



Lexington Harbor UPLAND PARK

CONCEPT PLAN DEVELOPMENT
DECEMBER 2023



— Early Concept Plan

Marina Master Plan, 2021

LEXINGTON STATE HARBOR MASTER PLAN, 2021

This Park Concept Plan was developed in late 2019 in conjunction with the overall Lexington Harbor and Marina Redevelopment. The Plan was included in the Master Plan published in 2021.

- (A)** New park space
- (B)** Dedicated marina parking (24)
- (C)** Relocated underground fuel tank
- (D)** Marina drop-off
- (E)** Renovated boater services building:
- (F)** Harbor promenade
- (G)** Federal navigation channel
- (H)** Renovated marina with ADA gangway, floating docks, new slips in varying lengths, broadside mooring, new fuel dock



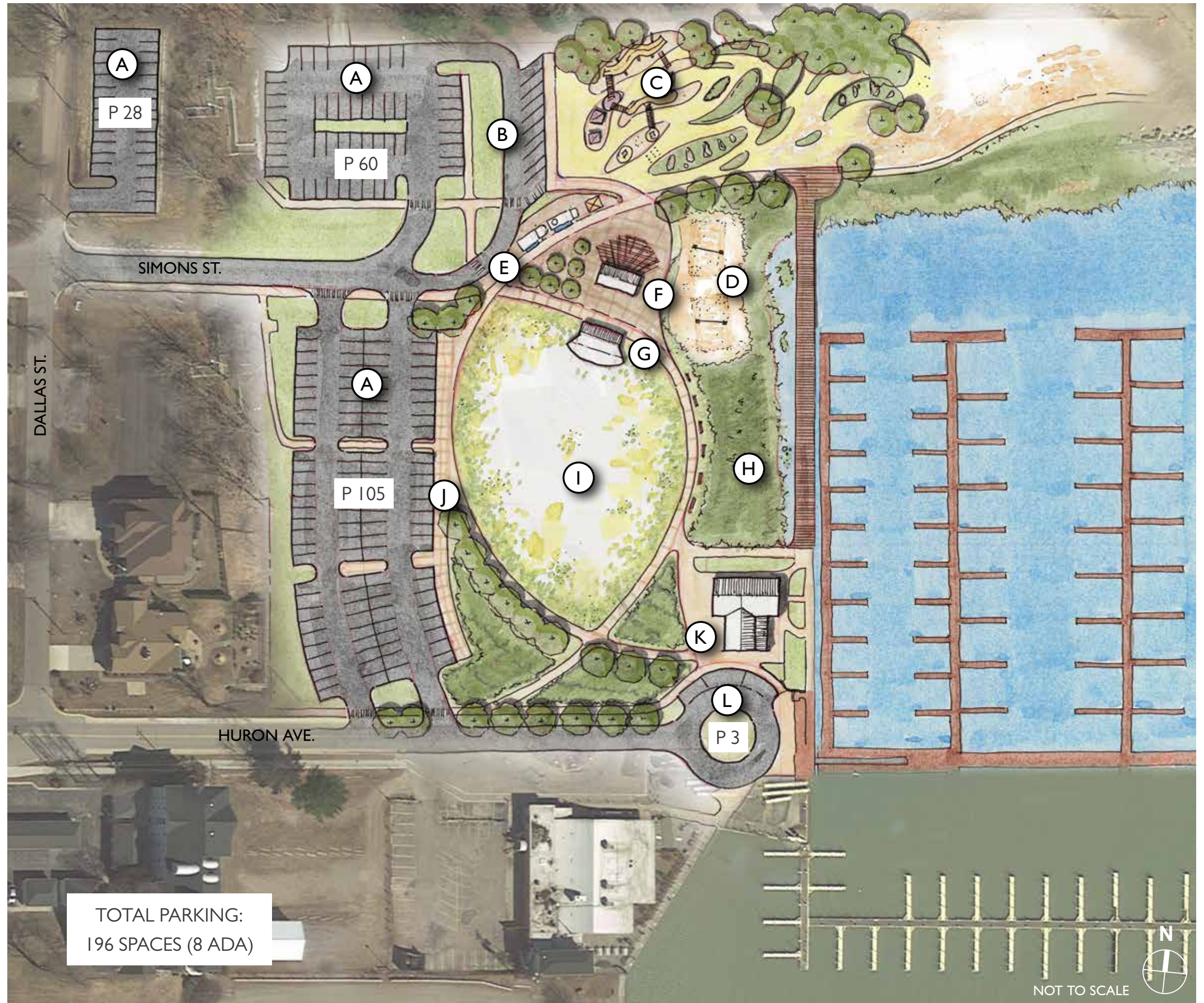
— Concept Plan Alternatives

Alternative A

LEXINGTON STATE HARBOR UPLAND MASTER PLAN at Tierney Park, September 2023

After public Visioning Sessions and stakeholder interviews in August 2023, three Concept Plan Alternatives were developed and presented to the community. Alternative A maximizes park space and has the least parking.

