



**AGENDA
STUDY SESSION
LEONHARD RECREATION CENTER
2307 Sangamon Drive
Champaign, Illinois**

**Wednesday, February 25, 2015
5:30 p.m.**

A. CALL TO ORDER

B. PRESENTATIONS

1. Joe DeLuce, Champaign Park District
2. Dr. Judy Wiegand, Champaign Unit 4 School District
3. City of Champaign Representative
4. Parkland College Representative
5. CUMTD Representative

C. QUESTIONS BY COMMISSIONERS

D. PUBLIC COMMENTS (*Speakers are limited to three (3) minutes.*)

E. COMMENTS FROM COMMISSIONERS

F. ADJOURN

Questions?

If you have any other questions about the Study Session, please contact Megan Kuhlenschmidt, Director of Recreation and Marketing, at 217-819-3819 or email Megan.K@champaignparks.com or you may access information online at <https://champaignparks.com/board-information/study-session-central-high-school-at-dodds-park/>

The mission of the Champaign Park District is to enhance our community's quality of life through positive experiences in parks, recreation, and cultural arts.

Dodds Park



History of Dodds Park

- ▶ 1969: Purchased 110 acres for \$298,495 via Open Space Acquisition Grant received from the Illinois Department of Natural Resources
- ▶ Dodds Park was purchased from the Seeber Family who continues to reside adjacent to the Park.
- ▶ The original phase of development included soccer fields as well as the 3-plex softball complex.
- ▶ 1972: The Park Board honored D.C. “Pick” Dodds for his 41 years of service by naming the park in his honor.
- ▶ 1979: The Greenbelt Bikeway Trail, passing through Dodds, Heritage and Kaufman Parks, was completed using funds from the Land and Water Conservation Fund (LWCF).

History of Dodds Park

- ▶ 1997: The Park District developed a master plan to renovate and expand the park by adding a 4-plex softball complex and a new expanded soccer complex in an effort to create a regional sports complex.
- ▶ July 21, 2005: Dodds Park was rededicated.

Dodds Park Amenities and Features

- ▶ 7 softball fields/youth baseball fields
- ▶ 2 softball/baseball concession stands/restrooms/storage facility
- ▶ 11 soccer fields
- ▶ 1 soccer concession stand/restroom/storage facility
- ▶ ADA accessible path to soccer fields
- ▶ Softball/baseball parking lot
- ▶ Soccer parking lot
- ▶ Tribute to Olympic Athletes
- ▶ Champaign County Worker's Memorial
- ▶ Prairie Grid Sculpture
- ▶ Eddie Albert Gardens
- ▶ 18 hole disc golf course
- ▶ Greenbelt Bikeway Trail
- ▶ Parkland Way (road)
- ▶ Olympic Tribute parking
- ▶ Playground with shade structure
- ▶ Storage Facility

