



LEXINGTON HARBOR
Redevelopment Project: Tierney Park

**Concept Alternative
Review Session
September 20, 2023**



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Process

- *Build on Previous Planning Efforts*
- *Clarify and Update the Community Vision*
- *Develop Concept Alternatives*
- *Refinement of Alternatives to Community-Supported Consensus Plan*
- *Provide Overview of Implementation, Phasing, and Funding Strategies*



Guiding Principles

- *Protect the unique character of the Village of Lexington: Authenticity is key*
- *Consider needs of multiple user groups*
- *Expand access to the waterfront*
- *Become more inviting to visitors by enhancing the quality of life for residents*
- *Ensure financially viable Plan is established*

- *Listen! What is most important to YOU?*



Community Review

Community Visioning Meeting #1, August 8 – Project Introduction
and Community Visioning

Community Meeting #2, September 20 – Concept Alternative
Review Session

Draft Consensus Plan Community Review, Date TBD







Village of Lexington
**Tierney
Park**










**LEXINGTON
MOORING FACILITY**
Technical and financial assistance
to communities in constructing public
boating facilities is made possible
by funds collected from the boat
license and marine fuel taxes
as administered by the
Department of
Natural Resources  Michigan State
Waterways Commission



Ours To Protect
Butterfly habitat area,
securing the beauty and
diversity of Michigan's
natural heritage.







COLES ALLEY
PUBLIC HEADING









Wayne St.

Simons St.

Dallas St.

Huron Ave.

Boynton St.

Lake
Huron



SUMMARY OF COMMUNITY FEEDBACK




TIERNY PARK




PUBLIC SPACE

Celebrate our green space and beach access and enhance the natural character of the shoreline where possible.



CONNECTIVITY

Balance shade and park amenities with need to preserve views. Keep the shoreline open to the public.



ACCESS

Improve traffic flow and ease of parking. Clearly designate marina parking.

PUBLIC INPUT

Public input from different stakeholder groups is an important part of the design process because it provides the designers with a more complete picture of the community's needs and wants. After multiple days of collecting input from village officials, volunteer groups, and the community, these are the big take-aways.



Music in the Park

Friday Night Music in the Park is wildly successful. A new amphitheater could make events even better.



Water Quality

Use bioswales and other forms of green infrastructure to clean water before it reaches the harbor.



Restrooms

Provide amenities for locals such as clean, accessible bathrooms, that visitors will also enjoy.

WHAT WE HEARD

Tierny Park is at the heart of the Village of Lexington and the main connection between the downtown and the marina on Lake Huron. The community wants to celebrate their public green space upgrading the park to better suit their needs with an amphitheater, updated restrooms, reconfigured parking, better connectivity along the lake front, and other new amenities.



Golf Cart Parking



Wayfinding Signage



Food Trucks






Beach Volleyball








Ice Fishing







SUMMARY OF COMMUNITY FEEDBACK

-  Walking, running, hiking
-  Swimming, beach activities
-  Relaxation, water views

7 votes

-  Entertainment, events and activities
-  Kayaking, Paddleboarding or other non-motorized boating
-  Fishing
-  Enjoying nature and wildlife
-  Sailing, motorized boating, marina

5-6 votes

-  Playing sports and lawn games
-  Education/Learning about history and culture of the area
-  Walking my dog
-  Cycling
-  Playing on a playground
-  Cooling off in a fountain

2-4 votes

-  Showing off my local waterfront to visitors
-  Enjoying public art

0-1 votes



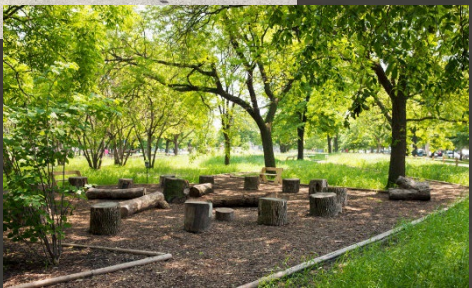
SUMMARY OF COMMUNITY FEEDBACK



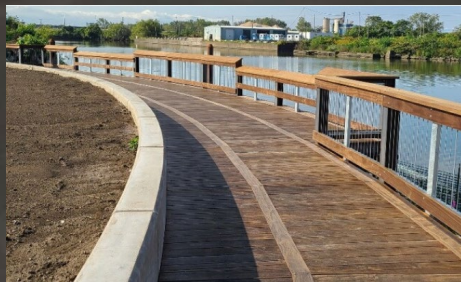
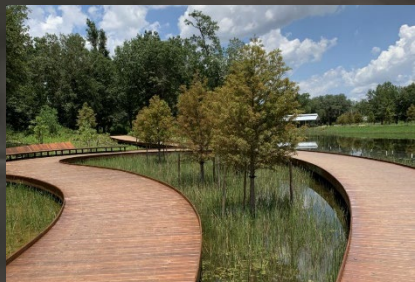
>10
votes



