



## **GLEN OAKS PARK VISION AND FACILITY CONCEPTS**

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# Park Vision

Over the next ten years, Oakland County Parks and Recreation will provide services and facilities that complement the natural setting of Glen 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 the woods, wetlands, and open space is an integral part of the Glen Oaks experience, providing relief from the traffic and congestion of the Northwest Highway corridor
- Parking lot meets capacity needs for both the Golf Course and Conference Center and stormwater best management practices are in place
- Accessibility is enhanced throughout the park
- Implementation of a long-term golf strategy and design update has adapted the course to meet the needs of current-day golfers and provided practice and training facilities focused on the next generation of golfers
- Golf programs and leagues for all ages and abilities are scheduled on a regular basis and are helping to grow participation in the game of golf
- Stewardship actions in the park are integrated into collaborative regional efforts to conserve the Rouge Main 1 corridor and improve the quality of water and natural resources in the Rouge River watershed
- Implementation of customer service and marketing strategies for the Conference Center, developed collaboratively with the contracted vendor, have enhanced the customer's experience and increased the number and variety of scheduled events
- 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

# 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 Connections

## Location-Specific Planning Units

7. Clubhouse
8. Golf Course

## Park Operation Planning Units

9. Organized Programs and Events
10. Data Collection and Management
11. Response to Changing Needs and Trends



Figure A: Park map showing locations of Planning Units



# Summary 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, 8/4/2016)

*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	Management of No-Mow and Restored Areas	✓				
B	Stormwater and Turfgrass Certification Compliance	✓				
C	Invasive Plant Management	✓				
D	Wildlife Management	✓				
E	Forestry Management	✓				
<b>2. <a href="#">Park Entrances, Roadways and Parking</a></b>						
A	Park Entrance Update	✓				
B	Parking Lot Improvements	✓	✓		\$ 335,000 \$ 335,000	GLC Parking Lot Improvements - Construction GLG Parking Lot Improvements - Construction
<b>3. <a href="#">Maintenance, Utilities and Security</a></b>						
A	Boundary Management	✓			\$ 40,000	GLG Fenceline Replacement
B	Bridge Structural Management	✓		\$15,000		GLG Bridge #1, #3, & #9 Structural Inspections <sup>i</sup>
C	Building and Equipment Management - Clubhouse	✓	✓	\$ 17,500	\$ 25,500 \$ 40,000	GLC HVAC Roof Top Units GLC Exterior Stone Repair GLC Deck Replacement
D	Building and Equipment Management – Maintenance Buildings	✓				
E	LUST Remediation	✓		\$10,000		Engineering Study
<b>4. <a href="#">Technology</a></b>						
A	Fiber Optic Upgrades	✓			TBD	
<b>5. <a href="#">Non-Recreational Features</a> – Not Applicable</b>						
<b>6. <a href="#">Park Trails and Regional Connectivity</a></b>						
A	Access Routes	✓	✓			
B	Cart Path Upgrades	✓	✓			

<sup>i</sup> Repeated every 5 years - \$7,500 per event



10-Year Concept		Planning and/ or Operations Actions	Transition Plan/ Accessibility Actions	Maintenance Forecast	CIP Forecast	CIP or Maintenance Management Plans Project Name
<b>LOCATION-SPECIFIC PLANNING UNITS</b>						
<b>7. <a href="#">Clubhouse</a></b>						
A	Customer Service and Marketing Strategy	✓	✓			
B	Clubhouse Entrance	✓				
C	Clubhouse First Floor Accessibility Improvements	✓	✓			
D	Grill Room Renovation	✓	✓		\$ 100,000	GLC Grill Room Renovation
E	Grill Room Patio Updates				\$ 9,000 \$ 90,000	Refreshment Center – Design Refreshment Center - Const
F	Clubhouse Second Floor Interior Renovation	✓	✓		\$ 40,000	GLC Bride's Room – Interior Renovation
<b>8. <a href="#">Golf Course</a></b>						
A	Golf Strategy and Design Update	✓	✓		TBD	Design Update
B	Drainage and Irrigation System Improvements	✓			\$ 270,000	GLG Irrigation System – Replacement – Phase II
C	Youth Training Facility	✓	✓			
D	Golf Course Restrooms Accessibility Improvements	✓	✓			
<b>PARK OPERATION PLANNING UNITS</b>						
<b>9. <a href="#">Organized Programs and Events</a></b>						
A	Programs and Events Organized by Oakland County Parks	✓				
B	Programs and Events Organized by External Groups	✓				
<b>10. <a href="#">Data Collection and Management</a></b>						
A	Park Visitor Surveys	✓				

