City of Birmingham
A Walkable Community

MEMORANDUM

Department of Public Services

DATE: **October 17, 2016**

TO: **Joseph A. Valentine, City Manager**

FROM: **Lauren A. Wood, Director of Public Services**

SUBJECT: **Adams Park Concept Site Plan**

The City of Birmingham hired Michael J. Dul & Associates Inc. to provide professional landscape architectural services of Adams Park in order to create a concept site plan. The concept site plan is the first step to establish a "wish list" for a particular city park. This then becomes a tool to assist with planning efforts followed by more public discussions. It also makes for an ideal opportunity to include a park concept site plan in the comprehensive Parks and Recreation Master Plan which aids in applying for grants and garnering donations for possible site amenities in the years ahead.

This consultant services includes an existing site analysis, attending meetings and developing a concept site plan. In advance of developing a concept site plan, Nowak & Fraus performed a boundary and topographic survey of this park property to assist with this process. Enclosed is a preliminary site analysis from Michael J. Dul & Associates in order to review the existing park elements and encourage discussion about some possible updates to the park property.

By way of some background, Adams Park is directly adjacent to Roeper School. In 2006, the City of Birmingham acquired the park property and as part of the purchase agreement Roeper School will utilize the park during the school year for activities currently undertaken by the school on the grounds. Adams Park is a 1.45 acre City property classified as a neighborhood park. Neighborhood parks are typically multi-purpose facilities that serve as the recreational and social focus of a neighborhood. They provide areas for both passive and active recreation activities such as field games, court games, playgrounds, etc.

The City of Birmingham Parks and Recreation Master Plan 2012-2016 has identified Adams Park as part of the park improvement plan to include a concept site plan and plan implementation. Plus, as the result of a joint meeting of the City Commission and Parks and Recreation Board from September 15, 2014 Adams Park was highlighted among others as a priority. So, as a result of a variety of planned initiatives the process has been ongoing to prepare a park concept site plan assists the administration in planning for long-term recreational improvements. This helps with a variety of tasks such as establishing priorities, timelines, budgeting and preparing action plans to address community concerns over the upcoming years.

The fiscal year 2015-2016 budget planned for the creation of a concept site plan for Adams Park. During the course of this year, several meetings have occurred with interested stakeholders as this concept plan has evolved. It began in March with a meeting including Roeper School representatives, Mike Dul and City staff to lay the foundation of the project

