

# Catalpa Oaks Park Plan

PARKS COMMISSION REVIEW DRAFT: July 5, 2016

1. Park Planning Executive Summary
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# Executive Summary

## Purpose of the Park Planning Process

The purpose of the park planning process is to ensure that operational and facility improvements are designed to meet the recreational needs of Oakland County residents and are welcoming to people of all abilities, ages, and cultures. The primary focus is on the long-term stability, management, and programming of existing assets and facilities, with a secondary focus on development of new assets and facilities.

## Foundation for Park Plans

Extensive background documentation and research is conducted on each park, which is summarized in the *Baseline Park Analysis* document. The development of recommendations for operational and facility improvements are supported are built upon the following foundation:

- ✓ The policies, goals and objectives of the Oakland County Parks and Recreation Commission
- ✓ Current conditions of the park and its assets and facilities
- ✓ Accessibility assessments and ADA transition plans
- ✓ Public engagement and recreational trends
- ✓ Evaluation of performance metrics

## Planning Cycle – 10-year plans, 5-year updates, annual review

The park planning process is designed to be responsive to organizational priorities and fiscal considerations and is closely tied to the budget approval cycle for operations, capital improvements, and maintenance programs. The park plans provide context and structure for development of individual projects and budgets. Park Commission approval for projects and other actions is obtained through the approval of operational budgets, capital projects and maintenance programs.

Park plans will be incorporated into the *Five-Year Parks and Recreation Master Plan 2018-2022*. Adoption by the Parks Commission and Oakland County Board of Commissioners is scheduled for November 2017 and submission for approval to the Michigan Department of Natural Resources (MDNR) will occur by February 2018. Having a current *Recreation Plan* on file with the MDNR is an eligibility requirement to be able to apply for state and some federal grants for acquisition and development.

Annual review will occur within the 5-year *Recreation Plan* cycle and is the responsibility of the Planning and Resource Development staff. The annual review process will commence in January and February of each year by meeting with park staff to update information about the current conditions in each park; reviewing data and evaluating the results of the previous year's implementation; and revising recommendations as needed based on evaluation results. Forecasts will be reviewed and revised based on current budget conditions. Updates and revisions will be reviewed by the Administrative Management Team (AMT) before presenting an update to the Parks Commission. Annual updates of park plans and forecasts will provide support for the budget process. Filing of an official amendment with MDNR will be necessary only if new recommendations affect current or proposed grant-funded projects.

## Forecasting Implementation Costs

The budget allocation in FY2016 was \$1.5 million for capital improvement projects. If we assumed that this funding level would be consistent over the 10-year planning period – we would expect a total capital improvement budget of \$15,000,000 over that period. Since the focus of the capital improvement program is reinvestment in existing assets – this would represent an annual reinvestment rate of approximately 1.4% (park assets were valued at \$107,346,628 in 2015). If new assets are planned, a decision must be made to identify additional funding resources or divert funding from reinvestment in existing assets or a combination of both.

The actual allocation of funding on an annual basis will be decided through the annual budget process and it is expected that annual budgeted amounts will fluctuate based on need, available funding, and other priorities set by the Parks Commission. With limited funding, dollars will be directed to where the greatest organizational need is, largely based on health and safety and the need to maintain existing assets.

## Components of the Plan

### Park Vision

The Park Vision looks forward 10 years and describes the future role of the park in the community and value to Oakland County residents. It forecasts increases in revenue, creation of operational efficiencies, and adjustments to operations, services offered, and fees based on demand and recreational needs.

### Park Planning Units

Through the planning process, we identify distinct Park Planning Units within the park where similar park and recreation services are delivered. Planning Units may be considered dispersed throughout the park (**Park-Wide Planning Units**), located in a specific geographic area in the park (**Location-Specific Planning Units**), or considered operational (**Park Operation Units**). In some cases, new facilities or services are proposed (**Proposed Service Units**) – these areas may or may not have a geographic location identified.

### Facility Concepts

Facility Concepts are recommendations for facility and operational improvements and are organized by Planning Area. Support for the concepts is provided by summaries of recreational trends, public engagement, and accessibility assessments. Annual review of the concepts is important, as changing conditions and identification of new funding sources may cause a realignment of priorities. Three types of recommended concepts are proposed:

- **10-Year Planning Concepts:** The 10-Year Planning Concepts incorporate operational, programming, maintenance and/or capital improvement recommendations. They may also identify the need for additional planning. These recommendations are considered a higher priority based on current conditions and recreational needs and are forecast to be implemented within the next 10 years. Actions identified in the ADA Transition Plan to remove barriers and increase recreational access to the park in order to meet federal accessibility guidelines are incorporated.
- **Concepts for Future Consideration:** These recommendations are considered either a lower priority, less urgent, or dependent on implementation of the 10-Year Concepts. They may also exceed the current budgetary guidelines.

## Objectives and Performance Indicators

Implementation of Facility Concepts is expected to have an effect on the recreational experience at the park and on a variety of park statistics. Six measurable objectives have been selected for all parks. Each objective is measurable in terms of performance indicators and provides a timetable for evaluation throughout the 10-year period. The performance indicators for an individual park are integral to the performance indicators of the overall organization.

#### Objective 1: Park User Satisfaction

##### Increase customer satisfaction with the amenities and services

Recommended park improvements may be targeted at the areas where customer satisfaction is lower. Implementation of improvements is intended to increase customer satisfaction and should be reflected in public engagement and customer service ratings. *Performance Indicator: Park user surveys and comment cards – Report annually*

#### Objective 2: Park Visits

##### Increase annual number of visits to facilities in the park

Improvements in existing recreational opportunities and creation of new ones are intended to draw new and repeat visitors to the park. *Performance Indicators: Park visit statistics – Report monthly and annually*

#### Objective 3: Fiscal Trends

##### Increase park annual net revenue as appropriate to the park's categories of service

Appropriate revenue goals are related to the services provided at the park. Highly subsidized services, such as general park use and trail usage, are not expected to produce significant revenue. Other services, such as concession sales and boat rentals, are expected to show increases in revenue associated with increases in park visits. The Parks Commission has indicated an intention to balance OCPRC's overall annual operating budget. Success in increasing net revenue at individual facilities will contribute to a positive fiscal trend by the entire organization. *Performance Indicator: Park fiscal trends – Report monthly and annually*

#### Objective 4: Cost Recovery

##### Meet cost recovery targets as established by the Parks Commission

Many park improvements are intended to have a positive effect on cost recovery by increasing participation in existing revenue generating opportunities (such as rental of campsites, boats and bikes), by creating new opportunities to generate revenue (such as concessions and merchandise sales), and by creating operational efficiencies. Cost recovery is also affected by the number of park visits, which reflects the number of individuals and families who engage in activities that generate revenue for the park. *Performance Indicator: Cost recovery calculation for services delivered – Report annually*

#### Objective 5: Nature Resource Quality

##### Preserve existing high quality ecosystems and improve ecological communities that are fragmented or degraded

Natural resource management includes the preservation of intact natural communities, ecosystem restoration and invasive species management, environmentally sustainable practices, and, potentially, land acquisition to increase the amount of protected natural area. *Performance Indicator – Geographic measurement of managed areas – Report annually*

#### Objective 6: Accessibility of Facilities

##### Implement Accessibility Transition Plan

Resolution of the accessibility issues identified in the ADA Transition Plan will help to increase the value of a park to residents. This can be expected to increase the number of park visits and therefore the cost recovery for the park. Sufficient public engagement will be needed as accessibility issues are resolved and barriers are removed to make sure the public is aware and takes advantage of increases in accessibility. *Performance Indicator – Documentation of Transition Plan implementation – Report annually*

## Park Planning Products – Complete Portfolio

The park planning process is an iterative process resulting in a set of planning documents that become more comprehensive as they are updated annually to incorporate the evaluation of outcomes, continuing public engagement, and adjustments to organizational priorities and funding levels.

In addition to the *Park Vision and Facility Concepts* document that is incorporated into the *Recreation Plan*, there are documents that provide a greater depth of detail and should be consulted when planning individual projects. The complete dossier of park-specific planning resources includes the following and all are available to the Parks Commission and the public upon request:

- *Baseline Park Analysis*
- *ADA Transition Plan*
- *Annual Project Meeting Minutes*
- *Public Engagement Reports*
- *Service Portfolio and Cost Recovery Trends*
- *Fiscal Trends*
- *Park Visit Trends and Methods*
- *Asset Inventory*
- *Annual Dashboard and Data Book*
  - *Annual Park Visit Trends*
  - *Park Profile*
  - *Land Acquisition History*
  - *Property Restrictions*
  - *Natural Resource Management Annual Update*
  - *Facility Inventory*
  - *Drive-Time Service Area*
  - *Facility Season Length and Weather Trends*



## CATALPA OAKS BASELINE PARK ANALYSIS

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# Park Location

Catalpa Oaks County Park is a 24-acre park located in the southeast corner of Oakland County in the City of Southfield<sup>1</sup>.

## Park Contact Information

27725 Greenfield Road  
 Southfield, Michigan 48076  
 Park Office: 248-424-7081  
 www.DestinationOakland.com

## Township and Range

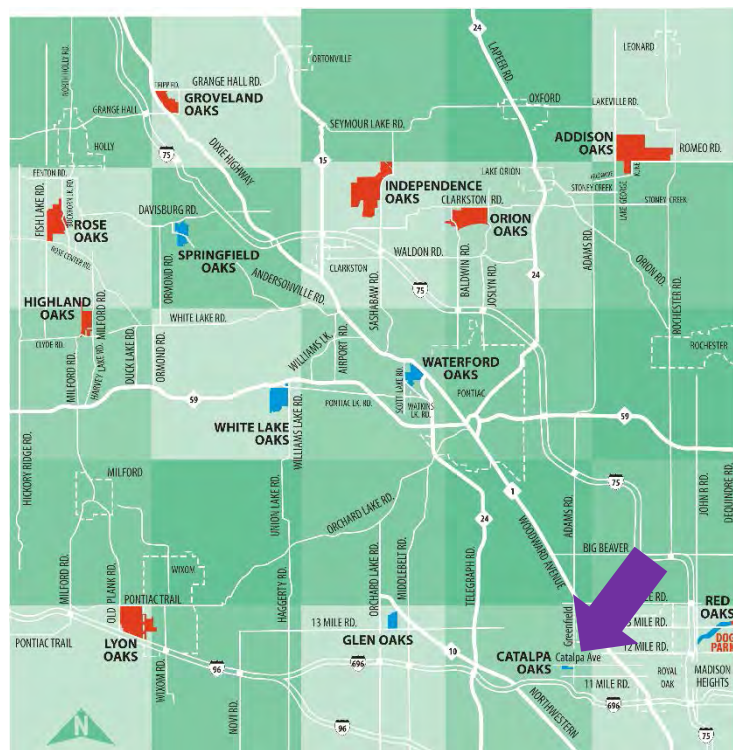
T1N R10E, Sections 13, north ½ of southeast ¼



# Community Context

The characteristics of Catalpa Oaks are unique and reflect the character of the local communities. It is important to understand the park within the context of its communities – Michigan, Oakland County, and the City of Southfield – for multiple reasons:

- To convey a ‘sense of place’ that is harmonious and complementary to the local environment
- To ensure that Oakland County Parks is not duplicating services provided by local recreational authorities or by the private, non-profit, or larger regional/state providers
- To collaborate with units of governments and organizations related to the Oakland County Parks mission to manage open space and natural areas and provide recreational facilities and programs on an inter-community, county and/or multi-county basis
- To develop facilities and programs that contribute to the implementation of local and county plans
- To ensure compliance with local and county regulations



<sup>1</sup> See *Planning Map Set*, page 3 – Location Map

## Oakland County

Oakland County is located in southeast Michigan, approximately 20 miles northwest of Detroit, and covers **907** square miles (SEMCOG, 2015). The estimated population in 2015 was **1,242,304**. In 2010-2015, median household income was **\$66,426**. An estimated **10%** of the population lives in poverty<sup>1</sup> (U.S. Census Bureau, 2015).

