

DOWNERS GROVE

CENTRAL BUSINESS DISTRICT

MASTER PLAN

Prepared for the Village of Downers Grove, Illinois

January 6, 1997

by The Lakota Group

MASTER PLAN

PLANNING PARTICIPANTS

Village of Downers Grove Village Council - Betty M. Cheever, Mayor
Economic Development Commission - Kevin Lynch, Chair
Central Business District Strategic Planning Committee - Diane Oliver, Chair
Village of Downers Grove Staff
Village of Downers Grove Community Events Commission
Downers Grove Chamber of Commerce & Industry
Downtown Retail Council
Downers Grove Public Library
Downers Grove Park District
Downers Grove School Districts 58 & 99
Downers Grove Sanitary District
Downers Grove National Bank
Downers Grove Television
First Congregational Church
Hinsdale Hospital Management
Founders Hill Brewing Company
Downers Grove Reporter
Suburban Life Graphic
Central Business District Property & Business Owners

The Lakota Group (Master Planners/Landscape Architects)

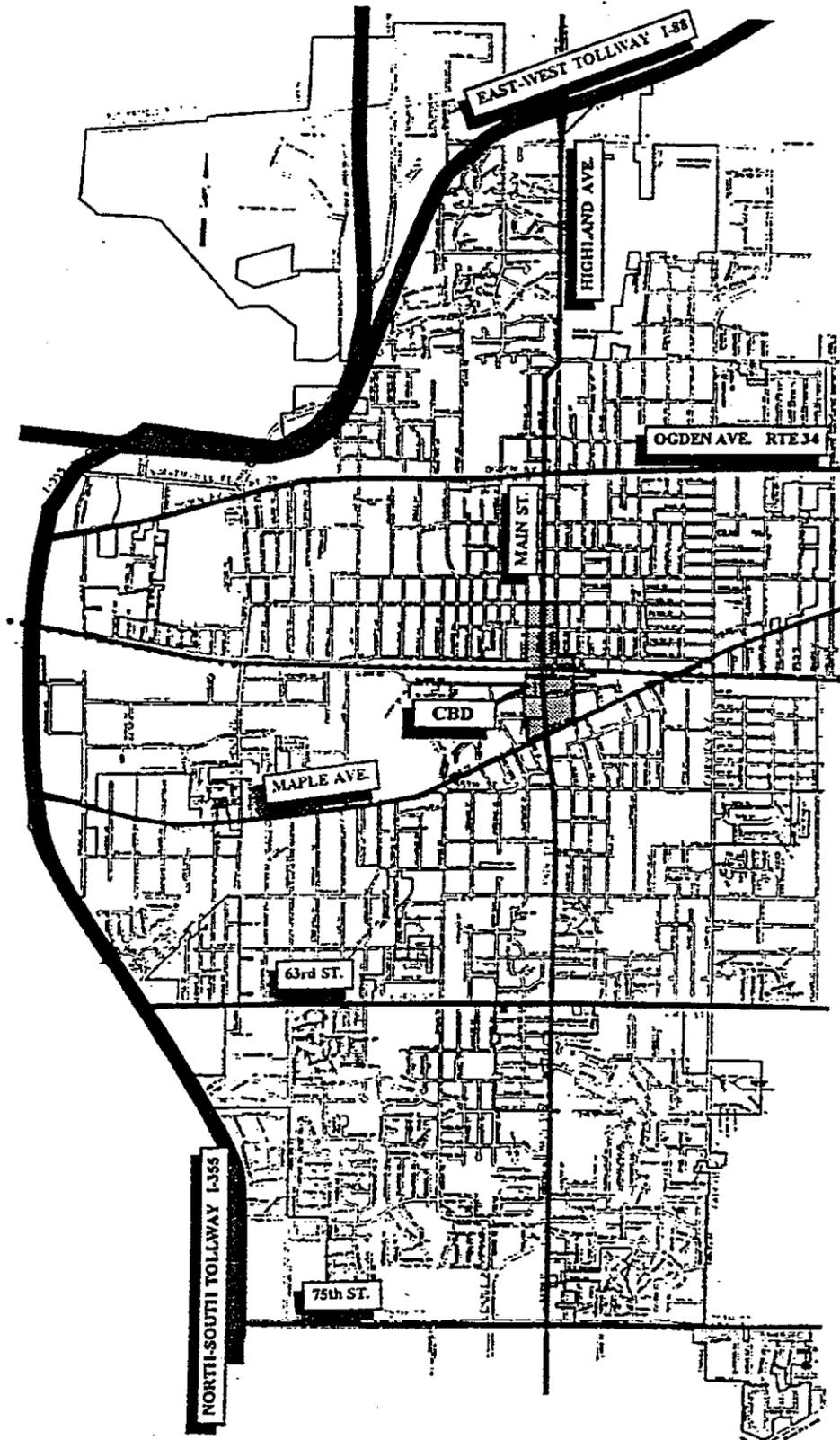
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Downers Grove Central Business District

MASTER PLAN: INTRODUCTION/ISSUES



VILLAGE OF DOWNERS GROVE

MASTER PLAN INTRODUCTION

The *Village of Downers Grove* has been conducting a planning process that has resulted in a Master Plan for the Village's Central Business District. The process has emphasized the need for a comprehensive approach and fresh look toward improving downtown. The Plan reflects new design concepts and development ideas generated by *The Lakota Group*, the team of city planners and landscape architects retained by the Village to facilitate the process and work with Village leaders to craft this coordinated development guide.

The Master Plan has been prepared with the cooperation of many of Downers Grove's leaders and citizens. The Village's *Economic Development Commission (EDC)* and *Central Business District Strategic Planning Committee* have spearheaded the effort. Representatives of the *Chamber of Commerce, Village, Park District, and Library*, along with business owners, property owners, and citizens, have all contributed.

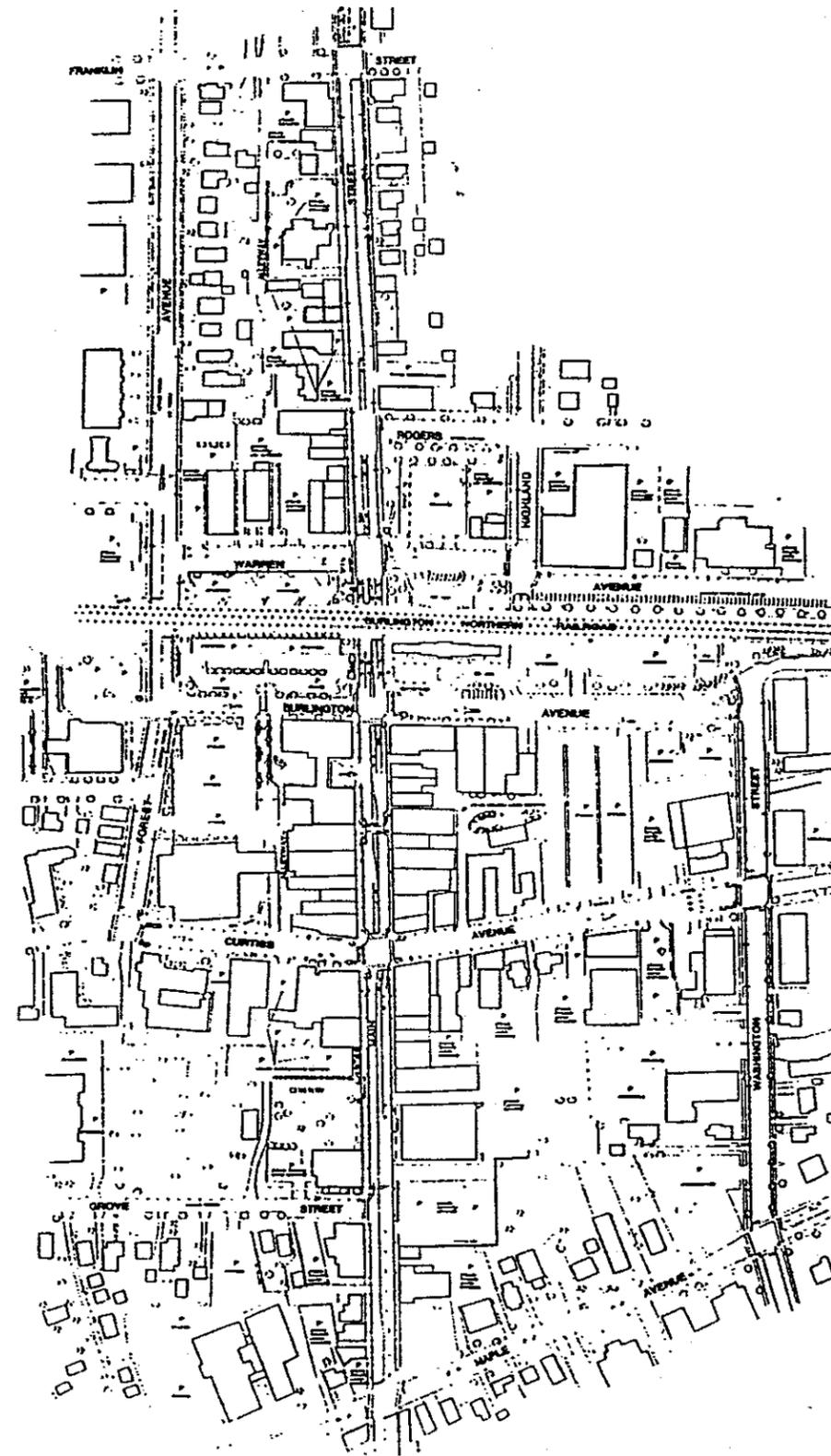
MASTER PLAN GOAL

The Village's overall goal for this planning effort is to enhance and maintain downtown Downers Grove as the viable, cohesive and lively focal point of the community. To achieve this goal, the Master Plan recommends a diversity of uses and several physical improvements to make downtown a more attractive and efficient place for shopping, dining, meeting neighbors, and having fun.....

PLANNING & DEVELOPMENT ISSUES

CBD Planning

- There is a need to "bring people together" to improve and develop downtown.
- There is a need to overcome skepticism and lack of focus about the CBD.
- The Master Plan is the largest CBD effort since the early 1970's.
- Property owners need to get involved and committed.
- There is concern about the cost to improve the CBD, ie. infrastructure, streetscape, land purchase, building improvements, and funding alternatives.
- There is concern about the cost of not improving the CBD, ie. vacant stores, retail mix, physical conditions, and the "heart" of the Village.
- Options for sharing costs between public and private sectors need to be defined.
- Improvements need to be phased and started soon...action and momentum are needed now.
- A model block or site may be a good way to show the rest of CBD how it can be improved.
- The CBD has no expansion room, but maybe should be kept tight, active and focused.
- There is a need for "feel good" merchandise and "good looking" streetscape.
- Stores that bring people downtown are needed, ie. entertainment, music, video, clothes, restaurants.
- A "critical mass" of restaurants is needed.
- There is a need to physically and symbolically link the north and south sides of the tracks.
- Previous Special Service Area, Lighting Plan, and Management District proposals have been controversial and need to be revisited and resolved based on a comprehensive master plan.



CENTRAL BUSINESS DISTRICT

MASTER PLAN: INTRODUCTION/ISSUES

PLANNING & DEVELOPMENT ISSUES

Wayfinding/Signage

- Although it is in the center of the community, the CBD is difficult to find when traveling from other Village business areas and expressway exits. There is a lack of identity/directional signage.
- The Village's business/office parks, hotels, other shopping areas, and Good Samaritan Hospital should be linked to the CBD via signage and marketing.
- Wayfinding for shoppers and visitors traveling to and from parking within the CBD is also difficult.
- It is hard to find or see the enclosed pedestrian path on Main Street which leads to the Curtiss parking lot.

Streetscape

- Downtown is "too barren and boring", has "lots of concrete" and needs "visual interest".
- Most parking areas are large and unlandscaped.
- The new lighting around the Train Station and along Main is very attractive. The rest of the CBD has an unattractive mix of light fixture styles. The Lighting Plan needs to be implemented on other blocks to improve visual quality and further unify and define the CBD.
- The corner of Main and Warren adjacent Starbucks needs outdoor seating and improved news boxes.
- Main Street north of the tracks has unattractive architecture, uneven building setbacks, low quality landscaping, wide sidewalks, and too many driveways.
- Trash cans and benches are unattractive. Benches need to be placed closer to buildings for shade and views out to the street.
- The alley between the Library and Main Street is very visible and unattractive, and includes large utility boxes/poles.
- The Main/Maple and Main/Franklin intersections are gateways into the CBD.
- Window boxes and free-standing planters would help improve visual quality similar to European shopping areas.

Building Conditions

- Most buildings are in good physical condition.
- Numerous storefronts are unattractive and have a "dated" look. The Downers Grove Health Center, Printers Building, and glassfront office building especially need facade improvements.
- Building and window signs need to be simplified.
- Most CBD buildings have backs/sides that are unattractive and visible from streets and parking areas. Painting, graphics and murals are possible improvements.
- More focus is needed on good building design in the CBD, including fenestration, windows, color, and awnings.

Traffic

- The signal timing at Main, Burlington and Curtiss needs to be more "pedestrian friendly".
- Street underpasses have been considered and are expensive.
- Commuters "duck around" train gates near the Train Station. Warning horns may be required on trains passing through intersections, which may impact nearby residential areas.
- Curtiss is one-way east bound and is very wide.
- Postal trucks have to back into the Post Office site from Curtiss.
- Traffic traveling through the CBD affects movement on Main.

PLANNING & DEVELOPMENT ISSUES

Codes

- More formal design review for new or rehabilitated buildings is needed prior to final design and approvals. The Design Review Committee may need to be formalized.
- A change of lease or use triggers an Occupancy Permit requirement, which could include a design review.
- Exterior work should be required when interior design changes are made.
- Permanent awnings are not allowed to extend over the public way.
- Code enforcement is regular and Village Staff strives to be problem solvers rather than confrontational.

Parking

- The 2 hour parking limit on meters is too short for shoppers.
- Small and/or separate parking lots should be consolidated to improve access, circulation and parking supply, especially in the following locations:
 - West of Main - north of tracks
 - East of Main - Curtiss Lot
 - East of Main - between Curtiss and Washington (Super Lot)
 - West of Main adjacent Fishel Park and Cemetery
- A parking deck is needed near the Library to accommodate shoppers and Library patrons. The location/massing of the deck is critical regarding views and pedestrian circulation.
- The Micro-Brewery has approximately 400 seats and needs lunch/dinner hour parking.
- Commuter parking lots have 800 spaces and provide the Village a good revenue stream.
- The Tivoli Theater needs more parking closer to its block.
- Some stores need more employee parking.
- Parking lots are strategically located around the CBD's core retail, but are hard to find, unattractive, and difficult to drive through.
- The Post Office needs more employee parking and more short-term parking.

Land Bank Site

- Property acquisition in the block bounded by Gilbert-Forest-Curtiss-Carpenter, started 15 years ago to provide land for retail growth if needed.
- There is a small creek running underneath the middle of the block.
- Some lots are 70 feet deep and the block doesn't have a good configuration for a large residential building.
- Development options include:
 - maintain existing single-family housing
 - clear and develop townhomes or condo building

Miscellaneous

- DuPage Childrens Museum is seeking a new location and is considering Downers Grove. (needs approximately 25,000 square feet plus expansion room). Such a facility could be a new activity generator for downtown.
- A developer is interested in locating a Zephyr train in the CBD (365 feet long, 5 cars). It can stay in one location with an on-train museum, restaurant, shop, or it can move onto main tracks for dinner cruises. An on-site kitchen facility is needed.
- The Public Library needs to expand. There is concern about parking, front door location, and book drop.
- The Post Office needs more employee parking, better front drop off, short-term parking, and access for trucks.
- The Train Station plaza needs beautification and places to sit. The Lions Club has volunteered to install a decorative clock tower. Bands play in the plaza area. The Station's open portico may have potential as new store, tourist center, or downtown information center.
- Fishel Park is actively used and should be considered more of a village green/square. It is hard to see or get to from Main Street. A more attractive band shell is needed.
- The Cemetery's wall and stones are deteriorating. It is hard to see across it to Fishel Park from Main Street because of the long wall on its east side. Better lighting is needed.
- There are 3 auto shops located in the CBD. They provide service, but need beautification and storage areas. Opportunities for relocating the shops to other locations outside the CBD may be limited.
- Public bathrooms are needed.

MASTER PLAN: INTRODUCTION/ISSUES

DEVELOPMENT OPPORTUNITIES

Special Events

- Heritage Fest (July 4th) attracts up to 150,000 people over 3 days. It could grow if there was more space. Several merchants are not open during the fest.
- Special/antique/collector cars are displayed downtown on Friday nights in the summer. This activity has grown significantly in the past few years and draws people from a large suburban area. Most stores are closed during the evening.

