

1/18/2012  
To: Mayor and City Council members  
For presentation on January 23 City Council meeting.  
Clay



**TO:** CLAY PEARSON, CITY MANAGER  
**FROM:** JASON S. MANGUM, DIRECTOR OF PARKS & CULTURAL SERVICES  
**SUBJECT:** 13 MILE/OLD NOVI ROAD PARK DEVELOPMENT PROCESS  
**DATE:** JANUARY 17, 2012

On Thursday, January 12, 2012 the Parks, Recreation and Cultural Services Commission unanimously recommended the attached concept design for the park located at 13 Mile and Old Novi Road. Following a December public informational meeting regarding the concept design a number of changes were made to the concept including reducing the number of sidewalks that cross the park and the providing an alternative option for parking on the east side of the park.

The concept design currently shows both options for parking – Option A shows parking on the west side of East Lake Drive and Option B shows parking on the east side of the street. Based on normal preferred good design principles, and reducing the potential hazard of park visitors crossing a street (although this can be mitigated with walks and plantings directing towards the intersection; moreover, the street traffic volume is low), I recommend that the parking be located on the west side of East Lake Drive within the confines of the park boundaries. On the other hand, many citizens, who live in the area and attended the December public information meeting, expressed the desire for Option B. The Parks Commission’s recommendation of the Landings Park property includes the recommendation for Option B.

Following City Council approval, our consultant, Hamilton-Anderson, will begin the development of the site plan and construction documents, and coordinate and obtain necessary permits from DEQ and DNR. Based on our current schedule, bidding could take place in late June or early July and construction could then commence by August 1.

Current cost estimates provided by Hamilton Anderson show, phase one of the park development will cost \$625,124 based on the current design proposal. The MNRTF Grant will be reimbursable as costs are incurred.

The vacation of the streets in the area is scheduled to be resolved by February and will not hinder the project from progressing.



HAMILTON ANDERSON JANUARY 2012



# LANDING'S PARK

## CONCEPTUAL PLAN





## PROJECT GOALS

- Activate the park by introducing new elements
- Provide clear access to the water and enhance the lake shore theme
- Blend with the neighborhood
- Provide an attraction for the region and the local community
- Provide historic reference
- Provide gathering spaces and family picnic opportunities

## GOALS

The Park at 13 Mile and Old Novi Road



Accounts from early settlers suggest as many as 300-400 Potawatomi camped along the shores of Walled Lake. Reports of indian "green corn" festivals took place on a cleared piece of land near what was to become the Village and later the City of Walled Lake.



Casino grounds  
Amusement park grounds



Extended Pier  
Casino  
Amusement park



Amusement park demolished  
New boundary established  
Novi Road terminates at 13 Mile Road