According to Advantage Oakland, Oakland County employs nearly 690,000 workers with more than 260,000 commuting from outside the county. The top three employment sectors are Professional and Business Services (26%), Trade, Transportation and Utilities (18%), and Private Education and Health Services (16%). The county is home to nearly 1,000 firms from 39 foreign countries (EDCA).

Within the county, there are 30 cities, 21 townships, and 11 incorporated villages, in urban, suburban, and rural landscapes. The county is home to the headwaters of five major rivers, the Clinton, Flint, Huron, Rouge, and Shiawassee Rivers, all of which are important to the long-term health of the Great Lakes Ecosystem. Many diverse ecosystems are located in the county due to the area's complex topography and geological history and are an important element in the character of the county (OCPRC, 2013).

### Oakland County Parks and Recreation

Oakland County Parks and Recreation (OCPR) provides parks and recreation services within the geographic boundaries of Oakland County, but are also open to visitors to the county. Since 1966, OCPR has expanded and diversified the park system from four parks to thirteen, now totaling over 6,700 acres. Key attractions include managed natural areas, nature centers, waterparks, golf courses, conference centers, campgrounds, fairgrounds and over 65 miles of park trails. OCPR also offers a variety of entertaining and educational recreation programs and services for various ages and abilities (OCPRC, 2013).

## City of Southfield

Catalpa Oaks County Park is located in the City of Southfield in the southeast quadrant of Oakland County. The city covers **26.27** square miles. The estimated population in 2014 was **73,002**. In 2010-2014, median household income was **\$49,548**. An estimated **15%** of the population lives in poverty (U.S. Census Bureau, 2015).

**Description from Advantage Oakland:** "Southfield "The Center of It All" is an international city. You will find 140 Fortune 500 companies located in this growing community of 8,600 businesses. Perfectly situated between Michigan's major expressways and only 20 minutes from Metro Airport and downtown Detroit, Southfield appeals to Michigan's leading professional and commercial enterprises and leads Oakland County in foreign investment firms. Twenty-five percent of Oakland County's international firms and half of all Japanese companies are located in Southfield. Family living is the foundation of this community with a variety of desirable homes tucked away with easy access to expressways and office centers. Community pride is reflected in the neighborhoods, condominium groups and apartment complexes that enjoy Southfield's cosmopolitan atmosphere and central location." (Oakland County, 2012)

## Drive-Time Service Area

This purpose of this section is to outline the geographic area that draws the majority of visitors to a specific park or facility (drive-time service area) and describe the demographic and socio-economic characteristics of the people who live there.

The drive-time analysis is conducted using park visitor home zip codes that are collected at point-of-sale. Please see the 2015 *Annual Dashboard and Data Book* for a detailed description of drive-time analysis methods (OCPRC,

2015). The median drive-time – indicating that half of all visitors drive for a specific length of time or less – is used to approximate the service area for each park and facility. At this time, zip code data is not available for users of Catalpa Oaks. For the purpose of this analysis, a 9-minute median drive-time was selected to align it with the drive-times of two other urbanized parks – Red Oaks and Glen Oaks.

Figure A: Catalpa Oaks Drive-Time Map



Population and Income Trends

Population and income profiles are generated for the drive-time service area using ESRI<sup>2</sup> ArcGIS Online. The estimated population in the 9-minute drive-time service area in 2015 is 135,478 with a 0.53% increase in population forecast by 2020. The population is becoming more diverse in race and ethnicity. The population profile and forecast reflects an aging population with the population 65 and older increasing by 19% from 2015 to 2020. Median age is 41.5 in 2015 and forecast to be 42.5 in 2020. The median household income in 2015 is estimated at \$62,072 and is forecast to increase 3.55% by 2020.

Table 1: Population Trends - 9-minute drive-time of Catalpa Oaks

Summary	Census 2010	2015	2020
Population	133,619	135,478	139,073
Households	57,882	59,275	61,069
Families	34,360	34,553	35,208
Average Household Size	2.29	2.27	2.26
Owner Occupied Housing Units	39,647	39,627	40,631
Renter Occupied Housing Units	18,235	19,648	20,438
Median Age	40.0	41.5	42.5
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.53%	0.15%	0.75%
Households	0.60%	0.21%	0.77%
Families	0.38%	0.06%	0.69%
Owner Occupied Housing Units	0.50%	0.19%	0.70%
Median Household Income	3.55%	2.79%	2.66%

Figure B: Population by Age – 9-minute drive-time of Catalpa Oaks

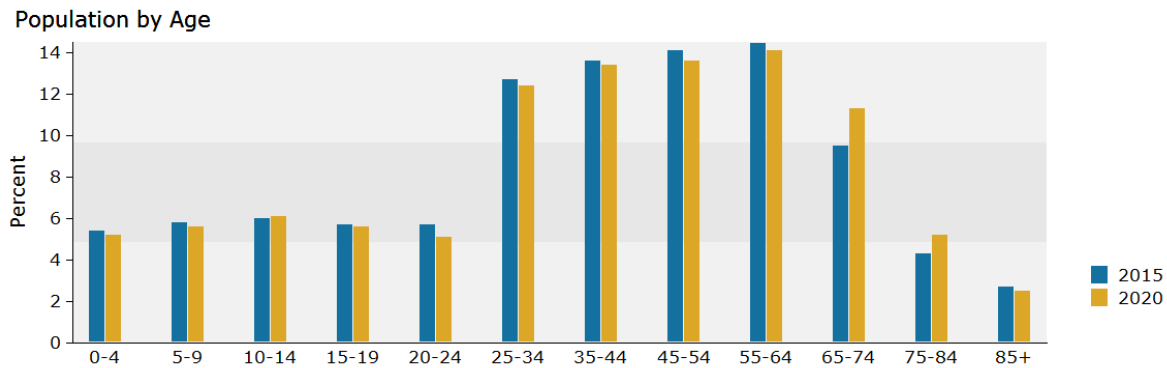


Table 2: Race and Ethnicity - 9 minute drive-time of Catalpa Oaks

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	79,758	59.7%	78,228	57.7%	77,143	55.5%
Black Alone	47,698	35.7%	50,345	37.2%	54,174	39.0%
American Indian Alone	291	0.2%	299	0.2%	307	0.2%
Asian Alone	2,364	1.8%	2,734	2.0%	3,189	2.3%
Pacific Islander Alone	39	0.0%	42	0.0%	44	0.0%
Some Other Race Alone	518	0.4%	561	0.4%	607	0.4%
Two or More Races	2,953	2.2%	3,271	2.4%	3,608	2.6%
Hispanic Origin (Any Race)	2,247	1.7%	2,574	1.9%	2,997	2.2%

Market Potential Index – Recreation Expenditures

ESRI's Market Potential Index (MPI) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Table 3: Market Potential – 9-minute drive-time of Catalpa Oaks

Product / Consumer Behavior	Percent of Population	MPI
Canoeing Kayaking in past 12 months	6.2%	116
Fishing (Fresh Water) in past 12 months	12.2%	99
Bicycling (Road) in past 12 months	11.3%	115
Hiking in past 12 months	11.1%	111
Jogging/Running in past 12 months	13.6%	107
Walking for Exercise in past 12 months	31.0%	111
Horseback Riding in past 12 months	2.2%	90
Overnight Camping Trip in past 12 months	13.1%	103
Households owning 1 dog	23.6%	98
Households owning 2 or more dogs	13.1%	82

Tapestry Segmentation

Tapestry Segmentation classifies neighborhoods into 67 unique segments based not only on demographics but also socioeconomic characteristics. It describes US neighborhoods in easy-to-visualize terms to help understand residents’ lifestyle choices, what they buy, and how they spend their free time and help identify best customers, optimal sites, and underserved markets.<sup>i</sup>

The Esri Dominant Tapestry Map shows the tapestry segments within and surrounding the drive-time radius and provides a list of the Tapestry segments with hyperlinks to detailed descriptions. See *Planning Map Set*, pages 21-22 – Esri Dominant Tapestry Map.

The top five Tapestry segments within the drive-time radius are shown below. Each segment name is hyper-linked to the detailed Esri profile. After the name, we show the percentage of households that are included in each segment – within the drive-time radius and nationally. The Tapestry segment summary from the Esri profile is included with each entry.

[In Style \(5B\)](#)

Describes 13.2% of households within the drive-time radius; 2.3% of households in the U.S.

*In Style denizens embrace an urbane lifestyle that includes support of the arts, travel, and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.*

[Family Foundations \(12A\)](#)

Describes 13.2% of households within the drive-time radius; 1.1% of households in the U.S.

<sup>i</sup> <http://www.esri.com/data/tapestry>

*Family and faith are the cornerstones of life in these communities. Older children, still living at home, working toward financial independence, are common within these households. Neighborhoods are stable: little household growth has occurred for more than a decade. Many residents work in the health care industry or public administration across all levels of government. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.*

#### [Rustbelt Traditions \(5D\)](#)

Describes 13.0% of households within the drive-time radius; 2.2% of households in the U.S.

*The backbone of older industrial cities in states surrounding the Great Lakes, Rustbelt Traditions residents are a mix of married-couple families and singles living in older developments of single-family homes. While varied, the work force is primarily white collar, with a higher concentration of skilled workers in manufacturing, retail trade, and health care. Rustbelt Traditions represents a large market of stable, hard-working consumers with modest incomes but above average net worth (Index 111). Family oriented, they value time spent at home. Most have lived, worked, and played in the same area for years.*

#### [Comfortable Empty Nesters \(5A\)](#)

Describes 12.1% of households within the drive-time radius; 2.5% of households in the U.S.

*Residents in this large, growing segment are older, with more than half of all householders aged 55 or older; many still live in the suburbs where they grew up. Most are professionals working in government, health care, or manufacturing. These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average (Index 363). Many are enjoying the transition from child rearing to retirement. They value their health and financial well-being.*

#### [Emerald City \(8B\)](#)

Describes 9.5% of households within the drive-time radius; 1.4% of households in the U.S.

*Emerald City's denizens live in lower-density neighborhoods of urban areas throughout the country. Young and mobile, they are more likely to rent. Well educated and well employed, half have a college degree and a professional occupation. Incomes close to the US median come primarily from wages and self-employment. This group is highly connected, using the Internet for entertainment and making environmentally friendly purchases. Long hours on the Internet are balanced with time at the gym. Many embrace the "foodie" culture and enjoy cooking adventurous meals using local and organic foods. Music and art are major sources of enjoyment. They travel frequently, both personally and for business.*

# Site Analysis

## Parcel Analysis

Catalpa Oaks County Park is composed of 1 parcel totaling 23.79 acres. Copies of all documents cited in the Parcel Analysis are maintained in the Park Master Planning files.

