

WATERFORD OAKS PARK VISION AND FACILITY CONCEPTS

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Park Vision

Waterford Oaks County Park, centrally located in Oakland County, offers visitors a variety of recreational opportunities within a natural setting. Over the next ten years, Oakland County Parks and Recreation will provide services and facilities that complement the distinctive character of Waterford Oaks, while increasing the 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 of Waterford Oak are maintained and enhanced and are an integral part of the Waterford Oaks experience
- Trail connectivity is increased and wayfinding is improved throughout the park and between facilities
- Accessibility is enhanced throughout the park and the park is well-known for barrier-free experiences and facilities
- With the completion of certain improvements Waterford Oaks has been converted to a day-use park, with revenue from the collection of vehicle pass fees and increased attendance making the park more sustainable
- Waterford Oaks is an important component of the Oakland County campus and a resource for outdoor recreation for Oakland County employees and their families
- Waterford Oaks is the administrative hub of the Oakland County Parks system and contributes to the efficient operation of all parks
- The Oakland County Farmers' Market at Waterford Oaks contributes to the economic prosperity of the local agricultural community, provides a wide array of healthy seasonal products, participates in partnerships that promote healthy living, and connects with underserved communities through food assistance programs
- 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
- Park Entrances, Roadways and Parking
- Maintenance, Utilities and Security
- Technology
- Non-Recreational Features
- Park Trails and Regional Connectivity
- Waterpark
- Waterpark Concession
- Central Park Area
- North Park Area
- Lookout Lodge Area
- Paradise Peninsula
- Greenhouse Area
- Proposed Dog Park
- Administrative Complex
- Farmers Market
- Organized Programs and Events
- Data Collection and Management
- Response to Changing Trends and Needs

Planning Unit Maps

Figure A: Park map showing locations of selected planning units

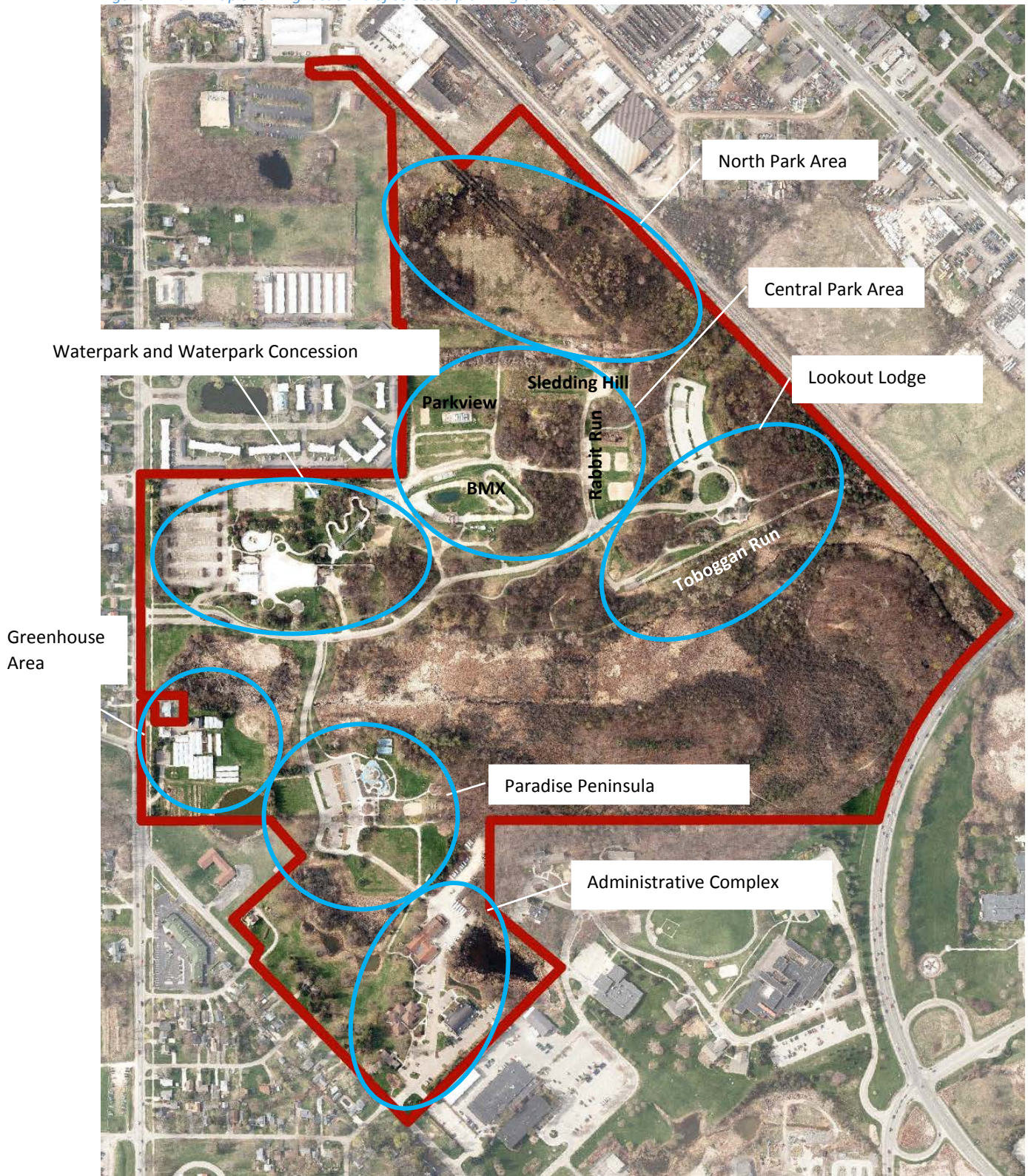
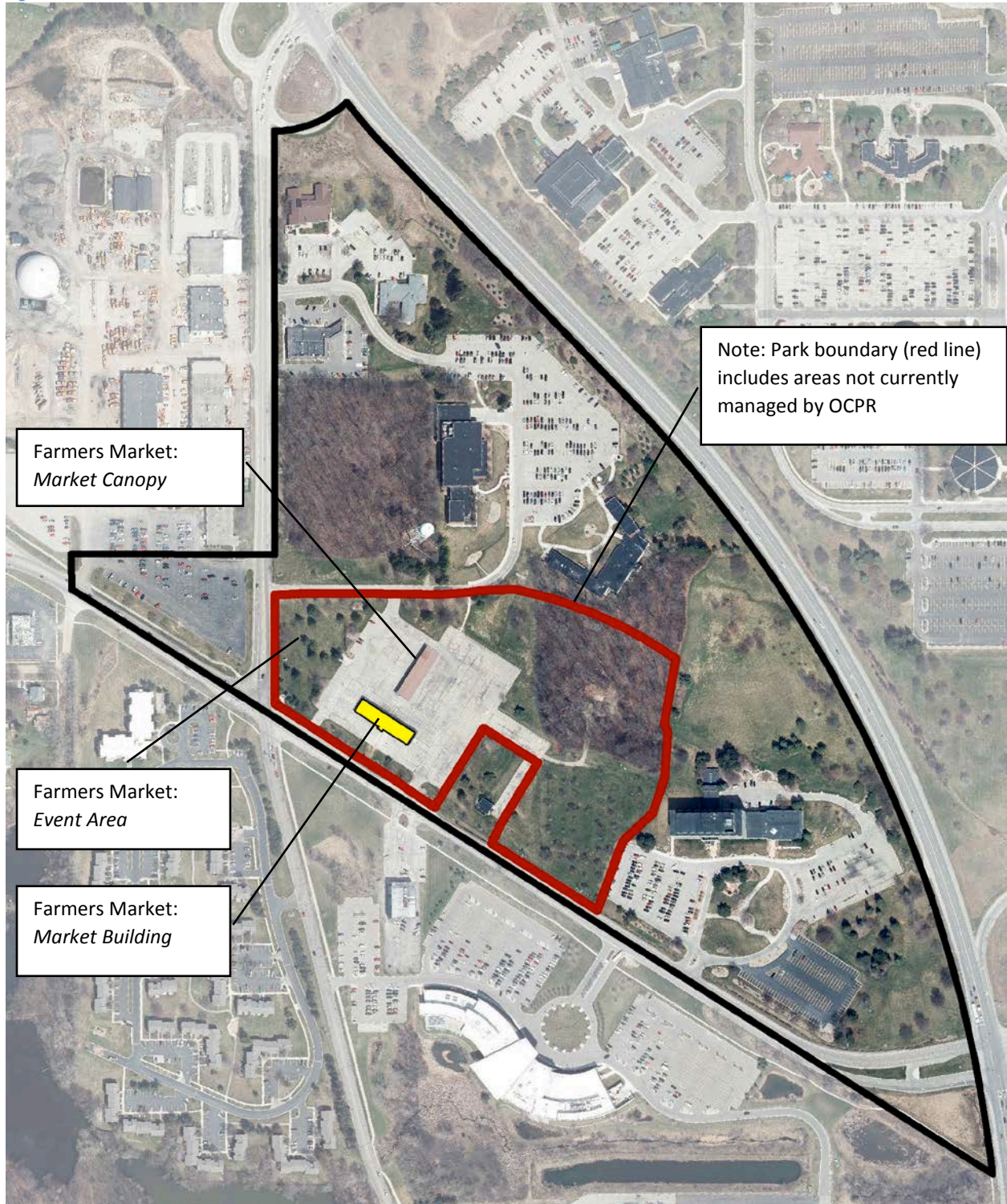