Remnant from pier  
Casino grounds  
Amusement park grounds



Bike trail located along old road  
New site boundary established

# SITE HISTORY

The Park at 13 Mile and Old Novi Road





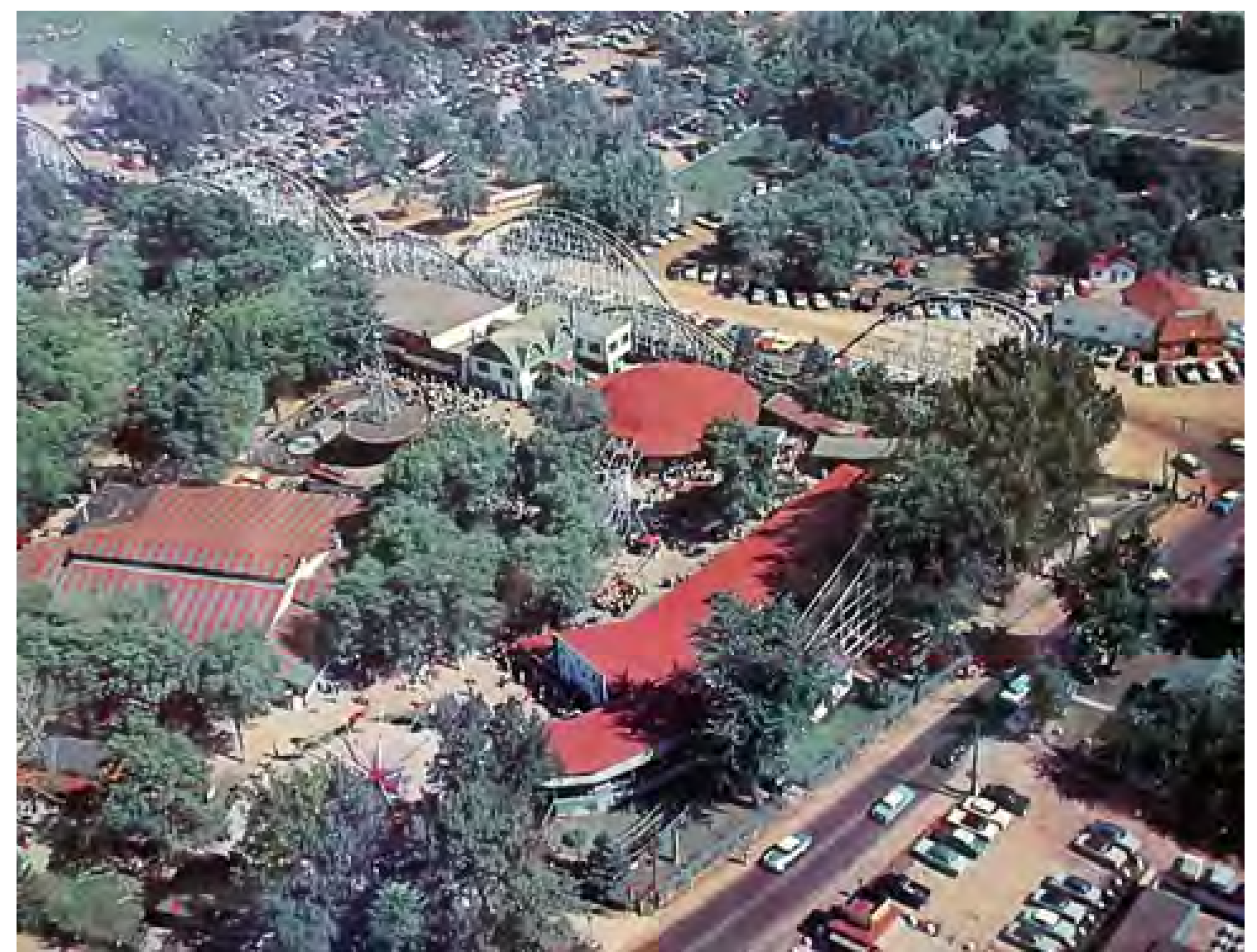
Bath House



New Water Slide and Bathhouse



For FUN!—  
Come to  
**WALLED LAKE PARK**  
East Walled Lake Drive  
A Complete  
AMUSEMENT CENTER  
Plus Lake & Restaurant  
Stay All Day!  
Enquiries: MA 4-1400

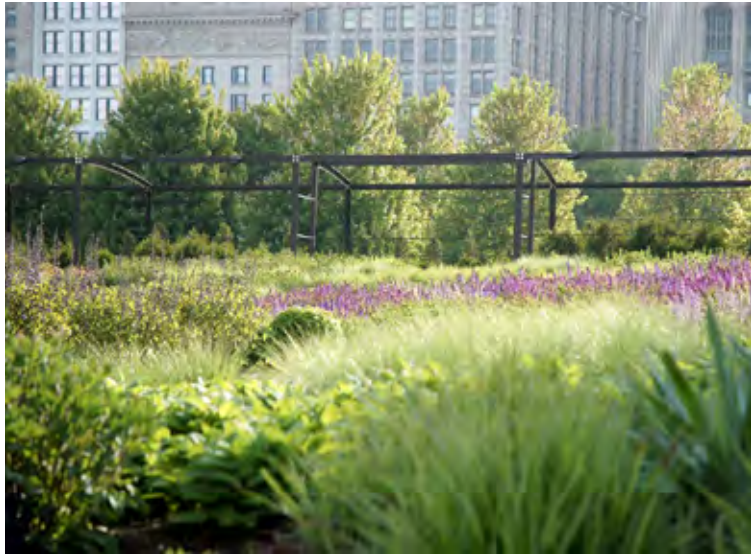


Roller Rink

# SITE HISTORY

The Park at 13 Mile and Old Novi Road





POTENTIAL PROGRAM COMPONENTS:  
Focus on activities for all ages to celebrate the site's heritage as a family attraction



