

Springfield Oaks Park Vision and Facility Concepts

Park Vision	2
Objectives and Performance Indicators	2
Guiding Principles	3
Planning Timeframe	3
Introduction to Planning Units	3
Planning Unit Map.....	4
Natural Resource Management	5
Park Entrances, Roadways and Parking	8
Maintenance, Utilities and Security.....	8
Technology	10
Non-Recreational Features.....	10
Park Trails and Regional Connectivity.....	10
Golf Course.....	11
Clubhouse.....	12
Activity Center	13
Fairgrounds and Exposition Center	14
Ellis Barn Area.....	14
Event Campground and Showers	14
Equestrian Area	15
Former Community Garden Area	15
Rotary Park.....	15
Organized Programs and Events.....	16
Data Collection and Management.....	17
Response to Changing Trends and Needs	17
Summary Facility Concepts and Budget Effects	18
Maps and Drawings.....	22
References.....	22

Park Vision

Springfield Oaks County Park, is a destination for events, golf, and casual dining in north central Oakland County. Over the next ten years, Oakland County Parks and Recreation will provide services and facilities that complement the distinctive character of Springfield 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:

- The natural features and rural atmosphere of Springfield Oaks are maintained and enhanced and are an integral part of the Springfield Oaks experience
- Implementation of a long-term golf strategy and design update has adapted the Golf Course to meet the needs of current-day golfers and provided a rich selection of golf experiences focused on the next generation of golfers
- The Activity Center, Fairgrounds and Ellis Barn are well-known destinations for a wide variety of public and private events
- Implementation of customer service and marketing strategies for the Roadhouse, developed collaboratively with the contracted vendor, have enhanced the customer's experience and increased the number of customers and scheduled events year-round
- Public access to the Davis House has increased and the house is managed according to best practices for publicly-owned historic resources
- Accessibility is enhanced throughout the park and the park is well-known for barrier-free experiences and facilities
- 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, 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

1. Natural Resource Management
2. Roadways and Parking
3. Maintenance, Utilities and Security
4. Technology
5. Non-Recreational Features
6. Park Trails and Regional Connectivity
7. Clubhouse
8. Golf Course
9. Activity Center
10. Fairgrounds and Exposition Center
11. Ellis Barn Area
12. Event Campground
13. Equestrian Area
14. Former Community Garden Area
15. Rotary Park
16. Organized Programs and Events
17. Data Collection and Management
18. 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	<p>New Invasive species introductions</p> <p>Starry stonewort, Eurasian water milfoil, curly-leaf pondweed, and algae threatening water quality and habitat, and recreational use in Mill Pond</p> <p>Aquatic vegetation [watermeal, duckweed, filamentous algae] in Quinlin Pond</p> <p>Sedimentation run-off and nutrient loading into Mill Pond</p> <p>Vernal pool habitat location and protection</p> <p>Stormwater</p> <p>Culverts in golf course waterways</p>	<p>Implement Early Detection and Rapid Response (EDRR) land management principles to prevent the release of aquatic invasive species</p> <p>Continued evaluation and treatment (chemical and mechanical) by contractor in partnership with Springfield Township</p> <p>Continue annual chemical treatment through term of agreement with adjacent landowner; thereafter, allow pond to undergo a natural succession process to emergent wetland</p> <p>Evaluate golf course non-point source pollution. Monitor and evaluate native buffer strips.</p> <p>Document and map vernal pools</p> <p>Monitor, evaluate detention ponds and naturalized buffer strips. Park certification in the Michigan Turfgrass Environmental Stewardship Program completed in 2009</p> <p>Monitor current infrastructure and create strategy to maintain culverts and ensure compliance</p>
Compliance	<p>Eastern Massasauga Rattlesnake (EMR) compliance</p> <p>Storm water compliance</p>	<p>Continue to follow EMR Implementation Plan and Certificate of Inclusion to Conservation Candidate Agreement with Assurances with state and federal partners</p> <p>Continue storm water compliance activities under the Oakland County 2015 Phase II SWPPI permit including implementing and tracking good housekeeping practices at the maintenance facility, staff training for spill prevention and response, and 5-year IDEP dry weather monitoring</p>