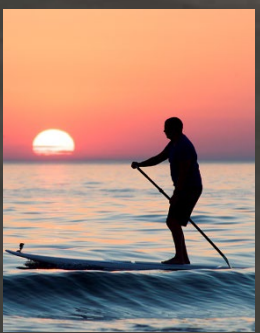
SUMMARY OF COMMUNITY FEEDBACK



6-10
votes



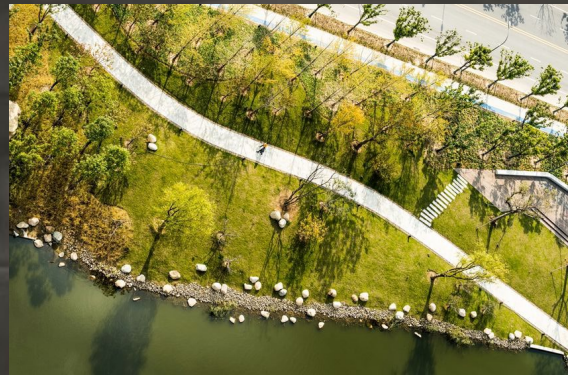
SUMMARY OF COMMUNITY FEEDBACK



2-5
votes



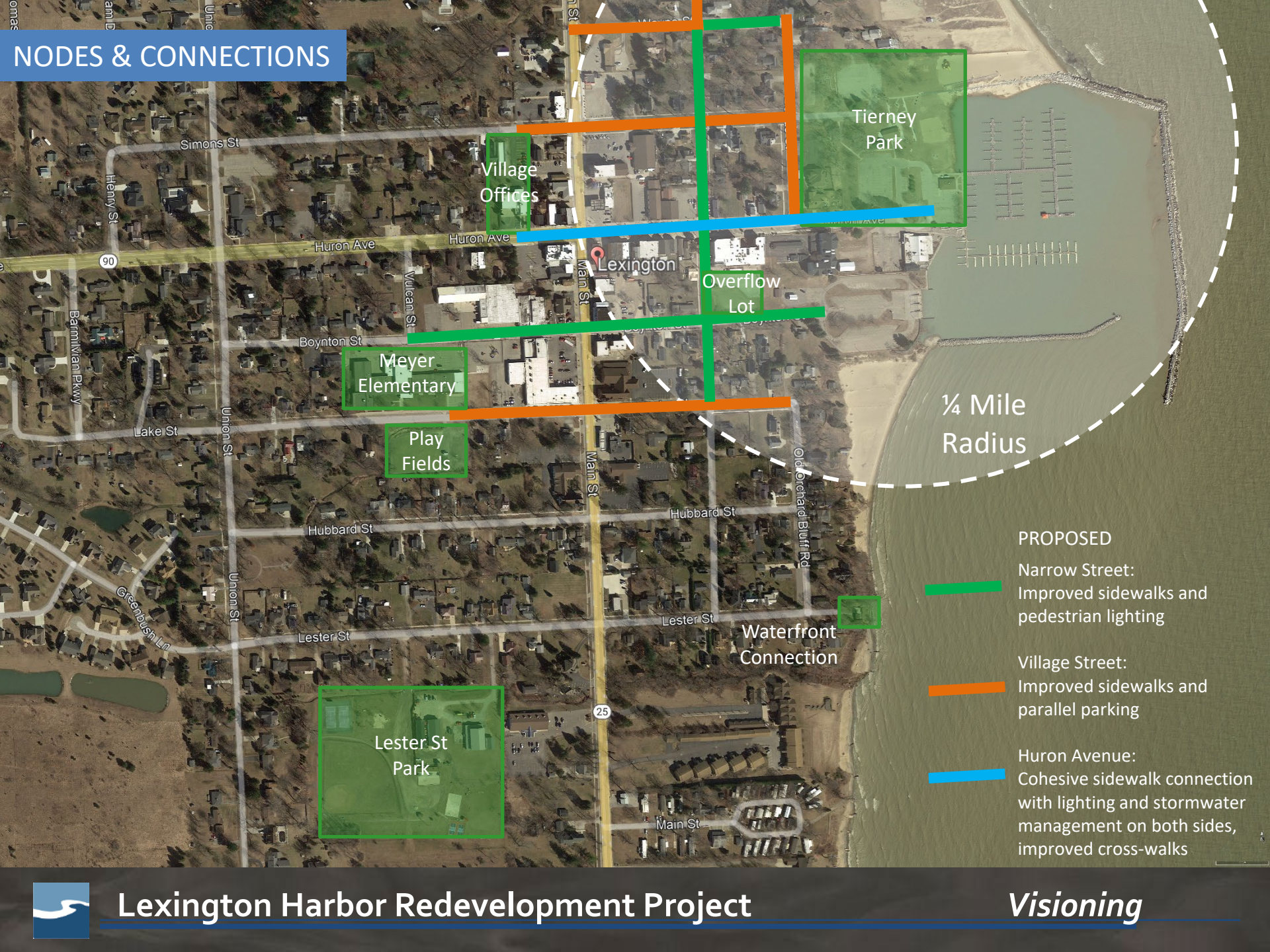
SUMMARY OF COMMUNITY FEEDBACK



0-1
votes







NODES & CONNECTIONS

Tierney Park

Village Offices

Lexington

Overflow Lot

Meyer Elementary

Play Fields

1/4 Mile Radius

Waterfront Connection

Lester St Park

PROPOSED
Narrow Street:
Improved sidewalks and pedestrian lighting

Village Street:
Improved sidewalks and parallel parking

Huron Avenue:
Cohesive sidewalk connection with lighting and stormwater management on both sides, improved cross-walks





