



Agenda
Parks and Recreation Board Regular Meeting
Tuesday, June 2, 2026 - 6:30 PM
851 S. Eton, Birmingham, MI
DPS Conference Room

- I. Call to Order**
- II. Roll Call**
- III. Announcements, Introductions of Guests & Chairpersons Comments**
- IV. Open To The Public for Items Not On the Agenda (two minutes per person)**
- V. Approval of the Minutes from the Previous Meeting**
 - 1. May 5, 2026, Parks and Recreation Board Minutes
- VI. Unfinished Business**
- VII. New Business**

Written and submitted by 5pm Monday at the Birmingham Ice Sports Arena, one week prior to the meeting.

 - 1. OHM Design Services Update St. James & Kenning Parks
- VIII. Miscellaneous Communications**
- IX. Reports From Staff**
- X. Items for Next Meeting on July 7, 2026**
- XI. Adjournment**

Link to Access Virtual Meeting: <https://zoom.us/j/98191466679>
Telephone Meeting Access: 877 853 5247 US Toll-free
Meeting ID Code: 981 9146 6679

PARKS & RECREATION BOARD MISSION STATEMENT

The Parks and Recreation Board strives to provide opportunities for the enjoyment, education, and inspiration for present and future generations of residents and visitors through stewardship of natural, cultural and recreational resources. By continuously elevating the beauty and quality of the parks and recreation system of Birmingham, the Parks and Recreation Board will promote health and wellbeing, and strengthen the community.

You may also present your written statement to: City of Birmingham, Parks and Recreation Board 851 South Eton, Birmingham, Michigan 48009 prior to the meeting.

If you cannot attend the meetings, please contact Clinise Kirkwood at the Birmingham Ice Arena (248) 530-1651. Minutes are available for review at the Birmingham Ice Sports Arena, 2300 East Lincoln, Birmingham, MI 48009

Individuals requiring accommodations, such as interpreter services, for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 (voice) or 248-644-3405 (TDD) at least one day in advance to request mobility, visual, hearing, or other assistance.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-3405 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964)



**Parks And Recreation Board – Regular Meeting Minutes
May 5, 2026 – 6:30 p.m.
851 South Eton - Conference Room**

I. Call to Order

The meeting was called to order at 6:30 p.m.

II. Roll Call

Present: Chair Heather Carmona; Board Members Susan Collins, Jessica Einstein, Anne Lipp; Alternate Board Member Narlu Castellano; Student Representative Sienna Weinberg

Absent: Board Member Sarah Kupczyk; Alternate Board Member Joseph Wrobel

Staff: Department of Public Services Director Zielinski; Recreation Coordinator Kirkwood,
Parks and Recreation Manager Laird, Parks and Recreation Foreman McNab

Guests: Rachel Bush OHM Advisor, Quentin Hyde OHM Advisor

III. Announcements, Introductions of Guests & Chair Comments

1. Public Safety Notice E-Motorcycles
2. Upcoming May events

IV. Open To The Public for Items Not On the Agenda

Michael Dery commented regarding the portable toilet at Pembroke Park.

Elissa Cooper commented regarding issues with the booking process for the pickleball courts, the net heights of the courts at Crestview, and the audit process.

Jodi Astrein commented regarding issues with the booking process for the pickleball courts.

V. Approval of the Minutes – April 14, 2026

Motion by Lipp

Seconded by Einstein to approve the minutes as presented in the packet.

Motion carried, 5-0.

ROLL CALL VOTE

Yeas: Collins, Einstein, Castellano, Carmona, Lipp

Nays: None

VI. Unfinished Business

None.

VII. New Business

1. Appointment of Parks & Recreation Board Chair

Nomination by Collins

Seconded by Lipp to appoint Heather Carmona as Chair of the Parks & Recreation Board.

Motion carried, 5-0.

ROLL CALL VOTE

Yeas: Collins, Einstein, Castellano, Carmona, Lipp

Nays: None

2. Appointment of Parks & Recreation Board Vice Chairperson

Nomination by Collins

Seconded by Einstein to appoint Ann Lipp as Vice Chair of the Parks & Recreation Board.

Motion carried, 5-0.

ROLL CALL VOTE

Yeas: Collins, Einstein, Castellano, Carmona, Lipp

Nays: None

VIII. Miscellaneous Communications

- 1. Crestview Sound-Dampening Curtain Installation Update**
- 2. Citywide Playground Improvements**
- 3. Professional Design Services OHM Update St. James Park & Kenning Park**

The communications were reviewed. Ms. Bush and Mr. Hyde presented the Professional Design Services OHM Update on St. James Park & Kenning Park and answered questions. The Board discussed the following regarding the communications:

- The success of the Crestview sound-dampening curtain was in part a testament to the Board's and staff's work.
- A ribbon cutting for Poppleton Park will be planned.
- The three St. James options largely differ in terms of the orientation of the softball field.
- Based on the votes from the public sessions, people were supportive of the third option

for Kenning and the third option for St. James.

- There has been general support for exercise equipment, and St. James seemed like it would be an appropriate location.
- In the St. James option B, there is no fence proposed on the western side. The City should directly reach out to affected residents for feedback before proceeding with a fence removal.
- Some felt Option B was a more chaotic option than Option A, though the enhanced ability to walk through the middle and the exercise equipment in the middle was valued. Some felt option B had a more clear delineation between open and active spaces.
- Comments from the softball users on the ball field orientations would be helpful.
- St. James' option A might be a better layout for Next users.
- Any option for St. James will require ample shade and seating.
- Instead of installing a shuffleboard-specific court, it might be better to install a court that allows a variety of games.
- Lincoln Well Park has fences with gates maintained by adjoining residents to allow those residents to access the park directly.
- Kenning has drainage issues that need to be addressed.
- Walking paths through Kenning would likely be well received.

Public Comment

Bridget Halseth supported maintaining the fence at St. James Park, opposed adding a permanent standalone restroom to St. James Park, and asked about bioswale maintenance.

Ina Brown supported St. James' option A, removing the fence along Edgewood, removing the fence along the rear of her house to allow her to install her own fence with a gate to the Park, the replacement of the lighting with downlights and low pathway lighting, the replacement of the current basketball backboard with something quieter, and opposed the shuffleboard court for option B.

Mr. Dery supported increased traffic calming on Grant Street if the usage of St. James Park increases after the updates.

IX. Reports from Staff

None.

X. Items for Next Meeting

XI. Adjournment

The meeting was adjourned at 7:40 p.m.

Clinise Kirkwood

Clinise Kirkwood, Recreation Coordinator

A handwritten signature in cursive script, appearing to read 'Laura Eichenhorn', written in a light gray color.

Laura Eichenhorn, City Transcriptionist

St. James and Kenning Park Improvement Project

Community Engagement

Community Engagement

Engagement Overview

In February - May 2026, the City of Birmingham and OHM Advisors engaged Birmingham residents and park users to reimagine the areas within St. James and Kenning Park. This section summarizes the community engagement process that will help cultivate parks and spaces that embrace active use and nature and connect community members.

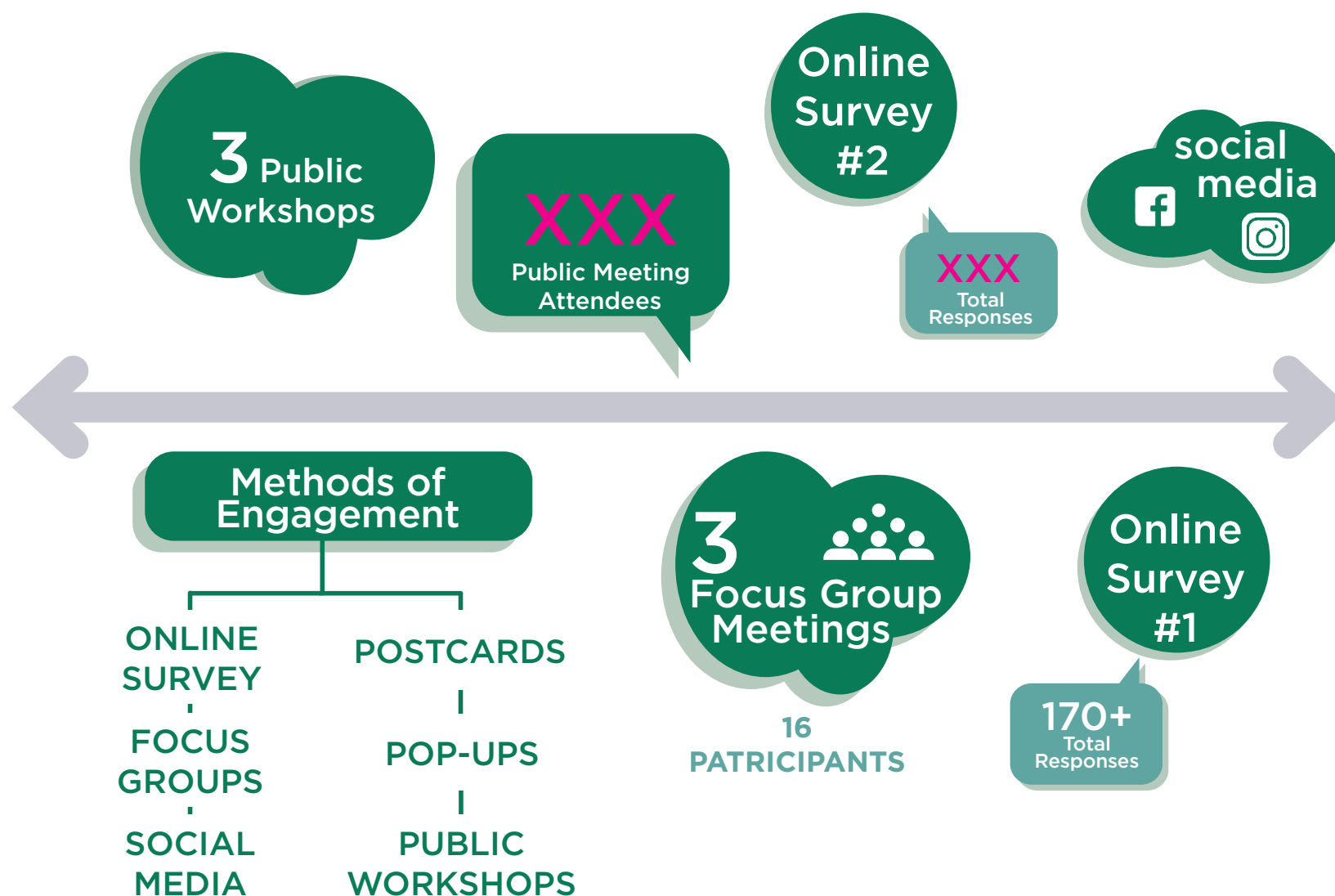
The City of Birmingham already planned basic improvements to St. James and Kenning Parks through the recent update to their Parks and Recreation Master Plan, such as playground improvements and enhanced accessibility standards. Implementation of the vision will go beyond these improvements to create truly unique and well-utilized places in the parks.

Engagement Goals

- 1 *Translate the 2024-2028 Parks and Recreation Master Plan concepts into refined designs*
- 2 *Gain a deeper understanding of neighborhood-specific concerns*
- 3 *Strategically filter feedback to balance the needs of immediate neighbors, the broader Birmingham community, and regional park visitors*

Engagement Approach

The first guiding principle for the St. James and Kenning Park Improvement Project is to develop recommendations which reflect community desires. The project included a robust outreach and engagement effort with a multi-faceted approach to reach Birmingham residents, as well as multiple opportunities to provide feedback.



Focus Groups Round 1

The project team invited representatives of organizations, nonprofits, homeowners associations, residential complexes, and adjacent property owners with strong connections to St. James and Kenning Park to participate in a series of focus groups. Two rounds of three focus groups were held at crucial points of the planning and design process in order for participants to provide feedback on the concept development and raise concerns.



Community Stakeholders

Athletics and Fields

- There is a major lack of adequate baseball/softball facilities in the area. High priorities include improving drainage to extend the playing season (currently unusable in March/April) and installing turf to reduce maintenance.

Senior Needs (Birmingham NEXT)

- With NEXT moving adjacent to St. James Park, there is a critical need for safe, paved walking paths (not wood chips), outdoor fitness equipment, and shaded picnic areas for social gatherings.

Skate Park

- The current skate park is outdated and at the end of its life. Stakeholders suggested a modern concrete design that is “sculptural” and integrated into the park, including a “learning loop” for younger children on bikes or scooters.

Connectivity

- Many users walk or bike to these parks. Improving “buffer” zones between playgrounds and roads, as well as general pedestrian infrastructure, was highly recommended.



Softball and Little League

Facility Gaps

- Current facilities are not on par with surrounding areas; Birmingham’s high standard of living is not reflected in the ball diamonds at either park.

St. James Park

- Strong desire for permanent restrooms to host district competitions.
- Other requested upgrades include synthetic turf, defined outfields, and formal covered dugouts.

