



## CATALPA OAKS PARK VISION AND FACILITY CONCEPTS

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# Park Vision

Visitors to Catalpa Oaks County Park enjoy organized sports and programs, as well as drop-in recreation and relaxation, in an oasis of urban greenspace. Over the next ten years, Oakland County Parks and Recreation will provide services and facilities that complement the urban character of Catalpa 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:

- Enjoyment of greenspace in an urban setting is an integral part of the Catalpa Oaks experience
- Parking lot is compliant with local ordinances and stormwater management best practices are in place
- Outdoor adventure programs for all ages are scheduled on a regular basis and are well-attended
- Accessibility is enhanced throughout the park
- Trails and access routes are well-marked and connect with the local pathway system and public transit stops
- Facility improvements and improvements to business and operating practices have increased customer satisfaction of existing visitor populations; drawn new target populations to the park; and created new programmatic and revenue-generation opportunities
- Cost-effectiveness of maintenance has increased with on-site storage and maintenance facilities
- Short-term improvements to maintenance of sports fields has increased quality of user experience and revenue to park
- Long-term strategy for sports fields area, based on outcomes of short-term maintenance improvements, has determined whether to maintain soccer fields as currently constructed with enhanced maintenance, increase capital investment to rebuild and irrigate sports fields, or transition to a different recreational focus for this area

# Park Planning Units

The Baseline Park Analysis identified distinct planning units where similar park and recreation services are delivered. Planning units may be located in a specific geographic area in the park (Location-Specific Planning Units) or considered dispersed over the entire park (Park-Wide Planning Units). Park operations are called out as a separate category (Park Operation Planning Units). In some cases, new facilities are proposed for the park that would introduce services that are not currently offered (Proposed Service Planning Units) – these areas may or may not have a geographic location identified.

## Park-Wide Planning Units

1. Natural Resource Management
2. Park Entrances, Roadways and Parking
3. Maintenance, Utilities and Security
4. Technology
5. Non-Recreational Features
6. Park Trails and Regional Connectivity