NO
TURN
ON
RED

STOP
HERE ON
RED
←

SHOPPING
THEATRE
MARINA
TERRY PARK
BEACH
PAVILION

24oz CANS 2/\$4.00

20 PACK BOTTLES \$18.99

TEA'S AND SPES AVAILABLE HERE!

3/450 25oz CANS

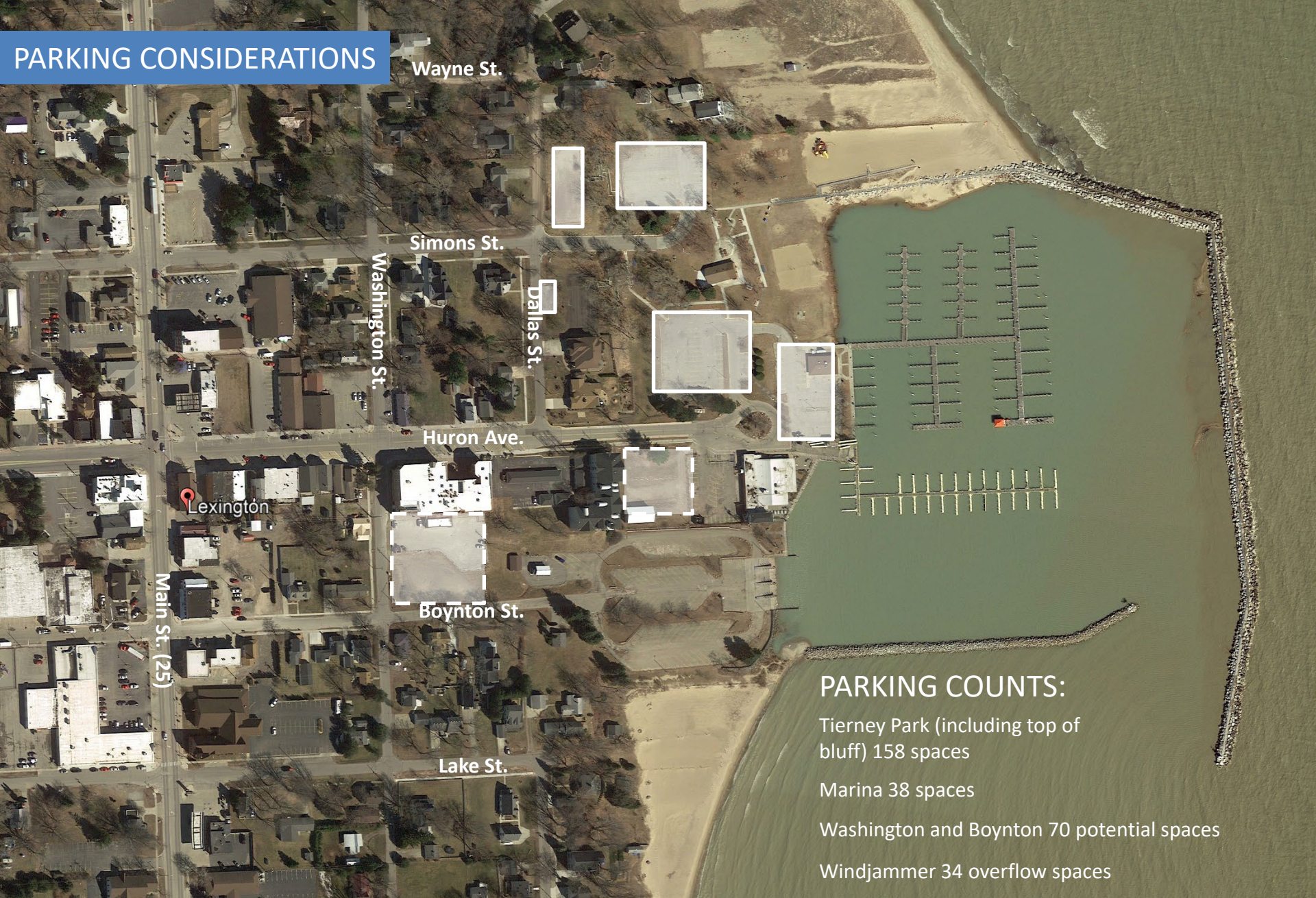
30 PACK CANS \$21.99

12PK CANS/BTLs \$17.99

Corona Modelo



PARKING CONSIDERATIONS



PARKING COUNTS:

- Tierney Park (including top of bluff) 158 spaces
- Marina 38 spaces
- Washington and Boynton 70 potential spaces
- Windjammer 34 overflow spaces



PARKING PRECEDENTS



Wayne St.