- (A)** Public parking (Marina parking TBD)
- (B)** Beach parking/drop-off
- (C)** Play area
- (D)** Volleyball
- (E)** Vendor plaza
- (F)** Restroom/concessions with shade
- (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 drop-off with ADA parking



TOTAL PARKING:
196 SPACES (8 ADA)

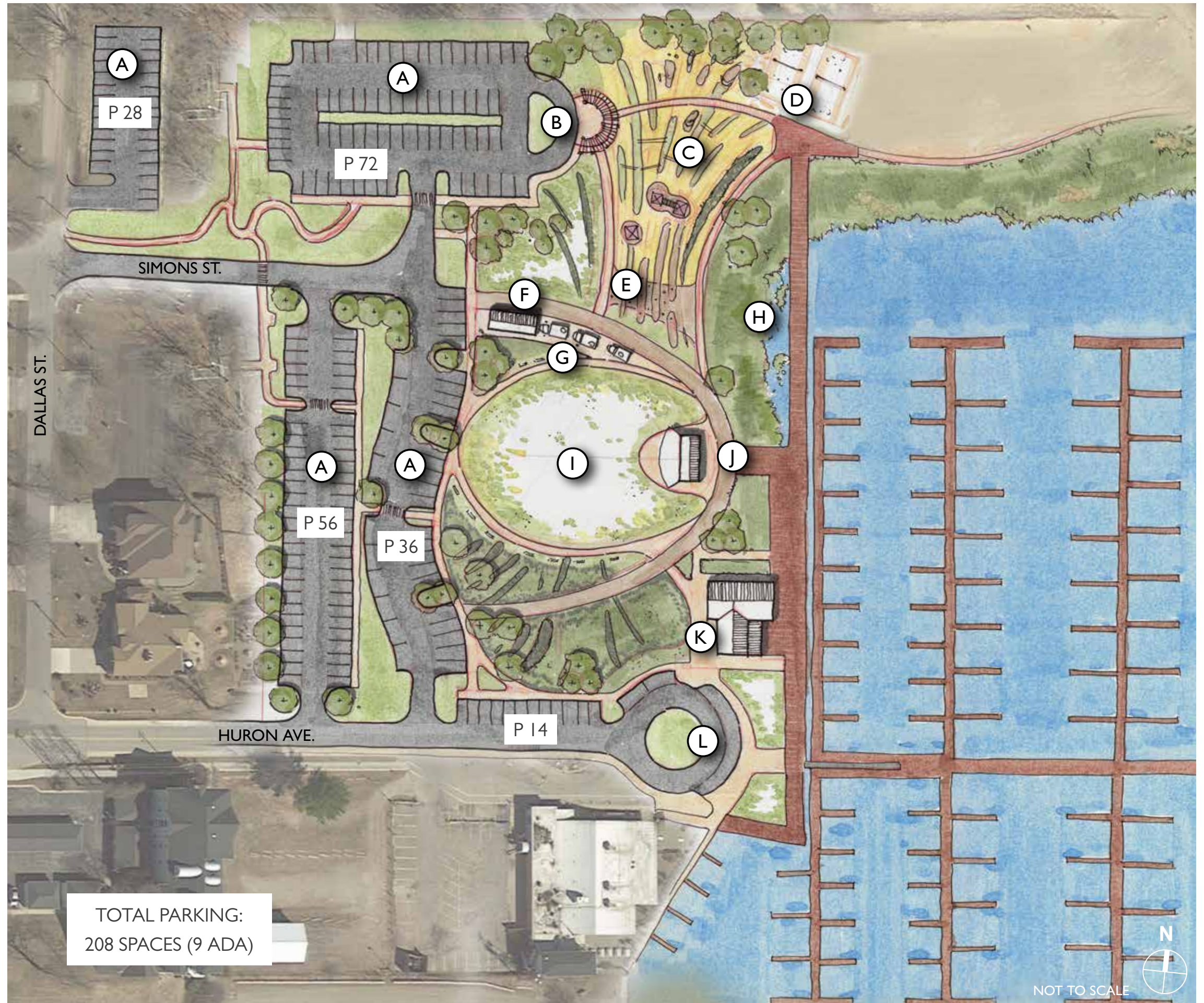
— Concept Plan Alternatives

Alternative B

LEXINGTON STATE HARBOR UPLAND MASTER PLAN at Tierney Park, September 2023

After public Visioning Sessions and stakeholder interviews in August 2023, three Concept Plan Alternatives were developed and presented to the community. Alternative B balances green space with parking, and places emphasis on play areas and recreation.

- (A)** Public parking (Marina parking TBD)
- (B)** Beach drop-off with shade
- (C)** Play area
- (D)** Volleyball on beach
- (E)** Splash pad
- (F)** Restroom/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 drop-off with ADA parking



TOTAL PARKING:
208 SPACES (9 ADA)

— Concept Plan Alternatives

Alternative C

LEXINGTON STATE HARBOR UPLAND MASTER PLAN at Tierney Park, September 2023

After public Visioning Sessions and stakeholder interviews in August 2023, three Concept Plan Alternatives were developed and presented to the community. Alternative C places emphasis on ease of vehicular access, and has the most parking of all options.

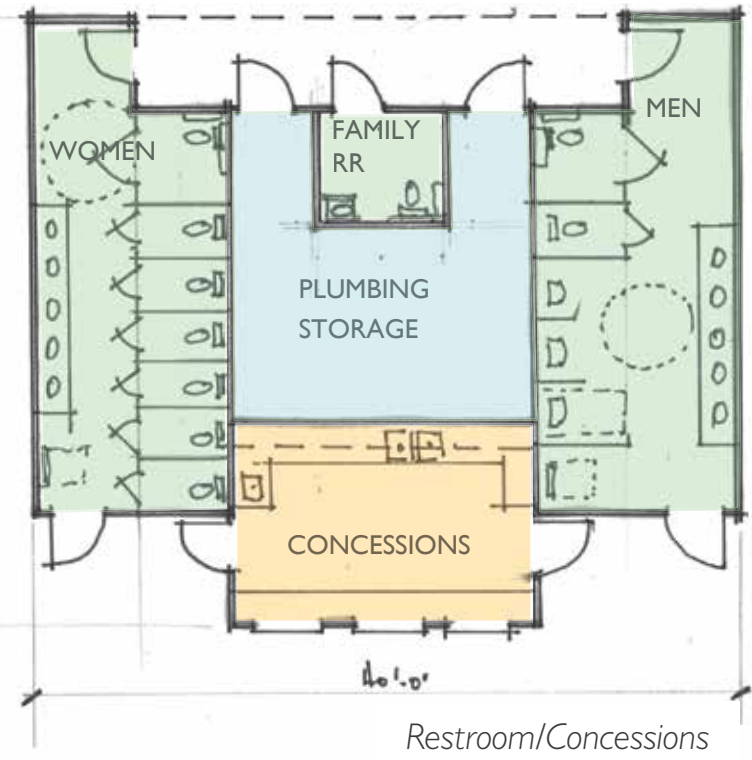
- (A)** Public parking (Marina parking TBD)
- (B)** Beach drop-off
- (C)** Play area
- (D)** Beach picnic area
- (E)** Band shell with concessions and restroom
- (F)** Second small restroom
- (G)** Shoreline plantings
- (H)** Lawn: 0.5 acres
- (I)** Existing boater services building
- (J)** Marina drop-off with ADA parking