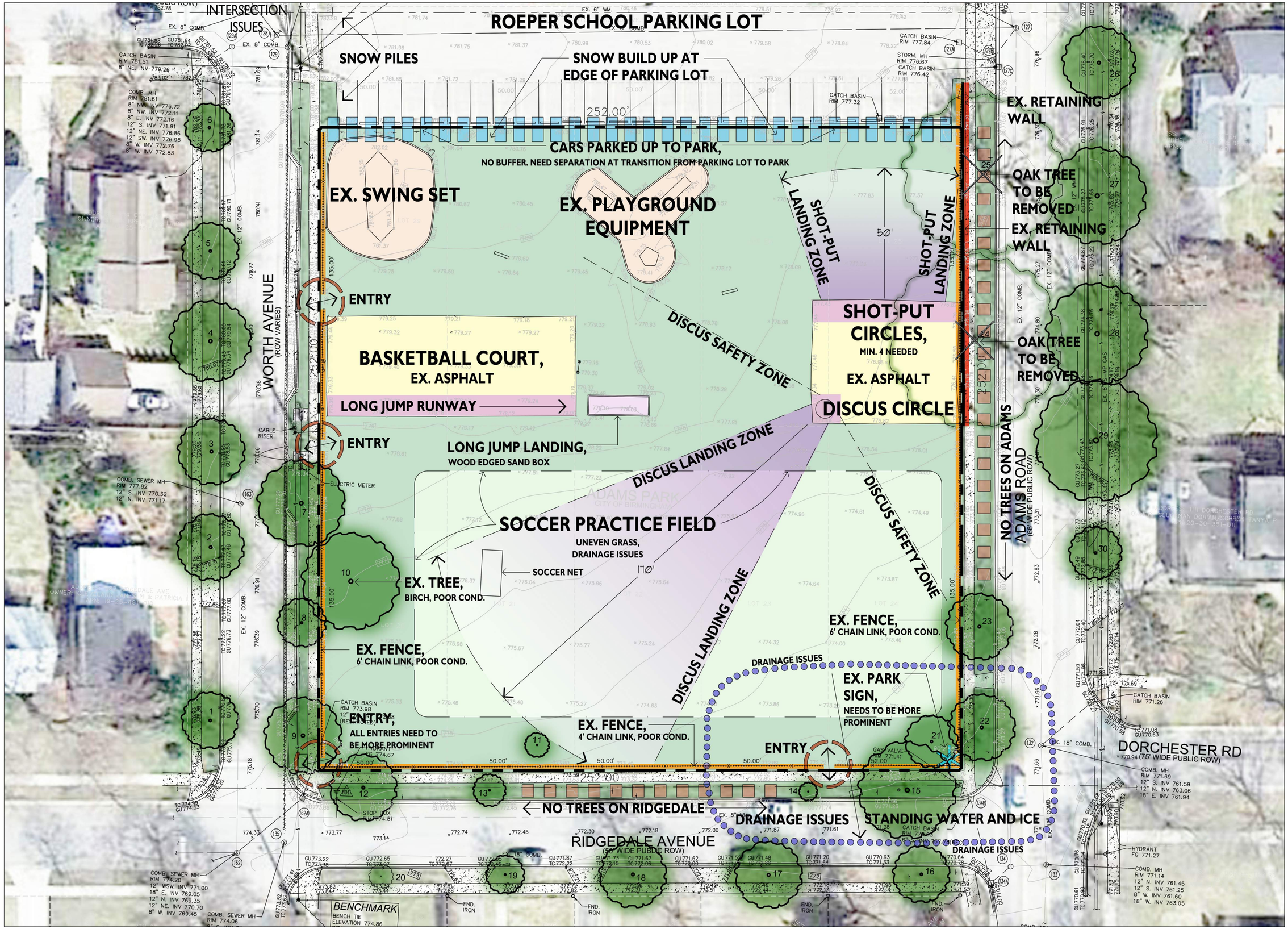
scope and initiate idea gathering between all of the groups. The next step included a meeting between Mike Dul, City staff and the two neighborhood groups, Birmingham Estates Association and South Poppleton Association, with Roeper School to introduce the project to everyone. All of these steps were in preparation for the first public input session with the Parks and Recreation Board.

Ultimately Michael J. Dul & Associates attended the first public input meeting on May 3, 2016 as part of the Parks and Recreation Board meeting for purposes to garner ideas from the public to prepare a concept site plan of the park. As follow-up, in July a meeting was held with the two neighborhood groups and Roeper School to review possible concept ideas for Adams Park as the result of the first public input session.

On August 9, 2016 a second public input meeting was held to present the Adams Park concept site plan during the Parks and Recreation Board meeting, see the attached concept site plan including the preliminary estimated construction costs. The estimates are strictly projections for construction costs and do not represent actual bids. They serve as a guide to help determine project scope, phasing opportunities and for budgeting park priorities. Further discussion and review ensued during this public input meeting. The Parks and Recreation Board supported the Adams Park concept site plan, see the attached minutes. The attached notices were mailed out to all Homeowner Association Presidents and other interested parties about the two public input sessions. Some very preliminary schedule discussions contingent upon City Commission approval and budget priorities were raised during the Parks and Recreation Board meeting.

Currently, the 2016-2017 budget has earmarked for Adams Park a total of $80,000, primarily for consultant work or if just equipment updates to the park are pursued. It includes dollars for consultant services should any part of the improvements proceed based on the necessary approvals and on any future funding parameters. Next steps include such items as develop design drawings, create construction documents, bidding plans and specifications all of which are contingent upon whether phasing is desired along with bidding out the contractual services for Adams Park. All of this is very general at this time and would still need to be finalized.

SUGGESTED RESOLUTION:
To accept the Adams Park concept site plan dated October 27, 2016, as submitted.