Simons St.

Washington St.

Dallas St.

Huron Ave.

Lexington

Main St. (25)

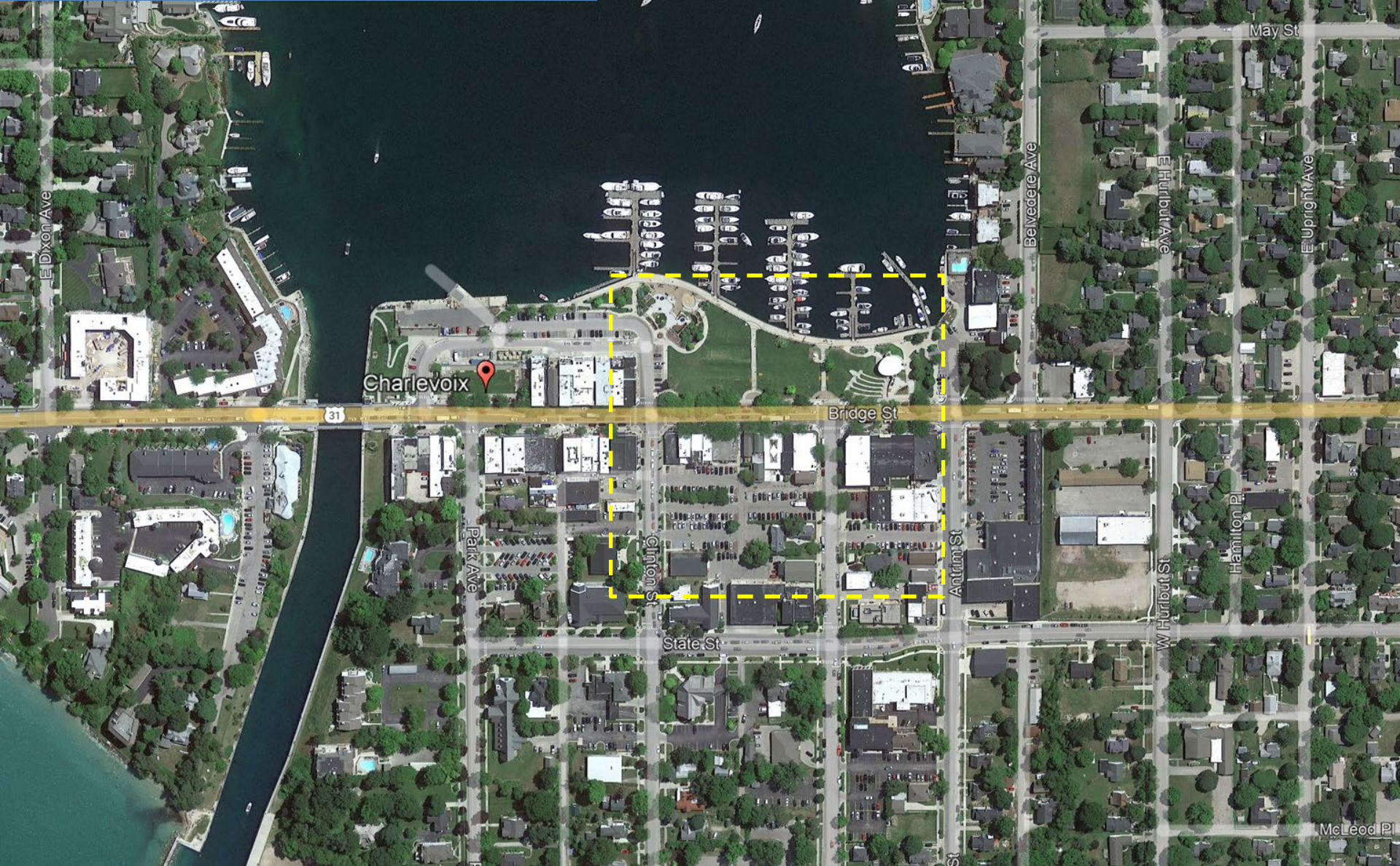
Boynton St.

Lake St.

