



SPRINGFIELD OAKS BASELINE PARK ANALYSIS

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Park Location

Springfield Oaks County Park is a 333-acre park located in the northwest quarter of Oakland County in Davisburgⁱ.

Park Contact Information

12450 and 12451 Andersonville Road

Davisburg, MI 48350-3083

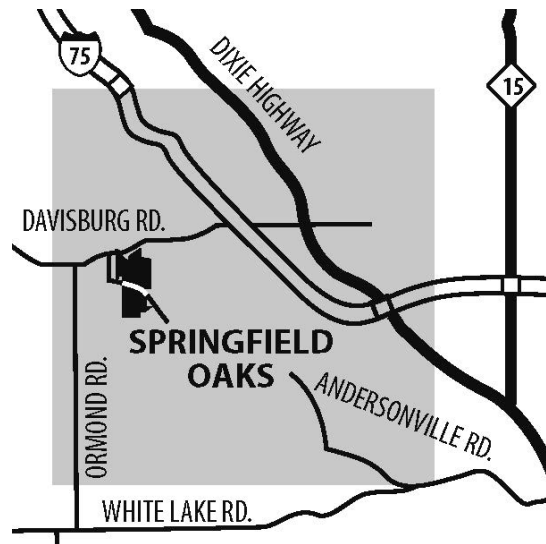
Park Office: 248-858-0916

Pro Shop: 248-625-2540

Rental house: 2780 Clark Road, Davisburg, MI 48350

Township and Range

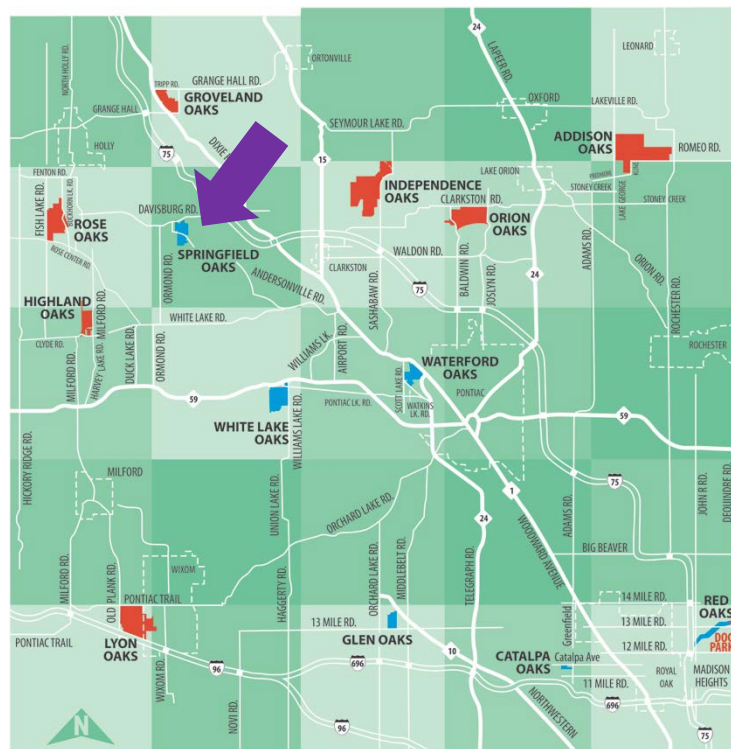
Township T4N R8E, Sections 17 and 20



Community Context

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

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



ⁱ See *Planning Map Set*, page 3 – Location Map

Oakland County

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

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

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

Oakland County Parks and Recreation

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

Springfield Township

Springfield Oaks County Park is located in Springfield Township in the northwest quadrant of Oakland County. The township covers **35.43 square miles**. The estimated population in 2014 was **13,940** and the median household income was **\$82,428** (U.S. Census Bureau, 2016).

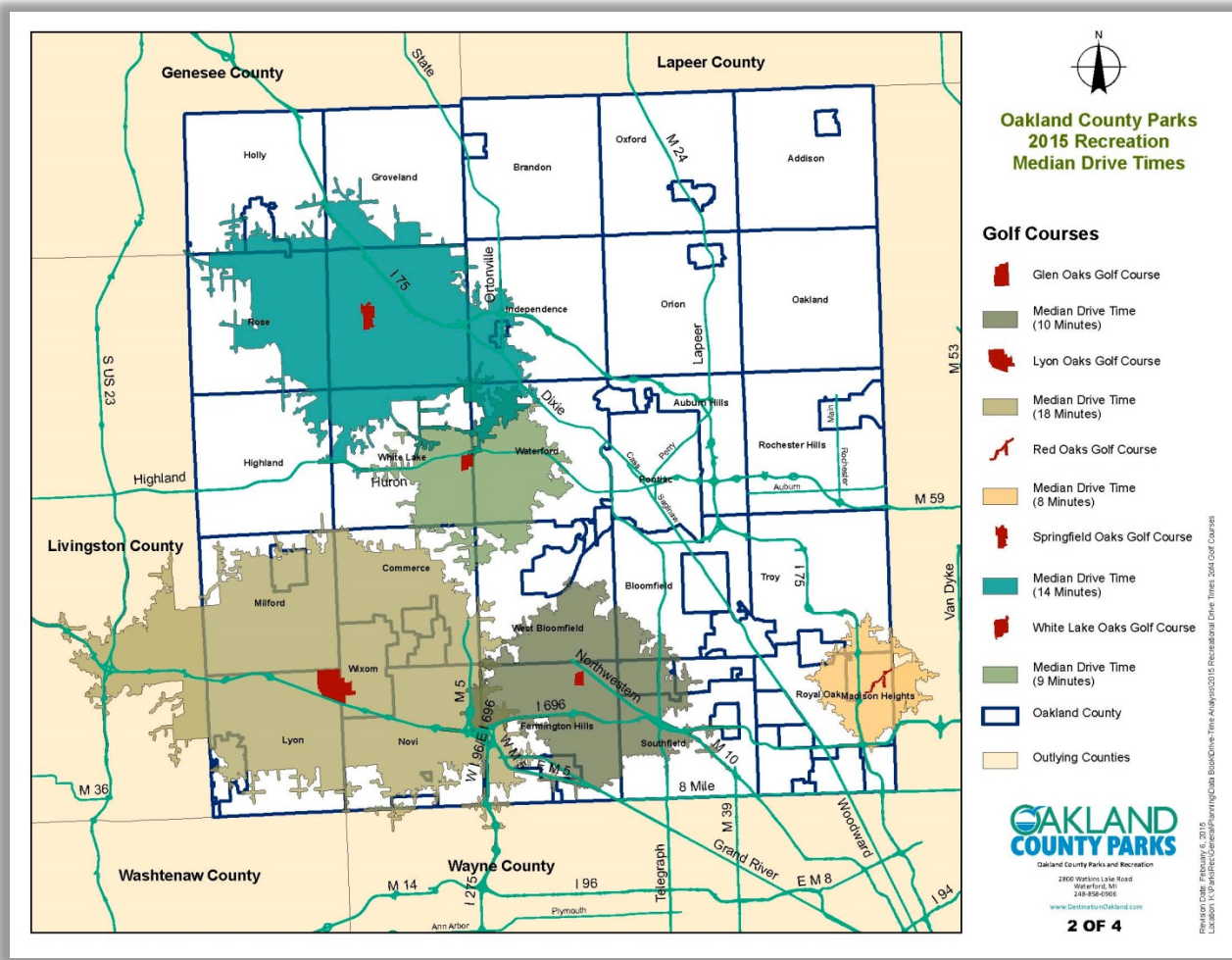
Description from Township Web Site: "Welcome "Home" to Springfield Township! Nestled in the northwest corner of Oakland County, we believe our community is the "natural choice" for a wonderful lifestyle. Our location in Oakland County offers career opportunities, while our focus on an enhanced, natural environment provides a great place to come home to!" (Springfield Township, 2016)

Drive-Time Service Area – Golf Course

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

The drive-time analysis is conducted using park visitor home zip codes that are collected at point-of-sale. Please see the 2015 *Annual Dashboard and Data Book* for a detailed description of drive-time analysis methods (OCPRC, 2015). The median drive-time – indicating that half of all visitors drive for a specific length of time or less – is used to approximate the service area for each park and facility. In 2015, the median drive time combined for golf course visitors was 14 minutes.