Figure B: Farmers Market



Natural Resource Management

[Link to Summary Table](#)

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
Water Quality	<p>OCPR follows best practices for storm water management</p> <p>Certification from the Michigan Turfgrass Environmental Stewardship Program (MTESP) is sought for all parks as an indication of OCPR's commitment to water quality best practices</p> <p>Erosion issue at Telegraph Road</p>	<p>Maintain bioswales, rain gardens and pond shoreline buffers from 2010 Storm water improvement project to decrease storm water runoff and sedimentation</p> <p>Attain initial certification from Michigan Turfgrass Environmental Stewardship Program (MTESP).</p> <p>Address structural drainage issues (proposal for FMO/WRC-- Mainland Drain Habitat Improvements grant proposal) *</p>
Vernal Pools	Two vernal pools have been surveyed and monitored	Monitor trail use for impacts on vernal pool and conduct vernal pool documentation.
Invasive Plants	Invasive species include glossy buckthorn, purple loosestrife, reed canary grass and <i>Phragmites</i> in the wetland communities and common buckthorn, honeysuckle, and garlic mustard in the uplands	Control invasive species using burning, manual, and chemical removal methods. Continue with three-year prescribed burn rotation.
Wildlife	Wildlife species to manage include Canada geese, white-tailed deer, amphibians, reptiles, and grassland birds	Perform periodic goose management Continue wildlife surveys and nestbox monitoring
Forestry	Hazardous tree survey has been conducted and identified actions	Prioritized tree removal Tree replacement program Pest and disease diagnostics
No-Mow and Restored Areas	No-mow areas in the park filter storm water and reduce management costs	Mow periodically Control invasive species by selective herbicide applications and hand weeding

* Project has been identified – see Summary Table

Park Entrances, Roadways and Parking

[Link to Summary Table](#)

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
Main Entrance	<p>APPEARANCE: Park entrance and signage needs to be evaluated for appearance, communication effectiveness, and compatibility with</p> <p>LOCATION: Future expansion may include relocation of main park entrance per <i>2015 Preliminary Master Plan</i> (Russell Design, 2015)</p>	<p>APPEARANCE: Evaluate and plan for appropriate update</p> <p>LOCATION: Evaluate alternate sites for Main Entrance as other uses change – i.e. greenhouse, removal of houses on Watkins Lake Road, etc.</p>
Day Use Vehicle Passes	<p>Park currently has limited day use and does not collect fees for daily vehicle passes. Implementation of improvements and new recreational opportunities, such as opening of the Proposed Dog Park and opening of BMX area to the public, are opportunities to institute vehicle pass requirement</p>	<p>After new recreational opportunities are available:</p> <ul style="list-style-type: none"> ▪ Institute vehicle pass requirement ▪ Install electronic pay station ▪ Sell annual passes at the Administration Building ▪ Pedestrian access does not require vehicle pass ▪ Do not require vehicle passes at the Waterpark (this may require further planning because of people parking at the Waterpark for day use)
Administration Entrance	<p>Park entrance and signage needs to be evaluated for appearance, communication effectiveness, and compatibility with park system branding</p>	<p>Evaluate and plan for appropriate update</p>
Future Concepts	<p>Long-term concepts (within 10 or more years) envision development of a centralized parking lot that serves as the main entry to the waterpark and park, with the current waterpark parking lot serving as employee and bus parking (OCPRC, 2012) (Russell Design, 2015)</p> <p>See Central Park Area Planning Unit</p>	<p>Consider shorter-term (within 1-5 years) changes in context of long term concepts</p>
Waterpark Parking Lot	<p>Link to Waterpark Planning Unit/Waterpark Parking Lot</p>	
Rabbit Run Parking Lot	<p>Link to Central Park Area Planning Unit/ Rabbit Run Parking Lot</p>	
BMX Parking Lot	<p>Link to Central Park Area Planning Unit/ BMX Parking Lot</p>	
Lookout Lodge Parking Lot	<p>Link to Lookout Lodge Area Planning Unit/ Lookout Lodge Parking Lot</p>	
Paradise Parking Lot	<p>Link to Paradise Peninsula Planning Unit / Paradise Parking Lot</p>	
Greenhouse Parking Lot	<p>Link to Greenhouse Area Planning Unit/ Greenhouse Parking Lot</p>	
Administration Parking Lot	<p>Link to Administrative Complex Planning Unit/ Administration Parking Lot</p>	
Market Parking Lot	<p>Link to Farmers Market Planning Unit/ Market Parking Lot</p>	

