

Red Oaks Park Vision and Facility Concepts

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Park Vision

Red Oaks County Park, located in southeast Oakland County, offers visitors a variety of recreational opportunities within an urban setting. Over the next ten years, Oakland County Parks and Recreation will provide services and facilities that complement the distinctive character of Red Oaks, while increasing the long-term sustainability of the park and the Oakland County Parks system. The park vision looks forward ten years and describes the park after the recommended actions of the park planning process have been successfully implemented:

INTERRELATIONSHIP WITH GEORGE W. KUHN (GWK) DRAIN FACILITY:

- Red Oaks' facilities are planned and operated in a manner that minimize costs and interruptions from maintenance and periodic updates to GWK
- Scheduled major GWK update and subsequent restoration has provided an opportunity to re-evaluate and adjust facility types and operations at Red Oaks

DIVERSIFICATION OF RECREATIONAL OPPORTUNITIES AND NEW OPERATIONS CENTER:

- Supported by public engagement and recreational trends, recreational opportunities at the Golf Course and the Dog Park have been adjusted and diversified
- Through adjustment to existing facilities, an operations center has been created that meets the maintenance and operational needs of the park and has sufficient parking, storage, work space, staff offices (with the exception of Nature Center staff) and meeting space

PRIORITIZED WATERPARK INVESTMENTS:

1. **MAINTENANCE AND SAFETY:** Sufficient financial investment, supported by public engagement, has been made in the Waterpark to ensure that aging and outdated equipment is maintained or replaced and the facility remains viable and safe for the public
2. **PARKING CAPACITY:** By adjusting the size and/or location of the Dog Park, Waterpark parking capacity has been increased, which has increased customer satisfaction (i.e. guests are not being turned away) and increased staff effectiveness and ability to operate at the optimal capacity
3. **EXPANSION OF WATERPARK:** Expansion of Waterpark depends on future acquisition of land and plans for expansion include provision for additional parking, traffic flow, and pedestrian safety

NATURE CENTER OPERATION:

- The Nature Center houses is focused on nature education and its operation is the optimal size to best serve the needs of families and communities in southeast Oakland County
- Improvements to access, parking and flow for vehicles, buses and pedestrians have enhanced delivery of services at the Nature Center

OVERALL IMPROVEMENTS TO RED OAKS:

- Accessibility is enhanced throughout the park and the park is well-known for barrier free experiences
- Facility improvements and improvements to business and operating practices increase customer satisfaction of existing visitor populations; draw new target populations to the park; and create new programmatic and revenue-generation opportunities

Objectives and Performance Indicators

Objectives have been selected that are measurable in terms of performance indicators:

PARK USER SATISFACTION – Increase customer satisfaction with the amenities and services at the park

Performance Indicator: Park user surveys and comment cards – Report annually

PARK VISITS – Increase annual number of visits to facilities in the park

Performance Indicator: Park visit statistics – Report quarterly and annually

FISCAL TRENDS – Increase park annual net revenue as appropriate to the park's categories of service

Performance Indicator: Park fiscal trends – Report monthly and annually

COST RECOVERY – Meet cost recovery targets as established by the Parks Commission

Performance Indicator: Cost recovery calculation for services delivered – Report annually

NATURAL RESOURCE QUALITY – Preserve existing high quality ecosystems and improve ecological communities that are fragmented or degraded

Performance Indicator: Geographic measurement of managed areas – Report annually

Guiding Principles

The following priorities guide the development of facility concepts and investment in asset management:

MAINTAIN ASSETS – perform maintenance or updates without expanding or enlarging the asset, while planning and preparing for future changes and expansions

MONITOR AND OPERATIONALLY SUPPORT – set evaluation and decision-point timelines for lower performing facilities, programs, and practices, while providing operational support and exploring alternatives

REPURPOSE OR REMOVE NON-FUNCTIONAL ASSETS – repurpose non-functional assets based on costs and benefits or remove promptly if an alternate use is not available, not fiscally feasible, or not supported by public engagement

MAKE SELECTED NEW INVESTMENTS – plan for expanding or adding assets and programs when projected outcomes are supported by public engagement and performance data

Planning Timeframe

This document considers both long-term (within 10 years or longer) and short-term (within the next 1-5 years) concepts. Most of the concepts in the document are recommended for implementation within the next 5 years (short-term). Long-term concepts are clearly identified as such. When concepts are linked to projects within the Capital Improvement and Maintenance Management Plans (OCPRC 8/4/2016), these projects and budgets are identified. The *Vision and Concepts* is updated annually, documenting improvements that have been completed and providing further detail as concepts are more fully developed.

Introduction to Planning Units

Through the planning process and in the following sections, we identify distinct Park Planning Units within the park where similar or related park and recreation services are delivered. Planning Units may be considered dispersed throughout the park, located in a specific geographic area in the park, or considered operational. In some cases, new facilities or services are proposed – these areas may or may not have a geographic location identified.

