

Independence Oaks Park Vision & Facility Concepts

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Park Vision

Independence Oaks County Park, centrally located in Oakland County, offers visitors a variety of recreational opportunities within a natural setting. Over the next ten years, Oakland County Parks and Recreation will provide services and facilities that complement the distinctive character of Independence 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:

- The natural features of Independence Oaks are maintained and enhanced and are an integral part of the Independence Oaks experience
- Independence North, acquired in 2010, offers a variety of outdoor recreation experiences and is fully compliant with acquisition grant project agreements
- The Main park and North park are fully connected through regional pathways, internal trails and stream corridor stewardship
- Interactive technology is available for wayfinding and enhancing recreation
- Accessibility is enhanced throughout the park and the park is well-known for barrier-free experiences
- Rental facilities are improved and well-used
- Through effective promotion and marketing, use of Camp Wilderness has grown
- Wint Nature Center has become a multi-purpose facility with nature education at the forefront
- Rental equipment is available that responds to current trends
- Original 1970s stone architecture has been maintained and plans/forecasts are in place for future upgrades or replacements
- Facility improvements and improvements to business and operating practices increase customer satisfaction of existing visitor populations; draw new target populations to the park; and create new programmatic and revenue-generation opportunities

Objectives and Performance Indicators

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

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

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

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

Performance Indicator: Park visit statistics – Report quarterly and annually

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

Performance Indicator: Park fiscal trends – Report monthly and annually

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

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

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

Performance Indicator: Geographic measurement of managed areas – Report annually

Guiding Principles

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

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

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

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

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

Planning Timeframe

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

Introduction to Planning Units

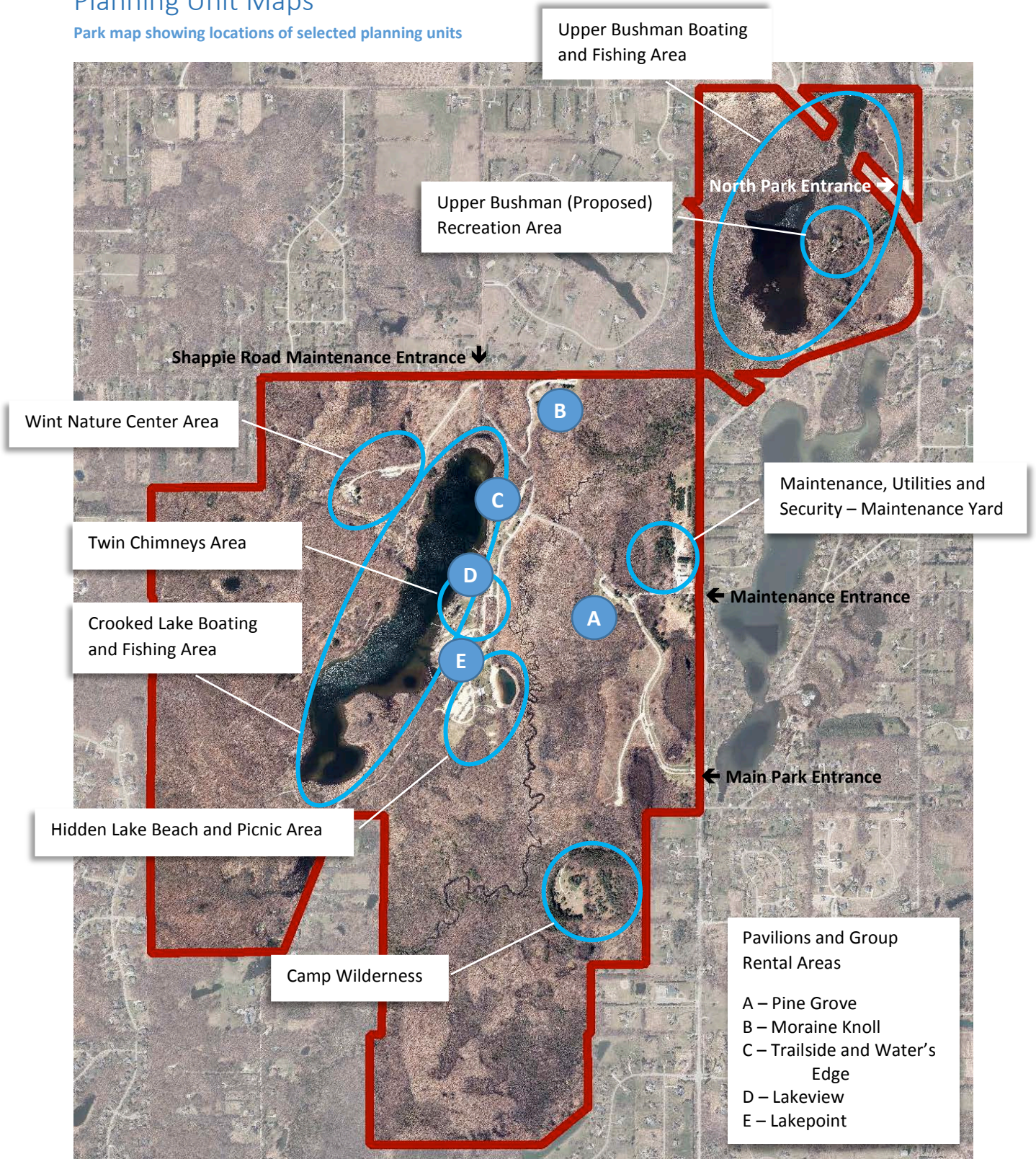
Through the planning process, we identify distinct Park Planning Units within the park where similar or related park and recreation services are delivered. Planning Units may be considered dispersed throughout the park, located in a specific geographic area in the park, or considered operational. In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

Planning Units

1. Natural Resource Management
2. Roadways and Parking
3. Maintenance, Utilities and Security
4. Technology
5. Non-Recreational Features
6. Park Trails and Regional Connectivity
7. Upper Bushman Boating and Fishing Area
8. Upper Bushman (Proposed) Recreation Area
9. Hidden Lake Beach and Picnic Area
10. Crooked Lake Boating and Fishing Area
11. Twin Chimneys Area
12. Pavilions and Group Reservation Areas
13. Wint Nature Center Area
14. Camp Wilderness
15. Organized Programs and Events
16. Data Collection and Management
17. Response to Changing Trends and Needs