Lexington: 196 existing spaces total



PARKING PRECEDENTS: Charlevoix, MI



PARKING PRECEDENTS: Port Sanilac, MI



N Lake St

S Lake St

Cedar St

Cherry St



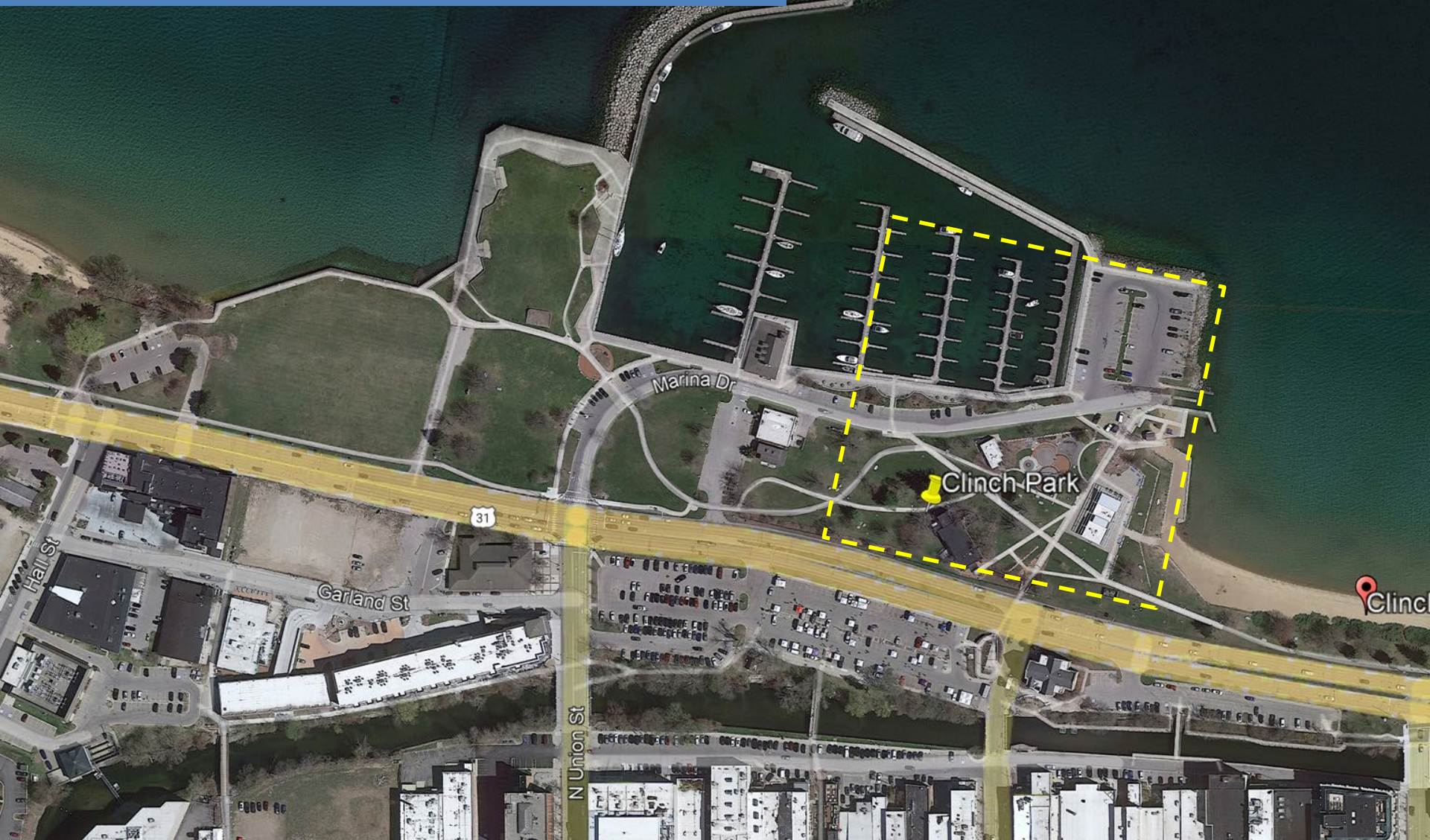
PARKING PRECEDENTS: Port Austin, MI



PARKING PRECEDENTS: East Tawas, MI



PARKING PRECEDENTS: Clink Park, Traverse City, MI



PARKING RECOMMENDATIONS



Minimum marina parking 25 spaces
Maximum marina parking 80 spaces (0.75/slip)
Park spaces should be approximately equal to those provided now, but with better configuration
With new lot at Wash/Boynton, could reduce parking in park by 50-70 spaces





LEGEND

- A Parking
- B Beach parking/dropoff
- C Play area
- D Volleyball
- E Vendor plaza
- F Restroom/concessions with shade structure
- G Band shell with green room/storage
- H Shoreline plantings
- I Lawn: 0.8 acres
- J Golf cart parking/pullout
- K Existing boater services building
- L Marina dropoff with ADA parking

NOTES

Marina-designated parking TBD. Fuel tank location TBD. Bioswales to be incorporated throughout park. One row of parking could be double loaded with golf carts.

