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Michigan Department of Natural Resources

MICHIGAN  
CCZM GRANT #NA-80-AA-H-CZ157  
SUBTASK 3D-14.1



SB  
483  
H6  
H65  
1981

# WARD B. DUNTON PARK DEVELOPMENT MASTER PLAN

18262

Michigan, Department of Natural Resources  
SB483.H6 H65-1981

HOWARD B. DUNTON PARK  
DEVELOPMENT MASTER PLAN  
HOLLAND CHARTER TOWNSHIP  
HOLLAND, MICHIGAN SEPTEMBER 1981

Property of CSC Library

PLANS PREPARED BY THE TEAM OF:

PLAN PREPARED WITH FUNDING ASSISTANCE FROM  
THE MICHIGAN COASTAL MANAGEMENT PROGRAM  
ADMINISTERED BY THE  
MICHIGAN DEPARTMENT OF NATURAL RESOURCES  
LAND RESOURCES PROGRAM DIVISION  
IN COOPERATION WITH  
THE NATIONAL OCEANIC AND ATMOSPHERIC  
ADMINISTRATION

M. C. SMITH & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE - LAND PLANNING  
PARK & RECREATION PLANNING - URBAN DESIGN  
529 GREENWOOD AVENUE, S.E.  
EAST GRAND RAPIDS, MICHIGAN 49506

AREND J. FREYLING  
LANDSCAPE ARCHITECT  
1596 LYON, N.E.  
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PLANNING ASSISTANCE PROVIDED BY  
HOLLAND CHARTER TOWNSHIP  
OFFICIALS AND CITIZENS

PREIN & NEWHOF, P.C.  
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GRAND RAPIDS, MICHIGAN 49505

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Community Recreation

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**INTRODUCTION**

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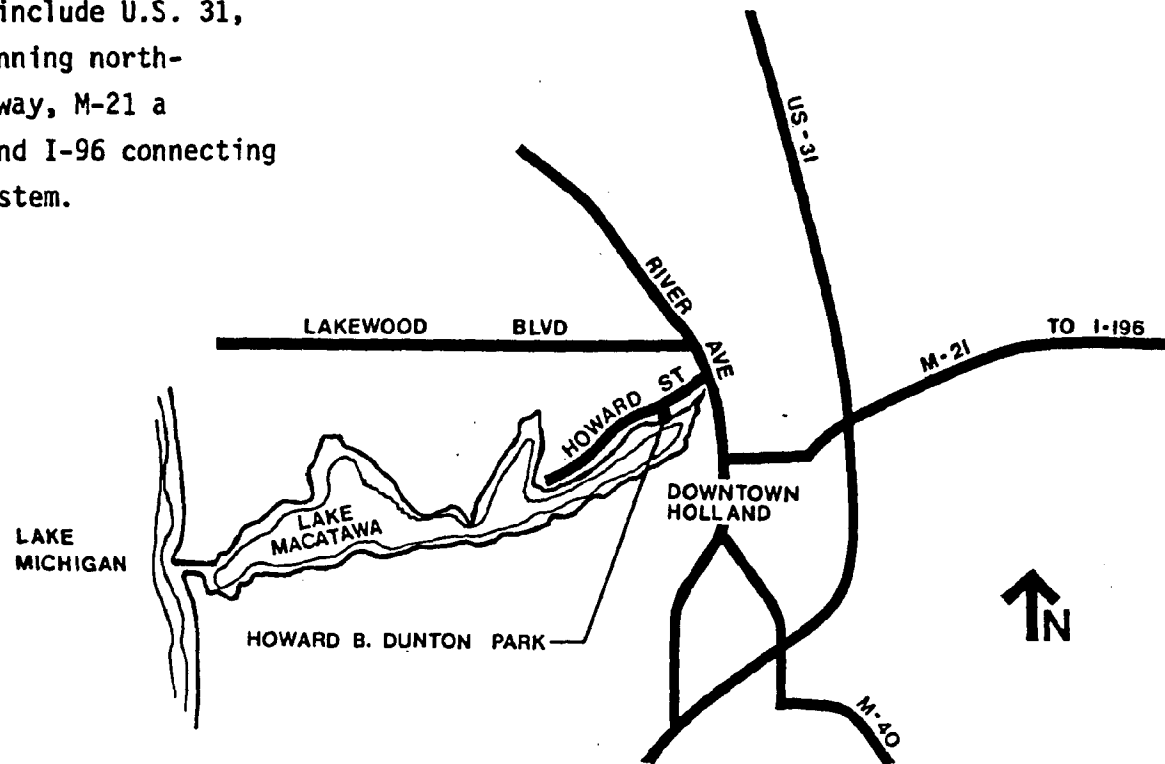
PROJECT BACKGROUND

The Howard B. Dunton Park Site, approximately 12.3 acres in size is located on Lake Macatawa south of Howard Street and east of the extension of Jackson Street. The area preserves a unique waterfront with potential for water related activities and aesthetic value. The plan provides an opportunity for improving the environmental quality of the area serving as a positive contrast to the adjacent commercial and industrial sites. The Park Site is being planned for Holland Charter Township under the Michigan Coastal Management Program by the planning team of Arend J. Freyling, Prein & Newhof, P.C. and M. C. Smith & Associates, Inc.

ACCESS/LOCATION

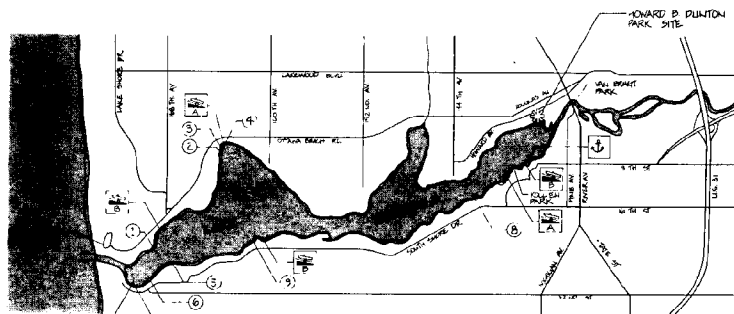
The project site is conveniently located on Howard Street, one mile west of the intersection of Howard and River Avenue. River Avenue is the primary artery that connects to the principal downtown and financial district of the City of Holland. Douglas Avenue, one block north is a principal artery running west through Park Township to the resort area connecting Lake Macatawa and Lake Michigan.

Highways serving the area include U.S. 31, a limited access expressway running north-south, M-40; a south-east highway, M-21 a highway running to the east, and I-96 connecting with the Interstate Highway System.



ADJACENT LAND USE

The Park property is currently industrially zoned. It is located adjacent to a large industrial complex owned by the Park Davis Corporation and a narrow strip of land owned by Chris Craft Corporation for use as a launch ramp. Residential areas border the park on Howard Avenue. An elementary school is located on the northeast border across from Howard Avenue. Douglas Avenue, one block north of Howard is predominately a commercial area; with speciality shops, food stores, and service stations.