Planning Unit Maps

Park map showing locations of selected planning units



Natural Resource Management

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Water Quality	Beaver dam control	See Wildlife section
	Eurasian and hybrid water milfoil, starry stonewort in Crooked Lake	Continued evaluation and treatment from contractor
	Curly leaf pondweed and possible starry stonewort in Upper Bushman	Continued evaluation and possible contractual treatment based on fishery designation Improve access to Upper Bushman for treatments if planned
	Fishery quality in Upper Bushman Lake	Re-evaluate catch and release in 2017
	Culverts	Monitor current infrastructure and create strategy to maintain culverts and ensure compliance
	Woody debris used for shoreline habitat	Evaluate based on fishery and herpetile needs Consult with DEQ for permitting
	Draw down of swim pond into Clinton River	Confirm permit compliance
Invasive Plants	Stormwater	Certify park in the Michigan Turfgrass Environmental Stewardship Program by 2020
	Invasives with highest management concern include: oriental bittersweet, common buckthorn, multi-flora rose, black swallowwort, garlic mustard, Japanese knotweed, black locust and Oregon grape in the uplands and purple loosestrife, <i>Phragmites</i> and glossy buckthorn in wetlands	Continue to manage invasives with best-management practices (BMPs) including: manual control, prescribed fire, habitat restoration, biocontrol Develop long-term management plan with goals for quality and species diversity
	Manage new introductions from neighboring properties and internal vectors	Repair cut fencelines and unauthorized entrances and limit dumping of yard waste Review trail maps for invasive species spread

Item	Current Conditions and Needs	Recommended Actions
Wildlife	Eastern Massasauga Rattlesnake (EMR)	Follow BMPs to prevent EMR mortality Create herpetile-friendly road crossings
	Grassland Birds	Manage grassland using BMPs
	Wetlands and woodlands habitat harbors State Threatened and Species of Special Concern (Blanding's turtle, red-shoulder hawk, tamarack and pine tree cricket, bog bluegrass and purple twayblade)	Manage wetlands including hardwood conifer swamp and relict conifer swamp and upland woodlands using BMPs
	White-tail deer management	Conduct aerial or alternative method deer surveys Continue managed hunts and archery program Align program with updated Independence Township ordinances
	American Beaver control/management	Conduct comprehensive population control program Address structural repair issues
	Goose management	Continue goose management program to decrease impacts to human health and threat to other native birds
Forestry	Hazardous tree removal program	Continue assistance with high priority hazardous tree removals around the park, concentrated in highest use zones
	Firewood management program	Continue monitoring
	Forest pest/disease monitoring	Monitor for oak wilt and strategize landmark tree protection within the park
No-Mow Areas	Naturalized or no-mow areas	Increase where possible
Restoration	Potential restoration of oak barrens, woodland prairie and remnant cedar swamp	Create long-term management plan with goals for quality and species diversity
	Non-native pines historic planting	Conduct prescribed fire and/or selective harvest Create and implement native planting plan

Park Entrances, Roadways and Parking

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Main Entrance	Park entrance and signage needs to be evaluated for appearance, communication effectiveness, and compatibility with current branding program	Evaluate and plan for appropriate update, including landscape Install electronic entry gates*
Contact Station	Building is outdated and deteriorated Interior has been cleaned up and repainted in 2016 Roof was replaced in 2016	SHORT-TERM CONCEPT: Replace windows and clean up concrete around windows LONG-TERM CONCEPT: Include structure within an overall plan to update/replace original 1970s structures
Park Office Entrance	Access and signage has been improved to guide people through the park to the office	No actions recommended
Maintenance Entrance	Entrance gate off Sashabaw Road is closed at most times	No actions recommended
Paved Roads	Sub-structure is failing and road is crumbling in places – especially between park entrance and Pine Grove, road to park office, and by Boathouse Infiltration is occurring in cracked areas Center line is fading	Evaluate paved roads for repair/replacement needs Crack seal as needed Restripe as needed
Dust Control	Road Commission of Oakland County (RCOC) applies calcium chloride to unpaved parking lots and roads 4X a year	No changes recommended
Surface Drainage	Road edges are not draining properly especially at Lakeview, Waters Edge and Pine Grove Low areas in gravel parking lots hold water especially at Boathouse and Twin Chimneys Paved Beach parking lot has 6-8 drains that drain into wetland downstream of the beach Drains were inspected in 2017 by WRC with recommendations to vacuum now and every 5 years thereafter Drains in Maintenance Parking Lot need to be cleaned out and wastewater inspected per compliance with MTESP See also Natural Resources Management / Water Quality	Evaluate road drainage and adjust as needed Add road gravel (22AA) as needed Vacuum Beach parking lot drains and implement schedule of inspections and cleaning Maintain Maintenance parking lot drains and schedule wastewater inspections per MTESP guidelines
North Park Entrance	Area is new and functioning well	No actions recommended

* Project has been identified – see Summary Table

Item	Current Conditions and Needs	Recommended Actions
Pine Grove Parking Lot	Accessibility updates needed to comply with ADA requirements: <ul style="list-style-type: none"> Provide accessible and van-accessible parking spaces with access aisles and access routes 	Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 1, photo 2-3)
Moraine Knoll Parking Lot	Accessibility updates needed to comply with ADA requirements: <ul style="list-style-type: none"> Provide accessible and van-accessible parking spaces with access aisles and access routes 	Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 2, photo 4)
Trailside Parking Lot	Accessibility updates needed to comply with ADA requirements: <ul style="list-style-type: none"> Provide accessible and van-accessible parking spaces with access aisles and access routes 	Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 2, photo 5)
Water's Edge Parking Lot	Accessibility updates needed to comply with ADA requirements: <ul style="list-style-type: none"> Provide accessible and van-accessible parking spaces with access aisles and access routes 	Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 2, photo 6)
Lakeview Parking Lot	Accessibility updates needed to comply with ADA requirements: <ul style="list-style-type: none"> Correct slope of accessible and van-accessible parking spaces Install appropriate signage 	Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 3, photo 7)
Lakepoint Parking Lot	Accessibility updates needed to comply with ADA requirements: <ul style="list-style-type: none"> Install appropriate signage 	Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 3, photo 8)
Wint Nature Center Public Parking Lot	Accessibility updates needed to comply with ADA requirements: <ul style="list-style-type: none"> Adjust location, width and slope of accessible and van-accessible spaces Install appropriate signage 	Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 4-5, photo 9-12)
Camp Wilderness Parking Lot	Accessibility updates needed to comply with ADA requirements: <ul style="list-style-type: none"> Provide accessible and van-accessible parking spaces with access aisles and access routes 	Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 5, photo 13)