Item	Current Conditions and Needs	Recommended Actions
Invasive Plants	<i>Phragmites</i> , reed canary grass, cat-tail, autumn olive, glossy buckthorn and purple loosestrife invasion along edge of Mill Pond	Track and monitor sensitive areas around Mill Pond for invasive species population, continue prescribed burns and manual control Monitor purple loosestrife biological control (<i>Galerucella</i> beetle introduction).
	Upland invasive species with highest management concern include autumn olive, glossy buckthorn, honeysuckle, pale swallow-wort, oriental bittersweet, thistle, and garlic mustard.	Continue to manage invasives with best-management practices including manual/mechanical control, biocontrol, prescribed fire, and habitat restoration
	Invasive shrub encroachment along edges of gold course woodlots	Concerted effort to control autumn olive and honeysuckle shrub layer ringing the site's woodlots using seasonally-timed mechanical and chemical control
	Christmas tree program- concern with spreading invasive species	Continue with incineration, as an alternative of spreading of chipped Christmas trees
Wildlife	Eastern Massasauga Rattlesnake management	BMP's including earlier burn times and lower soil temperatures to prevent EMR mortality and no mowing grass over 6 inches after EMR emergence
	Wetland habitat for EMR, Blanding's turtle and other reptiles and amphibians	Wetland complex protection and restoration
	White-tail deer over-population	Management of white-tail deer with aerial or alternative surveys and archery deer hunting program
	Canada goose population	Continue goose management program to decrease impacts to human health and threat to other native birds
	Little brown bat colony in buildings	Continue monitoring and continue BMP control efforts
	Grassland birds management	Evaluate naturalized or no-mow program in golf course and continue grassland habitat restoration (manual control of woody species, prescribed fire, prairie species seeding)
	American beaver management	Monitor dam and lodge building

Item	Current Conditions and Needs	Recommended Actions
Forestry	Hazardous tree removal program	Continue assistance with high priority hazardous tree removals around the park, concentrated in highest use zones
	Forest pest/disease monitoring	Monitor for oak wilt and strategize landmark tree protection within the park
	Coarse woody debris management assistance	Work with golf course staff to identify and remove woody debris piles in woodlands that are degrading forest habitat Establish alternative sanitation practices for woody debris management at the site.
	Materials management area assessment for ecological impacts	Assess potential impacts of current materials management area on adjacent forest habitat
No-Mow Areas	Naturalized or no-mow areas	Increase where possible with long-term goal of augmenting with low-growing native grasses such as little bluestem
Restoration	Intact native habitat, including woodland, wetland and grassland communities	Restoration through prescribed fire, invasive plant removal and native plant seeding. Develop long-term management plan with goals for quality and species diversity
	Mill Pond prairie fen/ wet mesic prairie complex	Continue to manage with prescribed fire and invasive species control; coordinate restoration management within the broader context of significant lands of adjacency owned by Springfield Township and MDNR with emphasis on proactive management for the support of EMR and Poweshiek Skipperling in the area
	Southern wetland/ headwater stream complex and adjacent upland communities	Ecological assessment of southern wetlands and headwaters stream complex and adjacent upland communities to identify restoration needs and recommended land management activities to facilitate long-term conservation of habitat and water quality provisions Continue annual monitoring for invasives and restoration management needs. Work with the OCPTR Trails Team to evaluate potential for future access to facilitate land management and monitoring activities.
Land Acquisition	There may be opportunities to acquire land or easements to increase contiguous areas of natural resource management	Explore acquisition opportunities with the Property Acquisition and Management (PAM) Work Group

Park Entrances, Roadways and Parking

[Link to Summary Table](#)

Item	
Golf Entrance	See Golf Course
Golf Parking Lot	See Golf Course
Clubhouse Parking Area	See Clubhouse
Employee Parking	See Clubhouse
Maintenance Parking Lot	See Maintenance, Utilities and Security
Activity Center Entrance	See Activity Center
Activity Center Parking Lot	See Activity Center
Equestrian Entrance	See Equestrian Area
Fairgrounds Parking Lot	See Fairgrounds and Exposition Center
Overflow Parking Fields	See Fairgrounds and Exposition Center
Hall Road Exit	See Fairgrounds and Exposition Center
Scott Road Maintenance Entrance	See Fairgrounds and Exposition Center
Greenhouse Entrance and Parking	See Former Community Garden Area