Figure A: Golf Course Median Drive-Time Map



Population and Income Trends

Population and income profiles are generated for the drive-time service area using Esri ArcGIS Online. The estimated population in the drive-time service area in 2015 was 41,759 with a 0.42% annual increase in population forecast between 2015 and 2020. The population is becoming more diverse in race and ethnicity. The population profile and forecast reflects an aging population with the population 65 and older increasing by 25% from 2015 to 2020. Median age is 42.9 in 2015 and forecast to be 44.2 in 2020. The median household income in 2015 is estimated at \$73,377 and is forecast to increase at an annual rate of 3.08% between 2015 and 2020.

Table 1: Population Trends - 14-minute drive-time of Springfield Oaks

Summary	Census 2010	2015	2020
Population	41,674	41,759	42,643
Households	15,663	15,839	16,199
Families	11,632	11,642	11,833
Average Household Size	2.65	2.63	2.62
Owner Occupied Housing Units	13,357	13,369	13,654
Renter Occupied Housing Units	2,306	2,470	2,545
Median Age	41.3	42.9	44.2
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.42%	0.15%	0.75%
Households	0.45%	0.21%	0.77%
Families	0.33%	0.06%	0.69%
Owner HHs	0.42%	0.19%	0.70%
Median Household Income	3.08%	2.79%	2.66%

Figure B: Population by Age – 14-minute drive-time of Springfield Oaks

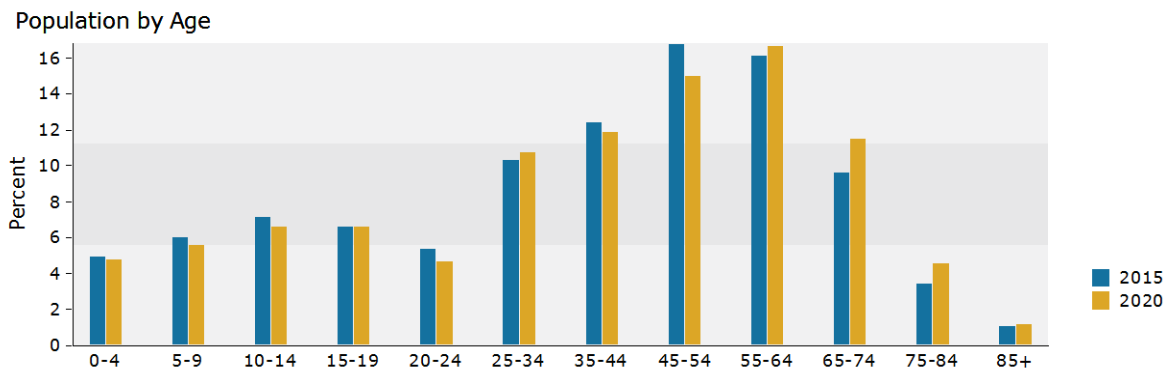


Table 2: Race and Ethnicity - 14 minute drive-time of Springfield Oaks

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	39,641	95.1%	39,357	94.2%	39,762	93.2%
Black Alone	495	1.2%	597	1.4%	731	1.7%
American Indian Alone	156	0.4%	163	0.4%	172	0.4%
Asian Alone	394	0.9%	482	1.2%	596	1.4%
Pacific Islander Alone	7	0.0%	7	0.0%	9	0.0%
Some Other Race Alone	313	0.8%	367	0.9%	438	1.0%
Two or More Races	668	1.6%	787	1.9%	936	2.2%
Hispanic Origin (Any Race)	1,328	3.2%	1,555	3.7%	1,877	4.4%

Market Potential Index – Recreation and Pet-Related Expenditures

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

Table 3: Market Potential – 14-minute drive-time of Springfield Oaks

Product / Consumer Behavior	Percent of Population	MPI
Bicycling (Road) in past 12 months	11.7%	119
Canoeing Kayaking in past 12 months	7.2%	134
Fishing (Fresh Water) in past 12 months	16.4%	133
Golf in past 12 months	12.4%	132
Hiking in past 12 months	11.4%	114
Horseback Riding in past 12 months	2.7%	112
Jogging/Running in past 12 months	13.1%	103
Walking for Exercise in past 12 months	31.5%	112
Overnight Camping Trip in past 12 months	16.1%	126
Households owning 1 dog	27.9%	117
Households owning 2 or more dogs	20.5%	128

Tapestry Segmentation

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

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

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

[Green Acres \(6A\)](#)

Describes 36.5% of households within the drive-time radius; 3.2% of households in the U.S.

The Green Acres lifestyle features country living and self-reliance. They are avid do-it-yourselfers, maintaining and remodeling their homes, with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is also a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living also features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf. Self-described conservatives, residents of Green Acres remain pessimistic about the near future yet are heavily invested in it.

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

ⁱⁱ <http://www.esri.com/data/tapestry>

Describes 11.1% of households within the drive-time radius; 2.2% of households in the U.S.

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

[Savvy Suburbanites \(1D\)](#)

Describes 8.4% of households within the drive-time radius; 3.0% of households in the U.S.

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

[Salt of the Earth \(6B\)](#)

Describes 7.5% of households within the drive-time radius; 2.9% of households in the U.S.

Salt of the Earth residents are entrenched in their traditional, rural lifestyles. Citizens here are older, and many have grown children that have moved away. They still cherish family time and also tending to their vegetable gardens and preparing homemade meals. Residents embrace the outdoors; they spend most of their free time preparing for their next fishing, boating, or camping trip. The majority has at least a high school diploma or some college education; many have expanded their skill set during their years of employment in the manufacturing and related industries. They may be experts with DIY projects, but the latest technology is not their forte. They use it when absolutely necessary, but seek face-to-face contact in their routine activities.

[Midlife Constants \(5E\)](#)

Describes 5.9% of households within the drive-time radius; 2.5% of households in the U.S.

Midlife Constants residents are seniors, at or approaching retirement, with below average labor force participation and above average net worth. Although located in predominantly metropolitan areas, they live outside the central cities, in smaller communities. Their lifestyle is more country than urban. They are generous, but not spendthrifts.

Drive-Time Service Area – Activity Center and Fairgrounds

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

The drive-time analysis is conducted using park visitor home zip codes that are collected at point-of-sale. Please see the 2015 *Annual Dashboard and Data Book* for a detailed description of drive-time analysis methods (OCPRC, 2015). The median drive-time – indicating that half of all visitors drive for a specific length of time or less – is used to approximate the service area for each park and facility. Using survey data collected in 2013, the median drive time for the Activities Center and Fairgrounds was 22 minutes.

Population and Income Trends

Population and income profiles are generated for the drive-time service area using Esri ArcGIS Online. The estimated population in the drive-time service area in 2015 was 195,185 with a 0.37% annual increase in population forecast between 2015 and 2020. The population is becoming more diverse in race and ethnicity. The population profile and forecast reflects an aging population with the population 65 and older increasing by 22% from 2015 to 2020. Median age is 42.1 in 2015 and forecast to be 43.3 in 2020. The median household income in 2015 is estimated at \$69,460 and is forecast to increase at an annual rate of 3.37% between 2015 and 2020.

Table 4: Population Trends - 22-minute drive-time of Springfield Oaks

Summary	Census 2010	2015	2020
Population	194,592	195,185	198,830
Households	74,640	75,506	77,062
Families	53,295	53,378	54,155
Average Household Size	2.58	2.56	2.56
Owner Occupied Housing Units	61,129	61,162	62,424
Renter Occupied Housing Units	13,511	14,344	14,638
Median Age	40.6	42.1	43.3
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.37%	0.15%	0.75%
Households	0.41%	0.21%	0.77%
Families	0.29%	0.06%	0.69%
Owner HHs	0.41%	0.19%	0.70%
Median Household Income	3.37%	2.79%	2.66%

