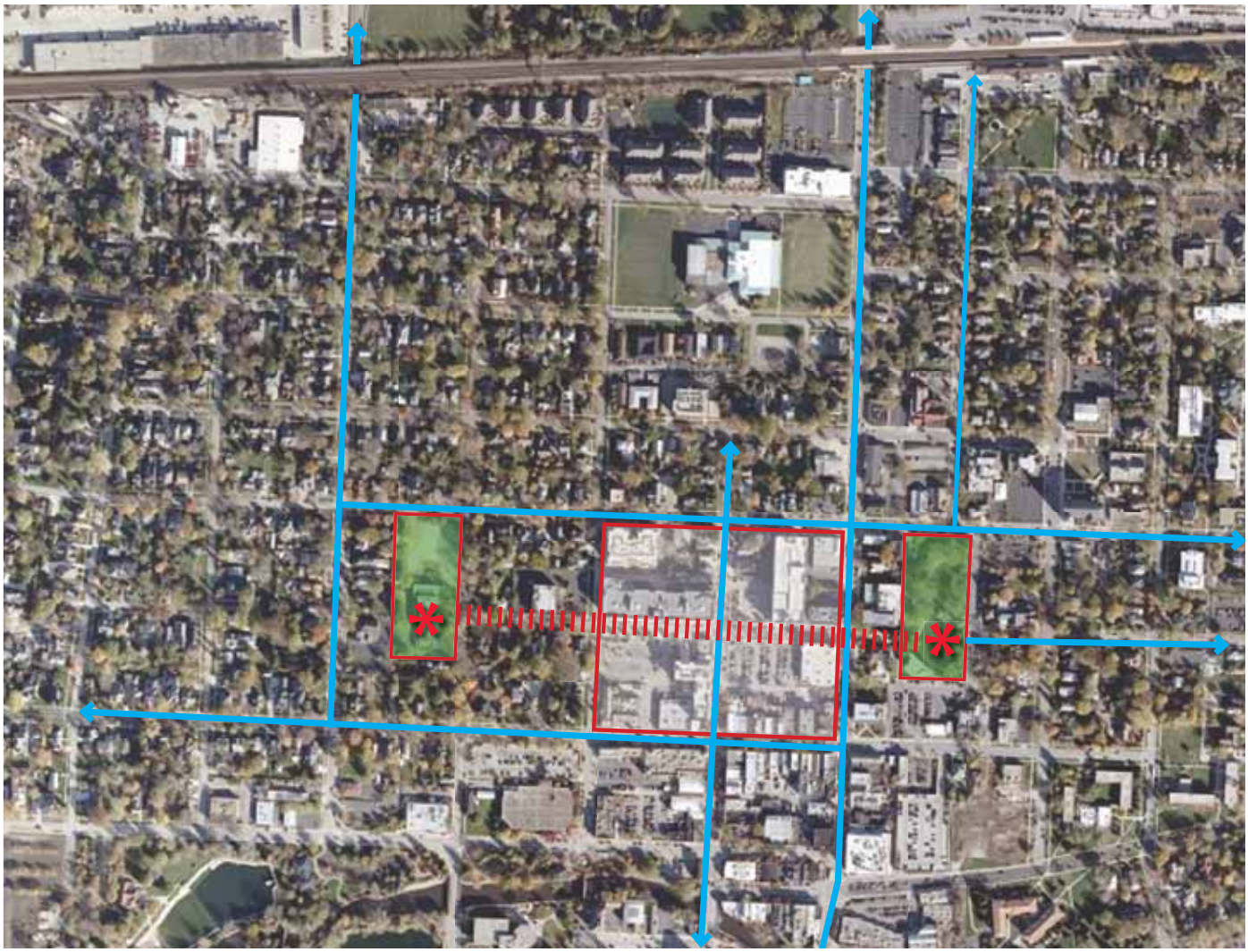


Diagram showing downtown context of Central Park

2008 Master Plan Process

Since the 2005 Central Park Improvements Initiative was undertaken, a number of other improvement ideas have come up for consideration in Central Park. Based on a recommendation by the Downtown Advisory Commission (DAC), the City Council authorized the development of a Master Plan for Central Park to guide decision making as improvement options are considered. The process to develop the Central Park Master Plan was comprehensive and open to the public.

The initial step in the planning process was to coordinate with stakeholders and the public to understand needs, desires, and concerns. Feedback was solicited through public meetings, a preference survey, and stakeholder interviews. Through this public process (detailed below) a Master Plan was developed that clearly represents the most promising opportunities for improvement.

Master Plan Process

Opportunity Analysis	Date
Existing Conditions Inventory and Background Research	September - October 2008
Stakeholder Interviews	October 2008
Preference Survey Available	October 2008
Public Open House #1 (Approximately 40 residents in attendance)	October 14, 2008
Opportunity Analysis and Design Program Development	October - November 2008

Alternative Concept Development	Date
Development of Alternative Improvement Concepts	November - December 2008
Public Open House #2 (Approximately 20 residents in attendance)	January 19, 2009
Downtown Advisory Commission Meeting	January 22, 2009

Final Master Plan Development	Date
Downtown Advisory Commission Meeting (Recommendation for the Central Park Master Plan Provided)	February 19, 2009
Transportation Advisory Board Meeting (Recommendation for the Parking and Circulation for Central Park Provided)	March 7, 2009
Final Master Plan Document Approval	
Naperville City Council	June 16, 2009
Naperville Park District Board	September 10, 2009

Existing Conditions Analysis

Image and Identity

Based on input from a number of stakeholders, most agree that Central Park currently lacks an image and identity consistent with the history and culture of the site and its location in downtown Naperville. The Master Plan includes recommendations of how to improve the image and identity of Central Park to be more appropriate with its importance and context.

Site Context, Use, Adjacent Land Uses

At one time Central Park was truly "central" to downtown Naperville. However, as development has occurred Central Park has become somewhat secluded without significant frontage on major roadways and surrounded by service areas of adjacent properties. Many Naperville residents and downtown patrons may not even be aware of Central Park and its history in the community.

Although it has limited access and visibility, Central Park is an important downtown open space that is used for passive recreation during the day, and more active, high volume use during programmed events such as Municipal Band concerts and the Jazz Festival.

Currently there are no significant changes planned for the adjacent land uses, which consist of a mix of business, institutional, transitional use, and residential properties. Due to the proximity to downtown Naperville, it is likely that property values will remain high in this area and some redevelopment will occur in the future.

Property Area, Ownership, and Management

Central Park was originally deeded to the "Village" of Naperville in 1875 with provisions that the property be used as a "public square or park". The original deed listed the property as 3.8 acres. Today, the usable area of greenspace that is commonly referred to as Central Park is approximately 2.1 acres. Although the entire area is still under city ownership, some stakeholders have voiced a concern that the original intent of the deed has been violated by allowing the public rights-of-way to be dedicated for vehicular use rather than for use as a "public park". Others believe that parking is an appropriate use serving Central Park and the surrounding neighborhood.

Although the entire area is still under city ownership, the City of Naperville has an agreement with the Naperville Park District to maintain Central Park.

Entrance to Central Park along Washington Street

Rear entrance of the Kroehler Family YMCA

Central Park Road and Concert Lane

Parking along Court Place

Sidewalk and bicycle rack along Court Place adjacent to Central Park

Northern edge of Central Park along Benton Avenue

Vehicle Circulation and Parking

Over time, vehicular circulation and parking has been provided around Central Park. Most people agree that maintaining vehicular access is important, however there are differing opinions regarding the balance of parking in the area in relationship to the amount of greenspace in the park. Some stakeholders regard parking as an important neighborhood asset since it serves multiple uses including visitors to Central Park, nearby churches, the YMCA, and downtown business patrons. Other stakeholders recall that when additional parking was approved adjacent to Central Park by the City Council in the mid-1970's, it was a controversial decision considered by many to be a "temporary" condition that would be reversed once additional public parking garages were constructed downtown.

There is no doubt that vehicular access and parking is a significant factor to address as part of the Central Park Master Plan. Achieving a balance between vehicular uses and open space is important.

Pedestrian/Bicycle Access and Circulation

Due to Central Park's proximity to downtown Naperville, and the traditional neighborhood layout, pedestrian and bicycle access are important factors to consider. Access and visibility from the major adjacent streets (Washington, Jefferson, and Benton) can be improved.

Public Utilities

There are typical public utilities such as storm sewers, electrical service for street and pedestrian lighting, and other services to adjacent buildings within the Central Park area. There are also utilities that run across the park in line with the Van Buren Avenue right-of-way that have been considered. The Park District has indicated that electrical service upgrades may be necessary based on additional electrical service and lighting proposed for the park.

Topography and Vegetation

Although Central Park was traditionally a relatively flat site, earth berms were added as part of the bicentennial improvements in 1976. These berms somewhat limit use and access to the site, but they also provide some privacy and separation from the adjacent properties. The seating area for the community concert center slopes towards the stage which offers an advantage for viewing performances.

There are a number of mature trees within Central Park that create privacy but also limit visibility. Some trees are high quality and should be preserved while others are less than desirable species that could be removed without detriment to the park. The ornamental landscaping installed as part of the bicentennial improvements is reaching the end of its livelihood and could be dramatically reduced or eliminated to improve visibility and access to the park.

Storm Water Management

Storm water management was not a factor when Central Park was originally established in 1875. In current times, DuPage County closely regulates storm water management for new site improvements which must be considered with any recommended improvements to Central Park.

Central Park is primarily open space which allows storm water to drain directly into the groundwater without significant runoff. The storm water from the surrounding roadways is collected in the City of Naperville storm sewer system which eventually drains into the DuPage River.