Maintenance, Utilities and Security

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Boundary Management		South side of golf course along Andersonville Road – continue with chain link*
Maintenance Parking Lot	Lot has pot holes	Mill, cap, and redo asphalt, include stormwater management*
Main Maintenance Building	Roof was replaced in 2017	No actions recommended
Cold Storage Maintenance Building	Will be painted to match Main Building	Evaluate condition of roof
Maintenance Yard	Will house Activity Center side employees and their equipment to the former Community Garden shed to alleviate congestion	
Storage Yard Also known as the Bone Yard	Area on the south side is used for landscape debris, storage of landscape materials, and equipment storage Need to clarify the role of 4H board in using and maintaining this area	Continue current maintenance that keeps debris under control Maintain communications with 4H and work together to keep it clean
Utilities	Lights are on timers on Activity Center side	

Item	Current Conditions and Needs	Recommended Actions
Water tower	<p>The water tower was built in 1971 with the Activity Center and was designed for fire suppression. It now also provides potable water throughout a much-expanded facility and is required to comply with Michigan Department of Environmental Quality (MDEQ) and Oakland County Health Department (OCHD) requirements for water quality testing and water tower flushing. The need for repairs was also identified in the 2007 maintenance inspection report. The most recent repairs to the water tower, however, were done twenty years ago (1997). Current conditions are described in detail in the <i>Maintenance Inspection Report</i> (Dixon Engineering, 12/1/2016)</p> <p>See Planning Review (OCPR/PRD, 4/7/2017)</p>	<p>Implement improvements through a series of multiple phased projects to improve water infrastructure*</p> <p>Most of these projects are expected to be done through collaboration and cost-share with the Oakland County 4H Fair Board.</p> <p>FIRE SUPPRESSION: Maintenance of the water tower will ensure continued structural integrity for fire suppression. Maintenance recommendations are detailed in the 2016 Maintenance Inspection Report (Dixon Engineering, 12/1/2016)</p> <p>The report also contains recommendations to increase the safety of people who perform routine maintenance on the water tower.</p> <p>POTABLE WATER: The water tower will continue to supply potable water until an alternative source is identified and staff will continue to comply with water quality requirements. Water tower maintenance is expected to help with this compliance.</p>
Potable Water	<p>Provision of potable water by the water tower is a short-term solution – alternative sources need to be identified</p> <p>See Planning Review (OCPR/PRD, 4/7/2017)</p>	<p>Implement improvements through a series of multiple phased projects to improve water infrastructure*</p> <p>Three new wells are proposed to serve the current and future needs for potable water. Design of this project will consider future facility planning and capacity needs</p>
Sanitary Collection	<p>Vendors currently do not have a way to appropriately drain water used for washing, food preparation, etc.</p> <p>See Planning Review (OCPR/PRD, 4/7/2017)</p>	<p>Implement improvements through a series of multiple phased projects to improve water infrastructure*</p> <p>Additional plans for infrastructure will address the need to move “gray water” from vendor booths to the septic system</p>
Security	<p>Regular patrols by Springfield deputies and Park deputies</p>	
Septic		
Stormwater Management	<p>Main arena and pond – parking lot flows towards equestrian area and washes out the road</p> <p>Culverts are failing and could impact irrigation and drainage system. See also Golf Course/Course Conditions</p>	<p>Manage stormwater, incorporating culvert and catch basin to direct water*</p> <p>Replace culverts*</p>

*Projects have been identified

Technology

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Network Connectivity	T1 into SAC and Pro Shop – Fair Board has cable (Comcast) OCPR has Wi-Fi at Activity Center and Fair Board office (Verizon)	Pro Shop network upgrades recommended to facilitate efficient point-of-sale
Wi-Fi	See above	Determine if more connectivity is needed

Non-Recreational Features

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Park House	House is leased to a private party	Maintain house and continue with current lease Consider long-term planning options: <ul style="list-style-type: none"> ▪ Current park house site could be used to relocate and expand golf course maintenance area, using park house as office space and moving pole barns to site ▪ Current maintenance site could be the location for a driving range
Davis House	Managed per agreement with Davisburg Historical Society	Maintain structure and operate per agreement Consider creation of more aesthetically pleasing area around Davis House that could be used for outdoor weddings and photo opportunities Consider long-term concept to relocate Davis House to the Ellis Barn vicinity (not currently within 10-year timeframe of current park plan)
Cell Tower		Continue to manage per agreement

