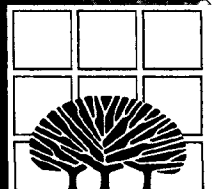




**HOWARD B. DUNTON PARK  
MASTER PLAN**

**HOLLAND CHARTER TOWNSHIP, MICHIGAN**



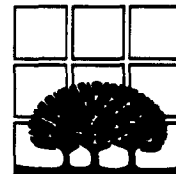
**HOWARD B. DUNTON PARK  
MASTER PLAN  
HOLLAND CHARTER TOWNSHIP  
DECEMBER, 1994**

**PLAN PREPARED WITH THE ASSISTANCE OF  
COASTAL ZONE MANAGEMENT PROGRAM  
ADMINISTERED BY THE  
MICHIGAN DEPARTMENT OF NATURAL RESOURCES  
LAND AND WATER MANAGEMENT DIVISION**

PLAN PREPARED BY

**M.C. SMITH ASSOCIATES AND  
ARCHITECTURAL GROUP, INC.**

Landscape Architecture • Park & Recreation Planning • Architecture  
Downtown Planning • Interior Design • Sports Facility Planning  
529 Greenwood Avenue S.E. • East Grand Rapids, Michigan 49506  
616-451-3346 • FAX 616-451-1935



SB483, AN, H65 1994

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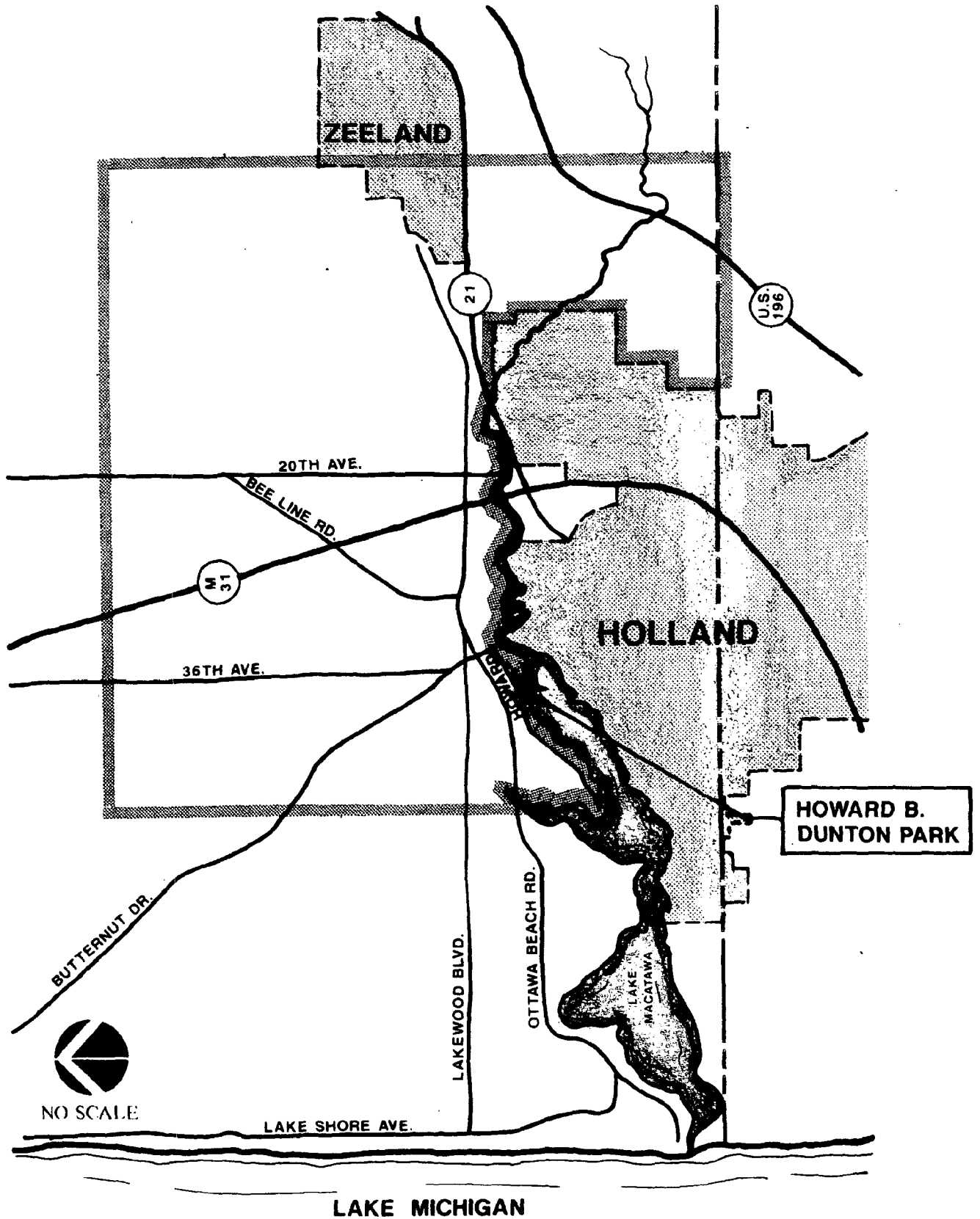


## **INTRODUCTION**

The purpose of this document is to identify the master plan for the newly acquired 6.9 acre piece of land west of the existing Howard B. Dunton Park. This report will also study possible uses for the existing boat basin on the east end of the park property.

The newly acquired parcel was purchased with the assistance of the Michigan Natural Resource Trust Fund. The property location, directly adjacent to the existing park, includes 600 feet of Lake Macatawa frontage and its natural wooded character made for a natural addition to the existing park property.

