

**MINUTES
PLANNING COMMISSION
OCTOBER 3, 2013
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING
6:30 P.M.
LOWER CONFERENCE ROOM**

Review docket items

**REGULAR MEETING
7:00 P.M.
AUDITORIUM**

1. Roll Call

MEMBERS PRESENT

Mary Cierebiej
Tamara Karel
Patrick Metzger
Mark Papke
Mark Stockman, Chairman

OTHERS PRESENT

Jason Russell, Project Specialist II, P&D
Jennifer Mladek, Assistant Law Director
Bryce Sylvester, City Planner

A motion was made by Mr. Stockman, seconded by Ms. Cierebiej, to **EXCUSE** the absences of Hannah Belsito and William Gaydos. All of the members voting yea, the motion passed.

2. Approve the Minutes of the September 5, 2013 Meeting

Because of the members' absences in September and October, the Commission decided to **DEFER** approval of the September 5, 2013 meeting until the meeting of November 7, 2013.

3. Opening Remarks

The Chairman waived the reading of the Opening Remarks was waived; Mr. Russell reminded the public that anyone giving testimony was to state ones name and address and sign the Oath.

NEW BUSINESS

4. Docket 10-27-13

**13428 Madison Avenue
Bican-Slone & Co. Funeral Directors**

Charles D. Slone, applicant requests approval of a Conditional Use permit for a funeral home, pursuant to Section 1173.02 (a) (1) – Submission Requirements. The property is located in a C2, Commercial and Retail Business district. (Page 2)

Charles D. Slone, applicant was present to explain the request. The property had been used as a funeral home when purchased and would continue to operate the same. Mr. Russell stated there had been not violations or complaints.

A motion was made by Ms. Karel, seconded by Ms. Cierebiej to **GRANT** the request as submitted. All of the members voting yea, the motion passed.

14300-12 Detroit Avenue
Westerly Apartments

Mark Smoley, applicant was present to explain the request. Buildings had been constructed over old lot lines; and the current property owner sought to clean the title of the seven disparate parcels and create three distinct parcels.

Mr. Stockman closed public comment as there was no one to speak on the matter.

A motion was made by Ms. Cierebiej, seconded by Mr. Papke to **GRANT** the request as submitted. All of the members voting yea, the motion passed.

6. **Docket 07-21-13**

**Kauffman Park Vision Plan – Presentation to Director
Siley, Planning & Development and Lakewood
Planning Commission**

Bryan Evans, 1560 Arthur Avenue described the finalized plan by using a PowerPoint presentation (made part of record). The process took over one year. Kauffman Park was strategically located in downtown Lakewood with a unique topography and rich history.

Ian Andrews, LakewoodAlive said three separate groups/teams worked to attain the plan. He reiterated Mr. Evan's comments.

Sean McDermott, Board Member of LakewoodAlive and Downtown Lakewood addressed the estimated cost of the project.

The Commission asked about sources of funding. The City could assist with some of the funding, and the Friend of Kauffman Park would seek grants. The Commission asked about the time frame of some of the projects such as the hill next to the ball park. With the project being broken into components, it made for a feasible project.

Mr. Russell thanked all those responsible for the plan and their eager participation. He asked for Commission's priorities of the project. Response was that access to the park and lighting along the pathways and trails were a priority. Discussion ensued about the ball park; The City's Public Works Department was involved.

Peter Grossetti, 1470 Lincoln Avenue asked if income would be generated; was the ball field a pay-to-use facility. Mr. Andrews said the potential to raise funds existed but was not currently in the plan. Mr. Russell said he could research the question.

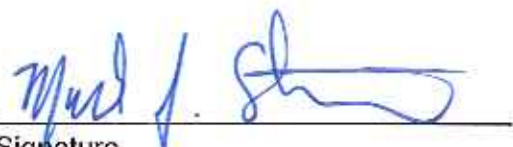
Tally Fruchtmann Rositer, the new owner of 1260 Andrews Avenue was enthusiastic about the project and felt it could be a draw for new residents to the area.

Kris Williams, 1304 Andrews Avenue appreciated improvements done in the park over the past few years and was looking forward to being able to access the business and retail district while enjoying the park's amenities as a family.

A motion was made by Mr. Metzger, seconded by Ms. Cierebiej to **Receive and Incorporate the Conceptual Plan into the Parks Master Plan**. All members voting yea, the motion passed.

7. **ADJOURN**

A motion was made by Ms. Cierebiej, seconded by Mr. Papke, to **ADJOURN** the meeting at 8:00 p.m. All of the members voting yea, the motion passed.


Signature


Date



Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Charles Stone
2. Mark Smoley
3. Pleurat Dreshaj
4. BRIAN EVAN
5. Jan Adams
6. PETER GROSSETTI
7. Tally Fruchtman Rossiter
8. KRIS WILLIAMS
9. _____
10. _____
11. _____

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Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☐ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☒ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, October 3, 2013

