



# 5 CORNERS - HUB ANN ARBOR FORSYTHE PARK

CONCEPT PRESENTATION  
PARKS ADVISORY COMMISSION MEETING  
JANUARY 28, 2025

**MKSK & CORE & SCHENK+**  
SPACES

# A. PROJECT BACKGROUND

*In June 2024, City Council approved Core Spaces' and Schenk Realty's project at State and Packard adjacent to Forsythe Park.*

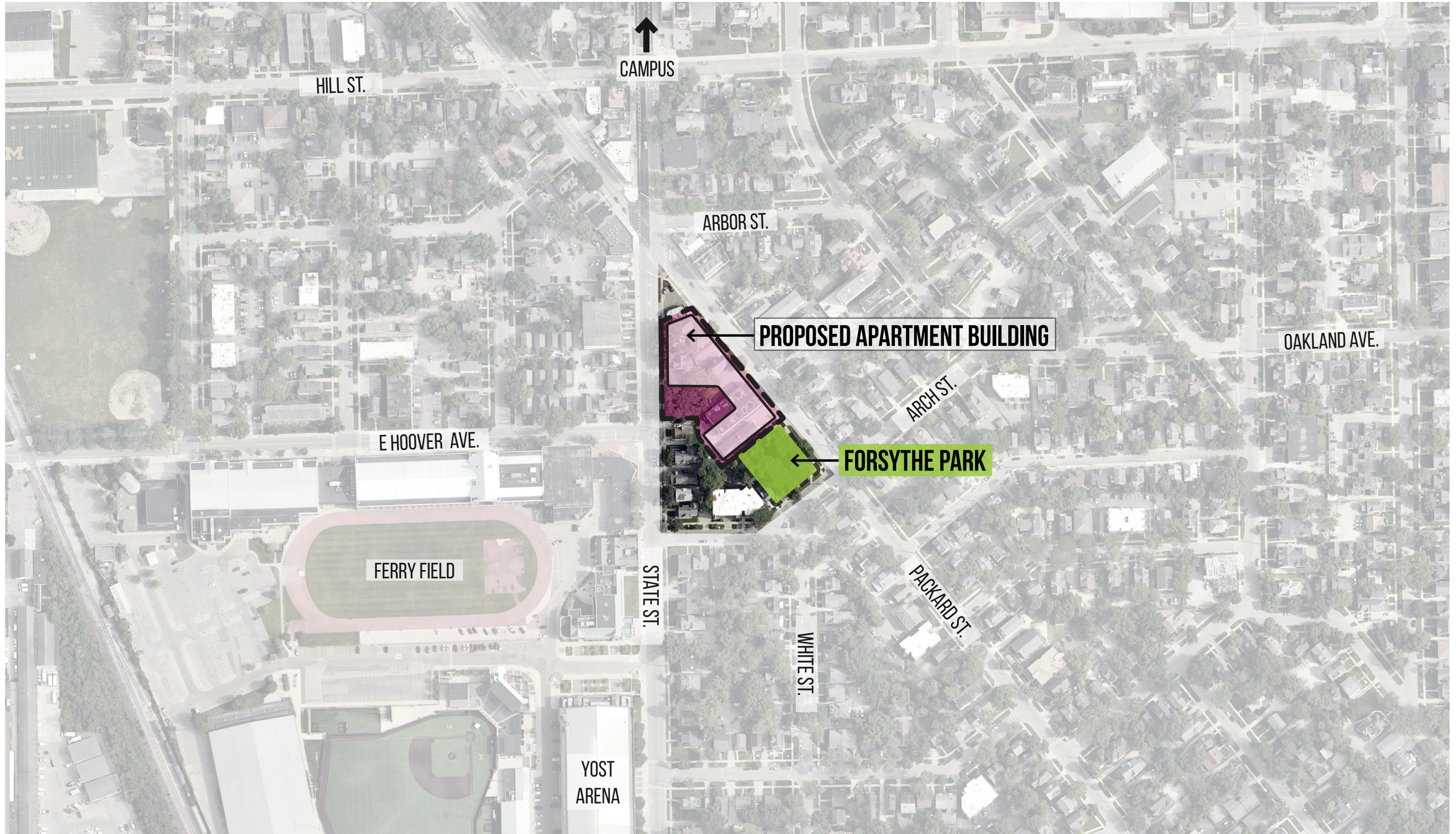
*The 15-story residential project will include 2,200 sf of retail and 370 residential units.*

*In lieu of the typical Parks Fee (which would have been roughly \$250,000), the developers are required to coordinate with city staff to make \$250,000 of improvements to Forsythe Park. Required scope includes:*

- *removing the existing kiosk,*
- *removing existing wood retaining walls and restoring the area,*
- *pavers and pavement work,*
- *drinking fountain replacement,*
- *furnishing repairs and replacement,*
- *lighting repairs and replacement, and*
- *basketball court surface, backboard, and net repairs*



# A. PARK CONTEXT



CAMPUS  
↑

HILL ST.

ARBOR ST.

PROPOSED APARTMENT BUILDING

OAKLAND AVE.

E HOOVER AVE.

ARCH ST.

FORSYTHE PARK

FERRY FIELD

STATE ST.

PACKARD ST.

WHITE ST.

