



LEXINGTON HARBOR  
Redevelopment Project: Tierney Park

**Draft Consensus Plan  
Review Session  
November 1, 2023**



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Landscape Design



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Landscape Design





# 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

**Community Meeting #3, November 1– Draft Consensus Plan Review Session**







Village of Lexington  
**Tierney  
Park**

















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















LEXINGTON MORNING FACILITY

Industrial and Domestic wastewater treatment facility providing primary, secondary, tertiary, and phosphorus treatment. Sludge is collected from the plant. Recycled and water for reuse is administered by the

Department of Wastewater Services





Wayne St.

Simons St.

Dallas St.

Huron Ave.

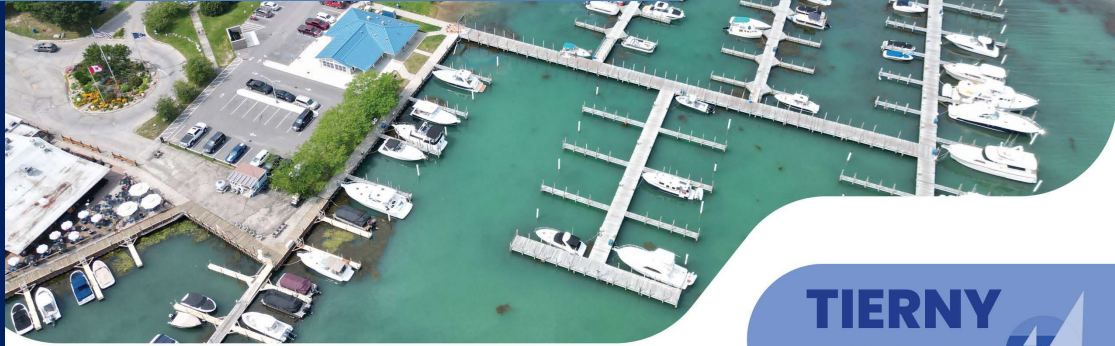
Boynton St.

Lake Huron





# SUMMARY OF COMMUNITY VISIONING: MEETING #1




## 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



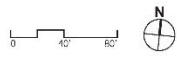


- LEGEND**
- A Parking
  - B Beach parking/dropoff
  - C Play area
  - D Volleyball
  - E Vendor plaza
  - F Restroom/concessions with shade structure
  - G Band shell with green room/storage
  - H Shoreline plantings
  - I Lawn: 0.8 acres
  - J Golf cart parking/pullout
  - K Existing boater services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