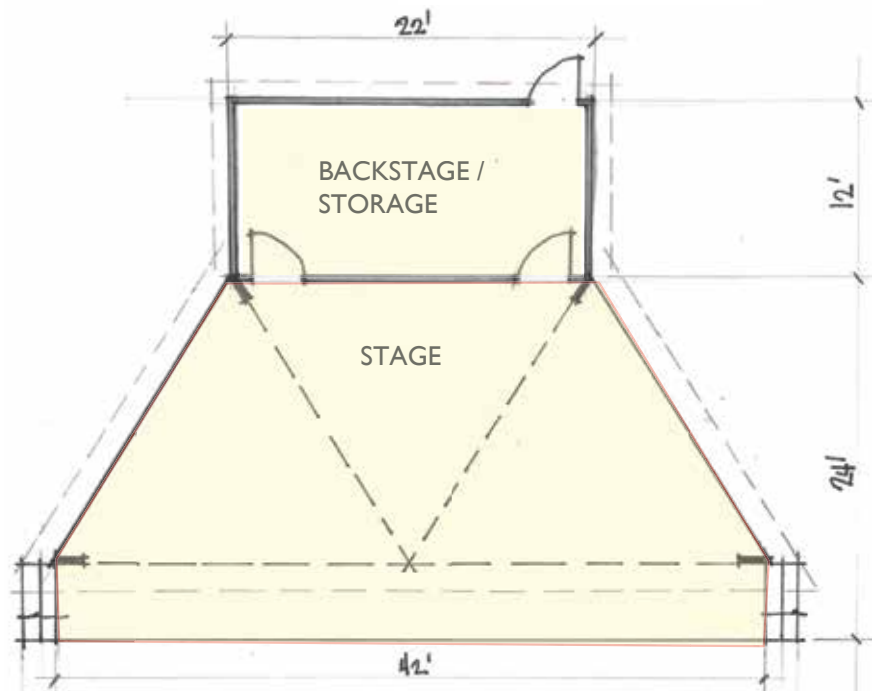
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— **Concept Plan Alternatives**
Architecture

