

An aerial photograph of a marina and surrounding urban area, all in a monochromatic yellow-gold color. The marina is filled with numerous boats docked at piers. To the right, there are several multi-story buildings, including a prominent one with a grid-like facade. To the left, there are green spaces and a church with a tall steeple. The overall scene is a mix of urban development and recreational space.

03

GOLD COAST
PARKS & MARINA

OVERVIEW

ABOUT

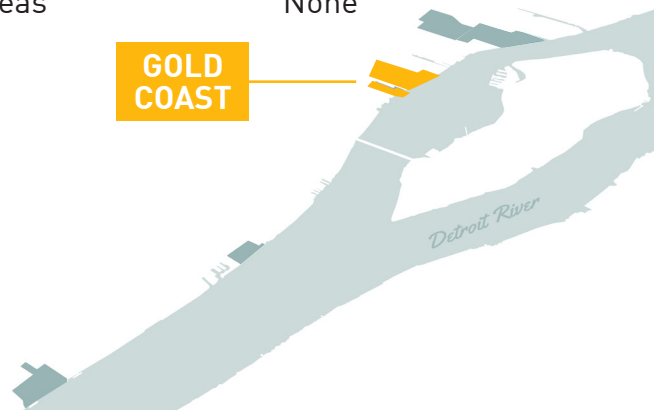
Owen Park, Erma Henderson Park, Erma Henderson Marina, and Stockton Park make up the Gold Coast district which is located approximately 3 miles east of Downtown Detroit and directly across the river from Belle Isle. Collectively, these four assets comprise approximately 46 acres that are used for sports, picnicking, fishing, and boating, and they provide outdoor space for the neighboring residents. The Gold Coast enjoys unparalleled vistas of the Detroit River, Belle Isle, Lake St. Clair, and Canada. While these four sites offer a lot of space, their lack of access, connections, and amenities prevent them from being more utilized by the surrounding community.

ASSETS

- Owen Park
- Erma Henderson Park
- Erma Henderson Marina
- Stockton Park

STUDY AREA STATS

Total Site Area	+/- 46 acres
Owen Park	+/- 8 acres (17%)
Erma Henderson Park	+/- 21 acres (46%)
Erma Henderson Marina	+/- 15 acres (33%)
Stockton Park	+/- 2 acres (4%)
Linear Feet of Shoreline	+/- 1,950 feet
# Boat Slips at Marina	247
Zoning Designation	
Owen Park	High Density Residential (R6)
Erma Henderson Park	Parks and Recreation (PR)
Erma Henderson Marina	Parks and Recreation (PR)
Stockton Park	Single-Family Residential (R1-H)
Local Historic Designation	
Stockton Park	Berry Subdivision
All other areas	None



EXISTING AERIAL OF SITE & SURROUNDINGS

NOT TO SCALE 

HISTORY

OWEN PARK

This 8-acre park is one of Detroit's oldest parks and was once a prized amenity for wealthy Detroiters considering a home in neighboring Indian Village. Originally part of Abraham Cook's ribbon farm, Cook's old farm house was on the lot and after his death became the "Park House," a popular tavern and inn. The park is named after Cook's son-in-law and beloved Detroit businessman and state treasurer of Michigan, John Owen. For two years, the site was leased to Detroit's professional baseball franchise of the time. When the land was given to the city by the heirs of Cook and Owen in 1893, it was deeded to be used as a park for the residents of Detroit. For more than a half-century, the park was a popular place for neighborhood kids who loved to splash in the pool and fountain on hot summer days.

ERMA HENDERSON PARK & MARINA

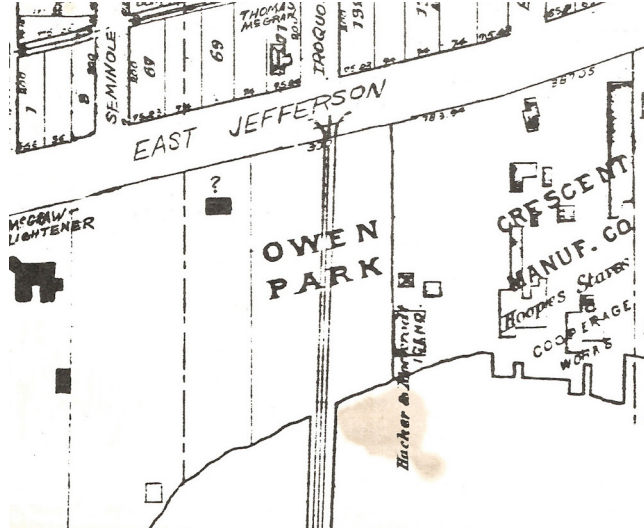
Originally named Memorial Park, the park and marina were built in the early part of the 20th century. Some of the park's original features included a hollow whale play structure, swing set, basketball court, sculpture, and marina. The park was renamed sometime after 1982 after Erma Henderson, the first African American woman elected to the Detroit City Council (1972) and council president for twelve years (1977-1989).

STOCKTON PARK

There is little known about the history of Stockton Park. It appears the land was never built upon and may have been used as a park in the early 1900s. The park sits just east of the Manoogian Mansion and west of the Department of Public Works Fairview Sewerage Pumping Station.



View of Owen Park from Jefferson Avenue, 1908



Plan showing Owen Park and a proposed bridge to Belle Isle that was never built



Children wading in the pond at Owen Park, c. 1910



A postcard showing Owen Park's water fountain, 1910



Sign along Jefferson Ave. for Memorial Park (Erma Henderson Park), 1971



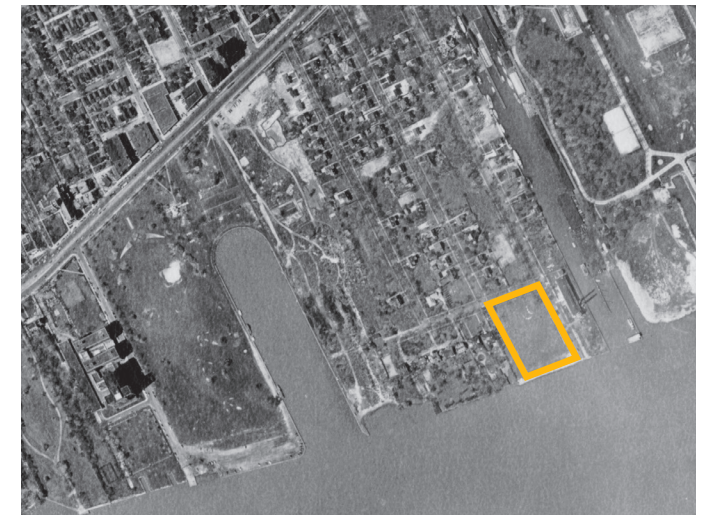
Erma L. Henderson, Detroit's first black Councilwoman



Spectators of the 1969 World Championship Race (hydroplanes) on the Detroit River at Memorial Park (Erma Henderson Park)



Photo showing the whale play structure, basketball courts, and marina in background at Memorial Park (Erma Henderson Park), 1981



Aerial imagery of Stockton Park, 1949

OBSERVATIONS

OWEN PARK

Today, Owen Park is an undeveloped park property. The 8-acre park contains grass and trees but lacks other amenities. It is most frequently used as a quiet fishing spot on the riverfront.

The planning team performed an extensive analysis of the structural, civil, electrical, and mechanical components of the existing park, and participants in community meetings and surveys provided valuable insight about the site's existing conditions from a users' perspective. The following list summarizes observations that were made during the planning process.

ITEMS	DESCRIPTION
Shoreline	The 610 lineal feet of shoreline at the park were found to be in poor condition with significant erosion.
Access to Waterfront	Dirt paths used by vehicles for access from Jefferson Ave. to the waterfront are in poor condition, with evidence of vehicles getting stuck.
Lighting	Park needs more lighting for safety and evening use.
Amenities	Park needs more amenities for kids and seniors and enhanced fishing amenities.
Signage/ Wayfinding	The park lacks any kind of signage and many people do not even know this is a public park.



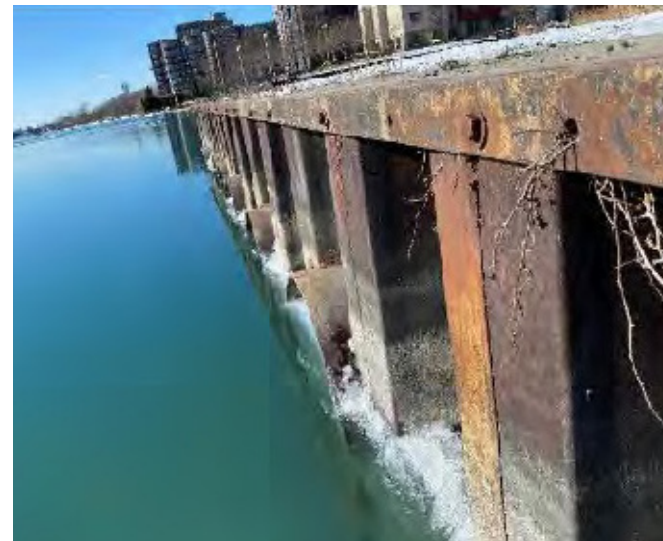
View of Owen Park from Jefferson Avenue



Dirt path in poor condition, used by vehicles to access the waterfront



Aerial view of dirt vehicular paths to the shoreline



Steel sheet pile wall section with outfall



Steel sheet pile wall return



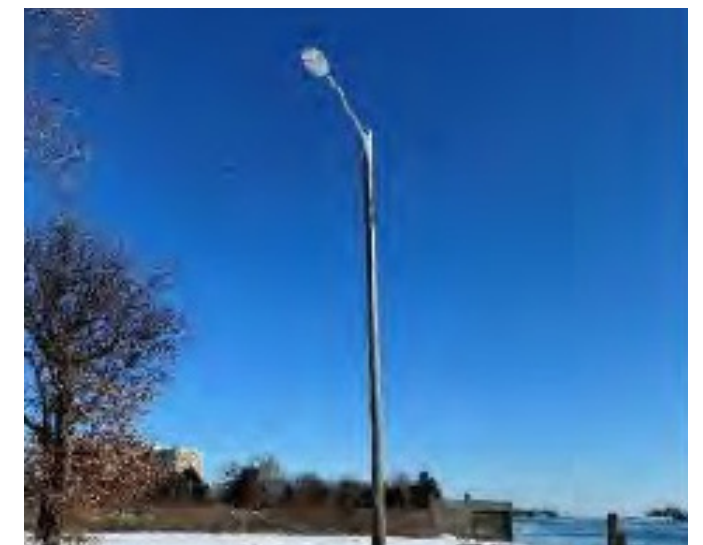
Noted deterioration of concrete seawall



Solar panel system



Deteriorated concrete structural component with exposed rebar



Wooden pole with light fixture

REFERENCE

The **Comprehensive Condition Assessment** provides a detail evaluation for the structural, civil, electrical, and mechanical components of the parks and plazas. See **Appendix A** for the full report.

