

CATAWBA PARK AREAS MASTER PLANS

PARK DISTRICT OF OTTAWA COUNTY

November 21, 2024

Approved by Board of Park Commissioners
11/21/2024



SURVEY RESULTS SUMMARY

PARK DISTRICT OF OTTAWA COUNTY

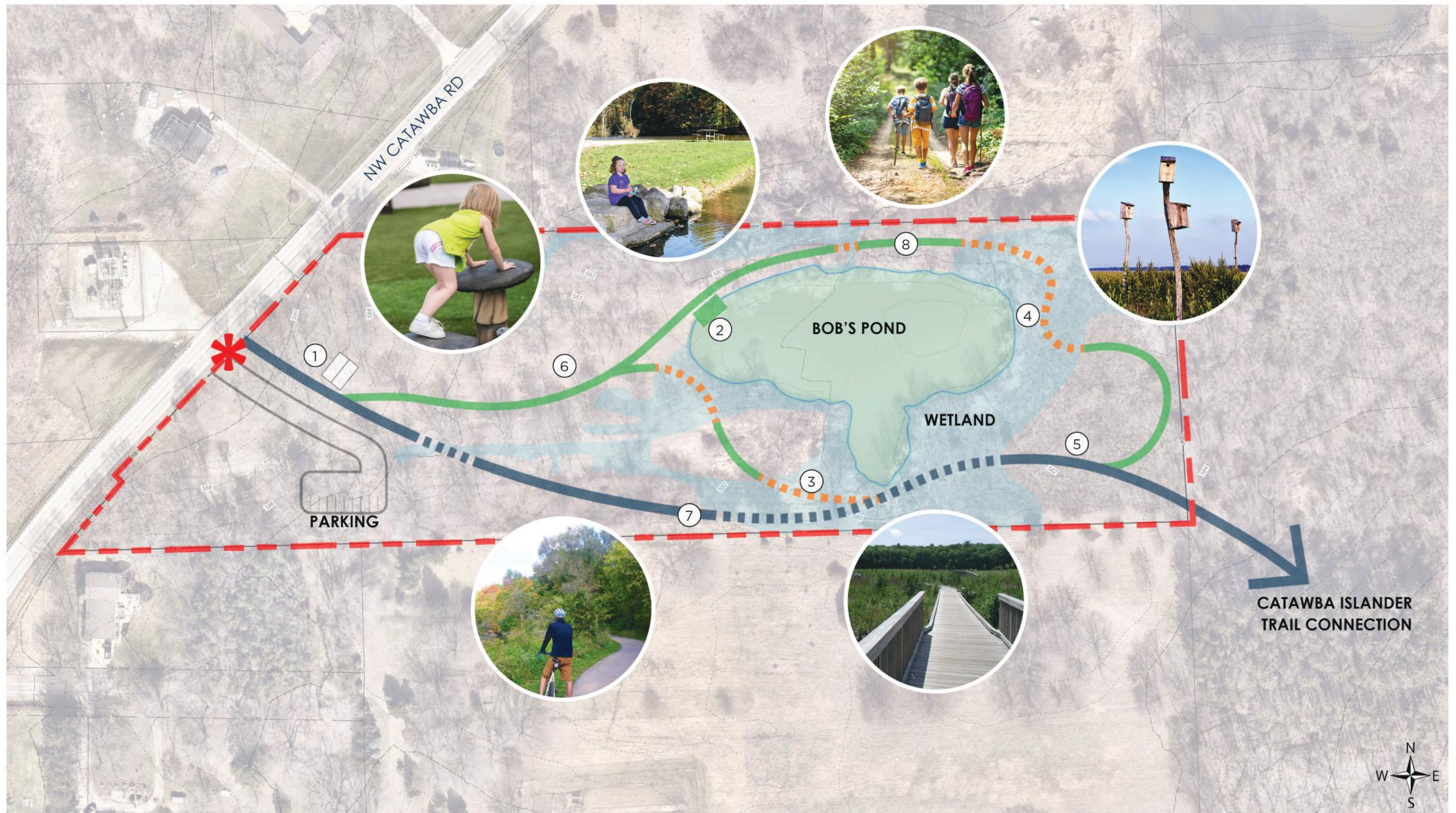
The survey data for primary attractions to local parks shows:

- These responses highlight that natural environments and opportunities for exercise are key motivators for park visitors. The lower priority for children's activities and social gatherings suggests that parks could focus on enhancing natural landscapes and exercise facilities, including trails and open areas. Facilities like restrooms and dog-friendly areas are also valuable but secondary to natural and exercise-related offerings.
- This data indicates that an ideal design focus could prioritize multi-use trails with scenic views, supported by conservation areas, bird-watching spots, and natural play areas. Wetland preservation and light educational programming could complement these features to appeal to a broad range of visitors.
- These findings indicate that a majority (59.28%) see water access as a valuable amenity, with nearly a quarter considering it very important. However, a sizable neutral group suggests that while water access is beneficial, it may not be a primary draw for all visitors.
- Given that kayaking is the leading activity, ensuring water access suitable for kayaking would be a key priority. Providing additional options like fishing areas and paddleboarding facilities could also attract other visitors.
- The high interest in Nature Play and Water Play Access aligns with the broader trend of prioritizing natural and interactive play environments for children.
- This high level of interest in educational signs suggests that visitors value the opportunity to learn more about the natural environment while visiting the park. Integrating these interpretive signs could enhance the educational experience for park-goers and further align with the broader goals of conservation and nature appreciation.
- In total, 75.72% of respondents value shaded areas or pavilions to some extent, whether as a necessity or a nice-to-have feature. This highlights the demand for areas that provide respite from the sun, especially in outdoor spaces.

Based on these responses, several themes stand out that are incorporated into the Park District of Ottawa County Master Plan:

- **Bike and Walking Path Connectivity:** Multiple respondents expressed interest in having safe and accessible bike and walking paths. This includes connections to nearby areas and ensuring that paths avoid busy or dangerous roads.
- **Accessibility and Usability:** Ensuring paths are wide, dry, and accessible for people of all ages and abilities, including those with mobility challenges, was highlighted. Suggestions include using smooth surfaces and creating paths away from neighborhood roads and homes for a more natural experience.
- **Conservation and Natural Preservation:** Many respondents want the park to maintain a focus on natural conservation, including the preservation of wetlands and native habitats. Education on conservation and opportunities for wildlife observation were also valued.
- **Multi-use Amenities:** While trails are a priority, there's interest in additional facilities like restrooms, trash receptacles, dog-friendly areas, fishing spots, canoeing, and picnic areas. Some also suggested activities that could be included, like kayaking, outdoor education, and wildlife observation areas.
- **Community Involvement and Updates:** Respondents appreciated public involvement and would like to see updates on progress and potential volunteer opportunities.
- **Visitor Safety and Public Access:** Safety concerns were raised, particularly regarding the volume of visitors during peak times and the need for public safety measures on trails.