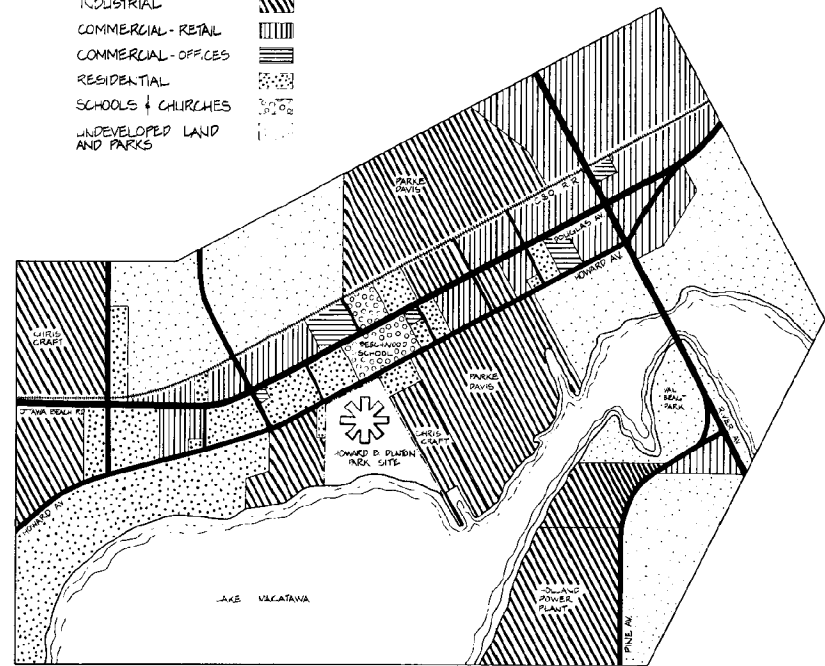
EXISTING RECREATION FACILITIES - LAKE YACATAWA AREA

**LEGEND**

- LAUNCHING RAMP, LARGE CRAFT
- LAUNCHING RAMP, MEDIUM TO SMALL CRAFT
- ANCHORAGE USED BY SMALL CRAFT
- ① OTTAWA BEACH MARINA
- ② BAY HAVEN YACHT CLUB
- ③ BAY HAVEN MARINA INC.
- ④ ANCHORAGE MARINA
- ⑤ EASTER MARINE SERVICE
- ⑥ YACATAWA BAY YACHT CLUB
- ⑦ EL DEAN SHIPYARD
- ⑧ PERRIN'S MARINE
- ⑨ SOUTH SHORE MARINE

**LEGEND**

- INDUSTRIAL
- COMMERCIAL - RETAIL
- COMMERCIAL - OFFICES
- RESIDENTIAL
- SCHOOLS & CHURCHES
- UNDEVELOPED LAND AND PARKS



ADJACENT EXISTING LAND USE

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

AREND J. FREYLING  
PREIN & NEWHOF, P.C.  
M.C. SMITH & ASSOCIATES

PARK & RECREATION PLANNING  
ENGINEERING & PLANNING  
LANDSCAPE ARCHITECTURE

**LOCATION & ADJACENT LAND USE PLANS**

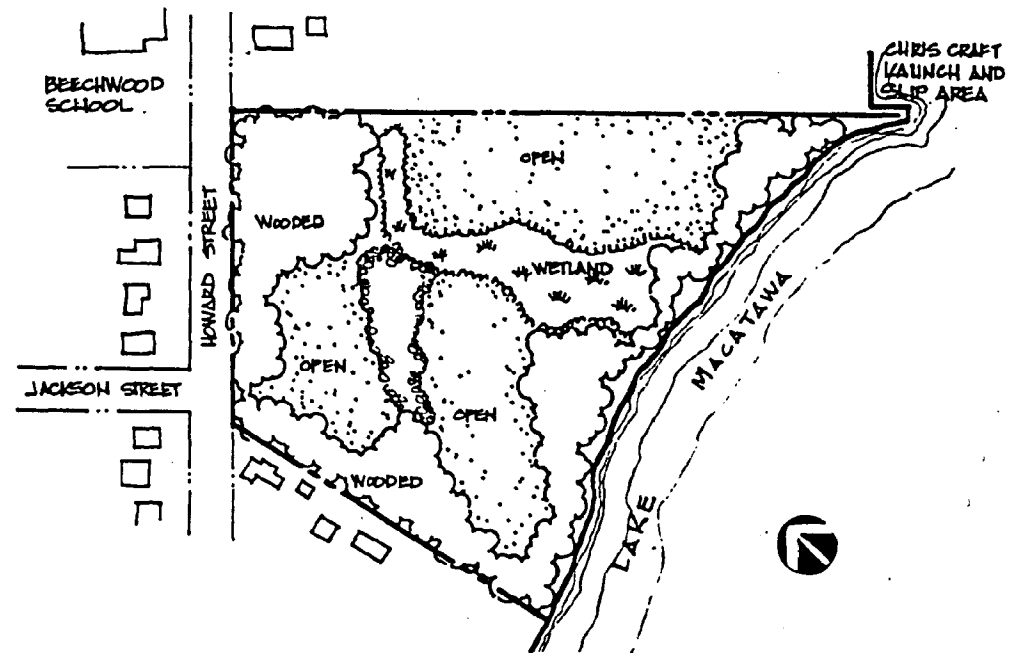




## PROJECT DESCRIPTION

The location on Lake Macatawa, a medium sized body of water leading into Lake Michigan affords excellent opportunities for boating, fishing, and providing scenic areas. Due to a lack of public water recreation facilities, the area is an ideal location for a boat launch and fishing piers. An increase in leisure time and interest in boating and fishing in Holland Township depict the need for additional water related activities.

A portion of a much larger wetland/marsh area still remains in the Park Site. The majority of the original marsh was destroyed by filling prior to the townships acquisition of the land. Local residents and many school children from the nearby elementary school often observed the wildlife and natural systems of the marsh prior to its destruction. The plan proposes to restore some of the existing marsh lands with boardwalks and trail systems for educational purposes.