OBSERVATIONS

ERMA HENDERSON PARK

Today Erma Henderson Park is used for fishing, basketball, soccer, and picnicking. Popular site amenities at the 21-acre park include the flower gardens, the armillary sphere art sculpture (installed in 1970), and walking paths. The site contains two structures: a restrooms building and a building used by Detroit Water & Sewerage Department. Two parking lots collectively provide 105 spaces for the park. The 600-lineal-foot shoreline protection system was replaced in Summer 2021.

The planning team performed an extensive analysis of the structural, civil, electrical, and mechanical components of the existing park, and participants in community meetings and surveys provided valuable insight about the park’s existing conditions from a users’ perspective. The following list summarizes observations that were made during the planning process.

ITEM	DESCRIPTION
Shoreline/ Seawall	The 600-lineal-foot shoreline protection system was replaced with marine mattresses in 2021
Pavement	The pavement in parking, drop-off areas, and sidewalks is in poor condition; requires replacement.
Late night noise	Public meeting participants discussed late-night noise being a problem at the park.
Gardens & Basketball Courts	Public meeting participants agreed the flower gardens and basketball courts are big attractions and should be maintained as park amenities.



The restroom building in the park is currently closed



Basketball courts with flooded parking area in the background



DWSD Pump Station and gardens near Jefferson Ave.



Existing concrete and steel sheet pile wall, leaning railing sections and flooding noted



Damaged and missing light pole



Area from seawall to berm flooding



Broken post at railing



Noted erosion at berm section



Approximately 70’ of missing railing and damaged posts

REFERENCE

The **Comprehensive Condition Assessment** provides a detail evaluation for the structural, civil, electrical, and mechanical components of the parks and plazas. See **Appendix A** for the full report.

OBSERVATIONS

ERMA HENDERSON MARINA

Today the entire 15-acre marina is non-operational, and the 247 boat slips are empty and out of commission. Surrounding the water basin is a clubhouse building and 250 parking spaces.

The planning team performed an extensive analysis of the structural, civil, electrical, and mechanical components of the existing marina, and participants in community meetings and surveys provided valuable insight about the marina’s existing conditions from a users’ perspective. The following list summarizes observations that were made during the planning process.

ITEM	DESCRIPTION
Shoreline & Seawall	The concrete seawall appears to be failing, causing approximately 180’ of wall to move significantly toward waterside and significant issues with pavement surfaces behind wall.
Electrical System	The entire marina electrical system needs to be reevaluated and inspected. Due to high waters several major components have been compromised by contact with water and ice.
Fire System	The current fire suppression system is not up to the NFPA regulations. The majority of the ABC fire extinguisher cabinets need to be replaced. Portable fire extinguishers should be placed on docks and piers.
Marina Anchoring System	Due to high waters, several spuds and anchor points were out of alignment or in a locked position. The entire anchoring system should be investigated to avoid further damages to the piers, gangways, and fingers.
Sanitary Pump Out	Current system is outdated/broken and needs to be replaced with new fix pump out system.
Water	Several water lines appear damaged due to ice and need to be replaced as soon as possible.
Piers/ Finger Piers	The overall structural condition of the fixed piers and fingers need minor repairs, loose boards replaced as needed, pressure washed and sealed. A de-icer is recommended to protect the dock’s structure and pilings during the winter season.
Wooden Piles	Several piles were displaced due to ice shifting; need to be reset.
Cleats	Missing cleats or cleats not secured properly to the deck need to be fixed.
Buildings	Marina offices, ship store, restrooms, and laundry facility are in need of remodeling, updating, and exterior maintenance (paint, fixtures, furniture).
Wayfinding	The marina and slips lack a cohesive signage scheme; needs cohesive directional and informative signage.
Marina Access	Increase access for both boaters and non-boaters to create a point of entry for boat rental, water taxi service, and non-motorized craft.



Concrete seawall in fair condition; separation in wall segments causing material loss from behind wall



Timber pile and steel components noted to be in poor condition for breakwall at riverside entrance



Uneven and broken pavement at the marina’s eastern parking area



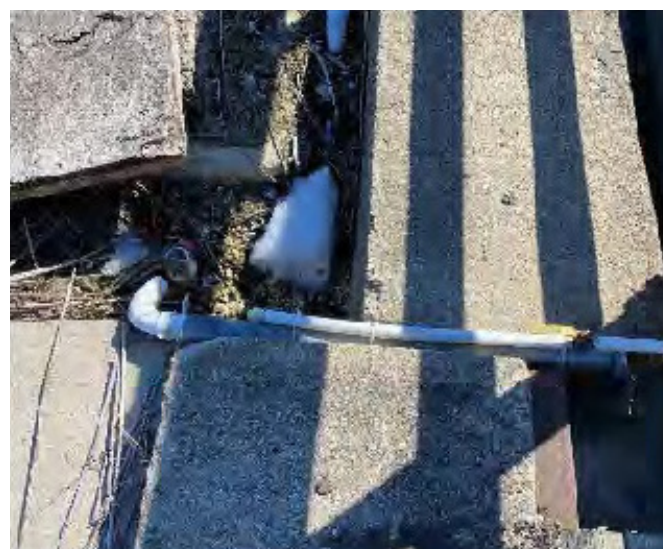
Concrete retaining wall is in good condition



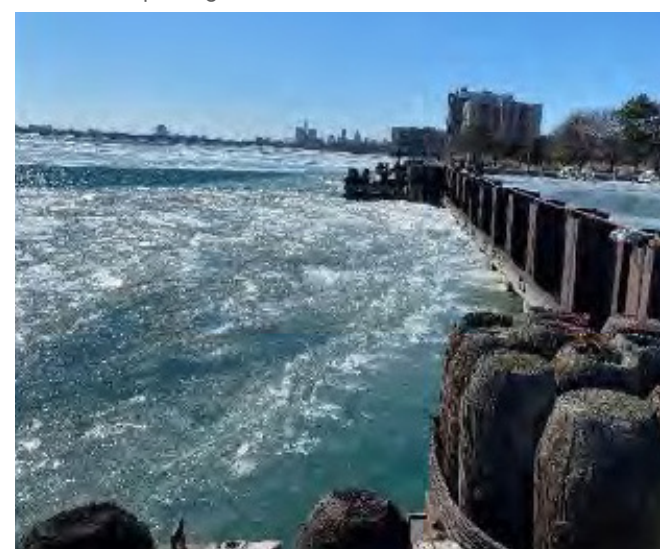
Concrete seawall shows deterioration to top of wall section requiring maintenance



Significant settlement behind wall causing concrete walk to be uneven and potentially hazardous



Failing portion of concrete seawall



Sheet pile breakwall is in fair condition



Approximately 40’ of fence is in need of repair

REFERENCE

The **Erma Henderson Condition Assessment** provides a detail evaluation of the marina. See **Appendix A and D** for the full detail reports.

OBSERVATIONS

STOCKTON PARK

The 2-acre park sits just east of the Manoogian Mansion and west of the Department of Public Works Fairview Sewerage Pumping Station. Today the park is used for walking, children’s play, picnicking, relaxing, and fishing, and the park’s amenities (play equipment, picnic tables, walking paths) are generally in good condition.

The planning team performed an extensive analysis of the structural, civil, electrical, and mechanical components of the existing park, and participants in community meetings and surveys provided valuable insight about the site’s existing conditions from a users’ perspective. The following list summarizes observations that were made during the planning process.

ITEMS	DESCRIPTION
Seawall/ Shoreline	The shoreline was found to be in poor condition with notable erosion and no protective devices or structures in place along the 210 feet of river frontage, requiring the installation of a new shoreline protection system.
Precast Concrete Lighting	Two of three precast light poles are cracking at base; maintenance and repairs needed.
Site Fencing	Chain link fencing surrounding the site is in need of maintenance.
Landscape	There is one area that appears to be an old/unused vehicle access to the property to the south. This area could be improved with seeding and topsoil.
Asphalt Paths	Paths are in good condition, with minor cracking in some areas that could use maintenance/repair.



Play structures and amenities are in good condition with some general maintenance needed



Overgrowth along the path near the park’s entrance



Unprotected shoreline with notable erosion



Unformed concrete poured along portions of shoreline is undermined



Unformed concrete poured along portions of shoreline



No shoreline flood protection, significant erosion observed



Guardrail section along shoreline is damaged and portions are missing, a potential hazard



Unformed concrete poured along portions of shoreline



Precast concrete lighting fixtures with vertical cracking

REFERENCE

The **Comprehensive Condition Assessment** provides a detail evaluation for the structural, civil, electrical, and mechanical components of the parks and plazas. See **Appendix A** for the full report.

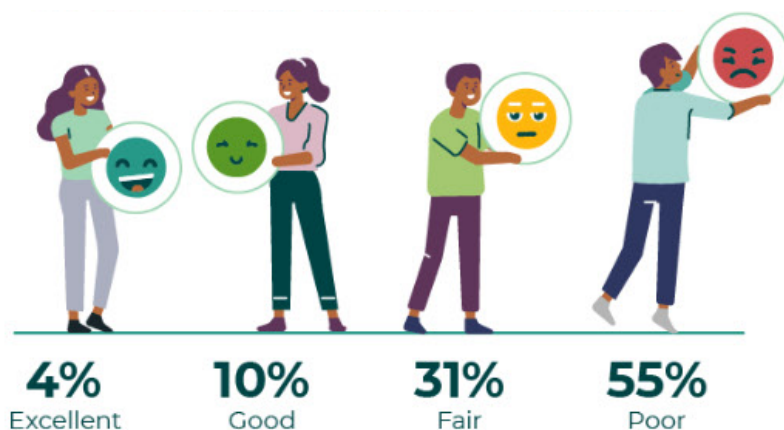
COMMUNITY ENGAGEMENT OWEN PARK

As part of the planning process for Owen Park, the City of Detroit and the planning team hosted a series of public engagement events that allowed residents, park users, and community leaders to review the opportunities and challenges of the sites and collectively propose ideas and recommendations to improve them in the future.