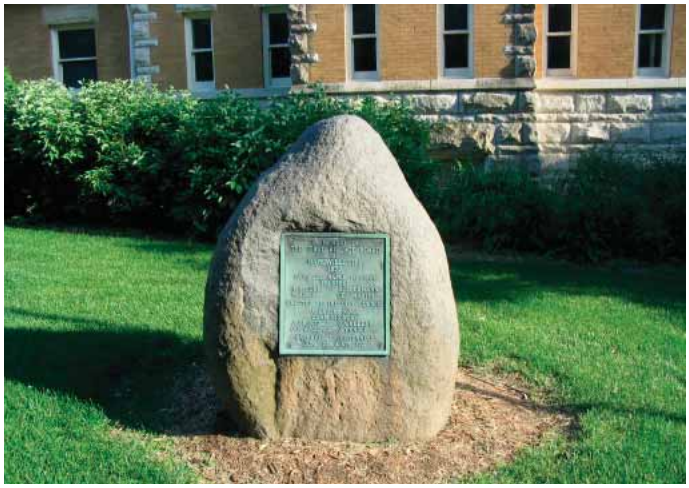
If significant improvements are implemented, stormwater management facilities will be required to restrict the rate at which stormwater is released from the site.

Overgrown vegetation at the secondary entrance to Central Park along Court Place

Berms along the perimeter of the park screen the view of parked cars, but limits visibility into the park

Standing water along Court Place

Central Park Playground



Naperville Centennial Marker

Civil War Cannon

Community Concert Center

The Community Concert Center is the fourth structure to sit in Central Park to accommodate the Naperville Municipal Band. The current structure was dedicated in 2003 and includes concert facilities, rehearsal space, a music library, storage, and dressing rooms. Seating for the Community Concert Center consists of movable wooden benches that allow for flexible use of the lawn area, however some users suggest that better quality seating should be provided for the facility.

Portable Restrooms

The Department of Public Works investigated the feasibility of installing public restrooms in Central Park and based on cost, maintenance, and security concerns, the decision was made to provide portable restrooms. The portable restrooms were first used during the 2008 concert season.

Children's Playground

The Children's Playground is a popular destination in Central Park. Based on the playground's maintenance lifecycle, the Park District replaced the playground equipment in 2007 including a new drinking fountain, lighting, benches, asphalt path, and landscape improvements.

Gazebo

The Central Park Gazebo was constructed in 1990 through funds raised by the Evening Kiwanis Club and was originally intended as a roofed structure available to accommodate fund raising events such as pie and cake sales, and ice cream socials, during Thursday night band concerts.

Monuments and Memorials

Numerous monuments and memorials are located in Central Park representing the history of the community. The Soldiers and Sailors Monument honors DuPage County veterans that served in wars from the Blackhawk War of 1832 through 1896. The Civil War Cannon is a confederate cannon acquired by the City of Naperville in 1871. The Veteran's Valor sculpture is dedicated to the heroism of Naperville's many veterans. The Naperville Centennial Marker was erected in 1931 in memory of the first Village Board, and the DuPage County Centennial Marker was placed in Central Park (the original site of the county courthouse) to commemorate the formation of DuPage County in 1839.

Existing Conditions Map

Note: Base map information compiled from aerial photos, GIS data, and various survey information provided by the City of Naperville, the Naperville Park District and on-site observation through the summer and fall of 2008. Information for planning purposes only.

Legend

- Traffic Signal
- Utility Pole
- Overhead Utility Line
- Concrete Sidewalk
- Asphalt Sidewalk
- Stamped Asphalt
- Unit Paving
- Drinking Fountain
- Trash Receptacle
- Bench
- Bollard
- Bike Rack
- Dumpster
- Fence / Railing

Existing Parking

West Side	
Standard Spaces	23
ADA Accessible Spaces	2
South Side	
Standard Spaces	17
ADA Accessible Spaces	2
East Side	
Standard Spaces	58
ADA Accessible Spaces	2
TOTAL:	104

Bike Racks: 2 locations, 14 Spaces

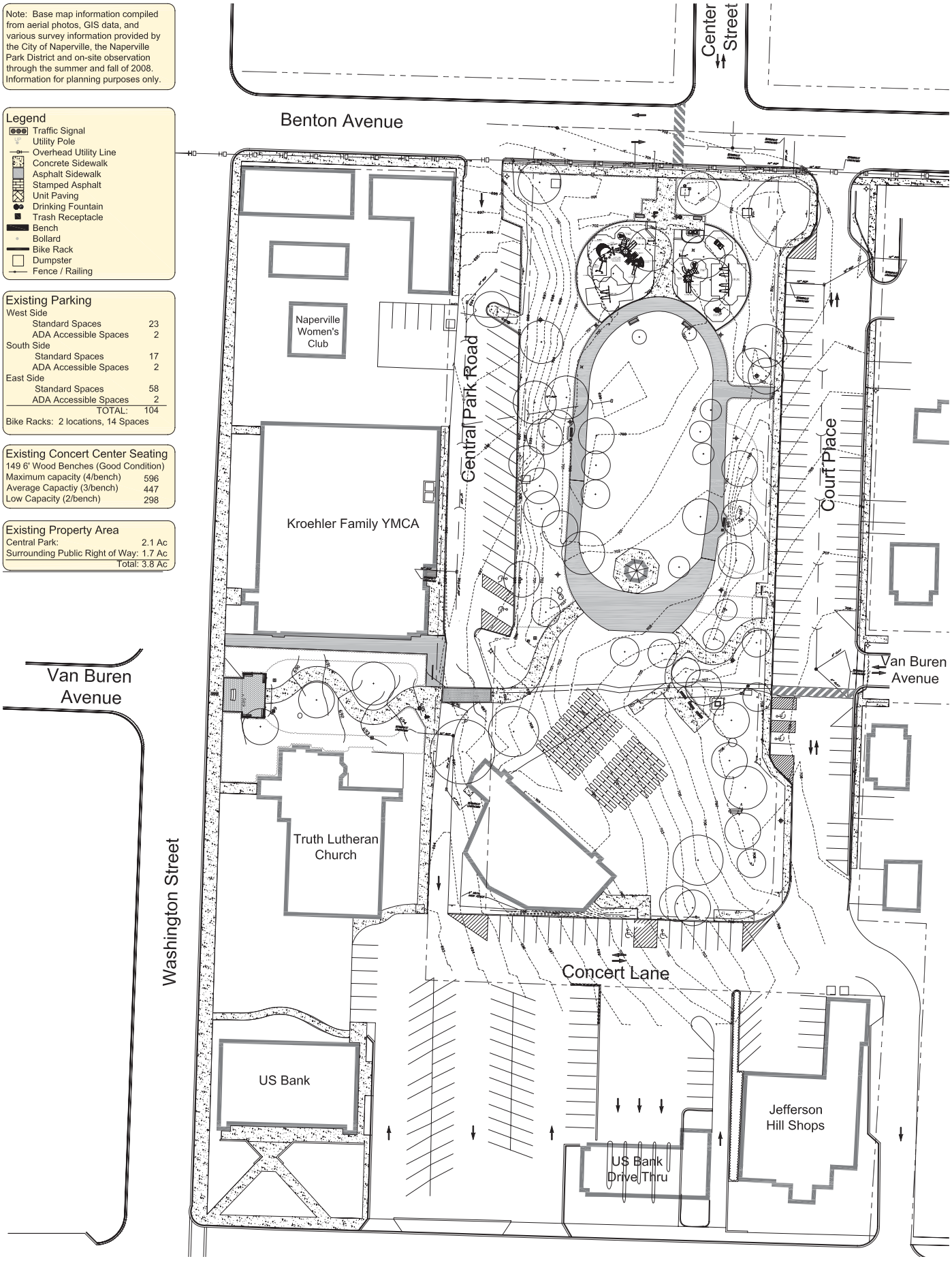
Existing Concert Center Seating

149 6' Wood Benches (Good Condition)

Maximum capacity (4/bench)	596
Average Capactiy (3/bench)	447
Low Capacity (2/bench)	298

Existing Property Area

Central Park:	2.1 Ac
Surrounding Public Right of Way:	1.7 Ac
Total:	3.8 Ac



Site Analysis Summary

The following site analysis information for Central Park is based on an analysis of existing conditions, interviews, public meetings, a preference survey (refer to Appendix A for a summary of the preference survey comments), and coordination with the City of Naperville and Naperville Park District staff. The site analysis map on page 13 illustrates this information in relationship to the existing site conditions.

Image and Identity

- Improve the type, quality, and organization of materials to be more consistent with the community image
- Represent the history and downtown character of Naperville
- Use the 2007 Central Park identification signage study as a reference
- Maintain focus of Central Park as a performance center, open space, and playground

Site Context, Use, and Visibility

- Preserve the passive use of the park while improving its ability to serve as a performance venue
- Increase park programming, event planning and provide support accommodations as needed (Jazz Festival as an example)
- Improve visibility and presence of park west to Van Buren Avenue at Washington Street and south to Jefferson Avenue

Vehicular Circulation and Parking

- Develop multiple schemes to determine the proper balance of parking vs. open space
- Reduce the amount of pavement without necessarily reducing parking (add corner bump-outs, narrow drive widths, create pedestrian refuge islands, etc.)
- Improve accessible parking and loading to accommodate performance patrons
- Incorporate traffic calming

Pedestrian/Bicycle Access and Circulation

- Improve walkways using higher quality materials such as concrete or brick pavers in place of asphalt
- Give special consideration to senior citizen needs due to high attendance at performances
- Improve pedestrian/vehicular crossing points, specifically at Central Park Road/Washington Street