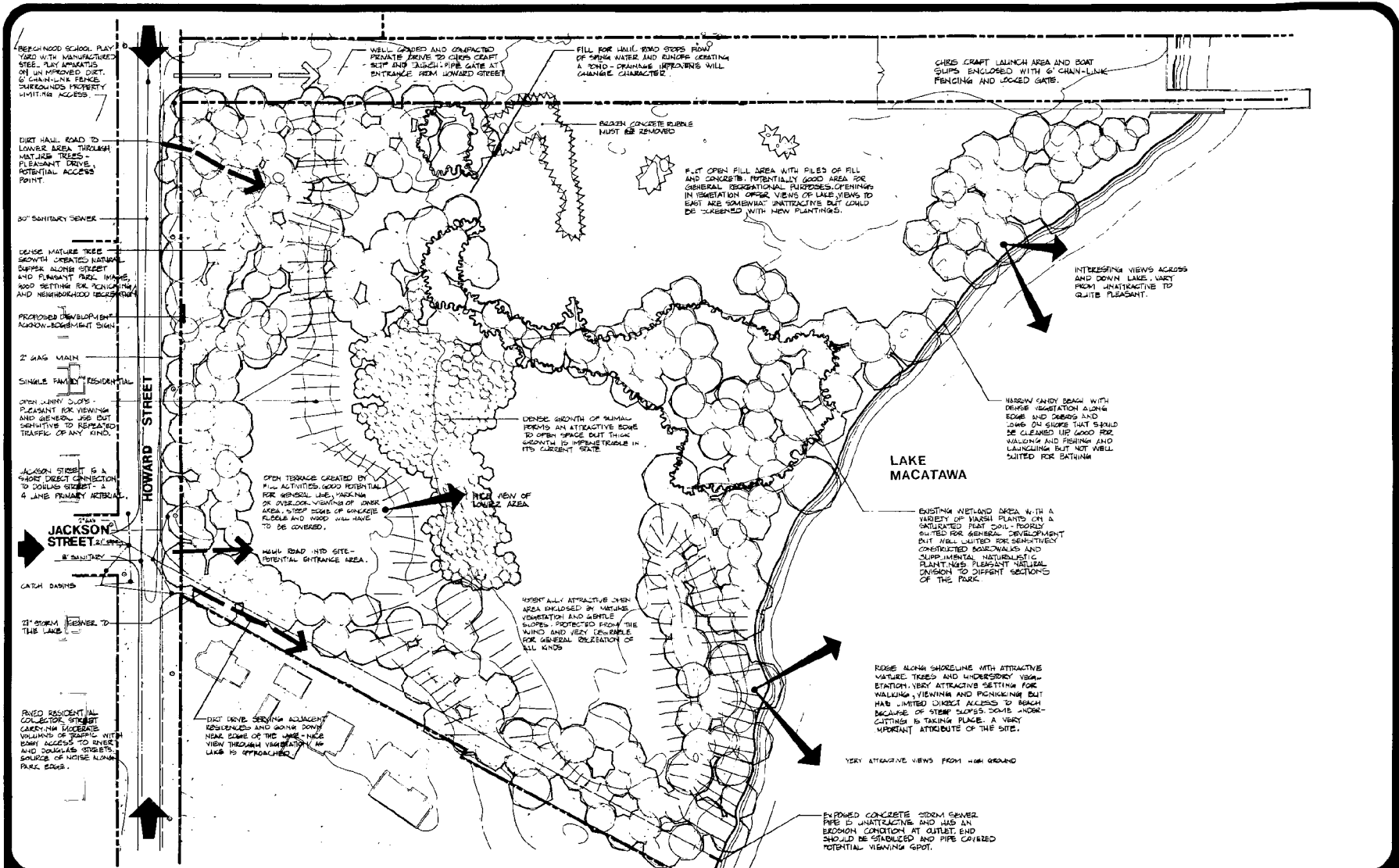
**ENVIRONMENTAL INVENTORY & ANALYSIS**

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## ENVIRONMENTAL INVENTORY & ANALYSIS

The site has a variety of environmental features with wetlands, mature trees, a mixture of undergrowth, and a stable shoreline. Portions of the site were previously filled and some of the wetlands and mature trees were lost to this filling which left several large, flat open areas.

A study of the existing environmental features was conducted to determine the limitations and potentials for future park utilization. The environmental inventory and analysis includes a review of the landforms; hydrology; slopes; soils; ecological associations; vegetation; microclimates; wind patterns; erosion; existing features; views; vehicular circulation and access to establish the site utilization potentials. Soil borings were taken to determine stable and fragile areas. The findings of the inventory and analysis are presented graphically with descriptive notes.



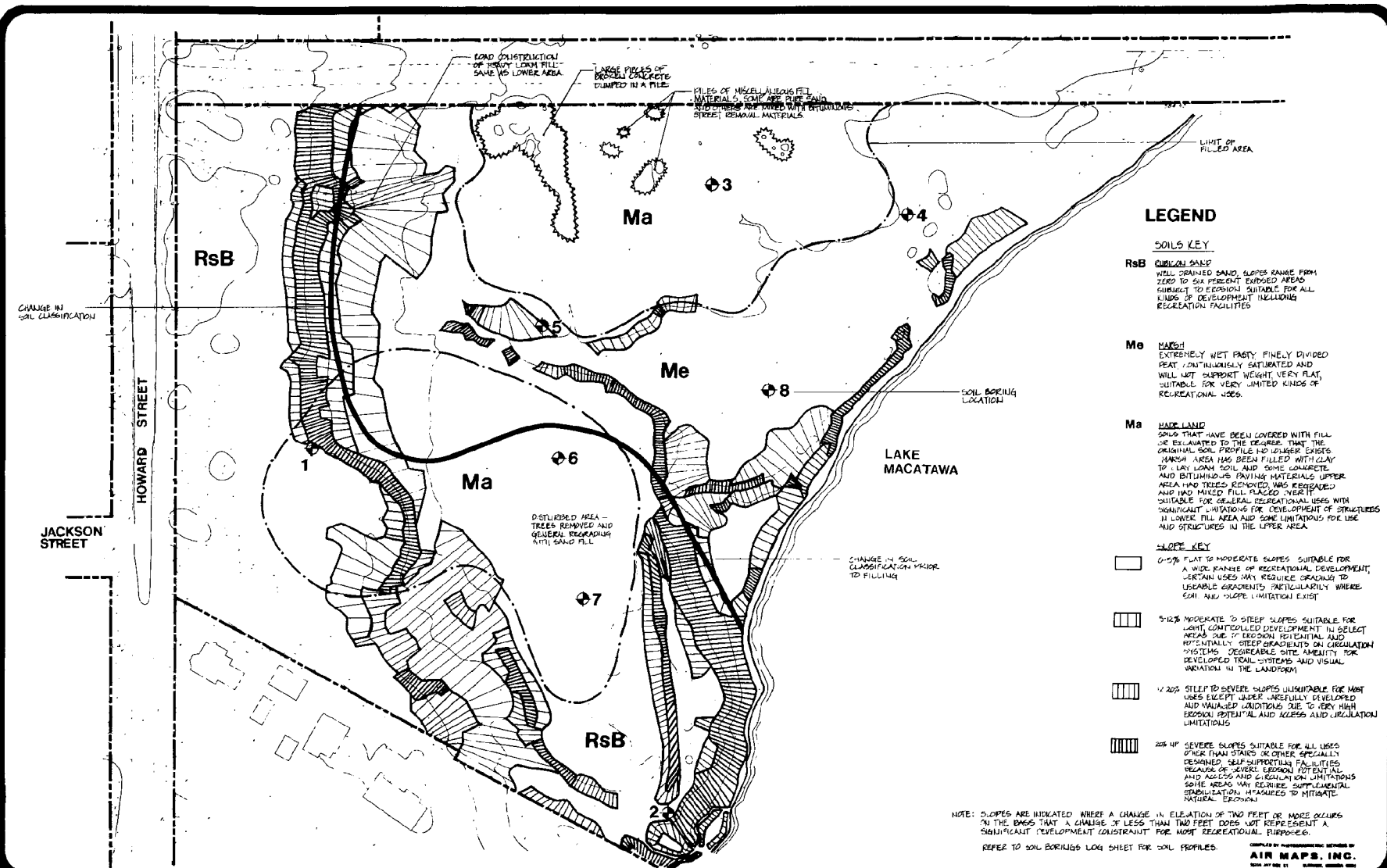
**HOWARD B. DUNTON PARK**  
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PARK & RECREATION PLANNING  
 ENGINEERING & PLANNING  
 LANDSCAPE ARCHITECTURE

**EXISTING SITE FEATURES**  
**INVENTORY & ANALYSIS**





**LEGEND**

**SOILS KEY**

- RsB** **QUICK SAND**  
WELL GRAINED SAND, SLOPES RANGE FROM ZERO TO SIX PERCENT EXPOSED AREA SUBJECT TO EROSION SUITABLE FOR ALL KINDS OF DEVELOPMENT INCLUDING RECREATIONAL FACILITIES
- Me** **MARSH**  
EXTREMELY WET PASTY FINELY DIVIDED PEAT CONTINUOUSLY SATURATED AND WILL NOT SUPPORT WEIGHT VERY FLAT, SUITABLE FOR VERY LIMITED KINDS OF RECREATIONAL USES.
- Ma** **MADE LAND**  
SOILS THAT HAVE BEEN COVERED WITH FILL OR EXHAUSTED TO THE DEGREE THAT THE ORIGINAL SOIL PROFILE NO LONGER EXISTS. MARSH AREA HAS BEEN FILLED WITH CLAY TO A LOAM SOIL AND SOME CONCRETE AND BITUMINOUS PAVING MATERIALS UPPER AREA HAD TREES REMOVED, WAS REGRADED AND HAD MIXED FILL PLACED THEREIN SUITABLE FOR GENERAL RECREATIONAL USES WITH SIGNIFICANT LIMITATIONS FOR DEVELOPMENT OF STRUCTURES IN LOWER FILL AREA AND SOME LIMITATIONS FOR USE AND STRUCTURES IN THE UPPER AREA.