- Waterfront Access
- Informal Picnic and Event Space
- Formal/Rentable Event Space
- Park Pavilion
- Multi-Modal Trail
- Fishing/Water Access Pier
- Play Area
- Parking
- Shoreline Restoration
- Shoreline Habitat Creation
- Wildlife/Water Viewing Platform



**POTENTIAL PROGRAM COMPONENTS**  
The Park at 13 Mile and Old Novi Road





# SITE ANALYSIS

The Park at 13 Mile and Old Novi Road





## PREVIOUS PLAN

The Park at 13 Mile and Old Novi Road





# CONCEPT PLAN

The Park at 13 Mile and Old Novi Road





**THE EDGE - Urban**  
The Park at 13 Mile and Old Novi Road





**THE EDGE - Natural**  
The Park at 13 Mile and Old Novi Road





**PLAY**  
The Park at 13 Mile and Old Novi Road





**PHASE 1**  
 The Park at 13 Mile and Old Novi Road





## PHASE 2

The Park at 13 Mile and Old Novi Road





# PHASE 3

The Park at 13 Mile and Old Novi Road





**PHASE 4/5**  
The Park at 13 Mile and Old Novi Road



Landing's Park  
**Conceptual Phasing Estimate**

9-Jan-12

Hamilton Anderson Associates  
 Project #2011066.00

Description	Qty	Units	Cost/Unit	Total	
<b>Phase 1</b>					
<b>General Conditions and Site Preparation</b>					
Mobilization	1	Allowance	20,000.00	20,000.00	
Survey and Staking	1	Allowance	2,000.00	2,000.00	
Tree removal and clearing	1	Allowance	15,000.00	15,000.00	
Soil Erosion Control (Shoreline)	880	LF	2.50	2,200.00	
Tree protection	30	EA	250.00	7,500.00	
Concrete wall removal	125	LF	40.00	5,000.00	subtotal
Earthwork/Grading	1	Allowance	17,000.00	17,000.00	\$ 68,700.00
<b>Utilities and Electrical</b>					
Storm Drainage Pipe	300	LF	28.00	8,400.00	
Utility Pole relocation	2	EA	5,000.00	10,000.00	
Storm Drainage Structure	4	EA	1,850.00	7,400.00	
Primary Connection to DTE	1	Allowance	14,000.00	14,000.00	
Transformer pad, single phase, prefab	1	EA	1,800.00	1,800.00	
Ground Mat	1	EA	2,100.00	2,100.00	
Distribution Panel	1	EA	4,800.00	4,800.00	
Secondary Conduit, feeders from transformer to panel	1	LS	2,000.00	2,000.00	
lighting contactor, photo cell time clock	1	LS	2,400.00	2,400.00	
Handholes	4	EA	700.00	2,800.00	
Type "OA" Light Fixture	2	EA	3,800.00	7,600.00	
lighting contactor, photo cell time clock	1	LS	2,400.00	2,400.00	
DTE Service Charge Allowance	1	Allowance	6,000.00	6,000.00	subtotal
Misc. Sleeves	1	LS	1,000.00	1,000.00	\$ 72,700.00
<b>Site Improvements</b>					
Concrete retaining wall (Shoreline)	170	LF	120.00	20,400.00	
Stone terraces (Shoreline)	650	LF	90.00	58,500.00	
Concrete walk (5")	14,700	SF	5.00	73,500.00	
Concrete curb and gutter (East Parking Lot)	300	LF	22.00	6,600.00	
Asphalt paving (West Parking Lot - BF and Family only, 10 cars)	4,000	SF	2.70	10,800.00	
Historical Icon	1	Allowance	19,000.00	19,000.00	
Park Sign	1	EA	7,000.00	7,000.00	
Benches	4	EA	3,500.00	14,000.00	subtotal
Trash receptacles	2	EA	1,500.00	3,000.00	\$ 212,800.00
<b>Shoreline Stabilization and Native Plantings</b>					
Excavation/Dredging/Fill	50	CY	5.50	275.00	
Topsoil Placement, 6"	1330	SY	2.69	3,577.70	
Final Grading	0.6	AC	2,000.00	1,200.00	
Stone Toe for rip rap areas and areas adjacent to hardscapes	215	CY	65.00	13,975.00	
Filter Fabric for rip rap (360 linear ft, assume 8' width)	2,880	SF	0.20	576.00	
Coir logs (620 linear ft x 20" diameter)(incl. wave break, same length)	620	LF	26.00	16,120.00	
Coir Erosion Control Blankets (C125BN 6 rolls)(roll-6.67'x108')	8	rolls	107.00	856.00	
Staking - for Coir Logs	207	stks	1.77	366.39	
Miscellaneous (staples, twine, flagging, waterfowl deterrent)	1	LS	350.00	350.00	
Wetland Edge / Emergent Wetland Seed mix	0.25	AC	1,324.00	331.00	
Wet-Mesic Prairie Seed Mix	0.5	AC	998.00	499.00	
Herbaceous Plugs (land, 4' o.c.)	1400	EA	1.35	1,890.00	
Herbaceous tubers (water, 2' o.c.)(assumes 10' aquatic planting zone)	750	EA	3.55	2,662.50	subtotal
Installation and Delivery	1	LS	7,500.00	7,500.00	\$ 50,178.59
<b>Landscaping</b>					
Seeded lawn restoration (includes 3" of topsoil)	200,000	SF	0.20	40,000.00	
2 Year landscape maintenance	1	Allowance	10,000.00	10,000.00	subtotal
Shade trees	15	EA	550.00	8,250.00	\$ 58,250.00
Contingency	20%			92,525.72	
			Construction Subtotal	555,154.31	
Design, Survey and Engineering Fees				66,970.00	
Permitting Allowance				3,000.00	
<b>PROJECT TOTAL (phase 1)</b>				<b>625,124.31</b>	