Maintenance, Utilities and Security

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Maintenance Building and Park Office	Roof is in poor condition	Tear off roof and replace*
	Garage doors rusting and framework rotted	Replace doors and repair frames
	Lighting in work areas is insufficient for work being performed and not energy-efficient	Improve lighting and energy efficiency
Pole Barn (aka North Maintenance Building)	Roof is leaking	Evaluate roof and plan for repair and/or replacement
	Storage organization has been improved and needs further improvement	Install shelving to improve storage of tools and supplies
Woodshop (aka West Maintenance Building)	Roof replaced last year	No actions recommended
		Continue to reorganize and retool to increase efficient use of building
Maintenance Yard	This is the area between the Maintenance Building and Pole Barn Tractor implements are stored outside unprotected from weather	Construct a lean-to on Maintenance Building or Pole Barn for cold storage of large equipment*
Storage Yard	This is the area north of Pole Barn Concrete bins store landscape materials Area used for forestry, splitting wood, and wood storage Oakland County Sheriff uses this area once a week for K-9 training year-round	Evaluate management of waste and make improvements as needed Evaluate and enhance buffers – see Natural Resources/Restoration Continue partnership with Oakland County Sheriff
Manor House Garage	Used to store seasonal equipment and equipment used in the North Park – i.e. mower for North Park, winter equipment (trail groomer, etc.) in summer, golf carts in winter	Plan for future storage if building is removed in the future for recreation purposes Note that when the Independence Oaks Safety Path is complete, mower can move to North Park using Safety Path
Utilities	Park is adequately served by wells and power Maintenance Yard and buildings share a well with rental house	Evaluate need to separate uses by adding a well for Maintenance
Septic	Septic is failing at Manor House	Evaluate and make recommendations based on projected development and usage
Wood Fire Boiler	Wood fire boiler at Independence is a test case for the park system to evaluation the cost effectiveness Previous equipment issues have been resolved 2017 will be the first year we have used it consistently from October to April We'll have good data this year to evaluate	Continue processing of hazardous trees from parks by staff and trustees for wood burner Make recommendations for use of wood fire boilers in other parks based on data and experience at Independence

*Project has been identified – see Summary Table

Item	Current Conditions and Needs	Recommended Actions
Security	Mounted deputy patrol has been eliminated – it was good for public relations but had less coverage and were limited in the assistance they could give. Focus is now on bike and car patrol. Deputies on bikes patrol trails and pavilion areas. Deputies also use golf carts.	No actions recommended
	There are 3 pedestrian gates: Shappie Road, Perry Lake Road, and main entrance. Gates are locked at 5 p.m. in winter and 7 p.m. in summer.	See Park Trails and Regional Connections/ Pedestrian Gates section
	North gate is not locked (same management as Rose and Highland)	No actions recommended
	Security cameras are located at contact station (inside and outside), inside the park office, and at the woodshop (inside and outside) 30 days of data are stored	No actions recommended

Technology

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Pay Station	Park is well-used in all seasons; need a means to sell passes when contact station is unstaffed	Install pay station at contact station
Fiber-Optic	Upgrades to the lines servicing the park are needed for faster processing of RecTrac transactions	Upgrade fiber optic lines as part of a system-wide upgrade Wi-Fi throughout the park is not recommended
Interactive technology	Cell phone apps would be a good tool for wayfinding and interpretation at the park	Develop apps for wayfinding and interpretation

Non-Recreational Features

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Park House	House is leased to a private party who assists with opening and closing of gates and alerts emergency services is there are concerns when the park is closed	Maintain house Continue with lease
Bailey House	Home has been vacant for several years History of the house was documented with assistance of Oakland County Historical Commission (OCHC) (Reference PR) RFP was released for a contractor to either relocate or deconstruct the house One bid was received by a contractor specializing in historic restoration – search for relocation site was not successful and contractor presented a plan for deconstruction	Deconstruct house so the historic elements can be re-used within the community Demolish remaining structure and restore site in coordination with construction of the Independence Oaks Safety Path Develop interpretive signage that commemorates the Bailey family and the two homes with family history
Manor House and Garage Suite	Main building currently houses the OCPR History Center Lease of adjacent garage suite is up at the end of 2017	Identify permanent location for history center Do not renew lease for garage suite Demolish house in coordination with developing site for public outdoor recreation (see Upper Bushman Proposed Recreation Area¹)
Log Cabin	Old structure was moved from another site in the Township prior to OCPR ownership Structure is crumbling	Work with Oakland County Historical Commission to document history of building Plan for removal of structure
Oak Hill House	Records indicate the original home was on the site early in the history of Independence Township Structure has undergone many changes and field work is needed to determine how much of the original structure remains Home is currently leased Lease is up at the end of 2017; tenant has asked to renew through 2018	Partner with Oakland County Historical Commission to document the structure's history and identify any historically significant elements of the house to be saved Evaluate request for renewal based on maintenance needs of structure Demolish structure when current lease ends and restore site Develop interpretive signage that commemorates the Bailey family and the two homes with family history

¹ Recreational use is recommended by staff. However, multiple proposals have been discussed for this site – see PR for detailed discussion and cost forecasts for all proposed options (OCPR/PRD, 4/24/2017)

Park Trails and Regional Connectivity²

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Regional Connections	Independence Oaks Safety Path Project is designed and approved	Implement Independence Oaks Safety Path Project *
Access Routes	<p>EXISTING ACCESS ROUTES: Accessibility updates needed to comply with ADA requirements, including creation and/or correction of access routes in the following locations:</p> <ul style="list-style-type: none"> ▪ Entrance Median and Pathway ▪ Upper Bushman Lake Overlook ▪ Hidden Springs Beach and Picnic Area ▪ Pine Grove ▪ Moraine Knoll ▪ Water's Edge ▪ Lakeview ▪ Lake Point ▪ Wint Nature Center Area ▪ Camp Wilderness <p>PROPOSED NEW ACCESS ROUTE: Removal of the Bailey House creates an opportunity for an access route connecting the Independence Oaks Safety Path with a scenic overlook at Upper Bushman Lake</p>	<p>EXISTING ACCESS ROUTES: Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 6-14, photo 14-52)</p> <p>PROPOSED NEW ACCESS ROUTE: Conduct trail and trail amenity planning related to the former Bailey House location and make recommendations (see also Trail Amenities)</p>
Shared Use Paths	<p>EXISTING SHARED USE PATHS: Paved pathways are showing cracks due to moisture penetration</p> <p>Accessibility updates needed to comply with ADA requirements:</p> <ul style="list-style-type: none"> ▪ Make corrections to River Loop Trail ▪ Make corrections to All Visitors Trail ▪ Rename All Visitors Trail – current name implies it is the only accessible pathway <p>PROPOSED NEW SHARED USE PATHS: Four new segments of shared-use path are proposed:</p> <ol style="list-style-type: none"> 1. Connecting North entrance with current location of the Log Cabin 2. Connecting Log Cabin location with proposed Bailey House scenic lookout 3. Connecting Bailey House scenic lookout with Moraine Knoll 4. Connecting Camp Wilderness with Independence Twp's Clintonwood Park 	<p>EXISTING SHARED USE PATHS: Maintain pathways with sealcoating and crack sealing</p> <p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 14-16, photo 53-58)</p> <p>PROPOSED NEW SHARED USE PATHS: Evaluate public need and ecological feasibility for proposed shared use paths</p> <p>Evaluate risks and benefits of increasing informal access to the park – consult with Oakland County Sheriff's office</p> <p>If concepts are supported by public engagement and a route is identified that has minimal ecological impact, develop fiscal forecasts and timelines (Follow Trails Work Group guidelines for trail design and development)*</p>

*Project has been identified – see Summary Table

² Accessibility issues noted here are based on general comments in the 2006 report and later observations; a more thorough evaluation of the trails system within the county parks is in the planning stage (OCPRC 4/18/2017, 5).