LANDSCAPE ARCHITECTURE

MICHAEL J. DUL
& ASSOCIATES, INC

212 DAINES STREET
BIRMINGHAM
MICHIGAN 48009

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F 248 644 0819

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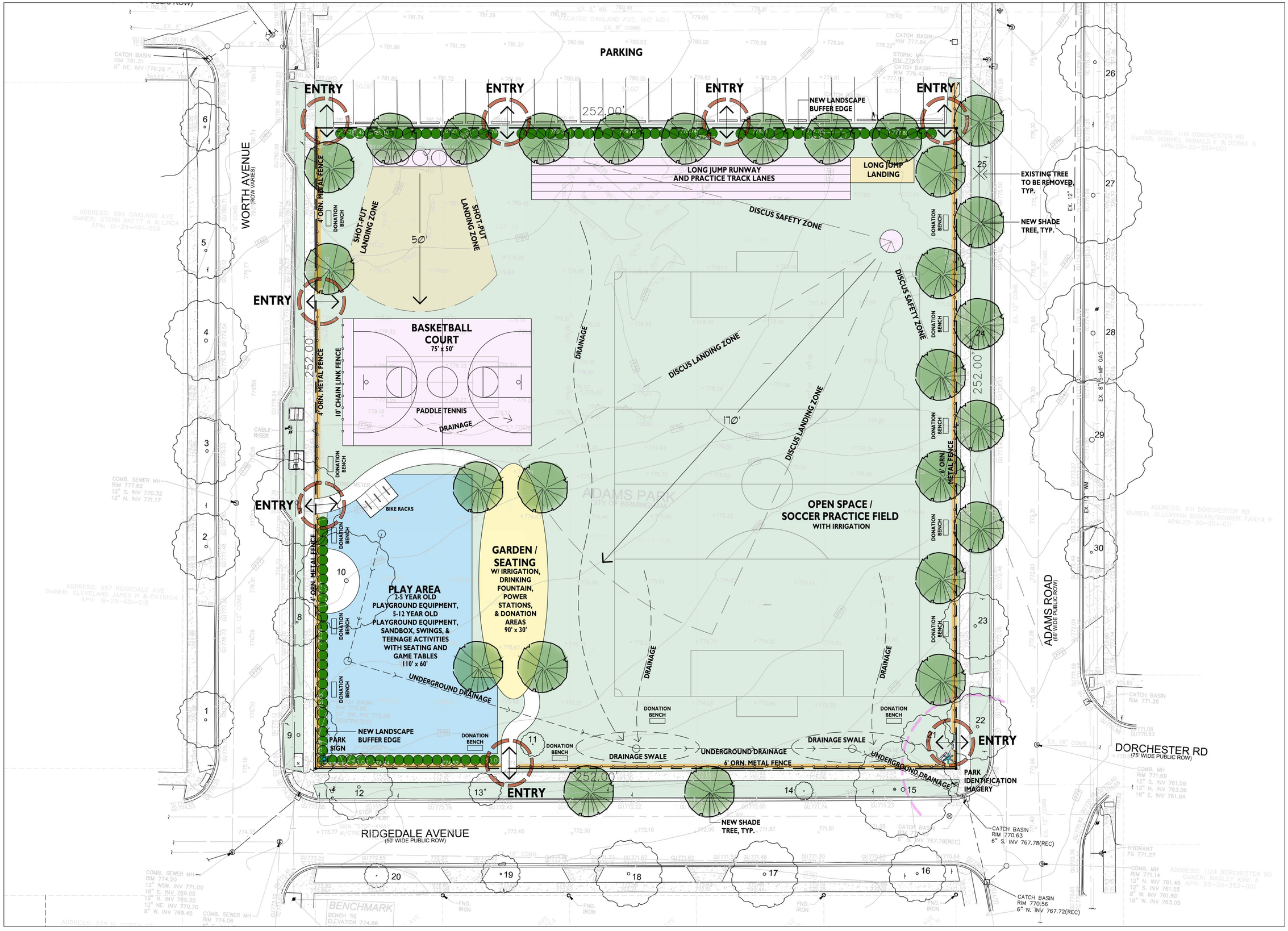
Adams Park Project
Site Analysis
May 3, 2016

1/16"= 1' -0"

NORTH



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City of Birmingham

Adams Park Project
Concept Plan

October 27, 2016

1/16"= 1' -0"

NORTH

Adams Park
Construction Cost Estimates
August 9, 2016

General Conditions	$6,500.00
• Permits, Staking, Bonds, etc.	
Demolition and Earthwork	$109,300.00
• Grading, Remove Play Equipment	
• Remove Fence, Retaining Wall, Asphalt and Concrete	
Site Amenities	$64,602.50
• Ornamental Fence, Benches, Bike Racks	
• Drinking Fountain, Park Signs	
Basketball Court	$31,925.00
Track & Field Spaces	$29,044.00
Play Areas	$118,880.00
• Surface, Ramps, Play Structures, Swings, Shrubs	
Landscape Improvements	$145,850.00
• Trees, Topsoil, Sod, Seeding, Flowers, Irrigation	
• Garden and Turf	
Subtotal Construction Estimate	**$506,101.50**
Contingency (15%)	**$75,915.23**
TOTAL	**$582,016.73**

Note: The above projected cost estimates do not represent actual contractor bids and are solely for purposes of the concept site plan review. They also do not include professional fees.