Park Trails and Regional Connectivity

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Regional Connections	Park is not connected within Oak Routes network Ellis Barn grant agreement identified need for regional equestrian connectivity	Review agreements and plan for compliance
Access Routes	Accessibility review	
Rustic Trails	The park has a system of informal trails through the north park are used daily by a handful of dog walkers and on a scheduled basis for high-school cross-country team practices	Evaluate trails and look at increasing trail system – potentially with equestrian amenities Consider boardwalk to connect Former Community Garden parking with existing trails

Golf Course

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Entrance	Roadhouse has no advertising on the road – temporary sign is put out daily and taken down at night Sign is limited due to ordinance – maxed out on square footage	Redesign entrance sign to provide more space for the Roadhouse and draw customers when the Golf Course is closed
Parking Lot	Island hard to maintain because grass is poor	Redesign island landscaping – potentially with more rocks and hardscape Also consider bioswales and other stormwater management solutions
Golf Strategy and Design Update		Develop a long-term golf strategy that increases the resources we provide to the community and expands the ways in which the community relates to our parks that contain golf courses Consultation with a professional firm that is well-versed in current trends in golf and the most up-to-date science and engineering related to golf course design could aid in the development of this strategy
Cart barn	Building is too small for current needs	Expand cart barn*
Course conditions	Underground (French drain) drainage system under tees greens bunkers is working ok – some areas may need improvements: pooling is seen around #7 #10 and fairway #1 Drains connect to ponds via underground culverts – culverts are failing and could impact irrigation and drains – see Maintenance, Utilities and Security/Stormwater Management	Evaluate entire drainage system
Irrigation	Finish with planned upgrades	Implement planned updates to irrigation*
On-course restrooms	Two restroom buildings at holes 4 and 13 are in good shape	No actions recommended
Putting green	Adjustments to the putting green could open opportunities to expand parking and outdoor dining	Evaluate conditions including drainage Consider enlarging putting green and moving it away from the wetlands between 10 tee and 18 green Consider adding chipping area
Quinlan Pond	Managed per affidavit	

* Project has been identified (see Summary Table)

Clubhouse

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Clubhouse Drive and Parking Area	<p>Parking is inadequate</p> <p>No accessible parking – Golf Course lot is too far to walk for some</p> <p>If other improvements increase capacity at Roadhouse, associated increase in parking capacity will be required by ordinance</p> <p>Location and setting for dumpster needs to be evaluated</p>	<p>Consider the following in the design:</p> <ul style="list-style-type: none"> ▪ Enlarge circular drive and reduce island ▪ Improve existing parking spaces ▪ Include required number of accessible and van-accessible spaces with access aisles ▪ Combine with Employee Parking Lot ▪ Relocate dumpster and provide concrete pad and screening
Employee Parking Area	<p>Lot is adequate and is also used for volunteer parking</p> <p>Topography adjacent to lot drops off sharply</p>	<p>Consider incorporating this parking area into improvements to Clubhouse Parking Area</p>
Clubhouse	<p>Long-term goals for facility need to be confirmed</p> <ul style="list-style-type: none"> ▪ Increase the effectiveness of the Roadhouse, Annex and Pro Shop in supporting and promoting the Golf Course ▪ Build the success of the Roadhouse in developing a customer base independent of the Golf Course, including scheduled private events <p>Components of this area – parking, building exterior, Roadhouse, Pro Shop – have conditions and needs that are inter-related</p> <p>Project planning and phasing needs to consider these relationships</p> <p>Building was constructed in 1973, with improvements in 1990 and new roof in 2015</p> <p>An overall plan to update the Clubhouse is needed to improve the appearance, accessibility and sustainability of the building and increase the marketability of the services it provides</p> <p>Windows and siding are original</p> <p>Window replacement will improve energy efficiency and eliminate moisture leaks</p> <p>Wood siding is deteriorating and in need of continual repairs</p> <p>Bar needs more capacity for beverage storage</p> <p>Fireplace doesn't work and location is problematic – not structural</p>	<p>Develop an overall multi-year plan that coordinates and prioritizes improvements to the building exterior, Roadhouse, and pro shop and considers associated improvements to parking areas and access routes</p> <p>Consider the following Improvements in the plan:</p> <ul style="list-style-type: none"> ▪ Maintain building, including replacement of building equipment as needed* ▪ Replace windows* ▪ Replace existing T-111 wood siding with a durable painted cementitious board ▪ Construct deck* ▪ Complete landscaping associated with deck ▪ Increase Roadhouse food and beverage storage capacity (will be done in 2017) ▪ Renovate bar area to improve function* ▪ Assess circulation between Roadhouse food prep areas and Annex ▪ Remove non-functional fireplace to improve circulation and increase capacity ▪ Update and modernize interior décor ▪ Update functionality of Pro Shop ▪ Assess restroom accessibility and improve as needed ▪ Assess access routes from parking to building, golf course to building, between floors, and from Roadhouse to proposed future deck, and between Roadhouse, Pro Shop and Annex and incorporate improvements into facility planning ▪ Assess effect of any changes in building capacity and/or function on the requirements for parking and accessible parking