10-Year Concept	Planning and/or Operations Actions	Transition Plan/ Accessibility Actions	Maintenance Forecast	CIP Forecast	CIP or Maintenance Management Plans Project Name
FORECAST AMOUNTS			\$ 35,000	\$ 1,284,000	
REINVESTMENT CALCULATION <sup>i</sup>					
Total Combined Maintenance and CIP				\$ 1,319,000	
CIP Forecast for New Assets				(\$0)	* New assets
Total Reinvestment in Existing Assets				\$1,319,000	
Value of Existing Assets (2015)				\$8,791,410	
<b>Average annual reinvestment over 10 years</b>				<b>1.50%</b>	

<sup>i</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 (Glen Oak's assets have an estimated value of **\$8,791,410** in 2015 dollars)

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

# Park-Wide Planning Units

## 1. Natural Resource Management

### 10-Year Facility Concepts

#### A. Management of No-Mow Areas

No-mow areas within the golf course are found along ponds and the north end of Pebble Creek. The area is allowed to grow up in native grassland species. Maintenance includes periodic mowing, controlling invasive species by selective herbicide applications, and hand weeding. Continue management of existing Pebble Creek bank restoration and pond bank restoration on three of the largest ponds.

#### B. Stormwater and Turfgrass Certification Compliance

Recertification of The Michigan Turfgrass Environmental Stewardship Program (MTESP) every 3 years.

#### C. Invasive Species Control

Invasive species control methods include manual removal and chemical removal.

#### D. Wildlife Management

Periodic goose management which may include culling or egg and nest destruction. Wildlife surveys may also be conducted--surveys of deer, grassland birds, amphibians, and reptiles.

#### E. Forestry Management

Forestry management includes prioritized hazardous tree removal, tree replacement program, and pest and disease diagnostics. Potential thinning of golf course woodlands for increased air flow for turf grass.

### Recreational Trends

Management of the natural resources within the Oakland County Parks system is important to the health of watersheds and regional ecosystems, but it is also an important aspect of recreation. In the Outdoor Foundation's national study, nearly half of all Americans 6 years and over who participated in outdoor recreation cited nature as a motivator for getting outdoors. The reasons cited were: be close to nature (48%), observe scenic beauty (46%), and enjoy sounds and smells of nature (44%) (Outdoor Foundation, 2014).

Current golf course design trends place an emphasis on sustainability, identifying it as a necessary visible component of the way the facility is marketed to the community (Staples, 2016). Water conservation is a key element of sustainability - the Golf Course Superintendents Association of America reports that U.S. golf courses reduced water use by 21.8% from 2005 to 2013. Water conservation and management should be considered throughout the design process, including the management of extreme water events (ASGCA, 2016).

### Public Engagement – 2010 Community Survey

**Acquiring and Developing Open Space:** Based on the sum of their top two choices, the open space options that households most support are: "open space should be acquired and improved for passive use" (40%), "open space should be acquired and left undeveloped for future generations" (39%), and "open space should be acquired and improved for passive and active use" (37%) (Leisure Vision / ETC Institute, 2010).



## 2. Park Entrances, Roadways and Parking

### 10-Year Facility Concepts

#### A. Park Entrance Update

Current park entrance sign is not consistent with park system brand identity and lacks visibility from roadways. Review park entrance signage for appearance, communication effectiveness, and compatibility with park system branding and plan for appropriate update. Make sure that utilities needed for sign are installed as part of the Parking Lot Improvements implementation.