## Location-Specific Planning Units

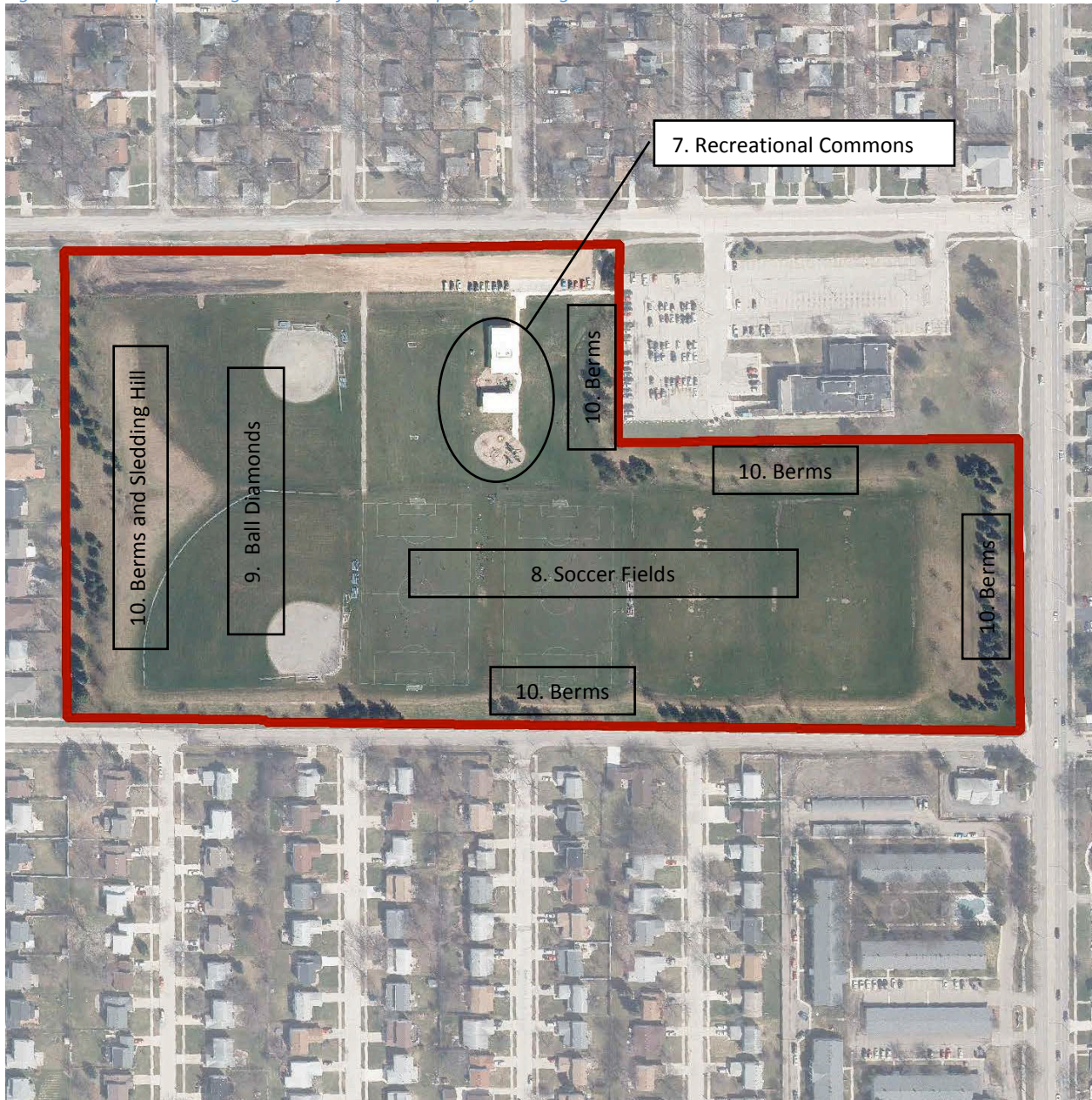
7. Recreational Commons
8. Soccer Fields
9. Ball Diamonds
10. Berms and Sledding Hill

## Park Operation Planning Units

11. Organized Programs and Events
12. Data Collection and Management



Figure A: Park map showing locations of Location-Specific Planning Units 7-10



# Summary Concepts

## 10-Year Concepts

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, 4/12/2016)

*Table 1: Summary Table of Facility Concepts and Budget Effects*

10-Year Concept		Planning and/or Operations Actions	Transition Plan/Accessibility Actions	Maintenance Forecast	CIP Forecast	CIP or Maintenance Management Plans Project Name
<b>PARK-WIDE PLANNING UNITS</b>						
<b>1. <a href="#">Natural Resource Management</a></b>						
A	<i>Bio-Swales</i>	✓			✓	See 2.A
<b>2. <a href="#">Park Entrances, Roadways and Parking</a></b>						
A	<i>Parking Lot and Stormwater Management<sup>1</sup></i>	✓	✓		\$ 500,000	CAT Phase II Asphalt Parking Lot Construction
B	<i>Internal Maintenance Drives</i>	✓	✓			
C	<i>Overflow Parking – if needed</i>	✓				
<b>3. <a href="#">Maintenance, Utilities and Security</a></b>						
A	<i>South End Office</i>	✓				
B	<i>Maintenance Building and Yard</i>	✓			\$40,000 \$400,000	*CAT Phase VI Maintenance Yard Design *CAT Phase VI Maintenance Yard Construction
C	<i>Utilities in Soccer Fields</i>	✓			✓	See 8.D.
<b>4. <a href="#">Technology</a></b>						
<b>5. <a href="#">Non-Recreational Features</a> – NOT APPLICABLE</b>						
<b>6. <a href="#">Park Trails and Regional Connectivity</a></b>						
A	<i>Regional Connections</i>	✓	✓			
B	<i>Perimeter Trail Loop</i>	✓	✓		\$136,000	*CAT Phase IV Asphalt Trail
C	<i>Access Routes</i>	✓	✓		✓	See 8.D.
D	<i>Trail Amenities</i>	✓	✓			
<b>LOCATION-SPECIFIC PLANNING UNITS</b>						
<b>7. <a href="#">Recreation Commons</a></b>						
A	<i>Play Area Accessibility</i>	✓	✓			