**SLOPE KEY**

- 0-5% FLAT TO MODERATE SLOPES SUITABLE FOR A WIDE RANGE OF RECREATIONAL DEVELOPMENT, CERTAIN USES MAY REQUIRE GRADING TO USABLE GRADIENTS PARTICULARLY WHERE SOIL AND SLOPE LIMITATIONS EXIST
- 5-12% MODERATE TO STEEP SLOPES SUITABLE FOR LIGHT CONTROLLED DEVELOPMENT IN SELECT AREAS DUE TO EROSION POTENTIAL AND POTENTIALLY STEEP GRADIENTS OR CIRCULATION SYSTEMS DESIRABLE SITE AMENITY FOR DEVELOPED TRAIL SYSTEMS AND VISUAL VARIATION IN THE LANDFORM
- 12-20% STEEP TO SEVERE SLOPES UNSUITABLE FOR MOST USES EXCEPT UNDER CAREFULLY DEVELOPED AND MAINTAINED CONDITIONS DUE TO VERY HIGH EROSION POTENTIAL AND ACCESS AND CIRCULATION LIMITATIONS
- 20% UP SEVERE SLOPES SUITABLE FOR ALL USES OTHER THAN STAIRS OR OTHER SPECIALLY DESIGNED SELF-SUPPORTING FACILITIES BECAUSE OF SEVERE EROSION POTENTIAL AND ACCESS AND CIRCULATION LIMITATIONS SOME AREAS MAY REQUIRE SUPPLEMENTAL STABILIZATION MEASURES TO MITIGATE NATURAL EROSION

NOTE: SLOPES ARE INDICATED WHERE A CHANGE IN ELEVATION OF TWO FEET OR MORE OCCURS TO THE DEGREE THAT A CHANGE OF LESS THAN TWO FEET DOES NOT REPRESENT A SIGNIFICANT DEVELOPMENT CONSTRAINT FOR MOST RECREATIONAL PURPOSES.  
REFER TO SOIL BORINGS LOG SHEET FOR SOIL PROFILES.

COMPILED BY PHOTOINTERPRETING SERVICES BY  
**AIR MAPS, INC.**  
3000 JAY AVE. S.E. ALBUQUERQUE, NEW MEX.

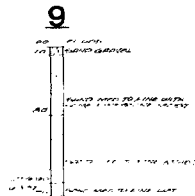
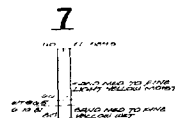
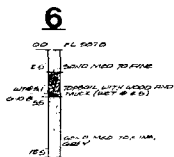
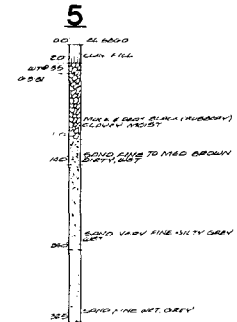
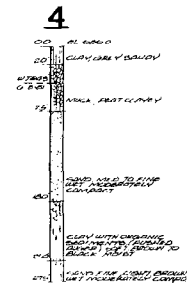
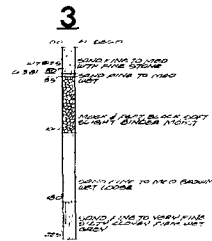
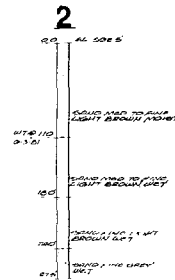
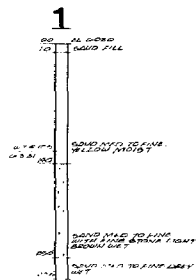
**HOWARD B. DUNTON PARK**  
HOLLAND CHARTER TOWNSHIP, MICHIGAN