Dodds Soccer Complex



Dodds Soccer Concession/Restrooms/Storage Facility



Dodds Softball Complex



Dodds Softball 4-Plex



Softball Playground with Shade Structure



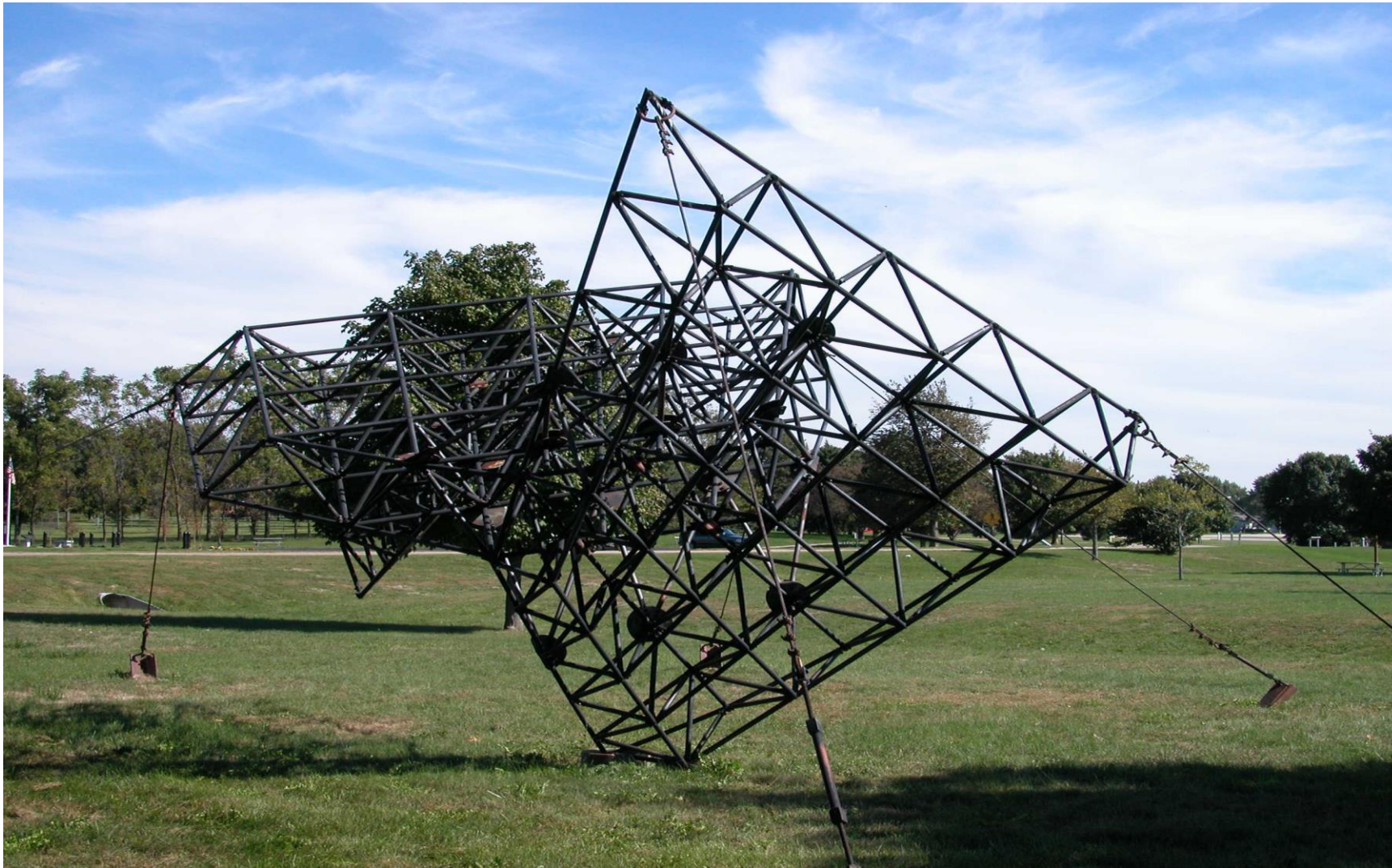
Dodds Park Disc Golf Course



Eddie Albert Community Gardens



"Prairie Grid" by Barry Heinemann



Tribute to Olympic and Paralympic Athletes



Tribute to Olympic and Paralympic Athletes



Champaign County Worker's Memorial



Greenbelt Bikeway Trail



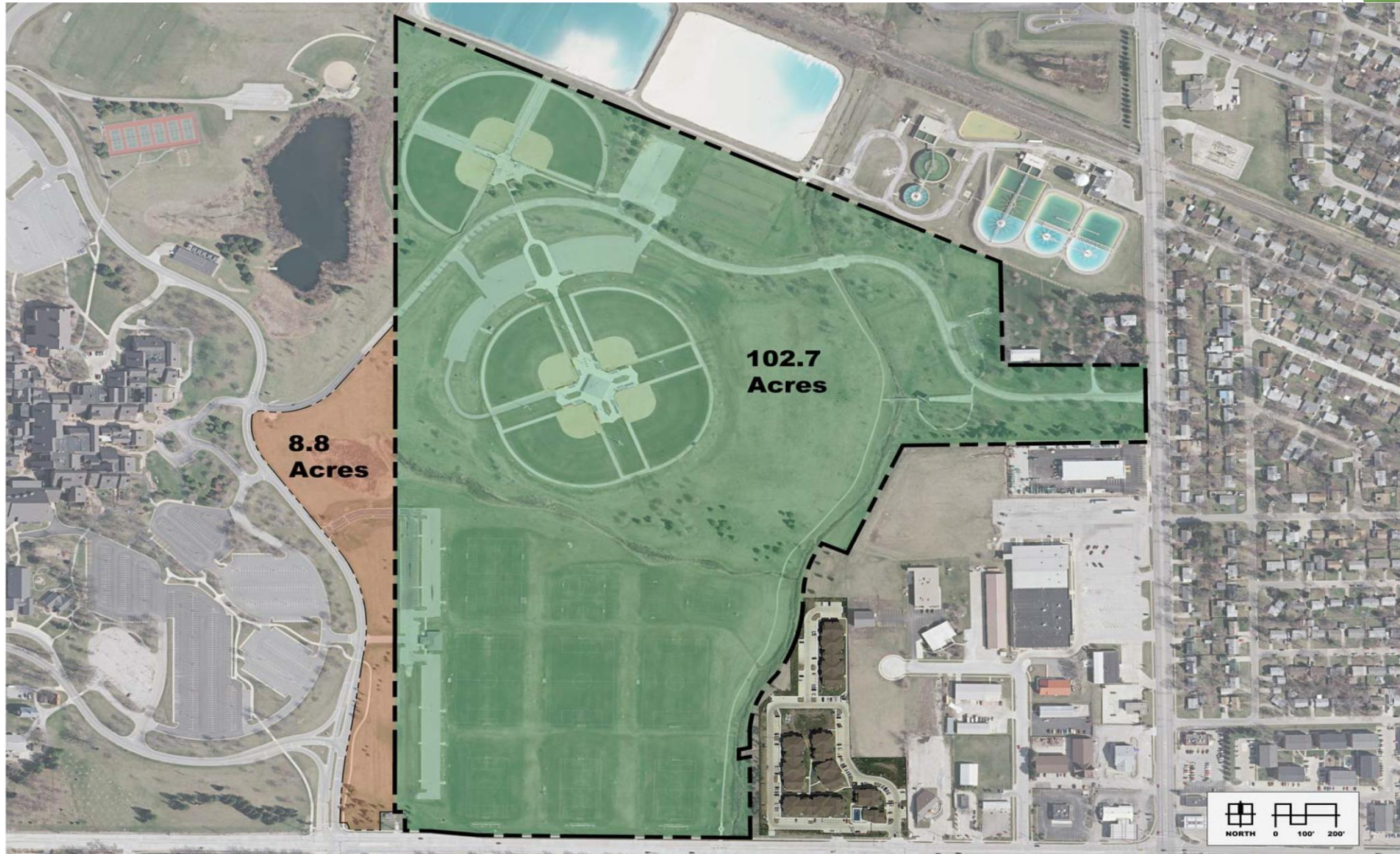
Dodds Park Programs, Leagues and Events

- ▶ Adult Softball Leagues
- ▶ Youth Softball Leagues
- ▶ Softball Tournaments
- ▶ Baseball Tournaments
- ▶ Baseball and Softball Field Rentals
- ▶ Youth Soccer Leagues
- ▶ Adult Soccer Leagues
- ▶ Micro Soccer
- ▶ Soccer Camps and Clinics
- ▶ IFC Soccer Leagues
- ▶ IFC rentals
- ▶ High School Soccer Rentals
- ▶ Special Events, ie. fireworks, road races, and other special events
- ▶ Olympic Tribute Induction events
- ▶ Eddie Albert Gardens plot rentals
- ▶ Model Rocket program
- ▶ Concerts and other outdoor events
- ▶ Disc Golf open play and tournaments