Maintenance, Utilities and Security

[Link to Summary Table](#)

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
Boundary Management	Substantial fencing is needed to prevent unauthorized entry into the Waterpark and to separate visitors from the railroad right-of-way and the maintenance yard. In other areas of the park, we may consider fences that have a more welcoming appearance such as split rail or farm fencing or boundary markers.	Complete Boundary Standards Maintain schedule of boundary inspections Evaluate fencing needs When replacement is indicated, replace with appropriate fence type
Maintenance Yard	This area serves the entire park system, including Mobile Recreation, as well as Waterford Oaks. The area recently received a minimal expansion and update (will be completed in FY2017), which has relieved some of the congestion but is still insufficient for the long-term storage and maintenance needs of the park and park system.	Plan for Maintenance Yard expansion that increases staff efficiency, protects valuable equipment, complies with hazardous material regulations, and has a good traffic flow, include pull-through parking and turn around space for buses and stages Provide for adequate stormwater retention Provide for relocation of chemical mixing pad for Natural Resource Management (see Greenhouse Garage below)
Proposed Storage Building	There is not adequate cold storage or washing area available for mobile recreation buses and trailers	Consider construction of a 20'X100' pole barn structure with wash bays and mezzanine storage in a second phase following expansion of the Maintenance Yard
Maintenance Building	Maintenance to the building and building equipment has been scheduled: <ul style="list-style-type: none"> ▪ Repair of garage siding ▪ Replacement of wood shop ventilation system 	Implement scheduled maintenance* Consider other improvements in conjunction with Maintenance Yard expansion
Storage Yard	Located north of the Sledding Hill. Screening is needed in the current location to separate it from recreational activities. However, it might not be in the best location.	Evaluate Storage Yard location – consider a location closer to Maintenance Yard and within Maintenance Yard fence (see Maintenance Yard section above)
Utilities	Appropriate for current needs	Reevaluate as uses change and expand
Security	GATES: Gates remain open when park is closed – vandalism and theft have not been an issue PATROLLING: Park is patrolled periodically by OC Sherriff Parks Unit and Waterford Township Police WATERPARK SECURITY: Waterpark is securely fenced and the gates locked when not open Security cameras need to be updated	GATES: no changes PATROLLING: no changes WATERPARK SECURITY: Evaluate security cameras and update
Greenhouse Garage	Current site for storing and mixing herbicides is the concrete block garage near the greenhouses This may become unavailable depending on the terms of the greenhouse lease	Determine future use of building or consider removal of building Provide chemical storage that meets the needs of the Natural Resource Management and complies with state regulations (See Maintenance Yard above)

* Project has been identified – see Summary Table

Technology

[Link to Summary Table](#)

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
Fiber Optics	Upgrades to the lines servicing the park are needed for faster processing of RecTrac transactions, as well as providing high speed Wi-Fi to visitors	Upgrade fiber optic lines as part of a system-wide upgrade
Market Wi-Fi	Need to improve connectivity for vendors' point-of-sale transactions and to provide information to Market visitors	Work with Oakland County Information Technology department to establish a fast connection to OakGov wireless

Non-Recreational Features

[Link to Summary Table](#)

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
Greenhouses	See Greenhouse Area	
Ernst House 1580 Scott Lake Road	House is winterized; electricity is on; no heat or water See Park History section of <i>Park Baseline Analysis</i>	Consider options <ul style="list-style-type: none"> ▪ Preserve and repurpose for park use ▪ Consider alternative use, potentially rental by a public agency ▪ Identify historical elements, deconstruct and re-use as appropriate ▪ Reconstruct within the township ▪ Demolish
Ernst Barn	See Park History section of <i>Park Baseline Analysis</i>	Consider options: <ul style="list-style-type: none"> ▪ Preserve/stabilize/mothball – especially foundation and roof and keep in place ▪ Deconstruct and re-use historical elements ▪ Reconstruct in another location
House and Garage 2866 Watkins Lake Road	Leased for residential use	Consider future demolition and incorporation of site into public recreation land –potential alternative entrance site
House and Shed 2930 Watkins Lake Road	Needs insulation Leased for residential use	Consider alternative use, potentially rental by a public agency Consider future demolition and incorporation of site into public recreation land

Park Trails and Regional Connectivity

[Link to Summary Table](#)

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
Regional Connections	<p>Need connectivity to Oakland County campus pathways</p> <p>Farmers Market is connected with regional transit with one stop on County Center Road and one stop on Pontiac Lake Road – both stops are located on the opposite sides of busy roads</p>	<p>Collaborate with Oakland County FM&O on implementation of the campus pathways plan*</p> <p>Maintain communication with the Suburban Mobility Authority for Regional Transportation (SMART) to work towards more convenient access to public transit</p> <p>Develop a plan to collect and analyze data regarding bus use and the Market</p>
Access Routes	<p>Accessibility updates identified to comply with ADA requirements:</p> <ul style="list-style-type: none"> ▪ provide access route to Volleyball Courts (at Rabbit Run and Paradise Peninsula) and Fitness Stations ▪ correct slope and surface of access route at the Main Park Entrance, Lookout Lodge, Paradise Peninsula, Administration Building, Activity Center Building, Recreation and Employment Office, Facilities Building, and South Pedestrian Access Trail 	<p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC, 03/14/2017, pp. 16-27, photos 19, 34-65)</p>
Shared Use Paths	<p>The park's main paved trail begins at the Main Park Entrance and continues parallel to the roadway. At Rabbit Run the path loops around Lookout Lodge.</p> <p>A branch of the path goes south to Paradise Peninsula.</p>	<p>Maintain existing shared use paths per OCPR standards</p> <p>Proposed Market Loop: consider development of an accessible looped pathway at the Farmers Market*</p> <p>Proposed North Park Trail: consider development of a trail at the northern end of the park that links with the existing Rabbit Run loop*</p>
Hiking Trails	<p>Unpaved hiking trails connect with the main paved trail, creating a loop through the parks scenic woods and wetlands</p> <p>An additional unpaved trail connects Paradise Peninsula with the Administrative Complex</p>	<p>Maintain existing hiking trails per OCPR standards</p>
Pedestrian Gates	<p>Pedestrian opening in fence on Scott Lake Road (across from Seven Eleven convenience store)</p>	<p>No changes or additions recommended</p>
Utility Crossings	<p>Recent clearing along RR tracks by DTE</p> <p>There is a small spur of former RR ROW that crosses boundary into the park</p>	<p>Maintain communication with DTE regarding utility clearing</p>