Planning Commission

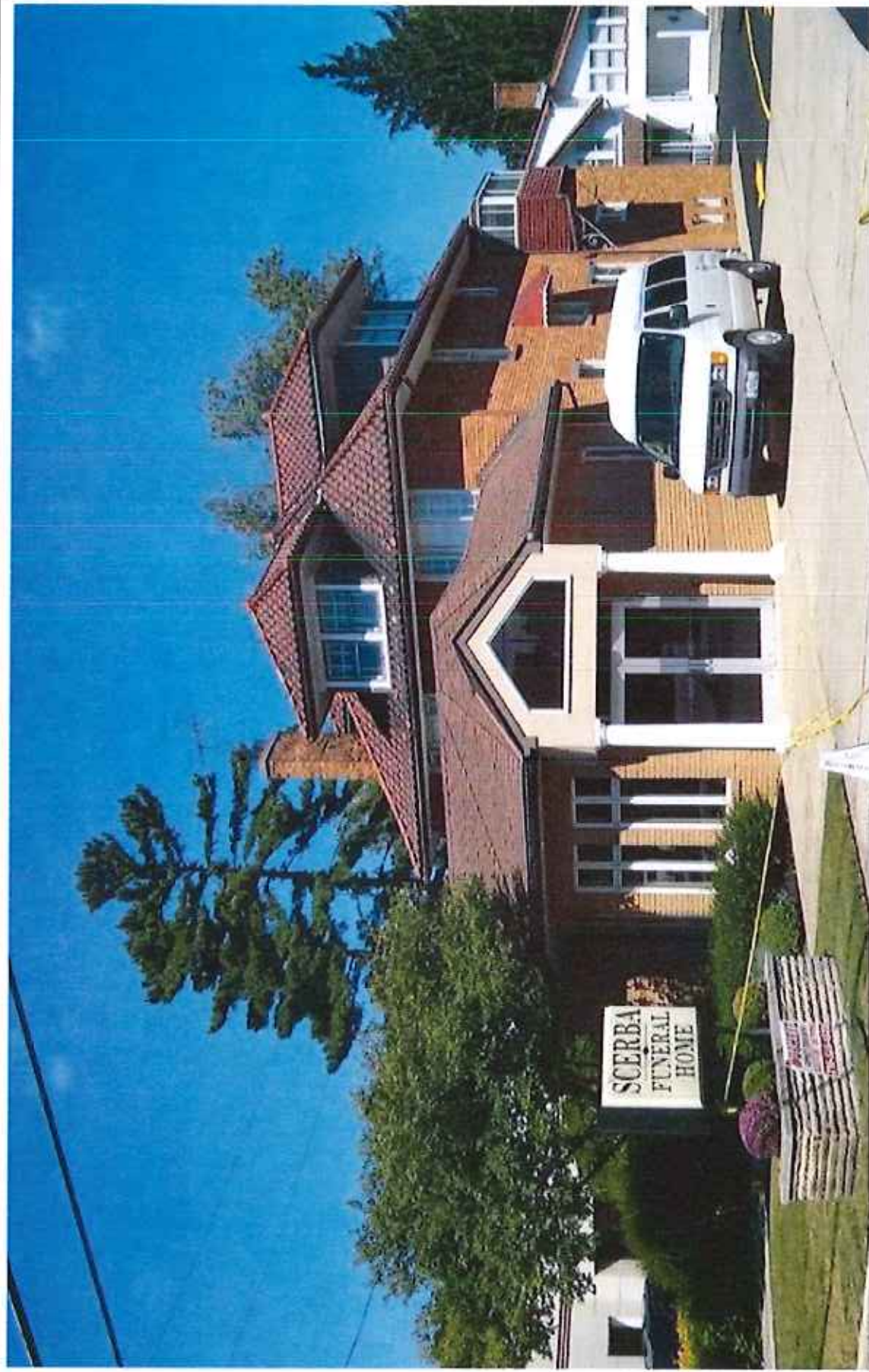
October 2013





Photos Secured
October 2012

13428 Madison Avenue





14300-12 Detroit Avenue



Planning Commission
October 2013



Kauffman Park Vision Update



Planning Commission

October 2013



Lakewood's Downtown Destination for

Education

Exploration

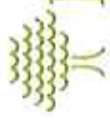
Entertainment

Kauffman Park



Created for

**KAUFFMAN PARK
FRIENDS**

 **lakewoodalive**



Created by

CREATIVE

401.444.4444



Kauffman Park

Table of Contents

Introduction

What is this Document?

The Process, Team, and Partners

Goals

Creating a Destination

Education

Exploration

Entertainment

General Park Enhancements

Next Steps

Cost Estimates for Improvements

Introduction

Strategically located in the heart of Downtown Lakewood, OH, Kauffman Park is a critical, if often overlooked, component of Lakewood. Named for long-serving mayor Amos Kauffman, the centrally located park acts as both the neighborhood park for the immediately surrounding streets and as a popular spot for local and regional baseball and softball games and tournaments. Basketball courts have recently been re-introduced to the mix of amenities that includes traditional playground equipment as well as tennis courts, a pavilion, and restroom facilities. This forced combination of uses, in addition to a lack of street front visibility and aging and obsolete equipment, have created challenges for Kauffman Park's identity. Although, a growing group of nearby residents, the Kauffman Park Friends, have set out to not only care for the park in its current condition but to work toward capitalizing on the park's assets and improve the park for all.

What is this Document?

This document represents the collective vision of the community for what they believe Kauffman Park can be. The intent of this document is to provide a structure for future park investment, outlining overall goals and ideas and highlighting individual projects that can be completed over time in the context of a holistic plan. The document will drive both public investment and fundraising initiatives moving forward.

The Process, Team, and Partners

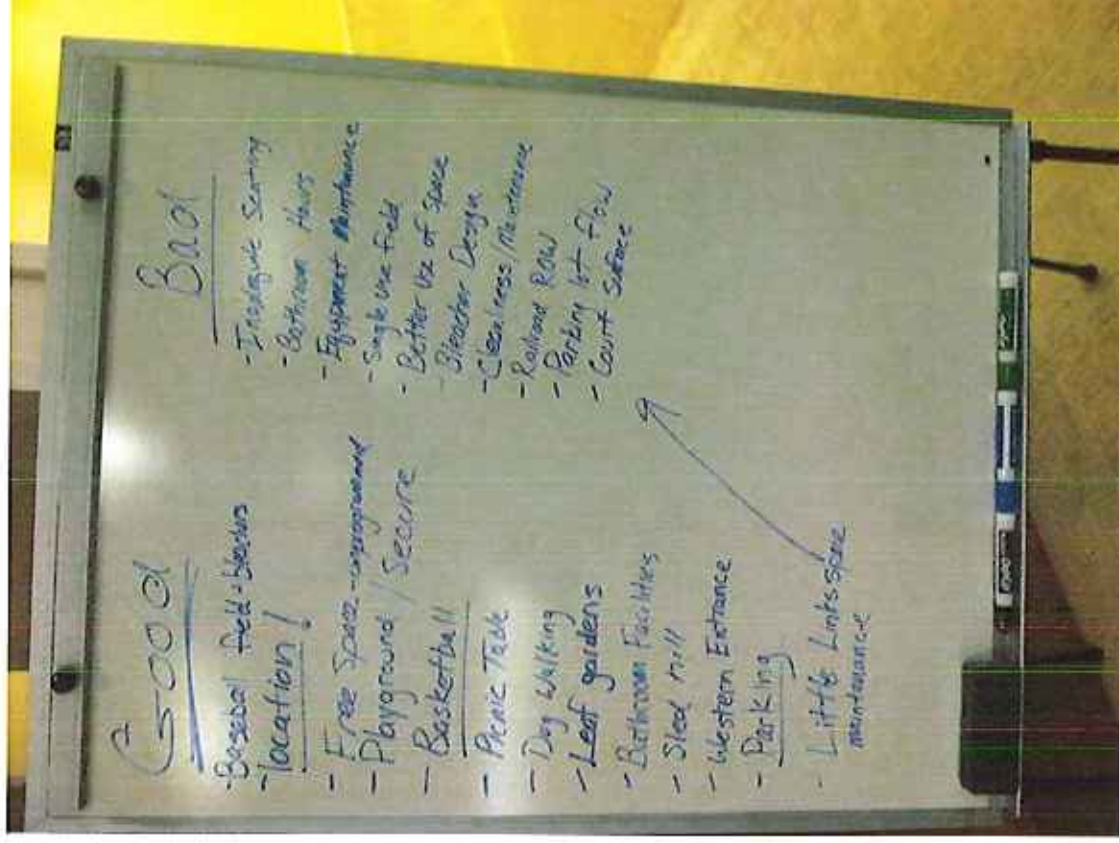
LakewoodAlive, Lakewood's non-profit economic development corporation and facilitator of the Downtown Lakewood Main Street © Program, invited the Kauffman Park Friends to their Downtown Design Committee meeting on March 28th, 2012, to discuss ideas for improving the park. The result of that meeting was a partnership between LakewoodAlive, the Friends, and local design consultant j Creative.

The team set out to craft a plan that focused on community input and involvement. Previous park studies and basic mapping information were gathered and analyzed prior to a public kickoff meeting held at Lakewood Public Library July 30th, 2012. Participants engaged in a spirited dialogue that focused on the future of the park. Surveys were prepared and distributed at Lakewood events and online to gather additional public input and feedback.

Relying heavily on the information gathered from the community, the team began to craft a vision for Kauffman Park that focused on making the park a civic asset and an integral part of the Lakewood experience. Once crafted, the vision was discussed and shared in focus meetings with key stakeholders including the neighboring merchants and commercial property owners, Lakewood Public Library, Lakewood Historical Society, Lakewood Recreation Department, and the City of Lakewood. The resultant work was then shared during a second public meeting at Lakewood Public Library February 13th, 2013. Additional feedback was facilitated at the February 13th meeting to allow for the completion of the document as demonstrated herein.

Long Term Goals Established During the Public Input Process

1. Change the way people think about Kauffman Park
2. Make Kauffman Park a destination for Lakewood
3. Enhance wayfinding and entry into the park
4. Maximize the existing unique assets of the park
5. Create an atmosphere inviting to a multigenerational audience
6. Promote the park through programming and events





Creating a Destination

Lakewood's parks range from several square feet to multiple acres in size and offer an array of amenities collectively. Lakewood and Madison parks stand out as destination parks given their unique features and size. Kauffman Park is in the ideal location to create a new destination park in addition to being large enough to accommodate a critical mass. Situated at the western gateway to Downtown Lakewood, and among intense uses and strong neighborhoods, the park sits in an ideal strategic location to leverage the explosive growth and recent investment taking place in Downtown Lakewood.

To craft Kauffman Park into a true destination, people need to change their perception of the park. What now is a collection of aged playground equipment, worn tennis courts, and a large baseball field need to be thought of as a single concept. That concept needs to embody the thoughts, ideals, hopes and dreams of the community and reflect what they really think their park can be.

