

Red Oaks Park Vision and Facility Concepts

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Park Vision

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

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

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

DIVERSIFICATION OF RECREATIONAL OPPORTUNITIES AND NEW OPERATIONS CENTER:

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

PRIORITIZED WATERPARK INVESTMENTS:

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financial investment, supported by public engagement, has been made in the Waterpark to ensure that aging and outdated equipment is maintained or replaced and the facility remains viable and safe for the public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

NATURE CENTER OPERATION:

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

OVERALL IMPROVEMENTS TO RED OAKS:

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

Objectives and Performance Indicators

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

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

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

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

Performance Indicator: Park visit statistics – Report quarterly and annually

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

Performance Indicator: Park fiscal trends – Report monthly and annually

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

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

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

Performance Indicator: Geographic measurement of managed areas – Report annually

Guiding Principles

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

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

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

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

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

Planning Timeframe

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

Introduction to Planning Units

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

Planning Units include:

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

Planning Unit Map

Park map showing locations of selected planning units



Natural Resource Management

[Link to Summary Table](#)

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

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

Roadways and Parking

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

Maintenance, Utilities and Security

[Link to Summary Table](#)

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

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

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

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

Technology

[Link to Summary Table](#)

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

Non-Recreational Features – NA

Park Trails and Regional Connectivity

[Link to Summary Table](#)

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

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

Waterpark

[Link to Summary Table](#)

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

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

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

Waterpark Concession

[Link to Summary Table](#)

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

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

Golf Course

[Link to Summary Table](#)

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

Nature Center and Park

[Link to Summary Table](#)

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

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

Dog Park

[Link to Summary Table](#)

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

Youth Soccer Complex

[Link to Summary Table](#)

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

Organized Programs and Events

[Link to Summary Table](#)

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

Data Collection and Management

[Link to Summary Table](#)

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

Response to Changing Trends and Needs

[Link to Summary Table](#)

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

Summary Facility Concepts and Budget Effects

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

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

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

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

10-Year Concept	Planning and/or Operations Actions	Transition Plan/Accessibility Actions	Maintenance Forecast	CIP Forecast	CIP or Maintenance Management Plans Project Name
<i>Return to planning unit</i>					
Agreement	✓	✓			
Budget	✓	✓			
Facility entry	✓	✓			
Youth soccer parking	✓	✓			
Concession building	✓	✓			
Playground	✓	✓			
Pavilion	✓	✓			
Organized Programs and Events					
<i>Return to planning unit</i>					
Nature programming	✓	✓			
Dog park programming	✓	✓			
Golf clinics and lessons	✓	✓			
Data Management					
<i>Return to planning unit</i>					
Visitor Statistics	✓	✓			
Visitor Surveys	✓	✓			
Response to Changing Trends and Needs					
<i>Return to planning unit</i>					
Track Needs and Trends	✓	✓			
Evaluate Alternatives	✓	✓			
	FORECAST AMOUNTS		\$198,000	\$3,620,300	
	REINVESTMENT CALCULATION ¹				
	Total Combined Maintenance and CIP		\$3,818,300		
	CIP Forecast for New Assets		\$840,000		* New assets
	Net Reinvestment in Existing Assets		\$2,978,300		
	Value of Existing Assets (2015)		\$17,316,003		
	Average annual reinvestment over 10 years		1.72%		

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 (Red Oaks' assets have an estimated value of **\$17,316,003** in 2016 dollars)

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

Facility Maps and Drawings

There are no additional maps

References

- OCPR. (11/16/2016). *Trail Standards*. 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.
- Testing Engineers and Consultants, Inc. . (December 2016). *RED OAKS WATERPARK – IMMEDIATE STAIRWAY LANDING REPAIRS TEC NO: 57292*. Waterford MI: Oakland County Parks and Recreation Commission.