CONCEPTS A and B



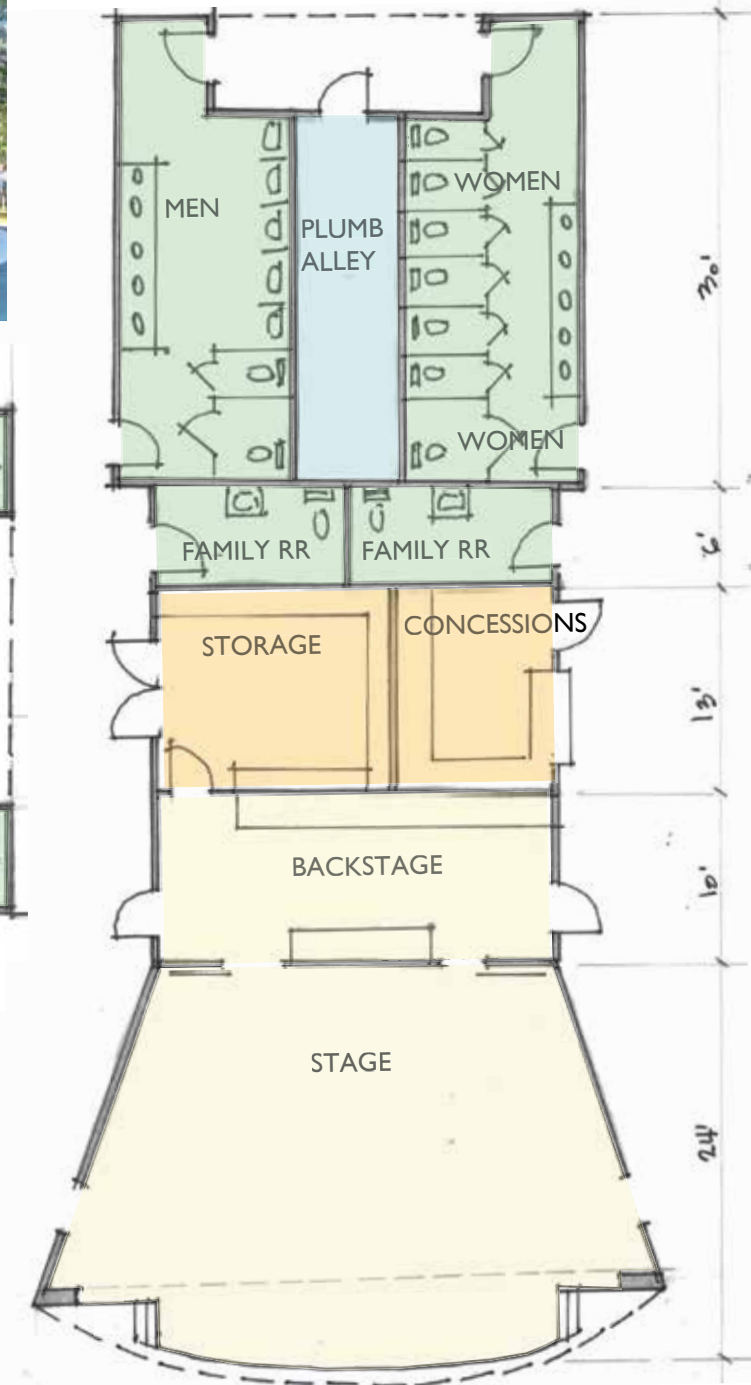
Restroom/Concessions



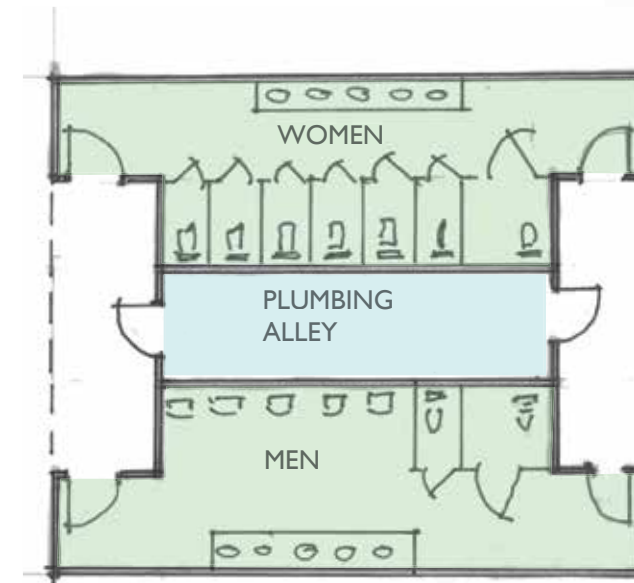
Band Shell with Storage/Backstage Space



CONCEPT C



Band Shell with Concessions and Restroom



Second Restroom



— Consensus Plan DRAFT

LEXINGTON STATE HARBOR UPLAND MASTER PLAN at Tierney Park, November 2023

After public review of the three Concept Plan Alternatives, it was determined that each of the concepts had favorable elements, but Concept A was the preferred layout overall. Favored program elements from B and C and individual comments were incorporated to create a Draft Consensus Plan, which was presented to the public on 11/1/23.

- (A)** Marina Drop-off Plaza with Seating and MDNR 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