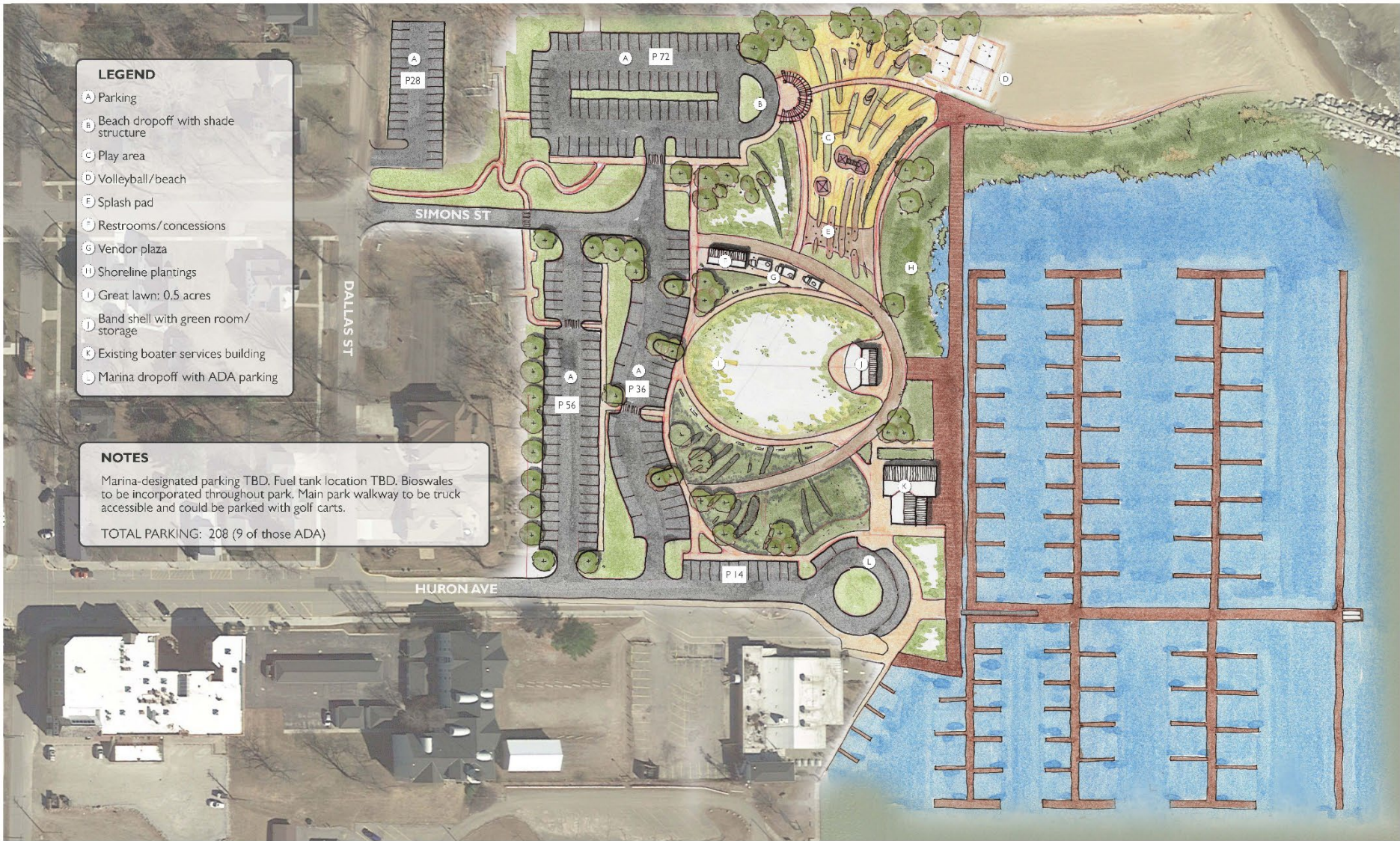
**NOTES**

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)





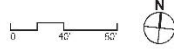


- LEGEND**
- A) Parking
  - B) Beach dropoff with shade structure
  - C) Play area
  - D) Volleyball/beach
  - E) Splash pad
  - F) Restrooms/concessions
  - G) Vendor plaza
  - I) Shoreline plantings
  - J) Great lawn: 0.5 acres
  - K) Band shell with green room/storage
  - L) Existing boater services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

