A group of five people, including children and adults, are walking across a wooden bridge over a stream. The bridge has a railing and is surrounded by lush green trees and foliage. The scene is captured in a slightly desaturated, naturalistic style.

**STERLING HEIGHTS  
PARKS AND RECREATION PLAN  
2010 TO 2015**

**City of Sterling Heights, Michigan**

**Adopted March 2, 2010**

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# 1. COMMUNITY DESCRIPTION

## **Jurisdiction of Plan**

This plan has been developed by the Parks and Recreation, Planning and Public Services Departments to include all aspects of recreation.

## **Location**

The City of Sterling Heights is located in southwest Macomb County, approximately fifteen (15) miles north of the City of Detroit. Sterling Heights borders Shelby Township and the City of Utica to the north, Clinton Township to the east, the City of Warren to the south, and the City of Troy in Oakland County to the west. The City of Sterling Heights is approximately six (6) miles by six (6) miles, or thirty-six (36) square miles in area.

## **Social Characteristics**

The population of the City of Sterling Heights in 2009 was 125,602, which represents a 6.6% increase in the number of people living in the City from 1990. According to the Southeast Michigan Council of Governments (SEMCOG) Regional Development Forecast, the City's population is projected to be 139,939 by the year 2035.

The median household income in the City in 2000 was \$60,494, which is higher than the median income for Macomb County (\$52,102) and significantly higher than the State median income (\$44,667).

In 2005, a total of 57,776 people in Sterling Heights were employed. From 1990 to 2000, the City experienced an overall employment growth rate of 22%. The largest employment sectors in the City include Manufacturing, Retail Trade and Services.

Some retail jobs and many service jobs often require afternoon, evening, or weekend shifts that fall outside the conventional workforce hours of 9 a.m. to 5 p.m., Monday through Friday. This may be significant for recreation planning in Sterling Heights because these residents represent roughly 50% of the population and may wish to utilize recreation facilities and programs during what are often considered to be non-peak usage hours.

The total number of households in 2009 was 49,735, which represents a 21.8 % increase in the number of households in the City from 1990. While the total number of households have increased over the past 20 years, the persons per household has decreased from 3.3 persons per household in 1990 to 2.5 persons per household in 2009.

While much of Sterling Heights is built-out, recreation needs should be considered for all residential development that takes place in the City. Developments that do not include private or semi-public recreation opportunities could place additional demand on public

recreation resources. Planned Unit Development's should be encouraged, in the planning process, to provide open space & recreation amenities.

Although the number of people living in the City will stabilize over the next twenty-five (25) years, the age of the population will change significantly. The projected population age breakdown for Sterling Heights reveals that the 65 and over age group is expected to more than double in size.

Consequently, a good percentage of future program development should be geared toward senior citizens so that it meets the needs of this population group.

Seventy-four percent of the population in Sterling Heights is between 28 and 64 years of age. The largest age group is the "Mature Families" years and the smallest two age groups are "Pre-School" years and "Retirement" years. In addition, the number of persons in the "Family Forming" years in the community is significant. This age group makes up roughly 23% of Sterling Heights' population, and may have a future effect on the programs and services for this Lifestyle group.

Age trends indicate significant growth in the Family Forming and Mature Family age brackets. This type of growth typically results in an increased demand for passive recreation opportunities and support programs. Family recreation opportunities should be encouraged, and adult activity programs should be provided in greater number, as well as exercise and fitness programs based on the unique needs of the elderly. Since many elderly may be unable to drive, the recreation needs of this age bracket should also include the need for basic parks and recreation programs within walking distance of their homes, which is typically considered to be a quarter (¼) mile radius. More over, innovative ways of providing off-site services to seniors should be explored.

A significant number of residents are in the "Mature Families" years and a growing number in the "Family Forming" years are approaching this group. The recreation needs of these groups should be considered.

**Populations with Unique Needs** (*Persons with disabilities, Low-Income, Senior Citizens, Ethnic Backgrounds, etc.*)

The number of persons with unique needs makes up almost fifteen percent (14.8%) of the total population. According to the 2000 Census, 90.7% of Sterling Heights is White, 1.3% is African American, 4.9% is Asian, 1.3% is of Hispanic or Latino origin, and other races comprise 3% of the total population.

A number of residents, including persons with disabilities and others with mobility limitations such as seniors, young children, pregnant women, and persons with temporary disabilities, would benefit from bringing parks and recreation facilities into compliance with ADA requirements. Given the aging nature of a large segment of Sterling Heights's future population, barrier-free accessibility will become an important need for a number of residents.

## **Land Use Patterns**

The City of Sterling Heights is characterized as an established community since only 4% of the total land area is still undeveloped. Residential land area comprises 46.1% (10,835 acres) of the total land use. The two primary commercial corridors in the City are Van Dyke Avenue and Hall Road (M-59). The four regional shopping centers are located around Lakeside Mall, near Mound Road and M-59, at 14 Mile Road and Van Dyke, and at Metropolitan Parkway and Dequindre Road. Almost all of the industrial development, which accounts for 10.7% of total land area in the City, is located between Van Dyke and Mound Road.

## **Topography**

The topography of Sterling Heights can generally be described as flat.

## **Water, Fish and Wildlife Resources**

The Clinton River is the most significant natural resource in Sterling Heights, and constitutes the primary river system in which the entire land area of the Clinton River watershed drains. Wetlands in the City are generally located within the 100-year floodplain areas. Wetlands and floodplains are an important aspect of the hydrological and ecological systems of the City, providing fish and wildlife habitat, maintaining groundwater supplies, and improving water quality. There are a few pockets of woodland scattered throughout the City that provide wildlife habitat, including the Nature Preserve located in the northwest corner of the City.

The wildlife found in the City is typical of what would be expected to be found in undeveloped and open space areas of an urban community. Open-land wildlife may include quail, pheasant, meadowlark, field sparrow, red fox, cottontail rabbit, woodchuck, and hawk. Woodland wildlife may include: squirrel, raccoon, ruffed grouse, woodcock, woodpecker, warbler, nuthatch, deer, gray fox, and owl. Finally, wetland wildlife may include: muskrat, duck, geese, heron, rail, kingfisher, mink, crane, and bittern.



## **Soils and Vegetation**

The Lenawee-Carunna-Lamson association, Selfridge-Au Gres, loamy substratum-Metamora association, Wasepi-Au Gres association, and Cohoctah-Ceresco-Shoals-Sloan association are the four soil associations found within the City boundaries. These associations generally consist of somewhat poorly-drained to poorly-drained soils that are commonly found on outwash plains, lake plains, and flood plains areas. Although development opportunities are extremely limited within floodplain areas, flood plains provide an excellent opportunity for passive recreational use, while protecting water quality and wildlife habitat.

## **Transportation Systems**

Van Dyke, including the M-53 Freeway, is the primary mode of north-south transportation in the City. East-west transportation is provided primarily by Hall Road (M-59). Both Van Dyke (M-53) and Hall Road (M-59) are State Trunklines. There are a number of County Primary Roads that provide north-south transportation including: Dequindre Road; Mound Road; Utica Road; and Hayes Road. The two County Primary Roads that carry traffic east-west are Eighteen Mile Road and Metropolitan Parkway.

Railroads- Conrail Railroad runs north-south between Mound Road and Van Dyke (M-53). This rail line provides access to the industrial uses located along this rail corridor, as well as those of the region.

Non-motorized Transportation- The City of Sterling Heights Clinton River Park Trail System consists of approximately 8 miles of hard-surface pathways winding through more than 450 acres of public parklands. The pathways are excellent for walking, jogging, and bicycle riding and all are wheelchair accessible.

Air Travel- The primary passenger airline service available to Sterling Heights residents is at the Detroit Metropolitan Airport, located approximately 30 miles southwest of the City. The airport is one of the major providers of domestic and international passenger flights, as well as cargo transportation, in the nation.

## **Climate**

The average annual temperature in the City of Sterling Heights is roughly 49 degrees. Average daily high temperatures reach 82 degrees Fahrenheit in July, and 30 degrees in January. Average highs reach a minimum of 50 degrees about 7 months out of the year, which is considered to be a minimum temperature for comfortable walking. Daily highs exceed 80 degrees on average for only 1 month each year.

## **Environmental Issues**

The community is significantly built out. Existing wetland and environmentally-sensitive areas are located primarily in the floodplain area of the Clinton River.

## **Zoning**

Residential land in the City of Sterling Heights in 2003 comprised 46.1% of the total land area. Commercial land in 2003 represented 6.2% of the total land area in the City, and industrial land use made up 10.7%. Institutional land uses, including public parks, open space, municipal and school buildings, churches, and utility corridors accounts for 30.9% of the City's total land area. Vacant land in Sterling Heights represents 4% of the total land area.

## **2. ADMINISTRATIVE STRUCTURE**

### **Roles of Commission(s) or Advisory Board(s)**

The Mayor and City Council appoint residents to various boards and commissions to assist in implementing initiatives set forth by the Sterling Heights City Council. More than 170 volunteers dedicate their time and talents to Sterling Heights' 27 boards, commission, authorities, committees and the Sterling Heights Community Foundation.

The Sterling Heights Planning Commission assisted in the development of the Master Recreation Plan. The typical role of this commission is to review site plans, conduct public hearings and make recommendations to City Council regarding the use of land within the City. In addition, the Planning Commission holds a public hearing to solicit public comments on the draft of the Master Recreation Plan.

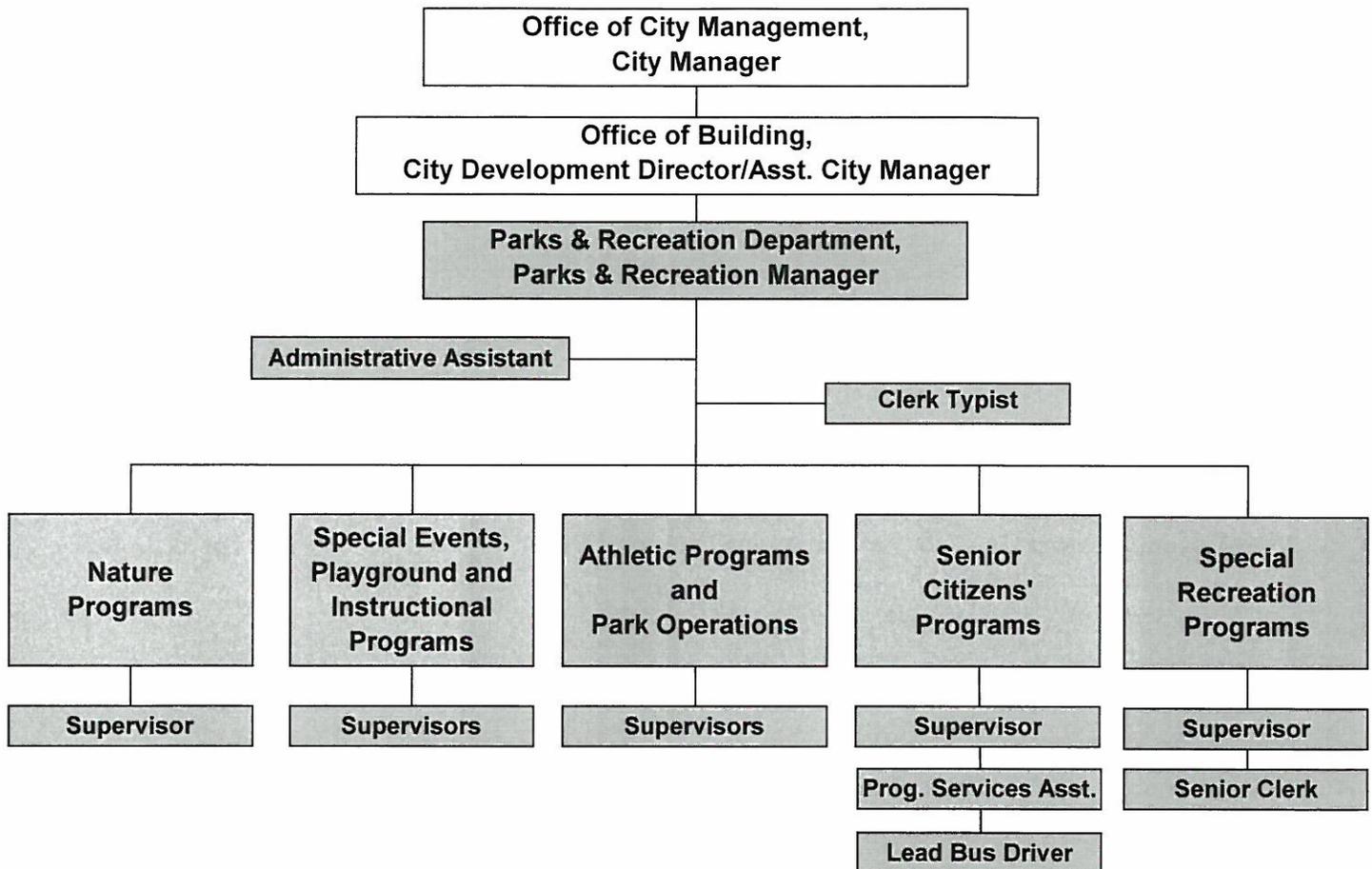
Once the Planning Commission has determined that the master plan effectively addresses the recreation needs of the community, the plan is recommended to City Council for adoption.

### **City Organizational Structure**

Sterling Heights operates under a Council/Manager form of government. The Mayor and City Council serve as the legislative branch of the City government structure, with the City Manager serving as the administrative branch. All City administrative departments report to the City Manager.

The Parks and Recreation Department is responsible for the day-to-day operations of the facilities and programs. The department is supervised by the Parks and Recreation Manager, who reports to the Assistant City Manager. (See organizational chart on the next page.) There are also a total of 12 full time staff that includes 6 Recreation Supervisors, 1 administrative assistant, 1 program services assistant, 1 clerk typist, 1 senior clerk and 1 bus driver. Up to 200 seasonal and support staff are utilized year-round for programs and activities.

Department, Authority and/or Staff Description and Organizational Chart



## **Annual & Projected Budget for Operations, Maintenance, Capital Improvements & Recreation Programming**

The 2009/10 Parks & Recreation budget is \$2,223,750. This funding provides for staff and instructional, athletic, nature, special recreation, aquatic and senior citizen programs, special events, tournaments, and summer playground activities. A Capital Improvement Program Study is provided in Appendix A.

In addition, the Parks & Ground Maintenance Division portion of the Department of the 2009/10 Public Works budget is \$1,426,790. This funding provides for staff and the maintenance of all municipal grounds.

The 2009/10 budget for capital and equipment is \$8,000. This funding will provide new trees at various park sites.

### **Current Funding Sources**

The operating costs of the Parks & Recreation Department are shared with the Parks & Grounds Division of the Public Works Department. This Division is responsible for the majority of park maintenance.

There are several existing or potential funding sources available for parks and recreation improvements: the General Fund; a dedicated millage (such as a land acquisition millage); user fees; revenue bonds; donations of land and/or easements; and contractual agreements involving privatization. The following is a brief description of funding sources:

#### **General Fund**

The General Fund is the City's major operating fund. General Fund revenues are derived from property taxes, state-shared revenues, federal grants, license, and permit fees, charges for services, interest on investments, and court fines or forfeitures. Recreation program user fees are usually channeled through the General Fund.

#### **Millage**

The City does not currently have a dedicated parks and recreation millage. However, dedicated millages subject to periodic renewal by the voters have gained favor in many communities to finance specific parks and recreation projects and/or pay for the operation of recreation facilities.

#### **User Fees**

Fees are currently charged to the users of specific recreation facilities and for enrollment in specific recreation programs.

## **Bond Programs**

The following bond programs could be used to finance construction of parks and recreation facilities:

- **General Obligation Bonds.** General obligation bonds are issued for specific community projects and are usually paid off from property tax revenues.
- **Revenue Bonds.** Revenue bonds are issued for the construction of public projects that generate revenues. The bonds are then retired using income generated by the project.
- **Special Assessment Bonds.** Special assessment bonds are issued to pay for projects that benefit a particular segment of the population. The residents who benefit from the project are specially assessed.

## **Grant Programs**

- **Michigan Natural Resources Trust Fund (MNRTF).** This grant is available through the Michigan Department of Natural Resources (MDNR). Eligible projects include the 1) acquisition of land or easement rights to land for recreational uses or for the protection of the land because of its environmental importance or scenic beauty and 2) development of public outdoor recreation facilities like picnic areas, fishing facilities, winter sports areas, playgrounds, athletic fields, tennis courts and trails. The MNRTF is supported by annual revenues from the development of State-owned mineral resources, largely oil and gas. Local contributions must equal at least twenty-five percent (25%) of the project costs. MNRTF-assisted projects must be dedicated to public outdoor recreation in perpetuity.
- **Land and Water Conservation Fund (LWCF).** This grant is available through the Michigan Department of Natural Resources (MDNR). Grants are available to local units of government and to the State to acquire and develop land for outdoor recreation. At least a 50 percent match is required.
- **Community Development Block Grant.** The federal Community Development Block Grant (CDBG) program funding can be used for the development of recreation facilities or land acquisition for new parks or athletic fields in qualifying low and moderate-income neighborhoods.

## **Donations**

Businesses, corporations, private clubs and community organizations will often contribute to recreation programs to benefit the communities in which they are located.



Contributions may be in the form of monetary contributions, the donation of land, the provision of volunteer services, or the contribution of equipment, supplies or facilities.

## **Foundations**

A foundation may be established as a special non-profit legal entity so that land, cash and securities can be donated for the benefit of parks and recreation services. The assets are disbursed by the foundation board of directors according to an established plan.

## **Lease or Contractual Agreements**

The City may contract with the private sector to provide services, such as recreation programming, concessions and/or maintenance. Privatization can increase recreation opportunities, while limiting the City's administrative costs.

## **Public Use Conveyances**

When the State acquires land through delinquent taxes, the land may be made available to local government units for public use.

## **Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU).**

On August 10, 2005, the President signed SAFETEA-LU into law, which combines the two landmark bills that brought surface transportation into the 21<sup>st</sup> century—the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) and the Transportation Equity Act for the 21<sup>st</sup> Century (TEA-21). SAFETEA-LU includes monies to develop and maintain trails for recreational purposes that include pedestrian, equestrian, bicycling and non-motorized snow activities as well as off-road motorized vehicle activities.

## **Role of Volunteers**

The Parks and Recreation Department currently does not have a volunteer program.

## **Relationship(s) with School Districts, Other Public Agencies or Private Organizations**

### **School Districts**

The Utica Community Schools and Warren Consolidated Schools Districts operate twenty-six (26) elementary schools, seven (7) junior high schools, five (5) vocational or special education centers and three (3) high schools in the City. The boundaries of these districts roughly bisect the community along 17 Mile Road and the Sterling Relief Drain. Together, these districts operate forty-one (41) school sites in the City which occupy 691.5 acres of land. Developed school sites range from a low of 8.2 acres to a high of 52.0 acres, with an average size of 17.0 acres. School sites are generally centrally located within residential neighborhoods. Junior and senior high schools generally have direct access to the City's major road system.

All of these schools have some form of recreational facilities or equipment either inside or outside of the buildings. Elementary school offerings include climbing apparatus, swings, slides, play structures, basketball courts, baseball diamonds and open play fields. Many elementary school sites provide separate playground areas for lower and upper elementary students. Junior and senior high school sites provide sites for organized athletic events, such as baseball, football, soccer, track and tennis. All school sites contain gymnasiums. All three (3) high schools have indoor swimming pools. These facilities, when available, are used by the City to provide recreation programs. For example, the indoor swimming pool at Sterling Heights High School is used for all of the City aquatic programs.

### **Other Public Agency - State Parks and Recreation Areas**

Seventeen (17) state parks and recreation areas are located in the seven-county southeast Michigan region. These parks have a combined area exceeding 50,000 acres and provide a wide range of day use facilities including hiking, swimming, fishing, boating, picnicking, camping and cross-country skiing.

The only state facility located in Macomb County is the undeveloped Wetzel State Park, in Lenox Township. Eight (8) recreation facilities operated by the State are located to the west in Oakland County and are reasonably accessible to City residents.

### **Other Public Agency - Huron-Clinton Metropolitan Authority**

The Huron-Clinton Metropolitan Authority (HCMA) operates more than a dozen regional recreation areas in southeast Michigan. These parks provide facilities for a wide range of recreational opportunities like picnicking, playgrounds, hiking, swimming, boating, fishing, golf, court games, cross-country skiing, ice-skating and sledding. Three (3) HCMA parks are located in Macomb County: Stony Creek in Shelby and Washington Townships, Metropolitan Beach in Harrison Township, and Wolcott Mill in Ray Township.

### **Other Public Agency - Macomb County**

Macomb County owns two (2) parks in the county. The largest is Freedom Hill, which is located on the south side of Metropolitan Parkway in Sterling Heights. Freedom Hill County Park is 100 acres with two outdoor pavilions, picnic areas, a playscape, a nature trail and an outdoor amphitheatre. However, in 2008 County officials voted to close the park and eliminate all organized activities – the ethnic festivals, car shows, outdoor markets and dances. The facility remains open only as a "static" park— an open area for picnickers and children who want to use the playscape. The summer concerts, however, at the park's amphitheater, staged by privately-owned Hillside Productions, will continue under a long-term contract.

The second County-owned park in Macomb County is Tucker Park, which is located along the Clinton River spillway in Harrison Township. This 28-acre facility features picnicking and shore fishing. Residents also have access to the Macomb Orchard Trail, part of an abandoned rail system spanning from Shelby Township north and east to Armada and Richmond. Ultimately, when completed the Macomb Orchard Trail will link 180 miles of trails in Southeast Michigan.

### **Private Organizations**

Several privately-owned recreation facilities are located in the City, including four (4) golf courses that provide one-hundred-seventeen (117) golf holes (or six full 18-hole layouts with an additional 9-hole layout), a hotel-based water park, a riding stable, the Liberty Park softball complex with twelve (12) diamonds, an indoor soccer field and roller hockey rink, a golf driving range, a gymnasium and numerous fitness clubs and bowling alleys. These facilities play a role in meeting the recreation needs of residents by offering specialized services and facilities in exchange for an established fee. In addition, many multiple-family developments in the City have their own private recreation facilities. The availability of these facilities needs to be considered in evaluating future recreation needs.

### **Participating Communities**

This plan was prepared by and for the City of Sterling Heights. However, the City does coordinate with the Macomb County Department of Planning and Economic Development and the other Macomb County communities in the development of the Macomb County “70 Mile Trail Loop,” which is an essential portion of Macomb County’s comprehensive non-motorized trailway vision.

### **Articles of Incorporation**

The City of Sterling Heights is a Michigan municipal corporation duly organized and existing under the laws of the State of Michigan. The State of Michigan does not require that the City prepare and file articles of incorporation in order to perfect its status as a municipal corporation. There is no litigation, pending or threatened, in any court (either state or federal), which questions the legal existence of the City or its corporate status.

The City of Sterling Heights municipal corporation was created by the vote of the electors on May 25, 1968.

### **3. RECREATION INVENTORY**

#### **Description of Methods Used to Conduct Inventory**

The 2005-2010 Recreation Master Plan was used as a basis for this plan. The most recent data from the Southeast Michigan Council of Governments was used to provide accurate demographic information. Field survey information compiled by City staff members was also used in updating the plan. Elected officials, Planning Commission members, City staff members from various departments and residents all took part in the planning process. A Parks and Recreation Analysis of Existing Facilities are provided in Appendix A.

#### **Inventory of Community Owned Parks and Recreation Facilities**

A Parks and Recreation Inventory and Accessibility Assessment with the following information is provided in Appendix A: indoor and outdoor parks and recreation areas owned by the City, park type, park name, size of park, type and number of recreation and support facilities. The Neighborhood Map in Appendix A divides the City into neighborhoods/service areas. Those neighborhoods/ services areas and a description of the purpose or use of each park within each of those areas is explained below. The City Map in Appendix A shows the location of all City owned facilities.



The City of Sterling Heights currently has twenty-four (24) existing developed City parks, encompassing 826.4 acres within its jurisdiction. Four (4) sites, totaling 659.2 acres, are developed as major park areas designed to include major facilities and address community-wide needs; twenty (20) sites, totaling 167.2 acres, are considered neighborhood parks, similarly developed to address the recreation needs on a smaller neighborhood level; one five (5) acre site is

developed as a community youth baseball/open space park.

The City also owns over one-hundred-fifty (150) acres of undeveloped parkland.

#### **Parks and Recreation Area Descriptions – Per Neighborhood**

##### 1. Neighborhood 1

Lakeside Island Park. This is a passive neighborhood park with a wood-chip path crossing the wooded interior of the island.

## 2. Neighborhood 2

Magahay School. This neighborhood lacks either a developed or vacant park site. The only existing recreation site is Magahay School, which is located nearby but outside of the neighborhood boundaries.

## 3. Neighborhood 3

Hadley Park. This is a neighborhood park with playground equipment and a path.

## 4. Neighborhood 4

Clinton River North Park. This is a large urban park that provides playground equipment, a fitness system, passive areas and an extensive path system.

## 5. Neighborhood 5

Fairview Park, Jaycee Park and Farmstead Park. Fairview Park and Jaycee Park are neighborhood parks. Fairview Park is currently undeveloped. Jaycee Park provides baseball diamonds, playground equipment and passive recreation areas. Farmstead Park is a community park providing a soccer field, volleyball courts, basketball courts, playground equipment, passive areas and a restroom. Both Jaycee and Farmstead Parks offer access to the Clinton River Park Trail System.

## 6. Neighborhood 6

College Park and Washington Square Park. These are both neighborhood parks. College Park provides tennis courts, basketball courts, playground equipment, outdoor ice skating and a path. Washington Square Park provides tennis courts, basketball courts, playground equipment, a path and passive areas.

## 7. Neighborhood 7

Oakbrook Elementary School, Meadowview Park, undeveloped park and Rotary Park. Oakbrook is a school park, the rest are neighborhood parks. Meadowview Park and a site within the ITC corridor are currently undeveloped. The Oakbrook Elementary School adequately satisfies the recreation needs for the western half of this neighborhood for the near-term. Rotary Park offers playground equipment, and a picnic shelter, with a paved parking lot.

## 8. Neighborhood 8

Wolf Park and DeKeyser Elementary School. Wolf is a neighborhood park with one baseball/softball field and a path system. DeKeyser Elementary School provides two (2) large wooden play structures.

## 9. Neighborhood 9

Schwarzkoﬀ Elementary and Plumbrook Elementary Schools offer a good range of neighborhood-level recreation facilities. Further, this neighborhood has good access to Dodge Park, which is a large urban park providing extensive recreation facilities.

### 10. Neighborhood 10

Imus Park. This is a neighborhood park with playground equipment and a path system. Messmore Elementary and Walsh Elementary Schools offer additional neighborhood-level recreation opportunities.

### 11. Neighborhood 11

Gibbing and Willow Woods Elementary Schools offer some neighborhood-level recreation facilities.

### 12. Neighborhood 12

Chappelle Park. This is a neighborhood park providing a multi-purpose field, play equipment and passive area. Collins Elementary School also provides opportunities.

### 13. Neighborhood 13

Family Park. This is a neighborhood park providing baseball diamonds, tennis and basketball courts, play equipment, picnic areas and a path system.



### 14. Neighborhood 14

Moravian Park, Red Run Park and Black Elementary School. Moravian Park is a heavily-wooded neighborhood park with two playground/tot-lot areas, an extensive pedestrian path, picnic area and open play area. Red Run Park is undeveloped.

### 15. Neighborhood 15

Fillmore and Maple Lane Elementary Schools provide recreation in this neighborhood.

### 16. Neighborhood 16

Beaver Creek Park and Harwood Elementary School. Beaver Creek Park is a neighborhood park with a baseball diamond, tennis and basketball courts, and playground equipment.

### 17. Neighborhood 17

Puffin Park, Avis Park, Nelson Park South and Angus Elementary School. Puffin Park is a neighborhood park which is currently undeveloped. Avis Park is a neighborhood park with a pedestrian path, small sled hill, playground equipment, basketball court and roller hockey court. Nelson Park South is undeveloped.

### 18. Neighborhood 18

Nelson Park. Nelson Park (north of 15 Mile) is a community park with extensive playground facilities, rest rooms, a picnic shelter, and convenient access to the neighborhood by way of the park's extensive trail system.

#### 19. Neighborhood 19

Magnolia Park and Hatherly Elementary Schools. Magnolia Park is a large neighborhood park with a path system, tennis and basketball courts, playground equipment and passive areas.

#### 20. Neighborhood 20

Carpathia Park, Fairfield Park and Jefferson Elementary School. Carpathia and Fairfield are neighborhood parks. Carpathia provides tennis and basketball courts, play structures and passive areas. Fairfield provides play equipment and passive areas.

#### 21. Neighborhood 21

Arlingdale Parks and Holden Elementary School. Arlingdale is a neighborhood park providing tennis and basketball courts, play structures and passive areas.

#### 22. Neighborhood 22

Franklin Park and Schuchard Elementary School. Franklin Park is a neighborhood park with tennis and basketball courts, play structures, a picnic area and passive areas.

#### 23. Neighborhood 23

Hampton Park is a neighborhood park with a baseball diamond, volleyball and basketball courts, play structures and passive areas.

#### 24. Neighborhood 24

Delia Park, Plumbrook Nature Preserve and Burr Elementary School. Delia Park is a large urban park with baseball diamonds, football and soccer fields, tennis courts, a play structure, picnic areas and a restroom pavilion. The Plumbrook Nature Preserve is an 87-acre natural resource area.

#### 25. Neighborhood 25

This section of the City is primarily an industrial and community corridor.

### **Parks and Recreation Area Descriptions – Large Urban**

#### Clinton River Park System

This is the largest and most extensively developed major park site in Sterling Heights. In addition to serving the community-wide recreation needs of residents living in the northeast quadrant of the City, this park is the focal point of the city's entire recreation system. The park's proximity to the Civic Center complex and the Recreation Center in the park further reinforce this role.

The North Clinton River site is used extensively for picnics. The wooded characteristics of the site, and the presence of the river, make it particularly well-suited for this purpose.

Dodge Park includes additional landscaping, viewing areas and fishing decks.

### James C. Nelson Park

The north side of the park is currently developed with picnic areas, a restroom/picnic shelter, two playgrounds/tot-lots, and a paved path system, and volleyball courts. The remaining park acreage lying on the south side of Fifteen Mile Road remains undeveloped.

### **Parks and Recreation Area Descriptions – Sports Complex**

#### Joseph J. Delia, Jr. Park

This park functions as a sports complex, with four (4) lighted baseball/softball fields, four (4) soccer fields, and one (1) football field. Planned improvements to this park are intended to expand these functions and to increase opportunities for other non-athletic recreation opportunities. Two (2) multiple-service buildings provide rest rooms/concessions and storage for the park.

#### L.W. Baumgartner Park

Baumgartner Park is the least developed and smallest of the City's major park sites. This park provides (2) lighted baseball diamonds, (2) soccer fields, a restroom, play structure, and passive areas.

### **Parks and Recreation Area Descriptions – Special Use - Indoor Recreation**

Sterling Heights has three (3) indoor recreation facilities: the Recreation Center located in Dodge Park, the Senior Citizen Center, and the Nature Center.

### **Parks and Recreation Area Descriptions – Park and Connector Trails**

In order to promote safe pedestrian travel, the City 1) requires the installation of sidewalks on both sides of all residential streets, 2) has a sidewalk gap program to fill in gaps that currently impede pedestrian travel on major roads, 3) has developed trail systems within many of the City's existing parks, especially major parks and 4) has coordinated with adjacent communities to construct a regional trail system that allows non-motorized users to travel non-stop from Metropolitan Beach to the City of Utica and eventually to Stony Creek Metropark.

### **Location Maps**

See Appendix A-City of Sterling Heights Facilities Location Map

### **Accessibility Assessment**

See Appendix A-Parks and Recreation Inventory and Accessibility Assessment

The City of Sterling Heights strives to establish opportunities for all persons to utilize the public parks and recreation facilities within its jurisdiction and all park sites have some degree of accessibility for persons with disabilities. Most locations feature hard-surfaced pathways to facilitate mobility through the site, and some have accessible play equipment and facilities specifically designed to accommodate persons with disabilities. Some sites,

however, require modifications to reach full compliance with the intent of the Americans with Disabilities Act (ADA).

The City has analyzed the City-owned park sites and detailed the modifications necessary to meet ADA compliance. Improvements will be prioritized so that areas with the most use will be addressed first. All park improvement projects are reviewed to ensure that appropriate building codes, engineering specifications and ADAAG guidelines are met.

### **Status Report for all Grant-Assisted Parks and Recreation Facilities**

#### **Avis Park – 2000      Project No. CM00-131**

Scope: Development of a 9.7-acre neighborhood park with a basketball court, in-line skating rink, tot lot, open play area and bike/hike path.

Current Conditions: All improvements are still in use and in good condition.

#### **Baumgartner Park – 1968      Project No. 26-00171**

Scope: Construction of a comfort station. Grading, seeding and tree planting.

Current Conditions: The comfort station does not meet ADA requirements. The City will seek to use Community Development Block Grant funds in the near future to make the required ADA modifications. Baumgartner Park also provides baseball diamonds, soccer fields (added in 2004/2005), play structures, passive play and picnic areas. Bleachers were replaced in 2001/2002. Some ball diamond lighting was replaced 2001/2003. The baseball fields were reconstructed in 2003/2004. Additional trees were planted with a DTE grant in 2006.

#### **Beaver Creek Park – 1972      Project No. 26-00343**

Scope: Development of 11.5 acres which included site improvements, roads, parking, a Magic Square, tot lot, softball diamond, fencing, water and landscaping.

