

Ravinia Business District Streetscape Improvement Project Streetscape & Lighting Plan



Acknowledgments

The Ravinia Streetscape Lighting Plan is made possible through the efforts and input from dedicated members of the Highland Park community.

Ravinia Neighbors Association (RNA)

Ravinia Business District Advisory Group (RBDA)

Ravinia Festival

SSA 17 Advisory Committee

Park District of Highland Park

Ravinia Neighbors Association (RNA)

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Ravinia Business District Streetscape & Lighting Plan

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Project Boundaries (TIF District)



*Public Workshop at the Highland Park Public Library,
June 2018*



*Public Outreach Event at the Ravinia Farmers Market,
June 2018*

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Ravinia Business District Streetscape & Lighting Plan Project Summary

Vision

For nearly 15 years the City and the Ravinia neighborhood have prioritized the revitalization of the historic Roger Williams Avenue corridor. The Streetscape & Lighting Plan is a major milestone in those efforts and represents a significant commitment by the City of Highland Park to lead reinvestment in the neighborhood. New district lighting is being installed during summer/autumn 2019, and represents a significant achievement for the neighborhood, who said loud and clear, street lights are the top priority.

The plan clearly details a wide range of additional investment, enhancement, and placemaking that can occur in Ravinia over the next decade. It is a bold, appealing vision for Ravinia's future, but also a vision constructed within budget realities that recognize the challenges when retrofitting infrastructure. The plan captures the enduring passion of Ravinia residents for their neighborhood, the City's recognition that the District represents some of the most iconic parts of the Highland Park community, and that Ravinia's businesses, services, events, and open spaces directly contribute to the quality-of-life and sense of place for the area. This Plan is the roadmap to invest in that future.

About the Project

The City worked with a consultant team to develop engineering and streetscape design documents for the Ravinia Business District. The project furthers the concepts presented in the *2012 Streetscape Design & Identity Plan* and findings from the *Strand Associates' 2012 Utility Adequacy Study*. The project includes the next phase of design work, identifying specific installation locations and providing detailed cost estimates for a final streetscape plan for the District.

Based on a year-long public outreach initiative that included input provided by residents, stakeholders, the Ravinia Neighbors Association, Special Service Area, and members of the Ravinia Business Dis-