Kenning Park

- There is a major concern regarding the potential loss of the 4th field.
- While a dedicated softball field is supported, the league highlighted a lack of restroom and concession access in July when the Ice Arena is shut down.

Operations

- The league is interested in vending options for snacks and drinks but is not interested in organizing food trucks themselves.
- Support for field lights and improved storage sheds.



Focus Groups Round 1



Maintenance Team

Athletics and Fields

- Daily grooming is time-intensive. After the Little League season ends, the fields are still groomed at least 2 times per week.

Water Access and Drainage

- Severe drainage issues at both parks prevent essential maintenance, such as tree trimming, because the ground is too soft for heavy equipment. Pathways must be able to support the maintenance vehicles.
- Staff suggested dedicated pads with drains for ice shavings at the arena to prevent seasonal flooding.
- The maintenance crew needs water access to power wash play equipment.

Maintenance Efficiency

- Staff recommended installing cement pads under all bleachers and curbing around playgrounds to keep wood chips contained and make mowing/cleanup easier.
- Trash collection is time-intensive.

Safety and Lighting

- Kenning Park is described as “pitch black” in winter due to dense tree cover, posing safety concerns. Improved lighting is needed, specifically around the playground areas.

Green Stormwater Infrastructure

- While bioswales are used for stormwater, staff warned that existing rain gardens (like at Adams Park) are too high-maintenance due to excessive weeding requirements.
- Prefer rip-rap or stone substrate to prevent mulch from clogging drains.



Online Survey #1

In order to reach a broad range of community members to participate in the visioning process, surveys were made available online. The survey was hosted on the City of Birmingham’s webpage dedicated to the St. James and Kenning Park Improvement Project. Postcards with a QR code to the website were mailed citywide to drive traffic to the survey. Yard signs and flyers were also posted in and around the parks system to promote the website and survey. The survey was completed by 172 people that included a variety of questions about how people like to use St. James and Kenning Park and what they’d like to see in the future. Ideas from the surveys about what to do in St. James and Kenning Park are organized, synthesized, and analyzed alongside all the other input gathered from other engagement methods.

PARK USAGE - ST. JAMES PARK

46% twice a week or more

29% weekly

PARK USAGE - KENNING PARK

61% twice a week or more

18% weekly

WHO TOOK THE SURVEY?

PRIMARY PARK USERS IN THEIR HOUSEHOLD

1. Adults (26 - 49 years)
2. Children (6 - 12 years)
3. Children (0 - 5 years)
4. Adults (50 - 69 years)
5. Teens (13 - 18 years)
6. Young adults (19 - 25 years)
7. Seniors (70+ years)

PREFERRED TRAVEL MODE

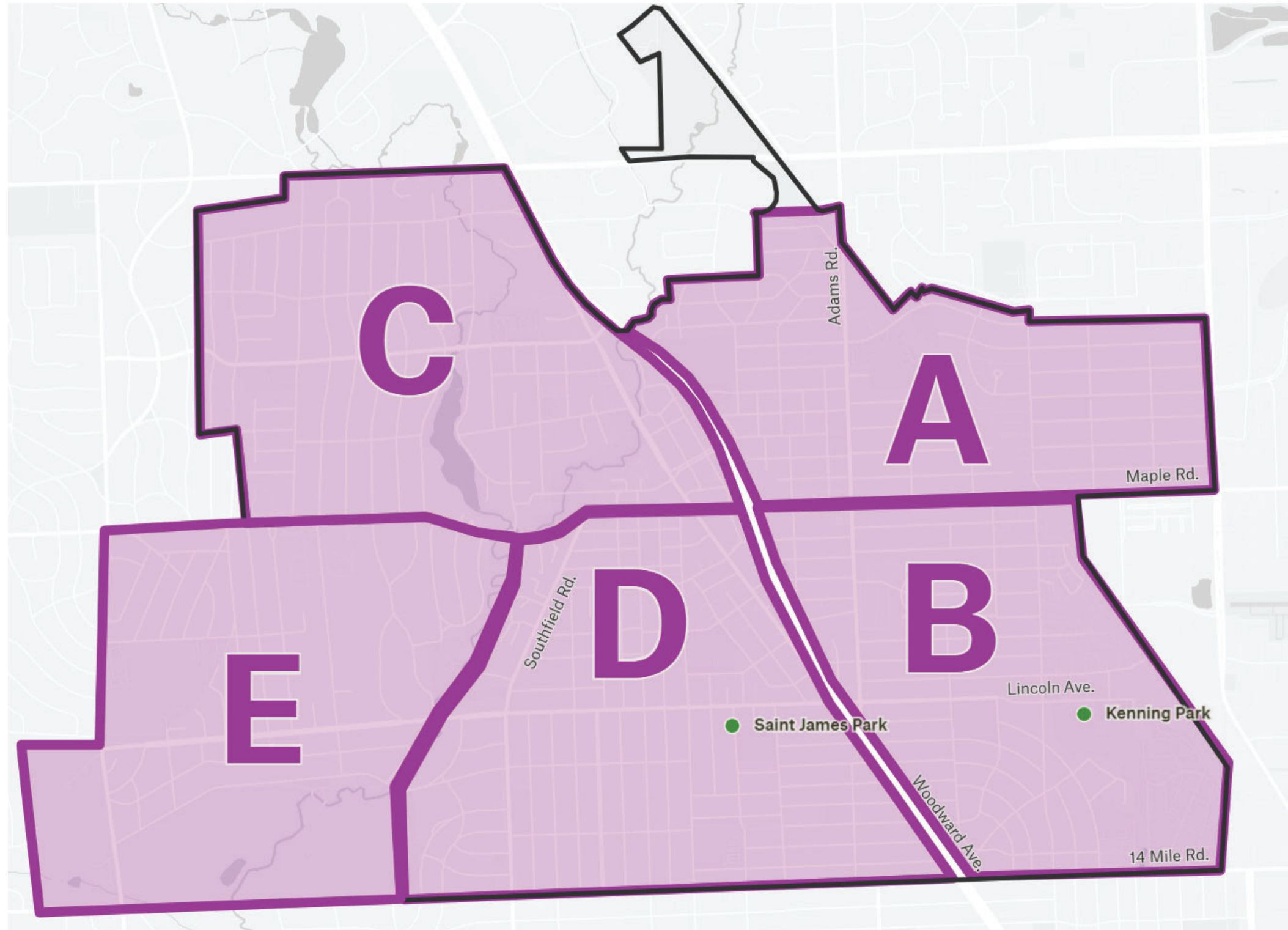
73% walk to the park

17% drive to the park

10% bike to the park



Online Survey #1



WHO TOOK THE SURVEY?

5% live in Area A

38% live in Area B (Kenning Park)

5% live in Area C

44% live in Area D (St. James Park)

2% live in Area E

6% do not live in Birmingham



Online Survey #1

KENNING PARK IMPROVEMENTS

93% would visit Kenning Park more if improvements were made

Top Improvements Residents Would Like to See

ranked from highest to lowest



Universal playground equipment (accessible to all abilities)



Permanent restroom facility



Adult fitness station



Community garden pilot

“Other” Responses

in no particular order

- Updates to the skate park
- Cement walking paths
- Benches and seating
- Basketball court
- Multiple age appropriate play structures, destination play structure
- Pickleball courts
- Improved baseball infrastructure
- Increased tennis courts and repair drainage issues near courts
- Exercise stations for seniors



Online Survey #1

KENNING PARK PLAY AREA NEEDS

ranked from highest to lowest

Desired Play Features

1. Swings
2. Climbing wall
3. Shade
4. Zipline
5. Seating with tables
6. Nature play
7. Seating with back support
8. Sand play
9. Bicycle pump track

Barriers to Visiting Kenning Park

1. There are no barriers
2. Lack of sufficient restrooms
3. Options of amenities
4. Lack of shelter
5. Cleanliness or maintenance issues
6. Transportation access
7. Safety concerns



Online Survey #1

KENNING PARK ADDITIONAL FEEDBACK

MODERNIZE AND EXPAND ATHLETICS

- The athletic facilities should reflect the high quality of life of Birmingham residents. There is a strong push for improving field conditions (removing weeds/dandelions), adding batting cages, and upgrading dugouts. Some advocates suggest adding turf and lighting to expand usability into colder months.
- Some neighbors are concerned with increased noise, traffic, and parking conflicts on residential streets as a result of adding a ball diamond.
- There are recurring requests for a permanent, professionally-designed, poured in place concrete skatepark similar to facilities in Ferndale or Huntington Woods.

OTHER PARK AMENITIES

- Parents requested separate structures for toddlers and older children. Suggestions include adding a “rope course” or “bigger climbing wall” to keep older kids engaged.
- Infrastructure requests include concrete walking paths, water bottle fill stations, and permanent restrooms to replace current lack of facilities.
- Drainage is a major issue.



Online Survey #1

ST. JAMES PARK IMPROVEMENTS

80% would visit St. James Park more if improvements were made

Top Improvements Residents Would Like to See

ranked from highest to lowest



Universal playground equipment (accessible to all abilities)



Enhanced covered picnic area



Improved walking paths



Lawn games (horseshoe, bocce, cornhole)

“Other” Responses

in no particular order

- Fenced dog area
- Upgrade basketball court
- New fencing
- Restrooms
- Landscaping and trees
- Open space
- Address drainage issues



Online Survey #1

ST. JAMES PARK PLAY AREA NEEDS

ranked from highest to lowest

Desired Play Features

1. Swings
2. Shade
3. Climbing wall
4. Nature play
5. Seating with tables
6. Zipline
7. Seating with back support
8. Sand play
9. Bicycle pump track

Barriers to Visiting St. James Park

1. There are no barriers
2. Options of amenities
3. Lack of shelter
4. Lack of sufficient restrooms
5. Cleanliness or maintenance issues
6. Safety concerns
7. Transportation access



Online Survey #1

ST. JAMES PARK ADDITIONAL FEEDBACK

PLAYGROUND

- A powerful request emerged for a “truly inclusive playground” with ramps rather than ropes or steep drop-offs to accommodate children with varying mobility needs.
- Suggestions to replace woodchips and sand with more modern play surfacing.

LAYOUT

- Requests for walking paths that connect the Grant and Edgewood sides of the park.
- Address drainage issues.

NEIGHBORHOOD IMPACTS

- Homeowners on the southern edge requested a new fence (the current one is “rusting and torn”) and landscaping to provide privacy from park users. Some suggested a “gate access” model for immediate neighbors, similar to Barnum Park.
- A fence along Grant Street is considered “necessary” by parents who currently avoid the park due to its proximity to the road.
- There is opposition to adding pickleball courts due to the noise.
- A fenced dog park was frequently requested.



Public Workshop #1

The first public workshop was held on April 14, 2026 from 4 p.m. to 6 p.m. at the Department of Public Services (DPS) building in Birmingham. Around 50 people attended the workshop. The workshop’s goals were to inform attendees about the project, gather feedback on design considerations, and share 2-3 initial concepts for each park. This touchpoint was complemented by the online survey, which was implemented to capture input from people who were unable to attend the community meeting, and understand how they use the parks and what they see as important in their future.

WHAT DO YOU WANT TO DO IN THE PARK?

Park Activity Priorities for St. James Park

- **Playing with Kids** (5)
- **Passive Use** (*picnics, hanging out*) (4)
- **Active Use** (*exercise, athletics*) (3)
- **Nature Activities** (2)
- **Event Space** (2)
- **Community Garden** (2)
- **Programs** (1)

Park Activity Priorities for Kenning Park

- **Playing with Kids** (18)
- **Passive Use** (*picnics, hanging out*) (18)
- **Active Use** (*exercise, athletics*) (12)
- **Nature Activities** (4)
- **Event Space** (4)
- **Community Garden** (3)
- **Programs** (2)



Public Workshop #1

HOW WOULD YOU SPEND MONEY TO IMPROVE THE PARKS?

In this activity, meeting participants were given \$100 to spend on the items they'd like to see most at St. James Park and Kenning Park. The list reflects the results and the desired level of investment for each item.

1 Play equipment (\$685)

2 Pathways and accessibility (\$605)

3 Landscaping and greenery (\$345)

4 Sports amenities (\$230)

5 Site furnishings and seating (\$215)

6 Structures and pavilions (\$140)



Public Workshop #1

WHICH AREAS NEED THE MOST ATTENTION?