Current Conditions: The facilities are still used but need updating. The original tot lot was replaced. The parking lot was resurfaced in 2007/2008.

#### **Bike Path – Riverland to Van Dyke – 2002      Project No. TF02-030**

Scope: Construction of one mile of a 10 foot wide asphalt path along the east side of the Clinton River, part of a recreational path system linking Metropolitan Beach and Stony Creek Metroparks.

Current Conditions: The path is heavily used and has been an asset to the community.

**Clinton River Park – 1975 Project No. 26-00746**

Scope: Development of entrance and park roads, parking areas, site preparation, seeding bike and hiking trails, signs and trail markers.

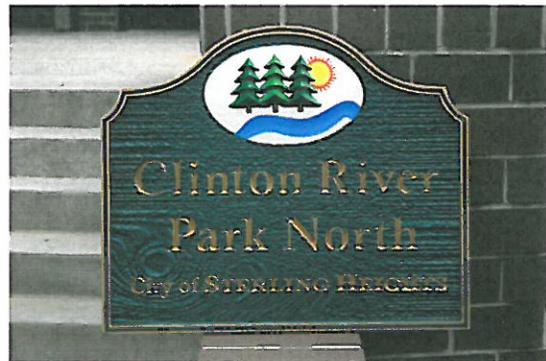
**Clinton River Park - 1980 Project No. TF-399**

Scope: Acquisition of three parcels totaling 55.88 acres with 2,500 feet of frontage along the Clinton River.

**Clinton River Park - 1986 Project No. TF86-013**

Scope: Development of entrance road and parking areas, extension of major path system, multi-use ball fields, pedestrian bridge to Nature Center, picnic and play areas, restroom and shelter with water and sewer.

Current Conditions: The park has since been divided into three sections by name so that park users can more easily identify where they are at in the park. North Clinton River Park is the northernmost section, with a parking lot, play structure, swing sets, spring riders, and picnic areas. Farmstead Park is the middle section with a parking lot, soccer field, volleyball and basketball courts, tot lot, swing sets, picnic areas, a pavilion and restrooms. The original tot lot was replaced with handicapped accessible equipment. Dodge Park is the section of park closest to City Hall with a parking lot, 5 volleyball courts, 3 play structures, swing sets, picnic areas, 2 pavilions, restrooms, an outdoor concert stage, outdoor ice/in-line skating. A fenced basketball court was also added in 2000/2001.



**Delia Park – 1977 Project No. 26-00860**

Scope: Acquisition of 119 acres.

**Delia Park – 1980 Project No. 26-01104R**

Scope: Site prep, two (2) baseball diamonds, entry road, parking lot, landscaping.

**Delia Park – 1981 Project No. 26-01168**

Scope: Development of two (2) baseball fields, tot lot, shelter with restroom, utilities, landscaping, signage, controlled entry and plaque.

**Delia Park – 1983 Project No. 26-01254**

Scope: Development of two soccer/football fields with goal posts, two parking lots bleachers and permanent plaque

**Delia Park – 1985 Project No. 26-01345**

Scope: Five tennis courts, entrance drive and parking lot, berming, grading and landscaping.

Current Conditions: Current facilities include a parking lot, 4 lighted baseball/softball diamonds, 4 soccer fields, football field, 5 tennis courts, a play structure, picnic areas, 2 pavilions, concessions and restroom buildings, sled hills. Irrigation was added to the soccer fields and a sled hill was built in 1999/2000. Scoreboards were replaced in 2001/2004. Additional trees were planted in 2009 with a DTE grant. The entrance road and half of the original gravel parking lot was paved in 2006.

**Magnolia Park – 1978 Project No. 26-01060-T1**

Scope: Picnic area, tot lot, two tennis courts, natural ice arena, 4 basketball courts, playfields, and landscaping and planting.

Current Conditions: Current facilities include picnic area, a tot lot that was replaced in 1999/2000, 3 tennis courts, a natural ice arena, paved parking lot, 2 basketball courts, bike/hike path, and sled hill. Additional trees were planted in 2004 with a Community Forestry grant.

**Nelson Park – 1977 Project No. 26-01023-12**

Scope: Acquisition of 10.8 acres on the south side of 15 Mile Road.

**Nelson Park – 1987 Project No. 26-01456**

Scope: Picnic area, baseball field, tot lot, volleyball courts, paved bike/hike path, picnic shelter and restroom, parking lot.

Current Conditions: Picnic areas, green space, tot lot, one (1) volleyball courts, paved bike/hike path, picnic shelter and restroom and parking lot. The existing gravel parking lot was paved and expanded, a new entrance sign was installed and the tot lot equipment was replaced. In 2005/2006, the lower level playscape was replaced.

**Puffin Park – 1972 Project No. 26-00342**

Scope: Development of 5.1 acres which included site improvements, roads, parking, a Magic Square, tot lot, softball diamond, fencing, water and landscaping.

Current Conditions: No amenities are currently at this site. The tot lot play structure was removed because of age and deterioration and has not been replaced due to budget constraints. The parking lot was resurfaced in 2006/2007.

**Section 6 Nature Preserve – 1990 Project No. TF90-091**

Scope: Acquisition of 160 acres of woodland/wetlands for preservation in its natural state for the benefit and enjoyment of present and future generations.

Current Conditions: The grant monies were sufficient to purchase only 46.113 acres. The City went on to acquire another 41.36 acres by donation and is continuing to pursue donation of an additional 9.05 acres. The current Nature Preserve is 87.47 acres and is preserved in its natural state. Some of the originally planned 160 acres is no longer being pursued as the owners are not interested in donating or selling.

**Terra Santa Park – 1993 Project No. BF93-284**

Scope: A neighborhood park development including two tennis courts, a basketball court, picnic area, walking/jogging trail, tot lot, ice skating area and landscaping.

Current Conditions: Picnic area, walking/jogging trail, tot lot, ice skating area. Additional trees were planted in 2000 with a DTE tree planting grant. Renamed Thomas Chappelle Park.

**Washington Square Park – 1991 Project No. 26-01503**

Scope: A neighborhood park development with two tot lots, picnic area, 2 tennis courts, basketball court, ice skating, volleyball court, park trail and landscaping.

Current Conditions: Two tot lots, a picnic area, 2 tennis courts, a basketball court, ice skating, a volleyball court, park trail and landscaping. Tennis courts were resurfaced in 2009/2010.

**4. RESOURCE INVENTORY (OPTIONAL)**

Not Applicable

**5. DESCRIPTION OF THE PLANNING PROCESS**

The City compared existing recreation opportunities to the National Recreation & Park Association recreation standards in order to determine deficiencies in the existing recreation system. A Parks and Recreation Facilities Evaluation can be found in Appendix A. Age and income distribution, neighborhood structure and recreation interests of the community were all factors considered.

The previous 2005-2010 Recreation Master Plan was used as a basis for this plan, as well as demographic information from the 2000 U.S. Census and SEMCOG, information from the City Master Land Use Plan and field surveys by staff.

Staff members from Parks and Recreation, Planning and Public Services, Planning Commission members and elected officials all took part in the planning and approval process.

## **6. DESCRIPTION OF THE PUBLIC INPUT PROCESS**

In 2005, City Council established a Parks and Recreation Development Advisory Committee (PRDAC) to study, advise, and make recommendations to City Council regarding the four major parks, family life center and community outdoor spray ground. Appointed members included both local business leaders and residents. All residents were welcome to attend the public meetings. The PRDAC provided a report to Council before the PRDAC term ended in December 2009. The 2010-2015 Parks and Recreation plan was prepared by the Parks and Recreation, Planning and Public Services Departments.

After the draft plan was completed, it was reviewed by the Planning Commission and the public was asked to provide comments at a public meeting.

After the Planning Commission, the plan was available for review at the City Library for thirty (30) days.

Following the thirty (30) day review period, the plan was revised accordingly and presented to City Council for adoption.

## **7. GOALS AND OBJECTIVES**

In the broadest sense, a Recreation Plan should offer the community a series of guidelines or recommendations for making consistent and rational public decisions regarding the delivery of recreation programs and facilities. Goals and objectives, in the context of



recreation planning, should be the guiding influence in determining the nature and extent of future park acquisition, development, administrative, and programming actions. They should be idealistic to the extent that they provide a desirable condition to strive towards. However, in order to be reasonably capable of being achieved, the goals must be tempered by the recognition of financial, social, physical and political realities. Successful policy should further recognize the

evaluation of the community's recreation system and the relationship of this system to relevant demographic characteristics.

Goals should be broad, and should address general needs and establish the basis for setting specific programmed objectives. Objectives are measurable results that the City works toward accomplishing. Both offer policy direction and the framework for recreation providers. The following policy statements reflect the City’s long and short-term recreation needs identified in the previous chapter. Specific methods for achieving these goals are described in the Capital Improvement Program in the following section.

## **Overall**

**Goal:** Enhance and increase the quality of life for the residents of Sterling Heights by providing a full range of recreation programs and facilities, open spaces, natural features, and pathways to meet their recreational needs.

**Goal:** Provide open space and recreational opportunities through a combination of both major and neighborhood park sites which are easily accessible to the populations that they are intended to serve.

**Goal:** Provide a consistent level of funding to support the maintenance of the current facilities and the development of new facilities throughout the community.

**Goal:** To conserve existing biodiversity and features and explore opportunities to increase the area’s ecological value and our access to nature.

## **Programming**

**Goal:** Continue the evaluation of all programs and adjust the type and format of programs to suit the needs of the residents.

**Goal:** Improve existing programs.

*Objective:* Develop appropriate facilities and programs for the adults, youth, teens and senior citizens of our community.

*Objective:* Maintain affordable rates for program participation.

*Objective:* Continue good public relations for special events.

*Objective:* Continue to offer programs that accommodate our adults and children with disabilities.

**Goal:** Create new programs.

*Objective:* Continually update program selections with respect to new trends and interest. Investigate possible locations and funding for a disc golf course, skatepark, and community sprayground.

## **Administration**

**Goal:** Investigate innovative ways to fund and reduce the costs of providing programs.

*Objective:* Apply for state and local grants for recreation, leisure, and cultural arts programs.

*Objective:* Seek donations from service clubs and businesses, as well as individual sponsorships.

**Goal:** Provide necessary staffing and an administrative infrastructure at levels commensurate with program and maintenance needs to support the expansion of recreation opportunities.

**Goal:** Continue to monitor and adjust program offerings to reflect changing recreation preferences and age characteristics of the population.

**Goal:** Continue to market recreation services to potential users.

*Objective:* Begin utilizing social networking sites for marketing events.

*Objective:* Continue to provide updated programming on the Internet.

*Objective:* Expand recreation coverage in City newsletters.

**Goal:** Create mechanisms to maintain positive public relations.

*Objective:* Continue to encourage public input.

*Objective:* Continue working with neighborhoods to build partnerships and create a sense of ownership at neighborhood parks.

**Goal:** Continue and improve coordination with other organizations.

*Objective:* Continue working and cooperate with Utica Community Schools, Warren Consolidated Schools, Macomb County, the Huron-Clinton Metropolitan Authority and community groups to establish cooperative agreements for the protection, maintenance and use of recreation sites, and the delivery of recreation opportunities.

**Goal:** Employ the most qualified and trained professionals to serve the residents of Sterling Heights.

*Objective:* Achieve 100% departmental certification level for all Recreation Professionals.

*Objective:* Have employees serve on a minimum of one professional committee within the State Association.

### **Recreation Land**

**Goal:** Provide recreation land in the form of community and neighborhood parks, which is convenient and accessible to all residents.

*Objective:* Acquire additional land for Nelson Park and Baumgartner Park.

*Objective:* Provide neighborhood park facilities for each of the City's designated neighborhoods, especially in deficient areas.

*Objective:* Acquire additional land in those neighborhoods that are deficient in neighborhood parks. Consider land swaps/exchanges with schools and commercial/industrial property owners to acquire land.

*Objective:* Continue developing vacant neighborhood park sites where they currently exist.

*Objective:* Upgrade and expand the range of equipment and facilities available at existing neighborhood parks.

**Goal:** Incorporate recreation facilities into future plans for residential development.

*Objective:* Encourage new developments to reserve park and open space through planning and zoning requirements.

### **Facilities**

**Goal:** Provide facilities that meet the community wide recreation needs of Sterling Heights residents.

*Objective:* Continue the development of all four (4) major community park sites.

*Objective:* Provide high quality athletic and ancillary facilities for organized team play at community parks, including practice facilities.

**Goal:** Provide, promote, and encourage the establishment and maintenance of non-motorized trails and pathways.

*Objective:* Expand the City's pedestrian circulation system to provide connections among parks and to other regional paths planned for the area.

*Objective:* Encourage the development of open space corridors along utility and drainage easements for pedestrian circulation purposes.

*Objective:* Create a multi-purpose pathway system in the parks currently without paths that can be used for walking, jogging, in-line skating, etc.

*Objective:* Encourage the development of dedicated bicycle lanes within suitable roadways.

**Goal:** Improve, enhance, and protect open spaces and natural features throughout the City.

*Objective:* Utilize the City's existing natural features (woodlands, wetlands and floodplains), especially those within the Clinton River corridor and in Sections 5 and 6, for open space and recreation purposes.

*Objective:* Design storm water drainage improvements so that they can be a recreational and open space asset.

**Goal:** Maintain a balanced system of parks and open spaces by having well-operated and maintained facilities.

*Objective:* Continue the scheduling of operations, including quarterly inspections, to ensure all parks and facilities are neat in appearance and well operated and maintained.

*Objective:* Coordinate and assist in planned events in public spaces, parks, and facilities.

*Objective:* Collaborate with City operations and neighborhoods to enhance security and use in parks by both organized private and public programs and activities.

*Objective:* Remove any existing physical barriers that limit use of parks and facilities by separated portions of the City.

*Objective:* Continue to selectively prune, trim, and remove overgrown vegetation to open up views and provide natural surveillance of public gathering places.

**Goal:** Avoid duplicating the development of public and commercial or private recreation opportunities that are available in Sterling Heights.

### **Access to Facilities**

**Goal:** Continue to ensure accessibility to recreation facilities and programs by creating barrier-free facilities and providing an opportunity for “inclusive recreation.”

*Objective:* Continue to provide programs that ensure recreation and leisure opportunities to all residents regardless of their physical status.

*Objective:* Ensure that each play setting and activity area is accessible, that accessible play components are placed throughout each activity area, and that similar play opportunities are provided to children with disabilities.

*Objective:* Ensure accessible routes of travel are available, connecting parking areas, drop off points, all activity areas and accessible activities.

*Objective:* Provide an accessible surface and pathway that is firm, stable, slip resistant, and resilient at all public recreational facilities.

*Objective:* Provide a means of getting on, off, and experiencing recreation equipment for children with a range of mobility impairments.

*Objective:* Ensure that landscape areas, gardens, picnic areas, and significant natural features are accessible.

*Objective:* Encourage consultation between operator, manufacturer or designer, and people with and without disabilities who reside in the community.

*Objective:* Continue to provide documentation through the City Newsletter, Sterling Special publications, website, and social networking site such as Facebook and Twitter, describing various programs offered

to individuals with disabilities and inclusive recreation opportunities.

## **9. ACTION PROGRAM**

As the City approaches a period of modest growth, the challenge for recreation planning is one of in-fill development and fine-tuning rather than sweeping change.

The existing park system was developed as the City's population grew over the past four (4) decades and the community has a recreation infrastructure that is well positioned to meet existing recreation demands and future needs.

The purpose of this Recreation Plan is, therefore, to identify those improvements that need to be made in the foreseeable future.

The comprehensive planning effort included a:

- thorough analysis of the physical and demographic attributes of the City;
- inventory and evaluation of existing parks and recreation facilities;
- comparison of existing facilities to accepted recreation standards;
- review of each park for ADA compliance;
- comprehensive review by the Planning Commission; and
- a public hearing.

The final Action Program includes a detailed improvement program, establishes a schedule for making these improvements over a period of time, and provides cost estimates and potential sources of funding for each improvement.

## **APPENDIX A**

- **5 YEAR CAPITAL PROGRAM**
- **EXISTING RECREATION FACILITIES INVENTORY**
- **EXISTING PARKS MAP**
- **NEIGHBORHOOD MAP**
- **ANANLYSIS OF EXISTING FACILITIES**
- **RECREATION FACILITIES EVALUATION**
- **DNR CHECKLIST**
- **PLANNING COMMISSION MEETING MINUTES**
- **CITY COUNCIL MEETING MINUTES**
- **RESOLUTION FOR ADOPTING A PLAN**
- **TRANSMITTAL LETTERS**

**City of Sterling Heights 5-year Capital Program**

Facility/Program	Proposed Projects	Estimated Cost	Funding Sources
Magnolia Park	Tennis court repair and resurfacing	\$8,000	LWCF
Dodge Park	Mountain Bike Trail	\$10,000	DONATIONS
North Clinton River Park	Landscape restoration at entrance	\$11,000	LWCF,GRANT
Jaycee Park	Repair/refurbish entrance sign	\$13,800	LWCF
Baumgartner Park	Replace infield material	\$17,500	LWCF/DONATION
Baumgartner Park	New picnic pavilion	\$20,000	LWCF/GRANT
Washington Square Park	Repair/refurbish entrance sign	\$20,000	LWCF
Delia Park	Baseball/flag football scoreboard repairs	\$30,000	GRANT, DONATIONS
Nelson Park-South	Disc golf course installation	\$30,000	LWCF
Delia Park	Tennis court repair and resurfacing	\$30,000	LWCF
Baumgartner Park	Soccer field rehabilitation	\$30,000	DONATIONS
All Parks	Installation of playground edging to retain woodchips	\$38,000	LWCF
Delia Park	Lightpole safety evaluation & pole repairs	\$38,500	LWCF
Baumgartner Park	Dugout coverings	\$40,000	LWCF
Arlingdale Park	Pave new entrance and build connector path	\$41,000	LWCF
Farmstead Park	Soccer field rehabilitation	\$50,000	LWCF
Puffin Park	Basketball court replacement	\$60,000	LWCF
Puffin Park	Playground equipment replacement	\$63,600	LWCF
Jaycee Park	Playground equipment replacement	\$65,000	LWCF
Clinton River Parks	Path replacement/repairs/erosion control	\$70,000	LWCF
Delia Park	New football field lighting	\$111,000	LWCF,GRANT,DONATIONS
Dodge Park	Playground equipment replacement	\$150,000	LWCF
Delia Park	Replace 12 sets of permanent bleachers for the soccer and football fields	\$156,000	LWCF
Delia Park	New skatepark	\$200,000	LWCF,GRANT,DONATIONS
Puffin Park	New tennis courts	\$200,000	LWCF,GRANT
Baumgartner Park	New restroom	\$240,000	CDBG
Dodge Park	Ice skating rink, portable or permanent, possible restroom	\$300,000+	LWCF, GRANT, DONATIONS
TBD	Community outdoor sprayground	\$300,000	LWCF, GRANT, DONATIONS
Dodge Park	Pedestrian bridge replacement	\$450,000	LWCF
Delia Park	Parking lot paving-phase II	\$490,000	LWCF
Delia Park	Ball field lighting replacement	\$675,000	LWCF,GRANTS
Delia Park	Pedestrian path-north	\$799,000	LWCF
Delia Park	Pedestrian path-south	\$806,000	LWCF
Delia Park	Turf soccer/football field	\$826,000	LWCF,GRANT,DONATIONS

**Funding Source Keys:**

CDBG  
GRANT  
LWCF

Community Development Block Grant  
Foundation Grants  
Land and Water Conservation Fund

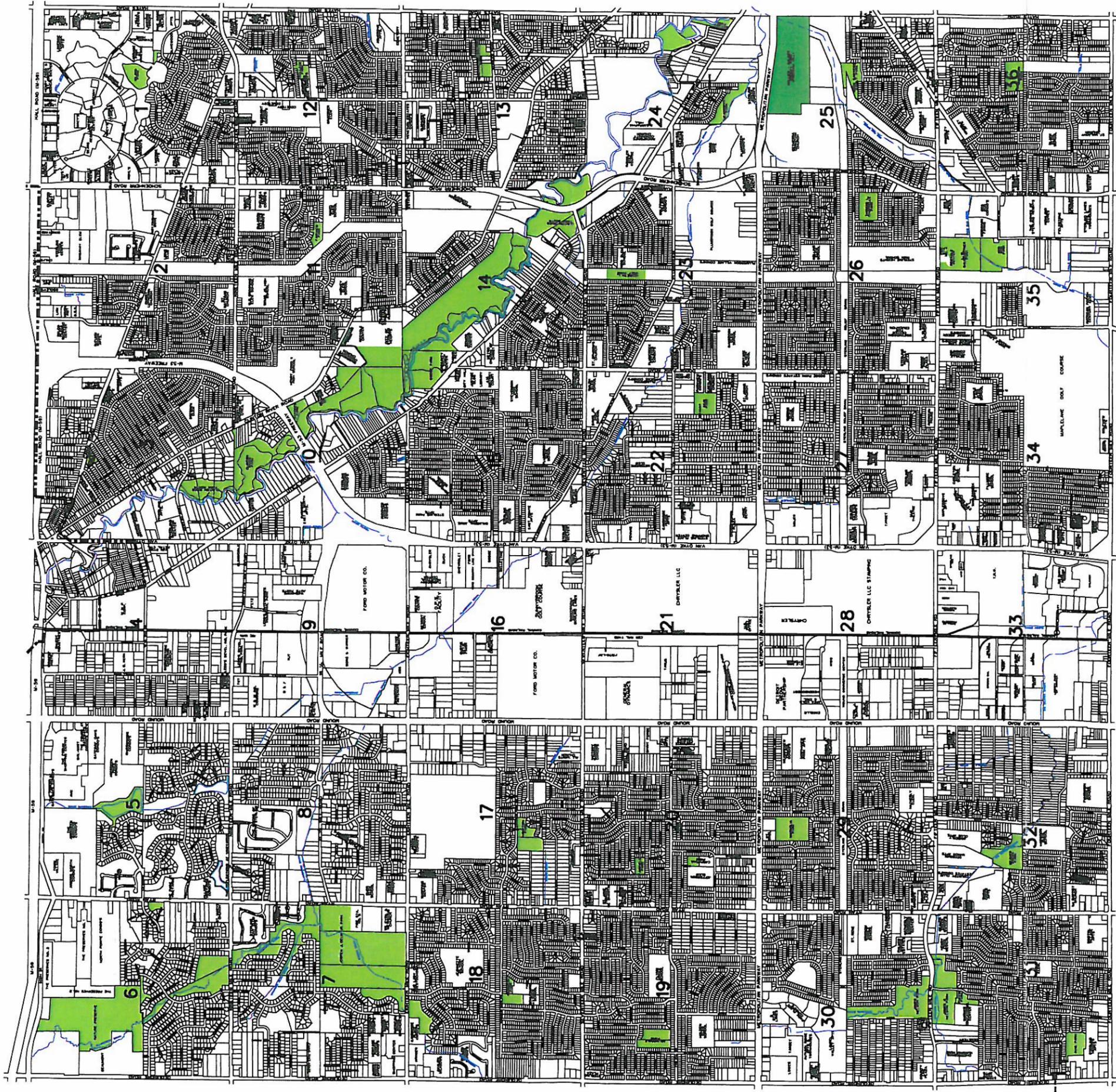
Existing Recreation Facilities Inventory City of Sterling Heights

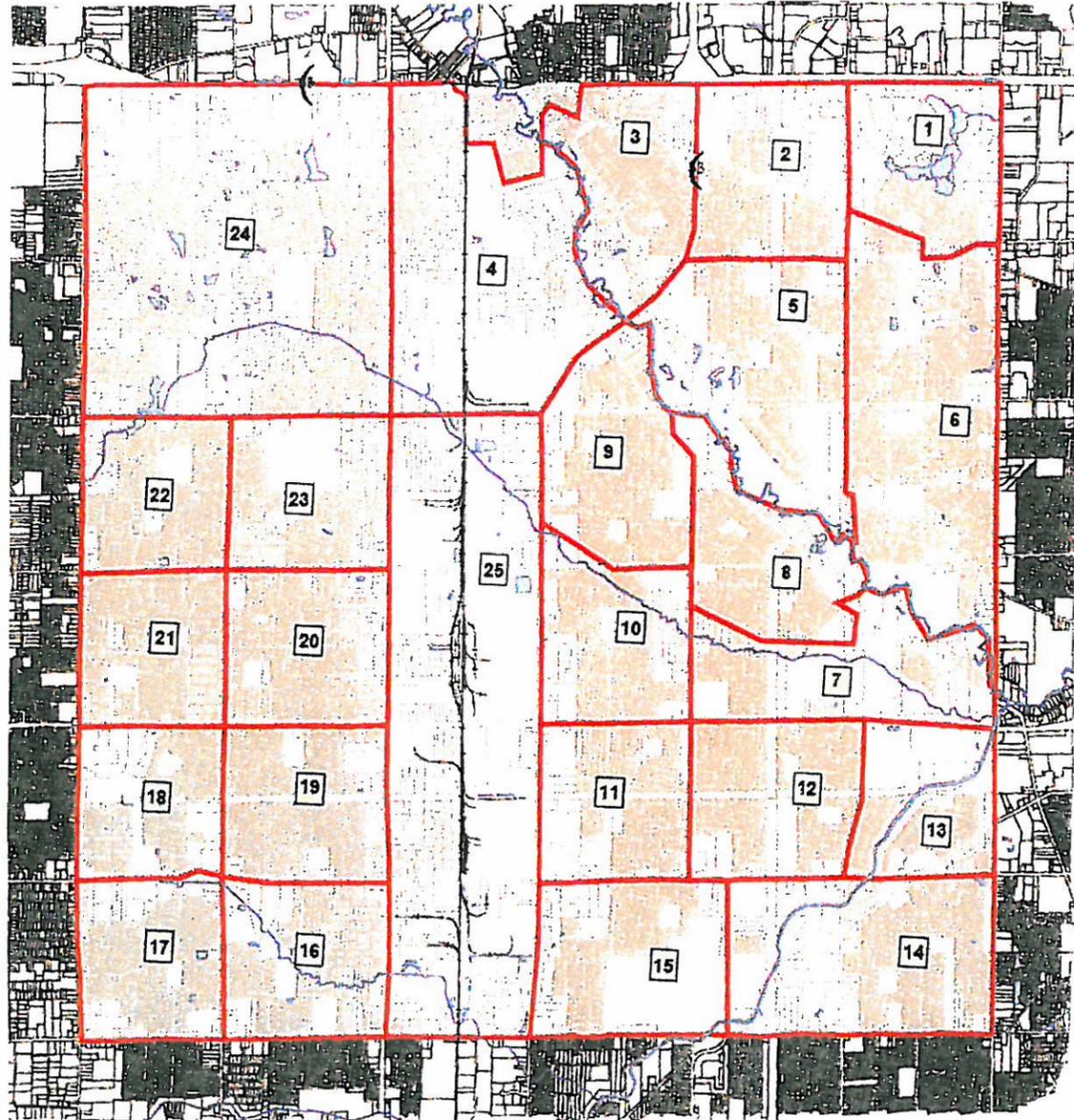
FACILITY NAME	Parking Areas	Acres	PLAY AREAS	Baseball / Softball Diamonds	Soccer	Football	Volleyball	Multiple-Purpose Field	HARD SURFACED AREAS	Paved Play Area	Magic Square	Tennis Courts	Basketball Courts	Volleyball	PLAY STRUCTURE / GROUNDS	Number of Playgrounds	Modular/Metal Play Structures	Resilient Surface	Sandbox	PLAYGROUND EQUIPMENT	Swingsets	Slides (Metal / Freestanding)	Jungle-Gyms / Climbers	Spring Riders	FITNESS AREA	Monkey Bars / Horizontal Ladder	Chin-up Bars	Parallel Bars	Balance Beams	PASSIVE AREAS	Picnic Areas	Nature / Hiking Trail / Foot Path	Pavilion / Deck / Gazebo Reserve	BUILDINGS	Concession / Restrooms	INDOOR FACILITIES	Gymnasium / Cafeteria / Stage	Lighting	Sled Hill	Ice Skating (Outdoor)	Vila-Course	Handicap Accessibility Rank				
<b>PUBLIC FACILITIES</b>																																														
<b>Major Parks</b>																																														
Baumgartner Park	1	42.5		2													1	WC											1		PV		R		1						3					
Clinton River Park System		461.1																																												
-North Clinton River Park	2	75.0															1	WC			1	1	1	1			1	1	1	1					PJ					1			3			
-Nature Center *	1	7.0																																									1			
-Greenbelt	1	55.0																													1												1			
-Dodge Park	1	51.2					3	1					1				2	WC			1		1							1	1	2PV		R		S			1				2			
-South (Kleino Property)		222.0																													1												2			
-Farmstead Park	1	50.0			1		1						1				1	WC			1		1	1			1			1	1	PV		R									3			
Delia Park	3	119.0		4	4	1						5					1	WC			1									1		2PV		1C/3R		1	1						2			
Nelson Park	2	36.6		1			1						2				2	WC											1	1	PV		R										2			
<b>Subtotal</b>	<b>12</b>	<b>659.2</b>		<b>7</b>	<b>5</b>	<b>1</b>	<b>5</b>	<b>1</b>				<b>5</b>	<b>1</b>			<b>8</b>				<b>4</b>	<b>1</b>	<b>3</b>	<b>2</b>			<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>		<b>6</b>	<b>6</b>	<b>7PV</b>		<b>1C/3R/1PJ</b>		<b>1S</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>					
<b>Neighborhood Parks</b>																																														
Arlingdale Park		8.7					1				1	1	2				1	WC											1	1															2	
Avis Park		9.5							1		1	1					1	WC			1										1	1														2
Beaver Creek Park	1	14.5		1							1	1	2				1	WC																												2
Carpathia Park		5.5									1	1	2				1	WC													1														2	
Chappelle Park		10.0					1										1	WC			1									1	1														2	
College Park		4.1									1	1	2				1	WC													1														3	
Fairfield Park		3.7															1	WC			1										1														2	
Family Park		10.1		1					1	1	1	2					1	WC											1	1																2
Franklin Park		6.4					1				1	1	2				1	WC													1														3	
Hadley Park		3.0															1	WC													1														2	
Hampton Park	1	12.6					1			1	1	2					1	WC											1	1									1						3	
Imus Park	1	10.0					1				1	1	2				1	WC												1															2	
Island Park		10.9																																											1	
Jaycee Park *	1	5.0		2								2									1										1														1	
Magnolia Park	1	16.9							1	1	2	3					1	WC													1														3	
Moravian Park		9.7															2	WC			1										1														2	
Puffin Park	1	5.1		1			1																																						1	
Rotary Park	1	9.0															1	WC			1												1												2	
Washington Square Park		3.6										2																																		
- Stadler Side									1		4	1					1	WC											1	1																2
- Potomac Side																	1	WC					1							1	1															2
Wolf Park		8.9		1																											1														1	
<b>Subtotal</b>	<b>6</b>	<b>167.2</b>		<b>7</b>			<b>1</b>	<b>6</b>		<b>5</b>	<b>9</b>	<b>16</b>	<b>21</b>			<b>1</b>				<b>3</b>	<b>1</b>	<b>1</b>							<b>7</b>	<b>15</b>																
<b>TOTAL</b>	<b>15</b>	<b>826.4</b>		<b>14</b>	<b>5</b>	<b>1</b>	<b>6</b>	<b>7</b>		<b>5</b>	<b>9</b>	<b>16</b>	<b>23</b>		<b>21</b>	<b>1</b>	<b>26</b>			<b>7</b>	<b>2</b>	<b>4</b>	<b>2</b>			<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>		<b>13</b>	<b>21</b>	<b>7PV</b>		<b>2C/3R/1PJ</b>		<b>1S</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>1</b>					

Note : The City also owns an 87.47 acre Nature Preserve. The future plan is to acquire an additional 46.0 acres which would make a total of 133.47 acres.