*Table 4: Parcel Table for Catalpa Oaks*

Parcel ID	Acres	Deed/ Lease/ Easement / Agreement	Liber and Page
24-13-426-003 (from -001, -002, -004 and 404- 013)	23.79	2012- OC to OC Bldg. Auth. Deed	44759/567
		2007- OC to OCPD RCOV (management of park)	39194/892
		2013- Detroit Edison Co. R-O-W underground easement	45631/723

## Physical Characteristics

### Geology<sup>i</sup>

The property lies within the Washtenaw Subsection Ecoregion<sup>3</sup> and the Jackson Interlobate Subsubsection<sup>4</sup>. This area is found between three glacial lobes and is characterized by ice-contact topography<sup>5</sup> and glacial deposits<sup>6</sup> (Albert, 1995). Surface geology is Lake Arkona shoreline, a proglacial lake.

### Soils<sup>ii</sup>

Soil maps indicated two soil types on the property. The majority is poorly- drained sandy and loamy soil on an altered landscape that has either been covered with fill material or soil material has been excavated. A somewhat- to poorly-drained urban land complex is found along the boundary. Both hydric soils are subject to ponding.

### Topography<sup>iii</sup>

The property is nearly level, with a rise of 20'. Elevations range from 696' at the southeast corner to 716' on the top of the berm near the west boundary.

### Hydrography<sup>iv</sup>

Although no ponds or wetlands currently exist, potential wetlands have been identified by the Michigan Department of Environmental Quality (MDEQ) over the park and surrounding area.

### Presettlement Plan Communities<sup>v</sup>

Pre-European settlement vegetation was documented as Mixed Hardwood Swamp (Comer & Albert, 1997).

<sup>i</sup> See *Planning Map Set*, page 4 – Surface Geology

<sup>ii</sup> See *Planning Map Set*, page 5 – Soils

<sup>iii</sup> See *Planning Map Set*, page 6 – Ten Foot Contours

<sup>iv</sup> See *Planning Map Set*, page 7 – Hydrography

<sup>v</sup> See *Planning Map Set*, page 8 – Presettlement Vegetation



## Regional Context

### Potential Natural Areas<sup>i</sup>

No potential natural areas have been identified by Michigan Natural Features Inventory (MNFI)<sup>7</sup> in Catalpa Oaks.

### Watershed<sup>ii</sup>

Catalpa Oaks is within the Clinton River Watershed and the Red Run (Meckler Drain) subwatershed (HUC 12 040900030205).

### Green Infrastructure<sup>iii</sup>

No areas of Oakland County's Green Infrastructure Vision are in close proximity. Local parks include the 6.7-acre City of Berkley's Merchant's Park to the southeast and the 4.5-acre city of Southfield's Simms Park to the northwest. Both parks have ball fields, basketball courts, picnic areas and playlots.

Existing sidewalk pathways surround the park and proposed pathways have been identified along Catalpa Road and within the park.

## Land Use<sup>iv</sup>

### Zoning

Catalpa Oaks in Southfield is zoned R-A - Single Family

### Current Land Use

Current land use is focused on recreation. See Parcel Analysis section for information about easements and rights-of-way to which the property may be subject.

### Surrounding Land Use

The major surrounding land use is single family residential, with some multi-family residential to the south. The park is surrounded by roads except along the west boundary. The Oakland County Health Department- Southfield Office and Oakland County Parks- South office is adjacent to the northwest corner.

### Past Land Use<sup>v</sup>

Historical aerial photographs provide a snapshot of past land uses and of the development of the park over the decades. The 1940 aerial reveals open fields and no buildings; by 1963, single family residential is seen to the north and east with roads through the property and farms to the south. By 1974, homes surround the property and there are ball fields on the west half. Perimeter trees were planted by 1990 and soccer fields were constructed by 2000.

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<sup>i</sup> See *Planning Map Set*, page 9 – MNFI Potential Natural Area

<sup>ii</sup> See *Planning Map Set*, page 10 – Oakland County Subwatersheds

<sup>iii</sup> See *Planning Map Set*, page 11 – Green Infrastructure

<sup>iv</sup> See *Planning Map Set*, page 12 – 2015 Land Use

<sup>v</sup> See *Planning Map Set*, pages 13-20 for views of the park from 1940 through 2015

# Park History

## Early History<sup>i</sup>

Catalpa Oaks is located in the north half of the southeast quadrant of Section 13 in the geographic township of Southfield. Section 13 is bounded by 11 Mile Road to the south, Greenfield Road to the east, 12 Mile Road to the north, and Southfield Road to the west.



The General Land Office (GLO)<sup>8</sup> survey for Section 13 of Southfield Township, Michigan Territory was filed at the Surveyors General Office Ohio on February 20, 1818. The land on the section lines around Section 13 is described in the surveyor’s notes as “poor hilly oak land” and “tolerable oak land”.

*Figure C: 1818 Survey of Southfield Township, Section 23 (BLM)*

Two land patents were recorded in on April 24, 1920 at the Detroit office of the GLO for the southeast quadrant of Section 13. Cash sales were documented for the east half (80 acres) to John McClelland and for the west half (80 acres) to Andrew Taylor, both of Oakland County (BLM).

A survey of historic county atlases shows the east half of the southeast quadrant of Section 13 owned by G. McClelland in 1872, William S. Young in 1896 and John Cavanaugh in 1908, with a structure shown on the property facing Greenfield Road. By 1923, Section 13 is mostly subdivided with this area identified as “Oakland Gardens”. Catalpa Drive and numerous subdivision streets are identified.

The atlases show the west half of the southeast quadrant of Section 13 owned by D. Taylor in 1872, 1896, and 1908. A structure is shown on the Taylor property fronting on 11 Mile Road in 1896 and 1908. By 1923, the area is subdivided and identified as “Woodland Park”.

No documentation of the southeast quarter of Section 13 was found in the Rural Property Inventories<sup>9</sup>.

The 1940 aerial photograph shows vacant land that appears to be divided by unpaved lanes corresponding with future streets. The surrounding areas are still vacant. In 1963, the future park property looks disturbed but without any formal playing fields. Areas to the north and east have been built out with smaller homes. Two homes have been built to the south along the street currently identified as San Quentin Avenue<sup>ii</sup>.

## Park History

In 1964, the Oakland County Board of Supervisors purchased a 30-acre parcel in the City of Southfield from the Berkley School District to provide opportunities to build Oakland County facilities. In 1965, the Oakland County Health Department – Southfield Office with parking lot and landscape grounds was built on approximately 7 acres in the northeast corner of the property. That same year the Southfield Little League leased 22 acres and constructed baseball fields at the western part of the site. The leases with the Southfield Little League and later with the City of Southfield formalized the use of the Catalpa property for field sports (OCPRC, 2008). In the 1974

<sup>i</sup> See Figure 4: Southfield Section 13 Historic Plat Maps

<sup>ii</sup> See *Planning Map Set*, page 13-14 – 1940 and 1963 Aerial Photographs

aerial photograph, three ball field mounds and the current parking area are visible, as well as the Oakland County Health Department building and parking lots. Areas to the west and south have been built out<sup>1</sup>.

In 1978, the City of Southfield negotiated an agreement with Oakland County to manage 25 acres of the property as a city park. The City of Southfield Parks and Recreation Department provided two baseball diamonds, a parking area, and several acres of open lawn at Catalpa Park for city residents. In 1985, the City of Southfield and the Oakland County Board of Commissioners entered into an agreement with a contractor to use Catalpa Park as a repository for surplus excavated material resulting from the construction of the nearby I-696 interchange. The excavated material was used to level the site and improve its use for sports fields and to form a berm on three sides as a buffer between the local neighborhood and the games that would be played at the park. The City of Southfield provided \$250,000 to pay for the landscaping of the resulting berm and construction of two ball diamonds and six soccer fields.

The 25-acre site was managed by the City of Southfield Parks and Recreation Department from 1978 until the park and its management was transferred to Oakland County Parks and Recreation in 2007. A grand opening on August 16, 2007 dedicated Catalpa Oaks as the twelfth park in Oakland County Parks system (OCPRC, 2008).

## Past Master Plans

### 2008 Master Plan

The 2008 Catalpa Oaks County Park Master Plan was created by Parks and Recreation staff. The overall concept of the master plan was to improve, maintain and operate the park facility as a field sports complex and to augment the park with site amenities that would increase its use as a regional facility.

The following concepts from the 2008 master plan have been implemented:

- ✓ Construct standard Oakland County Parks sign on Greenfield Road
- ✓ Install a restrooms/concessions pavilion
- ✓ Design and construct a universally-accessible playground

The following concepts were identified and have not been implemented:

- Re-orient and pave the parking lot to include stormwater best management practices
- Re-grade and irrigate the sports fields to include appropriate drainage technology
- Implement a multi-use sports field layout and marking
- Construct a maintenance yard and storage building
- Install an artificial turf cricket pitch
- Install a barrier-free pathway system within the park
- Construct two additional picnic pavilions
- Install decorative fencing

(OCPRC, 2008)

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<sup>1</sup> See *Planning Map Set*, page 15 – 1974 Aerial Photograph

*Catalpa Oaks Overview (Barton Malow, 2010), looking south*



### 2010 Preliminary Master Plan Review

Barton Malow Design/Construction Services created preliminary design concepts and cost estimates based on the 2007 master plan. In addition to an overall conceptual design, the review included facility conceptual designs for the maintenance yard, concession and restroom building, and office space in Oakland County Health Department building (Barton Malow, 2010).

### 2011 Business Plan

The business plan, approved by the Parks Commission in April 2011, identified four distinct facilities: 1) Recreational Fields; 2) Central Parking; 3) Catalpa Commons; and 4) Maintenance Services. The plan broke each facility down into component parts and prioritized each part to fit into one of four phases and provided cost estimates for construction in each phase and revenue/expense forecasts for 2010-2013. The four phases identified were:

1. Basic Services: The focus of this phase was to quickly ramp up investment in the park to achieve the basic level of service necessary to provide quality field sport and special event experiences.
2. Field Improvements: This was identified as a long phase divided into sub-phases with the major investment being mass grading of the site and incorporation of underground irrigation.
3. Recreation Commons: This phase implemented green improvements, landscaping and site amenities to unite the four facilities into a coherent design/recreational experience.
4. Full Operations: This phase represented the completion of the development envisioned in the 2008 master plan and interpreted by Barton-Malow, and brought to life through the strategic allocation of park resources.

(OCPRC, 2011)

## Grant History

Catalpa Oaks has not been the recipient of any grants for acquisition or development.

# Park-Wide Planning Units

## 1. Natural Resources

Although not contained within the interconnected network of natural areas identified by Oakland County Green Infrastructure Vision, Catalpa Oaks provides valuable green space within an urbanized area.

## 2. Park Entrances, Roadways and Parking

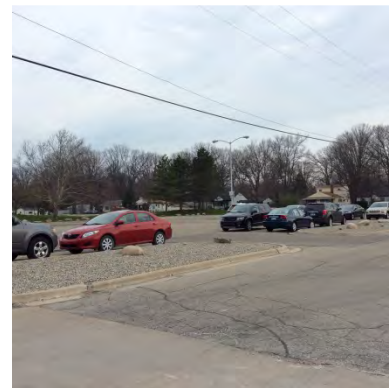
The park sign is located on Greenfield Road. Catalpa Oaks is accessed from Catalpa Drive off of Greenfield Road in Southfield. There are no internal roads. Maintenance vehicles enter the park via pedestrian entrances or through a maintenance gate at the west end. There are three parking areas.