#### B. Parking Lot Improvements

A parking lot geotechnical and analysis report was completed in 2011, which identified issues with the current condition of the parking lot. The report indicated that the asphalt was in poor condition due to inadequate surface drainage and an aging storm water system. With the recent improvement of 13 Mile Road completed in 2013, staff identified that the current location of the central parking lot entrance was not ideal, as it creates significant vehicular sight line and circulation issues for the conference center.

Parking lot improvements will include the following:

- Replace asphalt parking lot
- Create a central garden entrance that provides direct vehicular access to the Clubhouse, improves parking lot and pedestrian circulation, and eliminates conflicts
- Landscape new entrance to align with the Tudor-style Clubhouse building and increase the attractiveness of the entrance
- Improve existing east overflow lawn parking area with aggregate base to provide adequate drainage
- Remove and move the existing conference entrance approach to the western portion of the parking lot to improve sight visibility while aligning it directly across from the senior center driveway
- Remove and replace antiquated storm lines
- Update existing electrical for parking lot lighting and entrance sign
- Update parking lot islands and landscaping to conform with current City Ordinance

Incorporate accessibility improvements into the parking lot upgrade, including: creation of accessible parking spaces and access aisles of the correct width; trimming of tree branches overhanging accessible parking spaces and access aisles for vertical clearance; installation of van-accessible signs for van-accessible parking spaces; installation of all accessible parking space signs at the correct height; and reconstruction of passenger loading zone to correct slope and add signage or pavement markings. See *Transition Plan for Glen Oaks Golf Course* for details and specifications (OCPRC, 8/4/2016, pp. 1-2; photos 1-7).

### 3. Maintenance, Utilities and Security

#### 10-Year Facility Concepts

##### A. Boundary Management

Maintain a schedule of boundary inspections and plan for repairs to fencing and other boundary markers as needed. Staff has identified the area between the Maintenance Yard and the bag drop as requiring attention.

##### B. Bridge Structural Management

Maintain a 5-year schedule of structural inspections and plan for repairs as needed.

##### C. Building and Equipment Management - Clubhouse

Regular stone repairs and stone replacements are scheduled for the exterior of the Clubhouse. The deck is scheduled for replacement; staff will evaluate whether to replace with wood or change to a composite material.

Staff recommends reviewing kitchen equipment for replacement needs.

Conference Center bay window has been leaking. Two sections have been recently replaced. The entire area needs to be evaluated.

Facilities and Maintenance maintains a 25-year schedule of recommended building equipment replacement based on life-cycle. Two roof top HVAC units (200,000 BTU) are 25 years old and are scheduled for replacement in 2018. Expected life-cycle of this equipment is 20 years. An air conditioner will be added to the former upstairs apartment/future groom's room as part of the Clubhouse Second Floor Interior Renovation (see 7.E). Other scheduled equipment updates include:

Unit	Size (BTU)	Forecast Fiscal Year
2 roof top HVAC units	200,000	2018
Boiler	135,000	2025
Office furnace and 5-ton condenser unit	150,000	2026
Parlor/Function Room furnace and 5-ton condenser	125,000	2027
2 <sup>nd</sup> floor apartment furnace	160,000	2026
2 <sup>nd</sup> floor Bride's Room furnace and 1.5-ton condenser unit	40,000	2027

##### D. Building and Equipment Management – Maintenance Buildings

Facilities and Maintenance maintains a 25-year schedule of recommended building equipment replacement based on life-cycle. The following replacements have been identified for the Maintenance Buildings:

Unit	Size (BTU)	Forecast Fiscal Year
Water heater – 40-gallon residential style	40,000	2025
3 infrared tube heaters	75,000 each	2026
Office unit heater	25,000	2027
Lunch room through-the-wall heater	15,000	2027

##### E. LUST Remediation

Glen Oaks has an unresolved leaking underground storage tank (LUST) listed by the Michigan Department of Environmental Quality (MDEQ). Conduct engineering studies to understand extent of contamination and plan for remediation.