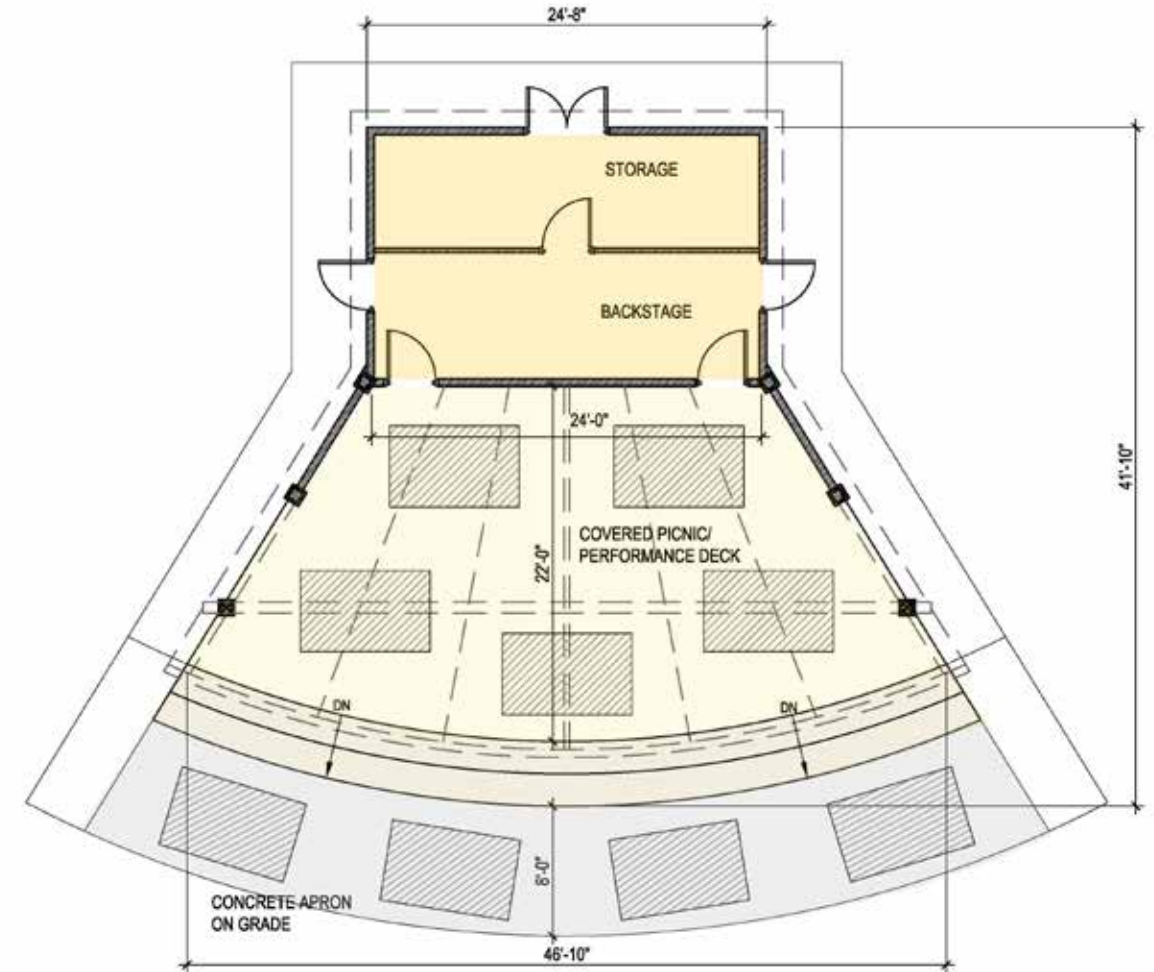
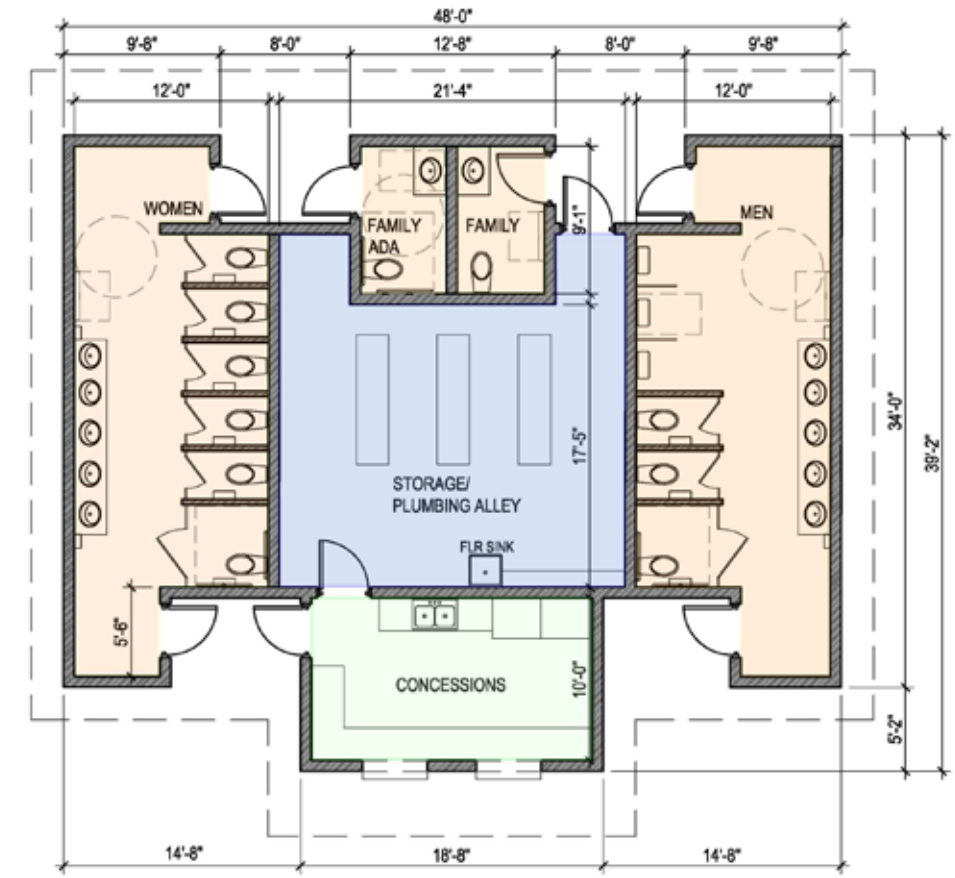
**TOTAL PARKING:
219 SPACES (9 ADA)**

NOTES: Marina parking could potentially transition to public parking during 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 tear-shaped path is wide enough for service vehicle access. Huron Ave connection to be enhanced with sidewalks and crosswalks, lighting, welcome gateway signage. Exact Tierney sculpture location TBD.

NOT TO SCALE

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— Consensus Plan
Architecture