The main parking area off Catalpa Road is non-conforming with city ordinances. It is an unpaved parking lot situated parallel to Catalpa Drive and separated from the street by a grass boulevard with a drainage ditch. Three short unpaved drives connect the parking lot with the street. The parking lot is separated from the main park by bollards. Culverts under the drives are not draining properly. Seven asphalt parking spaces have been added that are intended to be accessible and van-accessible (accessibility assessment is pending). When improvements are made in the park, OCPR will be required by the City of Southfield to address and improve this parking area, also creating opportunities for improved stormwater management.

The Oakland County Health Department building parking lot provides staff parking during the week. The west end of the parking lot is used by park visitors during weekends and special events. Staff communicates with the Health Department regarding special event parking.

The northern ball diamond is used for overflow parking for larger special events, such as the Marshmallow Drop.

*Photos from left: drainage ditch between Catalpa Drive and parking lot (looking east); parking lot showing maintenance gates and bollards (looking south); Health Department parking lot (looking west toward park)*



### 3. Maintenance, Utilities and Security

#### South End Office

Oakland County Parks and Recreation occupies a portion of the Oakland County Health Department building that is located in the northeast corner of the park. The South End Office provides reception, office and meeting space for OCPD and is an opportunity for OCPD to have a greater permanent presence in the southern half of Oakland County. Storage space with an external loading ramp is available in the basement for OCPD. This is primarily used to store recreational program supplies.

### 4. Technology

There is no Wi-Fi capability at Catalpa Oaks. One fiber line connects to the South Oakland Health building.

### 5. Non-Recreational Features

Not applicable at this park

### 6. Park Trails and Regional Connectivity

There are no developed trails in the park. An informal pathway, measuring less than one mile (0.83), is used daily by visitors as a walking and running track. The pathway is located along the parking lot and the top of the berm. Dog walkers often use the park along the berm and through the middle of the park. Pedestrians from the neighborhood access the park via the front entrance or by crossing the berms.

*Photos from left: Gates to loading ramp; top of berm shown worn areas in grass where visitors walk regularly*



# Location-Specific Planning Units

Figure D: Park map showing locations of Planning Areas 7-10



## 7. Recreation Commons

This area is designed to be the hub of the park and a gathering place for all types of visitors. It contains the Concession Building with restrooms, Greenfield Pavilion, and the play structure. The Greenfield Pavilion is available to rent and is generally rented every weekend at full capacity from June through September. The play structure is intended to be universally accessible (accessibility assessment pending).

The Concession Building was designed to be used by volunteer groups associated with soccer teams. However, it is currently used for storage and not as a concession. OCPR does not have a license to operate the building as a full concession; only pre-packaged foods are permitted. The ice machine in the Concession Building is used by Recreation Programs and Services. Vending machines have been installed outside. Restrooms are open April through October.

*Photos clockwise from upper left: Concession Building (north side - restrooms); Concession Building (south side – concession window); Concession Building (southeast corner – vending); smaller play structure; Greenfield Pavilion (looking west); larger play structure*





## 8. Soccer Fields

Park staff rotates the fields to keep 2 full size fields and 1 youth area or training field active at one time. The youth area is generally placed in where open space is available – e.g. in the softball diamond outfield. Goals are moved as fields are rotated.

It has been difficult to maintain the quality of the soccer fields because of the tendency of the area to pond during wet weather and for the turf to deteriorate during dry weather. Staff has introduced new maintenance protocols, including increased field rotation, in 2016 in order to improve the quality of the turf as much as possible and improve the experience of play.

## 9. Ball Diamonds

The park has one baseball diamond and one softball diamond. The baseball diamond on the north side is used for overflow parking and is rented 8-10 times per season for games and practices by a team from Southfield. The softball field is rarely rented.

## 10. Berms and Sledding Hill

Berms surround the park on three sides (east, south and west). The berms were created in the 1980s from surplus excavated material from I-696 construction with the intent to buffer the surrounding neighborhoods from the noise of ball games and soccer play. The top of the berm is used by visitors as part of an informal trail system. The berm at the west end of the park is used as a sledding hill when there is sufficient snow cover.

*Photos from left: Soccer fields in play; baseball diamond; drainage culvert between soccer fields*



# Park Operation Planning Units

## 11. Organized Programs and Events

### PROGRAMS AND EVENTS ORGANIZED BY OAKLAND COUNTY PARKS

#### Great Marshmallow Drop

This is a free event in March or April. 15,000 marshmallows are dropped from a helicopter to be turned in for a prize. Only one marshmallow is needed to receive a prize. Participants are separated into age groups. The event generally draws approximately 8,000 individuals. In 2016, weather caused the event to be cancelled. Families were invited to come to the park to receive prizes – approximately 3,500 attended.

#### Come Out and Play

Come Out and Play is a day-long event with an open invitation for families to participate and experience different types of recreational equipment and games. The Catalpa event features mobile recreation equipment – zip line, water inflatables, retro games, and climbing tower; a kids' concert; face painting; treats and a prize.

### PROGRAMS AND EVENTS ORGANIZED BY EXTERNAL GROUPS

#### Track and Field Practices and Meets

Local high school teams use the park for track and field practices that are not formally scheduled.

#### Soccer Season

The youth soccer season is managed by South Oakland County Soccer<sup>i</sup>. Adult soccer is managed by the Stay and Play Social Club<sup>ii</sup>. Dating from the time that the park was managed by the City of Southfield, soccer clubs have traditionally not paid rental fees for use of the fields.

*Photos from left: Marshmallow Drop 2015; Come Out and Play 2015*



<sup>i</sup> <http://www.socsf.com/>

<sup>ii</sup> <http://spscdetroit.com/>

## 12. Data Collection and Management

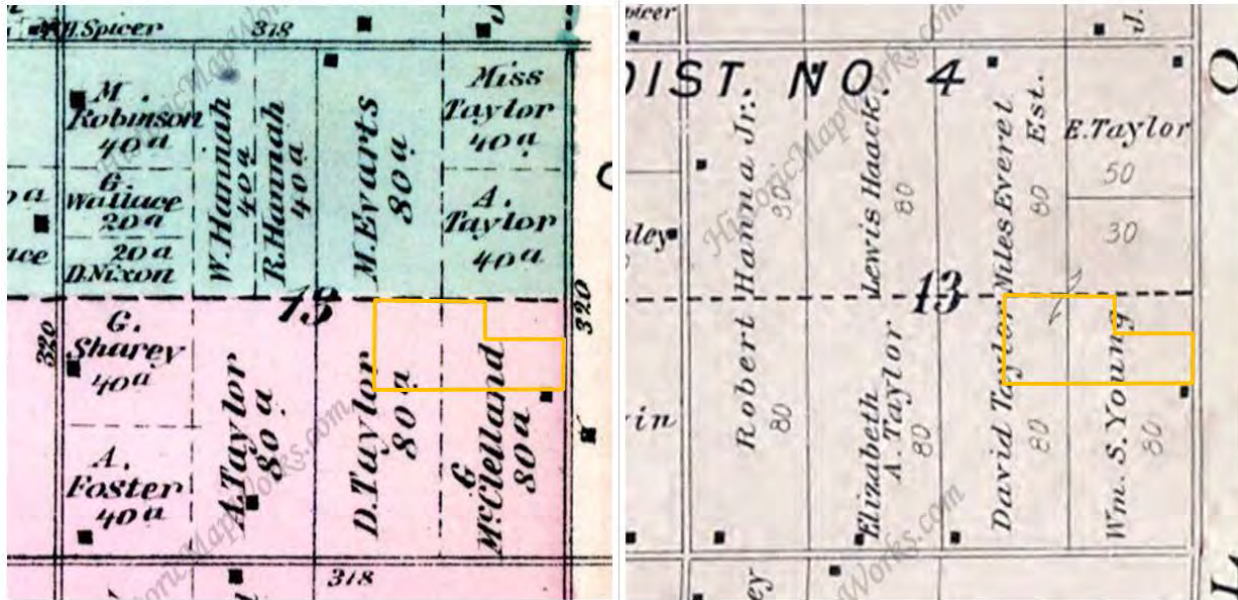
Visitor data is available from a variety of sources: visual counts of people using the park, counts of players and spectators attending games, pavilion rental head counts, and event head counts. Efforts are underway to formalize the count methodology and provide a more consistent picture of visitor trends over time.

# Park Maps

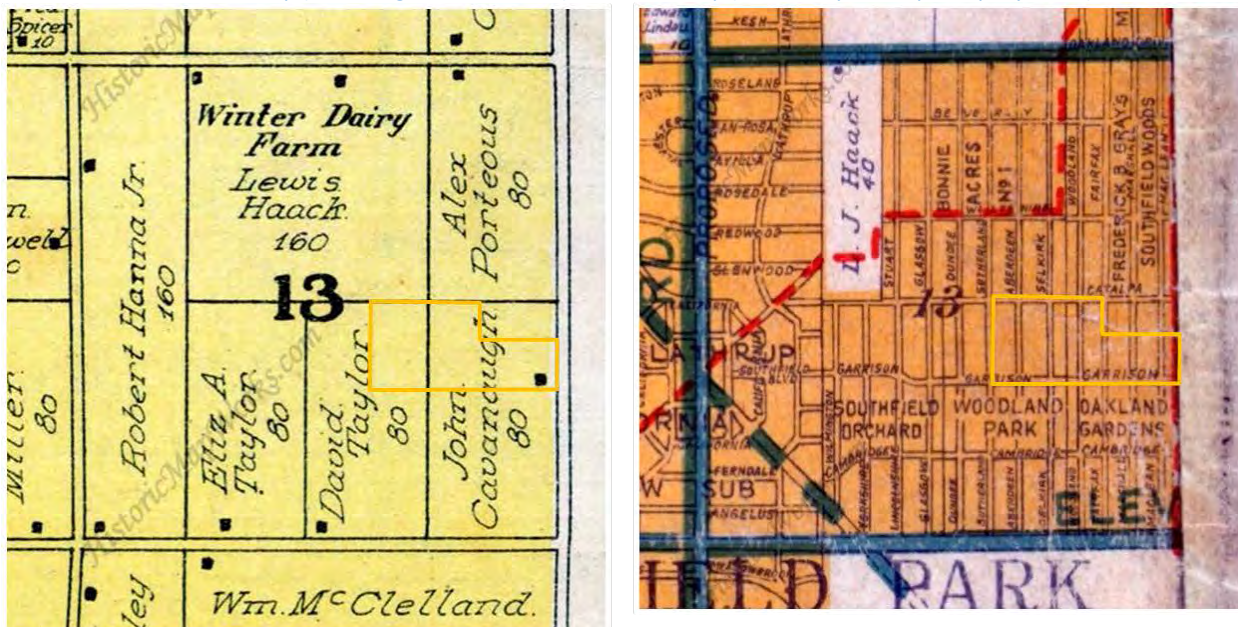
A standard set of planning maps are provided in a separate document - the *Planning Map Set*. This section provides other park maps, such as trails, campsites, and golf course features, which are specific to this park.