CBD Activity Generators

- Tivoli Theater
- Post Office
- Train Station
- Public Library
- Civic Center
- Lincoln Center/Park Facility
- Fishel Park
- Founder's Hill MicroBrewery
- Ice Cream Shop
- Hallmark & Anderson Book Stores
- Special Events

Potential Development Sites

North of Tracks

- Former Landscape Architect Building
- Former Mars Gas Station
- Auto Service Shop (Main/Rogers)
- Moose Lodge
- Super Block (Main/Rogers/Highland/Warren) (mixed-use with parking deck)
- Tivoli Expansion (new movie and performing arts theaters)

South of Tracks

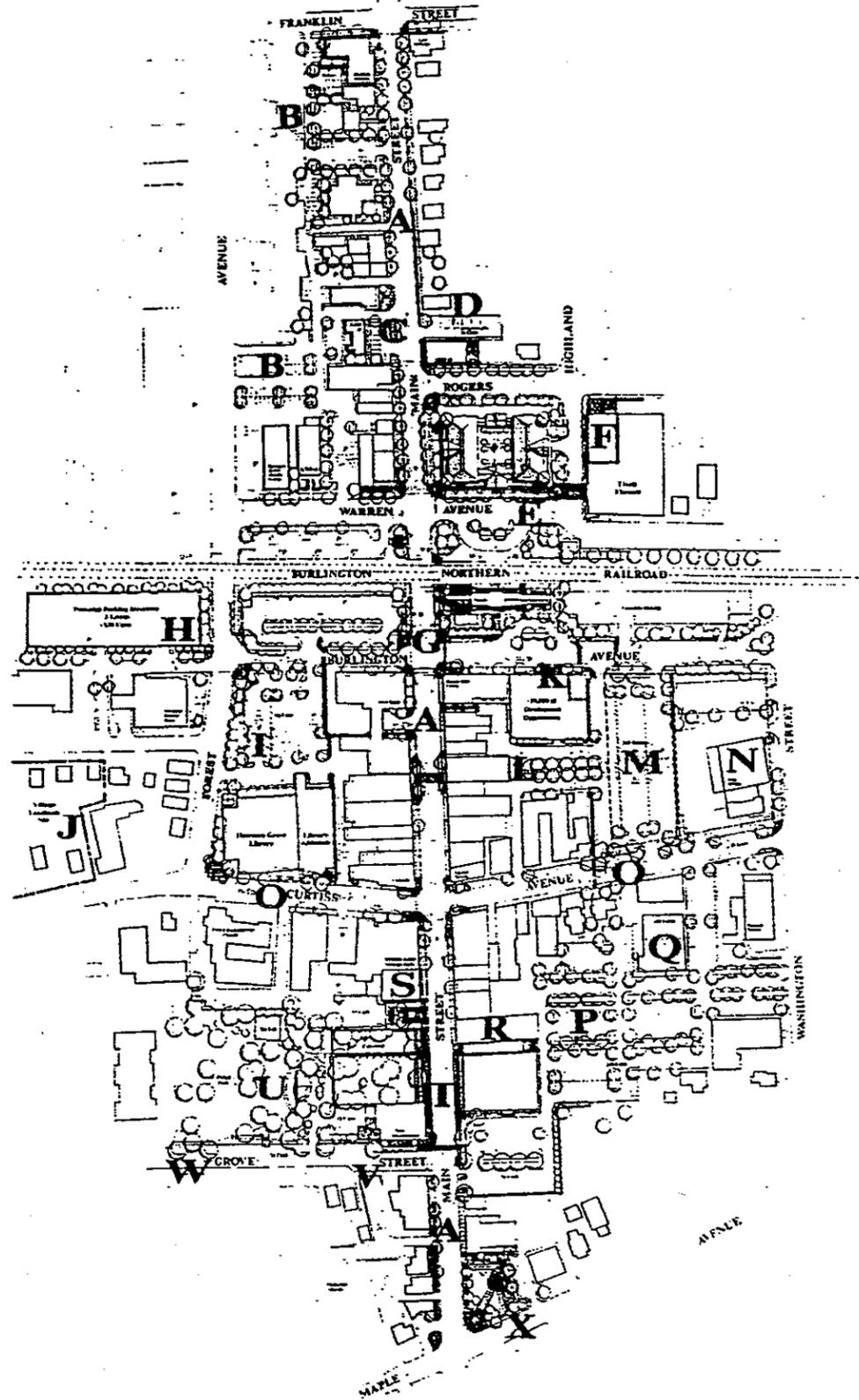
- Mochel Hardware (2 storefronts)
- Curtiss Auto Service Site (if alternative site found)
- Former Walgreens (adjacent new Bakery)
- Corner storefront in Downers Grove Health Center
- Harts Garage Site (if alternative site found)
- Elevated vacant lot north of Maple (east of Health Center)
- Land Bank Site (Village owned property between Gilbert-Forest-Curtiss-Carpe)
- Printers Building (if alternate site found)

Downers Grove Central Business District

MASTER PLAN: RECOMMENDATIONS

MASTER PLAN: RECOMMENDATIONS

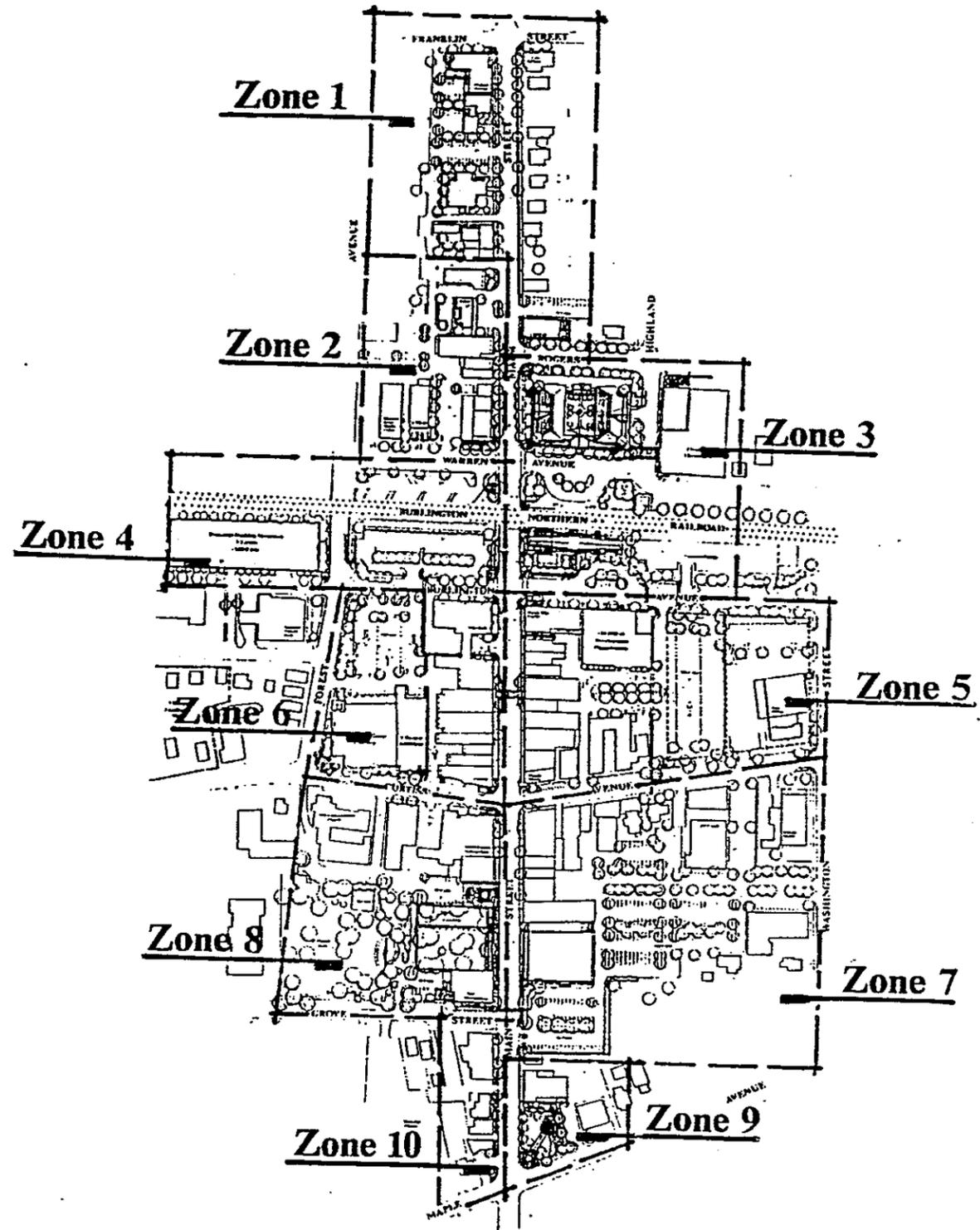
Downers Grove Central Business District



- A. Improve streetscape along Main Street between Franklin and Maple:
 - remove concrete planters
 - install decorative paving at corners & key locations
 - install trees, shrubs, and flowers in new low planters
 - install new benches, waste cans & information signs
 - add outdoor seating for restaurants/cafes such as Starbucks
- B. Unify and beautify parking lots and alley west of Main between Franklin and Rogers.
- C. Reuse existing building (2,600 sf) or develop new parking lot on vacant gas station site.
- D. Develop restaurant or shops in building (4,000 sf) at northeast corner of Main & Rogers.
- E. Develop Super Block at Main-Rogers-Warren-Highland(43,200 sf) north of Train Station v
 - new shops & restaurants on Warren
 - a lower-level parking deck
 - townhomes or condominiums above parking deck
- F. Develop Tivoli Theater site with additional movie and live theater uses.
- G. Develop new corner park to replace plaza in front of Train Station at Main and Burlington
- H. Consider new parking deck west of Forest & south of tracks. (approximately 330 cars)
- I. Beautify Library parking lot, improve circulation, and enhance rear access to stores east of Library.
- J. Consider Village Land Bank Site bounded by Gilbert-Forest-Curtiss-Carpenter for new residential and/or parking use.
- K. Consider Printers Building (20,000 sf) south of Train Station for new retail/restaurant use.
- L. Improve Curtiss Mall area between Main Street and Curtiss parking lot if auto shop reloc
- M. Beautify Curtiss parking lot and improve circulation. Consider new retail development (11,000 sf) on north and south edges of lot with parking deck. Consider residential above shops/p

MASTER PLAN

- N. Consider long-range, mixed use development of Post Office site if facility was ever to move out of CBD.
 - O. Change traffic flow on Curtiss to 2-way.
 - P. Beautify, unify and improve circulation of large parking lots behind buildings east of Main and south of Curtiss with public/private partnership.
 - Q. Consider long-range development of Hart's Garage site (8,800 sf) as retail/service use or parking.
 - R. Consider alley north of Medical Center (east of Main) for pedestrian path between parking lot and Main, with decorative paving and metal arch element.
 - S. Expand and improve pocket park adjacent to Ice Cream Store.
 - T. Improve appearance and visibility of Fishel Park and historic cemetery from Main Street:
 - remove cemetery retaining wall
 - build smaller wall with seating ledge, decorative iron fence, and landscaping
 - add decorative lighting along walk within cemetery
 - U. Improve Fishel Park as Village green for downtown:
 - remove existing band shell
 - build more attractive, open bandshell (possibly with dressing/restrooms).
 - add new pedestrian paths, benches, and waste cans
 - increase parking at north end
 - improve traffic circulation around Bank and Church
 - V. Establish outdoor cafe on west and south sides of new Micro-Brewery.
 - W. Consider perpendicular/diagonal parking on south edge of Fishel Park along Grove.
 - X. Create new park at northeast corner of Main and Maple. Consider mural or architectural treatment for large blank wall on north side of park.
- Improve/modernize downtown storefronts and backs of buildings visible from parking lots and streets.
 - Replace street lighting with fixtures similar to Main Street lights on other downtown blocks.
 - Establish downtown gateway signs at corners of Main/Franklin & Main/Maple.
 - Establish coordinated directional signs to stores and parking throughout Downtown.
 - Establish directional signs to Downtown at key locations throughout the Village.



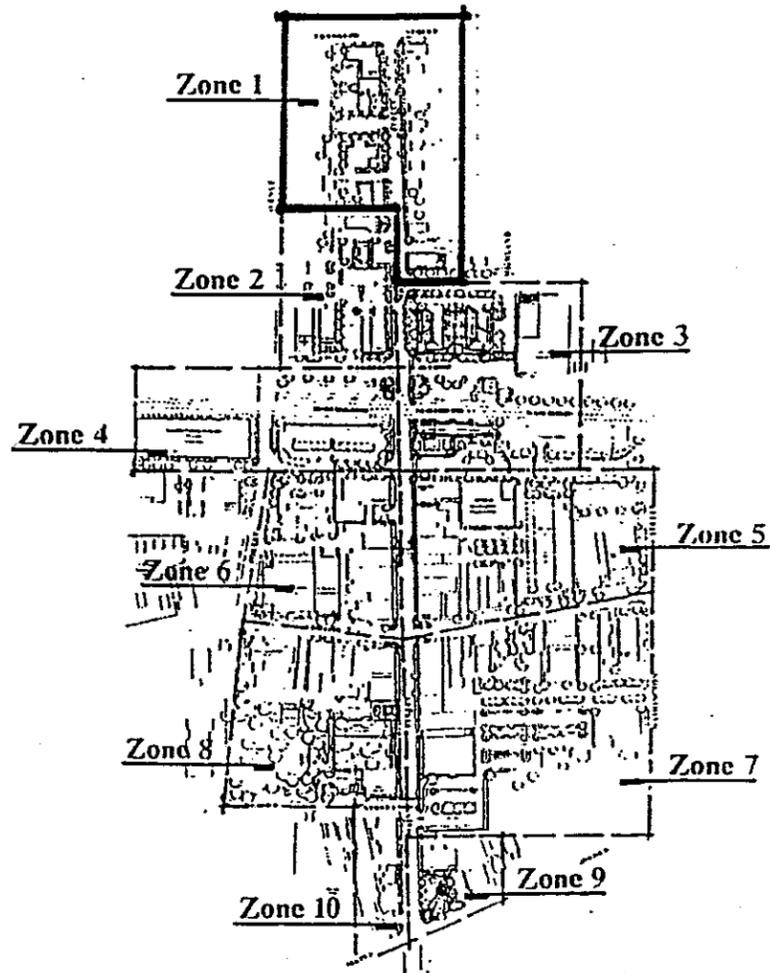
PRELIMINARY CAPITAL IMPROVEMENT PROGRAM

CBD Opportunity Zones		Preliminary Estli
ZONE 1:	North Main Street	\$ 167,475
ZONE 2:	Medical Center & Starbucks	\$268,270
ZONE 3:	Train Station, Tivoli Theatre & Super Block	\$514,425
ZONE 4:	Commuter Parking Area	\$ 103,375
ZONE 5:	East Main, Curtiss Lot & Post Office	\$599,740
ZONE 6:	East Main & Library	\$511,090
ZONE 7:	East Main, Medical Center & Super Lot	\$697,930
ZONE 8:	West Main, Fishel Park, Cemetery & Micro Brewery	\$743,875
ZONE 9:	Southeast Main & Main/M Apple Park	\$249,850
ZONE 10:	Southeast Main	\$77,470
TOTAL PRELIMINARY COST ESTIMATE		\$3,933,500

