



Master Plan for Lakewood Park

Prepared by:



Brandstetter Carroll Zofcin Inc.
Architects Engineers Planners

Adopted by the Lakewood Planning Commission
as Amended on November 26, 2001
and revised January 7, 2002
and Amended on May 17, 2004



12650 DETROIT AVENUE • 44107 • 216/521-7580 • FAX 216/529-5936

May 17, 2004

PLANNING COMMISSION

Lakewood City Council
Lakewood, Ohio 44107

RE: Planning Commission recommendations regarding
the Amended Master Plan for Lakewood Park
referral from City Council December 17, 2001

Dear Members of Council:

The Lakewood Planning Commission at its meeting of May 4, 2004 accepted a referral from City Council regarding revisions to the November 26, 2001 amended Master Plan for Lakewood Park.

As a result of the May 4, 2004 Planning Commission meeting, final action was taken regarding the Master Plan for Lakewood Park to include the following revisions:

The lakefront development program, which will consist of:

1. Installation of an architecturally appealing promenade walkway on the existing access road.
2. Installation of a fishing pier structure designed to withstand the Lake Erie environment, modifying the existing near-shore slope north of St. Augustine Academy to stabilize it and to create room for other lakefront structures.
3. Provide Code-compliant handicap access from the parking lots to the lakefront.
4. Installation of offshore break walls and a usable beach between the Lakewood Park shore and the west side of the area north of the St. Augustine Academy.
5. Provide extensive landscaping and planting of appropriate native species.

This amendment to the Master Plan for Lakewood Park is through the efforts of many individuals within the City of Lakewood. As a result of these efforts, the opportunity for a major expansion to Lakewood Park has become available. The Sisters of Charity of Saint Augustine have agreed in principle to allow the City to develop the Lake Erie shoreline north of their property. During 2003, three grants were obtained from the State of Ohio, which, along with a City match, were committed to perform engineering and environmental services and to begin construction of the first elements of the overall design.



CITY OF LAKEWOOD, OHIO

Lakewood City Council

May 17, 2004

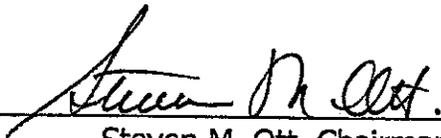
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The Planning Commission voted unanimously to incorporate the above revisions in the adopted November 26, 2001 Amended Master Plan for Lakewood Park and to refer this correspondence to City Council. The Commission urges City Council to take favorable action on the revisions submitted this evening as incorporated in the adopted Master Plan for Lakewood Park. This plan is consistent with the *Community Vision* and will serve as the next step toward the improvement and beautification of this important Lakewood community asset.

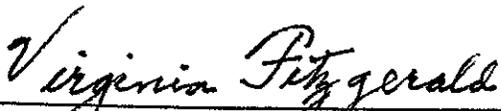
Please refer this correspondence and the related resolution to the Committee of the Whole.

We look forward to continuing to work with the Administration and City Council as the implementation of the Master Plan for Lakewood Park to continue. The Commission shares the Administration and City Council's vision that our lakefront "jewel" shall continue to meet the recreational needs of Lakewood's citizens today and well into the future.

Very truly yours,



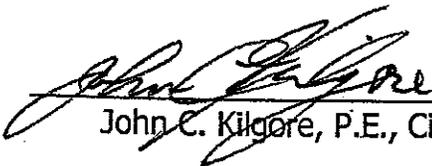
Steven M. Ott, Chairman



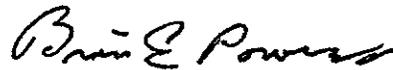
Virginia Fitzgerald, Vice Chairman



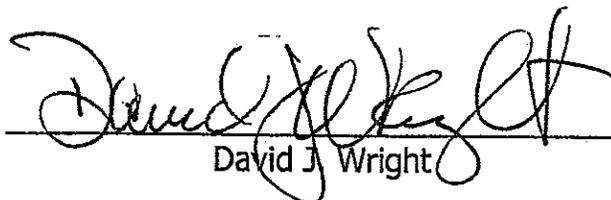
William Grulich



John C. Kilgore, P.E., City Engineer



Brian E. Powers



David J. Wright



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January 7, 2002

PLANNING COMMISSION

Lakewood City Council
Lakewood, Ohio 44107

RE: Planning Commission recommendations regarding the
Amended Master Plan for Lakewood Park
referral from City Council December 17, 2001

Dear Members of Council:

The Lakewood Planning Commission at its meeting of January 2, 2002 accepted a referral from Lakewood City Council regarding revisions to the November 26, 2001 amended Master Plan for Lakewood Park.

As a result of the January 2, 2002 Planning Commission meeting, final action was taken regarding the Master Plan for Lakewood Park to include the following revisions:

1. Improving access to the waterfront level through both an eastern stairway and a centrally located multi-purpose ADA-accessible pathway built into the hillside with resting places and overlooks along the length of the path.
2. Upgrading the existing service drive to a paved pedestrian "lakewalk" skirting the Lake Erie shoreline – to increase public access to the water's edge – including benches and lighting and incorporating an enhanced cul-de-sac at the eastern end for park users to relax and take in the views of Lake Erie and downtown Cleveland's skyline.
3. Constructing a new, state-of-the-art swimming pool including facilities for lap swimming and youth team practices as well as a new toddler area, slides and ADA-accessible zero-depth entry.
4. Subject to further study, the lakefront redevelopment phase envisions environmental improvements that are consistent with use as a municipal park and which can offer educational opportunities.