## 4. Technology

### 10-Year Facility Concepts

#### A. Fiber Optic Upgrades

Upgrades to the lines servicing the Clubhouse are needed for faster processing of RecTrac transactions, as well as providing high speed Wi-Fi to visitors.

### Recreational Trends

Modern technology is changing the way we access outdoor recreation. According to the 2013 Outdoor Participation Report, outdoor participants ages 18-24 use technology the most to engage in outdoor recreation with adults ages 25 to 44 coming in second. For these two age groups, 30-40% use smart phones and iPods or other music players. There is little variation between genders, except for a somewhat higher iPod/music player use among females (Outdoor Foundation, 2013, pp. 30-31). The Report also looked at use of technology among diverse populations – Hispanic participants used technology the most (40% use smart phones), followed by participants from Asian/Pacific Islander (38% use smart phones) and African American (33% use smart phones) populations. Caucasian participants reported the least use of technology (23% use smart phones) while engaging in outdoor recreation (Outdoor Foundation, 2013, p. 51).

## 5. Non-Recreational Features

There are no non-recreational features at Glen Oaks. Previously the Clubhouse 2<sup>nd</sup> floor apartment was leased to a private party. Leasing was discontinued in FY2011. The former apartment space is planned to be converted to a new bridal dressing suite. See 7.F.

## 6. Park Trails and Regional Connectivity

### 10-Year Facility Concepts

#### A. Access Routes

As parking lot and building improvements are implemented, create or improve existing access routes to ensure access to facilities for persons of all abilities. Access routes should provide safe connections from access aisles to Golf Course entrance, Conference Center entrance, Grill Room entrance, and Pro Shop. Cracks and unevenness of pavement along access routes and at building entrances needs to be repaired. Running slope at Conference Center entrance needs to be corrected. See *Transition Plan for Glen Oaks Golf Course* for details and specifications (OCPRC, 8/4/2016, pp. 3-5; photos 1, 3, 5, 8-12, 15).

#### B. Cart Path Upgrades

Develop a cart path program to ensure that repairs and replacements are conducted on a timely basis. Cart paths are estimated to have a lifespan of 5-10 years for asphalt and 10-30 years for concrete (ASGCA, 2006). Adjust cart path and entrance to ensure the practice area is accessible to persons of all abilities. See *Transition Plan for Glen Oaks Golf Course* for details and specifications (OCPRC, 8/4/2016, pp. 5; photos 13, 14).

# Location-Specific Planning Units

## 7. Clubhouse

### 10-Year Facility Concepts

#### A. Customer Service and Marketing Strategy

Implementation of improvements and renovations at the Clubhouse should include marketing actions to ensure that both Oak Management and Oakland County Parks highlight the features that make Glen Oaks a premier wedding and conference venue. Specific wedding features, such as historic status, bride's room and any associated services (drinks, hors d'oeuvres, concierge service, etc.) should be advertised in relevant marketing outlets. Universal access to persons of all abilities and any special accessibility features should also be highlighted.

#### B. Clubhouse Entrance

Replace Clubhouse front doors; they are old and in need of frequent repairs.

#### C. Clubhouse First Floor Accessibility Improvements

The *Transition Plan* identifies accessibility improvements to the first floor of the Clubhouse in various areas. Many of these enhancements can be implemented as other improvements are made – for example, as part of the Grill Room renovation project. See *Transition Plan for Glen Oaks Golf Course* for details and specifications – page and photo references are included in the text below.

Conference Center Main Area accessibility improvements include: securing mat at main entrance door; adding access signage; lowering a section of the bar to 36-inch height; replacing sconces with lighting that does not protrude into circulation path; and lowering thresholds at emergency exit doors onto deck (OCPRC, 8/4/2016, pp. 6-8; photos 16-23).

Conference Center Restrooms accessibility improvements include: adding or adjusting door openers/closers; replacing or modifying sinks to provide knee clearance; adjusting toilet positions; adding door pulls and adjusting hinges on toilet stalls; and adjusting grab bar height (OCPRC, 8/4/2016, pp. 8-10; 24-32)

Grill Room accessibility improvements are described in section 7.E below.