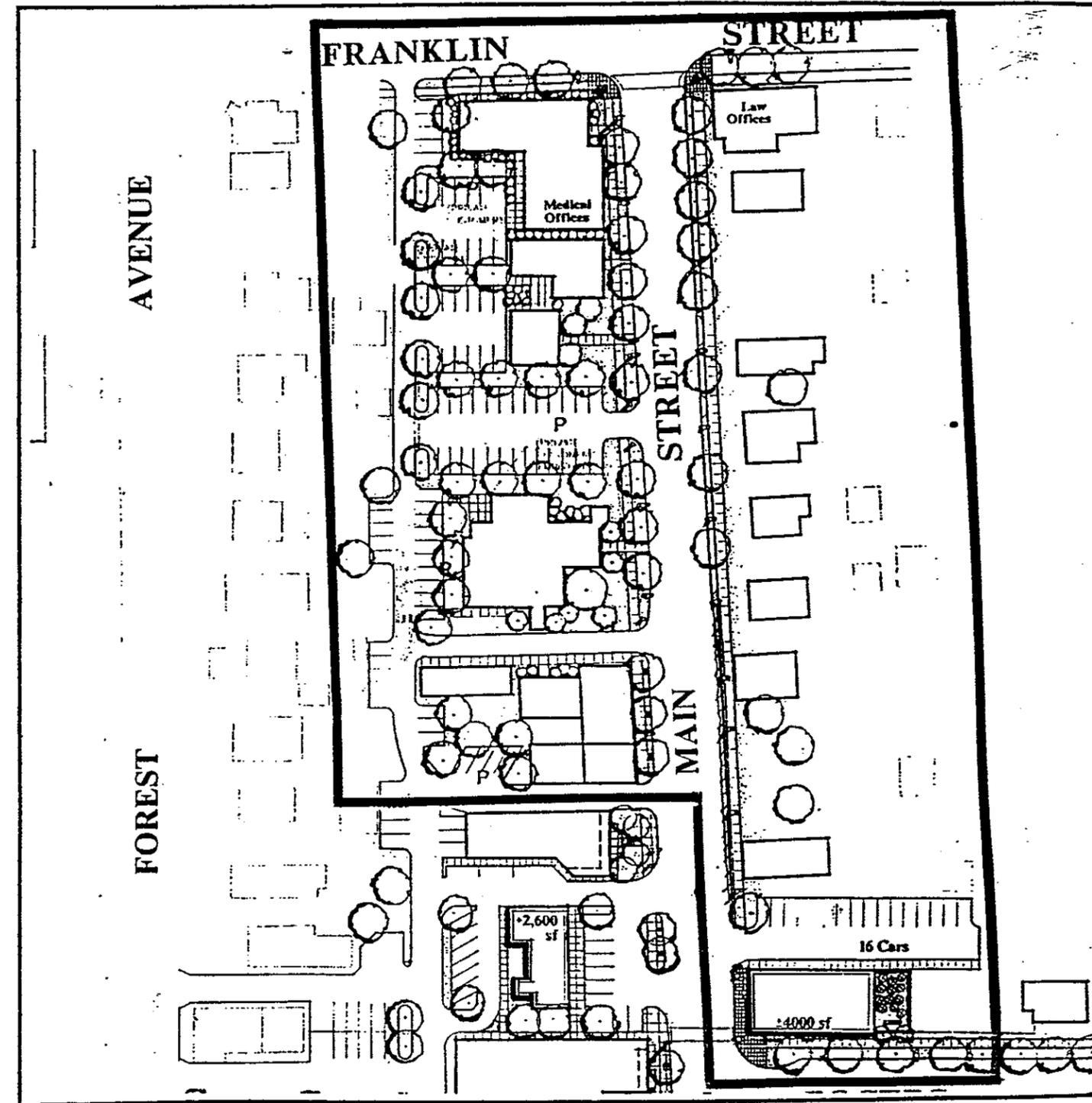
OPPORTUNITY ZONES

Downers Grove Central Business District

MASTER PLAN: OPPORTUNITY ZONES

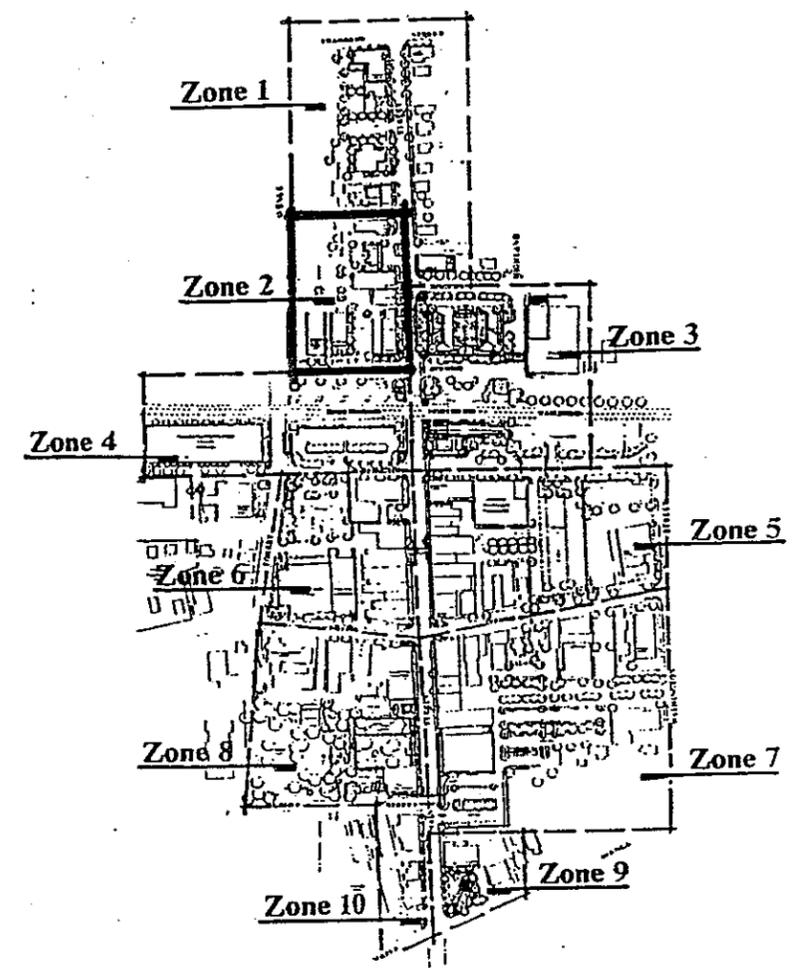


ZONE 1: NORTH MAIN STREET

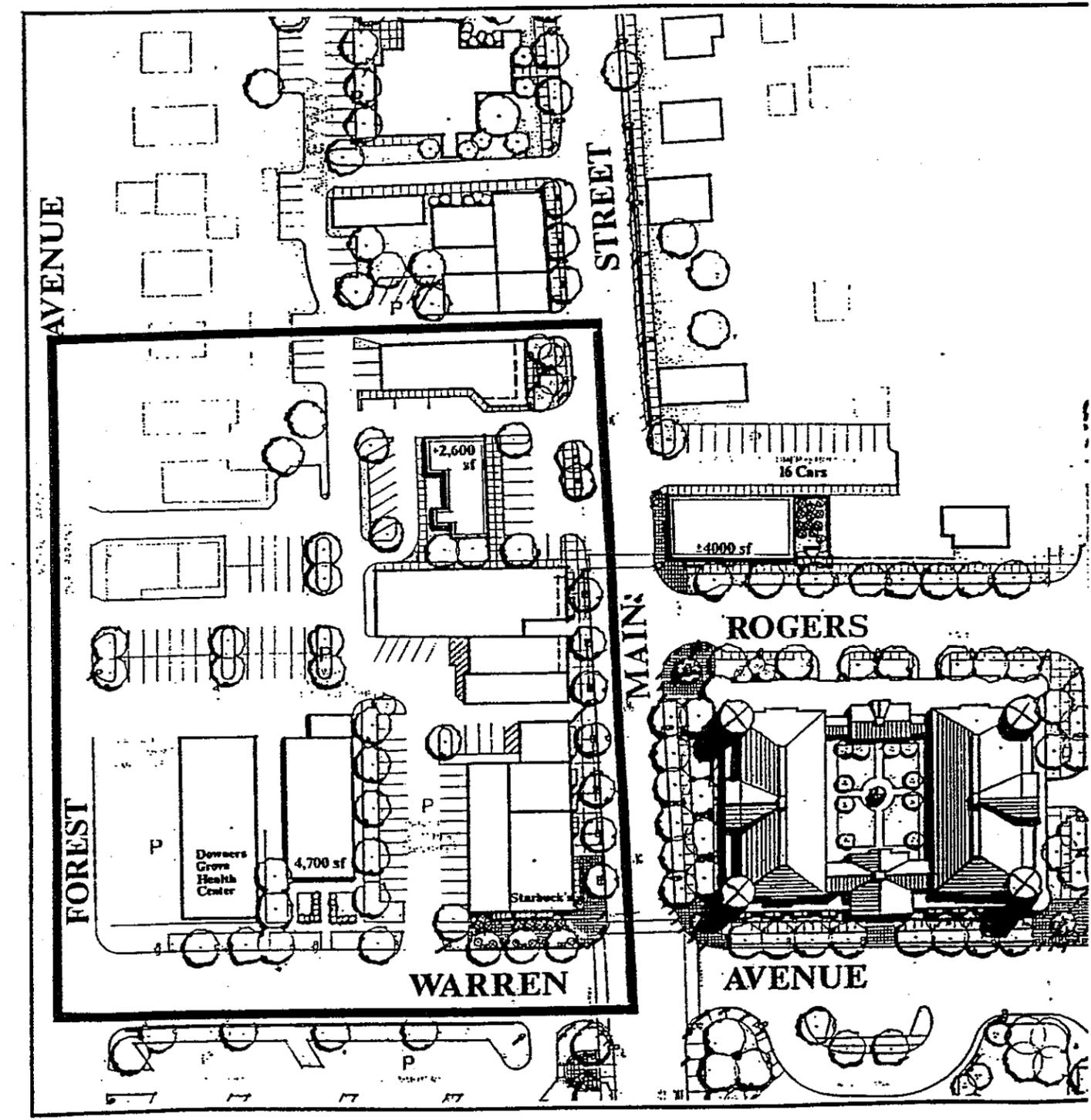


MASTER PLAN: OPPORTUNITY ZONES

Downers Grove Central Business District



ZONE 2: MEDICAL CENTER & STARBUCKS



ZONE 1: PRELIMINARY CAPITAL IMPROVEMENTS

Streetscape Improvements

Item	Quantity	Unit Cost	Cost
STREETSCAPE ELEMENTS			\$79,450
Street/Pedestrian Area Lighting	23	\$3,000 each	\$69,000
Bollards	4	\$400 each	\$1,600
42" high Decorative Metal Fence	210 LF	\$40 /LF	\$8,400
Small Directional Signs	3 each	\$150 each	\$450
WALLS/CURBS/PAVING			\$9,400
6" high Curb (w/ or w/out gutter)	50 LF	\$20 /LF	\$1,000
Decorative Paving	700 SF	\$12 /SF	\$8,400
SPECIAL FEATURES			\$16,000
Decorative Gateway Element	2	\$8,000 each	\$16,000
DEMOLITION			\$3,000
Curb	50 LF	\$10 /LF	\$500
Concrete/Asphalt Paving (includes base)	700 SF	\$1 /SF	\$700
Street Lighting	9 each	\$200 each	\$1,800
LANDSCAPING			\$18,225
Topsoil/Compost (12" cover)	11 CY	\$25 /CY	\$275
Mulch (3" cover)	7 CY	\$50 /CY	\$350
Street/Canopy Trees	22 each	\$600 each	\$13,200
Ornamental Trees	11 each	\$400 each	\$4,400
Zone 1 - Streetscape Improvements:			\$126,075

LF = Linear Feet
 SF = Square Feet
 CY = Cubic Yards

Alley Resurfacing

Item	Quantity	Unit Cost	Cost
Alley Repaving with Utilities			\$41,400
Asphalt Surfacing (no base)	9,200 SF	\$2 /SF	\$18,400
Stormwater Improvements	9,200 SF	\$2.5 /SF	\$23,000
Zone 1 - Alley Resurfacing:			\$41,400

ZONE 2: PRELIMINARY CAPITAL IMPROVEMENTS

Streetscape Improvements

Item	Qty.	Unit Cost	Cost
STREETSCAPE ELEMENTS			\$46,950
Street/Pedestrian Area Lighting	10	\$3,000 each	\$30,000
Bollards	10	\$400 each	\$4,000
Benches	2	\$700 each	\$1,400
Trash Receptacles	2	\$600 each	\$1,200
42" high Decorative Metal Fence	230 LF	\$40 /LF	\$9,200
Bike Racks	2	\$350 each	\$700
Small Directional Signs	3	\$150 each	\$450
WALLS/CURBS/PAVING			\$59,000
6" high Curb (w/ or w/out gutter)	150 LF	\$20 /LF	\$3,000
Decorative Paving	3,200 SF	\$12 /SF	\$38,400
Concrete Walks	900 SF	\$4 /SF	\$3,600
Tree Pits with Grates	10	\$1,000 each	\$10,000
New Street/Parking Lot Surface	800 SF	\$5 /SF	\$4,000
DEMOLITION			\$9,350
Curb	150 LF	\$10 /LF	\$1,500
Concrete/Asphalt Paving (includes base)	6,850 SF	\$1 /SF	\$6,850
Removal of Street Lighting	5	\$200 each	\$1,000
LANDSCAPING			\$23,300
Sod	75 SY	\$5 /SY	\$375
Topsoil/Compost (12" cover)	45 CY	\$25 /CY	\$1,125
Mulch (3" cover)	12 CY	\$50 /CY	\$600
Street/Canopy Trees	30	\$600 each	\$18,000
Ornamental Trees	8	\$400 each	\$3,200
Zone 2 - Streetscape Improvements:			\$138,600

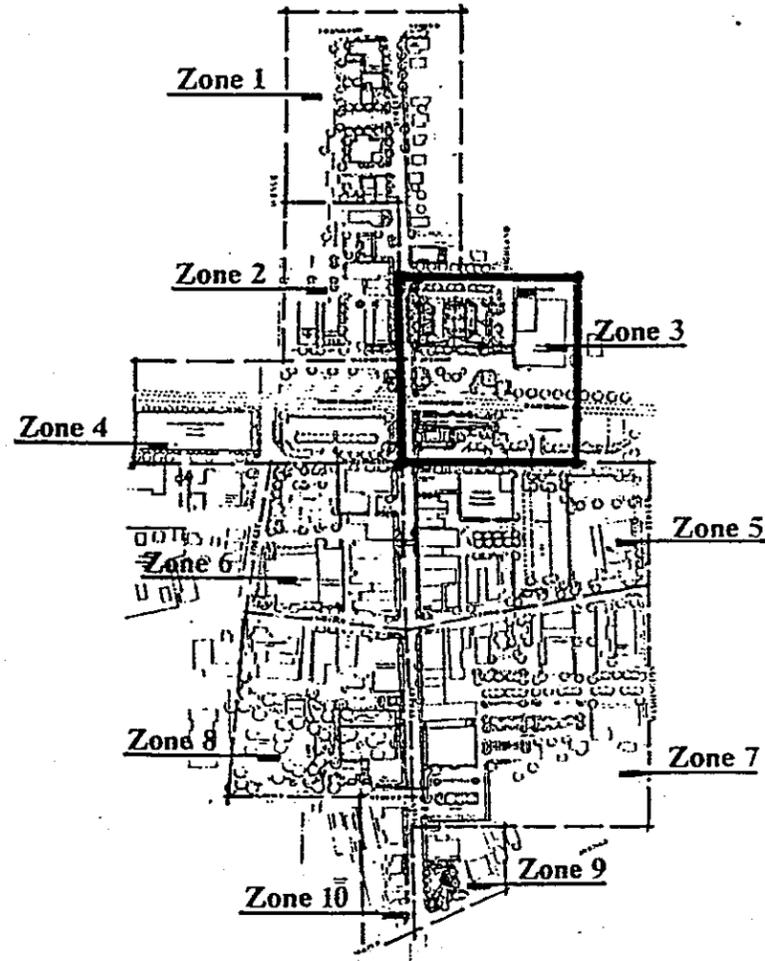
Parking Lot Improvements

Item	Quantity	Unit Cost	Cost
STREETSCAPE ELEMENTS			\$6,000
Street/Pedestrian Area Lighting	2	\$3,000 each	\$6,000
WALLS/CURBS/PAVING			\$88,975
6" high Curb (w/ or w/out gutter)	715 LF	\$20 /LF	\$14,300
Concrete Walks	2,700 SF	\$4 /SF	\$10,800
New Street/Parking Lot Surface	9,575 SF	\$5 /SF	\$47,875
Existing Street/Parking Lot Resurfacing	8,000 SF	\$2 /SF	\$16,000
DEMOLITION			\$1,500
Curb	50 LF	\$10 /LF	\$500
Concrete/Asphalt Paving (includes base)	1,000 SF	\$1 /SF	\$1,000
Building Acquisition/Demolition	1	varies	varies
LANDSCAPING			\$6,645
Sod	60 SY	\$5 /SY	\$300
Topsoil/Compost (12" cover)	25 CY	\$25 /CY	\$625
Mulch (3" cover)	10 CY	\$50 /CY	\$500
Street/Canopy Trees	6	\$600 each	\$3,600
Evergreen/Deciduous Shrubs	24	\$55 each	\$1,320
Ground Cover	100 SF	\$3 /SF	\$300
Zone 2 - Parking Lot Improvements:			\$103,120