Most Used Park Features for St. James Park

- **Tennis Court** (5)
- **Ball Diamond** (4)
- **Open Space/Lawn** (4)
- **Playground** (3)
- **Gathering Space with Benches** (3)
- **Basketball Court** (1)
- **Bike Parking** (0)

Most Used Park Features for Kenning Park

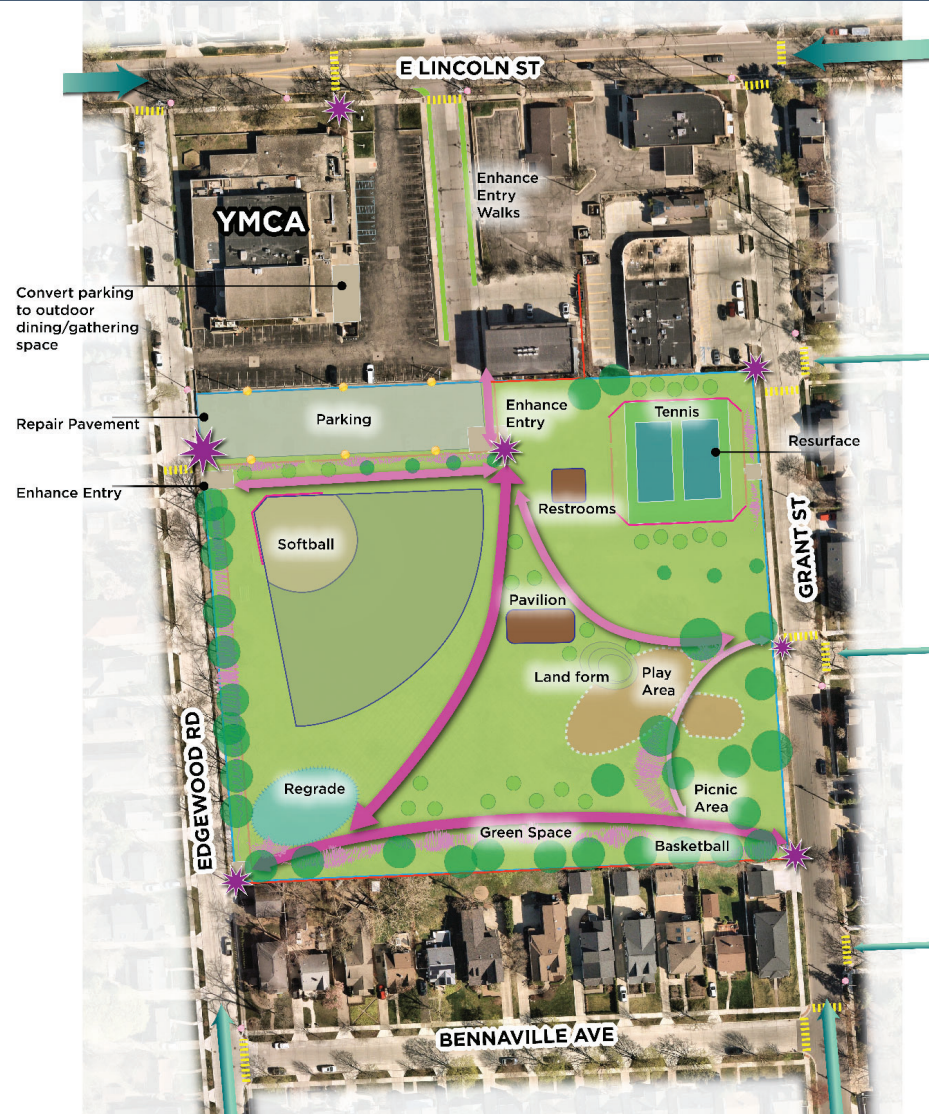
- **Open Space/Lawn** (15)
- **Playground** (11)
- **Gathering Space with Benches** (8)
- **Tennis Court** (6)
- **Skate Park** (3)
- **Parking Lot** (3)
- **Ball Diamond** (0)



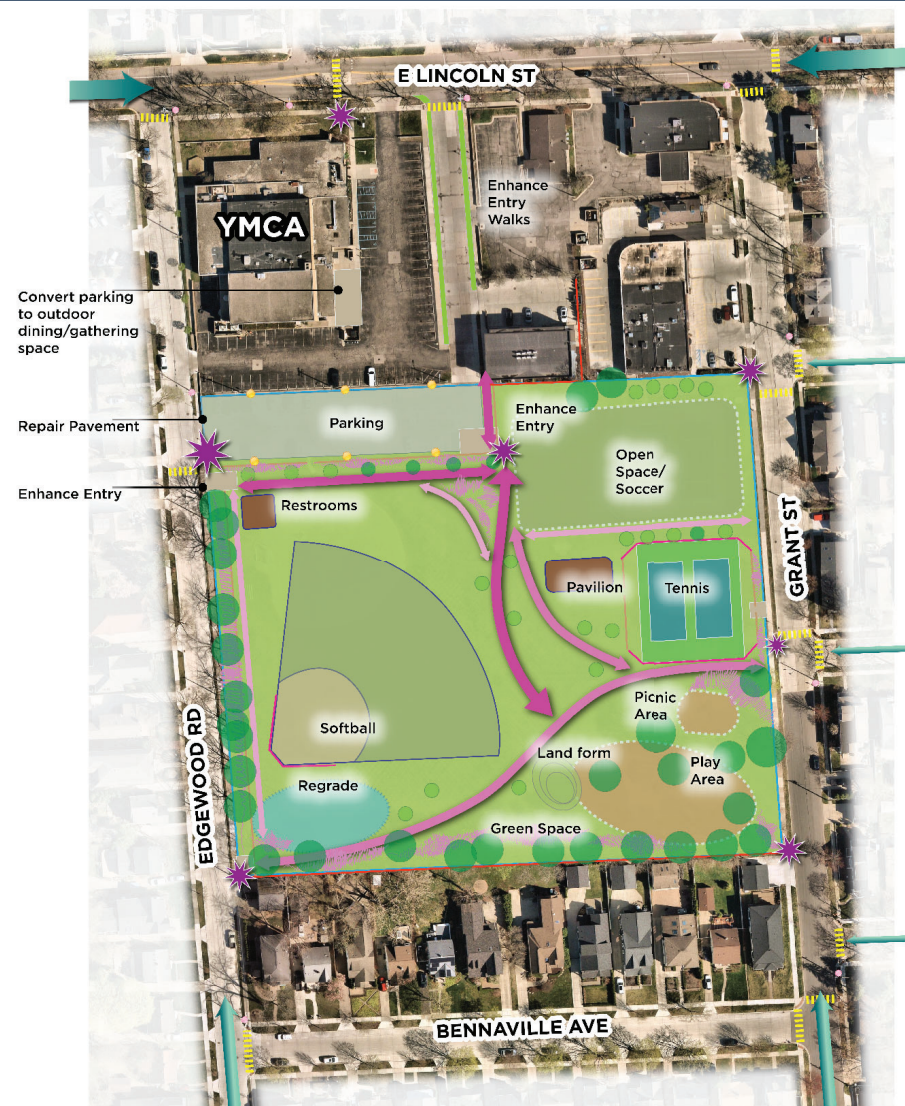
Public Workshop #1

WHICH CONCEPT DO YOU PREFER?

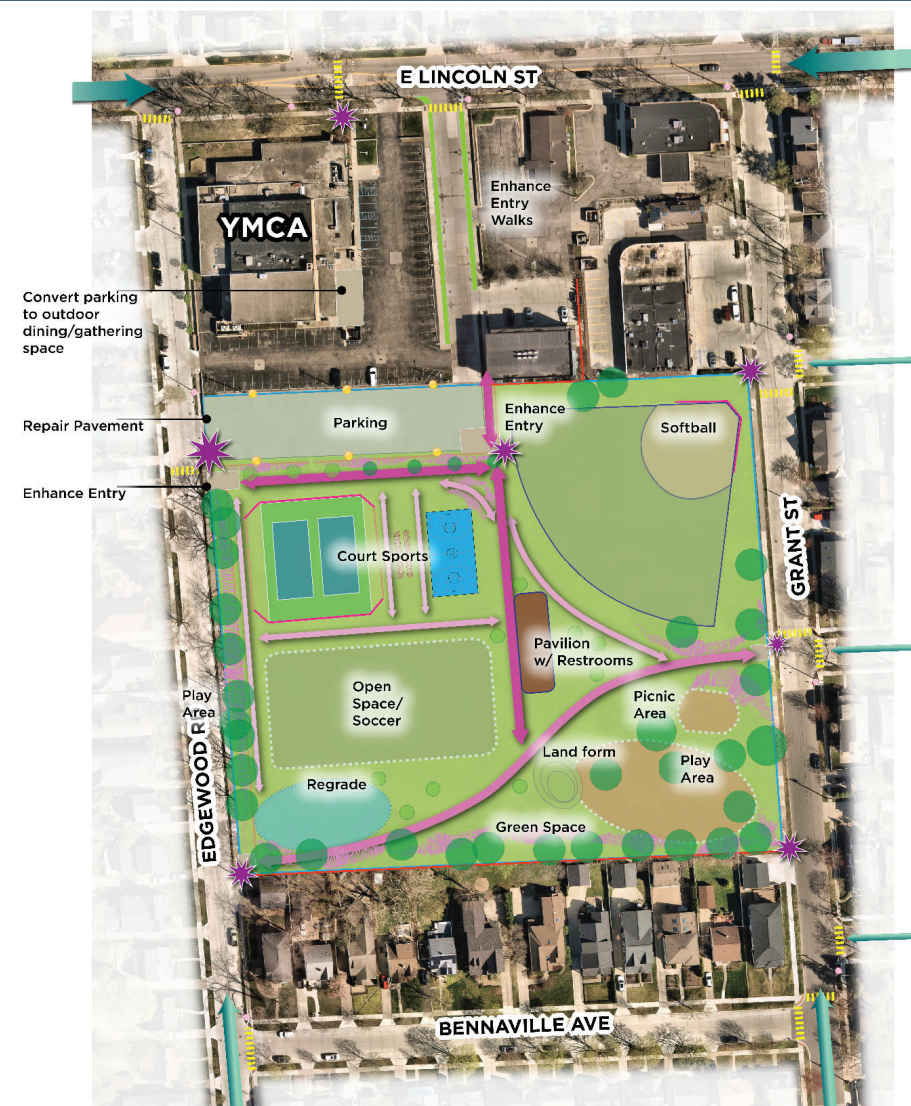
St. James Park Concept A



St. James Park Concept B



St. James Park Concept C



Number of Votes: 5

Number of Votes: 0

Number of Votes: 11



Public Workshop #1

WHICH CONCEPT DO YOU PREFER?

Kenning Park Concept A



Number of Votes: 18

Kenning Park Concept B



Number of Votes: 18



Public Workshop #1

DO YOU HAVE ANY OTHER IDEAS TO IMPROVE ST. JAMES PARK?

OPPORTUNITIES

- Universal design at the playground
- Paved internal walking paths
- Fence along Grant Street
- Replace woodchips and sand with modern play surfacing
- Improvements to the ball fields
- Permanent restroom facilities
- Enhanced picnic area
- Dog park area

CONCERNS

- Acoustic concerns if pickleball were to be added
- Privacy for neighbors to the south
- Aged fencing
- Drainage issues
- Disrupting the green space and character of the park with larger features, such as picnic pavilions



Public Workshop #1

DO YOU HAVE ANY OTHER IDEAS TO IMPROVE KENNING PARK?

OPPORTUNITIES

- Modernize ball diamonds with turf, batting cages, dugouts, and lighting
- Poured-in-place concrete skatepark
- Basic comfort amenities such as bottle filling station, water fountain, benches, bicycle/stroller parking, and permanent restrooms
- Destination play structure

CONCERNS

- Increased residential parking conflicts, noise, and safety issues from the addition of a ball diamond
- Tree maintenance
- Aging skatepark infrastructure
- Drainage issues



Initial Engagement Results

After the focus groups, first public meeting, and initial survey, the project team developed a set of principles that summarized the input received during this phase of engagement. The team used these principles to develop two refined concepts for St. James Park and one refined concept for Kenning Park.



Infrastructure that improves drainage should be the foundation of the plan to ensure that the park and its new amenities remain usable after rain.



Commit to true universal design beyond the minimum ADA requirements. Incorporate poured-in-place surfacing instead of woodchips, use ramps instead of steps where possible, and include equipment that supports gross motor development for children with diverse physical and sensory needs.



Invest in "Destination-Grade" materials. For the skatepark, this means poured-in-place concrete; for the playgrounds, this means durable, imaginative equipment that prioritizes longevity and safety.



Clearly delineate active sports zones from passive "quiet" zones. At Kenning, this involves managing parking and traffic for sports. At St. James, it involves protecting open spaces from being overtaken by structured courts.



St. James and Kenning are both deeply integrated into residential blocks. Design must prioritize "soft" and "hard" buffers. This includes high-quality fencing updates, strategic landscaping to preserve privacy, and placing high-noise or high-traffic amenities (like pavilions or new sports fields) away from residential property lines.



One barrier to increased park usage is the lack of support amenities. To encourage longer stays, the plan must include permanent restrooms, shaded seating within line-of-sight of play areas, and safe, well-lit pedestrian/bike pathways connecting neighborhood entrances to the park's core.