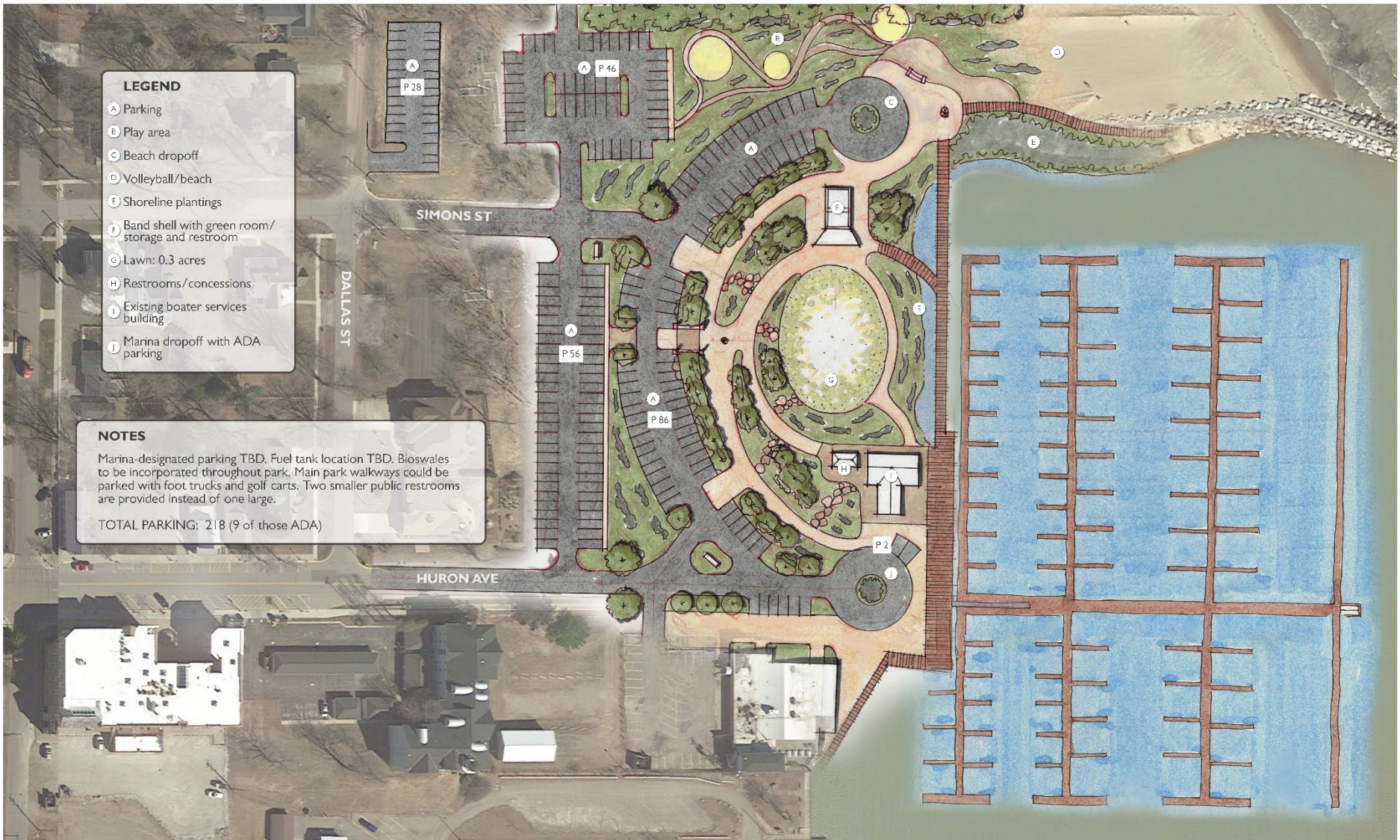
**NOTES**

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)







- 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)



- *Refine parking to more clearly separate the MDNR parking from the public parking with a median and gates*
- *Maximize the sandy beach, move volleyball courts and consolidate the play area*
- *Reduce heavy planting areas to what is realistic for maintenance, provide flex turf areas*
- *Save as many existing trees as possible*
- *More shaded picnic areas, grills*
- *Stronger pedestrian connections to west*
- *No splash pad, this makes more sense at Lester Park*
- *Show ADA connections through park and to shoreline*
- *Keep the two dominant drop-offs, one to marina and one to beach*









## Design Ethos Idea

*The Cadillac House is an Italianate style. We could do a modern take on the Italianate style as we dive into planting and detailed design.*

*Italianate style originated in Italy during the Renaissance. It relied on hardscape features, symmetry, manicured evergreens, and a formal look. The style took cues from ancient Rome where wealthy romans complemented their majestic villas with equally impressive “outdoor rooms”. These rooms were defined by boxwood hedges and masonry walls.*

*While we are veering away from a more formal design, we can take design cues by creating less formal “outdoor rooms” as we move from one space to another within the park. Taking this one step further.....we can begin to examine these “outdoor rooms” for the public by really focusing on microclimates (perhaps using pergolas around picnic tables, understanding wind patterns, rather than just randomly placing one along a path). We can really start to connect the park together as a series of “rooms” varying in scale, feel, and roles.*

*While this ethos won’t reorganize or influence the larger concept, it is more of an approach or outlook to the intent/future design of the park.*

*Perhaps we think of the larger park as a modern-day hybrid that serves as a stormwater, bioretention opportunity, a garden of various outdoor rooms, and a resource for the community.*

*Characteristics of Italianate Gardens are as follows:*

- *Use of evergreen shrubs as the “bones” of the garden*
- *Hedges typically line the hardscape walkway*
- *Shorter wall (seat walls) were also used to separate rooms*
- *Views were highly significant (Similar to Lexington Project)*
  - *People were able to look out from these gardens to appreciate the wider landscape*
- *High Quality Pots/Raised Planters*
- *Use of Pergola Structures*
- *Use of Sculptures (Patrick Tierney Sculpture)*
- *Defined Seating/Rest Areas – Perhaps with Views out to Lake*