In order to be a successful park, the proposed concept is based on several themes gathered during the public input process, which include: the importance of Kauffman Park's location; focusing on non-traditional park amenities; and improving access to the park. These and other themes, including nods to Lakewood's (particularly this park) past, led to the creation of an overall concept for the park:

**Kauffman Park is Lakewood's
Downtown Destination for
Education, Exploration, and
Entertainment.**

Kauffman Park

Education

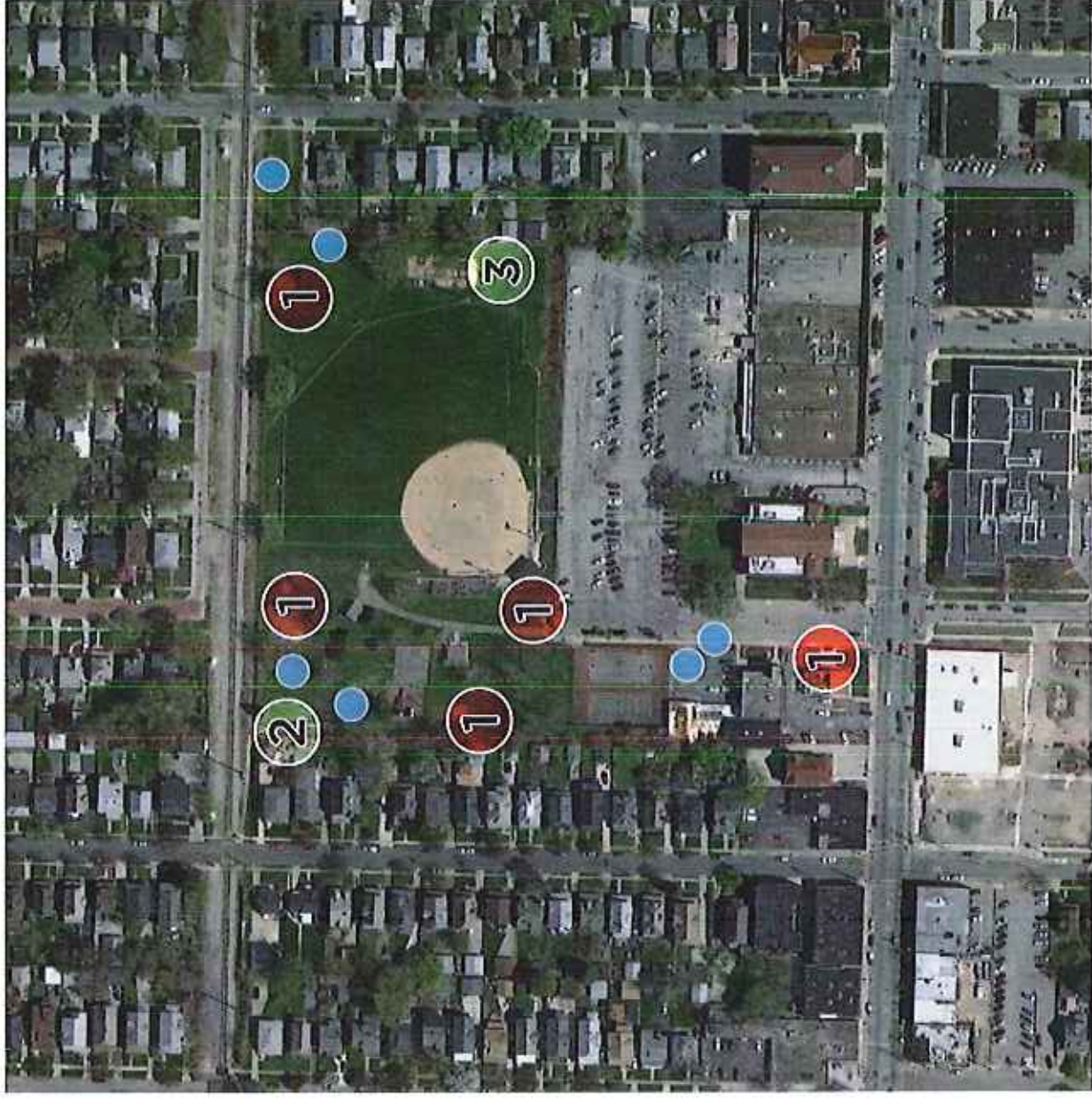
Interpretive Stations

1. Lakewood History
2. Native Species/Ecology
3. Gardening Practices

Reading Nooks

Exploration

Entertainment



Kauffman Park

Education

Kauffman Park's location is extremely important from more than just a purely geographical standpoint. The park reaches back into and touches numerous important aspects of Lakewood history from the city's founding to its explosive growth as a streetcar suburb. The Park is also within a short walk of 2 public elementary schools and the park's main entrance is across from the Lakewood Public Library. The public, students, and library patrons can all benefit from well-coordinated educational elements of an improved Kauffman Park.

The educational components of the plan (shown at left) are interpretive and learning stations focused on local history (1), native ecology (2), and sustainable gardening practices (3), and a series of outdoor reading "nooks" (blue dots).

The goal of these educational components is to encourage different types and places of learning and to create an atmosphere where educational elements and programming exist in harmony with more traditional and active park uses. Instead of a single "reading garden" or small area dedicated to signage, the elements are weaved artfully throughout the entire park, encouraging informal interaction and emphasizing the interconnectivity of history, ecology, arts and culture, and our urban environment

Physical installations are only one part of any educational experience. Programming and other active means of encouraging interaction with the elements in the park are critical to creating a vibrant, sustainable educational experience.

The Kauffman Park planning team has formed several alliances with local groups and continues to work with others to maximize interaction with and use of the park:

The Lakewood Historical Society is working to craft the historical stories to be told in the park and find historical images to bring them to life. Other programming opportunities, including programmed walks and docents, could complement the interpretive signage.

Lakewood Public Library is interested in encouraging patrons to check out books and then head over to the park to read among the trees and flowers.

Other hopes are to have Lakewood City Schools sponsor field trips to the park to learn about local history (and have some fun while doing it), and for local garden clubs to demonstrate best practices in the existing community gardens.



Above: Examples of artistically designed interpretive signage

Left and Below: Multiple styles of seating and contemplative landscape elements

Right: Potential interpretive panels outlining stories from Lakewood's rich history



Lakewood's Agricultural Roots

For its first 100 years Lakewood was an agricultural community. Farms ran north and south from Detroit Road, which was used by the farmers to transport their harvests east to the markets in Cleveland.



A key factor in the success of the fruit farms of the area was the association of naturalist, doctor, teacher and writer, Jared Potter Kirtland, who taught the farmers soil analysis and the grafting of plants and fruit trees.



Lakewood Booms

Electrified streetcar service commenced on Detroit Avenue to Rocky River in 1893, changing Lakewood from a farming community into a bustling suburb.

Amos Kaufman, Lakewood's longest serving mayor, helped guide the city through the end of the Great Depression and oversaw the explosive growth of the post-war era.