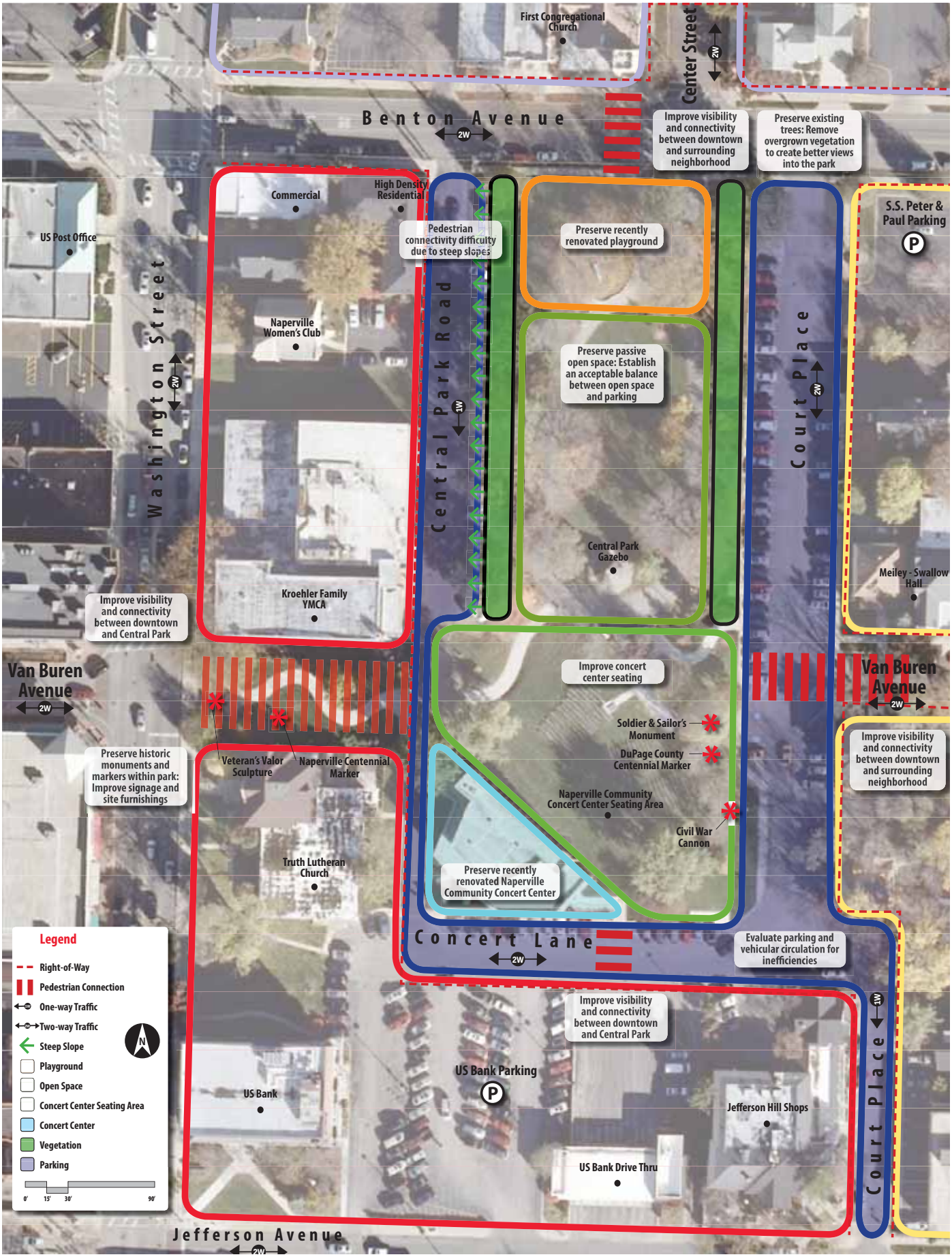
Public Utilities and Storm Water Management

- Improve lighting and electrical service throughout the park to address safety and service needs
- Consider adding water source to gazebo or other identified areas to service programmed events
- Consider other utility requirements to support programmed events
- Identify storm water management requirements based on proposed improvements/alternatives

Actions Related to Existing Built Elements

- Veteran's Valor Sculpture, Naperville Centennial Marker, and the DuPage County Centennial Marker to remain in Central Park; specific locations may be reconsidered if there is a compelling reason to do so
- Community Concert Center: recently constructed, preserve as-is; may consider improvements related to permanent restrooms and other accessibility needs
- Community Concert Center Seating: improve to create better ADA access, comfort, and visibility; improvements to meet Department of Commerce and Economic Opportunity (DCEO) grant requirements
- Portable Restrooms: recently added and serve need; location may be reconsidered due to some concerns of conflicts with stage; may consider permanent restrooms as long-term solution
- Civil War Cannon: to remain in Central Park; stakeholders have requested that it remain in its present location where it has been for over 100 years, near the highest location in the park
- Soldiers and Sailors Monument: to remain in Central Park; stakeholders have requested that it remain in its present location where it has been for over 100 years, near the highest location in the park; SECA funding obtained for restoration anticipated to begin in spring 2009
- Central Park Gazebo: Constructed by the Kiwanis Club as a roofed structure to accommodate ice cream social activities and located near the center of the park; structure, use, and location may be considered as part of the master plan improvements
- Playground: Recently reconstructed and should be preserved: modifications to minor items may be considered as part of the master planned improvements

Site Analysis Map



Master Plan

Alternative concepts for the improvement of Central Park were presented at the January 19, 2009 Public Open House and also at the January 22, 2009 Downtown Advisory Commission (DAC) meeting. The parking and circulation options were also discussed at the February 7, 2009 Transportation Advisory Board (TAB) meeting. All alternatives considered may be viewed in further detail in Appendix B.

Through the evaluation of the alternative concepts, members of the public and DAC identified three main factors to emphasize in the development of the Master Plan:

- Determine the best and most efficient use of the limited space in Central Park while accommodating the existing conditions (e.g. playground, concert center, etc.) that logically should be preserved.

- Maximize parking to the extent possible without compromising important drop-off, pedestrian, and open space requirements.

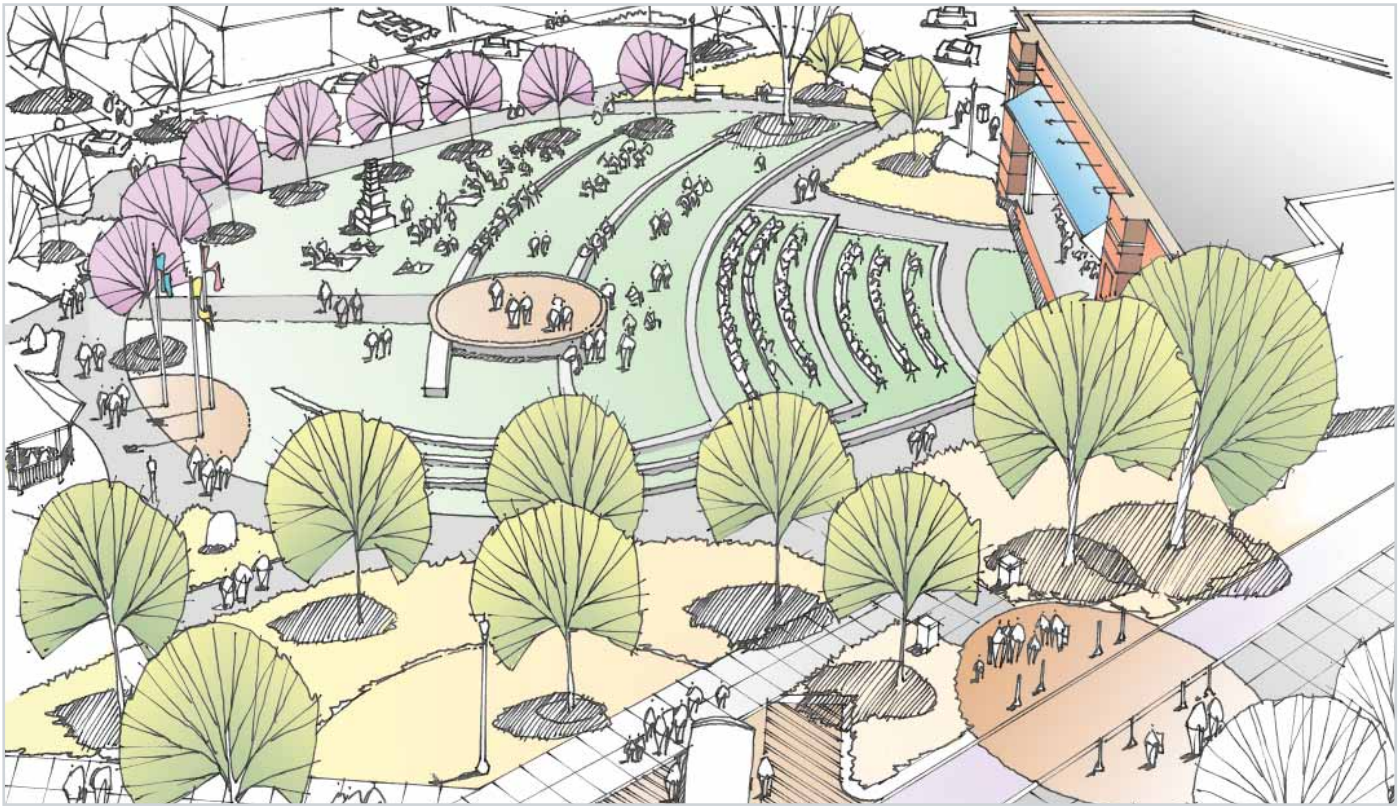
- Enhance the Community Concert Center experience, by providing better seating and support facilities for the Community Concert Center; balance the concert center needs with the desire for passive open space and programming flexibility.

Using this information and the site analysis on pages 12-13, the alternative concepts were further evaluated, combined, and refined to create the Central Park Master Plan.