Focus Groups Round 2

Following the development of the refined concepts for Kenning and St. James Park, the project team invited participants from the first round of focus group meetings to a review session. Overall, community consensus leans toward St. James Park Concept A for its open visual and functional layout. Feedback received from the second round of focus group meetings is summarized below.

Kenning Park

Dugout Design and Access

- The current dugout layout is confusing and restricts easy access to the field. Stakeholders recommend opening both ends of the dugout. Currently, users must walk through the entire length of the dugout and onto the active field to reach the storage box.

Storage Deficits

- The existing storage box located near the ice arena (“Concessions” label) is undersized. On-site storage capacity needs to be significantly expanded.

Amenities

- Stakeholders support adding a covered pavilion in the space between fields 2 and 3. They also felt a fence for the softball field is unnecessary.

St. James Park

Pavilion and Amenities

- Stakeholders heavily prioritize expanding the pavilion size over retaining the shuffleboard courts. The pavilion must accommodate at least 50 people.

Circulation

- Strong interest in “closing the loop” from Grant St. over to the parking lot.

Ball Diamond Orientation

- Concept B’s ball diamond orientation is not preferred because it places the sun directly in the players’ eyes (a problem successfully avoided in Concept A’s layout).

Basketball Court

- The proposed basketball court layout must be sized adequately to support standard 3v3 or 5v5 play.



Online Survey #2

KENNING PARK

How well does this concept address the community's needs?



Is the overall design going in the right direction?



Will you use the park more often with these improvements?



The survey was distributed to receive community feedback on the refined concept designs and priority amenities to help guide the final park design. Forty-eight people responded to the survey.

Top 5 Most Important Park Features

- 1 Improved play area
- 2 Improved walkways
- 3 Restrooms
- 4 Green space preservation
- 5 Drainage improvements



Online Survey #2

ST. JAMES PARK

48% Preferred Concept A

52% Preferred Concept B

Concept A Feedback

Layout and Flow

- Layout has high functionality and pathways improve access to park features.

Amenities and Buffers

- Placing the pavilion and the games court near the exercise equipment creates a more cohesive use of space. Some respondents selected Concept A specifically because of its internal arrangement of sports facilities.

Drainage Concerns

- The layout will only succeed if underlying drainage is thoroughly addressed.

Concept B Feedback

Layout and Flow

- The primary reason respondents voted for Concept B is its field layout. They feel Concept B provides a much better “quiet buffer” for adjacent backyards.

Amenities and Buffers

- Placing the pavilion and the games court near the exercise equipment creates a more cohesive use of space. Some respondents selected Concept A specifically because of its internal arrangement of sports facilities.

Drainage Concerns

- The layout will only succeed if underlying drainage is thoroughly addressed.

Top 5 Most Important Park Features

- 1 Improved walkways
- 2 Improved play area
- 3 Green space preservation
- 4 Drainage improvements
- 5 Ball diamond upgrades



Public Workshop #2

71% Preferred St. James Park Concept A

29% Preferred St. James Park Concept B

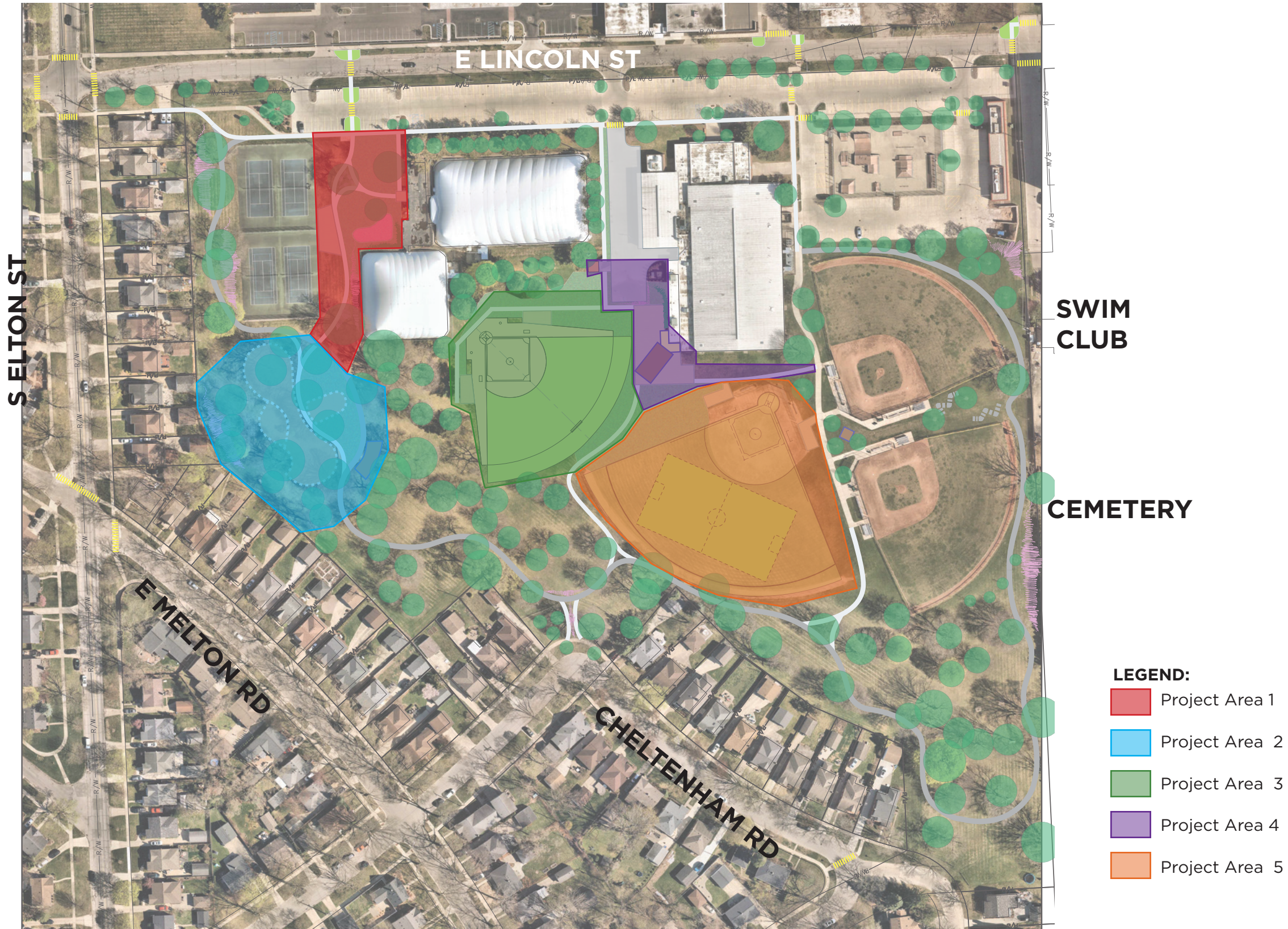
Top Support Amenity Priorities

- 1 Shade solutions
- 2 Reservable pavilion
- 3 Accessibility improvements
Augmentive and Alternative Communication (AAC) signage and adaptive play features

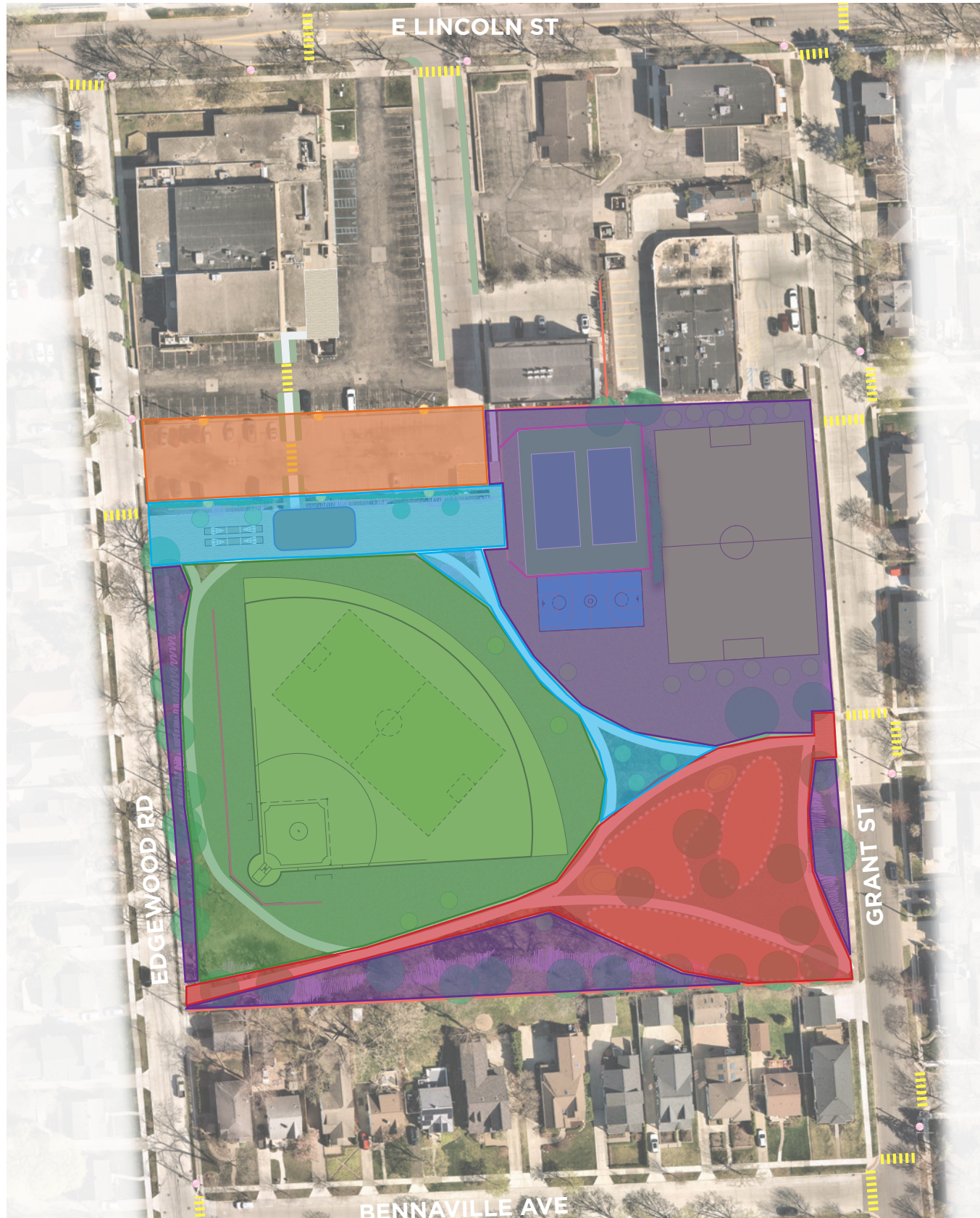
Visual Preference Survey (number of votes)



PROJECT AREAS DIAGRAM Kenning Park



PROJECT AREAS DIAGRAM A St. James Park



- LEGEND:**
-  Project Area 1
 -  Project Area 2
 -  Project Area 3
 -  Project Area 4
 -  Project Area 5



