

THE HOFMA VISION

JULY, 2017

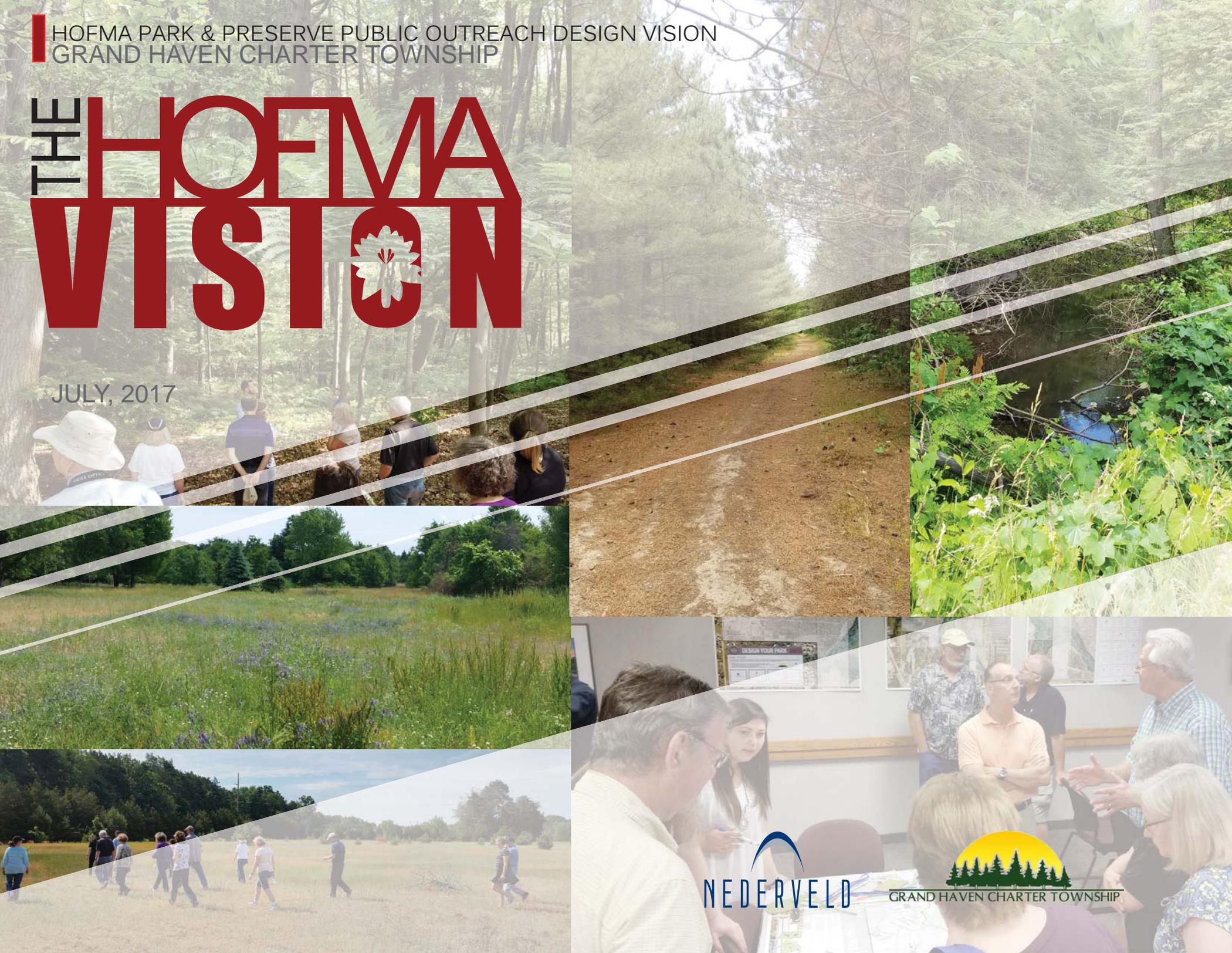




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INTRODUCTION



HISTORY OF THE PARK & PRESERVE

The legacy of Hofma Park and Preserve began with the generosity of two local physicians, Dr. Edward Hofma and his wife Dr. Elizabeth Hofma. With a keen fascination of conservation and botany, the Hofma's were interested in acquiring lands with the intent of preserving the natural beauty of their community. In the 1920s Edward and Elizabeth purchased a 40 acre, wooded lot of land along Ferris Street. The Hofmas gifted the land to Grand Haven Township in 1936, establishing Hofma Park.

To continue their contributions to their community, the Hofmas founded the Hofma Trust. In 1984, the Board of Trustees of the Hofma Trust approved the dedication of funds to acquire 400 acres of land adjacent to Hofma Park. These newly acquired lands host highly valued wetlands along the Potawatomi Bayou and its tributaries which run throughout the property. A trail and boardwalk were subsequently constructed along a railroad right of way, which was abandoned due to the feasibility of continuing the rail line through the bayou. In 1987, the land was dedicated as Hofma Preserve. Collectively the land of the 400 acre parcel and the original 40 acres of Hofma Park are known as Hofma Park and Preserve.

In recent years, Grand Haven Charter Township has expanded Hofma Park and Preserve with two land acquisitions. The parcel known as the Wolfe property is a 40 acre parcel of land directly west of the original Hofma Park parcel which was purchased from the Catholic Diocese of Grand Rapids. The Witteveen property is comprised of three separate parcels totaling 139 acres, two of which were parts of the Witteveen Estate.



SITE OVERVIEW

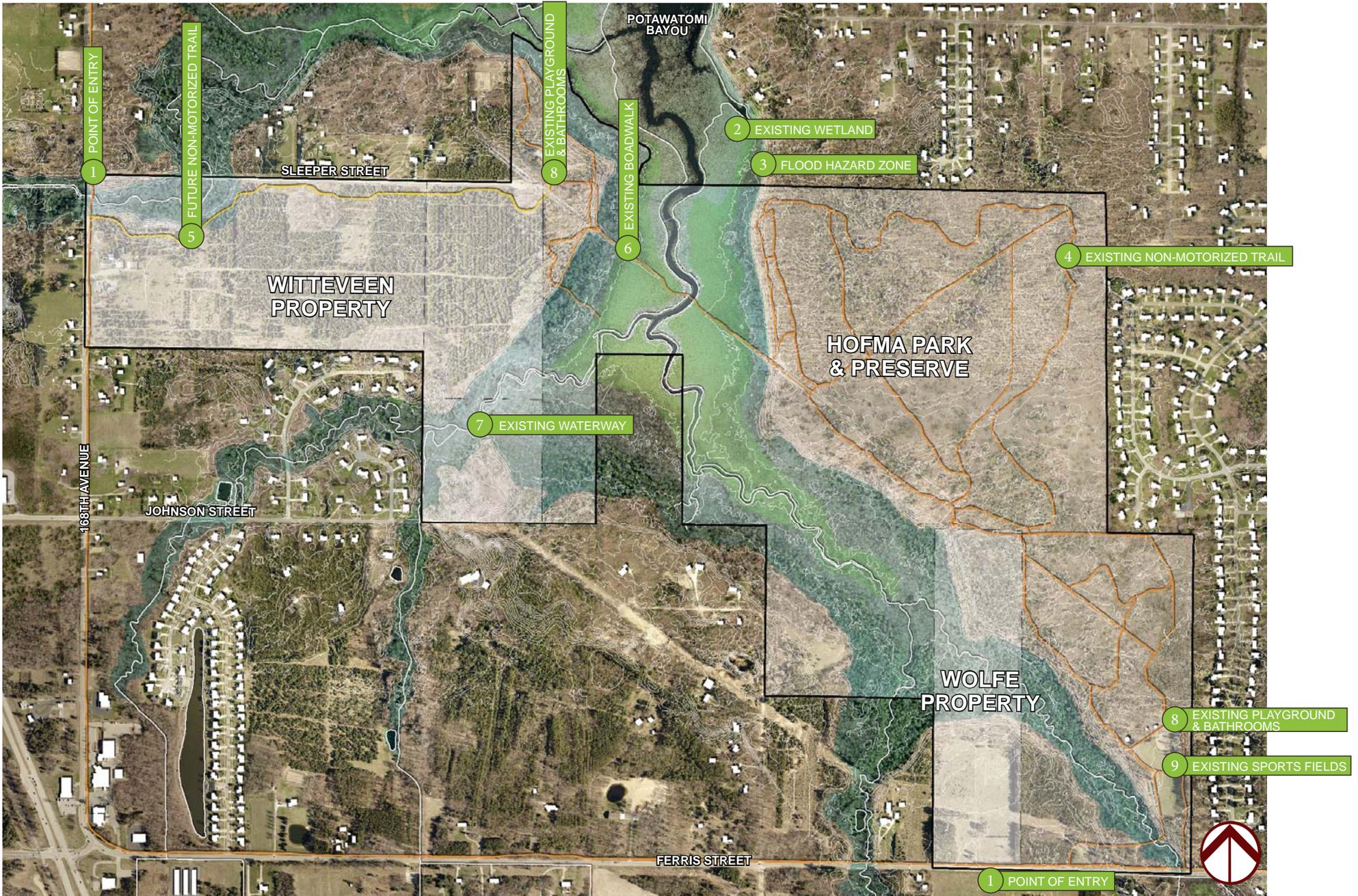
Hofma Park and Preserve provides the community of Grand Haven and its surrounding areas with valued wildlife habitat as well as recreational opportunities.

Aside from recently acquired parcels, the land of Hofma Park and Preserve is predominately naturalized. The uplands of the site are mostly, densely wooded with a mix of hardwoods and pine. The Potawatomi Bayou heavily shapes the lowlands of the site, giving rise to various wetland species along its meandering, tributary waterways. As illustrated in the Existing Conditions Map, (pictured to the right) the waterways leading to the bayou and their associated wetlands as well as the flood hazard zones which bisect the site. These lowland areas make up a significant portion of the site and are flanked by steep slopes on both sides.



