



## CITY of NOVI CITY COUNCIL

**Agenda Item 1  
June 18, 2018**

**SUBJECT:** Approval to enter into final design and bid the construction contract for Lakeshore Park renovations to include:

**Option A:** A community building approximately 6,200 square feet to be used for PRCS programming.

Or

**Option B:** A community building approximately 9,200 square feet to be used for PRCS programming. Building design will include a Lending Library Kiosk operated by the Novi Public Library and space for additional Library programs and services. The building may also serve as an election polling location.

**SUBMITTING DEPARTMENT:** Parks, Recreation and Cultural Services  
Integrated Solutions- Facilities Management Division.

**CITY MANAGER APPROVAL:** 

### **BACKGROUND INFORMATION:**

In early December 2017, a community meeting was held to receive input for the proposed improvements to Lakeshore Park and determine how the City could work with the residents to upgrade park amenities to best serve all Novi residents. Feedback received at the meeting and throughout the review process was used to make modifications to a pair of proposals that were shared at a Lakeshore Park Update Meeting on Monday, June 11<sup>th</sup>.

At the most recent public forum City staff presented the proposed improvements at three separate stations focusing on;

1. the site plan,
2. community building,
3. sustainability.

Approximately fifty-five people attended including representatives from the Parks Recreation and Cultural Services Commission, Library Board, the Motor City Mountain Bike Association, and the Older Adult Services Advisory Board.

The presentations and proposals addressed input from residents including:

- Maintain the nature-type feel, "up north atmosphere" of Lakeshore Park.
- Safety enhancements for pedestrians and bicyclists using the park.
- Impact on natural features of the park and additional costs to locate building at the rear of the park.
- Consideration of adding entrances off 12 ½ Mile or West Park and closing access to the park from South Lake Drive.
- Meet the needs of Summer Camp participants as required by State of Michigan Summer Day Camp Licensing (must also have bathroom

facilities, indoor shelter from severe/inclement weather, and storage space for camp equipment). Provide separate space for children with special needs.

- Reference the history of Dodge Brothers and acknowledgment of how Walled Lake got its name.
- Provide easy beach access for families and improve the tunnel (water runoff and security).
- Improve the parking lot to accommodate all users and allow for better accessibility for handicapped/elderly.
- Address storm water runoff and water quality of Shawood Lake.
- Lowering the building by five (5) feet to lower the profile from South Lake Drive.

Discussion of Lakeshore Park has also included the replacement of the existing 1,500 square foot building built in 1980. Staff is bringing forward two options for Council consideration.

Pending Council's decision, PRCS and the Facilities Management team will collaborate with NSA Architects to develop a bid package that addresses the planned improvements.

**RECOMMENDED ACTION:** Approval to enter into final design and bid the construction contract for Lakeshore Park renovations to include:

**Option A:** A community building approximately 6,200 square feet to be used for PRCS programming.

Or

**Option B:** A community building approximately 9,200 square feet to be used for PRCS programming. Building design will include a Lending Library Kiosk operated by the Novi Public Library and space for additional Library programs and services. The building may also serve as a polling location.

# CURRENT SITE AND BUILDING



# PROPOSED SITE PLAN OPTIONS

## 1 Natural – Nature-type feel, up north

- No retaining wall needed
- No variances necessary
- 100 feet from the neighbor to the east
- Elevation is dropped by 5 feet

## 2 Easy access to restrooms/ changing facilities open year round

- Restroom/changing facilities with annual access from the outside incorporated into the design, separate from the restrooms for indoor programming space.

## 3 Safety Enhancements have been incorporated into all plans.

- Pedestrian safety
- Bicyclist safety
- Beach traffic safety

## 4 Building usage

|             |   |
|-------------|---|
| 2000 sf     | Lakeshore Camp Room   |
| 650 sf      | Multi-purpose Room  |
| 630 sf      | Storage (Tables, chairs, and program supplies)              |
| 1260 sf     | Vestibule, Lobby, Corridors                                 |
| 560 sf      | Utility, Technology, and Janitor Closet                     |
| 600 sf      | Beach/Park outside accessible Restrooms/Changing facilities |
| 500 sf      | Inside Restrooms  |
| <b>6200</b> | <b>sf Total</b>   |

- Additional Youth and Senior Programming
- Library Kiosk
- Polling Location
- 9200 sf Total**

## 5 \*Polling Location

- Michigan election states whenever possible, a polling place must be located in a publicly owned or controlled facility such as a school building, fire station or police station.
- As an exception to the above, a polling place may be established in a "profit or nonprofit residence or facility in which 150 persons or more aged 62 or older reside or at an apartment building or complex in which 150 persons or more reside."