**Historic Character**

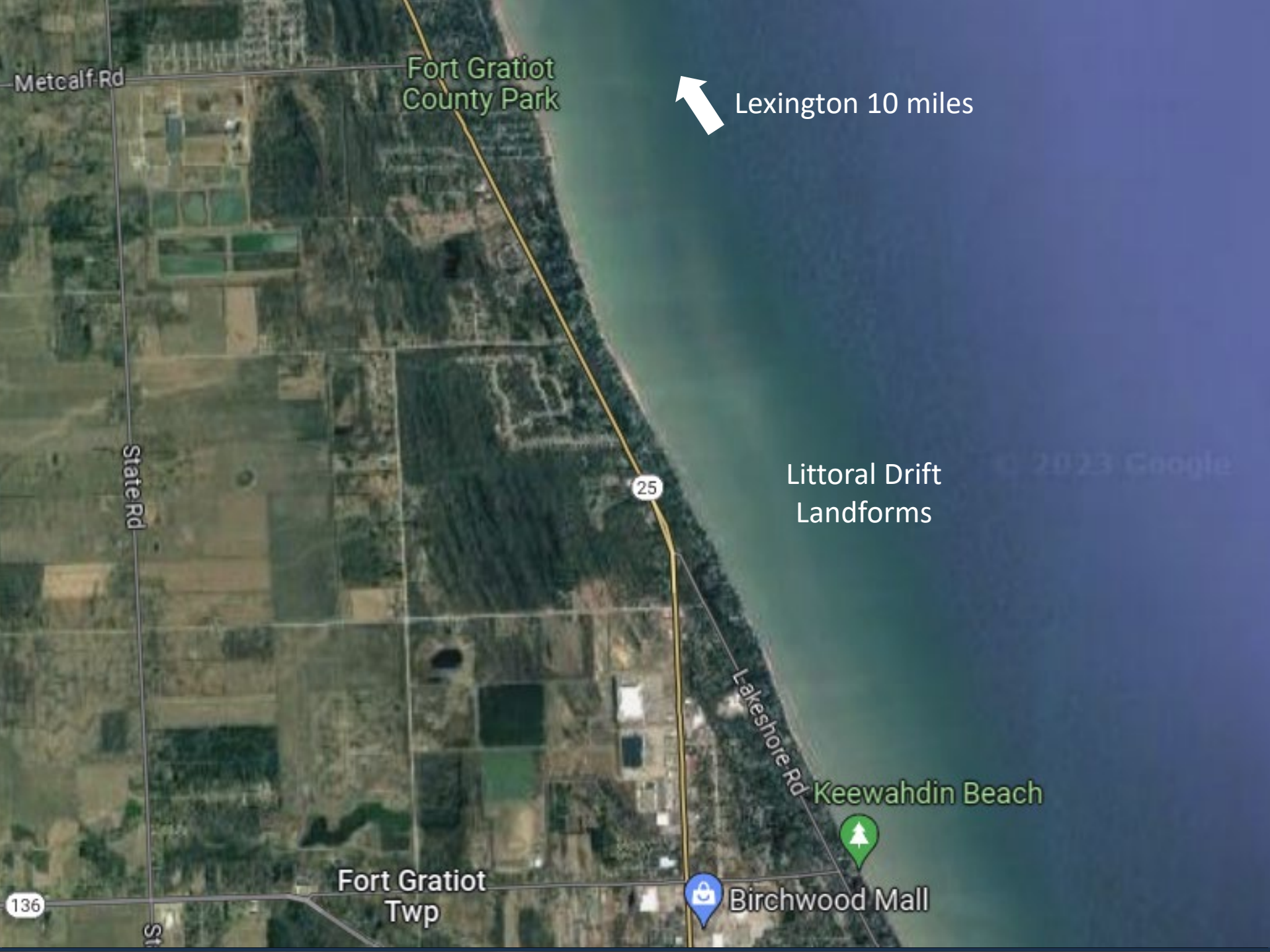


**Natural Processes**

Blend Together







Metcalf Rd

Fort Gratiot  
County Park

Lexington 10 miles

State Rd

25

Littoral Drift  
Landforms

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Lakeshore Rd

Keewahdin Beach

136

Fort Gratiot  
Twp

Birchwood Mall

St



## Proposed Character Photos Hardscape



*The use of crushed stone paths allow for responsible stormwater management techniques while the Organic-Lock technology limits stone from leaving pathway.*