ISLANDER WOODS

CONCEPTUAL DESIGN

- ① RESTROOM/ STORAGE
- ② FISHING PIER
- ③ BOARDWALK
- ④ BIRDING

- ⑤ GRAY DOGWOOD GROVE
- ⑥ NATURE PLAY
- ⑦ MULTIMODAL PATH
- ⑧ POND TRAIL





NATIVE SPECIES



BOARDWALKS



NATURE PLAY



BOULDER FISHING PIER



BOARDWALK OVERLOOK



MULTIMODAL PATH



PICNIC TABLES



ISLANDER WOODS

MASTER PLAN

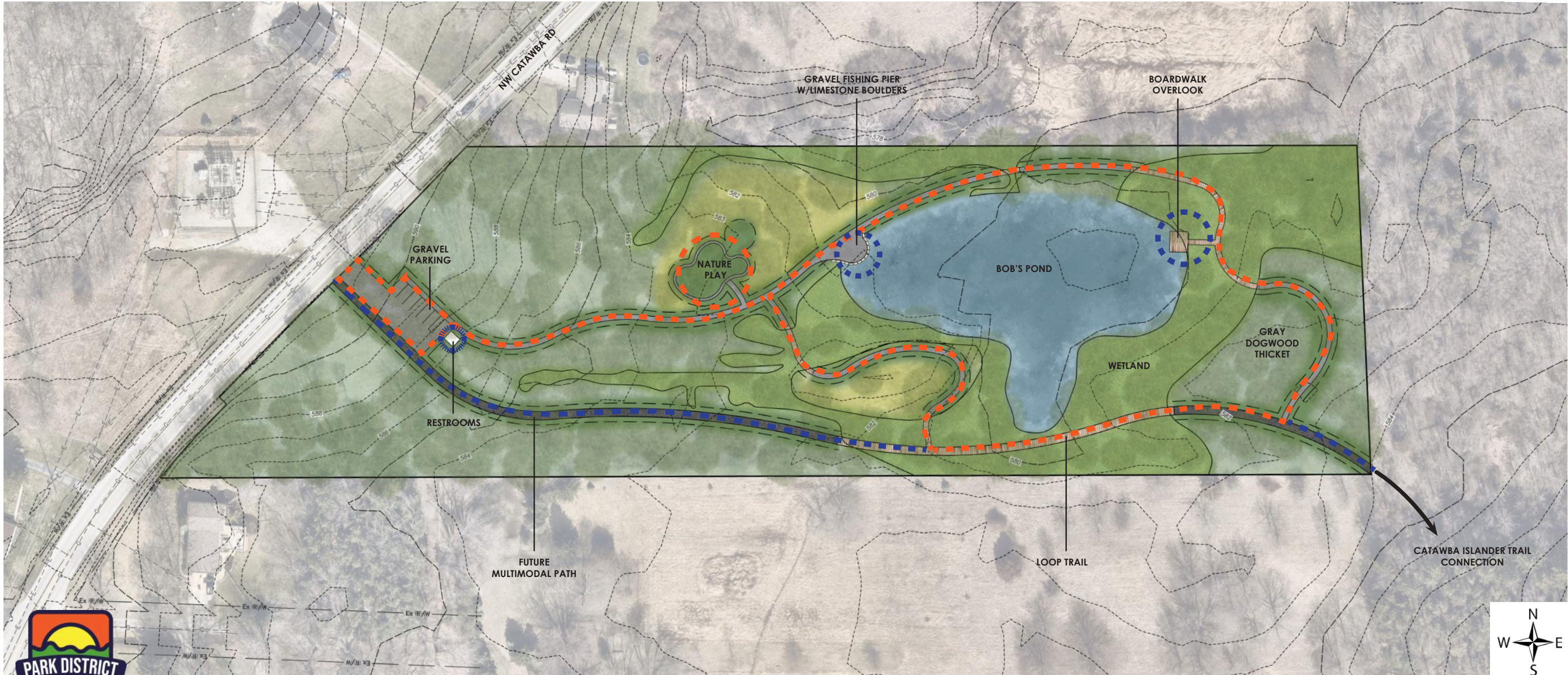
Loop Trail: 0.28 Miles (1,488 ft)

Multimodal Trail: 0.21 Miles (1,100 ft)



ISLANDER WOODS PHASING PLAN

The Park District of Ottawa County is taking a thoughtful approach by emphasizing a balance between accessibility and environmental preservation in the development of its inaugural park, Islander Woods and Trailhead, located in Catawba Island Township. The development of the park is underway with the removal of invasive species and reintroduction of native plants. This is a powerful first step towards ecological restoration and biodiversity. Replanting with native species not only strengthens the ecosystem but also helps attract more wildlife, creating a dynamic environment that will appeal to park visitors and enhance their nature experience. Phase I of the master plan includes essentials like parking and utility connections which communicates to the community a clear focus on making the park functional and visitor-ready while setting up a foundation for future expansion. A new loop path around Bob's pond lays a solid groundwork for future trail and amenities, while creating a park destination for passive recreation. Future phases to include a restroom, boardwalk overlook, fishing pier, nature play and picnic nook. Connecting the Islander Trail in the next phase adds another layer of accessibility and continuity for the park, allowing for a more comprehensive and immersive trail system as future connections are established. This phased and adaptive planning will make it easier to align with evolving needs while ensuring a thoughtful integration with the existing environment. Final trail alignment will be refined during the final design documentation to meet recommended AASHTO and state guidelines.