Planning Units include:

- Natural Resource Management
- Roadways and Parking
- Maintenance, Utilities and Security
- Technology
- Non-Recreational Features
- Park Trails and Regional Connectivity
- Waterpark
- Waterpark Concession
- Golf Course
- Nature Center and Park
- Dog Park
- Youth Soccer Complex
- Organized Programs and Events
- Data Collection and Management
- Response to Changing Trends and Needs

Planning Unit Map

Park map showing locations of selected planning units



Natural Resource Management

[Link to Summary Table](#)

| Item | Current Conditions and Needs | Recommended Actions |
|-----------------|--|---|
| Water Quality | Stormwater runoff and associated erosion issues within the golf course and footprint of park's parking lots. | Maintain best management practices on rain gardens at golf course parking; restore the dog park swale to native plant material or eco-turf; maintain extents of no-mow 'naturalized' acreage and begin to phase in native grasses and forbs to increase habitat value |
| | Vernal pool identification and protection | Map and document vernal pools using citizen science monitoring program. Evaluate potential impacts that the current City of Madison Height mosquito control program may have on vernal pool water quality and ability to support invertebrate and herpetofauna populations. |
| | Stormwater | Monitor and evaluate maintenance needs in built detention ponds in golf course and dog park. Work with supervisor and staff to complete Annual Facility Pollution Prevention and Storm water Asset Inspections. Park re-certification in the Michigan Turfgrass Environmental Stewardship Program completed in 2018. |
| Compliance | Storm water compliance | Continue stormwater compliance activities under the Oakland County 2015 Phase II SWPPI permit including implementing and tracking good housekeeping practices at the maintenance facility golf course, and water park. Continue staff training for spill prevention and response, and 5-year IDEP dry weather monitoring. |
| Invasive Plants | Invasive species in nature center woods with highest management concern include common and glossy buckthorn, non-native honeysuckle, Japanese barberry, multi-flora rose, garlic mustard, Dame's rocket , periwinkle, native grape and <i>Phragmites</i> | Continue to focus invasive species control efforts of staff and volunteers on the higher quality south woodlot. Employ best management practices for chemical and mechanical control and habitat restoration. Create long-term management plan that determines the long-term goals for quality and species diversity. |
| | Invasive species and degraded habitat in south half of the property | Evaluate options for restoring the north half of the property to native grassland. Determine economic and staffing resources necessary to pursue this restoration option. |

| Item | Current Conditions and Needs | Recommended Actions |
|--------------|--|--|
| Wildlife | Nature center woods serve as an important migratory bird stop-over and a birding hotspot. Spring and fall maintenance activities can be disruptive to wildlife (this is the only time available to staff for maintenance) | Investigate participation in Metro Detroit Nature Network bird migration treaty project. Maintain best management practices for birds within woodland. |
| | White-tail deer population effects on small isolated habitat at nature center woods | Continue to include Red Oaks in the bi-annual aerial survey for white-tailed deer to quantify the population. Revegetate with deer-resistant plantings if necessary. |
| Forestry | Hazardous tree removal program | Continue assistance with high priority hazardous tree removals around the park, concentrated in highest use zones including trees within fall distance of built infrastructure, trails, fencelines and neighboring property. |
| | Forest pest/disease monitoring | Monitor for oak wilt and strategize landmark tree protection within the park |
| | Coarse Woody Debris management | Continue to work with park staff and volunteers to identify and remove excessive amounts of downed woody debris from the forest floor with the goal of improving visual aesthetics while still maintaining wildlife habitat |
| | North end of nature center woods are a young second growth woods with low species diversity, lots of deadfall from ashes, and lots of invasives | Long-term management plan that determines the long-term goals for quality and species diversity |
| | ITC plans to remove trees along corridor, which includes the entire east side of golf course. Trees are needed to buffer golf course from residential areas. Recently OCPR relocated several trees from the ITC corridor on south side of dog park to dog run A and to west side of golf course. | Continue selective trimming of trees to prevent removal and/or relocation of trees to other sites Need for buffer is a consideration in Golf Course planning. |
| No-Mow Areas | Naturalized or no-mow areas | Maintain overall no-mow acreage and increase where possible with long-term goal of augmenting with low-growing native grasses such as little bluestem |
| Restoration | Maintain intact native habitat in nature center woods | Restoration through invasive plant removal. Develop long-term management plan with goals for quality and species diversity. |