AREND J. FREYLING  
PREIN & NEUHOFF, P.C.  
M. C. SMITH & ASSOCIATES

PARK & RECREATION PLANNING  
ENGINEERING & PLANNING  
LANDSCAPE ARCHITECTURE

**SOILS AND SLOPES**  
**INVENTORY & ANALYSIS**





**NOTE:**

REFER TO SOILS AND SLOPES  
 INVENTORY AND ANALYSIS FOR  
 BORING LOCATIONS

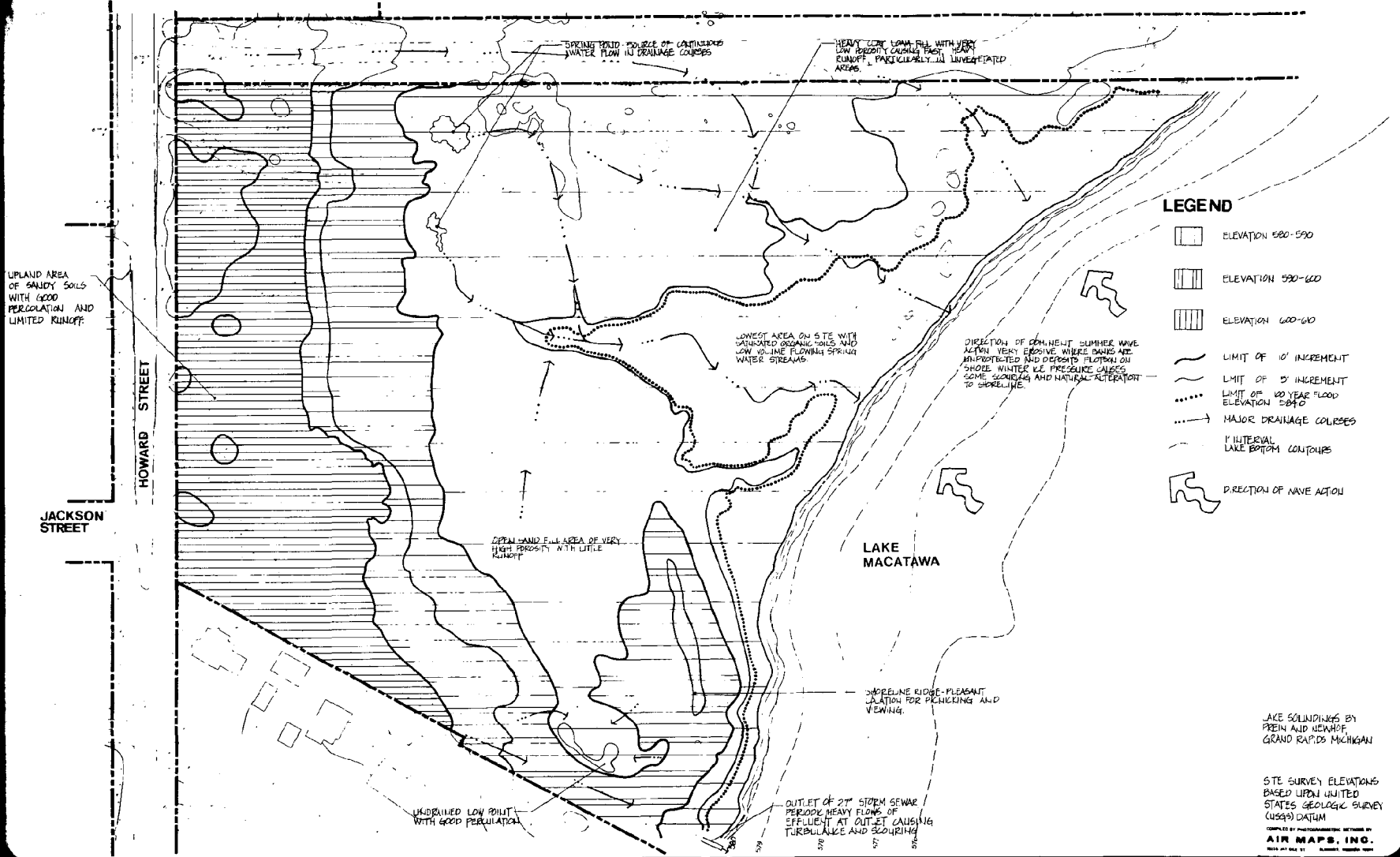
SOIL BORINGS BY PREIN AND  
 NEWHOF GRAND RAPIDS, MICHIGAN

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**SOIL BORING DATA**



**LEGEND**

- ELEVATION 580-590
- ELEVATION 590-600
- ELEVATION 600-610
- LIMIT OF 1' INCREMENT
- LIMIT OF 5' INCREMENT
- LIMIT OF 100 YEAR FLOOD ELEVATION 584.0
- MAJOR DRAINAGE COURSES
- 1' INTERVAL LAKE BOTTOM CONTOURS
- DIRECTION OF WAVE ACTION

LAKE SOUNDINGS BY PREIN AND NEWHOF, GRAND RAPIDS, MICHIGAN

STE SURVEY ELEVATIONS BASED UPON UNITED STATES GEOLOGIC SURVEY (USGS) DATUM

COMPILED BY PHOTOGRAMMETRIC METHODS BY AIR MAPS, INC. MADE BY GLENN B. BARNETT, GRAND RAPIDS, MICHIGAN

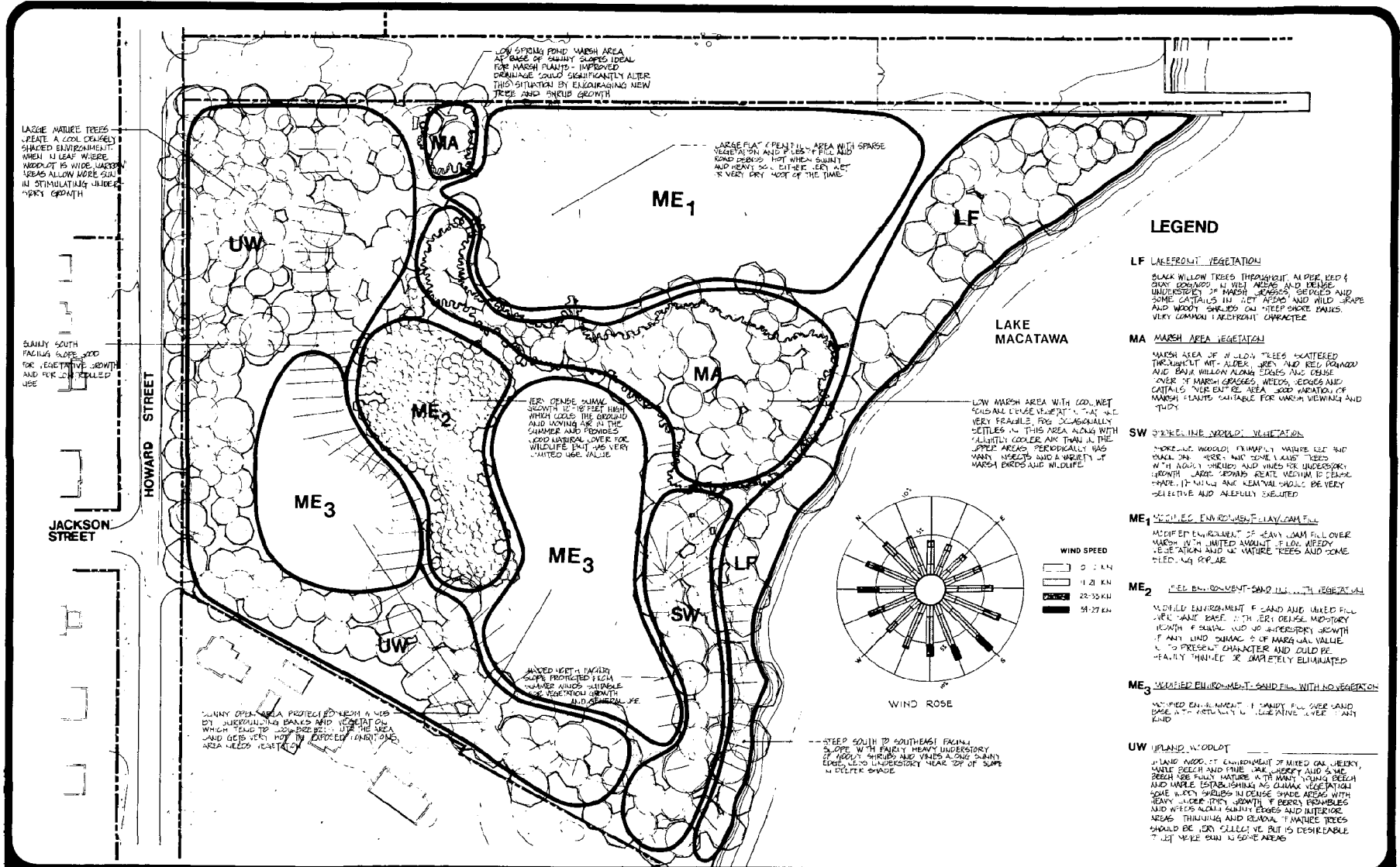
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**LANDFORM AND HYDROLOGICAL INVENTORY & ANALYSIS**