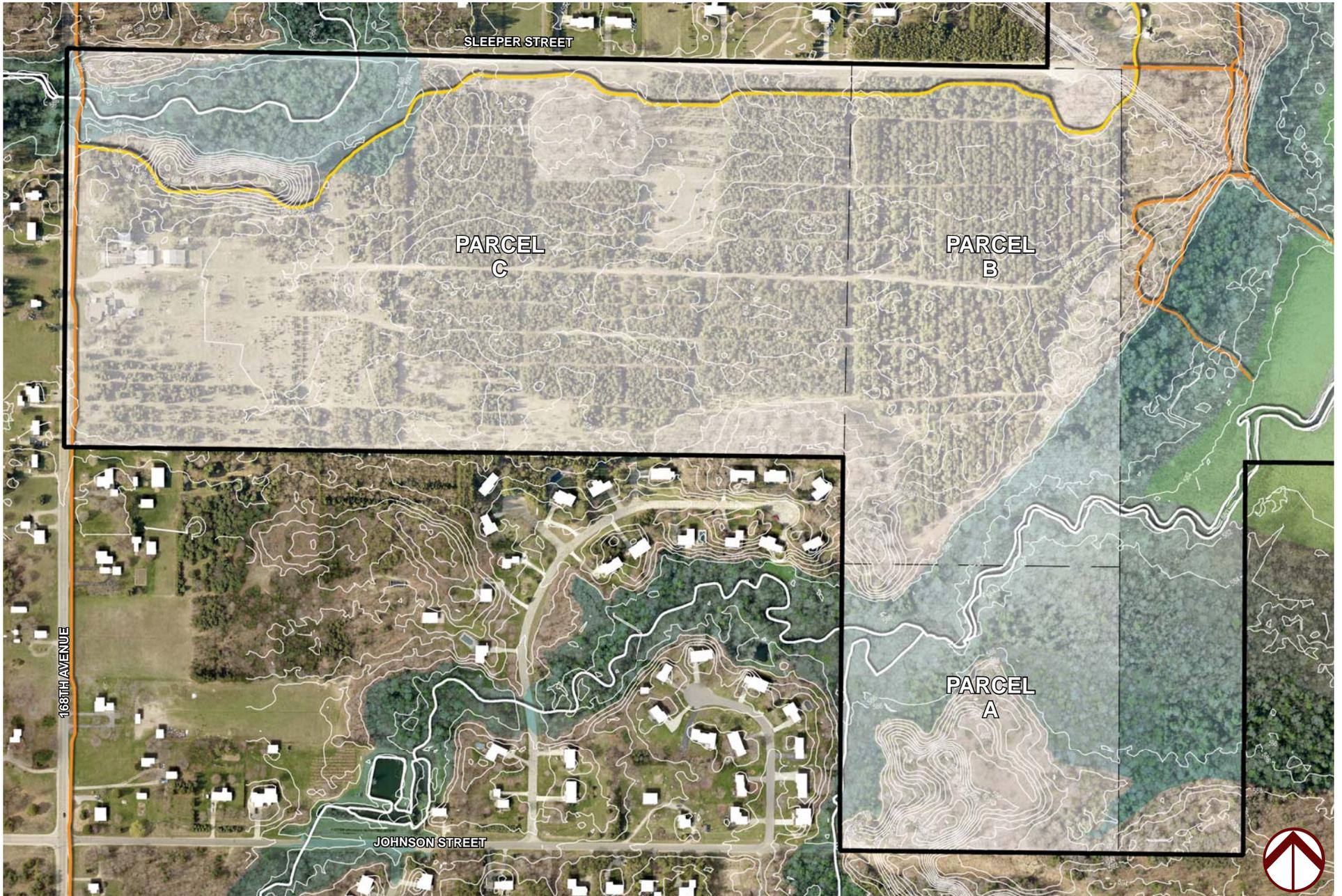
In addition to habitat preservation, Hofma Park and Preserve hosts valuable recreational opportunities. On site recreational facilities include a baseball diamond, youth soccer field, two playgrounds and an extensive multi-use trail network throughout the property. A boardwalk is available to create a connection between the main entrance at Ferris Street and northern entrance at the end of Sleeper Street.

HOFMA PARK & PRESERVE



EXISTING CONDITIONS MAP

WITTEVEEN PROPERTY



WITTEVEEN EXISTING CONDITIONS



WITTEVEEN BACKGROUND & EXISTING CONDITIONS

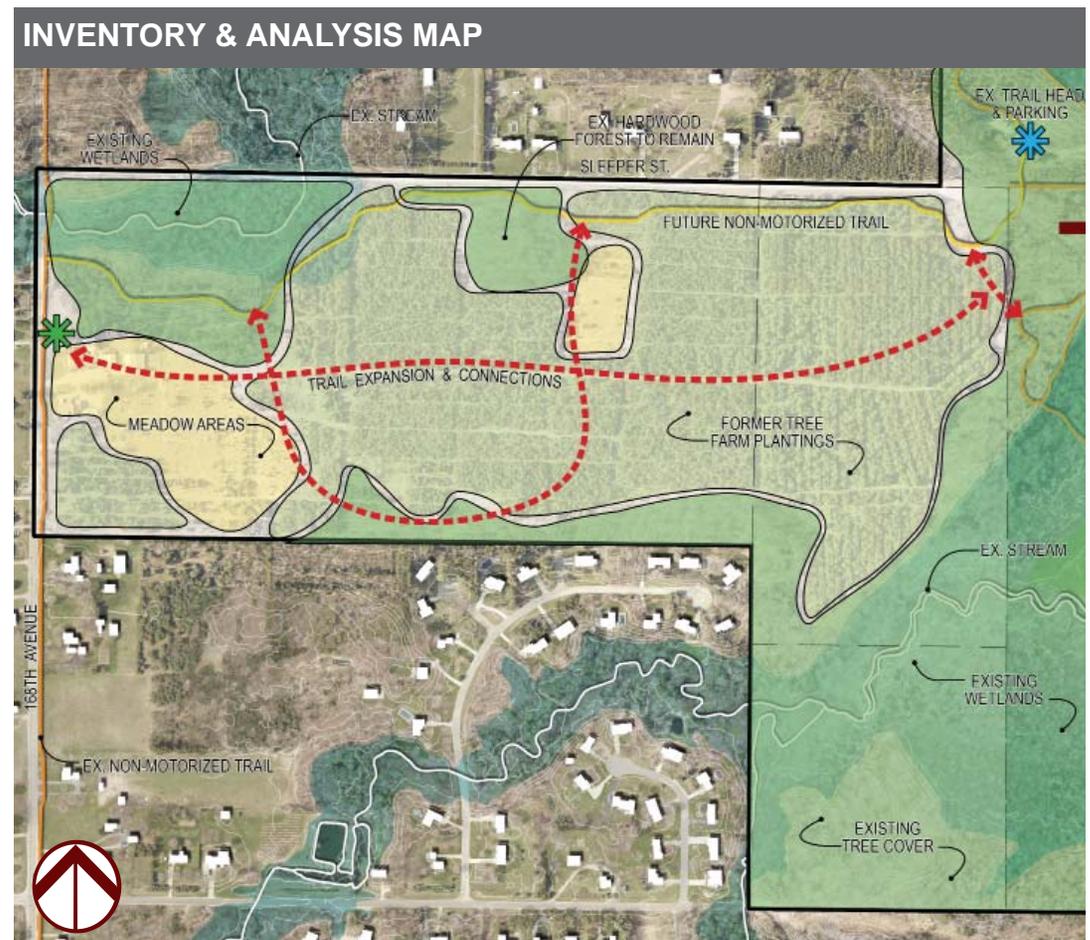
The area known as the Witteveen Property was previously comprised of 3 separate parcels (see Existing Conditions Map to the left). Parcel "C" (81.58 acres) and Parcel "B" (38.19 acres) were originally components of the Witteveen Estate. Grand Haven Charter Township purchased Parcel "A" (21.01 acres) to provide funds to the Witteveen Trust to satisfy federal tax liabilities created by the leaseholds provisions of the trust.

There has been some contention regarding the land use of the parcels of the Witteveen Property. The Witteveen Trust stipulates that Parcel "C" be maintained as a "natural preserve". Although the Trust clearly states that this condition applies to Parcel "C", this language was not explicitly applied to Parcel "B". Due to the ambiguity of the intended land use of Parcel "B", Grand Haven Charter Township consulted with Attorney Kenneth Lampe, who drafted the Witteveen Trust, as well as several local residents who were concerned with the interpretation of the phrase "natural preserve" used in the trust. Lampe and the residents involved agreed that Parcel "B" be beholden to the "natural condition".

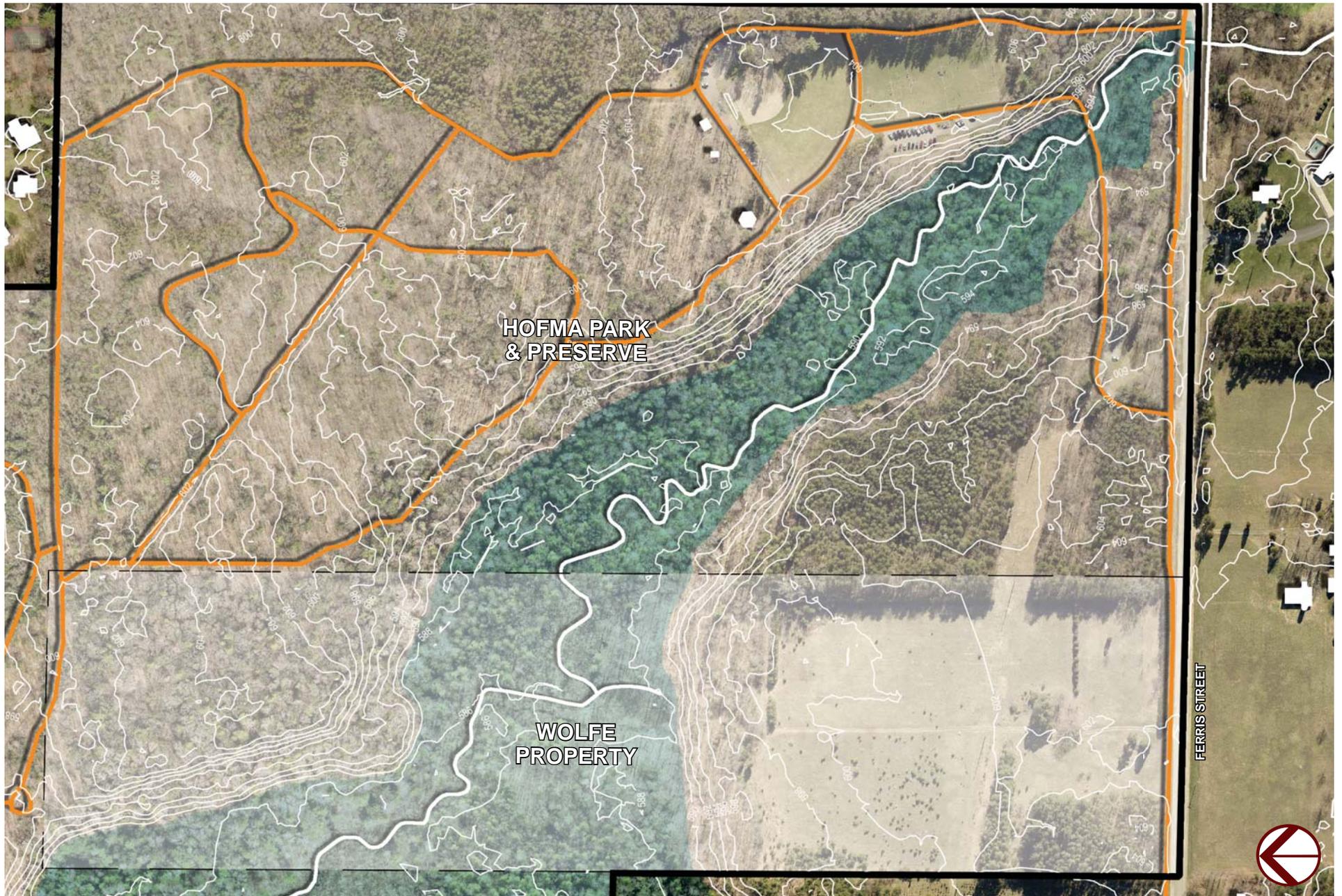
Until the end of 2015, Parcels "C" and "B" were used predominantly as an evergreen tree farm. The majority of the land area within these parcels remains heavily shaped by this land use. While touring the site during the Hofma Vision Community Outreach Event local residents voiced concern regarding the "overgrown" character of the trees of the evergreen farm, which in many cases have grown over 20' in height. The tight spacing of the planted trees has led to many of the existing trees to die back on lower branches due to lack of sun. In addition to the introduced evergreens, there are a number of deciduous opportunistic species that have begun to grow throughout the site. Despite these opportunistic trees, the land remains noticeably gridded by its previous use.