Figure C: Population by Age – 22-minute drive-time of Springfield Oaks

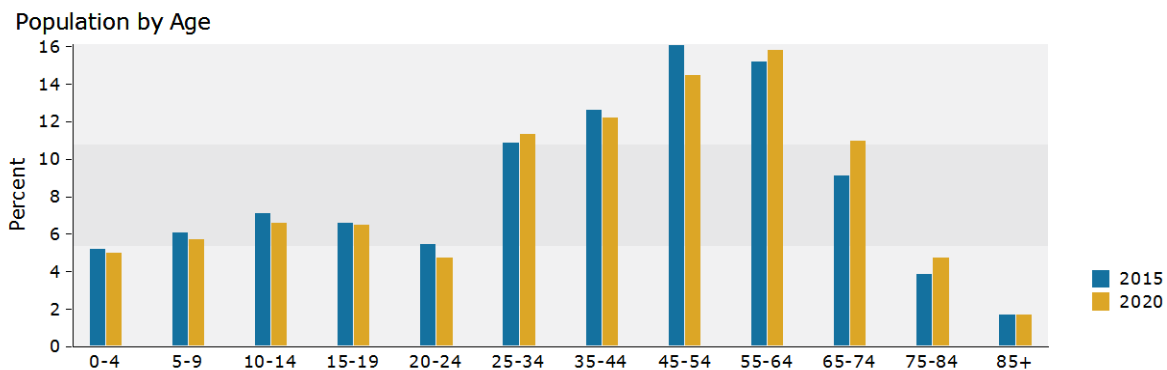


Table 5: Race and Ethnicity – 22-minute drive-time of Springfield Oaks

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	180,942	93.0%	179,383	91.9%	180,415	90.7%
Black Alone	4,917	2.5%	5,671	2.9%	6,602	3.3%
American Indian Alone	711	0.4%	750	0.4%	790	0.4%
Asian Alone	2,761	1.4%	3,265	1.7%	3,888	2.0%
Pacific Islander Alone	36	0.0%	41	0.0%	47	0.0%
Some Other Race Alone	1,736	0.9%	2,001	1.0%	2,337	1.2%
Two or More Races	3,488	1.8%	4,075	2.1%	4,752	2.4%
Hispanic Origin (Any Race)	7,367	3.8%	8,520	4.4%	10,099	5.1%

Market Potential Index – Recreation and Pet-Related Expenditures

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

Table 6: Market Potential – 22-minute drive-time of Springfield Oaks

Product / Consumer Behavior	Percent of Population	MPI
Bicycling (Road) in past 12 months	11.4%	116
Canoeing Kayaking in past 12 months	6.8%	127
Fishing (Fresh Water) in past 12 months	15.3%	124
Golf in past 12 months	12.3%	131
Hiking in past 12 months	11.1%	111
Horseback Riding in past 12 months	2.7%	110
Jogging/Running in past 12 months	13.2%	104
Walking for Exercise in past 12 months	31.3%	112
Overnight Camping Trip in past 12 months	15.2%	119
Households owning 1 dog	27.5%	115
Households owning 2 or more dogs	19.0%	119

Tapestry Segmentation

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

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

[Green Acres \(6A\)](#)

ⁱⁱⁱ <http://www.esri.com/data/tapestry>

Describes 21.4% of households within the drive-time radius; 3.2% of households in the U.S.

The Green Acres lifestyle features country living and self-reliance. They are avid do-it-yourselfers, maintaining and remodeling their homes, with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is also a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living also features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf. Self-described conservatives, residents of Green Acres remain pessimistic about the near future yet are heavily invested in it.

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

Describes 13.3% of households within the drive-time radius; 2.2% of households in the U.S.

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

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

Describes 12.6% of households within the drive-time radius; 2.5% of households in the U.S.

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

[Savvy Suburbanites \(1D\)](#)

Describes 10.7% of households within the drive-time radius; 3.0% of households in the U.S.

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

[Soccer Moms \(4A\)](#)

Describes 6.9% of households within the drive-time radius; 2.8% of households in the U.S.

Soccer Moms is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

Site Analysis

Parcel Analysis

Springfield Oaks County Park is composed of 8 parcels totaling 333 acres. There is a leased house at 12080 Clark and agreements for Rotary Park and Davis House. Copies of all documents cited in the Parcel Analysis are maintained in the Park Planning files.

Table 7: Parcel Table for Springfield Oaks

Parcel ID	Acres	Deed/ Lease/ Easement / Agreement	Liber and Page
07-17-178-011	0.6	1967- Deed (Springfield Twp.) 'Davisburg Mill' [Lease to Springfield Township for Rotary Park]	5005/465
07-17-252-014	1.56	1966- Deed (MI) [Davisburg Road Access]	5005/467
07-17-253-003 Water (Conversion Parcel-Mill Pond)	8	1985-Deed	
07-17-253-004 (-001,-002) (SOLD- Mill Pond Park; Spr. Twp.)	5	1968- Land and Water Conservation Fund Grant #LWCF 26-00189 –Grant Transferred to Springfield Twp.	NA
		1969- Deed (5.7 acres) (RCOC)	5486/427
		1984- Deed to Springfield Twp. (7.2 acres)	8608/12
		2013—Affidavit to clarify 1984 Deed (financial obligations for dam repair)	46563/797
07-17-254-001 Water	0.05	DATE- Deed [triangle in Mill Pond]	
07-17-254-004 From -003; 276- 007	9.69/ (8.39)	1966- Open Space Land Program Grant # OSA-026 Also 400-006	NA
		1966- Deed (8.28 acres) (Dixon)	4867/585
		1966- Deed (0.05 acres) (Dixon)	4867/587
07-17-255-001	3	1966- Deed—parcel east of Mill Pond	
07-17-328-011 From -006	17.4	1975- Deed (Quinlin)	6424/845
07-17-400-006	168.72	1966- Open Space Land Program Grant # OSA-026	**

Parcel ID	Acres	Deed/ Lease/ Easement / Agreement	Liber and Page
From -001 through -005		(partial)	
		1966- Deed (Davis). Also 201-016	749/182
		1966- Deed (25/15.5 acres) (Hough)	5005/468
		1966- Deed (1.4 acres) (Leiby)	4876/792
		1966- Deed (14.4 acres) (Leiby)	4876/791
		1972- Springfield Township Historical Society, Davis House use agreement	**
		2000- Detroit Edison Easement	21319/410
		2010- Affidavit of Permission (Quinlan -for pond maintenance)	42422/802
		2013- Restriction 1.89 acre MDEQ-LUST contamination	45782/677
		2014- DTE underground Easement	47695/518
07-20-201-016	110.83/ (107)	1979- Land and Water Conservation Fund Grant # LWCF 26-01068 (partial- 50 acres)	**
		1966- Deed (Davis). Also 400-006	749/182
		1979- Deed (50 acres) (Ellis)	7650/804
		2005- DTE Easement (underground electric)	unsigned copy
		Ellis Barn- historical preservation covenant through OC Corporation Counsel (in progress)	**
07-20-201-022	11.07	2004- Deed (Lucas) [Scott Road Access]	34684/023

**Contact OCPR Planning and Resource Development Department for documents.

Physical Characteristics

Geology^{iv}

The landscape of the park was influenced by the area's glacial history, consisting of hilly to gently rolling terrain. Most the property is end moraine till, with outwash plain of stratified sand and gravel at the north and southeast portions.

Soils^v

Soil maps indicate seven soil types on the property, ranging from very poorly-drained mucks in the wetlands to well-drained soils of the slopes and ridges. Notable soils include Fox Sandy Loam over most the property, with Houghton and Adrian Muck over the wetlands.

Topography^{vi}

Elevation ranges from 1070' along the west boundary, to 958' near the northwest corner by Mill Pond, with a rise of 112'. There are some steep slopes within the golf course woodlands and west of the horse arenas.

Hydrography^{vii}

The main water feature of the park is the 20-acre Mill Pond, an impoundment of the Shiawassee River, at the northwest corner. Davisburg Dam, an earthen embankment road dam, is at the northwest end of Mill Pond. Quinlin Pond, a small pond at the southwest corner of the golf course, has shared ownership with the adjacent landowner. The golf course has 9 retention ponds and 3 creeks that flow north to Mill Pond. The fairground includes a retention pond southeast of the horse arena and an eastern-flowing creek along the southern portion. There are no-mow 'naturalized' zones along some ponds.

The National Wetlands Inventory (NWI) has identified potential wetlands along Shiawassee River at the north boundary, wetland complex at the southeast corner, and along the southern creek.

Presettlement Plan Communities^{viii}

European pre-settlement vegetation consisted mostly of Black Oak Barren with Mixed Conifer Swamp in the southeast wetlands (Comer & Albert, 1997).

Regional Context

Potential Natural Areas^{ix}

Michigan Natural Features Inventory (MNFI) has identified a Priority Two Natural Area over the wetland at the southeast corner, which extends toward Shiawassee Lake to the southeast. A Priority 3 Natural Area is documented over the wetland north of the railroad track.

Watershed^x

Springfield Oaks is within the headwaters of the Shiawassee River Watershed.