Roadways and Parking

| Item | Link to Planning Unit |
|---------------------------------|---|
| Waterpark Entrance | See Waterpark Planning Unit |
| Waterpark Parking Lot | See Waterpark Planning Unit |
| Waterpark Overflow Parking | See Waterpark Planning Unit |
| Golf Course Entrance | See Golf Course Planning Unit |
| Golf Course Parking Lot | See Golf Course Planning Unit |
| Maintenance Entrance | See Maintenance, Utilities and Security Planning Unit |
| Maintenance Parking Lot | See Maintenance, Utilities and Security Planning Unit |
| Nature Center Entrance | See Nature Center and Park Planning Unit |
| Nature Center Parking Lot | See Nature Center and Park Planning Unit |
| Nature Center Staff Parking | See Nature Center and Park Planning Unit |
| Nature Center On-Street Parking | See Nature Center and Park Planning Unit |
| Nature Center Overflow Field | See Nature Center and Park Planning Unit |
| Dog Park Entrance | See Dog Park Planning Unit |
| Dog Park Parking Lot | See Dog Park Planning Unit |
| Youth Soccer Entrance | See Youth Soccer Complex Planning Unit |
| Youth Soccer Parking | See Youth Soccer Complex Planning Unit |

Maintenance, Utilities and Security

[Link to Summary Table](#)

| Item | Current Conditions and Needs | Recommended Actions |
|--|--|---|
| Boundary Management | <p>WATERPARK: sections of fence are coming down or have been damaged</p> <p>GOLF COURSE: fence is in good shape</p> <p>DOG PARK: fence is in good shape</p> <p>NATURE CENTER: sections of fence and gates from the street (north part of park) are damaged or deteriorating</p> <p>There are gates from private residential properties into the park</p> | <p>Inventory and prioritize fence repair and replacement needs and implement repairs and replacements*</p> <p>See Park Trails and Regional Connections/Pedestrian Gates</p> |
| Gate Management | <p>All gates are opened by O CPR staff</p> <p>Volunteers close Dog Park gates</p> <p>City staff close Nature Center gates</p> <p>O CPR staff close all others</p> | <p>No changes recommended now</p> <p>Explore costs and benefits of automated gates on timers for the Nature Center and Dog Park</p> |
| Maintenance Yard, Parking Lot and Entrance | <p>Parking lot does not meet need of current park operation</p> <p>There is not enough parking for maintenance staff and equipment</p> <p>Entrance has too short apron between street and gate - problem with delivery trucks</p> | <p>Redesign to meet operational need, forecasting future need</p> |
| Maintenance Building | <p>Maintenance building does not meet need of current park operation</p> <p>Originally built to support golf course and smaller waterpark</p> <p>Now need to support 5 separate facilities with a total of 4 full-time and 150 seasonal staff</p> <p>There is no office or meeting space</p> | <p>Maintain building*</p> <p>Expand maintenance building to add offices and meeting space</p> <p>Depending on future adjustments to Golf Course, building could centralize and consolidate staff and equipment and free up valuable Nature Center space that is being used for offices</p> |
| Landscape Debris Site | <p>Located off the southeast end of the Golf Course</p> <p>Shrub removal gets dumped there then chipped</p> | <p>Manage site to comply with city code</p> <p>Continue contract for tub grinder and hauler</p> |
| Utilities | <p>WATERPARK LIGHTING: lighting at night is poor, Staff need to pack up early to get out before dark</p> <p>Limits possibility for program expansion or nighttime use</p> <p>WATERPARK ELECTRICAL: Power outages occur</p> <p>There is a cost to resetting systems, e.g. filters and chlorine pumps that need to run continuously</p> | <p>WATERPARK LIGHTING: Prioritize lighting solutions: 1) sufficient lighting for safety and staff; 2) consider in conjunction with increased parking for increasing recreational use</p> <p>WATERPARK ELECTRICAL: Install backup generator for 24-7 critical infrastructure (not operation) i.e. chlorination, filtration</p> |
| LUST Remediation | <p>Maintenance area has an unresolved leaking underground storage tank (LUST) listed by the Michigan Department of Environmental Quality</p> | <p>Conduct engineering studies to understand extent of contamination and plan for remediation*</p> |

*Projects identified – see [Summary Table](#)

| Item | Current Conditions and Needs | Recommended Actions |
|--------------------------------|---|--|
| GWK Drain | <p>WRC needs ready access to manholes In 2008, entire stretch of drain was dug up to replace flushing system and plumbing Potential updates to GWK Drain are anticipated within next 10 years OCPR will be responsible for restoration costs</p> | <p>Maintain communication with WRC and forecast timelines and actions Plan to implement Golf Course design concepts as part of the restoration</p> |
| Water Reclamation | <p>Water from the City is very costly Staff has discussed development of a water reclamation project to recycle water from the peripheral storm drains into storage ponds and use to water the Dog Park and Golf Course</p> | <p>Evaluate proposed project in light of future changes to Golf Course and Dog Park Evaluate financial feasibility</p> |
| Security | <p>SECURITY CAMERAS: Increased security monitoring may be needed Area has quick access to I-75 and car break-ins have occurred Waterpark camera system is 10 years old Waterpark PA system is outdated and does not reach entire facility There are no cameras at Nature Center, Golf Course, or Dog Park We have a great partnership with Oakland County Sheriff but no camera footage to support investigations</p> <p>WATERPARK BAG CHECK: Currently no bag check at Waterpark, except to check coolers for glass or alcohol</p> | <p>SECURITY CAMERAS: Upgrade digital security camera system to replace security cameras at Waterpark Consider adding monitoring of Nature Center, Golf Course and possibly Dog Park Replace Waterpark PA system*</p> <p>WATERPARK BAG CHECK: Continue to evaluate need May not be feasible until Concession expansion and elimination of outside food and drink</p> |
| Waterpark Maintenance Building | | <p>See Waterpark Planning Unit</p> |