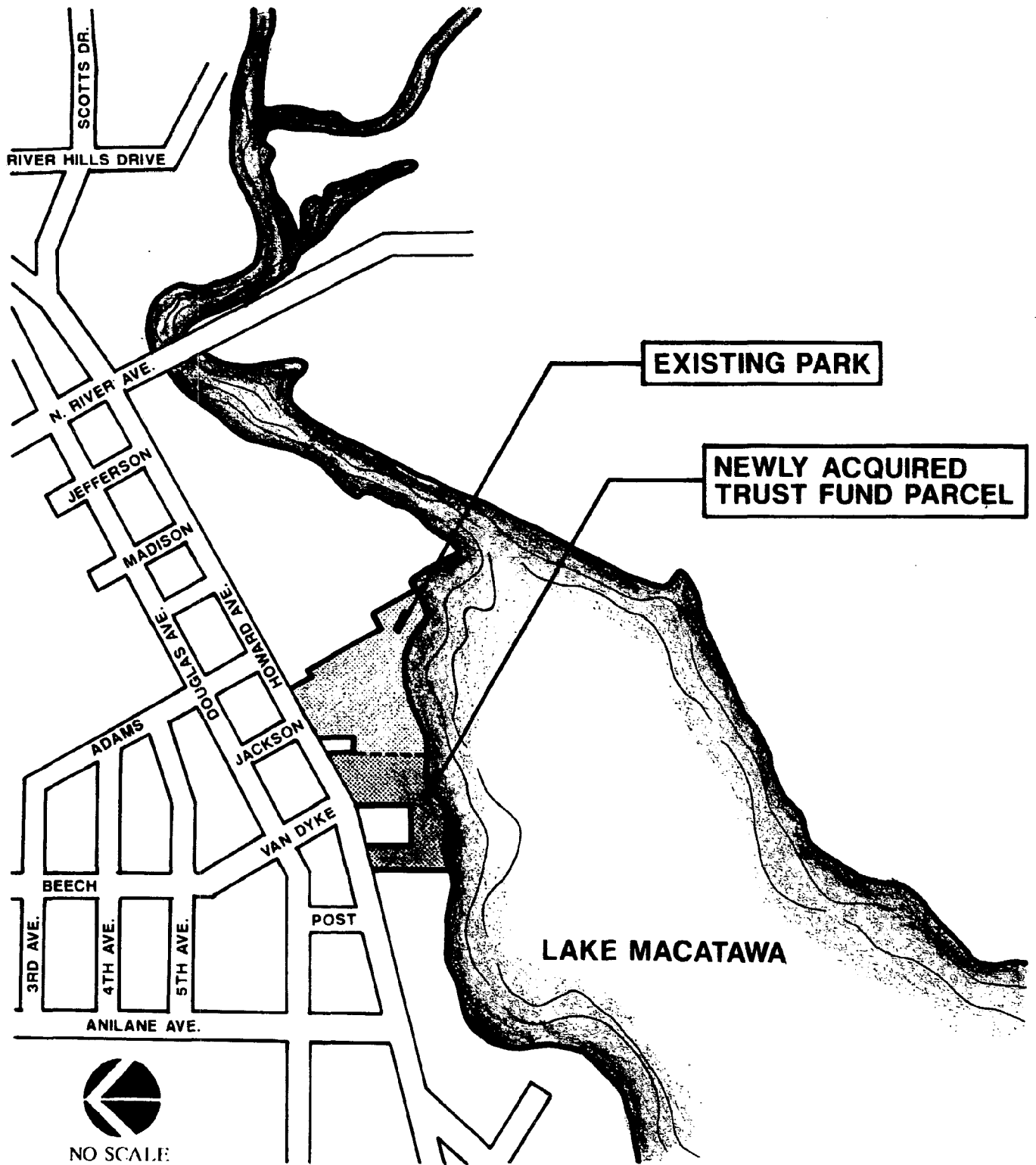
This master plan, which was prepared with the assistance of the Coastal Zone Management Program, is a combination of a design process that combined the park's natural features, township and community recreation needs, and public input into a final plan that will guide the future development of one of the township's most popular parks.



**SITE ANALYSIS  
 REGIONAL LOCATION MAP  
 HOWARD B. DUNTON PARK  
 HOLLAND CHARTER TOWNSHIP, MICHIGAN**

**M. C. SMITH ASSOCIATES AND  
 ARCHITECTURAL GROUP, INC.**  
 Landscape Architecture • Park & Recreation Planning • Architecture  
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 529 Greenwood Avenue S.E. • East Grand Rapids, Michigan 49506  
 616-451-3346 • FAX 616-451-1935





**SITE ANALYSIS**  
**GENERAL LOCATION MAP**  
**HOWARD B. DUNTON PARK**  
 HOLLAND CHARTER TOWNSHIP, MICHIGAN

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## **SITE INVENTORY AND ANALYSIS**

To determine the existing environmental and cultural factors which influence both the utilization and ecological systems of the site, an environmental inventory and analysis was conducted. The findings of this analysis became an integral element in the preparation of the master plan.

The entire site area was inventoried. The new parcel includes a residential property and an abandoned factory site. The existing park area includes a boat basin that is shared by both park users and a private boat storage facility. The facility has easements across both the parking areas and the boat basin.

The inventory and analysis that follows includes pictorial and graphic documentation of the site: photographs of the newly acquired parcel, existing park elements map, existing use patterns map, existing vegetation map, and a natural features map. The findings of the inventory and analysis are presented both graphically and with explanatory notes on the maps themselves.

