

# CLINTON LAKES PARK MASTER PLAN REPORT



Prepared by

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## Project Background

Clinton County acquired the Clinton Lakes property through an acquisition grant from the Michigan Department of Natural Resources (MDNR) in November of 2013. It sits directly west of the very popular Francis Motz Park on DeWitt Road just north of downtown St. Johns. The park features amenities such as hiking trails, fishing, and nature watching. The long-term vision for the park is to keep it a passive recreation area, while the neighboring Motz Park will continue to offer the active recreational opportunities residents and others seek.

The Clinton County Parks and Green Space Commission retained Spicer Group to create a strategic master plan to provide policy guidance, and to outline future development projects within the 271-acre park property. The County intends for the plan to be utilized to leverage County funds to apply for state level grant funding opportunities for future park improvements and amenities. The County developed an informal passive recreation plan in 2012 which highlighted potential development opportunities for the park property. This was used as a starting point for the development of the park master plan.

The goals and objectives of the project were as follows:

1. Policy (Vision) Development: To outline the future uses and improvements for the park property (e.g. passive versus active recreation area goals and objectives).
2. Overall Park Master Plan: Graphic plan with appropriate details to illustrate the adopted vision (goals and objectives).
3. Action Plan for Park Uses and Improvements: Including estimated costs and funding sources.
4. First Phase Plan: Specific plans and detailed cost estimates (to allow MDNR Trust Fund Grant Applications in 2018-2019 cycle).

## The Planning Process

### *Gathering the Initial Project Information*

The planning process began with a project kick-off meeting between the County and Spicer Group. The County provided all their existing planning and park related documents for us to review, and use to begin our planning process. Those documents included:

- Clinton Lakes County Park – Passive Recreation Development Proposal
- 2015-2019 Clinton County Park, Recreation, and Open Space Plan (MDNR Adopted)
- Relevant Departmental Budget and General Fund Documents
- Topographical survey of the park

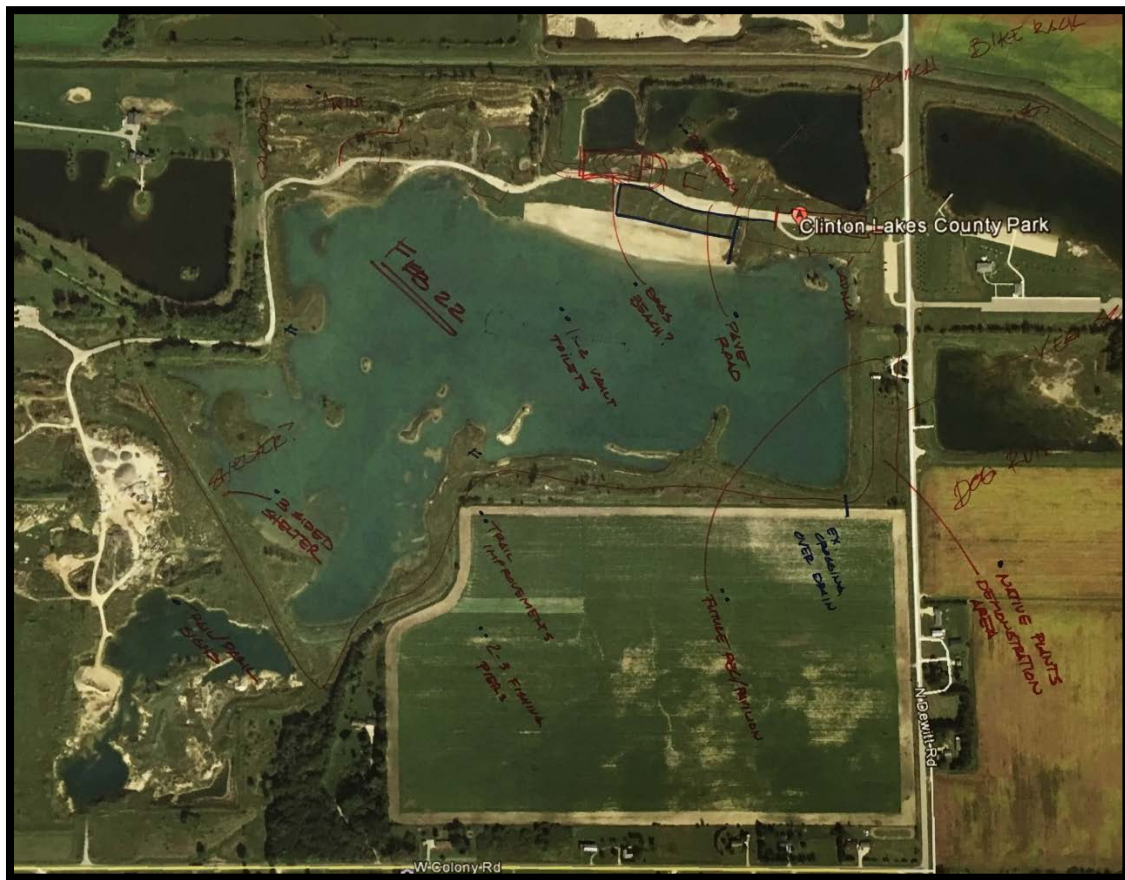


**Clinton Lakes Park Aerial Photograph**

## Public Engagement

To begin the design process, the County staff and Spicer Group held an open house for the public to share their ideas as to what should take place at the park. While the attendance wasn't what the County had hoped for, we were able to get some very good and productive feedback on potential development ideas for Clinton Lakes. The feedback received that afternoon includes:

- Construct a small shelter on the west side of the large lake for park users to use as cover during inclement weather.
- Construct small parking bays, 8-10 spaces, along the service drive in lieu of one large parking lot.
- Construct a small water craft launch on the east side of the beach area.
- Add bike rack(s).
- Designate an area for dogs to run off leash.
- Plant a vegetative screen along DeWitt Road to screen the existing barns.