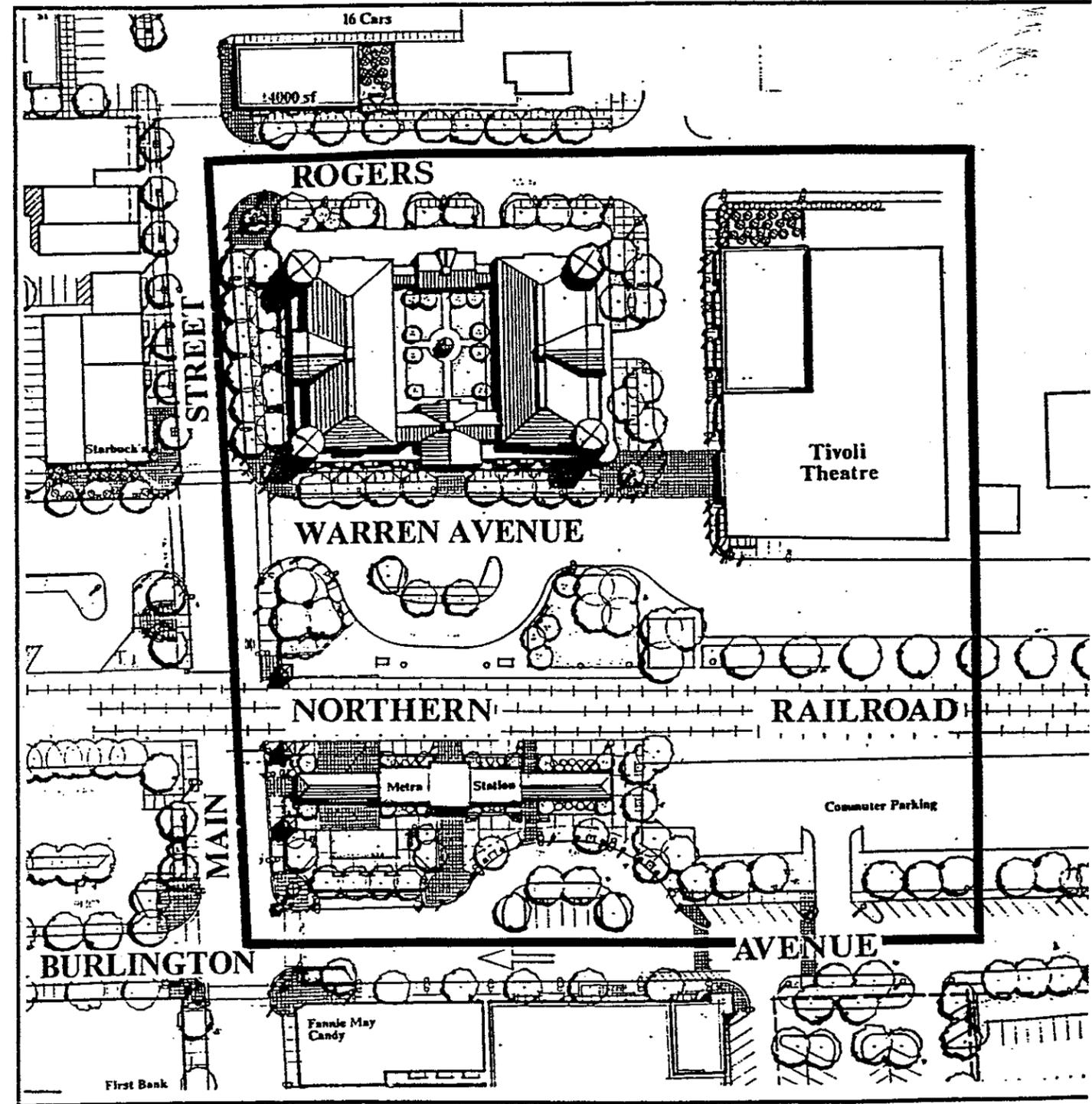
Alley Resurfacing

Item	Quantity	Unit Cost	Cost
Alley Repaving with Utilities			\$26,550
Asphalt Surfacing (no base)	5,900 SF	\$2 /SF	\$11,800
Stormwater Improvements	5,900 SF	\$2.50 /SF	\$14,750
Zone 2 - Alley Resurfacing:			\$26,550

Downers Grove Central Business District



ZONE 3: TRAIN STATION, TIVOLI THEATER & SUPER BLOCK



ZONE 3: PRELIMINARY CAPITAL IMPROVEMENTS

Train Station Site Improvements (including new park)

Item	Quantity	Unit Cost	Cost
STREETSCAPE ELEMENTS			
Street/Pedestrian Area Lighting	14	\$3,000 each	\$42,000
Bollards	21	\$400 each	\$8,400
Benches	9	\$700 each	\$6,300
Trash Receptacles	2	\$600 each	\$1,200
Bike Racks	2	\$350 each	\$700
WALLS/CURBS/PAVING			
12" high Curbed Planter (6-8" wide)	400 LF	\$30 /LF	\$12,000
Decorative Paving	4,880 SF	\$12 /SF	\$58,560
Concrete Walks	8,030 SF	\$4 /SF	\$32,120
Gravel Fill	24 CY	\$20 /CY	\$480
Tree Pits w/Grates	5	\$1,000 each	\$5,000
SPECIAL FEATURES			
Small Pavillion	3	\$10,000 each	\$30,000
Central Business District Directory Kiosk/Signage	1	\$3,500 each	\$3,500
Freestanding Clock (installation only)	1	\$500 each	\$500
DEMOLITION			
Curb	60 LF	\$10 /LF	\$600
Concrete/Asphalt Paving (includes base)	10,750 SF	\$1 /SF	\$10,750
Removal of Street Lighting	15	\$200 each	\$3,000
LANDSCAPING			
Sod	100 SY	\$5 /SY	\$500
Topsoil/Compost (12" cover)	125 CY	\$25 /CY	\$3,125
Mulch (3" cover)	25 CY	\$50 /CY	\$1,250
Street/Canopy Trees	19	\$600 each	\$11,400
Ornamental Trees	22	\$400 each	\$8,800
Evergreen/Deciduous Shrubs	110	\$55 each	\$6,050
Ground Cover	500 SF	\$3 /SF	\$1,500
Perennials/Prairie Flowers/Ornamental Grasses	1,000 SF	\$7 /SF	\$7,000
Zone 3 - Train Station Site Improvements:			\$254,735

Super Block Streetscape Improvements

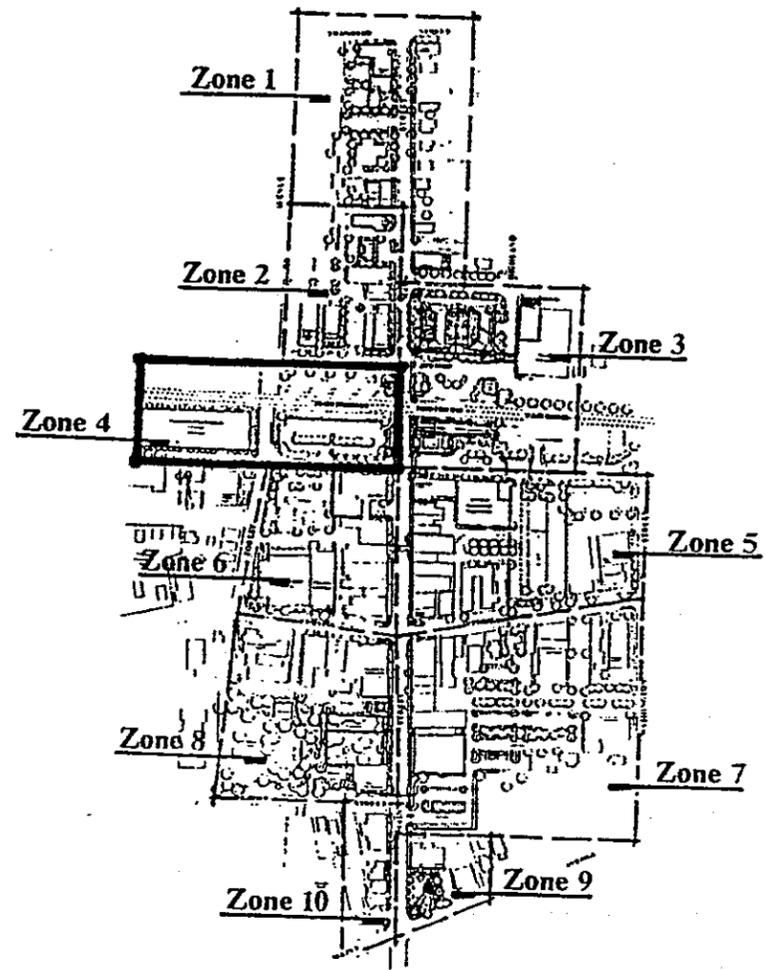
Item	Quantity	Unit Cost	Cost
STREETSCAPE ELEMENTS			
Street/Pedestrian Area Lighting	18	\$3,000 each	\$54,000
Bollards	20	\$400 each	\$8,000
42" high Decorative Metal Fence	222 LF	\$40 /LF	\$8,880
Small Directional Signs	6 each	\$150 /each	\$900

WALLS/CURBS/PAVING			
12" high Curbed Planter (6-8" wide)	165 LF	\$30 /LF	\$4,950
6" high Curb	420 LF	\$20 /LF	\$8,400
Decorative Paving	5,050 SF	\$12 /SF	\$60,600
Concrete Walks	5,010 SF	\$4 /SF	\$20,040
SPECIAL FEATURES			
Decorative Gateway Element	1	\$8,000 each	\$8,000
CBD Directory/Kiosk/Signage	1	\$3,500 each	\$3,500
DEMOLITION			
Curb	150 LF	\$10 /LF	\$1,500
Concrete/Asphalt Paving (includes base)	6,600 SF	\$1 /SF	\$6,600
Removal of Street Lighting	15	\$200 each	\$3,000
LANDSCAPING			
Sod	450 SY	\$5 /SY	\$2,250
Topsoil/Compost (12" cover)	36 CY	\$25 /CY	\$900
Mulch (3" cover)	16 CY	\$50 /CY	\$800
Street/Canopy Trees	33	\$600 each	\$19,800
Ornamental Trees	3	\$400 each	\$1,200
Ground Cover	100 SF	\$3 /SF	\$300
Perennials/Prairie Flowers/Ornamental Grasses	430 SF	\$7 /SF	\$3,010
Zone 3 - Super Block Streetscape Improvements			\$216,630

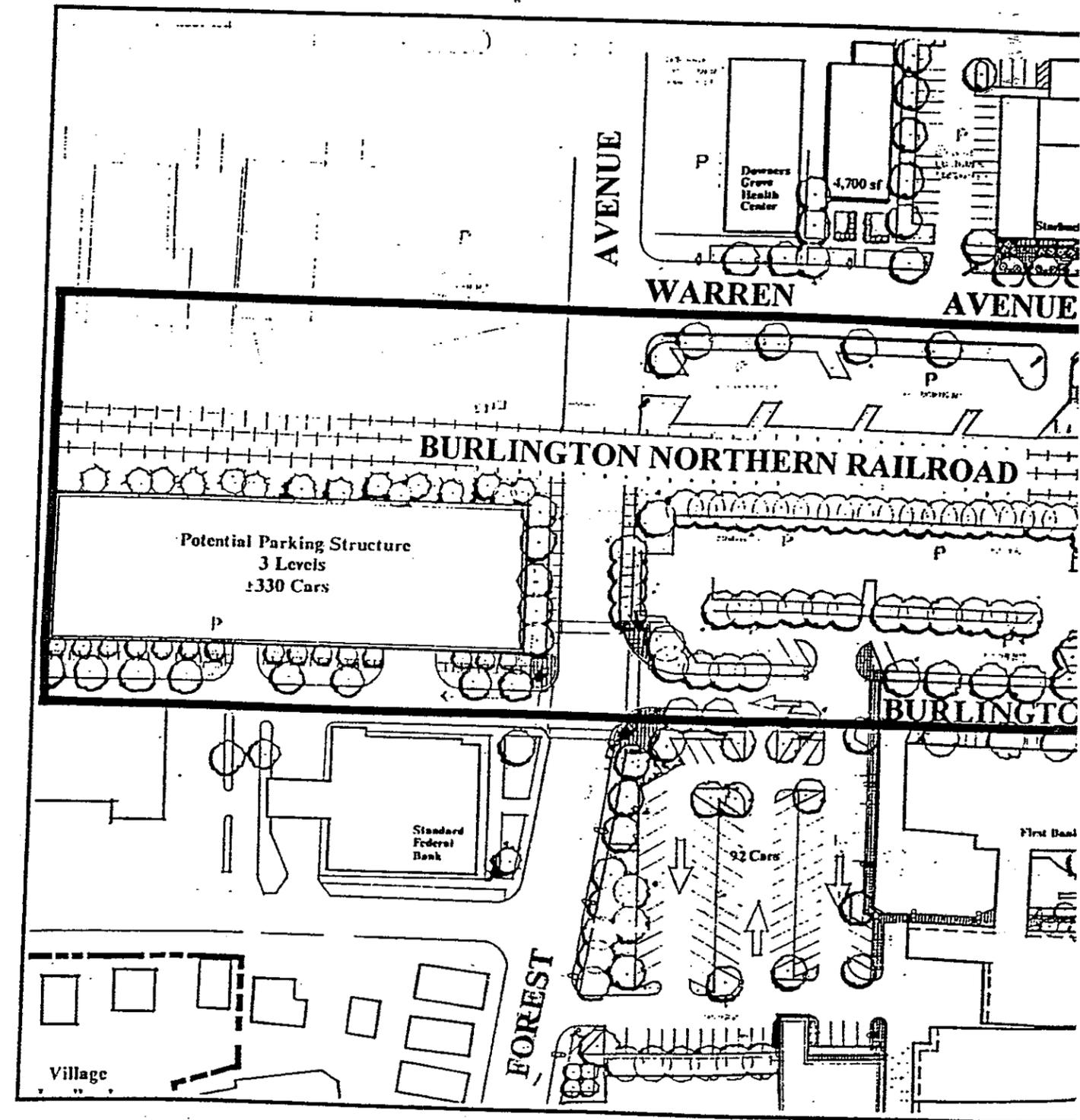
Theater Streetscape Improvements

Item	Quantity	Unit Cost	Cost
STREETSCAPE ELEMENTS			
Street/Pedestrian Area Lighting	9	\$3,000 each	\$27,000
Bollards	12	\$400 each	\$4,800
WALLS/CURBS/PAVING			
6" high Curb (w/ or w/out gutter)	30 LF	\$20 /LF	\$600
Decorative Paving	320 SF	\$12 /SF	\$3,840
Concrete Walks	500 SF	\$4 /SF	\$2,000
DEMOLITION			
Curb	30 LF	\$10 /LF	\$300
Concrete/Asphalt Paving (includes base)	820 SF	\$1 /SF	\$820
Removal of Street Lighting	2	\$200 each	\$400
LANDSCAPING			
Topsoil/Compost (12" cover)	24 CY	\$25 /CY	\$600
Mulch (3" cover)	6 CY	\$50 /CY	\$300
Evergreen/Deciduous Shrubs	40	\$55 each	\$2,200
Ground Cover	20 SF	\$3 /SF	\$60
Perennials/Prairie Flowers/Ornamental Grasses	20 SF	\$7 /SF	\$140
Zone 3 - Theater Streetscape Improvements			\$43,060