^{iv} See *Planning Map Set*, page 4 – Surface Geology

^v See *Planning Map Set*, page 5 – Soils

^{vi} See *Planning Map Set*, page 6 – Ten Foot Contours

^{vii} See *Planning Map Set*, page 7 – Hydrography

^{viii} See *Planning Map Set*, page 8 – Presettlement Vegetation

^{ix} See *Planning Map Set*, page 9 – MNFI Potential Natural Area

^x See *Planning Map Set*, page 10 – Oakland County Subwatersheds

Green Infrastructure^{xi}

The park is included in Oakland County's Green Infrastructure Vision. Excluded areas include developed areas, golf greens, and open fields in the southern half. Adjacent natural places include Davisburg Rotary Park (OCPR), and Springfield Township's Mill Pond Park, Karl Shultz Park, and Davisburg Cemetery. Other parks and preserved natural areas in close proximity include the Shiawassee Basin Preserve/Long Lake Natural Area/ Davis Lake Overlook (Springfield Twp.), River Run Preserve (Springfield Twp.), an NOHLC preserve, and Davisburg State Game Area/Davisburg Pond (MDNR).

Land Use^{xii}

Zoning

The park is zoned Recreation/Conservation.

Current Land Use

Current land use is focused on recreation, including golf course, fairgrounds and equestrian activities. Other land use activities include natural resource conservation and historical preservation.

Surrounding Land Use

The majority of the properties surrounding Springfield Oaks are single-family residential with vacant open space to south, agriculture to the southwest and Springfield Township parks to the north and northeast. The small downtown of Davisburg is near the northwest corner of the park. Public land to the northeast of the park includes Mill Pond Park, Karl Shultz Park and Davisburg Rotary Park.

Past Land Use^{xiii}

Historical aerial photographs provide a snapshot of past land uses and of the development of the park over the decades.

- 1940: Mostly open fields with tree rows between. Intact open and wooded wetlands
- 1963: Similar open and wooded wetland composition, except buildings in open area. Open wetlands starting to fill in with vegetation
- 1974: Golf course tees, golf course maintenance structures visible; Main arena, horse arena, Activity center visible
- 1980: Golf course greens and tees are visible
- 1990: Beginning building at fairgrounds: horse barn, livestock barn
- 2000: New buildings at fairground: goat barn
- 2012: Remaining fair structures visible, including Ellis Barn; Previously open wetlands appear to be filled in with shrubs or dredged for ponds; Buildings at Community Garden; Increase in large parcel residential surrounding park

^{xi} See *Planning Map Set*, page 11 – Green Infrastructure

^{xii} See *Planning Map Set*, page 12 – 2015 Land Use

^{xiii} See *Planning Map Set*, pages 13-20 for views of the park from 1940 through 2015

Park History

Early History

Section is in progress

Park History

The Springfield Oaks property was originally donated by Manley Davis in 1926 to Oakland County, equaling a total of 170 acres. In 1966, the Davis family donated another 166.75 acres to the County. In 1968, Oakland County Park and Recreation Commission purchased another 100 acres and the Ellis family sold the County another 50 acres of land in 1980 for \$50 per acre. The total amount of acreage of Springfield Oaks Park is 322 acres, with 169 acres devoted to the golf course.

The tract of land for Springfield Oaks golf course was donated by Mr. Manley D. Davis, on behalf of his father, Mr. Daniel L. Davis. The stipulation for the donation was that county must build a golf course on the property and devote a minimum of \$10,000 to the construction. In 1925, Mr. Davis took the supervisors of Oakland County Parks on a guided tour through his property. Many of their comments were positive and they talked about the natural beauty of the property and the golf course was easily approved. They believed the golf course would bring economic prosperity to the county and increase property values in the area. Construction on a 9-hole course began in October of 1928 and the Davisburg County Park was opened for play in June 1929. Much of the natural terrain was incorporated into the course design, but a large tamarack swamp had to be removed and much under drainage was required, indicating wetland-like conditions throughout the property. A water system and well were also installed and the existing house on the property was renovated for the greens keeper to reside in (Allen, 1928).

In August 1954, Oakland County leased the property to Springfield Township for \$1.00 for a 20-year period. The expansion of the course from nine to eighteen holes began in 1974 and the park name was changed to Springfield Oaks. However, Oakland County continued to own half the mineral rights for the property and any and all profits made must have been used to cover expenses for the course (Allen, 1928). These conditions were overseen by the Township Park Commission.

The Activities Center was built and opened in 1971 and the 4H Fair moved to Springfield Oaks, where tents and portable toilets were rented by 4H to run the annual county fair. In 1986, the 4H Fair Board was given permission to spend their own funds to erect buildings, including the horse and livestock barns, rabbit barn, poultry barn, horse pavilion, and activity pavilion. In 2002, the land where the 4H was formerly located sold, freeing up further funds for development.

Past Master Plans

Figure D: 1975 plan for Springfield Oaks fairgrounds (Ellis, Arndt & Truesdell, 1975)



Earlier master plans are focused on the fairgrounds function of the park, with much of the planning predicated on an expected northward extension of I-275 with an Andersonville Road exit facilitating visitors from the metro area coming to the park (note location of I-275 on the right side of the figure above). This northward extension was not constructed. There are four documents on file:

1967: The *Oakland County 4H Activities Center Building Program* envisioned established new fairgrounds in association with a proposed Davisburg Park on the south side of Andersonville Road. The plan envisioned a large arena with stands and four large exhibit buildings. In 1967, the Oakland County fairgrounds were located in Pontiac on a 17.5-acre site that lacked parking, had inadequate facilities for an extensive indoor and outdoor recreational program, and no space for expansion. (Coop Extension Agency, 1967).

1975: In 1975, the park had a golf course on the north side of Andersonville Road, and on the south side it had a Youth Activities Center, an Outdoor Arena, Parking, a Storage Building, with the rest of the park being generally unimproved. The 1975 Park-Exposition Master Plan recommended a phased development plan with flexible facilities that can serve multiple functions for park/fairgrounds/exposition center. It also recommended development of an "Old Michigan Farm and Village" as a major point of interest. That the park and recreation facilities should be developed as extensively as possible to serve large numbers of people year-round, including provisions for picnicking, camping, boating and fishing, informal sports (softball, volleyball, horseshoes, archery, basketball, shuffleboard, etc.). Tennis and winter sports were also recommended. The plan recommended additional land acquisition to the south of the park and on the west side of Hall Road. (Ellis, Arndt & Truesdell, 1975)

2003: The master plan examined the building that had been done by 4H and the costs that were incurred. It envisioned several concepts that have been completed – such as relocation and restoration of the Ellis Barn. Other concepts included expansion of equestrian amenities, added restrooms and showers, and construction of additional exposition buildings. The plan also indicated the need for several accessibility improvements. (Oakland County 4H Fair Board, 2003)

2004: This master plan update was produced in-house at OCPRC. It identified several key proposed uses for the park: Equestrian center, Ellis barn, trails, event camping, and programming. It also suggested that additional options, such as a dog park be explored. (OCPRC, 2004)

Grant History

Acquisition Grants^{xiv}

1966: Open Space Land Program Grant #OSA-026

1968: Land and Water Conservation Fund #26-00189 (transferred to Springfield Twp.)

Project Scope: Acquisition of 5 acres

1979: Land and Water Conservation Fund #26-01068

Project Scope: Acquisition of 50 acres

Development Grants

2003: MDOT Transportation Enhancement Activity Program (TEA) #ENH20300197

Project Scope: Relocation of Ellis Barn; dismantle, re-assemble, foundation, grading, landscaping, electrical

^{xiv} See Figure F: Acquisition Grant Map – p. 32

Natural Resources


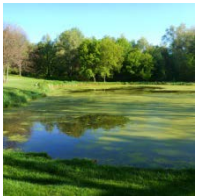

The Michigan Natural Resources Inventory has described and abstracted 76 distinct natural community types within the State of Michigan (Kost, 2010). According to MNFI, 40 natural communities occur within Oakland County at varying degrees.







The natural areas around the park consist of woodlands, wetlands and old fields, including water features and naturalized or no mow areas in the golf course. To date, 11 natural community types have been identified at Springfield Oaks. The Shiawassee headwater wetlands at the southeast portion of the park are an important natural resource, providing habitat, floodwater control and pollution abatement.