<sup>1</sup> Soccer field improvements (8.D.) will trigger the requirements for parking lot improvements by the city

10-Year Concept		Planning and/or Operations Actions	Transition Plan/Accessibility Actions	Maintenance Forecast	CIP Forecast	CIP or Maintenance Management Plans Project Name
B	Concession Partnerships	✓	✓			
C	Splash Pad Feasibility Study	✓	✓			
<b>8. Soccer Fields</b>						
A	Sports Field Standards and Market Analysis	✓				
B	Field Maintenance Improvements	✓				
C	Decision on Long-Term Investment in Soccer Fields	✓				
D	Soccer Field Improvements, Irrigation and Access Routes <sup>ii</sup>	✓	✓		\$200,000 \$800,000	*CAT Phase II Irrigation System Construction CAT Phase II Recreational Fields Construction
<b>9. Ball Diamonds</b>						
A	Repurpose Ball Diamond Area	✓				See 2.C. and 8.D.
<b>10. Berms and Sledding Hill</b>						
A	Sledding Hill	✓	✓		✓	See 8.D.
<b>PARK OPERATION PLANNING UNITS</b>						
<b>11. Organized Programs and Events</b>						
A	Programs and Events Organized by Oakland County Parks	✓				
B	Programs and Events Organized by External Groups	✓				
<b>12. Data Collection and Management</b>						
A	Park Visitor Counts	✓				
<b>PROPOSED SERVICE PLANNING UNITS – NOT APPLICABLE</b>						
<b>13. Proposed Multi-Use Facility</b>						
A	Recreation and Rental Pavilion	✓	✓		✓	TBD
FORECAST AMOUNTS				\$ 0	\$ 2,076,000	
REINVESTMENT CALCULATION <sup>1</sup>						
Total Combined Maintenance and CIP					\$ 2,076,000	
CIP Forecast for New Assets					(\$ 776,000 )	* New assets
Total Reinvestment in Existing Assets					\$1,300,000	
<b>Average annual reinvestment over 10 years</b>					<b>8.63%</b>	

<sup>ii</sup> This investment decision is dependent on the results of 8.C. It may be reduced, eliminated, converted to a different scope of work, or potentially phased over several years and completed with in-house resources

## Concepts for Future Consideration

The following concepts are considered appropriate for the site and are responsive to maintenance needs and public engagement results. However they are not included in the 10-Year Planning Concepts because they are a lower priority, less urgent, or dependent on implementation of the 10-Year Planning Concepts. They may also exceed the current budgetary guidelines. As these projects are developed, they will incorporate relevant 10-Year Accessibility Concepts.

*Table 2: Facility Concepts for Future Consideration and Budget Effects*

	<b>Addison Oaks Facility Concepts for Future Consideration</b>	<b>CIP Project Forecast</b>	<b>CIP or Maintenance Management Plan Project Name</b>
No Concepts for Future Consideration are proposed at this time			



# Park-Wide Planning Units

## 1. Natural Resource Management

### *10-Year Planning Concepts*

#### **A. Bio-Swales**

Incorporate bio-swales into future improvements to parking and paving to facilitate filtration and absorption of stormwater. Include educational signage to provide information on about management of stormwater.

## 2. Entrances, Roadways and Parking

### *10-Year Planning Concepts*

#### **A. Parking Lot and Stormwater Management**

Improve the parking lot to conform to city ordinances and to improve management of stormwater. Incorporate the appropriate number and location of accessible and van-accessible parking spaces and signage. Consider additional lighting to increase security and safety. Consider needs of residential neighbors when planning for lighting.