The following list summarizes key takeaways identified during the community engagements

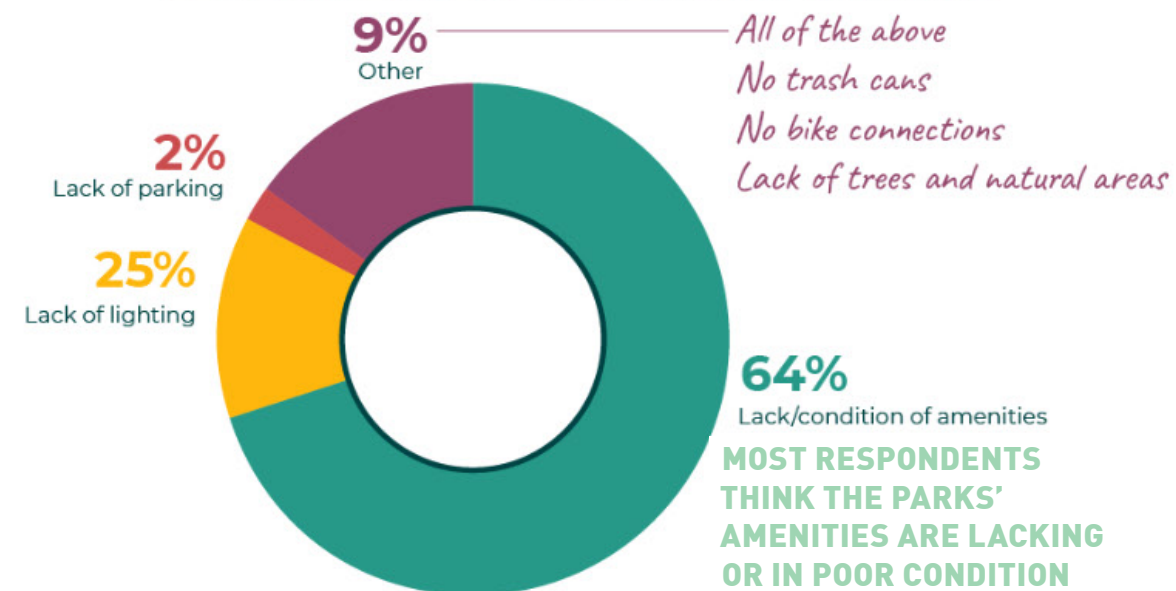
- Primarily used for **fishing**.
- The **quiet, secluded and informal nature** of the park is seen as a benefit.
- Improve access: Make it easier to get down to the water and **address the car-tracked terrain**.
- Add **lighting**.
- Address the **abandoned building next to the park**, it would make it seem less isolated and safer.
- Some suggested **adding amenities**, like benches for seniors, and family-friendly activities for kids, like fishing.

WHAT IS YOUR GENERAL OPINION?



“THE ROAD IS DIRT AND THERE IS NO SIGNAGE. I’M NOT SURE IF I WANT THE SIGNAGE - THIS IS ONE OF DETROIT’S BEST KEPT SECRETS.”

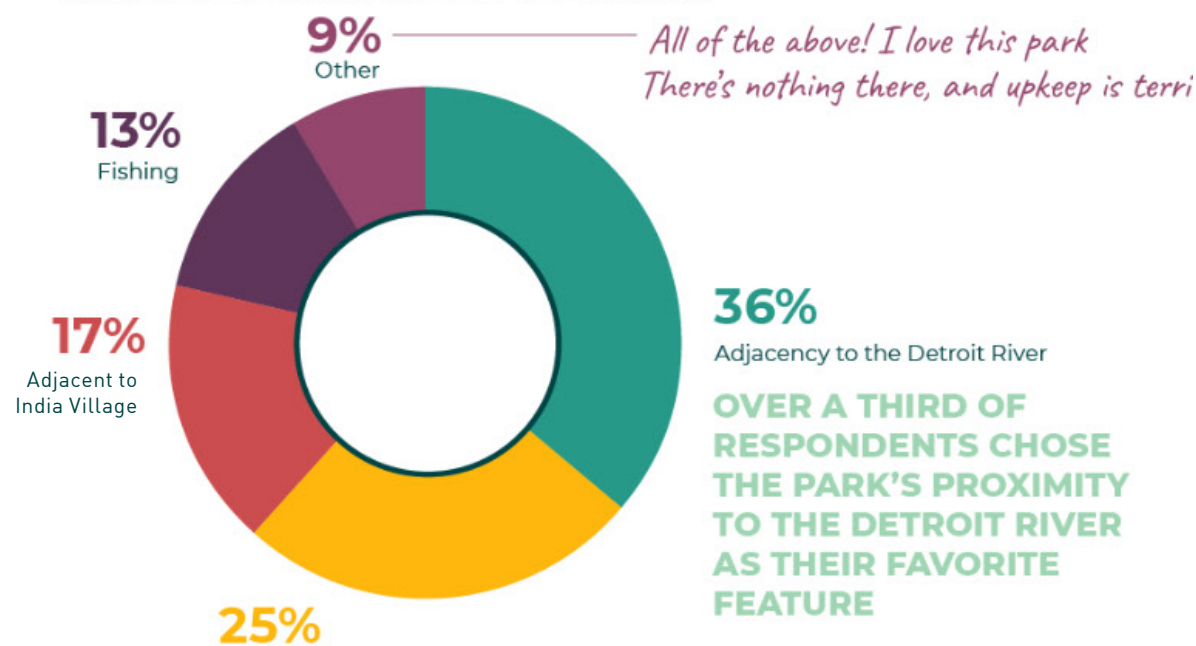
WHAT DO YOU FEEL IS THE BIGGEST CHALLENGE?



IF YOU HAVE NOT VISITED OWEN PARK, WHY NOT?



WHAT IS YOUR FAVORITE FEATURE?



“NEEDS LOTS OF CLEANUP. JUST DON’T COMMERCIALIZE THIS PARK TOO MUCH. IT’S GOT A LOT OF CHARACTER AND REPRESENTS “THE CITY” VERY WELL. DON’T OVER GENTRIFY IT.”

REFERENCE

Participants at community meetings and in surveys provided feedback and about the plaza, parks and event facilities. See **Appendix B** for a summary of each **Community Engagement**.

COMMUNITY ENGAGEMENT

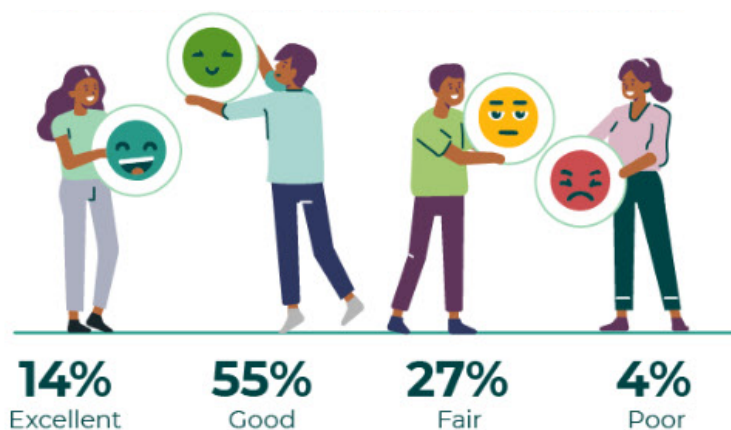
ERMA HENDERSON PARK

As part of the planning process for Erma Henderson Park, the City of Detroit and the planning team hosted a series of public engagement events that allowed residents, park users, and community leaders to review the opportunities and challenges of the sites and collectively propose ideas and recommendations to improve them in the future.

The following list summarizes key takeaways identified during the community engagements

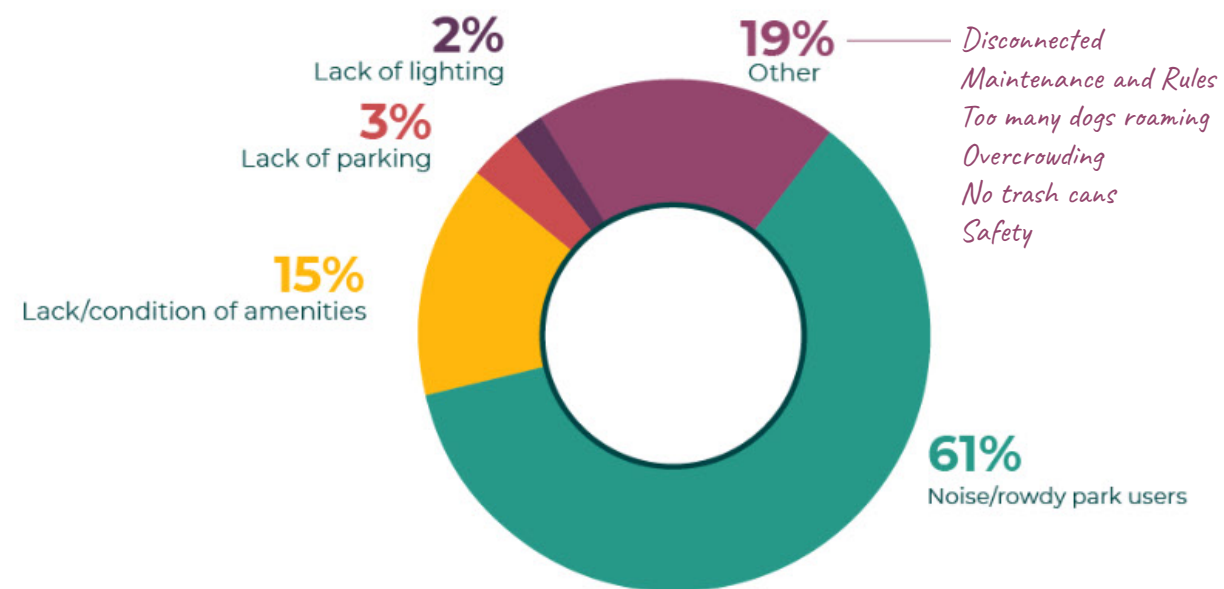
- Respondents **appreciate the lush landscaping/flower beds, and would like to see more.**
- Park users stay late into the evening and produce noise and other issues that impact the quality of life with nearby residents. There were **many calls for increased security at this location.**
- **Trash collection** is an issue here.
- The park feels **disconnected from the river** itself and the Riverwalk system.
- Some feel the park **doesn't feel welcoming to the public.**
- The **bathroom hours are confusing**, and they are often closed.
- There's an opportunity to **display Erma Henderson's history** on the site.