The Commission understands that the Master Plan for Lakewood Park is a conceptual plan. As each major element of the plan is taken to the next level of more detailed design and engineering study minor deviations may result to the location and specifications of these elements. Minor refinements to the Master Plan would not require review by the Planning Commission.



CITY OF LAKEWOOD, OHIO

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January 7, 2002
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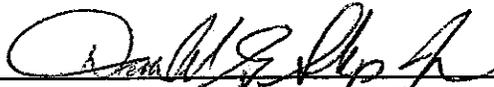
This next level of more detailed analysis will also provide an opportunity for the City to further consider ideas proposed by Lakewood residents, particularly regarding the lakefront and the swimming pool.

The Planning Commission voted unanimously to incorporate the above revisions in the adopted November 26, 2001 Amended Master Plan for Lakewood Park and to refer this correspondence to City Council. The Commission urges City Council to take favorable action on the revisions submitted this evening as incorporated in the adopted Master Plan for Lakewood Park. This plan is consistent with the Community Vision and will serve as the next step toward the improvement and beautification of this important Lakewood community asset.

Please refer this correspondence and the related resolution to the Committee of the Whole.

We look forward to continuing to work with the Administration and City Council as the implementation of the Master Plan for Lakewood Park commences. The Commission shares the Administration and City Council's vision that our lakefront "jewel" shall continue to meet the recreational needs of Lakewood's citizens today and well into the next century.

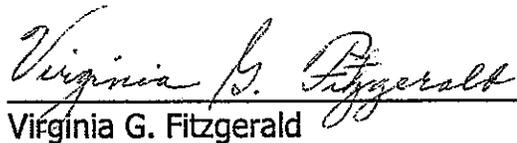
Very truly yours,



Donald G. Sharp, Jr., Chairman



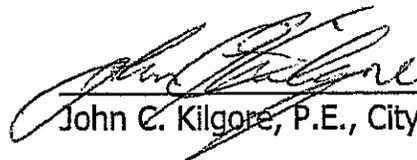
Kevin Burtzlaff



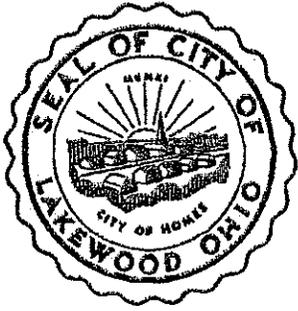
Virginia G. Fitzgerald



Steven M. Ott



John C. Kilgore, P.E., City Engineer



12650 DETROIT AVENUE • 44107 • 216/521-7580 • FAX 216/529-5936

December 3, 2001

PLANNING COMMISSION

Lakewood City Council
Lakewood, Ohio 44107

RE: Planning Commission recommendations regarding the Master Plan for Lakewood Park referral from City Council – February 2, 2001

Dear Members of Council:

The Lakewood Planning Commission at its special meeting of November 26, 2001 took final action on a referral from Lakewood City Council on the Master Plan for Lakewood Park. An extensive community review process has been underway for several months leading up to the November 26th meeting. This process began in May 2000 when the City's consulting firm of Brandstetter Carroll Zofcin, was commissioned to update the City's Parks and Recreation Plan and to develop a master plan for Lakewood Park.

The methodology utilized for this planning study was a five-step process, which included data collection, a stakeholder needs assessment and analysis (including citizens, School Board and Recreation staff, City parks staff and other user groups), physical planning, capital cost requirements, and preparation of an action plan.

From the start of the planning process, it was imperative to gauge public sentiment about Lakewood Park and formulate a master plan incorporating the community's vision. Therefore, a resident survey was conducted and six community meetings were held between August and October 2000. In addition, two work sessions were conducted in November and December 2000 with the Planning Commission to discuss the draft master plan for Lakewood Park. At the February 2001 meeting, the Planning Commission accepted a referral from City Council regarding the completed draft master plan.

In October 2001 the Planning Commission held a public hearing on the plan to obtain comments and recommendations from the general public. Newspaper ads were run in the Plain Dealer along with the Sun Post and over a thousand flyers were hand delivered to the residential neighborhoods surrounding Lakewood Park. Over a hundred people attended the public hearing to review the proposed master plan for Lakewood Park. Based on all of the comments received and meetings held the Planning Commission has gauged the level of community support and consensus for the recommendations in the draft master plan for Lakewood Park.

After considering the input received throughout the community review process, the Planning Commission, together with the Administration and consultant suggested several revisions to the master plan for Lakewood Park.

CITY OF LAKEWOOD, OHIO

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As a result, at the November 26, 2001 Special Planning Commission meeting final action was taken regarding the revised Master Plan for Lakewood Park including the following modifications and recommendations for further study:

- The Planning Commission is recommending further detailed study on Foster Pool with respect to renovating or rebuilding the entire pool.
- The reduction of parking adjacent to the Old Stone House to accommodate a new barn for the Historical Society in combination with a new skate house facility.
- The relocation of the proposed Skateboard Park to the western end of the park to eliminate conflicts with events at the Woman's Pavilion and to allow the potential for occasional temporary use of the adjacent tennis courts as a spectator viewing area. This would require the elimination of three tennis courts to make room for the Skateboard Park.
- The inclusion of access to the Skateboard Park for users and for surveillance from the western service road.
- The inclusion of a full court basketball court south of the tennis courts next to the new barn.
- The inclusion of an ADA approved ramp in lieu of the mechanical incline ramp to the waterfront. The ramp should be as gradual a decline as possible.
- A ten-foot wide path around the perimeter of the park designed to minimize the impact on existing trees.
- The elimination of the grass pavers on the eastern side of the park to continue to accommodate youth sport activities in this area.
- The overall layout of the entrance driveway to the park shall remain as proposed. However, it is recommended that the traffic circulation and bus drop off design be studied further. The archway structure should be eliminated and replaced with a low stone wall entry feature similar to those typical of residential properties along Lake Avenue.
- The Rhodes estate stone wall should be retained at its existing location, if possible, or the stone re-used at the entrance.
- The Commission emphasizes the need to respect the existing trees and suggests removal of them only when absolutely necessary. Where practical, the Commission recommends the existing trees should be retained.
- The Commission recommends when new trees are planted that they be a variety of trees that will grow into a large canopied tree, where appropriate.