The north end of the park is an important open space along the Shiawassee River corridor, providing landscape connectivity with other, adjacent high-quality natural areas; of note, the globally-ranked Shiawassee Basin Fen Preserve managed by Springfield Township to the north, and the MDNR Davisburg Trout Pond State Game Area (SGA) to the east. This multi-jurisdictional wetland complex consists of important habitat for rare species, including the Poweshiek skipperling, Federally Endangered (FWS 2015), the documented eastern massasauga rattlesnake, Federally Threatened (FWS 2016) and the documented Blanding's turtle, a state Species of Special Concern (ECT/HRM 2015).



Table 8: Natural Features at Springfield Oaks

Natural Feature		Description
 <p>Mill pond 1 – Mill Pond</p>	<p>14-acre lake at the northwest corner of the golf course, with remnant natural lake shoreline. Water flows northwest toward Shiawassee Lake. A 16' high earthen road dam at the west end was originally built in 1835. Chemical and mechanical treatment is conducted at lake to control aquatic nuisance species in addition of the introduction of bioagents to control purple loosestrife in lake buffer. Mill Pond is co-managed with Springfield Township which operates an MNRTF-funded public beach and fishing pier on the north side of the pond.</p>	
 <p>Quinlin pond 2 – Quinlin Pond</p>	<p>A portion of the approx. 0.4-acre dredged pond is within the southwest property boundary of the golf course. OCPD performs seasonal chemical treatment of the pond under special agreement with the requesting adjacent landowner.</p>	
 <p>Golf course ponds 3 – Ponds</p>	<p>Nine retention ponds scattered throughout the golf course. Some banks have corrugated metal seawalls. Native species have been planted or have volunteered within some pond buffers.</p>	

Natural Feature	Description
 <p>Horse arena pond 3 – Ponds</p>	<p>Retention pond at southeast end of horse arena. Native species planted around pond edge include iris, switch grass, rush, little bluestem, Joe-Pye weed, aster and milkweed.</p>
<p>South boundary pond 3 – Ponds</p>	<p>Pond and adjacent wetlands in woodlands near south boundary.</p>
 <p>Creeks</p>	<p>Creeks, some modified by dredging, connect ponds and wetlands within the golf course. In addition, there is an east-west headwater stream near the southern park boundary.</p>
 <p>Submergent marsh within A1-A3 ponds</p>	<p>Within ponds and waterways throughout the park. Submerged rooted and non-rooted species include pondweed, water lily, pond lily and duckweed.</p>
 <p>Emergent marsh 4 – Wetland Complex</p>	<p>Part of wetland complex scattered throughout non-developed areas of the park, along shores of ponds and in wet depressions. Extensive marsh found at northeast corner of Golf Course and at eastern half of park. Species include bulrush, sedge and grass. Non-native species include Phragmites, cat-tail, and purple loosestrife.</p>
 <p>Prairie fen 4 – Wetland Complex</p>	<p>Unique wetland community at southwest edge of Mill Pond. A rare, calcareous wetland that includes tamarack, sedge, rush, sphagnum, goldenrod, shrubby cinquefoil, pitcher-plant, and sundew (pictured).</p>
 <p>Southern wet meadow 4 – Wetland Complex</p>	<p>Part of wetland complex scattered throughout non-developed areas of the park, especially north of railroad tracks. Species include tussock sedge, bulrush, swamp milkweed, aster, goldenrod, and Joe-Pye weed.</p>

Natural Feature	Description
 <p>Wet-mesic prairie 4 – Wetland Complex</p>	<p>Part of wetland complex scattered throughout non-developed areas of the park, especially at northeast end. Species include prairie grasses, grass-of-Parnassus, prairie dock, mountain mint, aster, and fringed gentian (pictured).</p>
 <p>Inundated shrub swamp 4 – Wetland Complex</p>	<p>Part of wetland complex scattered throughout non-developed areas of the park. Dominated by buttonbush, with willow, swamp milkweed, and sedges.</p>
 <p>Southern shrub-carr 4 – Wetland Complex</p>	<p>Part of wetland complex scattered throughout non-developed areas of the park. Species include dogwood, pussy willow, elderberry, and swamp rose.</p>
 <p>Southern hardwood swamp 4 – Wetland Complex</p>	<p>Part of wetland complex scattered throughout non-developed areas of the park, especially along headwater streams. Species include red and silver maple, ash, red oak, American elm and basswood.</p>
 <p>Vernal pool 5 – Vernal Pool</p>	<p>Scattered temporary pools at north and southeast areas of Golf Course and northeast end of hiking trail. Typically wet or ponded from November through May. Species include red maple, American elm, fern, and sedge.</p>
 <p>Dry-mesic southern forest 6 – Woodland Complex</p>	<p>Oak-hickory woodlands on ridges and higher elevation. Species include oak, hickory, black cherry, basswood and sassafras.</p>
 <p>Mesic southern forest 6 – Woodland Complex</p>	<p>Beech-maple woodlands on lower slopes and depressions, especially within the hiking trail area. Species include maple, American beech, ironwood and witch-hazel.</p>



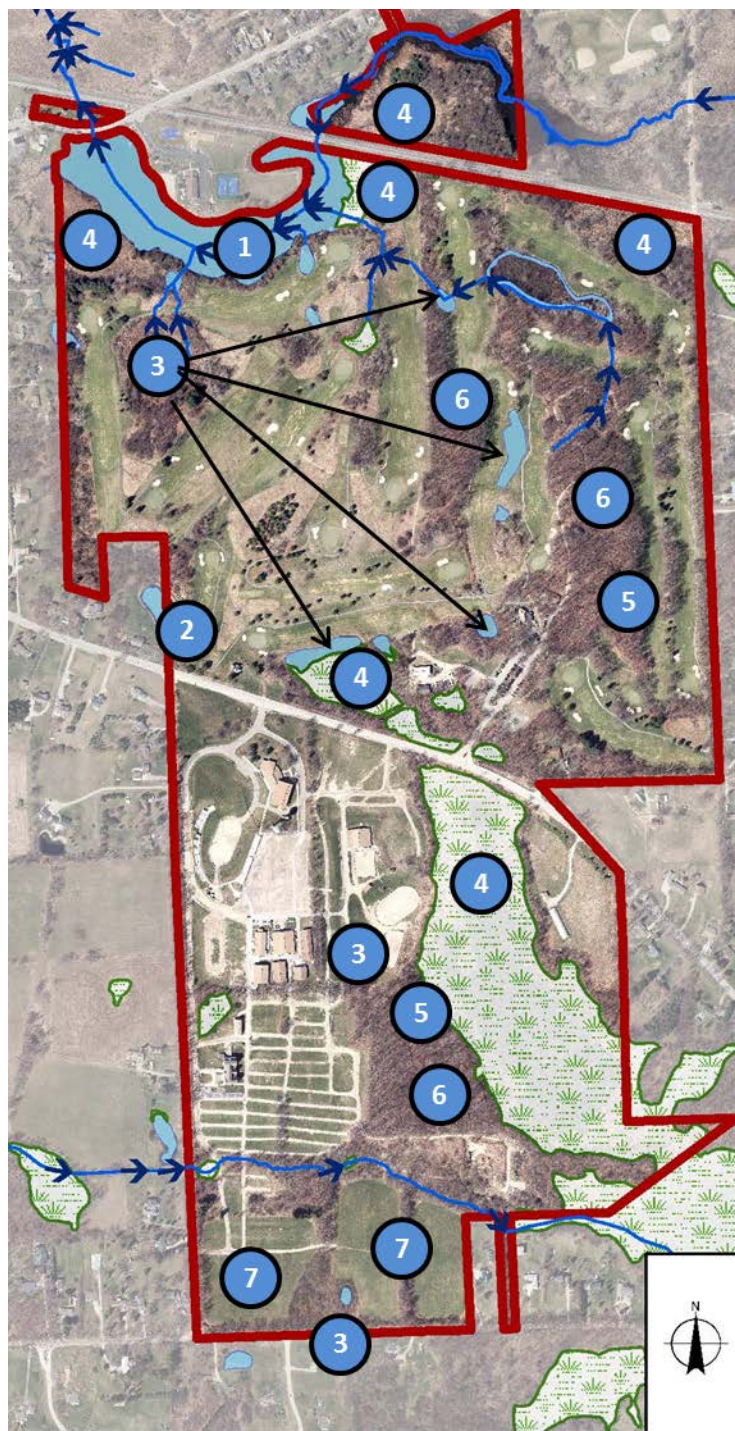
Natural Feature	Description
 <p>Old field 7 – Old Field</p>	<p>Open fields scattered throughout park, especially at the southwest corner, and in the no-mow areas of the golf course. Some areas overgrown with shrubs and small trees, especially on the upland area north of the railroad tracks. Species include goldenrod, aster, Queen-Anne’s-lace, honeysuckle, red cedar, and gray dogwood.</p>
 <p>Native plantings</p>	<p>Native plant demonstration garden established at Rotary Park in 2009, and in degraded shape. Seeded slopes near golf course cart barn and clubhouse. Species include aster, lupine, milkweed, wild geranium, goldenrod, beard-tongue, nodding onion, and little bluestem.</p>