Conceptual Renderings

Kenning Park

CONCEPT RENDERING Kenning Park - Birdseye View, looking southeast



Preliminary Artistic Rendering - Final Concept Under Development



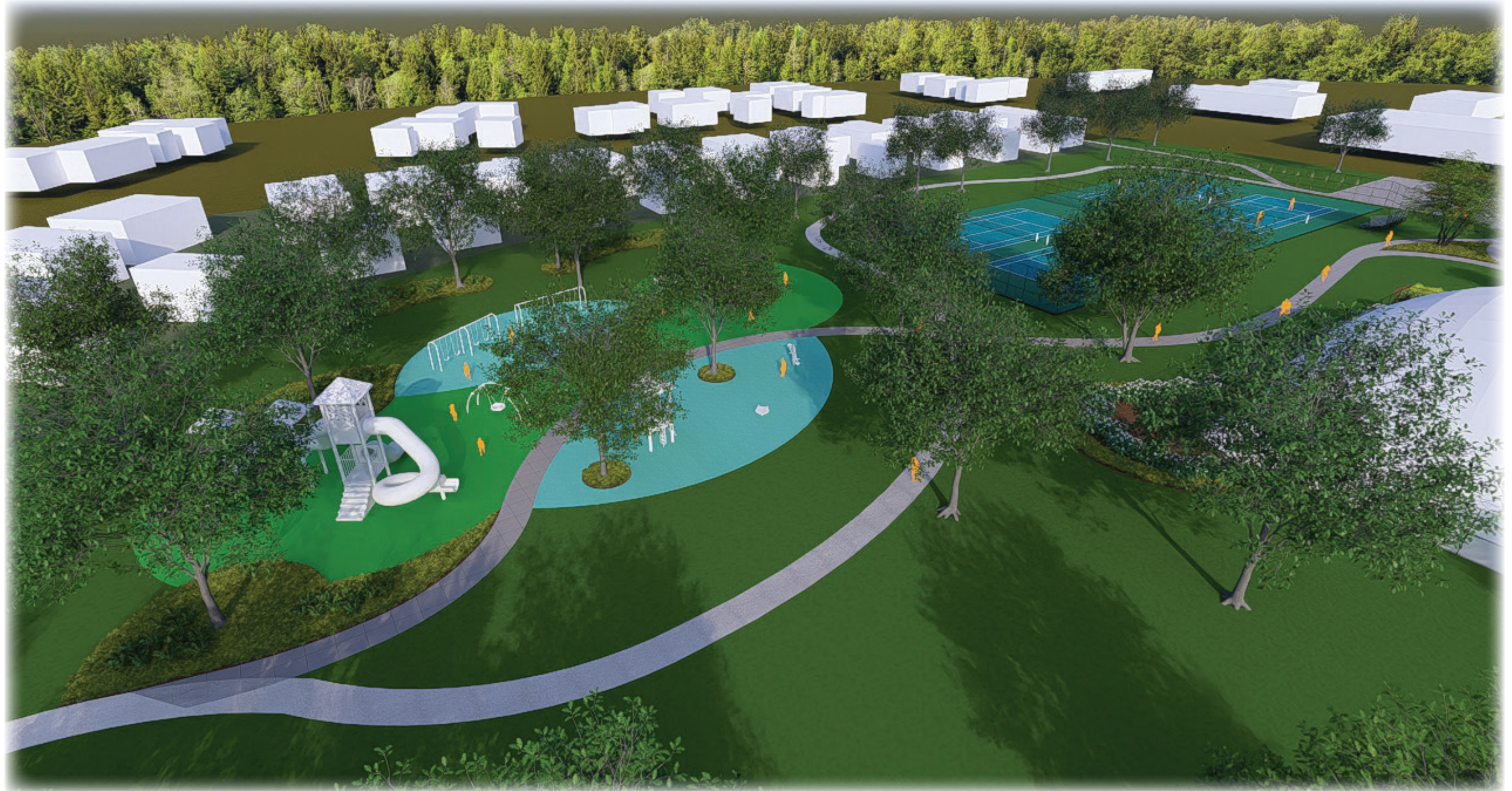
CONCEPT RENDERING Kenning Park - Birdseye View, looking southeast



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING Kenning Park - Birdseye View, looking west



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING Kenning Park - Playground, looking northwest



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING Kenning Park - Playground, looking west



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING Kenning Park - Playground, looking southwest



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING Kenning Park - Playground, looking south



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING Kenning Park - Parking/Entrance, looking south



Preliminary Artistic Rendering - Final Concept Under Development



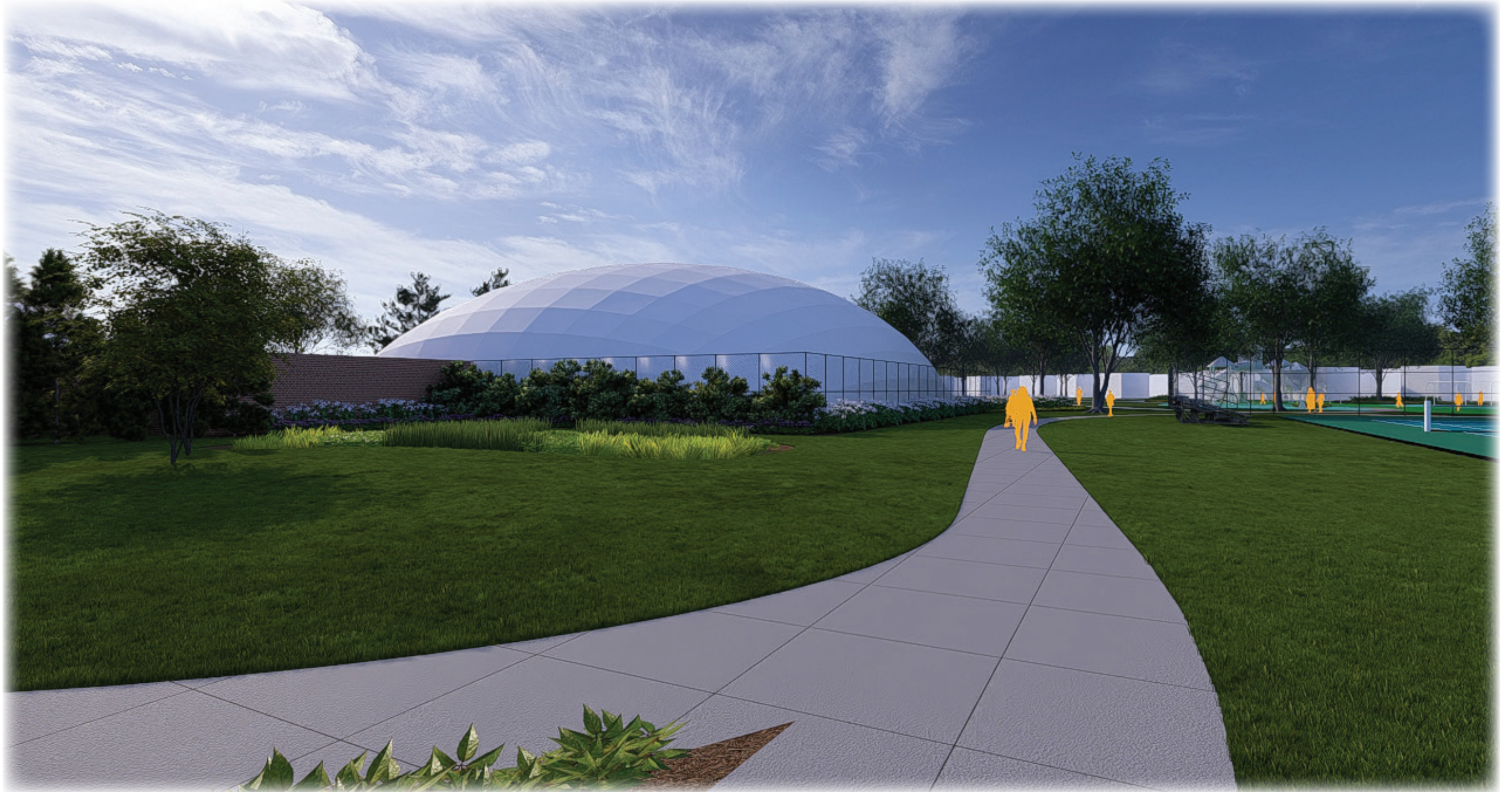
CONCEPT RENDERING Kenning Park - Entrance, looking south-southwest



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING Kenning Park - Entrance, looking south



Preliminary Artistic Rendering - Final Concept Under Development



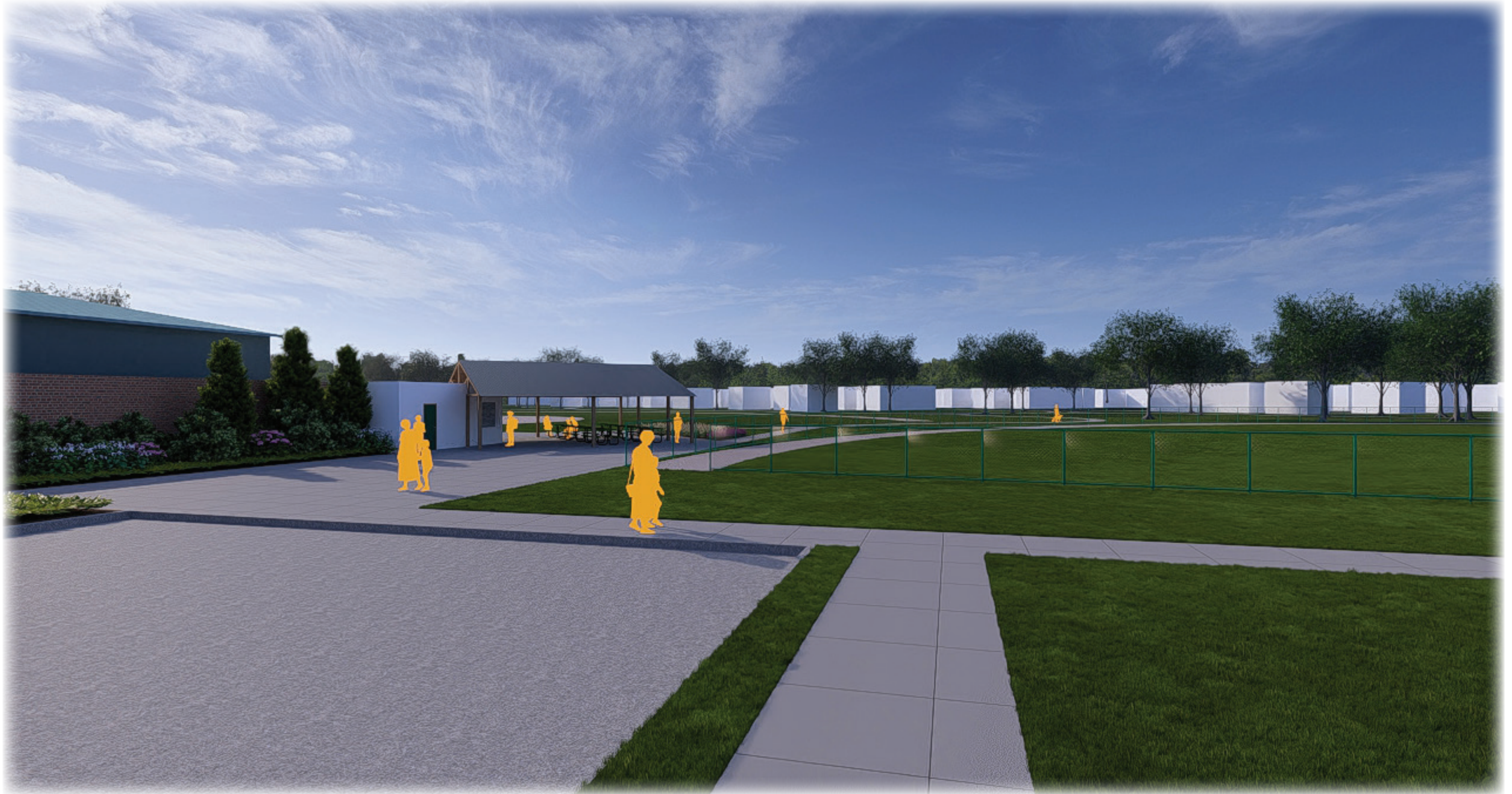
CONCEPT RENDERING Kenning Park - Entrance, looking south-southwest



Preliminary Artistic Rendering - Final Concept Under Development



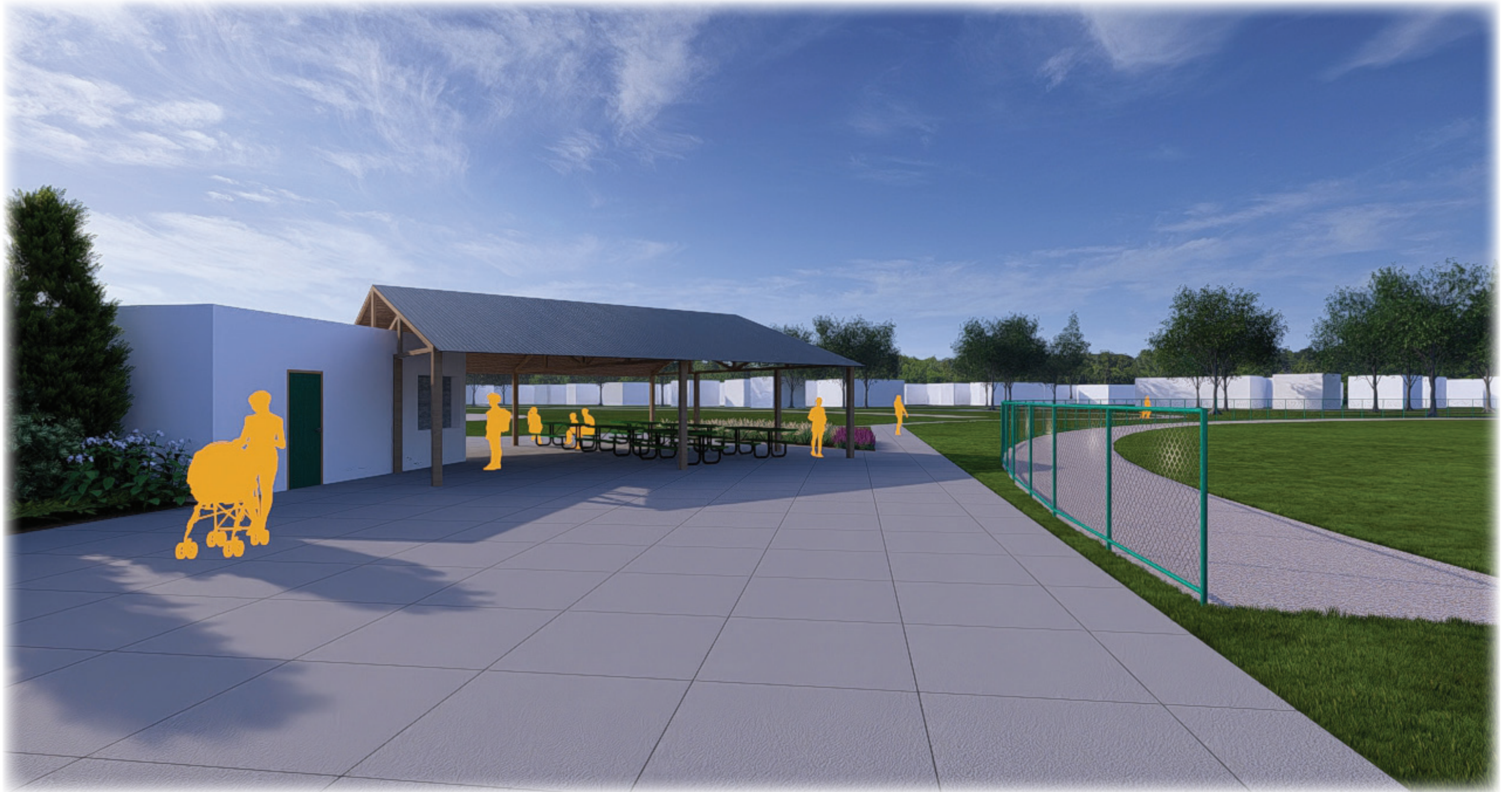
CONCEPT RENDERING Kenning Park - Parking/Plaza, looking south