The northern half of Parcel "A" is bisected by the floodplain extending from the Pottawatomi Bayou. Floodplains account for roughly half of this landmass of this parcel, while steep slopes account for most of the remaining area, making it difficult for development.

Some of the most valuable existing features on the Witteveen property are the meadow along 168th Avenue, the wetland on the corner of 168th Avenue and Sleeper Street, a mature stand of hardwood trees midway along Sleeper Street, as well as the naturalized vegetative growth along and below the ridgeline of the lowlands. In addition to the valuable naturalized portions of the site, the eastern plantings of the former tree farm are predominately white pines. Although the spacing of these trees is too tight for their current sizes in most cases, these tree have the potential to be thinned to the appropriate spacing.



WOLFE PROPERTY

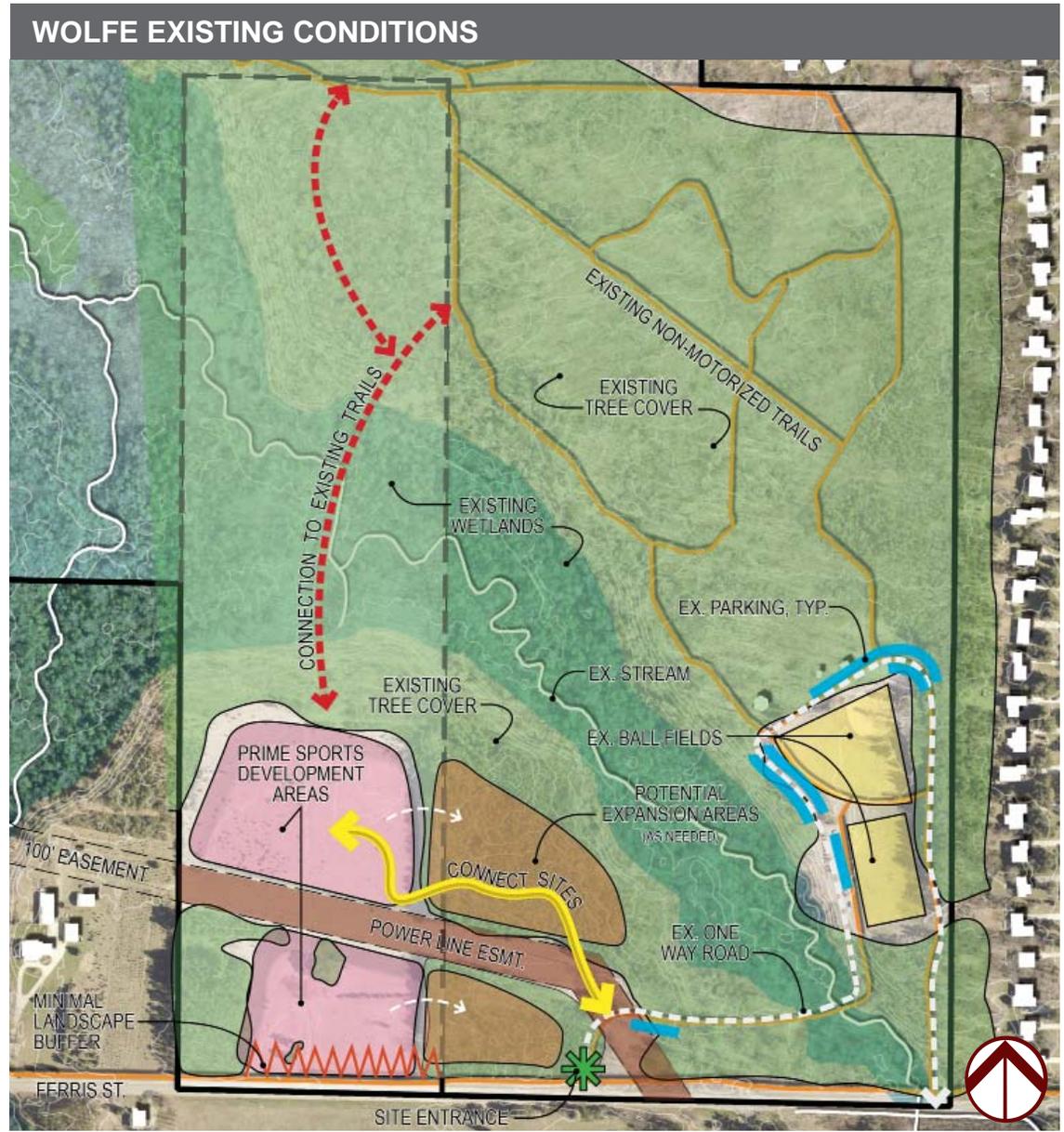


WOLFE EXISTING CONDITIONS



WOLFE EXISTING CONDITIONS

The Wolfe Property is a 40 acre parcel west of the park's main entrance along Ferris Street. The southern third of the property is fairly flat meadow with sparse tree cover. This portion of the property is bisected by a 100' Wolverine powerline easement, which is to remain undeveloped. The site quickly slopes into the lowlands that run through the center of the parcel. This area hosts significant wildlife habitat, but is in the flood hazard zone which impedes most development types. Large hemlocks in this area provide a noteworthy site feature that could offer unique viewing as well as educational opportunities. The northern most portion of the site is a wooded upland with unmapped trails. Although the existing unmarked trails on the Wolfe Property currently connect to the trails in Hofma Park and Preserve, in many cases, they may not be maintained to the standard consistent with marked trails throughout the park. The area directly east of the meadow area on the Wolfe Property is heavily wooded, yet has large areas that are flat. These flat areas may be used to expand land uses found to be appropriate on the Wolfe Property.



MEADOW WITH POWERLINE EASEMENT

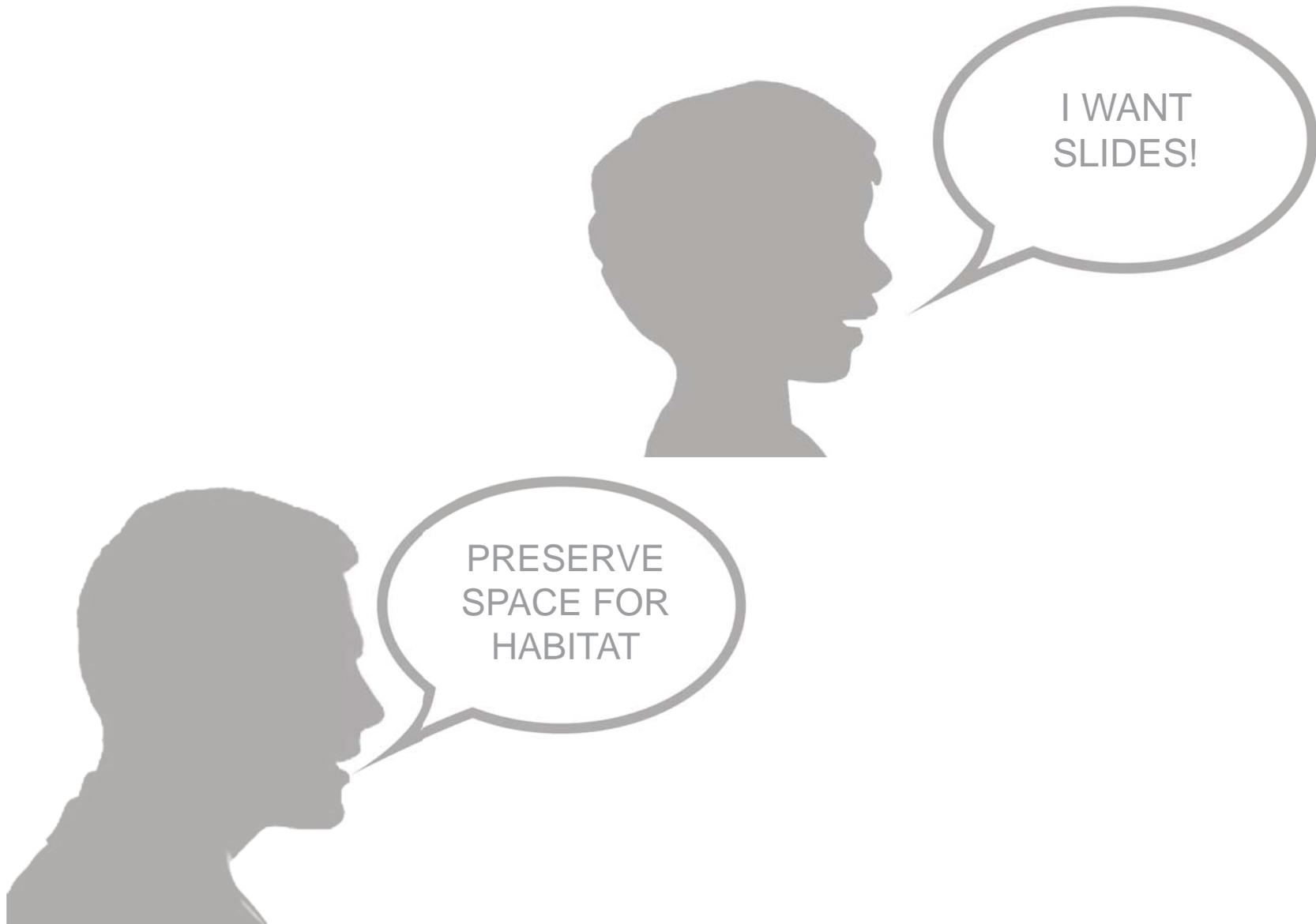


FLOODPLAIN



HEMLOCK FOREST

2



PRESERVE
SPACE FOR
HABITAT

I WANT
SLIDES!

OUTREACH



MORE
TRAILS



YOUTH SPORT
FIELDS

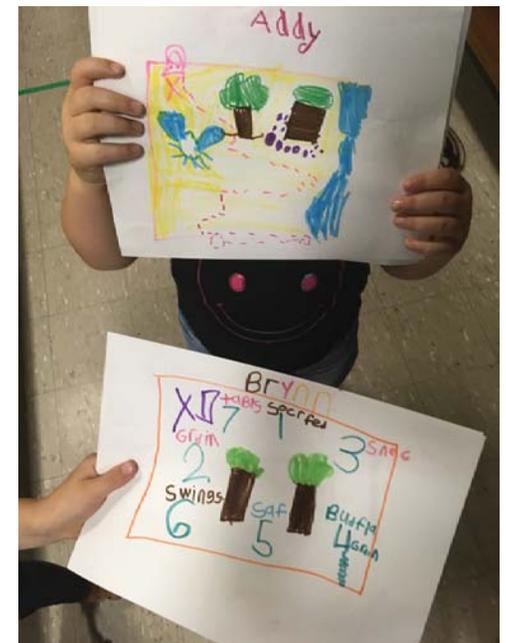
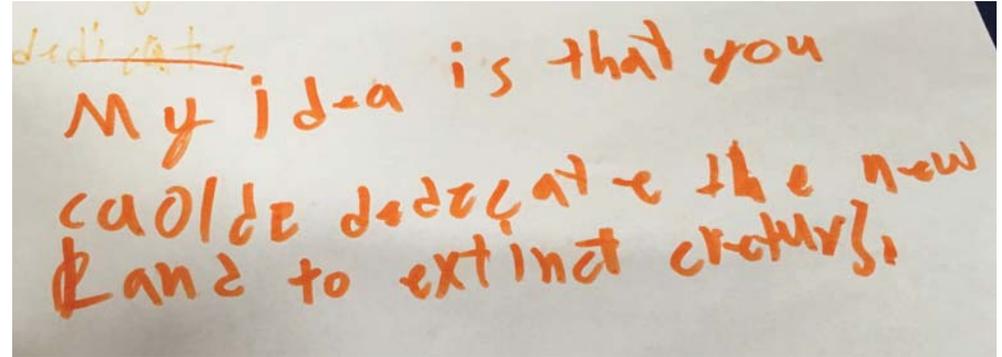
COMMUNITY OUTREACH PROCESS

PROCESS

The outreach process for the Hofma Vision was started by Grand Haven Charter Township in pursuit of a community derived plan that would appropriately serve the public at large. To maximize the community member participation, Grand Haven Charter Township and Nederveld teamed to launch a three-fold outreach campaign.