* Project has been identified – see Summary Table

Waterpark

[Link to Summary Table](#)

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
Waterpark Parking Lot	Parking lot is in very poor condition Return to Park Entrances, Roadways and Parking	Priority for repair or replacement*
Ticket Booths	Equipment management scheduled: <ul style="list-style-type: none"> 2025 – Window AC unit 	Implement scheduled equipment management
Bathhouse	Short-term improvements are needed to provide adequate customer service Equipment management scheduled: <ul style="list-style-type: none"> 2023 – Water heater Building is in very poor condition and needs a major update or replacement in the future	SHORT-TERM: <ul style="list-style-type: none"> Provide family restrooms* Implement scheduled equipment management LONG-TERM: Continue to plan for major update or construction of new or additional bathhouse (Russell Design, 2015)
Staff Areas	Areas are adequate for the current use Equipment management scheduled: <ul style="list-style-type: none"> 2022 – Pool offices: replacement of 2 ductless split system HVAC units 2026 – Lifeguard staff room window AC unit 	No changes Implement scheduled equipment management
Mechanical Building	Equipment management scheduled: <ul style="list-style-type: none"> 2015 – (2) filter room unit heaters above earth filters; consider replacing with new greenhouse units depending on future of greenhouses Chemical storage regulatory compliance issues need to be addressed, which may involve structural changes to ensure proper secondary containment capacity for wave pool chemicals The Big Bucket Children’s Area shares a common plumbing and filtration system with Ragin’ Rapids. If mechanical failure or contamination occurs in one feature, both features have to be shut down. When both are shut down, there are no features suitable for older kids – which generally results in having to cut prices to offset two features being offline, resulting in lost revenue. If the plumbing was separated – only the impacted feature would need to be shut down.	Implement scheduled equipment management Install double-walled storage tanks for chlorine and acid by 2017 opening Develop design concepts and cost estimates for chemical storage Separate Big Bucket pool and Ragin’ Rapids group raft ride filter systems*
Wave Pool	Surface of walls are in poor shape Concrete bottom of wave pool needs resurfacing	Patch Wave Pool walls Resurface bottom of pool
Big Bucket Children’s Area	Ropes and pulleys are in poor shape Slides are in good shape Repainting of structure is scheduled	Replace ropes and pulleys Implement scheduled structure painting*
Raft Ride	Conveyor needs safety update Conveyor belt is scheduled for replacement	Install two safety features: <ul style="list-style-type: none"> Sensors for automatic start/stop Covers Replace conveyor belt as indicated*
Bridge	Bridge serves no function since removal of	Evaluate bridge and costs/benefits of

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
	Slidewinder in 2012 – continued maintenance costs of wood and carpet and deck	continued maintenance
Future Concepts	Need to determine optimal size and character of Waterpark, which possibly will be smaller than the expanded version envisioned in the longer-term concepts (OCPRC, 2012) (Russell Design, 2015) Long-term concepts envision moving the main entrance and constructing a new bathhouse on the east side for entry from the proposed centralized parking area (current site of BMX in Central Park Planning Unit) (OCPRC, 2012) (Russell Design, 2015)	Waterpark strategic planning Consider short term changes in context of long term concept

* Projects have been identified – See Summary Table

Waterpark Concession

[Link to Summary Table](#)

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
Concession Size	Concession is too small to accommodate all the food and beverage needs of visitors	Continue to allow outside food and beverage
Freezer	Currently have partnership with Materials Management which gives access to old jail freezer; there is long-term need for new adequately sized walk-in freezer	Install walk-in freezer of sufficient capacity*
Future Concepts	Long-term concepts envision moving the main entrance and constructing bathhouse of the Waterpark to the east side for entry from the proposed centralized parking area (OCPRC, 2012) (Russell Design, 2015)	Consider short term changes in context of long term concept

* Projects have been identified – See Summary Table

Central Park Area

[Link to Summary Table](#)

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
Rabbit Run Parking Lot	<p>Unpaved parking spaces along Rabbit Run</p> <p>Accessibility updates needed to comply with ADA requirements:</p> <ul style="list-style-type: none"> Provide accessible parking spaces, van-accessible parking spaces, access aisles, and signage <p>Return to Park Entrances, Roadways and Parking</p>	<p>Maintain per OCPR standards</p> <p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC, 03/14/2017, pp. 6, photo 12)</p>
BMX Parking Lot	<p>Gravel lot is sufficient for current uses and uses anticipated in the short-term</p> <p>Return to Park Entrances, Roadways and Parking</p>	<p>No changes recommended</p>
BMX Track	<p>Use of BMX area has declined over the years. We need to get a realistic picture current and potential facility use</p> <p>The fenced area is only unlocked and open when the volunteer association or park staff are available to run practices and races (88 days a year):</p> <ul style="list-style-type: none"> 66% staffed park use – scheduled open rides (60 days/year) 34% leagues – races (28 days/year) 	<p>Collect data to inform decision to allow open park use:</p> <ul style="list-style-type: none"> Surveys Change counting methods to include parents and spectators Get legal and risk management opinion on open BMX use <p>Make minor changes and open the track to the public for a longer season (200 days/year):</p> <p>88% open park use – open ride by anyone (170 days/year)</p> <p>15% leagues – races (30 days/year)</p>
Proposed pump Track	<p>Pump track is a feature that encourages bicyclists to build their skills</p>	<p>Build a pump track using in-house resources to supplement open park use</p>
Parkview	<p>Tent is erected in season and the area rented (usually 6 times/season) for groups of 300-500-person group.</p> <p>Construction of a permanent pavilion has been recommended in the past but is not warranted by the current level of use</p> <p>Space is valuable for Waterpark and BMX overflow parking</p>	<p>No actions recommended</p> <p>Maintain open space</p>
Sledding Hill	<p>Nice kiddie sledding hill, but there is generally not enough snow (open 2 weekends last year and 1 weekend this year)</p> <p>Other non-winter uses of the hill would be an opportunity to increase park attendance</p>	<p>SHORT-TERM: Maintain and open when snow is sufficient</p> <p>LONG-TERM: Consider adding lighting* and updating OCPR's snow-making equipment, including required updates to water lines and electric lines needed for snow-making</p> <p>NON-WINTER USE:</p> <p>Explore use as amphitheater seating with entertainment using OCPR mobile stage</p>
Volleyball Courts	<p>Courts are rarely rented</p> <p>Private leagues ended due to lack of participation</p>	<p>Reduce number of courts</p> <p>Explore other uses of sand that is in place</p>