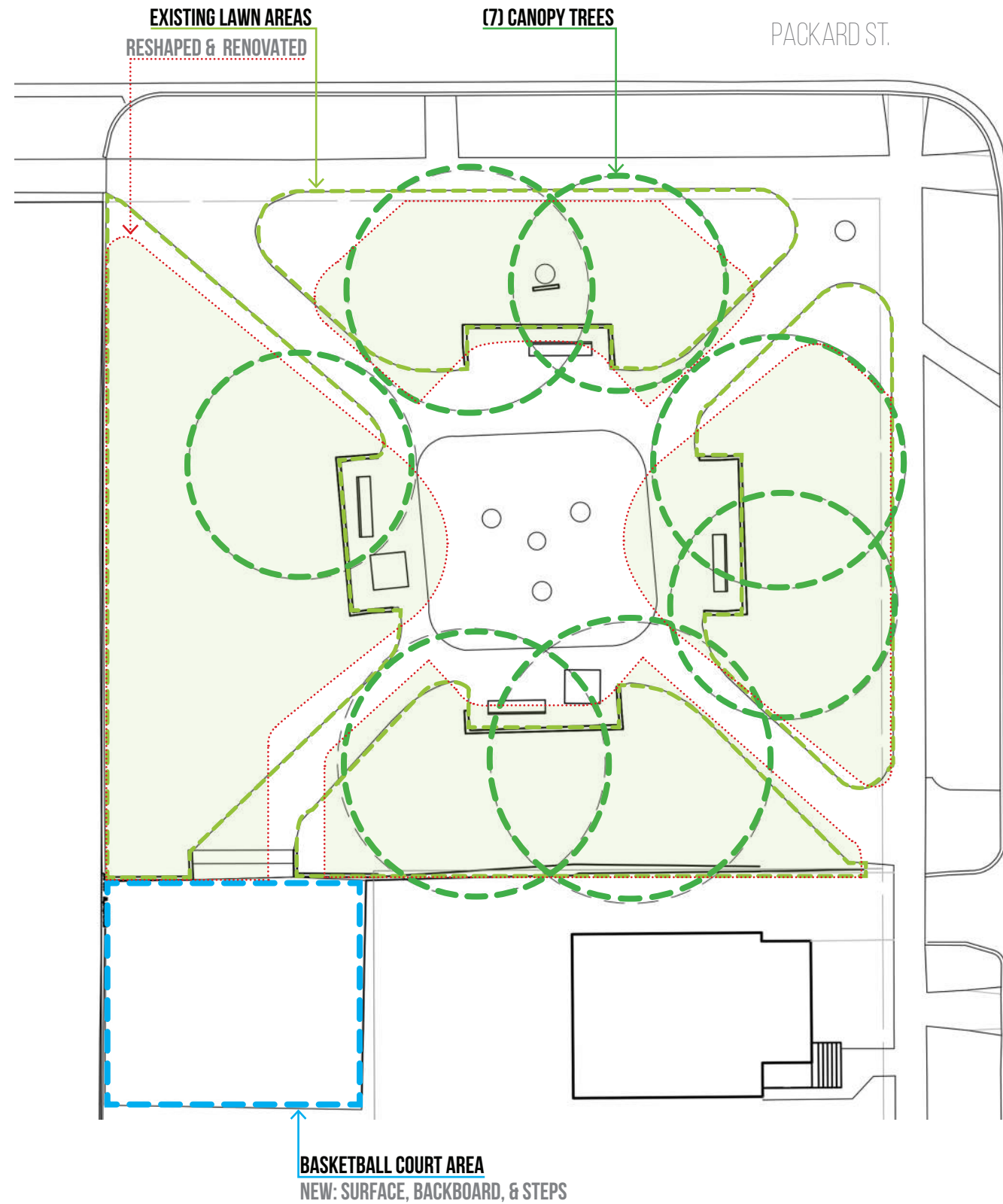
YOST  
ARENA

# A. EXISTING CONDITIONS

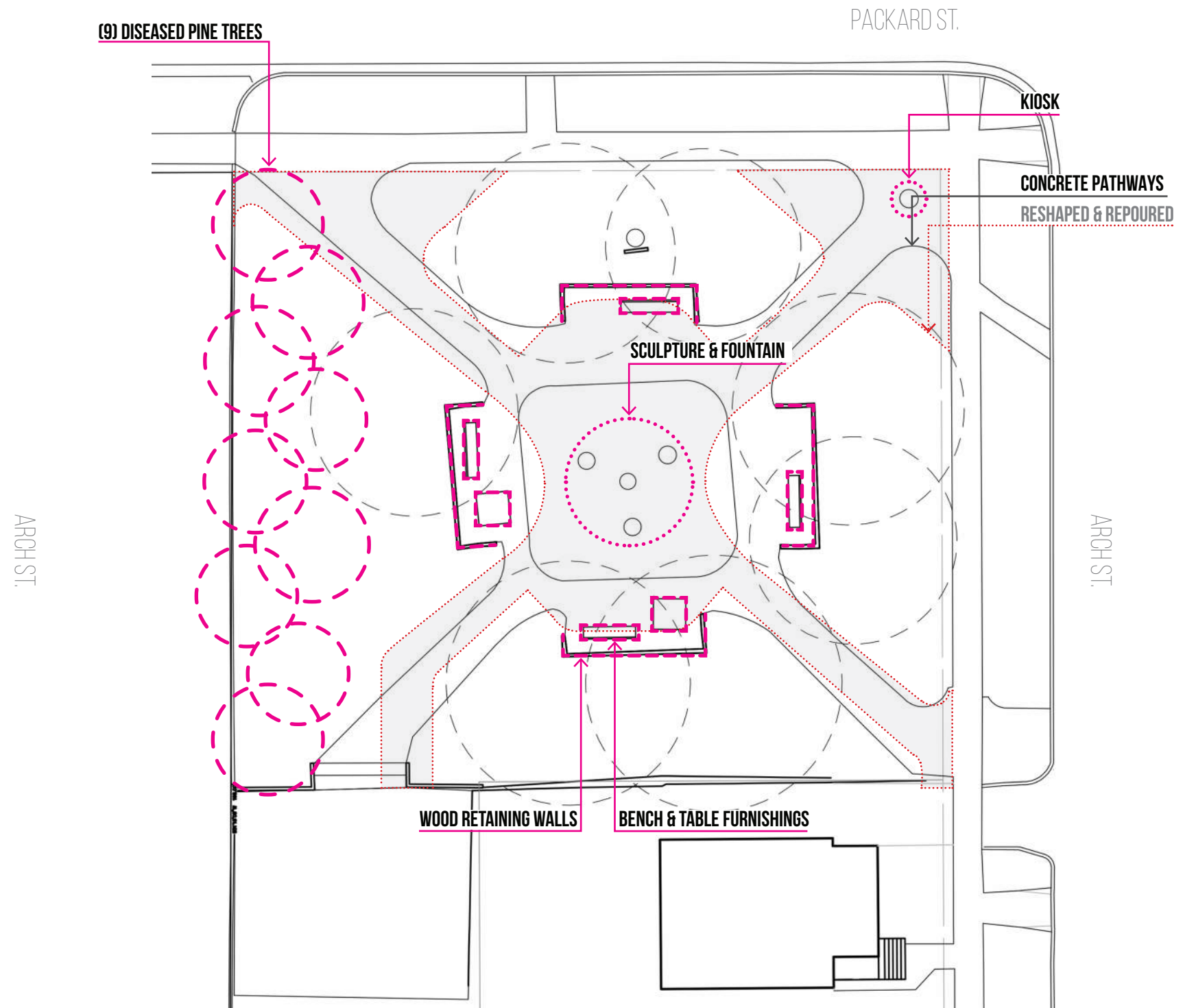


# A. EXISTING CONDITIONS

## ELEMENTS, TO REMAIN



## ELEMENTS, TO REMOVE/REPLACE



# B. MATERIALS & IMPROVEMENTS

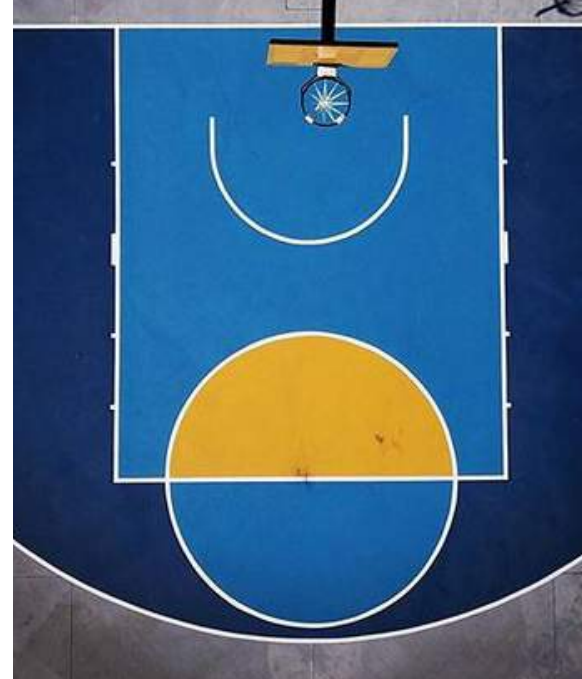
## BROOM FINISH CONCRETE PAVING



STANDARD COLOR & JOINTS AT MAIN PATHWAYS

LIGHT COLOR & LINEAR JOINTS AT PICNIC TABLE SEATING AREAS

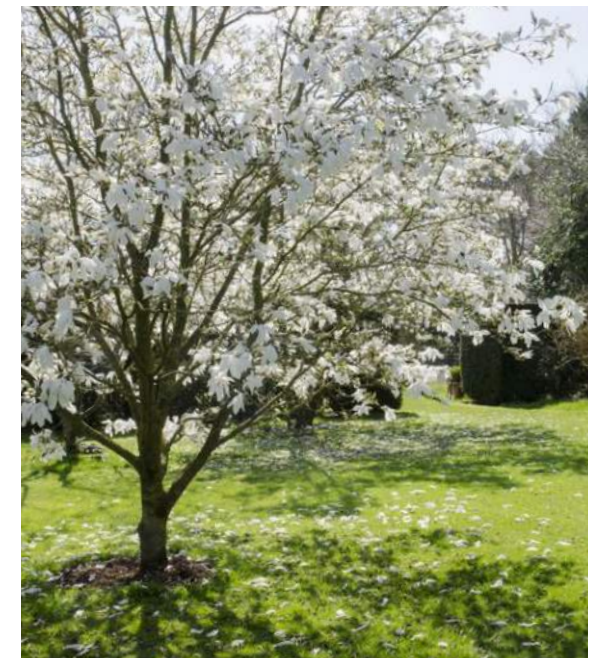
## IMPROVEMENTS AT BASKETBALL COURT



RESURFACE & PAINT W/ BOLD COLORS TO ACTIVATE

REPLACE BASKETBALL BACKBOARD & HOOP

## PLANTING IMPROVEMENTS

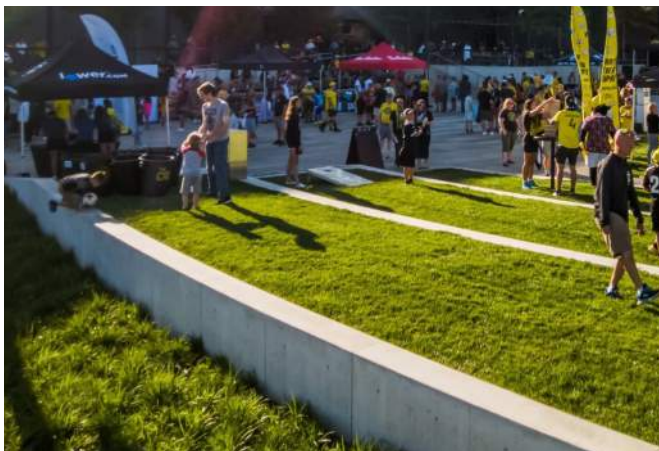


REPLACE DISEASED PINES W/ (7) SMALL NATIVE FLOWERING TREES & (2) NATIVE CANOPY TREES