WHAT IS YOUR GENERAL OPINION?

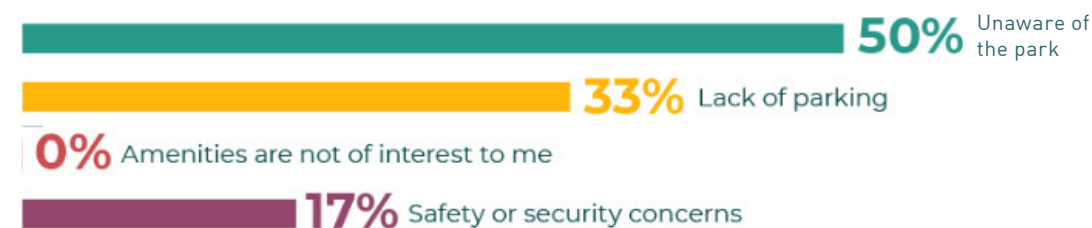


PLEASE KEEP IT CLEAN.

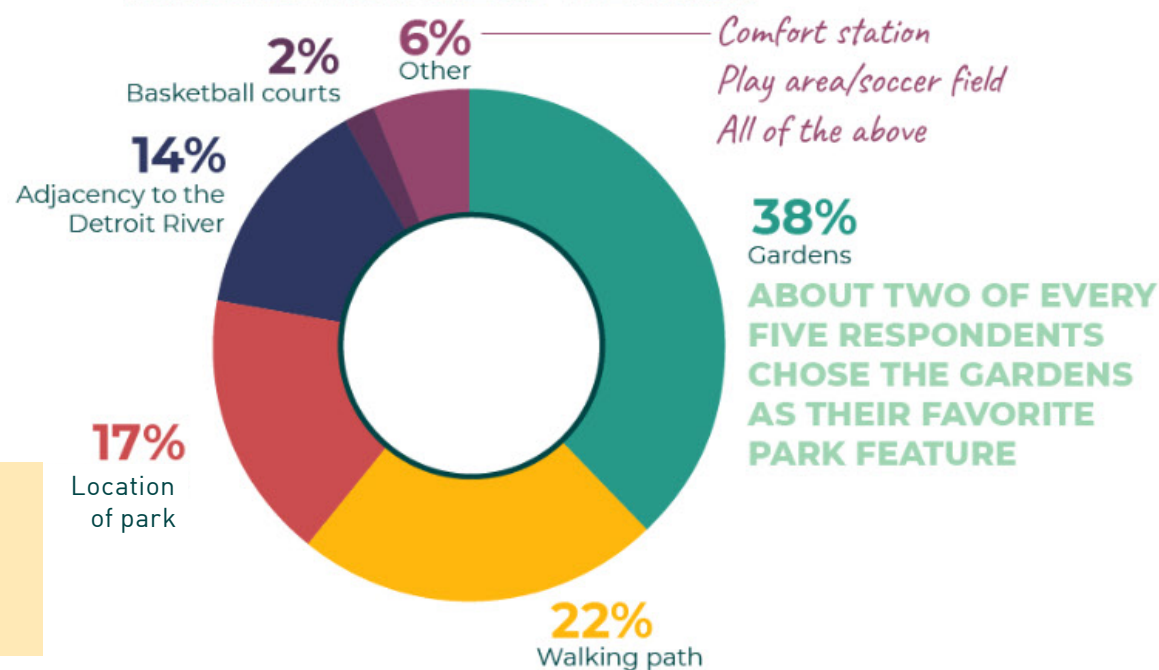
WHAT DO YOU FEEL IS THE BIGGEST CHALLENGE?



IF YOU HAVE NOT VISITED ERMA HENDERSON PARK, WHY NOT?



WHAT IS YOUR FAVORITE FEATURE?



MANY IMPROVEMENTS HAVE BEEN MADE, HOWEVER THIS PARK IS HEAVILY USED BY FAMILIES FOR PICNICS AND THERE IS ONE PICNIC TABLE AND NO PERMANENT GRILLS FOR PEOPLE TO USE.

REFERENCE

Participants at community meetings and in surveys provided feedback and about the plaza, parks and event facilities. See **Appendix B** for a summary of each **Community Engagement**.

COMMUNITY ENGAGEMENT

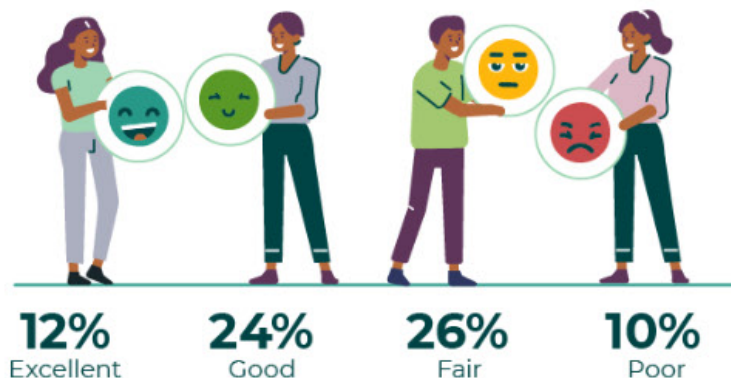
ERMA HENDERSON MARINA

As part of the planning process for Erma Henderson Marina, the City of Detroit and the planning team hosted a series of public engagement events that allowed residents, park users, and community leaders to review the opportunities and challenges of the sites and collectively propose ideas and recommendations to improve them in the future.

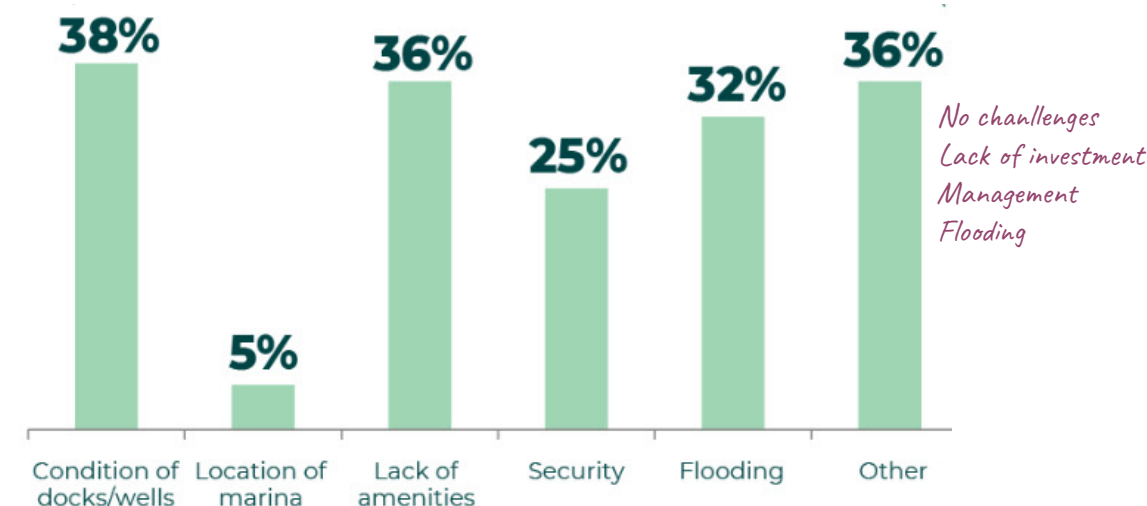
The following list summarizes key takeaways identified during the community engagements

- There is **confusion as to why the Marina is closed** and when/if it will reopen.
- Generally, the **facility is outdated and in need of an upgrade** and additional landscaping treatments.
- Respondents cited **management challenges at the facility**.
- The marina can **feel exclusive**, not like a public asset.
- For those who do not keep boats here, respondents would like to see a kayak launch, more exterior landscaping and buffering from the surrounding community, and a **destination restaurant**.

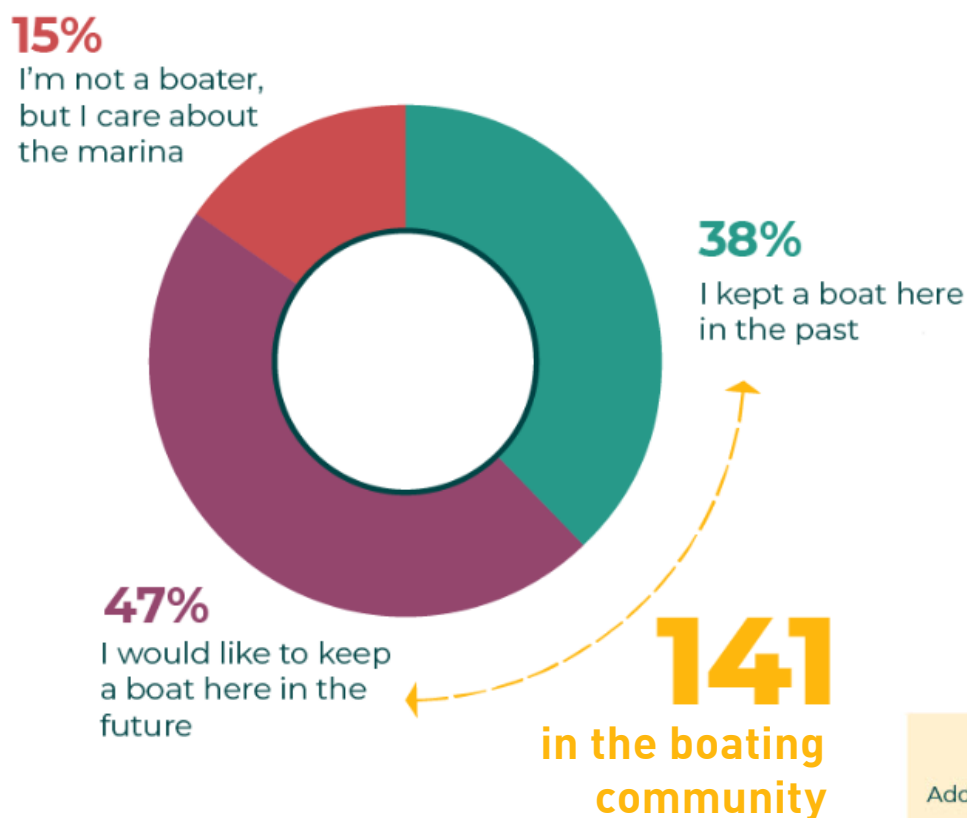
WHAT IS YOUR GENERAL OPINION?