*Proposed Character Photos  
Boulders and Stones in the Landscape*



*The use of Limestone and Sandstone pays homage to Natural geology of Michigan. Pairing that with natural dune grasses can introduce a nice juxtaposition of textures, while respecting to natural ecosystems*

*Surround gardens w/ Boxwoods to “formalize” plantings. Pays homage back to Italianate style of Cadillac House*





*Proposed Character Photos  
Blend of Natural and Traditional Seating*



*Creating a mixture of seating opportunities engages all backgrounds and abilities to rest while creating various opportunities for different microclimates*





- (A) Marina Drop-off Plaza and DNR Parking: 8 Spaces
- (B) Beach Parking/Drop-off and Temporary Parking: 5 Spaces
- (C) Marina Parking: 58 Spaces
- (D) Public Parking: 47 Spaces
- (E) Public parking: 78 spaces
- (F) Public Parking: 28 Spaces
- (G) Stormwater Bioswales
- (H) Pavilion Amphitheater with Stage, Green Room, and Storage
- (I) Restrooms and Concessions
- (J) Food Truck and Sculpture Plaza
- (K) Beach Picnic Area with Shade Structures and Grills
- (L) Play Environment
- (M) Volleyball Courts
- (N) Renovated Stairs
- (O) Simons St Pedestrian Pathway
- (P) Renovated Breakwater Pathway
- (Q) ADA Beach Pathway
- (R) Waterfront Boardwalk
- (S) Shoreline Planting
- (T) Lawn: 3/4 Acres with Berms
- (U) Existing Boater Services Building
- (V) Relocated Fuel Tank
- (W) Huron Ave Enhancement



**NOTES**

Marina parking could potentially be used for public parking for large events. One row of parking (closest to lawn) could be double loaded with golf carts. All trees possible to save are shown. Dark brown circular path to be maintenance access. Huron Ave connection to be enhanced with walkways, lighting, potential for welcome gateway signage. Tierney sculpture location TBD. Holiday festival space TBD.