- 1 Social Media
- 2 Student Input
- 3 Community Engagement Event

SOCIAL MEDIA: Public outreach began with posts on various social media platforms to solicit responses from a broad range of community members. Community members were encouraged to post comments or email Grand Haven Charter Township staff directly to provide input.



STUDENT INPUT: Grand Haven Charter Township partnered with staff & young community members of the STEM program. An array of input was collected including drawings, letters and models. This input provides the design team with invaluable interpretation of the needs of a community population that will likely heavily use the park. Special attention was paid to the playground area throughout this portion of the outreach process. It is recommended that this input be considered during further development of the playground area at the Wolfe Property.

COMMUNITY OUTREACH PROCESS



COMMUNITY ENGAGEMENT EVENT: In June, 2017, a community engagement event was held to gain an understanding of opportunities and challenges of the sites, gather community input, as well as have community members and designers collaborate to begin the design process. The event began with tours of each site in which participants walked the Wolfe and Witteveen properties with the design team to discuss significant site features. Shortly after, the design workshops were held. The workshops used a game-like activity, having community members place desired site features upon base maps to establish a set of program elements to be added into the final designs.



PUBLIC OUTREACH RESULTS: WITTEVEEN

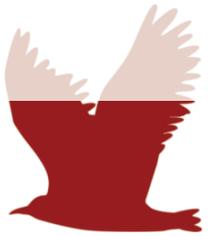
KEY

GROUPS = The number of groups that requested any number of a design element

FREQUENCY = The total number of instances in which the design element was requested among all design groups

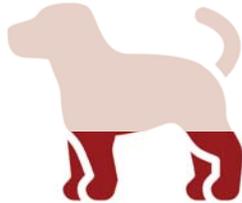
AVERAGE = The average number of design elements requested among all design groups

BIRD WATCHING



67%
GROUPS.....2
FREQUENCY.....2
AVERAGE.....0.67

DOG PARK



33%
GROUPS.....1
FREQUENCY.....1
AVERAGE.....0.33

MOUNTAIN BIKING TRAILS



33%
GROUPS.....1
FREQUENCY.....1
AVERAGE.....0.33

WILDLIFE HABITAT



33%
GROUPS.....1
FREQUENCY.....1
AVERAGE.....0.33

CROSS COUNTRY SKI TRAILS



100%
GROUPS.....3
FREQUENCY.....3
AVERAGE.....

DISC GOLF COURSE



0%
GROUPS.....0
FREQUENCY.....0
AVERAGE.....0

ARBORETUM



67%
GROUPS.....2
FREQUENCY.....2
AVERAGE.....0.67

HIKING TRAILS



33%
GROUPS.....1
FREQUENCY.....1
AVERAGE.....0.33

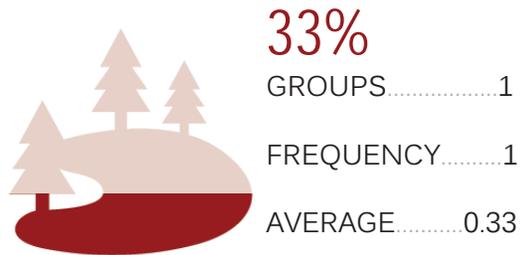
ROPES COURSE



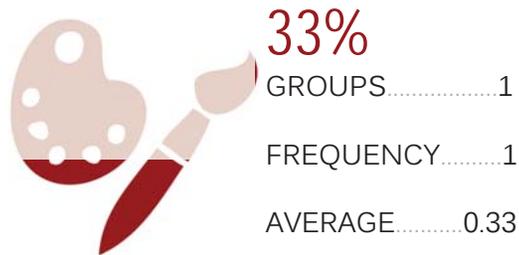
67%
GROUPS.....2
FREQUENCY.....2
AVERAGE.....0.67

PUBLIC OUTREACH RESULTS: WITTEVEEN

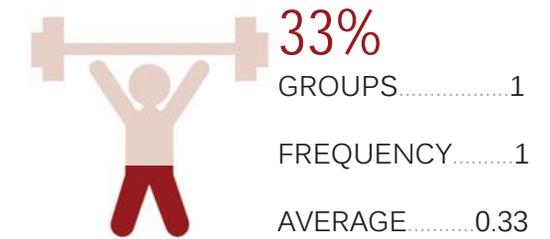
POND



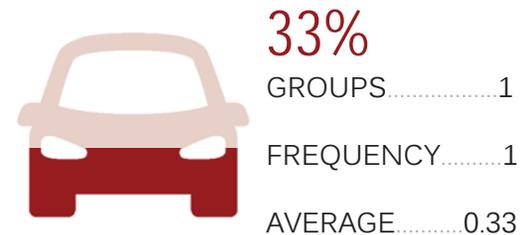
ART



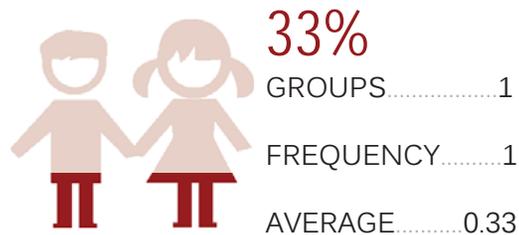
WORKOUT PARKS



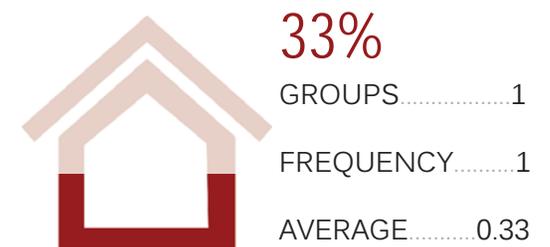
PARKING



CHILDRENS GARDEN



PAVILIONS



ADDITIONAL ELEMENTS

- BENCHES
- BOARDWALK
- PICNIC AREA
- PET WASTE STATIONS
- BIKE MAINTENANCE STATION
- ENTRY FEATURE
- SCENIC OVERLOOK
- EDUCATIONAL OPPORTUNITIES

PUBLIC OUTREACH RESULTS: WOLFE

KEY

GROUPS = The number of groups that requested any number of a design element

FREQUENCY = The total number of instances in which the design element was requested among all design groups

AVERAGE = The average number of design elements requested among all design groups