Downers Grove Central Business District



ZONE 4: COMMUTER PARKING AREA

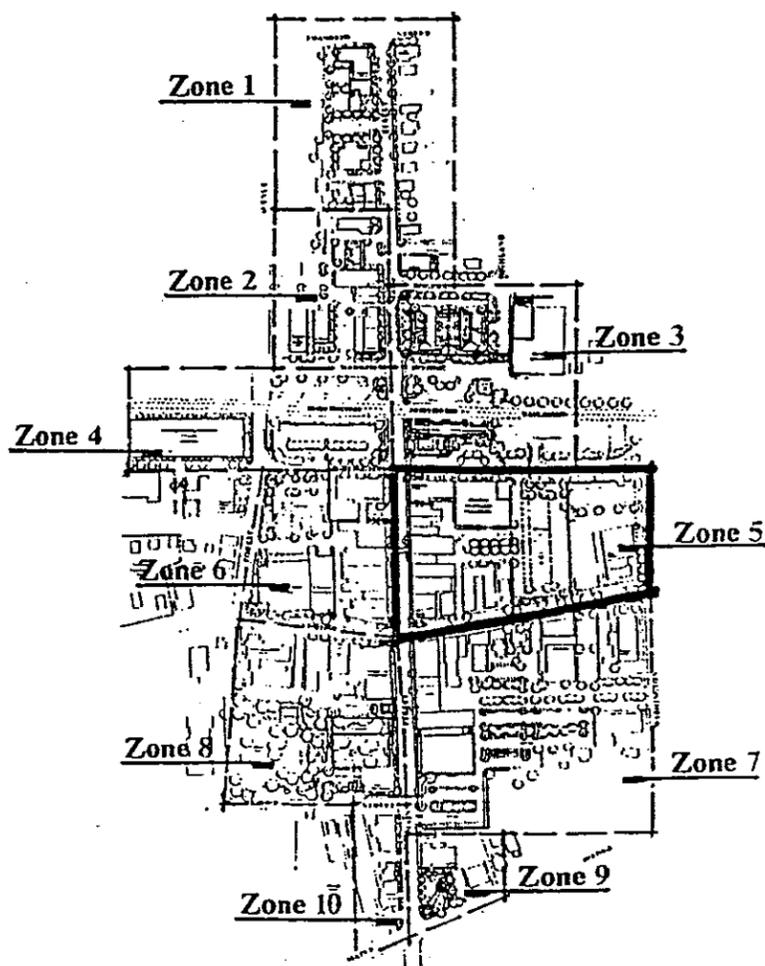


ZONE 4: PRELIMINARY CAPITAL IMPROVEMENTS

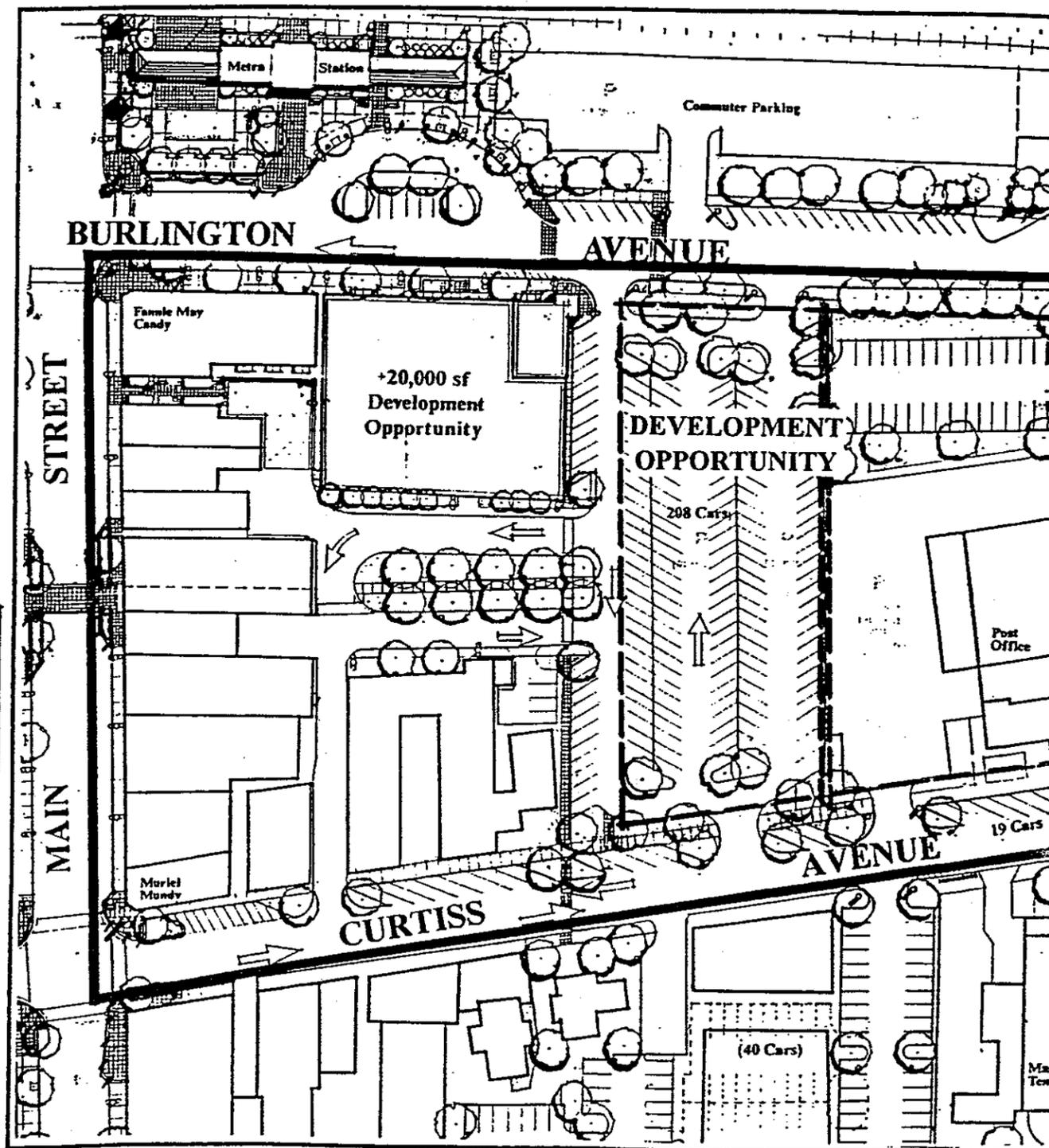
Streetscape Improvements

Item	Quantity	Unit Cost	Cost
STREETSCAPE ELEMENTS			\$36,900
Street/Pedestrian Area Lighting	7	\$3,000 each	\$21,000
Bollards	13	\$400 each	\$5,200
Benches	12	\$700 each	\$8,400
Trash Receptacles	2	\$600 each	\$1,200
Bike Racks	1	\$350 each	\$350
Small Directional Signs	5	\$150 ea	\$750
WALLS/CURBS/PAVING			\$34,800
6" high Curb	70 LF	\$20 /LF	\$1,400
Decorative Paving	2,550 SF	\$12 /SF	\$30,600
Concrete Walks	700 SF	\$4 /SF	\$2,800
SPECIAL FEATURES			\$3,500
Central Business District Directory Kiosk/Signage	1	\$3,500 ea	\$3,500
DEMOLITION			\$6,200
Curb	70 LF	\$10 /LF	\$700
Concrete/Asphalt Paving (includes base)	3,550 SF	\$1 /SF	\$3,550
Removal of Street Lighting	9	\$200 each	\$1,800
Tree Removal	1	\$150 each	\$150
LANDSCAPING			\$21,975
Sod	255 SY	\$5 /SY	\$1,275
Topsoil/Compost (12" cover)	124 CY	\$25 /CY	\$3,100
Mulch (3" cover)	20 CY	\$50 /CY	\$1,000
Street/Canopy Trees	7	\$600 each	\$4,200
Evergreen/Deciduous Shrubs	100	\$55 each	\$5,500
Ground Cover	200 SF	\$3 /SF	\$600
Perennials/Prairie Flowers/Ornamental Grasses	900 SF	\$7 /SF	\$6,300
Zone 4 - Streetscape Improvements:			\$ 103,375

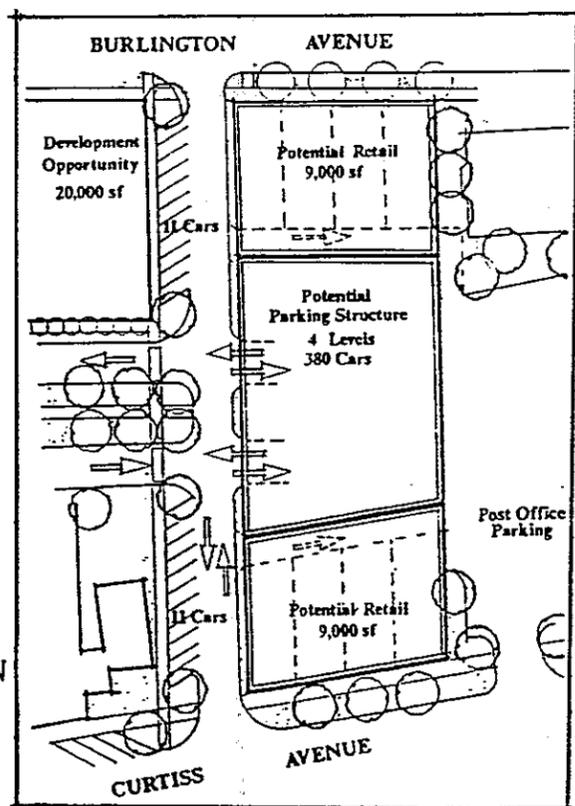
Downers Grove Central Business District



ZONE 5: EAST MAIN, CURTISS LOT & POST OFFICE



CURTISS LOT DEVELOPMENT OPTION



ZONE 5: PRELIMINARY CAPITAL IMPROVEMENTS

Streetscape Improvements

Item	Quantity	Unit Cost	Cost
STREETSCAPE ELEMENTS			
Street/Pedestrian Area Lighting	18	\$3,000 each	\$54,000
Bollards	16	\$400 each	\$6,400
Benches	4	\$700 each	\$2,800
Trash Receptacles	2	\$600 each	\$1,200
Bike Racks	1	\$350 each	\$350
Small Directional Signs	6	\$150 each	\$900
WALLS/CURBS/PAVING			
12" high Curbed Planter (6-8" wide)	475 LF	\$30 /LF	\$14,250
6" high Curb (w/ or w/out gutter)	700 LF	\$20 /LF	\$14,000
Decorative Paving	4,885 SF	\$12 /SF	\$58,620
Concrete Walks	3,150 SF	\$4 /SF	\$12,600
SPECIAL FEATURES			
CBD Directory/Kiosk/Signage	2	\$3,500 each	\$7,000
DEMOLITION			
Concrete Planters (24" high/6-8" thick)	190 LF	\$25 /LF	\$4,750
Curb	315 LF	\$10 /LF	\$3,150
Concrete/Asphalt Paving (includes base)	8,955 SF	\$1 /SF	\$8,955
Removal of Street Lighting	9	\$200 each	\$1,800
LANDSCAPING			
Sod	205 SY	\$5 /SY	\$1,025
Topsoil/Compost (12" cover)	80 CY	\$25 /CY	\$2,000
Mulch (3" cover)	15 CY	\$50 /CY	\$750
Street/Canopy Trees	20	\$600 each	\$12,000
Ground Cover	530 SF	\$3 /SF	\$1,590
Perennials/Prairie Flowers/Ornamental Grasses	1,050 SF	\$7 /SF	\$7,350
Zone 5 - Streetscape Improvements:			\$215,490

Parking Lot Reconfiguration/Improvements

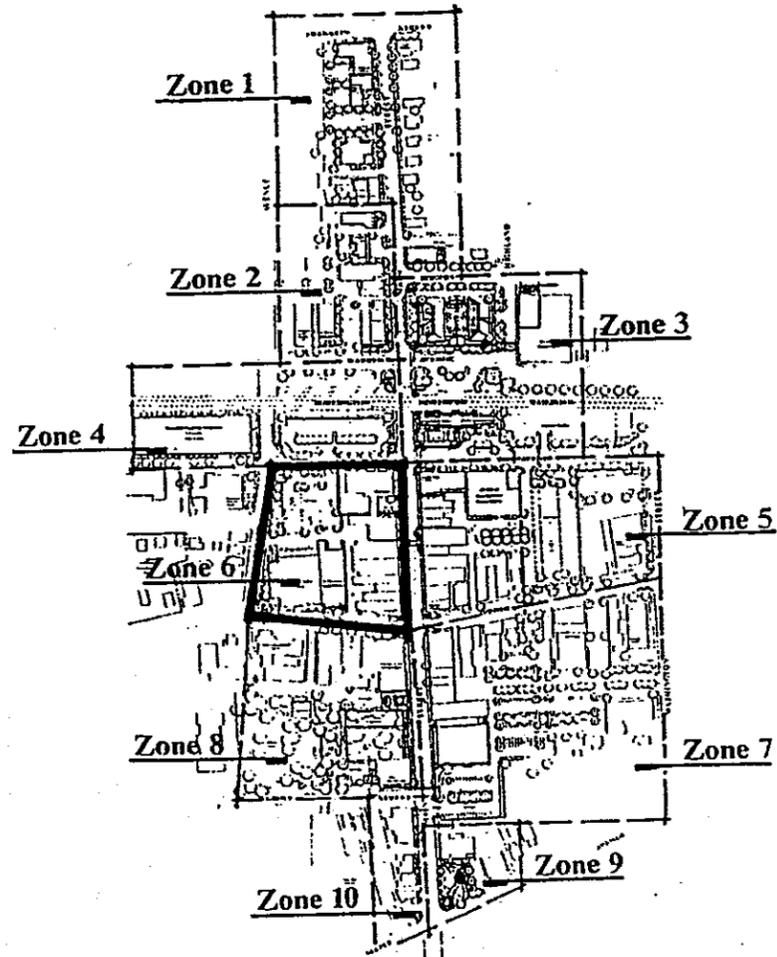
Item	Quantity	Unit Cost	Cost
STREETSCAPE ELEMENTS			
Bollards	7	\$400 each	\$2,800
Bike Racks	1	\$350 each	\$350
WALLS/CURBS/PAVING			
24" Sitting Wall	180 LF	\$65 /LF	\$11,700
48" high Terraced Stone Retaining Wall	150 LF	\$170 /LF	\$25,500
6" high Curb	100 LF	\$20 /LF	\$2,000
Decorative Paving	4,000 SF	\$12 /SF	\$48,000
Stairs/Ramps	100 SF	\$50 /SF	\$5,000
Concrete Walks	2,800 SF	\$4 /SF	\$11,200
New Street/Parking Lot Surface	3,360 SF	\$5 /SF	\$16,800
Existing Street/Parking Lot Resurfacing	48,140 SF	\$2 /SF	\$96,280

DEMOLITION			
Curb	1,120 LF	\$10 /LF	\$11,200
Concrete/Asphalt Paving (includes base)	8,765 SF	\$1 /SF	\$8,765
Removal of Street Lighting	6	\$200 each	\$1,200
LANDSCAPING			
Sod	765 SY	\$5 /SY	\$3,825
Topsoil/Compost (12" cover)	260 CY	\$25 /CY	\$6,500
Mulch (3" cover)	12 CY	\$50 /CY	\$600
Street/Canopy Trees	24	\$600 each	\$14,400
Ground Cover	100 SF	\$3 /SF	\$300
Perennials/Prairie Flowers/Ornamental Grasses	500 SF	\$7 /SF	\$3,500
Zone 5 - Parking Lot Reconfiguration/Improvements:			\$269,920

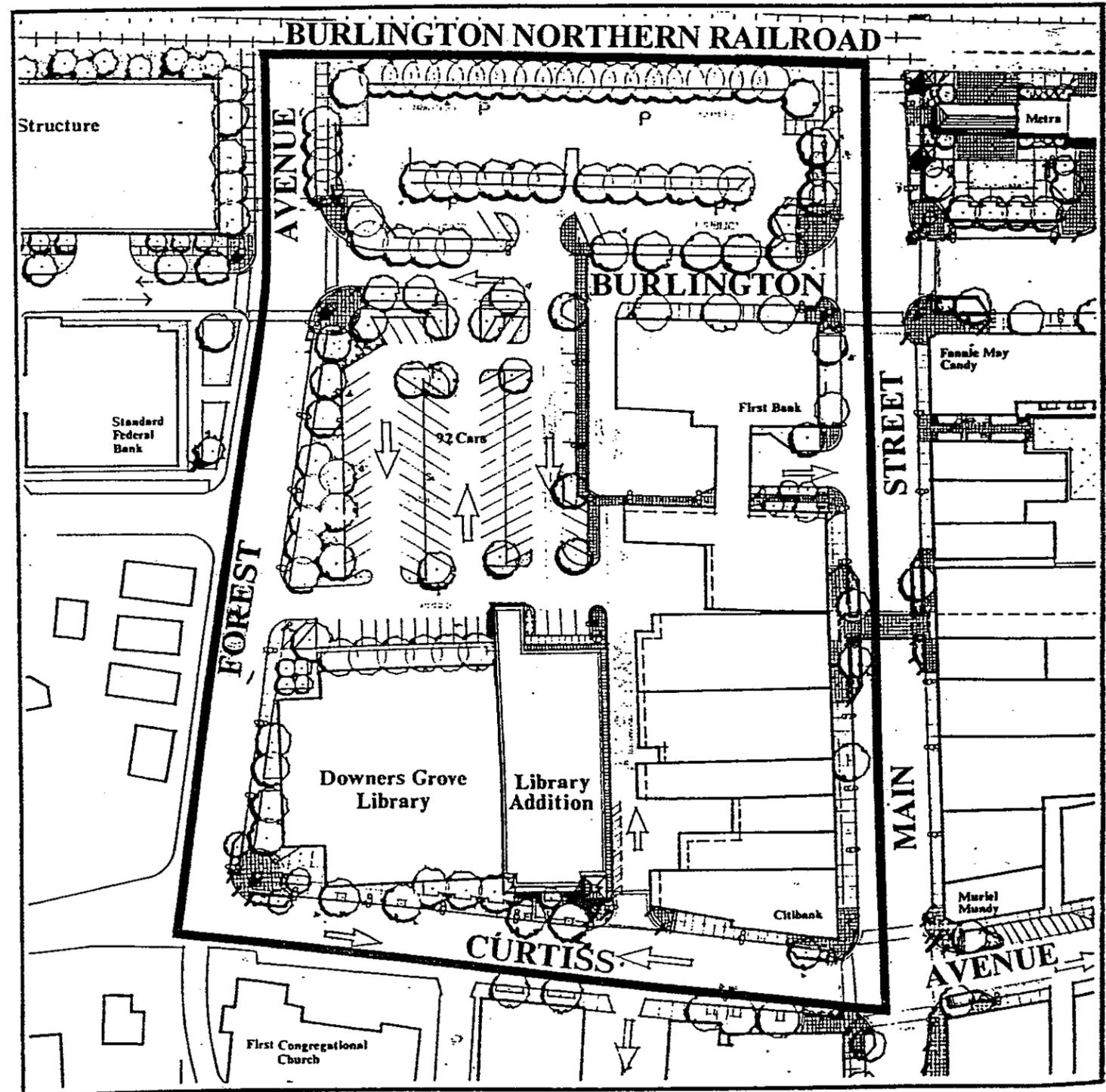
New Pedestrian Way (between Curtiss Lot & enclosed walk)