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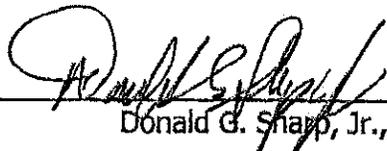
Lakewood City Council
December 3, 2001
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- The Commission recommends further detailed design and engineering analysis of the north embankment and the lower level shoreline to refine the proposal to improve access to the waterfront and to make these areas more inviting to park users.
- The Commission understands that as specific design plans are prepared, minor deviations to the location and specifications of the major elements of the Master Park Plan are possible which would not require review by the Planning Commission. However, if specific substantial changes result from the suggested further analysis, such changes shall be referred to the Planning Commission for review and approval prior to implementation.

The Planning Commission voted unanimously to adopt the Master Plan for Lakewood Park as amended and refers this correspondence to City Council. The Commission urges City Council to take favorable action on the amended Master Plan for Lakewood Park. This plan is consistent with the *Community Vision* and will serve as the next step toward the improvement and beautification of this important Lakewood community asset.

We look forward to continuing to work with the Administration and City Council as the implementation of the Master Plan for Lakewood Park commences. The Commission shares the Administration and City Council's vision that our lakefront "jewel" shall continue to meet the recreational needs of Lakewood's citizens today and well into the next century.

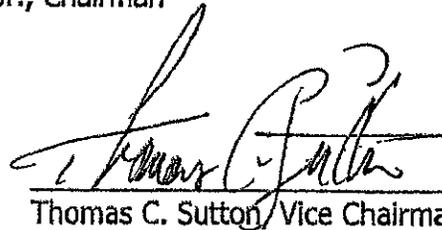
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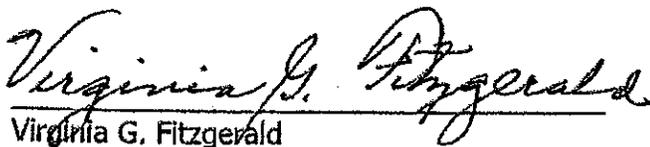
Donald G. Sharp, Jr., Chairman



Kevin Burtzlaff



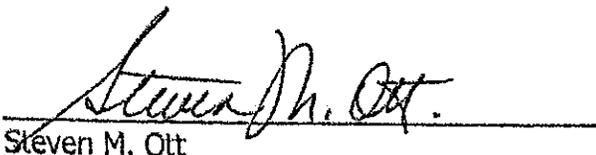
Thomas C. Sutton, Vice Chairman



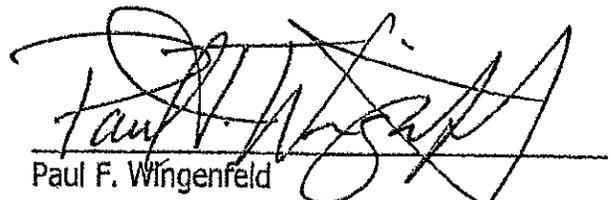
Virginia G. Fitzgerald



John C. Kilgore, P.E., City Engineer



Steven M. Ott



Paul F. Wingenfeld

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I. Summary of Plan Recommendations

In July, 2000, the City of Lakewood commissioned the architectural, engineering and planning firm of Brandstetter Carroll Zofcin Inc. to provide planning services for a master plan of the cities park and recreation facilities with special emphasis and focus on a new master plan for Lakewood Park.

The methodology utilized for this planning study is a five-step process. The five steps are:

- ❖ **Data Collection**
- ❖ **Needs Assessment and Analysis.**
- ❖ **Physical Planning**
- ❖ **Capital Cost Requirements.**
- ❖ **Action Plan**

During the **Data Collection** phase the consultant visited each of the parks within the City of Lakewood and recorded observations of the facilities available to residents at each location. The consultant received a base map of Lakewood Park from the City's engineering department in order to study that park in detail. Specific locations of each improvement at Lakewood Park along with the sites topography, utility services, orientation and natural features were reviewed. This map also provided information on pedestrian and vehicular access for use in the subsequent physical planning phase. The consultants also reviewed reports previously prepared including the Lakewood Community Vision report prepared in April, 1993 and the **Long Range Parks and Recreation Plan** prepared in December, 1995.

During the **Needs Analysis and Assessment Phase** of the project, several tools were utilized to assess the outdoor recreational needs within the community. A community-wide random telephone survey prepared by a professional market research firm was conducted during August, 2000. Its purpose was to determine resident's perceived needs for specific outdoor recreation facilities community-wide and to evaluate Lakewood's existing outdoor recreation facilities. Meetings were then conducted with specific user groups to focus in on the needs at Lakewood Park.