Pro Shop accessibility improvements include: Lowering threshold and repair asphalt at exterior doors; removing a protruding section of the counter; adding accessibility signage; and adjusting opener to reduce force needed to open interior door (OCPRC, 8/4/2016, pp. 13-14; photos 42-46).

Pro Shop/Grill Room Restrooms accessibility improvements include: adding or adjusting door openers/closers; adding door pulls on toilet stalls; and lowering cook hook in accessible toilet stall (OCPRC, 8/4/2016, pp. 14-15; photos 47-50).

#### D. Grill Room Interior Renovation

The Conference Center was renovated in 2015. The renovation did not include the Grill Room interior, although minor updates have been completed in earlier years. Continued updates are recommended to replace worn carpet, fixtures and furniture and to welcome the public with a décor that is current and attractive. Incorporate accessibility improvements as part of updates, including:

- Clear interior access routes with no objects that protrude more than 4 inches into circulation path
- Lowering a section of the bar to 36-inch height
- Modifying door swing and frame to provide clearance when entering Grill Room from Pro Shop



See *Transition Plan for Glen Oaks Golf Course* for details and specifications (OCPRC, 8/4/2016, pp. 16-17; photos 54-56).

#### **E. Grill Room Patio Updates**

Improve patio to provide more space for patrons; install a bar and grill for outdoor cooking. Occasionally the Grill Room is closed to golfers for events; the patio could be used to provide limited bar and food service.

#### **F. Clubhouse Second Floor Interior Renovation**

Renovate the former rental apartment into a new bride's suite and remodel the current bride's room into a groom's room. Update fixtures, utilities, walls, carpet and other aspects of the two areas, while considering the historic context of the building. Design and implementation of the project will use in-house resources to the extent possible. These upgrades were agreed to in the Bill of Sale approved at the November 2015 Parks Commission meeting<sup>1</sup> (OCPRC, November 10, 2015, pp. 108-112).

There is no elevator to the second floor and putting in an elevator to the second floor to allow wheelchair access would be a costly and possibly technically infeasible modification to the building. As an alternative people with mobility limitations may be invited to use accessible first-floor restrooms and other rooms to fulfill dressing room needs. However, removal of barriers for people with disabilities that do not prevent them from using the stairway, such as limited vision, is still required for second floor areas, as well as modifications to the stairway (OCPRC, 8/4/2016, p. 6).

Other accessibility improvements to be incorporated into the second floor renovation include:

- Accessibility signage
- Widening of door frames and doors and adjustment of height of thresholds
- Replacement of sink hardware
- Installation of grab bars at toilet

See *Transition Plan for Glen Oaks Golf Course* for details and specifications (OCPRC, 8/4/2016, pp. 11-12; photos 35-39).

#### **Recreational Trends**

The bridal dressing room is expected to be large enough to accommodate the bride, bridesmaids and family members comfortably, as well as hair dressers and make-up artists. Venues advertised on the internet offer hospitality services for the party using the bride's and groom's rooms.

We reviewed Hour Magazine's Metro Detroit Wedding Reception Guide in the Summer Fall 2016 issue (Hour Magazine, 2016), which reviewed wedding reception venues in southeast Michigan. Of the 65 venues located in Oakland County, 62 provided a site for a wedding ceremony. Out of the 62 venues that accommodate ceremonies, we looked at the websites and noted the following characteristics:

- Historic manor house style – 5 venues  
These include Addison Oaks, Cranbrook House and Gardens, Glen Oaks, Meadow Brook Hall, and Pine Knob Mansion and Carriage House. Cranbrook House and Gardens has discontinued weddings out of concern for the historic structure.
- Other historic setting – 5 venues  
These include The Community House (Birmingham), Crofoot Ballroom, Detroit Zoo Wildlife Interpretive Gallery, Indianwood Golf & Country Club, and Rochester Hills Museum at Van Hoosen Farm
- Golf courses – 20 venues
- Hotels – 15 venues
- Mention of brides and/or grooms rooms and services – 6 venues (non-hotel venues)
  - Club Venetian: video lists "Private Bridal Room"
  - Community House Rochester: "We have a beautifully furnished bridal room in which the bride and bridesmaids may dress. Groomsmen may use the dressing area of the men's room."