FOOTBALL FIELDS



0%

GROUPS.....0

FREQUENCY.....0

AVERAGE.....0

TENNIS COURTS



12%

GROUPS.....1

FREQUENCY.....2

AVERAGE.....0.25

VOLLEYBALL COURTS



25%

GROUPS.....2

FREQUENCY.....6

AVERAGE.....0.75

LACROSSE FIELDS



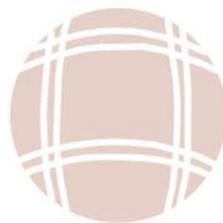
25%

GROUPS.....2

FREQUENCY.....2

AVERAGE.....0.5

BOCCE BALL COURTS



0%

GROUPS.....0

FREQUENCY.....0

AVERAGE.....0

BASEBALL FIELDS



62%

GROUPS.....5

FREQUENCY.....6

AVERAGE.....1.25

BASKETBALL COURTS



25%

GROUPS.....2

FREQUENCY.....4

AVERAGE.....0.5

SOCCER FIELDS



38%

GROUPS.....3

FREQUENCY.....4

AVERAGE.....0.5

MULTI-USE FIELDS



75%

GROUPS.....6

FREQUENCY.....4

AVERAGE.....0.5

PUBLIC OUTREACH RESULTS: WOLFE

PICKLEBALL COURTS



62%

GROUPS.....2

FREQUENCY.....52

AVERAGE.....6.5

ROPES COURSE



25%

GROUPS.....2

FREQUENCY.....2

AVERAGE.....0.25

PARKING



88%

GROUPS.....7

FREQUENCY.....700

AVERAGE.....87.5

PLAYGROUND



50%

GROUPS.....4

FREQUENCY.....7

AVERAGE.....0.875

DISC GOLF COURSE



25%

GROUPS.....2

FREQUENCY.....2

AVERAGE.....0.25

ROCK WALLS



12%

GROUPS.....2

FREQUENCY.....3

AVERAGE.....0.375

WORKOUT PARKS



0%

GROUPS.....0

FREQUENCY.....0

AVERAGE.....0

HIKING TRAILS



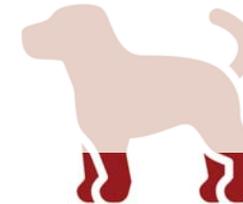
12%

GROUPS.....1

FREQUENCY.....1

AVERAGE.....0.125

DOG PARK



12%

GROUPS.....1

FREQUENCY.....1

AVERAGE.....0.125

PAVILIONS



62%

GROUPS.....5

FREQUENCY.....11

AVERAGE.....1.375

MOUNTAIN BIKING TRAILS



38%

GROUPS.....3

FREQUENCY.....3

AVERAGE.....0.375

CROSS COUNTRY SKI TRAILS



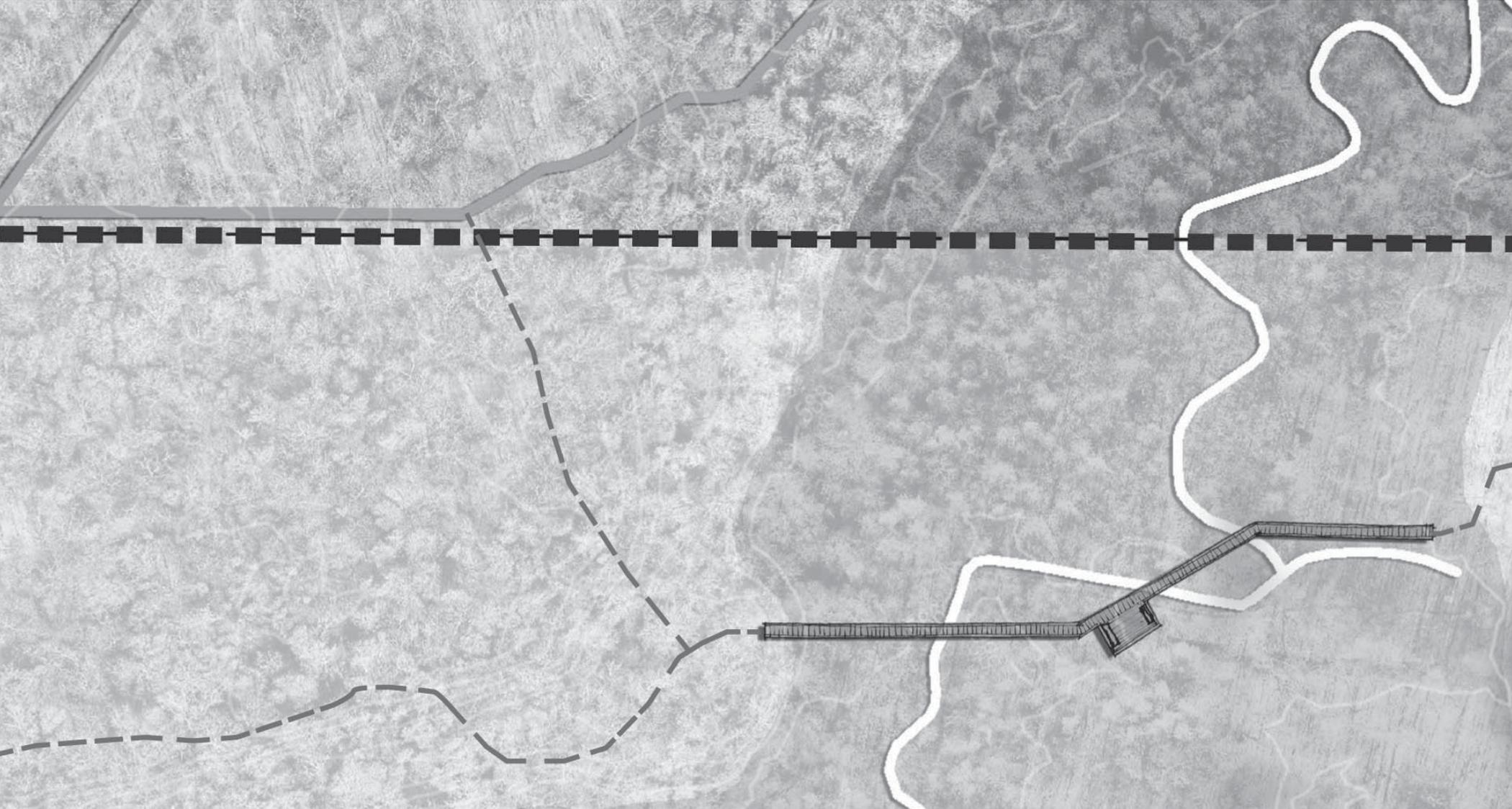
38%

GROUPS.....3

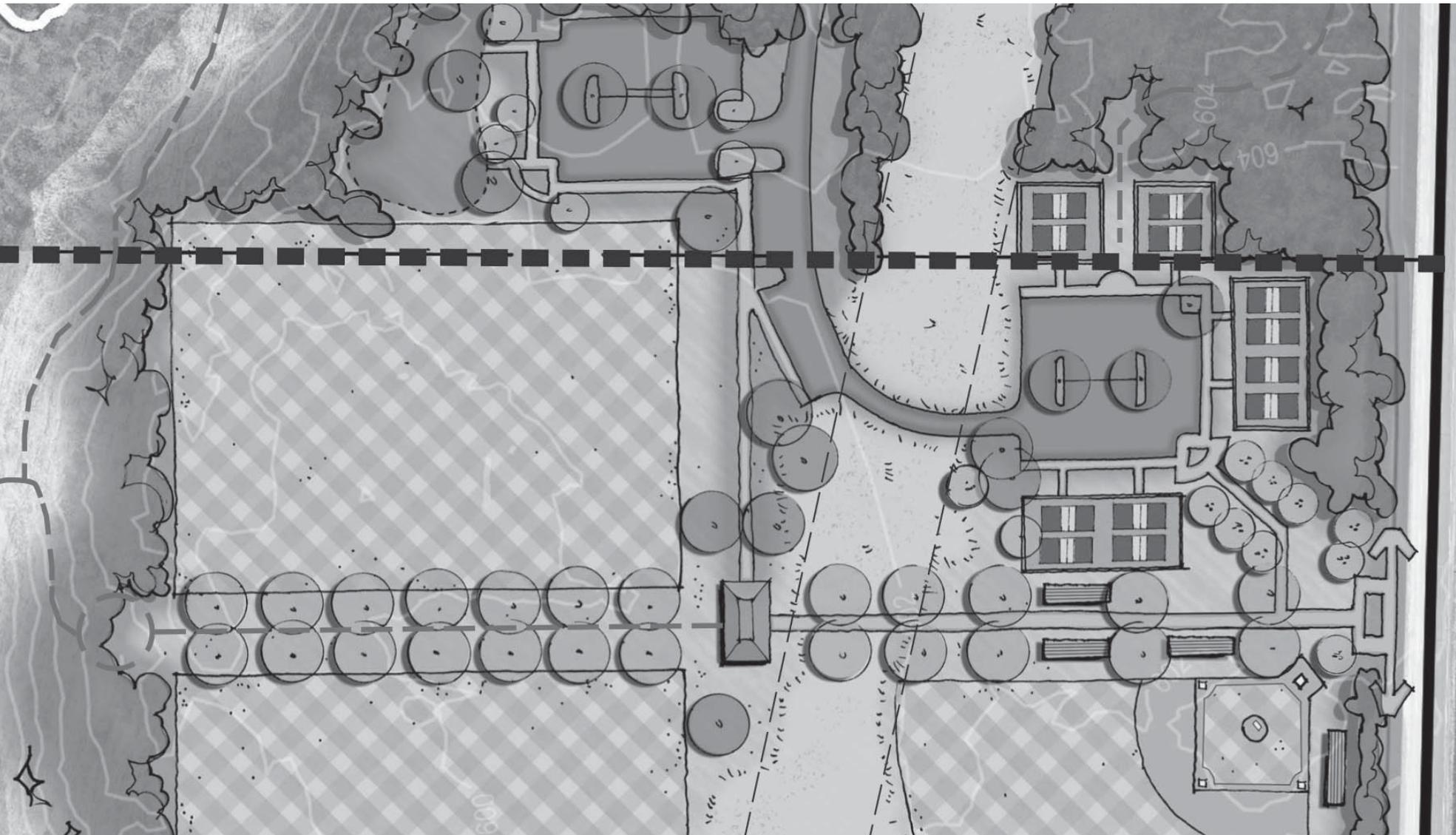
FREQUENCY.....3

AVERAGE.....0.375

3



THE VISION



DESIGN ELEMENTS & THEMES: WITTEVEEN

Through the community outreach process, common design elements to include in the plans and communal themes became increasingly apparent. These shared elements and themes were used to guide the designs of both sites to derive a plan that achieves the goals of the community.

DESIGN ELEMENTS

NATURALIZED LANDSCAPE

WALKING TRAILS

LIT CROSS COUNTRY SKI TRAILS

MOUNTAIN BIKE TRAILS (SEPARATE TO AVOID USE CONFLICTS)

ART INSTALLATIONS THROUGHOUT PARK

OPEN, DOG FRIENDLY AREAS

PROVIDE AMENITIES TO ACCOMMODATE INCREASE IN VISITATION (RESTROOMS, PARKING, ETC.)

CONNECTION TO EXISTING TRAILS

THEMES

CLEAN UP EXISTING VEGETATION

CREATE A MORE NATURALIZED LANDSCAPE

ENRICH WILDLIFE BY ENHANCING AND DIVERSIFYING HABITAT TYPES

SELECTIVELY REMOVE AND REPLACE NON-NATIVE SPECIES

CREATE LOW-IMPACT PASSIVE AND ACTIVE RECREATION OPPORTUNITIES FOR ALL AGES

PROVIDE EDUCATIONAL OPPORTUNITIES



DESIGN ELEMENTS & THEMES: WOLFE



DESIGN ELEMENTS

PROVIDE **AMENITIES** TO ACCOMMODATE INCREASE IN VISITATION (RESTROOMS, PARKING, ETC.)

PICKLEBALL COURTS TO ACCOMMODATE COMMUNITY DEMAND AND POTENTIAL TOURNAMENTS

PAVILION

← **VARIOUS SPORT FIELDS** INCLUDING BASEBALL, LACROSSE, & SOCCER

PLAYGROUND, CLIMBING FEATURE, & ROPES COURSE

CONNECTIONS TO EXISTING **TRAILS**



THEMES

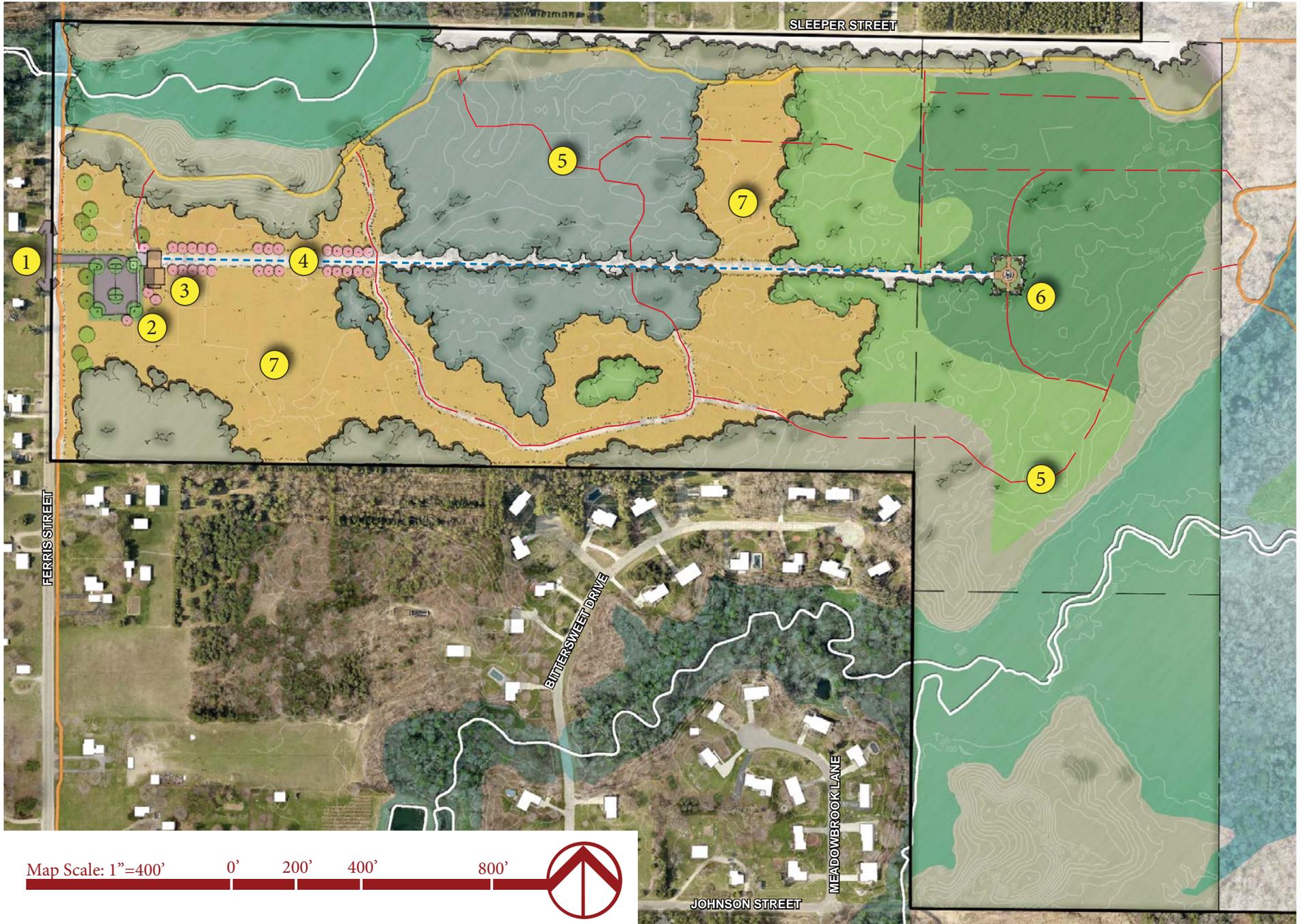
CREATE AN **ACTIVE SPACE** TO ACCOMMODATE COMMUNITY-WIDE **RECREATION** NEEDS

..... PROVIDE RECREATIONAL OPPORTUNITIES FOR **ALL AGES**

← INCREASE **CONNECTIVITY** TO TRAIL NETWORKS

CREATE A **SENSE OF ENTRY**

DESIGN: WITTEVEEN



Map Scale: 1"=400'