Figure E: Southfield Section 13 Historic Plat Maps

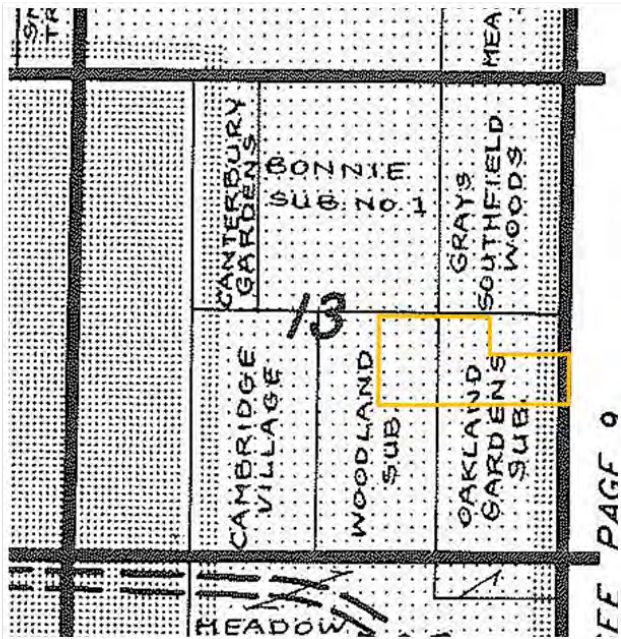
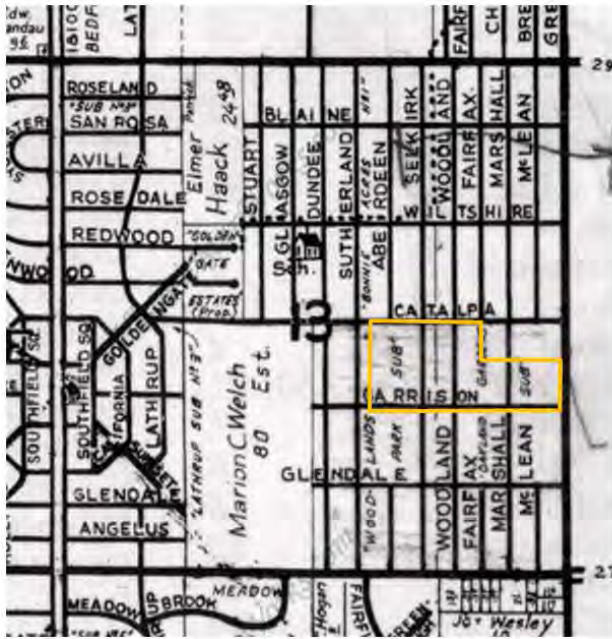
1872 Plat Map (F.W. Beers and Co, 1872); 1896 Plat Map (Kace Publishing Company, 1896)



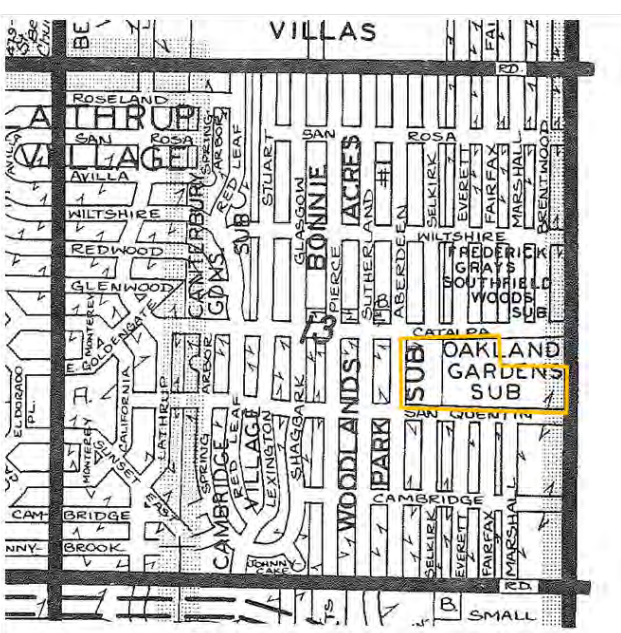
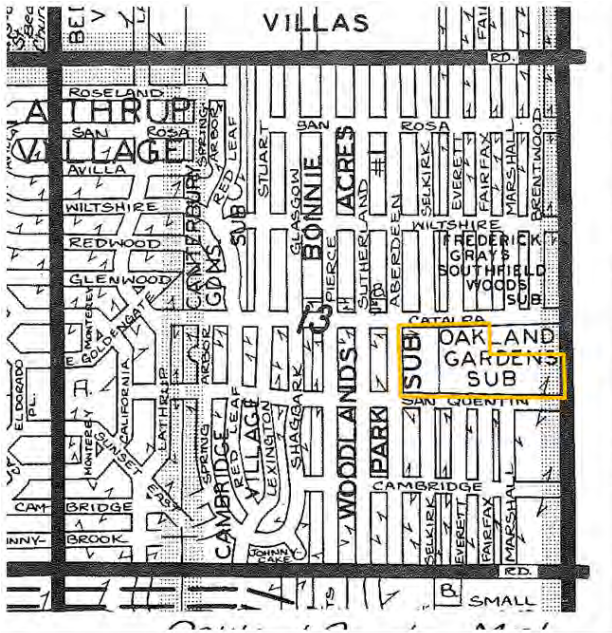
1908 Plat Map (Geo A. Ogle and Co., 1908); 1925 Plat Map (W.S. McAlpine Map Company, 1925)



1947 Plat Map (W.S. McAlpine Map Company, 1947); 1975 Plat Map (Rockford, 1975)



1985 Plat Map (Rockford, 1985); 1988 Plat Map (Rockford, 1988)



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<http://www.historicmapworks.com/Atlas/US/10602/Oakland+County+1947/>

## Notes

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<sup>1</sup> How the Census Bureau Measures Poverty: “Following the Office of Management and Budget's (OMB) Statistical Policy Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using Consumer Price Index (CPI-U). The official poverty definition uses money income before taxes and does not include capital gains or noncash benefits (such as public housing, Medicaid, and food stamps).” (U.S. Census Bureau, 2015)

<sup>2</sup> Esri builds ArcGIS, which “connects people with maps, data, and apps through geographic information systems (GIS). It is a location platform that’s accessible to anyone, anywhere, anytime”. <http://www.esri.com/about-esri#what-we-do>

<sup>3</sup> Ecoregion: An ecoregion (ecological region), sometimes called a bioregion, is an ecologically and geographically defined area that is smaller than an ecozone and larger than an ecosystem. Ecoregions cover relatively large areas of land or water, and contain characteristic, geographically distinct assemblages of natural communities and species.

<sup>4</sup> Sub-subsection: Based on differences in climate, bedrock geology, glacial landform, and soils, the section, subsection, and sub-subsection levels of an ecoregion represent areas with distinctive natural conditions affecting species composition and productivity).

<sup>5</sup> Ice-Contact Topography: This is a general term that refers to glacier-modified landscapes and includes many specific types of landforms, such as kames, eskers, moraines, kettles and outwash, among others.

<sup>6</sup> Glacial Deposits: This refers to the rock and soil that is picked up and transported by glaciers as they create new landscapes and are eventually deposited by melting and retreating glaciers.

<sup>7</sup> Potential Natural Area: Important ecological natural communities dominated by native vegetation identified by the Michigan Natural Features Inventory (MNFI). These sites represent the least disturbed natural areas remaining in the county. Initial delineation was done through aerial photo interpretation, with emphasis placed on intactness, wetlands and wetland complexes, riparian corridors, and forested tracts. Prioritization (ranked Priority One, Two and Three) is based on size, core area, stream corridors, land connectivity, vegetation quality, fragmentation and restorability of surrounding lands.

<sup>8</sup> General Land Office: On April 25, 1812, by an Act of Congress the General Land Office was created within the Treasury Department. In creating the General Land Office, Congress combined the functions previously scattered among three Federal agencies—Treasury, War, and State. The Secretary of the Treasury had directed the survey and sale of public lands. Treasury also maintained records and accounts. The Secretary of War administered military bounties and bounty lands. Patents were issued by the Secretary of State. As of 1949, the General Land Office is part of the Bureau of Land Management within the Interior Department, which manages the archive of public land records (BLM).

<sup>9</sup> Rural Property Inventories: During the Great Depression, the Michigan Department of Treasury collaborated with the Works Progress Administration to undertake an extensive survey of nearly all land parcels in the state (excluding Wayne County). The survey served two purposes: it provided jobs for unemployed engineers, land surveyors, and appraisers while giving the state a basis for assessing property taxes. The project started late in 1935 and continued until 1942 (Michigan Historical Center).





**CATALPA OAKS PLANNING MAP SET**

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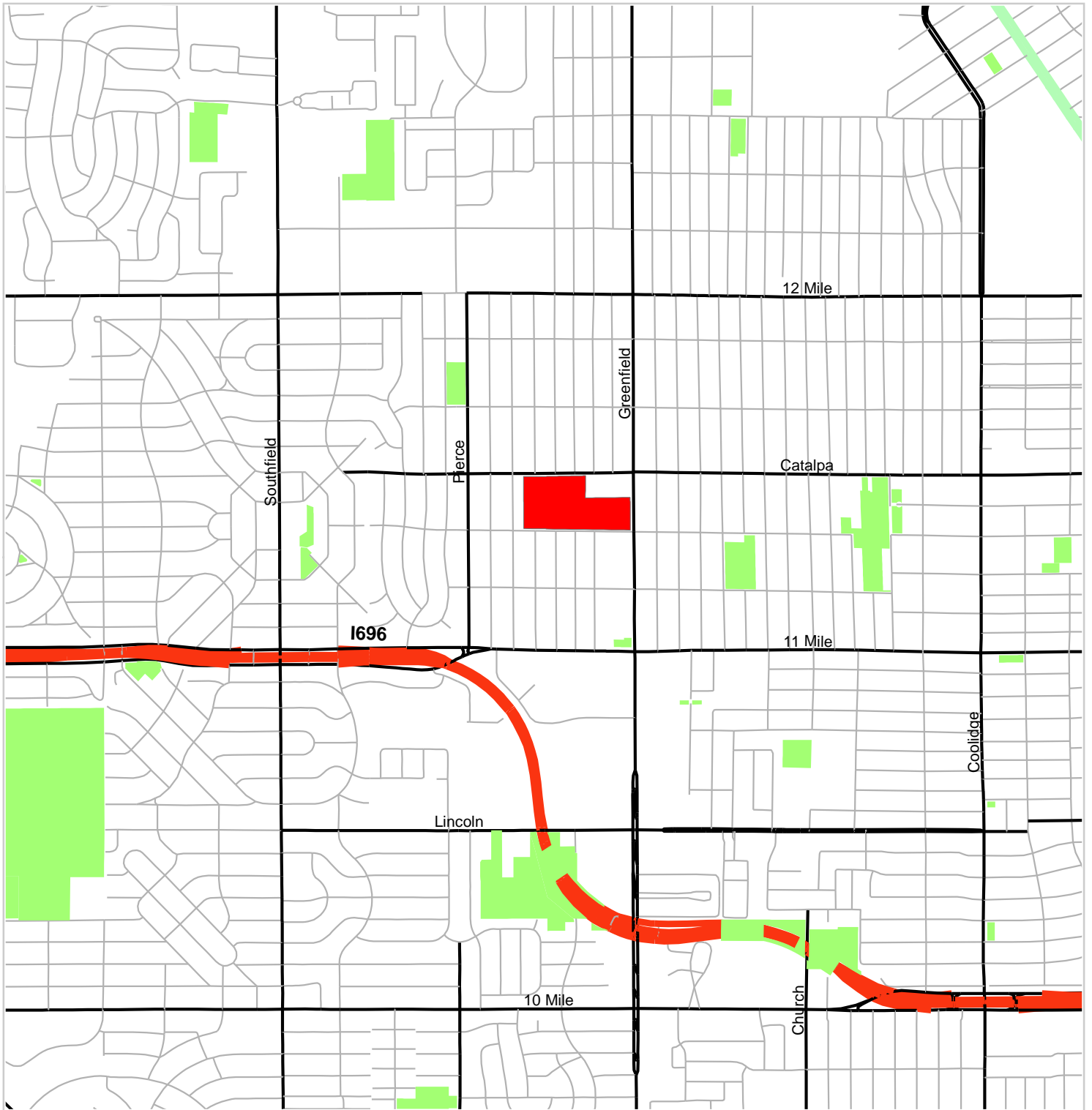
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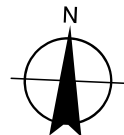