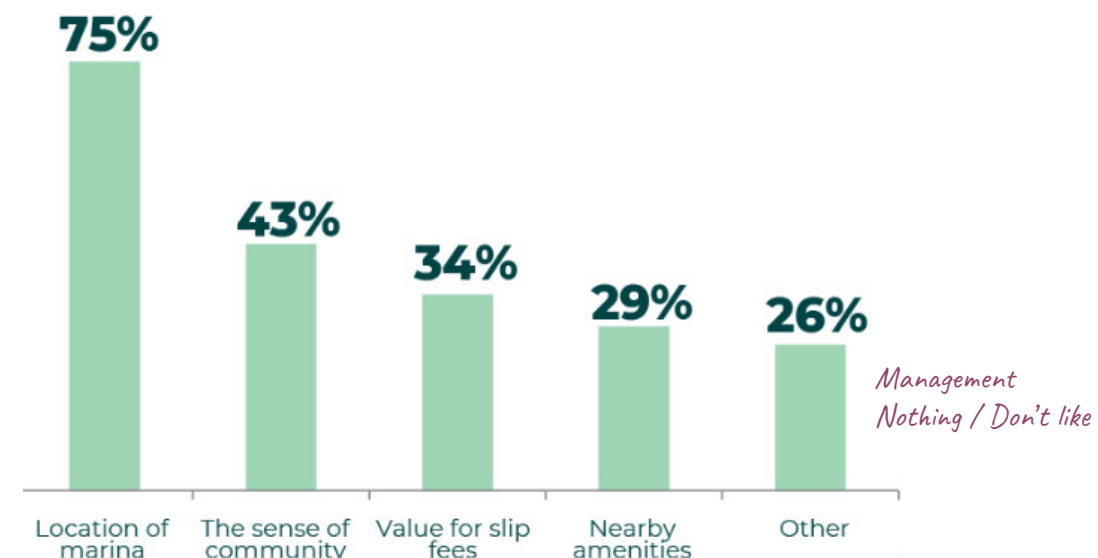
WHAT DO YOU FEEL IS THE BIGGEST CHALLENGE?



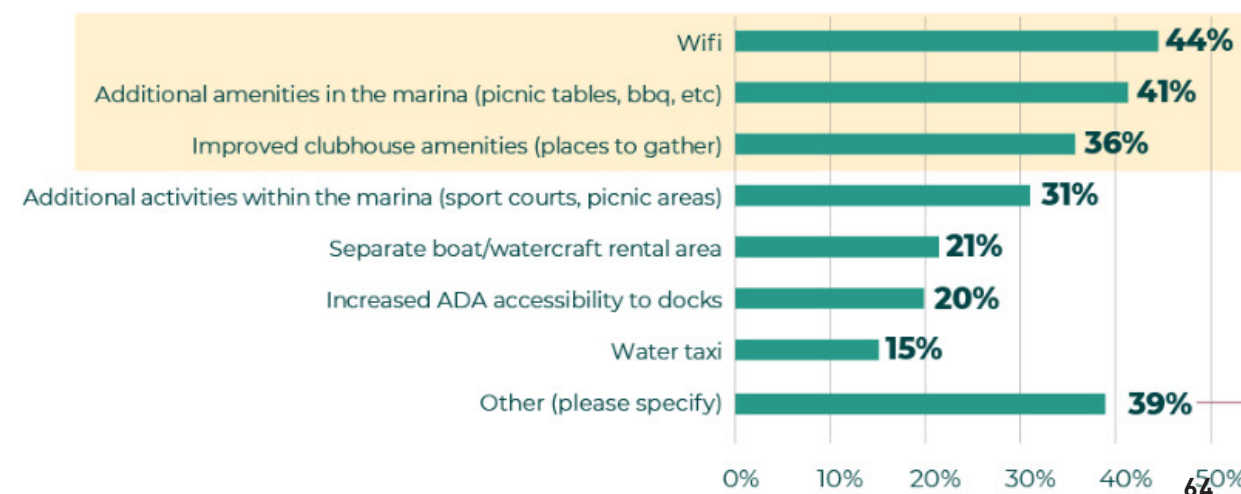
WHAT IS YOUR RELATIONSHIP TO THIS MARINA?



WHAT IS YOUR FAVORITE FEATURE?



WHAT WOULD YOU LIKE TO SEE AT THIS MARINA?



REFERENCE

Participants at community meetings and in surveys provided feedback and about the plaza, parks and event facilities. See **Appendix B** for a summary of each **Community Engagement**.

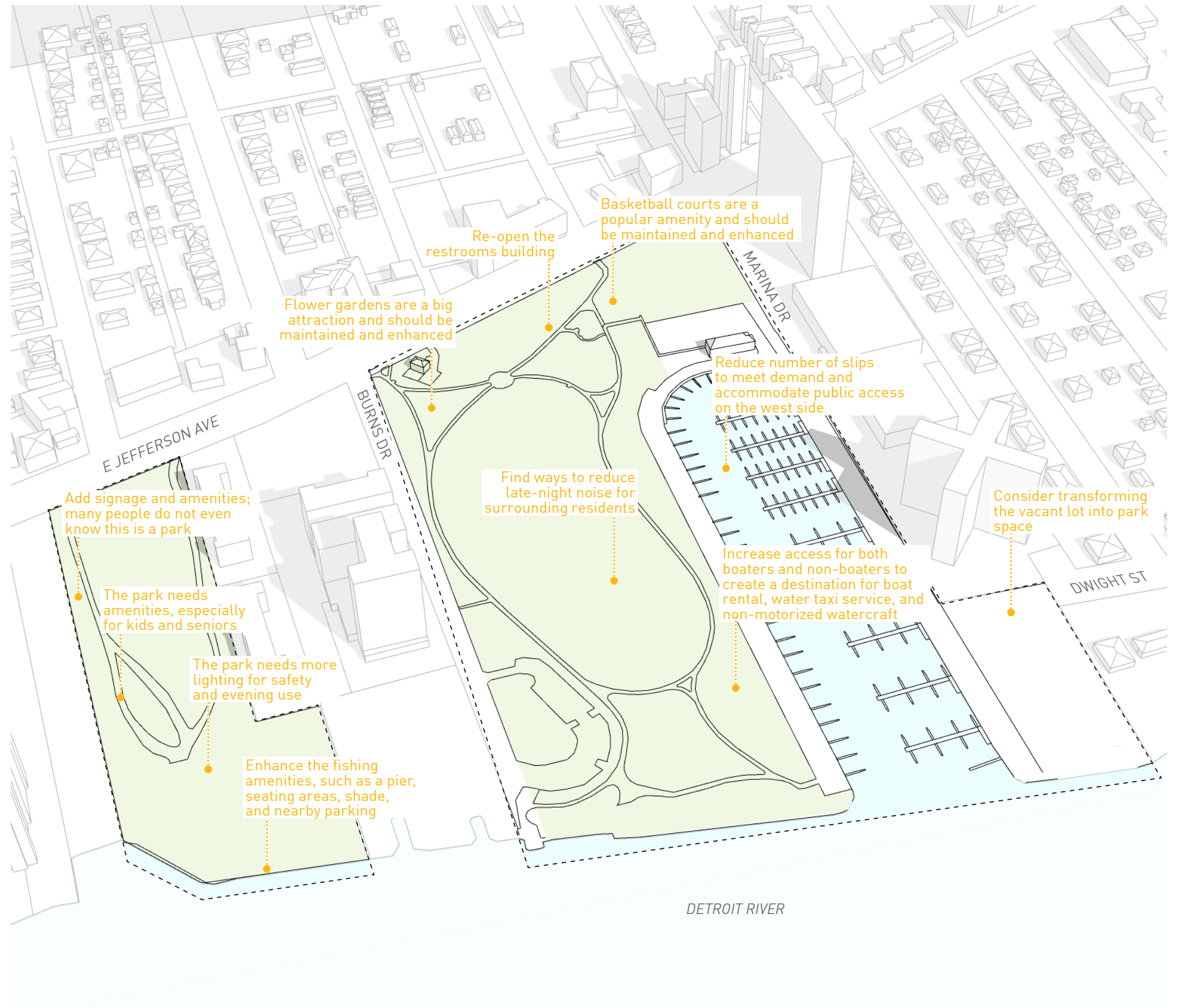
DESIGN APPROACH

GOLD COAST

Throughout the planning process, the planning team and participants in community meetings and surveys exchanged ideas and recommendations for the Gold Coast's future. The following list summarizes opportunities for improvement.

OPPORTUNITIES

- **Improve the comfort and convenience of the visitor experience**, including pedestrian arrival, bicycle and vehicular parking, comfort stations, and signage and wayfinding.
- **Increase and improve activities and destinations** throughout the parks.
- **Update park amenities**, including places to sit and gather, sports courts and fields, children's play areas, and gardens and landscaping.
- **Provide safe access to water**, including the riverfront and water activities.
- **Increase park operations**.
- **Renovate and modernize the marina** to increase level of service for boaters and increase rate of return for the City investment
- **Work to improve site and shoreline ecology**.



OPPORTUNITIES FOR IMPROVEMENT




VISION GOLD COAST

The diagram illustrates a proposed program and key circulation routes for the Gold Coast sites. The conceptual vision provides a framework for future planning, design and implementation.