Item	Current Conditions and Needs	Recommended Actions
Roadhouse Annex	Current trailer facility did well in FY2016 Areas has a couple picnic tables Traffic around trailer tends to get congested	Consider the following to alleviate congestion: <ul style="list-style-type: none"> ▪ Connect 9 cart path to 10 with a little bridge to bypass the trailer and improve flow ▪ Consider paved pad for trailer and customers
Customer Service and Marketing Strategy		Implementation of improvements and renovations at the Clubhouse should include marketing actions to ensure that both the Roadhouse and Oakland County Parks highlight the features that make the Roadhouse at Springfield Oaks a destination for dining and entertainment Incorporate cross-marketing with Ellis Barn, Activity Centers, and other Springfield facilities into the Pro Shop Universal access to persons of all abilities and any special accessibility features should also be highlighted.

* Project has been identified (see Summary Table)

Activity Center

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Vehicle Entrance		No actions recommended
Parking Lot		No actions recommended
Building Maintenance	Needs to be re-sided	Replace building equipment as needed* Develop plan to replace siding
Long-Term Planning	Long-term planning for future Activity Center in light of needed significant upgrades	Consider a variety of option including removal of structure
Grand Hall	Very large space that is not fully utilized Has potential for increased use for sports Baseball practices are being held now Acoustics are poor	Consider development as a community recreation area – events could include: <ul style="list-style-type: none"> ▪ 3D archery events ▪ Basketball ▪ Indoor tennis ▪ Family gym night Evaluate potential acoustic improvements Incorporate into long-term planning for facility
Carousel Hall	Space could have a greater appeal for weddings and private events if it was brightened up and updated Hall has longer season than Ellis Barn Acoustics are poor	Consider updates to facility Consider development of an overall wedding package that includes the options of Carousel Hall as well as Ellis Barn Evaluate potential acoustic improvements
Kitchen	Licensed through Fair Board	Evaluate need for upgrades

* Project has been identified (see Summary Table)

Fairgrounds and Exposition Center

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Fairgrounds Parking Lot	Stormwater runoff – patching may increase it	Parking lot upgrades planned
Internal Roadways	Some roadways need repair	Repair/resurface as needed*
Overflow Parking Fields	Working well	No actions recommended
Hall Road Exit	Working well	No actions recommended
Fair Board Office and Restrooms	Managed per agreement with Oakland County Fair Board	
Barns	All wood-sided buildings need to be upgraded to metal siding for ease of maintenance	Replace siding*
Activity Pavilion		Evaluate and consider updates to improve appearance; ingress and egress
Main Arena	Clay surface for demolition derby limits use of arena	Explore solutions for surfaces that would expand use of the arena to potentially include horse shows and concerts
Fairground Operation	Public address system does not reach all areas – which may be a safety concern	Replace PA system*

Ellis Barn Area

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Ells Barn Building	Upgrades are needed to meet code and ADA requirements Paint was completed three years ago	Make electrical improvements* Install lift to second floor* Plan for painting

Event Campground and Showers

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
MDEQ Status	Registered as a group camping area with 137 permanent sites	No actions recommended
Event Campground	Working well Water lines have occasional failure, especially in south end	Evaluate water lines at south end of campground – may be undersized