Figure E: Natural Features Map



Park Infrastructure and Assets

Note this inventory is under development

Park Entrances, Roadways and Parking

- Golf course entrance
- Golf course parking lot
- Clubhouse parking area
- Employee parking area
- Maintenance parking lot
- Activity Center entrance
- Activity Center parking lot
- Equestrian entrance
- Fairgrounds parking lot
- Overflow parking fields
- Hall Road exit
- Scott Road maintenance entrance
- Greenhouse entrance and parking

Photos – clockwise from upper left: Golf course entrance sign, golf course parking lot, staff parking lot, main event parking lot, overflow parking field, Hall Road event exit



Maintenance, Utilities and Security

- Main maintenance building (Bldg 782) 1973
- Cold storage maintenance building (Bldg 783) 1973
- Maintenance yard
- Storage yard
- Water tower (Bldg 1371) 1971

Non-Recreational Features

The Davis House belonged to James Harvey Davis who donated his home to the golf course in 1926. It remained the clubhouse until 1973. This structure is still standing today as a Springfield Township Historical Monument.

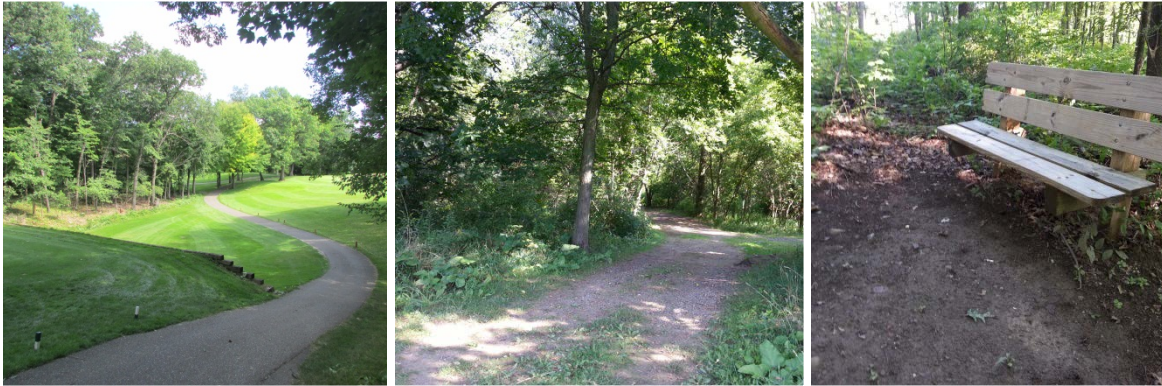
- Davis House (Bldg 786) 1890
- Park House – 12080 Clark Road (Bldg 92) 1972
- Cell Tower
- Verizon Control Building (Bldg 1634)

Photos clockwise from upper left: Golf course maintenance building, cart barn, Verizon control building, Davis house, water tower



Park Trails and Regional Connections

Photos clockwise from upper left: Golf course cart path, rustic trail south of fairgrounds, trailside bench



Clubhouse

- Clubhouse (Bldg 784) 1972/1986
- Roadhouse Annex (trailer – no i.d.)

Golf Course

- Golf course
- Putting green
- On-course restrooms – 13th tee (Bldg 785) 2001
- On-course restrooms – 4th tee (Bldg 780) 2001
- Pumphouse (Bldg 781) 1972
- Cart barn (Bldg 778) 1983

Photos clockwise from upper left: Clubhouse, Golf course greens, on-course restrooms



Activity Center

- Activity Center North (Bldg 81) 1972
- Activity Center South (Bldg 69) 1972

Photos clockwise from left: Activity Center north; Activity Center south



Fairground

- Goat barn (Bldg 72) 1972/2004
- Poultry barn (Bldg 77) 2002
- Livestock barn (Bldg 79) 1987; Storage Shed 1999
- Activity pavilion (Bldg 73) 2002
- Lower pavilion (Bldg 74) 2002
- Fair office (Bldg 78) 2007
- Miracle of birth barn (Bldg 80) 2005

Photos clockwise from upper left: Goat barn, poultry barn, rabbit barn, Oakland County Fair Board office, livestock barn, miracle of birth barn



Equestrian Areas

- Equestrian barn (Bldg 82) 1985
- Judges stand (Bldg 75) 1980
- Rodeo Judges Building (Bldg 87) 1972

Photos clockwise from upper left: Equestrian barn, judges stand, rodeo judges building



Event Camping

- Campsites
- Restrooms (Bldg 76) 1990

Ellis Barn

- Ellis Barn (Bldg 83) 1884, 2006

The original barn was built in 1884 on Dixie Highway. Its design was known as a Madawaska Twin and featured crown molding, gingerbread details, elegant dormers and two huge gable roofs facing the road. Mr. Norman Ellis had commissioned the barn from a Maine barnwright to accommodate the storage of loose hay and straw to support his growing business of buying and selling livestock. In 2005, the Ellis Barn was disassembled, moved and reassembled at Springfield Oaks. The work was performed by barnwrights from Indiana. The barn opened to the public in 2007. Barn rentals for weddings and other special events began in 2010. (OCPRC, 2014)

Photos clockwise from left: Restroom and shower building, event campsite, Ellis Barn



