

# WEST PARK BANDSHELL

PAC Meeting  
March 18, 2025



Parks & Recreation  
CITY OF ANN ARBOR



**1**

**STEPS & PROCESS**

**2**

**BENCHMARKING**

**3**

**FINDINGS & NEXT STEPS**

# PROJECT PROCESS

**COMPLETE  
TO HERE**



**STEP 1**  
**COMMUNITY ENGAGEMENT R1**

**STEP 1.A [ADDITIONAL STEP]**  
**BENCHMARKING**

**STEP 2**  
**ALTERNATIVE CONCEPT PLANS +  
EVALUATION CRITERIA**

**STEP 3**  
**COMMUNITY ENGAGEMENT R2**

**STEP 4**  
**PREFERRED DIRECTION +  
PROJECT COMPLETION**



Scan here to go to the  
bandshell project page.

# CITY STAFF



**Josh Landefeld**  
Park and Recreation  
Manager



**Adam Fercho**  
Landscape Architect /  
Park Planner



**Michelle Bennett**  
City Community  
Engagement  
Specialist

# STEERING COMMITTEE

**Scott Spooner**, Deputy Park Manager

**Jessica Black**, Customer Service

**Jill Thacher**, City Planning

**Jerry Hancock**, Stormwater / Floodplain Coordinator

**Larry O'Connell**, Park Advisory Commission

**Jamall Buford**, Ann Arbor Art Commission

**Marylin Watson-White**, AAHC, Miller Manor Supervisor

# CONSULTANTS



**Cheryl Zuellig**  
Landscape Architect,  
SmithGroup



**Brandon Woodle**  
Landscape Architect,  
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**SMITHGROUP**



**Jamie Burton**  
Civil Engineer, Hubbell,  
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**Adrianna Melchior**  
Architect,  
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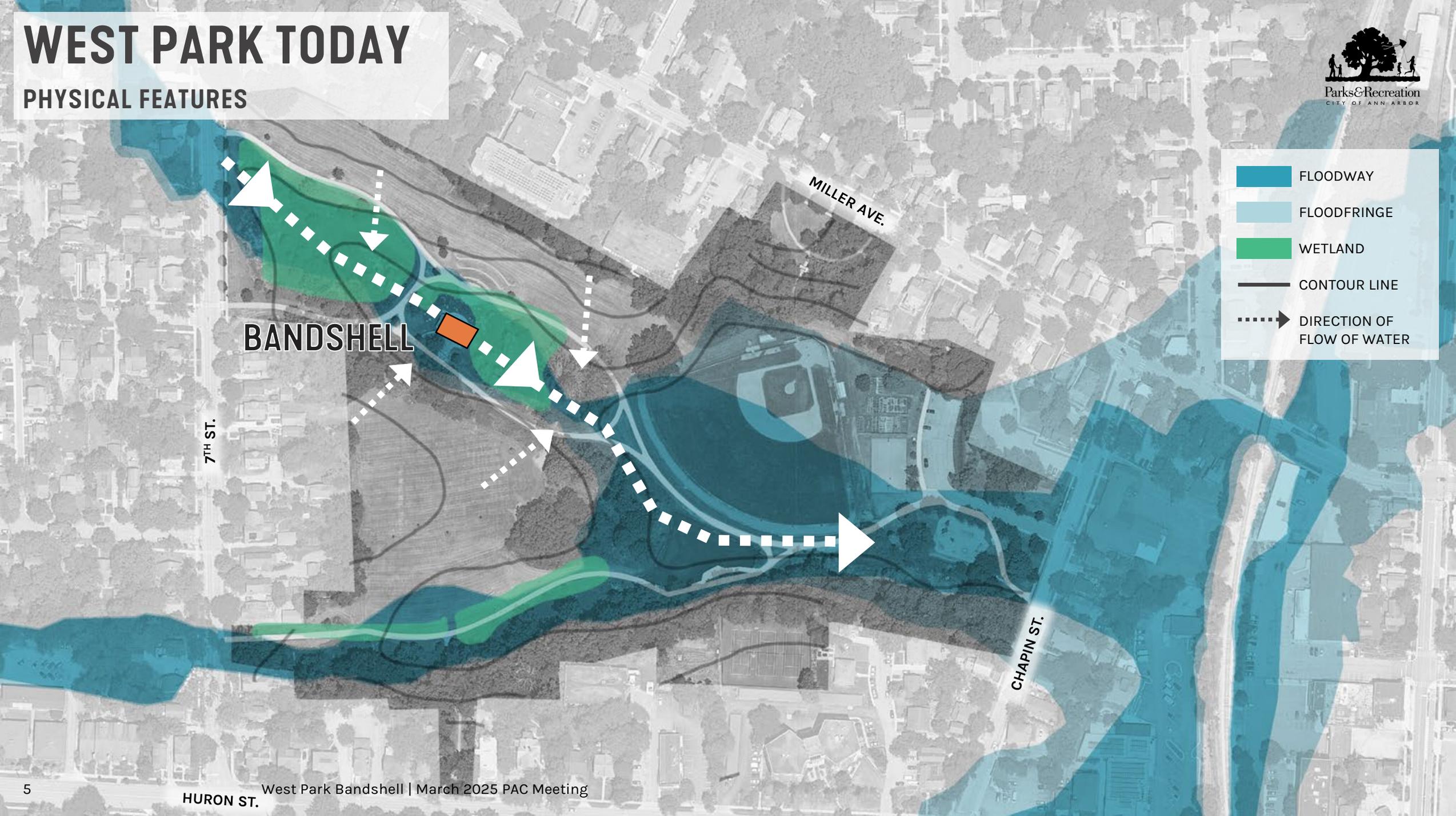
**HRC**