The meetings were held as follows:

- ❖ August 3, 2000 – Kid's Cove Playground Committee
- ❖ August 9, 2000 – Parks Department
- ❖ August 23, 2000 – Pool Users
- ❖ August 28, 2000 – City Council

- ❖ September 27, 2000 – Stake Holders and Frequent Users
- ❖ October 18, 2000 – General Public
- ❖ November 8, 2000 – Planning Commission
- ❖ December 5, 2000 – Planning Commission

The purpose of these meetings was to spur people's thinking as to how they utilized Lakewood Park, the things they liked and the things they did not like about the park. All of these items were recorded during the meetings and, at the end of the meetings as a last exercise, attendees were asked to prioritize those items that they would like to see as improvements to Lakewood Park.

Public hearings were also held by the Planning Commission on October 2nd, and November 26, 2001 and January 2, 2002.

Certain consistencies emerged during the course of these meetings. Those items are:

- a) Lakewood Park users did not feel that there was a need for radical change or a complete redesign of the park.
- b) Residents and users felt that Lakewood Park is a valuable asset to the community.
- c) People feel safe and secure at the park and feel that, while certain things are in need of repair the overall maintenance is adequate.
- d) Users of the park feel that there is an overwhelming need to revamp the entrance and parking area to provide better safety and eliminate as much as possible vehicular and pedestrian conflict.
- e) The playground areas, as they existed before the construction of Kid's Cove, are inadequate and unsafe.
- f) The park should, as much as possible, retain passive activities that are available presently.
- g) Better emphasis needs to be placed on the lakefront and access to the lakefront.
- h) The pool and bandstand are valuable assets at the park and should be retained and enhanced.
- i) While availability of public transportation is good, improvements need to be made to the RTA Bus layover.
- j) Accessibility to all facilities for handicapped and disabled persons needs to be provided to all of the facilities at Lakewood Park.

- k) The Kiwanis Pavilion is highly utilized to the point of congestion and additional pavilions are desirable.

While there were a multitude of other ideas and suggestions, the items noted above were consistently mentioned and represent the most reasonable opportunities for improvements to Lakewood Park.

Brandstetter Carroll Zofcin Inc. then proceeded into the **Physical Planning** phase of the project based on input received from the public meetings, telephone survey and review of existing facilities and other data provided by the city. A map which graphically illustrates the recommendations is included in Section II of this report and a description of those recommendations, along with **Capital Cost Requirements**, is included in Section III of this report. The summary of the recommendations is as follows:

- ❖ Create a new and exciting entryway to Lakewood Park that is sympathetic to the existing stone entryways found along Lake Avenue estates and at Lakewood Park. This is intended to set a tone for the park by introducing cohesive elements that are found throughout the park and that will thematically unify all of the facilities within the park. Presently, it is felt that the park was haphazardly developed and lacks a consistent theme.
- ❖ Create an oval drive off the main entrance eastward and westward of Belle Avenue. The eastward drive will be used for RTA bus layovers and both the eastward and westward can also be used to disperse traffic more readily at the conclusion of events such as fireworks and band concerts.
- ❖ Renovate the parking area to park more cars in an efficient manner and provide landscaping to soften the effects of the pavement.
- ❖ Work in conjunction with the Kid's Cove Playground to install state-of-the-art and safe play equipment.
- ❖ Take better advantage of the available resource of the lakefront into the park. Virtually all of the residents that attended meetings felt strongly that development and integration of the lakefront into Lakewood Park was essential for its future success. This can be accomplished by creating a multi-use pier, accessible from a stairway at the east end of the Park, and by a handicapped accessible ramp integrated into the hillside which connects to a boardwalk and an overlook at the top of the cliff on the north side of the Park. A lake walk at the beach level would tie into this ramp and have a focal point at the east to provide views of downtown Cleveland and to the west to provide views of the sunset.
- ❖ Provide more opportunities for picnicking and family events by installing a pavilion at the east and west ends of the upper level boardwalk. These elements would all be tied in thematically with the elements utilized at the park entry and new parking areas.

- ❖ Connect all of the elements of the park with a perimeter trail that can be used for walking and jogging. The perimeter trail would be approximately $\frac{3}{4}$ of a mile if traversed around the entire site. The trail should be designed to have a minimal impact on existing trees.
- ❖ Replace the pool with a state-of-the-art facility that includes 8 lanes of 25 meter lap swimming, a diving well, an activity area, wading pool and other features such as water slides and interactive play features, along with the zero-depth entry for ADA accessibility.
- ❖ Provide ADA accessibility for all of the facilities at the park by making the perimeter trail accessible. The access to the lakefront for disabled persons would be from a handicapped accessible ramp integrated into the hillside from the boardwalk down to the multi-use pier.
- ❖ Maintain passive recreational opportunities on the eastern half of the site and concentrate active recreational facilities on the western half of the park.
- ❖ Eliminate the lone tennis court at the north end of the existing tennis area and two other courts to accommodate installation of a skate park. This skate park, if possible, should be a bowl below grade so as to minimize its visual impact on the site.
- ❖ Provide landscaping and other improvements at the Historical Society's Old Stone House to enhance its appeal and stature at the site. This could be accomplished by eliminating the existing skate house and building a new barn-type structure adjacent to the existing Old Stone House. The new barn structure will serve many functions including that of replacing the skate house and will have a fireplace and closeable walls. This will allow the Historical Society to move their offices into the new barn structure.
- ❖ Maintain the passive recreation theme by relocating the sand volleyball courts from the eastern part of the site to the western part of the site adjacent to the ball field at the northwest corner.
- ❖ Provide improvements to the bandstand by creating a shell over the stage and paving underneath the bench area.
- ❖ Maintain the location of the Veterans Memorial and Heritage Park and enhance them by cleaning them up and providing better landscaping.
- ❖ Renovate, to the extent practical, the Kiwanis Pavilion, the restroom concession building and the pool bathhouse to help unify thematically all of these facilities.
- ❖ Install one full-size basketball court to the south of the existing tennis court area.