0'

200'

400'

800'

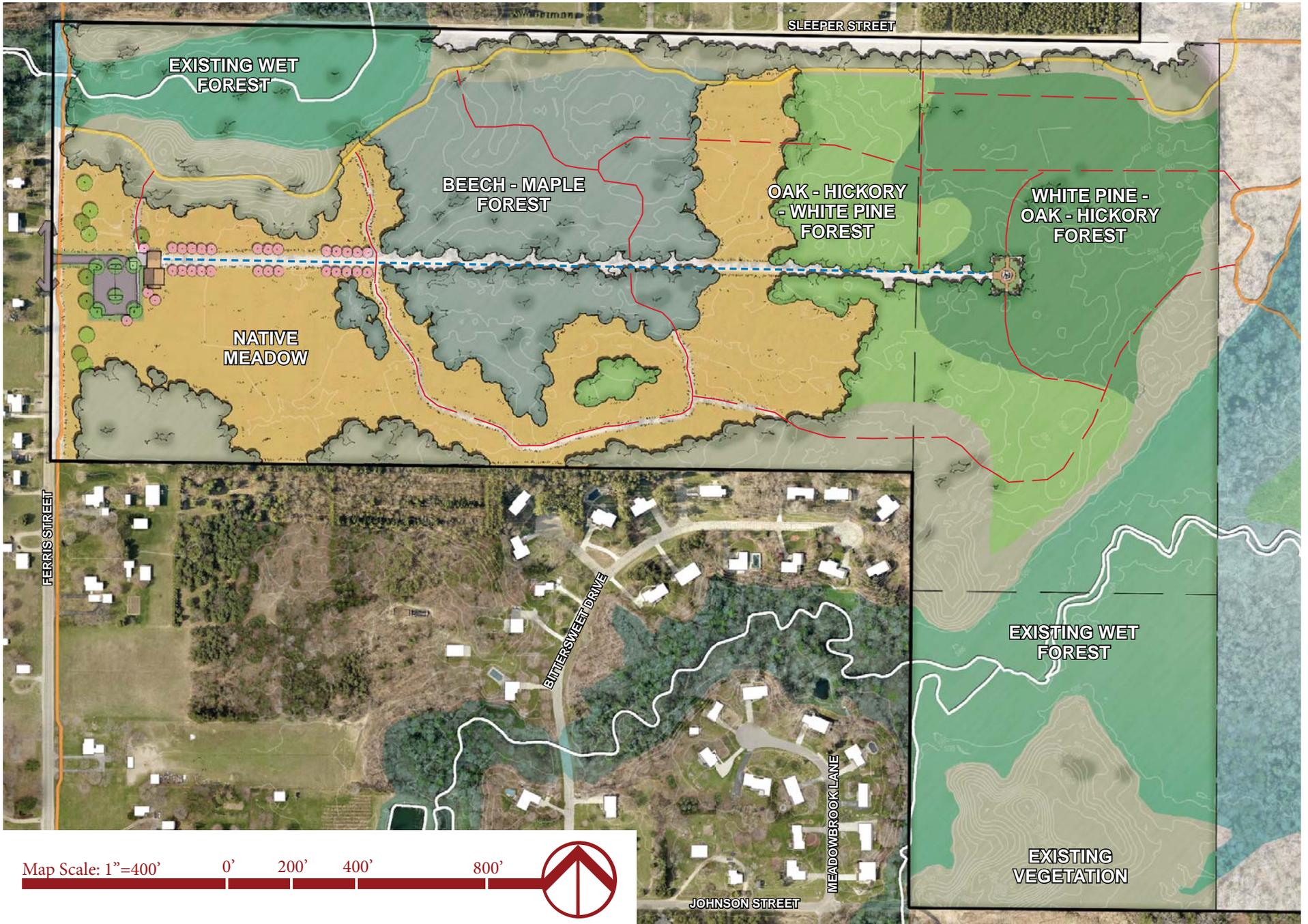


DESIGN FEATURES

- 1 **Main Entrance:** The main access to the site via 168th Avenue allows visitors to enter with a strong axial viewline through the proposed pavilion, along the existing two-track road and ending into the Evergreen Lounge.
- 2 **Parking:** Parking has been provided adjacent to the entrance pavilion and the trail head of the existing two-track road.
- 3 **Pavilion:** The pavilion is intended to provide restrooms, access to water, shade and seating for park visitors.
- 4 **Two-Track Road Converted to Multi-Use Trail:** The central road used in previous tree farming operations provides an opportunity to maintain a strong viewline through the naturalized portions of the plan without compromising valued, existing vegetation.
- 5 **Multi-Use Trails:** To maintain consistency with and connectivity to Hofma Park & Preserve, a network of multi-use trails has been proposed. Trail uses could include hiking, cycling, and cross country skiing. Additionally, interpretive signage and art installations along key trails have been proposed to establish common theming elements throughout the site as well as highlight site features, wildlife, and history.
- 6 **Evergreen Lounge:** This focal point of the design serves as a terminus for the existing two-track road axis. The Evergreen Lounge provides visitors with a more structured area that maintains the regimented pattern of the existing tree plantings, while creating a unique space for art installations, interpretive signage, and seating. It is the intent of this area to create a juxtaposition of linear design elements with natural materials and naturalized secondary plantings.
- 7 **Native Meadow:** This area will expand upon the meadow planting recently install by Grand Haven Charter Township. Further investigation into appropriate, desired species may be required.



DESIGN: WITTEVEEN



FOREST TYPES



EXISTING VEGETATION: REMOVE INVASIVES, SELECTIVELY THIN EXISTING TREES AND REPLACE WITH NATIVES



BEECH-MAPLE FOREST: EXPAND UPON EXISTING BEECH-MAPLE FOREST



OAK-HICKORY-WHITE PINE FOREST: SELECTIVELY REMOVE WHITE PINES AND REPLACE WITH PREDOMINATELY OAK AND HICKORY



WHITE PINE-OAK-HICKORY FOREST: SELECTIVELY REMOVE WHITE PINES AND REPLACE WITH OAKS AND HICKORIES



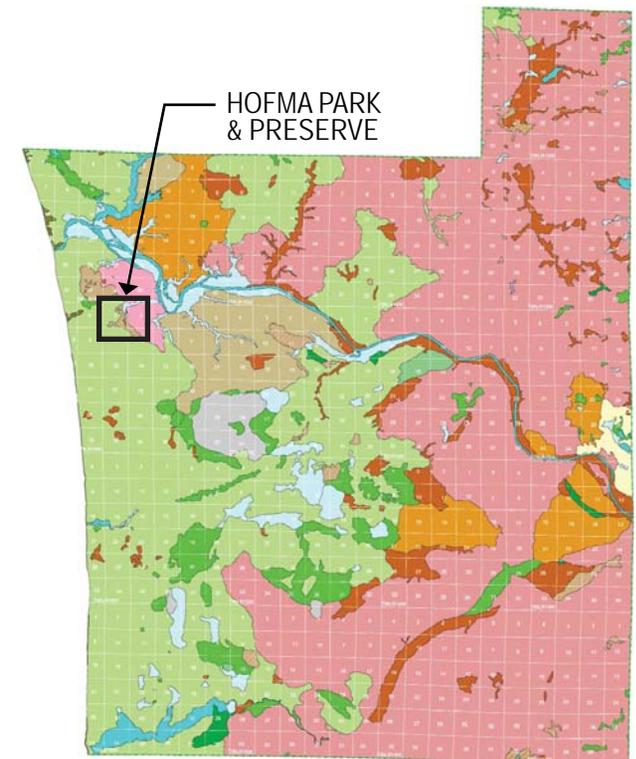
EXISTING WET FOREST: MATCH EXISTING NATIVE VEGETATION AND REMOVE INVASIVES

One of the strongest public sentiments that was voiced throughout the community engagement process was that the Witteveen Property be maintained as a “natural preserve”, as stipulated in the Witteveen Trust. Although much of the site is heavily vegetated, it is largely covered in remnant plantings from the previous tree farm operation. Most species that were introduced during the tree farming era of the site are non-native and are in poor condition. The intent of this plan is to reestablish a “natural” condition on the Witteveen Property while paying homage to the history of the site.

A vegetation map circa 1800 of Ottawa County, published by the Michigan Natural Features Inventory, was used to determine predevelopment conditions of the region and identify potential forest types to reestablish or introduce on the site. According to the map, most of the uplands of the site were beech-sugar maple-hemlock forest, with small portions of oak-hickory forests. The lowlands of the site were predominately covered in black ash swamp. Other significant regional forest types include beech-sugar maple forest and white pine-white oak.

This design outlines a vegetative action plan to diminish non-native trees and thin existing native trees from the tree farm to allow for a naturalized, native planting pattern throughout the site. The existing hardwood stand on the northern side of the site hosts some of the most significant, mature trees on the property. This stand holds many large beech and sugar maple, making it an exemplary area for expansion of common tree species that holds true to the regional historic vegetation patterns. Similarly, the large patch of white pines on the eastern portion of the previous tree farm has many valuable trees, however, many are ill spaced and arranged in a regular, artificial pattern. To encourage healthy growth and biodiversity, this area is proposed to be thinned and populated with oaks, hickory, and other complimentary species. Further tree surveying and direction from a forester should be sought to complete a finalized forestry plan for the Witteveen Property.