LAWN AREAS TO BE REVISED AND REHABILITATED AT EXISTING TREES

# B. SEATING & LIGHTING

## CONCRETE SEAT WALLS



REPLACE TIMBER RETAINING WALLS W/  
CONCRETE SEAT WALLS

## FURNISHINGS - BENCHES & PICNIC TABLES



REPLACE PICNIC TABLES W/ ADA ACCESSIBLE TABLES W/ WOOD TOP & METAL  
SUPPORTS, FINAL COLOR: TBD

REPLACE BENCHES W/ MODERN WOOD BENCH W/ BACK & ARM RESTS

## FURNISHINGS - LIGHTING & WATER FOUNTAIN



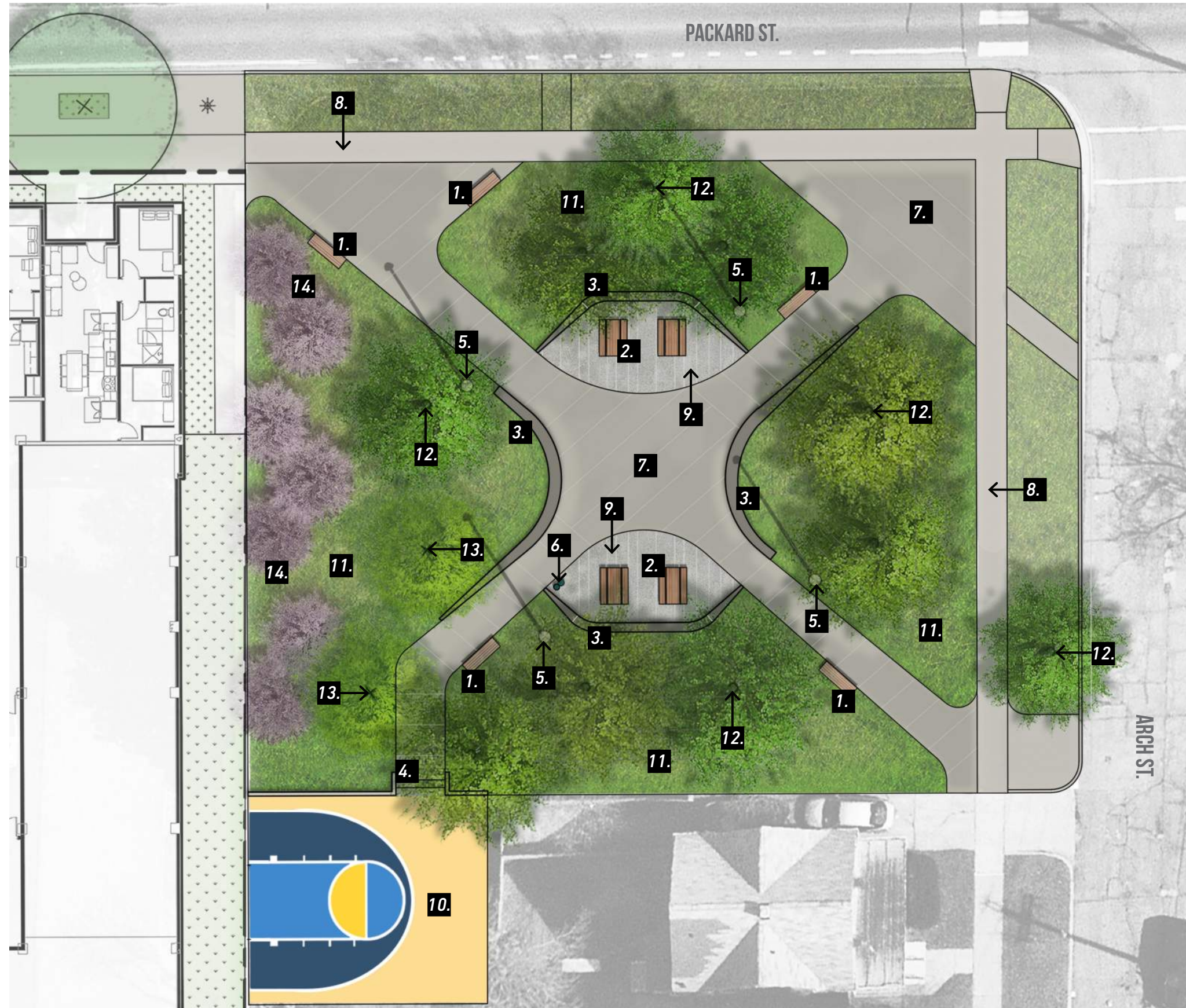
REPLACE LIGHT POLES W/ MODERN FIXTURE, EXISTING LOCATIONS TO REMAIN

REPLACE DRINKING FOUNTAIN W/ WATER FOUNTAIN THAT INCLUDES PET BOWL &  
ADA ACCESSIBLE ARM

# C. PROPOSED PARK CONCEPT | PLAN

## KEY FEATURES & IMPROVEMENTS

- 1.** BENCHES THROUGHOUT  
(5) MILEA BENCHES W/ BACK & ARM RESTS
- 2.** GROUP PICNIC TABLE SEATING  