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING Kenning Park - Plaza, looking south



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING Kenning Park - Plaza, looking northeast



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING Kenning Park - Plaza, looking north



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING Kenning Park - Central south, looking north



Preliminary Artistic Rendering - Final Concept Under Development



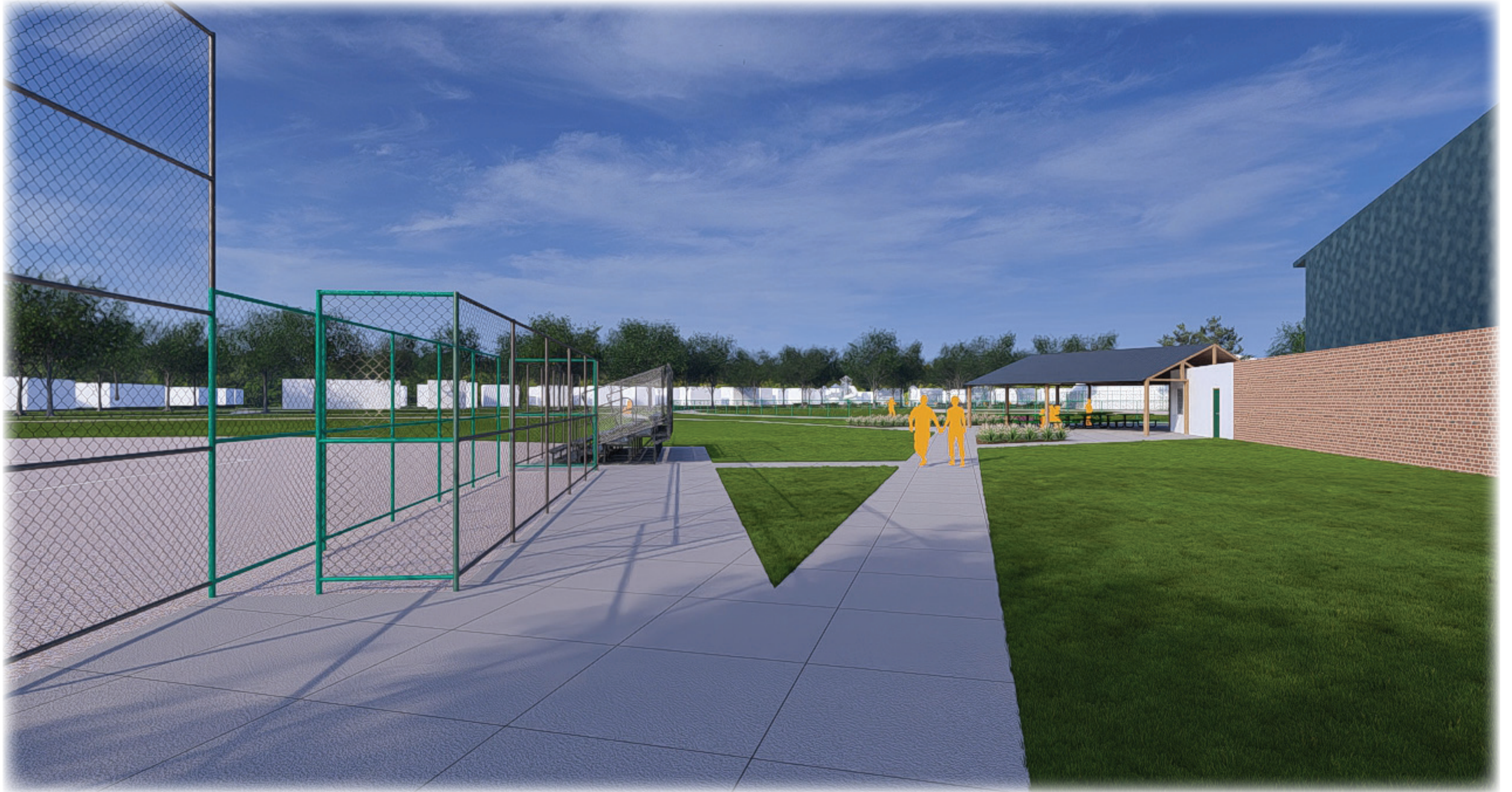
CONCEPT RENDERING Kenning Park - Ball diamonds, looking west



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING Kenning Park - Plaza, looking west



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING Kenning Park - Plaza, looking west



Preliminary Artistic Rendering - Final Concept Under Development

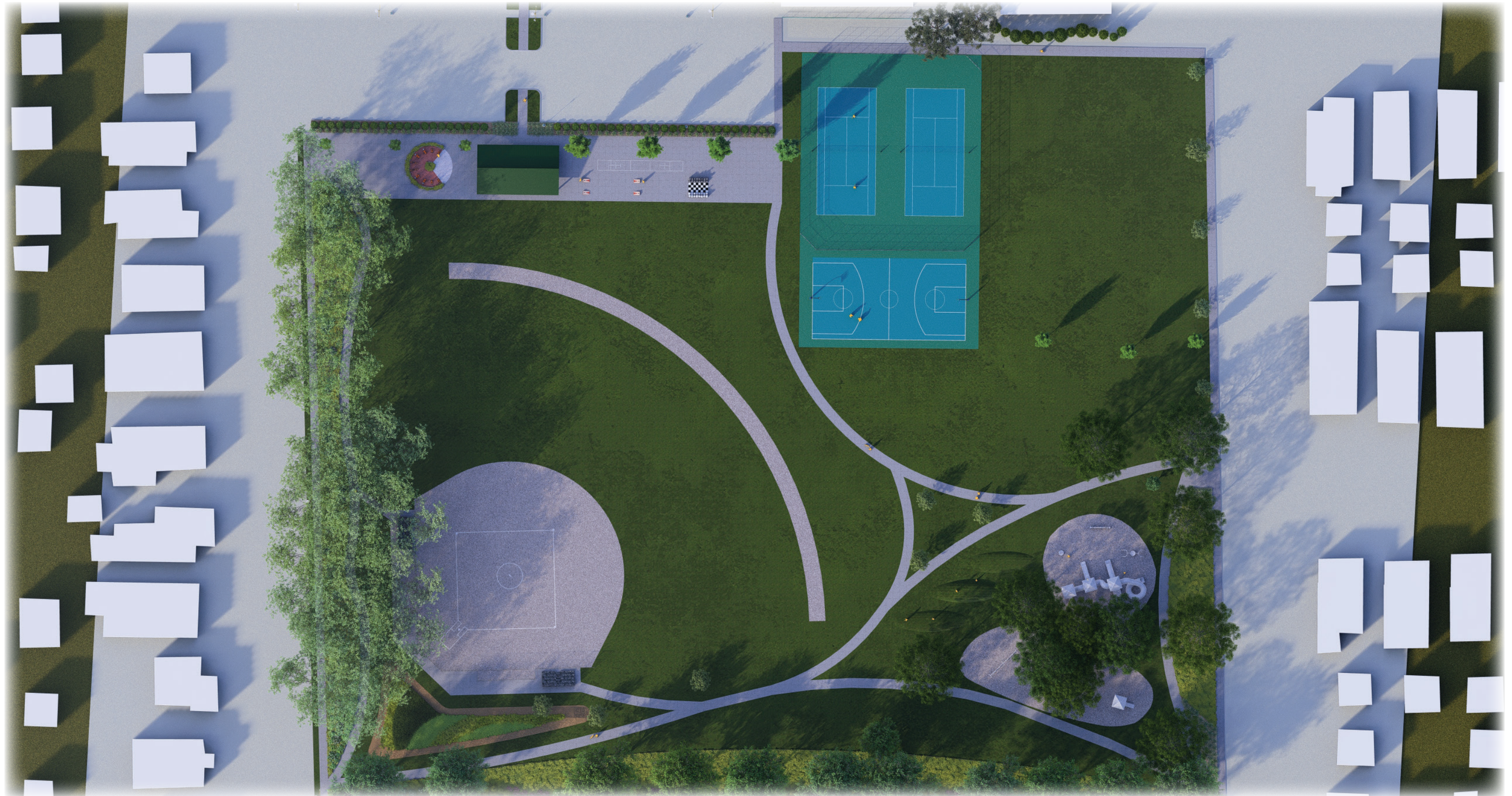


Conceptual Renderings

St. James Park



CONCEPT RENDERING St. James Park - Aerial View



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING St. James Park - Multi-use Plaza, looking east



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING St. James Park - looking south



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING St. James Park - Edgewood Rd entrance, looking northeast



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING St. James Park - Edgewood Rd entrance, looking north



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING St. James Park - central, looking northeast



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING St. James Park - Grant St. entrance, looking northwest



Preliminary Artistic Rendering - Final Concept Under Development



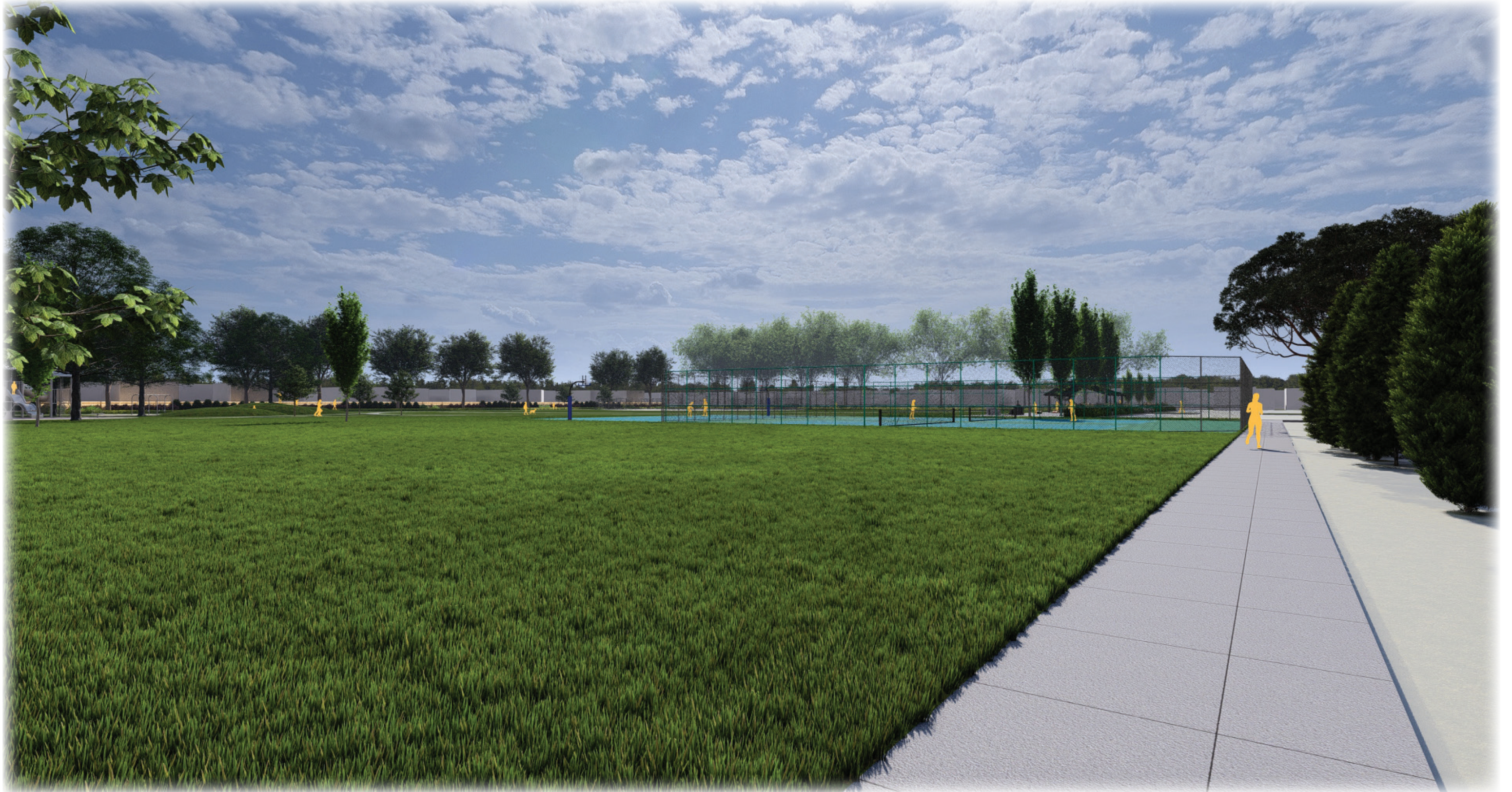
CONCEPT RENDERING St. James Park - Central, looking west