# WEST PARK TODAY

## PHYSICAL FEATURES



-  FLOODWAY
-  FLOODFRINGE
-  WETLAND
-  CONTOUR LINE
-  DIRECTION OF FLOW OF WATER



BANDSHELL

7<sup>TH</sup> ST.

MILLER AVE.

CHAPIN ST.

HURON ST.

# ENGAGEMENT SUMMARY



INFORMATIONAL WEBINAR	34 ATTENDEES
RESIDENT FOCUS GROUP	12 ATTENDEES
STAKEHOLDER FOCUS GROUP	6 ATTENDEES
POP-UP SESSIONS	10 SESSIONS
ONLINE SURVEY	1,355 RESPONSES
STEERING COMMITTEE	5 ATTENDEES

- **Community desires activation of West Park, which could include performances**
- Community values a flexible and multi-purpose space
- Support for increased frequency of events
- Value:
  - ADA Accessibility
  - Stormwater / flood management
  - Addressing safety
  - Fiscal prudence
- Current infrastructure inadequate
- Improvements and expansion is required
  - ADA accessibility
  - Larger stage
  - Proximate bathrooms
  - Improved acoustics
  - No barrier between stage and audience
- Concerns about safety at West Park
- Desire for the city to act soon

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STEPS & PROCESS

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FINDINGS & NEXT STEPS

# WEST PARK BANDSHELL

ANN ARBOR, MI | POPULATION 120,000

850 SF  
STAGE

1,200  
AUDIENCE\*

950 SF  
BACKSTAGE

TBD  
COST

#### Amenities:

- Stage, backstage storage, green room, tiered seating

#### Event Types:

- Plays, acoustic performances

**Date:** 1938, renovation in 1991

\* 1,200 in lawn chair rows, 600 on picnic blankets



# NEW BUILD VENUES

# VOLUNTEER PARK AMPHITHEATER

SEATTLE, WA | POPULATION 750,000



1,200 SF  
STAGE

1,700+  
AUDIENCE\*

700 SF  
BACKSTAGE

\$4.6M  
IN 2024 DOLLARS

## Improvements:

- Stage and bandshell, 700sf conditioned backstage, lighting

## Event Types:

- Amplified performances, plays, dance recitals, movies, socials

Date: 2022 opening

## Programming & Management:

- 6 free concerts / summer organized by the Volunteer Park Trust
- Additional ticketed festivals + performances
- Socials + other event rentals through Parks & Rec Department

\* 1,700 in lawn chair rows, 800 on picnic blankets

\*\* adjusted to 2024 dollars





# EXCELSIOR COMMONS PAVILION

EXCELSIOR, MINNESOTA (MINNEAPOLIS METRO) | POPULATION 2,300 (2.9M METRO)



800 SF  
STAGE

4,500  
AUDIENCE\*

0 SF  
BACKSTAGE

\$1.5M  
IN 2024 DOLLARS

## Improvements:

- Stage, amphitheater walls, existing bandshell removal, minor earthwork

## Event Types:

- Amplified performances, weddings, daily picnics, birthday parties + family gatherings, social hours
- 2-sided: amphitheater for small concerts, event lawn for large concerts
- Restroom + concession building is adjacent to the pavilion

Date: 2021 opening

## Programming & Management :

- Rentals through the City of Excelsior
- Rotary Club organizes 8 concerts / year

\* 4,500 in lawn chair rows, 2,100 on picnic blankets





# RENOVATIONS

# FLEETWOOD PARK BANDSHELL

FLEETWOOD, PA | POPULATION 4,000

950 SF  
STAGE

1,250  
AUDIENCE\*

0 SF  
BACKSTAGE

\$670K  
IN 2024 DOLLARS

## Improvements:

- New structure, stage, and foundations

## Event Types:

- Amplified performances, plays, weddings, ceremonies

Date: 2023 opening

## Programming & Management :

- 6 summer concerts organized by Fleetwood Bank
- Rentals through the Parks & Recreation Department

\* 1,250 in lawn chair rows, 600 on picnic blankets





# WENONAH PARK BANDSHELL RENOVATION

BAY CITY, MICHIGAN | POPULATION 32,000



2,000 SF  
STAGE

2,600  
AUDIENCE\*

2,200 SF  
BACKSTAGE

\$1.9M  
IN 2024 DOLLARS

## Improvements:

- Removed and replaced shell structure, expanded stage, lighting

## Event Types:

- Amplified performances, plays, weddings

Date: 2020 opening

## Programming & Management :

- 12 summer concerts programmed by the State Theater of Bay City
- Rentals through Bay City Parks & Rec.