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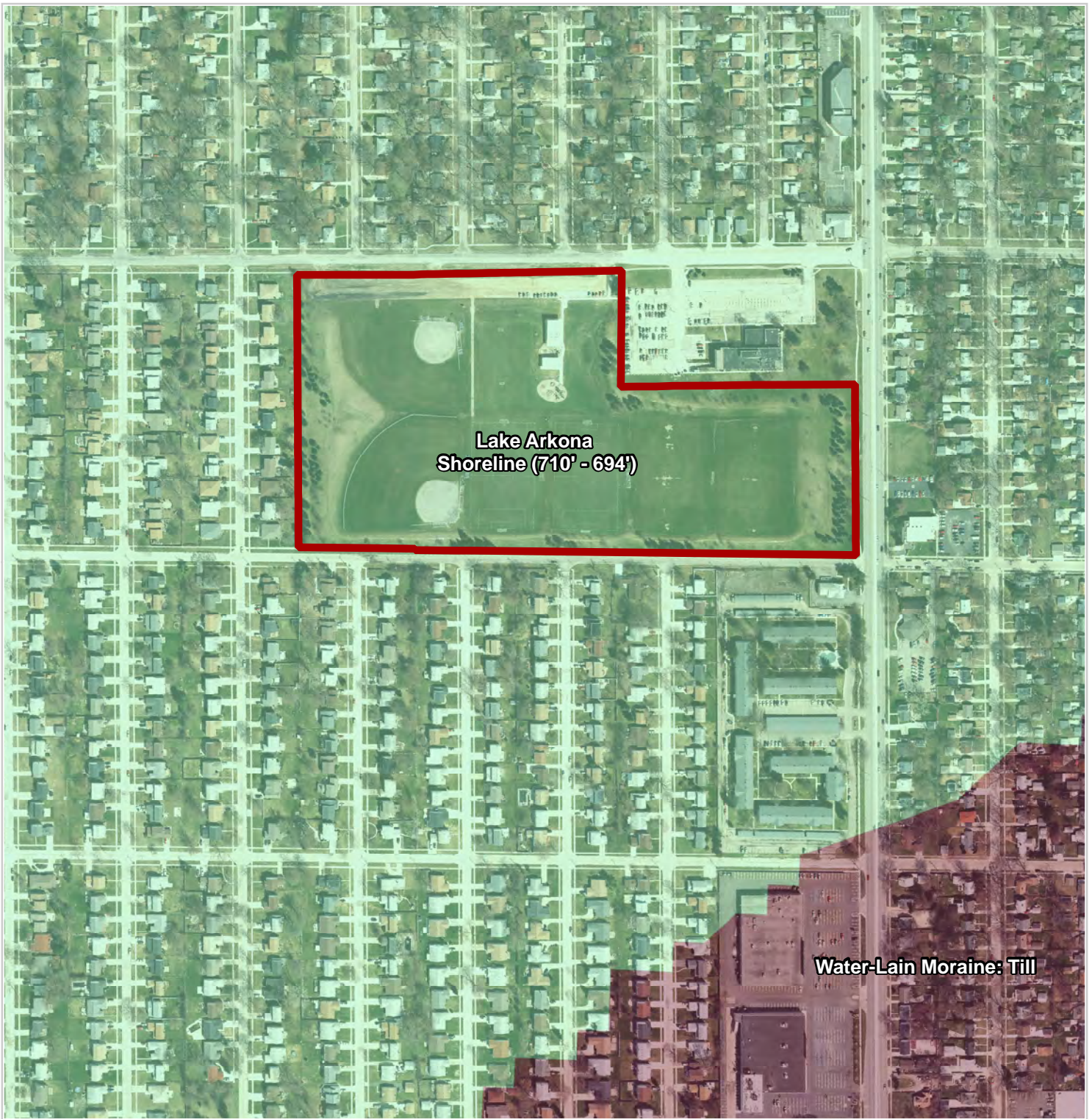
2800 Watkins Lake Road  
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[www.DestinationOakland.com](http://www.DestinationOakland.com)

- Catalpa Oaks Park
- County Parks
- Local Parks
- State Parks
- Roads



**Catalpa Oaks County Park  
Location Map**



Lake Arkona  
Shoreline (710' - 694')




Water-Lain Moraine: Till

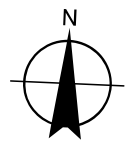


Oakland County Parks and Recreation

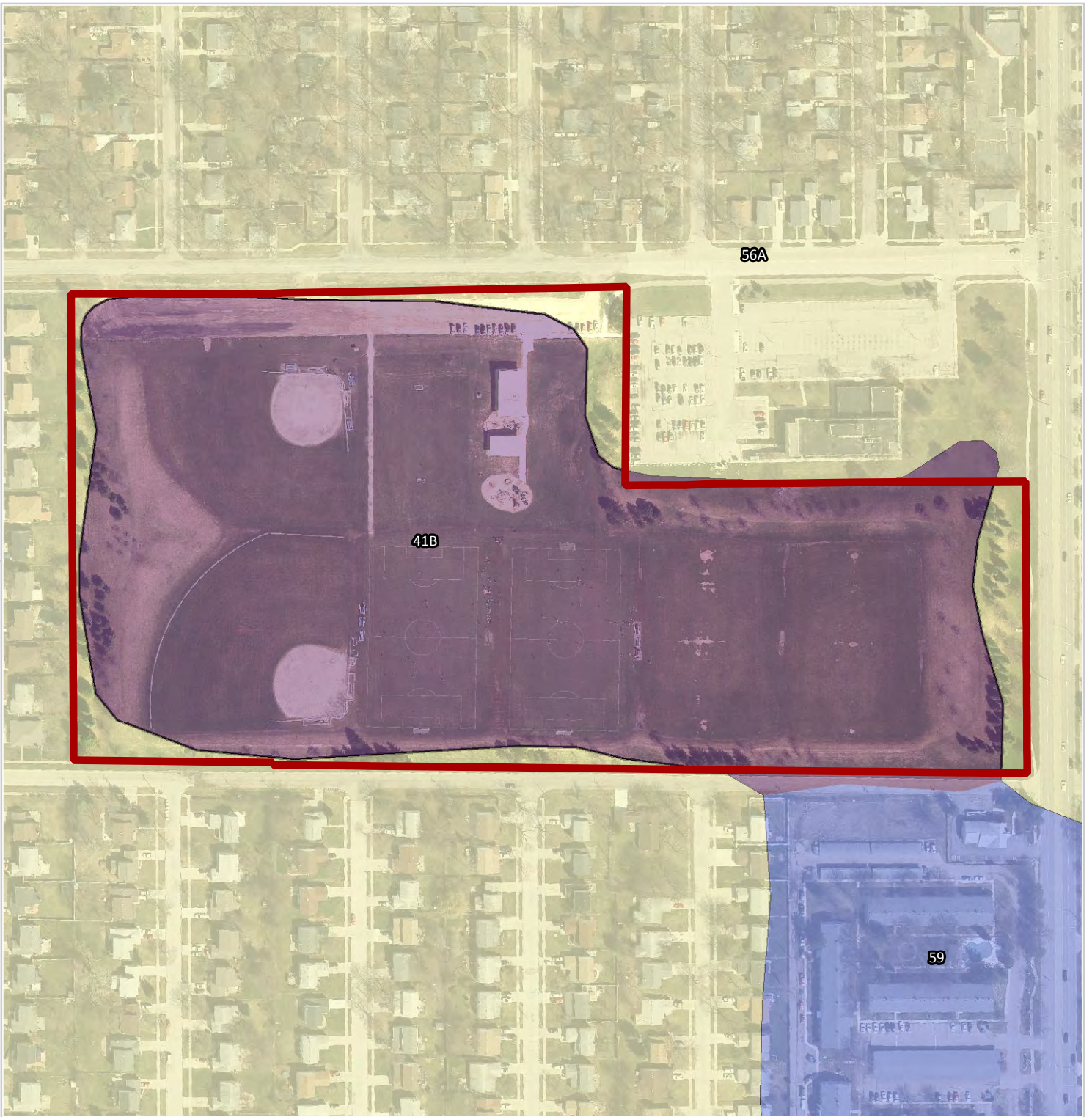
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-  Catalpa Oaks Park Boundary
-  Lake Arkona Shoreline (710' - 694')
-  Water-Lain Moraine: Till




**Catalpa Oaks  
County Park  
Surface Geology**



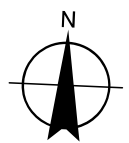
 Catalpa Oaks

 41B

 56A

 59

 W



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**Catalpa Oaks County Park  
Soils**

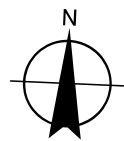


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-  Catalpa Oaks Park Boundary
-  Ten Foot Contour
-  Lake/Pond











**Catalpa Oaks County Park  
Ten Foot Contours**

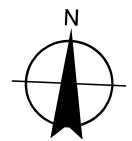


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-  Catalpa Oaks Park Boundary
-  Swamp/Marsh
-  Water Course with Flow Direction
-  Bridge
-  Dam
-  Drain Network Structure
-  Culvert
-  Lake/Pond



**Catalpa Oaks County Park  
Hydrography**

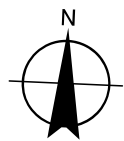


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- Catalpa Oaks Park
- Presettlement Vegetation Cover Type**
- MIXED HARDWOOD SWAMP