#### **B. Internal Maintenance Drives**

Development of stable, unpaved maintenance drives within the park would increase the cost-effectiveness of maintenance and event set-up by enabling use of vehicles to move soccer goals, stages, and mobile recreation equipment. These drives could form the foundation of future access routes.

#### **C. Overflow Parking Lot – If Needed**

Currently there is no need for an overflow parking lot. However, if changes occur to increase the day use of the park, there may be a need to consider converting part of the north ballfield to overflow parking.

## 3. Maintenance, Utilities and Security

### *10-Year Planning Concepts*

#### **A. South End Office**

Evaluate the benefits and cost-effectiveness of continued rental of the South End Office for office space and storage. If use continues, no changes to the uses of the South End Office have been discussed, but further evaluation should be conducted to ensure that the public areas of the office are fully accessible.

#### **B. Maintenance Building and Yard**

Design and construct a maintenance building and yard. Locate in the vicinity of the Oakland County Health Services building for the purpose of security, better nighttime lighting, distance from neighbors, and proximity to existing staff and storage areas. 2008 Master Plan located the maintenance area in the NW corner of the park; it has since been determined that this area may be too isolated for cleanup after nighttime activities and also too close to neighbors who may be disturbed by lights and activity (OCPRC, 2008).

#### **C. Utilities in Fields**

If the soccer fields are rebuilt and irrigated, install additional electrical pedestals in field areas to accommodate mobile recreation units, vendors, and special events. Consider field lighting based on projected revenue and neighborhood concerns regarding light pollution.

## 4. Technology

No concepts are proposed

## 5. Non-Recreational Features

Not applicable at this park

## 6. Park Trails and Regional Connectivity

### *10-Year Planning Concepts*

#### **A. Regional Connections**

Create a park map to display in the entrance kiosk that tells what you can do at Catalpa Oaks. Identify connections to local/regional pathways and distances both within and outside the park. Identify pedestrian routes in the park and make note of any conditions (slopes, etc.) Show walkable distances to other local amenities (example: shopping centers, other parks) and location of public transit connections and connections to neighborhood and public pathway system. Provision of connectivity is a requirement by the City of Southfield for approval of major soccer field improvements (Southfield, 10/30/2014).

#### **B. Perimeter Trail Loop**

Create an accessible trail loop around the park with appropriate signage. Establish trailhead and access route into the park at Recreation Commons.

#### **C. Access Routes**

Address access routes as part of the redesign of the soccer fields (8.D.) and/or development of internal maintenance routes (2.B.). Coordinate with trail loop and non-motorized entrance to create marked looped pathways with distances labeled.

#### **D. Trail Amenities**

Consider locating benches, trash cans and other amenities along the trail loop.

### *Recreational Trends*

#### **Recreational Trends**

In 2013, walking for fitness was an activity for 40.5% of the population and running, including jogging and trail running, was an activity for 19.8% of the population (Outdoor Foundation, 2014).

### *Public Engagement – 2010 Countywide Survey*

Walking trails is the top pick among the top four of the facilities that households participate in most often. The top four choices are: walking, hiking and nature trails (42%), picnicking areas and shelters (17%), 18- and 9-hole golf courses (16%), and children's playgrounds (14%) (Leisure Vision / ETC Institute, 2010).

# Location-Specific Planning Units

## 7. Recreation Commons

### *10-Year Planning Concepts*

#### **A. Play Area Accessibility**

Replacing the wood fiber under the play equipment with “poured-in-place” or similar mat-like surfacing would likely lessen the maintenance needed to keep the play area fully accessible. At the minimum, wood fiber should be maintained daily for a level surface.

#### **B. Concession**

Agreements with sports volunteer groups need to be in place for the Concession Building to be fully functional.

#### **C. Splash Pad Feasibility Study**

Determine the feasibility of installing a splash pad as part of the Recreation Commons; conducting appropriate market studies and address operational concerns. It could be developed as a separate gated area, administered out of Concession building, and be open during limited hours and days when it can be staffed.