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING St. James Park - Grant St. looking west



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING St. James Park - Parking lot looking south



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING St. James Park - Multi-use Plaza, looking west



Preliminary Artistic Rendering - Final Concept Under Development



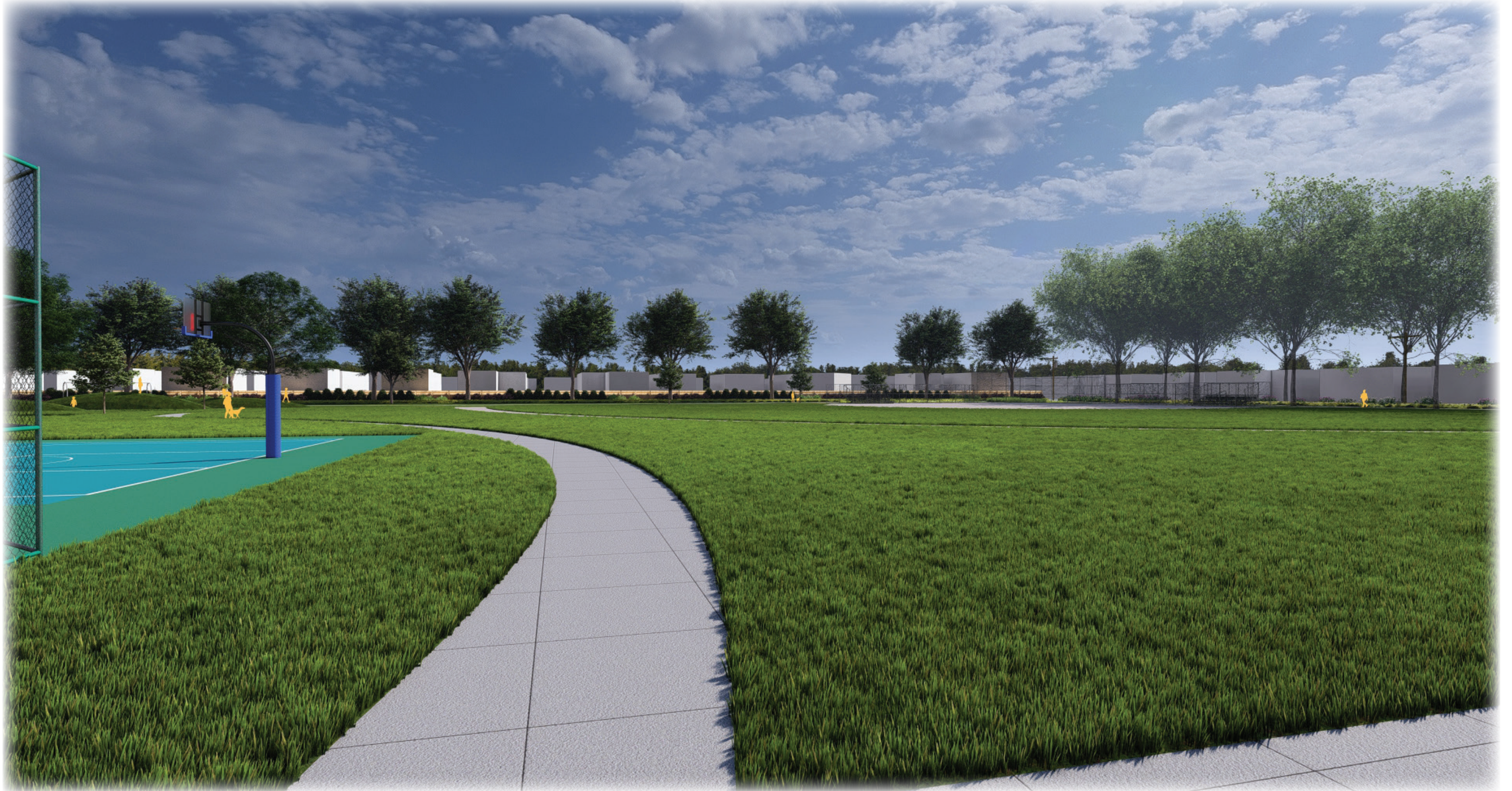
CONCEPT RENDERING St. James Park - Pavilion



Preliminary Artistic Rendering - Final Concept Under Development



CONCEPT RENDERING St. James Park - Multi-use Plaza looking south



Preliminary Artistic Rendering - Final Concept Under Development



SCHEDULE & NEXT STEPS



Next Meeting Date: _____



Birmingham Park Improvements

Kenning Park

PRELIMINARY COST ESTIMATE, MAY 28, 2026

Description	Quantity	Units	Material and Labor per Unit Price	Total Item Price	Remarks
PROJECT AREA 1: Tennis Court Entry Area					
SITE WORK					
Site Grading	1	LS	\$15,000	\$15,000	Bio-Retention area, walkways, new softball field, etc.
Tree Protection Fencing	500	FT	\$4	\$2,000	Orange Snow Fencing, 4' ht.
Tree Removal	4	EA	\$700	\$2,800	Includes stumps
SITE AMENITIES					
Concrete Walks	7,810	SF	\$8	\$62,480	4" thick, standard finish
Aggregate Base (4")	868	SY	\$14	\$12,152	4" thick, compacted
Bench	3	EA	\$2,500	\$7,500	City standard style
Trash Receptacle	1	EA	\$2,200	\$2,200	City standard style
LANDSCAPE/SOFTSCAPE PACKAGE					
Landscape Plantings	1,500	SF	\$7	\$9,750	Shrubs, Ornamental Grasses, & Perennials
Planting Soil Mix	83	CY	\$65	\$5,395	18" Depth in all plant beds
Shredded Hardwood Mulch	19	CY	\$60	\$1,140	4" depth in all planting areas & 4' dia around all trees in lawn
Lawn Restoration	5,000	SY	\$5	\$25,000	Includes 2" topsoil & seed
Irrigation	1,500	SF	\$3	\$3,750	All planting beds
PROJECT AREA 1 SUBTOTAL				\$149,167	
PROJECT AREA 2: Playground Area					
SITE WORK					
Tree Protection Fencing	1,000	FT	\$4	\$4,000	Orange Snow Fencing, 4' ht.
Play Structure Removal	1	LS	\$15,000	\$15,000	
SITE AMENITIES					
New Play Structure	1	LS	\$250,000	\$250,000	Includes footings & play surface
Playground Surfacing, PIP	1,472	SF	\$20.00	\$29,440	10% of total area
Playground Surfacing, EWF	13,248	SF	\$4.00	\$52,992	90% of total area
Playground Edging	650	LF	\$25.00	\$16,250	Plastic Timbers
Concrete Walks	1,500	SF	\$8	\$12,000	4" thick, standard finish
Aggregate Base (4")	167	SY	\$14	\$2,338	4" thick, compacted
Bench	3	EA	\$2,500	\$7,500	City standard style
Trash Receptacle	3	EA	\$2,200	\$6,600	City standard style
LANDSCAPE/SOFTSCAPE PACKAGE					
Lawn Restoration	1,000	SY	\$5	\$5,000	Includes 2" topsoil & seed
PROJECT AREA 2 SUBTOTAL				\$401,120	
PROJECT AREA 3: New Softball Diamond					
SITE WORK					
Site Grading/ Demo	1	LS	\$10,000	\$10,000	Bio-Retention area, walkways, new softball field, etc.
Tree Protection Fencing	1,000	FT	\$4	\$4,000	Orange Snow Fencing, 4' ht.
Tree Removal	4	EA	\$700	\$2,800	Includes stumps
SITE AMENITIES					
Little League Field Infield Gravel (15000sf)	140	CY	\$250	\$35,000	Includes warning track (3300sf), 3" depth over fabric & compacted subgrade
Little League Field Outfield Turf	2,900	SY	\$5	\$14,500	Seeded lawn over 2" topsoil
Little League Fencing (4' Ht)	415	FT	\$25	\$10,375	
Little League Backstop	1	EA	\$30,000	\$30,000	22' Height, 20' behind home plate + 16' wings
Concrete Walks	2,700	SF	\$8	\$21,600	4" thick, standard finish
Aggregate Base (4")	300	SY	\$14	\$4,200	4" thick, compacted

Trash Receptacle	2	EA	\$2,200	\$4,400 City standard style
Bleachers	4	EA	\$5,000	\$20,000 Aluminum, 7.5' long x 3 rows

LANDSCAPE/SOFTSCAPE PACKAGE

Lawn Restoration	2,000	SY	\$5	\$10,000 Includes 2" topsoil & seed
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PROJECT AREA 3 SUBTOTAL \$166,875

PROJECT AREA: Plaza & Restroom Addition

SITE WORK

Site Grading/ Demo	1	LS	\$10,000	\$10,000
Tree Protection Fencing	1,000	FT	\$4	\$4,000 Orange Snow Fencing, 4' ht.

SITE AMENITIES

Restroom Building Addition	1	LS	\$250,000	\$250,000
Pergola	1	EA	\$110,000	\$110,000 35' x 35', split roof
Refinish Service Area Paving	11,100	SF	\$4	\$38,850 Asphalt, mill & fill, includes restriping
Entry Plaza	5,500	SF	\$12	\$66,000 Decorative Concrete (6" thick)
Entry Plaza Aggregate Base (6")	612	SY	\$18	\$11,016
Concrete Walks	1,650	SF	\$8	\$13,200 4" thick, standard finish
Aggregate Base (4")	184	SY	\$14	\$2,576 6" thick, compacted
Enhanced Entry Signs	3	EA	\$10,000	\$30,000 New Signs at each entrance
Bench	4	EA	\$2,500	\$10,000 City standard style
Trash Receptacle	5	EA	\$2,200	\$11,000 City standard style
Table/ Chairs	12	EA	\$1,500	\$18,000 Bistro Set style, includes table and 4 chairs, located in new plaza area

LANDSCAPE/SOFTSCAPE PACKAGE

Landscape Plantings	1,250	SF	\$7	\$8,125 Shrubs, Ornamental Grasses, & Perennials
Planting Soil Mix	208	CY	\$65	\$13,520 18" Depth in all plant beds
Shredded Hardwood Mulch	16	CY	\$60	\$960 4" depth in all planting areas & 4' dia around all trees in lawn
Lawn Restoration	2,000	SY	\$5	\$10,000 Includes 2" topsoil & seed
Irrigation	1,250	SF	\$3	\$3,125 All planting beds

PROJECT AREA 4 SUBTOTAL \$610,372

PROJECT AREA 5: Sofball Field Restoration

SITE WORK

Site Grading/ Demo	1	LS	\$2,000	\$2,000 regrade ball field, remove fencing, walkways, etc.
Tree Protection Fencing	500	FT	\$4	\$2,000 Orange Snow Fencing, 4' ht.