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
	Pick-up volleyball several times a week during summer	
Future Concepts	This is the area that has been identified as the location of a future centralized parking area and a recreational commons concept, which would entail removal of the current features (OCPRC, 2012) (Russell Design, 2015)	Consider short term changes in context of long term concept

* Projects have been identified – See Summary Table

North Park Area

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
Potential Uses for Area	Area has not been developed for recreation	Potential dog park location Link to Proposed Dog Park Potential location for new shared use trail Link to Park Trails and Regional Connectivity/ Shared-Use Paths

Lookout Lodge Area

[Link to Summary Table](#)

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
Lookout Lodge Parking Lot	Parking lot is in poor condition	Repair as needed or consider alternative paving methods
	<p>Accessibility updates needed to comply with ADA requirements:</p> <ul style="list-style-type: none"> ▪ Provide accessible passenger loading area, parking spaces, van-accessible parking spaces, and signage <p>Return to Park Entrances, Roadways and Parking</p>	Implement accessibility updates per <i>Transition Plan</i> (OCPRC, 03/14/2017, pp. 6-8, photos 13-18)
Lookout Lodge (Bldg 769)	<p>Equipment management:</p> <ul style="list-style-type: none"> ▪ 2027 – Water softener <p>Accessibility updates identified to comply with ADA requirements:</p> <ul style="list-style-type: none"> ▪ Secure carpets and mats ▪ Update signage ▪ Adjust door closer speed ▪ Correct protruding objects ▪ Corrections to men’s and women’s restrooms 	<p>Implement scheduled equipment management</p> <p>Open restrooms from the outside would be additional amenity for day use park use</p> <p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC, 03/14/2017, pp. 39-49, photos 66-83)</p>
Toboggan Run	Toboggan run is an eyesore that is visible from the Lookout Lodge	Remove and dispose properly of components (fiberglass, copper, plastic tubing)
Toboggan Tower	Tower has been maintained Tower is kept locked to prevent entry	Conduct periodic structural inspections Consider enclosing upper deck with railing and open as a birdwatching platform Maintain for potential future use with climbing center/zip line
Toboggan Landing Area Pavilion	Pavilion is unused	Evaluate structural integrity Determine future purpose and adapt structure
Toboggan Mechanical Building	Building containing refrigeration units to chill former toboggan run has been mothballed	Repurpose or auction equipment Remove building
Proposed Climbing Center	Accessible components, bouldering and climbing wall, high and low ropes course, zip line	Develop and implement design concepts*

* Projects have been identified – See Summary Table

Paradise Peninsula

[Link to Summary Table](#)

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
Paradise Parking Lot	<p>Parking lot and stormwater management system was updated in 2009</p> <p>Accessibility updates needed to comply with ADA requirements:</p> <ul style="list-style-type: none"> Provide accessible parking spaces, van-accessible parking spaces, access aisles, curb ramps, and signage <p>Return to Park Entrances, Roadways and Parking</p>	<p>Maintain per OCPR standards</p> <p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC, 03/14/2017, pp. 1-2, photos 1-5)</p>
The Landing Building (773)	<p>Equipment management</p> <ul style="list-style-type: none"> 2022 – Cast iron boiler <p>Building is heated all year Only opened when Paradise Pavilion is rented Other times portable toilets are available to public</p>	<p>Implement scheduled equipment management</p> <p>Consider opening daily with new vehicle pass requirement Consider renaming and branding as part of the new day use park</p>
Paradise Pavilion	<p>Accessibility updates identified to comply with ADA requirements:</p> <ul style="list-style-type: none"> Provide accessible grills and picnic tables Adjust height of electrical controls Replace water faucet control Provide accessible model drinking fountain 	<p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC, 03/14/2017, pp. 54-56, photos 43, 84-88)</p>
Play area and structures	<p>Area is very open and hot in summer Original design included shade structures</p>	<p>Add shade structures* Add misting elements or other simple water feature to cool and to continue the Great Lakes theme*</p>
Platform Tennis	<p>Staff reports that numbers of players has dropped by about half from previous years. We need to understand usage to justify maintenance of fencing, painting, and court surface</p> <p>Equipment management scheduled:</p> <ul style="list-style-type: none"> 2020 – 4 LP tube unit heaters under deck <p>Accessibility updates identified to comply with ADA requirements:</p> <ul style="list-style-type: none"> Rebuild wooden walkway and handrails Add ramp 	<p>Contact private club and track use data for annual reporting in Data Book Consider conversion to an alternative use, i.e. pickle ball, if indicated – or other use managed by OCPR</p> <p>Implement scheduled equipment management</p> <p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC, 03/14/2017, pp. 56-57, photos 89-92)</p>
Fitness Stations	<p>Accessibility updates identified to comply with ADA requirements:</p> <ul style="list-style-type: none"> Provide accessible surface 	<p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC, 03/14/2017, pp. 57, photo 93)</p>
Open Space		<p>Consider use of open space in this area related to:</p> <ul style="list-style-type: none"> Proposed Maintenance Yard expansion Use for summer day camps

* Projects have been identified – See Summary Table

Greenhouse Area

[Link to Summary Table](#)