RAUTSTER FULL PICNIC TABLE W/ ADA ACCESSIBLE END
- 3.** CONCRETE SEATWALLS
- 4.** NEW CONCRETE STEPS & RETAINING WALL AT COURT
- 5.** EXISTING LIGHT POLE LOCATION W/ UPGRADED FIXTURE  
(4) HERITAGE POST TOP W/ 14' HT. POLE
- 6.** NEW DRINKING FOUNTAIN
- 7.** NEW LIGHT BROOM FINISHED CONCRETE WALKS
- 8.** EXISTING CONCRETE SIDEWALK, TO REMAIN
- 9.** CONCRETE PAVING AT PICNIC TABLES  
W/ LINEAR SCORE JT. PATTERN
- 10.** BASKETBALL COURT IMPROVEMENTS  
NEW HOOP & BACKBOARD  
NEW COURT SURFACING W/ COLORFUL PAINT SCHEME
- 11.** RENNOVATE & RESHAPE LAWN AREAS W/  
MINIMAL DISTURBANCE TO EXISTNG TREES
- 12.** EXISTING TREES, TO PROTECT & REMAIN
- 13.** (2) NEW CANOPY TREES
- 14.** (7) FLOWERING UNDERSTORY TREES  
TO REPLACE DISEASED PINES