Former Greenhouse Area

- Oaks barn (Bldg 84) 2005
- Greenhouse (Bldg 85) 2008

Photos clockwise from upper left: Oaks barn, greenhouse



Rotary Park and Davisburg Dam

Asset inventory is under development

Park Maps

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

Figure F: Planning unit map



Figure G: Activity Center and fairgrounds map

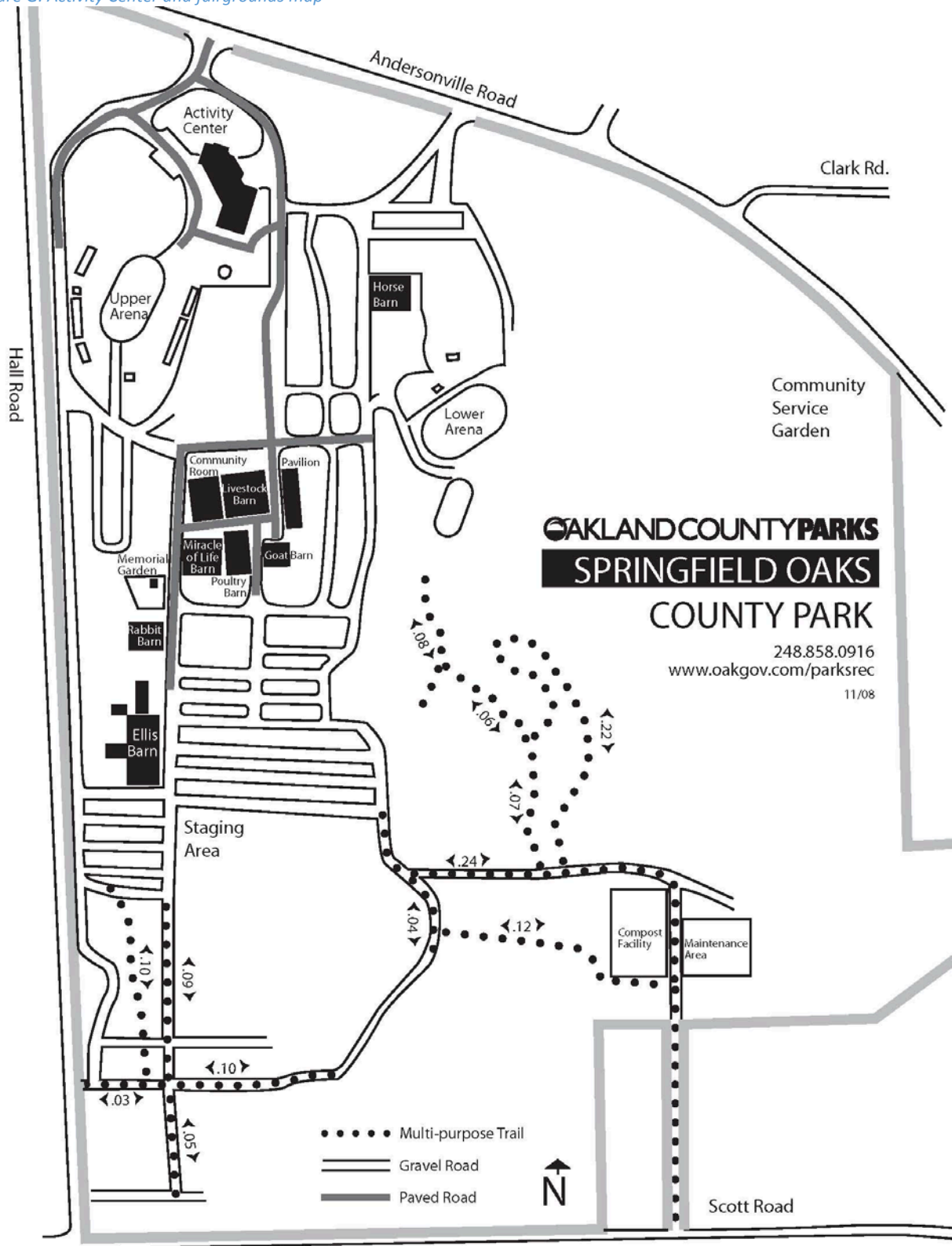


Figure H: Acquisition grant map

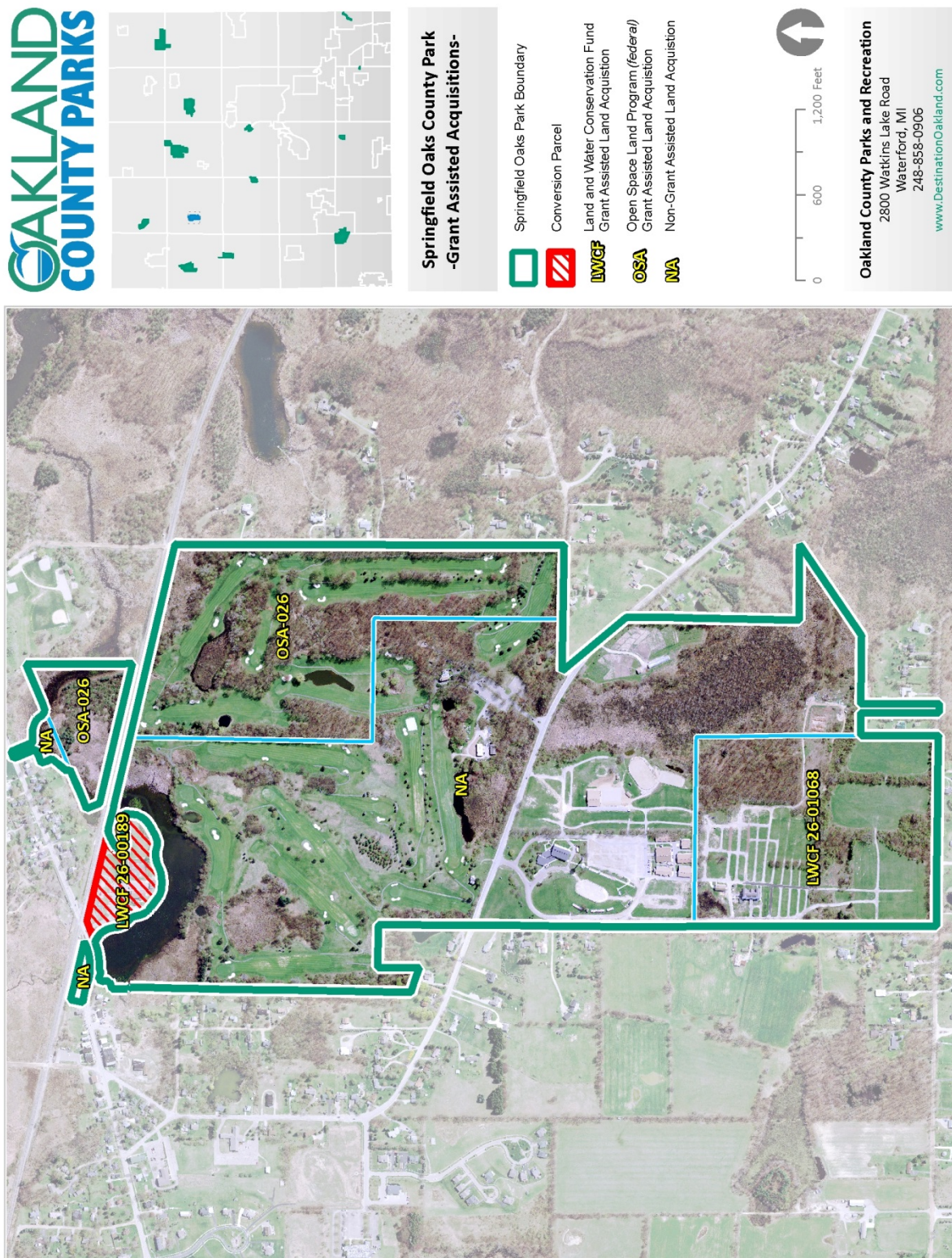


Figure 1: Event campground layout