PARKS AND RECREATION BOARD MEETING MINUTES
August 9, 2016

Therese Longe, Chairperson, called the meeting to order at 6:30 p.m. at 851 S. Eton.

MEMBERS PRESENT: Ross Kaplan, Therese Longe, John Meehan, Ryan Ross, Art Stevens, Lilly Stotland and Bill Wiebrecht

STUDENT REPRESENTATIVES ABSENT: Nichole McMaster

ADMINISTRATION: Lauren A. Wood, Director of Public Services,
Carrie A. Laird, Parks and Recreation Manager and
Connie J. Folk, Recreation Coordinator

PRESENTERS: Michael J. Dul, Michael J. Dul & Associates, Inc.,
Matthew Clark, Michael J. Dul & Associates, Inc.,

GUESTS: Anne Bray, Pam Graham, D. Espree, Andrea Green, David Green, Geri Rinschler,
Gordon Rinschler, Cindy Rose, Tina Norton and
Brian Wilmers, Roeper School Representative

It was moved by Art Stevens, seconded by Bill Wiebrecht that the minutes of the July 12, 2016 regular meeting be approved as corrected.

Yeas – 7 Ross Kaplan, Therese Longe, John Meehan, Ryan Ross, Art Stevens, Lilly Stotland and Bill Wiebrecht
Nays – 0

AGENDA ITEM #1-2nd Adams Park Concept Site Plan Public Workshop
Therese Longe stated that this is a feedback session on the Adams Park Concept Site Plan. Therese stated that this is a follow up from the Public Workshop that was originally held in May.

Therese stated the Parks and Recreation Board and the public will see the plan that has been developed and will be available to provide feedback to the consultants.

Lauren Wood stated that the Adams Park Concept Plan came before the Parks and Recreation Board at the Public Workshop on May 3, 2016. Lauren stated that the department met with neighborhood associations that surround Adams Park and representatives from Roeper School.

Michael Dul spoke to the surrounding neighborhood and Roeper representatives regarding Adams Park. Michael stated that there is a drainage problem that needs to be addressed and that some of the elements stated in the Adams Park Concept Plan are used by Roeper School.

Michael stated that Adams Park will have a lot of open space for a variety of activity, a play area, basketball court, an asphalt strip used for long jumping in the sand, an area for discus and shot-put.

Michael stated that the Adams Park Concept Plan shows many trees around the park, entry points to the park and a garden seating area.

approved

Lilly Stotland asked that when the playground equipment is selected that the playground be accessible for a variety of ages and disabilities.

Bill Wiebrecht stated that inside the entry areas the placement of the benches are located in areas that allows for the parents to watch the children playing in the park. Bill stated that the bench locations are being considered for Adams Park should be incorporated in all City of Birmingham parks when installing benches.

Therese read an email received from Julie Sutherland that lives in the South Poppleton area since 2002 and has been anxiously awaiting action to refresh the park. Therese stated that Julie was unable to attend the meeting but that Julie fully supports the neighbors that will be presented at the meeting, to move forward with the plans for Adams Park as a low intensity neighborhood park. Therese stated that Julie is most urgent in the need of regrading of the land and is the first step in a longer term plan to renew Adams Park.

Cindy asked about the fencing surrounding Adams Park.

Michael Dul stated that the fencing will remain to keep the users of Adams Park safely in the park without the users traveling into the streets.

Cindy stated that the biggest draw at Barnum Park is the sandbox.

Gordon Rinschler stated that the elements of the Adams Park is all right and is supportive of the low intensity park and would recommend for the plan to be moved forward.

Anne Bray asked about drainage swales shown in the plan. Michael stated that the park is sloped for the water to move towards the drainage swales.

Pam Graham asked about drainage and what percentage would it be sloped. Pam stated that installing an attractive fence around the perimeter and having open space available is also an important feature.

Pam stated that the play areas and sitting areas should be attractive for all ages including seniors and adults.

Geri Rinschler stated having an adult swing for senior citizens would be a nice feature to the Adams Park Plan.

Art Stevens asked if Roeper is contributing to the Adams Park Plan?