# C. PROPOSED PARK CONCEPT | SEATING

## BENCHES THROUGHOUT

(5) MILEA BENCHES  
W/ BACK & ARM RESTS



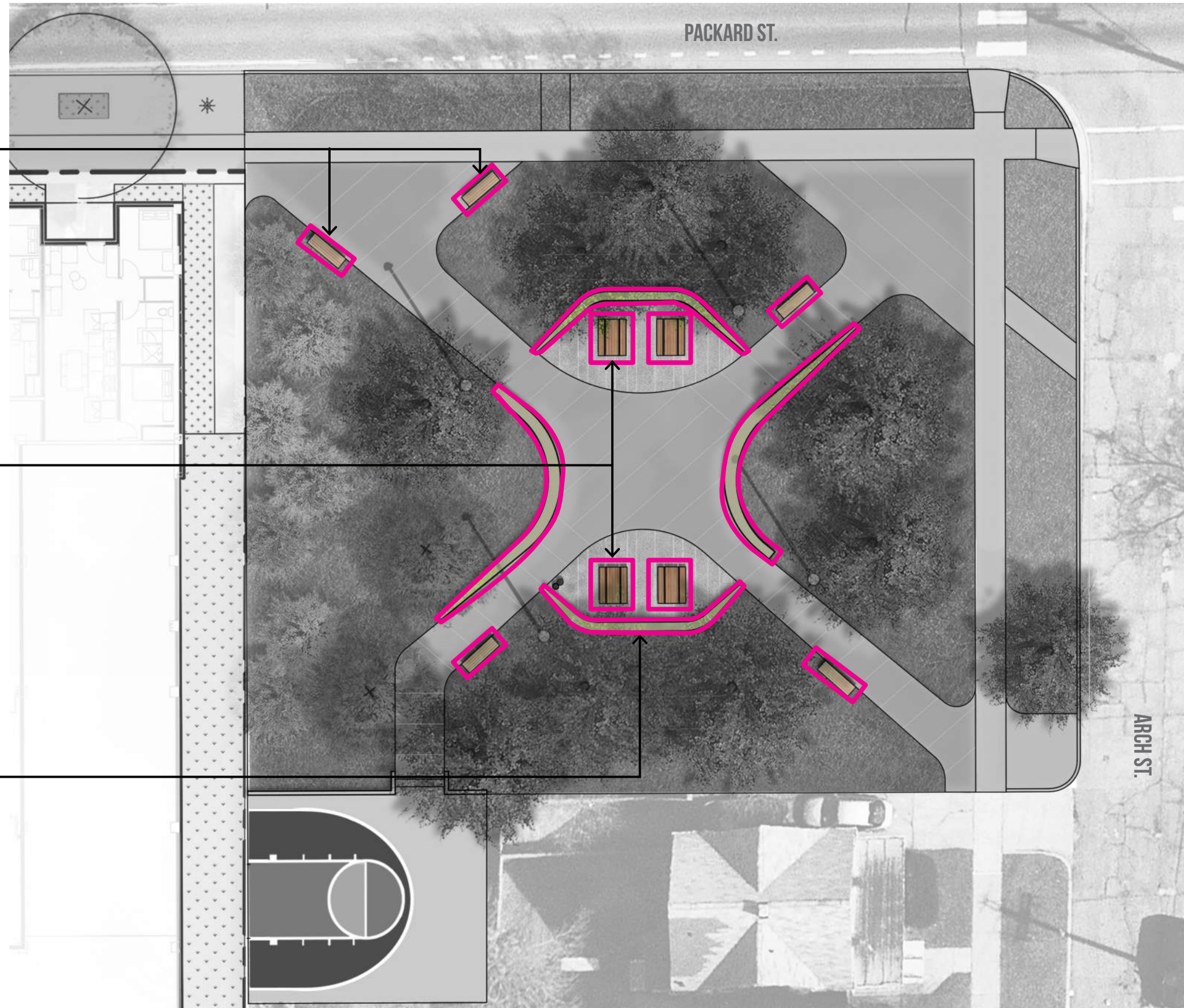
## GROUP PICNIC TABLE SEATING

(4) RAUTSTER FULL PICNIC TABLES  
W/ ADA ACCESSIBLE END

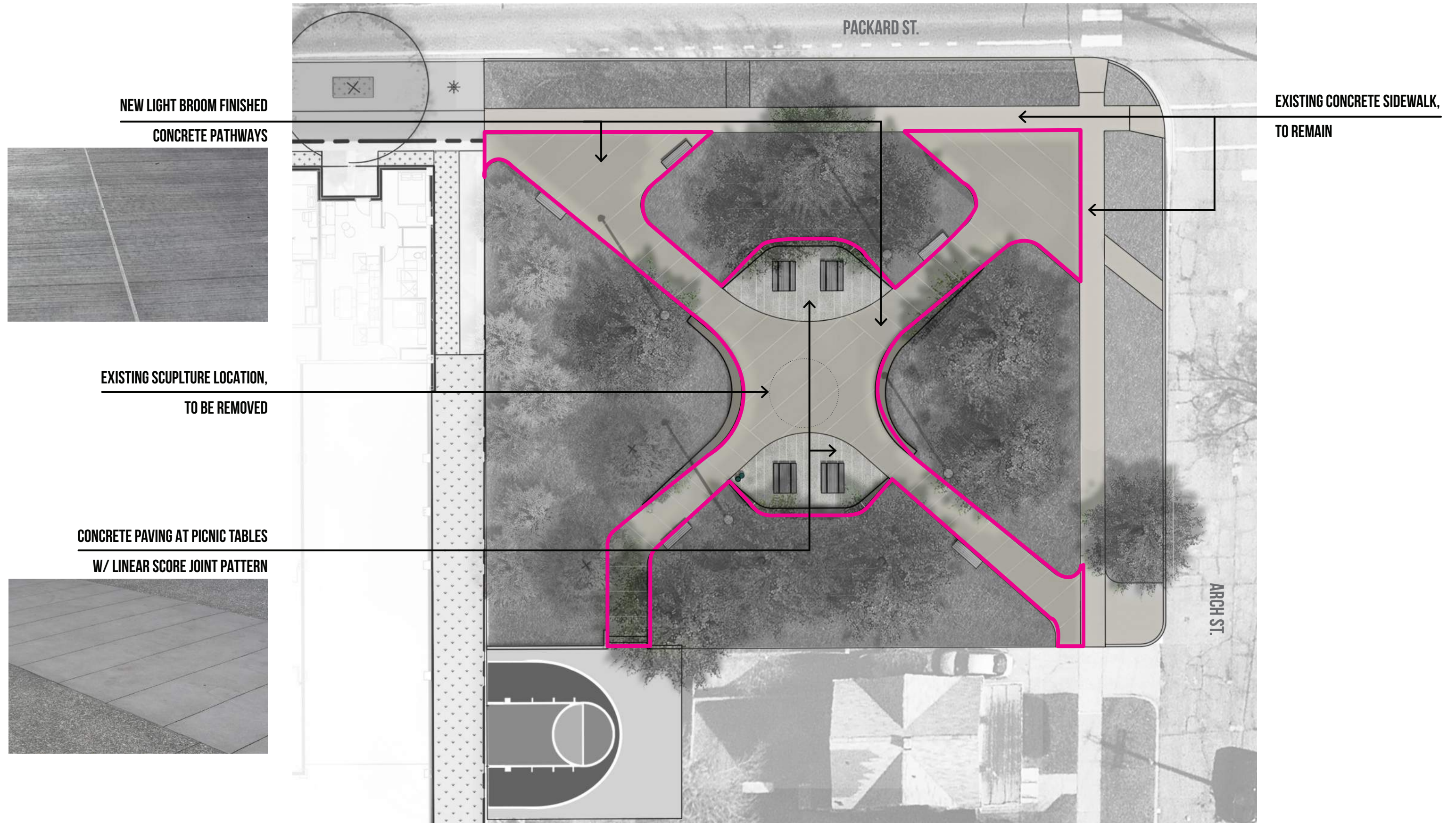


## CONCRETE SEATWALLS

RETAIN GRADE AT EXISTING TREES  
AROUND PICNIC TABLE SEATING AREAS



# C. PROPOSED PARK CONCEPT | HARDSCAPE



NEW LIGHT BROOM FINISHED  
CONCRETE PATHWAYS



EXISTING CONCRETE SIDEWALK,  
TO REMAIN

EXISTING SCUPLTURE LOCATION,  
TO BE REMOVED

CONCRETE PAVING AT PICNIC TABLES  
W/ LINEAR SCORE JOINT PATTERN