### *Public Engagement – 2010 Countywide Survey*

Two of the amenities at the Recreation Commons area at Catalpa Oaks – picnic areas and shelters and children’s playgrounds– rank among the top four of the facilities that households participate in most often. The top four choices are: walking, hiking and nature trails (42%), picnicking areas and shelters (17%), 18- and 9-hole golf courses (16%), and children’s playgrounds (14%) (Leisure Vision / ETC Institute, 2010).

## 8. Soccer Fields

### *10-Year Planning Concepts*

#### **A. Sports Field Standards and Market Analysis**

Develop a sports field standards manual and market analysis. The study should thoroughly explore the demographics of the community, such as considering the aging of the population and whether there might be greater need for other types of recreation to serve that population. Consider the role of partnerships in the design, maintenance and operation of facilities. Explore opportunities to increase revenue to support upgrades.

#### **B. Continue Short-Term Maintenance Improvements**

Continue improvements that have recently been implemented including: more frequent mowing at shorter heights; replacement of field equipment; sodding and seeding as needed; and regular rotations. Evaluate outcomes in terms of changes in user satisfaction, aesthetics, playability, and revenue.

#### **C. Decision on Long-Term Investment in Soccer Fields**

Based on market studies, public engagement and outcomes from maintenance improvements, determine whether soccer is the best use of Catalpa Oaks for the long-term and if investment in the soccer fields would improve the sustainability of the park. Consider alternative recreational uses for area.

#### **D. Soccer Field Improvements, Irrigation and Access Routes**

If the decision is made to make a long-term investment in the soccer fields: improve soil structure, provide irrigation and drainage, and create a level surface that can be divided into varying sizes of soccer fields using

moveable equipment. Inclusion of opportunities for less traditional field sports - i.e. cricket, bocce, and croquet) may be incorporated into the sports field design, depending on the results of market studies for these sports. Current accessibility standards require provision of accessible routes to sports fields and spectator areas; temporary accessible routes to these features could be provided through the use of accessible mats. Consider incorporating ball diamonds into the area available for soccer fields.

Approval of this project by the City of Southfield would include the requirement for other improvements, including:

- Paving of parking lot per zoning requirements – the City recommends using pervious pavement, bio-swales and rain gardens, wherever feasible
- Additional pedestrian connections to the neighborhood and public sidewalk/pathway system – linking up with public sidewalks on Catalpa, Greenfield and San Quentin
- Storm water detention and a detailed grading plan

(Southfield, 10/30/2014)

*Recreational Trends*

The Outdoor Foundation reports that 4.4% of Americans age 6 and over played outdoor soccer in 2013. The rate has declined somewhat since 2007. Basketball and baseball are the team sports with higher rates of participation (Outdoor Foundation, 2014).

	2007	2008	2009	2010	2011	2012	2013
Baseball	5.8%	5.4%	4.9%	5.1%	4.4%	4.7%	4.6%
Basketball	9.4%	9.4%	8.5%	9.3%	8.1%	8.4%	8.2%
Outdoor Soccer	5.0%	5.1%	4.9%	5.0%	4.6%	4.4%	4.4%

*Public Engagement – 2010 Countywide Survey*

4% of households placed soccer fields within the top three choices that they had used or visited most often. The need for soccer fields was not explored by the survey (Leisure Vision / ETC Institute, 2010).

*Public Engagement – 2008 master planning open house*

Summary of results of 2008 master planning open house surveys (59 attended; 47 completed surveys)

- Frequency of visits per year: 165+ times (15), 20-40 times (13), 6-10 times (8), 1-3 times (5)
- Liked best (top 4): soccer fields, open character, baseball, landscaping/berms/hills
- Liked least (top 4): No restrooms, no site amenities, parking conditions, field conditions
- Most desired features or improvements (top 4): Restrooms, field irrigation/improved drainage, trails, picnic tables
- Top 4 topics for comments: Restrooms, site amenities, secure park at night, public safety

(OCPRC, 2008)



## 9. Ball Diamonds

### *10-Year Planning Concepts*

#### **A. Repurpose Ball Diamond Area**

Existing ball diamonds are rarely used. Eliminate one or both ball diamonds, increasing the area available for soccer fields or other uses. North part of the area could be available for overflow parking (2.C.).