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
Greenhouse Parking Lot	Unpaved parking lot with paved entrance is sufficient for current needs Return to Park Entrances, Roadways and Parking	Maintain Re-evaluate if use of this area changes
Lease	Greenhouses are vacant and unused	Pursue lease to a private grower If lease is not implemented – consider removal of greenhouses and opening area up for public recreation Structures could be relocated and repurposed within parks system or removed for use by a private party or another agency
Alternative Uses of Site	Area was purchased with public funds and is not available for public recreation	Potential dog park location Link to Proposed Dog Park

Proposed Dog Park

[Link to Summary Table](#)

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
Market for dog parks	Mapping of existing dog parks indicates that Waterford Oaks may be well-served by a community-type dog park	Create site plan for a community type dog park Identify the potential for future expansion to a regional dog park if indicated by park use statistics and public engagement
Support for dog parks	OCPR dog parks are supported with vehicle pass revenue Other dog parks in the system have received sponsorships for programming and amenities	See Roadways and Parking / Day Use Vehicle Passes Engage sponsors in supporting establishment of dog park Consider naming opportunities
Location and Size		Create preliminary site plans and cost estimates for: <ul style="list-style-type: none"> ▪ Greenhouse Area (note that pond is shared with adjacent church property) ▪ North Park Area
Dog Enclosures	Dog park standards identify the ideal size and number of dog enclosures and the design of fences and gates	Design dog enclosures per dog park standards*
Amenities	Dog park standards identify basic amenities for dog parks	Provide basic amenities Consider additional amenities that will be a draw to the park, such as permanent agility equipment

* Projects have been identified – See Summary Table

Administrative Complex

[Link to Summary Table](#)

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
Administration Parking Lot	<p>Parking lot and stormwater management system was updated in 2010</p> <p>Accessibility updates needed to comply with ADA requirements:</p> <ul style="list-style-type: none"> ▪ Provide accessible parking spaces, van-accessible parking spaces, access aisles, and passenger loading areas <p>Return to Park Entrances, Roadways and Parking</p>	<p>Maintain per OCPR standards</p> <p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC, 03/14/2017, pp. 8-13, photos 19-31)</p>
Administration Building (759)	<p>Equipment management scheduled:</p> <ul style="list-style-type: none"> ▪ 2021 – Boiler ▪ 2015 – HVAC: main AHU, condenser, humidifier ▪ 2015 – HVAC: Commission room AHU and condenser ▪ 2016 – Basement water heater <p>Accessibility updates identified to comply with ADA requirements:</p> <ul style="list-style-type: none"> ▪ Accessibility signage ▪ Secure carpets and mats ▪ Lowered service counter ▪ Corrections to men’s and women’s restrooms 	<p>Implement scheduled equipment management*</p> <p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC, 03/14/2017, pp. 73-83, photos 128-144)</p>
Activity Center (758)	<p>Needs new floor and ceiling</p> <p>Equipment management scheduled:</p> <ul style="list-style-type: none"> ▪ 2019 – Boiler ▪ 2018 – RTU: AC only on roof – right side and left side of entrance <p>Accessibility updates identified to comply with ADA requirements:</p> <ul style="list-style-type: none"> ▪ Accessible signage ▪ Correct door thresholds ▪ Correct door closing speed ▪ Add ramp at exit ▪ Secure carpet and mats ▪ Provide a barrier at lower ends of curved beams ▪ Adjust electrical controls ▪ Adjust door clearances ▪ Adjust kitchen controls ▪ Remove protruding objects ▪ Corrections to men’s and women’s restrooms 	<p>Implement scheduled equipment management*</p> <p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC, 03/14/2017, pp. 58-73, photos 94-127)</p>
Recreation and Employment Office (758)	<p>Accessibility updates identified to comply with ADA requirements:</p> <ul style="list-style-type: none"> ▪ Accessibility signage ▪ Remove protruding objects 	<p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC, 03/14/2017, pp. 83-84, photos 145-147)</p>

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
Facilities Building (775)	<ul style="list-style-type: none"> ▪ Provide clear space under accessible counter Equipment management scheduled: <ul style="list-style-type: none"> ▪ 2026 – Boiler for heating system ▪ 2020 – HVAC: AHU and condenser unit ▪ 2026 – Power washer: 3.8 GPM, 2000 PSI 	Implement scheduled equipment management
Workspace Planning	Office equipment is outdated and some is broken (for example: chairs in small conference room)	Evaluate and replace office equipment Revisit workspace studies done in 2009

* Projects have been identified – See Summary Table

Farmers Market

[Link to Summary Table](#)

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
Site Program and Design	Farmers Market improvements involve many complex needs on a small site – implementation of any one recommendation needs to fit into a larger overall plan	Evaluate conditions of entire site and structures Identify program elements Create overall site design*
Market Parking Lot	Parking lot surface needs repair Parking lot layout needs redesign to provide better access to overflow parking, improve traffic flow well and pedestrian safety, and manage stormwater on the site	Priority for redesign and repair*
	Accessibility updates needed to comply with ADA requirements: <ul style="list-style-type: none"> Provide accessible parking spaces, van-accessible parking spaces, access aisles, and signage Return to Park Entrances, Roadways and Parking	Implement accessibility updates per <i>Transition Plan</i> (OCPRC, 03/14/2017, pp. 13-15, photos 32-33)
Market Building (I1690)	Equipment management scheduled: <ul style="list-style-type: none"> 2024 – Market office window air conditioner <p>Single pane windows are not energy efficient</p> <p>Roof needs repair/replacement</p> <p>Market building cannot accommodate food preparation and sales by vendors</p> <p>Market building has 3 restrooms: men’s, women’s and family – all are in need of updates</p> <p>Accessibility updates identified to comply with ADA requirements: <ul style="list-style-type: none"> Accessible signage Correct door thresholds Accessible reach ranges Protruding objects Adjust electrical controls Remove protruding objects Corrections to family restroom Corrections to drinking fountain </p>	Implement scheduled equipment management
		Replace windows to increase energy efficiency of building Test window caulk for lead content
		Replace roof
		Update with vendor spaces that accommodate food preparation, including needed utility updates
		Update restrooms
		Implement accessibility updates per <i>Transition Plan</i> (OCPRC, 03/14/2017, pp. 86-96, photos 148-174)
Market Building Perimeter Vendor Areas	Outdoor vendor areas are uncovered and have a limited season Redwood Grill space has recently been screened for attractiveness	Consider extending a canopy out at ends when Market Building roof is updated to add 22 more covered vendor spaces (12 on west and 10 on east end)