**Catalpa Oaks County Park  
Presettlement Vegetation**



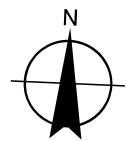


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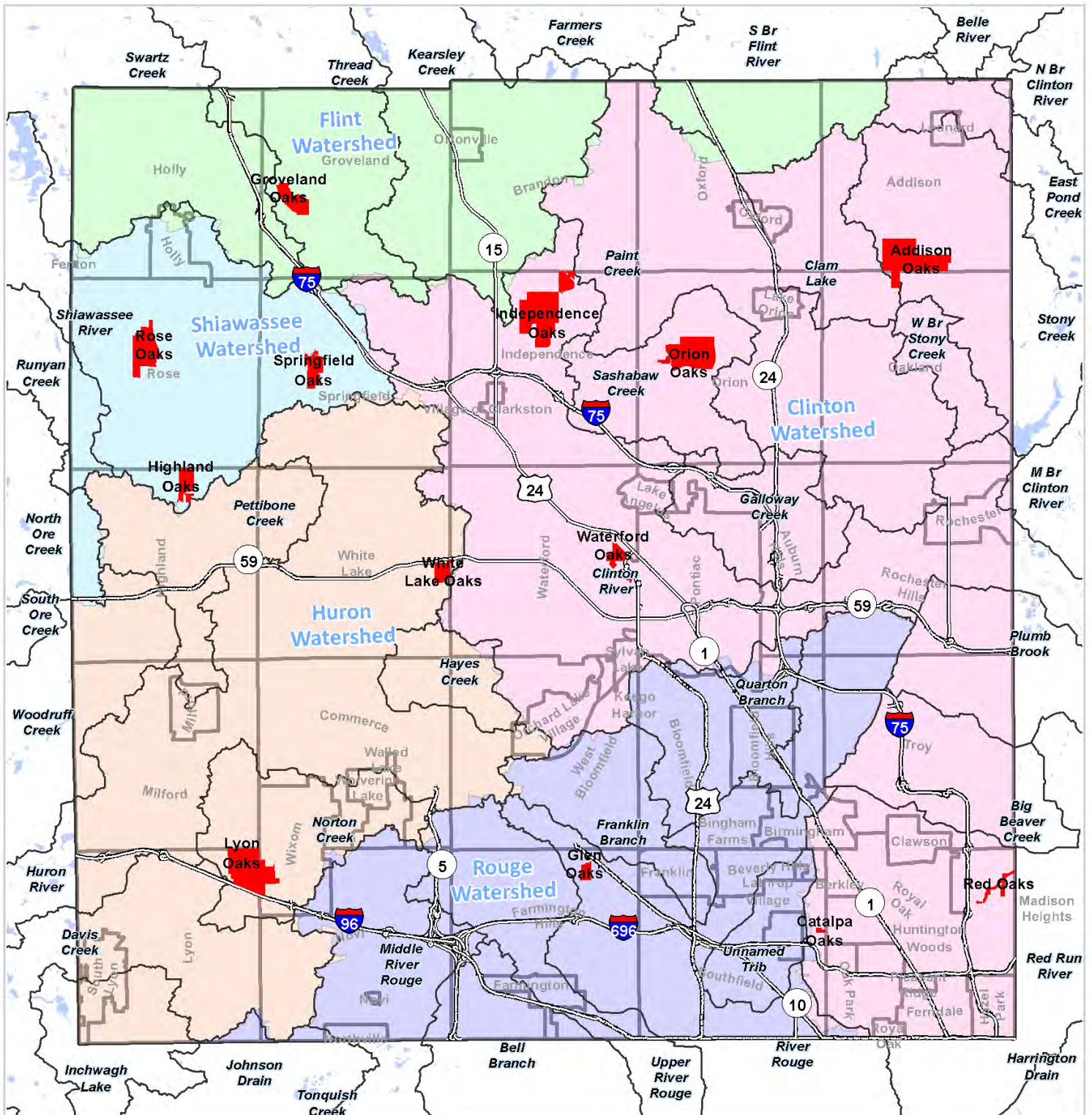
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- Catalpa Oaks Park Boundary
- Priority One
- Priority Two
- Priority Three
- Lake/Pond



**Catalpa Oaks County Park  
 MNFI Potential Natural Area**



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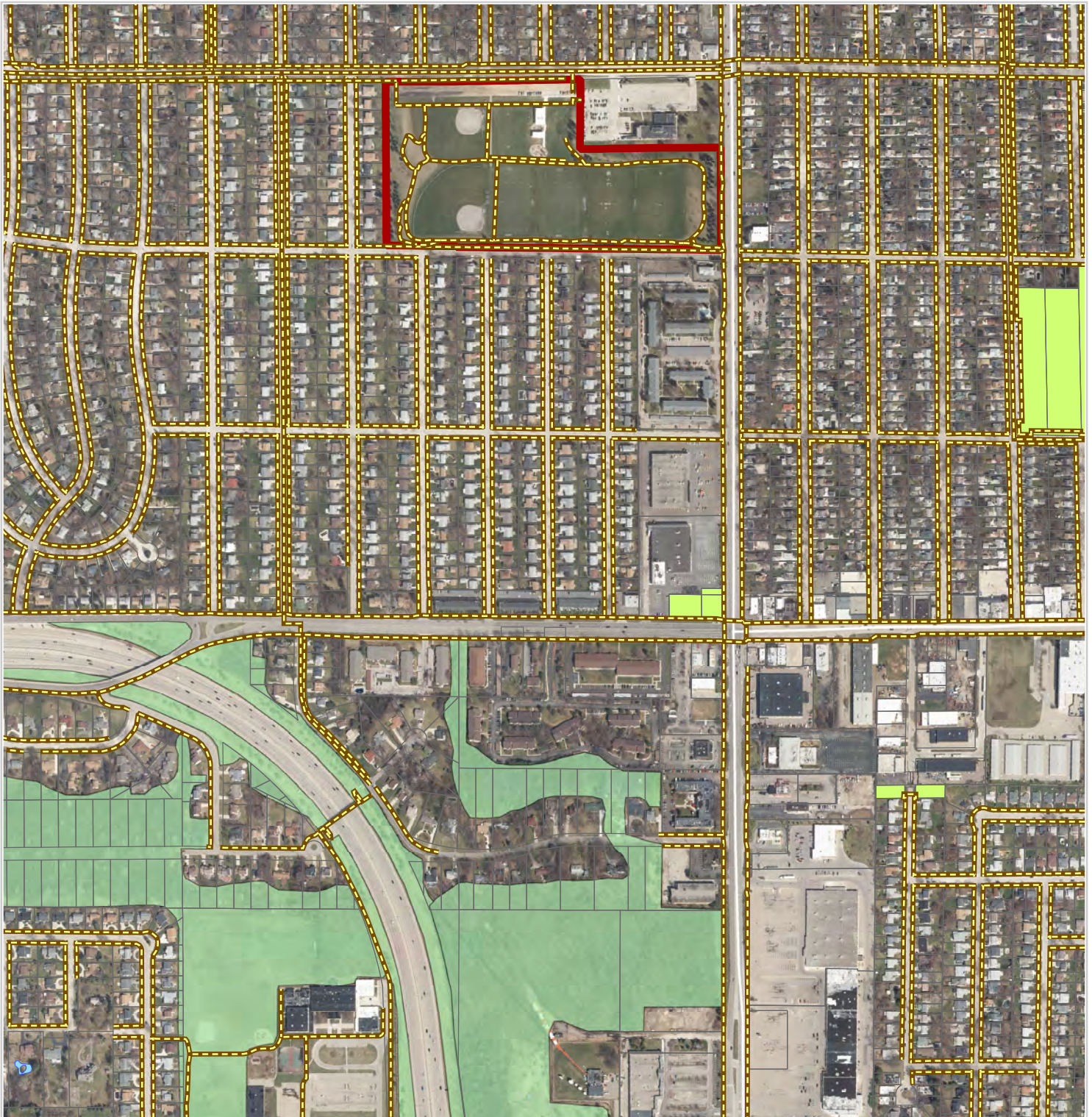


0 20,000 40,000 Feet

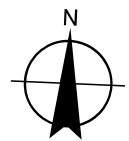
**Oakland County Sub Watersheds**

**Watersheds**

- Belle
- Clinton
- Flint
- Huron
- Rouge
- Shiawassee
- Subwatershed



-  Catalpa Oaks Park Boundary
-  Green Infrastructure
-  State Parks
-  Local Parks
-  Trail/Path
-  Conservation Easements
-  Lake/Pond



# OAKLAND COUNTY PARKS

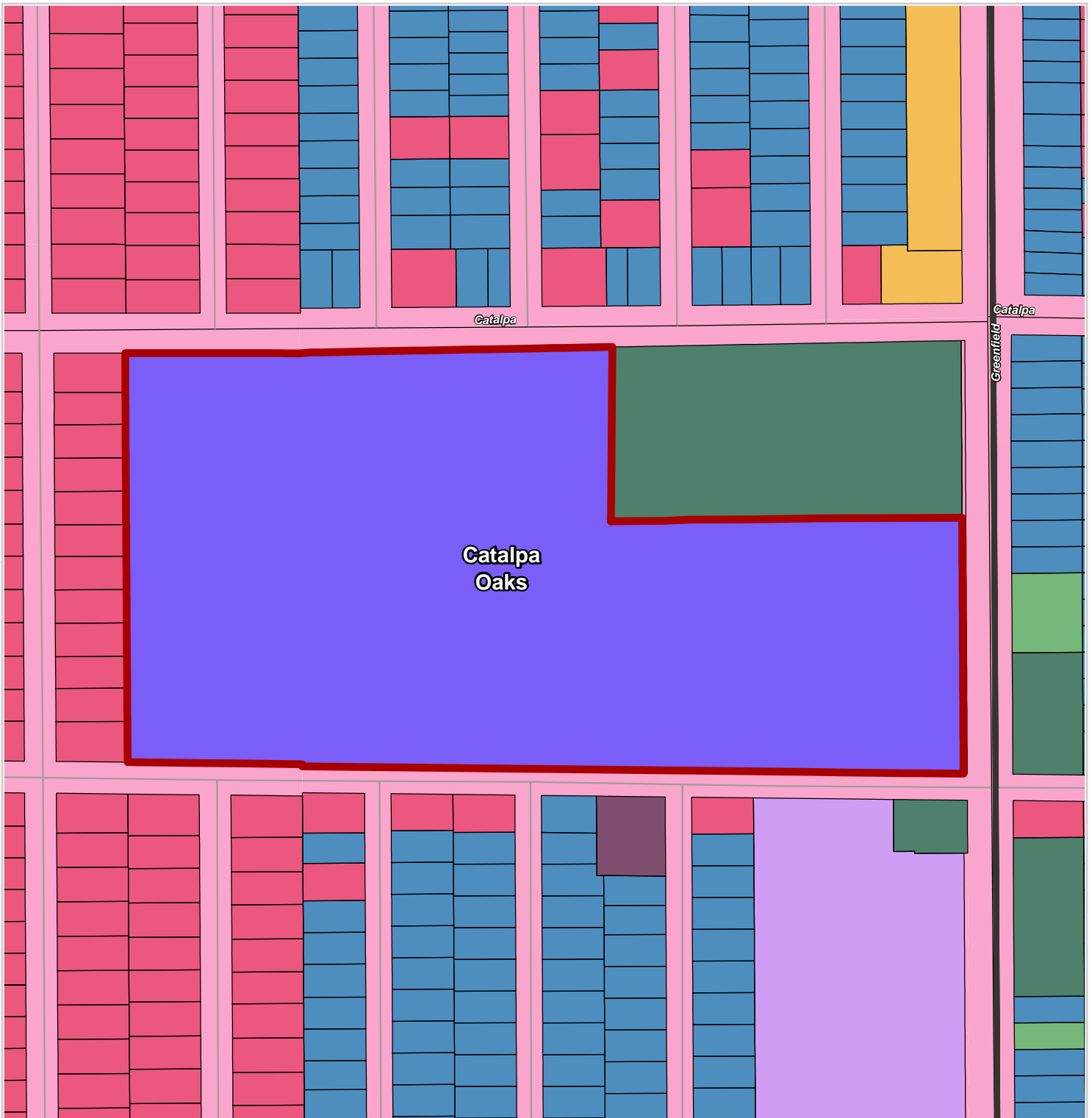
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## Catalpa Oaks County Park Green Infrastructure



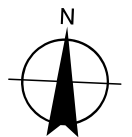
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**Catalpa Oaks Park Boundary**

- Agricultural
- Commercial/Office
- Extractive
- Industrial
- Mobile Home Park
- Multiple Family
- Public/Institutional
- Railroad Right-of-Way
- Recreation/Conservation
- Road Right-of-Way
- S.F. More than one unit per parcel
- Single Family, 1 to 2.5 Acres
- Single Family, 14,000 to 43,559 sq. ft.
- Single Family, 2.5 to 5 acres
- Single Family, 5 to 10 acres
- Single Family, 8,000 to 13,999 sq. ft.
- Single Family, Greater than 10 acres
- Single Family, Less than 8,000 sq. ft.
- Transportation/Utility/Communication
- Vacant
- Water