*Open House Event at the Ravinia Metra Station,
August 2018*

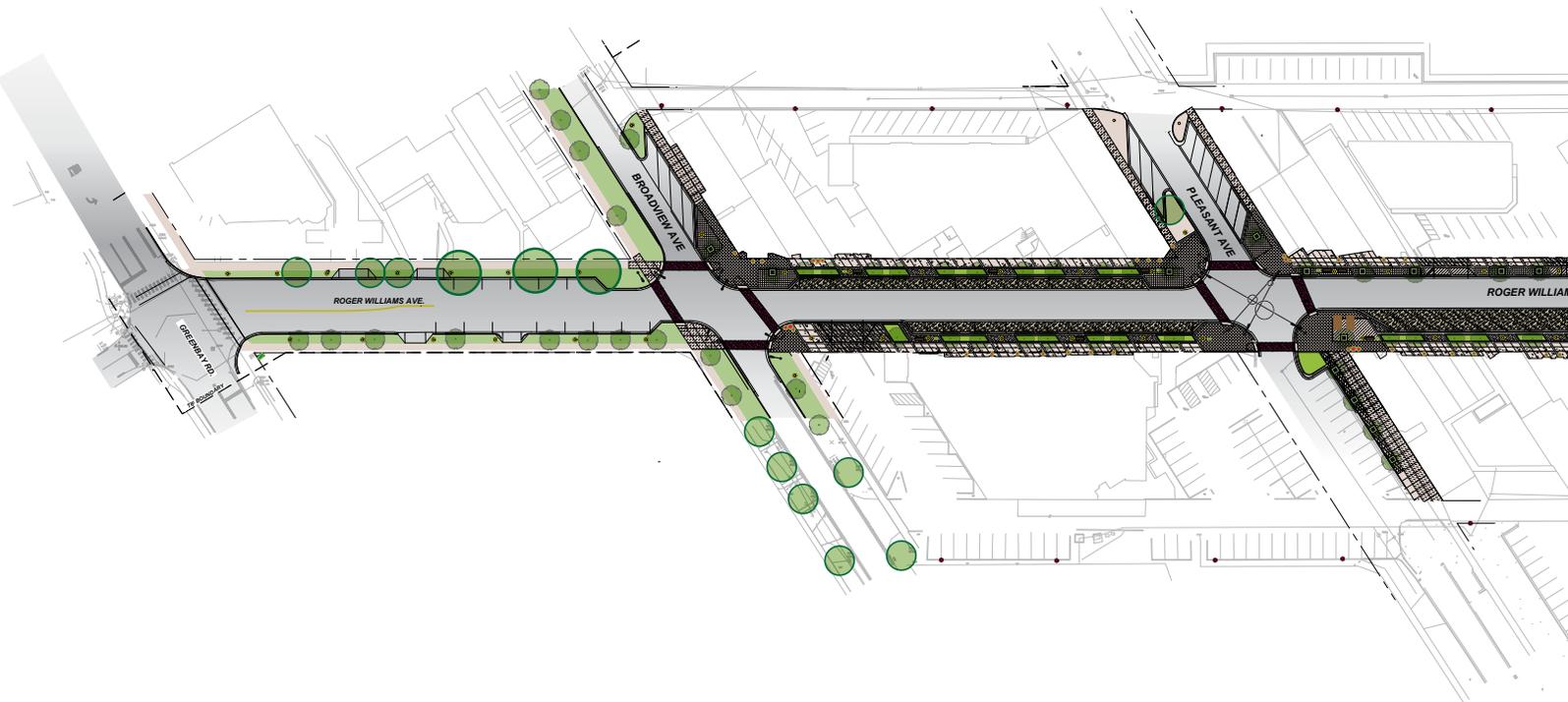
trict Association, streetscape design elements and pedestrian and roadway lights were chosen. The proposed lighting design will illuminate Roger Williams Avenue, providing warm, consistent, “dark-skies”-approved fixtures to help both pedestrians and drivers navigate the business district. The chosen streetscape elements are the result of public input and guidance from the *2012 Streetscape Design & Identity Plan*.

The goals of the project are to:

- Upgrade the Roger Williams Avenue corridor to leverage additional private investment in the district and elevate the Ravinia Business District into a vibrant, modern mixed-use neighborhood;
- Stimulate additional reinvestment and growth in the area;
- Enhance the quality-of-life for the adjacent residential neighborhood;
- Further establish the district as a destination for pedestrians and cyclists; and
- Provide a streetscape infrastructure that offers a connected, welcoming business district to visitors.

Ravinia Business District Streetscape & Lighting Plan

Streetscape Overview



2015-2016 Streetscape Investments

To date, the TIF District has been managed as a pay-as-you-go financing mechanism for the streetscape project. Signage and the addition of crosswalks proposed by the *Streetscape Design & Identity Plan* were considered by the City Council in early 2014. The project was approved and funded, and installation of branded gateway and wayfinding signage, as well as new stamped crosswalks, began in 2015 and was completed in autumn of 2016.



Gateway Sign



Streetscape & Lighting Plan Features

The design elements of the Plan take guidance from the 2012 *Streetscape Design & Identity Plan* and were further refined through the public input process. Key features of the plan include:

- Permeable pavement within the parking right-of-way to aid in stormwater management
- Long lasting, low maintenance finishes for all street furniture
- Ample soil volume for street trees to support tree health
- Paving pattern that expresses the urban vernacular of the angled layout of existing buildings