ISLANDER WOODS

MASTER PLAN



ISLANDER WOODS COST ESTIMATE

PARK DISTRICT OF OTTAWA COUNTY

PARK DISTRICT OF OTTAWA COUNTY CONCEPTUAL OPINION OF PROBABLE COSTS 11/11/2024					
ISLANDER WOODS MASTER PLAN					
	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
Site Preparation/Demolition					
1	A . Clearing and Grubbing	1	LS	\$10,000.00	\$10,000.00
	B . Construction Fencing	1,380	FT	\$4.00	\$5,520.00
Subtotal					\$15,520.00
Earthwork					
2	A . Excavation and Embankment	50	CY	\$75.00	\$3,750.00
	B . Topsoil Stripping and Stockpiling	258	CY	\$10.00	\$2,580.00
	C . Linear Grading	1	MI	\$5,600.00	\$2,800.00
Subtotal					\$9,130.00
Erosion Control					
3	A . Erosion Control	1	LS	\$5,000.00	\$5,000.00
Subtotal					\$5,000.00
Parking Lot					
6	A . Parking Lot -Gravel	1	LS	\$15,090.00	\$15,090.00
Subtotal					\$15,090.00
Trail Surfaces					
5	A . Subgrade Preparation	3,020	SY	\$3.00	\$9,060.00
	B . Gravel Path-Crushed Aggregate Pavement	79	CY	\$220.00	\$17,314.00
	C . Gravel Path-Aggregate Base (4" thick)	79	CY	\$96.00	\$7,555.20
	E . Boardwalk (5' wide) / with Railings	309	LF	\$1,000.00	\$309,000.00
	F . Multimodal Path-Boardwalk (8' wide)	244	LF	\$1,100.00	\$268,400.00
	G . Multimodal Path-Aggregate Top Course (4" thick)	11	CY	\$96.00	\$1,036.80
	H . Multimodal Path-Aggregate Base (4" thick)	11	CY	\$96.00	\$1,036.80
Subtotal					\$613,402.80
Landscaping					
5	A . Placing Stockpiled Topsoil	258	CY	\$20.00	\$5,160.00
	B . Seeding and Mulching	1,053	SY	\$3.00	\$3,159.00
	C . Shade Trees	16	EA	\$550.00	\$8,800.00
	D . Native Meadow Seeding	115	SY	\$5.50	\$632.50
	E . Mulch	30	CY	\$70.00	\$2,100.00
Subtotal					\$19,851.50
Drainage and Utilities					
6	A . Electrical Service Connection	1	ALLOW	\$15,000.00	\$15,000.00
	B . 4" Underdrain	500	FT	\$17.25	\$8,625.00
	C . 4" Sanitary Sewer	123	FT	\$75.00	\$9,225.00
	D . 2" Water Service	123	FT	\$73.00	\$8,979.00
Subtotal					\$51,829.00
Construction Survey & Layout					
7	A . Material Testing and Inspection (Allowance)	1	LS	\$4,000.00	\$4,000.00
Subtotal					\$4,000.00
SUB TOTAL					\$731,798.30
Contingency (10%)					\$73,179.83
Bonds and Insurance (3%)					\$24,149.34
Mobilization/Demobilization (0.5%)					\$4,024.89
MASTER PLAN TOTAL (2025)					\$833,152.36