- ❖ Provide new trash receptacles, bollards, signage and lighting in a unified theme to provide a cohesive design throughout the park.

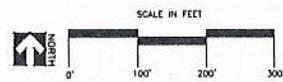
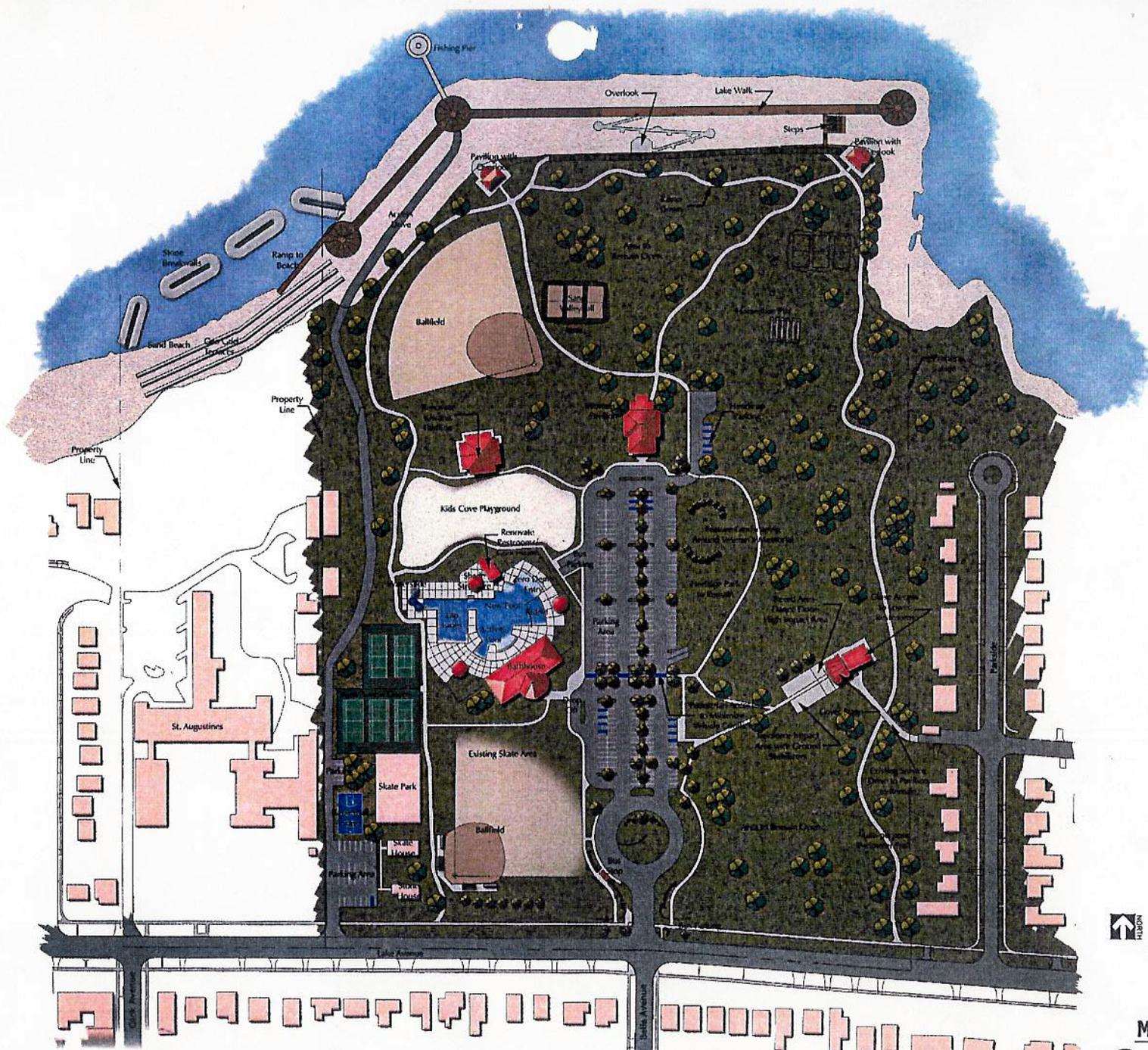
These items along with the cost requirements for each item, are detailed in Section III, **Recommendations and Capital Cost Requirements**. As part of the recommendations, a list of priorities has been developed in projects grouped together that make sense from a scope of work and priority standpoint. They have been grouped into five phases as follows:

- ❖ Phase I - Entry / Parking Lot / Kid's Cove Playground
 - Estimated Cost \$1,151,160
- ❖ Phase II - Multi-use Pier / Lakefront Project
 - Estimated Cost \$1,371,600
- ❖ Phase III - Foster Pool Replacement Project
 - Estimated Cost \$1,860,000
- ❖ Phase IV - Tennis Basketball Courts, Ball Field / Volleyball Courts, Skate Park and Miscellaneous Improvements
 - Estimated Cost \$1,220,368
- ❖ Phase V - Historical Society, Pavilion and Bandstand Project
 - Estimated Cost \$ 822,144

This report focuses on the master plan for Lakewood Park. Recommendations on improvements to other parks and their impact on the City's operational budget are yet to be determined.