OTTAWA COUNTY VEGETATION MAP CIRCA 1800



VISIONING IMAGES: WITTEVEEN

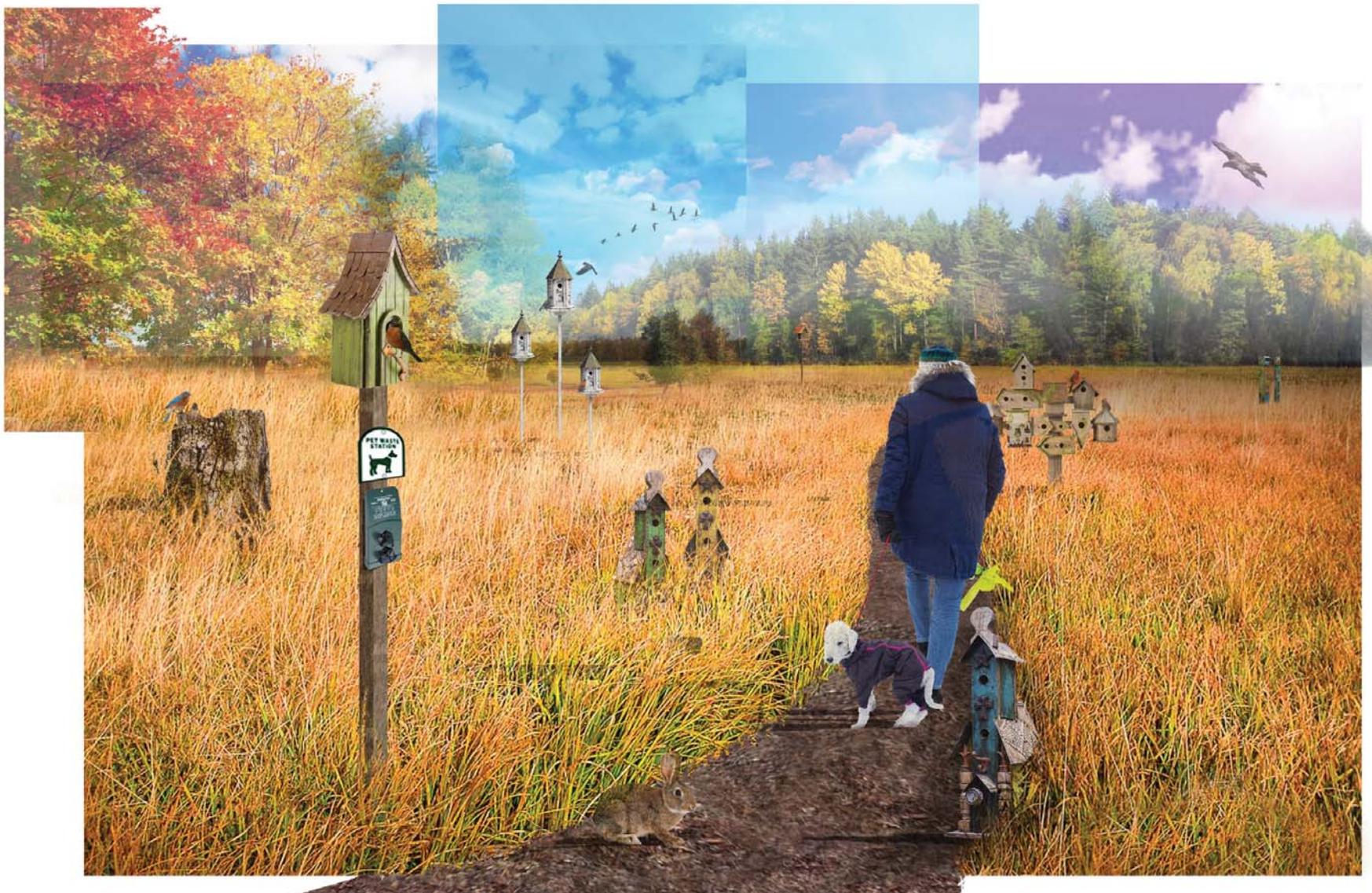
CENTRAL MULTI-USE TRAIL WITH VIEW OF PAVILION

- Existing gravel road to serve as main axial trail
- Create multi-seasonal recreation opportunities
- Pavilion to frame entrance view line & provide restrooms



MEADOW PATH

- Habitat houses as local art installation
- Meadow areas increase edge habitat to enrich biodiversity
- Facilitate responsible pet waste disposal
- Trails to flow through all vegetative types to create interest and maximize educational opportunities



VISIONING IMAGES: WITTEVEEN

EVERGREEN LOUNGE

- Generous clearing in existing white pine stand
- Provide seating for resting, picnics, & wildlife viewing
- Art installation to pay homage to history of the park as well as the Witteveens
- Interpretive signage to educate visitors about local flora and fauna



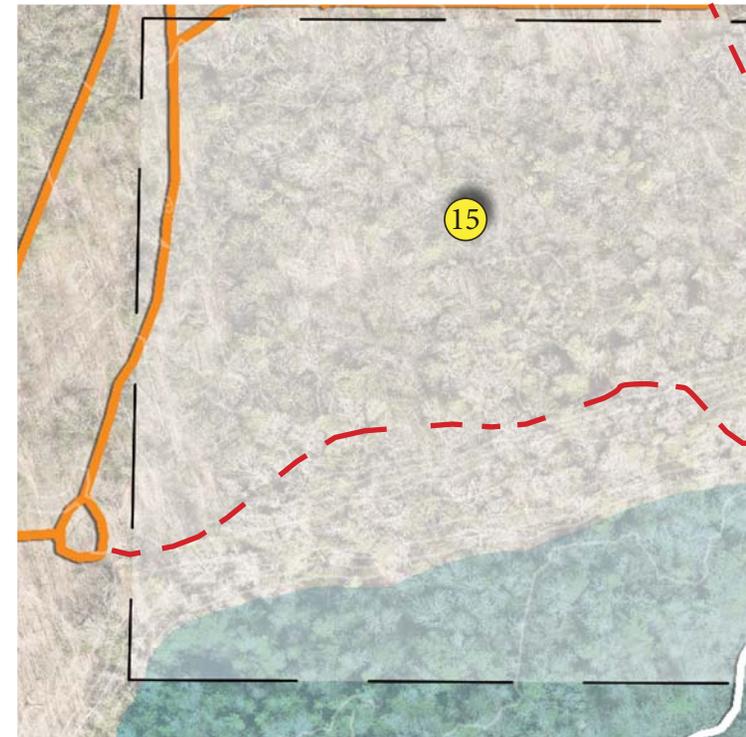
COST ESTIMATE: WITTEVEEN

Item	Cost	Measurment	Unit	Total Cost
Dirt Hiking Trail	\$ 5.50	8256.00	linear feet	\$ 45,408.00
Mountain Biking Trail	\$ 9.00	5800.00	linear feet	\$ 52,200.00
Pavilion	\$ 75,000.00	1.00	lump sum	\$ 75,000.00
Bathrooms	\$ 450.00	500.00	square feet	\$ 225,000.00
Road	\$ 300.00	220.00	linear feet	\$ 66,000.00
Parking	\$ 5.75	17721.00	square feet	\$ 101,895.75
Benches	\$ 850.00	6.00	per unit	\$ 5,100.00
Trash Receptacles	\$ 1,000.00	2.00	per unit	\$ 2,000.00
Bike Racks	\$ 500.00	4.00	per unit	\$ 2,000.00
Grubbing and Tree Removal	\$ 6,000.00	13.10	per acre	\$ 78,600.00
Wild Flower Seed	\$ 1,000.00	13.10	per acre	\$ 13,100.00
Trees, Landscaping, Native Forest Restoration	\$ 65,000.00	1.00	lump sum	\$ 65,000.00
Art and Sculpture	\$ 50,000.00	1.00	lump sum	\$ 50,000.00
Trail Lighting	\$ 60,000.00	1.00	lump sum	\$ 60,000.00
Concrete Walk and Pavilion Pad	\$ 3.75	4333.00	square feet	\$ 16,248.75
Signage (Entry and Interpretive)	\$ 25,000.00	1.00	lump sum	\$ 25,000.00
Subtotal				\$ 882,552.50
10% Contingency				\$ 88,255.25
Total				\$ 970,807.75

DESIGN FEATURES

- 1 Main Entrance:** Currently the main entrance to Hofma Park and Preserve is a one-way, tree-lined drive that ultimately leads past the existing ball fields and out a one-way exit drive. The proposed entrance is meant to preserve the beauty of the current entrance by retaining the existing drive lane and adding a second lane along the existing pine trees to accommodate two-way traffic. Having the two-way access flow into a traffic circle will allow visitors to travel along the existing one-way road, to the proposed amenities on the Wolfe Property, or exit the park. The proposed entrance traffic pattern creates a safe, flexible, and functional circulation pattern.
- 2 Relocated Hofma Memorial Plaque:** With a more pronounced entrance, the Hofma memorial plaque has been used to create a focal point that announces ones entry into the park.
- 3 Parking:** Throughout the community engagement process, numerous participants voiced concern for the lack of parking provided at the existing ball fields. Ample parking has been provided near the various uses proposed to accommodate increased visitation.
- 4 Playground, Ropes Course, & Rock Wall:** The playground area is intended to provide unique recreational opportunities for an array of age groups. Youth groups were highly involved in the community outreach process and provided a considerable amount of ideas for their visions of the playground area. Common elements suggested in youth responses were climbing ropes, slides, playhouses, and rockwalls. It is highly suggested that youth feedback be used in detailed design of the playground.
- 5 Multi-Purpose Field:** Structured recreational opportunities on the flat, clear portions of the Wolfe Property were highly encouraged by community members. To maintain flexibility in fluid recreational needs of the community, multi-purpose fields have been proposed. Each of these fields can be restriped to accommodate either 1 soccer field, 2 youth soccer fields, 2 lacrosse fields, or 1 football field.
- 6 Pavilion:** The pavilion is intended to provide restrooms, access to water, shade and seating for park visitors. It is anticipated that this will be in very high use when large-scale sporting events are being hosted at the park.
- 7 Native Wildflower Meadow:** The developmental stipulations associated with the 100' Wolverine utility easement that bisects the Wolfe Property creates a unique opportunity for a native wildflower meadow. This meadow is meant to soften the more defined edges of the developed portions of the design while providing a wildlife corridor to encourage the movement of local fauna into the park and to diversify habitat types on site.
- 8 Pickleball Courts:** Courts for this fast-growing sport were frequently suggested by community engagement participants. It was further recommended that a complex of courts that could accommodate tournament play be incorporated into the park. Bleachers and sufficient parking have been proposed for high volumes of visitors. Additionally, Quadplexes of pickle ball could later be converted into tennis courts or other game surfaces if community recreational needs shift.

- 9 Baseball Diamond:** Although the existing baseball field on site is in good condition, a lack of parking has made it difficult for park visitors to host larger team events. With a close proximity to adequate parking, the proposed baseball diamond would alleviate this issue.
- 10 Pedestrian & Bicycle Entrance:** The entrance along the existing bike path on the north side of Ferris Street encourages the use of alternative modes of transportation, creates a unique sense of entry to the park, as well as setup a strong viewline along the central axis of the design.
- 11 Multi-use Trails:** A network of multi-use trails has been proposed to maintain consistency with, and connectivity to, Hofma Park & Preserve. Trail uses could include hiking, cycling and cross country skiing.
- 12 Trail Head:** These areas are points of access to the trail network. Trail heads could include informational signage of the park's trails and their associated lengths.