- Oakhurst Golf Club: “Our ladies locker room is the perfect Bridal dressing salon and retreat before your ceremony. While getting glamorous, enjoy mimosas and lunch with your wedding party, relax and allow our bridal concierge to be at your service.”
- Pine Knob Mansion and Carriage House – text in the Mansion photo gallery: “Located on the second level, the Bridal suite allows the wedding party a private place to prepare for the wedding. The room features full-length mirrors and natural light.”
- Van Hoosen Farm: “A private dressing room located upstairs in the 1840 Van Hoosen Farmhouse is available to the bride and bridesmaids prior to indoor and outdoor wedding ceremonies.”
- White Lake Oaks: has a photo of the bride’s room but no text
- *Note that the list above does NOT include Addison and Glen – both of which have brides rooms*

## 8. Golf Course

### 10-Year Facility Concepts

#### A. Golf Strategy and Design Update

We propose development of a long-term golf strategy that increases the resources we provide to the community and expands the ways in which the community relates to our parks that contain golf courses. Consultation with a professional firm that is well-versed in current trends in golf and the most up-to-date science and engineering related to golf course design could aid in the development of this strategy.

In a white paper regarding the status of municipal golf courses, Andy Staples of Staples Golf Design recommends that it is time for communities to institute innovative changes to update the golf course as a community resource or make the tough decision to close and repurpose the land (Staples, 2016).

Four major opportunities that can be seized to update a golf course as a community resource:

1. **Health and Wellness**  
The benefits of physical activity and interacting with nature are well-documented. A stronger emphasis on these aspects, as well as accessibility for persons of all abilities, has the potential to diversify the user-base and more fully incorporate the facility into the surrounding communities (Staples, 2016)– potentially opening the door for new and innovative recreational opportunities.
2. **Family and Kids**  
A focus on family activities and child-centered programs may open opportunities for quality parent-child experiences and provide constructive activities for youth in the community (Staples, 2016).
3. **Diversity of Park Users**  
This opportunity focuses on providing amenities, events and programs that are more inclusive and not restricted to golf. Examples include: “open greenspace dedicated to education, local farmers’ markets, musical/theatrical performances, health-oriented programs, etc.”, all of which will help expand the ways in which the community relates to the facility (Staples, 2016).
4. **Conservation and Education**  
The emphasis on sustainability should be a priority and a visible component of the way the facility is marketed to the community (Staples, 2016). Water conservation is a key element – the Golf Course Superintendents Association of America reports that U.S. golf courses reduced water use by 21.8% from 2005 to 2013. Water conservation and management should be considered throughout the design process, including the management of extreme water events (ASGCA, 2016).

The design update should take into account all aspects of the golf course and ensure that a time table is in place for replacement and update of all components. The following table of golf course component life cycles is provided by the American Society of Golf Course Architects:

- |  |  |
|--|--|
| ▪ Greens – 15 to 30 years (per ASGCA; staff reports greens lifecycle of 30-50 years) | ▪ Cart Paths (Asphalt) – 5 to 10 years   |
| ▪ Bunker Sand – 5 to 7 years   | ▪ Cart Paths (Concrete) – 15 to 30 years |
| ▪ Irrigation System (Varies by quality) – 10 to 30 years                             | ▪ Practice Range Tees – 5 to 10 years    |
| ○ Irrigation Control System – 10 to 15 years   | ▪ Tees – 15 to 20 years                  |
| ○ PVC Pipe (Under pressure) – 10 to 30 years   | ▪ Corrugate Metal Pipes – 15 to 30 years |
| ○ Pump System – 15 to 20 years   | ▪ Bunker Drainage Pipes – 5 to 10 years  |
|  | ▪ Mulch – 1 to 3 years                   |
|  | ▪ Grass – Varies                         |
- (ASGCA, 2006)