Lakewood Park is a community park in the true sense of the word. It is all things to all people in the City of Lakewood. Nearby local residents perceive it as their neighborhood park. It is utilized by the community as a whole and at times borders on being a regional park, as it draws people from outside the community as well. As is the case with many inner-ring suburban communities, the park has been developed over the years without the benefit of a Master Plan. The recommendations contained in this report do not propose a wholesale revamping of the park. Rather, this plan has been sensitive to facilities, as they exist at the park and perceives them as strengths that need to be enhanced. There are certainly, most notably the lakefront, areas of the park that are highly under utilized and are a valuable resource to be explored. The number and types of facilities available at Lakewood Park create an intense usage among Lakewood residents.

While participation and attendance levels are difficult to determine for outdoor facilities, as compared to indoor recreational facilities, one can say with certainty that Lakewood Park is among the most highly utilized recreational facilities in the region. Enhancements and improvements to the park are necessary to maintain its stature as the crown jewel of the Lakewood Park system.



MAY 4, 2004
 Concept Plan

 Brandstetter Carroll Zofcin Inc.
 Architects Engineers Planners
 Cleveland Cincinnati Lexington



Lakewood Park Master Plan
 City of Lakewood, Ohio

III. Recommendations and Capital Cost Requirements

III. Recommendations and Capital Cost Requirements

The drawing in Section II illustrates graphically the proposed improvements to Lakewood Park as recommended by Brandstetter Carroll Zofcin Inc. These recommendations are formulated based on input received by the consultant from various groups within the community. Meetings were conducted with frequent users of the park in general, users of the pavilions, citizens in the neighborhood, Kid's Cove playground and pool users. Recreation department staff and service department personnel were interviewed to garner input on operational concerns. Members of the Historical Society and Lakewood citizens in general were also interviewed.

Separate meetings were held with members of City Council and the Planning Commission to garner their input and subsequent feedback on the proposed improvements to the park. A final set of public hearings was conducted by the Planning Commission to seek final input on the concept plans.

The following recommendations and phasing of the proposed improvements are based on the input received from all of these diverse groups within the community. They are listed in priority levels based on that input and from the telephone survey that was conducted citywide. During the public meetings, comments were elicited from the citizens on the things that they liked, disliked and would like to see improved at Lakewood Park. At the end of each citizen meeting, the attendees were asked to prioritize the items they felt most strongly about as constructive needs at Lakewood Park. The following priority list and capital cost requirements for the proposed improvements are a result of this input.

A. Phase I

Park Entrance / Parking and Kid's Cove Project

A universal comment made at all of the meetings conducted was the need for a resolution of the conflict between vehicles and pedestrians at Lakewood Park. There was also a strong sentiment for more appealing sense of entry to the park and a way to minimize the impact of the RTA bus turnaround at the park entrance. More cohesion in all park elements, such as lighting and signage, are also highly desirable in order to create a coordinated theme throughout the entire park. Presently, there are various elements, which are unrelated in the areas of graphics and lighting.

It was felt that redoing the entryway and improving the parking lot as well as associated items adjacent to it, such as the Heritage Park and Veterans Memorial, will create a major impact, provide an impetus and set the tone for all future development at the park. Further, it is recommended that the Kid's Cove playground be included in this first phase. There is a highly motivated grassroots organization that has spent considerable time and raised funds to get that project off the ground. Providing the space and assisting in the means to develop the Kid's Cove playground will create a major sense of accomplishment for an important stakeholder group at the park.

The elements of this first phase are as follows:

-  Demolition of all items that are extraneous and do not need to remain in the development of this first phase. This includes removal of existing pavement, bollards, lighting, walks and other miscellaneous items.
-  Earthwork required regrading the parking lot and adjacent areas.
-  Proof rolling and supplementing existing base for proper installation of new asphalt pavement and the associated curbing, walks and striping and sealing.
-  Landscaping at the front entry and around the Heritage Park and Veteran's Memorial.
-  Development of an entry element at the entrance on Lake Avenue.
-  Coordinated signage and an informational kiosk to serve as a focal point for dissemination of information regarding park activities.
-  Coordinated overhead parking lighting with appropriate light levels and sharp cut off features along with subtle accent walkway lighting.
-  Cleaning up and sprucing up of the Heritage Park and Veteran's Memorials.
-  Proper storm drainage to allow for long-term maintenance of the new parking and drive areas.
-  Development of the Kid's Cove playground along with associated walks and other appurtenances.

A listing of the preliminary estimate of probable construction cost for work in this phase is as follows:

Phase I

1. Parking Lot Project

a. Demolition	\$33,240
b. Earthwork	\$55,000
c. Pavement	\$277,560
d. Striping/Sealing	\$21,000
e. Curbs	\$71,100
f. Landscaping	\$31,900
g. Walks	\$65,000
h. Entry	\$50,000
i. Signage/Kiosk	\$40,000
j. Lighting/Electrical	\$56,000
k. Heritage Park	\$15,000
l. Veteran's Memorial	\$15,000
m. Storm Drainage	\$63,500

2. Kid's Cove Playground

a. Playground	\$150,000
a. Walks	\$15,000

Sub Total	\$959,300
Soft costs & Contingency @ 20%	\$191,860
Total Phase	\$1,151,160

B. Phase II Multi-use Pier / Lakefront Project

Very few communities are blessed with ownership of public park property along a lakeshore of one of the Great Lakes of North America. To say that Lakewood Park does not take advantage of its lakefront location is a gross understatement. All of the user groups and citizen meeting participants felt strongly that development and integration of the lakefront into Lakewood Park was essential for its future success. Brandstetter Carroll Zofcin Inc. concurs with this assessment and makes the following recommendations for development along the lakefront at Lakewood Park:

 Provide for a new multi-use pier which extends out approximately 100' (feet) into Lake Erie similar to the type of piers at Edgewater Park and Bradstreet Landing.