* Projects identified – see [Summary Table](#)

Technology

[Link to Summary Table](#)

| ITEM | CURRENT CONDITIONS AND NEEDS | RECOMMENDED ACTIONS |
|----------------------|--|--|
| Network Connectivity | <p>Upgrades to the network lines servicing the park are needed for faster processing of RecTrac transactions, as well as providing high speed Waterpark is done, no connectivity in dog park, golf course is on T-1</p> | <p>Upgrade network connectivity as part of a system-wide upgrade</p> |

Non-Recreational Features – NA

Park Trails and Regional Connectivity

[Link to Summary Table](#)

| Item | Current Conditions and Needs | Recommended Actions |
|--------------------------------|---|---|
| Regional Connections | Connector trail opened 2015 and is working well | No changes recommended |
| Access Routes | Access routes will be evaluated as part of the <i>Transition Plan</i> | |
| Shared Use Paths | Nature Center trails are well-used, especially in the southern part of the Nature Center area | Continue to maintain and repair Nature Center trail system Consider how to make the trails and natural areas in the north Nature Center area adjacent to 13 Mile Road better known |
| | Shared Use Paths will be evaluated as part of the <i>Transition Plan</i> | Create additional access from parking lot along Nature Center Drive to north loop Clean up north end of Nature Center park for better visibility/attractiveness from 13-mile road and potentially access from sidewalk |
| Maintenance Routes | Trail at the Nature Center conflicts with access to staff parking | Separation of uses is identified in 2014-15 planning for parking lot updates |
| Pedestrian Gates | Nature Center has 3 official pedestrian gates and additional unofficial gates from private property Dog Park has 2 pedestrian gates Waterpark has internal pedestrian gates | Identify private gates and plan for closing |
| Golf Tunnel and School Pathway | Tunnel is a culvert that is deteriorating Pathway over tunnel is fenced on either side, dividing the Golf Course and connecting the neighborhood with the school Fencing is needed to keep pedestrians safe from golf balls | Replace tunnel* Evaluate tunnel based on potential alternate uses for Golf Course Work with local partners to identify need for pathway and potential cost share |

* Projects identified – see [Summary Table](#)

Waterpark

[Link to Summary Table](#)

| Item | Current Conditions and Needs | Recommended Actions |
|-------------------------------------|---|--|
| Waterpark Operations | There is a national life guard shortage and it's difficult to keep people through whole season Waterpark hours are reduced in late summer because of staffing and overtime is high because of staff shortages | Develop a long-term plan to address future operations and staffing |
| Waterpark Entrance | Park entrance and signage needs to be evaluated for appearance, communication effectiveness, and compatibility with park system branding | Evaluate and plan for appropriate update |
| Waterpark Parking Lot | Parking capacity limits waterpark revenue and waterpark expansion Parking capacity needs to be improved even if we never expand the waterpark Waterpark capacity is 2400 persons but we need to close the waterpark when we run out of parking – even if we have not reached capacity | Expand visit counts to include number of people turned away (count number of capacity coupons given out) and to confirm estimates of persons per vehicle |
| Waterpark Overflow Parking | Overflow lot is incompatible with dog park use Grass cannot grow because of parking during 3 months of year Closing of dog runs for parking puts too much stress on remaining dog runs | Implement plan for permanent conversion of dog runs to Waterpark parking Coordinate design with GWK structural requirements |
| Entry Kiosks | Ticket booths need more service windows Counter is deteriorating Space inside is very tight | Design and implement plan to expand building to increase number of ticket windows, increase interior space, and renovate interior |
| Bathhouse/ Staff Room/ Park Offices | Building is showing age and wear Locker room is big enough, but is dingy and old – may be an opportunity for space reallocation to create family restrooms Staff area is insufficient for current staffing levels | Consider overall update to building to create family restrooms, expand staff areas and repair/replace outdated and deteriorated fixtures and surfaces Plan update to anticipate future requirements |
| Wavepool | Marcite surface needs to be redone Cement above marcite is crumbling Problem with drainage along sides of pool Pits at deep end of pool need to be repaired | Repair/renovate pool surface and surrounding areas* |
| Waterslide | Structural issues have been identified (Testing Engineers and Consultants, Inc. , December 2016) Painting, rust removal, and structural repairs are in progress | Implement painting and structural repairs* Make sure that structural repairs and a rotating schedule of painting and maintenance continue to be addressed |
| River Ride | Needs repainting and sidewalls need repair Bottom is painted every year but needs to be completely refinished Sand is added to paint at entrance to make it less slippery | Paint and repair River Ride surfaces* |