Legend :	WC -Wood Chips	PV -Pavilion
	F-Fibar	R -Restroom
	SD-Sand	C -Cafeteria
	PJ -Portable Toilet	S -Stage
	* -Special Purpose Park	

# EXISTING PARKS MAP





## Analysis of Existing Facilities City of Sterling Heights

Type of Facility	Recreation Standards	Sterling Heights Community Facilities	Comments/Recommendations
<b>Mini-Parks</b>	The NRPA recommends 0.25 to 0.50 mini-park acreage per 1,000 residents.	The City currently does not have any mini-parks.	
<b>Neighborhood Parks</b>	These parks are typically multiple-purpose facilities that provide areas for intensive recreation activities, such as field games, court games, crafts, playgrounds, skating, picnicking, etc. Neighborhood parks are generally 15 acres or more in size and serve a population up to 5,000 residents located within ¼ to ½ mile radius from the neighborhood they serve.	The City has twenty (27) developed and two (5) undeveloped neighborhood park sites. Some neighborhoods, however, do not have existing neighborhood park sites.	One (1) to two (2) acres of neighborhood parks are recommended per 1,000 residents. Input from citizens and neighborhood groups should be obtained prior to major redevelopment.
<b>Major Parks</b>	Major Parks typically contain a wide variety of recreation facilities to meet the diverse needs of residents from several neighborhoods. Major Parks may include areas for intense recreation facilities, such as athletic complexes and swimming pools. These parks usually contain other facilities not commonly found in neighborhood parks such as nature areas, picnic pavilions, lighted athletic fields, and concession facilities.	There are five (5) Major Parks throughout the City serving all of its four (4) quadrants.	The NRPA's standard requirement for community parks is 5 to 8 acres per 1,000 residents. The need for an outdoor pool, in-line skating facilities, and non-motorized trails should be integrated into these facilities. If areas cannot be identified within the City where these facilities can be developed, then partnerships with neighboring communities and school districts to share facilities should be considered.
<b>Regional and Metropolitan Parks</b>	Regional parks are typically located on sites with unique natural features that are particularly suited for outdoor recreation, such as viewing and studying nature, wildlife habitats, conservation, swimming, picnicking, hiking, fishing, boating, camping and trail use. Many also include active play areas.	The area is well served by regional parks and facilities.	Regional parks typically serve several communities within a one hour drive. Partnerships with regional local, county, and state facilities should be explored to fill existing voids within the City's park and recreation system.
<b>Special Use or Conservancy Parks</b>	Special use recreation facilities are typically single-purpose recreation facilities, such as golf courses, nature centers, outdoor theaters, interpretative centers, or facilities for the preservation or maintenance of the natural or cultural environment. Protection and management of the natural/cultural environment may be the primary focus with recreation use as a secondary objective.	The City operates the Nature Center, and has several private, commercial facilities with specialized activities, such as golf, indoor soccer, etc.	Interpretive signs and kiosks, accessible parking and pathways, and annual programs should be provided at each of these facilities. Nature and conservancy groups should be brought together to develop a program and master plan for proper development and enhancement of these facilities.
<b>Passive Parks</b>	The primary purpose of passive areas is to provide relief from highly developed residential and commercial neighborhoods. Facilities may include sitting areas and other pedestrian amenities, landscaping, monuments and fountains, and historical features.	All neighborhood parks have passive recreation facilities. Many neighborhood and major parks located within the City contain large wooded and nature areas, such as the Nature Preserve.	A master plan, with a conservancy flavor, should be developed for each park. A City-wide design and planting plan should be created to guide development activities within parks.
<b>Linear Parks</b>	A linear park is any area developed for one or more modes of recreation travel, such as hiking, bicycling, in-line skating, snowmobiling, cross-country skiing, canoeing, horseback riding, and pleasure driving.	Except for the Clinton River Park Area, there are no identifiable linear parks within the City.	Potential for a linear parks exists along the Detroit Edison corridor. Small looped non-motorized pathways can be developed within large neighborhood and major parks.

## Recreation Facilities Evaluation City of Sterling Heights

	Recommended Standard <sup>1</sup>	Existing Municipal Facilities	Existing School Facilities	Existing Private Sites	Total Existing Facilities	Recommended Public Need <sup>2 &amp; 3</sup>	Surplus/ (Deficiency) <sup>8</sup>
Basketball Courts	1 per 5,000	23	50	N/A	73	25	48
Tennis Courts	1 per 2,000	16	14	N/A	30	63	(-33)
Volleyball Courts	1 per 5,000	6	0	N/A	6	25	(-19)
Baseball / Softball Diamonds	1 per 5,000	11	47 <sup>7</sup>	12	60	25	35
Lighted Diamonds	1 per 30,000	6	0	12	18	4	14
Football Fields	1 per 20,000	1	15 <sup>5</sup>	N/A	16	6	10
Soccer Fields (regulation)	1 per 10,000	7	12	4	23	13	10
Indoor Soccer / In-Line Hockey	None Published	0	0	0	0	N/A	N/A
Golf Courses (9 holes) <sup>4</sup>	1 per 25,000	0	0	0	0	5	(-5)
Golf Courses (18 holes) <sup>4</sup>	1 per 50,000	0	0	4	4	2	2
Driving Ranges	1 per 50,000	0	0	1	0	2	(-1)
Swimming Pools (Indoor)	1 per 20,000	0	3 <sup>5</sup>	0	3	6	(-3)
Swimming Pools (Outdoor)	1 per 40,000	0	0	0	0	3	(-3)
Ice Rinks (Indoor)	1 per 100,000	0	0	0	0	1	(-1)
Ice Rinks (Outdoor)	1 per 20,000	0	0	0	0	6	(-6)
Archery Ranges	1 per 50,000	0	0	0	0	2	(-2)
Running Tracks (1/4 mile) <sup>5</sup>	1 per 20,000	0	3	N/A	3	6	(-3)
Playgrounds <sup>6</sup>	1 per 3,000	25	12	N/A	37	42	(-5)
Picnic Areas	None Published	18	0	N/A	18	N/A	N/A
Cross-Country Ski Trails (miles)	1 per 10,000	0	0	N/A	0	12	(-12)
Nature Trails (miles)	1 per 20,000	10	0	N/A	10	6	4
Sledding Hill	1 per 40,000	4	0	N/A	4	3	1
Bicycle Trails (miles)	1 per 40,000	0	0	N/A	0	3	(-3)
Horseback Riding Trails (miles)	1 per 50,000	0	0	N/A	0	2	(-2)

**Footnotes:**

<sup>1</sup> Recommended number of each facility per unit of population (National Recreation and Park Association/Michigan Recreation Opportunity Standards)

<sup>2</sup> Population of 125,602 based on SEMCOG Estimate for 2009 (125,602 residents, 1999 U.S. Census).

<sup>3</sup> Rounded to the nearest whole number.

<sup>4</sup> Includes public and private courses.

<sup>5</sup> School facility available for public use.

<sup>6</sup> Includes Elementary Schools.

<sup>7</sup> Most sites include only a backstop and a limited infield.

<sup>8</sup> Surplus/(Deficiency) determined by subtracting existing municipal facilities from recommended need.



## COMMUNITY PARK, RECREATION, OPEN SPACE, AND GREENWAY PLAN CERTIFICATION CHECKLIST

*By Authority of Parts 19, 703 and 716 of Act 451, P.A. 1994, as amended, submission of this information is required for eligibility to apply for grants*

**INSTRUCTIONS:** Complete, obtain certification signatures and submit this checklist with a locally adopted recreation plan.

All recreation plans are required to meet the content and local approval standards listed in this checklist and as outlined in the *Guidelines for the Development of Community Park, Recreation, Open Space and Greenway Plans* provided by the Michigan Department of Natural Resources (DNR). To be eligible for grant consideration, plans must be submitted to the DNR prior to the grant application deadline **with** a completed checklist that has been signed by an authorized official(s) of the local unit of government(s) submitting the plan.

PLAN INFORMATION		
Name of Plan: Sterling Heights Parks and Recreation Plan 2010 to 2015		
List the community names (including school districts) covered by the plan	County	Month and year plan adopted by the community's governing body
City of Sterling Heights	Macomb	
Utica Community Schools	Macomb	
Warren Consolidated Schools	Macomb	

PLAN CONTENT
<p><b>INSTRUCTIONS:</b> Please check <u>each</u> box to certify that the listed information is included in the <u>final</u> plan.</p> <p><input checked="" type="checkbox"/> <b>1. COMMUNITY DESCRIPTION</b></p> <p><input checked="" type="checkbox"/> <b>2. ADMINISTRATIVE STRUCTURE</b></p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> Roles of Commission(s) or Advisory Board(s)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> Department, Authority and/or Staff Description and Organizational Chart</p> <p style="margin-left: 40px;">Annual and Projected Budgets for Operations, Maintenance, Capital Improvements and Recreation</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> Programming</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> Current Funding Sources</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> Role of Volunteers</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> Relationship(s) with School Districts, Other Public Agencies or Private Organizations</p> <p style="margin-left: 40px;"><b>Regional Authorities or Trailway Commissions Only</b></p> <p style="margin-left: 40px;">Description of the Relationship between the Authority or Commission and the Recreation Departments of</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> Participating Communities</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> Articles of Incorporation</p> <p><input checked="" type="checkbox"/> <b>3. RECREATION INVENTORY</b></p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> Description of Methods Used to Conduct the Inventory</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> Inventory of all Community Owned Parks and Recreation Facilities</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> Location Maps (site development plans recommended but not required)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> Accessibility Assessment</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> Status Report for all Grant-Assisted Parks and Recreation Facilities</p> <p><input checked="" type="checkbox"/> <b>4. RESOURCE INVENTORY (OPTIONAL)</b></p> <p><input checked="" type="checkbox"/> <b>5. DESCRIPTION OF THE PLANNING PROCESS</b></p>

6. DESCRIPTION OF THE PUBLIC INPUT PROCESS

Description of the Method(s) Used to Solicit Public Input Before or During Preparation of the Plan, Including a Copy of the Survey or Meeting Agenda and a Summary of the Responses Received

Copy of the Notice of the Availability of the Draft Plan for Public Review and Comment

Date of the Notice 1-19-10

Type of Notice Website

Plan Location City Library

Duration of Draft Plan Public Review Period (Must be at Least 30 Days) 41

Copy of the Notice for the Public Meeting Held after the One Month Public Review Period and Before the Plan's Adoption by the Governing Body(ies)

Date of Notice 2-21-10

Name of Newspaper The Source Newspaper

Date of Meeting 3-2-10

Copy of the Minutes from the Public Meeting

7. GOALS AND OBJECTIVES

8. ACTION PROGRAM

**PLAN ADOPTION DOCUMENTATION**

Plans **must** be adopted by the highest level *governing body* (i.e., city council, county commission, township board). If planning is the responsibility of a Planning Commission, Park and Recreation Commission, Recreation Advisory Board or other local Board or Commission, the plan should **also** include a resolution from the Board or Commission recommending adoption of the plan by the governing body.

The local unit of government must submit the final plan to both the County and Regional Planning Agency for their information. Documentation that this was done must be submitted with the plan to the DNR.

Items 1, 3 and 4 below are **required** and must be included in the plan.

**APPROVAL DOCUMENTATION:** For multi-jurisdictional plans, **each** local unit of government must pass a resolution adopting the plan. Prepare and attach a separate page for each unit of government included in the plan.

1. Official resolution of adoption by the governing body **dated:** 3-2-10

2. Official resolution of the Planning Commission or Board, recommending adoption of the plan by the governing body, **dated:** 1-14-10

3. Copy of letter transmitting adopted plan to County Planning Agency **dated:** 3-17-10

4. Copy of letter transmitting adopted plan to Regional Planning Agency **dated:** 3-17-10

**OVERALL CERTIFICATION**

**NOTE:** For multi-jurisdictional plans, Overall Certification must include the signature of each local unit of government. Prepare and attach a separate signature page for each unit of government included in the plan.

*I hereby certify that the recreation plan for*

City of Sterling Heights

(Local Unit of Government)

*includes the required content, as indicated*

*above and as set forth by the DNR.*

Denise A. Gerstenberg 03-17-10  
Authorized Official for the Local Unit of Government Date

This completed checklist must be signed and submitted with a locally adopted recreation plan to:

**GRANTS MANAGEMENT  
MICHIGAN DEPARTMENT OF NATURAL  
RESOURCES  
PO BOX 30425  
LANSING, MI 48909-7925**

**DNR USE ONLY - APPROVAL**

The recreation plan is approved by the DNR and the community (ies) covered by the plan, as listed on page 1 of this checklist is/are eligible to apply for recreation grants through

By: \_\_\_\_\_ Date \_\_\_\_\_

Grants Management \_\_\_\_\_ Date \_\_\_\_\_

STERLING HEIGHTS PLANNING COMMISSION  
AGENDA FOR JANUARY 14, 2010  
REGULAR MEETING TO BE HELD AT  
STERLING HEIGHTS CITY HALL  
40555 UTICA ROAD  
7:00 P.M.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. PCM-1098 - Kevin Meyer  
Request for Special Approval Land Use: To allow an Automobile Service Center. Northwest corner of 19 Mile and Van Dyke in Section 9.  
Property address: 42955 Van Dyke
6. PCM-1099 - Danny Hami  
Request for Special Approval Land Use: To allow outdoor sales lot for Used Automobile Sales. Northwest corner of 19 Mile and Van Dyke in Section 9.  
Property address: 42955 Van Dyke
7. PCM-1097 - Master Recreation Plan  
To support adoption of the Master Recreation Plan.
8. Election of Officers
9. Citizen Participation
10. Approval of Minutes  
December 10, 2009 - Regular Meeting
11. Correspondence
12. Old Business
13. New Business
14. Adjourn

**BENJAMIN ANCONA, SECRETARY  
PLANNING COMMISSION**

ANY INTERESTED PERSON MAY APPEAR AND COMMENT IN PERSON OR BY AGENT OR ATTORNEY UPON A SCHEDULED AGENDA ITEM DURING THE PUBLIC HEARING TO BE HELD AT THE DATE, TIME, AND LOCATION ABOVE. WRITTEN COMMENTS MAY BE SUBMITTED TO THE OFFICE OF PLANNING, 40555 UTICA ROAD, STERLING HEIGHTS, MICHIGAN 48311-8009 UP TO THE MEETING TIME.  
COPIES OF THE APPLICATION AND RELATED DOCUMENTS PERTAINING TO ANY REQUEST ON THE AGENDA ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF PLANNING DURING REGULAR BUSINESS HOURS AND AT THE PUBLIC HEARING. ANY QUESTIONS REGARDING THE ABOVE ITEMS SHOULD BE DIRECTED TO THE OFFICE OF PLANNING - 586/446-2720.

THE CITY OF STERLING HEIGHTS WILL PROVIDE NECESSARY REASONABLE AUXILIARY AIDS AND SERVICES TO INDIVIDUALS WITH DISABILITIES AT THE MEETING UPON SEVEN DAYS NOTICE TO THE COMMUNITY RELATIONS OFFICE AT 586/446.2470  
Publish the Week of December 27, 2009  
The Source Newspaper

STERLING HEIGHTS PLANNING COMMISSION  
AGENDA FOR JANUARY 14, 2010  
REGULAR MEETING TO BE HELD AT  
STERLING HEIGHTS CITY HALL  
40555 UTICA ROAD  
7:00 P.M.

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December 10, 2009 - Regular Meeting
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12. Old Business
13. New Business
14. Adjourn

Benjamin Ancona, Secretary  
Planning Commission

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UPON A SCHEDULED AGENDA ITEM DURING THE PUBLIC HEARING TO BE HELD AT THE DATE,  
TIME, AND LOCATION ABOVE. WRITTEN COMMENTS MAY BE SUBMITTED TO THE OFFICE OF  
PLANNING, 40555 UTICA ROAD, STERLING HEIGHTS, MICHIGAN 48311-8009 UP TO THE MEETING  
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BUSINESS HOURS AND AT THE PUBLIC HEARING. ANY QUESTIONS REGARDING THE ABOVE  
ITEMS SHOULD BE DIRECTED TO THE OFFICE OF PLANNING – 586/446-2720.

THE CITY OF STERLING HEIGHTS WILL PROVIDE NECESSARY REASONABLE  
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SEVEN DAYS NOTICE TO THE COMMUNITY RELATIONS OFFICE AT 586/446.2470

STERLING HEIGHTS PLANNING COMMISSION  
REGULAR MEETING  
HELD JANUARY 14, 2010  
CITY HALL

SUBJECT: Minutes of the Regular Meeting of the Planning Commission held January 14, 2010.

Chairman Reinowski called the meeting to order at 7:00 p.m.

Members present at roll call: Ben Ancona, Philip Garcia, Paul Jaboro, Al Kollmorgen, Edward Kopp, Stefano Militello, Donald Miller, Leonard Reinowski, Gerald Rowe.

Members absent at roll call: None.

Also in attendance: Donald Mende, City Planner; Clark Andrews, City Attorney; Jennifer Nowakowski, Recording Secretary.

APPROVAL OF AGENDA

Moved by Militello, supported by Garcia, to approve the Agenda, as presented.

Ayes: All.

Nays: None.

Absent: None.

Motion carried.

Chairman Reinowski welcomed the audience and noted that Robert's Rules of Order would be followed.

PCM-1098 – Kevin Meyer – 42955 Van Dyke

Requested Action: Special Approval Land Use

Proposal: Automobile Service Center

Location: Northwest corner of 19 Mile and Van Dyke in Section 9

Existing Zoning: C-3 (General Business)

Existing Land Use: Re-development of vacant Automobile Dealership

Master Land Use Plan Designation: Regional Commercial

Mr. Mende referred to the petitioner's drawing for parcel shape, dimensions, and building location. The petitioner is requesting Special Approval Land Use for an automobile service center at 42955 Van Dyke. This site is situated at the northwest corner of 19 Mile and Van Dyke in Section 9. The subject property consisting of 5.5 acres of land is zoned C-3 (General Business) and is the site of the vacant Jim Muir Oldsmobile GMC Truck dealership. Property abutting to the west is zoned M-1 (Light Industrial) and is developed with an industrial building. Property to the north is developed with a commercial center and the Sterling Estates Mobile Home Park.

Automobile service centers are allowed as a Special Approval Land Use in the C-3 district as regulated under Section 13.02 I. of Zoning Ordinance No. 278.

Mr. Mende stated that the petitioner is proposing to occupy the south portion of the west 20,437 sq. ft. building. This building was previously utilized as automobile service and collision repair, in conjunction with the Jim Muir Oldsmobile GMC Truck dealership. The new owner of the property is redeveloping the site, and has secured two tenants providing the same services (Collision and Auto Service) as the former dealership. On July 23, 2009, the Zoning Board of Appeals granted a use variance for an automobile collision repair garage in the north portion of the same building.

Mr. Mende further stated that the petitioner has also submitted additional drawings which include a landscape plan and exterior building elevations. An overhead door has been added to the south elevation.

The Office of Planning has completed its review and has determined that all of the specific conditions contained under Section 13.02, I. and other applicable design standards identified under Zoning Ordinance No. 278 have been met.

Kevin Meyer, owner of Meyer Automotive, 7893 19 Mile Road stated that he started his business in his home in 1994 in Sterling Heights. He stated that he is prepared to take on a larger space and has plans to do renovations for the next 4 months. He requested the Commission's approval.

Chairman Rowe opened the public hearing.

There was no public participation.

Moved by Rowe, supported by Militello, to approve PCM-1098, Kevin Meyer, 42955 Van Dyke; Special Approval Land Use based upon the facts and plans presented. This Special Approval Land Use is subject to the following conditions:

1. That the development and operation of the facility shall remain consistent with the scale and nature of the use as described in the proposal, at Public Hearing and reflected on the site plan prepared by Advanced Consulting Engineering dated November 30, 2009 (Project No. 20090201);
2. That the petitioner shall develop, maintain and operate the facility in compliance with all pertinent codes, ordinances and standards of the City of Sterling Heights, County of Macomb and the State of Michigan;
3. That the petitioner complete the site plan review process and comply with all standards of the Offices of Planning, Engineering and Building Services;
4. That the petitioner file a Notice of Approval with the Macomb County Register of Deeds within sixty (60) days following this action. Failure to file this notice will serve as grounds to revoke the Special Approval Land Use;
5. The decision of the Planning Commission shall remain valid and in force only as long as the facts and information presented to the Commission in the public hearing are found to be correct and the conditions upon which this motion is based are forever maintained as presented to the Commission.

Mr. Rowe noted a correction on the motion; that the approval is for Kevin Meyer, not Kevin Miller. Mr. Rowe amended his motion and Mr. Militello supported the amended motion.

Mr. Rowe stated that this large property in the city will now be utilized. He stated that he applauds Mr. Meyer and wished him success. Mr. Kollmorgen agreed and welcomed Mr. Meyer. Mr. Kollmorgen asked Mr. Mende how he would see the traffic flow working with the four entry driveways.

Mr. Mende stated that circulation would not be a problem, and that the center portion of the previous building, which was removed, is now the drive-through lane. Mr. Kollmorgen asked if the drive-through lane would be north-to-south. Mr. Mende stated yes and that there is no entrance to Meyers' building on the east side and that all access is from the south or west side of Meyers' building.

Roll call on amended motion:

Ayes: All.  
Nays: None.  
Absent: None.  
Motion carried.

PCM-1099 – Danny Hami – 42955 Van Dyke

Requested Action: Special Approval Land Use

Proposal: Outdoor sales lot for used automobile sales.

Location: Northwest corner of 19 Mile and Van Dyke in Section 9.

Existing Zoning: C-3 (General Business)

Existing Land Use Plan Designation: Regional Commercial.

Mr. Mende stated that the petitioner is requesting approval of a Special Approval Land Use for an outdoor sales lot at 42955 Van Dyke. This site is situated at the northwest

corner of 19 Mile and Van Dyke in Section 9. The subject property consisting of 5.5 acres of land is zoned C-3 (General Business) and is the site of the vacant Jim Muir Oldsmobile GMC Truck dealership. Property abutting to the west is zoned M-1 (Light Industrial) and is developed with an industrial building. Property to the north is developed with a commercial center and the Sterling Estates Mobile Home Park. He stated that the petitioner will occupy 600 square feet at the north end of the former showroom and vehicle display will be at the north end of the lot.

Outdoor sales lots for used automobiles are allowed as a Special Approval Land Use in the C-3 district as regulated under Section 13.02 A. of Zoning Ordinance No. 278.

Mr. Mende stated that the petitioner is proposing to occupy the north 600 sq. ft. tenant space of the easterly building. This building was previously utilized as a new vehicle dealer, in conjunction with the Jim Muir Oldsmobile GMC Truck dealership. This particular portion of the building was previously used for the used car sales component of the dealership. 47 parking spaces at the northeast corner of the site are to be utilized for the used car sales vehicle display.

Mr. Mende further stated that the Office of Planning has completed its review and has determined that all of the specific conditions contained under Section 13.02, A. and other applicable design standards identified under Zoning Ordinance No. 278 have been met.

The petitioner's representative, Nick Shango, 5550 Hampshire Drive, West Bloomfield, stated that he had nothing to add.

Chairman Reinowski opened the public hearing.

There was no public participation.

Moved by Garcia, supported by Militello, to approve the Special Approval Land Use for PCM-1099, Danny Hami, 42955 Van Dyke, based upon the facts and plans presented. This Special Approval Land Use is subject to the following conditions:

1. That the development and operation of the facility shall remain consistent with the scale and nature of the use as described in the proposal, at Public Hearing and reflected on the site plan prepared by Advanced Consulting Engineering dated November 30, 2009 (Project No. 20090201);
2. That the petitioner shall develop, maintain and operate the facility in compliance with all pertinent codes, ordinances and standards of the City of Sterling Heights, County of Macomb and the State of Michigan;
3. That the petitioner complete the site plan review process and comply with all standards of the Offices of Planning, Engineering and Building Services;
4. That the petitioner file a Notice of Approval with the Macomb County Register of Deeds within sixty (60) days following this action. Failure to file this notice will serve as grounds to revoke the Special Approval Land Use;
5. The decision of the Planning Commission shall remain valid and in force only as long as the facts and information presented to the Commission in the public hearing are found to be correct and the conditions upon which this motion is based are forever maintained as presented to the Commission.

Mr. Militello asked Mr. Andrews if the three standard conditions, as used by the BZA, should be included. Mr. Andrews stated that there were no numerated conditions that would necessitate a Hold Harmless Agreement.

Roll call on motion:

Ayes: All.  
Nays: None.  
Absent: None.  
Motion carried.

PCM-1097 – Master Recreation Plan

Mr. Mende explained that the Offices of Parks and Recreation, Public Services and Planning have been working to update the plan. The plan includes all major components required by the DNR in order to be considered for possible future grant funding. The document is consistent with the goals and objectives of the city as set forth in the original Recreation Plan, and this draft entails more minor than major changes, such as updated community and demographic information from the last five years, as well as an updated recreation inventory (parks, acreage, equipment).

Mr. Mende stated that the Parks and Recreation Manager Kyle Langlois is present this evening.

Mr. Rowe referred to Page 28 of the plan under Capital Improvement Program. He asked if “grants” refers to the “National Resources Trust Fund”. Mr. Mende stated that those are foundation grants.

Mr. Langlois stated that the grant section includes no land acquisition funds but there is additional money that can be accessed, such as the U.S. Tennis Association funds.

Chairman Reinowski asked if grants are predicated on any attempts to rectify deficiencies in existing facilities or program needs. Mr. Langlois stated that it would be based on their guidelines.

Chairman Reinowski noted examples such as horseback riding trails would be difficult to provide, but asked about ice rinks. Mr. Langlois stated that a community of the city’s size should consider the possibility of an ice rink, since it is a great family activity.

Mr. Kollmorgen noted that economic conditions are not right now, but would a Recreation Center require a millage vote by the public. Mr. Langlois confirmed this fact. He stated that the previous plan was in 2004 and that the figures need to be updated.

Moved by Rowe, supported by Kopp, to forward a recommendation to City Council supporting adoption of the Master Recreation Plan.

Ayes: All.  
Nays: None.  
Absent: None.

Motion carried.

Election of Officers

Mr. Mende explained the procedures for silent ballot nominations and elections for the office of Chairman, Vice-Chairman and Secretary.

For the office of Chairman, Mr. Rowe, Mr. Kollmorgen and Mr. Ancona were nominated. Mr. Kollmorgen and Mr. Ancona declined the nomination. Mr. Rowe accepted the nomination. Mr. Rowe was elected Chairman by acclamation.

For the office of Vice-Chairman, Mr. Ancona, Mr. Miller, Mr. Kollmorgen, Mr. Reinowski, Mr. Kopp and Mr. Militello were nominated. Mr. Miller, Mr. Kollmorgen, Mr. Reinowski, Mr. Kopp and Mr. Militello declined the nomination. Mr. Ancona accepted the nomination. Mr. Ancona was elected Vice-Chairman by acclamation.

For the office of Secretary, Mr. Garcia, Mr. Reinowski, Mr. Militello, Mr. Kollmorgen and Mr. Jaboro were nominated. Mr. Garcia and Mr. Reinowski accepted the nomination. Mr. Garcia was elected Secretary by secret ballot.

Citizen Participation

Chairman Reinowski opened the discussion to the audience.

There was no public participation.

Approval of the Minutes of December 10, 2009

Mr. Mende noted on Page 5, center of page, where a sentence "Planning Commission acknowledged that the agreement was between the city and Mr. Davis for the protection of the owner of the property to the south." was added.

Moved by Miller, supported by Militello, to approve the Minutes of the December 10, 2009 Regular meeting, as amended.

Ayes: Miller, Militello, Rowe, Kopp, Jaboro, Kollmorgen, Garcia.

Nays: None.

Absent: None.

Abstain: Reinowski, Ancona.

Motion carried.

Correspondence

Michigan Planner – November/December 2009  
Planning & Zoning News – December 2009

Old Business

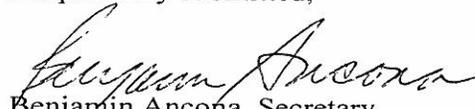
There was no Old Business.

New Business

Mr. Rowe noted the MSPO brochure included a letter inviting participants. He asked if all current members of the Planning Commission have attended a workshop. Mr. Mende stated that all have attended, but some funds are available for a refresher course; that those interested should contact him.

Moved by Militello, supported by Jaboro, to adjourn at 7:42 p.m.

Respectfully submitted,

  
Benjamin Ancona, Secretary  
Planning Commission

Wednesday, January 20, 2010

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- Parks & Recreation Registration
- Assessment Notice Information
- sharp newsletter
- SHTV programs
- Sterling Heights Magazine - Winter 2010
- Sterling Heights Public Library
- Sterling Vision/Strategic Planning
- Trash Collection Delays
- Week in Review Video

## **Parks & Rec plan available at library**

By: cr - Tuesday, January 19, 2010

The 2010 - 2015 Sterling Heights Parks and Recreation Plan will be at the Sterling Heights Public Library from Jan. 15 through Feb. 15 for public review and comment.

The recreation plan is a tool to guide the development of city-maintained recreational facilities and locations over the next five years. The plan is reviewed and revised every 5 years per Michigan Department of Natural Resources requirements. The plan identifies short- and long-term recreation needs, develops policies and programs to address those needs, and identifies possible sources of funding.

The Sterling Heights Public Library is located at 40255 Dodge Park Road in the City Center at Utica Road. For more information, contact Community Relations at (586) 446-CITY (2489).



### GET CONNECTED



### THIS WEEK IN STERLING HEIGHTS

First City Summit Meeting is Jan. 20

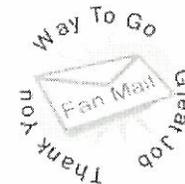
Top 10 Mistakes Investors Make  
1/21/2010

Export Seminar  
1/25/2010

Mom's Club Book Discussion Group @ the Library  
1/25/2010

City Council Meeting  
2/2/2010

Mom's Club Book Discussion Group @ the Library  
2/15/2010



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### **Revised Parks & Rec plan available at library**

By: cr - Thursday, February 11, 2010

The 2010 - 2015 Revised Sterling Heights Parks and Recreation Plan will be at the Sterling Heights Public Library through March 1 for public review and comment.

The recreation plan is a tool to guide the development of city-maintained recreational facilities and locations over the next five years. The plan is reviewed and revised every 5 years per Michigan Department of Natural Resources requirements. The plan identifies short- and long-term recreation needs, develops policies and programs to address those needs, and identifies possible sources of funding.

The Sterling Heights Public Library is located at 40255 Dodge Park Road in the City Center at Utica Road. For more information, contact Community Relations at (586) 446-CITY (2489).

## CITIZEN COMMENTS

YOU NEED TO FINISH CLEANING UP THE MESS AT PUFFIN PARK. THE MAGIC SQUARE WAS BULL DOZED DOWN AND IS NOW BELOW GRADE. THE BALL DIAMOND + BACK STOP WAS REMOVED. NOW ALL THAT REMAINS IS A PAVED PARKING LOT AND NOTHING ELSE. THE NEIGHBORHOOD KIDS NEED A PLACE TO PLAY BASKETBALL!

I think the plan for tennis courts ~~at~~ in Puffin Park should be reconsidered. Most tennis facilities ~~are~~ in Sterling Heights are located west of Ryan Rd. I believe, if possible, Dodge Park could benefit with a new tennis facility. N. Shannon

DID YOU EVALUATE WHICH PARKS HAD BIKE RACKS? HARD TO HAVE HEALTHY CITIZENS WHEN THERE ARE SUCH LIMITED SIDEWALKS OR ROADS WITH ADEQUATE BIKE LANES (CITY PLANNING 154e). BY THE WAY TO "ADD INSULT TO INJURY", EVEN THIS CITY'S PARKS AND RELATED RECREATION BUILDINGS DO NOT HAVE BIKE RACKS - THESE ARE NONE AT THE RECREATION CENTER, NATIVE CENTR, DODGE PARK, SENIOR CENTER, CITY BUILDING COMPLEX / POLICE STATION. FORTUNATELY, THE LIBRARY HAS ONE. THESE ARE LOW COST, LONG LASTING PURCHASES. PLEASE MAKE A PRIORITY & COMMUNICATE AS PART OF MAKING CITIZENS HEALTHIER. THANK YOU! JOAN RICHARDS

**PRELIMINARY  
CITY OF STERLING HEIGHTS  
AGENDA FOR REGULAR CITY COUNCIL MEETING  
MARCH 2, 2010  
7:30 P.M.**

LOCATION: CITY COUNCIL CHAMBERS - COUNCIL HALL, 40555 UTICA ROAD, PHONE (586) 446-  
CITY (MINUTES OF COUNCIL MEETINGS ARE FILED IN THE CITY CLERK'S OFFICE)

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE TO THE FLAG AND INVOCATION

ROLL CALL

APPROVAL OF AGENDA

REPORT FROM CITY MANAGER

PRESENTATION

Fire Department Civilian Citation for Kevin Bradley and Brian Walsh

Nice Neighbor Award

1. CONSENT AGENDA

A. Approval of Minutes

Regular Meeting of February 16, 2010

B. Approval of Bills

C. To approve the purchase of office supplies from multiple vendors through cooperative purchasing contracts (Estimated annual expenditure of \$110,000).

D. To accept the proposal from West Shore Services, Inc., contingent upon receipt of final confirmation of grant funding, for the upgrade and repair of (16) outdoor warning sirens, at a cost of \$107,793.

E. To award the bid for paper products to multiple vendors, at a total cost of \$30,280.

CONSIDERATION

2. To consider the adoption of the 2010-2015 Sterling Heights Parks & Recreation Master Plan. (Presentation - Public Services Manager)

3. To consider appointments to City of Sterling Heights Boards and Commissions.

COMMUNICATIONS FROM CITIZENS

(a) This item shall be taken up at 10:00 p.m. if the business portion of the agenda has not been concluded.

In accordance with the Sterling Heights Governing Body Rules of Procedure, under this agenda item, citizens are permitted to address the City Council on issues not on the agenda. Citizens are afforded a reasonable opportunity, to be heard. Generally, no response shall be made to any communication from a citizen until all citizens have been permitted to speak.

You may be called to order by the Chair or a Council member if you:

- Attempt to engage the Council or any member in debate
- Fail to address the Council on matters germane to City business
- Use vulgarity
- Make personal attacks on persons or institutions
- Disrupt the public meeting

If you are called to order, you will be required to take your seat until the Council determines whether you will be permitted to continue.

These rules are in place and will be followed to ensure order and civility.

REPORTS FROM CITY ADMINISTRATION AND CITY COUNCIL

UNFINISHED BUSINESS

NEW BUSINESS

CLOSED SESSION PERMITTED UNDER ACT 267 OF 1976 - (roll call vote required)

ADJOURN

**CLERK OF THE COUNCIL**

The City of Sterling Heights will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting upon 7 days notice to the Community Relations Department at 446-CITY.

Publish the Week of February 21, 2010

The Source Newspaper

CITY OF STERLING HEIGHTS  
MINUTES OF REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MARCH 2, 2010  
IN CITY HALL

Mayor Richard J. Notte called the meeting to order at 7:30 p.m.

Mayor Notte led the Pledge of Allegiance to the Flag and Walter C. Blessed, City Clerk, gave the Invocation.