PROGRAM

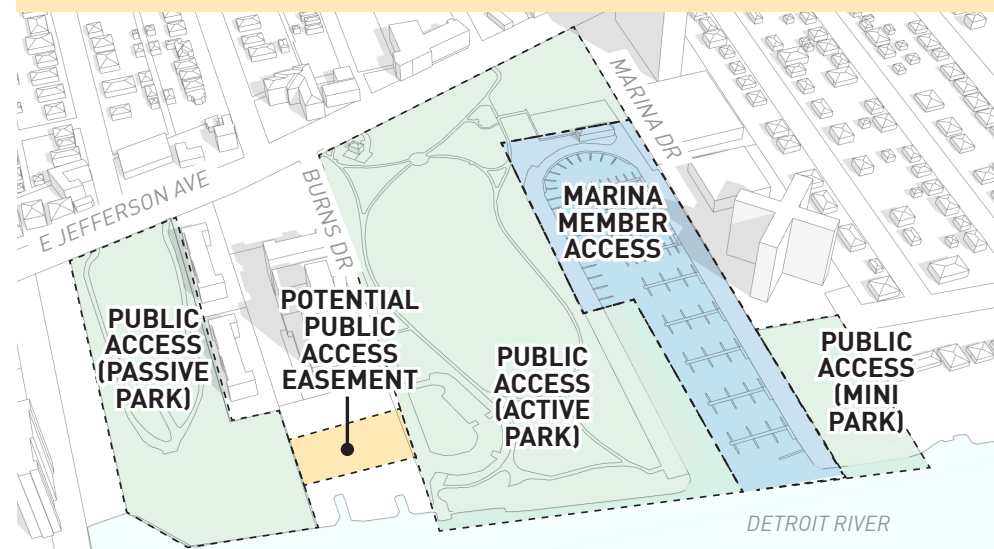
-  PASSIVE LANDSCAPE
-  ACTIVE LANDSCAPE
-  WATER-BASED ACTIVITIES
-  EXISTING BUILDINGS
-  NEW PAVILIONS/SHELTERS
-  NEW COMFORT STATIONS/AMENITY BUILDINGS
-  PARKING
-  SECURED PERIMETER

CIRCULATION

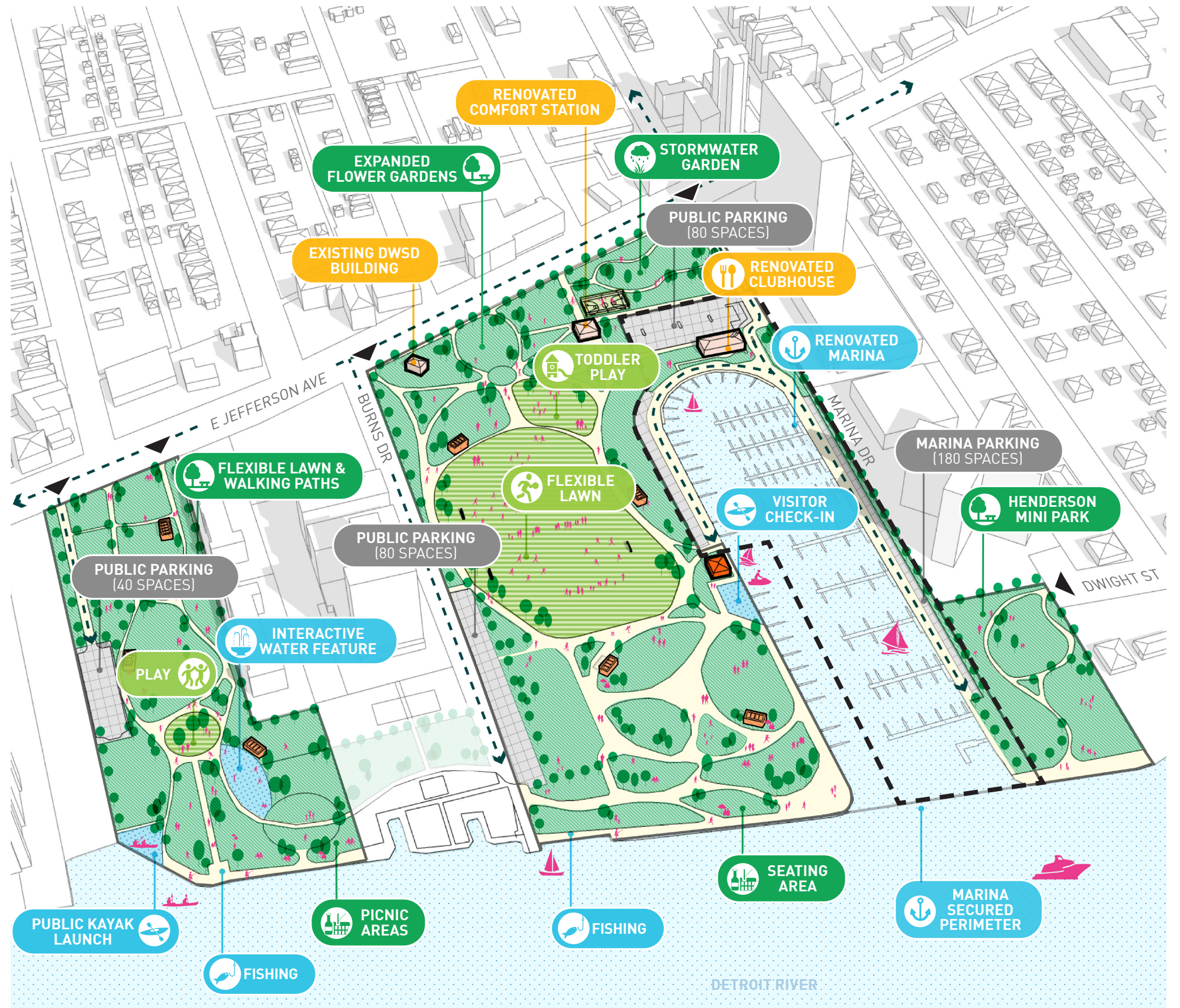
-  VEHICULAR/MULTI-MODAL STREET
-  PEDESTRIAN PATH
-  MAIN ENTRANCES

REFERENCE

For detailed site diagrams that informed the urban design approach - see **Appendix C for Site Analysis Diagrams** for full information.



ACCESS ZONES



PROPOSED PROGRAM DISTRIBUTION & CIRCULATION

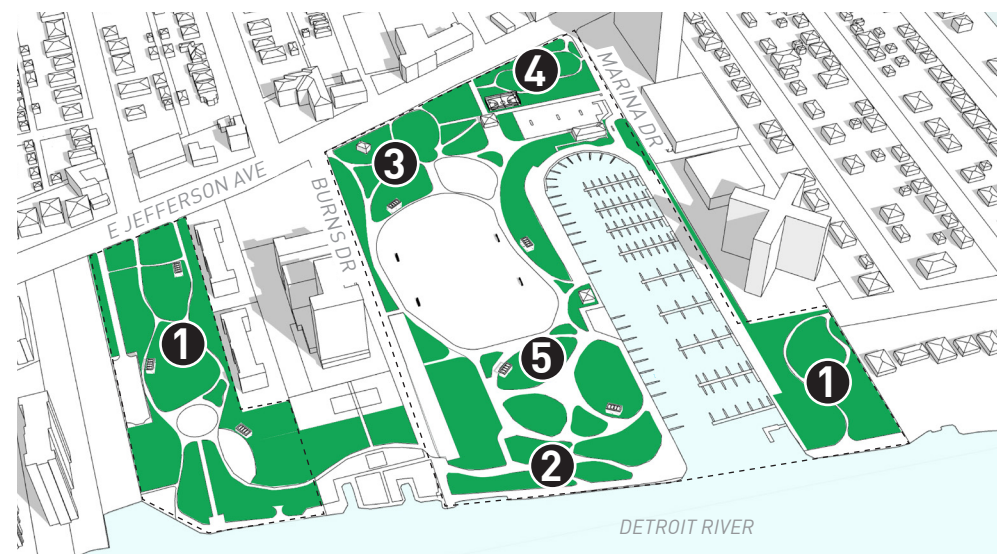
RECOMMENDATIONS

PASSIVE LANDSCAPES

Passive landscape areas in the Gold Coast district are envisioned to be places for open/flexible grass lawns, walking paths, flower gardens, stormwater management, nature habitat, seating and picnic areas with views of the river and the marina.

The images illustrate the following passive landscape environments:

1. Walking/jogging paths and open/flexible grass lawns
2. Riverfront walking paths, seating, and shade structures
3. Flower gardens and public art
4. Stormwater garden
5. Picnic shelters



PASSIVE LANDSCAPE ZONES



PRECEDENT IMAGERY



RECOMMENDATIONS

ACTIVE LANDSCAPES

Active landscape areas in the Gold Coast district provide opportunities for sports and recreation such as basketball courts and soccer fields, adult exercise equipment, and playgrounds for children ranging in age.

The images illustrate the following active landscape environments:

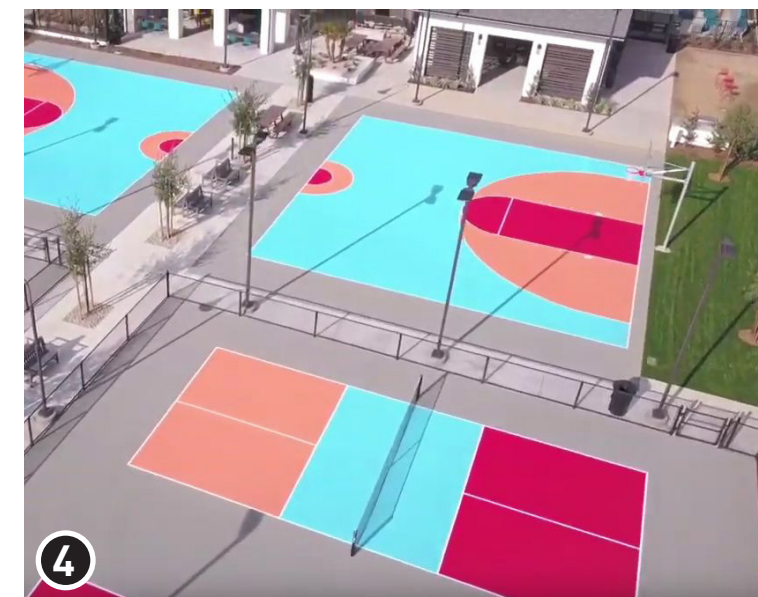
1. Natural playscape
2. Flexible lawn
3. Sports fields
4. Sports courts
5. Playground: toddlers, older kids', and adult exercise



1



3



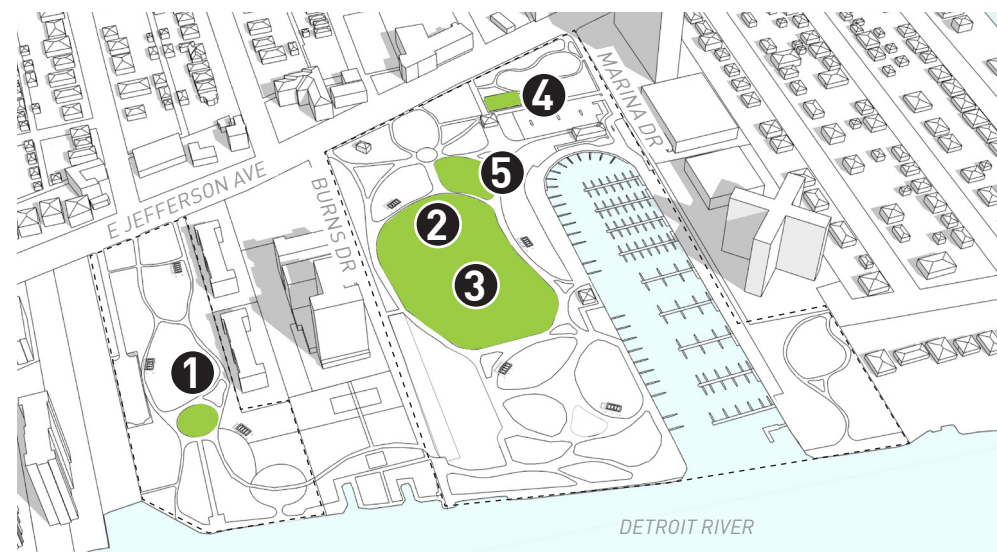
4



2



5



ACTIVE LANDSCAPE ZONES

PRECEDENT IMAGERY

RECOMMENDATIONS

WATER-BASED ACTIVITIES

Areas for water activities in the Gold Coast are envisioned to provide water access for recreation by providing amenities like a splash pad, fishing area, kayak launch and rentals and a rehabilitated marina.