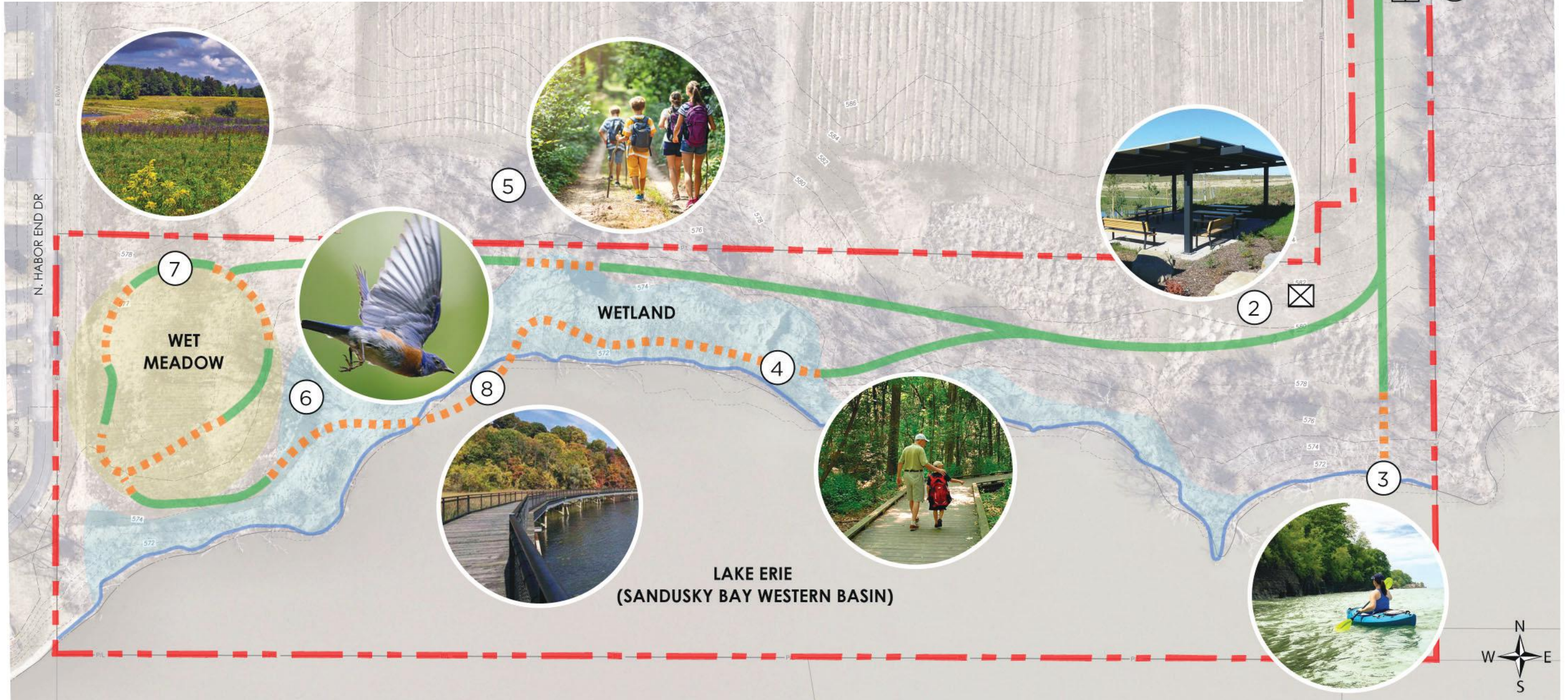


PHASE 2					
Multimodal Path					
1	A . Boardwalk (5' wide)	27	LF	\$700.00	\$18,900.00
	B . Boardwalk Overlook (with railing)	346	SF	\$120.00	\$41,520.00
	C . Multimodal Path-Boardwalk (8' wide)	86	LF	\$1,100.00	\$94,600.00
	D . Multimodal Path-Aggregate Top Course (4" thick)	65	CY	\$96.00	\$6,249.60
	E . Multimodal Path-Aggregate Base (4" thick)	65	CY	\$96.00	\$6,249.60
Subtotal					\$167,519.20
Amenities					
2	A . Signage and Wayfinding	4	LS	\$1,000.00	\$4,000.00
	B . Bike Rack	1	EACH	\$1,160.00	\$1,160.00
	C . Bench 6'	1	EACH	\$2,500.00	\$2,500.00
	D . Trash Receptacles	1	EACH	\$1,000.00	\$1,000.00
	E . Nature Play Equipment	1	ALLOW	\$25,000.00	\$25,000.00
	F . Playground Mulch	82	CY	\$70.00	\$5,740.00
	G . Prefabricated Restroom	1	EACH	\$72,500.00	\$72,500.00
	H . Limestone Boulders	15	EACH	\$600.00	\$9,000.00
Subtotal					\$120,900.00
PHASE 2 TOTAL					\$288,419.20



WEST HARBOR PRESERVE PLAN

The West Harbor Preserve master plan, incorporating ADA guidelines, will ensure accessibility to all park amenities, including the restroom, picnic shelter, kayak launch, boardwalk, nature trails, meadow loop, and the promenade along the water. The design will address the needs of people with various abilities, providing equal access to the park's features and ensuring that all visitors can enjoy the natural beauty and recreational opportunities. The preliminary trail layout for the West Harbor Preserve master plan is designed around identified wetlands, ensuring that the trails respect and preserve these sensitive areas. This approach will help minimize environmental impact while offering visitors a chance to experience the natural beauty of the wetlands in an ecologically responsible way. Incorporating invasive plant management into the maintenance strategy will be key to restoring the native landscape. By removing invasive species, the plan will help promote healthy ecosystems, enhance biodiversity, and create optimal conditions for local wildlife habitats. This approach will ensure the long-term sustainability of the park's natural resources.