Item	Quantity	Unit Cost	Cost
STREETSCAPE ELEMENTS			
Street/Pedestrian Area Lighting	9	\$3,000 each	\$27,000
Benches	3	\$700 each	\$2,100
Trash Receptacles	1	\$600 each	\$600
Bike Racks	1	\$350 each	\$350
WALLS/CURBS/PAVING			
6" high Curb	680 LF	\$20 /LF	\$13,600
Concrete Walks	3,430 SF	\$4 /SF	\$13,720
New Street Resurfacing	6,480 SF	\$2 /SF	\$12,960
New Street/Parking Lot Surfacing	2,880 SF	\$5 /SF	\$14,400
SPECIAL FEATURES			
CBD Directory/Kiosk/Signage	1	\$3,500 each	\$3,500
DEMOLITION			
Curb	495 LF	\$10 /LF	\$4,950
Concrete/Asphalt Paving (includes base)	2,000 SF	\$1 /SF	\$2,000
Tree Removal	12	\$150 /SF	\$1,800
Building Acquisition/Demolition	1	varies each	varies
LANDSCAPING			
Sod	490 SY	\$5 /SY	\$2,450
Topsoil/Compost (12" cover)	150 CY	\$25 /CY	\$3,750
Mulch (3" cover)	7 CY	\$50 /CY	\$350
Street/Canopy Trees	12	\$600 each	\$7,200
Ornamental Trees	9	\$400 each	\$3,600
Zone 5 - New Pedestrian Way:			\$114,330

Downers Grove Central Business District



ZONE 6: WEST MAIN & LIBRARY



ZONE 6: PRELIMINARY CAPITAL IMPROVEMENTS

Streetscape Improvements

Item	Quantity	Unit Cost	Cost
STREETSCAPE ELEMENTS			
Street/Pedestrian Area Lighting	20	\$3,000 each	\$60,000
Bollards	26	\$400 each	\$10,400
Benches	12	\$700 each	\$8,400
Trash Receptacles	6	\$600 each	\$3,600
Drinking Fountains	1	\$2,500 each	\$2,500
Bike Racks	3	\$350 each	\$1,050
WALLS/CURBS/PAVING			
12" high Curbed Planter (6-8" wide)	350 LF	\$30 /LF	\$10,500
6" high Curb	500 LF	\$20 /LF	\$10,000
Decorative Paving	5,570 SF	\$12 /SF	\$66,840
Tree Pits w/Grates	5	\$1,000 each	\$5,000
SPECIAL FEATURES			
Decorative Gateway Element	2	\$8,000 each	\$16,000
CBD Directory/Kiosk/Signage	2	\$3,500 each	\$7,000
DEMOLITION			
Concrete Planters (24" high/6-8" thick)	250 LF	\$25 /LF	\$6,250
Curb	500 LF	\$10 /LF	\$5,000
Concrete/Asphalt Paving (includes base)	6,470 SF	\$1 /SF	\$6,470
Removal of Street Lighting	7	\$200 each	\$1,400
LANDSCAPING			
Topsoil/Compost (12" cover)	6 CY	\$25 /CY	\$150
Mulch (3" cover)	4 CY	\$50 /CY	\$200
Street/Canopy Trees	9	\$600 each	\$5,400
Ornamental Trees	3	\$400 each	\$1,200
Ground Cover	315 SF	\$3 /SF	\$945
Perennials/Prairie Flowers/Ornamental Grasses	630 SF	\$7 /SF	\$4,410

Zone 6 - Streetscape Improvements: \$232,715

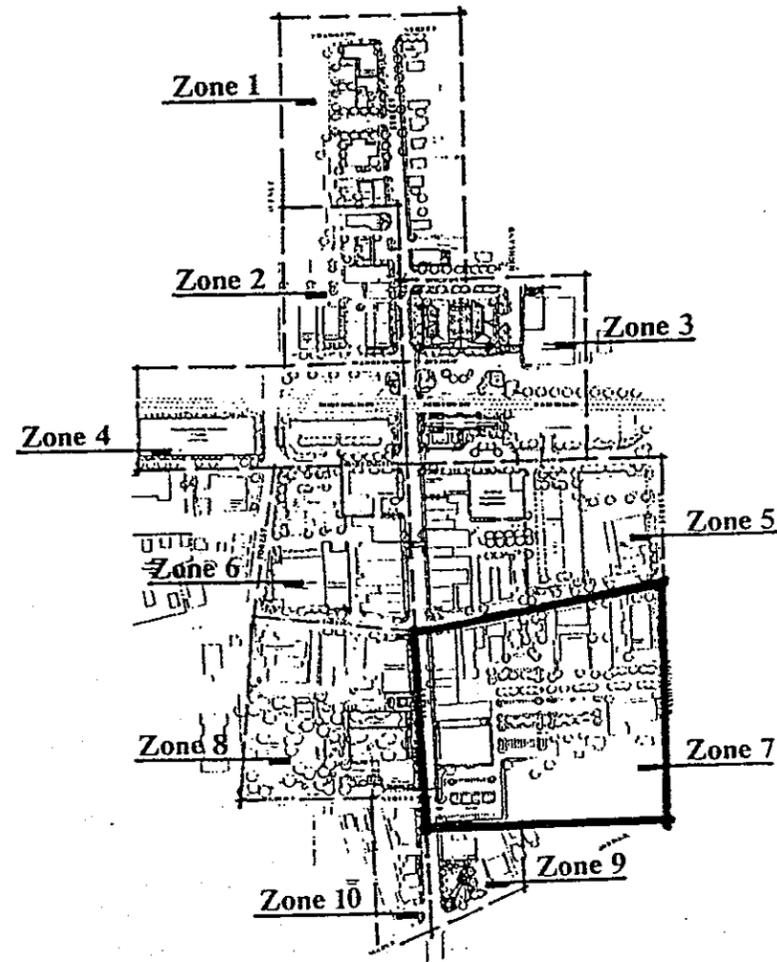
Parking Lot Reconfiguration/Improvements

Item	Quantity	Unit Cost	Cost
STREETSCAPE ELEMENTS			
Street/Pedestrian Area Lighting	18	\$3,000 each	\$54,000
Benches	2	\$700 each	\$1,400
Trash Receptacles	1	\$600 each	\$600
Bike Racks	1	\$350 each	\$350
Small Directional Signs	6	\$150 each	\$900
WALLS/CURBS/PAVING			
6" high Curb	970 LF	\$20 /LF	\$19,400
Decorative Paving	1,900 SF	\$12 /SF	\$22,800
Concrete Walks	1,425 SF	\$4 /SF	\$5,700
New Street/Parking Lot Surface	14,100 SF	\$5 /SF	\$70,500
Existing Street/Parking Lot Resurfacing	21,000 SF	\$2 /SF	\$42,000
SPECIAL FEATURES			
Directory Signage	2	\$1,000 each	\$2,000
DEMOLITION			
Seating/Planter Blocks	26 LF	\$100 /LF	\$2,600
Curb	1,750 LF	\$10 /LF	\$17,500
Concrete/Asphalt Paving (includes base)	7,200 SF	\$1 /SF	\$7,200
Removal of Street Lighting	29	\$200 each	\$5,800
Tree Removal	14	\$150 /SF	\$2,100
Shrub Removal	40	\$20 each	\$800
LANDSCAPING			
Sod	520 SY	\$5 /SY	\$2,600
Topsoil/Compost (12" cover)	180 CY	\$25 /CY	\$4,500
Mulch (3" cover)	12 CY	\$50 /CY	\$600
Street/Canopy Trees	17	\$600 each	\$10,200
Ornamental Trees	3	\$400 each	\$1,200
Evergreen/Deciduous Shrubs	35	\$55 each	\$1,925
Ground Cover	100 SF	\$3 /SF	\$300
Perennials/Prairie Flowers/Ornamental Grasses	200 SF	\$7 /SF	\$1,400

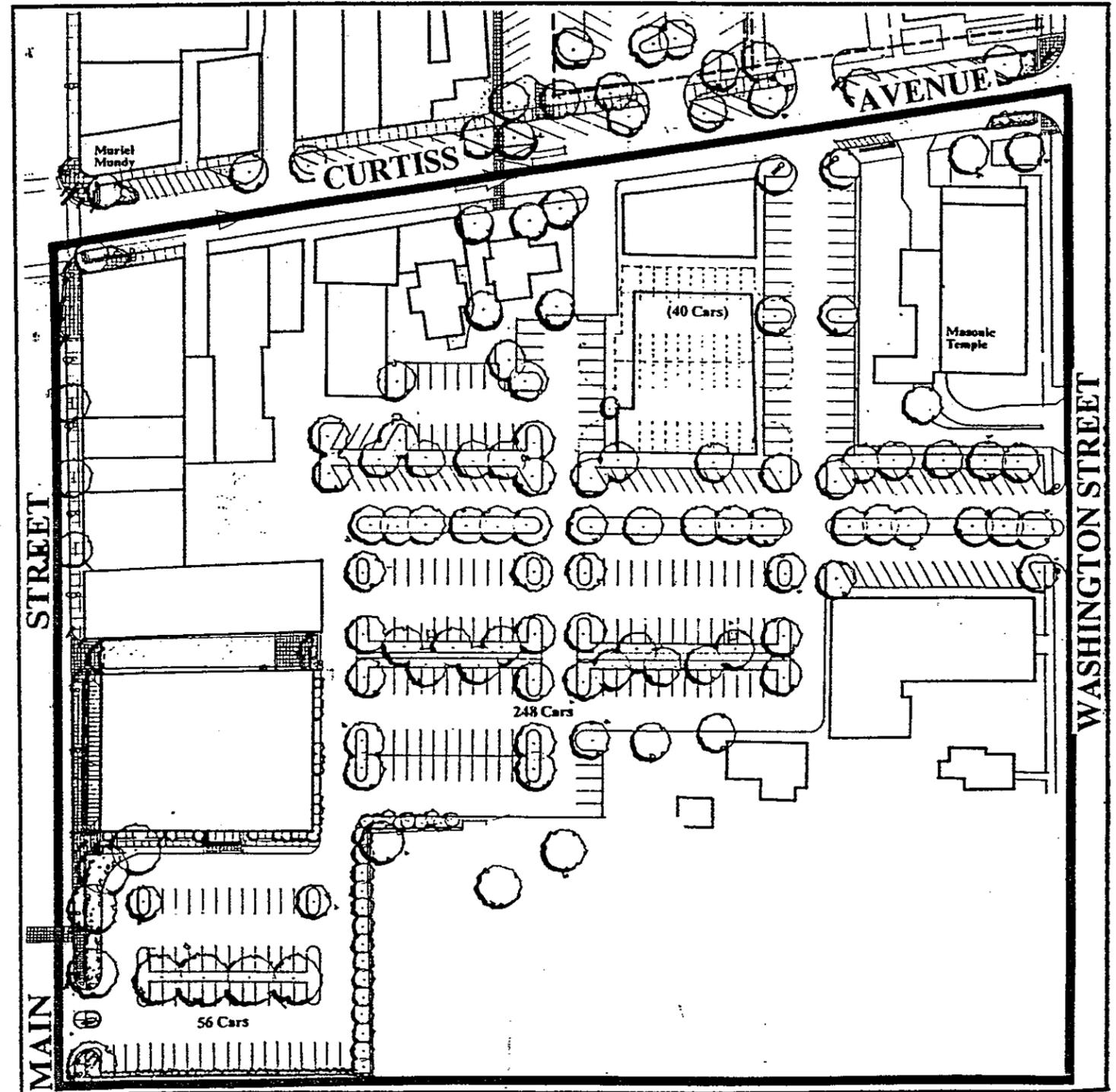
Zone 6 - Parking Lot Reconfiguration/Improvements: \$278,375

MASTER PLAN: OPPORTUNITY ZONES

Downers Grove Central Business District



ZONE 7: EAST MAIN, MEDICAL CENTER & SUPER LOT



ZONE 7: PRELIMINARY CAPITAL IMPROVEMENTS

Streetscape Improvements

Item	Quantity	Unit Cost	Cost
STREETSCAPE ELEMENTS			\$26,250
Street/Pedestrian Area Lighting	4	\$3,000 each	\$12,000
Bollards	18	\$400 each	\$7,200
Benches	7	\$700 each	\$4,900
Trash Receptacles	3	\$600 each	\$1,800
Bike Racks	1	\$350 each	\$350
WALLS/CURBS/PAVING			\$71,300
12" high Curbed Planter (6-8" wide)	130 LF	\$30 /LF	\$3,900
6" high Curb	400 LF	\$20 /LF	\$8,000
Decorative Paving	3,500 SF	\$12 /SF	\$42,000
Concrete Walks	350 SF	\$4 /SF	\$1,400
Tree Pits w/Grates	3	\$1,000 each	\$3,000
New Street/Parking Lot Surface	1,000 SF	\$5 /SF	\$5,000
Existing Street/Parking Lot Resurfacing	4,000 SF	\$2 /SF	\$8,000
SPECIAL FEATURES			\$27,500
CBD Directory/Kiosk/Signage	1	\$3,500 each	\$3,500
Decorative Metal Arch	2	\$12,000 each	\$24,000
DEMOLITION			\$17,500
Concrete Planters (24" high/6-8" thick)	100 LF	\$25 /LF	\$2,500
Curb	400 LF	\$10 /LF	\$4,000
Concrete/Asphalt Paving (includes base)	11,000 SF	\$1 /SF	\$11,000
LANDSCAPING			\$10,930
Topsoil/Compost (12" cover)	10 CY	\$25 /CY	\$250
Mulch (3" cover)	3 CY	\$50 /CY	\$150
Street/Canopy Trees	5	\$600 each	\$3,000
Evergreen/Deciduous Shrubs	6	\$55 each	\$330
Ground Cover	300 SF	\$3 /SF	\$900
Perennials/Prairie Flowers/Ornamental Grasses	900 SF	\$7 /SF	\$6,300
Zone 7 - Streetscape Improvements:			\$153,480

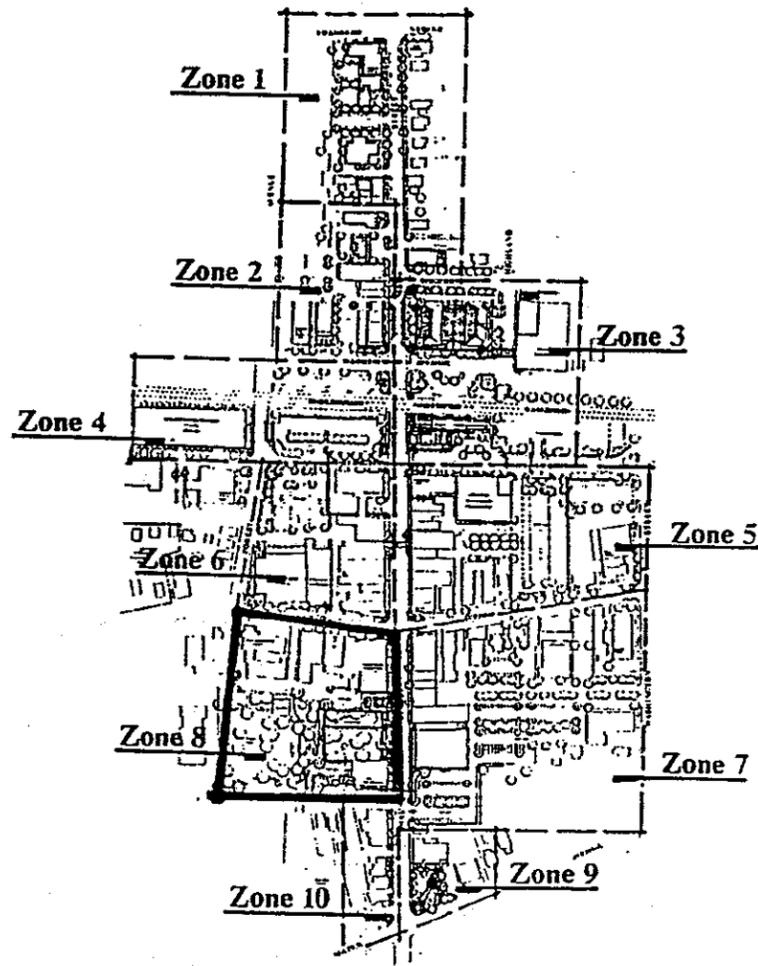
Parking Lot Reconfiguration/Improvements