Kauffman Park

Education

Interpretive Stations

1. Lakewood History
2. Native Species/Ecology
3. Gardening Practices

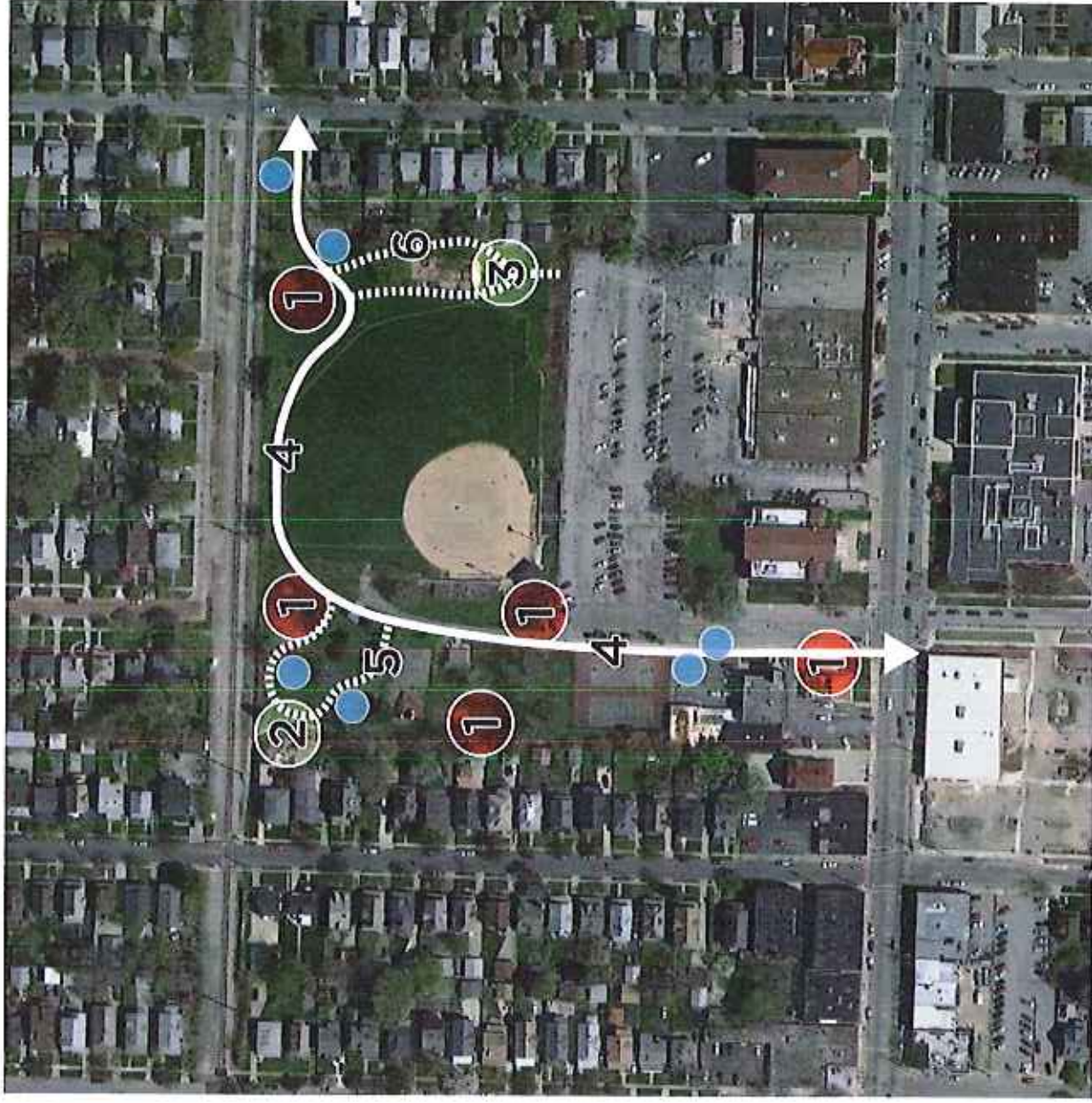
Reading Nooks

Exploration

Trails with unique paving

4. Urban Trail (concrete, "rail" detailing)
5. Nature Trail (groomed natural path)
6. Garden Trail (compacted crushed stone)

Entertainment



Exploration

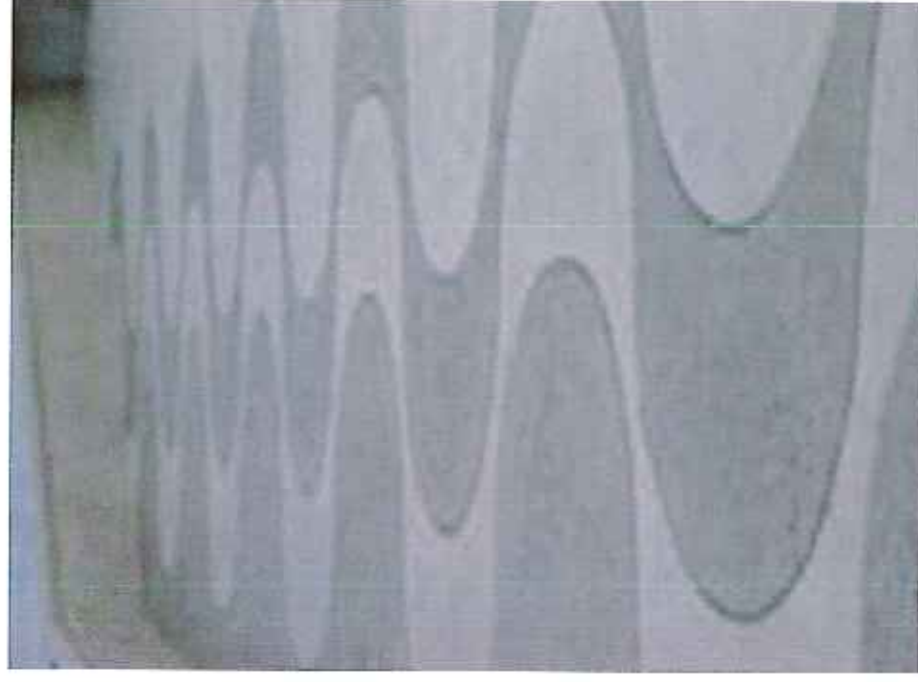
Paths can be more than just a way to get from point A to point B. They can organize a space, help tell stories, mark a place as special, and encourage healthy living.

At Kauffman Park, 3 trails (shown at left) would connect to form a half mile "loop" and guide visitors through different areas of the park: The Urban Trail (4) is the main path through the park, connecting the park entrances at Detroit Avenue and Andrews Avenue. The Nature Trail (5) meanders through one of the more natural areas of the park, and the Garden Trail (6) loops around the existing community gardens.

All of the trails interact with the educational components and enhance the idea of the park becoming a story or a journey. Each path has unique paving elements that mark it as a special part of the park.



Above and Right: Examples of different types of paths, paving techniques, and details



Kauffman Park

Education

Interpretive Stations

1. Lakewood History
2. Native Species/Ecology
3. Gardening Practices

Reading Nooks

Exploration

Trails with unique paving

4. Urban Trail (concrete, "rail" detailing)
5. Nature Trail (groomed natural path)
6. Garden Trail (compacted crushed stone)