View north from the shoreline on the western edge of the parcel. Lawn area and vacant house with mature deciduous trees bordered by the beginning of woodland to the east and private residences to the west. ►



View southeast from across Howard Avenue at Van Dyke Street towards the proposed park entrance. Scrubby weak wooded tree habitat of the central portion of the parcel. ▼





View east along the steep slopes  
of the wooded shoreline of Lake  
Macatawa. ▲

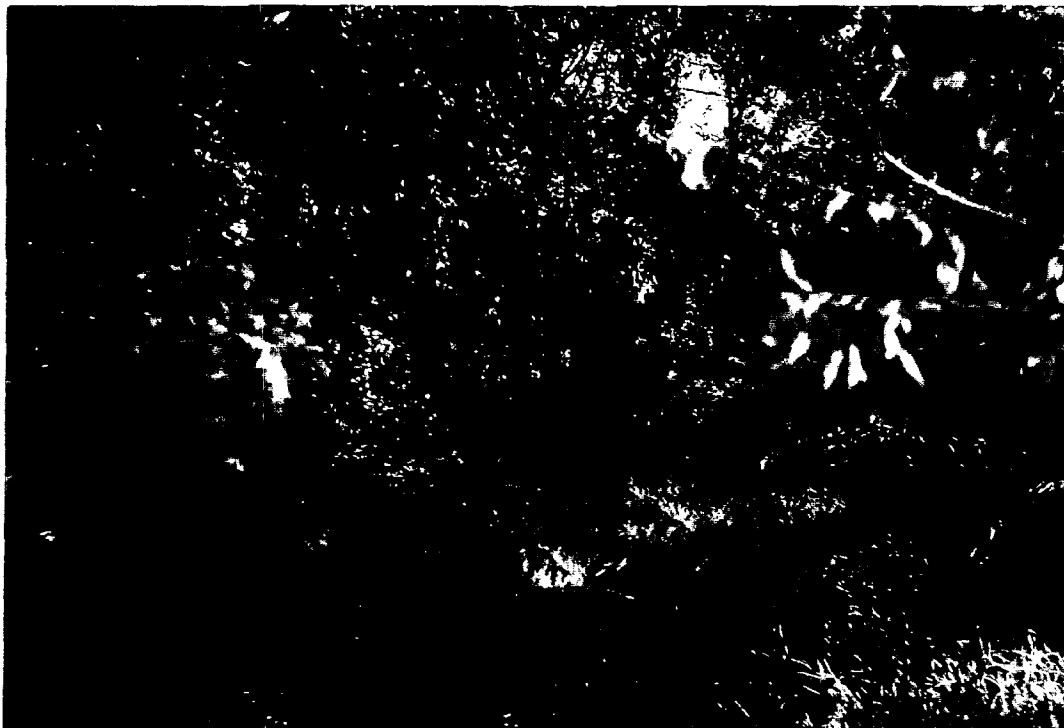


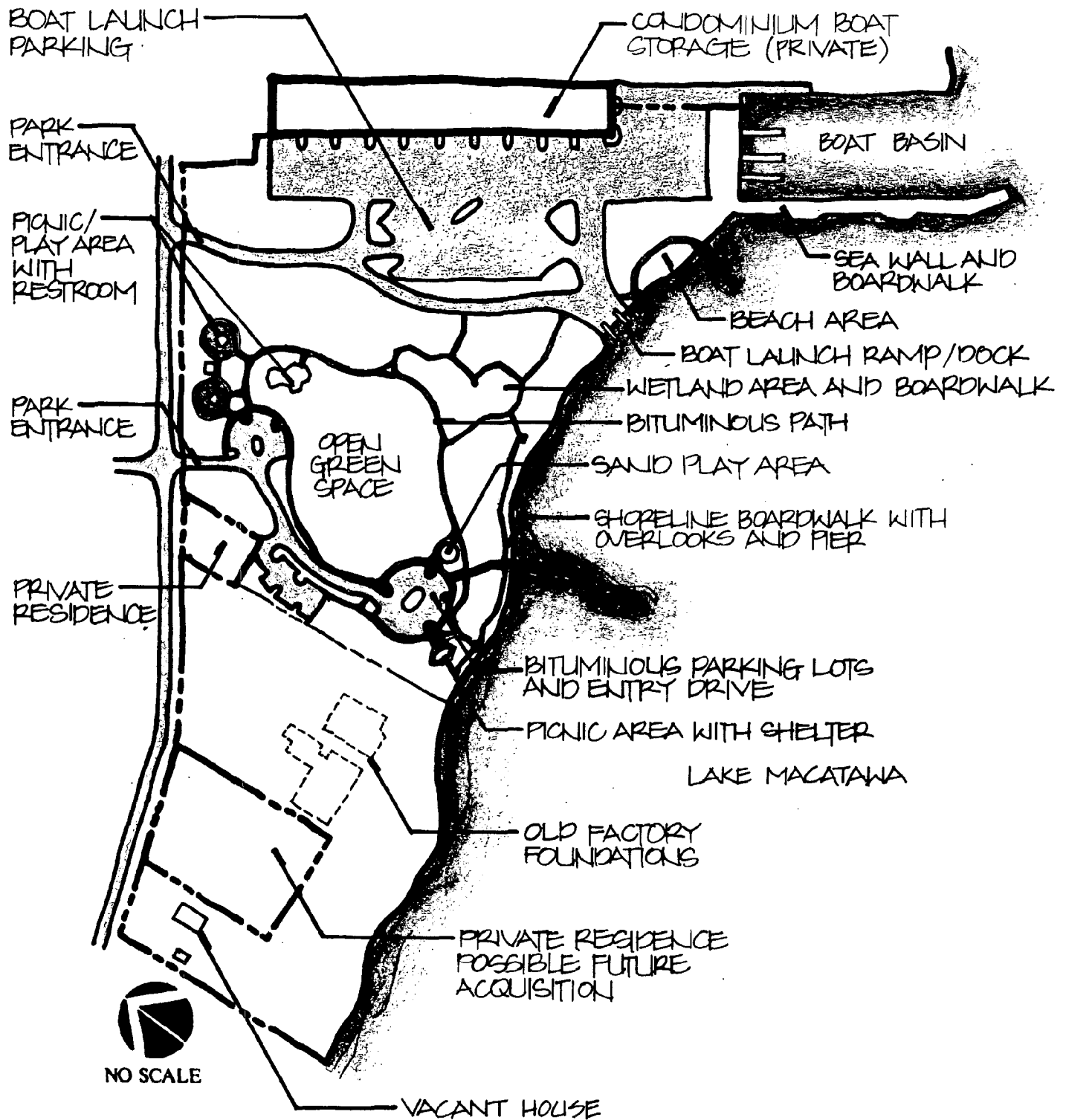
View southwest from above the  
shoreline through the thick  
vegetation to Lake Macatawa  
beyond. ►