## 6 \*Library presence in north Novi

- 26 subdivisions in Lakeshore Park Area (Library Usage Avg. 21%)
- 26 subdivisions in Library Area (Library Usage Avg. 53%)
- FREE programs (educational learning opportunities):
  - Story times (ages 0-5yrs)
  - Book discussions
  - Performances
  - Teen programs
  - Technology demonstrations (Virtual Reality events, Computer classes)
- Lending Library Kiosk: Vending unit that allows for 300-500 items (books, DVDs/Blu-rays, music, etc.) to be checked out with a library card. For ease, items can be returned to the Lakeshore Park location.

## 7 Improvements to tunnel

- Securing the tunnel from both sides would assist with vandalism creating safe access to beach
- Addresses storm water runoff and beach erosion

## 8 Replacement of Shelter 1

- Built in 2000, holds 175 people
- Has ongoing electrical issues and structure has deteriorated
- Park shelters at Lakeshore are rented an average of 85% of the time on weekends, with the large shelter being rented 100% on Sat & Sun, June-Aug.
- Playground equipment installed in 2002 – typical life expectancy 15 years.

## 9 Continued police presence along South Lake Drive

## 10 Enhanced parking lot

- Improvements to parking lot will allow for better accessibility for handicapped/elderly (must be ADA compliant).
- Current parking spaces are not designated; people park randomly. Gravel parking lot does not accommodate all users (handicap accessibility).
- Will have a smaller footprint

## 11 Comfort shelter for north Novi

## 12 Locate building to the rear of the park

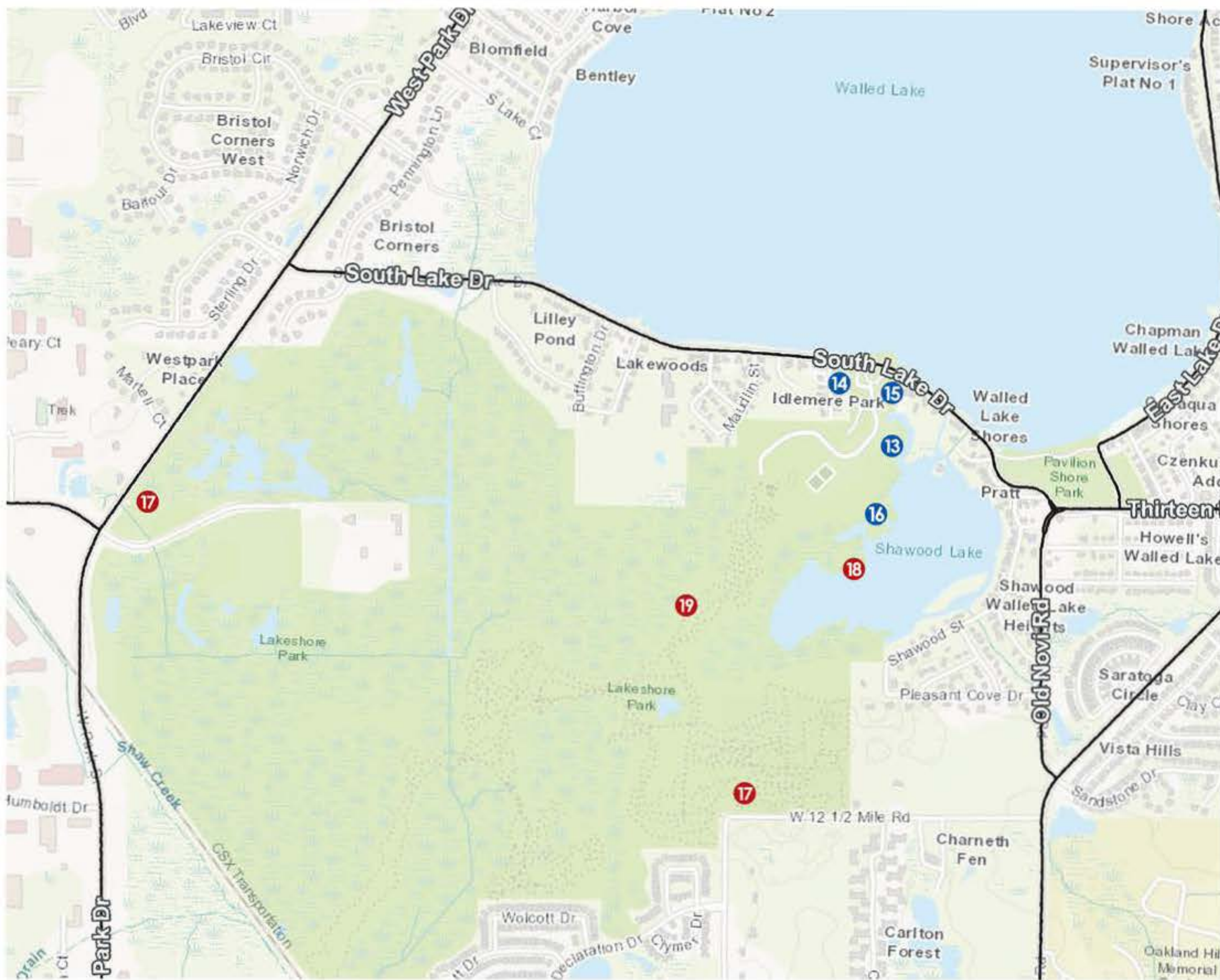
- Expensive due to:
  - Length to establish utilities
  - Additional pavement, impervious surface causing more storm water
  - Disruption to additional areas of site/trees
- Farther from beach for changing/restrooms for children
- Would add over \$1 million in costs to project
- An additional restroom facility would also have to be added for beach activity
- Overall, greater impact to natural features.