Item	Current Conditions and Needs	Recommended Actions
Restroom and Shower Buildings	Eventually get rid of all temporary restrooms Locate a restroom/shower building strategically where Ellis Barn can use it as well as the campground	Develop a plan for restroom/shower placement based on number and types of users (campers, weddings, etc.)*

*Projects have been identified

Equestrian Area

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Equestrian Entrance	Roadway is in poor condition	Repair/resurface as needed*
Horse Barn (Building K)		No current recommendations
Upper Arena		No current recommendations
Lower Arena		No current recommendations

*Projects have been identified

Former Community Garden Area

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Entrance and Parking		Adapt as area is repurposed Potential for use as overflow parking if pedestrian connectivity is developed.
Proposed Archery Center		Continue to develop archery concept
Hoop Building	Currently unused	Remove plastic and install canvas cover (hoop barns) so the building can be used for additional cold storage
Garage	Currently used to store maintenance equipment for Activity Center side of park (i.e. mowers, etc.) Staff uses road shoulder to move equipment into park	If this use continues, additional improvements would be good: gravel pad, water source for washing equipment

Rotary Park

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Parking Area	Parking is inadequate and does not meet ADA accessibility guidelines	Evaluate development of parking lot with required number of accessible and van-accessible parking spaces with access aisles*
Picnic	Walkways and pedestrian access within park	Plan for upgrades to meet accessibility

Item	Current Conditions and Needs	Recommended Actions
Pavilion and Park	do not comply with ADA accessibility guidelines	requirements*
Davisburg Dam	Dam is managed collaboratively with Springfield Township and Oakland County Water Resources Commissioners office Various cracks and deformities are documented and eventual replacement of existing culvert and water gate is anticipated as well as the need to address armoring of the earthen slope supporting the culvert and road	Prepare to replace or redesign structures before they become a safety issue* Review alternatives to replacing dam Consider incorporating access routes into dam replacement Document history of dam and its significance to the local community

*Projects have been identified

Organized Programs and Events

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Activity Center Events	See Activity Center	Plan for expanded events and rentals in association with facility planning
Oakland County Fair	Event is considered a Community Event per the Service Portfolio Per contract with Fair Board, OCPR is an event partner and gets a percentage of event revenue (starting 2018)	Continue periodic evaluation of Fair Board contract
Fair Board Events	Fair Board schedules their events at the beginning of the year Per contract with Fair Board, OCPR gets a percentage of event revenue and a percentage of winter storage fees	Continue periodic evaluation of Fair Board contract
Antiques Festival	Managed per a rental agreement at a lower cost	Continue to evaluate rental agreements for this and similar events
Private events and expos	Use of the facility has increased significantly and there is capacity to accommodate a greater number and variety of events	Continue to explore and communicate with groups regarding a wider variety of shows, antique shows, craft shows, horse shows, Tech Center events, robotics, roller derby
Ellis Barn Weddings	Facility is generally booked for the entire season Park staff conduct scheduled tours twice a week throughout the years for prospective renters and wedding planners (instead of tours on demand) Booking of the facility is through the central reservation office at Waterford	Offer online reservations when functionality is available
Equestrian events and	Home for Clarkston and Holly practices	No current recommendations

Item	Current Conditions and Needs	Recommended Actions
practices		
Cross-country events and practices	Holly Big invitational meeting Nike	No current recommendations
Proposed archery events	Related to development of archery facilities	Partner with Recreation Programs and Services to develop events
Indoor golf video games	Golf Course is unused in the winter Need to help drive business to the Roadhouse in winter	Consider golf simulators for the Roadhouse and organizing winter leagues

Data Collection and Management

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Visitor Statistics	Park staff report counts from vehicle counters 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 Need for user data will arise as new projects are planned	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					
<i>Water quality</i>	✓				
<i>Compliance</i>	✓				
<i>Invasive Plants</i>	✓				
<i>Wildlife</i>	✓				
<i>Forestry</i>	✓				
<i>No-Mow Areas</i>	✓				
<i>Restoration</i>	✓				
Park Entrances, Roadways and Parking					
Return to planning unit					
Maintenance, Utilities and Security					
Return to planning unit					
<i>Boundary Management</i>	✓			\$52,000	SPG Fence Line Replacement (FY2021)
<i>Maintenance Parking Lot</i>	✓	✓		\$100,000	SPG Maintenance Area Paving
<i>Main Maintenance Building</i>	✓				
<i>Cold Storage Maintenance Building</i>	✓				
<i>Maintenance Yard</i>	✓				
<i>Storage Yard</i>	✓				
<i>Utilities</i>	✓				
<i>Water tower</i>	✓		\$0	\$35,000	SAC Water Tower Improvements Design (FY2017)
				\$250,000	SAC Water Tower Improvements Construction (FY2018)
				\$100,000	SAC Water Tower Improvements Construction (FY2019)
					SAC Water Tower Inspections
<i>Security</i>	✓				
<i>Septic</i>	✓				
<i>Stormwater Management</i>	✓			\$25,000	SAC Storm Water System Renovation Design
				\$250,000	SAC Storm Water System Renovation Construction
				\$50,000	SPG Storm Water System