Entertainment

Active Play

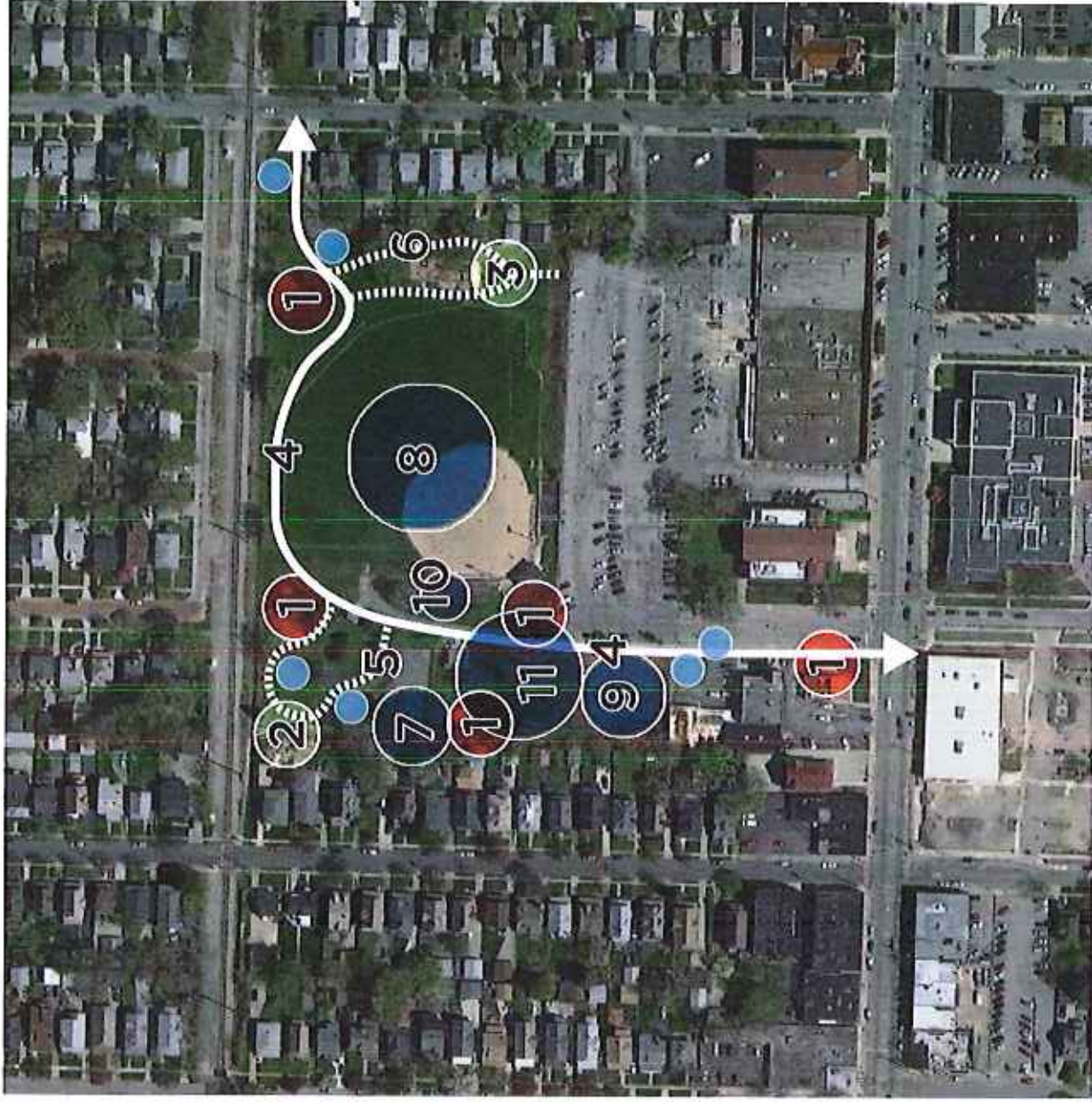
7. Upgraded play equipment (trolley theme?)
8. Renovated ballfield and amenities
9. Upgraded court facilities

People Watching

10. Multipurpose hill to replace bleachers

Programming

11. Amphitheater and multipurpose "stage"



Kauffman Park

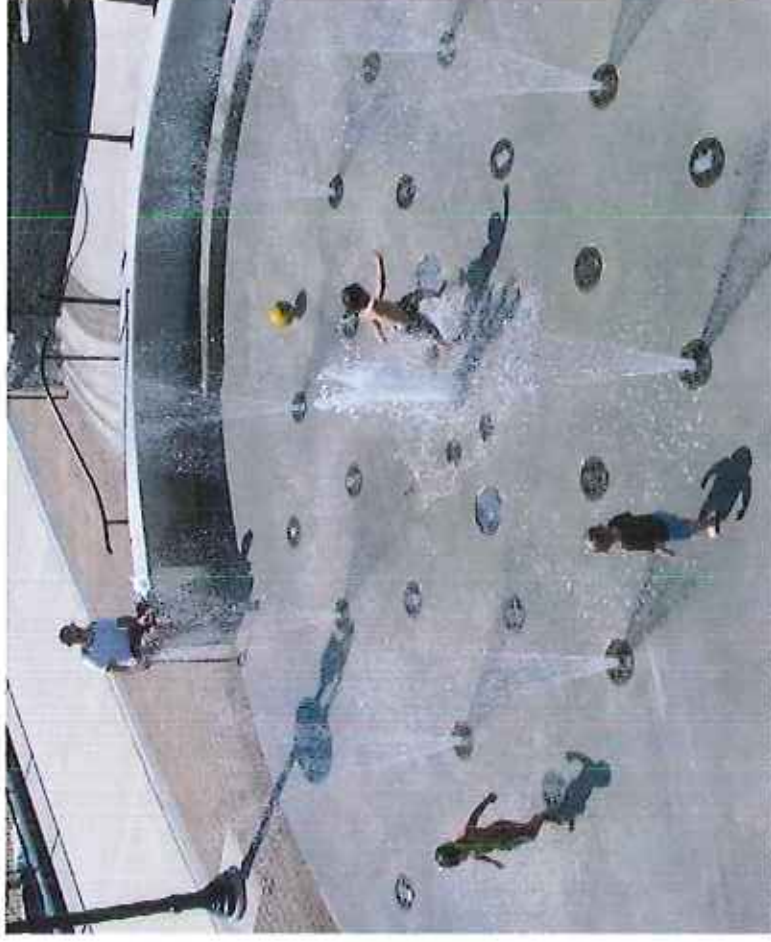
Entertainment

Every great park needs elements of fun! At Kauffman Park, existing amenities like the playground and play equipment (7) and ballfield (8) will be upgraded to increase their value to the park and the neighborhood. The play area is envisioned as a "natural" playground with play elements built into the natural and enhanced landscape. The ballfield will be upgraded to NCAA standards to attract more games and higher-quality tournaments.

An important but often overlooked function of any park is people watching. Removal of the underused and poorly-maintained bleachers on the third base side of the ballfield will allow for the installation of a large multipurpose hill (10) that will act as a natural grandstand for ballgames, a place to watch the kids play in the playground, and sledding in the winter. Enhancements to the existing hill near the entrance of the park (11) will create a second seating area for what will become a large amphitheatre, complete with a small stage that does double-duty as a splash pad on hot summer days.



Right: Example of a natural, wooded amph theater



Above: A splash pad playground

Left (Above and Below): Non-traditional playground equipment



Above and Right: Before and after diagram of proposed play area, including amph theater and earthwork grandstand

Kauffman Park

Education

Interpretive Stations

1. Lakewood History
2. Native Species/Ecology
3. Gardening Practices
- Reading Nooks

Exploration

Trails with unique paving

4. Urban Trail (concrete, "rail" detailing)
5. Nature Trail (groomed natural path)
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Entertainment