Design Statement

The Master Plan focuses on achieving the most efficient balance between the competing needs and perspectives for Central Park. Open space is preserved and pedestrian circulation is improved. Parking is more efficient and circulation is simplified. The Community Concert Center seating and support facilities are enhanced while maintaining flexibility within the park for a variety of programmed uses. Materials, furnishings and signage are designed to create an environment that is consistent with the history of Central Park and the Naperville community image. The end result is a better Central Park that is much more efficient, accommodating, and attractive.

View to the South from the intersection of Court Place and Van Buren Avenue



Aerial perspective of the Naperville Community Concert Center and proposed seating area

Site Data

Concert Center Seating
Seating Capacity: 300-600

Total Parking
Standard Spaces: 94
ADA Accessible Spaces: 6
Total: 100 Spaces

Property Area
Proposed Open Space: 2.75 Ac.
Surrounding Public Right of Way: 1.05 Ac.
Total Area: 3.8 Ac.

PREPARED FOR:
City of Naperville and Naperville Park District

Central Park Master Plan

Naperville, Illinois

Hitchcock Design Group
Creating Better Places®

ISSUE DATE: JULY, 2009
PROJECT NUMBER: 03-0124-025-01-03
All drawings are preliminary and subject to change.

Summary of Master Plan Recommendations

A number of improvements are recommended for Central Park in order to achieve the project goals. The improvement recommendations are summarized as follows:

Parking and Vehicular Circulation

- Improve all roadways to be more efficient; existing roadway paving is more generous than necessary given the parking and circulation requirements
- Incorporate traffic calming devices such as corner bump-outs, neck downs, and dedicated crosswalks to improve the pedestrian environment
- Use of alternative materials for roadways/parking areas to shift the emphasis from vehicular space to pedestrian space; more accommodating for programmed events (Fine Arts Festival, Jazz Festival, etc.)
- Add a dedicated drop-off area to better accommodate disabled users
- Maintain existing circulation on Court Place (two-way) and the connection to Jefferson Avenue (one-way south).

Community Concert Center and Support Facilities

- Create curbed/terraced concert center seating area
- Provide for the ability to increase the amount of seating if desired
- Replace movable seating with higher quality movable seats
- Provide improved handicap accessibility to concert center seating area
- Provide for flexible lawn seating
- Maintain portable restrooms short-term
- Improve support area to better accommodate mixing board and disabled viewing
- Improve sound system and lighting for flexible lawn seating area
- Add a stand alone support facility which would include restrooms, concessions, and maintenance accommodations long-term

Pedestrian and Bicycle Accommodations

- Provide more direct handicap accessibility between roadways and park features
- Replace asphalt sidewalks with concrete
- Re-align walkways to create more efficient access and circulation, and to better define spaces throughout the park
- Provide bike racks at each park entrance
- Replace the asphalt and concrete sidewalks with brick pavers for the center oval, consistent with the downtown and Riverwalk
- Provide crosswalks marked with alternative pavement at key locations

Children's Playground and Gazebo

- Preserve newly constructed playground
- Gazebo to remain in existing location
- Provide a park shelter near the playground

Monuments and Memorials

- Preserve all monuments and memorials within Central Park
- Relocate monuments and memorials as needed; provide setting appropriate to their importance

Sustainable Practices

- Incorporate environmental best management practices such as designing drainage patterns to minimize surface runoff and to capture sedimentation prior to reaching storm drain inlets wherever possible
- Design improvements and select materials with ease of maintenance in mind
- Use materials available locally or regionally when possible
- Consider use of permeable paving materials for vehicular surfaces

Materials, Furnishings, Signage

- Provide materials and furnishings to be consistent with history, downtown Naperville, Riverwalk style
- Include consistent site furnishings throughout
- Remove outdated site furnishings
- Provide columns, fences, signage to define each park entrance

Trees, Landscape, Visibility

- Prune understory plants and remove poor quality trees to improve landscape; maintain quality landscape and mature trees
- Maintain a clear zone between 3 feet and 8 feet in height to improve visibility and surveillance
- Simplify landscape for easier maintenance
- Locate new trees and landscape to define spaces within the park

Storm Water Management

- The preferred alternative results in a net reduction of impervious surface; determine the specific requirements of the storm water management ordinance during the preliminary and final design and engineering phases and accommodate the requirements within the existing open space of the park

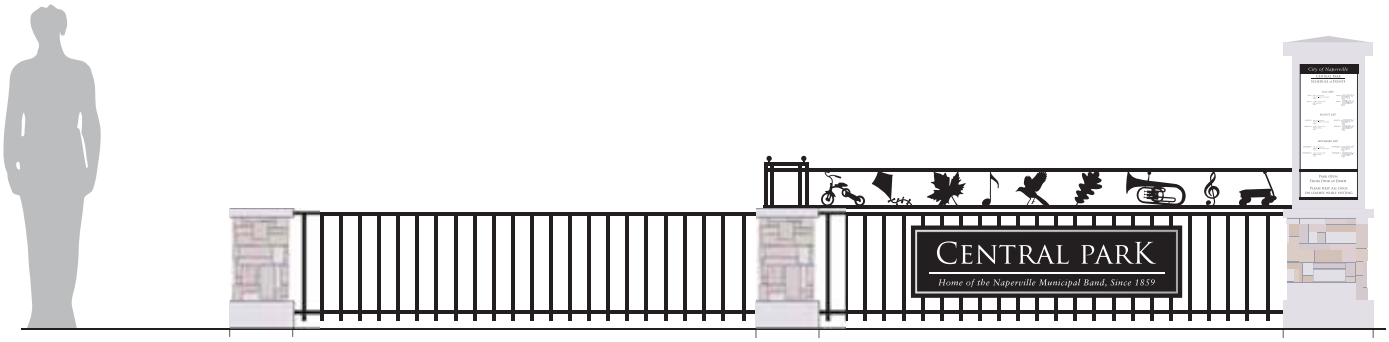
Utility Accommodations

- Provide auxiliary water and electrical utilities to accommodate programmed uses
- Provide consistent pedestrian lighting throughout the park; provide consistent roadway lighting as needed for vehicular and parking areas
- Provide utilities as needed for improvements to the concert center support facilities and gazebo
- Consider changing the traffic signal at Van Buren/ Washington to a mast arm to improve views into the park

Open Space

- Open space increased as a result of changes to parking and vehicular circulation
- Re-organize site elements to create more efficient open space
- Re-align walkways to create more efficient open space
- Site grading to create more usable/programmable open space
- Alternative pavements to create additional programmable space

Site Furnishing and Material Recommendations



Signage, Columns, Fencing

Design by Carol Naughton and Associates; previously recommended for approval by the Downtown Plan Implementation Committee (Currently the Downtown Advisory Commission)

Paving Materials

Pavers consistent with Downtown Naperville Standard. Roadway paving, if utilized, to match pedestrian pavers. Permeable paving is also an option

Bike Rack

Matches Downtown Naperville Standard

Pedestrian and Roadway Light

Matches Naperville Historic District Standard

Drinking Fountain

Matches Downtown Naperville Standard

Trash Receptacle

Matches Downtown Naperville Standard

Bench

Matches Downtown Naperville Standard

Bollard

Matches Downtown Naperville Standard

Implementation Strategy

Introduction

The Central Park Master Plan represents a comprehensive vision for improvements that will improve the function of the park, improve the image and identity to better represent the history and character of the community, and will ultimately result in a coherent overall park design.

Ideally all of the improvements would be implemented at once. Realistically the improvements must be constructed in phases over time as funding becomes available. The Implementation Strategy outlines a logical series of steps that will ultimately lead to successful completion of the Central Park Master Plan.

Public Policy and Funding

The Central Park Master Plan was officially adopted by the Naperville City Council on June 16, 2009 based on the following action and motion: Approve the Central Park Master Plan and direct staff to work with the Park District to draft a new intergovernmental agreement to delineate the responsibilities of each agency in reference to Central Park, including maintenance, subject to review and approval by the City Council and Naperville Park District Board at a future date.

The Central Park Master Plan was officially adopted by the Naperville Park District Board on September 10, 2009 based on the following action and motion: Approve the Central Park Master Plan, but excepting there from those provisions assigning responsibility for maintenance obligations and, further, making such approval contingent upon the Park District entering into an Intergovernmental Agreement with the City of Naperville providing for the maintenance of Central Park and its amenities and direct staff to present a draft of the intergovernmental agreement, as modified at the meeting, to City staff for their consideration and for negotiation.

The Master Plan will be used by both the City and Park District as a public policy document to guide decision making regarding improvements and maintenance to Central Park.

Funding is the biggest challenge to implementation of the Central Park improvements. A successful funding strategy will combine funds from a number of sources that together will allow for construction of meaningful improvements over time.

The following is a list of possible funding sources:

- City of Naperville Capital Improvement Project (CIP) funds
- City of Naperville Special Events and Cultural Amenities (SECA) funds
- Naperville Park District Capital Improvement Project (CIP) funds (maintenance per existing lease agreement)
- Community Development Block Grant (CDBG) program
- Department of Commerce and Economic Opportunity (DCEO) grant program
- Non-profit group programs (Century Walk, Municipal Band, American Legion, Jaycees, Rotary Club, Exchange Club, Kiwanis Club, etc.)
- Private fundraising efforts

This list should not be considered comprehensive; other funding sources may be available and should be pursued once identified.

Upon approval, the document will aid in prioritizing improvements and initiating the development of a more detailed lease agreement between the City of Naperville and the Park District. As this Master Plan identifies, the improvements are phased over time with design elements and a style similar to the downtown streetscape and Riverwalk. Such characterization requires a more thorough review of the continued maintenance costs associated with these improvements as well as clear accounting of the expectations and responsibilities of each governmental agency moving forward.

Improvement Priorities

The following improvement priorities are based on input from stakeholders along with the anticipated amount of available funding. Some of the funding required for certain short-term improvements has already been secured. The City has received a DCEO grant and SECA funds for concert center seating improvements, and SECA funds have also been awarded for restoration of monuments and memorials. Timing for the balance of the recommended improvements will be based on the ability to secure funding along with the logistics and timing necessary to advance the projects.