Brian Wilmers stated that he has shown the Adams Park Plan to Roeper School and the elements that are shown along the north boarder that would allow the track and field activities to continue. Brian stated that Roeper would very much be interested in participating financially in that part of the Adams Park Plan as it relates to the track and field activity.

Brian stated that the shot-put does not need to be crushed stone.

Tina Norton stated that having an ornamental fence would be lovely. Tina having a six foot fence along Adams Road would be recommended.

approved

Andrea Green stated she is excited about the Adams Park Plan but is concerned about the drainage on Ridgedale. Andrea stated as your heading towards Adams on Ridgedale it is a giant piece of ice. Andrea stated having Adams Park as an open space area is more viable.

Therese stated that the Adams Park Plan is a very approachable and doable plan and that the Adams Park Plan will be an asset to the City of Birmingham as an urban park.

Lauren stated that if the Parks and Recreation Board is comfortable with the conceptual Adams Park Plan and it was intended to be a Master Plan that is a concept site plan and the public comments will be added as the project moves forward.

Lauren stated that next step would be construction drawings for bidding. Lauren stated that for the 2016-2017 budget monies were allocated for construction drawings and planning for Adams Park. Lauren stated that the project may be able to be bid~~ed~~ bid out later in the 2016-2017 fiscal year, which would be Spring, 2017 for a Fall start of phase one.

Matthew Clark stated that the drainage could take place with proper planning on regrading of Adams Park so that the rest of the plan will work with the new catch basins that are installed.

It was moved by John Meehan, seconded by Art Stevens to support and acknowledge the Adams Park Project Concept Plan dated August 9, 2016 as presented and that the Adams Park Project Concept Plan dated August 9, 2016 was endorsed by the neighborhood associations and Roeper School and forward to the City Commission for their consideration.

Yeas – 7 Ross Kaplan, Therese Longe, John Meehan, Ryan Ross, Art Stevens, Lilly Stotland and Bill Wiebrecht
Nays – 0

AGENDA ITEM #2-Birmingham Brand Development Committee (BBDC)
Lauren stated the City Commission approved the creation of an Ad Hoc BBDC, and instructed a member of the Parks and Recreation Board be appointed.

Lilly Stotland volunteered to serve on the BBDC.

COMMUNICATION/DISCUSSION ITEM #1- Keep America Beautiful/Dr. Pepper Snapple Recycling Grant Award
Lauren was awarded a grant for eight (8) new recycling bids which will be placed at Kenning Park, Pembroke Park, St. James Park, Barnum Park and Poppleton Park.
No action was required by the board.

COMMUNICATION/DISCUSSION ITEM #2 – Parks Rules and Regulations Approved at the City Commission Meeting -7/25/2016
Lauren provided the approved Parks Rules and Regulations that was approved at the July 25, 2016 City Commission Meeting.
No action was required by the board.

approved

COMMUNICATION/DISCUSSION ITEM #3 – Porous Pave Update
Lauren stated that the item was pulled from the City Commission and was not approved. Lauren stated there was discussion on material being used and it was stated that the material being considered should be consistent with material being used at other locations in the City of Birmingham.

~~Theresa~~ Therese stated that the City Commission asked that the item be referred back to the Parks and Recreation Board and for the Parks and Recreation Board to look at other options for the area.

~~Theresa~~ Therese stated that more information needs to be provided to the City Commission on the Parks and Recreation Board with due diligence on picking the porous pave for this particular area and how it relates on future projects as it relates to the Rouge River Trail system.

~~Theresa~~ Therese stated that a more detailed memorandum stating the issues of limestone and chips being used in pathways and pros on using porous pave in proposed projects by the department.

COMMUNICATION/DISCUSSION ITEM #4a – Golf Course Financials
Lauren provided the Parks and Recreation Board the golf course financials.
No action was required by the board.

COMMUNICATION/DISCUSSION ITEM #4b – Golf Course Report
Lauren provided the Parks and Recreation Board the golf course report.
No action was required by the board.

UNFINISHED BUSINESS:
Carrie stated that the Little Library has been installed at Barnum Park and that the City of Birmingham is registered with the Little Library and has received the charter plaque. Carrie stated in the Fall there will be a naming contest for the Little Library at Barnum Park.

NEW BUSINESS:
Anne stated that along the railroad track that travels through the City of Birmingham, ITC removed vegetation. Because of the removal of the vegetation Canadian thistle has grown

Carrie stated a contractor will be cutting the seed heads, treat the area before the seeds take root at the Buckingham site. Carrie stated she will be contacting a representative from ITC to discuss the area.