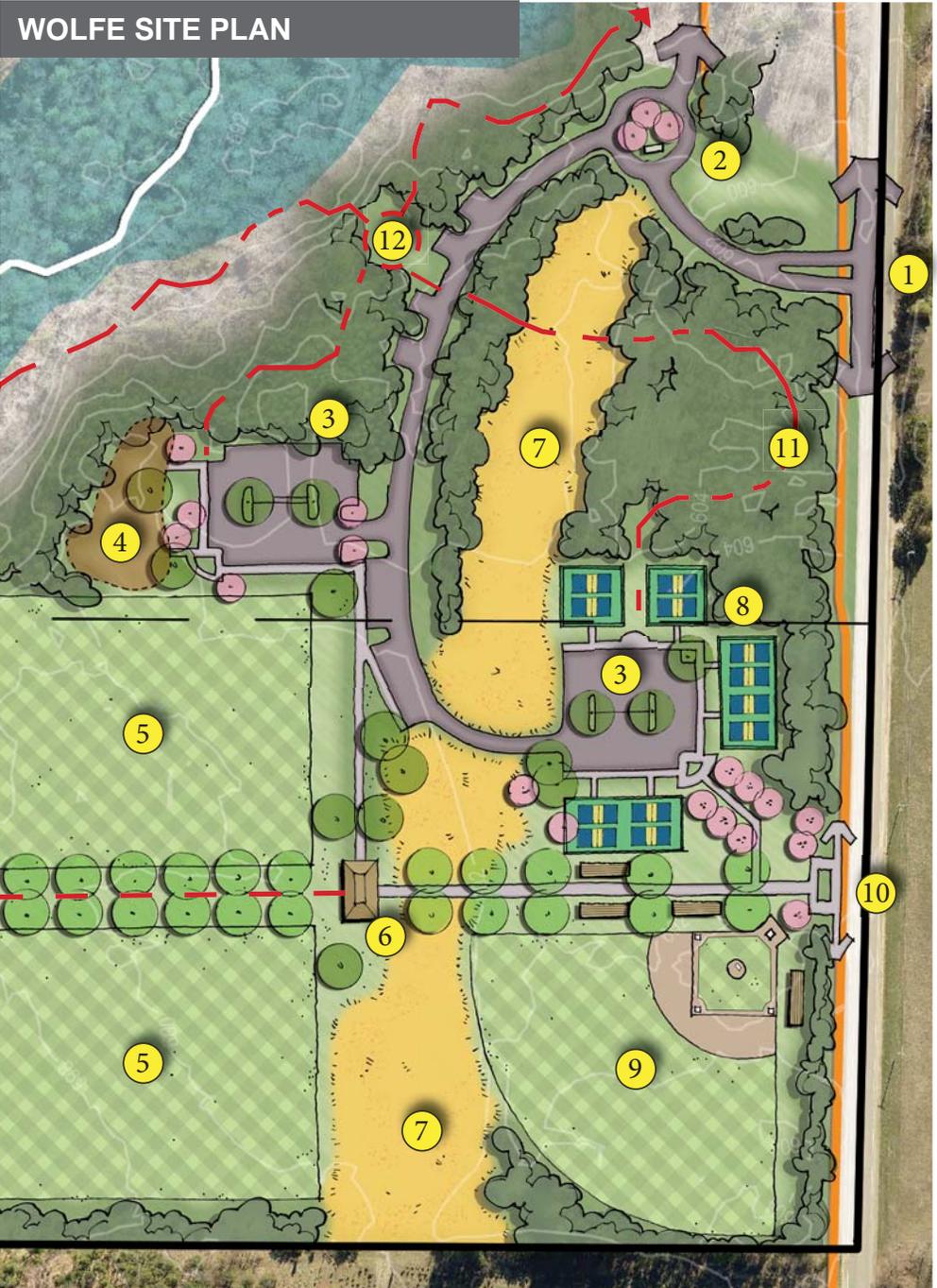


Map Scale: 1"=200'

0' 100' 200' 400'



- 13 **Boardwalk:** Due to the sensitive nature of the flood zone, the boardwalk provides a low impact means of enhancing trail connectivity while remaining sensitive to the fragility of the existing wetlands. The boardwalk is to be constructed of the same materials and style consistent with the existing boardwalk further north on the site.
- 14 **Hemlock Grove Overlook:** One of the most ecologically significant and beautiful features of the Wolfe Property is a stand of mature Hemlocks in the lowlands of the parcel. An overlook provides visitors with an opportunity to take a seat and be immersed in this unique flora of this area.
- 15 **Area of Existing Trails:** Although not previously including in the lands of Hofma Park and Preserve, the northern portion of the Wolfe Property reportedly contains trails that connect to existing trails of the preserve. The existing trail on the Wolfe Property should be maintained and mapped consistent with existing trails of Hofma.



VISIONING IMAGES: WOLFF

WILDFLOWER MEADOW & MULTI-SPORT

- Native wildflower meadow as wildlife corridor through developed portion of the park
- Multi-sport fields to provide flexible recreational options
- Allée of trees reinforces axis from street entrance to trailhead



PLAYGROUND, ROPES COURSE, & ROCK WALL

- Provide a unique recreational space for young community members
- Partially shaded environment for comfort
- Seating to accommodate visitors



VISIONING IMAGES: WOLFF

PICKLEBALL COURTS

- Pickleball complex with bleacher seating
- 12 Courts to accommodate tournaments
- Both shaded and full-sun courts



COST ESTIMATE: WOLFE

Item	Cost	Measurment	Unit	Total Cost
Dirt Hiking Trail	\$ 5.50	6421.00	linear feet	\$ 35,315.50
Wetland Boardwalk and Overlook	\$ 75.00	8443.00	square feet	\$ 633,225.00
Paver trail	\$ 10.00	9567.00	square feet	\$ 95,670.00
Concrete Walk	\$ 3.75	11777.00	square feet	\$ 44,163.75
Baseball Field (inc. irrigation, lighting, bleachers, dugouts, drainage)	\$ 500,000.00	1.00	per field	\$ 500,000.00
Multi Sport field	\$ 2.25	246000.00	square feet	\$ 553,500.00
Multi-Sport Field Irrigation	\$ 18,000.00	5.60	per acre	\$ 100,800.00
Pavilion	\$ 75,000.00	1.00	lump sum	\$ 75,000.00
Bathrooms	\$ 450.00	2500.00	square feet	\$ 1,125,000.00
Pickleball Court	\$ 13,750.00	12.00	per court	\$ 165,000.00
Road	\$ 300.00	1575.00	linear feet	\$ 472,500.00
Parking	\$ 5.75	40424.00	square feet	\$ 232,438.00
Multi-Sport Field Irrigation	\$ 18,000.00	5.60	per acre	\$ 100,800.00
Playground (Playground, Rock Wall, Ropes, Mulch Surface)	\$ 250,000.00	1.00	lump sum	\$ 250,000.00
Additional Bleachers for Pickleball and Baseball	\$ 1,000.00	2.00	per unit	\$ 2,000.00
Benches	\$ 850.00	20.00	per unit	\$ 17,000.00
Trash Receptacles	\$ 1,000.00	15.00	per unit	\$ 15,000.00
Bike Racks	\$ 500.00	20.00	per unit	\$ 10,000.00
Grubbing and Tree Removal	\$ 6,000.00	7.00	per acre	\$ 42,000.00
Wild Flower Seed	\$ 1,000.00	3.20	per acre	\$ 3,200.00
Trees and Landscaping	\$ 50,000.00	1.00	lump sum	\$ 50,000.00
Signage (Entry, Interpretive, Wayfinding)	\$ 31,000.00	1.00	lump sum	\$ 31,000.00
Subtotal				\$ 4,553,612.25
10% Contingency				\$ 455,361.23
Total				\$ 5,008,973.48

FUTURE CONSIDERATIONS

Mountain Bike Trails: Several respondents from the STEM student outreach effort as well as participants of the community engagement event supported the implementation of a mountain bike course on the Witteveen Property. Although this site provides ample space for such a feature, there is little elevation change that would lend itself to a more technical trail. Most elevation change on the site is along the ridgeline between the uplands and flood hazard zone, which contain ecologically sensitive areas. These areas are not conducive to the developmental impact of mountain bike trail installation. Less sensitive areas, however, may be considered for development of a technical mountain bike trail in the future.

Relocation of Existing Ball Fields or Play Ground at Hofma Park: Concerns with what some community members consider insufficient amounts of parking may be cause for future alterations to the existing ball fields and playground area at Hofma Park. Three options for this area were considered by the design team.

- 1 The first option would be to convert the existing playground area into additional parking for the ball fields. Since a larger playground has been proposed adjacent to the Wolfe Property, the existing playground may prove to be redundant, depending on the amount of use of the existing ball fields.
- 2 The second option for this area would be to remove both the playground and existing ball fields to consolidate recreational usages proposed on the Wolfe Property design. The area could be maintained as a clearing of open play, picnicking, and other passive activities.
- 3 Option three would be to keep both the existing ball fields and playground as they are. The existing sport fields could be used as practice or overflow fields during high-use times. Similarly, the existing playground could remain to provide an alternative place for young community members to play. This option may serve as a temporary solution for this area, allowing Grand Haven Charter Township staff to monitor usage prior to the completion of proposed Wolfe Property improvements to assess appropriate future redevelopment options.



Alternative Recreation Opportunities: The Community Demand Research – Regional Healthy Living and Recreational Programming and Facilities for Northwest Ottawa County report released in January, 2017 reported that a considerable amount of regional community members are interested in the facilitation of alternative recreational opportunities. Additionally, the report found that residents of Northern Ottawa County feel that there are a lack of activities which interest teens. These findings point to the need to provide innovative means of engaging community member in the park system.

Alternative recreational opportunities may include collaborative efforts with local yoga, Pilates, and barre studios and facilitated in open fields or pavilions at local parks; outdoor workout facilities; or disk golf courses. Although these specific alternative recreational opportunities were not highly desired by participants of the community engagement event, similar options may be considered as community recreational demands evolve.

Lit Trail: A lit looped cross country trail had been mentioned by various community members. The lit trail was explained to be means of increasing winter use of the park. Permeant lighting for trails, however, could come at a considerable cost. Costs associated with installation and maintenance of fixtures, as well as installation of electrical lines, especially in sensitive areas could prove to be too high to make the project feasible. If a lit trail is to be added into future plans, it would be beneficial to consider using temporary lighting options or solar options to assuage the cost and impact of electrical line installation.

Recurring Site Amenities: Recurring site amenities such as pet waste stations, trail markers, and directional signage should all be part of a cohesive image for the park.

Interpretive Signage: Educational opportunities throughout the park present themselves particularly at entry points, trail heads, scenic overlooks, and along trails. Interpretive signage has been proposed for the Witteveen property to educate visitors about the park's flora and fauna, geology, and history. It is recommended that similar signage be considered throughout the park.



THE HOFMA VISION

The Hofma Vision presents community-based designs for the recently acquired Witteveen and Wolfe properties of Hofma Park and Preserve. Grand Haven Charter Township and Nederveld formed a partnership to create a community outreach campaign to solicit public input for the two properties. As part of the outreach efforts, community members worked directly with the design team of Nederveld in a community engagement event to create schematic concepts and develop thematic design principals to guide the final designs. The designs and accompanying graphics presented in this report (see pages 24-37) were subsequently created by the Nederveld design team with support by Township staff.

Grand Haven Charter Township and Nederveld are proud to present the Hofma Vision to the people of Grand Haven Charter Township.

Special thanks to all those who offered input electronically, those who attended the community engagement event, as well as the staff and students of the STEM program. Your input was an invaluable resource in making the Hofma Vision a success.

THE HOFEMA VISION