Short-Term Improvements (1-5 Years)	Preliminary Budget Cost
Concert Center Seating Improvements	$410,000
Optional Replacement of Movable Concert Center Seating	$250,000
Restoration of Monuments and Memorials	$85,000
Signage, Fencing, Columns at Washington Street Entrance	$150,000
Tree Pruning, Selective Landscape Removals	$25,000
Utility Accommodations for Programmed Uses	$50,000
Total:	**$970,000**
*$300,000 DCEO grant received to be used for improvements to concert center seating	
*$199,000 SECA funding received for concert seating and restoration of monuments and memorials	

Mid-Term Improvements (5-10 Years)	Preliminary Budget Cost
Roadway Reconfiguration, Corner Bump-outs	$540,000
Site Work, Sidewalk Improvements	$500,000
Brick Pavers for Center Oval	$75,000
Upgrade Site Furnishings	$50,000
Lighting and Electrical Improvements	$325,000
Landscape, Irrigation Improvements	$145,000
Signage, Fencing, Columns at Other Park Entrances	$150,000
Permanent Restroom / Support Facility	$225,000 - $350,000
Total:	**$2,000,000 - $2,150,000**

Long-Term Improvements (10 or More Years)	Preliminary Budget Cost
Alternative Materials for Roadway / Parking	$800,000
Total:	**$800,000**

Note: The preliminary budget costs include allowances for design/engineering consulting fees and bid/construction contingencies. Escalation is not included in the preliminary budget costs but should be considered as future phase projects are advanced. Refer to the separate Preliminary Budget Cost document for a more detailed breakdown of the anticipated project costs.

Maintenance Costs

Currently Central Park is maintained by the Park District through a long-term lease agreement with the City. It is likely that this agreement will continue in the future, and it is important to consider maintenance requirements related to any new improvements.

The majority of the improvement recommendations for Central Park will not require a significant increase to the routine maintenance that is currently required for Central Park. The proposed improvements will result in a comparable amount of sidewalks and open space compared to the existing conditions. Grass will still need to be maintained, walks cleaned, and trash receptacles emptied, similar to current practices.

Some improvements could increase the level of maintenance required, such as the addition of brick pavers, sidewalk corner bump-outs, and additional furnishings and amenities. These improvements will be similar to the downtown streetscape, so an increased level of maintenance at the park can be expected. If a stand alone restroom/support facility is pursued in the future, a similar level of maintenance to other Park District support facilities can be anticipated.

In the short-term, a number of the improvement recommendations could in fact result in a reduction of the amount of routine maintenance required. New walkways, furnishings, and amenities will likely require minimal maintenance or repair for a number of years. Changing the various light fixtures to one consistent energy efficient style could simplify and reduce the re-lamping and inventory requirements. Pruning trees and removing overgrown shrubs could reduce the amount of seasonal landscape maintenance required. However, in the long term, clarity needs to be established as to the responsible party when replacement comes due.

As with all public improvements, long-term maintenance and replacement costs should be considered as part of the planning and development process. The improvement recommendations for Central Park are very similar to other Riverwalk and Downtown improvements and the same level of long-term planning for maintenance and replacement should be applied to Central Park. As such, the plan requires a more thorough review of the life-long maintenance costs as well as a clear accounting of the expectations and responsibilities of each agency moving forward.

Design and Engineering

The Central Park Master Plan is based on information combined from a variety of sources including aerial photography, GIS information, previous topographic surveys, and on-site observations. The Master Plan represents a realistic expectation for what can be accomplished, although further design and documentation is necessary in order to advance the project for construction. It is anticipated that each phase of the project will follow accepted design and engineering practices as follows:

Preliminary Design and Engineering: During this phase the improvements shown in the Master Plan will be further refined based on a current topographic and boundary survey. Geometry will be refined, material choices made, and the construction cost opinion will be updated.

Final Design and Engineering: With approval of the Preliminary Design and Engineering phase, final documents will be prepared that will be suitable for public bidding and construction. Documents will include plans, construction details, specifications, quantities and a final construction cost opinion.

Construction: Construction will begin following a bid award to a general contractor. The construction period will vary depending on the amount of construction to be included in each project phase, but it is likely that work could be completed within one construction season.

Appendix A: Central Park Preference Survey

Available October 2008

1. Please indicate the characteristic(s) that best describe you (check all that apply)

Resident (live with 5 blocks of Central Park)	21.2% (35)
Resident (live more than 5 blocks of Central Park)	58.2% (96)
Local Employee (work at business located within 3 blocks of Central Park)	9.7% (16)
Business Owner (business located within 1 mile of Central Park)	5.5% (9)
Property Owner (property directly abuts Central Park)	1.2% (2)
Attend the YMCA	25.5% (42)
Attend Activities (i.e. concerts) in Central Park	57.0% (94)
Perform at the Municipal Concert Center	6.7% (11)
None of the above	4.2% (7)

2. Please indicate how frequently you visit Central Park.

Several times per week	27.0% (44)
Once per week	15.3% (25)
2-3 times per month	16.6% (27)
Once per month	14.1% (23)
A few times a year	23.3% (38)
Never	3.7% (6)

3. The following actions have previously been suggested to improve Central Park. In your opinion, how important is it that these actions are incorporated into the Central Park Master Plan?

	Very Important	Somewhat Important	Neutral	Somewhat Not Important	Not Important	No Opinion
A. Add additional parking within 3 blocks of the park.	28.2% (46)	26.4% (43)	18.4% (30)	3.1% (5)	22.1% (36)	1.8% (3)
B. Remove parking directly adjacent to the park to add more green area.	17.9% (29)	7.4% (12)	11.7% (19)	4.3% (7)	57.4% (93)	1.2% (2)
C. Install permanent restrooms.	33.1% (54)	28.2% (46)	18.4% (30)	6.7% (11)	12.3% (20)	1.2% (2)
D. Install permanent seating for the concert center.	20.4% (33)	25.9% (42)	20.4% (33)	14.2% (23)	18.5% (30)	0.6% (1)
E. Trim trees to improve visibility for performances.	12.8% (21)	31.7% (52)	27.4% (45)	9.1% (15)	15.9% (26)	3.0% (5)
F. Add additional landscaping to the park.	11.0% (18)	24.5% (40)	34.4% (56)	12.9% (21)	16.0% (26)	1.2% (2)
G. Improve visibility of the park (e.g. signage).	11.0% (18)	28.2% (46)	25.8% (42)	14.1% (23)	19.6% (32)	1.2% (2)
H. Improve landscaping around the Veteran's Valor Monument (located at Washington entrance).	9.9% (16)	21.6% (35)	32.1% (52)	15.4% (25)	18.5% (30)	2.5% (4)
I. Relocate the Veteran's Valor Monument (located at Washington entrance) elsewhere in the park to allow better visibility of the monument.	3.7% (6)	7.4% (12)	31.5% (51)	11.7% (19)	41.4% (67)	4.3% (7)
J. Relocate the Soldiers and Sailor's Monument (obelisk) elsewhere in the park to allow better visibility of the monument.	3.0% (5)	12.2% (20)	34.8% (57)	9.8% (16)	34.8% (57)	5.5% (9)
K. Relocate the Civil War Canon elsewhere in the park to allow better visibility of the monument.	3.1% (5)	15.3% (25)	30.7% (50)	11.0% (18)	35.0% (57)	4.9% (8)

4. What amenities of Central park do you use most frequently?

The Gazebo	25.6% (41)
Municipal Concert Center	59.4% (95)
The Playground	26.3% (42)
Walking Path	68.1% (109)
Passive Areas (e.g. for picnicking)	23.1% (37)

5. Considering the size and scale of Central Park – the following amenities and park functions, which are currently not in the park, may be appropriate. In your opinion, how important is it that these amenities be planned for incorporation into the Central Park Master Plan?

	Very Important	Somewhat Important	Neutral	Somewhat Not Important	Not Important	No Opinion
A. Picnic shelter	4.9% (8)	18.5% (30)	19.1% (31)	14.8% (24)	42.0% (68)	0.6% (1)
B. Picnic tables and seating	8.7% (14)	37.9% (61)	14.9% (24)	9.3% (15)	29.2% (47)	0.0% (0)
C. Bicycle racks	25.2% (40)	51.6% (82)	10.7% (17)	5.0% (8)	6.9% (11)	0.6% (1)
D. Fountain	16.7% (26)	19.2% (30)	20.5% (32)	12.2% (19)	30.8% (48)	0.6% (1)
E. Permanent restrooms	36.6% (59)	30.4% (49)	11.2% (18)	8.7% (14)	12.4% (20)	0.6% (1)
F. Improved formal gathering and performance area near gazebo	9.1% (15)	19.5% (32)	25.0% (41)	16.5% (27)	26.8% (44)	3.0% (5)
G. Community events sign	12.3% (20)	29.6% (48)	21.6% (35)	11.1% (18)	24.7% (40)	0.6% (1)

6. To what extent are the following issues a concern to you? (please rank in order of importance)

	Great Concern	Medium Concern	Little Concern
A. Cost to taxpayers	51.8% (85)	33.5% (55)	14.6% (24)
B. Time to implement improvements	21.5% (35)	39.9% (65)	38.7% (63)
C. Disruption during construction	26.4% (43)	42.3% (69)	31.3% (51)

Written Comments

The following actions have previously been suggested to improve Central Park. In your opinion, how important is it that these actions are incorporated into the Central Park Master Plan? ***Responses for those respondents who selected "other"***