Street Signs

Ravinia Business District Streetscape & Lighting Plan

Green Bay Road to Pleasant Avenue



Green Bay Road Intersection

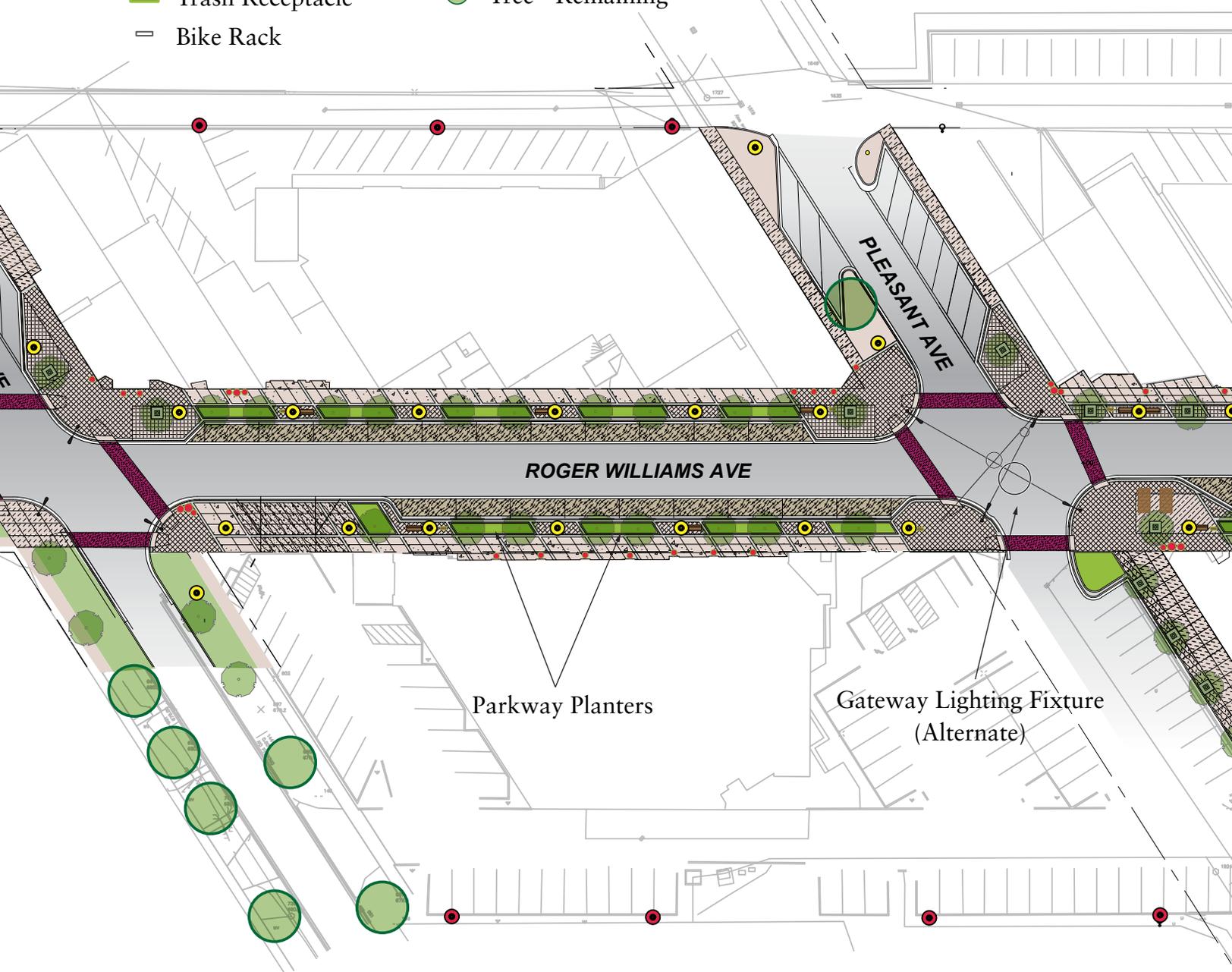
The City received grant funds to reconstruct Green Bay Road from Clavey Road to Central Avenue. The project is in the design phase and is tentatively scheduled for construction in 2022. The City anticipates identifying opportunities to incorporate streetscape design elements into the Green Bay Road and Roger Williams Avenue intersection. Such improvements can build on the existing gateway signage at the intersection, but may also include sidewalks, crosswalks, lighting, and elevating the Ravinia District branding presence at that entrance to the corridor. Those decisions and associated engineering work will be incorporated as part of design work for Green Bay Road Reconstruction Project. Therefore the streetscape plan recognizes the opportunity without proposing specific installations or treatments at this time.