Item	Current Conditions and Needs	Recommended Actions
Hiking and Rustic Trails	<p>Park has many rustic trails</p> <p>Accessibility updates needed to comply with ADA requirements:</p> <ul style="list-style-type: none"> ▪ Signage indicating trail conditions ▪ Multiple accessibility issues throughout trail system <p>Park patrons have requested OC Parks to allow bicyclists use of hiking trails</p> <p>Expansion of types of trail use on the west side of Crooked Lake has the potential to increase overall park and trail usage</p>	<p>Evaluate trails based on usage, accessibility, maintenance, and natural resource management concerns</p> <p>Consider less-utilized trails</p> <p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 16, photo 59-61)</p> <p>Evaluate public need for increased bike use on hiking trails</p> <ul style="list-style-type: none"> ▪ Trail counts and surveys starting July 2017 ▪ Evaluate portable trail counters for future purchase <p>If change in allowed uses is made, post appropriate signs to indicate permitted uses</p>
Boardwalks and Bridges	<p>Boardwalks and bridges are inspected monthly:</p> <ul style="list-style-type: none"> ▪ Springlake Bridge ▪ Rockridge Bridge ▪ Lakeshore Loop Bridge ▪ Ted Gray Bridge ▪ Riverloop East Bridge ▪ Riverloop West Bridge ▪ Wilderness North Bridge ▪ Wilderness South Bridge 	<p>Continue scheduled boardwalk and bridge monitoring and maintenance</p> <p>Schedule sections for replacement in advance of major safety issues*</p>
Maintenance Routes	<p>Pedestrians use maintenance routes in some areas of park</p>	<p>Sign drives indicating that they are not trails and, if used, should be used with caution</p>
Pedestrian Gates	<p>There are 3 pedestrian gates: Shappie Road, Perry Lake Road, and main entrance</p> <p>Gates are locked at 5 p.m. in winter and 7 p.m. in summer</p>	<p>Review pedestrian access in Main section of park and make recommendations</p>
Utility Crossings	<p>Three utility crossings are identified in agreement with ITC</p>	<p>Review agreement and propose changes based on trail plans</p>
Trail Amenities	<p>Removal of the Bailey House is an opportunity for sponsored bench placement and an interpretive signage about park history and the Bailey family</p>	<p>Conduct trail amenity planning related to the former Bailey House location and make recommendations (see also Access Routes)</p>

*Project has been identified – see Summary Table

Upper Bushman Boating and Fishing Area

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Lake Overlook	Accessibility updates needed to comply with ADA requirements: <ul style="list-style-type: none"> Surface is not firm and stable 	Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 17, photo 16)
Fishing Docks	Docks are new (2010) are in good condition Looking at accessibility of access route	No actions recommended Wood may need replacing in 7-8 years
Boat Launch	Not as frequently used as Fishing Docks	No actions recommended at this time

Upper Bushman (Proposed) Recreation Area

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Site Planning	Per request of the Parks Commission, four alternatives were explored for this area. The resulting Planning Review contains descriptions and cost estimates for each alternative. <ul style="list-style-type: none"> Alternative A: Demolish house and establish public access; phase recreational development Alternative B: Repair or renovate house to use for office and programmable space Alternative C: Repair or renovate house and lease it for residential use Alternative D: Lease the structure to an entity who renovates it in exchange for a negotiated lease (OCPR/PRD, 4/24/2017) 	Implement Alternative A : Demolish house and establish public access; phase recreational development Alternative A is recommended because it has the lowest cost, implements the public recreation mission of OCPR, and complies with grant agreements Discussion below describes 4 phases of Alternative A .
Phase 1: Site Restoration	Phase 1: Remove House and Allow Public Access	Remove all structures in the building envelope (Evaluate if any portions of structure are re-usable as part of a future concept) Mow current open upland areas for picnicking and open play
Phase 2: Trail Access	Phase 2: Improve Trail Access	Create accessible pedestrian access
Phase 3: Lake Access	Phase 3: Improve Lake Access	Construct boardwalks and floating docks.
Phase 4: Rustic Recreational Development	Phase 4: Rustic Recreational Development	Create design concepts Explore a variety of camping concepts – for example, sleeping platforms, vintage campers, yurts, or rustic campsites. Provide vehicle access for park patrons renting facilities

Hidden Springs Beach and Picnic Area

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Beach Area	Accessibility updates needed to comply with ADA requirements: <ul style="list-style-type: none"> Install temporary mat from access route to water's edge 	Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 18, photo 62)
	Transitioned to a non-guarded beach in 2016 Change has been positive: Visitors are able to spread out more along the beach and appear satisfied, staff are able to keep the beach open later, and season and hours are not limited by lifeguard availability	No actions recommended
	Gutters are filled with sand	Work with Oakland County Trusty program to clean gutters
	Water is being circulated using one floating pump – we have never had E. coli issues but recommend increase circulation to keep clean	Service the two floating pumps that are currently shelved and put in operation
Beach picnic area	Accessibility updates needed to comply with ADA requirements: <ul style="list-style-type: none"> Create accessible picnic units 	Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 19, photo 63)
	Grills are showing age and wear Problem with people dumping ashes in trash cans when they bring their own grills	Replace old grills and add new grills Add ash cans
Beach Cove Pavilion	Accessibility updates needed to comply with ADA requirements: <ul style="list-style-type: none"> Install ramp from access route into pavilion Fill in pavement gaps Create level clear space around large grill Create accessible picnic units on grounds Replace drinking fountain with accessible model 	Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 19-20, photo 17, 64-67)