Item	Quantity	Unit Cost	Cost
STREETSCAPE ELEMENTS			\$92,400
Street/Pedestrian Area Lighting	30	\$3,000 each	\$90,000
Trash Receptacles	2	\$600 each	\$1,200
Small Directional Signs	8	\$150 each	\$1,200
WALLS/CURBS/PAVING			\$315,900
6" high Curb	3,350 LF	\$20 /LF	\$67,000
Concrete Walks	5,100 SF	\$4 /SF	\$20,400
New Street/Parking Lot Surface	1,700 SF	\$5 /SF	\$8,500
Existing Street/Parking Lot Resurfacing	110,000 SF	\$2 /SF	\$220,000
SPECIAL FEATURES			\$3,500
CBD Directory/Kiosk/Signage	1	\$3,500 each	\$3,500
DEMOLITION			\$46,000
Concrete/Asphalt Paving (includes base & curb)	40,000 SF	\$1 /SF	\$40,000
Removal of Street Lighting	30	\$200 each	\$6,000
Building Acquisition/Demolition	1	varies each	varies
LANDSCAPING			\$86,650
Sod	1,200 SY	\$5 /SY	\$6,000
Topsoil/Compost (12" cover)	185 CY	\$25 /CY	\$4,625
Mulch (3" cover)	15 CY	\$50 /CY	\$750
Street/Canopy Trees	71	\$600 each	\$42,600
Evergreen/Deciduous Shrubs	185	\$55 each	\$10,175
Ground Cover	4,000 SF	\$3 /SF	\$12,000
Perennials/Prairie Flowers/Ornamental Grasses	1,500 SF	\$7 /SF	\$10,500
Zone 7 - Parking Lot Reconfiguration/Improvements:			\$544,450

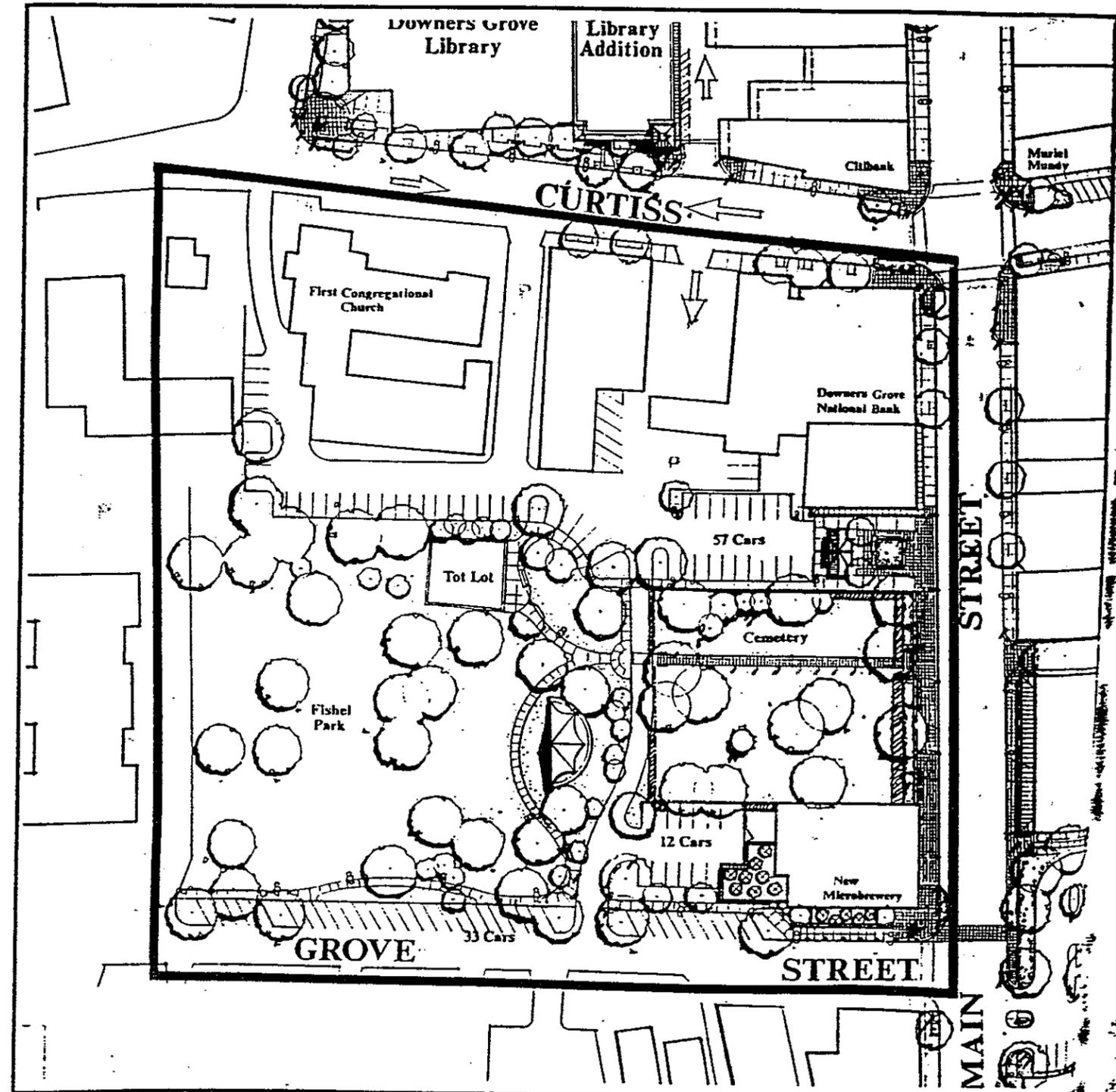
Downers Grove Central Business District

MASTER PLAN: OPPORTUNITY ZONES

Downers Grove Central Business District



ZONE 8: WEST MAIN, FISHEL PARK, CEMETERY & MICROBREWERY



ZONE 8: PRELIMINARY CAPITAL IMPROVEMENTS

Streetscape Improvements

Item	Quantity	Unit Cost	Cost
STREETSCAPE ELEMENTS			\$56,500
Street/Pedestrian Area Lighting	12	\$3,000 each	\$36,000
Bollards	14	\$400 each	\$5,600
Benches	14	\$700 each	\$9,800
Trash Receptacles	3	\$600 each	\$1,800
Drinking Fountains	1	\$2,500 each	\$2,500
Bike Racks	1	\$350 each	\$350
Small Directional Signs	3	\$150 each	\$450
WALLS/CURBS/PAVING			\$190,170
12" high Curbed Planter (6-8" wide)	135 LF	\$30 /LF	\$4,050
6" high Curb	690 LF	\$20 /LF	\$13,800
Decorative Paving	6,550 SF	\$12 /SF	\$78,600
Stairs/Ramps	100 SF	\$50 /SF	\$5,000
Concrete Walks	5,330 SF	\$4 /SF	\$21,320
Tree Pits w/Grates	8	\$1,000 each	\$8,000
New Street Parking	33	\$1,800 /stall	\$59,400
SPECIAL FEATURES			\$17,000
Picnic Pavilion (in Pocket Park by Ice Cream store)	1	\$10,000 each	\$10,000
CBD Directory/Kiosk/Signage	2	\$3,500 each	\$7,000
DEMOLITION			\$9,150
Concrete Planters (24" high/6-8" thick)	110 LF	\$25 /LF	\$2,750
Curb	550 LF	\$10 /LF	\$5,500
Concrete/Asphalt Paving (includes base)	300 SF	\$1 /SF	\$300
Removal of Landscape Elements	1	\$600 each	\$600
LANDSCAPING			\$14,550
Sod	300 SY	\$5 /SY	\$1,500
Topsoil/Compost (12" cover)	120 CY	\$25 /CY	\$3,000
Mulch (3" cover)	4 CY	\$50 /CY	\$200
Street/Canopy Trees	7	\$600 each	\$4,200
Ornamental Trees	3	\$400 each	\$1,200
Ground Cover	200 SF	\$3 /SF	\$600
Perennials/Prairie Flowers/Ornamental Grasses	550 SF	\$7 /SF	\$3,850
Zone 8 - Streetscape Improvements:			\$287,370

Fis hel Park Improvements

Item	Quantity	Unit Cost	Cost
STREETSCAPE ELEMENTS			\$44,000
Street/Pedestrian Area Lighting	10	\$3,000 each	\$30,000
Bollards	6	\$400 each	\$2,400
Benches	6	\$700 each	\$4,200
Trash Receptacles	3	\$600 each	\$1,800
Drinking Fountains	1	\$2,500 each	\$2,500
Bike Racks	2	\$350 each	\$700
Picnic Tables	3	\$800 each	\$2,400
WALLS/CURBS/PAVING			\$11,280
Concrete Walks	2,820 SF	\$4 /SF	\$11,280
SPECIAL FEATURES			\$141,500
Decorative Gateway Element	1	\$8,000 each	\$8,000
CBD Directory/Kiosk/Signage	1	\$3,500 each	\$3,500
Gazebo/Band Stand	1	\$130,000 each	\$130,000
DEMOLITION			
Building Demolition (Bandshell)	1	varies each	varies
LANDSCAPING			\$15,550
Sod	450 SY	\$5 /SY	\$2,250
Topsoil/Compost (12" cover)	82 CY	\$25 /CY	\$2,050
Mulch (3" cover)	5 CY	\$50 /CY	\$250
Street/Canopy Trees	5	\$600 each	\$3,000
Ornamental Trees	20	\$400 each	\$8,000
Zone 8 - Fis hel Park Improvements:			\$212,330

MASTER PLAN: OPPORTUNITY ZONES

ZONE 8: PRELIMINARY CAPITAL IMPROVEMENTS

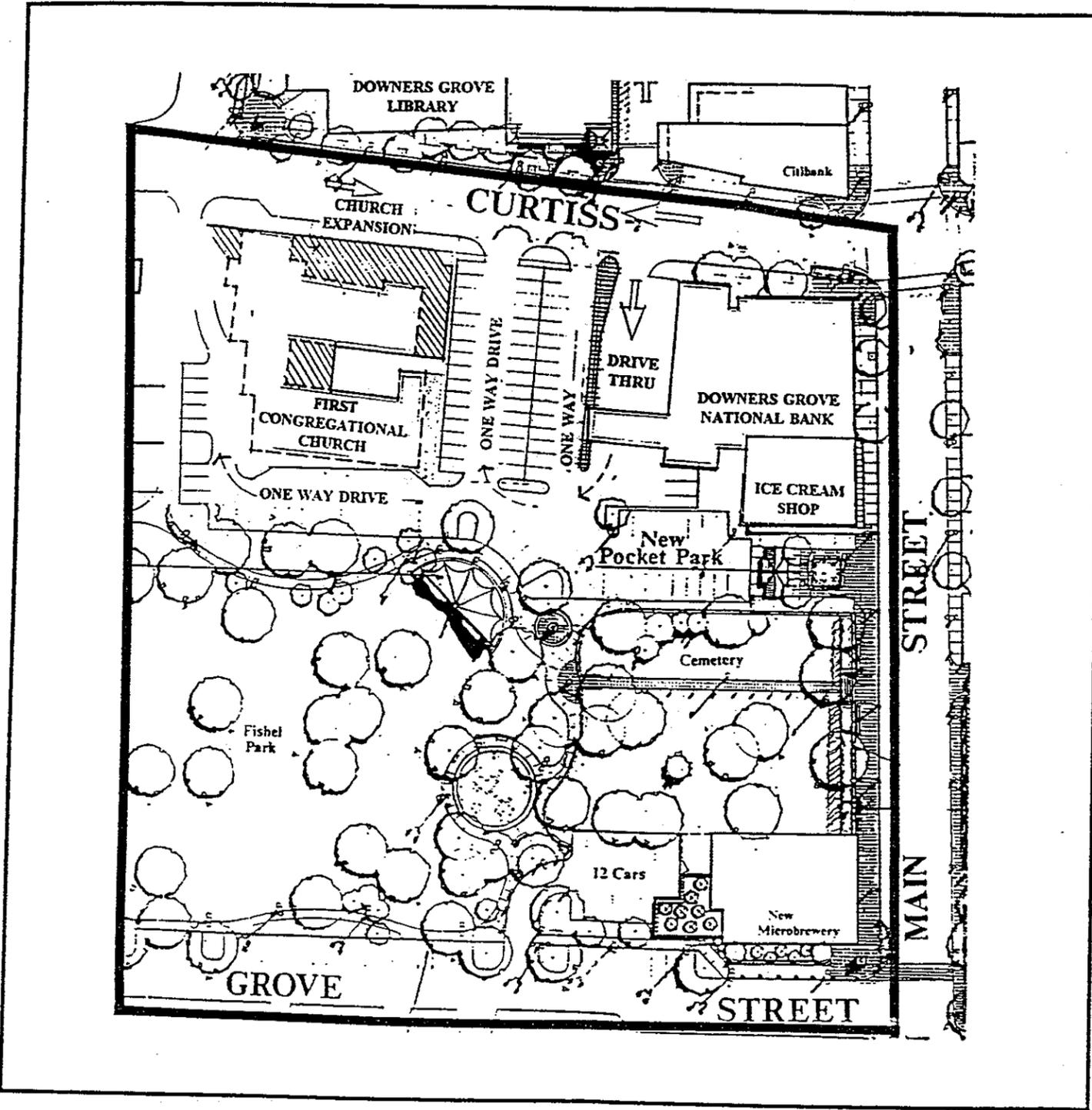
Cemetery Improvements

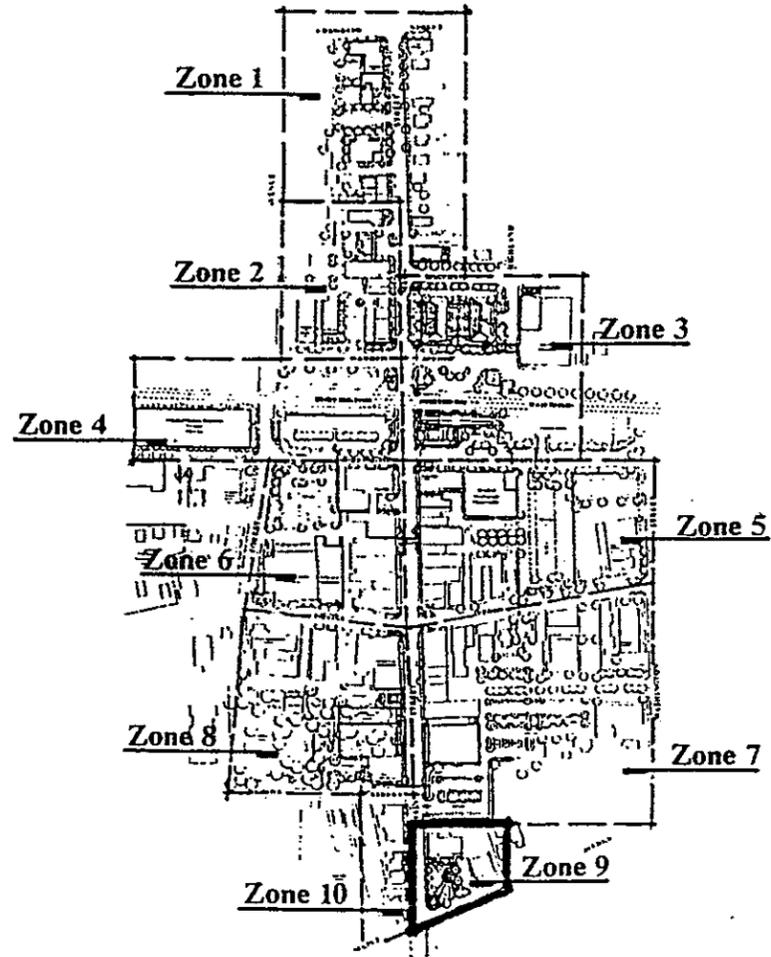
Item	Quantity	Unit Cost	Cost
STREETSCAPE ELEMENTS			\$38,100
Billards	10	\$400 each	\$4,000
Benches	2	\$700 each	\$1,400
60" high Decorative Metal Fence	545 LF	\$60 /LF	\$32,700
WALLS/CURBS/PAVING			\$64,500
24" high Retaining Wall (Concrete core/store-faced)	190 LF	\$250 /LF	\$47,500
12" high Curbed Planter (6-8" wide)	400 LF	\$30 /LF	\$12,000
Stairs/Ramps	100 SF	\$50 /SF	\$5,000
SPECIAL FEATURES			\$12,000
Decorative Metal Arch	1	\$12,000 each	\$12,000
DEMOLITION			\$9,950
Curb	100 LF	\$10 /LF	\$1,000
Concrete/Asphalt Paving (includes base)	2,800 SF	\$1 /SF	\$2,800
Retaining Wall	525 SF	\$10 /SF	\$5,250
Shrub Removal	45	\$20 each	\$900
LANDSCAPING			\$9,000
Sod	200 SY	\$5 /SY	\$1,000
Topsoil/Compost (12" cover)	68 CY	\$25 /CY	\$1,700
Mulch (3" cover)	2 CY	\$50 /CY	\$100
Street/Canopy Trees	2	\$600 each	\$1,200
Ornamental Trees	2	\$400 each	\$800
Ground Cover	420 SF	\$3 /SF	\$1,260
Perennials/Prairie Flowers/Ornamental Grasses	420 SF	\$7 /SF	\$2,940
Zone 8 - Cemetery Improvements:			\$133,550

