

NOTES Clarendon Park Update, Dec. 16, 2020

Participants: Sarah White, Katharine Boyda, Melanie Eckner

Booth Hansen contract finalized in Oct. 2020. Scope for Booth Hansen is to pick up where Williams left off and move the project forward, first with revised schematic plan, and eventually construction drawings. Outcome of this time period (prior to Feb. 2020) is to have revised schematic plan that can be used to get much more detailed cost estimate. Bidding and construction would ideally begin summer 2021 and wrap up in Spring 2023 (ca. 18 months).

Booth Hansen has experience with historic buildings, and they have worked with Park District. Aim is to have a portion of the building open during construction if at all possible. BH did a scan of the whole building. **Possible full CPAC meeting in Feb. 2020.** Park District will coordinate with alderman's office for future community engagement meeting (after CPAC meeting). Discuss topic at the Feb. 2020 meeting on best way to have a larger community meeting/engagement. Construction drawings would follow community approval.

Best news, existing building roof mansard support structure is in pristine condition.

Schematic design level updates so far:

Started with evaluation of plan per new Chicago building code, have to minimize some glazing, a structural engineer and masonry consultant with interest in historic masonry are both on board.

Instead of pinning elevator on outside, which would impact footing of building, plan will tuck elevator inside by the western staircase, will impact the office area slightly.

Surveyor is starting and PD has talked to ComEd regarding moving the transformer out of RR Club space. They have done investigative work re. roof, taking cores to see environmental situation. Also cut holes to see what is holding up the current mansard. Existing mansard support structure looks to be in pristine condition. Still looking at the design of the visible part, but will probably replace exterior of mansard with a new, more durable material. Plan to bring renovate some bathrooms (based on number of fixtures required by code) and convert other bathrooms into usable fieldhouse program space.

Want to come away with as complete a project as possible in one phase, perhaps with a few manageable projects in coming years (for example, a project like retiling the playroom floor that could be done through small-scale fundraising). Since the canopy and lobby are changing due to elevator move, BH will come to Feb. meeting with various options for the entrance and the lobby / reception desk configuration, including a recommended option based on budget and other design considerations.

Train storage and workshop space options to be discussed--idea of locating space in the former esplanade space, with lockable door from inside, separate from additional gym storage space that will be put in the same esplanade space. Note from KB & Melanie: Keeping the garage door is good idea to enable easy access for boiler/mechanical maintenance and garden/sports equipment.

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Ventilation study will be included. Priority zones developed. Gym will have its own cooling system with new air circulation.

Including all of the proposed glazing between the 2nd floor and the lobby will be cost-prohibitive due to code requirements for fire protection, so teen-focused multi-purpose club room will be relocated downstairs. Considering options to move teen/multi-purpose club center (with monitor, wifi, and fittings that can also be flexible for different ages) into current offices next to gym. Separate men's and women's gym offices are not needed, so these can be opened up as multi-purpose/teen room adjacent to the game room.

An ADA-accessible family washroom will be located near the fitness room on north end of building, and one of the existing fitness room washrooms will be revised to include storage and possible mechanical. This space is no longer intended for the RR Club storage/work room. A storage audit is being conducted.

HVAC: base scope will entail a proposed modular system to allow flexibility and to allow future areas to be added into AC locations. KB & ME suggest prioritizing RR as among first AC locations. Sarah wants to collect thoughts of Garfield-Clarendon Model RR Club before Feb. 2020 meeting with CPAC and will reach out to them before the end of 2020 to reassure them that their needs are squarely in consideration.

New clerestory windows in gym will be on north side of building because east wall light studies showed glare into building that would create use issue for gym. There are also structural issues, so the north windows offer best and lower cost option that also works with outdoor ball fields.

Civil engineer **Terra** is doing stormwater sewer redesign, plans to enhance the sewer to get water away from building as efficiently as possible, looking at water coming up through the drains under building, looking at ways to stop that problem--not just roof leaks but also drains and seepage, going to incorporate green infrastructure as much as they can.

site design group is landscape architecture firm, doing planting beds, trees, surface planters. There will be an emphasis on water management with landscape design.

TIF use requires 50 points on the city's sustainable design matrix. Because Clarendon is a historic building, these points cannot be won with energy efficiency (cost prohibitive), so they anticipate the points coming in large part through landscape, possibly water management.

Large, high planter wall on west wall will be removed. Will be capped, but they want to keep the soft, green feeling, will look at various options, possibly a concept for stage that replicates the original grand staircase for seating. If that is too costly, it may be re-planted in some way (will have ideas in February).

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SW, KB, ME: Look at "blank" east wall for possible mural (not within current scope but in future), or other enhancements, such as place native plants against building with re-routed sidewalk to help manage south and east entrance stormwater issues. Also consider improving circulation by connecting park with pedestrian/bike access to Lincoln Park and the Lakefront (ex. On north side of building where people walk east to dog park across Marine). Re-imagine how pedestrians/bicyclists connect to lake and other park areas (signage?), as suggested in Chicago Studio visioning and interdisciplinary workshop with Students for the New Urbanism.

"Zoom out" to look at possible coordination with "green" assets and past/future projects (Uptown Coastal Initiative, CPAC community garden) and assets.

Stormwater/green infrastructure funding has created area precedents—Leland Greenway (CDOT)'s Uplift Plaza (also **site design**), Wilson lot.