View west across center of site toward the old factory foundations. Some young trees, thick grasses and shrubs occupy this area of the site. ▲

View west at border of field area near the south side of the lot looking into the rolling slopes of overgrown woodland along the lake. ▼

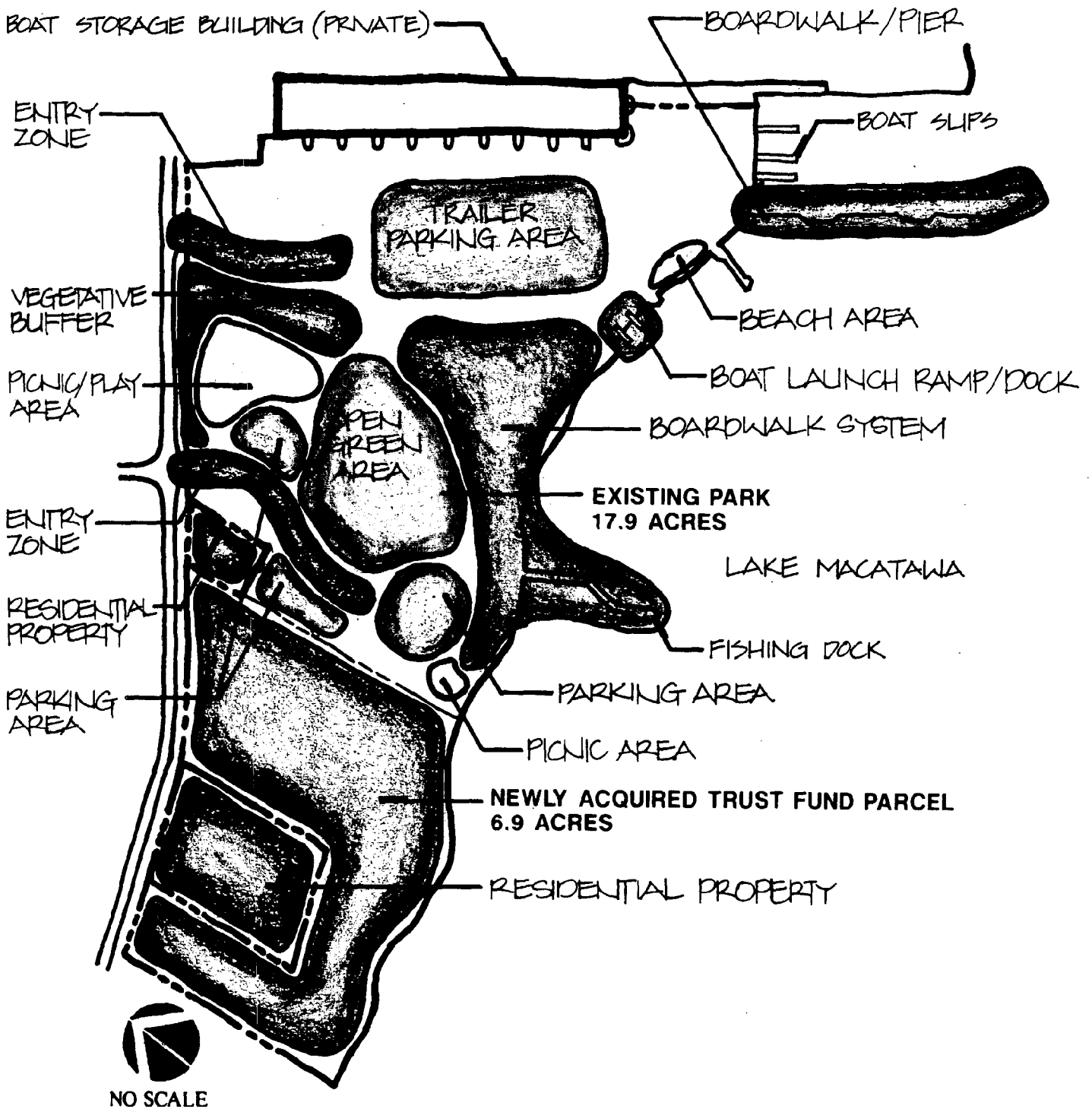




**SITE ANALYSIS**  
**EXISTING PARK ELEMENTS**  
**HOWARD B. DUNTON PARK**  
**HOLLAND CHARTER TOWNSHIP, MICHIGAN**

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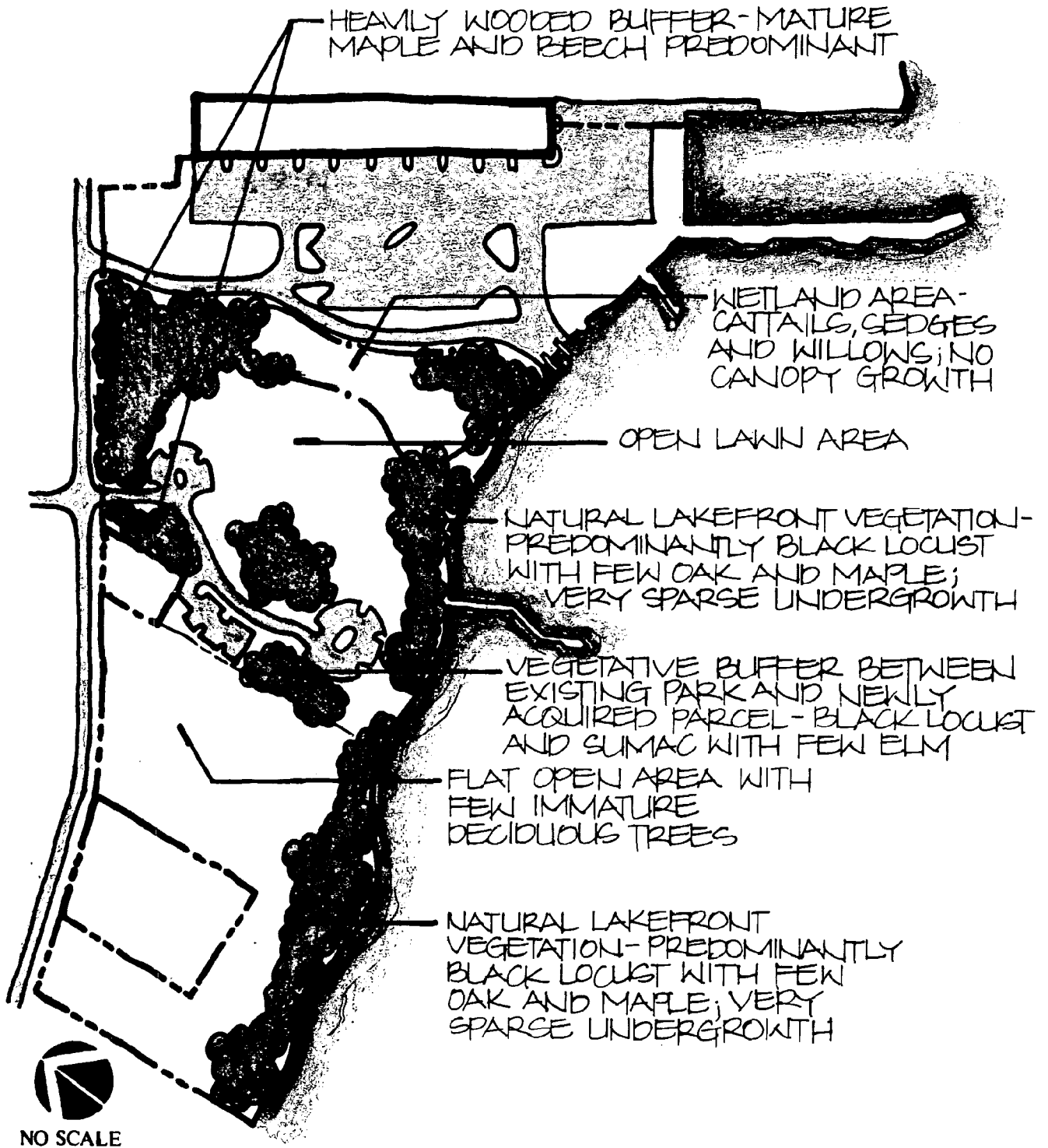




**SITE ANALYSIS  
EXISTING USE PATTERNS  
HOWARD B. DUNTON PARK  
HOLLAND CHARTER TOWNSHIP, MICHIGAN**

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ARCHITECTURAL GROUP, INC.**  
Landscape Architecture • Park & Recreation Planning • Architecture  
Downtown Planning • Interior Design • Sports Facility Planning  
329 Greenwood Avenue S.E. • E. Grand Rapids, Michigan 49508  
616-451-3346 • FAX 616-451-1935