The images illustrate the following water-based activity environments:

1. Interactive fountain or other water feature
2. Fishing pier
3. Public walk-up kayak/canoe launch
4. Kayak/canoe rental
5. Marina boat slips



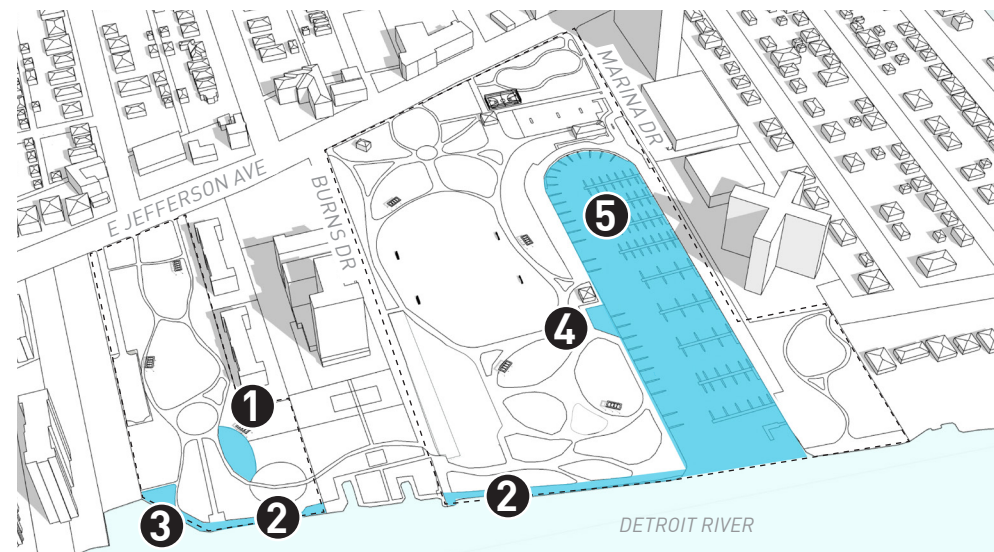
1



3



4



WATER ACTIVITY ZONES



2

PRECEDENT IMAGERY



5

RECOMMENDATIONS BUILDINGS AND PAVILIONS

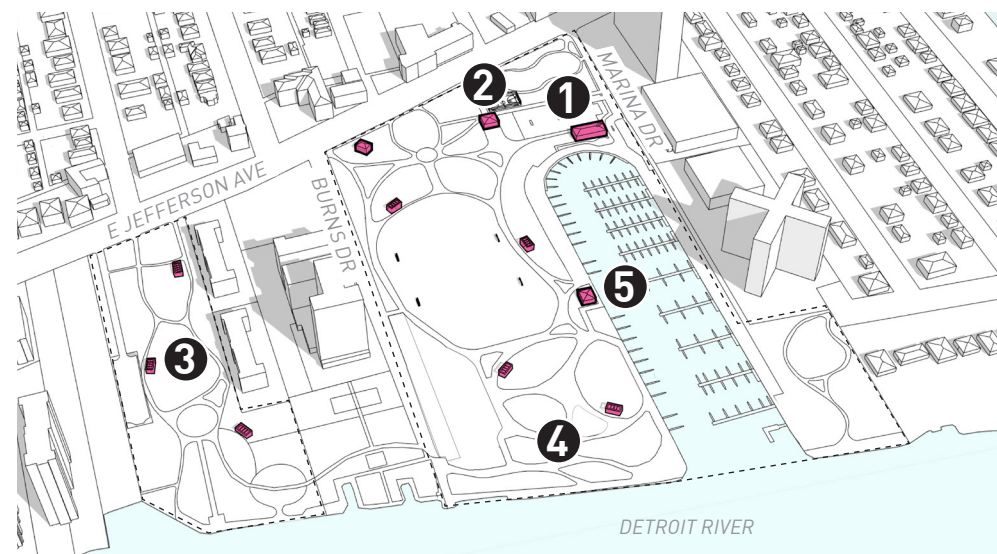
Buildings and shelters in the Gold Coast district are needed to support park users and marina members with restrooms, shade shelter, and recreational amenities.

This plan envisions upgrades to existing buildings including the public restrooms building and the marina clubhouse/office.

Potential new structures might include a kayak/canoe livery for rentals and picnic shelters throughout the parks.

The images illustrate the following buildings and structures:

1. Marina clubhouse with outdoor seating
2. Comfort station (restrooms)
3. Small picnic shelters, tables, and grills
4. Large pavilion
5. Kayak/canoe livery



BUILDINGS & SHELTERS ZONES



PRECEDENT IMAGERY



RECOMMENDATIONS

PARKING & CIRCULATION

Well-located parking areas provide important infrastructure for allowing pedestrians, bicyclists, and vehicles to get to and from their destinations safely, efficiently, and conveniently. Given the large size of each asset area, parking should be provided at each.

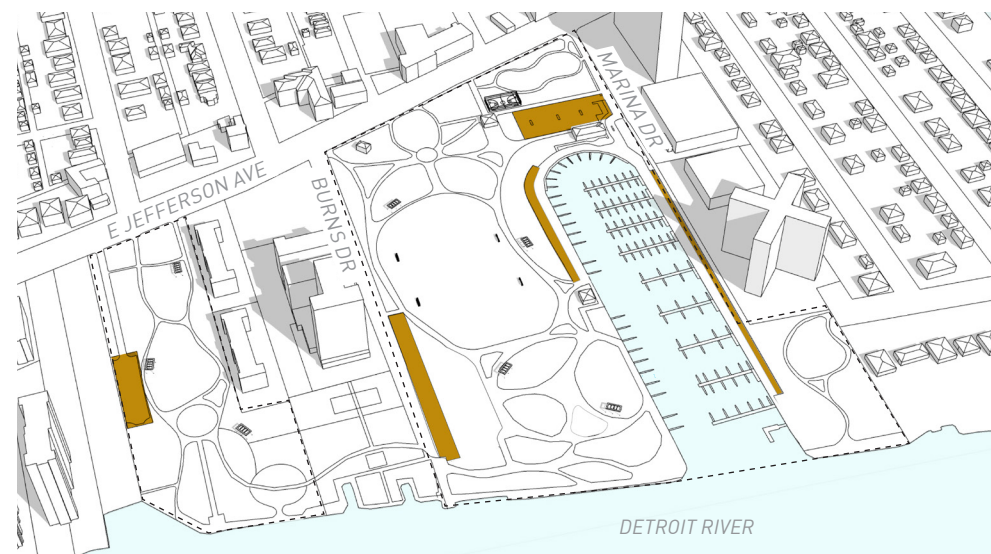
All parking and circulation areas should be designed with vegetation and landscaping at their perimeter and in formed islands within parking lots to minimize the visual and environmental impact of paved areas. Provide trees, plants, and stormwater species to simultaneously improve attractiveness, reduce heat islands, and manage stormwater.

The images illustrate the following parking and circulation environments:

1. Bioswales integrated within parking lot
2. Wayfinding signage to parking and major destinations
3. Bicycle parking
4. Visual screening and shade trees around perimeter of parking lot

# OF PROPOSED PARKING SPACES	380
Owen Park	40 spaces
Erma Henderson Park	160 spaces
Erma Henderson Marina	180 spaces
Stockton Park	0 spaces

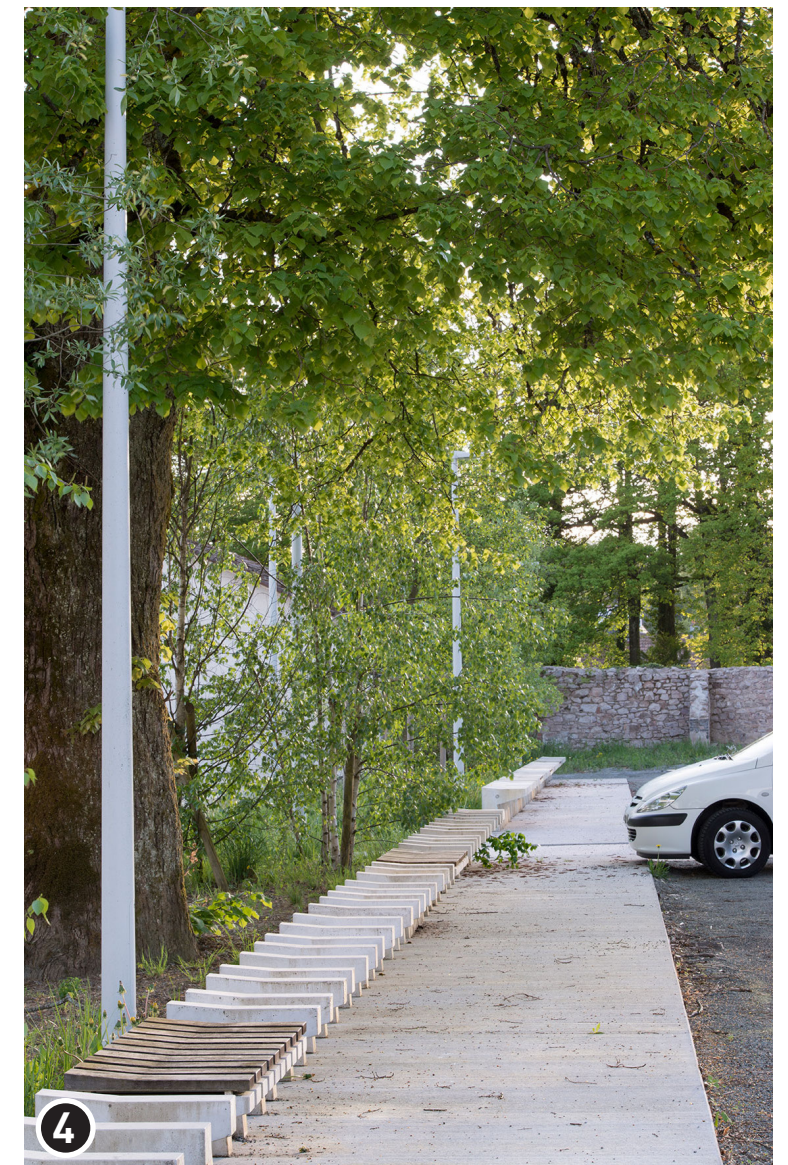
# OF PROPOSED BOAT SLIPS AT MARINA	223
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VEHICULAR PARKING & CIRCULATION ZONES



PRECEDENT IMAGERY



IMPLEMENTATION

GOLD COAST

Recommended implementable projects include capital projects and maintenance, operations and management considerations for the Gold Coast parks and marina. The following summarizes the overall implementation strategy, which is meant to guide future planning, engagement and design.