Item	Current Conditions and Needs	Recommended Actions
Bathhouse	<p>Building is outdated and failing Water runs through ground and tiles causing the building to be wet and mildewed</p> <p>Front and back retaining walls were replaced in 2015-16</p> <p>Accessibility updates needed to comply with ADA requirements:</p> <ul style="list-style-type: none"> ▪ Correct accessibility signage ▪ Create width of accessible toilet stalls ▪ Replace drinking fountain with accessible model 	<p>LONG-TERM CONCEPT: Include structure within an overall plan to update/replace original 1970s structures</p> <p>SHORT-TERM CONCEPT: Finish up grounds and plantings associated with retaining walls</p> <p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 20-21, photo 68-73)</p> <p>(Note: <i>Transition Plan</i> indicates updates needed to telephone – telephone has been removed (p. 22; photo 74))</p>
Concession Building	<p>Building is outdated and unusable as a concession Some outdated items – lockers and pay phones – have been removed</p>	<p>LONG-TERM CONCEPT: Include structure within an overall plan to update/replace original 1970s structures</p> <p>SHORT-TERM CONCEPT: Consider frosting glass so interior is not visible from outside and use them as poster walls for park information Evaluate structure to see if any walls could be removed to open the space for other uses</p>
Concession Operation	<p>Pop machine and Mini Melts are located outside of Concession Building</p>	<p>Research additional options, such as a concession cart or food truck on Saturdays and holiday weekends Does not need to be limited to Beach Area</p>
Beach Gazebo	<p>Structure is used frequently Needs regular maintenance such as replacement of spindles</p>	<p>Maintain as needed</p>
Beach Play Lot	<p>Installed in 2014 and in excellent condition</p>	<p>No actions recommended</p>
Ball Field	<p>Area has backstop and overgrown infield Use for team play is rare Not needed as a dedicated ballfield Proposal for an archery area is being developed</p>	<p>Maintain as open space for overflow parking Evaluate need for backstop related to archery proposal Comply with local ordinances regarding firearms and archery</p>

Crooked Lake Boating and Fishing Area

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Boathouse	<p>Accessibility updates needed to comply with ADA requirements:</p> <ul style="list-style-type: none"> Correct accessibility signage for restrooms <p>Building is operated year-round It has video monitors with continuous loops Improvements and increased promotion will increase its attractiveness and use as a meeting and gathering space</p> <p>Lobby interior was updated in 2016 Has a pop machine (Pepsi)</p> <p>Bathrooms are deteriorating, especially plastic walls</p> <p>Building loses heat causing ice dams and ice buildup around perimeter of building and increased maintenance issues</p> <p>Rental facility is outdated and hard to organize effectively</p>	<p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 23, photo 82-85)</p> <p>SHORT-TERM CONCEPT: Do window replacement (use operable windows), painting, and other scheduled upgrades* Improve communication regarding services offered year-round at building</p> <p>Consider adding coffee machine – evaluate based on testing at Orion Oaks</p> <p>Plan and implement update to bathrooms</p> <p>Plan for insulation update to address ice buildup issues</p> <p>Improve rental system and promote facility</p> <p>LONG-TERM CONCEPT: Include structure within an overall plan to update/replace original 1970s structures</p>
Boathouse Docks	<p>Accessibility updates needed to comply with ADA requirements:</p> <ul style="list-style-type: none"> Reconstruct dock boarding ramp to correct slope Provide two accessible boat slips <p>Docks are starting to fail Removed three failed sections and consolidated with other sections in 2016</p>	<p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 22, photo 75-79)</p> <p>Replace docks Evaluate other products when replacing*</p>
Boarding Pier	<p>Accessibility updates needed to comply with ADA requirements:</p> <ul style="list-style-type: none"> Construct access route with transition plate Widen boat launch boarding pier 	<p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 23, photo 80-81)</p>

*Project has been identified – see Summary Table

Item	Current Conditions and Needs	Recommended Actions
Rental Equipment	Rental equipment is ageing Selection of rental equipment needs to stay abreast of recreational trends	Replace ageing equipment – i.e. skis and paddleboats Consider adding paddle boards and other equipment as indicated by trends and visitor requests
Kayak Launch	Accessible launch was installed in 2016 and is well-used	Provide information to let people know that use of the launch is not limited to persons with disabilities
Fishing Docks	Docks are aging and in need of repair and or replacement They are inspected monthly 1. Trailside Dock – east side north end 2. REMOVED due to poor condition and safety concerns – bench has been installed at shore 3. Lakeview Dock 4. Fire Circle Dock 5. Twin Chimneys Small Dock 6. Twin Chimneys Long Dock 7. Bayview Dock 8. REMOVED due to safety concerns – east side south end 9. Lakehore Loop North Dock – west side 10. Lakeshore Loop Center Dock – west side 11. Lakeshore Loop South Dock – west side	Implement repairs and replacements as indicated * 1. Trailside – schedule replacement 2. NA 3. Lakeview – schedule replacement 4. Fire Circle – consider removal 5. Twin Chimneys North – replace 6. Twin Chimneys South – replace 7. Bayview– schedule replacement 8. NA 9. Lakeshore North – schedule replacement 10. Lakeshore Center – consider removal 11. Lakeshore South – schedule replacement

*Project has been identified – see Summary Table

Twin Chimneys Area

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Pavilion	Accessibility updates completed in 2016 Snaps on the canvas walls are gone and zippers are starting to pop Building needs fresh paint Roof has moss buildup	Continue with design and implementation of accessibility improvements* Move canvas replacement up to 2018* Paint building Treat roof for moss
Restrooms	Updated in 2016	No actions recommended
Play Area	Updated in 2016	No actions recommended
Gazebo	Needs fresh paint	Paint structure
Filippis Memorial Garden	Has been improved Deer browsing is an issue	Request assistance of Natural Resources Management to select resistant plants
Pump House	Structure is unsightly	Provide a buffer or screening

*Project has been identified – see Summary Table

Pavilions and Group Reservation Areas

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Pine Grove	<p>Accessibility updates needed to comply with ADA requirements:</p> <ul style="list-style-type: none"> ▪ Create two accessible picnic units on grounds ▪ Replace play structure, ground components and surface material; add access route ▪ Correct restroom signage ▪ Correct width of accessible toilet stalls ▪ Replace drinking fountain with accessible model <p>AREA: This is the least rented facility Staff are making weekly inspections</p> <p>STRUCTURE: Decking replaced and roof repaired in 2016 Paint is peeling Restroom needs better lighting and nicer mirrors Restroom is only open when facility is rented</p>	<p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 24-26, photo 86-92)</p> <p>AREA: Replace play lot* Keep grounds tidy and attractive Consider adding new feature to big lawn area to attract more users – conduct research on yard games and make recommendations</p> <p>STRUCTURE/LONG-TERM CONCEPT: Include structure within an overall plan to update/replace original 1970s structures STRUCTURE/SHORT-TERM CONCEPT: Repair and refresh building as needed Install signage indicating the restroom is not open unless area is rented</p>