Council Members present at roll call: Yvonne D. Kniaz, Deanna Koski, Richard J. Notte, Joseph V. Romano, Maria G. Schmidt, Michael C. Taylor, Barbara A. Ziarko.

Also Present: Mark D. Vanderpool, City Manager; Jeffrey Bahorski, City Attorney; Walter C. Blessed, City Clerk; Robin Palazzolo, Recording Secretary.

APPROVAL OF AGENDA

Ms. Joyce Fitch requested that Agenda Item 1-H be made a Consideration Item.

Moved by Koski, seconded by Romano, to approve the Agenda, moving Consent Agenda Item 1-H and making it Consideration Item 4, as amended.

Councilman Taylor pulled Consent Agenda Item 1-L and made it Consideration Item 5.

Yes: All. The motion carried.

REPORT FROM CITY MANAGER

Mr. Vanderpool reported an update on the Chrysler Sterling Heights Assembly Plant. Mr. Vanderpool stated that Chrysler has announced that they are purchasing SHAP in the amount of \$20 million. The purchase will require approval of the Bankruptcy Court on March 11, 2010. The final step includes actual closing, which will occur by June 30, 2010, as stipulated by the abatement transfer approval. The purchase is a major victory for the City. The purchase protects \$2.6 million in annual property taxes derived from SHAP; as such, Chrysler will remain the City's largest taxpayer. The purchase also protects 1,200 jobs at that facility. SHAP will be well positioned to continue production of the Avenger and its replacement in 2013, assuring long-term viability of the plant. The purchase will preserve Chrysler's regional economic impact of \$300 to \$500 million annually, and preserve the 10,000 auto related jobs in Sterling Heights. The effort to save SHAP involved a team approach, including the following groups: Mayor, City Council, City Administrative Team, Sterling Heights Auto Task Force,

Mayors and Municipalities Auto Coalition, Chrysler Executive Group, Governor, Michigan Economic Development Corporation, and Federal Legislators.

Mr. Vanderpool reminded residents that on Monday, April 5<sup>th</sup>, we will begin our 19<sup>th</sup> year of separate curbside collection of yard waste. He stated that yard waste should be placed in appropriate containers with yard waste stickers on them. These stickers can be acquired at our Community Relations Department in City Hall or at our Department of Public Works.

Mr. Vanderpool reported on a 2010 Census questionnaire, which will be sent to every household in Michigan during the month of March. Our Sterling Heights Library will be both a Be Counted Site and a Questionnaire Assistance Center. Please contact our Library for any questions you may have regarding this Census questionnaire.

Mr. Vanderpool reported that on Feb 2<sup>nd</sup>, our City Council approved the refinancing of one of our bonds. Today those bonds sold and that resulted in a significant discount, saving the City \$73,500, due in large part to our superior AA plus bond rating. Mr. Vanderpool thanked our Financial Services Manager, Mr. Rick Sanborn, and our Finance and Budget Director, Mr. Brian Baker.

Mr. Vanderpool reported that tomorrow there will be a summary available on the City's website regarding the City Summits.

Mr. Vanderpool reported that Assessment Notices will be going out this week. We now have a tax saving calculator that you can go to on our website to find out your property tax savings. Almost 90% of our community is experiencing property tax savings, as a result of declining property values.

Mr. Vanderpool reported on a summary of the City Summit meetings. He stated that cities across the State are experiencing a financial crisis. Since 2002, the State has significantly cut revenue sharing to cities; therefore, cities statewide have lost over \$3 billion since 2002. Sterling Heights specifically lost \$26 million in revenue sharing. The housing crisis started in 2007 and since then the City is now losing approximately \$21 million cumulatively in property taxes. The City developed a multi-faceted proactive financial strategy early on to deal with that problem. Mr. Vanderpool highlighted some of the components of the financial plan, as follows: The City must continue reducing expenditures. The City is only utilizing fund balance to a point where we do not compromise our superior AA plus bond rating. The City

has had to increase fees in certain areas. The City is requesting a five percent reduction from all vendors. The City is implementing significant labor concessions, to include four unpaid furlough days, four unpaid holidays, the elimination of 75 full time positions and employees now pay a portion of their health care. The City has eliminated its fixed pension program for general employees. The City has reduced overtime. The City has entered into service sharing programs with our surrounding communities. The City has reduced its professional membership training, cell phones, and take home vehicles. Thankfully, all twelve bargaining units have stepped up to the plate and have agreed to concessions equating, on average, to \$2,000 per employee over the next fiscal year. The City has also implemented savings in several other areas.

Mr. Vanderpool showed a PowerPoint presentation at this time, which showed community tax rates. Out of 430 Michigan City/School Districts, Utica School District in Sterling Heights ranked 416<sup>th</sup> lowest in terms of property taxes. Warren Consolidated ranked 342<sup>nd</sup> lowest in terms of property taxes. Of the 10 largest cities in Michigan, Sterling Heights ranks number 10 in full-time employees per 1,000 residents, having only 4.5 full-time employees per 1,000 residents. Historically, our property tax revenues went up by the rate of inflation. Our property tax revenues leveled off in 2008 and have been heading downward ever since. As part of the Cities overall financial plan, the City will need to recover approximately 40% of those tax losses. Right now, we are well below our voter approved charter millage limit. With the 1.9 millage adjustment needed to recover a portion of property tax losses, we will be at a millage rate of 12.68, which is well below what we were in 1988. Even with the City adjusting the millage upwards 1.9 mills, the average person living in the Utica Community School District will have a tax savings of approximately \$130 in 2010. There is a property tax calculator available on our City's website. Enter both the 2009 and 2010 taxable value and the calculator will show the actual savings. 87% of City residents will see a property tax decrease in 2010, even with the City's millage adjustment upward. If the City does nothing further and does not implement the millage adjustment, our fund balance reserve will be depleted in a couple of years; therefore, we would have to continue cutting. The 1.9 millage adjustment upward equates to \$9.4 million. Most of the \$9.4 million would have to come from people, equating to approximately 120 positions, including 43 positions in our Police Department and

24 positions in our Fire Department. With these cuts, our Police Department would have to become more reactive instead of proactive. Our Fire Department currently has an ISO rating of 4. Homeowner's insurance premiums are determined by the ISO rating and insurance premiums would increase if positions are eliminated in our Fire Department. Other services would also sustain additional cutting, including: Department of Public Works, Parks and Recreation, Library, and the Senior Center. Mr. Vanderpool stated that the City's end goal is to preserve a high quality of life in Sterling Heights by providing quality services with a strong emphasis on public safety.

#### PRESENTATION

Fire Chief Steve Kovalcik recognized Mr. Kevin Bradley and Mr. Brian Walsh, whose quick action saved the life of another Chrysler employee, Mr. McFarland. Chief Kovalcik presented them with a Sterling Heights Fire Department Civilian Citation. As a result of this occurring in the Chrysler plant and the number of people affected by it, they have come up with a plan to offer CPR training to 300-400 Chrysler employees. Chief Kovalcik stated that nothing this big has ever been done before and acknowledged the crew of Engine No. 3.

Moved by Schmidt, seconded by Ziarko, to present Kevin Bradley and Brian Walsh with a Sterling Heights Fire Department Civilian Citation for coming to the aid of their co-worker, administering CPR, and helping to save a life.

Yes: All. The motion carried.

Councilman Taylor presented the Nice Neighbor Award to Annette Carl in recognition of her efforts to assist the community, nominated by Rick and Gail Marquette.

#### CONSENT AGENDA

1. Mr. Gerald Sieja discussed item F and thanked Mr. Bahorski and the O'Reilly Rancilio, P.C. firm.

Moved by Koski, seconded by Romano, **RESOLVED**, to approve the Consent Agenda, as amended:

- A. To approve the minutes of the Regular Meeting of February 16, 2010, as presented.
- B. To approve payment of the bills as presented: General Fund - \$479,690.22, Water & Sewer Fund - \$64,616.45, Other Funds - \$554,265.63, Total Checks - \$1,098,572.30.

- C. **RESOLVED**, to: (a) purchase office supplies from Office Depot, 17335 Haggerty Road, Northville, MI 48168 through a U.S. Communities cooperative contract through January 1, 2011, with an option to extend for one additional year under the same terms and conditions, and (b) also purchase office supplies from OfficeMax, 13301 Stephens Road, Warren, MI 48089 through a State of Michigan MiDEAL cooperative contract through January 18, 2011.
- D. **RESOLVED**, to: (a) accept the proposal by West Shore Services, Inc., 6620 Lake Michigan Drive, P.O. Box 188, Allendale, MI 49401, for the repair and upgrade of 16 outdoor warning sirens, at a cost of \$107,793.16; (b) approve a budget amendment to use U.S. Department of Homeland Security Grant funds, and increase revenue account #43501040-529000 (Federal Grant – Other) and grant expenditure account #43730213-982-001 (Capital projects – Emergency Management) in the amount of \$107,793.16; and (c) authorize the Mayor and City Clerk to sign all documents required in conjunction with this action.
- E. **RESOLVED**, to rescind the award made to Clark Products, Inc. and split the award of the bid for paper products to the following substitute vendors based on the unit prices bid: Section IV, Part A – Bathroom Tissue – to Kellermeyer Company, 475 W. Woodland Circle, Bowling Green, OH 43402; and, Section IV, Part A – Balance of Paper Products – to SupplyDen, 1837 Enterprise Dr., Rochester Hills, MI 48309.
- F. **RESOLVED**, to approve a Legal Services Agreement between the City of Sterling Heights and Jeffrey A. Bahorski on behalf of O’Reilly Rancilio, P.C. for the period July 1, 2010 through June 30, 2012 and authorize the Mayor and City Clerk to sign the Agreement on behalf of the City.
- G. **RESOLVED**, to waive the competitive bidding requirement in accordance with City Code §2-223(A) and purchase geographical information system (GIS) software maintenance services from Environmental Systems Research Institute, Inc., 380 New York Street, Redlands, CA 92373 for a one-year period at a cost of \$11,904.38.
- H. Moved to Consideration Item 4.

- I. **RESOLVED**, to: (a) adopt the resolution declaring it necessary to take private property at 41031 Mound Road for the use and benefit of the public in conjunction with the installation of a public utility improvement to and along Mound Road, between 17 Mile Road and 18-1/2 Mile Road; (b) authorize the City Manager to sign the Declaration of Taking pursuant to Public Act 87 of 1980, as amended, on behalf of the City; and, (c) authorize the City Attorney to institute a condemnation proceeding in the Macomb County Circuit Court on behalf of the City of Sterling Heights.

RESOLUTION

Resolution made and adopted at a regular meeting of the Council of the City of Sterling Heights, Macomb County, Michigan, held at the City Offices on the 2nd day of March, 2010.

Members Present: Notte, Romano, Koski, Schmidt, Ziarko, Kniaz and Taylor.

Members Absent: None.

The following preamble and resolution was offered by Member Koski and supported by Member Romano.

The City of Sterling Heights desires to make public utility improvements (the "Improvements") to and along Mound Road between 17 Mile Road and 18 ½ Mile Road.

The purpose for the Improvements is to provide for the public by installing a new public utility (water main) and to enable and insure proper development with appropriate safeguards for health, safety, and public welfare. It is deemed necessary to acquire easements for this public purpose.

The statutory provisions of MCL 213.21, et seq. and MCL 213.51, et seq. empower the City to make such Improvements and provide the procedure to condemn private property for such public purpose.

The City of Sterling Heights, after due consideration, has determined that it is necessary to take private property for the use and benefit of the public, for the reasons previously mentioned.

The City of Sterling Heights has attempted to acquire the property described on the attached Exhibit 1, and shown on the attached Exhibit 2, by means of a good faith offer of the estimated just compensation.

The owner of the property has declined to sell the property to the City of Sterling Heights.

RESOLVED THAT:

1. The City Council of the City of Sterling Heights declares that it is necessary to take private property for the use and benefit of the public for the Improvements, the property being further described in the attached Exhibit 1, which is made a part of and incorporated in this Resolution as though fully set forth here, and also as shown in the attached Exhibit 2. A copy of this Resolution shall be placed on file in the City Clerk's Office.

2. The City of Sterling Heights deems it necessary to take private property for such Improvements for the benefit of the public-at-large and to protect the interests of all citizens of the City of Sterling Heights.

3. The City Manager is authorized to sign the Declaration of Taking for the property described in the attached Exhibit 1, as required under Section 5 of the Uniform Condemnation Procedures Act (UCPA).

4. The City Attorney is authorized and directed to institute the necessary proceedings in the Macomb County Circuit Court on behalf of the City of Sterling Heights pursuant to the provisions of the UCPA.

5. A certified copy of this Resolution under seal shall be delivered to the City Attorney and it shall be his duty to prepare and file in the Macomb County Circuit Court in the name of the City of Sterling Heights a Complaint signed by him in his official capacity and duly verified by him and attach a certified copy of this Resolution to the Complaint.

AYES:	7
ABSTAINED:	0
NAYS:	0
ABSENT:	0

Resolution declared and adopted.

CERTIFICATION

I hereby certify that the above Resolution is a true and correct copy of a Resolution entered in the Minutes of the Sterling Heights City Council, held at a regular meeting of said Council on the 2nd day of March, 2010.

WALTER C. BLESSED, CITY CLERK

J. **RESOLVED**, to rescind Traffic Control Order #7-22, which prohibits right turns on red lights from 7:00 a.m. to 4:00 p.m., Monday through Friday, at the following locations:

-Northbound Dodge Park Road at Seventeen Mile Road; and,

-Eastbound Seventeen Mile Road at Dodge Park Road

K. **RESOLVED**, to rescind Traffic Control Order #7-55, which prohibits right turns on red at the following locations:

- Northbound Ryan Road at Fifteen Mile Road;
- Southbound Ryan Road at Fifteen Mile Road;
- Eastbound Fifteen Mile Road at Ryan Road; and,
- Westbound Fifteen Mile Road at Ryan Road

L. Moved to Consideration Item 5.

M. **RESOLVED**, to release the self-insured retention in the case of *McCallister v. City of Sterling Heights, et al*, U.S. District Court Case No. 2:08-cv-15031 and authorize the City Manager to sign all documents required in conjunction with this approval.

Yes: All. The motion carried.

#### CONSIDERATION

2. Ms. Denice Gerstenberg, Public Services Manager, made a presentation and explained the Parks and Recreation Master Plan. She stated that the key components of the Plan include:
- i. A description of the Sterling Heights community and its governmental and administrative structure;
  - ii. A recreation inventory;
  - iii. A description of the planning and public input process;
  - iv. Goals and objectives; and,
  - v. An action program.

Ms. Gerstenberg noted that this is the first Parks and Recreation Master Plan that has been done in-house, and by doing so, saved the City \$10,000 to \$20,000. Ms. Gerstenberg thanked Mr. Mark Vanderpool, Mr. Michael Bartholomew, Mr. Kyle Langlois, Mr. Joel Casey, Mr. Don Mende, Planning Commission Members, and she gave a special thanks to Ms. Teresa Jarzab for pulling it all together. Ms. Gerstenberg stated that Mr. Michael Bartholomew and Mr. Kyle Langlois were available for any questions.

Ms. Joyce Fitch asked that the following comments be inserted in the minutes:

On Page 21, paragraph 6, of the Parks and Recreation Master Plan, it should read, **“The PRDAC provided three reports to Council before the PRDAC term ended in**

**December 2009.”** This would replace what now states, “The PRDAC provided a report to Council before the PRDAC term ended in December 2009.”

Mr. Mark Vanderpool inquired if having this inserted in the minutes of this meeting would be the most efficient way to represent this in the report.

Ms. Gerstenberg stated that the Parks and Recreation Master Plan does require that the minutes of this meeting become an official part of the Plan, so they will be included.

Moved by Romano, seconded by Kniaz, **RESOLVED**, to adopt the City of Sterling Heights Master Parks & Recreation Plan for the period 2010 to 2015.

Councilwoman Kniaz thanked Ms. Gerstenberg for including the mountain bike trail that is currently underway and stated she believes Mr. Bartholomew’s name should be listed as Director in the Plan.

**RESOLUTION FOR ADOPTING A PLAN  
RESOLUTION FOR ADOPTION OF A RECREATION PLAN**

City of Sterling Heights  
Recreation Plan  
Resolution of Adoption  
City Council of the City of Sterling Heights

WHEREAS, the City of Sterling Heights has undertaken a Five Year Parks and Recreation Plan which describes the physical features, existing recreation facilities and the desired actions to be taken to improve and maintain recreation facilities during the period between 2010 and 2015, and

WHEREAS, a public comment session was held January 14, 2010 at the Sterling Heights City Hall to provide an opportunity for citizens to express opinions, ask questions, and discuss all aspects of the Recreation Plan and

WHEREAS, the City of Sterling Heights has developed the plan for the benefit of the entire community and to adopt the plan as a document to assist in meeting the recreation needs of the community, and

WHEREAS, after the public meeting, the City of Sterling Heights City Council voted to adopt said Recreation Plan.

NOW, THEREFORE BE IT RESOLVED the City of Sterling Heights City Council hereby adopts the City of Sterling Heights Recreation Plan as a guideline for improving recreation for the residents of the City of Sterling Heights.

Yeas: Romano, Kniaz, Koski, Notte, Schmidt, Taylor, Ziarko  
Nays: None  
Absent: None

I, Walter C. Blessed, City of Sterling Heights City Clerk, do hereby certify that the foregoing is a true and original copy of a resolution adopted by the City of Sterling Heights at a Regular Meeting thereof held on the 2<sup>nd</sup> day of March, 2010.

WALTER C. BLESSED, City Clerk

Yes: All. The motion carried.

3. Mayor Notte recommended the appointment of Mr. Kenneth Barwin to the Corridor Improvement Authority.

Moved by Romano, seconded by Schmidt, **RESOLVED**, to confirm the Mayor's appointment of Mr. Kenneth Barwin to the Corridor Improvement Authority to a term ending August 15, 2012, subject to the appointee meeting the qualifications set forth in Charter §4.03 and taking the oath of office within two weeks.

Mr. Walter Blessed stated that this appointment has to be someone with an ownership/business interest in the district; Mr. Barwin does not have this, but Mr. Haney does.

Mayor Notte stated he will need to speak with Mr. Joe Haney, who has ownership/business interest in the district.

The motion was withdrawn.

Moved by Romano, seconded by Schmidt, **RESOLVED**, to postpone to the March 16, 2010 meeting, the appointment to the Corridor Improvement Authority to a term ending August 15, 2012.

Yes: All. The motion carried.

Mayor Notte recommended the appointment of Mr. Brandon Cable to the Economic Development Corporation/Brownfield Authority.

Moved by Romano, seconded by Schmidt, **RESOLVED**, to confirm the Mayor's appointment of Mr. Brandon Cable to the Economic Development Corporation/Brownfield Authority to a term ending June 30, 2013, subject to the appointee meeting the qualifications set forth in Charter §4.03 and taking the oath of office within two weeks.

Yes: All. The motion carried.

Moved by Romano, seconded by Schmidt, **RESOLVED**, to postpone to the March 16, 2010 meeting, the appointment to the Cultural Commission to a term ending June 30, 2011.

Yes: All. The motion carried.

Moved by Schmidt, seconded by Ziarko, **RESOLVED**, to appoint Ms. Susan Biolchini to the Library Board of Trustees to a term ending June 30, 2011, subject to the appointee meeting the qualifications set forth in Charter §4.03 and taking the oath of office within two weeks.

Yes: All. The motion carried.

Moved by Romano, seconded by Notte, **RESOLVED**, to postpone to the March 16, 2010 meeting, the appointment to the Telecommunications Commission to a term ending June 30, 2010.

Yes: All. The motion carried.

4. Item H from consent agenda:

Ms. Joyce Fitch discussed this item, stating things are unclear. She inquired if we are subsidizing other departments, if this is a SWAT thing, and if there is a cheaper way of doing this.

Moved by Koski, seconded by Romano, **RESOLVED**, to split the award of the bid for police equipment to:

- 1) CMP Distributors
- 2) McRoberts & Liscombe
- 3) Michigan Police Equipment Company
- 4) Atlantic Signal, and
- 5) GT Distributors, Inc.

based upon the unit prices bid for the items being purchased from each vendor; and, reject the bids received for Remington rifles and Celox first aid.

Police Chief Michael Reese stated that the \$264,000 figure refers to a rifle purchase program that we entered into with our officers. These officers will be buying their own patrol rifles. Initially, the purchase will be bought out of drug forfeiture funds. Then, we will receive the money back from the officers through a payroll deduction. Chief Reese spoke with regards to the other monies that are being spent. As a result of some critical incidents that took place over a year ago, Chief Reese, Captain Fett, and Sergeant French, researched the possibility of a special response team being formed. They worked with Mr. Don Denault and Mr. Mark Carufel and came up with some guidelines they believe will improve a service to the City in several ways: Provide an increase in services that will meet resident's needs at no cost to the residents; the units will be formed and funded strictly with drug forfeiture money. Also, by the formation of this team, we will be able to respond to a critical scene in a quick manor. Chief

Reese thanked Sheriff Hackel and the Sheriff's Department Tactical Team, who helped us form this team. It's a win-win situation for everyone involved, specifically the residents.

Councilwoman Schmidt inquired if we are no longer going to participate with the Macomb County SWAT team.

Chief Reese stated no, we will not.

Councilwoman Ziarko stated she wanted to reiterate that our response time to an incident will be reduced because we have our own team, our personnel will be in charge of the scene, and inquired that if we don't use drug forfeiture money in a certain amount of time, do we have to give it back to the State.

Chief Reese stated that there are strict guidelines regarding how the drug forfeiture money can be used and the timeline in which the money can be used. If there is a critical incident and we have our own team, there will be a reduced response time.

Councilman Romano inquired as to how we are going to make sure that we collect the money for the rifles from the police officers when they retire or if they leave the department.

Mr. Mark Vanderpool responded that any outstanding amount owed on the rifle will be deducted from their final payment.

Chief Reese stated that the rifles will be paid in a two-year period.

Councilman Taylor stated he was initially opposed to this; however, after speaking with Chief Reese, Sergeant French and Captain Fett, he is satisfied knowing this is training that these officers will use on a day-to-day basis and this is being done in a fiscally responsible way. He feels this is a win for residents and a win for our department and that this will be the best special response unit in the state of Michigan.

Yes: All. The motion carried.

5. Item L from the Consent Agenda:

Moved by Taylor, seconded by Kniaz, **RESOLVED**, to approve the Memorandum of Understanding with the Sterling Heights Emergency Dispatch Unit, Police Officers Association of Michigan (POAM) and authorize the Mayor and City Clerk to sign it on behalf of the City.

Councilman Taylor stated he is voting yes on this because he thinks this is a unique situation and the employees really answered the call when the City asked them for concessions. They

went above and beyond. They gave up their three percent and voluntarily made changes to their benefit structure and he thanked them for that.

Yes: All. The motion carried.

COMMUNICATIONS FROM CITIZENS

Mr. Paul Smith, Sterling Heights - City Summit meetings, property taxes, revenue sharing, concessions, number of households, average income per household, average employee expense, millage increase, bankruptcy, traffic lights.

Mr. Joe Judnick, Mulberry Drive – 2005-2009 Budget increases.

Mr. Gerald Sieja – Troy City Council meeting, solid waste contract, where can residents review contracts, two different bid packages regarding curbside recycling, snow emergencies, how much overtime paid during last two snow storms, budget, *Macomb Daily* editorial, Budget Workshop's will be April 12 and April 19, 6:30 to 9:00 p.m., union contracts.

Mr. Charles Jefferson – Street sign from last meeting, how many residents fined for not shoveling sidewalk, sidewalk by gas station on Van Dyke not shoveled, residents should show up for budget meetings.

Mr. Bill Parker, President of UAW Local 1700, representing the hourly work force of the Sterling Heights Assembly Plant - Police, Fire, and EMS services, thanked Mayor Notte and City Council for their actions in offering Chrysler assistance to purchase the plant. UAW employees feel a tremendous burden lifted. He thanked City Council members for their wisdom and the leadership they showed in this matter. He brought a shirt and presented it to the Mayor.

Mayor Notte responded he spoke to Mr. Sergio Marchionne, thanked him for buying the plant, thanked him for continuing to build the Sebring and the Avenger, and asked for consideration in the new product line after 2012 to keep the plant going. Mayor Notte stated we will do whatever the City has to do to keep that plant open.

Ms. Joyce Fitch - Capitalism and free market system, quality of life in Sterling Heights, wages, opposed to millage increase, *Detroit News* February 18<sup>th</sup> editorial, ISO fire rating.

REPORTS FROM CITY ADMINISTRATION AND CITY COUNCIL

There was no report from Mr. Bahorski or City Council at this time.

UNFINISHED BUSINESS

There was no Unfinished Business discussed.

NEW BUSINESS

Councilwoman Schmidt inquired as to our Service Sharing Agreements with the City of Troy. Given Troy's current situation, if they privatize their building department, how will that affect our Service Sharing Agreement. Also, will their financial situation have an impact on our police use of their gun range.

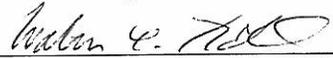
Mr. Mark Vanderpool responded we would have to cease our Service Sharing Agreement with the City of Troy's Building Department and look at other opportunities with surrounding cities. He stated that the gun range is not affected at this point.

ADJOURN

Moved by Ziarko, seconded by Romano, to adjourn the meeting.

Yes: All. The motion carried.

The meeting was adjourned at 9:27 p.m.

  
\_\_\_\_\_

WALTER C. BLESSED, City Clerk

# RESOLUTION FOR ADOPTING A PLAN

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## RESOLUTION FOR ADOPTION OF A RECREATION PLAN

City of Sterling Heights  
Recreation Plan  
Resolution of Adoption  
City Council of the City of Sterling Heights

WHEREAS, the City of Sterling Heights has undertaken a Five Year Parks and Recreation Plan which describes the physical features, existing recreation facilities and the desired actions to be taken to improve and maintain recreation facilities during the period between 2010 and 2015, and

WHEREAS, a public comment session was held January 14, 2010 at the Sterling Heights City Hall to provide an opportunity for citizens to express opinions, ask questions, and discuss all aspects of the Recreation Plan and

WHEREAS, the City of Sterling Heights has developed the plan for the benefit of the entire community and to adopt the plan as a document to assist in meeting the recreation needs of the community, and

WHEREAS, after the public meeting, the City of Sterling Heights City Council voted to adopt said Recreation Plan.

NOW, THEREFORE BE IT RESOLVED the City of Sterling Heights City Council hereby adopts the City of Sterling Heights Recreation Plan as a guideline for improving recreation for the residents of the City of Sterling Heights.

Yeas: Romano, Kniaz, Koski, Notte, Schmidt, Taylor, Ziarko

Nays: None

Absent: None

I, Walter C. Blessed, City of Sterling Heights City Clerk, do hereby certify that the foregoing is a true and original copy of a resolution adopted by the City of Sterling Heights at a Regular Meeting thereof held on the 2<sup>nd</sup> day of March, 2010.

SIGNATURE Walter C. Blessed TITLE: City Clerk  
Walter C. Blessed





**Administration Building**  
40555 Utica Rd. / P.O. Box 8009  
Sterling Heights, MI / 48311-8009

TEL 586.446.CITY (2489) / FAX 586.276.4077  
cityhall@sterling-heights.net / [www.sterling-heights.net](http://www.sterling-heights.net)  
[www.facebook.com/cityofsterlingheights](http://www.facebook.com/cityofsterlingheights) / [www.twitter.com/sterling\\_hts](http://www.twitter.com/sterling_hts)

CITY COUNCIL	
Mayor	Richard J. Notte
Mayor Pro Tem	Joseph V. Romano
Councilwoman	Yvonne D. Kniaz
Councilwoman	Deanna Koski
Councilwoman	Maria G. Schmidt
Councilman	Michael C. Taylor
Councilwoman	Barbara A. Ziarko
CITY MANAGER	Mark D. Vanderpool

March 17, 2010

Mr. William Parkus, Regional Review Office  
Southeast Michigan Council of Governments (SEMCOG)  
535 Griswold Street, Ste 300  
Detroit, MI 48226-3602

RE: City of Sterling Heights Recreation Plan 2010-2015:

Dear Mr. Parkus:

On behalf of the City of Sterling Heights, I am pleased to announce that the Parks and Recreation Plan 2010-2015 has been adopted by the City Council on March 2, 2010. The City's Public Services Department, Planning Department and Parks and Recreation Department prepared the document. A copy of this document is available for your review on the City of Sterling Heights website at [www.sterling-heights.net](http://www.sterling-heights.net).

On January 14, 2010, the Planning Commission recommended adoption of the Plan to the Sterling Heights City Council. The City Council then adopted the Plan by resolution on March 2, 2010.

Should you have any questions, do not hesitate to contact me

Sincerely,

A handwritten signature in cursive script that reads 'Denice A. Gerstenberg'.

Denice A. Gerstenberg  
Public Services Manager



Administration Building  
40555 Utica Rd. / P.O. Box 8009  
Sterling Heights, MI / 48311-8009

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[www.facebook.com/cityofsterlingheights](http://www.facebook.com/cityofsterlingheights) / [www.twitter.com/sterling\\_hts](http://www.twitter.com/sterling_hts)

CITY COUNCIL	
Mayor	Richard J. Notte
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Councilwoman	Yvonne D. Kniaz
Councilwoman	Deanna Koski
Councilwoman	Maria G. Schmidt
Councilman	Michael C. Taylor
Councilwoman	Barbara A. Ziarko
CITY MANAGER	Mark D. Vanderpool

March 18, 2010

Mr. Stephen Cassin, Executive Director  
Macomb County Planning and Economic Development  
One South Main Street  
Mount Clemens, MI 48043

RE: City of Sterling Heights Recreation Plan 2010-2015:

Dear Mr. Cassin:

On behalf of the City of Sterling Heights, I am pleased to announce that the Parks and Recreation Plan 2010-2015 has been adopted by the City Council on March 2, 2010. The City's Public Services Department, Planning Department and Parks and Recreation Department prepared the document. A copy of this document is available for your review on the City of Sterling Heights website at [www.sterling-heights.net](http://www.sterling-heights.net).

On January 14, 2010, the Planning Commission recommended adoption of the Plan to the Sterling Heights City Council. The City Council then adopted the Plan by resolution on March 2, 2010.

Should you have any questions, do not hesitate to contact me

Sincerely,

A handwritten signature in cursive script that reads 'Denice A. Gerstenberg'.

Denice A. Gerstenberg  
Public Services Manager

## **APPENDIX B**

### **MAJOR PARKS AND FACILITIES CONCEPTUAL DEVELOPMENT PLANS FOR THE:**

- **FOUR MAJOR PARKS**
- **FAMILY LIFE CENTER**
- **COMMUNITY OUTDOOR SPRAYGROUND**

BY M.C. SMITH ASSOCIATES AND ARCHITECTURAL GROUP, INC. 2004

# Major Parks and Facilities Conceptual Development Plans for the Four Major Parks, Family Life Center and Community Outdoor Sprayground



---

Park Planning by  
M.C. Smith Associates and Architectural Group, Inc.  
Landscape Architects - Architects  
Park and Recreation Planners  
529 Greenwood Avenue S.E.  
East Grand Rapids, Michigan 49506  
Phone: 616-451-3346  
E-mail: [la@mcsagroup.com](mailto:la@mcsagroup.com)

June, 2004

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Major Parks and Facilities Conceptual Development Plans for the Four Major Parks, Family Life Center and Community Outdoor Sprayground  
City of Sterling Heights, Michigan

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# Introduction

One of the goals of the Sterling Heights Parks and Recreation Department is to provide open space and recreational opportunity in all geographical areas of the community. This can be accomplished by providing a variety of programs and park and facility developments in equitable distribution throughout the City.

One means to reach this goal is through the use of a Major Park and Facilities Conceptual Development Plan. The objective of the Plan is to identify and address the current and projected needs.

The first set of conceptual development plans were designed in 1979. They have served the community well by providing the development that we currently enjoy. These plans are now 25 years old, however, and some of the development concepts that have not yet been implemented are now outdated. This new document will provide sensible, solid plans to use as a guide to further develop our major parks and recreational facilities.

The Conceptual Development Plan includes a Park portion and a Facilities portion. The Park portion will review, update, and record individual major park development that has been accomplished at our four major parks. These parks include Joseph J. Delia Park, James C. Nelson Park, L.W. Baumgartner Park, and the Clinton River Park System. The Clinton River Park System is made up of North Clinton River Park, the Greenbelt, Farmstead Park, Dodge Park and South Clinton River Park (Kleino Property). This portion will also establish further development plans that are based on current and projected needs along with cost estimates for the new development.

The Facilities portion of the Conceptual Development Plan will provide options for a Family Life Center and a plan for a Community Outdoor Sprayground.

The Family Life Center Plan establishes site improvements, preliminary building space program elements, an expanded version of the building, and an aquatics center. Considerations for the Plan included space to continue our current level of services. It also provides what is being demanded by the community such as adequate gymnasium spaces, a fitness facility, aquatics center and other recreational areas that are normally available to a community of our size and population.

The Community Outdoor Sprayground complex plan will include the site improvements, spray area equipment, water management system, restrooms, changing area and picnic shelter.

Providing quality recreational opportunities for our residents must be an ongoing effort. This Conceptual Plan will act as a valuable tool in guiding our efforts to maintain and develop City recreational facilities today and in the years to come.