Intersection of Roger Williams Avenue and Green Bay Road

Legend

- Existing Sign
- Bench
- "Wave" Bench
- Planter
- Trash Receptacle
- Bike Rack
- Light Post - Pedestrian
- Light Post - Roadway
- Light Post - Alley (Alternate)
- Tree - New/Replacement
- Tree - Remaining



Parkway Planters

Gateway Lighting Fixture (Alternate)

Ravinia Business District Streetscape & Lighting Plan Pleasant Avenue to Brown Park



Brown Park & Ravinia Fire Station

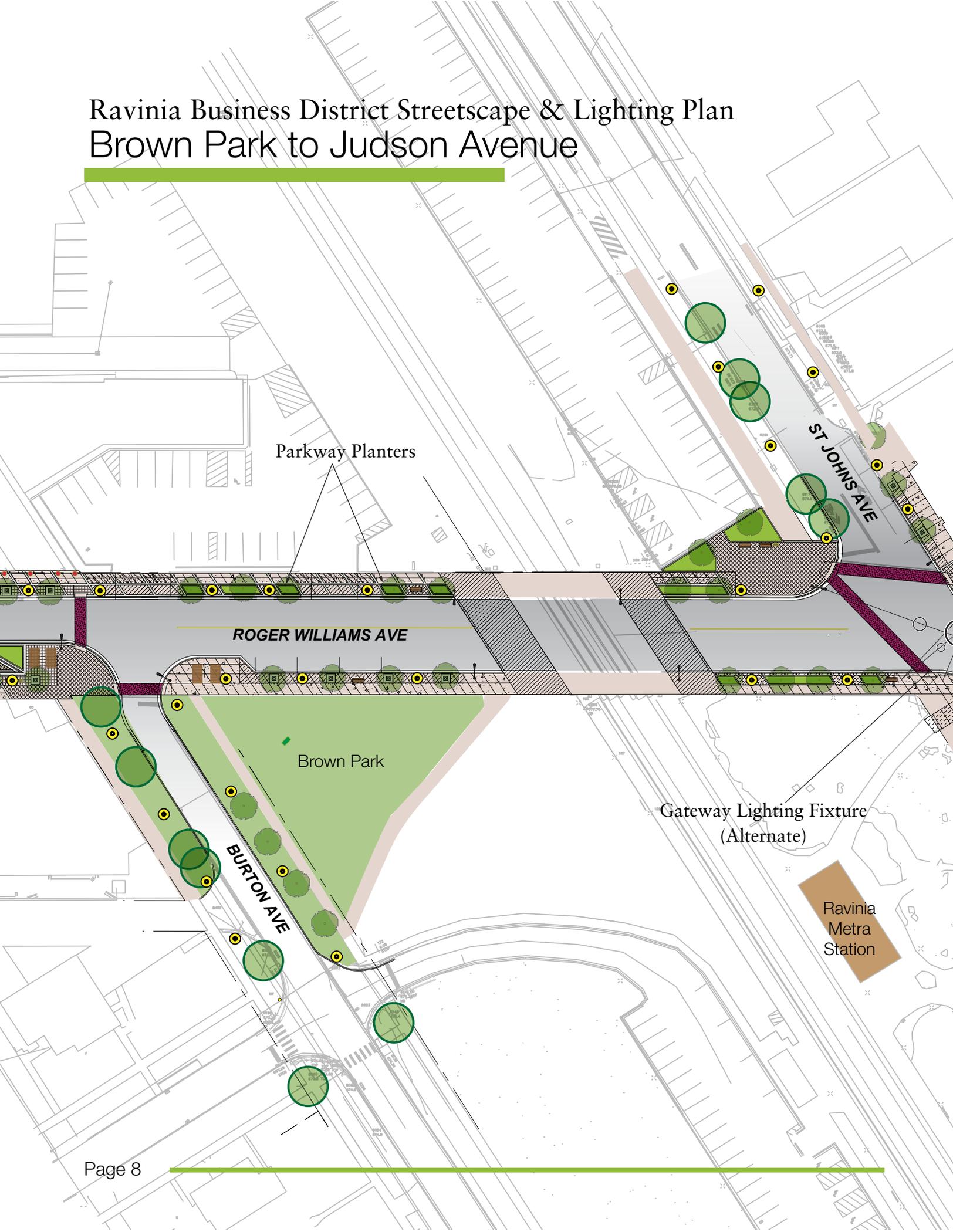
When the streetscape planning process commenced in 2017, the Ravinia fire station was being evaluated for modernization and potential replacement. The two planning processes occurred somewhat simultaneously and the fire station evaluation was completed first in 2018. The outcome was an evaluation of either rebuilding a new station at the current, existing site on Burton Avenue, or possibly a facility located in a portion of Brown Park. The City Council supported the staff recommendation to redevelop the fire station at its current site. The project will kick-off in 2020 with planning, architectural, and engineering services, and construction is anticipated in 2021.