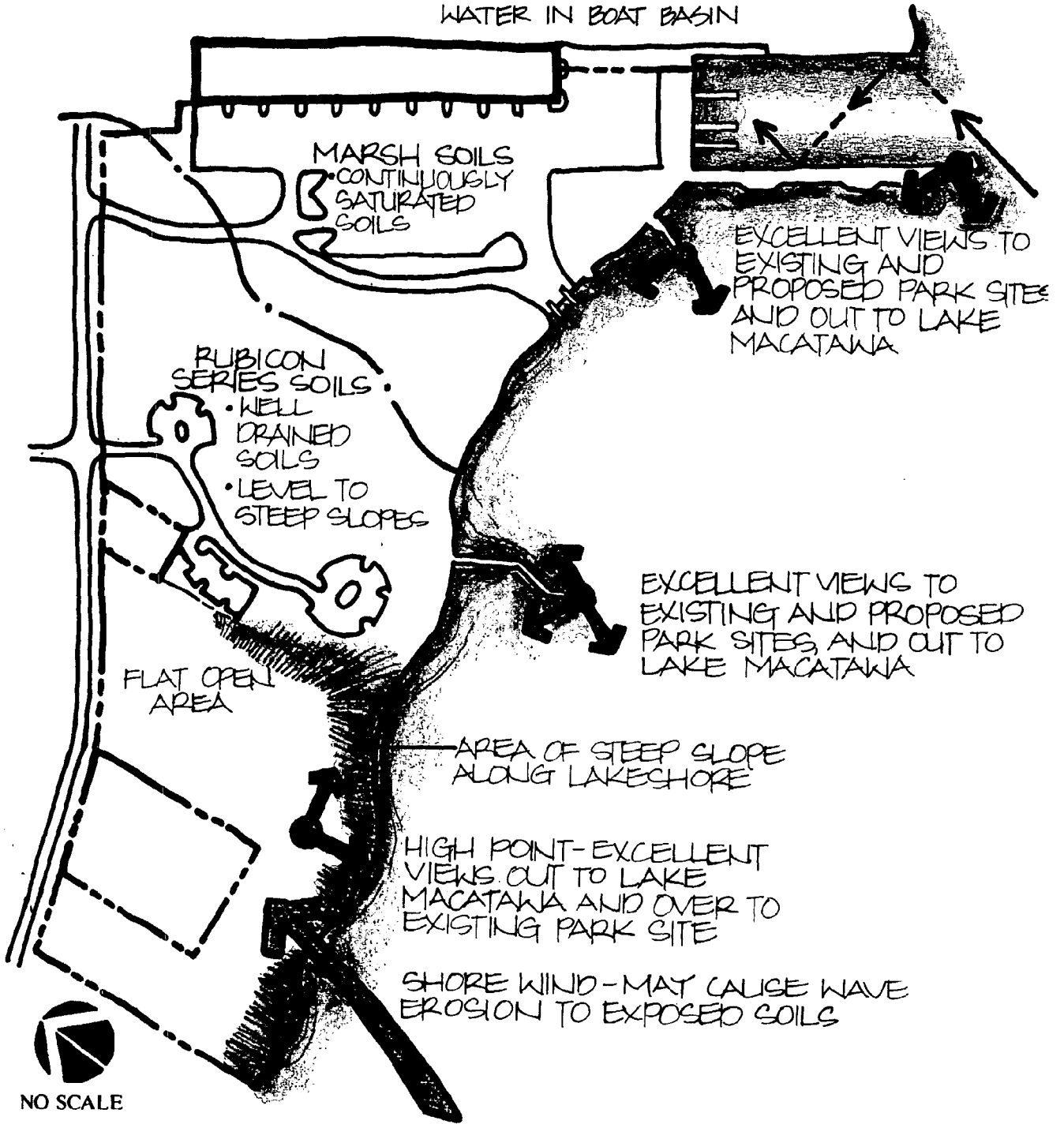


**SITE ANALYSIS**  
**EXISTING VEGETATION**  
**HOWARD B. DUNTON PARK**  
**HOLLAND CHARTER TOWNSHIP, MICHIGAN**

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 Downtown Planning • Interior Design • Sports Facility Planning  
 529 Greenwood Avenue S.E. • East Grand Rapids, Michigan 49506  
 616-451-3346 • FAX 616-451-1935



WAVE ACTION BOUNCING OFF SEAWALLS CAUSES ROUGH WATER IN BOAT BASIN



**SITE ANALYSIS**  
**NATURAL FEATURES**  
**HOWARD B. DUNTON PARK**  
**HOLLAND CHARTER TOWNSHIP, MICHIGAN**

**M.C. SMITH ASSOCIATES AND ARCHITECTURAL GROUP, INC.**  
Landscape Architecture • Park & Recreation Planning • Architecture  
Downtown Planning • Interior Design • Sports Facility Planning  
529 Greenwood Avenue S.E. • East Grand Rapids, Michigan 49508  
616-451-3346 • FAX 616-451-1935





## Concept Plans

## CONCEPT PLANS

Once the extensive studies of the site were completed, and the site inventory and analysis was documented, a public meeting was scheduled to present the findings of the analysis and to receive initial input that would provide both direction and a basis for the preparation of concept plans.

Many different possible uses for the additional park land were discussed by both the general public and the township officials. The recommendation to provide additional recreational opportunities at the park, without disturbing the site's natural character, was the overriding theme of the discussion. The use of a portion of the site for a quiet area, nature study, and bird watching was considered to be an important issue.

Three (3) concept plans were developed showing varying degrees of development and incorporating many of the items that were discussed at the meeting. The expansion of the park's popular boardwalk system, expanded parking areas, group picnic facilities, a modern play area, paved walkways, quiet sitting areas, a nature center, a new entrance drive, an open lawn area, and revegetation of the portion of the site occupied by the old factory, were all found to be important elements to be considered.