10-Year Concept	Planning and/or Operations Actions	Transition Plan/Accessibility Actions	Maintenance Forecast	CIP Forecast	CIP or Maintenance Management Plans Project Name
					Renovation Design
Technology					
Return to planning unit					
<i>Network Connectivity</i>	✓	✓			
<i>Wi-Fi</i>	✓	✓			
Non-Recreational Features					
Return to planning unit					
<i>Park House</i>	✓	✓			
<i>Davis House</i>	✓	✓			
<i>Cell Tower</i>	✓				
Park Trails and Regional Connectivity					
Return to planning unit					
<i>Regional Connections</i>	✓	✓			
<i>Access Routes</i>	✓	✓			
<i>Rustic Trails</i>	✓	✓			
Golf Course					
Return to planning unit					
<i>Golf Course Entrance</i>	✓				
<i>Golf Course Parking Lot</i>	✓	✓			
<i>Golf Strategy and Design Update</i>	✓	✓			
<i>Cart Barn</i>	✓			\$112,500	SPG Cart Barn Addition
<i>Course Conditions</i>	✓				
<i>Irrigation</i>	✓			\$70,000 \$70,000	SPG Irrigation System Replacement Phase II (FY2020) SPG Irrigation System Replacement Phase II (FY2021) (recommend sooner)
<i>On-Course Restrooms</i>	✓	✓			
<i>Putting Green</i>	✓				
Clubhouse					
Return to planning unit					
<i>Clubhouse Parking Area</i>	✓	✓			
<i>Employee Parking</i>	✓	✓			
<i>Clubhouse Building Maintenance</i>	✓	✓		\$7,500 \$22,500 \$11,000	SPC Clubhouse Water Heater (FY2019) SPC Roadhouse HVAC Unit (FY2019) SPG Pro Shop HVAC System (FY2019)
<i>Roadhouse</i>	✓	✓		\$40,000	SPC Clubhouse Deck
<i>Starter Shack</i>	✓	✓		\$15,000	SPC Annex Building Design (FY2021)

10-Year Concept	Planning and/or Operations Actions	Transition Plan/Accessibility Actions	Maintenance Forecast	CIP Forecast	CIP or Maintenance Management Plans Project Name
				\$150,000	SPC Annex Building Construction
<i>Pro Shop</i>	✓	✓			
<i>Customer Service and Marketing Strategy</i>	✓				
Activity Center					
Return to planning unit					
<i>Vehicle Entrance</i>	✓				
<i>Activity Center Parking Lot</i>	✓	✓			
<i>Building Maintenance</i>	✓			\$215,000	SAC Activity Center Boiler Replacement (FY2019)
<i>Grand Hall</i>	✓	✓			
<i>Carousel Hall</i>	✓	✓			
Fairgrounds and Exposition Center					
Return to planning unit					
<i>Fairgrounds Parking Lot</i>	✓	✓			
<i>Internal Roadways</i>	✓			\$100,000	SAC Barn Drive Replacement/Resurfacing (FY2017)
<i>Overflow Parking Fields</i>	✓	✓			
<i>Hall Road Exit</i>	✓				
<i>Fair Board Office and Restrooms</i>	✓	✓			
<i>Barns</i>	✓			\$25,000 \$25,000	SAC Barn Siding Replacement (FY2019) SAC Barn Siding Replacement (FY2020)
<i>Activity Pavilion</i>	✓	✓			
<i>Main Arena</i>	✓	✓			
<i>Fairground operation</i>	✓			\$30,000 \$300,000	SAC Public Address System Design SAC Public Address System Construction
Ellis Barn Area					
Return to planning unit					
<i>Ellis Barn Building</i>	✓	✓		\$190,000 \$135,000	*SAC Ellis Barn Improvement Vertical Lift (FY2018) SAC Ellis Barn Electrical Improvements (FY2021)
<i>Ellis Barn Operation</i>	✓	✓			
Event Campground and Showers					
Return to planning unit					
<i>MDEQ Status</i>	✓				
<i>Event Campground</i>	✓	✓			
<i>Restroom and Shower Buildings</i>	✓	✓		\$60,000	SAC Restroom/Shower Replacement Design