TOTAL PARKING: 196 (8 of those ADA)

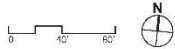


Lexington Marina - Upland Park

Lexington, MI

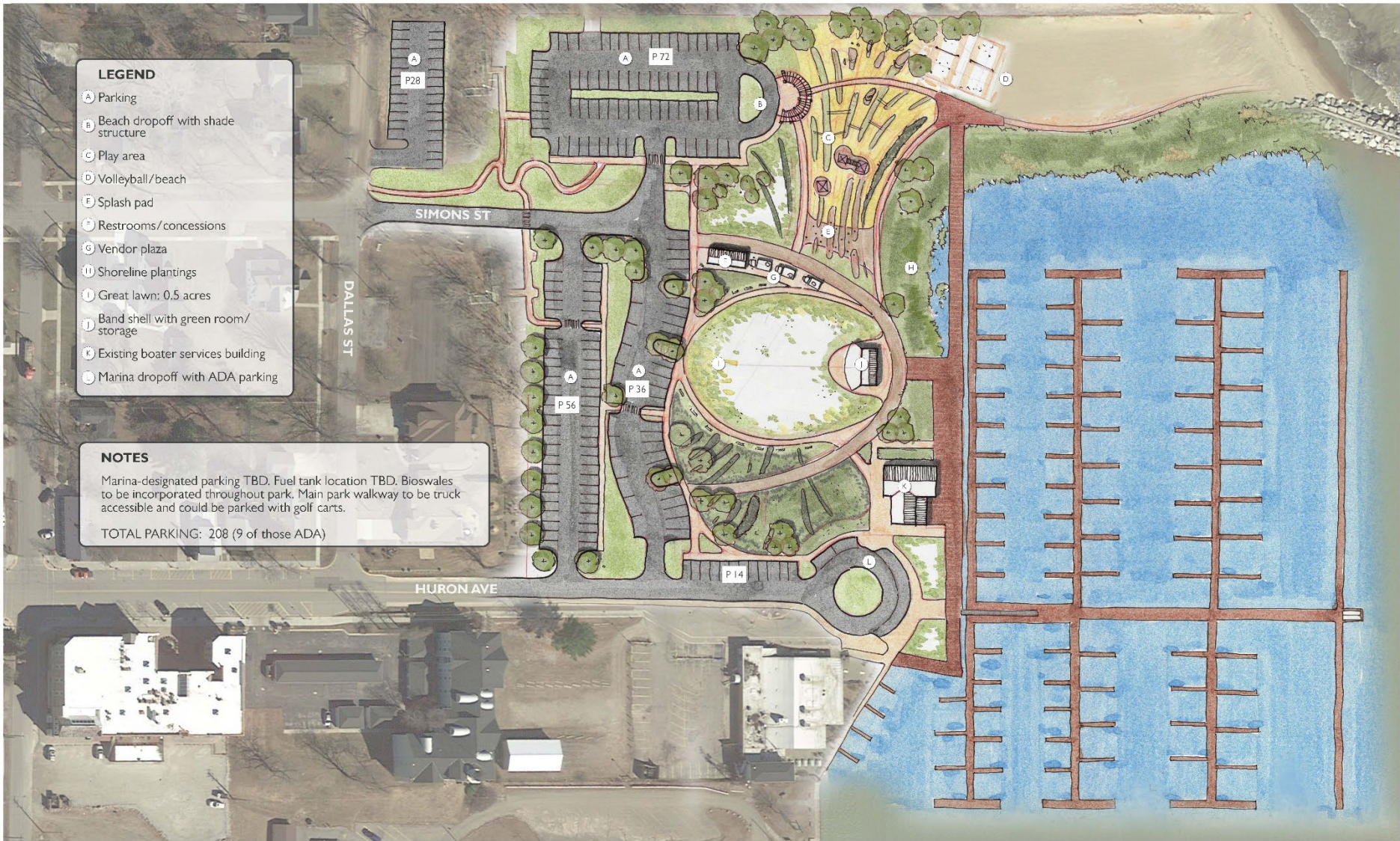
Concept A: Active Plaza Anchor

September 20, 2023



Lexington Harbor Redevelopment Project

Visioning



- LEGEND**
- A) Parking
 - B) Beach dropoff with shade structure
 - C) Play area
 - D) Volleyball/beach
 - E) Splash pad
 - F) Restrooms/concessions
 - G) Vendor plaza
 - H) Shoreline plantings
 - I) Great lawn: 0.5 acres
 - J) Band shell with green room/storage
 - K) Existing boater services building
 - L) Marina dropoff with ADA parking

NOTES

Marina-designated parking TBD. Fuel tank location TBD. Bioswales to be incorporated throughout park. Main park walkway to be truck accessible and could be parked with golf carts.