Dodds Soccer Complex Participation

- ▶ **Youth soccer: Fall and Spring seasons** - approximately 40 teams, 500 players and 750 spectators.
- ▶ **Adult soccer: Spring, Summer & Fall** - approximately 150 players per session.
- ▶ **Micro soccer: Spring, Summer & Fall** - approximately 400 participants and 800 spectators per session.
- ▶ **Illinois Futbol Club: Spring & Fall** - approximately 400 players and 800 spectators per session.
- ▶ **Soccer Camps: summer** - approximately 300 participants and 600 spectators each.

Dodds Park Current Development



Dodds Park Development

- ▶ Total Dodds Park development costs to date: \$5,596,742.
 - ▶ Soccer complex development costs: \$1,633,251.
- ▶ 2012: swap of 6.4 acres of land within Dodds Park for 20 acres and 3 lots in the Abbey Fields area in southwest Champaign.
- ▶ 2015: Dodds Park consists of approximately 103 acres.
- ▶ Dodds Park has 19 different easements.
- ▶ Dodds Park is home to 58 Memorial Trees and Grow With Me Trees.
 - ▶ There are 43 trees in the soccer complex including five Memorial Trees.

Cost to Replicate Soccer Complex





Costs to Replicate Soccer Complex *JJR/Smith Group*

▶ Total Infrastructure	\$1,200,000
▶ Total Soccer Fields	\$715,000
▶ Total Parking and Hardscape	\$1,415,000
▶ Total Softscape	<u>\$225,000</u>
▶ Subtotal	\$3,555,000
▶ 15% Contingency	\$533,250
▶ <u>10% Soft Costs</u>	<u>\$408,825</u>
▶ TOTAL	\$4,497,075
▶ *Excludes land acquisition, survey and geotechnical investigation	

Costs to Replicate Soccer Complex *Farnsworth Group*

▶ Earthwork	\$1,669,942.50
▶ Pavement	\$482,250.00
▶ Sanitary Sewer	\$58,500.00
▶ Water Main	\$42,650.00
▶ Storm Sewer	\$220,000.00
▶ Miscellaneous	<u>\$459,190.00</u>
▶ Subtotal	\$2,932,52.50
▶ Contingency (15%)	\$439,879.88
▶ General Conditions (20%)	\$586,506.50
▶ Design Fees (5%)	<u>\$146,626.63</u>
▶ Grand Total	\$4,105,545.50

Costs to Replicate Soccer Complex

▶ JJR/Smith Group Architects

▶ TOTAL

\$4,497,075.00

▶ *Excludes land acquisition, survey and geotechnical investigation

▶ Farnsworth Group Architects

▶ TOTAL

\$4,105,545.50

▶ *Excludes Olympian Access Drive at Neil Street interchange:\$250,000

Dodds Park Use Restrictions

- ▶ 2012: Park District staff and legal counsel confirmed that the grant used to purchase the property included no restrictions on the use of Dodds Park. At that time, this was also confirmed by the Illinois Department of Natural Resources.
- ▶ February, 2015: Based on a Freedom of Information Act (FOIA) request, further research revealed restrictions applicable to the Park due to the funding used (LWCF grant) to construct the Greenbelt Bikeway Trail in 1979.

Process to Eliminate Restriction

- ▶ IDNR indicates the process would take a year or more to complete.
- ▶ A majority of these requests are approved.
- ▶ The National Park Service would have the final approval.
- ▶ IDNR indicates a lease would not be acceptable as the land must be used for recreation/open spaces purposes.
- ▶ IDNR indicates trading for farm land would likely be approved as long as it is of equal or greater value.

Champaign Unit #4 Judy Wiegand