- Better lighting along the pathways within the park; better utilization of the stage whereby more entertainment is present from end of April through end of October on weekends, etc.; more portable restrooms are present during concerts on both sides of the stage area; more level grass area near the stage area for those wishing to bring their own chair for viewing the concerts on the stage; and, better and more speakers making the entertainment audible for those sitting close to the gazebo.
- Better lighting along the pathways; more seating area for those attending concerts, etc.; better sound system at the stage area
- City should maintain adjacent parking.
- Do not disturb parking on east side of park.
- Do not remove any parking places.
- Do not remove any parking spaces. All of the parking spaces are especially needed on sunday mornings.
- Do NOT remove directly adjacent parking!
- DO NOT REMOVE PARKING. ADD PARKING FOR CONSTITUANTS OF NEARBY INSTITUTIONS
- Don't move soldier's/sailor's monument - was always there! Move cannon if its more appropriate to its history or original placement. Add more signage as to this history of the park and connection to Naperville as original county seat and indicate where courthouse once stood, use of park over time, etc.
- Follow the recommendations of Mr. Donald Wehrli

- Having lived here for almost 50 years, I'd like to still be able to drive to the park and PARK nearby. 3 blocks away is unacceptable to these old legs. Until she died last year, we used to take my 102 year old mother to the area and park there. There is NO WAY an older person could enjoy the place otherwise. We've paid into the park district since its inception and have no reason to use many of the facilities, but THIS one is important to us. PLEASE...DON'T cut back on the parking on the eastern edge of Central Park..
- I am vehemently opposed to any changes that would reduce parking available to churches on Sunday morning
- I attend CUMC. Parking is "very Important" to this churchy area!
- I believe a gate should be added at the end of the park by Benton. I have several times seen kids run for the road. The city may also consider putting a stop sign at Benton and Center to slow the traffic down.
- I believe the canon and obelisk should stay where they've "always" been while the newer "valor" statue was improperly placed to begin with.
- If additional parking is considered, or the current parking on the east side is reduced then underground parking should be considered. The existing parking on the east could be nearly doubled by building 1 level below ground with surface parking above. While the portable restrooms are a great improvement over none, permanent facilities should be seriously considered. They should have been incorporated into the concert center and would have cost less then. The concert center seating does not need to be permanent. Concrete risers to provide a level surface with good quality benches would be sufficient. If done this way, then only a few rows immediately in front of the stage should be concrete. A good portion of the hill should remain grass for the large number of people who bring their lawn chairs.
- If the large trees around the walking path are "cleaned up" a bit it would make the park itself look cleaner. There is a lot of droppage of leaves, branches, etc that make the sidewalk and park around the walk area look dirty and the grass can't grow because of too much shade.
- Install new moveable fiberglass or plastic seating
- It seems there is a push to remove the parking next to the park to create more green space. I believe these parking spaces are valuable and encourage people that do not live close to visit the park. I feel that removing the park will cause people (including parents w/children or seniors) to not visit the park due to the inconvenience of having to walk a greater distance.
- Just leave the park as it is. Why change it?
- KEEP PARKING YOU WILL KILL THAT YMCA!!
- Keep the monuments where they are, Improve the landscaping around them to make them more important looking.
- Keep the park as it is! Recent changes are fine.
- Let the public use the permanent restrooms already in the CCC. Buy the old Nichols Library back, knock down addition and use beautiful, historic building for public; restrooms included. Perhaps non-profits can rent out portions for mutual benefit of storage, staff, administrative technologies, etc. Relocate all monuments OUT of Central Park. We have a Veteran's Park for them. Move Veteran's Valor there. Civil War Canon should go to Naper Settlement. Maybe Soldiers and Sailor's Monument too. The important stories of these monuments can be better told in the larger environment of Veteran's Park. Encourage contemporary art and landscaping design for Central Park entrance points. Keep the American flag lit, and consider adding the City of Naperville and IL flags.
- Maintaining parking for attending the YMCA
- Make any permanent restrooms handicap accessible
- Makes no sense to make park bigger to attract more people and take away parking.
- Need more parking in the area around the partk!
- Do not spend a lot of money needlessly -- keep it a jewel; not need for the platinum setting.
- Parking around the park is needed for Sunday worship at many of the churches in this area.
- Parking is essential there
- Please do not remove parking adjacent to park. It is critical to the survival of the YMCA and the downtown churches.
- Please do not remove parking spaces
- Please keep as much green space "grass" as much as possible
- Please, no more parking decks
- Purchase an instrument van for the Municipal Band so they can walk to the park from parking deck.
- Remove the illegal roads and parking

- Replacing all parking spaces with grass and moving the temporary benches to those locations will benefit all citizens of Naperville, not just those who have claimed the parking spaces with passes from local merchants. This will also allow for better visibility of the various monuments. The land on which the parking spaces are located belongs to the city and should be used for the benefit of all residents. This would allow for more open space in what has become a very crowded downtown. Better signage to lead more visitors to this quiet place would lead to more usage by all. Removing the parking spaces would allow for more passive areas for picnicking and relaxing. Cars do n ot belong in this park or any park. Removing parking spaces will allow for picnic tables and the use of the current concert seats for additional seating in the new passive areas.
- Signage/bag dispenser for dog waste like on Riverwalk
- Somehow improve safety (playground's close to busy road)?
- The area churches all need the spaces on Sundays, too! For what would be gained in a few more feet of grass, I think that parking is more important.
- Trim bushes near parking

Considering the size and scale of Central Park – the following amenities and park functions, which are currently not in the park, may be appropriate. In your opinion, how important is it that these amenities be planned for incorporation into the Central Park Master Plan? ***Responses for those respondents who selected "other"***

- Active amenity such as bocce court
- Add lighting in front of the stage. This should be the responsibility of the city, not the band.
- Add parking adjacent to YMCA
- Do NOT remove directly adjacent parking!
- Do not remove the present parking on east side of park.
- Don't try to do too much in Central Park. Every building will take away green space. Consider a dual use picnic table with checker board built on the top. Let the public use the permanent restrooms already in the CCC. Buy the old Nichols Library back, knock down addition and use beautiful, historic building for public; restrooms included. Perhaps non-profits can rent out portions for mutual benefit of storage, staff, administrative technologies, etc.
- Don't wreck the park with a bunch of junk --it's a nice place
- Historical interpretive signage, landscape/plantings/trees identification
- Keep the parking lot!
- LEAVE IT ALONE
- Leave parking for YMCA users.
- Less auto traffic next to park - expand park and eliminate parking
- Might replace the gazebo with something more useful with water and electrical outlets.
- More Parking
- Parking is important.
- permanent seating
- permanent seating for concerts
- Permanent seating should have wide arms for picnic snacks.
- Rear audio speakers and lighting for concerts and other performances
- Remember, it is a park. Keep it open, natural, uncluttered. Don't keep adding "things" or the essence of this little jewel will be lost.
- remove illegal roads and parking
- Resurface walkways
- Signage - there is some cool info on this park - aren't there older photos that could help tell the story with some brief written text. People would really like that - at least my family does, including my children.
- Speakers to hear band music on the back lawn
- Stable and appropriate size/comfort for sitting for 1 1/2 hours
- The current concert benches are painful, replace please

Appendix B: Alternative Concepts

Using the site analysis as a guide, multiple improvement alternatives were explored for Central Park. Three distinctly different alternative concepts were developed based on an analysis of existing conditions, input from key stakeholders and the general public, and coordination with City of Naperville and Naperville Park District representatives. In addition to the three overall concept alternatives, a number of common elements are identified that should be improved regardless of which concept is selected.

Common Elements

Certain common elements have been included in each of the alternative concepts in different ways. However, in most cases, treatments of common elements are interchangeable between concepts. The following common elements should be considered regardless of the selected concept.

- Character consistent with history, downtown Naperville, Riverwalk style
- ADA accessibility throughout, improved materials for sidewalks
- Improve landscape – thin out understory plants and poor quality trees to improve views; maintain good quality mature trees and screening of parking
- Provide utility, lighting, and storm water management improvements as appropriate based on the preferred concept
- Provide improvements to the concert seating, including more permanent ADA solutions
- Preserve all monuments and memorials within Central Park
- Preserve playground
- Consider a more long term restroom solution
- Include environmentally sensitive solutions where possible
- Include consistent site furnishings throughout
- Include opportunities for parking areas to be utilized for programmable space (Fine Arts Festival, Jazz Festival, etc.)
- Improve signage and way finding throughout

Parking and Circulation Configuration Options

In addition to the common elements, there are a number of different ways that parking and circulation can be improved that are somewhat independent from the alternative concepts. A number of ideas were considered as illustrated on page 32.

Concert Center Seating Options

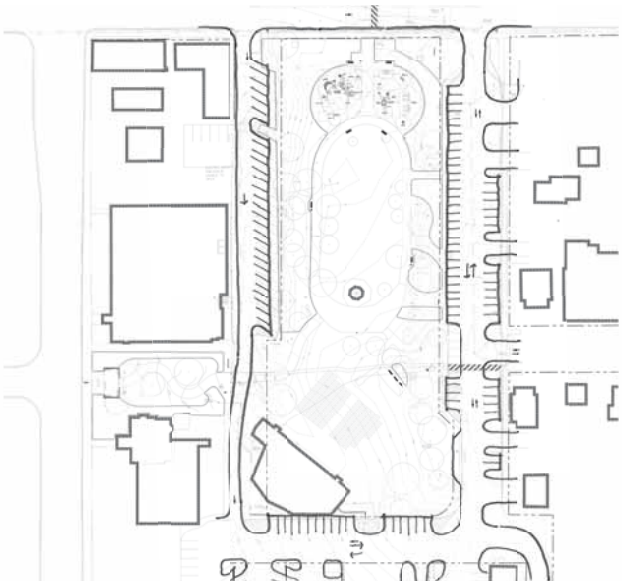
Similarly, the concert center seating options were considered independent from the alternative concepts. The options are illustrated on page 33.