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
Market Building Awning	Needs to be replaced in next 5 years	Plan replacement to meet market needs and incorporate branding program
Market Canopy	Existing canopy has a limited season for use Accessibility updates identified to comply with ADA requirements: <ul style="list-style-type: none"> ▪ Accessible signage ▪ Provide a barrier at lower ends of curved beams ▪ Accessible faucet 	Consider installing a curtain roller system for shoulder seasons Implement accessibility updates per <i>Transition Plan</i> (OCPRC, 03/14/2017, pp. 97-98, photos 175-177)
Proposed Storage Building(s)	Storage is needed for special event equipment and off-season equipment Storage space for vendors to store equipment and stock on non-market days would be an opportunity for additional revenue	Consider one or more permanent structure(s) on the north boundary next to parking lot* First priority is storage for market Consider adding storage space for vendors to rent
Proposed Event Area	Need open space for programs and entertainment	Maintain current greenspace with enough open space to set up inflatables and games through Mobile Recreation
Proposed Event Area Structure	Need additional space for programs and entertainment with associated storage and that can double as vendor space	Construct permanent structure that meets needs Integrate with outdoor spaces – gardens, trails, habitat Partner with MSUE for planning and programming
Orchard Area	Managed by OC FM&O; dumping of landscape materials and debris in area	Work with FM&O to clean up area and consider potential public use of area

* Projects have been identified – see Summary Table

Organized Programs and Events

[Link to Summary Table](#)

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
Outdoor Classroom	Mott High School students conduct water quality monitoring	Continue to promote the park as an opportunity for outdoor classroom learning by local school groups
Citizen Science	Volunteers conduct nest-box monitoring	Explore additional citizen science participation opportunities
Market Programs	MSUE (master gardeners, Health and Nutrition Educators), 4H, Oakland County Health Division, Oakland Conservation District and others partner with the Market to conduct programs during Market hours	Expand Market day programming with establishment of event area
	Private partners work with the Market to conduct Saturday morning cooking demonstrations	Expand Saturday morning cooking demonstrations to include new topics (i.e. crafts) and new partners
Market Private Events	Rental of market for private events, such as Oakland Uncorked and weddings	Pursue new opportunities and increase number and diversity of evening and weekend events
New Summer Camp Program	OCPR's new summer camp program for ages 6-12 is scheduled to start in 2018 The program would be headquartered at Waterford with day trips planned to various parks	Consider the summer camp program in planning of open space and facilities throughout the park
5K Races	External groups have identified the need for a 5K route through the park for races The park has sufficient parking for this sort of event	Identify continuous 5K route within park – preferable without repeating trail segments Identify need for additional trail segments

Data Collection and Management

[Link to Summary Table](#)

ITEM	CURRENT CONDITIONS AND NEEDS	RECOMMENDED ACTIONS
Visitor Statistics	Need better visitor statistics for BMX and Platform Tennis	Expand BMX visitor counts to include families and spectators (currently only count riders) Partner with Platform Tennis group to document use numbers Track bus use by Market visitors to support potential expansion of bus stops serving Farmers Market
Visitor Surveys	Need regular collection of park visitor surveys to guide park planning	Initiate visitor survey card program at Waterpark and Farmers Market Do targeted surveys with BMX and Platform Tennis users

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 BMX and court games (i.e. sand volleyball and platform tennis Explore additional uses for open space in park including model airplane flying, drone obstacle course races, and others
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 potential alternate sites for BMX within park system or if BMX recreation is adequately covered by other providers Evaluate alternate uses for Platform Tennis structures

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). In many cases, a future capital project or maintenance project has been indicated in the Facility Concepts, but is not identified in the current Management Plan – this is noted in the table as TBD (to be determined).

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>	✓			\$300,000	WTR Storm Water Improvements
<i>Vernal pools</i>	✓				
<i>Invasive plants</i>	✓				
<i>Wildlife management</i>	✓				
<i>Forestry</i>	✓				
<i>No-mow and restored areas</i>	✓				
Park Entrances, Roadways and Parking					
Return to planning unit					
<i>Main entrance</i>	✓	✓			
<i>Day use vehicle passes</i>	✓	✓			
<i>Admin entrance</i>	✓	✓			
<i>Future concepts</i>	✓	✓			
<i>Paradise Peninsula lot</i>	✓	✓			
<i>Rabbit Run lot</i>	✓	✓			
<i>BMX lot</i>	✓	✓			
<i>Admin lot</i>	✓	✓			
<i>Greenhouse lot</i>	✓	✓			
Maintenance, Utilities and Security					
Return to planning unit					
<i>Boundary management</i>	✓				
<i>Maintenance Yard</i>					
<i>Maintenance building</i>	✓		\$9,000	\$30,000	FM Maint Garage Siding Repair (FY2018) FM Wood Shop Ventilation Syst Replace (FY2021)
<i>Maintenance yard</i>	✓				
<i>Storage yard</i>	✓				
<i>Utilities</i>	✓				
<i>Greenhouse garage</i>	✓				
Technology					
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>Fiber optics</i>	✓			TBD	
<i>Market Wi-Fi</i>	✓				
Non-Recreational Features					
Return to planning unit					
<i>Greenhouses</i>	✓				
<i>Ernst House 1580 Scott Lake</i>	✓				
<i>Ernst Barn</i>	✓				
<i>House 2866 Watkins Lake</i>	✓				
<i>House 2930 Watkins Lake</i>	✓				
Park Trails and Regional Connectivity					
Return to planning unit					
<i>Regional connections</i>	✓	✓		\$18,000	*WTR E-W Campus Connector Trail Design (FY2021)
<i>Access routes</i>	✓	✓			
<i>Shared use paths</i>	✓	✓		\$60,000	*WTR Trails New
<i>Hiking trails</i>	✓	✓			
<i>Pedestrian gates</i>	✓	✓			
<i>Utility crossings</i>	✓	✓			
Waterpark					
Return to planning unit					
<i>Waterpark parking lot</i>	✓	✓		\$149,800 \$100,000 \$450,000	WTR Redevel Phase I Design WTR Redevel Phase I Design WTR Redevelop Phase I Construct
<i>Ticket booths</i>	✓	✓			
<i>Bathhouse</i>	✓	✓		\$60,000	WWP Family Restrooms (FY2017)
<i>Staff areas</i>	✓	✓			
<i>Mechanical building</i>	✓	✓	\$10,000	\$150,000	WWP Filter Separation System (FY2021) WWP Filter Sand Replacement (FY2017)
<i>Wave pool</i>	✓	✓			
<i>Big Bucket children's area</i>	✓	✓	\$15,000		WWP Kiddie Water Structure Painting (FY2018)
<i>Raft ride</i>	✓	✓		\$15,000	WWP Raft Ride Conveyor Belt Replacement (FY2021)
<i>Bridge</i>	✓	✓			
<i>Future concepts</i>	✓	✓			
Waterpark Concession					
Return to planning unit					
<i>Concession size</i>	✓	✓			
<i>Freezer</i>	✓	✓		\$30,000	WWC Walk-In Freezer (FY2018)
<i>Future concepts</i>	✓	✓			