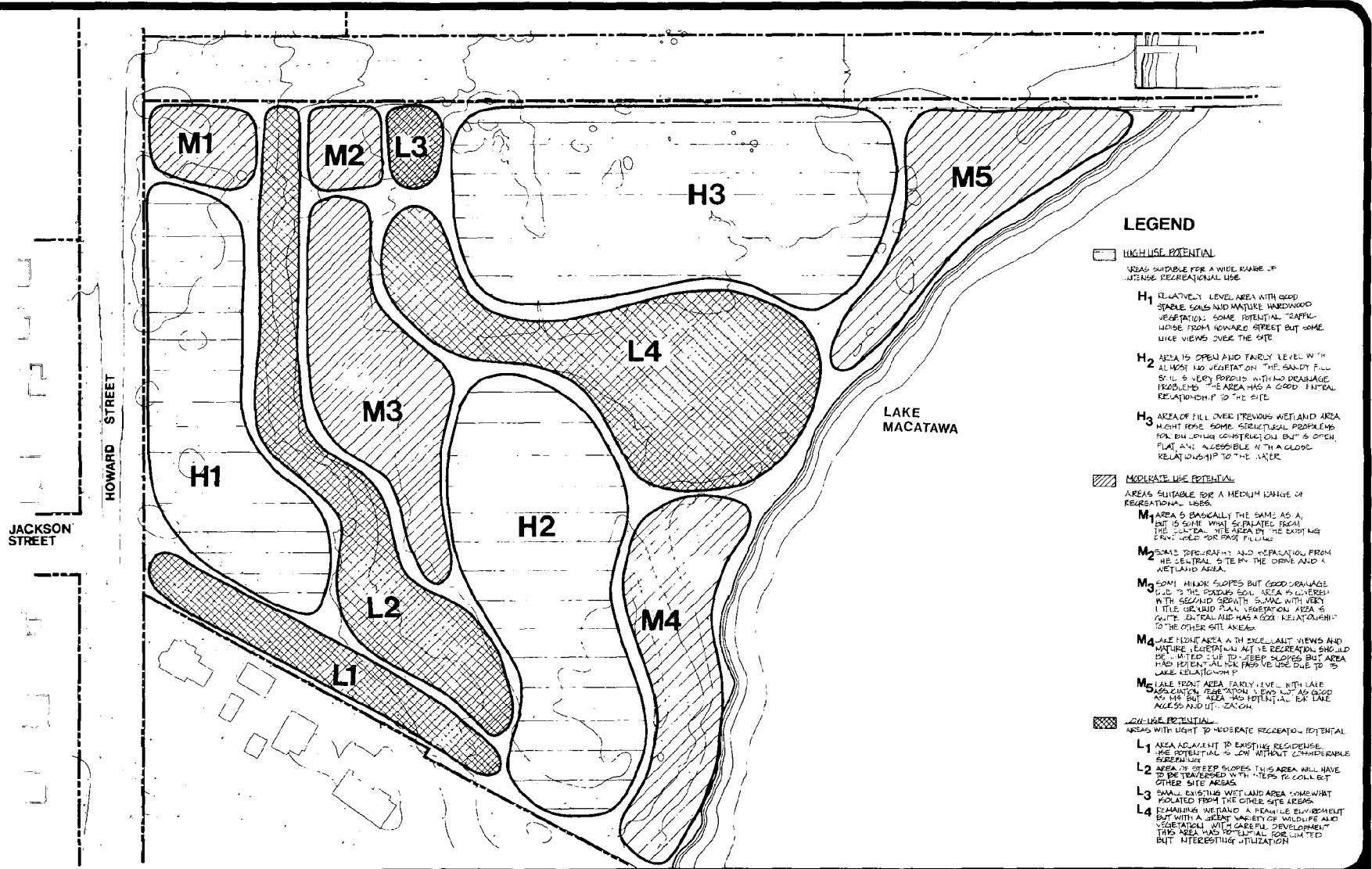
**HOWARD B. DUNTON PARK**  
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AREND J. FREYLING PARK & RECREATION PLANNING  
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 M. C. SMITH & ASSOCIATES LANDSCAPE ARCHITECTURE

**VEGETATION AND MICROCLIMATIC  
 INVENTORY & ANALYSIS**







**LEGEND**

- HIGH USE POTENTIAL**  
 AREAS SUITABLE FOR A WIDE RANGE OF INTENSE RECREATIONAL USE

  - H1** RELATIVELY LEVEL AREA WITH GOOD STABLE SOILS AND MATURE HARDWOOD VEGETATION. SOME POTENTIAL TRAFFIC LIGHTS FROM HOWARD STREET BUT SOME LIKE VIEWS OVER THE SITE
  - H2** AREA IS OPEN AND FAIRLY LEVEL WITH ALMOST NO VEGETATION. THE SANDY FILL SITE IS HEAVY IMPACTED WITH NO DRAINAGE PROBLEMS. THE AREA HAS A GOOD INITIAL RELATIONSHIP TO THE SITE
  - H3** AREA OF FILL OVER PREVIOUS WETLAND AREA MIGHT HAVE SOME STRUCTURAL PROBLEMS FOR BUILDING CONSTRUCTION BUT IS OPEN, FLAT, AND ACCESSIBLE WITH A CLOSE RELATIONSHIP TO THE LAKE
- MODERATE USE POTENTIAL**  
 AREAS SUITABLE FOR A MEDIUM RANGE OF RECREATIONAL USES

  - M1** AREA IS ESSENTIALLY THE SAME AS A BUT IS SOMEWHAT SEPARATED FROM THE SURROUNDING AREA BY THE EXISTING PARKING AND DRIVE PAVEMENTS
  - M2** SOME TOPOGRAPHY AND SEPARATION FROM THE CENTRAL SITE BY THE DRIVE AND A WETLAND AREA
  - M3** SOME MILD SLOPES BUT GOOD DRAINAGE DUE TO THE SANDY SOIL. AREA IS COVERED WITH SECOND GROWTH SUGAR MAPLE WITH VERY LITTLE OR NO PLANT VEGETATION. AREA IS QUITE CENTRAL AND HAS A GOOD RELATIONSHIP TO THE OTHER SITE AREAS
  - M4** LAKE FRONT AREA WITH EXCELLENT VIEWS AND MATURE VEGETATION. ACTIVE RECREATION SHOULD BE LIMITED DUE TO STEEP SLOPES BUT AREA HAS IDENTIFICATION FROM VIEW DUE TO LAKE RELATIONSHIP
  - M5** LAKE FRONT AREA FAIRLY LEVEL WITH LAKE ADJACENT. RECREATIONAL USES NOT AS GOOD AS M3 BUT AREA HAS POTENTIAL FOR LAKE ACCESS AND UTILIZATION
- LOW USE POTENTIAL**  
 AREAS WITH LIGHT TO MODERATE RECREATION POTENTIAL

  - L1** AREA ADJACENT TO EXISTING RESIDENCE. USE POTENTIAL IS LOW WITHOUT CONSIDERABLE EXERCISE
  - L2** AREA OF STEEP SLOPES. THIS AREA WILL HAVE TO BE TRAVERSED WITH STAIRS TO COLLECT OTHER SITE AREAS
  - L3** SMALL EXISTING WETLAND AREA SOMEWHAT ISOLATED FROM THE OTHER SITE AREAS
  - L4** REMAINING WETLAND AREA FEASIBLE ENVIRONMENT BUT WITH A GREAT VARIETY OF WILDLIFE AND VEGETATION. WITH CAREFUL DEVELOPMENT THIS AREA HAS POTENTIAL FOR LIMITED BUT INTERESTING UTILIZATION

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

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PARK & RECREATION PLANNING  
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**SITE UTILIZATION POTENTIALS**



**DESIGN CONCEPT**

## DESIGN CONCEPT

The design concept for the park combines the preceding ideas to create a neighborhood park that:

- a) Retains and enhances the environmental quality of the entire park area, especially the lake shoreline.
- b) Provides a dispersal of developed areas and activities to prevent over-use and protect fragile areas.
- c) Allows public access to water recreation, with opportunities for both young and old.