TOTAL PARKING: 219 (9 of those ADA), 196 existing





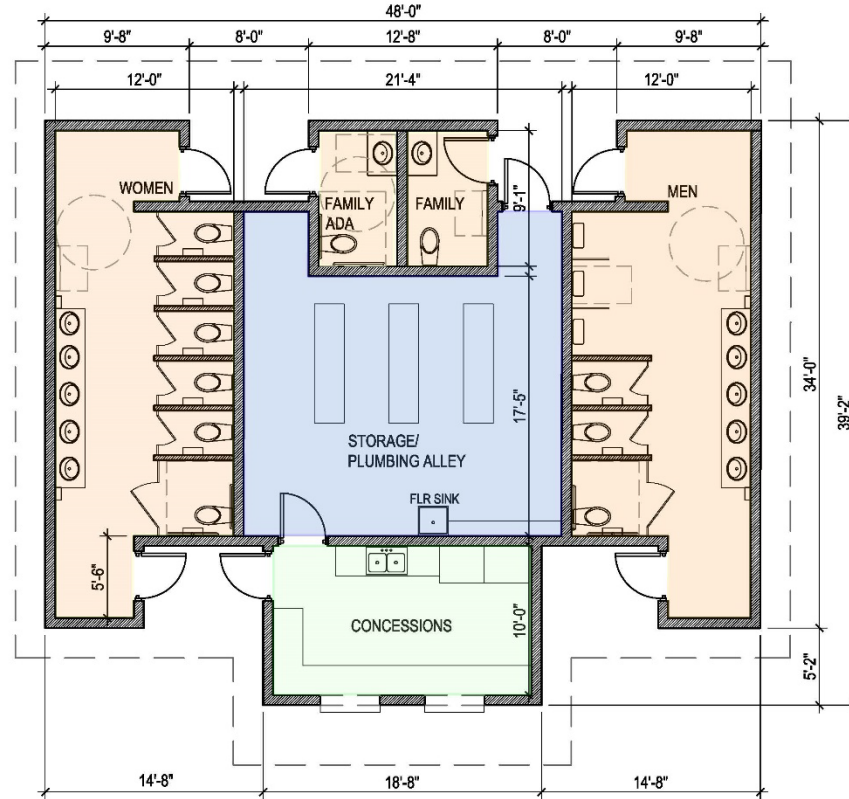












**1** PROPOSED MAIN FLOOR  
SCALE: 1/8" = 1'-0"

1,554 SF

VILLAGE OF LEXINGTON  
TIERNEY PARK - UPLAND PLANNING  
LEXINGTON, MICHIGAN  
PROPOSED FLOOR PLAN - RESTROOM BUILDING

DATE	REVISION

SEAL:

DATE:	10/25/23
PROJ NO.:	23-028
SCALE:	AS NOTED
DESIGNED BY:	MMR
DRAWN BY:	MMR
REVIEWED BY:	—

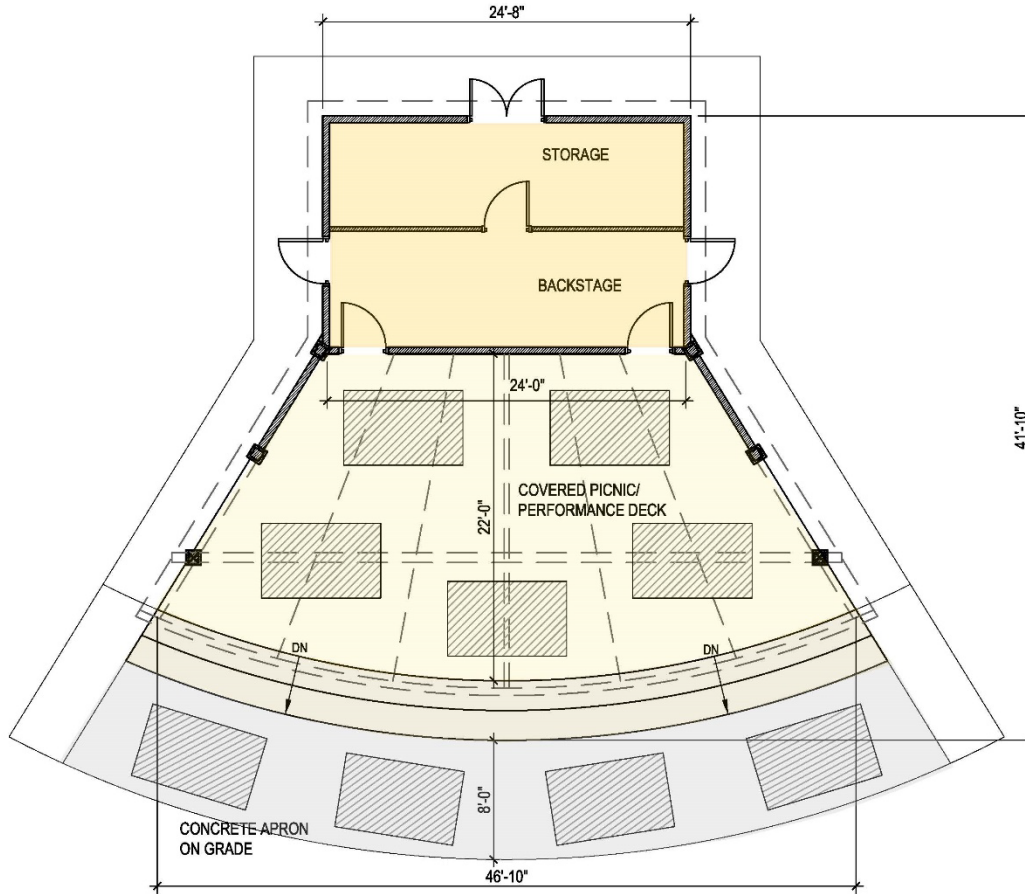
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SHEET NUMBER:

**A-1**







**1** PROPOSED MAIN FLOOR  
SCALE: 1/8" = 1'-0"

1,166 SF

VILLAGE OF LEXINGTON  
TIERNEY PARK - UPLAND PLANNING  
LEXINGTON, MICHIGAN  
PROPOSED FLOOR PLAN - PARK PAVILION BUILDING