With the fire station location set, the Streetscape & Lighting Plan recognizes the potential to transform the northernmost portion of Brown Park, nearest Roger Williams Avenue, into a public plaza and gathering space. Many of the streetscape design elements can be easily integrated into such a plaza, but landscape architecture and engineering work would need to be completed at a later date in future years. Regardless, Brown Park is Park District of Highland Park property and subject to their review and approval. The Park District was consulted with during the streetscape planning process about these concepts.



Brown Park

Ravinia Business District Streetscape & Lighting Plan Brown Park to Judson Avenue



Parkway Planters

ROGER WILLIAMS AVE

Brown Park

BURTON AVE

ST JOHNS AVE

Gateway Lighting Fixture
(Alternate)

Ravinia
Metra
Station

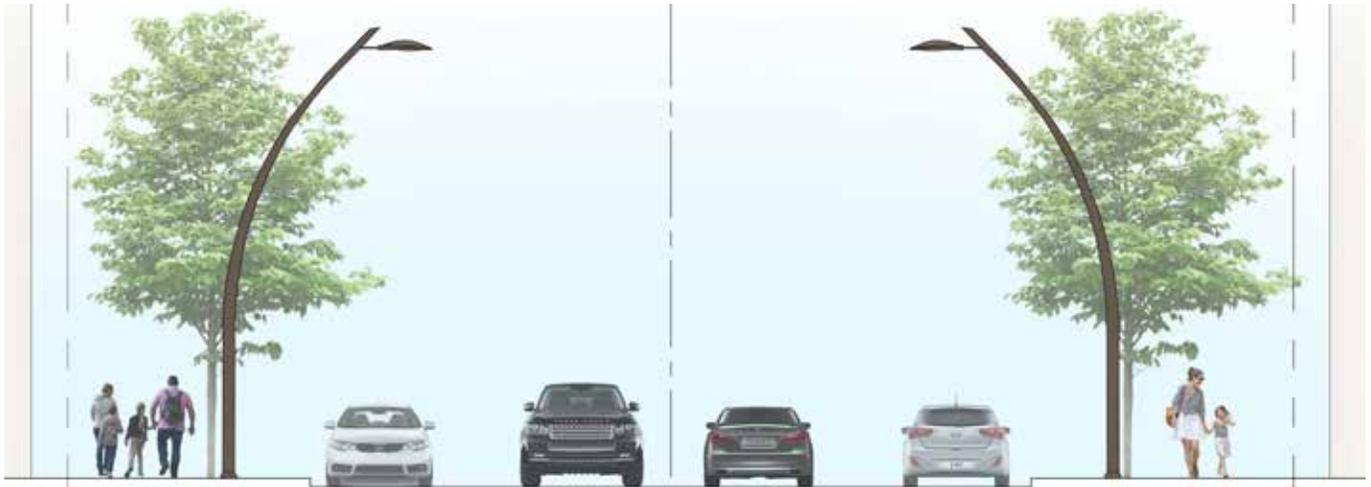
Legend

- Existing Sign
- Bench
- "Wave" Bench
- Planter
- Trash Receptacle
- Bike Rack
- Light Post - Pedestrian
- Light Post - Roadway
- Light Post - Roadway with Event Lighting
- Light Post - Alley (Alternate)
- Light Post - Jens Jensen Park (Alternate)
- Tree - New/Replacement
- Tree - Remaining



Ravinia Business District Streetscape & Lighting Plan

Streetscape Elements



Roadway Section - Roadway Lights



Roadway Section - Pedestrian Lights



Roadway Light Fixture



Pedestrian Light Fixture

Ravinia Business District Streetscape Improvement Project

Streetscape Elements



Bench



Bench



Bench - Wave



Bench - Wave



Bike Rack



Bike Rack



Trash/Recycling



Trash/Recycling

Ravinia Business District Streetscape & Lighting Plan

Streetscape Elements



Parklet



Parklet (Source: LADOT People Street, Flickr)