TOTAL PARKING: 208 (9 of those ADA)

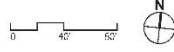


Lexington Marina - Upland Park

Lexington, MI

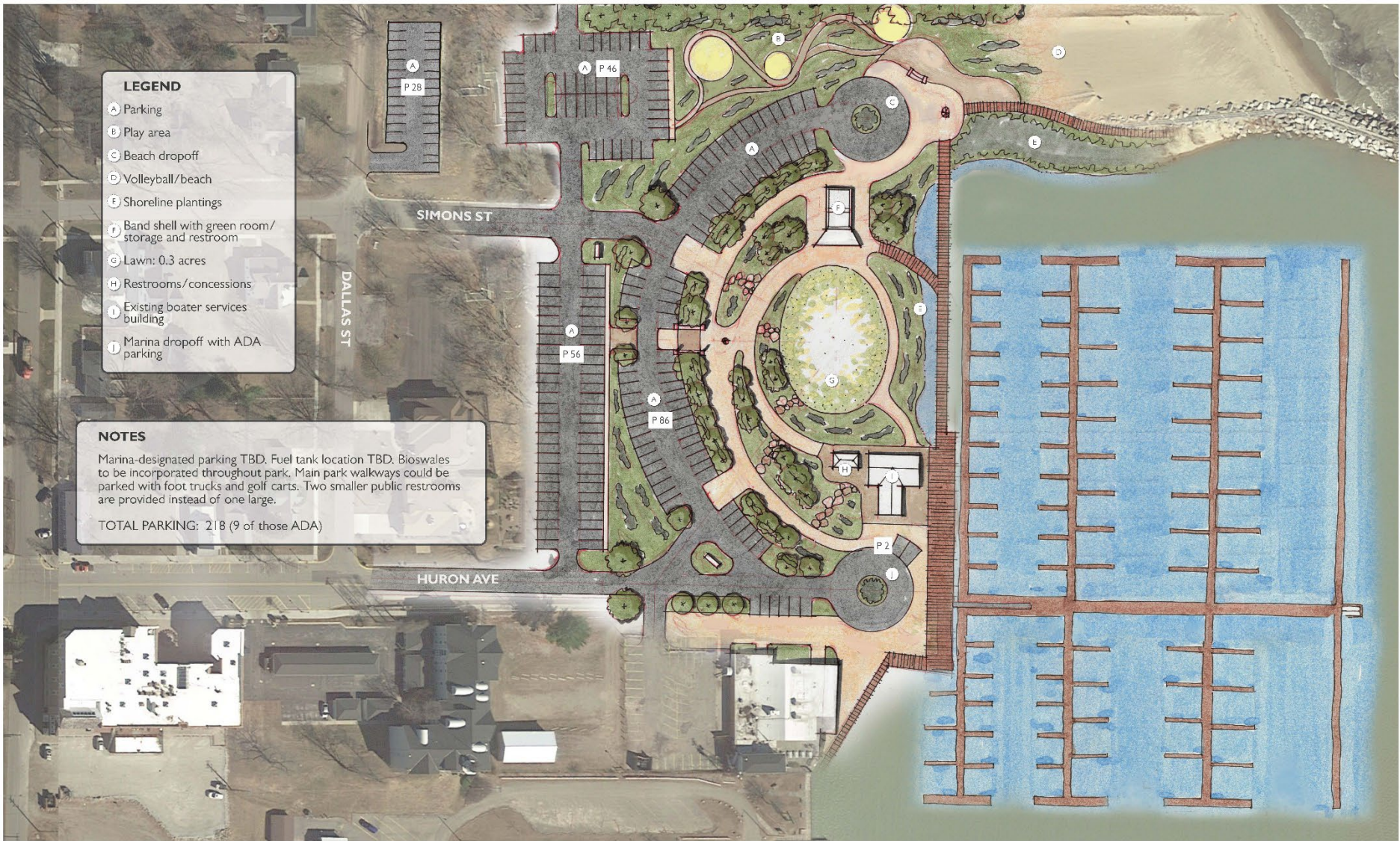
Concept B: Great Lawn with Waterfront Music

September 20, 2023



Lexington Harbor Redevelopment Project

Visioning

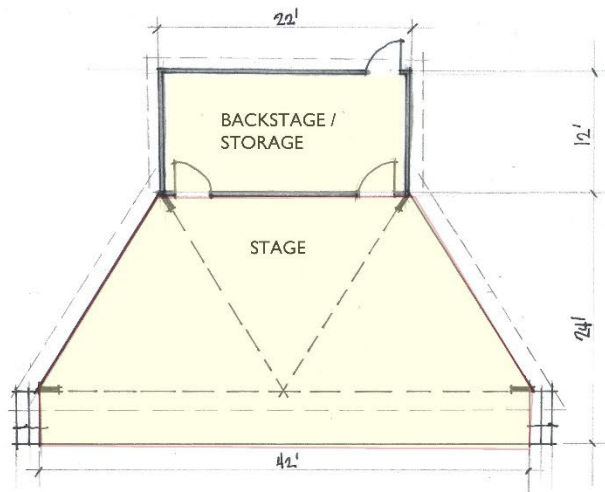
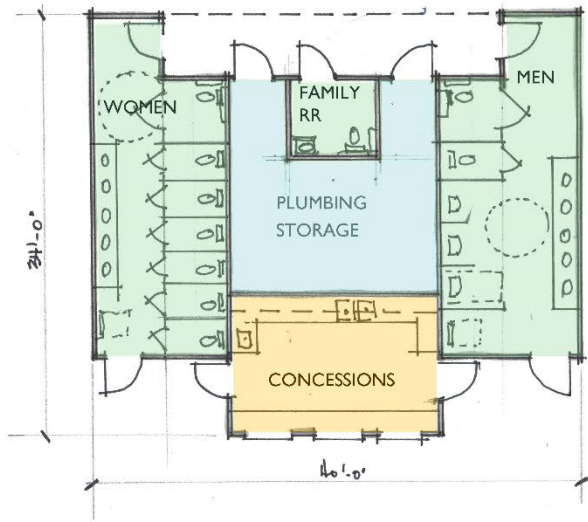