10-Year Concept	Planning and/or Operations Actions	Transition Plan/ Accessibility Actions	Maintenance Forecast	CIP Forecast	CIP or Maintenance Management Plans Project Name
				\$600,000 \$25,000	SAC Restroom/Shower Replacement Construction *SAC Ellis Barn Restroom Design
Equestrian Area					
Return to planning unit					
<i>Equestrian Entrance</i>	✓		\$13,500		SAC Building K Resurfacing
<i>Horse Barn (Building K)</i>	✓				
<i>Upper Arena</i>	✓				
<i>Lower Arena</i>	✓				
Former Community Garden Area					
Return to planning unit					
<i>Greenhouse Entrance and Parking</i>	✓	✓			
<i>Proposed Archery Center</i>	✓	✓			
<i>Hoop Building</i>	✓				
<i>Garage</i>	✓				
Rotary Park					
Return to planning unit					
<i>Parking Area</i>	✓	✓		\$5,000 \$50,000	SAC Parking Lot Rotary Park Design SAC Parking Lot Rotary Park Construction
<i>Picnic Pavilion and Park</i>	✓	✓		\$20,000	*SAC Trail Development Rotary Park
<i>Davisburg Dam</i>	✓			\$30,000	SAC Dam Improvements Design (FY2018)
				\$75,000	SAC Dam Improvements Construction (FY2019)
				\$75,000	SAC Dam Improvements Construction (FY2020)
				\$230,000	SAC Davisburg Dam Slope Armor Renovation
Organized Programs and Events					
Return to planning unit					
<i>Activity Center Events</i>	✓				
<i>Oakland County Fair</i>	✓				
<i>Fair Board Events</i>	✓				
<i>Antiques Festival</i>	✓				
<i>Private Events and Expos</i>	✓				
<i>Ellis Barn Weddings</i>	✓				
<i>Equestrian Events and Practices</i>	✓				
<i>Cross-Country Events and Practices</i>	✓				
<i>Proposed Archery Events</i>	✓				
<i>Indoor Golf Video Games</i>	✓				

10-Year Concept	Planning and/or Operations Actions	Transition Plan/ Accessibility Actions	Maintenance Forecast	CIP Forecast	CIP or Maintenance Management Plans Project Name
Data Collection and Management Return to planning unit					
Visitor Statistics	✓				
Visitor Surveys	✓				
Response to Changing Trends and Needs Return to planning unit					
Track Needs and Trends	✓				
Evaluate Alternatives	✓				
FORECAST AMOUNTS			\$13,500	\$3,550,500	
REINVESTMENT CALCULATION ¹					
Total Combined Maintenance and CIP			\$3,564,000		
CIP Forecast for New Assets			\$235,000		* New assets
Total Reinvestment in Existing Assets			\$3,329,000		
Value of Existing Assets (2016)			\$12,311,981		
Average annual reinvestment over 10 years			2.70%		

Maps and Drawings

There are no additional maps or drawings

References

OCPRC. (8/4/2016). *Proposed FY2017 Capital Improvement & Maintenance Management Plan*. Waterford, MI: Oakland County Parks and Recreation Commission.

¹ REINVESTMENT CALCULATION: The **Average Annual Reinvestment** is expressed as a percentage of the total replacement value of park assets and is calculated with the following formula:

$$\frac{[(A + B - C) / D]}{E}$$

Where:

A = Total forecast maintenance costs (\$)

B = Total forecast CIP costs (\$)

C = Total forecast CIP costs for new assets (\$)

D = Replacement Value of Park Assets (Springfield's assets have an estimated value of **\$12,311,981** in 2016 dollars)

E = Number of years of the planning period (10 years for park plans)