*Projects identified – see [Summary Table](#)

| Item | Current Conditions and Needs | Recommended Actions |
|--------------------------------------|---|--|
| Splashtown | Plumbing and amenities show age and wear Need a restroom in this area | Update plumbing and amenities Design and construct family restroom |
| Waterpark Maintenance Building | ROOF: Maintenance Building roof needs repair/replacement WORKSPACE: Space for equipment, maintenance, work is limited – would be ideal to isolate this building from operations. | ROOF: Repair/replace roof WORKSPACE: Look at opportunities to improve work flow inside building |
| | PEDESTRIAN CONFLICTS: Conflicts with truck traffic in park – staff try to have deliveries occur early in the morning before opening Trucks may also leave debris | PEDESTRIAN CONFLICTS: Design improved vehicle flow and parking also part of overall repaving and widening of area |
| | SAND FILTERS: Sand filters should be done on every 5 years | SAND FILTERS: Implement scheduled sand filter replacements |
| | PUMPS AND PLUMBING: Original pumps are in place They are aging and require frequent maintenance and repair Replacement of pumps and pump parts is ongoing and parts are kept on site Contractor rebuilds one or two pumps every off- season Some parts are less available because of age and custom build Slide pumps are custom build and more difficult to maintain Return pipes that send water to top of slide are aging and starting to leak | PUMPS AND PLUMBING: Continue to update and rebuild pumps Evaluate if ongoing system of repair/replacement will keep up with needs Plan for future replacement as needed Update return pipes |
| Future Concepts | This 10-year plan identifies shorter-term fixes to the facility and its buildings | Forecast a long-term timeline for building replacement and a more complete renovation of the Waterpark |

Waterpark Concession

[Link to Summary Table](#)

| Item | Current Conditions and Needs | Recommended Actions |
|---------------|--|--|
| Kitchen | Freezer needs to be replaced Concession needs an overall update Update equipment for short term Building is not air conditioned | Install new walk-in freezer* Evaluate need and costs/benefits for Concession updates and variety of solutions |
| Service Areas | Current awning does not provide good coverage for waiting for orders and condiment bar | Renovate concession to increase capacity and functionality* Consider using entire building for kitchen and adding service windows and covered outside area |

*Projects identified – see [Summary Table](#)

Golf Course

[Link to Summary Table](#)

| Item | Current Conditions and Needs | Recommended Actions |
|----------------------------|---|---|
| Golf Course Entrance | Continued concerns about safety and convenience of vehicles entering and exiting the golf course from John R Park entrance and signage needs to be evaluated for appearance, communication effectiveness, and compatibility with park system branding Current entrance sign does not meet O CPR standards – footings are in place for stone structure | Revisit plans to relocate golf course drive off the existing Madison Heights Senior Center driveway that uses the traffic light on John R and Dartmouth Park entrance and signage needs to be evaluated for appearance, communication effectiveness, and compatibility with park system branding |
| Golf Course Parking Lot | Parking lot is adequate for use and in good condition | No actions recommended |
| Clubhouse Exterior | In good shape | No actions recommended |
| Clubhouse Public Areas | In good shape | No actions recommended related to current operations |
| Clubhouse Staff Areas | In good shape | No actions recommended related to current operations |
| Clubhouse Rentals | Off-season rentals starting this year with online reservations | Implement off-season rentals |
| Course Layout | 9-Hole golf course with no food service – this course is heavily subsidized | Review Course Layout related to potential alternative uses |
| Course Conditions | Course is in great condition City water bill is very high | Revisit storm-water reclamation project to decrease utility costs Evaluate costs/benefits (utility costs, depreciation costs, etc.) |
| Cart Barn | Too small for current operation | Review Cart Barn based on future concepts |
| Potential Alternative Uses | Alternative uses for Golf Course need to be explored as part of an overall design review for entire park | <i>Develop design concepts for the Golf Course and Dog Park that solve Waterpark parking issues, diversify types of recreational opportunities, provide a centrally located operations center for the entire park, and minimize costs and interruptions from future GWK Drain updates</i> Potential alternate use: Evaluate potential of relocation of Dog Park to current Golf Course – or consider splitting the area between two uses |