- LEGEND**
- A Parking
 - B Play area
 - C Beach dropoff
 - D Volleyball/beach
 - E Shoreline plantings
 - F Band shell with green room/storage and restroom
 - G Lawn: 0.3 acres
 - H Restrooms/concessions
 - I Existing boater services building
 - J Marina dropoff with ADA parking

NOTES

Marina-designated parking TBD. Fuel tank location TBD. Bioswales to be incorporated throughout park. Main park walkways could be parked with foot trucks and golf carts. Two smaller public restrooms are provided instead of one large.

TOTAL PARKING: 218 (9 of those ADA)



Lexington Marina - Upland Park

Lexington, MI

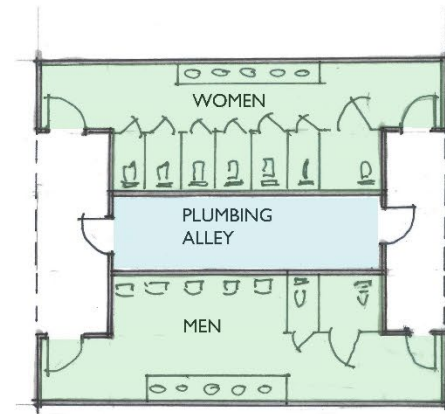
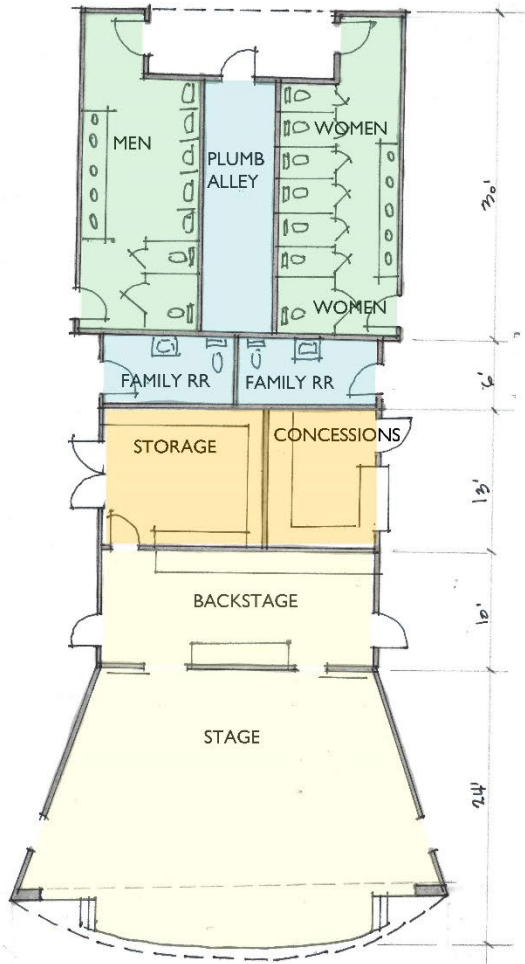
Concept A and B

September 12, 2023



Lexington Harbor Redevelopment Project

Visioning



Lexington Marina - Upland Park

Lexington, MI

Concept C

September 12, 2023



Lexington Harbor Redevelopment Project

Visioning

PARKING SUMMARY

Existing parking:	196 spaces total (158 park/38 marina)
Concept A:	196 spaces (158 park/38 marina, or 116 park/80 marina)
Concept B:	208 spaces (128 park/80 marina)
Concept C:	218 spaces (138 park/80 marina)
Considerations:	Potential Wash/Boynton overflow lot, move up to 70 spaces



CONCEPT A: \$4-4.5 Million

CONCEPT B: \$5-5.5 Million

CONCEPT C: \$5.5-6.0 Million

Note: These are construction cost comparisons based on each concept's balance of hardscape/softscape and structures, not final costs, but broad estimates for comparison.

Exclusions: Demolition and site prep, general conditions (equal for each plan)

Options: Splash Pad, approx. \$300-400k (\$100k/1000 sf)
 Play Area, range from \$200-500k
 Restrooms/Amphitheater varies per design \$250-500k



Next Steps

- *Develop Draft Consensus Plan from feedback received tonight*
- *Refine cost estimate*
- *Present Consensus Plan and narrative to public*



Thank You!

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