# C. PROPOSED PARK CONCEPT | EXISTING PLANTING

**EXISTING CANOPY TREES,  
TO PROTECT & REMAIN**

**EXISTING LAWN AREAS, TO REMAIN**

RENOVATE EXISTING AREAS TO REMAIN &  
RESHAPE EDGES & EXTENTS TO IMPROVE CIRCULATION/VISIBILITY  
W/ MINIMAL DISTURBANCE TO EX. TREES



# C. PROPOSED PARK CONCEPT | NEW PLANTING

## (7) NEW FLOWERING UNDERSTORY TREES

TO REPLACE EXISTING DISEASED PINE TREES  
FINAL SPECIES: TBD, COORDINATE W/ CITY

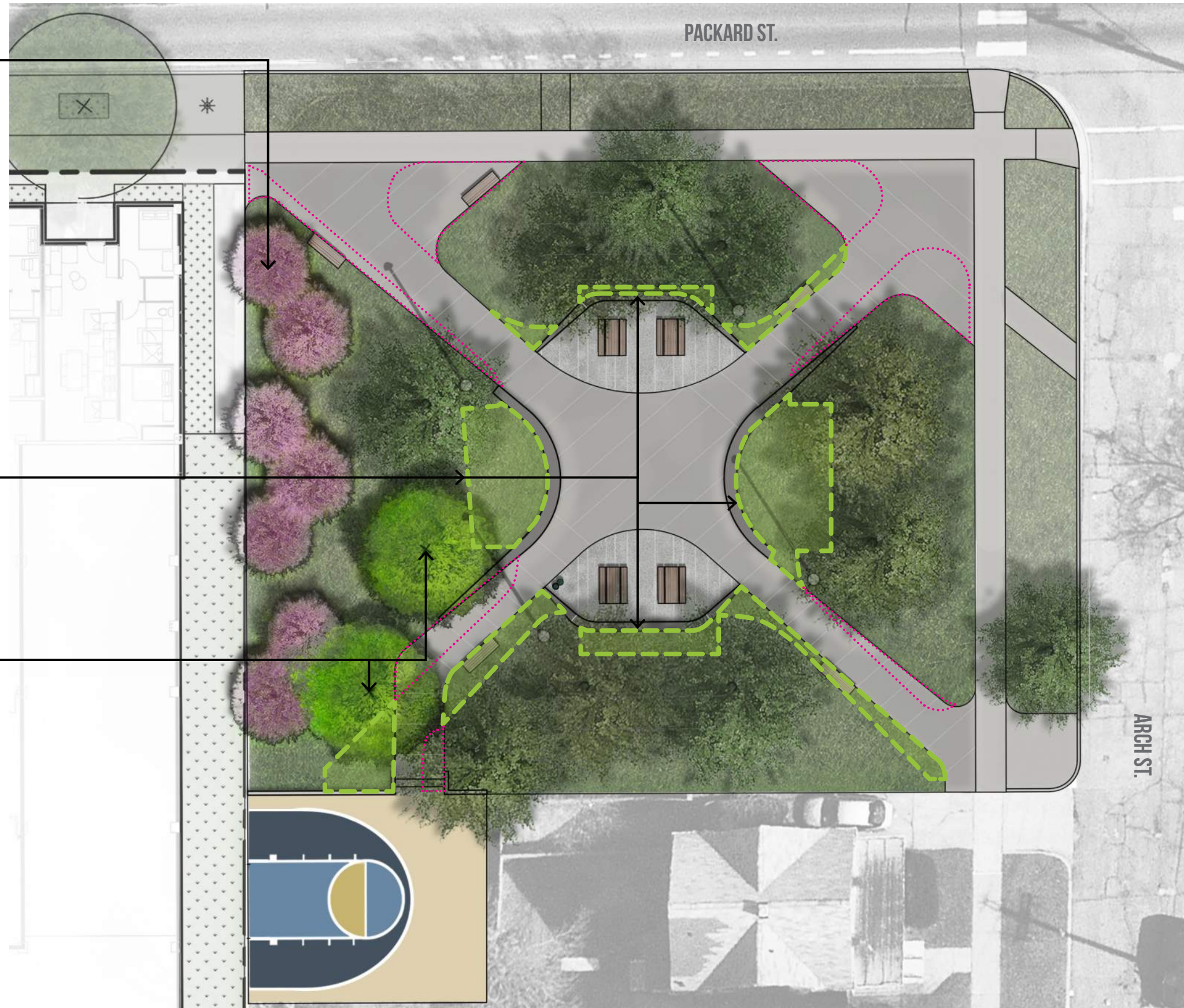


## RESHAPE & ADD LAWN AREAS

ADD LAWN AREAS TO EXPAND PLANTING BEDS.  
RESHAPE EDGES & EXTENTS TO IMPROVE CIRCULATION/VISIBILITY  
W/ MINIMAL DISTURBANCE TO EX. TREES.