— Consensus Plan Precedent Imagery



— Consensus Plan FINAL

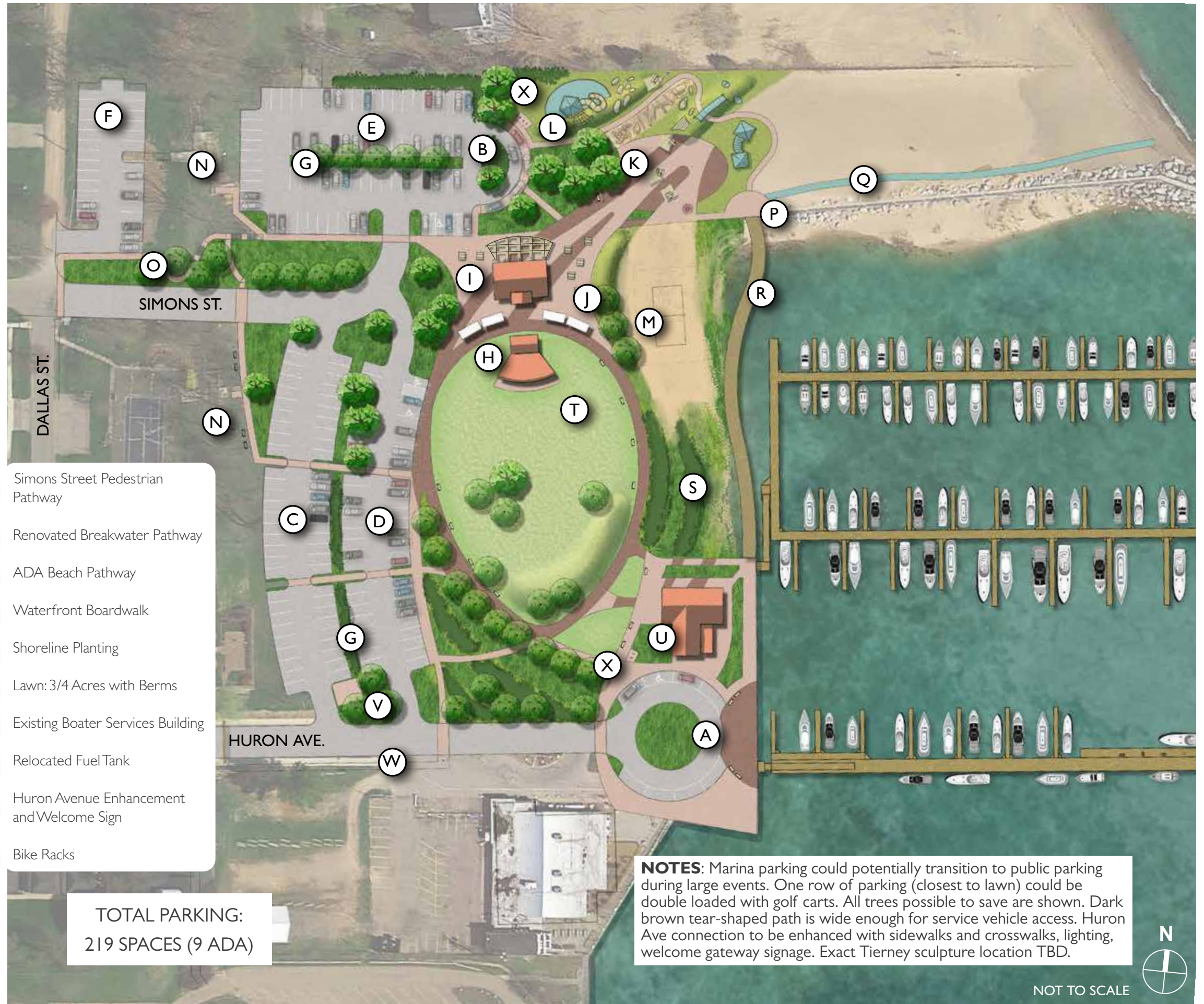
LEXINGTON STATE HARBOR UPLAND MASTER PLAN at Tierney Park, December 2023

After public review of the Draft Consensus Plan, stakeholder and public comments were incorporated to create a Final Consensus Plan, which was shared via Village website on 12/6/23. This plan shows the most up-to-date marina layout with two gangways.

- A** Marina Drop-off Plaza with Seating and MDNR Parking: 8 Spaces
- B** Beach Drop-off and Temporary Parking: 5 Spaces
- C** Marina/Flexible Parking: 58 Spaces
- D** Public Parking with EV Charging Station: 47 Spaces
- E** Public parking: 78 spaces
- F** Public Parking: 30 Spaces
- G** Stormwater Bioswales
- H** Covered Picnic Pavilion/Amphitheater with Stage and Backstage Areas
- I** Restrooms, Concessions, Shade Pavilion, and Wall-Mounted Drinking Fountain
- J** Food Truck and Tierney Sculpture Plaza
- K** Beach Picnic Area with Tables, Shade Structures, Grills, and Footwash
- L** Play Environment
- M** Beach Volleyball Court
- N** Renovated Stairs to Top of Bluff (2)

- O** Simons Street 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 Avenue Enhancement and Welcome Sign
- X** Bike Racks

**TOTAL PARKING:
219 SPACES (9 ADA)**



NOTES: Marina parking could potentially transition to public parking during 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 tear-shaped path is wide enough for service vehicle access. Huron Ave connection to be enhanced with sidewalks and crosswalks, lighting, welcome gateway signage. Exact Tierney sculpture location TBD.