Cindy stated she would like the City of Birmingham for the wonderful job that has been done at Barnum Park.

OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA:
Therese stated that the next meeting will be held on September 13, 2016 at 6:30 pm at DPS

The meeting adjourned at 7:27 p.m.
Connie J. Folk, Recreation Coordinator

approved

Public Input Sought
Adams Park Concept Site Plan

The Birmingham Parks and Recreation Board is seeking your input to prepare a concept site plan for Adams Park.

The City is looking for ideas and input about landscape renovation improvements and enhancements for Adams Park. Adams Park is a neighborhood park 1.45 acres located directly adjacent to Roeper School.

Michael J. Dul & Associates will be assisting in the preparation of a concept site plan based on public input.

Please join in the City of Birmingham Parks and Recreation Board meeting to brainstorm potential improvements to Adams Park. The Public input session has been scheduled for:

Parks and Recreation Board Meeting
Tuesday, May 3, 2016
6:30 pm
Conference Room
Department of Public Services, 851 S. Eton

If you have any questions or comments or if you are unable to attend but would still like to provide input, please email your comments to cfolk@bhamgov.org or call 248.530.1642.

We hope to see you and your neighbors at the May 3rd meeting.

2nd Public Input Meeting
Adams Park Concept Site Plan

The Birmingham Parks and Recreation Board will hold a second public input meeting to discuss the Adams Park Concept Site Plan on Tuesday, August 9th at 6:30 p.m. in the Conference Room at the Department of Public Services.

This opportunity is a follow-up from the May 3, 2016 public input meeting for Michael J. Dul & Associates to present a preliminary park concept site plan for Adams Park. This concept plan has been created based on the involvement and feedback from the City of Birmingham Community, Neighborhood Associations, Roeper School, as well as from the meeting of May 3rd.

Please join us at the City of Birmingham Parks and Recreation Board meeting for the 2nd Public input session to be held during the:

Parks and Recreation Board Meeting
Tuesday, August 9, 2016
6:30 pm
Conference Room
Department of Public Services, 851 S. Eton

Please visit our website www.bhamgov.org for any additional information.

If you are unable to attend, but would like to provide input please email your comments to cfolk@bhamgov.org or drop off a letter at the address above ATTN: Parks and Recreation Board.

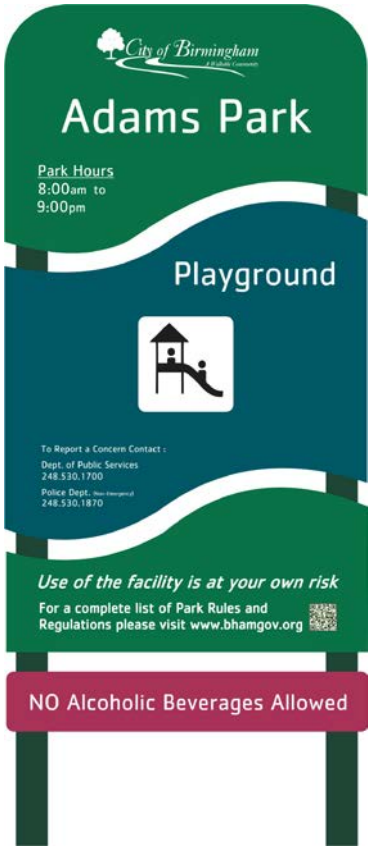
We hope to see you and your neighbors at the August 9th meeting.

For Immediate Release

Contact:
Lauren Wood, Director of Public Services
248-530-1700
lwood@bhamgov.org

Public Input Sought for Adams Park Concept Site Plan

BIRMINGHAM, MI, April 28, 2016 – The Birmingham Parks and Recreation Board is seeking public input to prepare a concept site plan for Adams Park. The City is looking for ideas and input about landscape renovation improvements and enhancements for the park.



Adams Park is a 1.45 acre neighborhood park located directly adjacent to Roeper School. Michael J. Dul & Associates will be assisting in the preparation of a concept site plan based on public input. A public input session will be held during the Parks and Recreation Board Meeting on Tuesday, May 3 at 6 p.m. at the Department of Public Services building located at 851 South Eton. Please attend the meeting to brainstorm potential improvements to Adams Park.

If you have questions or comments, or if you are unable to attend but would still like to provide input, please email your comments to cfolk@bhamgov.org or call 248.530.1642.

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