## (2) NEW CANOPY TREES

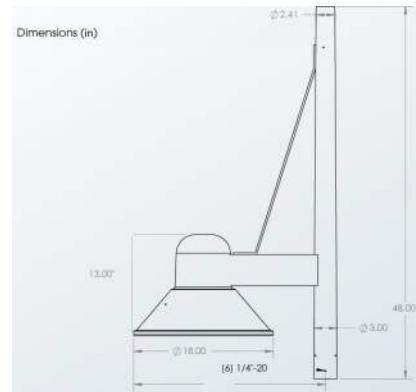
MATCH OR COMPLIMENT EXISTING CANOPY TREES,  
FINAL SPECIES: TBD, COORDINATE W/ CITY



# C. PROPOSED PARK CONCEPT | ADDITIONAL IMPROVEMENTS

## NEW LIGHT FIXTURES

EXISTING LOCATIONS, TO REMAIN  
(4) HERITAGE POST TOP W/ 12' HT. POLE



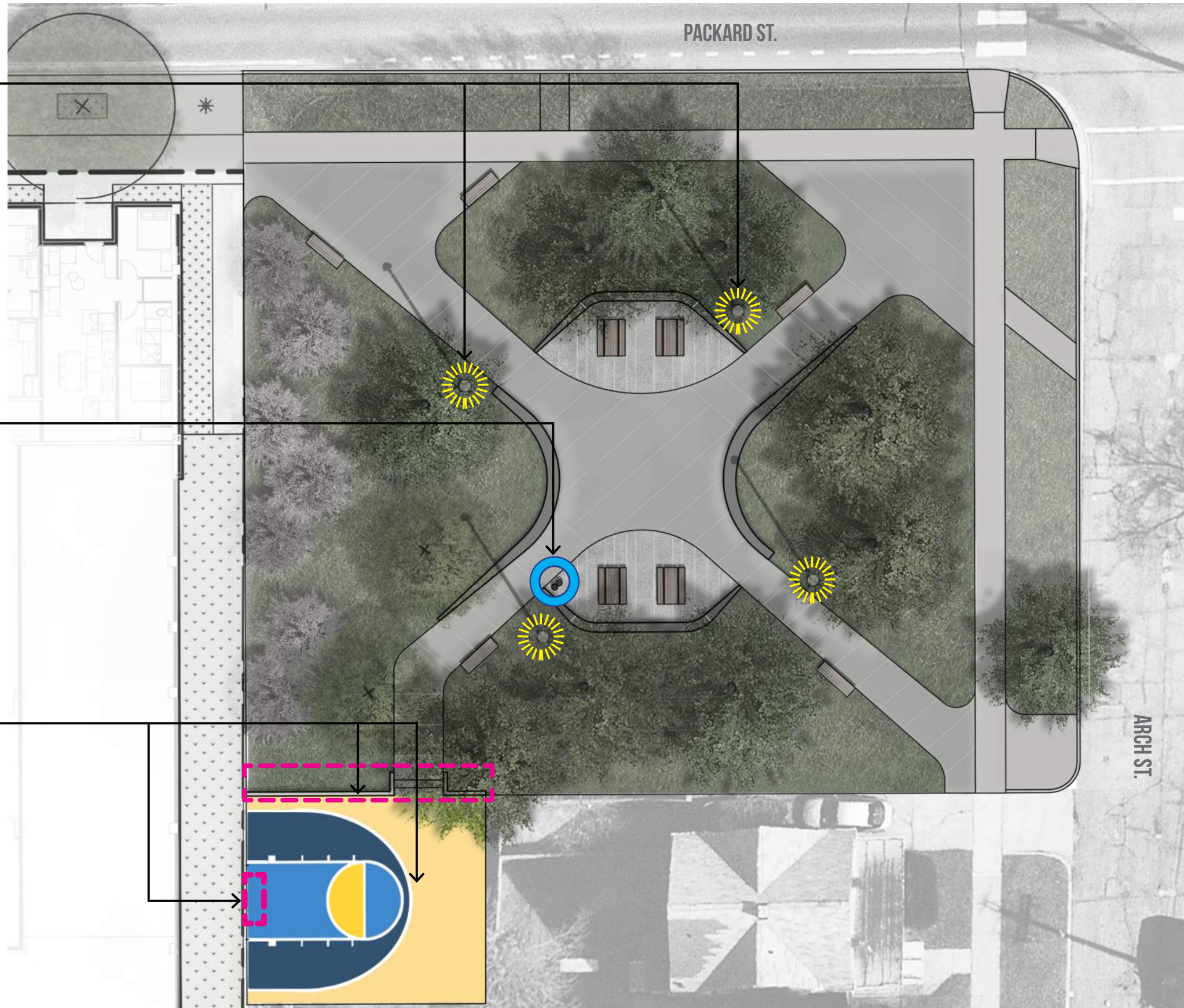
## NEW WATER FOUNTAIN

MATCH ASTANDARD FIXTURE IN OTHER CITY PARKS



## BASKETBALL COURT IMPROVEMENTS

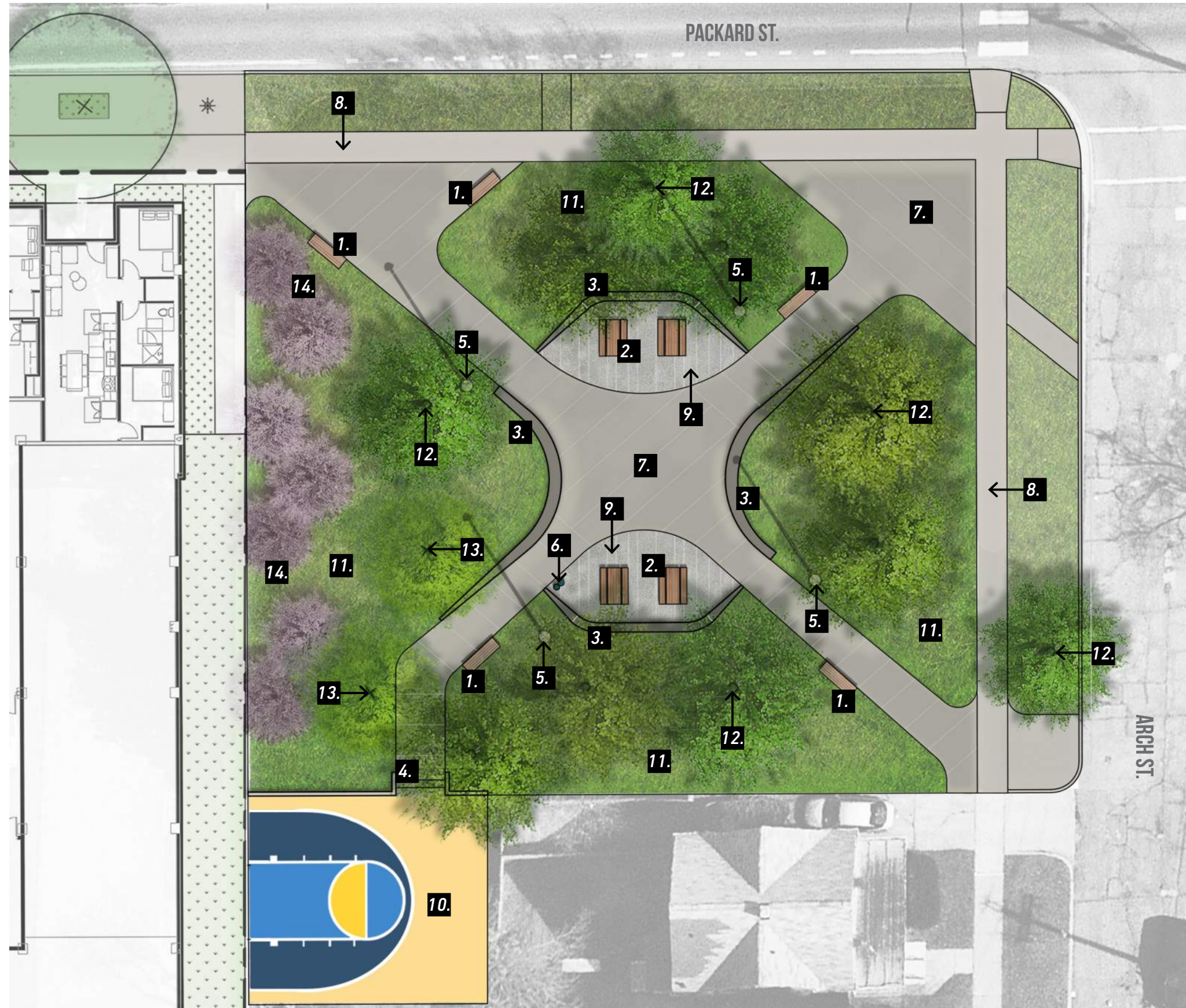
NEW CONCRETE STEPS & RETAINING WALL  
NEW BASKETBALL BACKBOARD & HOOP  
NEW COURT SURFACING W/ COLORFUL PAINT SCHEME



# C. PROPOSED PARK CONCEPT | PLAN

## KEY FEATURES & IMPROVEMENTS

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TO REPLACE DISEASED PINES





**THANK YOU!**

**FORSYTHE PARK | CONCEPT PRESENTATION**

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SPACES

# APPENDIX



# D. SEATING & LIGHTING | PRODUCTS INFO

CONCRETE SEAT WALLS



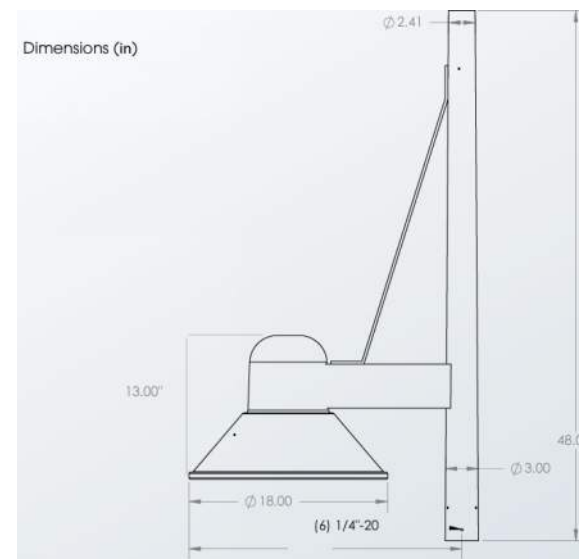