**PLAY IS SERIOUS BUSINESS.**

# Acknowledgements

## **Sterling Heights City Council**

Mayor Richard J. Notte  
Mayor Pro-Tem Joseph V. Romano  
Councilman Richard L. Bracci  
Councilwoman Deanna Koski  
Councilman Steve Rice  
Councilwoman Maria G. Schmidt  
Councilwoman Barbara A. Ziarko

## **Interim City Manager**

Daniel F. Bishop

## **Parks and Recreation**

Susan C. Kebbe, Director  
Debra Bozich, Program Supervisor  
Joel Casey, Park Supervisor  
Michael Kostrzeba, Athletic Supervisor

## **City Development**

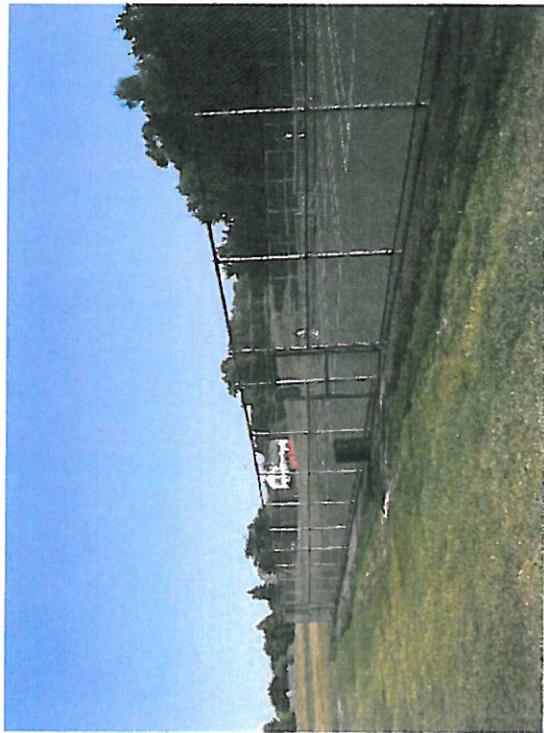
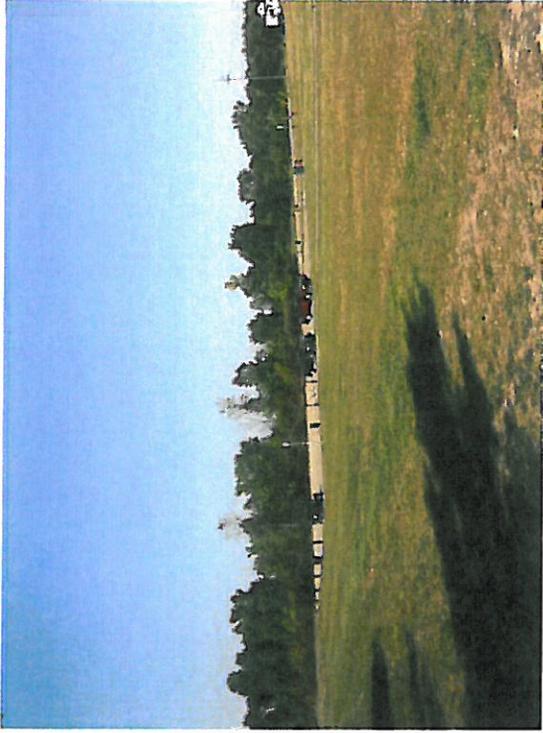
Denice A. Gerstenberg, Public Services Manager

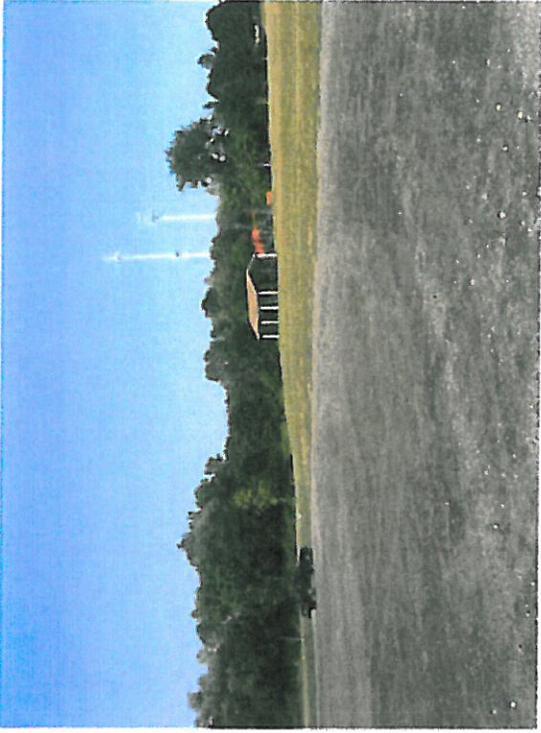
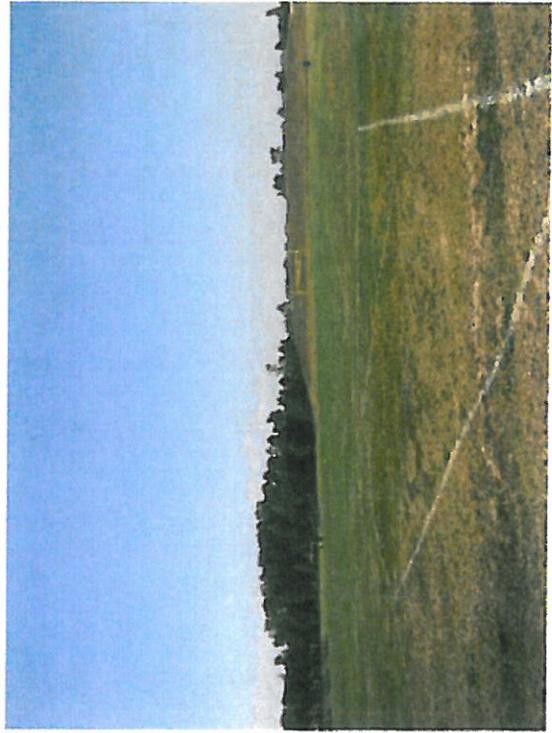
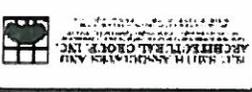
**Joseph J. Delia JR. Park**  
***Existing Site Photographs***  
***Existing Site Inventory***  
***Conceptual Development Plan***  
***Cost Projections***



FLA: 201118 ASSOCIATES AND  
 ARCHITECTURAL GROUP, INC.  
 10000 W. BOCA RATON BLVD., SUITE 100  
 BOCA RATON, FL 33433  
 TEL: 561-993-1100 FAX: 561-993-1101  
 WWW.FLORIDAGOLF.COM

EXISTING SITE PHOTOGRAPHS  
 JOSEPH J. DELIA JR. PARK  
 STERLING HEIGHTS PARKS AND RECREATION









**CONCEPTUAL PLAN - JOSEPH J. DELIA PARK**  
**City of Sterling Heights**  
 Cost Projections  
 March, 2004

**M.C. SMITH ASSOCIATES AND ARCHITECTURAL GROUP, INC.**

Description	Unit	No. of Units	Price	Extension
<b>Site Surveys</b>				
Topographic Survey	L.S.	1	\$10,000.00	\$10,000.00
Soil Borings	L.S.	1	\$5,000.00	\$5,000.00
<b>Subtotal</b>				<b>\$15,000.00</b>
<b>Site Preparation and Grading</b>				
General Site Grading	L.S.	1	\$163,129.00	\$163,129.00
Clearing and Removals	L.S.	1	\$30,000.00	\$30,000.00
<b>Subtotal</b>				<b>\$193,129.00</b>
<b>Site Utilities</b>				
Water Service and Lines	L.S.	1	\$15,000.00	\$15,000.00
Sanitary Sewer Service and Lines	L.S.	1	\$20,000.00	\$20,000.00
Electrical Service and Distribution	L.S.	1	\$80,000.00	\$80,000.00
Storm Sewer	L.S.	1	\$50,000.00	\$50,000.00
<b>Subtotal</b>				<b>\$165,000.00</b>
<b>Entrance Area</b>				
<b>North Entrance</b>				
Entrance Sign	E.A.	1	\$10,000.00	\$10,000.00
Boulevard Landscaping	L.S.	1	\$3,000.00	\$3,000.00
<b>Subtotal</b>				<b>\$13,000.00</b>
<b>South Entrance</b>				
Entrance Sign	E.A.	1	\$10,000.00	\$10,000.00
Boulevard Landscaping	L.S.	1	\$6,000.00	\$6,000.00
<b>Subtotal</b>				<b>\$16,000.00</b>
<b>North Entrance Drive</b>				
Bituminous Paving	S.Y.	956	\$18.00	\$17,208.00
Concrete Curb and Gutter	L.F.	1,025	\$16.00	\$16,400.00
Lighting	E.A.	13	\$3,000.00	\$39,000.00
<b>Subtotal</b>				<b>\$72,608.00</b>
<b>South Entrance Drive</b>				
Bituminous Paving	S.Y.	6,122	\$18.00	\$110,196.00
Concrete Curb and Gutter	L.F.	3,663	\$16.00	\$58,608.00
Lighting	E.A.	45	\$3,000.00	\$135,000.00
<b>Subtotal</b>				<b>\$303,804.00</b>
<b>Decks</b>				
Accessible Decks	S.F.	3,568	\$35.00	\$124,880.00
<b>Subtotal</b>				<b>\$124,880.00</b>

Description	Unit	No. of Units	Price	Extension
<b>Walks and Trails</b>				
Paved Walks	S.F.	193,937	\$2.75	\$533,326.75
Elevated Boardwalks	S.F.	2,575	\$30.00	\$77,250.00
Paved Plaza West of Tennis Courts	S.F.	6,400	\$5.00	\$32,000.00
<b>Subtotal</b>				<b>\$642,576.75</b>
<b>Parking West of Ballfields</b>				
Bituminous Paving	S.Y.	1,629	\$18.00	\$29,322.00
Concrete Curb and Gutter	L.F.	706	\$16.00	\$11,296.00
Lighting	E.A.	8	\$3,000.00	\$24,000.00
<b>Subtotal</b>				<b>\$74,618.00</b>
<b>Parking North of Ballfields</b>				
Bituminous Paving	S.Y.	13,650	\$18.00	\$245,700.00
Concrete Curb and Gutter	L.F.	1,564	\$16.00	\$25,024.00
Lighting	E.A.	19	\$3,000.00	\$57,000.00
<b>Subtotal</b>				<b>\$327,724.00</b>
<b>Parking South of Soccer/Football Fields</b>				
Bituminous Paving	S.Y.	13,032	\$18.00	\$234,576.00
Concrete Curb and Gutter	L.F.	2,306	\$16.00	\$36,896.00
Lighting	E.A.	28	\$3,000.00	\$84,000.00
<b>Subtotal</b>				<b>\$355,472.00</b>
<b>Parking North of Tennis Courts</b>				
Bituminous Paving	S.Y.	4,165	\$18.00	\$74,970.00
Concrete Curb and Gutter	L.F.	1,842	\$16.00	\$29,472.00
Lighting	E.A.	20	\$3,000.00	\$60,000.00
<b>Subtotal</b>				<b>\$164,442.00</b>
<b>Buildings and Structures</b>				
Restroom/ Pavilion Building	S.F.	2,000	\$150.00	\$300,000.00
New Restroom Building	S.F.	900	\$200.00	\$180,000.00
30' Hex Open Shade Structure	E.A.	1	\$30,000.00	\$30,000.00
30' Hex Shelter Building	E.A.	1	\$30,000.00	\$30,000.00
<b>Subtotal</b>				<b>\$540,000.00</b>
<b>Site Furniture</b>				
Benches	E.A.	20	\$1,200.00	\$24,000.00
Tables	E.A.	20	\$800.00	\$16,000.00
Litter Receptacles	E.A.	20	\$750.00	\$15,000.00
Drinking Fountains	E.A.	3	\$5,000.00	\$15,000.00
<b>Subtotal</b>				<b>\$70,000.00</b>

Description	Unit	No. of Units	Price	Extension
<b>Children's Play Area</b>				
Play Area Edging	L.F.	350	\$2.00	\$700.00
Concrete Paving	S.F.	2,425	\$5.50	\$13,337.50
Wood Fiber Surfacing	S.Y.	879	\$12.00	\$10,548.00
Poured-in-Place Safety Surfacing	S.F.	214	\$11.00	\$3,014.00
Sand Base	S.Y.	910	\$2.50	\$2,275.00
4" Perforated Underdrainage Lines	L.F.	350	\$5.00	\$1,750.00
Play Area Equipment	L.S.	1	\$107,305.00	\$107,305.00
<b>Subtotal</b>				<b>\$138,929.50</b>

Description	Unit	No. of Units	Price	Extension
<b>Sports Fields and Courts</b>				
<b>Artificial Turf Soccer Fields (2)</b>				
Field Grading	S.Y.	19,420	\$2.00	\$38,840.00
Artificial Turf System	S.F.	174,800	\$3.50	\$611,800.00
Concrete Edge System	L.F.	2,440	\$28.00	\$68,320.00
Stone Base	S.Y.	19,420	\$10.00	\$194,200.00
Underdrainage System	S.Y.	19,420	\$4.00	\$77,680.00
Geotextile Membrane	S.Y.	19,420	\$5.00	\$97,100.00
Soccer Goals	EA	4	\$1,400.00	\$5,600.00
Field Lighting	L.S.	2	\$70,000.00	\$140,000.00
Players Benches with Fabric Enclosure	EA	4	\$7,800.00	\$31,200.00
10 Row x 60' Bleacher	EA	4	\$25,000.00	\$100,000.00
<b>Subtotal</b>				<b>\$1,364,740.00</b>

Description	Unit	No. of Units	Price	Extension
<b>Artificial Turf Football Field</b>				
Field Grading	S.Y.	8,889	\$2.00	\$17,778.00
Artificial Turf System	S.F.	80,000	\$3.50	\$280,000.00
Concrete Edge System	L.F.	1,200	\$28.00	\$33,600.00
Stone Base	S.Y.	8,889	\$10.00	\$88,890.00
Underdrainage System	S.Y.	8,889	\$4.00	\$35,556.00
Geotextile Membrane	S.Y.	8,889	\$5.00	\$44,445.00
Goal Posts	EA	2	\$3,000.00	\$6,000.00
Field Lighting	L.S.	1	\$70,000.00	\$70,000.00
10 Row x 60' Bleacher	EA	3	\$25,000.00	\$75,000.00
<b>Subtotal</b>				<b>\$651,269.00</b>

Description	Unit	No. of Units	Price	Extension
<b>Natural Turf Soccer Field</b>				
Field Grading	S.Y.	8,400	\$2.00	\$16,800.00
Goals and Corner Monuments	EA	1	\$2,800.00	\$2,800.00
Field Irrigation	EA	1	\$12,000.00	\$12,000.00
Field Underdrain System	EA	1	\$60,000.00	\$60,000.00
Field Lighting	EA	1	\$60,000.00	\$60,000.00
Topsoil and Seeding	S.Y.	2,200	\$2.00	\$4,400.00
<b>Subtotal</b>				<b>\$156,000.00</b>

Description	Unit	No. of Units	Price	Extension
<b>Skate Park</b>				
Pavement	S.F.	15,000	\$4.50	\$67,500.00
Skate Park Apparatuses	L.S.	1	\$125,000.00	\$125,000.00
Fencing	L.F.	500	\$24.00	\$12,000.00
Skate Park Lighting	L.S.	1	\$20,000.00	\$20,000.00
<b>Subtotal</b>				<b>\$224,500.00</b>

Description	Unit	No. of Units	Price	Extension
<b>Roller Hockey Rink</b>				
Roller Hockey Court Surfacing	S.Y.	1,718	\$22.00	\$37,796.00
Roller Hockey Goals	EA	2	\$300.00	\$600.00
Board Fence at Roller Hockey with Gates	L.F.	507	\$35.00	\$17,745.00
<b>Subtotal</b>				<b>\$56,141.00</b>

Description	Unit	No. of Units	Price	Extension
<b>Basketball Courts (4)</b>				
Basketball Court Surfacing & Color Coat	S.Y.	2,289	\$22.00	\$50,358.00
Basketball Goals	EA	8	\$3,500.00	\$28,000.00
3 Row X 15' Bleacher	EA	2	\$1,400.00	\$2,800.00
<b>Subtotal</b>				<b>\$81,158.00</b>

Description	Unit	No. of Units	Price	Extension
<b>Tennis Courts (5)</b>				
Tennis Court Surfacing	S.Y.	32,400	\$22.00	\$712,800.00
Nets	EA	10	\$300.00	\$3,000.00
Fence	L.F.	620	\$28.00	\$17,360.00
3 Row X 15' Bleacher	EA	2	\$1,400.00	\$2,800.00
<b>Subtotal</b>				<b>\$735,960.00</b>

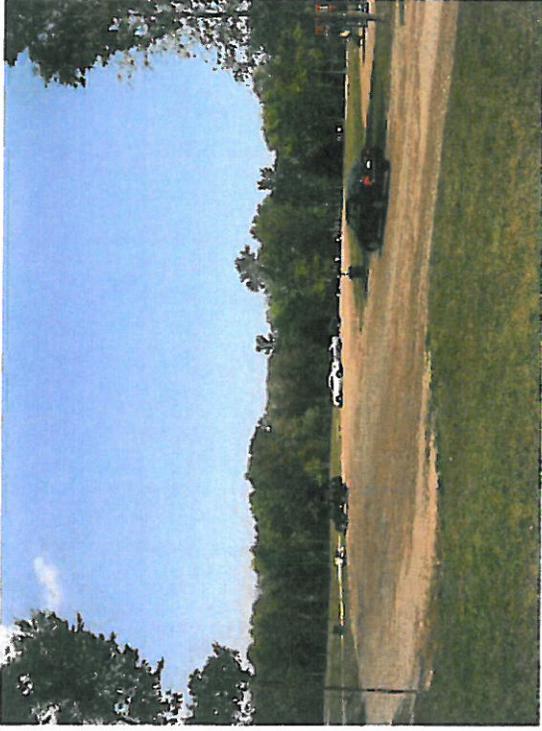
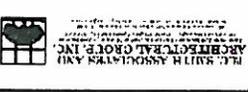
Description	Unit	No. of Units	Price	Extension
<b>Sand Volleyball Courts (2)</b>				
Sand with Underdrain	S.Y.	888	\$7.50	\$6,660.00
Posts and Net	EA	2	\$400.00	\$800.00
Linemarkers	EA	2	\$300.00	\$600.00
Wood Edging	L.F.	207	\$15.00	\$3,105.00
<b>Subtotal</b>				<b>\$11,165.00</b>

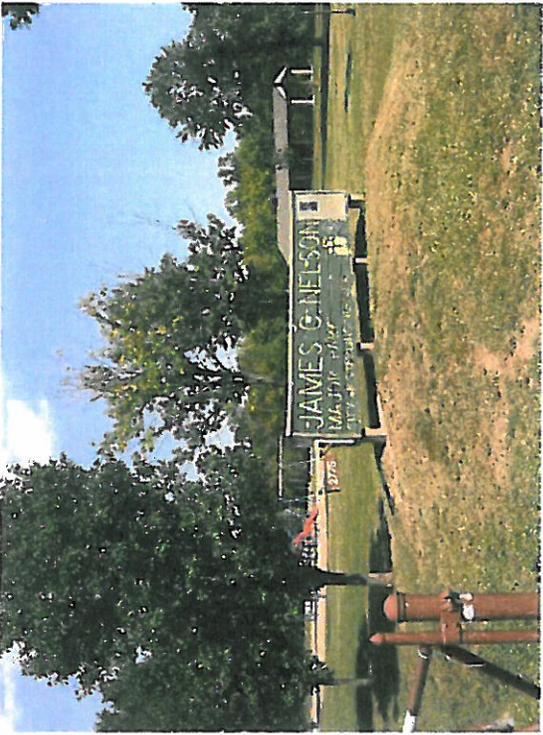
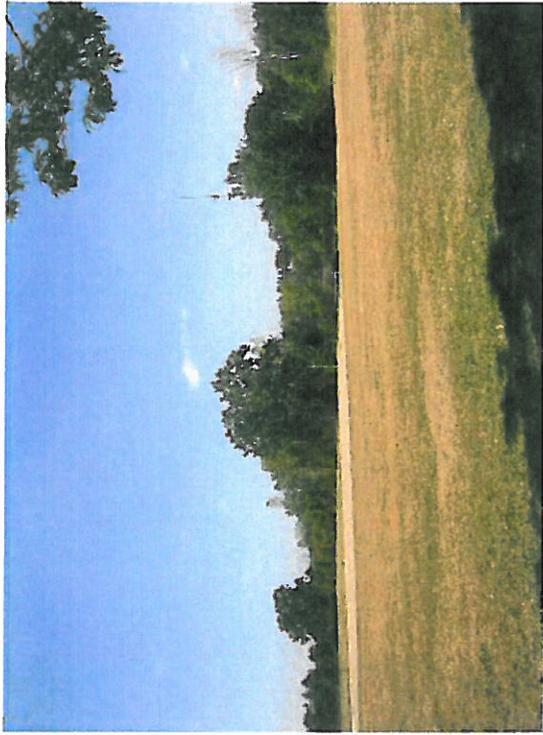
Description	Unit	No. of Units	Price	Extension
<b>Landscaping</b>				
Seeding Lawn Areas	S.Y.	8,859	\$0.85	\$7,530.15
Deciduous Trees	EA	193	\$350.00	\$67,550.00
Evergreen Trees	EA	47	\$225.00	\$10,575.00
Irrigation System	L.S.	1	\$40,000.00	\$40,000.00
<b>Subtotal</b>				<b>\$125,655.15</b>

Description	Unit	No. of Units	Price	Extension
<b>Miscellaneous Park Improvements</b>				
Scorers Booths	EA	4	\$18,000.00	\$72,000.00
Security Fencing	L.F.	3,663	\$20.00	\$73,260.00
Signage	L.S.	1	\$4,000.00	\$4,000.00
<b>Subtotal</b>				<b>\$149,260.00</b>

Subtotal  
 Contingencies @ 10%  
 Engineering @ 9%  
**TOTAL**  
**\$8,113,670.65**

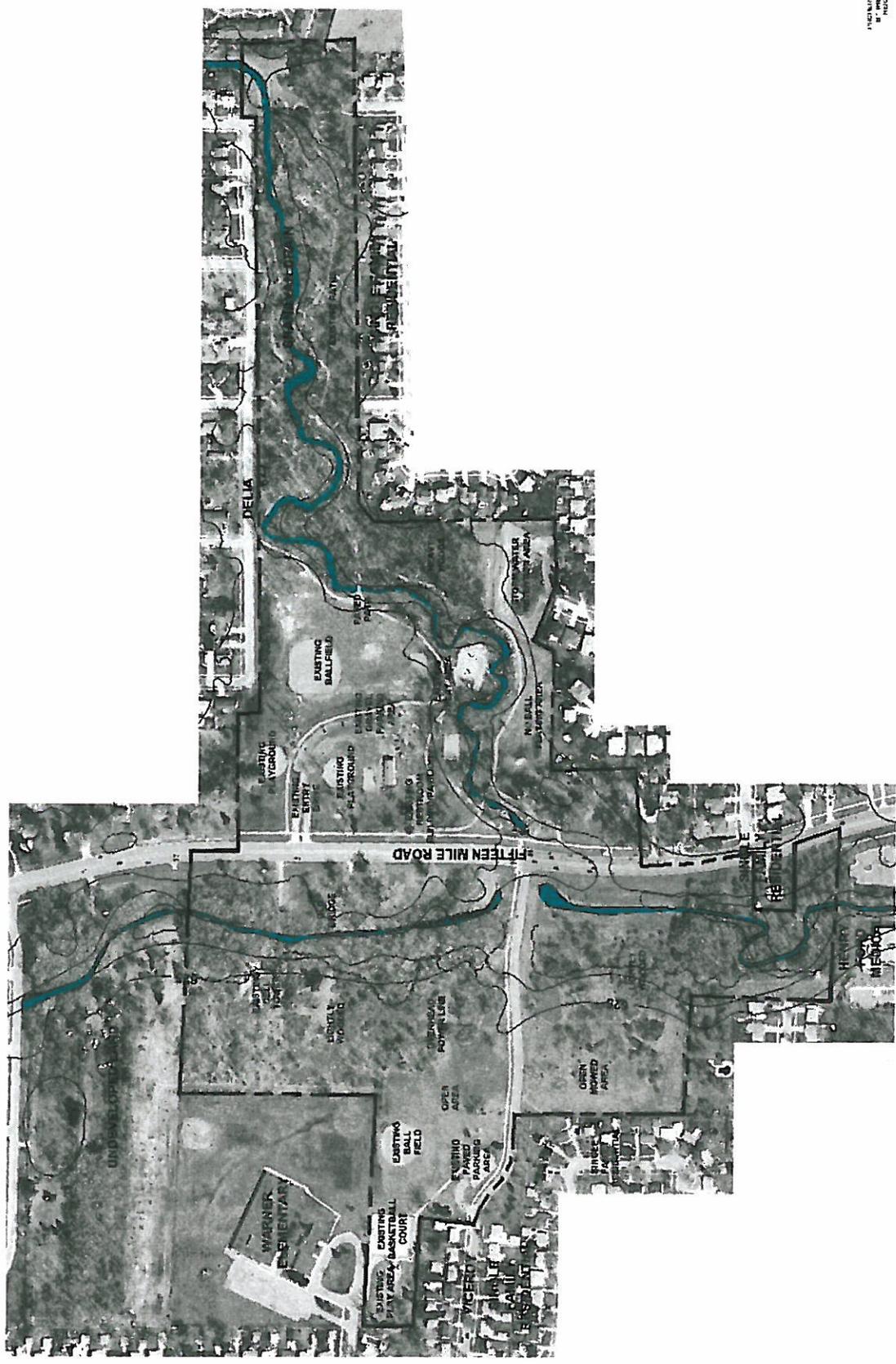
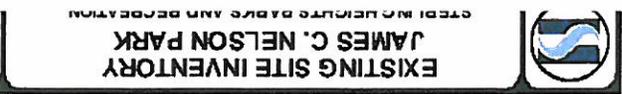
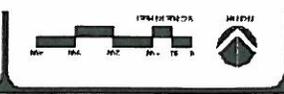
**James C. Nelson Park**  
***Existing Site Photographs***  
***Existing Site Inventory***  
***Conceptual Development Plan***  
***Cost Projections***



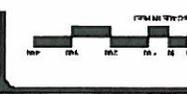
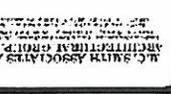




M.C. BRETHER ASSOCIATES AND  
 ENGINEERS, INC.  
 10000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.751.1000  
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 WWW.MCBRETT.COM



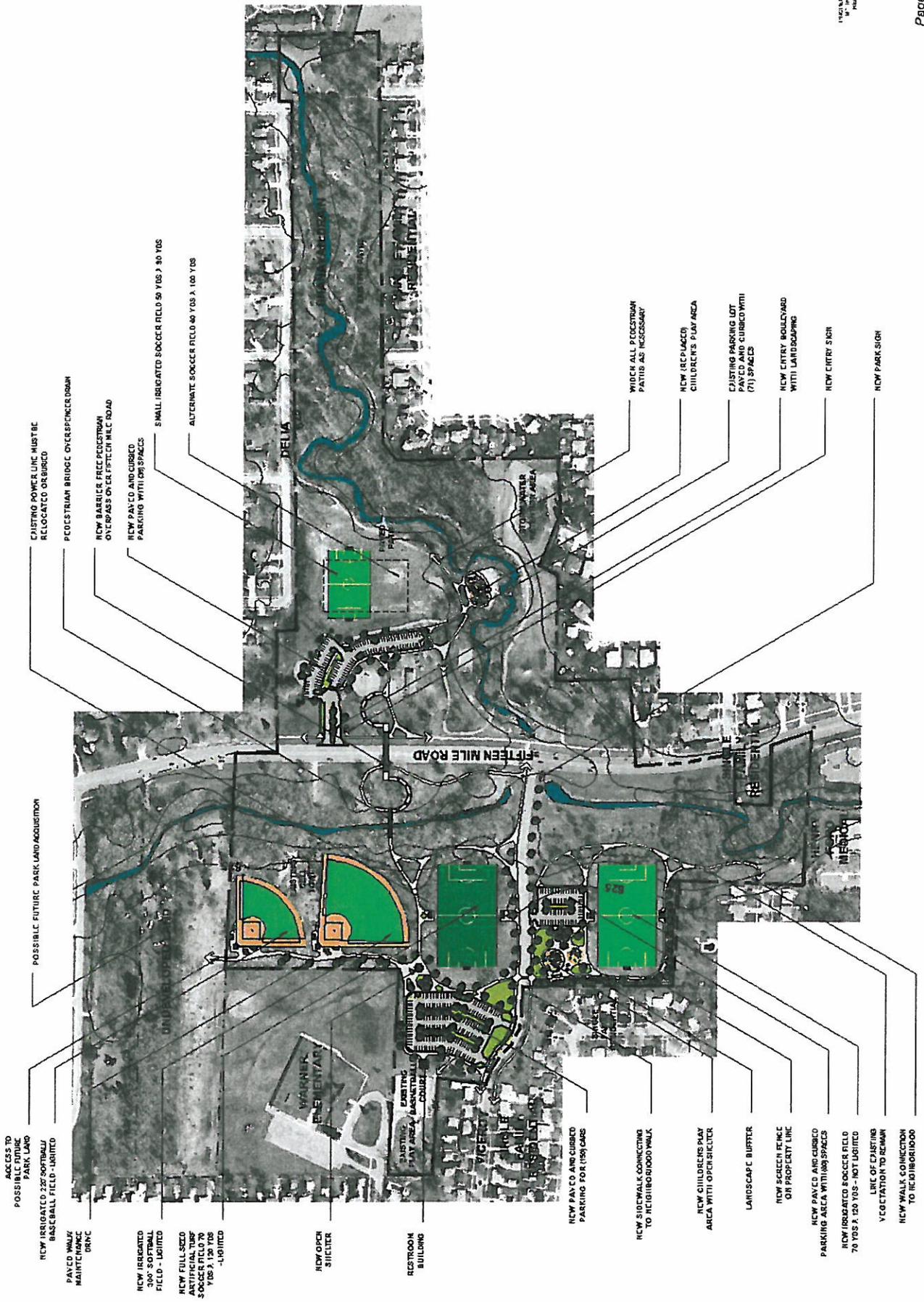
DATE: 10/15/2014  
 PROJECT: JAMES C. NELSON PARK  
 SHEET: 13 OF 13  
 DRAWN BY: J. BRETHER  
 CHECKED BY: J. BRETHER  
 SCALE: AS SHOWN



# CONCEPTUAL DEVELOPMENT PLAN JAMES C. NELSON PARK



ANIMAL MOUNTAIN  
VEGETATION  
HEIGHTS (INDICATED)  
CUMULATIVE IMPACT



ACCESS TO POSSIBLE FUTURE PARK LAND ACQUISITION

PAVED WALKWAY MAINTENANCE DRIVE

NEW IRRIGATED 225' SOFTBALL BASEBALL FIELD - LIMITED

NEW IRRIGATED 200' SOFTBALL FIELD - LIMITED

NEW FULL-SIZED ARTIFICIAL TURF SOCCER FIELD 70 YDS X 120 YDS - LIMITED

NEW OPEN SHELTER

RESTROOM BUILDING

NEW IRRIGATED SOCCER FIELD 90 YDS X 90 YDS

SMALL IRRIGATED SOCCER FIELD 40 YDS X 100 YDS

ALTERNATE SOCCER FIELD 40 YDS X 100 YDS

PEDESTRIAN BRIDGE OVER SPENCER DRAIN

EXISTING POWER LINE MUST BE RELOCATED OR BURIED

NEW BARRIER FREE PEDESTRIAN OVERPASS OVER FIFTEEN MILE ROAD

NEW PAVED AND CURBED PARKING WITH 100 SPACES

WIDE OPEN PLAY AREA WITH OPEN SHELTER

LANDSCAPE BUFFER

NEW SCREEN FENCE OR PROPERTY LINE

NEW PAVED AND CURBED PARKING AREA WITH 100 SPACES

NEW IRRIGATED SOCCER FIELD 70 YDS X 120 YDS - NOT LIGHTED

LIKE OF EXISTING VEGETATION TO REMAIN

NEW WALK CONNECTION TO NEIGHBORHOOD

NEW SIDEWALK CONNECTING TO NEIGHBORHOOD WALK

NEW CHILDREN'S PLAY AREA WITH OPEN SHELTER

LANDSCAPE BUFFER

NEW SCREEN FENCE OR PROPERTY LINE

NEW PAVED AND CURBED PARKING AREA WITH 100 SPACES

NEW IRRIGATED SOCCER FIELD 70 YDS X 120 YDS - NOT LIGHTED

LIKE OF EXISTING VEGETATION TO REMAIN

NEW WALK CONNECTION TO NEIGHBORHOOD

NEW CHILDREN'S PLAY AREA

EXISTING PARKING LOT PAVED AND CURBED WITH (71) SPACES

NEW ENTRY BOULEVARD WITH LANDSCAPING

NEW ENTRY SIGN

NEW PARK SIGN

DELIA

FIFTEEN MILE ROAD

HEATHER

WATER

WARRIOR ELEMENTARY

**CONCEPTUAL PLAN - JAMES C. NELSON**  
**City of Sterling Heights**  
 Cost Projections  
 March, 2004

**M.C. SMITH ASSOCIATES AND ARCHITECTURAL GROUP, INC.**

Description	Unit	No. of Units	Price	Extension
<b>Site Surveys</b>				
Topographic Survey	L.S.	1	\$10,000.00	\$10,000.00
Soil Borings	L.S.	1	\$5,000.00	\$5,000.00
<b>Subtotal</b>				<b>\$15,000.00</b>
<b>Site Preparation and Grading</b>				
General Site Grading	S.Y.	34,361	\$2.25	\$77,312.25
Furnish and Grade New Topsoil	S.Y.	19,599	\$1.75	\$34,298.25
Cleaning and Removals	L.S.	1	\$30,000.00	\$30,000.00
<b>Subtotal</b>				<b>\$141,610.50</b>
<b>Site Utilities</b>				
Water Service and Lines	L.S.	1	\$15,000.00	\$15,000.00
Sanitary Sewer Service and Lines	L.S.	1	\$15,000.00	\$15,000.00
Electrical Service and Distribution	L.S.	1	\$50,000.00	\$50,000.00
Storm Sewer	L.S.	1	\$35,000.00	\$35,000.00
<b>Subtotal</b>				<b>\$115,000.00</b>
<b>Entrance Area</b>				
<b>North Entrance</b>				
Entrance Sign	E.A.	1	\$10,000.00	\$10,000.00
Boulevard Landscaping	L.S.	1	\$5,000.00	\$5,000.00
<b>Subtotal</b>				<b>\$15,000.00</b>
<b>South Entrance</b>				
Entrance Sign	E.A.	1	\$10,000.00	\$10,000.00
Boulevard Landscaping	L.S.	1	\$7,000.00	\$7,000.00
<b>Subtotal</b>				<b>\$32,000.00</b>
<b>North Entrance Drive</b>				
Bituminous Paving	S.Y.	1,173	\$18.00	\$21,114.00
Concrete Curb and Gutter	L.F.	952	\$16.00	\$15,232.00
Lighting	E.A.	12	\$3,000.00	\$36,000.00
<b>Subtotal</b>				<b>\$72,346.00</b>
<b>Walks and Trails</b>				
Concrete Walks	S.F.	68,968	\$3.50	\$241,388.00
Pedestrian Overpass	S.F.	8,548	\$25.00	\$213,700.00
Pedestrian Bridge	S.F.	800	\$25.00	\$20,000.00
<b>Subtotal</b>				<b>\$475,088.00</b>