Active Play

7. Upgraded play equipment (trolley theme?)
8. Renovated ballfield and amenities
9. Upgraded court facilities

People Watching

10. Multipurpose hill to replace bleachers

Programming

11. Amphitheater and multipurpose "stage"

General Improvements

Upgraded Entries with signage and landscape

Promenade from Detroit to park

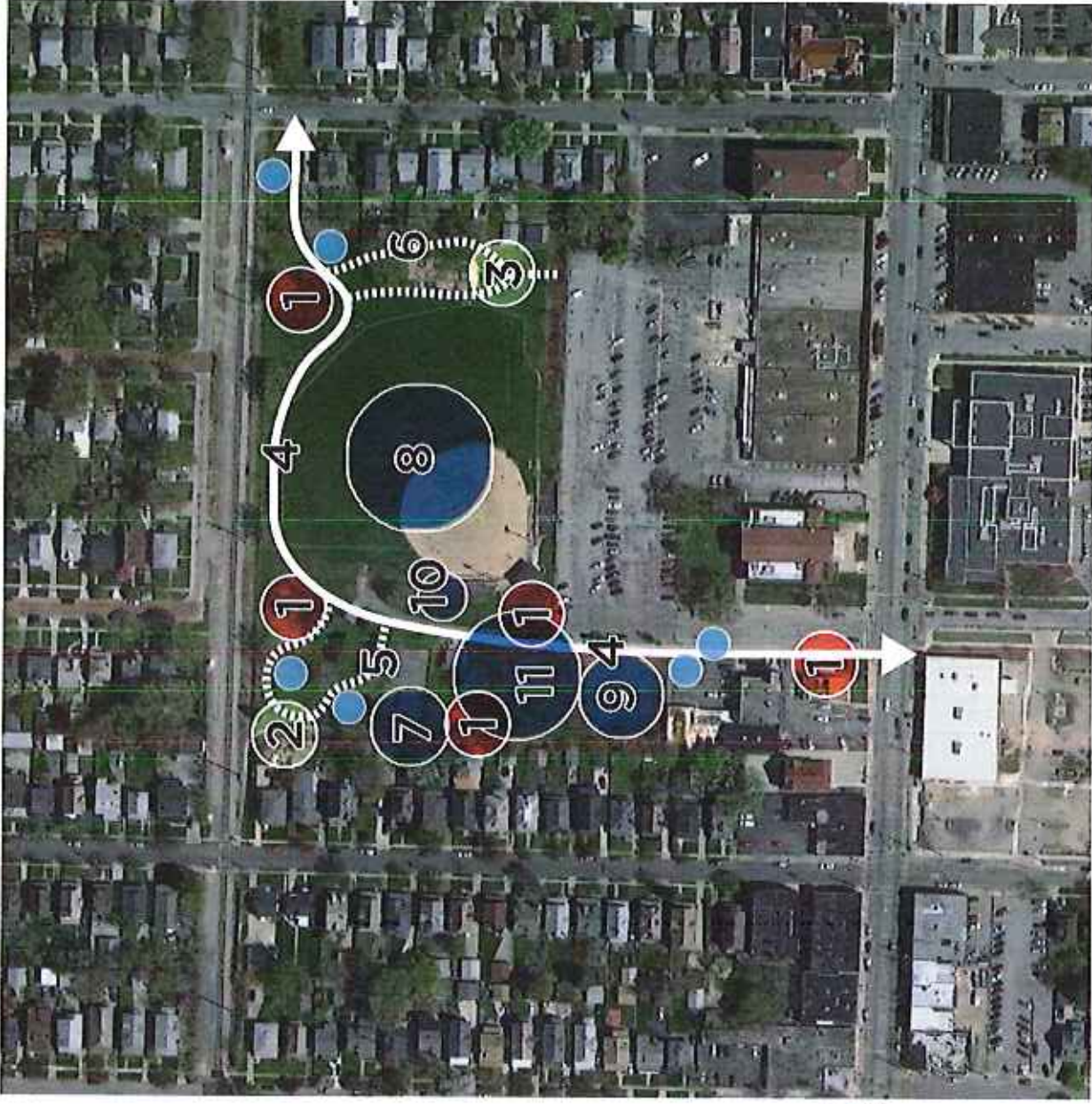
New Entry treatment at parking lot

Splash pad integrated into stage

Upgraded furniture (multiple types/uses)

Lighting

Public Art



Kauffman Park

Lakewood's Downtown Destination for Education, Exploration, and Entertainment

Kauffman Park is in need of first class improvements so that the park can be properly utilized by the general public. The ability of the park to serve a very wide user base merits that first class improvements and maintenance be undertaken.

With the addition of:

Historical Placards

A Series of Trails

Unique and Inviting Play Equipment

Upgraded Baseball Facilities

Improved Basketball Court Facilities

Multipurpose Hill

Amphitheater / Splash Pad

Gateways

Entrance and Wayfinding Signage

Landscaping

Promenades

Furniture and Fixtures

Public Art

and

Pathway and Area Lighting

...the park can become a gem in the center of Lakewood,
and easily become the destination park it deserves to be.

Along with the improvements listed above, with upgrades to the park come other possibilities for improvements such as:
Stormwater management:

The topography of the park could allow for stormwater management facilities to be incorporated into the improvements. These stormwater best management practices could include, bioswales, raingardens, vegetated swails, and underground infiltration and retention areas. The use of these stormwater best management practices could assist in the reduction of stormwater entering the existing combined sewer system.

Bike Infrastructure

The park can offer a safe downtown location for bike parking, bike lockers, a repair station, all within walking distance to RTA line 26



Above: Concept plan of Detroit Avenue park entry

Kauffman Park

Gateways and Entries

Getting into Kauffman Park is presently not a fun or inviting experience. A long walk down a wide, stark street comprises the main entry from Detroit, while a small chain link gate greets visitors from Andrews. To enhance and celebrate the entry from the South, a promenade along Arthur Avenue Extension is envisioned. By narrowing the roadway and constructing a "bump out" at Detroit Avenue, substantial pedestrian area is gained and will accommodate a wider more inviting sidewalk, park signage and entry way features, and additional landscaping, trees, benches, public art, and other amenities (see plan at left).

At Andrews Avenue, a more neighborhood-scaled entry will feature park signage and an allee, harkening back to the land's original use as a fruit tree orchard. Also, an additional pedestrian entrance from Lakeland Avenue will allow for better neighborhood access to the park.





Lakewood's Downtown Destination for Education, Exploration, and Entertainment

Make it Special

Public Art

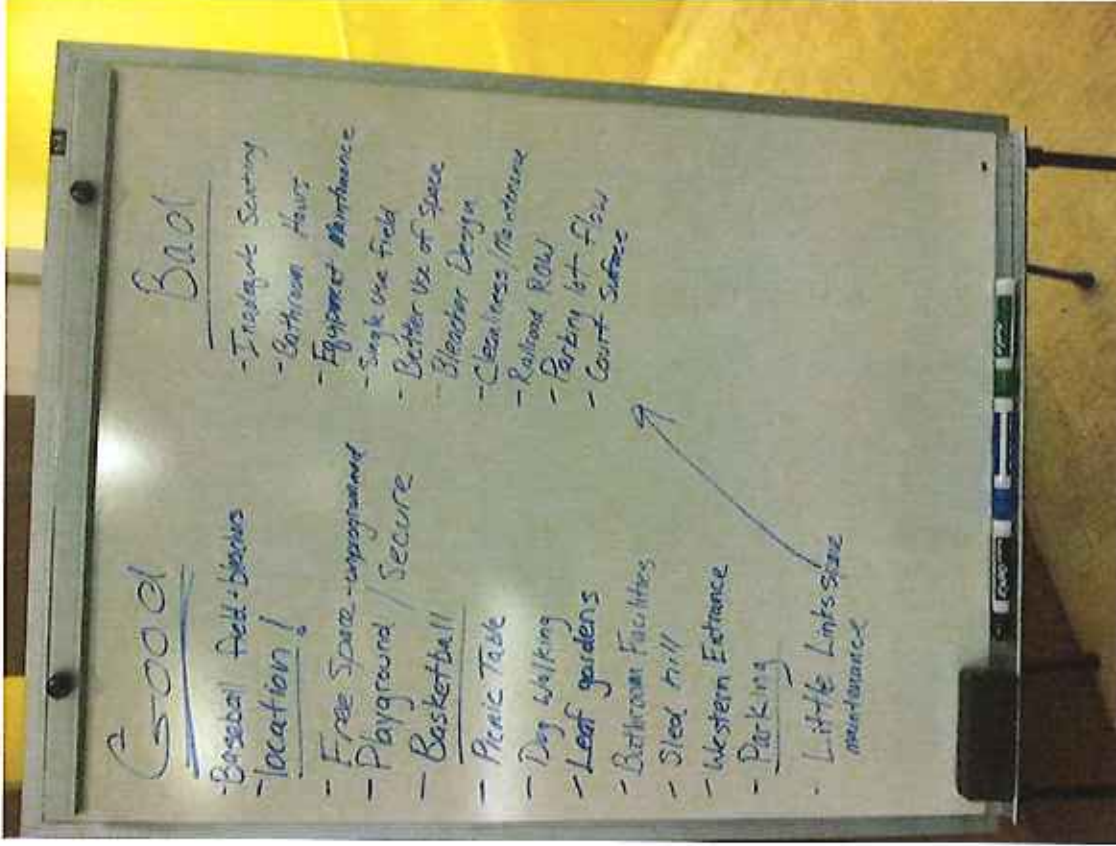
The first class improvements made to the park should include unique features and design to emulate the uniqueness of the community and the park itself. Public art should not only be installed throughout the park in thought provoking and unique settings, but also be incorporated into the design of play equipment, furniture, fixtures, signage, and pathways. All aspects of the park should incorporate features that distinguish the park as a unique and one-of-a kind place.

Events

A successful and utilized park breeds pride, safety, and awareness. Through planned and staged events such as concerts, history walks, field trips, gardening seminars, and baseball tournaments, the park can flourish with activity and naturally become a destination for Lakewood residents, downtown patrons, and out of town guests.