SITE AMENITIES

Little League Field Infield Gravel (13750sf)	90	CY	\$250	\$22,500 Includes warning track (3455sf), 2" depth over fabric & compacted subgrade
Little League Field Outfield Turf	3,000	SY	\$5	\$15,000 aeration & overseeding
Little League Backstop	1	EA	\$30,000	\$30,000 22' Height, 20' behind home plate + 16' wings
Concrete Walks	3,550	SF	\$8	\$28,400 4" thick, standard finish
Aggregate Base (4")	395	SY	\$14	\$5,530 4" thick, compacted
Trash Receptacle	1	EA	\$2,200	\$2,200 City standard style
Bleachers	4	EA	\$5,000	\$20,000 Aluminum, 7.5' long x 3 rows

LANDSCAPE/SOFTSCAPE PACKAGE

Landscape Plantings	250	SF	\$7	\$1,625 Shrubs, Ornamental Grasses, & Perennials
Planting Soil Mix	14	CY	\$65	\$910 18" Depth in all plant beds
Shredded Hardwood Mulch	3	CY	\$60	\$180 4" depth in all planting areas & 4' dia around all trees in lawn
Lawn Restoration	2,000	SY	\$5	\$10,000 Includes 2" topsoil & seed
Irrigation	250	SF	\$3	\$625 All planting beds

PROJECT AREA 5 SUBTOTAL \$140,970

INCEDNETAL WORK

SITE WORK

Site Grading/ Demo	1	LS	\$5,000	\$5,000
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Tree Protection Fencing	1,500	FT	\$4	\$6,000 Orange Snow Fencing, 4' ht.
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SITE AMENITIES

Concrete Walks	3,530	SF	\$8	\$28,240 4" thick, standard finish
Aggregate Base (4")	393	SY	\$14	\$5,502 6" thick, compacted
Decomposed Granite Walkways	18,375	SF	\$12	\$220,500 4" thick, 3062' x 6' wide
Aggregate Base (4")	2,042	SY	\$14	\$28,588 under DG walks

LANDSCAPE/SOFTSCAPE PACKAGE

Deciduous Tree	10	EA	\$1,000	\$10,000 3" Caliper
Evergreen Tree	10	EA	\$1,000	\$10,000 10' Height
Ornamental Tree	10	EA	\$850	\$8,500 3" Caliper or 12' Height.
Landscape Plantings	500	SF	\$7	\$3,250 Shrubs, Ornamental Grasses, & Perennials
Planting Soil Mix	28	CY	\$65	\$1,820 18" Depth in all plant beds
Shredded Hardwood Mulch	6	CY	\$60	\$360 4" depth in all planting areas & 4' dia around all trees in lawn
Lawn Restoration	2,000	SY	\$5	\$10,000 Includes 2" topsoil & seed
Irrigation	500	SF	\$3	\$1,250 All planting beds

INCIDENTAL WORK SUBTOTAL	\$339,010
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PROJECT AREA 1	\$149,167
PROJECT AREA 2	\$401,120
PROJECT AREA 3	\$166,875
PROJECT AREA 4	\$610,372
PROJECT AREA 5	\$140,970
INCIDENTAL WORK	\$339,010
PROJECT SUBTOTAL	\$1,807,514

MOBILIZATION (10%)	\$180,751
BOND & INSURANCE (2%)	\$36,150
CONTINGENCY (25%)	\$451,879
TOTAL COSTS	\$2,476,294

**Birmingham Park Improvements
St. James Park (Concept A)**

PRELIMINARY COST ESTIMATE, MAY 28, 2026

Description	Quantity	Units	Material and Labor per Unit Price	Total Item Price	Remarks
PHASE 1					
SITE WORK					
Site Grading	1	LS	\$10,000	\$10,000	Prep for new playground and walkways
Tree Removal	-	EA	\$700	\$0	Includes stumps
Tree Protection	715	FT	\$4	\$2,860	
Storm Sewer Piping	-	FT	\$80	\$0	6" PVC
Catch Basins	-	EA	\$1,500	\$0	
SITE IMPROVEMENTS SUBTOTAL				\$12,860	
SITE AMENITIES					
Concrete Walks (6' wide)	6,450	SF	\$ 8.00	\$51,600	4" thick, standard finish
Aggregate Base (6")	717	SY	\$ 18.00	\$12,900	6" thick, compacted
Fencing, Ornamental	-	FT	\$ 20.00	\$0	4' Ht
Fencing, Ornamental	550	FT	\$ 25.00	\$13,750	6' Ht
New Play Structure	1	LS	\$ 200,000.00	\$200,000	Includes footings & play surface
Play Structure install	1	LS	\$ 68,000.00	\$68,000	labor
Play surfacing, PIP	1,244	SF	\$ 20.00	\$24,874	10% of total area
Play surfacing, EWF	11,193	SF	\$ 4.00	\$44,773	90% of total area
Play area flush curb	1	LS	\$ 30,000.00	\$30,000	
Table/ Chairs	4	EA	\$ 3,000.00	\$12,000	Rectangle picnic
Bench	2	EA	\$ 4,000.00	\$8,000	
Trash Receptacle	1	EA	\$ 2,000.00	\$2,000	
SITE IMPROVEMENTS SUBTOTAL				\$467,897	
PHASE 1 SUBTOTAL				\$480,757	
PHASE 2					
SITE WORK					
Site Grading	1	LS	\$10,000	\$10,000	Prep for new plaza and walks
Tree Removal	-	EA	\$700	\$0	Includes stumps
Tree Protection	195	FT	\$4	\$780	
Storm Sewer Piping	-	FT	\$80	\$0	6" PVC
Catch Basins	-	EA	\$1,500	\$0	
SITE IMPROVEMENTS SUBTOTAL				\$10,780	
SITE AMENITIES					
Restroom/Maintenance Building	-	LS	\$ 300,000.00	\$0	Includes furnishings, hose bib
Pergola	-	EA	\$ 50,000.00	\$0	
Pavilion (20x40)	1	LS	\$ 75,000.00	\$75,000	Standard columns
Pavilion installation	1	LS	\$ 20,000.00	\$20,000	
Entry Plaza (40' x 288')	11,520	SF	\$ 24.00	\$276,480	Decorative Concrete (6" thick)
Entry Plaza Aggregate Base (6")	1,280	SY	\$ 18.00	\$23,040	
Concrete Walks (6' wide)	2,418	SF	\$ 8.00	\$19,344	4" thick, standard finish
Aggregate Base (6")	269	SY	\$ 18.00	\$4,836	6" thick, compacted
Decomposed Granite Walkways	-	SF	\$ 12.00	\$0	4" thick x 6' wide

Aggregate Base (4")	-	SY	\$ 14.00	\$0
Fencing, Ornamental	280	FT	\$ 20.00	\$5,600 4' Ht
Exercise Equipment install and enhancements	1	LS	\$ 15,000.00	\$15,000 donated equipment
Table/ Chairs	10	EA	\$ 2,400.00	\$24,000 Round picnic
Bench	3	EA	\$ 4,000.00	\$12,000
Trash Receptacle	1	EA	\$ 2,000.00	\$2,000
Light Poles	-	EA	\$ 12,000.00	\$0 Security Lighting Around Perimeter (style TBD)
Electrical Service	1	LS	\$ 15,000.00	\$15,000

SITE IMPROVEMENTS SUBTOTAL | **\$492,300**

PHASE 2 SUBTOTAL **\$503,080**

PHASE 3

SITE WORK

Site Grading	1	LS	\$15,000	\$15,000 Prep for relocating ball diamond, new walks, and bio-retention
Tree Removal	-	EA	\$700	\$0 Includes stumps
Tree Protection	1,040	FT	\$4	\$4,160
Storm Sewer Piping	-	FT	\$80	\$0 6" PVC
Catch Basins	-	EA	\$1,500	\$0

SITE IMPROVEMENTS SUBTOTAL | **\$19,160**

SITE AMENITIES

Pergola	-	EA	\$ 50,000.00	\$0
Concrete Walks (6' wide)	2,616	SF	\$ 8.00	\$20,928 4" thick, standard finish
Aggregate Base (6")	291	SY	\$ 18.00	\$5,232 6" thick, compacted
Decomposed Granite Walkways	-	SF	\$ 12.00	\$0 4" thick x 6' wide
Aggregate Base (4")	-	SY	\$ 14.00	\$0
Bench	3	EA	\$ 4,000.00	\$12,000
Trash Receptacle	2	EA	\$ 2,000.00	\$4,000
Light Poles	-	EA	\$ 12,000.00	\$0 Security Lighting Around Perimeter (style TBD)
Electrical Service	1	LS	\$ 15,000.00	\$15,000

SITE IMPROVEMENTS SUBTOTAL | **\$57,160**

SPORT AMENITIES

Concrete ball diamond seating, walks	2,275	SF	\$ 8.00	\$18,200 6" thick, standard finish
Aggregate Base (4")	253	SY	\$ 14.00	\$3,539 4" thick, compacted
Softball (Soccer) Outfield	3,386	SY	\$ 5.00	\$16,928 225' fast pitch foul line
Softball Infield Gravel (13750sf)	90	CY	\$250	\$22,500 Includes warning track (3300sf) and dugouts
Softball Fencing (4' Ht)	354	FT	\$ 25.00	\$8,850
Softball Backstop	1	LS	\$ 8,000.00	\$8,000 [Hoover Fence C-30 Backstop Kit, 20' wide, 20' wings, 20' high]
Softball Backstop padding	60	FT	\$ 61.25	\$3,675 [Beacon Athletics]
Softball Sideline fencing	1	LS	\$ 5,000.00	\$5,000 200 ft at 8' ht [Hoover fence kit. Material only]

SPORT IMPROVEMENTS SUBTOTAL | **\$86,692**

PHASE 3 SUBTOTAL **\$163,012**

PHASE 4

SITE WORK

Site Grading	1	LS	\$10,000	\$10,000 Prep for relocating tennis court, new bbal, walks and open space
Tree Removal	3	EA	\$700	\$2,100 Includes stumps
Tree Protection	975	FT	\$4	\$3,900

Storm Sewer Piping	-	FT	\$80	\$0	6" PVC
Catch Basins	-	EA	\$1,500	\$0	

SITE IMPROVEMENTS SUBTOTAL | \$16,000

SITE AMENITIES

Pergola	-	EA	\$ 50,000.00	\$0	
Concrete Walks (6' wide)	1,992	SF	\$ 8.00	\$15,936	4" thick, standard finish
Aggregate Base (6")	221	SY	\$ 18.00	\$3,984	6" thick, compacted
Decomposed Granite Walkways	-	SF	\$ 12.00	\$0	4" thick x 6' wide
Aggregate Base (4")	-	SY	\$ 14.00	\$0	
Bench	2	EA	\$ 4,000.00	\$8,000	
Trash Receptacle	1	EA	\$ 2,000.00	\$2,000	
Light Poles	-	EA	\$ 12,000.00	\$0	Security Lighting Around Perimeter (style TBD)
Electrical Service	1	LS	\$ 15,000.00	\$15,000	

SITE IMPROVEMENTS SUBTOTAL | \$44,920

SPORT AMENITIES

Tennis court surface	1	LS	\$ 80,000.00	\$80,000	
Tennis court fencing	1	LS	\$ 13,000.00	\$13,000	108 x 120 x 10 ft ht
Basketball court surface	1	LS	\$ 80,000.00	\$80,000	Full court with pickleball
Basketball court fencing	1	LS	\$ 8,000.00	\$8,000	110 x 60 x 10 ft ht

SPORT IMPROVEMENTS SUBTOTAL | \$181,000

LANDSCAPE/SOFTSCAPE PACKAGE

Deciduous Tree	23	EA	\$ 850.00	\$19,550	3" Caliper
Evergreen Tree	-	EA	\$ 1,000.00	\$0	10' Height
Ornamental Tree	5	EA	\$ 700.00	\$3,500	3" Caliper or 12' Height.
Landscape Plantings	15,112	SF	\$ 6.50	\$98,228	Shrubs, Ornamental Grasses, & Perennials
Planting Soil Mix	840	CY	\$ 65.00	\$54,571	18" Depth in all plant beds
Shredded Hardwood Mulch	186	CY	\$ 60.00	\$11,183	4" depth in all planting areas & 4' dia around all trees in lawn
Artificial Turf	-	SF	\$ 15.00	\$0	Incl aggregate base materials and setting bed
Lawn Restoration	12,818	SY	\$ 5.00	\$64,089	Includes 2" topsoil & seed
Irrigation	3,500	SF	\$ 2.50	\$8,750	All planting beds

LANDSCAPE SUBTOTAL | \$259,871

PHASE 4 SUBTOTAL | \$501,791

PHASE 5

ROADWAY PACKAGE

Asphalt Parking Lot resurfacing	18,672	SF	\$ 3.50	\$65,352	
Pavement markings, 4 inch	1,020	FT	\$ 1.50	\$1,530	
Pavement markings, 6 inch	-	FT	\$ 2.00	\$0	
Pavement markings, 12 inch, Crosswalk	80	FT	\$ 8.00	\$640	
Curb Ramp	320	FT	\$ 9.00	\$2,880	
Curb Extensions	112	FT	\$ 30.00	\$3,360	

ROADWAY IMPROVEMENTS SUBTOTAL | \$73,762

PHASE 5 SUBTOTAL | \$73,762

PROJECT AREA 1	\$480,757
PROJECT AREA 2	\$503,080
PROJECT AREA 3	\$163,012
PROJECT AREA 4	\$501,791
PROJECT AREA 5	\$73,762
INCIDENTAL WORK	
BUDGET COSTS	\$1,722,402
MOBILIZATION (10%)	\$172,240
BOND & INSURANCE (2%)	\$34,448
CONTINGENCY (25%)	\$473,661
TOTAL COSTS	\$2,402,751