Nature Center and Park

[Link to Summary Table](#)

| Item | Current Conditions and Needs | Recommended Actions |
|------------------------|---|--|
| Entrance | Park entrance and signage needs to be evaluated for appearance, communication effectiveness, and compatibility with park system branding | Evaluate and plan for appropriate update |
| | Need capacity to sell vehicle passes when Nature Center is closed | Consider electronic pay station |
| Entrance Drive | Red Oaks Nature Center has significant capacity issues due to lack of parking Staff has been unable to hold larger programs or events at the nature center due to parking restrictions and an inability to have busses easily access the site | |
| Parking Lot | Traffic flow conflicts with pedestrian flow Bus parking is inadequate which limits school programming Because lot is often full, people sometimes park on neighborhood streets and walk in – which is lost potential vehicle pass revenue Design was done for updated parking lot in 2015 and bids received but contract was not awarded | Improve parking lot and entrance drive at the Red Oaks Nature Center to improve pedestrian and vehicle circulation for operations and programming. Include additional parking, safer pedestrian routes, widening drive widths, and turning radii, storm water swales and lighting.* |
| Staff Parking | Rolling gate installed to segregate staff parking Trail goes along side of parking area Separation of trail and staff parking is considered within parking lot redesign | |
| On-Street Parking | Road is in poor shape | |
| Overflow Field | Overflow parking lot is unusable when it rains Also use church parking lot and waterpark parking lot with a shuttle | Consider as part of overall parking lot update |
| Nature Center Building | Much has been accomplished operationally to bring facility up to standards – further advances require investment into building and park | <i>Develop design concepts for the Golf Course and Dog Park that solve Waterpark parking issues, diversify types of recreational opportunities, provide a centrally located operations center for the entire park, and minimize costs and interruptions from future GWK Drain updates</i> |
| | Location of staff offices and work areas (other than Nature Center staff) in this building is an impediment to full use of the Nature Center building for nature education purpose ****HVAC is insufficient for building use – coordinate with Madison Heights to update | Relocate park staff offices and work areas to a future operations center that is developed as part of an overall park re-design |

*Projects identified – see [Summary Table](#)

Dog Park

[Link to Summary Table](#)

| Item | Current Conditions and Needs | Recommended Actions |
|--------------------------|--|--|
| Dog Park Entrance | Park entrance and signage needs to be evaluated for appearance, communication effectiveness, and compatibility with park system branding | Evaluate and plan for appropriate update |
| | Electronic pay station in place | No change recommended |
| Dog Park Parking Lot | Parking lot is in good shape | No changes recommended |
| Dog Enclosures | Surface is poorly suited for current use Without irrigation, it is difficult to cultivate grass | Evaluate solutions for dog park surface based on potential alternate uses |
| Pavilion | Pavilion is in good condition | No actions recommended |
| Potential Alternate Uses | Alternative uses for Dog Park need to be explored as part of an overall design review for entire park | <i>Develop design concepts for the Golf Course and Dog Park that solve Waterpark parking issues, diversify types of recreational opportunities, provide a centrally located operations center for the entire park, and minimize costs and interruptions from future GWK Drain updates</i> Potential alternate use: Evaluate potential of expanding waterpark parking into dog park with new alternate waterpark exit onto Dequindre Road and development of small urban park with trailhead |

Youth Soccer Complex

[Link to Summary Table](#)

| Item | Current Conditions and Needs | Recommended Actions |
|----------------------|---|---|
| Agreement | Per agreement with Madison Heights, our only involvement is maintaining OCPR park signage and mowing soccer fields | Periodically evaluate agreement and long-term involvement in facility |
| Budget | Currently budgeted with Golf Course – RDG | FY2018 will transfer to Park budget center - RDP |
| Facility Entry | Park is branded as an OCPR park Park entrance and signage needs to be evaluated for appearance, communication effectiveness, and compatibility with park system branding | Evaluate and plan for appropriate update |
| Youth Soccer Parking | Managed by Madison Heights | No actions recommended |
| Concession Building | Managed by Madison Heights | No actions recommended |
| Soccer Fields | OCPR tracks staff hours mowing soccer fields Agreement has recently been updated to make sure hours are adequate We expend \$7-8,000 and are reimbursed same amount | No actions recommended |
| Playground | Managed by Madison Heights | No actions recommended |
| Pavilion | Managed by Madison Heights | No actions recommended |

Organized Programs and Events

[Link to Summary Table](#)

| Item | Current Conditions and Needs | Recommended Actions |
|-----------------------------|---|--|
| Nature Center Programming | Capacity for programs is impacted by size and limitations of parking lot | Focus on quality of programming and fit size of programs to capacity Consider increased capacity when investment is made into facility |
| Nature Special Events | Special events are generally well-attended Capacity is limited by parking lot and overflow parking availability | Consider increases only when parking capacity is updated |
| Dog Park Special Events | OCPR special events at the dog parks were designed to publicize the dog park and build the user base Now that the dog parks are well-attended, dog park special events have ceased Users appear to prefer to enjoy the park uninterrupted by organized activities | Host OCPR dog programs at parks other than dog parks and cross-market the dog parks at these events If dog park relocation occurs – new special events should be considered to help market the facility |
| External Dog Park Events | There is a good potential for groups to host events who do their own marketing and promotion, which in turn brings new people into the dog park | Promote the park for events hosted by outside groups |
| Dog Vaccination Clinics | These are well-attended events and provide a public benefit | Continue |
| Golf Clinics and Lessons | With changes in staffing we no longer have the in-house resources for programs that have traditionally been held at Red Oaks (no-score league, instructional programs) | Work with the Recreation Programs and Events unit to create new programs and events at the Golf Course |
| Future Facility Adjustments | Programs and events will be a key element of the public perception and success of any future facility adjustments | Incorporate programs and events into facility planning |