WEST HARBOR PRESERVE CONCEPTUAL DESIGN

- ① RESTROOM/ STORAGE
- ② PICNIC SHELTER
- ③ KAYAK / CANOE LAUNCH
- ④ BOARDWALK
- ⑤ NATURE TRAIL
- ⑥ BIRDING
- ⑦ MEADOW LOOP
- ⑧ HARBOR WALK





WET MEADOW



BOARDWALKS



GRAVEL TRAILS



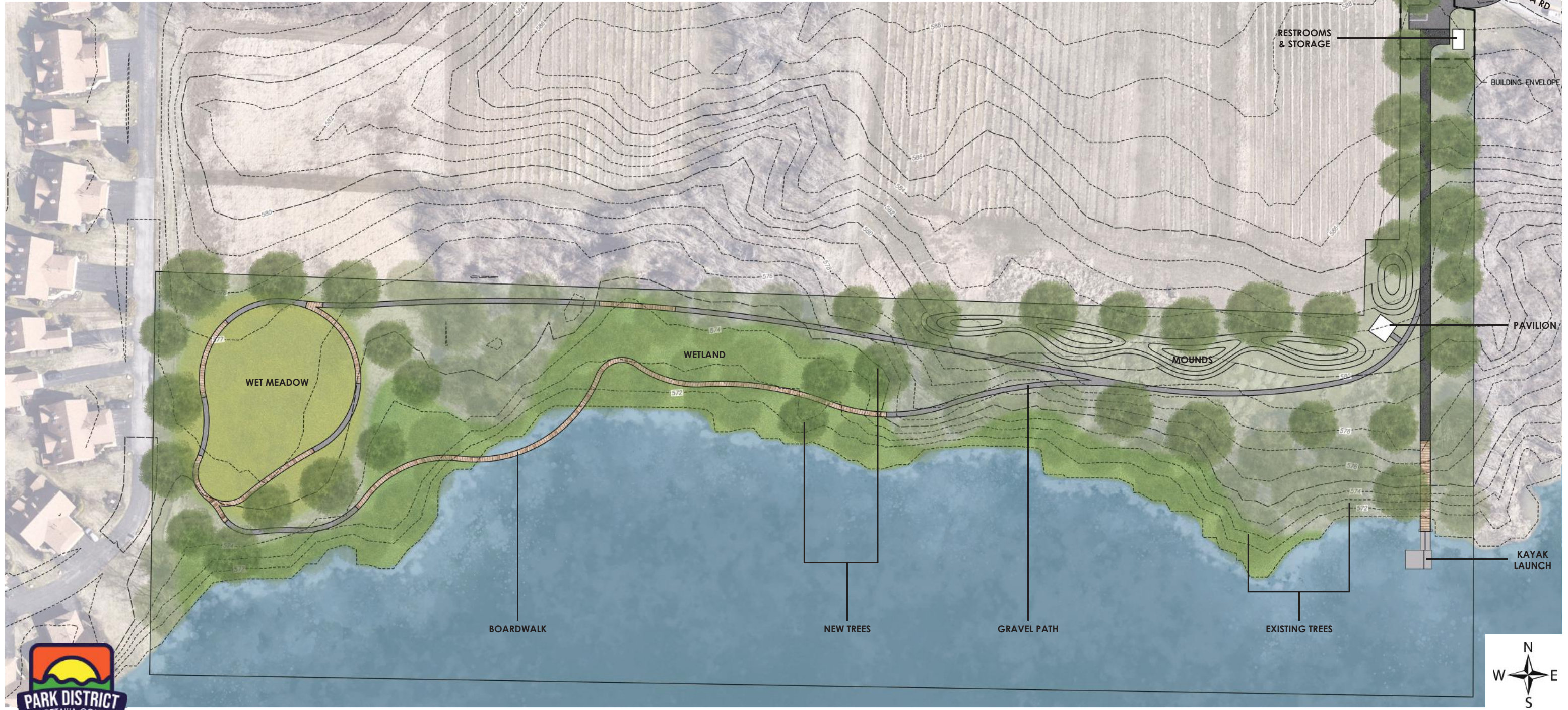
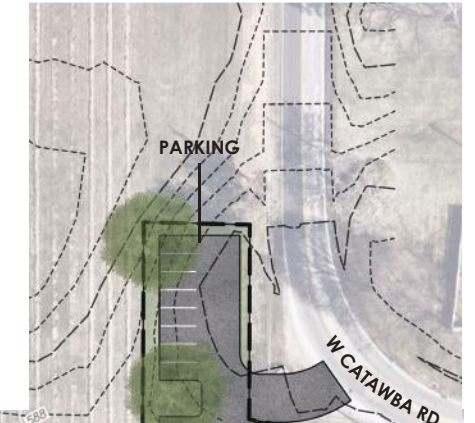
MOUNDS