 Provision of access to the lakefront by stairs going down from the top of the cliff on the east side of the park as well as a handicapped accessible ramp integrated into the hillside to take disabled users down to the lakefront.

-  Development of an upper level boardwalk with an overlook jutting out in the center of the site with decorative fencing and accent lighting along its length.
-  Development of a perimeter trail to link the boardwalk and all other developments within the park to users entering the park from Lake Avenue, Edgewater Drive and the parking area.
-  Improvement of the service road from the western edge of the park along its north side for pedestrian usage as a paved "Lake walk", including amenities such as benches and lighting.
-  Provide focal points at the east and west end of the "Lake walk" to view downtown Cleveland and sunsets, respectively.
-  "Subject to further study, the lakefront redevelopment phase envisions environmental improvements that are consistent with use as a municipal park and which can offer educational opportunities."

Funding for this project may be able to be obtained from several sources. The Ohio Department of Natural Resources has monies available for lakefront development and funds may also be obtained from the federal government through the ISTE A program. This program is for intermodal surface transportation improvements linking bikeways, walkways and hiking paths to other recreational developments. The cost for the Phase II improvements are as follows:

Phase II

3. Multi-use Pier / Lakefront Project

a. Multi-use Pier	\$600,000
b. Ramp	\$110,000
c. East Stairs	\$25,000
d. Boardwalk/Overlook	\$160,000
e. Electrical/Lighting	\$40,000
f. Perimeter Trail	\$60,000
g. Fencing	\$48,000
h. Lake walk with focal points	\$100,000

Sub Total	\$1,143,000
Soft Costs & Contingency @ 20%	\$228,600
Total Phase	\$1,371,600

C. Phase III Foster Pool Replacement Project

The Foster Pool at Lakewood Park serves as a magnet for citizens throughout the community and is highly attended and supportive of a variety of programs in the community. Notwithstanding the pool's stature within the community, there are advancements in Municipal Aquatic Facilities that this pool lacks. These include:

- ❖ ADA accessibility
- ❖ The present mechanical system of raising and lowering the floor is a maintenance headache and installation of a zero depth bay will solve this problem in a permanent fashion.
- ❖ Proper depths of water for competitive swimming. The State of Ohio mandates a minimum of 5 foot in depth to dive from the deck off of a starting block into the pool. Presently the Foster Park Pool does not meet this requirement.
- ❖ Play features such as water slides and interactive water attractions.
- ❖ Shade structures to protect people from UV radiation.
- ❖ Proper orientation for lap swimming and competition. These should be oriented in a north south direction so that the sun is not in a swimmer's eyes. Presently the lap lanes are run in an east west direction.

The proposed new pool to replace Foster Park Pool at Lakewood Park would have the following state-of-the-art features:

-  A zero-depth or beach type entry to meet ADA Requirements as well as provide for easy access for elderly and children.
-  A large activity play area which would include inter-active water features.
-  An 8-lane 25-meter lap pool for competition and lap swimming.
-  A diving well with a 1-meter board which can be used for both recreational and competitive swimming.

 A water-slide as a high-quality attraction.

 A large Kiddy area integrated into the main pool.

 Adequate deck area for pool patrons as well as grass beach areas for sunbathing.

 Adequate number of sunshade structures for UV Radiation protection.

The Foster Pool at Lakewood Park has exceeded its useful life. The pool is in excess of 40 years old and any improvements to the pool would be of a temporary nature. In order to meet the requirements of a wide constituent group, including recreational, competitive, instructional and therapeutic users, the pool needs to be replaced in its entirety. The existing pool cannot adequately serve all of these various constituent groups. The new pool will do this. It will be constructed of stainless steel walls and gutters for long life with a concrete floor. This is a highly durable and low maintenance type of construction for pools in the climate found in northeast Ohio.

Other improvements related to the pool project include:

 General improvements to the bathhouse to include upgrades to the floor drainage system, bathrooms and exterior improvements to help develop a unified theme throughout the park.

 Improvement to the concession building similar to that of the bathhouse to help develop a cohesive theme.

 Associated filtration and pumping system for new aquatic features and water slide.

 Lighting and electrical improvements to coordinate with the overall lighting theme throughout the park.

 Associated walkways connecting the pool improvements to the perimeter trail.

The cost for this **Phase III** work is as follows:

Phase III

5.Pool Project

a.Demolition	\$70,000
b.Excavation/Grading	\$80,000
c.Pool w/zero depth entry, lap & diving areas	\$750,000
d.Waterslide/Play Features	\$225,000
e.Shade Structures	\$15,000
f.Bathhouse Improvements	\$50,000
g.Concrete Deck	\$110,000
h.Filtration/Pumps	\$85,000
I.Concession Improvements	\$75,000
j.Lighting/Electrical	\$80,000
k.Walks	\$10,000

Sub Total	\$1,550,000
Soft Costs & Contingency @ 20%	\$310,000
Total Phase	\$1,860,000

D. Phase IV Tennis/Basketball Courts, Ball Field/Volleyball Courts Skate Park and Miscellaneous Improvements

The existing tennis courts are in a state of disrepair and need improvement in order to maintain high standards of play. All of the user groups and the citizen attendees felt that the lone tennis court sitting on the north end of the tennis court complex was extraneous and could be eliminated.

The existing basketball courts adjacent to the skate house are inadequate as they are both serving only a half-court and are too close together. The asphalt pavement is also in a state of disrepair and prohibits safe play. The two half-courts would be replaced with one full-court basketball court.