Description	Unit	No. of Units	Price	Extension
<b>Parking Areas</b>				
<b>North Parking Area</b>				
Bituminous Paving	S.Y.	1,629	\$18.00	\$29,322.00
Concrete Curb and Gutter	L.F.	706	\$16.00	\$11,296.00
Lighting	E.A.	9	\$3,000.00	\$27,000.00
<b>South Parking Area East of Viceroy</b>				
Bituminous Paving	S.Y.	2,154	\$18.00	\$38,772.00
Concrete Curb and Gutter	L.F.	1,060	\$16.00	\$16,960.00
Lighting	E.A.	13	\$3,000.00	\$39,000.00
<b>South Parking Area South of Soccer Fields</b>				
Bituminous Paving	S.Y.	13,032	\$18.00	\$234,576.00
Concrete Curb and Gutter	L.F.	2,306	\$16.00	\$36,896.00
Lighting	E.A.	29	\$3,000.00	\$87,000.00
Handicap Signage	E.A.	1	\$8,000.00	\$8,000.00
<b>Subtotal</b>				<b>\$528,822.00</b>
<b>Buildings and Structures</b>				
<b>New Restroom Building</b>				
30' Hex Open Shade Structure	S.F.	900	\$200.00	\$180,000.00
	E.A.	2	\$30,000.00	\$60,000.00
<b>Subtotal</b>				<b>\$240,000.00</b>
<b>Site Furniture</b>				
Benches	E.A.	15	\$1,200.00	\$18,000.00
Picnic Tables	E.A.	15	\$800.00	\$12,000.00
Litter Receptacles	E.A.	8	\$750.00	\$6,000.00
Drinking Fountains	E.A.	2	\$5,000.00	\$10,000.00
<b>Subtotal</b>				<b>\$46,000.00</b>
<b>Landscaping</b>				
Seeding Lawn Areas	S.Y.	6,173	\$0.85	\$5,247.05
Deciduous Trees	E.A.	111	\$350.00	\$38,850.00
Evergreen Trees	E.A.	18	\$225.00	\$4,050.00
Irrigation System	L.S.	1	\$15,000.00	\$15,000.00
<b>Subtotal</b>				<b>\$63,147.05</b>

Description	Unit	No. of Units	Price	Extension
<b>Children's North Play Area</b>				
Play Area Edging	L.F.	326	\$2.00	\$652.00
Concrete Paving	S.F.	7,266	\$5.50	\$39,963.00
Wood Fiber Surfacing	S.Y.	2,642	\$12.00	\$31,704.00
Poured-In-Place Safety Surfacing	S.F.	826	\$11.00	\$9,086.00
Sand Base	S.Y.	249	\$2.50	\$622.50
4" Perforated Underdrainage Lines	L.F.	326	\$5.00	\$1,630.00
Play Area Equipment	L.S.	1	\$107,305.00	\$107,305.00
<b>Subtotal</b>				<b>\$190,962.50</b>

<b>Children's South Play Area (2)</b>				
Play Area Edging	L.F.	443	\$2.00	\$886.00
Concrete Paving	S.F.	8023	\$5.50	\$44,126.50
Wood Fiber Surfacing	S.Y.	2917	\$12.00	\$35,004.00
Poured-In-Place Safety Surfacing	S.F.	914	\$11.00	\$10,054.00
Sand Base	S.Y.	305	\$2.50	\$762.50
4" Perforated Underdrainage Lines	L.F.	443	\$5.00	\$2,215.00
Play Area Equipment	L.S.	1	\$107,305.00	\$107,305.00
<b>Subtotal</b>				<b>\$200,353.00</b>

<b>Sports Fields and Courts</b>				
<b>Small Natural Turf Soccer Field (50 X 80 yds)</b>				
Field Grading	S.Y.	4,000	\$2.00	\$8,000.00
Goals and Corner Monuments	L.S.	1	\$2,800.00	\$2,800.00
Field Irrigation	EA.	1	\$12,000.00	\$12,000.00
Topsoil and Seeding	S.Y.	8,000	\$2.00	\$16,000.00
<b>Subtotal</b>				<b>\$38,800.00</b>

<b>Natural Turf Soccer Fields (70 x 120 yds)</b>				
Field Grading	S.Y.	8,400	\$2.00	\$16,800.00
Goals and Corner Monuments	EA.	1	\$2,800.00	\$2,800.00
Field Irrigation	EA.	1	\$12,000.00	\$12,000.00
Field Underdrain System	EA.	1	\$60,000.00	\$60,000.00
Topsoil and Seeding	S.Y.	8,400	\$2.00	\$16,800.00
Field Lighting	L.S.	1	\$60,000.00	\$60,000.00
3 Row x 15' Bleacher	EA.	2	\$1,500.00	\$3,000.00
<b>Subtotal</b>				<b>\$171,400.00</b>

<b>Artificial Turf Soccer Fields</b>				
Field Grading	S.Y.	9,710	\$2.00	\$19,420.00
Artificial Turf System	S.F.	87,400	\$3.50	\$306,100.00
Concrete Edge System	L.F.	1,220	\$28.00	\$34,160.00
Stone Base	S.Y.	9,710	\$19.40	\$189,200.00
Underdrainage System	S.Y.	9,710	\$4.00	\$38,840.00
Geotextile Membrane	S.Y.	9,710	\$5.00	\$48,550.00
Soccer Goals	EA.	2	\$1,400.00	\$2,800.00
Field Lighting	L.S.	1	\$70,000.00	\$70,000.00
Players Benches with Fabric Enclosure	EA.	2	\$7,800.00	\$15,600.00
10 Row x 60' Bleacher	EA.	2	\$25,000.00	\$50,000.00
<b>Subtotal</b>				<b>\$1,364,740.00</b>

Description	Unit	No. of Units	Price	Extension
<b>220' Softball/Baseball Field</b>				
Field Grading	S.Y.	5,577	\$2.00	\$11,154.00
Infield Surfacing and Warning Tracks	S.Y.	2,710	\$8.50	\$23,035.00
Backstop	EA.	1	\$3,500.00	\$3,500.00
8' Black Chain-Link Fencing	L.F.	870	\$24.00	\$20,880.00
Gates	EA.	2	\$800.00	\$1,600.00
Players Benches	EA.	2	\$600.00	\$1,200.00
3 Row x 15' Bleacher	EA.	2	\$1,400.00	\$2,800.00
Pedestrian Surfacing- Bituminous	S.Y.	293	\$15.00	\$4,395.00
Pitchers Plate, Home Plate and Bases	L.S.	1	\$1,000.00	\$1,000.00
Field Lighting	EA.	1	\$55,000.00	\$55,000.00
Field Irrigation	EA.	1	\$10,000.00	\$10,000.00
Field Under Drainage System	EA.	1	\$50,000.00	\$50,000.00
Topsoil and Seeding	S.Y.	5,287	\$2.00	\$10,574.00
Scoreboard	L.S.	1	\$10,000.00	\$10,000.00
<b>Subtotal</b>				<b>\$205,138.00</b>

<b>300' Softball/Baseball Field</b>				
Field Grading	S.Y.	9,339	\$2.00	\$18,678.00
Infield Surfacing and Warning Tracks	S.Y.	3,229	\$8.50	\$27,446.50
Backstop	EA.	1	\$3,500.00	\$3,500.00
8' Black Chain-Link Fencing	L.F.	1,160	\$24.00	\$27,840.00
Gates	EA.	2	\$800.00	\$1,600.00
Players Benches	EA.	2	\$600.00	\$1,200.00
3 Row x 15' Bleacher	EA.	2	\$1,400.00	\$2,800.00
Pedestrian Surfacing- Bituminous	S.Y.	1,072	\$15.00	\$16,080.00
Pitchers Plate, Home Plate and Bases	L.S.	1	\$1,000.00	\$1,000.00
Field Lighting	EA.	1	\$60,000.00	\$60,000.00
Field Irrigation	EA.	1	\$12,000.00	\$12,000.00
Field Under Drainage System	EA.	1	\$60,000.00	\$60,000.00
Topsoil and Seeding	S.Y.	6,086	\$2.00	\$12,172.00
Scoreboard	L.S.	1	\$10,000.00	\$10,000.00
<b>Subtotal</b>				<b>\$254,316.50</b>

<b>Miscellaneous Park Improvements</b>				
Screen Fence	L.F.	3,021	\$25.00	\$75,525.00
Signage	L.S.	1	\$4,000.00	\$4,000.00
<b>Subtotal</b>				<b>\$79,525.00</b>

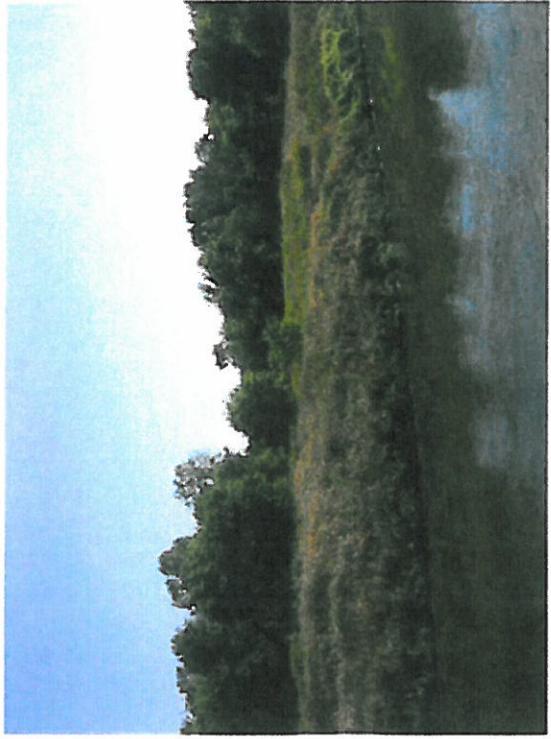
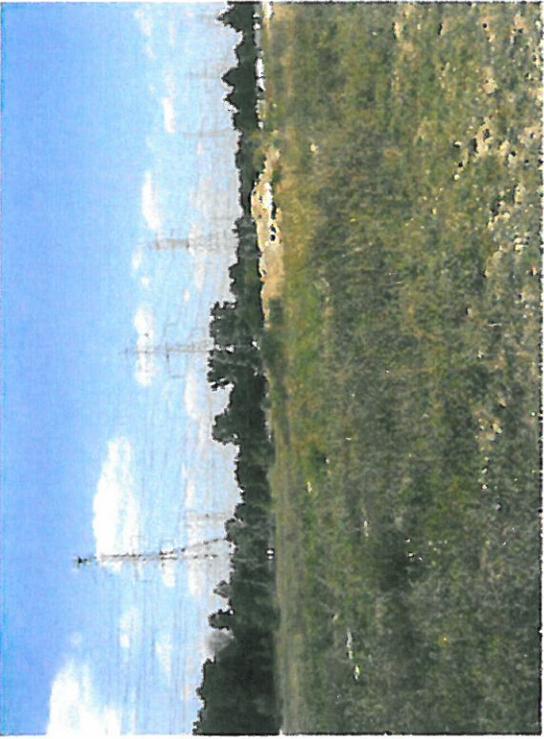
Subtotal  
 Contingencies @ 10%  
 Engineering @ 9%  
**TOTAL**  
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**\$423,424.86**  
**\$419,190.61**  
**\$5,076,864.01**

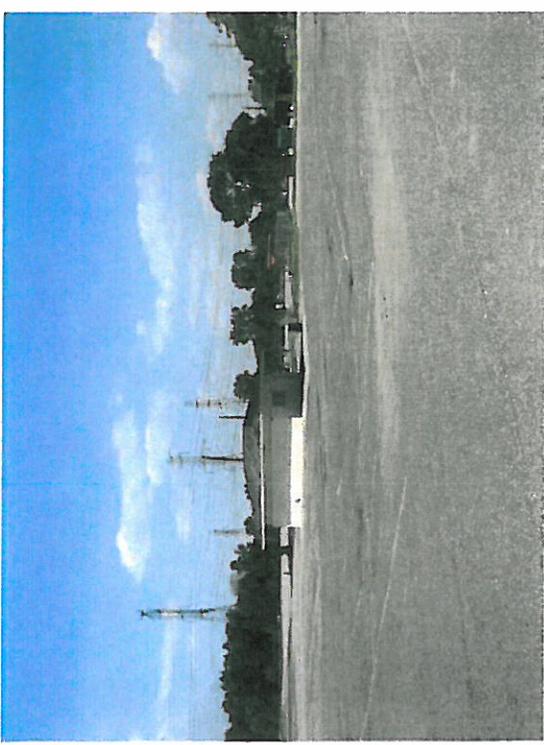
**L.W. Baumgartner Park**  
***Existing Site Photographs***  
***Existing Site Inventory***  
***Conceptual Development Plan***  
***Cost Projections***



L.W. BAUMGARTNER AND  
 ASSOCIATES, INC.  
 ARCHITECTS, ENGINEERS, PLANNERS  
 AND ENVIRONMENTAL SCIENTISTS

EXISTING SITE PHOTOGRAPHS  
 L.W. BAUMGARTNER PARK









**CONCEPTUAL PLAN - L.W. BAUMGARTNER PARK**  
**City of Sterling Heights**  
 Cost Projections  
 March, 2004

**M.C. SMITH ASSOCIATES AND ARCHITECTURAL GROUP, INC.**

Description	Unit	No. of Units	Price	Extension
<b>Site Surveys</b>				
Topographic Survey	L.S.	1	\$8,000.00	\$8,000.00
Soil Borings	L.S.	1	\$10,000.00	\$10,000.00
<b>Subtotal</b>				<b>\$18,000.00</b>
<b>Site Preparation and Grading</b>				
General Site Grading	S.Y.	39,285	\$2.25	\$88,391.25
Furnish and Grade New Topsoil	S.Y.	18,446	\$1.75	\$32,280.50
Cleaning and Removals	L.S.	1	\$20,000.00	\$20,000.00
<b>Subtotal</b>				<b>\$140,671.75</b>
<b>Site Utilities</b>				
Water Service and Lines	L.S.	1	\$25,000.00	\$25,000.00
Sanitary Sewer Service and Lines	L.S.	1	\$25,000.00	\$25,000.00
Electrical Service and Distribution	L.S.	1	\$35,000.00	\$35,000.00
Storm Sewer	L.S.	1	\$45,000.00	\$45,000.00
<b>Subtotal</b>				<b>\$130,000.00</b>
<b>Entrance Area</b>				
Entrance Sign	E.A.	1	\$10,000.00	\$10,000.00
Boulevard Landscaping	L.S.	1	\$5,000.00	\$5,000.00
<b>Subtotal</b>				<b>\$15,000.00</b>
<b>Park Entrance Drive</b>				
Bituminous Paving	S.Y.	1,038	\$18.00	\$18,684.00
Concrete Curb and Gutter	L.F.	1,134	\$16.00	\$18,144.00
Lighting	E.A.	16	\$3,000.00	\$48,000.00
<b>Fire Station Entrance Drive</b>				
Bituminous Paving	S.Y.	551	\$18.00	\$9,918.00
Concrete Curb and Gutter	L.F.	294	\$16.00	\$4,704.00
Lighting	E.A.	4	\$3,000.00	\$12,000.00
<b>Subtotal</b>				<b>\$111,450.00</b>
<b>Walks</b>				
Concrete Walks	S.F.	70,848	\$3.50	\$247,968.00
Paved Plaza at Restroom/Concession	S.F.	3,000	\$4.50	\$28,800.00
<b>Subtotal</b>				<b>\$276,768.00</b>

Description	Unit	No. of Units	Price	Extension
<b>Parking Areas</b>				
Bituminous Paving	S.Y.	12,732	\$18.00	\$229,176.00
Concrete Curb and Gutter	L.F.	3,392	\$16.00	\$54,272.00
Lighting	E.A.	42	\$3,000.00	\$126,000.00
<b>Subtotal</b>				<b>\$411,448.00</b>
<b>Buildings and Structures</b>				
Restroom/Concession Storage Building	S.F.	2,400	\$200.00	\$480,000.00
20' Hex Open Shade Structure	E.A.	1	\$18,000.00	\$18,000.00
30' Hex Open Shade Structure	E.A.	1	\$30,000.00	\$30,000.00
40' Hex Open Picnic Shelter Building	E.A.	1	\$38,000.00	\$38,000.00
<b>Subtotal</b>				<b>\$566,000.00</b>
<b>Site Furniture</b>				
Benches	E.A.	12	\$1,200.00	\$14,400.00
Tables	E.A.	18	\$800.00	\$14,400.00
Litter Receptacles	E.A.	10	\$750.00	\$7,500.00
Drinking Fountains	E.A.	3	\$5,000.00	\$15,000.00
<b>Subtotal</b>				<b>\$51,300.00</b>
<b>Sports Fields and Courts</b>				
<b>Natural Turf Soccer Field (2)</b>				
Field Grading	S.Y.	16,800	\$2.00	\$33,600.00
Goals and Corner Monuments	L.S.	2	\$2,800.00	\$5,600.00
Field Irrigation	E.A.	2	\$12,000.00	\$24,000.00
Field Underdrain System	E.A.	2	\$70,000.00	\$140,000.00
Topsoil and Seeding	S.Y.	13,200	\$2.00	\$26,400.00
3 Row x 15' Bleacher	E.A.	4	\$1,500.00	\$6,000.00
<b>Subtotal</b>				<b>\$235,600.00</b>
<b>Basketball Courts (2)</b>				
Basketball Ct Surfacing and Color Coat	S.Y.	1,145	\$22.00	\$25,190.00
Basketball Goals	E.A.	4	\$3,500.00	\$14,000.00
3 Row X 15' Bleacher	E.A.	1	\$1,500.00	\$1,500.00
<b>Subtotal</b>				<b>\$40,690.00</b>

Description	Unit	No. of Units	Price	Extension
<b>Decks</b>				
Accessible Decks	S.F.	1,976	\$24.00	\$47,424.00
Bridge Over Red Run Drain	S.F.	4,247	\$40.00	\$169,880.00
<b>Subtotal</b>				<b>\$217,304.00</b>

<b>Landscaping</b>				
Seeding Lawn Areas	S.Y.	11,476	\$0.85	\$9,754.60
Deciduous Trees	EA.	122	\$300.00	\$36,600.00
Evegreen Trees	EA.	28	\$225.00	\$6,300.00
Irrigation System	L.S.	1	\$10,000.00	\$10,000.00
<b>Subtotal</b>				<b>\$62,654.60</b>

<b>Destination Playground</b>				
Play Area Edging	L.F.	350	\$2.00	\$700.00
Concrete Paving	S.F.	2,425	\$5.50	\$13,337.50
Wood Fiber Surfacing	S.Y.	879	\$12.00	\$10,548.00
Poured-in-Place Safety Surfacing	S.F.	274	\$11.00	\$3,014.00
Sand Base	S.Y.	910	\$2.50	\$2,275.00
4" Perforated Underdrainage Lines	L.F.	350	\$5.00	\$1,750.00
Play Area Equipment	L.S.	1	\$107,305.00	\$107,305.00
<b>Subtotal</b>				<b>\$138,925.50</b>

<b>Miscellaneous Park Improvements</b>				
New Scorers Booths	E.A.	4	\$1,000.00	\$4,000.00
Improved Dugouts	E.A.	4	\$750.00	\$3,000.00
Signage	L.S.	1	\$4,000.00	\$4,000.00
Fence	L.F.	148	\$20.00	\$2,960.00
<b>Subtotal</b>				<b>\$13,960.00</b>

Subtotal \$2,429,775.85  
 Contingencies @ 10% \$242,977.59  
 Engineering @ 9% \$240,547.81  
**TOTAL** \$2,913,301.24

**Clinton River Park North**  
***Existing Site Photographs***  
***Existing Site Inventory***  
***Conceptual Development Plan***  
***Cost Projections***



STATE OF NORTH CAROLINA  
 DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES  
 DIVISION OF WILDLIFE AND FORESTRY  
 ARCHITECTURAL GROUP, INC.

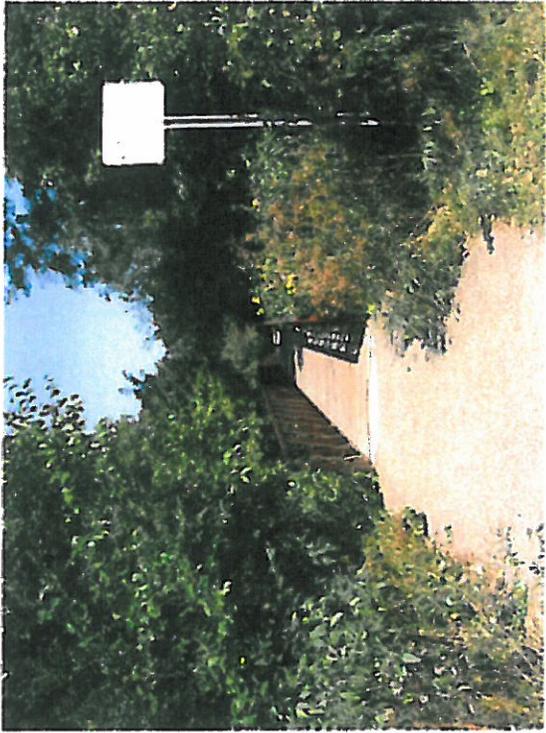
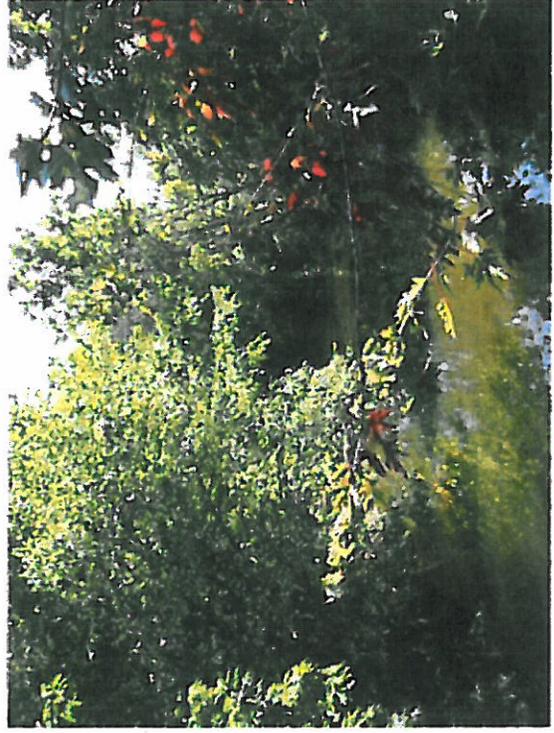
EXISTING SITE PHOTOGRAPHS  
 CLINTON RIVER PARK NORTH





ARKANSAS DEPARTMENT OF PARKS AND RECREATION  
 1000 W. UNIVERSITY AVENUE, SUITE 100  
 LITTLE ROCK, AR 72201  
 (501) 682-2200  
 WWW.ARKANSASSTATEPARKS.COM

EXISTING SITE PHOTOGRAPHS  
 CLINTON RIVER PARK NORTH







**CONCEPTUAL PLAN - CLINTON RIVER PARK NORTH**  
**City of Sterling Heights**

Cost Projections  
 March, 2004

**M.C. SMITH ASSOCIATES AND**  
**ARCHITECTURAL GROUP, INC.**

Description	Unit	No. of Units	Price	Extension
<b>Site Surveys</b>				
Topographic Survey	L.S.	1	\$4,000.00	\$4,000.00
Soil Borings	L.S.	1	\$2,000.00	\$2,000.00
<b>Subtotal</b>				<b>\$6,000.00</b>

<b>Site Preparation and Grading</b>				
General Site Grading	S.Y.	12,249	\$2.25	\$27,560.25
Furnish and Grade New Topsoil	S.Y.	358	\$1.75	\$626.50
Cleaning and Removals	L.S.	1	\$5,000.00	\$5,000.00
<b>Subtotal</b>				<b>\$33,186.75</b>

<b>Site Utilities</b>				
Water Service and Lines	L.S.	1	\$6,000.00	\$6,000.00
Sanitary Sewer Service and Lines	L.S.	1	\$8,000.00	\$8,000.00
Electrical Service and Distribution	L.S.	1	\$4,000.00	\$4,000.00
Storm Sewer	L.S.	1	\$20,000.00	\$20,000.00
<b>Subtotal</b>				<b>\$38,000.00</b>

<b>Entrance Area</b>				
Entrance Sign	EA.	1	\$10,000.00	\$10,000.00
Boulevard Landscaping	L.S.	1	\$1,100.00	\$1,100.00
<b>Subtotal</b>				<b>\$11,100.00</b>

<b>Entrance/Park Drive/Parking Areas</b>				
Bituminous Paving	S.Y.	9,617	\$18.00	\$173,106.00
Concrete Curb and Gutter	L.F.	5,953	\$16.00	\$95,248.00
Handicap Signage	L.S.	1	\$500.00	\$500.00
<b>Subtotal</b>				<b>\$268,854.00</b>

<b>Walks</b>				
Concrete Walks	S.F.	12,388	\$3.50	\$43,358.00
<b>Subtotal</b>				<b>\$43,358.00</b>

<b>Landscaping</b>				
Seeding Lawn Areas	S.Y.	327	\$0.85	\$277.95
Deciduous Trees	EA.	11	\$300.00	\$3,300.00
Irrigation System	L.S.	1	\$6,000.00	\$6,000.00
<b>Subtotal</b>				<b>\$9,577.95</b>

Description	Unit	No. of Units	Price	Extension
<b>Buildings and Structures</b>				
New Restroom Building	S.F.	900	\$200.00	\$180,000.00
40' Hex Picnic Shelter	EA.	1	\$38,000.00	\$38,000.00
<b>Subtotal</b>				<b>\$218,000.00</b>

<b>Site Furniture</b>				
Benches	E.A.	6	\$1,200.00	\$7,200.00
Tables	E.A.	10	\$800.00	\$8,000.00
Litter Receptacles	E.A.	4	\$750.00	\$3,000.00
<b>Subtotal</b>				<b>\$18,200.00</b>

<b>Miscellaneous Park Improvements</b>				
Signage	L.S.	1	\$1,000.00	\$1,000.00
<b>Subtotal</b>				<b>\$1,000.00</b>

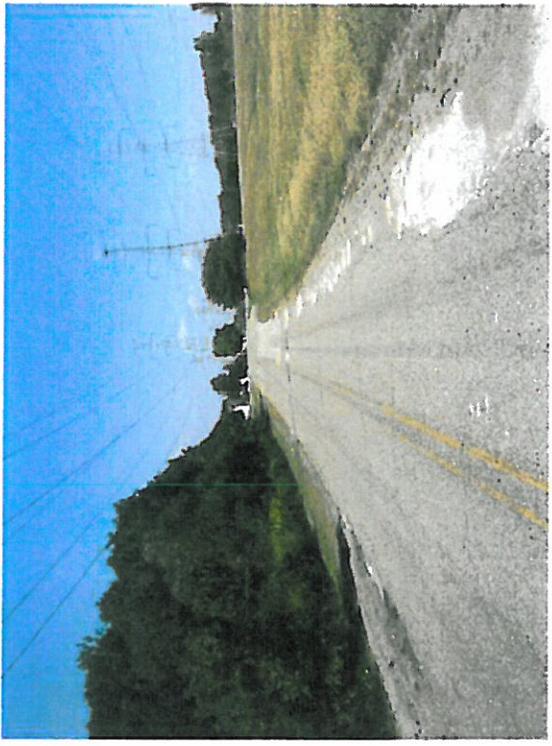
<b>Subtotal</b>				<b>\$647,276.70</b>
Contingencies @ 10%				<b>\$64,727.67</b>
Engineering @ 9%				<b>\$58,080.39</b>
<b>TOTAL</b>				<b>\$776,084.76</b>

**Clinton River Park South**  
**Farmstead Park**  
**Jaycees Park**  
*Existing Site Photographs*  
*Existing Site Inventory*  
**Conceptual Development Plan**  
**Cost Projections**



R.L. SMITH ASSOCIATES AND ARCHITECTURAL GROUP, INC.  
 10000 W. STATE ST. SUITE 100  
 FORT WORTH, TEXAS 76132  
 TEL: 817.335.4444 FAX: 817.335.4445  
 WWW.RLSA.COM

EXISTING SITE PHOTOGRAPHS  
 CLINTON RIVER PARK SOUTH, FARMSTEAD AND JAYCEES





THE SOUTH ASSOCIATION AND ARCHITECTS AT GOLF, INC.  
 1001 E. LONG TRAILWAY  
 SUITE 100  
 GREENSBORO, NC 27409  
 TEL: 336-853-1111  
 FAX: 336-853-1112  
 WWW.TSAGOLF.COM

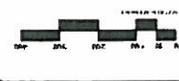
EXISTING SITE PHOTOGRAPHS  
 CLINTON RIVER PARK SOUTH, FARMSTEAD AND JAYCEES







M.C. SMITH ASSOCIATES AND ARCHITECTS  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
 TEL: 303.733.1111  
 WWW.MCSMITH.COM



CONCEPTUAL DEVELOPMENT PLAN  
 CLINTON RIVER PARK SOUTH, FARMSTEAD, AND JAYCEES



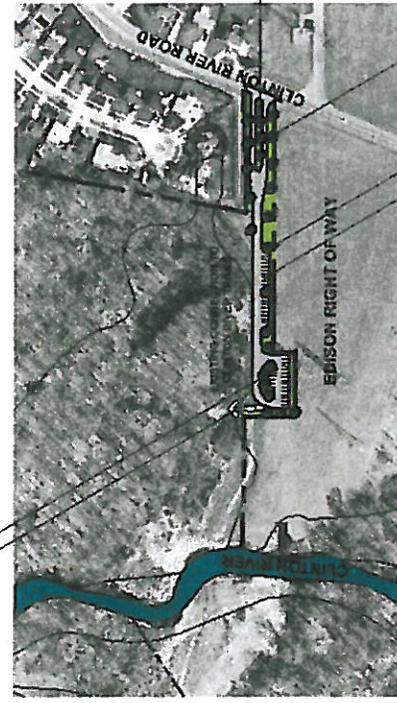
NEW LIGHTING AND IRRIGATION SYSTEM FOR EXISTING SOCCER FIELD



FARMSTEAD PARK

NEW PLAYGROUND  
 WITH ACCESSIBLE WALK

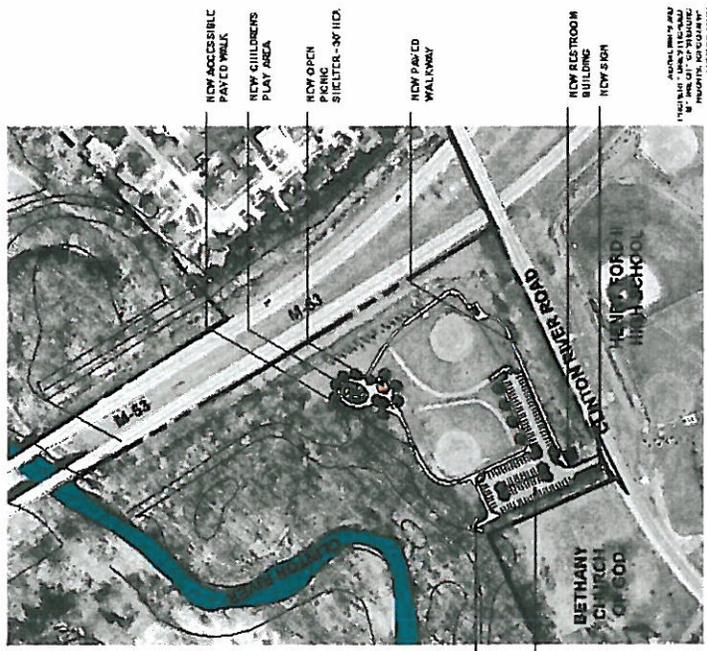
CONNECTOR TO EXISTING PATHWAY SYSTEM WITH TRAILHEAD SIGNAGE  
 NEW PAVED AND CURBED PARKING AREA WITH (2) SPACES