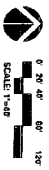
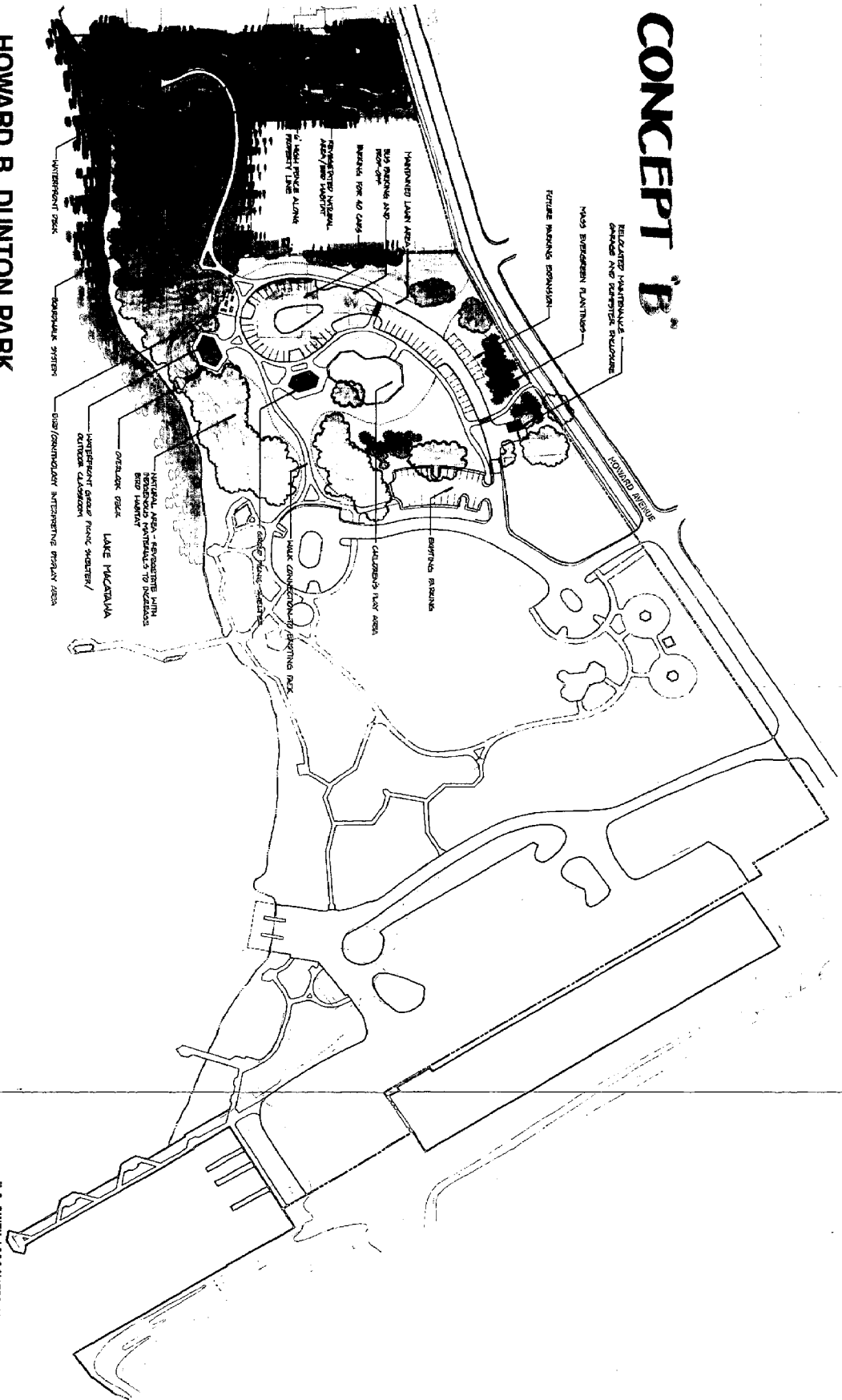
Concepts A, B, and C show varying degrees of development with Concept A being the least developed and Concept C being the most intensely developed plan.

The existing boat basin was also discussed. Existing docks provide adequate space for current park user needs. Unfortunately, the wave action caused by the steel sheet walls on all three (3) sides of the basin make for rough, choppy water and uncomfortable docking during windy weather conditions. The use agreement between the township and the private boat storage facility also limits the amount of space available for permanent docks. The combination of these factors made further development of the boat basin impractical at this time. Different remedies to alleviate the rough water conditions within the basin are being studied including the addition of a stone groyne at the basin entrance to block and dissipate incoming waves.



# CONCEPT 'B'

## HOWARD B. DUNTON PARK HOLLAND CHARTER TOWNSHIP, MICHIGAN



R.C. SMITH ASSOCIATES AND  
 ARCHITECTS  
 2000 W. HOLLAND AVENUE, SUITE 100  
 HOLLAND, MICHIGAN 49423  
 TEL: 616.835.1234 FAX: 616.835.1235  
 WWW.RCSA.COM





**Master Plan**

## **MASTER PLAN**

The three (3) complete concept plans, along with all previous inventory and analysis information, was presented at a second public meeting. This meeting gave citizens and township officials the opportunity to comment on the elements of each concept plan, their varying degrees of development, and their arrangements on the site. Once again, the majority of the audience expressed the need to not overdevelop the natural portions of the site, especially along the lakeshore.

It was determined that a combination of the ideas set forth in Concepts A and C should be combined to provide a plan that kept the natural integrity of the site, while also providing additional recreational activities in the central, open portion of the site.

Features of the master plan include a new boulevard entrance drive, that connects to the existing park's circulation, and a new 55 car parking area, hooked in close to the existing parking lot on the west edge of the original park parcel. A new park entrance sign and low decorative fence are zoned along the front edge of the site along Howard Avenue. The existing maintenance building is relocated to the edge of the nearby, existing clump of trees with a new dumpster enclosure adjacent to it.

A large, group picnic shelter and play area are the focal points of the center portion of the site, and are connected to the parking area by a series of paved walkways. The group picnic shelter includes group grills and serving tables to accommodate large gatherings. The barrier-free (handicapped accessible) play area includes three (3) nodes of play: a main play area, a tot area, and a sand area. A 55 car parking area is also shown adjacent to the playground.

A nature center is shown directly south of the new parking area on the edge of the natural woodlands along the Lake Macatawa shoreline. The nature center's theme would focus on the wide diversity of birds that visit the park throughout the course of the year, and would include ornithological (bird-related) exhibits and displays.

The extensive, existing boardwalk system, located throughout the park, would be expanded along the Lake Macatawa shoreline. These boardwalks would be sensitively positioned in the natural wooded areas of the site to allow pedestrian access with only minimal disturbances to the existing ecosystem. Overlook decks and waterfront viewing decks would be located along the length of the boardwalk to provide fishing, bird watching, and viewing opportunities along the shoreline.

A paved walkway system would loop around the upper portions of the site to connect the proposed parking area, the play area, and the picnic shelter with the existing park walkway system, boardwalks, and nature center. A low-level lighting system would be provided along the park's walkways and boardwalks to provide safe, comfortable park use into the evening hours. A security/privacy fence would be placed along the park's western property line between the existing residence and the park. A stone groyne would be added at the mouth of the existing boat basin to help reduce choppy water conditions within the basin, and make the recently added boat slips more usable.