Programming

Integrating the park and its offerings with the needs for programming space of local community groups, institutions, and schools will allow the park to become a vital part of those group's curriculum and missions. With the proposed combination of educational, explorative, and entertainment offerings, the park will be able to offer a first class central location for Lakewood's engaged citizenry.



Next Steps

As stated herein, the intent of this document is to provide a structure for future park investment, outlining overall goals and ideas and highlighting individual projects that can be completed over time in the context of a holistic plan. This document will drive both public investment and fundraising initiatives moving forward. As opportunities arise to implement portions of this plan, detailed and specific plans will be developed, as this document provides only the general framework.

Although welcomed funding opportunities may arise that dictate a certain order of construction of improvements, a general prioritization of the improvements is as follows:

Group 1

- Gateway Improvements
- Entrance Signage
- Installation of Trail System

Group 2

- Upgraded Baseball Facilities
- Multipurpose Hill
- Amphitheater / Splash Pad
- Unique and Inviting Play Equipment
- Public Art

Group 3

- Furniture and Fixtures
- Historical Placards
- Wayfinding Signage
- Landscaping
- Promenades
- Improved Basketball Court Facilities
- Pathway and Area Lighting

Lakewood's Downtown Destination for Education, Exploration, and Entertainment

Priority Matrix

	Visibility	Cost vs Impact	User Experience	Resident/Neighborhood Benefit	Visitor Benefit	Safety	Uniqueness	Educational Benefit	Total	Kauffman Park Friends Priority Grouping (1, 2 or 3)
Amphitheater/Splash Pad	5	4	5	5	5	1	5	5	35	Group 2
Play Equipment	5	4	5	5	5	4	4	3	35	Group 2
Trail System	2	5	5	5	5	5	5	1	33	Group 1
Public Art	5	3	4	5	5	1	5	4	32	Group 2
Gateway Improvements	5	5	4	5	5	3	3	1	31	Group 1
Multipurpose Hill	5	5	5	4	5	2	4	1	31	Group 2
Placards	5	3	4	4	5	1	4	5	31	Group 3
Landscaping	5	5	5	5	5	1	2	1	29	Group 3
Entrance Signage	5	5	4	4	5	1	3	1	28	Group 1
Furniture and Fixtures	3	4	4	5	5	1	1	5	28	Group 3
Upgrade Baseball	5	3	4	2	5	2	1	1	23	Group 2
Pathway/Lights	5	2	3	2	4	5	1	1	23	Group 3
Court Facilities	3	3	3	2	2	2	1	1	17	Group 3

Lakewood's Downtown Destination for Education, Exploration, and Entertainment

	Utilities for Splash Pad / Amphitheater				\$35,000.00	
	Primary Electric	150	LF		\$2,250.00	Extend primary from bathroom.
	Power Distribution System	1	EA		\$8,000.00	To be located in dry location. Will need proper NEMA rated enclosure.
	Water					
	2-3" Domestic Water	150	LF		\$5,250.00	Extend water from bathroom
	Pump and Circulation System	1	LS		\$15,000.00	Water controls, pumping system, etc.
	Sanitary					
	4" PVC Sanitary	150	LF		\$4,500.00	
	Flatwork for Splash Pad / Amphitheater -				\$70,300.00	
	Concrete Curb and Seating Wall	600	LF		\$27,000.00	
	Concrete Walk and Steps	2500	SF		\$17,500.00	Walkways / ramps along amphitheater
	Concrete Pavement	1200	SF		\$10,800.00	Splash Pad / Stage - Decorative - Detail
	Railings and guards	1	LS		\$5,000.00	
	Seating Walls Perimeter	1	LS		\$10,000.00	Splash pad perimeter seating
	Remodeling of Bathroom Facilities	1	LS		\$40,000.0	Scope of work undertermined but updates to facilities necessary
	Subtotal (No GC's or OH&P)				\$186,500	
	General Conditions	1	EA		\$25,000	5 weeks - Superintendent & PM
	OH&P	1	EA		\$18,700	10% of subtotal
	TOTAL - Splash Pad / Amphitheater				\$230,200	Estimated Total

Lakewood's Downtown Destination for Education, Exploration, and Entertainment

Nature Trail							
Demolition & Landclearing							450' of groomed nature trail
	Grubbing / Stripping	1	LS		\$1,500.0	\$1,500	
Paving						\$6,750	
	Groomed Pathway (i.e. Mulch surface)	2250	SF		\$3.0	\$6,750	5' wide pathway (w/ free draining base)
Landscaping / Restoration						\$900	
	Seeding	4500	SF		\$0.2	\$900	5' reseeding on each side of trail
Storm Drainage						\$6,000	
	Drywell / Infiltration Basin Installation	2	EA		\$1,500.0	\$3,000	Water currently ponds in low lying
	Catch Basins	2	EA		\$1,500.0	\$3,000	areas in nature trail area
Subtotal (No GC's or OH&P)						\$15,150	
Garden Trail							
Demolition & Landclearing						\$1,500	500' of stone garden trail
	Grubbing / Stripping	1	LS		\$1,500.0	\$1,500	
Paving						\$8,750	
	Stone Pathway (i.e. Compacted Stone)	2500	SF		\$3.5	\$8,750	5' wide pathway (limestone screenings)
Landscaping / Restoration						\$900	
	Seeding	4500	SF		\$0.2	\$900	
Storm Drainage						\$6,000	
	Drywell / Infiltration Basin Installation	2	EA		\$1,500.0	\$3,000	
	Catch Basins	2	EA		\$1,500.0	\$3,000	
Subtotal (No GC's or OH&P)						\$17,150	
Subtotal (No GC's or OH&P)						\$101,140	Subtotal of all trails
General Conditions		1	EA		\$15,000	\$15,000	3 weeks - Superintendent & PM
OH&P		1	EA		\$10,000	\$10,000	10% of subtotal
TOTAL - Trail Construction Estimate						\$126,140	Estimated Total

Gateway Improvements									
	Andrews Gateway Improvement	1	EA	\$10,000	\$10,000	Andrews - Alee plantings in landscaping			
	Arthur Gateway Improvement	1	EA	\$10,000	\$10,000	(Detroit nearly complete)			
	Subtotal				\$20,000				
Multipurpose Hills and Mounds									
	Demolition & Landclearing				\$3,000				
	Grubbing / Stripping	1	LS	\$3,000.0	\$3,000				
	Earthwork and Grading				\$16,800				
	Embankment and Excavation	1200	CY	\$14.0	\$16,800	Compacted in place			
	Landscaping / Restoration				\$9,000				
	Seeding	45000	SF	\$0.2	\$9,000	Reseeding of entire play area			
	Subtotal (No GC's or OH&P)				\$28,800				
	General Conditions	1	EA	\$2,000	\$2,000	1 week - Superintendent			
	OH&P	1	EA	\$2,900	\$2,900				
	TOTAL - Mounding Estimate				\$33,700				

Lakewood's Downtown Destination for Education, Exploration, and Entertainment

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Lakewood's Downtown Destination for Education, Exploration, and Entertainment

	Subtotal					\$645,540	
	Soft Costs - Design Professionals					\$160,000	25% of subtotal
	Grand Estimated Total					\$805,540	ESTIMATED*
							* Does not include baseball or bas-

Contact Information:



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**KAUFFMAN PARK
FRIENDS**

facebook.com/pages/Kauffman-Park-Friends



216-521-0655

Estimated Costs for:					Notes:
Kauffman Park Improvements - Lakewood, OH					8/28/13 by S. McDermott
Work Description:	Quantity	Unit	Unit Cost	Total	Costs are in 2013 dollars and do not include inflation
Amphitheater/Splash Pad					
Demolition & Landclearing				\$3,000.00	
Clear & Grub / Tree Removal / Stripping	1	LS	\$3,000.0	\$3,000.00	
Earthwork and Grading				\$21,600.00	
Site Fine Grading	10000	SF	\$0.40	\$10,000.00	
Embankment	400	CY	\$14.0	\$5,600.00	
Storm Drainage, Retention Pond				\$18,600.00	
Surface Detention System / Bioswale	1	LS	\$4,000.0	\$4,000.00	
12" PVC Pipe	200	LF	\$18.0	\$3,600.00	
Storm Manholes	2	EA	\$2,500.0	\$5,000.00	
Catch Basins	2	EA	\$2,000.0	\$4,000.00	
Utilities for Splash Pad / Amphitheater				\$35,000.00	
Primary Electric	150	LF	\$15.0	\$2,250.00	Extend primary from bathroom.
Power Distribution System	1	EA	\$8,000.0	\$8,000.00	To be located in dry location. Will need proper NEMA rated enclosure
Water					Extend water from bathroom
2-3" Domestic Water	150	LF	\$35.0	\$5,250.00	Water controls, pumping system, etc.
Pump and Circulation System	1	LS	\$15,000.0	\$15,000.00	
Sanitary					
4" PVC Sanitary	150	LF	\$30.0	\$4,500.00	
Fitwork for Splash Pad / Amphitheater				\$70,300.00	
Concrete Curb and Sealing Wall	600	LF	\$48.0	\$27,000.00	
Concrete Walk and Steps	2500	SF	\$7.0	\$17,500.00	Walkways / ramps along amphitheater
Concrete Pavement	1200	SF	\$9.0	\$10,800.00	Splash Pad / Stage - Decorative - Detail
Railings and guards	1	LS	\$5,000.0	\$5,000.00	
Sealing Walls Perimeter	1	LS	\$10,000.0	\$10,000.00	Splash pad perimeter sealing
Remodeling of Bathroom Facilities	1	LS	\$40,000.0	\$40,000	Scope of work underlaminated but updates to facilities necessary
Subtotal (No GC's or OH&P)				\$186,500	
General Conditions	1	EA	\$25,000	\$25,000	5 weeks - Superintendent & PM
OH&P	1	EA	\$18,700	\$18,700	10% of subtotal
TOTAL - Splash Pad / Amphitheater				\$230,200	Estimated Total
Play Equipment					
Earthwork Slides	4	EA	\$1,500.0	\$6,000	
Climbing Structure	1	EA	\$20,000.0	\$20,000	Custom climbing structure and swing
Upgraded Swings	1	EA	\$10,000.0	\$10,000	facilities incorporated into mounds
Subtotal (No GC's or OH&P)				\$36,000	
Trail System					
Urban Trail					
Demolition & Landclearing				\$3,000	
Grubbing / Stripping	1	LS	\$3,000.0	\$3,000	
Earthwork and Grading				\$1,600	
Embankment and Excavation	200	CY	\$8.0	\$1,600	
Utilities				\$3,010	
Conduit Installation	1000	LF	\$3.0	\$3,010	For future lighting circuits
Paving				\$59,230	Paving costs include stone base.
Concrete Pathway	5020	SF	\$8.5	\$42,670	6' wide walk. Decorative concrete "trail".
Sidewalk	2100	SF	\$7.0	\$14,700	Remove & replace Detroit to Park
Concrete Pavement	800	SF	\$5.5	\$4,400	Vehicle aprons at path terminal
Stumping	1	LS	\$1,000.0	\$1,000	
Landscaping / Restoration				\$2,900	
Seeding	10000	SF	\$0.2	\$2,000	5' reseed on each side of trail
Subtotal (No GC's or OH&P)				\$68,840	
Nature Trail					
Demolition & Landclearing				\$1,500	450' of groomed nature trail
Grubbing / Stripping	1	LS	\$1,500.0	\$1,500	
Paving				\$6,750	
Groomed Pathway (i.e. Mulch surface)	2250	SF	\$3.0	\$6,750	5' wide pathway (w/ free draining base)
Landscaping / Restoration				\$900	
Seeding	4500	SF	\$0.2	\$900	5' reseed on each side of trail
Storm Drainage				\$8,000	
Drywell / Infiltration Basin Installation	2	EA	\$1,500.0	\$3,000	Water currently ponds in low lying areas in nature trail area
Catch Basins	2	EA	\$1,500.0	\$3,000	
Subtotal (No GC's or OH&P)				\$18,150	
Garden Trail					
Demolition & Landclearing				\$1,500	500' of stone garden trail
Grubbing / Stripping	1	LS	\$1,500.0	\$1,500	
Paving				\$8,750	
Stone Pathway (i.e. Compacted Stone)	2500	SF	\$3.5	\$8,750	5' wide pathway (limpstone screenings)
Landscaping / Restoration				\$900	
Seeding	4500	SF	\$0.2	\$900	
Storm Drainage				\$6,000	
Drywell / Infiltration Basin Installation	2	EA	\$1,500.0	\$3,000	

	Catch Basins	2	EA	\$1,500.0	\$3,000	
	Subtotal (No GC's or OH&P)				\$17,150	
	Subtotal (No GC's or OH&P)				\$101,140	Subtotal of Urban, Nature and Garden trails
	General Conditions	1	EA	\$15,000	\$15,000	3 weeks - Superintendent & PM
	OH&P	1	EA	\$10,000	\$10,000	10% of subtotal
	TOTAL - Trail Construction Estimate				\$126,140	Estimated Total
Public Art						
	Public Art Installations	1	EA	\$50,000	\$50,000	Costs could vary greatly depending upon plan for individual pieces
Gateway Improvements						
	Andrews Gateway Improvement	1	FA	\$10,000	\$10,000	Andrews - Area plantings in landscaping
	Arthur Gateway Improvement	1	FA	\$10,000	\$10,000	(Detroit nearly complete)
	Subtotal				\$20,000	
Multipurpose Hills and Mounds						
	Demolition & Landclearing				\$3,000	
	Grubbing / Stripping	1	LS	\$3,000.0	\$3,000	
	Earthwork and Grading				\$16,800	
	Embankment and Excavation	1200	GY	\$14.0	\$16,800	Compacted in place
	Landscaping / Restoration				\$9,000	
	Seeding	45000	SF	\$0.2	\$9,000	Reseeding of entire play area
	Subtotal (No GC's or OH&P)				\$28,800	
	General Conditions	1	EA	\$2,000	\$2,000	1 week - Superintendent
	OH&P	1	FA	\$2,000	\$2,000	
	TOTAL - Mounding Estimate				\$33,700	
Plaques						
	Local History	5	FA	\$1,500	\$7,500	Interpretive Panels
	Native Ecology	2	EA	\$1,500	\$3,000	Interpretive Panels
	Subtotal				\$10,500	
Landscaping						
	Andrews Allee Trees	60	EA	\$300	\$18,000	
	Amphitheater Trees	20	FA	\$250	\$5,000	
	Pathway Trees	20	EA	\$250	\$5,000	
	Nature Trail Area Plantings	1	FA	\$1,500	\$1,500	Native species to correspond with plaque
	Subtotal				\$29,500	
Entrance Signage						
	Detroit and Andrews Signage	2	EA	N/A	N/A	To be installed by City in 2013
Furniture and Fixtures						
	Reading Nook Benches	6	EA	\$2,000	\$12,000	
	Custom Seating / Furniture	6	EA	\$3,000	\$18,000	
	Trash Receptacles	4	EA	\$1,500	\$6,000	
	Picnic Tables	3	EA	\$2,500	\$7,500	
	Subtotal				\$43,500	
Upgrade Baseball Facilities						
	Fox Field Improvements			TBD		To be based upon finalized scope of improvements
Pathway and Area Lighting						
	Light Poles & Heads	16	EA	\$3,000	\$42,000	Conduit cost above in urban trail
	Pole Foundation	16	EA	\$1,000	\$14,000	Decorative pole and head
	Power Distribution Components	1	EA	\$10,000	\$10,000	Panel, Meter Base, Primary Power
	Subtotal				\$66,000	
Court Facilities						
	LOBG Court Improvements			TBD		To be based upon finalized scope of improvements
Subtotal					\$645,540	
Soft Costs - Design Professionals					\$150,000	25% of subtotal
Grand Estimated Total					\$805,540	ESTIMATED*

* Does not include baseball or basketball facilities removal costs