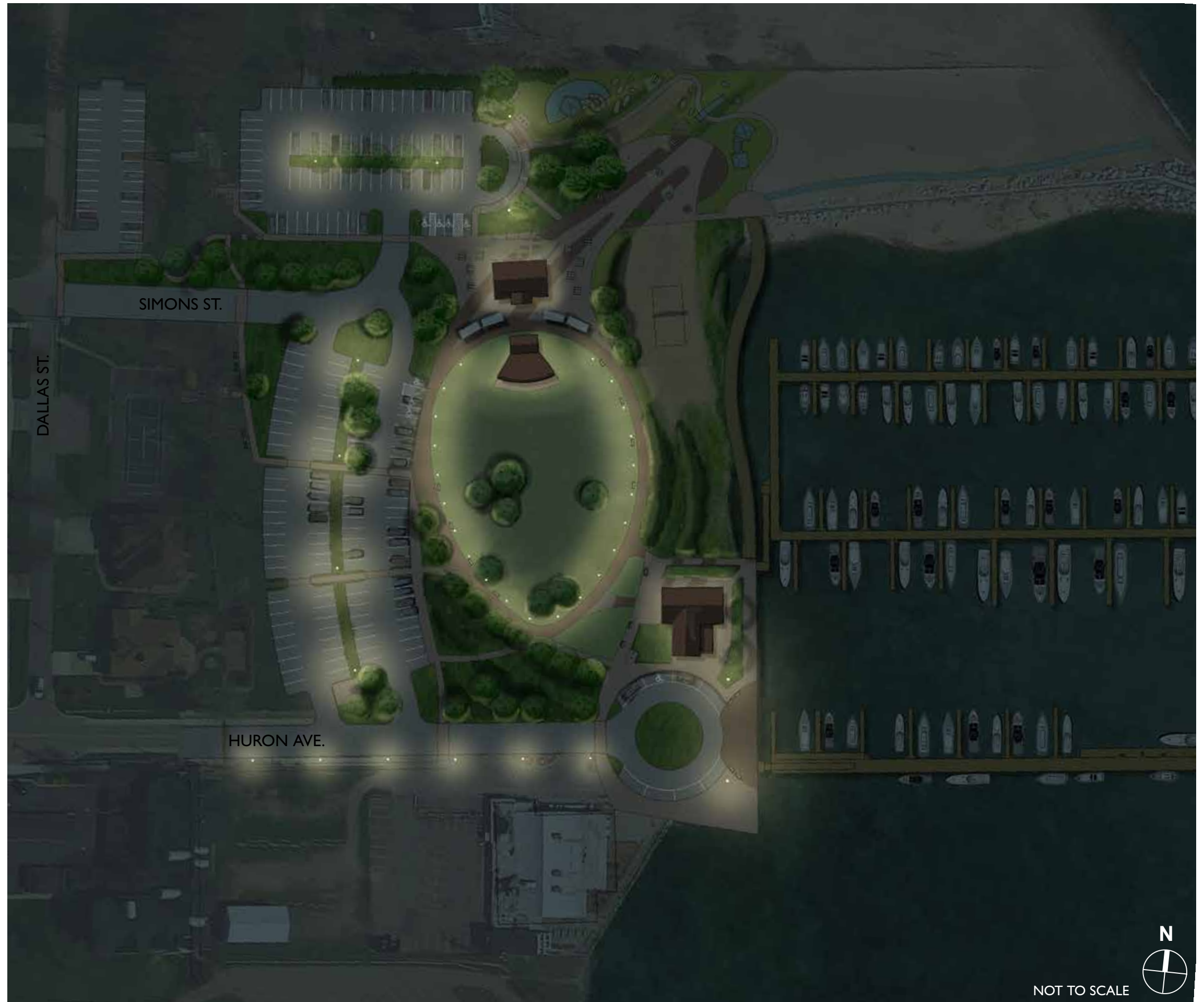
NOT TO SCALE

— Consensus Plan

FINAL: Lighting Study

LEXINGTON STATE HARBOR UPLAND MASTER PLAN at Tierney Park, December 2023

This plan shows an initial lighting study with pedestrian light fixtures along key walkways and parking lot light fixtures along roadways and in parking lots. No photometric plan measuring light levels with specific light fixtures has yet been completed, the plan is conceptual only and subject to changes pending additional study.



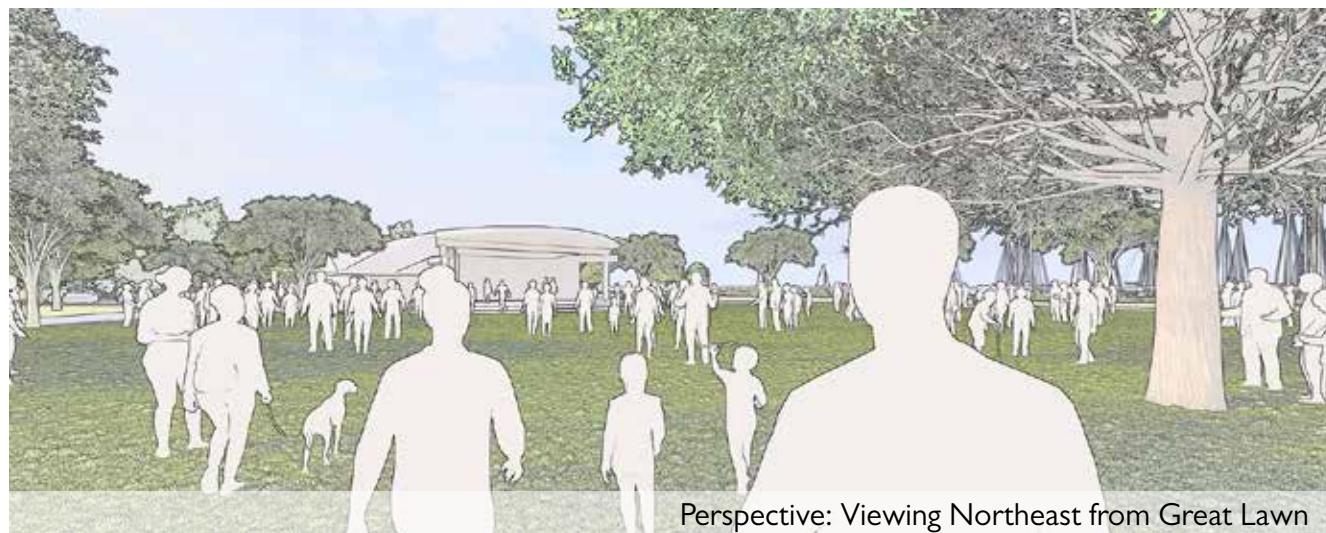
— **Consensus Plan**
Architecture



Birdseye: Viewing Northeast



Perspective: Viewing Northwest from Great Lawn



Perspective: Viewing Northeast from Great Lawn



Perspective: Viewing Southwest at Restroom, from Food Truck Plaza

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Consensus Plan Cost Estimate