### B. Irrigation System Improvements

Scheduled updates to the drainage and irrigation of the Golf Course ensure that culverts, irrigation lines, heads and other infrastructure are in good working condition. Drainage is adequate at Glen Oaks – with the golf course serving as overflow for the Rouge River. Satellites were recently replaced at Glen Oaks (Phase I). Phase II will focus on re-wiring of connections to all heads and upgrading heads one 9-hole area at a time, including installation of irrigation heads at Training Facility (see 8.C. below). Phase III will include an evaluation of the underground pipes.

### C. Youth Training Facility

Continue to make incremental improvements to this facility. An unused hole (former hole #3) at the rear of the Golf Course has been converted to a training facility for the junior program. The program is a week-long camp that runs 4 to 6 times a year with approximately 32 participants per day. One major inconvenience is the need to transport participants through the golf course to and from the facility using multiple golf carts. Irrigation is needed – incorporate this area into Irrigation System Improvements.

### E. Golf Course Restroom Accessibility Improvements

Enhance accessibility of on-course restroom, including: provide a clear access route that is not blocked by golf carts; add appropriate accessibility signage; install soap dispensers at required height. See *Transition Plan for Glen Oaks Golf Course* for details and specifications (OCPRC, 8/4/2016, pp. 18; photos 57-59).

### Recreational Trends

The first municipal golf course opened in 1895 in the Bronx, NY. Municipal golf courses were established throughout the country with a focus on providing a community amenity and provide access and enjoyment to the everyday golfer. This emphasis has declined as the pressure to succeed financially has become more prevalent – especially as golf participation has declined nationwide. The golf participation rate declined by 20% between 2005 and 2015. Declining revenues has meant less investment in infrastructure at municipal golf courses (Staples, 2016).

The National Golf Foundation (NGF) documents a slow but steady decline in golf participation between 2011 and 2015, citing that the attrition is confined mainly to those who never really got into the game. Approximately 80% of players are identified as committed golfers each year (NGF, 2016).

*Table 2: Number of persons who played at least one round of golf in the U.S. 2011-2015*

Year	2011	2012	2013	2014	2015
Total Golfers	25.7 million	25.3 million	24.7 million	24.7 million	24.1 million
Committed Golfers	20.9 million (81%)	20.9 million (83%)	20.7 million (84%)	20.5 million (83%)	19.5 million (81%)

Source: (NGF, 2016)

NGF also reports that “an estimated 81 million, including 62 million non-golfers, watched golf on TV in 2015 while 27 million read about the game in traditional or electronic media. One out of three Americans – about 95 million – played golf on a golf course or alternate venue, watched on TV or read about it in 2015. The interest is there. The challenge is to activate more of the people who are interested in playing, and retain a higher percentage of those who do give golf a try” (NGF, 2016).



# Park Operation Planning Units

## 9. Organized Programs and Events

### 10-Year Facility Concepts

#### A. Community Golf Programs

Expand the opportunities offered by Glen Oaks in the community for constructive activities for youth and families, that encourage healthy living, and that build the skills of new golfers.

#### Recreational Trends

Getting more beginners to enter the game through structured introduction programs like the Professional Golf Association's Get Golf Ready<sup>i</sup> is key to improving retention.

According to the National Golf Foundation: "While participation growth remains difficult to achieve, with the recession in the rear view mirror and an exciting new wave of young players in front of us, there are good reasons to be optimistic about future growth if emphasis continues to be placed on converting more beginners into committed golfers" (NGF, 2016).

## 10. Data Collection and Management

### 10-Year Facility Concepts

#### A. Park Visitor Surveys

Conduct ongoing voluntary park visitor surveys to help assess trends in park user perceptions and needs. When major change or investment is anticipated, use appropriate methods to obtain statistically significant results.