The master Plan for the park shows allocation of the western half of the park to more active pursuits and the eastern half of the park, along with the northern lakefront, as separated for more passive uses. To this end it is recommended that the volleyball courts be relocated from the northeastern part of the park and be brought closer to the active recreation facilities on the western side of the park. It is also recommended that the existing ball field at the northwest portion of the site be moved a little bit further east to allow for the perimeter trail to traverse around the outfield and closer to the lakefront for better vistas from that point.

Throughout the community, as is the case in most cities, there is an expressed desire for an inline and skateboarding park. Brandstetter Carroll Zofcin Inc. is proposing a location just north of the existing tennis court area for a skate park. This will maintain the philosophy of keeping the active recreation on the western part of the park and will provide for good visibility from the western service drive for patrol cars to perform surveillance of the activities at the skate park. While skate parks can be controversial, there was an expressed desire to have one in the community at virtually all of the citizen meetings.

The barn structure adjacent to the Old Stone House would serve many functions. The Historical Society's office would be housed there as well as multi-purpose rooms and a fireplace for use during the winter as a skate house.

Miscellaneous improvements to the site would enhance the coordinated theme that should be developed at the park. This would include trashcans, bollards and signage that carry a motif that provides visual coordination of the elements at the park.

The cost for each of these items is as follows:

Phase IV

6. Tennis/Basketball Project

a. Demolition	\$9,774
b. Renovate 7 Courts	\$120,000
c. New Basketball Court	\$50,000
d. Historical Society Barn/Skate House with Fireplace	\$400,000
e. Landscaping	\$20,000
f. Lighting/Electrical	\$40,000
g. Parking	\$18,000
h. Ball Field Improvements	\$40,000
i. Walks/Curbs	\$5,000

7. Ball Field / Volleyball Courts

a. 3 Courts	\$30,000
b. Lighting/Electrical	\$10,000
c. Demolition	\$15,000
d. New Ball Field	\$75,000

8. Miscellaneous

a. Trash Cans	\$5,000
b. Bollards	\$15,000
c. Signage	\$20,000

9. Skate Park

- a. Excavation \$4,800
- b. Concrete with Base \$59,400
- c. Equipment \$70,000
- d. Electrical/Lighting \$10,000

Sub Total	\$1,016,974
Soft costs & Contingency @ 20%	\$203,394
Total Phase	\$1,220,368

**E. Phase V
Historical Society, Pavilion and Bandstand Project**

As a supplement to the picnicking and family-oriented activities that take place in the passive areas of the park, and to coordinate with the lakefront, it is recommended that two new pavilions be installed at the park. These would be at either end of the boardwalk at the northeast and northwest corner of the site. These pavilions would have an integrated theme that is carried out through all the other developments at the lakefront. They should be constructed so as to withstand the vigorous weather at the lakefront. To this end, they must be custom-built and cannot be of the prefabricated variety. The existing Kiwanis Pavilion is in need of an upgrade of the roofing, fascia boards, cleaning and painting of the interior wood elements and installation of new concrete decking. The existing concrete exhibits differential settlement and is a safety hazard.

Enhancements are recommended to the existing Historical Society Old Stone House at the southwest corner of the site. The house needs some exterior improvement in order to maintain it's long-term viability and should be landscaped appropriately to improve its visibility, aesthetics and stature at the park.

The bandstand and the variety of activities it supports is one of the most beloved features of Lakewood Park. Sunday band concerts and Friday Nite Movies are enjoyed by people of all ages. Even so, the facility can use improvements. The recommended improvements for the bandstand include:

 New walks from the new parking area and Edgewater Drive to improve accessibility.

 Installation of concrete under the area for the seating benches which can also serve as a hard surface dance area for users who wish to let down their hair at band concerts. A designated area for disabled persons should be part of the new surfacing.

 Installation of a cover for the bandstand to protect musicians and be able to be used as a sunscreen in the early evening hours.

 General maintenance of the facility.

The cost of the improvements are as follows:

Phase V

9 Historical Society

a. Upgrade Landscaping	\$20,000
b. Exterior Improvement	\$50,000

10 Pavilion Project

a. East Pavilion	\$150,560
b. West Pavilion	\$150,560
c. Electrical/Lighting	\$15,000
d. Renovate Kiwanis Pavilion	\$100,000
e. Concrete	\$6,000

11 Bandstand Project

a. Walks	\$24,000
b. Concrete Dance Area	\$24,000
c. Cover For Bandstand	\$100,000
d. General Maintenance	\$45,000

Sub Total		\$685,120
Soft Costs & Contingency @ 20%		\$137,024
Total Phase		\$822,144

The combined total of all projects is \$6,425,272. It should be noted that these cost estimates are prepared based on year 2001 dollars and must be adjusted for inflation for projects implemented in subsequent years. The present rate of inflation for the last five years has been averaging between 3 and 4 percent per year. A conservative estimate of the inflation rate for subsequent years would be 5 percent per year.

The five phases listed above represent a combination of items of work which can be grouped together in logical packages, while at the same time placing them in phases according priorities. The five phases represent the sum total of the recommended improvements to Lakewood Park. If, for some reason, The City does not decide to proceed with all of the work items, Brandstetter Carroll Zofcin Inc. recommends that the following items of work be performed, at a bare minimum, to maintain the viability of Lakewood Park as a valuable community asset.

These items are as follows:

- Kid's Cove playground and parking lot, entryway and bus layover modifications	\$1,151,160
- All items to provide handicapped and disabled person accessibility to all facilities at Lakewood Park including the Bandstand, bus and car drop-off areas, restrooms and pathways to the Kiwanis Pavilion.	\$ 200,000
- Required maintenance at all facilities	\$ 242,000
Total	\$1,593,160