Restroom Facility Options

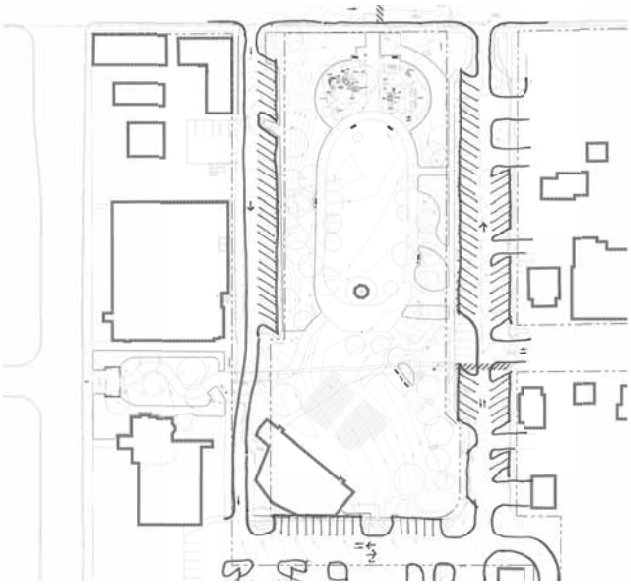
Stakeholders agree that it is important to provide restrooms in Central Park. In 2007 the City of Naperville explored multiple options for providing restroom facilities and decided to move forward with portable restrooms. The portable restrooms were used with success in 2008 and the recommendation is to continue to use them in the near future. However, other options were discussed during the master plan process as illustrated on page 34.

Parking and Circulation Configuration Options

Currently Central Park Road is one-way south and Court Place is two-way, with 104 parking spaces provided. Central Park Road is wider than necessary for one-way circulation and can be reduced in width. On June 16, 2009 the City Council recommended the advancement of Option 1 for the Central Park Master Plan. Option 1 preserves the existing vehicular circulation with a minimal removal of parking because of the improved pedestrian connections through bumpouts and neckdowns.

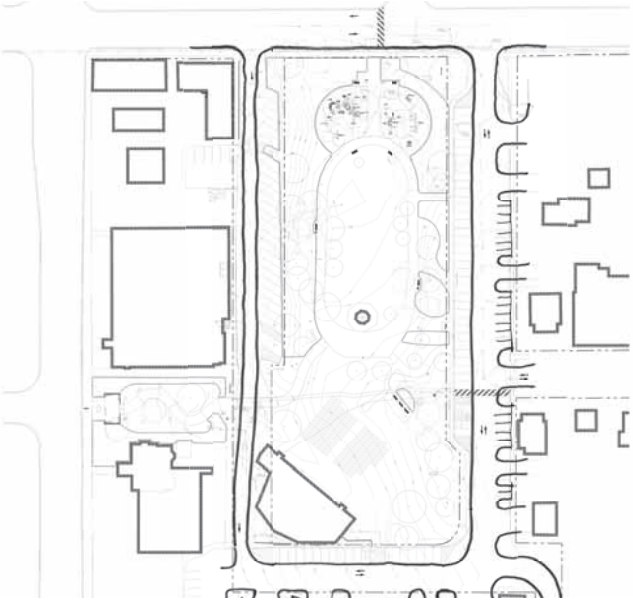


Option 1
- Preserve existing vehicular circulation
- Add bumpouts where possible
- 94 parking spaces
  - 6 ADA spaces
  - 88 standard spaces



Option 2
- Modify circulation to one-way
- Switch to angle parking
- 93 parking spaces
  - 6 ADA spaces
  - 87 standard spaces

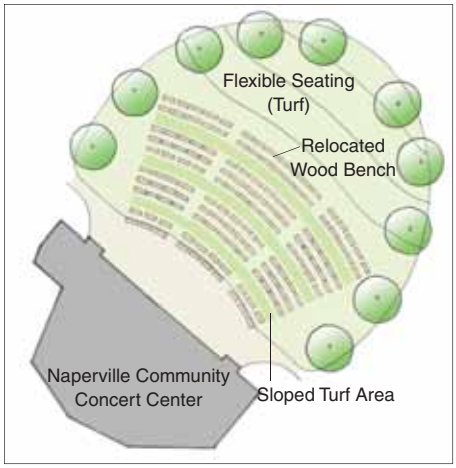
Option 3
- Modify circulation to two-way
- Switch to parallel parking
- 62 parking spaces
  - 6 ADA spaces
  - 56 standard spaces



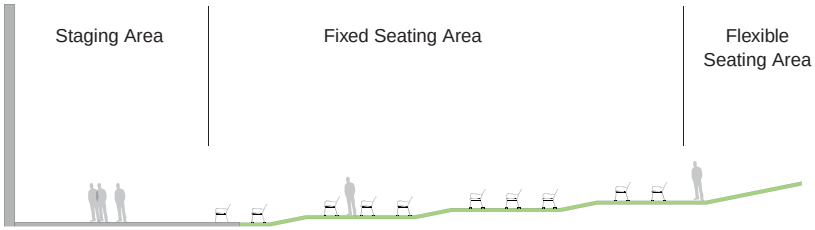
Option 4
- Preserve existing circulation
- Remove parking adjacent to park
- 15 parking spaces
  - 6 ADA spaces
  - 9 standard spaces

Concert Center Seating Options

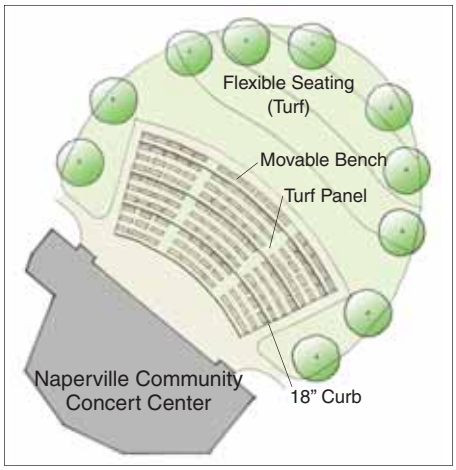
Three distinct alternatives for concert center seating were considered as part of the planning process (illustrated below). Based on feedback received, the majority of stakeholders agreed that providing curbed terracing for the seating area based on Option 2 would provide the best balance between flexibility and a more comfortable environment. New movable seating was suggested in place of the existing wooden benches.



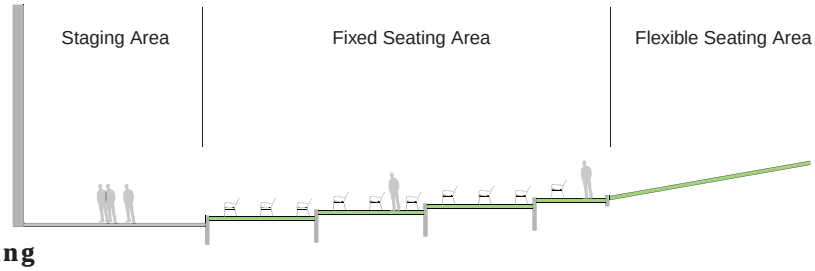
- Seats 280-500
- Utilize existing wood benches
- All turf
- Flexible seating opportunities behind terraced areas



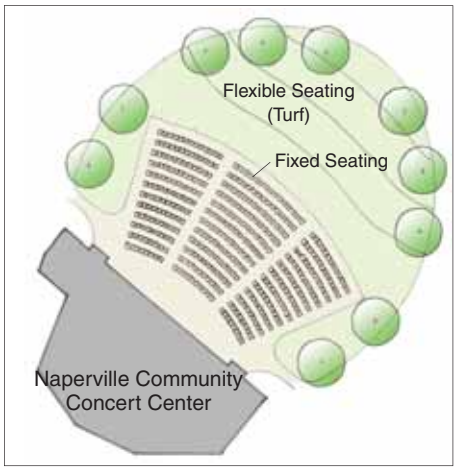
Option 1 - Terraced Turf Seating



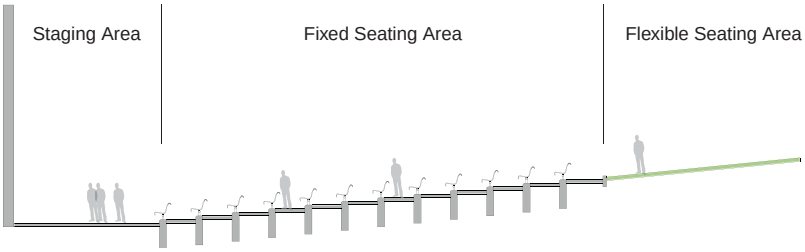
- Seats 260-520
- Movable benches (Existing or new)
- Curbing creates terraces
- Flexible opportunities behind terraced areas



Option 2 - Concrete Terrace Seating



- Seats 400
- Fixed mounting
- Metal sets mounted to concrete bands
- 6' of grade change from the first row to the last
- Flexible seating opportunities behind fixed seating

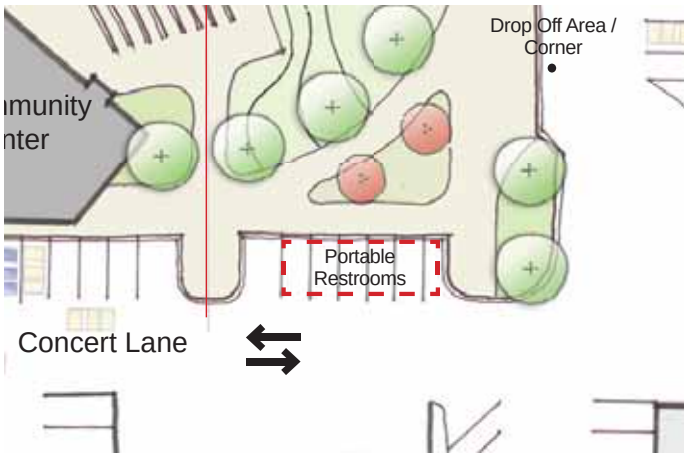


Option 3 - Permanent Seating

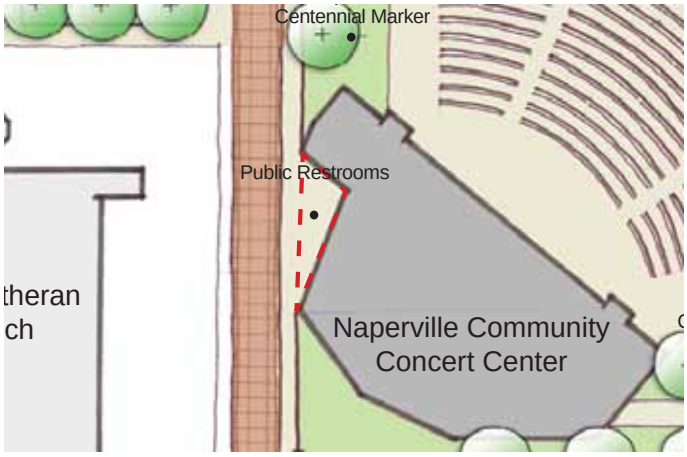
Restroom Facility Options

Through discussions with stakeholders it was agreed that the existing portable restroom facilities are adequate for the near future, although a more appropriate location may be explored to reduce the amount of disruption during performances.