*Project has been identified – see Summary Table

Item	Current Conditions and Needs	Recommended Actions
Morraine Knoll	<p>Accessibility updates needed to comply with ADA requirements:</p> <ul style="list-style-type: none"> ▪ Correct surface gaps in pavilion ▪ Create clear floor space around large grill ▪ Create two accessible picnic units on grounds ▪ Provide level surface at playground ▪ Add ground level components to playground ▪ Correct restroom signage ▪ Adjust or replace fixtures ▪ Correct width of accessible toilet stalls ▪ At lower picnic area, install signage indicating upper area is accessible area <p>SECURITY: Isolation makes this area a security concern</p> <p>MAINTENANCE: Very large area to maintain</p> <p>GROUP USE: Area is used a lot for large groups – i.e. Girl Scout day camps This was the camp area before Camp Wilderness was built</p> <p>STRUCTURE: Pavilion interior was repainted in 2016 Exterior needs painting to freshen up Bathrooms need renovation Drywall is failing and new fixtures are needed</p> <p>PLAY LOT: Recently replace wood on platforms Entire play structure needs to be replaced</p> <p>RECREATIONAL AMENITIES Nets need to be updated Area is large enough to support additional features</p>	<p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 26-30, photo 93-107)</p> <p>SECURITY: Reopen maintenance drive from Maintenance Yard to Moraine Knoll for more ready access</p> <p>MAINTENANCE: Evaluate opportunities for meadow restoration and decrease mowing and maintenance</p> <p>GROUP USE: Consider making improvements and adding necessary infrastructure for summer camp use</p> <p>STRUCTURE/SHORT-TERM CONCEPTS: Maintain and make cosmetic changes to building as needed Update bathrooms and make accessibility improvements STRUCTURE/LONG-TERM CONCEPT: Include structure within an overall plan to update/replace original 1970s structures</p> <p>PLAY LOT: Replace play lot*</p> <p>RECREATIONAL AMENITIES: Update nets Evaluate opportunities for additional recreational features</p>

*Project has been identified – see Summary Table

Item	Current Conditions and Needs	Recommended Actions
Trailside	<p>Accessibility updates needed to comply with ADA requirements:</p> <ul style="list-style-type: none"> Adjust electrical controls Replace drinking fountain with accessible unit and create access route and clear ground space <p>GROUNDS MAINTENANCE: Recently trimmed branches to open view of lake Issue with invasives near pavilion</p> <p>STRUCTURE: Restroom is open whenever park is open Structure in poor condition Recently painted exterior and added trim around bottom over rotting siding. Heavily used restroom – need to improve lighting and fixtures</p>	<p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 31, photo 108-109)</p> <p>GROUNDS MAINTENANCE: Maintain vegetation and control invasives for view and aesthetics</p> <p>STRUCTURE/SHORT-TERM CONCEPT: Freshen up fascia – power wash or painting</p> <p>STRUCTURE/LONG-TERM CONCEPT: Include structure within an overall plan to update/replace original 1970s structures</p>
Waters Edge	<p>Playground is frequently used</p> <p>Accessibility updates needed to comply with ADA requirements:</p> <ul style="list-style-type: none"> Create two accessible picnic units Replace play structure, ground components and surface materials Correct restroom signage Replace drinking fountain with accessible unit and reconstruct access route to correct slope 	<p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 31-32, photo 110-116)</p>

Item	Current Conditions and Needs	Recommended Actions
Lakeview	<p>Accessibility updates needed to comply with ADA requirements:</p> <ul style="list-style-type: none"> Correct restroom signage Correct width of accessible toilet stalls Replace drinking fountain with accessible unit <p> GROUNDS MAINTENANCE: Recently trimmed vegetation for a better view of lake and dock Horseshoe pits were reinstalled and leveled </p> <p> STRUCTURE: Recent improvements corrected situation with limestone slabs were falling away from building and water penetrating building Grade next to structure was cut and are excavated, structure tarred and plastic liner placed, drain tile and pea stone added and area was backfilled Wall of structure was intact </p>	<p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 33-34, photo 117-120)</p> <p> GROUNDS MAINTENANCE: Maintain vegetation for view and aesthetics </p> <p> STRUCTURE/SHORT-TERM CONCEPT: Maintain with recent improvements* </p> <p> STRUCTURE/LONG-TERM CONCEPT: Include structure within an overall plan to update/replace original 1970s structures </p>
Lakepoint	<p>Accessibility updates needed to comply with ADA requirements:</p> <ul style="list-style-type: none"> Create accessible picnic unit on grounds Replace drinking fountain with accessible unit <p> GROUNDS MAINTENANCE: Removed woody invasives blocking view of lake Area is used by OCPR Mobile Recreation, OC Express and SCAMP – grounds are very uneven </p> <p> STRUCTURE: Pavilion is in ok shape Grill added recently </p>	<p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 34-35, photo 121-122)</p> <p> GROUNDS MAINTENANCE: Maintain vegetation for view and aesthetics Smooth grassy areas for picnics and games </p> <p> STRUCTURE: Maintain and update as needed </p>
Grills – All Areas	<p>All pavilions have permanent grills Grill life is 10-12 years Older permanent grills need replacement soon</p>	<p>Consider a scheduled program of grill painting, maintenance and replacement</p>

*Project has been identified – see Summary Table

Wint Nature Center Area

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Building Exterior	Light poles are falling over Siding is being replaced	Replace with pedestal lights – see Groveland for example
Exhibits and Public Areas	<p>Updates to public and exhibit space with the goal of creating a multi-purpose facility is in progress</p> <p>Accessibility updates needed to comply with ADA requirements:</p> <ul style="list-style-type: none"> ▪ Improve view of display ▪ Adjust door at sunroom ▪ Lower portion of reception desk counter ▪ Add accessible signage at exit doors ▪ Add accessible directional restroom signage ▪ Correct accessible restroom signage ▪ Adjust pull weight of restroom door closers ▪ 	<p>Evaluate designs as they are completed and determine timelines and measureable objectives*</p> <p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC, 4/18/2017, pp. 35-38, photo 123-132)</p>
Wint Outdoor Features	<p>This includes several features listed below that were installed in the 1980s</p> <p>Due to age and moisture – all are showing deterioration and may be outdated</p>	<p>Consider overall design concepts to area that will update it to reflect current public interests, create new excitement about the park, and draw visitors and families to the west side of the park*</p>
Cohn Amphitheater	<p>Seating is starting rust and rot Siding needs to be painted</p> <p>Accessibility updates needed to comply with ADA requirements:</p> <ul style="list-style-type: none"> ▪ Replace drinking fountain with accessible unit and provide clear floor space 	<p>Evaluate cost/benefit of updating amphitheater</p> <p>Consider potential for entirely new concept that would draw more daily visitors and families to the area</p> <p>Implement accessibility updates per <i>Transition Plan</i> (OCPRC, 4/18/2017, pp. 38-39, photo 133)</p>
Rubach Memorial Garden	Maintained by volunteers	<p>No actions recommended</p> <p>May need to consider adjustments to garden related to any overall redesign of area</p>
Pergola	Showing age	Maintain or evaluate removing as part of overall redesign to area
Pond	Leaks	Evaluate need for pond and costs/benefits of continued maintenance and repair as indicated*
Proposed Outdoor Play Area	Proposed as a draw to the west side of the park	<p>Design nature-themed play area*</p> <p>Consider within context of an overall design update to the outdoor Wint area</p>