Paving - Bumpouts



Paving - Sidewalks



Paving - Sidewalks



Planting Style



Planting Style



Planting Style

Ravinia Business District Streetscape Improvement Project

Streetscape Elements



Accent Planter



Parkway Planter



Tree Grate



Tree Grate



Tree species - Acer Freemanii "marmo"



Tree species - Gleditsia triacanthos "skyline"



Tree species - Platanus Acerifolia "morton circle"



Tree species - Quercus Bicolor



Tree species - Tilia Tomentosa "sterling"



Tree species - Ulmus "morton glossy"



Tree species - Ulmus "new horizon"



Tree species - Ulmus "princeton"

Ravinia Business District Streetscape & Lighting Plan

Streetscape Element Cost Estimates

The table below outlines cost estimates for several streetscape elements in the plan prepared by Hodgetts Associates, Inc. in October 2018. The estimates are based on the 60% streetscape drawing set dated July 2019 and include several conditions and design/construction contingencies.

Estimation Assumptions

- Jobsite general conditions, home office overhead, profit, and bonds are added at the summaries of the estimates. At this time it is appropriate to use the compounded rate of 10.00%
- An allowance of 10.00% for undeveloped design details, bid addenda and clarifications has been added at the summary of the streetscape estimate.

- An allowance of 5.00% for change orders and unexpected conditions has been added at the summaries of the estimates.
- Escalation for the Streetcape Improvements contract has been calculated on the basis that construction will commence May 2025 and will be substantially complete not later than May 2027. The construction inflation rate is assumed to be 4.50% per year.

This estimate is an opinion of the probable construction cost for this project based on the information provided. It is imperative that as the design progresses, additional estimates are produced to ensure compliance with the projected final cost.

Description	Quantity	Cost/ Unit (\$)	Subtotal (\$)
Tree grate	40	650	26,000
Bench	19	7,270	138,130
Bench - Wave	4	8,400	33,600
Trash/Recycling Receptacle	13	1,835	23,855
Bike Rack	16	600	9,600
Moveable Planter with lightweight soil mix and three season planting	40	2,300	92,000
Site Preparation (demolition of existing sidewalks, streets, tree removal, etc.)			1,277,733
Site Improvements (new sidewalks, paving, trees, landscaping, etc.)			1,864,401
Site Utilities			280,800
			3,746,119
General conditions and contingencies:			
General conditions, overhead and profit		10.00 %	374,612
Design contingency		10.00 %	412,073
Escalation		34.88 %	1,581,042
Construction contingency		5.00 %	305,692
Total Cost			6,419,538

This list does not represent priority or construction order. This list does not include parklets.

Ravinia Business District Streetscape Improvement Project Timeline



Food Truck Thursdays



Ravinia Farmers Market

Ravinia Business District Streetscape & Lighting Plan Implementation

Although the TIF District’s funds have been the primary source of implementation in the Ravinia District thus far, and will continue until 2028, elements of this streetscape plan can be financed by other project partners if interest develops or funds are available. This section of the document provides an implementation framework that identifies potential funding sources and partners the City should utilize as resources to initiate and undertake streetscape improvements.

Potential Funding Sources

The following is a list of potential funding sources that the City could pursue to fund the implementation of the Streetscape Improvement Project. This list should periodically be reviewed, revised, updated, and expanded as new funding sources become available and/or eligibility requirements are modified.