KAYAK LAUNCH



PAVILION



WEST HARBOR PRESERVE

MASTER PLAN



WEST HARBOR PRESERVE COST ESTIMATE

PARK DISTRICT OF OTTAWA COUNTY

PARK DISTRICT OF OTTAWA COUNTY CONCEPTUAL OPINION OF PROBABLE COSTS 11/10/24					
WEST HARBOR PRESERVE MASTER PLAN					
	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
Site Preparation/Demolition					
1	A . Clearing and Grubbing	1	LS	\$10,000.00	\$10,000.00
	B . Construction Fencing	1,500	FT	\$4.00	\$6,000.00
Subtotal					\$16,000.00
Earthwork					
2	A . Excavation and Embankment (Wetland)	850	CY	\$75.00	\$63,750.00
	B . Topsoil Stripping and Stockpiling	258	CY	\$10.00	\$2,580.00
	C . Linear Grading	0.40	MI	\$5,600.00	\$2,258.03
Subtotal					\$68,588.03
Erosion Control					
3	A . Erosion Control	1	LS	\$5,000.00	\$5,000.00
Subtotal					\$5,000.00
Parking Lot					
4	A . Parking Lot -Gravel	1	LS	\$20,200.00	\$20,200.00
Subtotal					\$20,200.00
Trail Surfaces					
5	A . Subgrade Preparation	1,133	SY	\$3.00	\$3,398.33
	B . Gravel Path-Crushed Aggregate Pavement (4" thick)	141	CY	\$220.00	\$31,020.00
	C . Gravel Path-Aggregate Base (4" thick)	141	CY	\$96.00	\$13,536.00
	D . Boardwalk (5' wide) / with Railings	1,051	LF	\$1,000.00	\$1,051,000.00
	E . Boardwalk (8' wide)	90	LF	\$1,100.00	\$99,000.00
Subtotal					\$1,197,954.33
Landscaping					
6	A . Placing Stockpiled Topsoil	258	CY	\$20.00	\$5,160.00
	B . Seeding and Mulching	3,333	SY	\$3.00	\$10,000.00
	C . Shade Trees	30	EA	\$550.00	\$16,500.00
	D . Mulch	0	CY	\$70.00	\$0.00
Subtotal					\$31,660.00
Amenities					
7	A . Signage and Wayfinding	1	LS	\$2,500.00	\$2,500.00
	B . Prefabricated Bathroom	1	EACH	\$72,500.00	\$72,500.00
	C . Pavilion	1	EACH	\$50,000.00	\$50,000.00
Subtotal					\$162,776.00
Drainage and Utilities					
8	A . Electrical Service Connection	1	ALLOW	\$15,000.00	\$15,000.00
	B . 4" Underdrain	500	FT	\$17.25	\$8,625.00
	C . 4" Sanitary Sewer	71	FT	\$75.00	\$5,325.00
	D . 2" Water Service	71	FT	\$73.00	\$5,183.00
Subtotal					\$52,533.00
Construction Survey & Layout					
9	A . Material Testing and Inspection (Allowance)	1	LS	\$4,000.00	\$4,000.00
Subtotal					\$4,000.00
SUB TOTAL					\$1,571,776.36
Contingency (10%)					\$157,177.64
Bonds and Insurance (3%)					\$51,868.62
Structural Oversight					\$15,000.00
Mobilization/Demobilization					\$25,934.31
MASTER PLAN TOTAL					\$1,821,756.93