**Clinton Lakes – Feedback from Public Meeting**

Following the open house, the County and Spicer Group sat down and reviewed the feedback, compared it to the input the County had previously gathered, and began to prioritize the development options.

## Master Plan Development

The Strategic Master Plan for Clinton Lakes Park is meant to reflect the needs of the public by setting standards for appropriate service, document a comprehensive written and graphic record of the process, and provide a guiding policy document for the future. The standards identify the essential facilities needed to provide and sustain the level of park and recreation services that are consistent with the 2015-2019 Clinton County Park, Recreation, and Open Space Plan that are supported and desired by the residents and necessary to support the County's seasonal visitor population. The final plan represents comments gathered at public meetings, county commission meetings, parks commission meetings, and meetings with county staff.

When a draft master plan and preliminary cost estimate were complete, the Parks & Greenspace Coordinator and Spicer Group met with the County Ways & Means Committee to go over the preliminary plan, the phased construction, and the cost estimate. Following this meeting the Parks & Greenspace Commission also reviewed and discussed the plan. Spicer Group met with the Parks & Greenspace Coordinator and completed the suggested revisions to modify the plan.



**Fishing Docks – Clinton Lakes Park**

## Goals and Objectives of the Master Plan

The primary goal for the development of Clinton Lakes Park was to keep it a passive recreation park by preserving as much of the natural environment as possible. A secondary goal was to offer residents and seasonal visitors unique recreational opportunities not currently available in Clinton County.



**Park Entrance, Boat Launch, and Beach – Clinton Lakes Park**

With feedback from the County and the residents, Spicer Group prepared the final site plan for the park (see above). With input from the Parks and Greenspace Coordinator, we developed a Phase I and Phase II list of development options that support the goals for the park. Those options that specifically support the primary goal for passive recreation include the open space and picnic area, the native plant demonstration area, an open-air picnic pavilion, a carry-in boat launch, ADA access to the water and beach, interpretive trail signage, and continued maintenance of the trail. Unique recreational opportunities include a rustic group camping area, a beach, a beach area for dogs, and fishing docks. The rustic group camping area is meant to be used for special events, reservation only camping only. It is not meant to be a regular use public campground. The remaining items are to improve the overall park experience and infrastructure, including vault toilets, improved parking, a culvert crossing, a sidewalk from the parking lots to the beach, a bike rack, and landscaping.



**Overall Site Plan – Clinton Lakes Park**

The breakdown of the phased development is as follows:

**Phase I Development**

- Trail and Park Signage
- Vault Toilet
- Storm Shelter
- Improved Culvert Crossing
- Open Space/Picnic Area
- Native Plant Demonstration Area
- Parking Lot Improvements
- Concrete Sidewalk
- Beach
- Beach Area for Dogs
- Proposed Trees
- Rustic Group Camping Area

- Carry-In Boat Launch
- Bike Rack
- ADA Access to Water
- Vehicle Gate

**Phase II Development**

- Fishing Docks
- Restroom
- Additional Tree Planting
- Pavilion

**PRELIMINARY ESTIMATE OF COST**  
**CLINTON COUNTY PARKS AND GREENSPACE COMMISSION**  
**CLINTON LAKES PARK - PHASE I**

Item No.	Estimated Quantity	Unit	Description	Unit Price	Amount
1.	1	Lump Sum	Trail and Park Signage	\$3,000.00	\$3,000.00
2.	1	Lump Sum	Storm Shelter	\$18,000.00	\$18,000.00
3.	1	Lump Sum	Parking Lot Improvements and Gate	\$60,000.00	\$60,000.00
4.	1	Lump Sum	Concrete Sidewalk w/ADA Access to Water	\$35,000.00	\$35,000.00
5.	1	Lump Sum	Beach Area for Dogs	\$15,000.00	\$15,000.00
6.	1	Lump Sum	Proposed Trees	\$15,000.00	\$15,000.00
7.	1	Lump Sum	Carry In Boat Launch	\$7,500.00	\$7,500.00
8.	1	Lump Sum	Bike Rack	\$2,100.00	\$2,100.00
9.	3	Lump Sum	Benches	\$2,200.00	\$6,600.00
10.	1	Lump Sum	Material Testing and Construction Staking	\$12,500.00	\$12,500.00
11.	1	Lump Sum	Vault Toilet	\$35,000.00	\$35,000.00
<b>Sub-Total Construction Cost</b>					<b>\$209,700.00</b>
<b><u>County In-Kind Work</u></b>					
12.	2	Lump Sum	Improved Culvert Crossing	\$5,000.00	\$10,000.00
13.	1	Lump Sum	Native Plant Demonstration Area	\$10,000.00	\$10,000.00
14.	1	Lump Sum	Rustic Group Camping Area	\$10,000.00	\$10,000.00
15.	3	Lump Sum	Trash Receptacles	\$1,700.00	\$5,100.00
<b>Total In-Kind Contribution</b>					<b>\$35,100.00</b>
<b>Total Construction Cost</b>					<b>\$244,800.00</b>
Survey and Design Engineering (15% of Project Cost allowed by Grant)					\$36,700.00
<b>Total Project Cost</b>					<b>\$281,500.00</b>
<b>Total County Match less In-Kind Contribution</b>					<b>\$105,700.00</b>



March 9, 2018