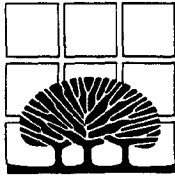
The following master plan illustrates the ideas and recommendations that were developed throughout the master planning process. This plan will now serve as the guideline for the future development of Howard B. Dunton Park. Immediately following, and based upon the master plan, are "order of magnitude" cost projections for the proposed improvements at Howard B. Dunton Park. The cost projections have been brought down into individual items based on a unit price or lump sum format.







**Cost Projections**



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<b>HOWARD B. DUNTON PARK MASTER PLAN</b>				
<b>Preliminary Cost Estimate</b>				
<b>December 20, 1994</b>				
<b>ITEM</b>	<b>UNIT</b>	<b>QUANTITY</b>	<b>PRICE</b>	<b>EXTENSION</b>
<b>SITE CONSTRUCTION</b>				
General site preparation & grading	S.Y.	17,440	\$2.50	\$43,600.00
Concrete and footings removal	S.F.	17,150	\$4.00	\$68,600.00
4" Concrete paving (6' width paths)	S.F.	14,880	\$2.30	\$34,224.00
2 1/2" Bituminous paving (parking & drive)	S.Y.	3,200	\$11.00	\$35,200.00
Curb and gutter	L.F.	1,395	\$10.50	\$14,647.50
Integral curb	L.F.	248	\$6.00	\$1,488.00
Flush curb	L.F.	75	\$10.50	\$787.50
Storm drainage lines	L.F.	825	\$15.00	\$12,375.00
Storm drainage structures	EA.	4	\$1,200.00	\$4,800.00
Wood timber edging	L.F.	60	\$9.00	\$540.00
Chips & fines surfacing	S.Y.	40	\$6.00	\$240.00
Raised boardwalk (6' width)	L.F.	1,210	\$95.00	\$114,950.00
Decks along boardwalk	EA.	3	\$3,500.00	\$10,500.00
Overlook deck	L.S.	1	\$15,000.00	\$15,000.00
Barrier-free switch back ramps	L.F.	300	\$95.00	\$28,500.00
Riprap shoreline control	L.F.	230	\$70.00	\$16,100.00
Stone groyne at boat basin	L.S.	1	\$55,000.00	\$55,000.00
Sanitary sewer	L.F.	380	\$25.00	\$9,500.00
Water service	L.F.	380	\$18.00	\$6,840.00
Site electric service	L.S.	1	\$20,000.00	\$20,000.00
Wood retaining walls	L.S.	1	\$5,000.00	\$5,000.00
6' Black vinyl chain link fence	L.F.	450	\$12.00	\$5,400.00
4' Wood fence	L.F.	952	\$22.00	\$20,944.00
Evergreen trees	EA.	35	\$150.00	\$5,250.00
Deciduous trees	EA.	30	\$250.00	\$7,500.00
Shrubs	EA.	60	\$40.00	\$2,400.00
Topsoil & seeding	S.Y.	6,670	\$2.25	\$15,007.50
Wildflower seeding	S.Y.	1,350	\$2.50	\$3,375.00
<b>EQUIPMENT AND STRUCTURES</b>				
Parking lights	EA.	3	\$2,500.00	\$7,500.00
Walkway lights	EA.	29	\$1,400.00	\$40,600.00
Boardwalk lights (Harbor style)	EA.	19	\$1,600.00	\$30,400.00
Sign lights	EA.	2	\$500.00	\$1,000.00
6' Wood bench	EA.	12	\$500.00	\$6,000.00
Gazebo	L.S.	1	\$8,600.00	\$8,600.00
Group picnic shelter	L.S.	1	\$45,000.00	\$45,000.00
Nature center/Ornithology exhibit	L.S.	1	\$190,000.00	\$190,000.00

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Information kiosk	L.S.	1	\$3,500.00	\$3,500.00
Serving tables	EA	2	\$600.00	\$1,200.00
Group grills	EA	2	\$450.00	\$900.00
Picnic tables	EA	15	\$500.00	\$7,500.00
Dumpster enclosure	EA	1	\$3,500.00	\$3,500.00
Maintenance garage relocation	L.S.	1	\$4,000.00	\$4,000.00
Entrance sign	L.S.	1	\$5,000.00	\$5,000.00
Litter receptacles	EA	6	\$450.00	\$2,700.00
<b>PLAY AREA CONSTRUCTION</b>				
4" Concrete paving	S.F.	3,280	\$2.30	\$7,544.00
Straight concrete curb	L.F.	316	\$12.00	\$3,792.00
Integral curb	L.F.	248	\$6.00	\$1,488.00
12" Fibar surfacing	S.Y.	840	\$15.00	\$12,600.00
12" Sand surfacing	S.Y.	70	\$8.00	\$560.00
Rubber safety surfacing	S.F.	1,500	\$12.00	\$18,000.00
4" Perforated underdrainage	L.F.	612	\$8.00	\$4,896.00
4" Solid underdrainage	L.F.	248	\$5.50	\$1,364.00
Evergreen trees	EA	3	\$150.00	\$450.00
Deciduous trees	EA	7	\$250.00	\$1,750.00
Shrubs	EA	30	\$40.00	\$1,200.00
Topsoil & seeding	S.Y.	680	\$2.25	\$1,530.00
<b>PLAY AREA EQUIPMENT AND STRUCTURES</b>				
Benches	EA	4	\$500.00	\$2,000.00
Bike racks	L.S.	1	\$500.00	\$500.00
Play pieces	EA	7	\$2,000.00	\$14,000.00
Main structure	EA	1	\$32,000.00	\$32,000.00
Litter receptacles	EA	2	\$450.00	\$900.00
<b>SUBTOTAL</b>				<b>\$1,019,742.50</b>
<b>PROFESSIONAL FEES AND CONTINGENCIES @ 15%</b>				<b>\$152,961.38</b>
<b>TOTAL</b>				<b>\$1,172,703.88</b>

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