Data Collection and Management

[Link to Summary Table](#)

| Item | Current Conditions and Needs | Recommended Actions |
|--------------------|--|---|
| Visitor statistics | Park staff report counts from vehicle counters and from RecTrac point-of-sale data Visitor estimates are calculated by Planning and Resource Development (PRD) section and reported to management | No changes recommended |
| Visitor surveys | Park survey card program will launch in 2017 | Summarize data quarterly and report to management Include annual summary in Annual Dashboard and Data Book |

Response to Changing Trends and Needs

[Link to Summary Table](#)

| Item | Current Conditions and Needs | Recommended Actions |
|------------------------|--|--|
| Track Trends and Needs | Our communities and the nature of recreation are constantly changing and evolving and one outcome of planning is a renewed understanding of recreational needs and trends and nimbleness in adapting to changes in the community | Track trends and recreational need related to current uses of park, types of rental equipment of available, and potential new uses |
| Evaluate Alternatives | OCPR is evaluating a range of alternative recreational uses for existing parks and facilities based on current documented recreational needs and appropriateness to the physical site | Evaluate alternative uses as they are identified |

Summary Facility Concepts and Budget Effects

The following table links the Facility Concepts developed with existing or proposed capital improvement (CIP) or maintenance projects or identifies if the Facility Concept would be implemented through planning and/or operational actions. The table provides estimates of potential budgetary effects of implementing Facility Concepts. For more details about CIP and maintenance projects, please refer to the current Capital Improvement Budget & Maintenance Management Plan (OCPRC, 8/4/2016)

| 10-Year Concept | Planning and/or Operations Actions | Transition Plan/Accessibility Actions | Maintenance Forecast | CIP Forecast | CIP or Maintenance Management Plans Project Name |
|---|------------------------------------|---------------------------------------|----------------------|-----------------------|--|
| Natural Resource Management | | | | | |
| Return to planning unit | | | | | |
| Water quality | ✓ | | | | |
| Compliance | ✓ | | | | |
| Invasive plants | ✓ | | | | |
| Wildlife | ✓ | | | | |
| Forestry | ✓ | | | | |
| No-mow areas | ✓ | | | | |
| Restoration | ✓ | | | | |
| Park Entrances, Roadways and Parking | | | | | |
| Return to planning unit | | | | | |
| <i>See relevant planning units</i> | | | | | |
| Maintenance, Utilities and Security | | | | | |
| Return to planning unit | | | | | |
| Boundary management | ✓ | | | \$200,000 | RWP fencing replacement |
| Gate management | ✓ | | | | |
| Maintenance yard, parking, entrance | ✓ | | | | |
| Maintenance building | ✓ | | | \$33,300 \$14,500 | RDG Maint Roof Replace (FY2017) RDG Maint Tube Heaters (FY2018) |
| Landscape debris site | ✓ | | | | |
| Utilities | ✓ | | | | |
| LUST remediation | ✓ | | \$10,000 | | RDG LUST (Fuel) Site Remediation Engineering (FY2018) |
| GWK drain | ✓ | | | | |
| Water reclamation | ✓ | | | | |
| Security | ✓ | | | \$10,000 \$100,000 | RWP PA System Replace Design (FY2017) RWP PA System Replace Construction (FY2018) |
| Technology | | | | | |
| Return to planning unit | | | | | |
| Network connectivity | ✓ | | | | |
| Non-Recreational Features – NA | | | | | |
| Return to planning unit | | | | | |