GROUP SEATING PICNIC TABLES



PARK BENCHES



NEW PEDESTRIAN POLE LIGHT FIXTURE



ADDITIONAL PARK FURNISHINGS



MANUFACTURER: N/A

MATERIALS: CAST-IN-PLACE CONCRETE

MANUFACTURER: MMCITE

PRODUCT: RAUSTER, RTW151

DESCRIPTION: PICNIC SET W/  
ACCESSIBLE SEATING AT ONE END

SIZE: 71"(L) x 54"(W) x 31"(HT)

MATERIALS: STEEL STRUCTURE W/  
WOOD TOP & SEATS

MANUFACTURER: MMCITE

PRODUCT: MIELA, LME-156

DESCRIPTION: PARK BENCH W/ BACK  
& ARMRESTS

SIZE: 73"(L) x 26"(W) x 32"(HT)

MATERIALS: STEEL STRUCTURE W/  
WOOD BACK & SEAT, STEEL ARMRESTS

MANUFACTURER: RAGNI

PRODUCT: HERITAGE

DESCRIPTION: PEDESTRIAN SCALE  
POLE LIGHT W/ HANGING POST TOP

SIZE: 14' (HT) POLE W/ HANGING POST  
TOP

MATERIALS: ALUMINUM

MANUFACTURER: MDF

PRODUCT: 440 SM

DESCRIPTION: OUTDOOR DRINKING  
FOUNTAIN W/ DRINKING FOUNTAIN ARM  
& PET FOUNTAIN

SIZE: 10"(DIA) x 30"(W) x 40"(HT)

MATERIALS: STEEL

# D. PREVIOUS PARK CONCEPTS W/ EXISTING OVERLAY

CONCEPT: CENTRAL PLAZA



CONCEPT: EAST PLAZA