**Catalpa Oaks County Park  
2015 Land Use**



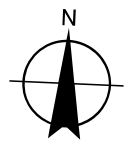
**Oakland County Parks and Recreation**

2800 Watkins Lake Road  
Waterford, MI  
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Catalpa Oaks Park Boundary




**Catalpa Oaks County Park  
1940 Aerial**

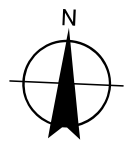


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 Catalpa Oaks Park Boundary



0 300 600 Feet

Catalpa Oaks County Park  
1963 Aerial




Oakland County Parks and Recreation

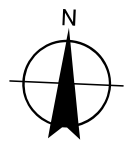
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 Catalpa Oaks Park Boundary



0 300 600 Feet

**Catalpa Oaks County Park  
1974 Aerial**




Oakland County Parks and Recreation

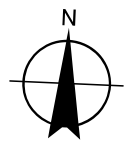
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 Catalpa Oaks Park Boundary



0 300 600 Feet

Catalpa Oaks County Park  
1980 Aerial





Oakland County Parks and Recreation

2800 Watkins Lake Road

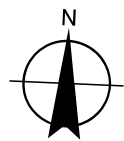
Waterford, MI

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Catalpa Oaks Park Boundary



0 300 600 Feet

Catalpa Oaks County Park  
1990 Aerial




Oakland County Parks and Recreation

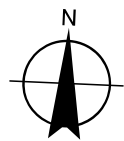
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 Catalpa Oaks Park Boundary



0 300 600 Feet

Catalpa Oaks County Park  
2000 Aerial



# OAKLAND COUNTY PARKS

Oakland County Parks and Recreation

2800 Watkins Lake Road

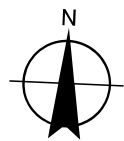
Waterford, MI

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Catalpa Oaks Park Boundary



0 300 600 Feet


Catalpa Oaks County Park  
2012 Aerial

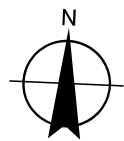


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 Catalpa Oaks Park Boundary



0 300 600 Feet

**Catalpa Oaks County Park  
 2015 Aerial**

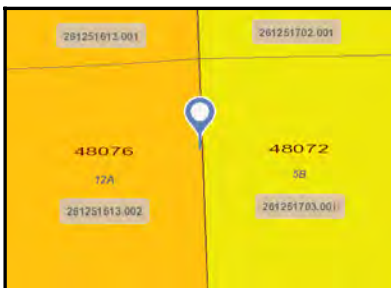
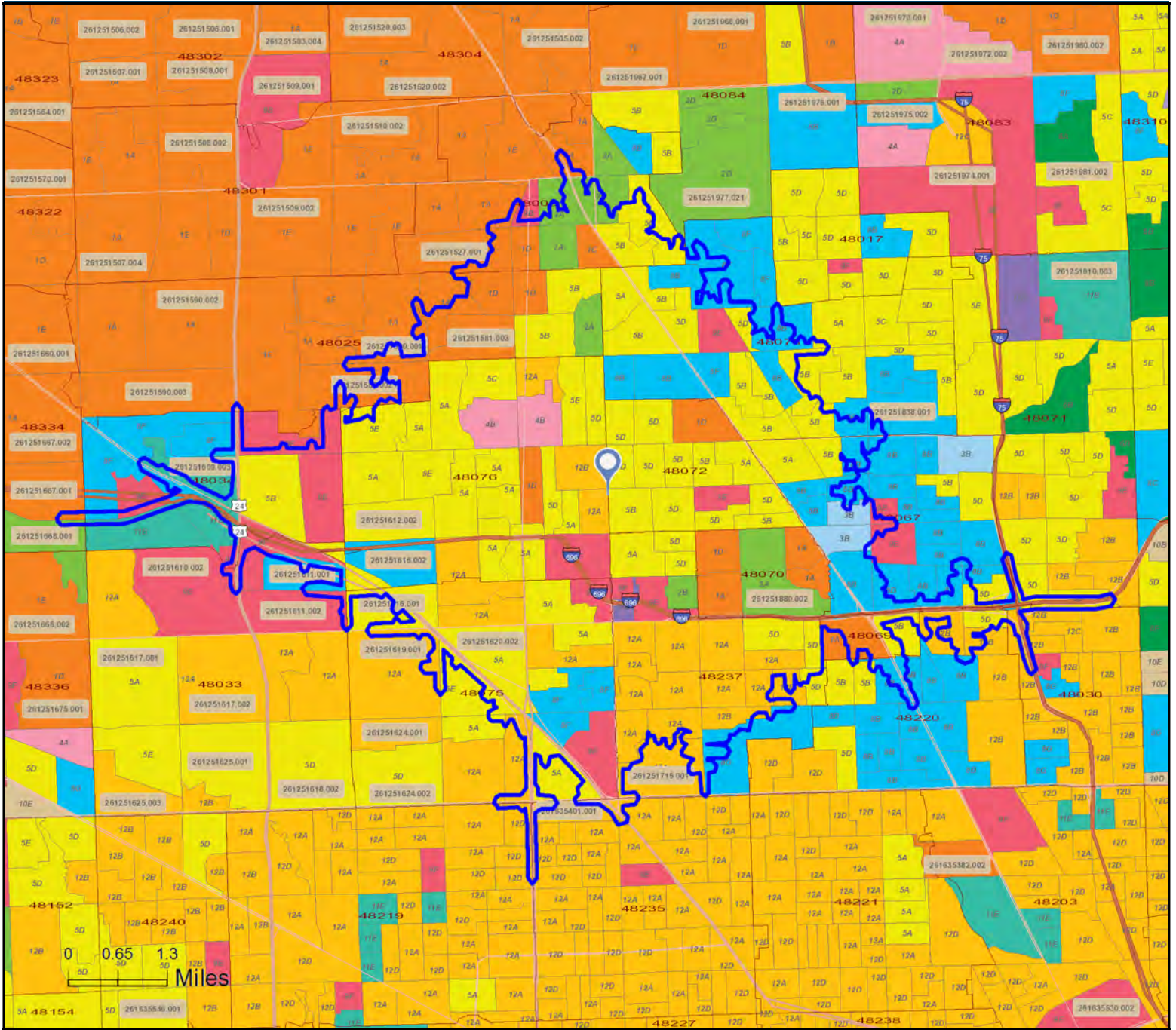
# Dominant Tapestry Map

2464 Greenfield Rd, Berkley, Michigan 48072  
 Drive Time: 9 minute radius

Prepared By Folland, Donna L

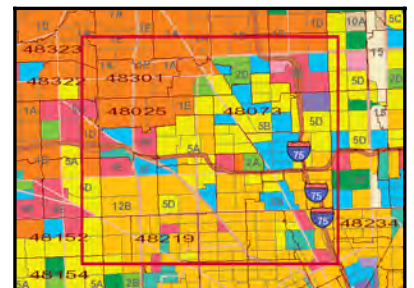
Latitude: 42.494627

Longitude: -83.20273



### Tapestry LifeMode

- L1: Affluent Estates
- L2: Upscale Avenues
- L3: Uptown Individuals
- L4: Family Landscapes
- L5: GenXurban
- L6: Cozy Country
- L7: Ethnic Enclaves
- L8: Middle Ground
- L9: Senior Styles
- L10: Rustic Outposts
- L11: Midtown Singles
- L12: Hometown
- L13: Next Wave
- L14: Scholars and Patriots



Source: Esri

March 16, 2016



## Tapestry Segmentation

Tapestry Segmentation represents the fifth generation of market segmentation systems that began 30 years ago. The 67-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)
- Segment 15 (Unclassified)



## CATALPA OAKS PARK VISION AND FACILITY CONCEPTS

UPDATED: 6/23/2016 5:35:47 PM

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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

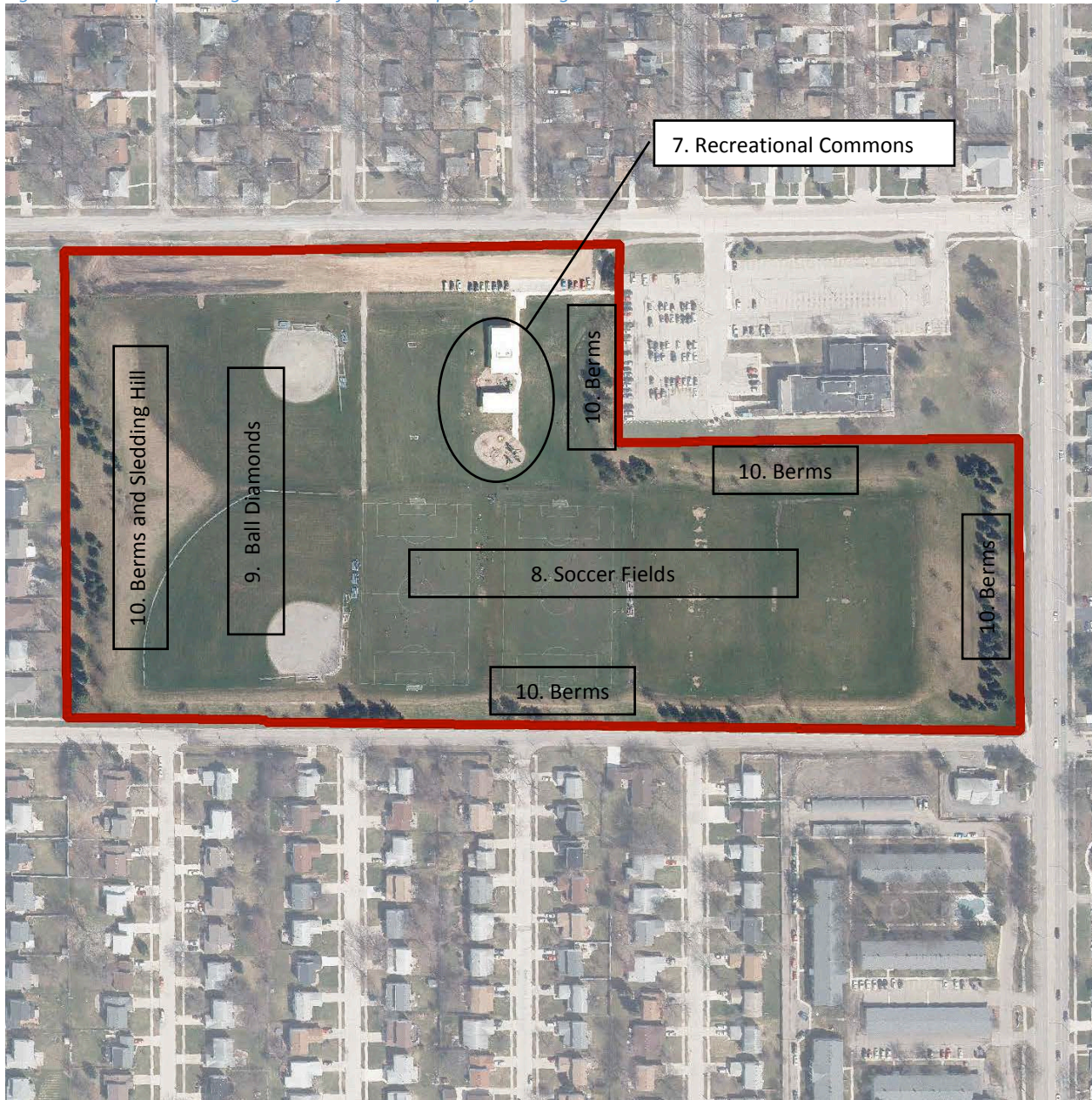
## Location-Specific Planning Units

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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## 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)