10-Year Concept	Planning and/or Operations Actions	Transition Plan/Accessibility Actions	Maintenance Forecast	CIP Forecast	CIP or Maintenance Management Plans Project Name
Central Park Area					
Return to planning unit					
Rabbit Run parking lot	✓	✓			
BMX parking lot	✓	✓			
BMX track	✓	✓			
Proposed pump track	✓	✓			
Parkview	✓	✓			
Sledding hill	✓	✓		\$5,000 \$50,000	*WTR Sledding Hill Lighting System Design *WTR Sledding Hill Lighting System Construction
Volleyball courts	✓	✓			
Future concepts	✓	✓			
North Park Area					
Return to planning unit					
Potential uses for area	✓				
Lookout Lodge Area					
Return to planning unit					
Lookout Lodge parking lot	✓	✓			
Lookout Lodge building	✓	✓			
Toboggan run	✓	✓			
Toboggan tower	✓	✓			
Toboggan landing area pavilion	✓	✓			
Toboggan mechanical building	✓	✓			
Proposed climbing center	✓	✓		\$5,000 \$50,000 \$5,000 \$50,000	*WTR High Ropes Course Design *WTR High Ropes Course Construct *WTR Low Ropes Course Design *WTR Low Ropes Course Construct
Paradise Peninsula					
Return to planning unit					
Paradise parking lot		✓			
The Landing building	✓	✓			
Paradise Pavilion	✓	✓			
Play area and structures	✓	✓		\$50,000 \$20,000	WTR Accessible Playground Enhancements *WTR Paradise Peninsula Shade Structure
Platform tennis	✓	✓			
Fitness stations	✓	✓			
Open space	✓	✓			
Greenhouse Area					
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>Greenhouse parking lot</i>	✓				
<i>Lease</i>	✓				
<i>Alternative uses of site</i>	✓				
Proposed Dog Park					
Return to planning unit					
<i>Market for dog parks</i>	✓				
<i>Support for dog parks</i>	✓				
<i>Location</i>	✓	✓			
<i>Dog enclosures</i>	✓	✓		\$30,000 \$55,403	*WTR Dog Park Site Work *WTR Dog Park Site Work
<i>Amenities</i>	✓	✓			
Administrative Complex					
Return to planning unit					
<i>Administration Parking Lot</i>	✓	✓			
<i>Administration building</i>	✓	✓		\$56,320 \$615,922 \$22,000	ADM Admin HVAC Replace Phase II Design ADM Admin HVAC Replace Phase II Construction ADM Boiler Replace Des (FY2021)
<i>Activity Center</i>	✓	✓		\$40,000 \$55,000	WTR Activity Ctr Roof Top AC Units (FY2018) WTR Activity Ctr Boiler Replacement (FY2019)
<i>Recreation and employment office</i>	✓	✓			
<i>Facilities building</i>	✓	✓			
<i>Workspace Planning</i>	✓	✓			
Farmers Market					
Return to planning unit					
<i>Site Design and Program</i>	✓	✓			
<i>Farmers Market lot</i>	✓	✓		\$35,000 \$375,000	WCM Parking Lot Expansion Design WCM Parking Lot Expansion Constr
<i>Market building</i>	✓	✓		\$35,000 \$300,000 \$300,000	*WCM Building Expansion Design *WCM Building Expansion Constr *WCM Building Expansion Constr (may repurpose for parking lot)
<i>Market building perimeter vendor areas</i>	✓	✓			
<i>Market building awning</i>	✓	✓			
<i>Market canopy</i>	✓	✓			
<i>Proposed storage building (s)</i>	✓	✓		\$35,000 \$750,000	*WCM Vendor Pavilion Design *WCM Vendor Pavilion Construct
<i>Proposed event area</i>	✓	✓			

10-Year Concept	Planning and/or Operations Actions	Transition Plan/Accessibility Actions	Maintenance Forecast	CIP Forecast	CIP or Maintenance Management Plans Project Name
<i>Proposed event area structure</i>	✓	✓			
<i>Orchard area</i>		✓			
Organized Programs and Events					
<i>Return to planning unit</i>					
<i>Outdoor classroom</i>	✓	✓			
<i>Citizen science</i>	✓	✓			
<i>Market programs</i>	✓	✓			
<i>Market private events</i>	✓	✓			
<i>Trail events</i>	✓	✓			
<i>Summer camps</i>	✓	✓			
<i>5K races</i>	✓	✓			
Data Collection and Management					
<i>Return to planning unit</i>					
<i>Visitor statistics</i>	✓				
<i>Visitor surveys</i>	✓				
Response to Changing Needs and Trends					
<i>Return to planning unit</i>					
<i>Tracking needs and trends</i>	✓	✓			
<i>Evaluating alternatives</i>	✓	✓			
FORECAST AMOUNTS			\$ 34,000	\$4,302,445	
REINVESTMENT CALCULATION ¹					
Total Combined Maintenance and CIP			\$4,336,445		
CIP Forecast for New Assets			\$1,078,403		* New assets
Net Reinvestment in Existing Assets			\$3,258,042		
Value of Existing Assets (2015)			\$21,468,014		
Average annual reinvestment over 10 years			1.52%		

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 (Waterford's assets have an estimated value of **\$21,468,014** in 2016 dollars)

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

References

- OCPRC. (03/14/2017). *ADA Transition Plan for Waterford Oaks*. Waterford MI: Oakland County Parks and Recreation Commission.
- OCPRC. (2012). *Waterford Oaks Park Vision and Facility Concepts*. Waterford MI: Oakland County Parks and Recreation Commission.
- OCPRC. (8/4/2016). *Proposed FY2017 Capital Improvement & Maintenance Management Plan*. Waterford, MI: Oakland County Parks and Recreation Commission.
- Russell Design. (2015). *Waterford Oaks Master Plan (Preliminary)*. Waterford MI: Oakland County Parks and Recreation Commission.