Potential Funding Source	Description
Tax Increment Financing (TIF)	In 2005, the City Council established the Ravinia Tax Increment Financing (TIF) District to foster redevelopment and strategic improvements along Roger Williams Avenue, in southern Highland Park. TIF utilizes future property tax revenues generated within a designated area to pay for improvements. TIF districts in Illinois have a maximum life of 23 years, although this can be extended through the State Legislature. TIF funds can be used for property acquisition, infrastructure development, streetscape elements, and other improvements. The TIF District is the primary funding source for the streetscape project proposed in this document.
Special Service Area (SSA)	A Special Service Area (SSA) is a taxing mechanism that can be used to fund a wide range of special or additional services and/or physical improvements in a defined geographic area within a municipality. The Ravinia SSA (Illinois SSA 17) was approved on December 9, 2013. The annual budget/levy is \$90,000 and covers the costs of marketing, public relations, events, banners and expanded beautification in the Ravinia Business District. The SSA can consider streetscape improvements, such as the purchase of street furniture, as part of their annual budget.
Illinois Transportation Enhancement Program (ITEP)	The ITEP is a funding mechanism through the Illinois Department of Transportation (IDOT). It provides funding for community-based projects that expand travel choices and enhance the transportation experience by improving the cultural, historic, aesthetic and environmental aspects of our transportation infrastructure. The program is designed to promote and develop alternative transportation options, including bike and pedestrian travel, along with streetscape beautification. The federal funds are awarded competitively, and projects must be related to surface transportation. ITEP can be further evaluated as funding source.
Congestion Mitigation & Air Quality Improvement Program (CMAQ)	The CMAQ program is a federally-funded program of surface transportation improvements designed to improve air quality and mitigate congestion. The Chicago Metropolitan Agency for Planning (CMAP) staff performs technical analyses of all projects and oversees the implementation of the program, and IDOT administers the program funding. While most eligible projects are related to improving traffic flow, transit, and bicycle facilities, projects that result in emissions reductions are otherwise eligible for CMAQ funds, which can include bicycle parking and encouragement. CMAQ can be further evaluated as funding source.
Public Benefit	Under the City’s Zoning Code, Planned Developments that request zoning relief for the proposed developments a required to provide a public benefit. A public benefit is an amenity provided in the form of an improvement, donation or dedication that is not otherwise required as part of the development process and that serves the residents of the Planned Development and the community at large. Under Section 150.515(C)(4) the provision of or payment of at least one-half of the costs of streetscape improvements on rights-of-way adjacent to a Planned Development may satisfy all or part of the public benefit requirement.

Ravinia Business District Streetscape & Lighting Plan Implementation

Potential Funding Source

Description

Grants	Grant funding provides an opportunity to implement many of the proposed streetscape improvements. Grant funders may include the Illinois Department of Natural Resources, Safe Routes to Schools, Illinois Department of Commerce and Economic Opportunity, and AARP, among others. The City should regularly research and review these organizations and others for grant opportunities and eligibility requirements, as they may present options for streetscape implementation.
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Partnerships

The Ravinia Business District Streetscape Improvement Project can only be implemented with the support of local residents, businesses, and other

stakeholders. The following list includes key stakeholders that should continue to be included in the decision-making process for implementation.

Partner Organizations

Description

Highland Park Historic Preservation Commission	The Plan considers installation of pedestrian lights on the west side of historic Jens Jensen Park. While Park District property, the park's historic landmark designation requires that all changes be reviewed and approved by the Historic Preservation Commission. The Commission will be informed of any potential impacts to Jens Jensen Park.
Park District of Highland Park	The Park District owns and maintains two parks within the boundaries of the Streetscape Improvement Project: Brown Park and Jens Jensen Park. The Park District participated in the development of this Plan and the City will continue to coordinate with the Park District as changes to the streetscape may impact these parks and vice versa.
Ravinia Business District Advisory Group (RBDA)	The RBDA is comprised of local businesses and commercial property owners in and around Roger Williams Avenue. The advisory group meets on an ad hoc basis to provide input and feedback from the Ravinia business community on the use of TIF funds within the business district.
Ravinia Festival	Located less than a half-mile southeast of Roger Williams Avenue, Ravinia is an internationally renowned, not-for-profit music festival that presents performances by the world's greatest artists. Ravinia participated in the development of this Plan and changes to the business district may impact Ravinia Festival and vice versa.
Ravinia Neighbors Association (RNA)	The RNA is a non-profit organization devoted to preserving the unique character of the Ravinia neighborhood. Established in 1998, RNA interacts with neighborhood residents, private institutions and businesses, service providers, and governmental, cultural, civic, and religious organizations within Ravinia, and its immediate borders, and when necessary, within the city of Highland Park as a whole, to maintain and improve the neighborhood.
SSA 17 Advisory Committee	The goals and activities of SSA 17 are guided by the Ravinia Business District SSA 17 Advisory Committee and managed by the City's Office of Business Development Manager. SSA 17 has produced several popular events including the Harvest & Harmony Fest (2015 and 2016), weekly Artisan Market (2016), and Food Truck Thursdays (2017-present).