*Project has been identified – see Summary Table

Camp Wilderness

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Entrance	Sign needs improvement	Improve with painting or replace
Pavilions	Accessibility updates needed to comply with ADA requirements: <ul style="list-style-type: none"> Create level clear space around large grill at pavilion 	Implement accessibility updates per <i>Transition Plan</i> (OCPRC 4/18/2017, 39, photo 134)
Camping Units	Tents are in poor shape and no longer in use Campers bring their own tents Staff is constructing a structure for storage for campers – building shed on one of the bases	Let people know tents are not available Explore doing some special events with camping
Restrooms	Accessibility updates needed to comply with ADA requirements: <ul style="list-style-type: none"> Adjust or replace fixtures Replace drinking fountain with accessible model <p>Painted concrete floor is in poor shape Heating and propane use is very inefficient</p> <p>Season is limited to March through October because propane trucks can't access building in winter</p>	Implement accessibility updates per <i>Transition Plan</i> (OCPRC, 4/18/2017, pp. 40, photo 135)
		Redo floor – use epoxy or other covering Evaluate heating system for efficiency and plan for improvements Potential to expand season only if heating system is improved and winter access for propane trucks is improved

Organized Programs and Events

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Social Media	Independence Oaks is the site of multiple improvements (Safety Path, Twin Chimneys Accessibility Improvements, etc.) and events that would benefit from a coordinated social media campaign	Consult with OCPR Communications and Marketing on development of a coordinated social media campaign that kicks off before Memorial Day and has scheduled posts throughout the season
Beach Events	A summer kick-off event would help attract people to the park for the summer	Consider developing well-publicized beach event to be held at the end of school year
Hunting and Fishing Events	Events and programs will help publicize the hunting and fishing opportunities at the park	Develop OCPR programs and events that feature hunting, archery and fishing Develop a package of resources and information for external event organizers Comply with updated Township ordinances
Trail Events	Races are popular	Develop a race package with pre-determined layouts to help bring more races to park
Winter Events	Winter weather is too unreliable to schedule carnivals or other winter events	Evaluate other options – e.g. popup events when snow is good
Nature Center Programs	Nature Center has a full schedule of programs	Continue with program development, implementation and evaluation by OCPR Recreation Programs and Services (RPS)
SCAMP Programs	Camps are held three days a week in season with use of boathouse, beach, playgrounds, pavilions	Evaluate per terms of contract
Day Use Camps	OCPR summer day camp program will launch in 2017 and will make use of Independence Oaks as well as other OCPR parks and facilities	Continue with program development, implementation and evaluation by RPS Work with RPS staff to ensure facilities are ready for day camp use

Data Collection and Management

[Link to Summary Table](#)

Item	Current Conditions and Needs	Recommended Actions
Visitor statistics	Park staff report counts from vehicle counters Visitor estimates are calculated by Planning and Resource Development (PRD) section and reported to management	No changes recommended
Visitor surveys	Park survey card program will launch in 2017 Trail user data is needed to guide future improvements and development Need for user data will arise as new projects are planned	Summarize data quarterly and report to management Include annual summary in Annual Dashboard and Data Book See Park Trails and Regional Connections Collaborate with PRD to plan, implement and report project-specific user surveys

Response to Changing Trends and Needs

[Link to Summary Table](#)

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

Summary Facility Concepts and Budget Effects

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

10-Year Concept	Planning and/or Operations Actions	Transition Plan/Accessibility Actions	Maintenance Forecast	CIP Forecast	CIP or Maintenance Management Plans Project Name
Natural Resource Management					
Return to planning unit					
Water Quality	✓				
Invasive Plants	✓				
Wildlife	✓				
Forestry	✓				
No-Mow Areas	✓				
Restoration	✓				
Park Entrances, Roadways and Parking					
Return to planning unit					
Main Entrance	✓	✓			
Contact Station	✓	✓		\$120,000	*IND Electronic Entry Gates
Park Office Entrance	✓	✓			
Maintenance Entrance	✓	✓			
Paved Roads	✓	✓			
Dust Control	✓	✓			
Surface Drainage	✓	✓			
North Park Entrance	✓	✓			
Pine Grove Parking Lot	✓	✓			
Moraine Knoll Parking Lot	✓	✓			
Trailside Parking Lot	✓	✓			
Water's Edge Parking Lot	✓	✓			
Lakeview Parking Lot	✓	✓			
Lakepoint Parking Lot	✓	✓			
Wint Nature Center Parking Lot	✓	✓			
Camp Wilderness Parking Lot	✓	✓			
Maintenance, Utilities and Security					
Return to planning unit					
Maintenance Building and Park Office	✓			\$51,900	IND South Maintenance Building Roof Replacement (FY2018)
Pole Barn	✓			\$12,000 \$160,000	IND Pole Barn Addition Design IND Pole Barn Addition Construction
Woodshop	✓				
Maintenance Yard	✓				

