



# Marshbank Park Improvement Project

## WEST BLOOMFIELD PARKS & RECREATION COMMISSION

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This project is funded in part through a grant received from the Michigan Natural Resources Trust Fund.

**Landscape Architect/Engineer**  
Beckett & Raeder

**Architect**  
Cooper Design

**Consultants**  
Strategic Energy Solutions  
Structural Design Incorporated  
Graber and Associates

**General Contractor**  
Commercial Contracting Corporation

## Marshbank Improvements Summary

### General Scope of Work:

Improvements include three buildings; an All Season Shelter Building of approximately 2,114 square feet area; a Seasonal Toilet Building of approximately 1,135 square feet area; and a Maintenance Building of approximately 6,000 square feet area; two shade shelters of approximately 1,200 and 225 square feet respectively. Site work includes roadway, sidewalk, and walking path paving, parking area paving, landscape planting and irrigation work, construction of two playground areas with rubber surfacing, fencing, construction of new play fields for baseball and soccer, construction of elevated boardwalk along the lake front with floating fishing pier and seasonal canoe/kayak launch platform.

### Universal Access/Barrier Free Design

- ▶ No steps or ramps for building access. All new facilities designed for use by all individual regardless of their ability or lack of ability.
- ▶ Accessible fishing pier, boardwalk, kayak/canoe launch, buildings and ADA accessible playground.
- ▶ Power assisted door on All Season Shelter.
- ▶ Paved walking paths.

### Site Development:

- ▶ Sustainable site development that includes sensitivity to the surrounding watershed, wildlife and surround land use.
- ▶ Stormwater management using porous asphalt paving, Rain Gardens and Bioswales.
- ▶ Landscape designed with native plant species.
- ▶ Year-round restroom with enclosed shelter building.
- ▶ Seasonal restroom building with attached screen deck overlooking Cass Lake.
- ▶ Park Operations and Maintenance Facility.
- ▶ Use of recycled steel for roofing and siding.

- ▶ Renewable concrete and manufactured stone surfaces.
- ▶ Structural Insulated Panels for roofing.
- ▶ New picnic shelter overlooking Cass Lake.

### Energy Efficiency:

- ▶ Geo-thermal heating and cooling. In-floor radiant heat.
- ▶ Solar hot water heating for Seasonal Restroom.
- ▶ Composting toilets and waterless urinal for Seasonal Restroom.
- ▶ Skylights in maintenance facility to reduce the need for artificial lighting.
- ▶ Photocells, timers and motion sensors that turn on and off artificial lighting.
- ▶ Computer controlled locks and security system.
- ▶ Light colored steel roofing to reflect the heat of the sun.

### Special Touches

- ▶ Drinking fountain with attached dog drinking fountain.
- ▶ Poured-in-place rubber safety surface in playgrounds.
- ▶ Screened overlook deck attached to the Seasonal Restroom.
- ▶ Special shade fabric shelter near playground.
- ▶ Re-roof the existing shelter with steel roofing.
- ▶ Relocate and improve ball fields and special event/soccer field.

### Vehicles and pedestrians

- ▶ New entrance drive with acceleration and deceleration lanes on Hiller Road and a left turn lane from Hiller Road into the park
- ▶ All park facilities will be interconnected via an internal path system.
- ▶ Paved parking lots built to modern size standards with marked spaces and additional drive space.
- ▶ Improved nature trails.
- ▶ Improved access to the township Safety Path system.
- ▶ Additional barrier free parking spaces.