| 10-Year Concept | Planning and/or Operations Actions | Transition Plan/ Accessibility Actions | Maintenance Forecast | CIP Forecast | CIP or Maintenance Management Plans Project Name |
|--|------------------------------------|--|----------------------|---|--|
| Park Trails and Regional Connectivity | | | | | |
| Return to planning unit | | | | | |
| <i>Regional connections</i> | ✓ | ✓ | | | |
| <i>Access routes</i> | ✓ | ✓ | | | |
| <i>Shared use paths</i> | ✓ | ✓ | | | |
| <i>Maintenance routes</i> | ✓ | ✓ | | | |
| <i>Pedestrian gates</i> | ✓ | ✓ | | | |
| Waterpark | | | | | |
| Return to planning unit | | | | | |
| <i>Waterpark operations</i> | ✓ | ✓ | | | |
| <i>Waterpark entrance</i> | ✓ | ✓ | | | |
| <i>Waterpark parking lot</i> | ✓ | ✓ | | | |
| <i>Waterpark overflow parking</i> | ✓ | ✓ | | | |
| <i>Entry kiosks</i> | ✓ | ✓ | | | |
| <i>Bathhouse/staff room/park offices</i> | ✓ | ✓ | | \$50,000 \$20,000 \$50,000 \$60,000 \$600,000 | RWC Concession Office Family Restrooms (FY2017) RWP Office A/C Replace (FY2019) RWC Concession Office Family Restrooms (FY2020) RWP Bathhouse Remodel Design RWP Bathhouse Remodel Construct |
| <i>Wavepool</i> | ✓ | ✓ | \$30,000 | | RWP Wavepool Perimeter Drainage (FY2017) |
| <i>Waterslide</i> | ✓ | ✓ | | \$150,000 | RWP Slide Painting and Rust Repair (FY2017) |
| <i>Lazy River</i> | ✓ | ✓ | | \$15,000 | RWP ADA River Railing Entrance (FY2019) |
| <i>Splashtown</i> | ✓ | ✓ | | \$15,000 \$130,000 | RWP Restroom River Pumphouse Design RWP Restroom River Pumphouse Construction |
| <i>Waterpark maintenance building</i> | ✓ | ✓ | | | |
| <i>Future concepts</i> | ✓ | ✓ | | | |
| Waterpark Concession | | | | | |
| Return to planning unit | | | | | |
| <i>Kitchen</i> | ✓ | | | \$30,000 | RWC Walk-In Freezer (FY2017) |
| <i>Service areas</i> | ✓ | ✓ | | \$60,000 \$640,000 | RWC Concession Remodel Phase II Design RWC Concession Remodel Phase II Construction |
| Golf Course | | | | | |
| Return to planning unit | | | | | |

| 10-Year Concept | Planning and/or Operations Actions | Transition Plan/ Accessibility Actions | Maintenance Forecast | CIP Forecast | CIP or Maintenance Management Plans Project Name |
|---|------------------------------------|--|----------------------|------------------------|---|
| <i>Golf course entrance</i> | ✓ | ✓ | | | |
| <i>Golf course parking lot</i> | ✓ | ✓ | \$8,000 | | RDG Parking Lot Crack Sealing (FY2017) |
| <i>Clubhouse exterior</i> | ✓ | ✓ | | | |
| <i>Clubhouse public areas</i> | ✓ | ✓ | | | |
| <i>Clubhouse staff areas</i> | ✓ | ✓ | | | |
| <i>Clubhouse rentals</i> | ✓ | ✓ | | | |
| <i>Course layout</i> | ✓ | ✓ | | | |
| <i>Course conditions</i> | ✓ | ✓ | | | |
| <i>Training and practice areas</i> | ✓ | ✓ | | \$70,000 \$700,000 | RDG Golf Training Facility Design RDG Golf Training Facility Construct |
| <i>Cart barn</i> | ✓ | ✓ | | | |
| <i>Cart paths</i> | ✓ | ✓ | | \$10,000 | RDG Tunnel Replace Design (FY2019) |
| | | | | \$85,000 | RDG Tunnel Replace Constr (FY2020) |
| | | | | \$15,000 | RDG Tunnel Replace (2021) |
| <i>Future concepts</i> | ✓ | ✓ | | | |
| Nature Center | | | | | |
| Return to planning unit | | | | | |
| <i>Entrance</i> | ✓ | ✓ | | | |
| <i>Entrance drive</i> | ✓ | ✓ | | | |
| <i>Parking lot</i> | ✓ | ✓ | | | |
| <i>Staff parking</i> | ✓ | ✓ | | \$100,000 \$525,000 | RDP Parking Lot Expansion Design RDP Parking Lot Expansion Construct |
| | | | | | |
| <i>On-street parking</i> | ✓ | ✓ | | | |
| <i>Overflow parking</i> | ✓ | ✓ | | | |
| <i>Nature center building</i> | ✓ | ✓ | | | |
| <i>Exhibit and public areas</i> | ✓ | ✓ | | \$17,500 | RDP Nature Center Exhibit Remodel (FY2017) |
| <i>Staff areas</i> | ✓ | ✓ | | | |
| <i>Potential expansion</i> | ✓ | ✓ | | | |
| Dog Park | | | | | |
| Return to planning unit | | | | | |
| <i>Dog park entrance</i> | ✓ | ✓ | | | |
| <i>Dog park parking lot</i> | ✓ | ✓ | | | |
| <i>Dog enclosures</i> | ✓ | ✓ | | | |
| <i>Surfaces</i> | ✓ | ✓ | | | |
| <i>Pavilion</i> | ✓ | ✓ | | | |
| <i>Future concepts</i> | ✓ | ✓ | | | |
| Youth Soccer Complex | | | | | |

Facility Maps and Drawings

There are no additional maps

References

- OCPR. (11/16/2016). *Trail Standards*. Waterford MI: Oakland County Parks and Recreation Commission.
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