The Gold Coast parks and marina are recommended to be considered as a collection of parks and recreational amenities. During future planning and engagement, these sites should be carefully coordinated and designed to ensure that they complement each other without conflict. Riverfront parks are some of the most popular parks because they provide water views, cooler breezes and unique recreation opportunities like fishing and boating. While this study focused on recreational activities, additional studies are recommended to ensure

that seawall typologies are adaptive to climate conditions and coastal habitat is restore and protected in the Detroit River.

Key Considerations:

- Balance activities at these parks by providing active and passive opportunities.
- Ensure that supporting amenities such as comfort stations and parking are adequate for amenities at each park location.
- Plan and design for multi-modal access to the parks from Jefferson Ave. Coordinate closely with the Department of Public Works on signals and sidewalk designs.
- Work closely with a marina operator to rehabilitate the marina and improve the connectivity with the park.

Phasing and Capital Project Priority:

Projects identified in the study range from critical improvements, repairs, maintenance and major capital projects. Project phasing will be sequenced and prioritized based on:

1. Health and Safety Improvements
2. Stabilization and Critical Repairs
3. Replacement / Re-design (based on component life cycle)
4. Transformational Impact

Project Cost Estimates and Funding:

Estimated costs for improvements and capital projects reflected in this implementation strategy are rough orders of magnitude, developed from current unit costs and early concepts. Funding sources for each project will depend on the project type, priority and funding availability.

SHORT TERM	MEDIUM TO LONG TERM	
IMMEDIATE CAPITAL IMPROVEMENTS	MAJOR CAPITAL PROJECTS	OPERATIONS, MAINTENANCE AND MANAGEMENT
<p>Owen Park</p> <ul style="list-style-type: none"> • Seawall Rehabilitation. <p>Erma Henderson Park</p> <ul style="list-style-type: none"> • Replace seawall - <i>completed</i> • Repair seawall at Erma Henderson Mini Park (east) • Improve landscaping by adding more trees <p>Erma Henderson Marina</p> <ul style="list-style-type: none"> • Repair critical seawall portion • Repair utility infrastructure 	<p>Owen Park</p> <ul style="list-style-type: none"> • Design the site into a passive park with safe access and amenities <p>Erma Henderson Park</p> <ul style="list-style-type: none"> • Improve sports fields, courts • Create another activity zone to the south of the park • Extend walking paths to provide closer access to the river <p>Erma Henderson Marina</p> <ul style="list-style-type: none"> • Rehabilitate the remaining seawall • Replace existing docks for floating docks • Renovate and improve marina facilities 	<p>Owen and Erma Henderson Parks</p> <ul style="list-style-type: none"> • Consider increasing the frequency of maintenance, particularly during the summer season when riverfront parks experience heavy use and activities. <p>Erma Henderson Marina</p> <ul style="list-style-type: none"> • Establish a maintenance and capital improvement schedule as part of the marina operation. • Carefully evaluate water recreation amenities and where possible, provide opportunities for water access to non-boat owners.

IMPLEMENTATION

MAJOR CAPITAL PROJECTS

Currently, Owen is an under developed park property. The renovation of Owen park will take place as part of the parks capital planning and phasing. This study recommends that Owen be develop in three phases.

OWEN PARK		
PHASE	MAJOR CAPITAL PROJECTS ¹	COSTS ²
PHASE 1	1A Seawall Rehabilitation	\$\$\$\$
	2A Overall Site Grading and Seeding	\$\$
PHASE 2	2B New Parking Area	\$\$\$
	2C Walking paths, playground and amenities	\$\$\$
PHASE 3	3A Kayak Area	\$\$\$
	3B Splash pad / water amenity	\$\$\$\$



IMPLEMENTATION PROJECTS

NOTES:

1. Plan and coordinate capital projects across City departments and agencies.
2. See Condition Assessment And Seawall Report for the full list of repairs by priorities.
3. Costs are estimates are rough orders of magnitude (ROM).

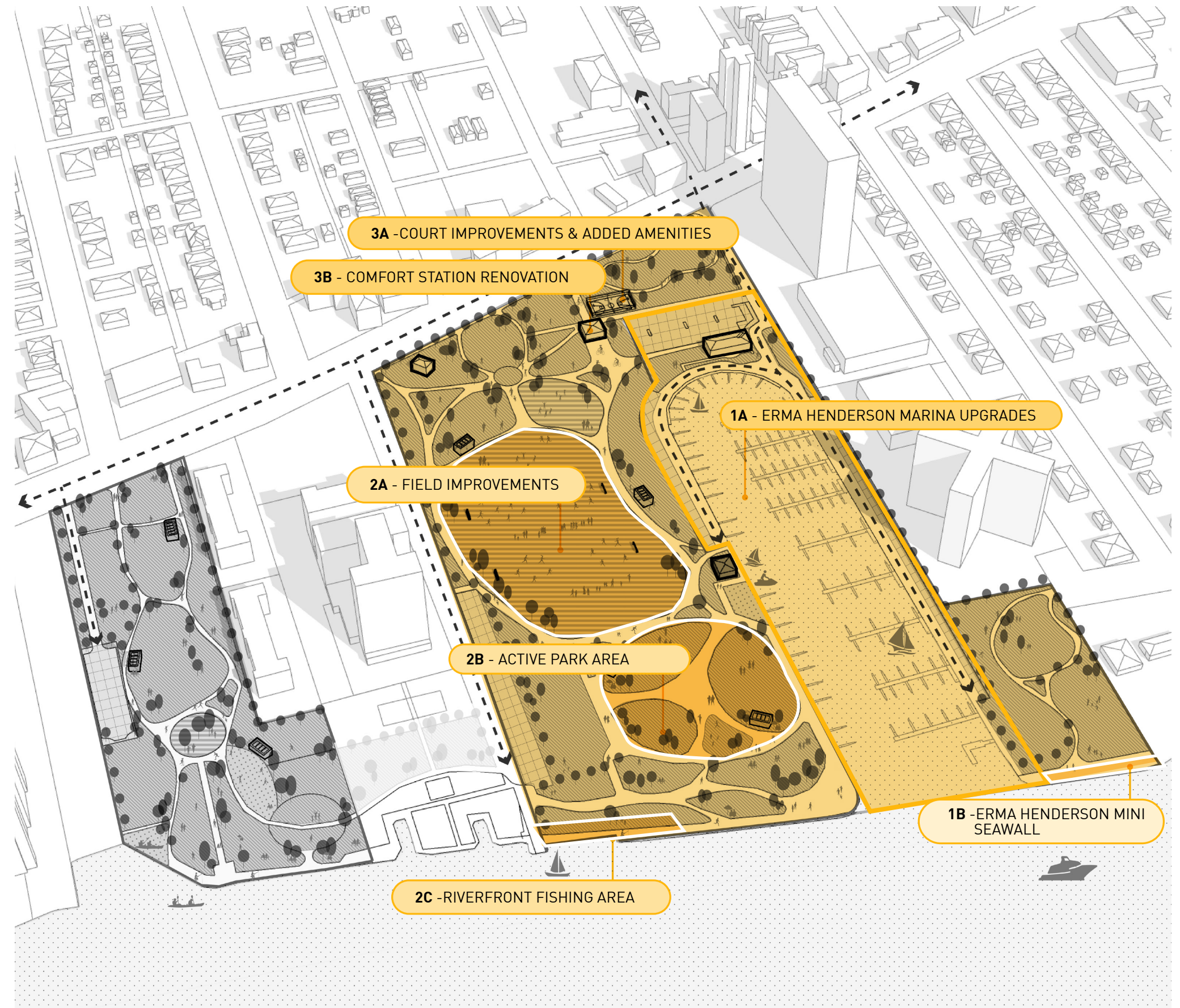
- Costs Key:
- \$: under \$10K
 - \$\$: \$10K - \$100K
 - \$\$\$: \$100K - \$1M
 - \$\$\$\$: \$1M-\$10M
 - \$\$\$\$\$: above \$10M

IMPLEMENTATION MAJOR CAPITAL PROJECTS

Erma Henderson Park and Marina require both park and marina maintenance.

Erma Henderson Marina will require a consistent maintenance and repair schedule. An operations and maintenance plan is recommended to accompany the major projects capital plan.

ERMA HENDERSON PARK AND MARINA			
PHASE		MAJOR CAPITAL PROJECTS ¹	COSTS ⁴
PHASE 1-3	1A	Erma Henderson Marina Upgrades ²	\$\$\$\$\$
	1B	Erma Henderson mini - Seawall	\$\$\$
PHASE 2	2A	Field improvements	\$\$\$
	2B	New active park area (south)	\$\$\$\$
	2C	Riverfront fishing area	\$\$\$
PHASE 3	3A	Courts improvements & added amenities	\$\$\$
	3B	Comfort Station renovation	\$\$\$



IMPLEMENTATION PROJECTS

NOTES:

1. Plan and coordinate capital projects across City departments and agencies.
2. See Erma Henderson Marina Condition Assessment and Recommendation Report for detailed phasing and capital implementation plan.
3. See Condition Assessment And Seawall Report for the full list of repairs by priorities.
4. Costs are estimates are rough orders of magnitude (ROM).

- Costs Key:
- \$: under \$10K
 - \$\$: \$10K - \$100K
 - \$\$\$: \$100K - \$1M
 - \$\$\$\$: \$1M-\$10M
 - \$\$\$\$: above \$10M