**Phase 2 - Additional Walks and Pier**

**General Conditions and Site Preparation**

Asphalt removal	800	SY	5.00	4,000.00	\$	subtotal	4,000.00
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**Site Improvements**

Pier	1,300	SF	50.00	65,000.00			
Concrete walk (5")	9,023	SF	5.00	45,115.00			
Entry Garden	3,500	SF	5.00	17,500.00			
Asphalt Trail (10' width)	9,500	SF	2.40	22,800.00		subtotal	
Bike loops	10	EA	750.00	7,500.00	\$	157,915.00	

**Landscaping**

Shrubs and grasses (includes planting soil and mulch)	6,000	SF	4.00	24,000.00		subtotal	
Irrigation system	40300	SF	0.80	32,240.00	\$	56,240.00	
Contingency	20%			43,631.00			

				Construction Subtotal	261,786.00		
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Design and Engineering Fees (10%)					26,178.60		
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<b>PROJECT TOTAL (phase 2)</b>					<b>287,964.60</b>		
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**Phase 3 - Pavilion and Waterfront Picnic Plaza**

**Site Improvements**

Park Pavilion	1	Allowance	80,000.00	80,000.00			
East Parking Lot - 20 cars	1	Allowance	40,000.00	40,000.00		subtotal	
Decorative paving	3,642	SF	22.00	80,124.00		subtotal	
Benches	4	EA	4,000.00	16,000.00	\$	216,124.00	

**Landscaping**

Shade trees	10	EA	500.00	5,000.00	\$	subtotal	5,000.00
Contingency	20%			44,224.80			

				Construction Subtotal	265,348.80		
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Design and Engineering Fees (10%)					26,534.88		
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<b>PROJECT TOTAL (phase 3)</b>					<b>291,883.68</b>		
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**Phase 4 - Site Lighting and Play Equipment**

**Site Improvements**

Play Equipment	1	Allowance	30,000.00	30,000.00		subtotal	
Site Lighting (entire park)	1	Allowance	120,000.00	120,000.00	\$	150,000.00	
Contingency	20%			30,000.00			

				Construction Subtotal	180,000.00		
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Design and Engineering Fees (10%)					18,000.00		
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<b>PROJECT TOTAL (phase 4)</b>					<b>198,000.00</b>		
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**Phase 5 - Water Feature and Bath House**

Water Feature	1	Allowance	120,000.00	120,000.00		subtotal	
Bath house / Restroom Facility	1	Allowance	300,000.00	300,000.00	\$	420,000.00	
Contingency	20%			84,000.00			

				Construction Subtotal	504,000.00		
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Design and Engineering Fees (10%)					50,400.00		
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<b>PROJECT TOTAL (phase 5)</b>					<b>554,400.00</b>		
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