Cost Summary

Uplands Consensus Plan: \$6.5 - \$7 Million

Marina Renovations: \$7 - \$9 Million

Existing Funding

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

Lexington Upland Park Improvements: Draft Consensus Review Cost Estimate						
Work Item	Description	Quantity	Units	Unit Cost	Total Cost	Notes/Comments
Site Preparation and Removals						
1	Mobilization	1	LS	\$ 162,403.38	\$ 162,403.38	estimate at 3% of construction costs
2	General Conditions	1	LS	\$ 270,672.30	\$ 270,672.30	Bonds, insurance, permitting, temp facilities, traffic control etc.
3	SESC measures	1	LS	\$ 15,000.00	\$ 15,000.00	Erosion control, silt fence, etc
4	Tree Protection	18	EA	\$ 200.00	\$ 3,600.00	
5	Building Removals	1	LS	\$ 15,000.00	\$ 15,000.00	
6	Stair Removals	2	LS	\$ 10,000.00	\$ 20,000.00	
7	Tree Removal	22	EA	\$ 500.00	\$ 11,000.00	
8	Asphalt Removal	57,122	SF	\$ 1.00	\$ 57,122.00	
9	Concrete Removal	10,885	SF	\$ 2.00	\$ 21,770.00	
10	Curb Removal	2,300	LF	\$ 12.00	\$ 27,600.00	
11	Boardwalk Removal at Beach	1,200	SF	\$ 5.00	\$ 6,000.00	
12	Playground Removal	1	LS	\$ 5,000.00	\$ 5,000.00	
13	Site Furniture Removals/Salvage	1	LS	\$ 5,000.00	\$ 5,000.00	
14	Utility Removals	1	LS	\$ 20,000.00	\$ 20,000.00	
15	Light Pole Removals	5	EA	\$ 500.00	\$ 2,500.00	
16	Topsoil Removal				\$ -	
Site Improvements						
17	Fill and Rough Grading	400	CY	\$ 30.00	\$ 12,000.00	
18	Water line connections	350	LF	\$ 60.00	\$ 21,000.00	
19	Sanitary connection	1	LS	\$ 20,000.00	\$ 20,000.00	
20	Catch Basin rim adjustments	-	EA	\$ 1,000.00	\$ -	
21	French Drain/Bioswales	-	LF	\$ -	\$ -	
22	Site Utilities and Stormwater Revisions	1	LS	\$ 500,000.00	\$ 500,000.00	Placeholder
23	Electrical System	1	LS	\$ 100,000.00	\$ 100,000.00	
24	Irrigation System, Design Build	1	LS	\$ 50,000.00	\$ 50,000.00	
25	Boardwalk	3,600	SF	\$ 100.00	\$ 360,000.00	
26	Asphalt Paving	68,500	SF	\$ 10.00	\$ 685,000.00	
27	Curb and Gutter	3,000	LF	\$ 40.00	\$ 120,000.00	
28	4" Concrete Paving	4,883	SF	\$ 8.00	\$ 39,064.00	fiber reinforced
29	6" Reinforced Concrete Paving	11,095	SF	\$ 12.00	\$ 133,140.00	10' wide walkways
30	Speciality Paving (pavers, color concrete, etc)	18,638	SF	\$ 20.00	\$ 372,760.00	
31	ADA Ramp	20	EA	\$ 2,000.00	\$ 40,000.00	
32	New Staircase Connection at Simons	1	LS	\$ 75,000.00	\$ 75,000.00	
33	Renovated Staircases	2	EA	\$ 50,000.00	\$ 100,000.00	
34	Site Walls	1	LS	\$ 50,000.00	\$ 50,000.00	
35	Playground	1	LS	\$ 500,000.00	\$ 500,000.00	
36	Topsoil	1,135	CY	\$ 18.00	\$ 20,430.00	sf planting areas at 6" depth
37	Hydroseed Lawn	30,240	SF	\$ 1.50	\$ 45,360.00	
38	Shoreline Planting	12,000	SF	\$ 5.00	\$ 60,000.00	
39	Trees: Shade	15	EA	\$ 1,500.00	\$ 22,500.00	
40	Trees: Ornamental	20	EA	\$ 750.00	\$ 15,000.00	
41	Shrubs	300	EA	\$ 100.00	\$ 30,000.00	
42	Perennials	20,000	SF	\$ 14.00	\$ 280,000.00	
43	Steel Edging	-	LF	\$ 8.00	\$ -	
44	Mulch	567	CY	\$ 150.00	\$ 85,050.00	
45	Ped Light Poles	12	EA	\$ 10,000.00	\$ 120,000.00	
46	Bollard Lights	22	EA	\$ 5,000.00	\$ 110,000.00	
47	North Perimeter Fence	322	LF	\$ 75.00	\$ 24,150.00	
48	Benches	20	EA	\$ 2,500.00	\$ 50,000.00	
49	Swing Benches	3	EA	\$ 4,000.00	\$ 12,000.00	
50	Picnic Tables	12	EA	\$ 2,500.00	\$ 30,000.00	
51	Litter/Recycling	6	EA	\$ 3,000.00	\$ 18,000.00	
52	Shade Structures	4	EA	\$ 25,000.00	\$ 100,000.00	
53	Grills	6	EA	\$ 1,000.00	\$ 6,000.00	
54	Footwash Station	2	EA	\$ 3,500.00	\$ 7,000.00	
55	Bike Racks	12	EA	\$ 500.00	\$ 6,000.00	
56	Entry Signs	1	LS	\$ 10,000.00	\$ 10,000.00	
57	Regulatory Signs	1	LS	\$ 8,000.00	\$ 8,000.00	
58	Huron Ave. Improvements	1	LS			
59	Restroom Building	1,496	SF	\$ 400.00	\$ 598,400.00	
60	Pavilion Building	1,472	SF	\$ 250.00	\$ 368,000.00	
Base Bid Subtotal					\$ 5,846,522	
Contingency 20%					\$ 1,169,304	
					\$ 7,015,826	



 VILLAGE OF
LEXINGTON