DATE	REVISION

SEAL:

DATE:	10/25/23
PROJ NO.:	23-028
SCALE:	AS NOTED
DESIGNED BY:	MMR
DRAWN BY:	MMR
REVIEWED BY:	—

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# Proposed Character Photos Play Structures



*Creating various opportunities to play with in our "bioretention, garden park" engages the public while maintaining the overall aesthetic*





## Proposed Character Photos Site Lighting



*All Lighting will comply with lighting requirements by Village of Lexington Code and Ordinances.*



*Downtown Lexington Light Fixture*





## Proposed Character Photos Aesthetic Lighting



*All Lighting will comply with lighting requirements by Village of Lexington Code and Ordinances.*



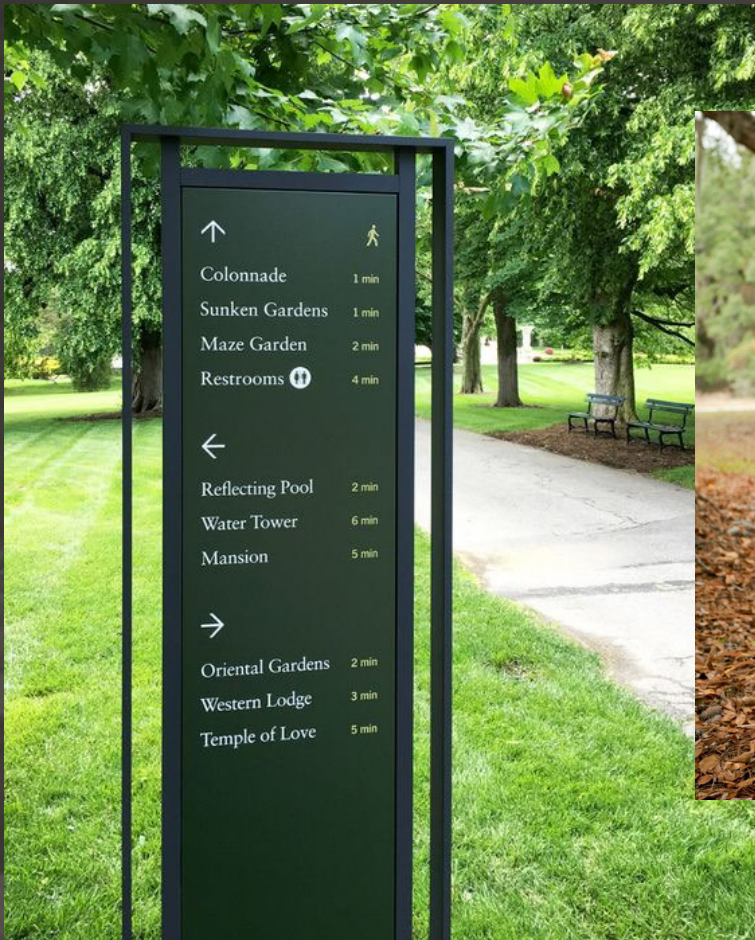


*Proposed Character Photos  
Entry Signage*





# Proposed Character Photos Wayfinding Markers



*Signage is critical for wayfinding*





# COST ESTIMATE

**Uplands DRAFT CONSENSUS PLAN: \$6.5 - \$7 Million**  
**Marina Renovations: \$7 - \$9 Million**

## **Existing Budget:**

**State of Michigan Grant Funds: \$8 Million**  
**MDNR Boating Infrastructure Grant: \$1.5 Million**  
**MDNR Capital Funds: \$750k (approx.)**

## **Other Potential Funding Sources:**

**Clean Vessel Act Grant, MNRTF Grant, Other Grants**  
**Village In Kind Services / Capital Funds**  
**Community Fundraising / Sponsorships**  
**Philanthropy**





# Next Steps

- *Refine Draft Consensus Plan with tonight's feedback*
- *Refine cost estimate*
- *Post Final Consensus Plan On Village website*





# Thank You!

Please feel free to contact us at:

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[gweykamp@edgewaterresources.com](mailto:gweykamp@edgewaterresources.com)