Parking Lot Reconfiguration/Improvements

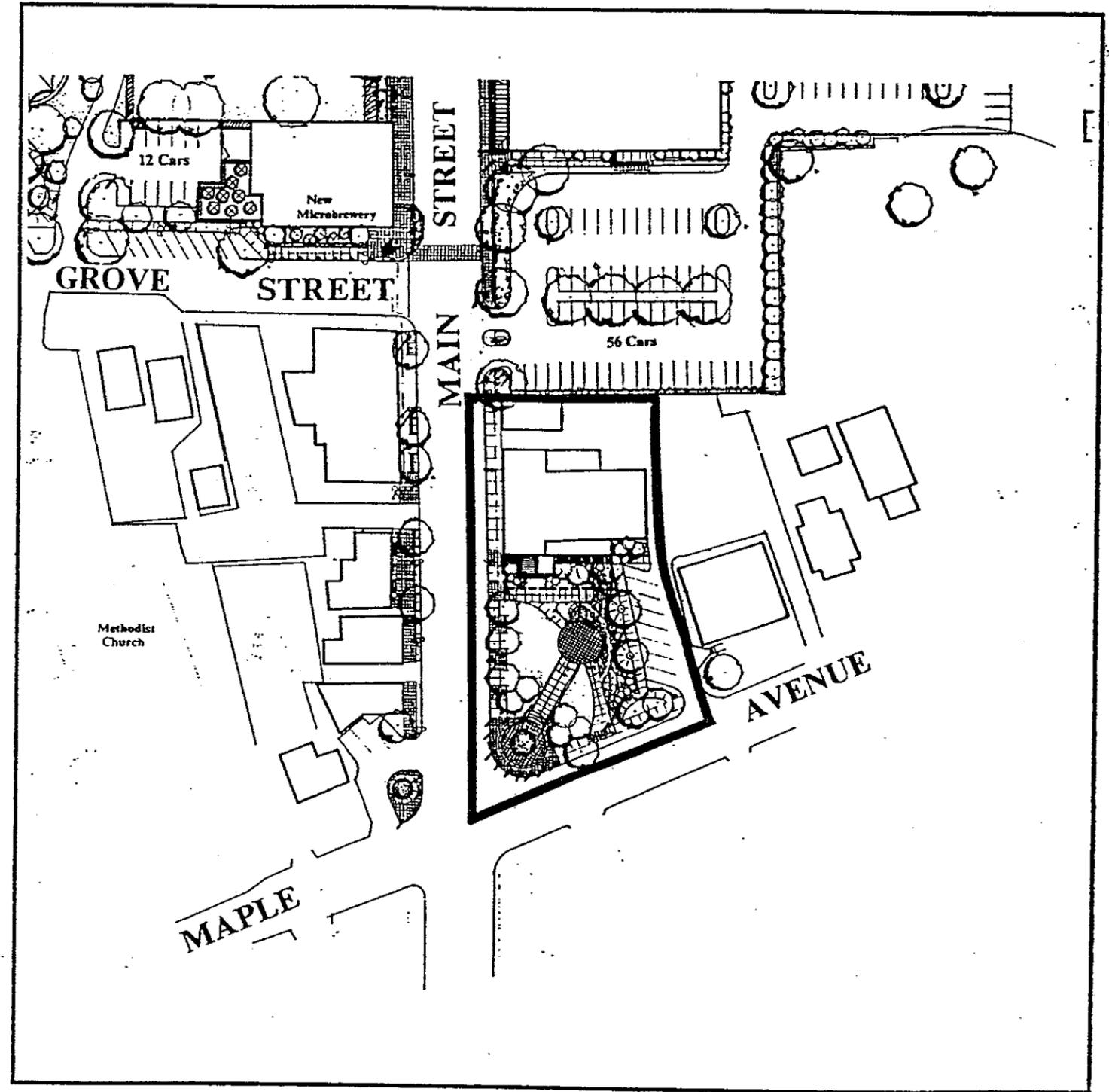
Item	Quantity	Unit Cost	Cost
STREETSCAPE ELEMENTS			\$12,600
Street/Pedestrian Area Lighting	4	\$3,000 each	\$12,000
Small Directional Signs	4	\$150 each	\$600
WALLS/CURBS/PAVING			\$85,200
6" high Curb	1,005 LF	\$20 /LF	\$20,100
New Street/Parking Lot Surface	3,600 SF	\$5 /SF	\$18,000
Existing Street/Parking Lot Resurfacing	23,550 SF	\$2 /SF	\$47,100
DEMOLITION			\$8,500
Curb	610 LF	\$10 /LF	\$6,100
Concrete/Asphalt Paving (includes base)	2,400 SF	\$1 /SF	\$2,400
LANDSCAPING			\$4,325
Sod	110 SY	\$5 /SY	\$550
Topsoil/Compost (12" cover)	35 CY	\$25 /CY	\$875
Mulch (3" cover)	2 CY	\$50 /CY	\$100
Street/Canopy Trees	4	\$600 each	\$2,400
Ornamental Trees	1	\$400 each	\$400
Zone 8 - Parking Lot Reconfiguration/Improvements:			\$110,625

ZONE 8: FISHEL PARK ALTERNATIVE CONCEPT (remove driveway through park)





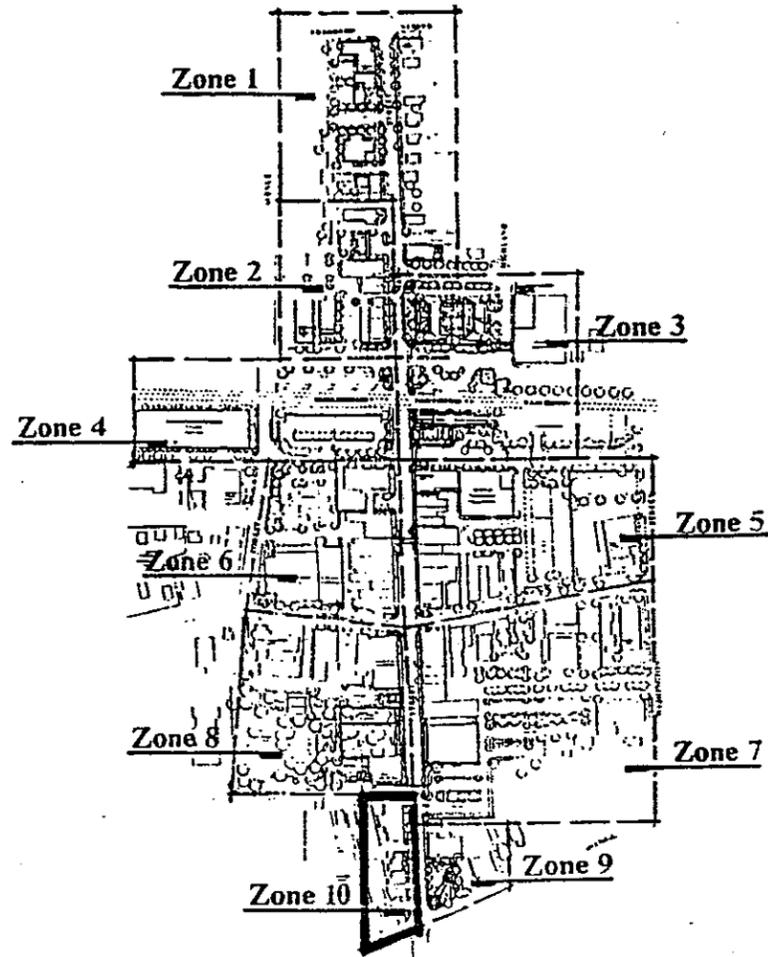
ZONE 9: SOUTHEAST MAIN & MAIN/MAPLE PARK



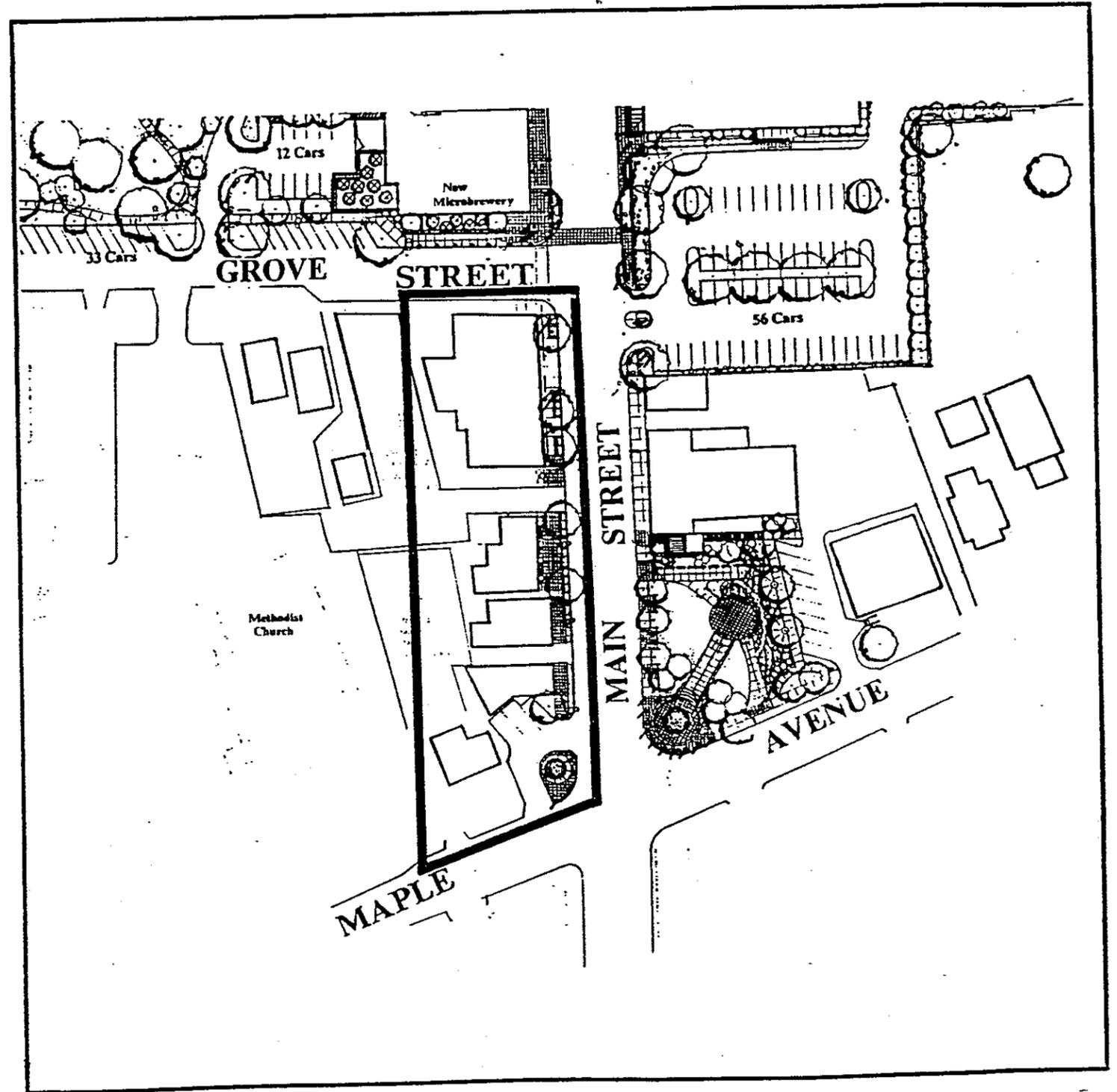
ZONE 9: PRELIMINARY CAPITAL IMPROVEMENTS

New Corner Park

Item	Quantity	Unit Cost	Cost
STREETS CAPE ELEMENTS			\$51,100
Street/Pedestrian Area Lighting	10	\$3,000 each	\$30,000
Bollards	12	\$400 each	\$4,800
Benches	8	\$700 each	\$5,600
Trash Receptacles	4	\$600 each	\$2,400
42" high Decorative Metal Fence	120 LF	\$40 /LF	\$4,800
Drinking Fountains	1	\$2,500 each	\$2,500
Bike Racks	2	\$350 each	\$700
Small Directional Signs	2	\$150 each	\$300
WALLS/CURBS/PAVING			\$105,800
24" Sitting Wall	180 LF	\$65 /LF	\$11,700
48" high Terraced Stone Retaining Wall	150 LF	\$170 /LF	\$25,500
6" high Curb	100 LF	\$20 /LF	\$2,000
Decorative Paving	4,200 SF	\$12 /SF	\$50,400
Stairs/Ramps	100 SF	\$50 /SF	\$5,000
Concrete Walks	2,800 SF	\$4 /SF	\$11,200
SPECIAL FEATURES			\$41,500
Decorative Gateway Element	1	\$8,000 each	\$8,000
CBD Directory/Kiosk/Signage	1	\$3,500 each	\$3,500
Building Mural	1	\$30,000 each	\$30,000
DEMOLITION			\$4,200
Curb	100 LF	\$10 /LF	\$1,000
Concrete/Asphalt Paving (includes base)	2,800 SF	\$1 /SF	\$2,800
Removal of Street Lighting	2	\$200 each	\$400
LANDSCAPING			\$47,250
Grading	450 CY	\$30 /CY	\$13,500
Sod	450 SY	\$5 /SY	\$2,250
Topsoil/Compost (12" cover)	60 CY	\$25 /CY	\$1,500
Mulch (3" cover)	30 CY	\$50 /CY	\$1,500
Street/Canopy Trees	9	\$600 each	\$5,400
Ornamental Trees	11	\$400 each	\$4,400
Evergreen/Deciduous Shrubs	100	\$55 each	\$5,500
Ground Cover	1,600 SF	\$3 /SF	\$4,800
Perennials/Prairie Flowers/Ornamental Grasses	1,200 SF	\$7 /SF	\$8,400
Zone 9 - New Corner Park:			\$249,850



ZONE 10: SOUTHWEST MAIN



ZONE 10: PRELIMINARY CAPITAL IMPROVEMENTS

Streets cape Improvements

Item	Quantity	Unit Cost	Cost
STREETSCAPE ELEMENTS			\$9,100
Bollards	7	\$400 each	\$2,800
Benches	2	\$700 each	\$1,400
Trash Receptacles	1	\$600 each	\$600
42" high Decorative Metal Fence	100 LF	\$40 /LF	\$4,000
Small Directional Signs	2	\$150 each	\$300
WALLS/CURBS/PAVING			\$48,780
12" high Curbed Planter (6-8" wide)	50 LF	\$30 /LF	\$1,500
6" high Curb	50 LF	\$20 /LF	\$1,000
Decorative Paving	2,800 SF	\$12 /SF	\$33,600
Concrete Walks	420 SF	\$4 /SF	\$1,680
Tree Pits w/Grates	5	\$1,000 each	\$5,000
Existing Street/Parking Lot Resurfacing	3,000 SF	\$2 /SF	\$6,000
SPECIAL FEATURES			\$11,500
Decorative Gateway Element	1	\$8,000 each	\$8,000
CBD Directory/Kiosk/Signage	1	\$3,500 each	\$3,500
DEMOLITION			\$3,700
Curb	50 LF	\$10 /LF	\$500
Concrete/Asphalt Paving (includes base)	3,200 SF	\$1 /SF	\$3,200
LANDSCAPING			\$4,390
Topsoil/Compost (12" cover)	6 CY	\$25 /CY	\$150
Mulch(3" cover)	2 CY	\$50 /CY	\$100
Street/Canopy Trees	5	\$600 each	\$3,000
Ground Cover	30 SF	\$3 /SF	\$90
Perennials/Prairie Flowers/Ornamental Grasses	150 SF	\$7 /SF	\$1,050
Zone 10 - Streets cape Improvements:			\$77,470

LUMBER SOURCE: CALIFORNIA LUMBER PROCESSING

MASTER PLAN: OPPORTUNITY ZONES

LAND BANK SITE (\pm 2.14 acres)

Potential for 23 Townhomes (\pm 10.7 units/acre) (2.5 stories with 1 car garage)