CLINTON RIVER PARK SOUTH

NEW LANDSCAPED ENTRY BOLLARD WITH (10) NEW GRASSES  
 NEW DECISION TREES  
 (18) NEW PARKING SPACES OFF IMPROVED DRIVE

EXISTING PATHWAY ACCESS POINT  
 NEW PAVED AND CURBED PARKING AREA WITH (14) SPACES



JAYCEES PARK

NEW ACCESSIBLE PAVED WALK  
 NEW CHILDREN'S PLAY AREA  
 NEW OPEN SPACE  
 NEW PAVED WALKWAY  
 NEW RESTROOM BUILDING  
 NEW SIGN

**CONCEPTUAL PLAN - CLINTON RIVER PARK SOUTH**  
**City of Sterling Heights**  
 Cost Projections  
 March, 2004

**M.C. SMITH ASSOCIATES AND**  
**ARCHITECTURAL GROUP, INC.**

Description	Unit	No. of Units	Price	Extension
<b>Site Surveys</b>				
Topographic Survey	L.S.	1	\$1,500.00	\$1,500.00
<b>Subtotal</b>				<b>\$1,500.00</b>
<b>Site Preparation and Grading</b>				
General Site Grading	S.Y.	7,146	\$2.25	\$16,078.50
Furnish and Grade New Topsoil	S.Y.	490	\$1.75	\$857.50
<b>Subtotal</b>				<b>\$16,936.00</b>
<b>Site Utilities</b>				
Electrical Service and Distribution	L.S.	1	\$15,000.00	\$15,000.00
<b>Subtotal</b>				<b>\$15,000.00</b>
<b>Entrance Area</b>				
Entrance Sign	EA.	1	\$10,000.00	\$10,000.00
Boulevard Landscaping	L.S.	1	\$1,100.00	\$1,100.00
<b>Subtotal</b>				<b>\$11,100.00</b>

Description	Unit	No. of Units	Price	Extension
<b>Entrance/Park Drive Drive</b>				
Bituminous Paving	S.Y.	3,671	\$18.00	\$66,078.00
Concrete Curb and Gutter	L.F.	2,303	\$16.00	\$36,848.00
Lighting	E.A.	25	\$3,000.00	\$75,000.00
<b>Subtotal</b>				<b>\$177,926.00</b>
<b>Walks</b>				
Concrete Walks	S.F.	1,387	\$3.50	\$4,854.50
<b>Subtotal</b>				<b>\$4,854.50</b>
<b>Landscaping</b>				
Seeding Lawn Areas	S.Y.	490	\$0.85	\$416.50
Deciduous Trees	EA.	21	\$300.00	\$6,300.00
<b>Subtotal</b>				<b>\$6,716.50</b>
<b>Trailhead Signage</b>				
Trailhead Signage	L.S.	1	\$4,000.00	\$4,000.00
<b>Subtotal</b>				<b>\$4,000.00</b>
<b>Subtotal</b>				<b>\$238,033.00</b>
Contingencies @ 10%				<b>\$23,803.30</b>
Engineering @ 9%				<b>\$23,565.27</b>
<b>TOTAL</b>				<b>\$285,401.57</b>

**CONCEPTUAL PLAN - FARMSTEAD PARK**  
**City of Sterling Heights**  
**Cost Projections**  
**March, 2004**

**M.C. SMITH ASSOCIATES AND**  
**ARCHITECTURAL GROUP, INC.**

Description	Unit	No. of Units	Price	Extension
<b>Site Surveys</b>				
Topographic Survey	L.S.	1	\$2,000.00	\$2,000.00
<b>Subtotal</b>				
<b>Site Preparation and Grading</b>				
General Site Grading	L.S.	1	\$6,000.00	\$6,000.00
Furnish and Grade New Topsoil	S.Y.	8,400	\$1.75	\$14,700.00
<b>Subtotal</b>				
<b>Site Utilities</b>				
Water Service and Lines	L.S.	1	\$12,000.00	\$12,000.00
Electrical Service and Distribution	L.S.	1	\$20,000.00	\$20,000.00
<b>Subtotal</b>				
<b>Walks and Trails</b>				
Concrete Walks	S.F.	2,772	\$3.50	\$9,702.00
<b>Subtotal</b>				
<b>Playground Equipment Area</b>				
Play Area Edging	L.F.	256	\$2.00	\$512.00
Concrete Paving	S.F.	5,196	\$5.50	\$28,578.00
Wood Fiber Surfacing	S.Y.	2,598	\$12.00	\$31,176.00
Poured-in-Place Safety Surfacing	S.F.	1,731	\$11.00	\$19,041.00
Sand Base	S.Y.	577	\$2.50	\$1,442.50
4" Perforated Underdrainage Lines	L.F.	256	\$5.00	\$1,280.00
Play Area Equipment	L.S.	1	\$59,500.00	\$59,500.00
<b>Subtotal</b>				

**\$141,529.50**

Description	Unit	No. of Units	Price	Extension
<b>Soccer Field Improvements</b>				
Field Lighting	E.A.	1	\$60,000.00	\$60,000.00
Field Irrigation	L.S.	1	\$6,000.00	\$6,000.00
<b>Subtotal</b>				
<b>Contingencies @ 10%</b>				
<b>Engineering @ 9%</b>				
<b>TOTAL</b>				

**\$271,931.50**  
**\$27,193.15**  
**\$26,921.22**  
**\$326,045.87**

**CONCEPTUAL PLAN - JAYCEES PARK**  
**City of Sterling Heights**  
 Cost Projections  
 March, 2004

**M.C. SMITH ASSOCIATES AND ARCHITECTURAL GROUP, INC.**

Description	Unit	No. of Units	Price	Extension
<b>Site Preparation</b>				
Topographic Survey	L.S.	1	\$3,000.00	\$3,000.00
Soil Borings	L.S.	1	\$2,000.00	\$2,000.00
Cleaning and Removals	L.S.	1	\$6,000.00	\$6,000.00
<b>Subtotal</b>				<b>\$11,000.00</b>

<b>Site Grading</b>				
Site Grading	S.Y.	8,396	\$2.25	\$18,891.00
Furnish and Grade New Topsoil	S.Y.	252	\$1.75	\$441.00
<b>Subtotal</b>				<b>\$19,332.00</b>

<b>Site Utilities</b>				
Water Service and Lines	L.S.	1	\$8,000.00	\$8,000.00
Sanitary Sewer Service and Lines	L.S.	1	\$8,000.00	\$8,000.00
Electrical Service and Distribution	L.S.	1	\$15,000.00	\$15,000.00
Storm Sewer	L.S.	1	\$25,000.00	\$25,000.00
<b>Subtotal</b>				<b>\$56,000.00</b>

<b>Entrance Area</b>				
Entrance Sign	EA.	1	\$10,000.00	\$10,000.00
<b>Subtotal</b>				<b>\$10,000.00</b>

<b>Entrance/ Park Drive</b>				
Bituminous Paving	S.Y.	4,483	\$18.00	\$80,694.00
Concrete Curb and Gutter	L.F.	2,050	\$16.00	\$32,800.00
Lighting	E.A.	18	\$3,000.00	\$54,000.00
Handicap Signage	L.S.	1	\$500.00	\$500.00
<b>Subtotal</b>				<b>\$167,994.00</b>

<b>Walks</b>				
Concrete Walks	S.F.	18,616	\$3.50	\$65,156.00
<b>Subtotal</b>				<b>\$65,156.00</b>

<b>Landscaping</b>				
Seeding Lawn Areas	S.Y.	252	\$0.85	\$214.20
Deciduous Trees	EA.	22	\$300.00	\$6,600.00
Irrigation System	L.S.	1	\$2,000.00	\$2,000.00
<b>Subtotal</b>				<b>\$8,814.20</b>

Description	Unit	No. of Units	Price	Extension
<b>Children's Play Area</b>				
Play Area Edging	L.F.	216	\$2.00	\$432.00
Wood Fiber Surfacing	S.Y.	396	\$12.00	\$4,752.00
Poured-in-Place Safety Surfacing	S.F.	3,561	\$11.00	\$39,171.00
Sand Base	S.Y.	396	\$2.50	\$990.00
4" Perforated Underdrainage Lines	L.F.	216	\$5.00	\$1,080.00
Play Area Equipment	L.S.	1	\$70,950.00	\$70,950.00
<b>Subtotal</b>				<b>\$117,375.00</b>

<b>Buildings and Structures</b>				
New Restroom Building	S.F.	900	\$200.00	\$180,000.00
30' Hex Open Shade Structure	L.S.	1	\$30,000.00	\$30,000.00
<b>Subtotal</b>				<b>\$210,000.00</b>

<b>Site Furniture</b>				
Benches	E.A.	6	\$1,200.00	\$7,200.00
Litter Receptacles	E.A.	4	\$750.00	\$3,000.00
Drinking Fountains	E.A.	1	\$5,000.00	\$5,000.00
<b>Subtotal</b>				<b>\$15,200.00</b>

<b>Miscellaneous Park Improvements</b>				
Maintenance Gate	L.F.	1	\$1,500.00	\$1,500.00
3 Row x 15' Bleacher	EA.	1	\$1,500.00	\$1,500.00
<b>Subtotal</b>				<b>\$3,000.00</b>

<b>Subtotal</b>				<b>\$683,871.20</b>
<b>Contingencies @ 10%</b>				<b>\$68,387.12</b>
<b>Engineering @ 9%</b>				<b>\$67,703.25</b>
<b>TOTAL</b>				<b>\$819,961.57</b>

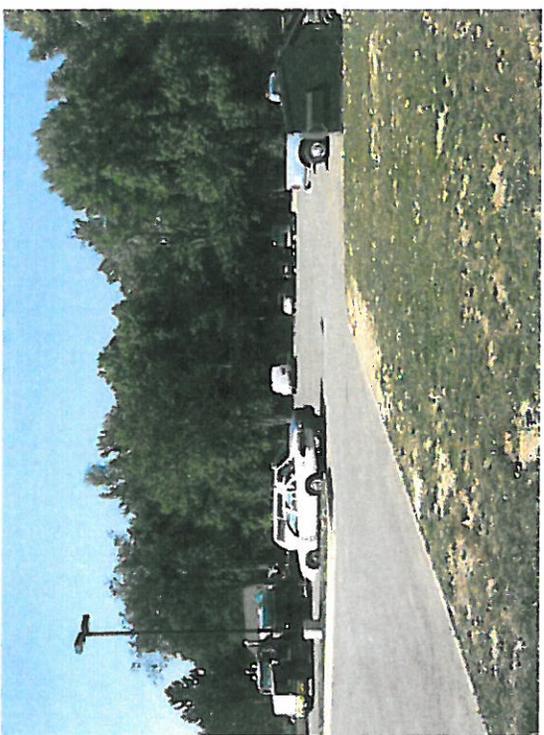
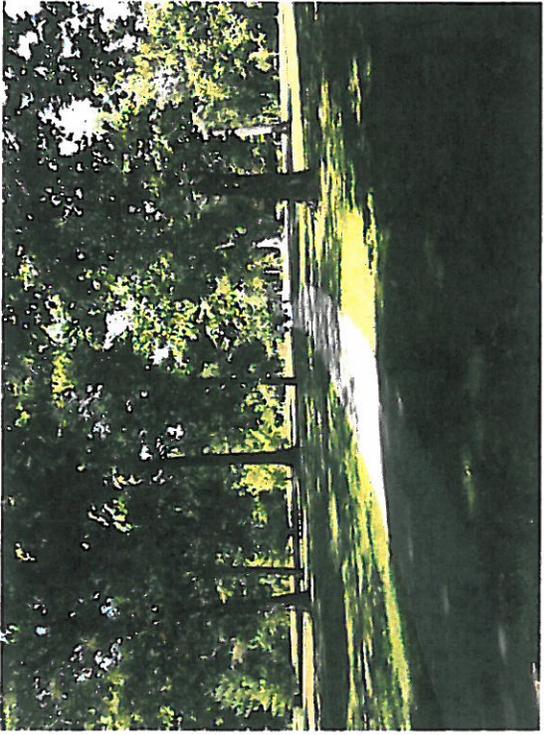
**Dodge Park**  
***Existing Site Photographs***  
***Existing Site Inventory***  
***Conceptual Development Plan***  
***Cost Projections***



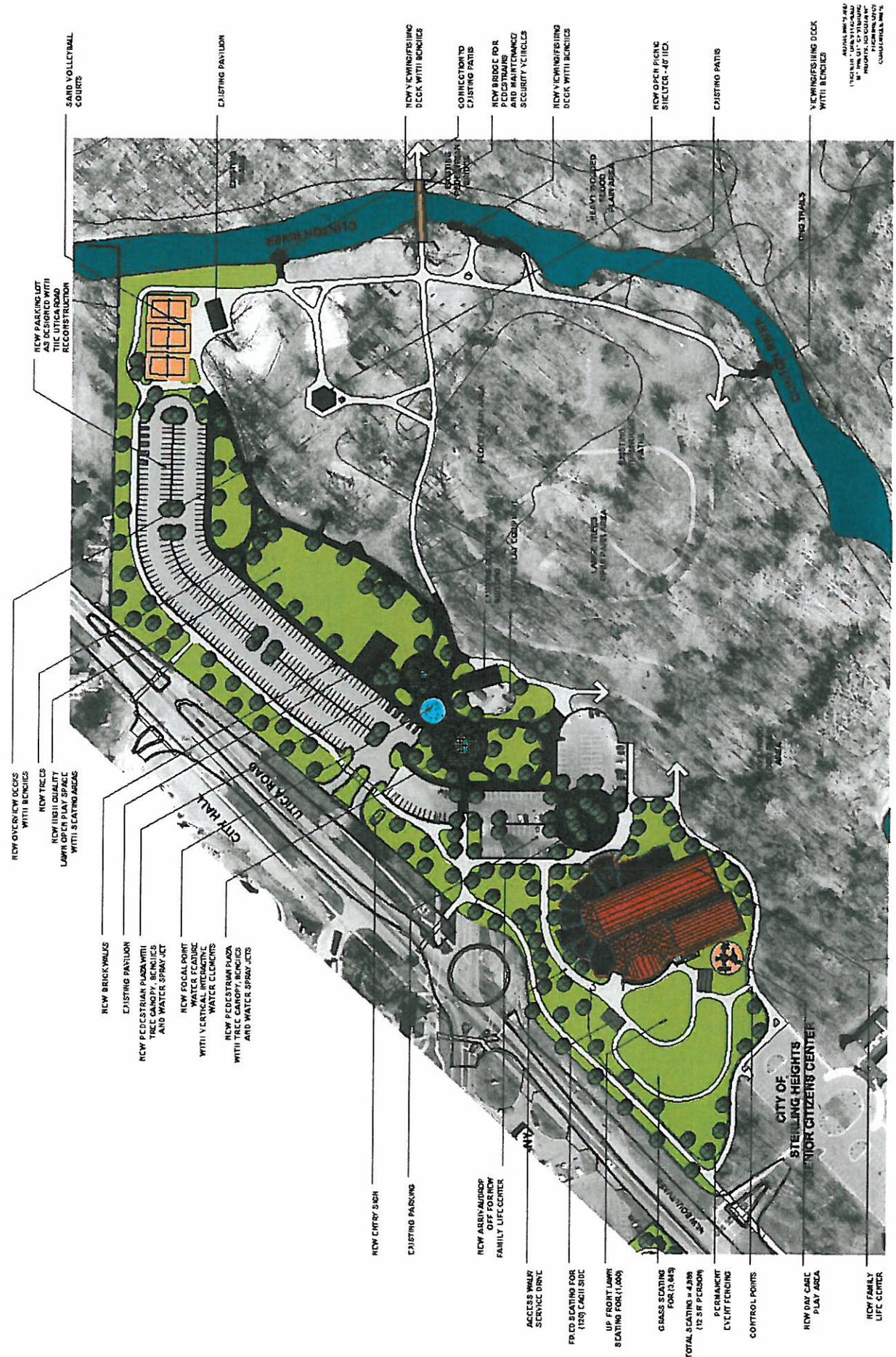
PLANNING, DESIGN, AND CONSTRUCTION  
 ARCHITECTURAL GROUP, INC.  
 100 SOUTH ASHLAND AVENUE  
 SUITE 200  
 CHARLOTTE, NC 28202  
 TEL: 704.376.1234  
 FAX: 704.376.1235  
 WWW.AG-ARCHITECTS.COM

EXISTING SITE PHOTOGRAPHS  
 DODGE PARK  
 STERLING HEIGHTS PARKS AND RECREATION









CONSULTING ARCHITECTS AND PLANNERS  
 M.C. SULLIVAN ASSOCIATES, INC.  
 10000 W. 120TH STREET  
 OVERLAND PARK, MO 66213  
 PH: 816.875.1200  
 WWW.MCSULLIVAN.COM

**CONCEPTUAL PLAN - DODGE PARK**  
**City of Sterling Heights**  
 Cost Projections  
 March, 2004

**M.C. SMITH ASSOCIATES AND ARCHITECTURAL GROUP, INC.**

Description	Unit	No. of Units	Price	Extension
<b>Site Surveys</b>				
Topographic Survey	L.S.	1	\$6,000.00	\$6,000.00
Soil Borings	L.S.	1	\$2,000.00	\$2,000.00
<b>Subtotal</b>				<b>\$8,000.00</b>
<b>Site Preparation and Grading</b>				
General Site Grading	S.Y.	37,498	\$1.25	\$46,872.50
Furnish and Grade New Topsoil	S.Y.	35,804	\$1.75	\$62,657.00
Cleaning and Removals	L.S.	1	\$8,000.00	\$8,000.00
<b>Subtotal</b>				<b>\$117,529.50</b>
<b>Site Utilities</b>				
Water Service and Lines	L.S.	1	\$12,000.00	\$12,000.00
Sanitary Sewer Service and Lines	L.S.	1	\$12,000.00	\$12,000.00
Electrical Service and Distribution	L.S.	1	\$25,000.00	\$25,000.00
Storm Sewer	L.S.	1	\$12,000.00	\$12,000.00
<b>Subtotal</b>				<b>\$61,000.00</b>
<b>Entrance Area</b>				
Entrance Sign	E.A.	1	\$10,000.00	\$10,000.00
Boulevard Landscaping	L.S.	1	\$3,000.00	\$3,000.00
<b>Subtotal</b>				<b>\$13,000.00</b>
<b>Pedestrian Plazas</b>				
Paved Surface	S.F.	7,854	\$18.00	\$141,372.00
Water Features	E.A.	5	\$4,000.00	\$20,000.00
Deciduous Trees	E.A.	18	\$350.00	\$6,300.00
Tree Grates	E.A.	18	\$1,200.00	\$21,600.00
Benches	E.A.	10	\$1,200.00	\$12,000.00
<b>Subtotal</b>				<b>\$201,272.00</b>
<b>Focal Point Water Feature</b>				
Vertical Interactive Elements	E.A.	11	\$2,000.00	\$22,000.00
Water Feature	L.S.	1	\$50,000.00	\$50,000.00
Paved Surface	S.F.	1,963	\$18.00	\$35,334.00
<b>Subtotal</b>				<b>\$107,334.00</b>
<b>Miscellaneous Park Improvements</b>				
Signage	L.S.	1	\$4,000.00	\$4,000.00
<b>Subtotal</b>				<b>\$4,000.00</b>

Description	Unit	No. of Units	Price	Extension
<b>Walks and Trails</b>				
Concrete Walks	S.F.	29,660	\$3.50	\$103,810.00
Stamped Concrete	S.F.	35,989	\$10.00	\$359,890.00
Elevated Boardwalks	S.F.	2,082	\$20.00	\$41,640.00
<b>Subtotal</b>				<b>\$505,340.00</b>
<b>Decks/ Bridges</b>				
Viewing/Fishing Decks	S.F.	3,772	\$30.00	\$113,160.00
Pedestrian Bridge	L.S.	1	\$90,000.00	\$90,000.00
<b>Subtotal</b>				<b>\$203,160.00</b>
<b>Sports Fields and Courts</b>				
<i>Sand Volleyball Courts (3)</i>				
Sand with Underdrain	S.Y.	1,322	\$7.50	\$9,915.00
Posts and Net	E.A.	3	\$400.00	\$1,200.00
Linemarkers	E.A.	3	\$300.00	\$900.00
Wood Edging	L.F.	311	\$15.00	\$4,665.00
<b>Subtotal</b>				<b>\$16,680.00</b>
<b>Site Furniture</b>				
Benches	E.A.	20	\$1,200.00	\$24,000.00
Tables	E.A.	12	\$800.00	\$9,600.00
Litter Receptacles	E.A.	10	\$750.00	\$7,500.00
Drinking Fountains	E.A.	6	\$3,500.00	\$21,000.00
<b>Subtotal</b>				<b>\$62,100.00</b>
<b>Buildings and Structures</b>				
40' Hex Open Shade Structure	E.A.	1	\$32,000.00	\$38,000.00
<b>Subtotal</b>				<b>\$38,000.00</b>
<b>Landscaping</b>				
Seeding Lawn Areas	S.Y.	26,092	\$0.85	\$22,178.20
Deciduous Trees	E.A.	110	\$300.00	\$33,000.00
Irrigation System	L.S.	1	\$40,000.00	\$40,000.00
<b>Subtotal</b>				<b>\$95,178.20</b>
<b>Subtotal</b>				<b>\$1,432,593.70</b>
<b>Contingencies @ 10%</b>				<b>\$143,259.37</b>
<b>Engineering @ 9%</b>				<b>\$141,826.78</b>
<b>TOTAL</b>				<b>\$1,717,679.85</b>

**Family Life Center**  
*Cost Projections*

**Family Life Center Expanded**  
*Cost Projections*

**Aquatics Center**  
*Cost Projections*

**CONCEPTUAL PLAN - FAMILY LIFE CENTER**  
**City of Sterling Heights**  
 Cost Projections  
 March, 2004

**M.C. SMITH ASSOCIATES AND ARCHITECTURAL GROUP, INC.**

**A.1.) SITE IMPROVEMENTS FOR THE FAMILY LIFE CENTER**

Description Unit No. of Units Price Extension

Description	Unit	No. of Units	Price	Extension
<b>SITE</b>				
<b>Site Grading</b>				
Site Grading	S.Y.	28,242	\$2.25	\$63,544.50
Furnish and Grade New Topsoil	S.Y.	1,214	\$1.75	\$2,124.50
<b>Subtotal</b>				<b>\$65,669.00</b>

<b>Walks and Trails</b>				
Concrete Walks	S.F.	30,710	\$3.50	\$107,485.00
Special Paved Walk	S.F.	8,085	\$18.00	\$145,530.00
<b>Subtotal</b>				<b>\$253,015.00</b>

<b>Landscaping</b>				
Sodded Lawn Areas	S.Y.	10,823	\$3.00	\$32,469.00
Deciduous Trees	EA.	51	\$300.00	\$15,300.00
Irrigation System	L.S.	1	\$30,000.00	\$30,000.00
<b>Subtotal</b>				<b>\$77,769.00</b>

<b>Day Care Play Area</b>				
Play Area Edging	L.F.	350	\$2.00	\$700.00
Concrete Paving	S.F.	2,425	\$5.50	\$13,337.50
Wood Fiber Surfacing	S.Y.	879	\$12.00	\$10,548.00
Poured-in-Place Safety Surfacing	S.F.	274	\$11.00	\$3,014.00
Sand Base	S.Y.	910	\$2.50	\$2,275.00
4" Perforated Underdrainage Lines	L.F.	350	\$5.00	\$1,750.00
Play Area Equipment	L.S.	1	\$107,305.00	\$107,305.00
<b>Subtotal</b>				<b>\$136,929.50</b>

Description

Unit

No. of Units

Price

Extension

**Site Utilities**

Lighting	E.A.	20	\$3,000.00	\$60,000.00
Water Service	L.S.	1	\$10,000.00	\$10,000.00
Sanitary Sewer Service	L.S.	1	\$10,000.00	\$10,000.00
Electrical Service	L.S.	1	\$35,000.00	\$35,000.00
Storm Sewer	L.S.	1	\$20,000.00	\$20,000.00
Gas Service	L.S.	1	\$3,500.00	\$3,500.00
<b>Subtotal</b>				<b>\$138,500.00</b>

**Miscellaneous**

Fixed Seating for 120	E.A.	2	\$12,000.00	\$24,000.00
Permanent Event Fencing	L.F.	922	\$40.00	\$36,880.00
<b>Subtotal</b>				<b>\$60,880.00</b>

**SITE IMPROVEMENTS COST SUBTOTAL**

**\$734,762.50**

**A2.) BUILDING PRELIMINARY SPACE PROGRAM ELEMENTS FOR THE FAMILY LIFE CENTER**

Community Spaces	NASF
Parent/Tot Room	1,000
Parent/Tot Room Restrooms and Lav	200
Classroom (Divisible x 2)	1,400
Classroom Storage	200
Community Room	3,000
Community Room Storage	400
Stage	1,200
Kitchen	600
Teen Room (Lounge)	600
Teen Game Room	1,000
Teen Area Staff Office	100
Teen Area Storage	50
<b>Subtotal Community Spaces</b>	<b>9,850</b>
Subtotal Net Assignable Square Footage (NASF)	55,150
Grossing (Circulation - 75% efficiency)	18,363
<b>Total Gross Square Footage</b>	<b>73,533</b>

Soft Costs (30%)	NASF
Architectural/Engineering, Acoustic, Sports, AV Consultant Fees	
Printing, Testing, Survey, Permits, Expenses	
FF&E (Fixtures, Furnishings, and Equipment)	
Construction Contingency	
Design Contingency	
<b>FAMILY LIFE CENTER</b>	<b>TOTAL</b>
(BUILDING, SITE IMPROVEMENTS AND SOFT COSTS)	<b>\$16,250,055</b>
<b>Total Cost Per Square Foot</b>	<b>\$221/S.F.</b>
	(\$16,250,055/73,533 S.F.)

**OPERATING COSTS**  
 Typical operating costs for a community recreation center of the size and complexity of THE FAMILY LIFE CENTER described above range between \$1.5 million and 1.75 million annually.

These costs are for the following costs:

- 1.) Employee Salaries
- 2.) Employee Benefits
- 3.) Contract Employee Expenses
- 4.) Utilities
- 5.) Maintenance
- 6.) Repairs
- 7.) Program Supplies
- 8.) Travel and Training Expenses
- 9.) Marketing Expenses
- 10.) Equipment replacement

Building Support Spaces	NASF
Lobby Receiving Area	500
Entry Hall/ Lobby (pre-control)	300
Reception/Access Control/Registration	3,000
Social Lounge/Café Seating	100
Vending Alcove	100
Café/Juice Bar/Deli	400
Locker Rooms - (Men's @ 1,300sf, Women's @ 1,400sf)	2,700
Public Restrooms (Men's @ 200sf, Women's @ 250sf)	450
Maintenance/Receiving/Workroom/Service	600
General Building Storage	500
<b>Subtotal Building Support Spaces</b>	<b>8,550</b>

Administrative Offices	NASF
Director's Office	180
Supervisor's Office (3 @ 140sf each)	420
Administrative Assistant's Office/File	120
Group Office (6 @ 80 sf each)	480
Reception/Registration Counter	300

Center Staff Offices	NASF
Family Life Center Manager's Office	140
Assistant Manager's Office	120
Administrative Assistant's Office/File	110
Building Maintenance Technician's Office	110
Program Supervisor's Offices (3 @ 140 sf each)	420
Group Office (4 @ 75 sf each)	300

Shared Administration Space	NASF
Waiting Area	150
Conference Room	300
Staff Breakroom/Lockers	300
Staff Restrooms - (2)	100
Workroom/Storage/Supply Room	300
<b>Subtotal Administrative Offices</b>	<b>3,850</b>

Activity Spaces	NASF
Main Gymnasium	13,800
Gymnasium Storage	600
Fitness Room	7,500
Fitness Room Supervisor Station/Workroom	100
Fitness Room Storage	250
Dance Studio (2 @ 1,200)	2,400
Dance Studio Storage (2 @ 150)	300
Dance Viewing (2 @ 75 sf)	150
Multi-Purpose Activity Room (Divisible)	2,400
Multi-Purpose Storage	400
Indoor Walking/Jogging Track	5,000
<b>Subtotal Activity Spaces</b>	<b>32,900</b>

**B.) FAMILY LIFE CENTER EXPANDED**

	NASF	GSF	Total Costs
<b>Auxiliary Gymnasium</b>			
Auxiliary Gymnasium	6,300		
Auxiliary Gymnasium Storage	300		
<b>Auxiliary Gymnasium Subtotal</b>	<b>6,600</b>	<b>8,800</b>	<b>\$1,830,400</b>
<b>Special Recreation Area</b>			
Special Recreation Room	1,800		
Special Recreation Room Storage	150		
<b>Special Recreation Subtotal</b>	<b>1,950</b>	<b>2,600</b>	<b>\$540,800</b>
<b>Indoor Play Area</b>			
Indoor Play Area Subtotal	3,500	4,667	\$970,700
<b>Babysitting/Tot Activity</b>			
Babysitting/Tot Activity Room	900		
Babysitting/Tot Activity Room Storage	100		
Babysitting/Tot Activity Room Restrooms and Lav	100		
<b>Babysitting/Tot Activity Subtotal</b>	<b>1,100</b>	<b>1,467</b>	<b>\$305,100</b>
<b>Outdoor Stage Support Spaces</b>			
Green Room - Women	250		
Green Room - Men	250		
Back Stage Area	500		
Public Restrooms - Men	40		
Public Restrooms - Women	40		
<b>Outdoor Stage Support Subtotal</b>	<b>1,080</b>	<b>1,440</b>	<b>\$299,500</b>
<b>Total Net Assignable Square Footage</b>	<b>14,230</b>	<b>18,973</b>	
<b>Total Gross Square Footage</b>			
<b>Additional Costs Subtotal</b>			<b>\$3,946,500</b>

	NASF	GSF	Total Costs
<b>Soft Costs (30%)</b>			
Architectural/Engineering, Acoustic, Sports, AV Consultant Fees			
Printing, Testing, Survey, Permits, Expenses			
FF&E (Fixtures, Furnishings, and Equipment)			
Construction Contingency			
Design Contingency			
<b>FAMILY LIFE CENTER EXPANDED</b>			
Building and Soft Costs			\$5,130,450
<b>FAMILY LIFE CENTER BUILDING, EXPANDED OPTIONS, SITE IMPROVEMENTS AND SOFT COSTS</b>			
<b>TOTAL COST</b>			<b>\$21,380,505</b>
<b>Total Cost Per Square Foot</b>			<b>\$231/S.F.</b>
			(\$21,380,505/92,506 S.F.)