## 10. Berms and Sledding Hill

### *10-Year Planning Concepts*

#### **A. Sledding Hill**

In the event that the soccer fields are rebuilt (8.D.), resulting excavated material could be used to augment the existing sledding hill. The final size of the augmented sledding hill would be determined by the intended level of usage (neighborhood or regional - to be determined) and the volume of excavated material available. Adding accessible components to the sledding hill would allow usage by people with disabilities. Planning review should help determine whether the sledding hill will remain a local amenity within the park or a larger hill that might be considered a regional amenity. Material should be tested for contamination by toxic substances and best practices used for spreading the material (NRCS, 2010).

### *Public Engagement – 2010 Countywide Survey*

Sledding hills was not considered among the facilities that households had used within the past 12 months. 33% of households indicated they had a need for sledding hills and cross country ski areas (Leisure Vision / ETC Institute, 2010).

# Park Operation Planning Units

## 11. Organized Programs and Events

### *10-Year Planning Concepts*

#### **A. Programs and Events Organized by Oakland County Parks**

Schedule an event at least monthly in April through October. Take advantage of the urban setting to reach new populations. Events could include “Come Out and Play”, Adaptive Olympics, and continuing to hold the Marshmallow Drop.

#### **B. Programs and Events Organized by External Groups**

Work with soccer clubs to negotiate rental fees based on outcomes of improved soccer field maintenance.

### *Public Engagement – 2010 Countywide Survey*

Special events is the main focus of programming at Catalpa Oaks, which is the top pick among the top four types of programs household consider most important. The top four choices are: special events/festivals (22%), adult fitness and wellness programs (21%), nature and wildlife interpretive programs (13%), and 50+ years active programs (12%). 38% indicated that the greatest need for programs and activities was special events/festivals (Leisure Vision / ETC Institute, 2010).

## 12. Data Collection and Management

### *10-Year Planning Concepts*

#### **A. Park Visitor Counts**

Complete the development of a visitor count methodology that incorporates the many uses of the park, can be sustainably implemented, and provides data on long-term trends.

# Proposed Planning Units

## 13. Proposed Multi-Use Facility

### A. Recreation and Rental Pavilion

Consider a second pavilion to increase capacity for gatherings in the spring, summer and fall. By sizing the pavilion for larger groups and adding storage space, it could be used for special events and daytime programs by local schools and parks and recreation agencies. Consider options for use as a warming shelter for wintertime activities. The location of the pavilion would need to consider multiple factors, including: adjacent recreational functions; location of maintenance facilities; availability of utilities; availability of water for washing and cleaning; vehicle access; and pedestrian access routes. The pavilion should seek to result in long-term improvements in cost-effectiveness by eliminating tent set-up and providing storage for recreation programs.

#### *Public Engagement – 2010 Countywide Survey*

Picnic areas and shelters ranks second among the top four of the facilities that households participate in most often. The top four choices are: walking, hiking and nature trails (42%), picnicking areas and shelters (17%), 18- and 9-hole golf courses (16%), and children's playgrounds (14%) (Leisure Vision / ETC Institute, 2010).

# References

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OCPRC. (4/12/2016). *Proposed FY2017 Capital Improvement & Maintenance Management Plan*. Waterford, MI: Oakland County Parks and Recreation Commission.

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Southfield. (10/30/2014). Email Correspondence re Catalpa Oaks.

# Notes

<sup>1</sup> 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 (Catalpa's assets have an estimated value of **\$1,505,858.00** in 2015 dollars)

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