\* 2,600 in lawn chair rows, 1,250 on picnic blankets





# SUMMARY

	STAGE SIZE	AUDIENCE CAPACITY*	BACKSTAGE SIZE	COST IN 2024**	DATE OF COMPLETION	REGULARLY PROGRAMMED BY	RENTAL + MANAGEMENT BY
WEST PARK BANDSHELL	850 sf	1,200	950 sf	N/A	N/A	N/A	N/A
<b>NEW BUILDS</b>							
GRAND GARDEN, GREEN BAY BOTANICAL GARDEN	720 sf	1,800	850 sf	\$5.4M	2017	Botanical Garden	Botanical Garden
VOLUNTEER PARK AMPHITHEATER	1,200 sf	1,700+	700 sf	\$4.6M	2022	Park Trust	City Parks Dept.
HINSON AMPHITHEATER	2,500 sf	1,100	6,500 sf	\$8.6M	2021	Community Found.	Community Found.
CLAIR DONNELLY AMPHITHEATER	1,600 sf	1,700	600 sf	\$2.8M	2022	City event coordinator	City event coordinator
EXCELSIOR COMMONS PAVILION	800 sf	4,500	0 sf	\$1.5M	2021	Rotary Club	City Parks Dept.
FUTURE BROADWAY PARK WEST PAVILION	1,400 sf	2,000	0 sf	Unknown	2025	TBD	Conservancy
<b>RENOVATIONS</b>							
LA CROSSE BANDSHELL RENOVATION	600 sf	1,600+	0 sf	\$2.4M	2020	Rotary Club	City Parks Dept.
WENONAH PARK BANDSHELL RENOVATION	2,000 sf	2,600	2,200 sf	\$1.9M	2020	State Theater of Bay City	City Parks Dept.
STATE FAIRGROUNDS BANDSHELL RELOCATION	1,700 sf	1,500+	unknown	\$3.3M+	Est. 2024	Unknown	Unknown
WILLIAM'S PARK BANDSHELL	1,500 sf	1,250	1,400 sf	\$2.1M	Est. 2025	Unknown	City Parks Dept.
FLEETWOOD PARK BANDSHELL	950 sf	1,250+	0 sf	\$670k	2023	Fleetwood Bank	City Parks Dept.

# BENCHMARKING FINDINGS



## POLICY & MANAGEMENT

- **Bandshells are popular amenities**
- **Efforts included a plan to actively program events**
- **Managed by both cities and community foundations**
- **Amplification is allowed**
- **Host a variety of types of events**

## INFRASTRUCTURE & IMPROVEMENTS

- **Bathrooms are provided**
- **Audience areas are flat / gently sloped for flexibility**
- **Typical audience capacity ranges from 1,200-1,800**
- **Amount of backstage space varies and has a significant impact on cost**
- **Lower cost projects (<\$3M) installed a simple, overhead structure**
- **Only one venue relocated the historic structure**

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FINDINGS & NEXT STEPS

# KEY FINDINGS

## ENGAGEMENT

- Community wants activation of West Park, which could include performances
- Community values a flexible and multi-purpose space
- Support for increased usage
- Value increasing:
  - ADA Accessibility
  - Stormwater / flood management
  - Addressing safety
  - Fiscal prudence
- Current infrastructure inadequate
- Improvements and expansion is required
- Concerns about safety at West Park
- Desire for the city to act soon

## CHALLENGES WITH REBUILDING IN-PLACE

- Federal regulations limit expansion in the floodway
- Removing floodway structures is in the City's stormwater management goals (UDC - 5.14.2.H.4)
- Reduced lifespan of foundations due to groundwater
- Acoustics are poor because of an echo
- ADA accessibility is limited
- Audience seating is isolated from the stage

## CHALLENGES WITH SAVING THE BANDSHELL STRUCTURE INCLUDE:

- Shape of bandshell limits flexibility vs overhead structure
- Stage is too small and limited by size of the shell
- Complex nature of disassembly and uncertainty of the structural integrity involved with moving and storing the bandshell

# STAFF RECOMMENDATION

COMPLETE  
TO HERE



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PARALLEL STEP  
**BANDSHELL DEMOLITION**

REVISED STEP 2+  
**COMPREHENSIVE PLAN  
FOR WEST PARK**



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