The park concept evolved from a synthesis of the analysis findings. The external influences, site and perceptual conditions, and suitable recreational activities for the area were considered to formulate a concept that is compatible with the natural and social environment. The primary elements of the Master Plan are:

**LAKEFRONT AND MARSH AREAS** The shoreline along Lake Macatawa and the marsh areas are recognized as the most unique and attractive landscape within the park. The retention and enhancement of this illustrious environment is accomplished by placing activities throughout, while protecting sensitive and fragile areas. A boardwalk, nature observation, fishing and a boat launch area will be located along this corridor. Picnicking and scenic viewpoints will be located outside but adjacent to these areas.

**NATURAL EXTENSIVE USE AREAS** The natural extensive use areas are located on site conditions that can withstand high use pressures. The group picnic areas, open play area, and parking are located in this area with restrooms and shelters as support facilities.

**COMMUNITY RECREATION** The proposed location of an amphitheater is adjacent to the parking areas, and set into the sloped area of the western section of the park. The childrens play area also utilizes this landscape feature with a slide set into the sloped bank. Circular picnic areas are designed to accomodate groups.

**DEVELOPMENT MASTER PLAN**

## MASTER PLAN

Input from public officials and local citizens aided in determining the appropriate activities and character of the park. Alternative preliminary concept plans were developed and reviewed by public officials and local citizens. Refinements of the preliminary concept plans were made and finalized into a master plan.

The future park development includes picnic areas, play areas, an amphitheater, restroom buildings, parking areas, boardwalks, fishing and viewing docks, open play space and a boat launch area. Development will be limited to moderate use, in order to preserve its aesthetic character. It is a portion of the Township's long range program to reclaim Lake Macatawa frontage for public recreation and open space use.

The following are descriptions of the Master Plan. These descriptions outline the existing site character of sections of the plan and then describe the character of the area following development.

## NORTHEAST SECTION

**EXISTING CHARACTER** The northeast section is an upland woodlot with mature trees, woody shrubs and a variety of understory growth. A mixture of oak, cherry, maple, beech and pine trees create a cool, densely shaded environment which is ideal for picnicking.

**DEVELOPED CHARACTER** A pleasant vehicular entryway into the park has been created in this area which meanders through the trees and leads to the launch ramp parking. Pedestrian access from Howard Street links the picnic areas. Picnic tables and grills radiate from central shelter buildings. A crushed stone surface will add texture and color contrast. A boardwalk with interpretive signage from the entry drive leads throughout the marsh lands to the south and leads to steps up the sloped region towards a restroom and picnic areas.

## SOUTHEAST SECTION

**EXISTING CHARACTER** This area is flat, open with sparse vegetation bordered by lakefront. This area contains large pieces of broken concrete and piles of miscellaneous

fill materials which will need to be removed from the site. Along the lakefront are Black Willow trees, alder, and dogwood trees with a dense understory.

DEVELOPED CHARACTER Trees will be planted along the vehicular drive to continue the wooded feeling. The launch ramp parking is located off the entry drive with spaces for cars and trailers. The drive will lead into the launch ramp with a central dock. Fishing and viewing docks along the shoreline will be connected by walkways. A buffer planting of trees will border the eastern edge of the parking area. A restroom will be located adjacent to the parking area, with a walkway leading towards the shoreline. An extension of the boardwalk will angle off the drive close to the launch ramp. This area will be adequately lit for night time boating and fishing.

#### SOUTHWEST SECTION

EXISTING CHARACTER The southwest section is the most scenic landscape with exceptional views towards the lake. Along the edge of the shoreline is a sloped bank. This area is wooded with mature red and black oak, cherry and some locust trees. Woody shrubs and a dense

understory along the lakefront create a natural lakefront character.

DEVELOPED CHARACTER This area is designed to fully utilize its lakefront orientation. On top of the sloped bank are two picnic areas which overlook Lake Macatawa. Picnic tables and grills will be located on a crushed stone surface. Walkways connect to parking and the boardwalk area. Parking for twenty cars makes this area assessible for all age groups. A fishing and viewing pier with benches and a shade structure extends out into the lake. Boat tie ups are on the east side of the pier. The boardwalk extends off the pier with decks and benches.

#### NORTHWEST SECTION

EXISTING CHARACTER The northwest section contains upland woodlot vegetation of mature trees, woody shrubs and a variety of understory growth. A portion of this area has been cleared and filled. This area is higher than other site portions and provides some good views over the site towards the lake.

DEVELOPED CHARACTER An entry drive through this heavily wooded area leads directly into a small semi-circular parking area. A walkway

connects Howard Avenue and winds around the parking area. A drive will continue to serve the residential area bordering the site. The previous drive will be closed, so the residential road will radiate from the park entry. There are additional picnic centers in this area connected by a restroom facility. Stepping down the slope a children's play area begins with a wave slide set into the slope and landing in a sand bed. The children's play area is designed to provide a sequence of experiences for a variety of age groups. These will be developed to allow for creative play experiences in safe settings. The play apparatus included offer climbing, swinging, crawling, jumping, bending and pulling. A textural contrast of wood chips, sand and crushed stone between areas will encourage creative play. The play area is enclosed by existing sumac. Evergreens will be planted to separate the play area from the parking area.

An amphitheater is set into the sloped bank with concrete seating and open turf. A fire pit is located in front of the stage area. A terrace with a shelter building overlook the open turf area. The shelter will include restrooms, storage and seating areas. Evergreens and trees will be planted to enhance

the natural setting.

#### CENTRAL SECTION

**EXISTING CHARACTER** The central section contains the major wetland. The marsh area has willow trees scattered throughout with older, red and grey dogwood, and bank willows along the edges. A variety of marsh vegetation and wildlife create an atmosphere full of sights and sounds. A portion of this section is a modified environment of sandy fill which is relatively flat and contains no vegetation cover. This area will be planted with turf grass.

**DEVELOPED CHARACTER** A boardwalk zig-zags throughout the marsh with decks as gathering points and benches along the shoreline. It will encourage nature study with interpretive signage. Night lighting will be placed at the gathering points. The boardwalk leads into a fairly level area which creates an open play area. Surrounded by trees, this area serves as an open green space suitable for games such as softball or frisbee. Picnic tables are interspersed adjacent to the shoreline which are secluded by a mixture of willow, oak and dogwood trees.