**C.) AQUATICS CENTER**

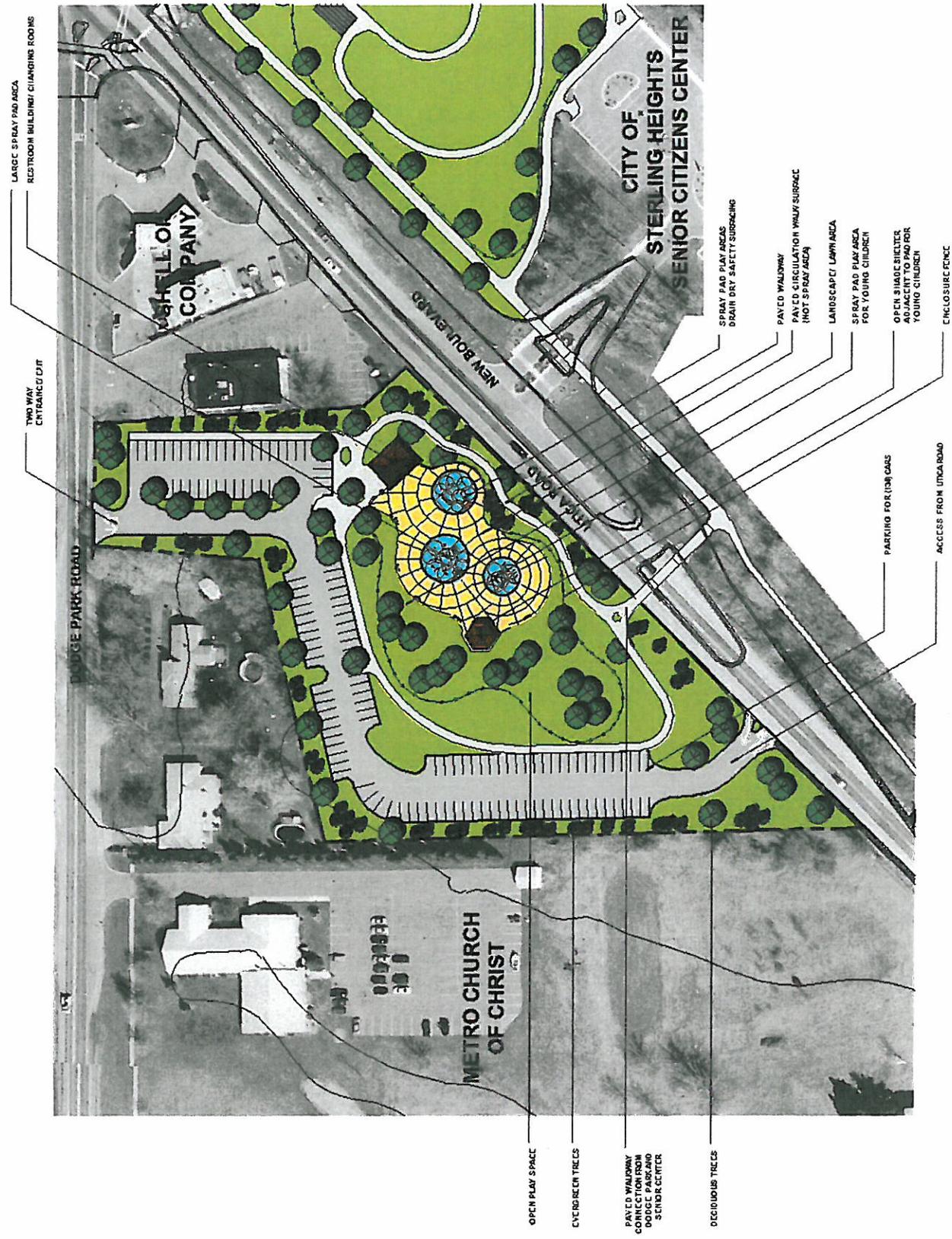
	NASF	GSF	Total Costs
Shared Natatorium	7,800		
8 Lane Lap Pool	4,500		
Leisure Pool	7,000		
Spa	200		
Aquatic Supervisor's Office	140		
Lifeguard Room	400		
First Aid Room	80		
Pool Heater/Mechanical Rooms	2,070		
Pool Chemical Room	600		
Pool Storage	300		
<b>Aquatic Center Subtotal</b>	<b>11,590</b>	<b>13,635</b>	<b>\$3,252,000</b>
<b>Soft Costs (30%)</b>			
Architectural/Engineering, Acoustic, Sports, AV Consultant Fees			
Printing, Testing, Survey, Permits, Expenses			
FF&E (Fixtures, Furnishings, and Equipment)			
Construction Contingency			
Design Contingency			
<b>Aquatic Center Total</b>			<b>\$4,227,600</b>

	NASF	GSF	Total Costs
<b>Summary</b>			
<b>A.) FAMILY LIFE CENTER</b>			
SITE IMPROVEMENTS			\$734,763
BUILDING			\$11,765,280
SOFT COSTS			\$3,750,013
<b>SUBTOTAL</b>			<b>\$16,250,055</b>
<b>B.) FAMILY LIFE CENTER EXPANDED</b>			
<b>SUBTOTAL</b>			<b>\$5,130,450</b>
<b>C.) AQUATICS CENTER</b>			
<b>SUBTOTAL</b>			<b>\$4,227,600</b>
<b>GRAND TOTAL</b>			<b>\$25,608,105</b>
Including Family Life Center, Family Life Center Expanded and Aquatics Center			

# **Community Outdoor Sprayground**

## ***Conceptual Development Plan***

### ***Cost Projections***



ALL PLAY AREAS SHALL BE SURFACED WITH SAFETY SURFACING  
 ALL PLAY AREAS SHALL BE SURFACED WITH SAFETY SURFACING  
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**CONCEPTUAL PLAN - COMMUNITY OUTDOOR SPRAYGROUND**  
**City of Sterling Heights**  
 Cost Projections  
 March, 2004

**M.C. SMITH ASSOCIATES AND ARCHITECTURAL GROUP, INC.**

Description	Unit	No. of Units	Price	Extension
<b>Site Surveys</b>				
Topographic Survey	L.S.	1	\$4,000.00	\$4,000.00
Soil Borings	L.S.	1	\$3,000.00	\$3,000.00
<b>Subtotal</b>				<b>\$7,000.00</b>

Description	Unit	No. of Units	Price	Extension
<b>Site Preparation and Grading</b>				
General Site Grading	S.Y.	18,890	\$1.75	\$33,057.50
Furnish and Grade New Topsoil	S.Y.	12,509	\$1.75	\$21,890.75
Cleaning and Removals	L.S.	1	\$30,000.00	\$30,000.00
<b>Subtotal</b>				<b>\$84,948.25</b>

Description	Unit	No. of Units	Price	Extension
<b>Site Utilities</b>				
Water Service and Lines	L.S.	1	\$12,000.00	\$12,000.00
Sanitary Sewer Service and Lines	L.S.	1	\$20,000.00	\$20,000.00
Electrical Service and Distribution	L.S.	1	\$20,000.00	\$20,000.00
Storm Sewer	L.S.	1	\$30,000.00	\$30,000.00
<b>Subtotal</b>				<b>\$82,000.00</b>

Description	Unit	No. of Units	Price	Extension
<b>Entrance Area</b>				
West Entrance				
Entrance Sign	EA.	1	\$10,000.00	\$10,000.00

Description	Unit	No. of Units	Price	Extension
<b>South Entrance</b>				
Entrance Sign	EA.	1	\$10,000.00	\$10,000.00
<b>Subtotal</b>				<b>\$20,000.00</b>

Description	Unit	No. of Units	Price	Extension
<b>Entrance Drive/ Parking Area</b>				
Bituminous Paving	S.Y.	6,595	\$18.00	\$118,710.00
Concrete Curb and Gutter	L.F.	3,328	\$16.00	\$53,216.00
Lighting	EA.	32	\$3,000.00	\$96,000.00

Description	Unit	No. of Units	Price	Extension
<b>Handicap Signage</b>				
Handicap Signage	L.S.	1	\$2,000.00	\$2,000.00
<b>Subtotal</b>				<b>\$269,926.00</b>

Description	Unit	No. of Units	Price	Extension
<b>Walks and Trails</b>				
Concrete Walks	S.F.	14,377	\$3.50	\$50,319.50
Paved Spray Areal Surface	S.F.	12,146	\$5.00	\$60,730.00
<b>Subtotal</b>				<b>\$111,049.50</b>

Description	Unit	No. of Units	Price	Extension
<b>Landscaping</b>				
Seeding Lawn Areas	S.Y.	12,509	\$0.85	\$10,632.65
Deciduous Trees	EA.	70	\$350.00	\$24,500.00
Evergreen Trees	EA.	49	\$225.00	\$11,025.00
Irrigation System	L.S.	1	\$20,000.00	\$20,000.00
<b>Subtotal</b>				<b>\$66,157.65</b>

Description	Unit	No. of Units	Price	Extension
<b>Buildings and Structures</b>				
Restroom/Changing Room/ Equipment Bldg	S.F.	2,000	\$150.00	\$300,000.00
30' Hex Open Shade Structure	EA.	1	\$24,000.00	\$24,000.00
<b>Subtotal</b>				<b>\$324,000.00</b>

Description	Unit	No. of Units	Price	Extension
<b>Site Furniture</b>				
Benches	EA.	15	\$1,200.00	\$18,000.00
Litter Receptacles	EA.	3	\$750.00	\$2,250.00
Drinking Fountains	EA.	1	\$5,000.00	\$5,000.00
Tables	EA.	8	\$500.00	\$4,000.00
<b>Subtotal</b>				<b>\$29,250.00</b>

Description	Unit	No. of Units	Price	Extension
<b>Miscellaneous Park Improvements</b>				
Enclosure Fence	L.F.	496	\$25.00	\$12,400.00
Spray Area Initial Phase Enclosure	L.F.	116	\$20.00	\$2,320.00
Signage	L.S.	1	\$4,000.00	\$4,000.00
<b>Subtotal</b>				<b>\$18,720.00</b>

Description	Unit	No. of Units	Price	Extension
<b>40' Children's Spray Area Equipment</b>				
Ground Gusher	E.A.	2	\$795.00	\$1,590.00
Ground Geyser	E.A.	2	\$450.00	\$900.00
Sea Horse Cannons	E.A.	2	\$4,725.00	\$9,450.00
Whale	E.A.	1	\$9,900.00	\$9,900.00
Magic Touch Ballard	E.A.	1	\$4,850.00	\$4,850.00
<b>Subtotal</b>				<b>\$26,690.00</b>

<b>45' Children's Spray Area Equipment</b>				
Ground Gusher	E.A.	3	\$795.00	\$2,385.00
Ground Geyser	E.A.	3	\$450.00	\$1,350.00
Aqua Bench	E.A.	1	\$4,850.00	\$4,850.00
Arch	E.A.	1	\$4,280.00	\$4,280.00
Rainbow	E.A.	1	\$8,995.00	\$8,995.00
Spiral Spray Column	E.A.	1	\$2,850.00	\$2,850.00
<b>Subtotal</b>				<b>\$24,710.00</b>

<b>50' Children's Spray Area Equipment</b>				
Magic Mist Touch Fire Hydrant	E.A.	1	\$1,323.00	\$1,323.00
Ground Geyser	E.A.	2	\$473.00	\$946.00
Magic Mist Touch Fire Hydrant	E.A.	1	\$5,211.00	\$5,211.00
Donut	E.A.	2	\$2,888.00	\$5,776.00
Spray Loops	E.A.	1	\$9,666.00	\$9,666.00
Water Wheel Center	E.A.	1	\$7,695.00	\$7,695.00
Spray Cannons	E.A.	2	\$4,428.00	\$8,856.00
Flower	E.A.	1	\$7,123.00	\$7,123.00
<b>Subtotal</b>				<b>\$46,596.00</b>

<b>Spray Pad Area</b>				
40' Diameter Pad Safety Surfacing	S.F	1,257	\$8.00	\$10,056.00
45' Diameter Pad Safety Surfacing	S.F	1,590	\$8.00	\$12,720.00
50' Diameter Pad Safety Surfacing	S.F	1,963	\$8.00	\$15,704.00
<b>Subtotal</b>				<b>\$38,480.00</b>

<b>Vortex Water Management System</b>				
Deck Drain	E.A.	3	\$495.00	\$1,485.00
3,000 Gallon Holding Tank	L.S	1	\$16,300.00	\$16,300.00
Water Quality Management System	L.S	1	\$39,008.00	\$39,008.00
<b>Subtotal</b>				<b>\$56,793.00</b>

Description	Unit	No. of Units	Price	Extension
<b>Spray Area Miscellaneous</b>				
Excavation and Backfill	L.S	1	\$16,000.00	\$16,000.00
Spray Features Installation	L.S	1	\$19,000.00	\$19,000.00
Mechanical Work	L.S	1	\$22,000.00	\$22,000.00
<b>Subtotal</b>				<b>\$57,000.00</b>

**SITE SUBTOTAL** \$1,263,320.40  
**Contingencies @ 10%** \$126,332.04  
**Engineering @ 9%** \$125,088.72  
**TOTAL** \$1,514,721.16

**OPERATING COSTS**  
 Typical operating costs for an outdoor sprayground of the size and complexity of THE COMMUNITY OUTDOOR SPRAYGROUND described above is \$2000 annually  
 This cost is for WATER ONLY and is based on a re-circulating 15 zone system replaced once a week  
 Park is estimated to be open for 10 weeks with the hours of Monday through - Saturday 11-6 Sunday 1-5

**Appendix**  
**Synopsis of Conceptual Plan and Facilities Update Meeting**  
**Existing Facilities Drawings**  
**Concepts for Park Identification and Image Enhancement**  
**Recreation Facilities**  
**Play Area Design**

**Synopsis of  
Conceptual Park Plan and Facilities Update Meeting  
Friday, November 07, 2003, 9:30 A.M.**

**In Attendance:**

Dan Bishop, Interim City Manager	Brian Bekker, Finance & Budget Director
Ted Boehmer, Parks & Grounds Supervisor	Debra Bozich, Recreation Coordinator
Joel Casey, Recreation Coordinator	Tom DeHondt, City Engineer
Steve Gular, Communications Manager	Sue Kebbe, Parks and Recreation Director
Mike Kozarzewa, Recreation Supervisor	Pat Lehman, Community Relations Director
Don Mende, City Planner	Dan Sears, Environmental Services Manager

A copy of the Conceptual Park Plan Update information that was given to the Consultant, M.C. Smith Associates, was distributed to everyone in attendance (copy attached).

The following items are to be revised/added for each park location:

**DODGE PARK**

Provide three sand volleyball courts in place of the play area at the west end of the park next to the existing pavilion.

All walkways should be stamped concrete to match existing walkways.

Show retaining wall on plan as fixed seating and provide a detail for the seating area.

Relocate play equipment from in front of building to farther back into the concert area near fixed seating.

Move the tree(s) in the path leading to the parking areas to accommodate vehicle access.

**SOUTH CLINTON RIVER PARK (Kleino)**

Provide trees and non-grassy areas (perhaps mulch)—something that requires little maintenance for the entrance.

**FARMSTEAD PARK**

Provide lighting for soccer fields, not just one light

**JAYCEE PARK**

Locate restroom closer to roadway parallel to Clinton River Road for easier access to utilities.

Continue the path around the ball diamond (#2) to the play equipment.

**CLINTON RIVER NORTH PARK**

The future extension of 19 Mile Road north of the Nature Center should be addressed in the drawing. Contact Engineering for details.

**DELIA PARK NORTH**

Switch the location of the skate park with the location of the roller hockey rink for closer access to the restroom building.

Lighting should be provided for all facilities.

Add an additional length of pedestrian path to the left of the roller hockey rink to avoid all pedestrian traffic having to go through the pavilion area.

Add two soccer fields north of the drain off of Ryan (where the golf course was located).

Provide a paved path to the park from the residential area to the north.

Provide an actual parking lot near the existing restroom building with ingress/egress instead of backing out onto the entrance/exit road.

Build a new restroom building to replace the existing one.

Provide seating along the bank on the north side of the pond. Seating would be prohibited along the east side of the pond as it is designated a MDEQ Wetland Mitigation Area.

**NELSON PARK NORTH**

All fields should be irrigated.

**NATURE PRESERVE**

Keep it as it is.

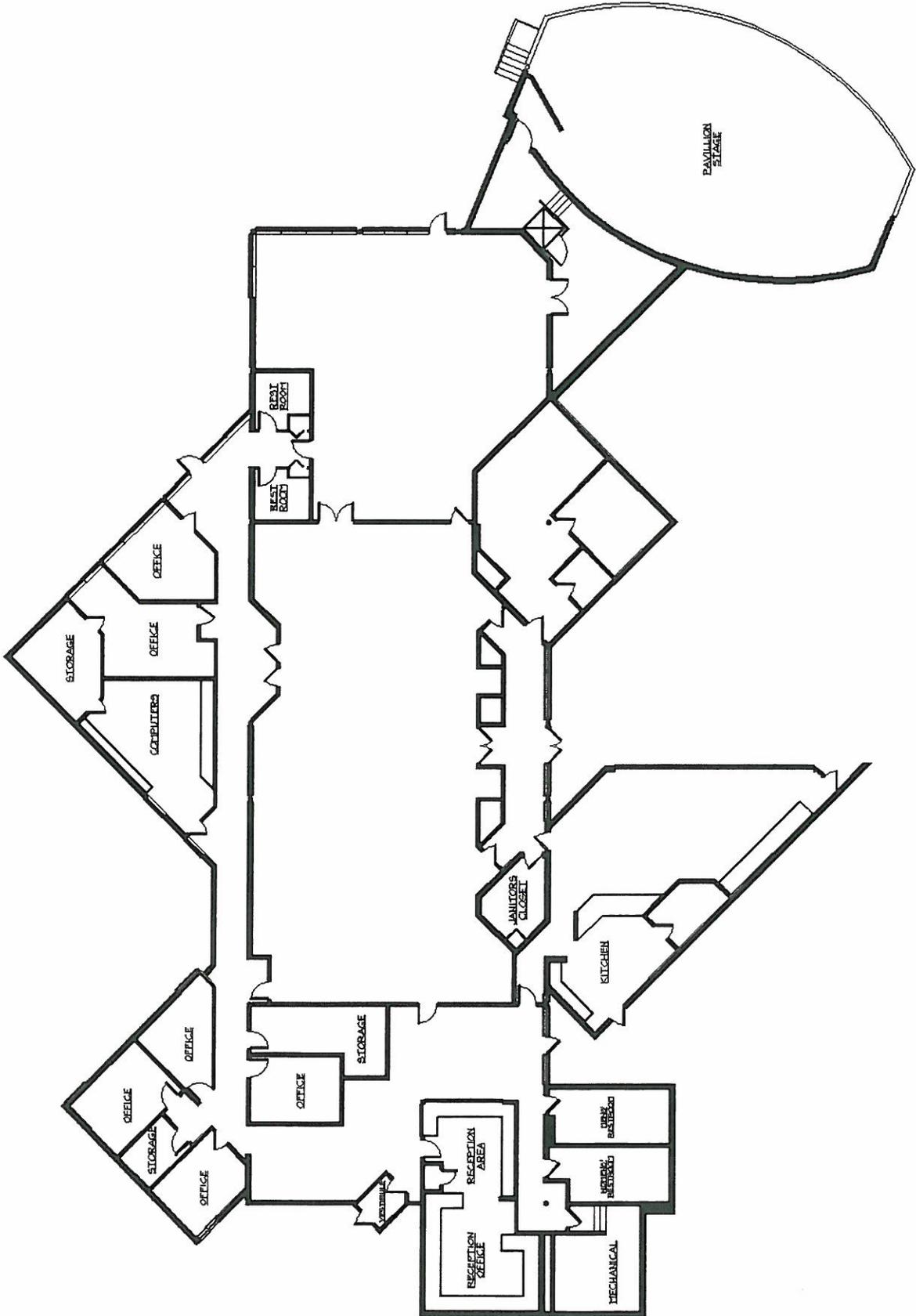
**L.W. BAUMGARTNER PARK**

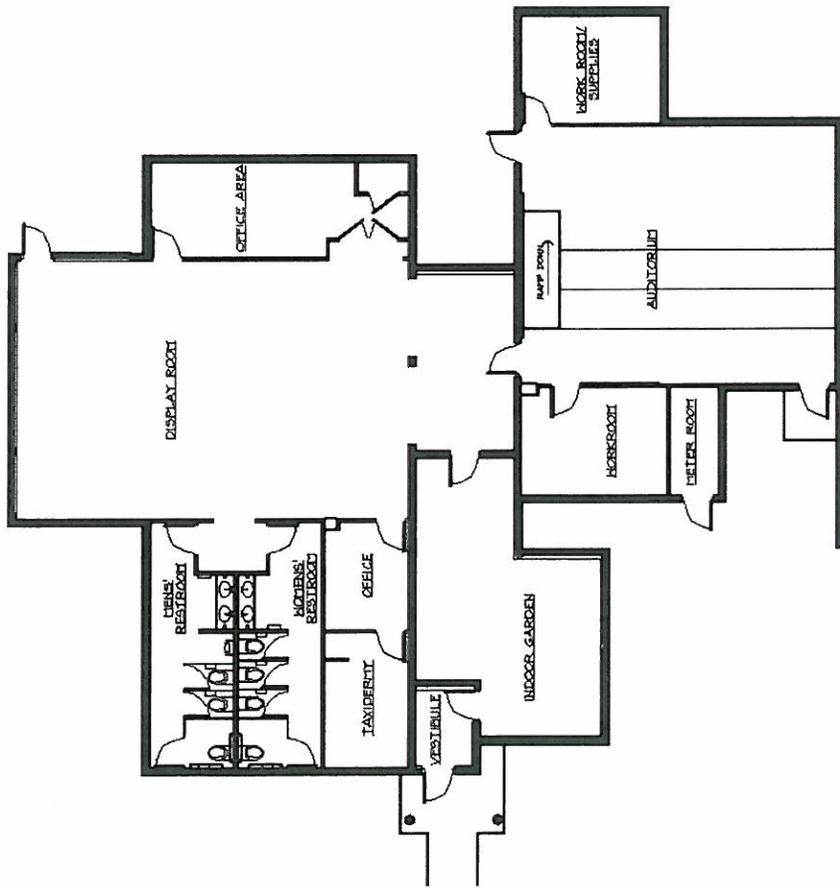
Provide irrigation to soccer fields.

If the parking area is expanded add a berm or fence fabric to provide sight obstruction from vehicle headlights.

**RECREATION BUILDING**

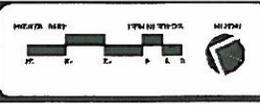
Only list activity areas. Provide less detail on plans and make them more generic.



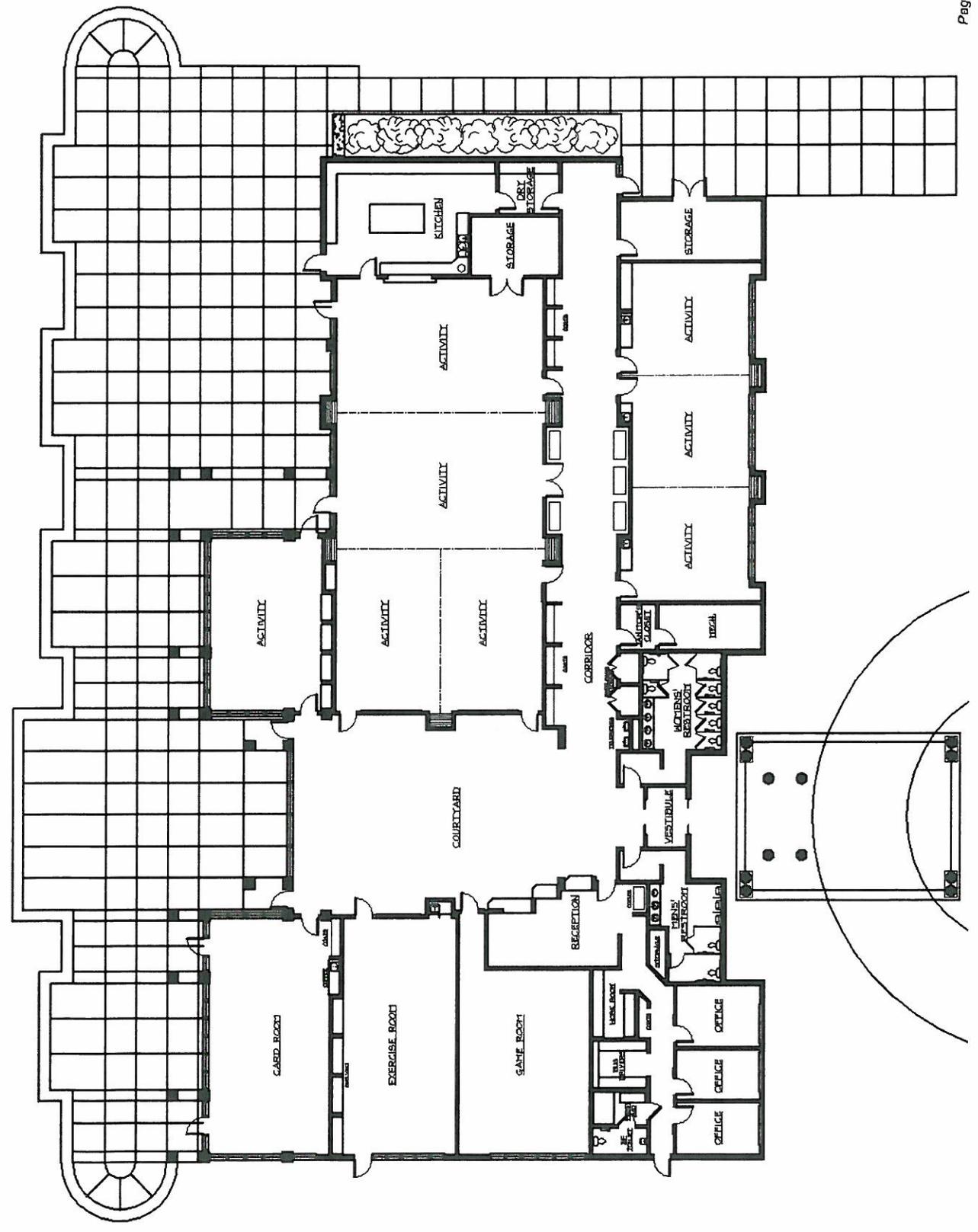




M.C. SMITH ASSOCIATES AND ARCHITECTURAL GROUP, INC.  
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 DENVER, COLORADO 80202  
 TEL: 303.733.1100  
 FAX: 303.733.1101  
 WWW.MCSMITH.COM



EXISTING SENIOR CENTER  
 DODGE PARK  
 STERLING HEIGHTS PARKS AND RECREATION

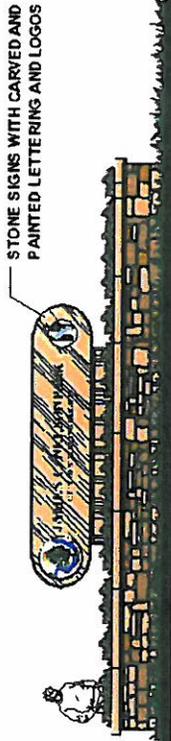




**LOGO ENLARGEMENT**



**SIGN ENLARGEMENT**  
ELEVATION VIEW  
NOT TO SCALE



STONE SIGNS WITH CARVED AND  
PAINTED LETTERING AND LOGOS

**MAJOR PARK SIGNS**  
ELEVATION VIEW  
NOT TO SCALE



**MAJOR PARK SIGNS**  
PLAN VIEW  
NOT TO SCALE

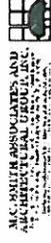


**NEIGHBORHOOD PARK SIGNS**  
ELEVATION VIEW  
NOT TO SCALE



# CONCEPTS FOR PARK IDENTIFICATION AND IMAGE ENHANCEMENT

DATE:  
BY:  
PROJECT:



# RECREATION FACILITIES:

THE FOLLOWING REPRESENT POTENTIAL PARK & RECREATION FACILITIES AND THEIR SIZES AS THEY RELATE TO THE FOUR MAJOR PARKS.

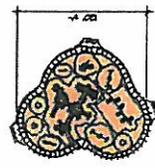
RESTROOM BUILDING



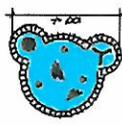
RESTROOM/ PAVILION BUILDING



CHILDREN'S PLAYGROUND AREAS



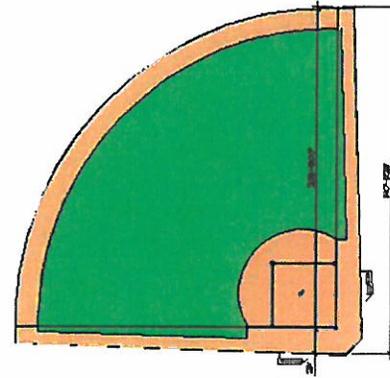
WATER SPRAYGROUND



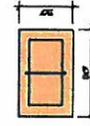
OVERVIEW DECKS



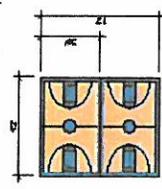
ADULT SOFTBALL FIELD



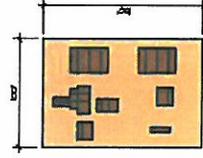
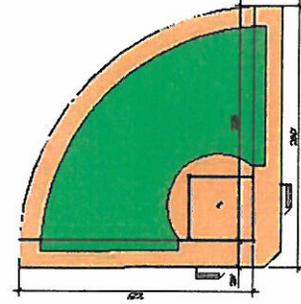
SAND VOLLEYBALL COURT



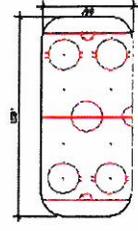
BASKETBALL COURTS



YOUTH BALL FIELD

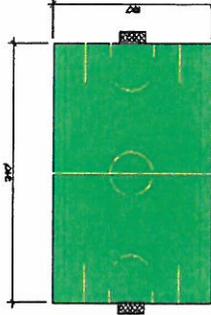


SKATE PARK

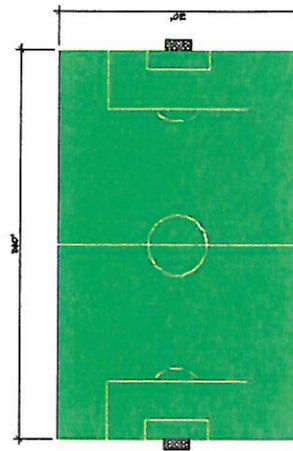


ROLLER HOCKEY

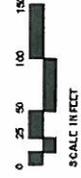
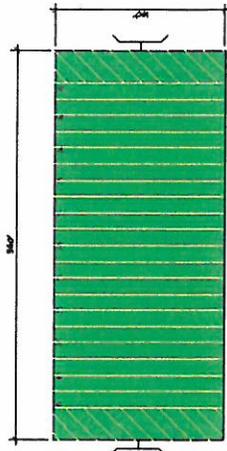
JUNIOR SOCCER 8-VS-8



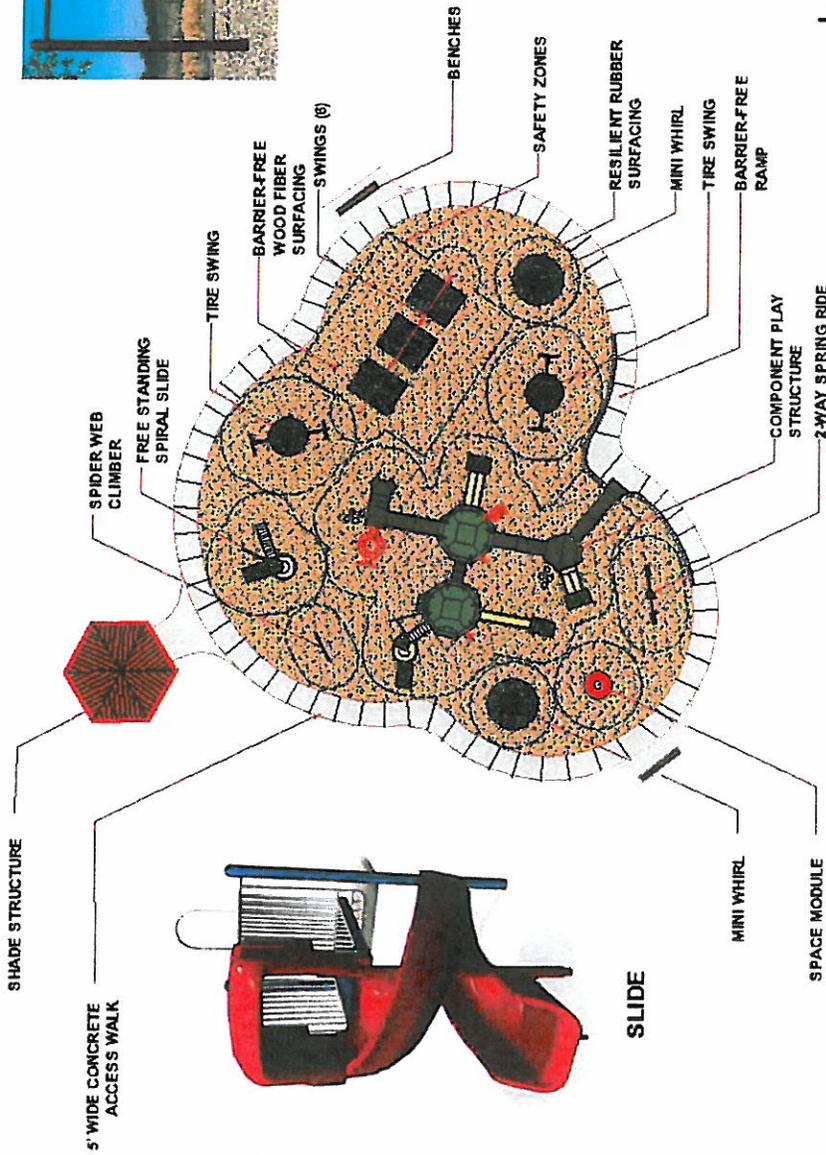
REGULATION SOCCER 11-VS-11



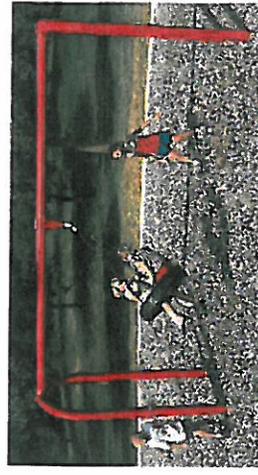
FOOTBALL FIELD



# STERLING HEIGHTS PARKS & RECREATION



SWINGS



TIRE SWING



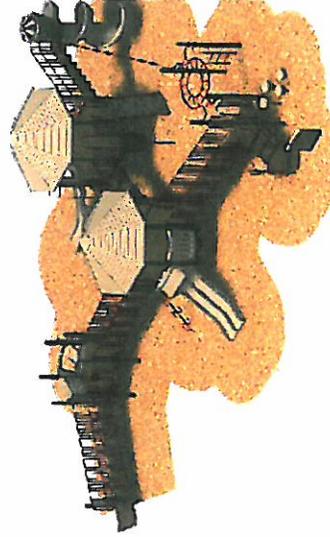
MINI WHIRL



SPIDER WEB CLIMBER



SPACE MODULE



COMPONENT PLAY STRUCTURE



SPRING RIDE

**TYPICAL PLAY AREA CONCEPT PLAN**  
STERLING HEIGHTS PARKS & RECREATION



DATE: MARCH 2024  
PROJECT: STERLING HEIGHTS PARKS & RECREATION  
SCALE: AS SHOWN



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## **APPENDIX C**

- **STRATIGIC PLANNING PRESENTATION**

## SPRAYGROUND

- Optimum blend of water and interactive play
- Zero depth aquatic play environment
- Challenge existing skills and provide opportunities to learn new ones



## ICE SKATING RINK



- Ice skating is a life long sport
- Superior cardiovascular workout
- Fresh air and sunshine
- Perfect family activity

## THREE ACTIVITY AREAS



SPRAYGROUND



SKATEPARK

ICE RINK



## SKATEPARK

- Skateboards
- Inline skates
- Bicycles