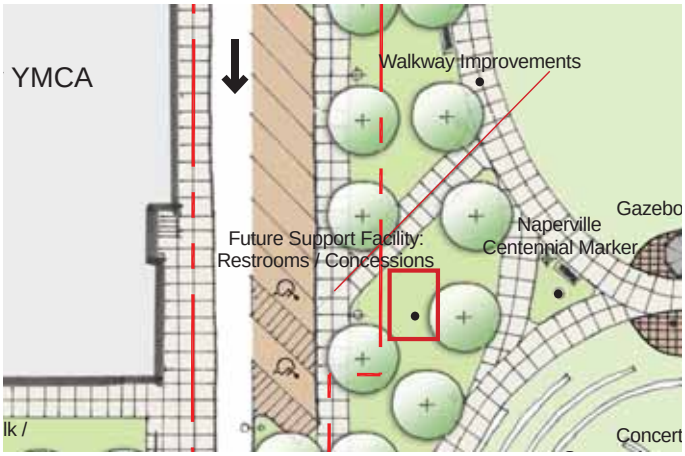
Adding restrooms to the Community Concert Center building was discussed and dismissed because of the concern of disruption during performances and the limited space available. Constructing a free-standing restroom support facility was well received as a potential long-term solution.

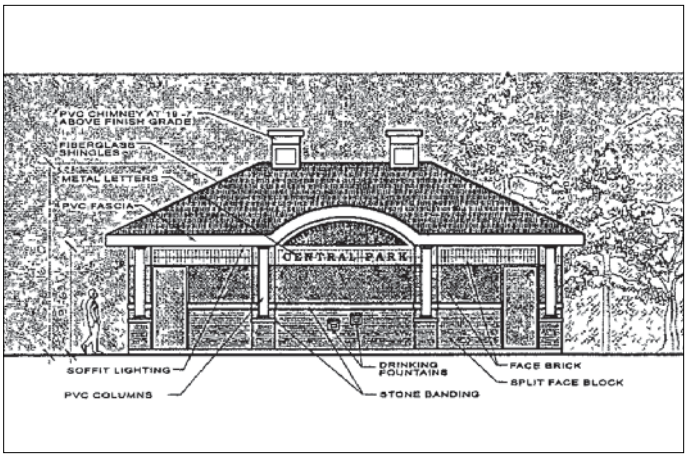


Option 1 - Existing Portable Restrooms



Option 2 - Community Concert Center Addition





Option 3 - Stand Alone Support Facility

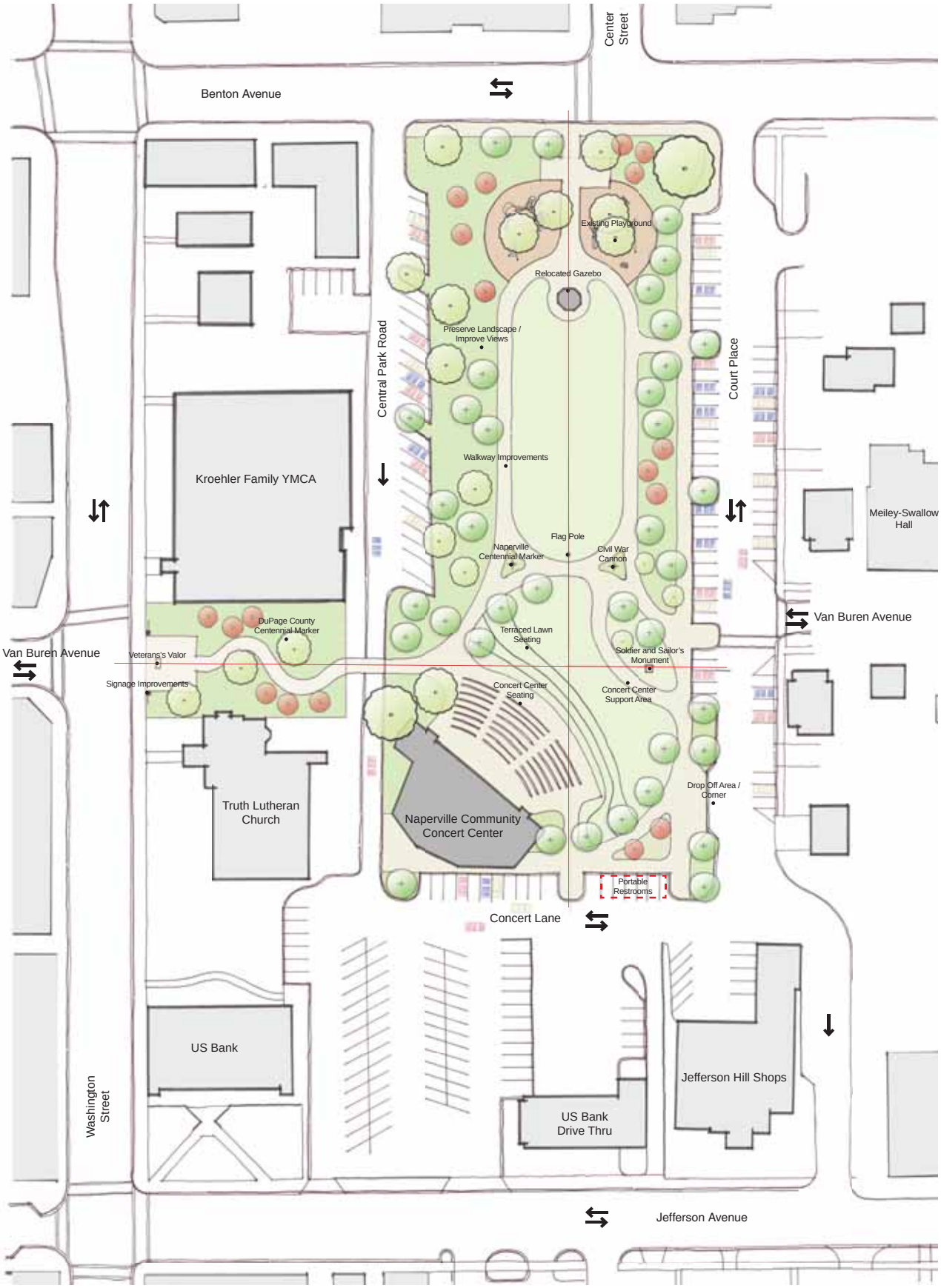
Alternative Concepts

Concept 1: “A Better Central Park”	Key Items
Focus improvements on items that will make Central Park a better downtown open space and concert venue with limited impact to the existing infrastructure. Incorporate improvements specifically as identified by stakeholders. Materials, furnishings, and amenities are improved to create a more comfortable and appropriate environment consistent with the Naperville image.	Fixed ADA accessible concert center seating with lawn seating beyond
	Better organized walkways with upgraded materials
	Relocated gazebo to north end of park near playground
	Corner bump-outs and drop offs added without significant impact to existing parking
	Landscape improvements to create better views and to simplify maintenance

Concept 2: “Central Park Green”	Key Itens
Consider all of the public space including the surrounding roadways in the redesign of Central Park to increase the amount of green space and shift the emphasis from vehicular uses to pedestrian uses. Create a curvilinear design that suggests an organic natural setting. Emphasize environmental sensitivity and “green” initiatives with material, furnishing, and amenity improvements.	Redesign of Court Place to be a curvilinear park road (maintaining majority of parking)
	Use of alternative materials on roadways and parking areas such as permeable paving to shift the emphasis of the area from vehicular to pedestrian
	New concert center support structure replacing gazebo that will accommodate sound stage, ADA viewing, potential restrooms
	Trees and landscape to emphasize curvilinear, natural design

Concept 3: “Historic Central Park”	Key Items
Return Central Park to the way it was historically configured. Reduce the parking around the Park while maintaining necessary vehicular access (based on available historic information). Create a Class A performance space suitable for a wide variety of programmed events. Upgrade the park gazebo in the spirit of the Central Park historic band stand. Utilize alternative materials for surrounding roadways to downplay the vehicular uses and emphasize the historic significance of Central Park through the design and selection of materials, furnishings, and amenities.	Elimination of parking around Central Park (maintain parking on east side of Court Place to serve adjacent properties)
	Add support elements to create a Class A concert center (seating, technology, restrooms, etc.)
	Trees and landscape to enhance historical design alignment
	Realignment of walkways to maximize greenspace

Alternative Concepts



Concept 1: "A Better Central Park"

Alternative Concepts

Concept 2: "Central Park Green"

Alternative Concepts

Concept 3: "Historic Central Park"