The survey will ask the following questions:

#### 1. Rate the amenities at this Oakland County Parks golf course

	Excellent	Good	Fair	Poor	N/A
Greens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sand Traps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fairways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Golf Carts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Practice Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pro Shop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pro Shop Merchandise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beverage Cart	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<sup>i</sup> <http://www.pga.com/play-golf-america/get-golf-ready>

2. Rate the golf course's characteristics

	Excellent	Good	Fair	Poor	N/A
Beauty of the Course	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pace of Play	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Food Service – Quality and Selection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barrier-Free Access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condition of Clubhouse Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condition of On-Course Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Helpfulness of Staff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Golf Course Information	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sense of Security/Safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of Programs, Leagues and Other Activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tee Time Reservation Process	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Check-In and Payment Process	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Tell us a little about yourself

What is the ZIP code where you live? \_\_\_\_\_

What is your gender? ☐ Male ☐ Female

What is your age? \_\_\_\_\_

Including yourself, how many people in your household are:

____ Younger than 5 years old	____ 25-34 years old
____ 5-9 years old	____ 35-44 years old
____ 10-14 years old	____ 45-54 years old
____ 15-19 years old	____ 55-64 years old
____ 20-24 years old	____ 65+ years old

In the past 12 months, how often have you visited this park?

☐ Less than once a month
 ☐ 1-3 times a month
 ☐ Once a week  
☐ 2-4 times a week
 ☐ More than 5 times a week

Are you a golf league member? ☐ Yes ☐ No

4. Do you have any comments or suggestions?

## 11. Response to Changing Needs and Trends

Our communities and the nature of recreation is constantly changing and evolving. One important outcome of OCPR's planning work is a constantly renewed understanding of recreational needs and trends and nimbleness in adapting to changes in the community. For this reason, in the next few years, OCPR will evaluate a range of alternative recreational uses for our existing parks and facilities – based on current documented recreational need and appropriateness to the physical site.

## References

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- Leisure Vision / ETC Institute. (2010). *Community Survey for Oakland County Parks and Recreation Commission*. Waterford, MI: Oakland County Parks and Recreation Commission.
- NGF. (2016, March). 2015 Golf Participation in the U.S.: A Slight Dip Tempered by Strong Positive Indicators. *NGF Dashboard*.
- OCPRC. (8/4/2016). *Proposed FY2017 Capital Improvement & Maintenance Management Plan*. Waterford, MI: Oakland County Parks and Recreation Commission.
- OCPRC. (8/4/2016). *Transition Plan for Glen Oaks Golf Course*. Waterford MI: Oakland County Parks and Recreation Commission.
- OCPRC. (November 10, 2015). *Oakland County Parks and Commission Meeting Agenda*. Waterford, MI: Oakland County Parks and Recreation Commission. Retrieved from <http://www.destinationoakland.com/Documents/November%2010%202015%20Commission%20Packet.pdf>
- Outdoor Foundation. (2013). *Outdoor Participation Report*. Washington DC: The Outdoor Foundation.
- Outdoor Foundation. (2014). *Outdoor Participation Report*. Washington DC: The Outdoor Foundation.
- Staples, A. (2016). *The Community Links White Paper: Innovate or Close*. Scottsdale AZ: Staples Golf Resource Group LLC.

# Notes

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<sup>1</sup> BILL OF SALE:

Quote from Bill of Sale: "Buyer shall perform the following renovations at the Glen Oaks Conference Center, at its sole cost, provided that all the renovations shall not exceed forty thousand dollars (\$40,000): (1) conversion of the existing bride's room at the Conference Center (approximately 242 square feet) into a groom's room; (2) conversion of the existing vacant apartment on the west end of the 2nd floor of the Conference Center (approximately 675 square feet) into a bride's room. These Renovations will commence after January 1, 2017 and shall be deemed improvements to the Conference and the property of the Buyer. The manner and type of the renovations shall be at the sole discretion of the Buyer, but will more than likely include the improvements to painting, flooring, plumbing, electrical, art work, draperies, furniture, and lighting fixtures."