BEECHWOOD SCHOOL

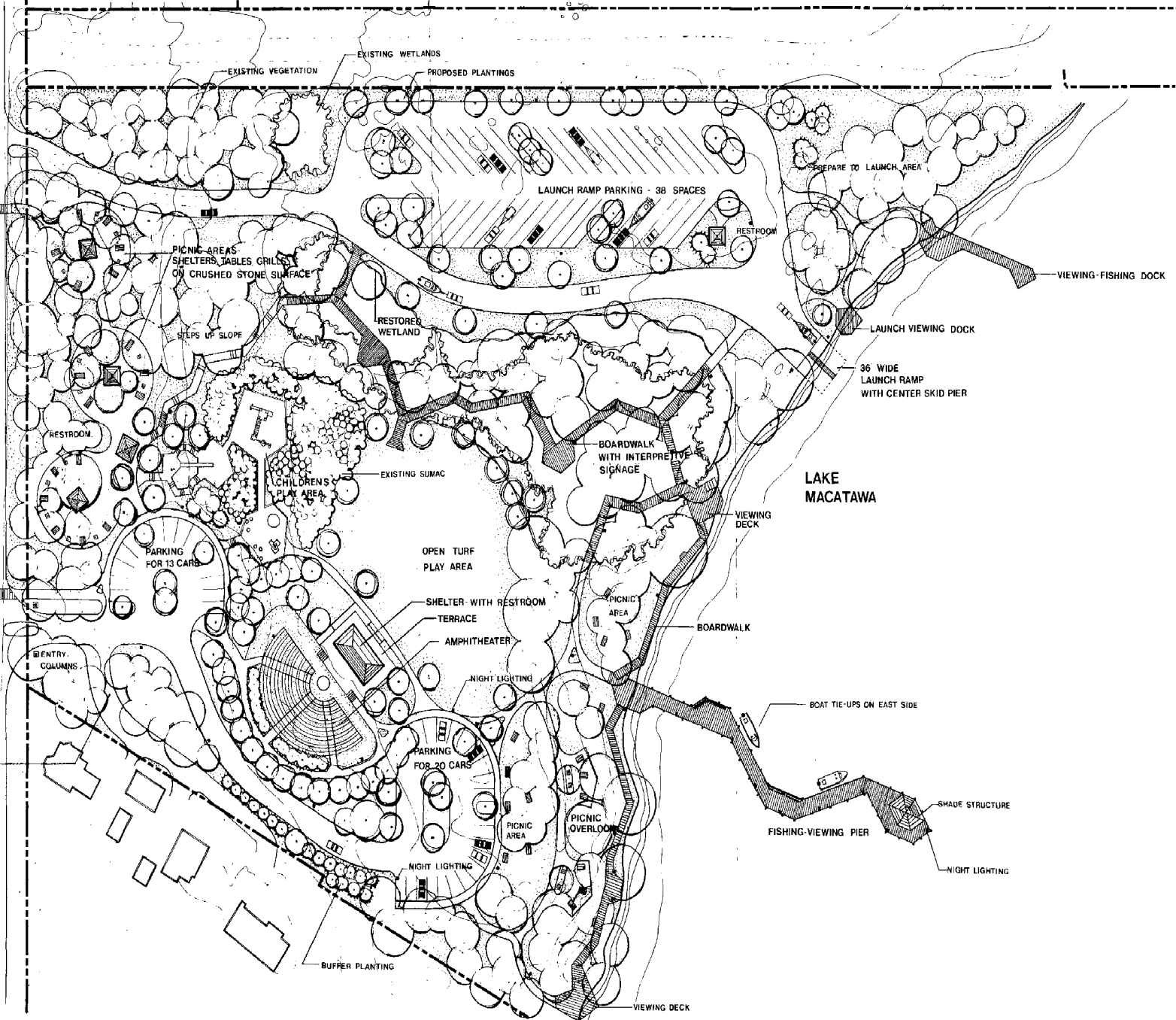
USE SCHOOL PARKING FOR OVERFLOWS

MARKED CROSSWALKS

HOWARD STREET

JACKSON STREET

NEW RESIDENTIAL ACCESS



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

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 M. C. SMITH & ASSOCIATES

PARK & RECREATION PLANNING  
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**PARK DEVELOPMENT MASTER PLAN**





**IMPLEMENTATION**

## IMPLEMENTATION

Total implementation of the Developed Master Plan will require several years and the continued support of township leaders and public officials. This support has already been shown with the start of construction of the boat launch ramp and the associated parking area and entrance drive as proposed by the Master Plan. This project is being supported and coordinated by the Holland Fish and Game Club with additional support of community business and industry. The completion of the ramp will be a visible and much needed first phase element which will assist in community support for all future phases.

The second phase of the development will be the restoration of the wetland area and construction of a boardwalk through this area. This portion of the work has tentative funding approval from the Michigan Coastal Management Program. Cost projections for this portion of the work are as follows:

Excavation of fill material placed over former wetland and redistribution on site.	\$9,345.00
Replacement of wetland type soil (peat & muck mixture.)	\$5,460.00

Elevated boardwalk through restored marsh to the shore of Lake Macatawa.	\$20,370.00
3 Viewing and observation decks.	\$3,825.00
Interpretive signage along boardwalk.	\$2,800.00
Replanting of wetland with indigenous plant materials.	\$13,800.00
Professional fees for preparation of construction documents, project bidding and construction supervision @ 10.75%.	\$5,988.00
Printing of construction documents for bidding.	\$400.00
Projected For Wetland Restoration Cost	\$62,088.00

Future phases of implementation of the Master Plan will be based upon the availability of development funds. Based upon the Master Plan the following are order-of-magnitude cost projections for the various areas of the development. Professional fees for the preparation of construction contract documents are not included in these cost projections.

**PICNIC AREA:**

Site Preparation & Grading	\$3,400.00
Picnic Tables	\$2,880.00
Grills	\$1,170.00
Picnic Shelters	\$22,500.00
Restroom Building	\$20,000.00
Picnic Area Surfacing	\$8,600.00
Walk & Steps to Boardwalk	\$1,252.00
Picnic Area Edging	\$3,087.00
Landscaping	\$3,000.00
Lighting	\$2,400.00
Subtotal	\$68,289.00
10% Contingency	\$6,829.00
Area Total	\$75,118.00

**FISHING/VIEWING PIER**

Permanent Pier with Benches & Railings	\$62,220.00
Shade Structure	\$9,375.00
Lighting	\$6,400.00
Subtotal	\$77,995.00
10% Contingency	\$7,800.00
Area Total	\$85,795.00

**PARKING AND ENTRY DRIVE - WEST SIDE**

Site Preparation & Grading	\$4,500.00
Park Entry Sign	\$1,200.00
Bituminous Drive & Parking	\$31,875.00
Walks - Concrete	\$6,800.00
Entry Columns	\$900.00
Lighting	\$5,400.00
Landscaping	\$7,300.00
Subtotal	\$57,975.00
10% Contingency	\$5,798.00
Area Total	\$63,773.00

**SHORELINE ACCESS WALK, BOARDWALK & PICNIC AREAS**

Site Preparation & Grading	\$2,200.00
Walks - Drive Chips & Fines	\$3,100.00
Shoreline Boardwalk	\$22,000.00
Viewing Deck and Benches	\$19,000.00
Grills	\$720.00
Picnic Tables	\$2,880.00
Lighting	\$4,800.00
Landscaping	\$1,800.00
Subtotal	\$56,590.00
10% Contingency	\$5,659.00
Area Total	\$62,249.00

**LAUNCH RAMP AREA ADDITIONAL IMPROVEMENTS**

Site Preparation & Grading	\$1,200.00
Walks	\$960.00
Launch Viewing Dock	\$3,920.00
Viewing/Fishing Dock	\$26,160.00
Restroom Building	\$21,000.00
Subtotal	\$53,240.00
10% Contingency	\$5,324.00
Area Total	\$58,564.00

**CHILDREN'S PLAY AREA, INCLUDING OPEN PLAY AREA**

Site Preparation & Grading	\$5,500.00
Play Area Surfacing	\$5,680.00
Elevation Change Steps	\$1,548.00
Play Area Edging	\$6,440.00
Play Equipment	\$12,300.00
Open Turf Area Topsoil and Seeding	\$11,782.00
Area Landscaping	\$3,400.00
Lighting	\$2,400.00
Subtotal	\$49,050.00
10% Contingency	\$4,905.00
Area Total	\$53,955.00

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