10-Year Concept	Planning and/or Operations Actions	Transition Plan/Accessibility Actions	Maintenance Forecast	CIP Forecast	CIP or Maintenance Management Plans Project Name
<i>Storage Yard</i>	✓				
<i>Manor House Garage</i>	✓				
<i>Utilities</i>	✓				
<i>Septic</i>	✓				
<i>Wood Fire Boiler</i>	✓				
<i>Security</i>	✓				
Technology Return to planning unit					
<i>Pay Station</i>	✓	✓			
<i>Fiber-Optic</i>	✓				
<i>Interactive Technology</i>	✓	✓			
Non-Recreational Features Return to planning unit					
<i>Park House</i>	✓				
<i>Bailey House</i>	✓				
<i>Manor House and Garage Suite</i>	✓				
<i>Log Cabin</i>	✓				
<i>Oak Hill House</i>	✓				
Park Trails and Regional Connectivity Return to planning unit					
<i>Regional Connections</i>	✓	✓	\$544,820		IND Safety Path – Phase II Construction (FY2018)
<i>Access Routes</i>	✓	✓			
<i>Shared Use Paths</i>	✓	✓		\$55,000 \$550,000	*IND Upper Bushman Boardwalk/Trails Phase III Design *IND Upper Bushman Boardwalk/Trails Phase III Construction
<i>Hiking and Rustic Trails</i>	✓	✓			
<i>Boardwalks and Bridges</i>	✓	✓		\$14,000	IND Boardwalk Replacement – Lakeview Trail
<i>Maintenance Routes</i>	✓	✓			
<i>Pedestrian Gates</i>	✓	✓			
<i>Utility Crossings</i>	✓				
<i>Trail Amenities</i>	✓	✓			
Upper Bushman Boating and Fishing Area Return to planning unit					
<i>Lake Overlook</i>	✓	✓			
<i>Fishing Docks</i>	✓	✓			
<i>Boat Launch</i>	✓	✓			
Upper Bushman (Proposed) Recreation Area					

10-Year Concept	Planning and/or Operations Actions	Transition Plan/Accessibility Actions	Maintenance Forecast	CIP Forecast	CIP or Maintenance Management Plans Project Name
Return to planning unit					
Site Planning	✓	✓			
Phase 1: Site Restoration	✓	✓			
Phase 2: Trail Access	✓	✓			
Phase 3: Lake Access	✓	✓			
Phase 4: Rustic Recreational Development	✓	✓			
Hidden Springs Beach and Picnic Area					
Return to planning unit					
Beach Area	✓	✓			
Beach Picnic Area	✓	✓			
Beach Cove Pavilion	✓	✓			
Bathhouse	✓	✓			
Concession Building	✓	✓			
Concession Operation	✓	✓			
Beach Gazebo	✓	✓			
Beach Play Lot	✓	✓			
Ball Field	✓	✓			
Crooked Lake Boating and Fishing Area					
Return to planning unit					
Boathouse	✓	✓	\$40,000	\$15,000 \$100,000 \$50,000	IND Boathouse Window/Door Replacement (FY2018) IND Boathouse – Dock & Deck Replacement Design (FY2019) IND Boathouse – Dock & Deck Replacement Construction (FY2020) IND Boathouse – Dock & Deck Replacement Construction (FY2021)
Boathouse Docks	✓	✓			See above
Boarding Pier	✓	✓			
Rental Equipment	✓	✓			
Kayak Launch	✓	✓			
Fishing Docks	✓	✓		\$45,000 \$82,000	IND Boardwalk/Dock Replacement IND Twin Chimneys Accessible Docks
Twin Chimneys Area					
Return to planning unit					
Pavilion	✓	✓		\$10,000 \$80,000	IND Twin Chimneys Canvas Replacement (FY2019) IND Twin Chimneys Accessibility Improvements Phase II (FY2020)

10-Year Concept	Planning and/or Operations Actions	Transition Plan/ Accessibility Actions	Maintenance Forecast	CIP Forecast	CIP or Maintenance Management Plans Project Name
				\$50,000	IND ADA Improvements – Twin Chimneys Construction
Restrooms	✓	✓			See above
Play Area	✓	✓			See above
Gazebo	✓	✓			
Filippis Memorial Garden	✓	✓			
Pump House	✓	✓			
Pavilions and Group Reservation Areas					
Return to planning unit					
Pine Grove	✓	✓		\$40,000	IND Play Lot Pines
Moraine Knoll	✓	✓		\$40,000	IND Play Lot Moraine Knoll
Trailside	✓	✓			
Water's Edge	✓	✓			
Lakeview	✓	✓		\$20,000	IND Retaining Wall Lakeview Pavilion (FY2019)
Lakepoint	✓	✓			
Grills – All Areas	✓	✓			
Wint Nature Center Area					
Return to planning unit					
Building Exterior	✓				
Exhibits and Public Areas	✓	✓		\$17,500	IND Nature Center Exhibit Remodeling Design
Wint Outdoor Features	✓	✓			
Cohn Amphitheater	✓	✓		\$40,000	IND Nature Center Picnic Shelter
Rubach Memorial Garden	✓	✓			
Pergola	✓	✓			
Pond	✓	✓		\$36,000 \$80,000	IND Water Feature – Design IND Sensory Garden Pond Replacement (FY2018)
Proposed Outdoor Play Area	✓	✓		\$12,000	IND Nature Center – Nature's Playground
Camp Wilderness					
Return to planning unit					
Entrance	✓	✓			
Pavilion	✓	✓			
Camping Units	✓	✓			
Restrooms	✓	✓			
Organized Programs and Events					
Return to planning unit					
Social Media	✓	✓			
Beach Events	✓	✓			
Hunting and Fishing Events	✓	✓			

10-Year Concept	Planning and/or Operations Actions	Transition Plan/Accessibility Actions	Maintenance Forecast	CIP Forecast	CIP or Maintenance Management Plans Project Name
Trail Events	✓	✓			
Winter Events	✓	✓			
Nature Center Programs	✓	✓			
SCAMP Programs	✓	✓			
Day Use Camps	✓	✓			
Data Collection and Management					
Return to planning unit					
Visitor Statistics	✓				
Visitor Surveys	✓				
Response to Changing Trends and Needs					
Return to planning unit					
Track Needs and Trends	✓				
Evaluate Alternatives	✓				
FORECAST AMOUNTS			\$584,820	\$1,680,400	
REINVESTMENT CALCULATION ³					
Total Combined Maintenance and CIP			\$2,265,220		
CIP Forecast for New Assets			\$1,357,820		* New assets
Net Reinvestment in Existing Assets			\$907,400		
Value of Existing Assets (2015)			\$9,068,322		
Average annual reinvestment over 10 years			1.00%		

Maps and Drawings

There are no additional maps and drawings

³ 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 (Independence Oaks' assets have an estimated value of **\$9,068,322** in 2016 dollars)

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

References

OCPR/PRD. (4/24/2017). *PLANNING REVIEW - Independence Oaks: Manor House Alternatives*. Waterford MI: Oakland County Parks and Recreation Commission.

OCPRC. (4/18/2017). *Independence Oaks ADA Transition Plan*. Waterford MI: Oakland County Parks and Recreation Commission.

OCPRC. (8/4/2016). *Proposed FY2017 Capital Improvement & Maintenance Management Plan*. Waterford, MI: Oakland County Parks and Recreation Commission.