- IMPLEMENTED
- NOT IMPLEMENTED
- \*ONLY FEASIBLE WITH 9200 SF. BUILDING

# SUSTAINABILITY

- 13 Maintain natural, up-north feel**
- 14 Screen building with trees**
  - Planting of mature trees will far exceed the number of trees being removed.
- 15 Add landscaping to building areas**
  - Including the use of trees to screen lights throughout the park
- 16 Improve Shawood Lake water quality**
  - Our current ordinances dictate how we handle storm water runoff which is one of the issues currently within the park. All current designs address the issue with retention ponds, water gardens and landscaping to channel water runoff.
- 17 Adding a second entrance**
  - From West Park Drive
  - May cause sewage treatment plant/ wetland concerns; construction crossing to floodway
  - From 12 1/2 Mile Road
- 18 Making improvements to Shawood Lake would be very disruptive, complicated and expensive as it is located in 100 year flood plain.**
  - Disruptive to wildlife habitat
- 19 Mountain Bike Traffic**
  - Mountain bikers efforts and volunteer work have added a huge value to park; they need to be included in the park community



|   |   |
|---|---|
| <span style="color: blue;">●</span> IMPLEMENTED                             | <br>cityofnovi.org |
| <span style="color: red;">●</span> NOT IMPLEMENTED                          |   |
| <span style="color: orange;">●</span> *ONLY FEASIBLE WITH 9200 SF. BUILDING |   |

# ELEVATIONS



north elevation  
(view from S. Lake Drive)



west elevation



south elevation

Lakeshore Park

9200 sqft. option

**20 Nature-type feel, up north lodge architecture**

- No retaining wall needed
- No variances necessary
- 100 feet from the neighbor to the east
- Elevation is dropped by 5 feet

**21 Reference history of Dodge Brothers/  
acknowledgment of how Walled Lake  
got its name**

**22 Screen building with trees**

- Planting of mature trees will far exceed the number of trees being removed.
- Blending building into environment, use of natural elements – wood and stone.

**23 \*Library presence in north Novi**

**24 Sustainability components of the building**

- The overall building materials and finishes are sensitive to sustainability and sourced as locally as possible
- Natural lighting and the interior and exterior lighting system will have innovative lighting controls and are all LED
- The interior and exterior paints and stains will be selected to have low to no harmful compounds

**25 Add landscaping to building areas.**

**26 Incorporate natural elements in design**



north elevation  
(view from S. Lake Drive)



west elevation



south elevation

Lakeshore Park

\*No Library Kiosk

6200 sqft. option

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- NOT IMPLEMENTED
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