OAKLAND COUNTY PARKS & RECREATION COMMISSION
SPRINGFIELD OAKS COUNTY PARK & FAIRGROUNDS
EXISTING EVENT CAMPGROUND LAYOUT

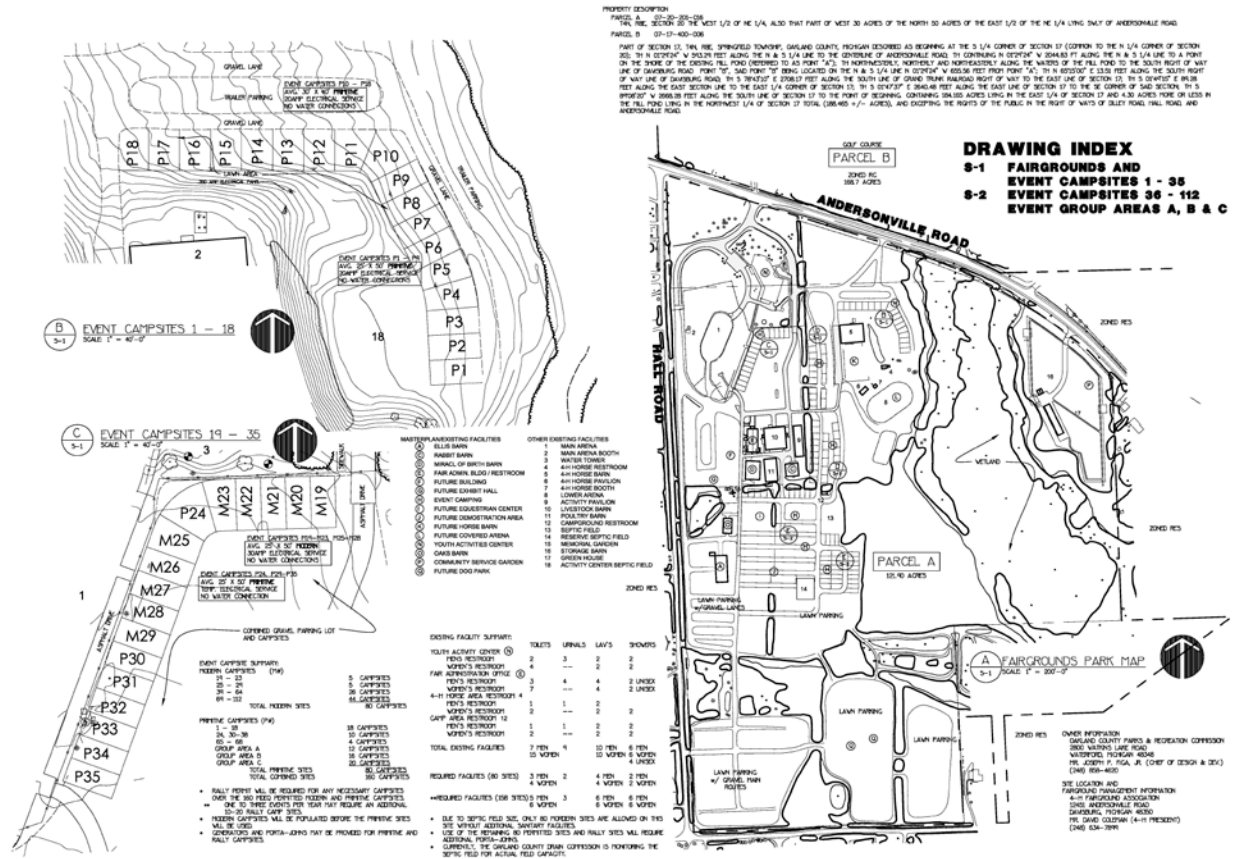


Figure J: Event campground layout continued

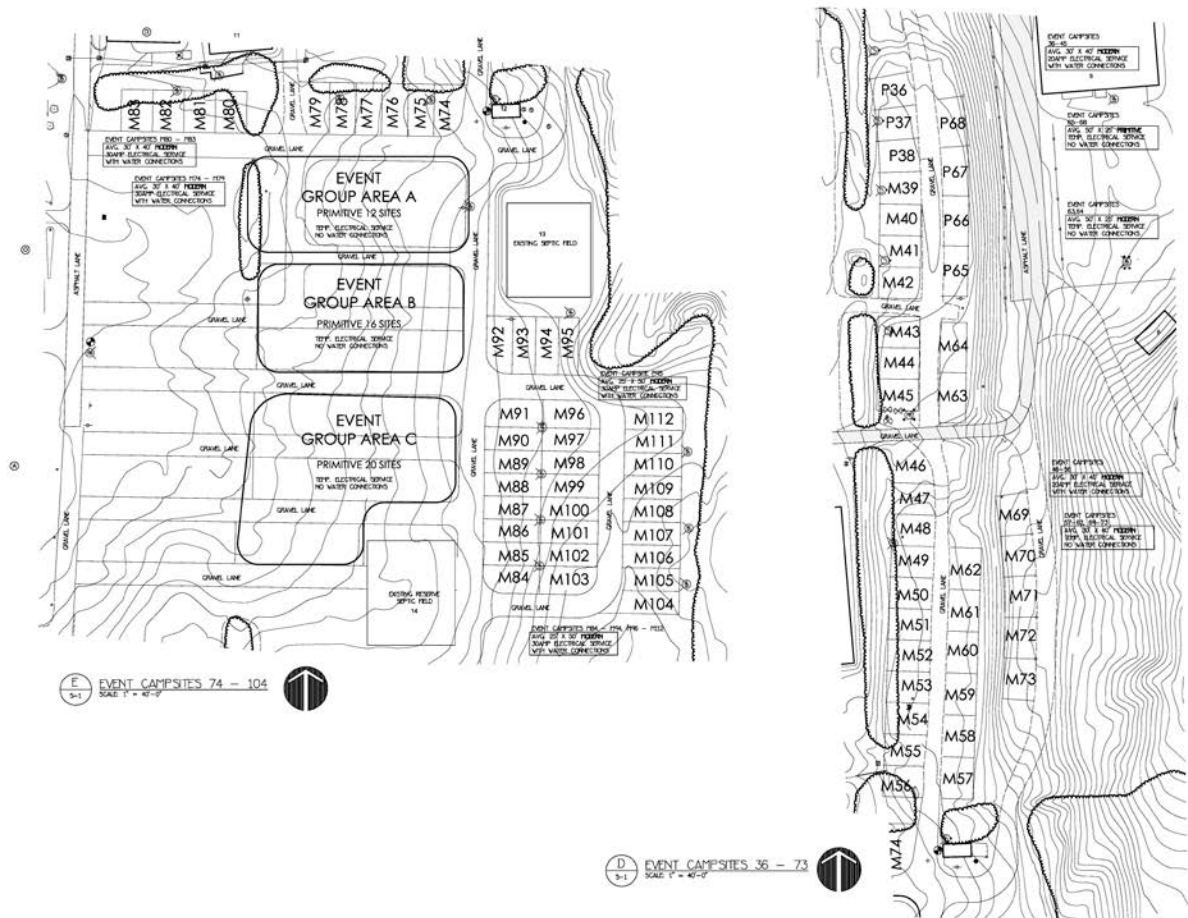
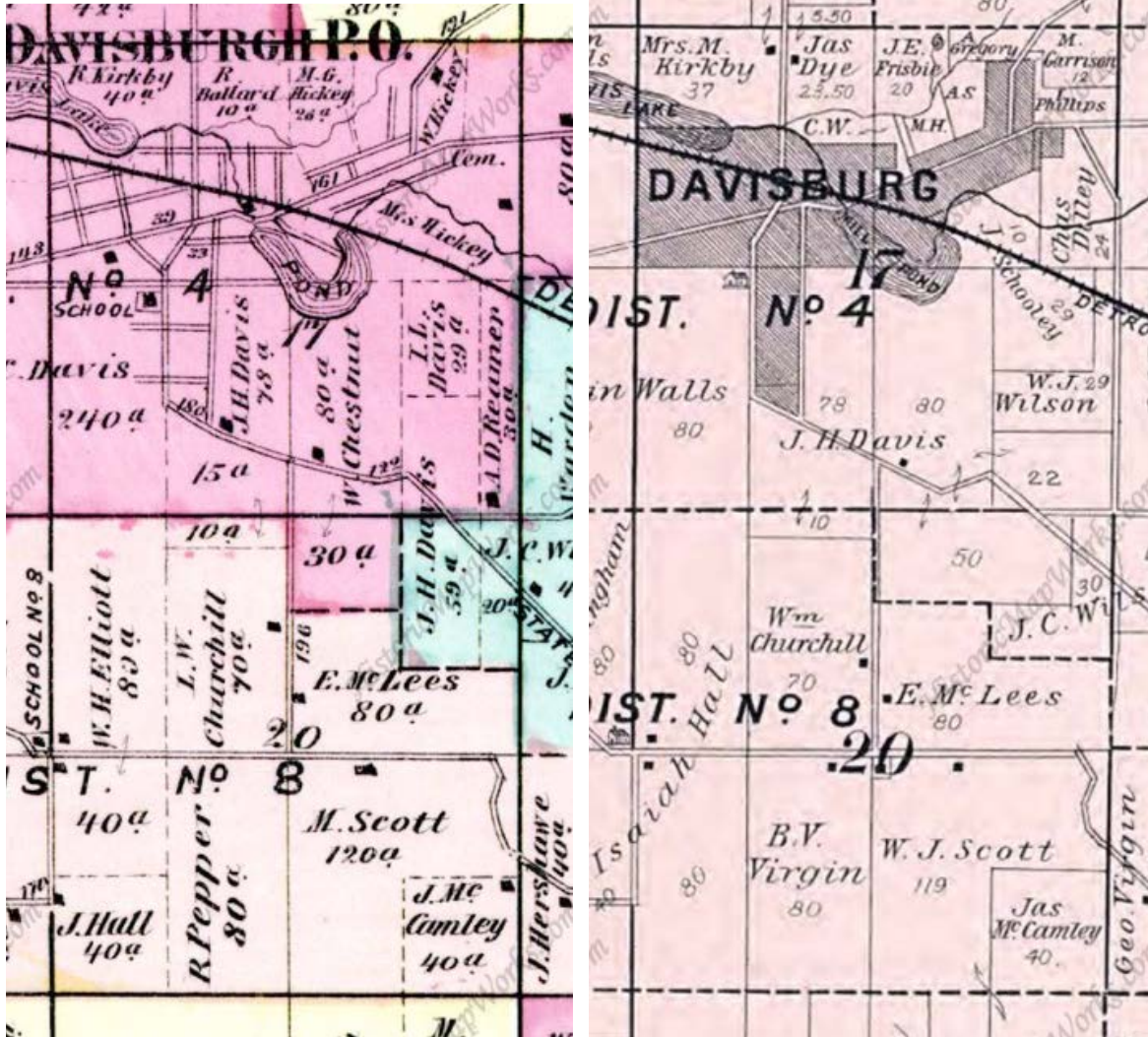


Figure K: Springfield Sections 17-20 Historic Plat Maps

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



1908 Plat Map (Geo A. Ogle and Co., 1908); 1947 Plat Map (W.S. McAlpine Map Company, 1947);

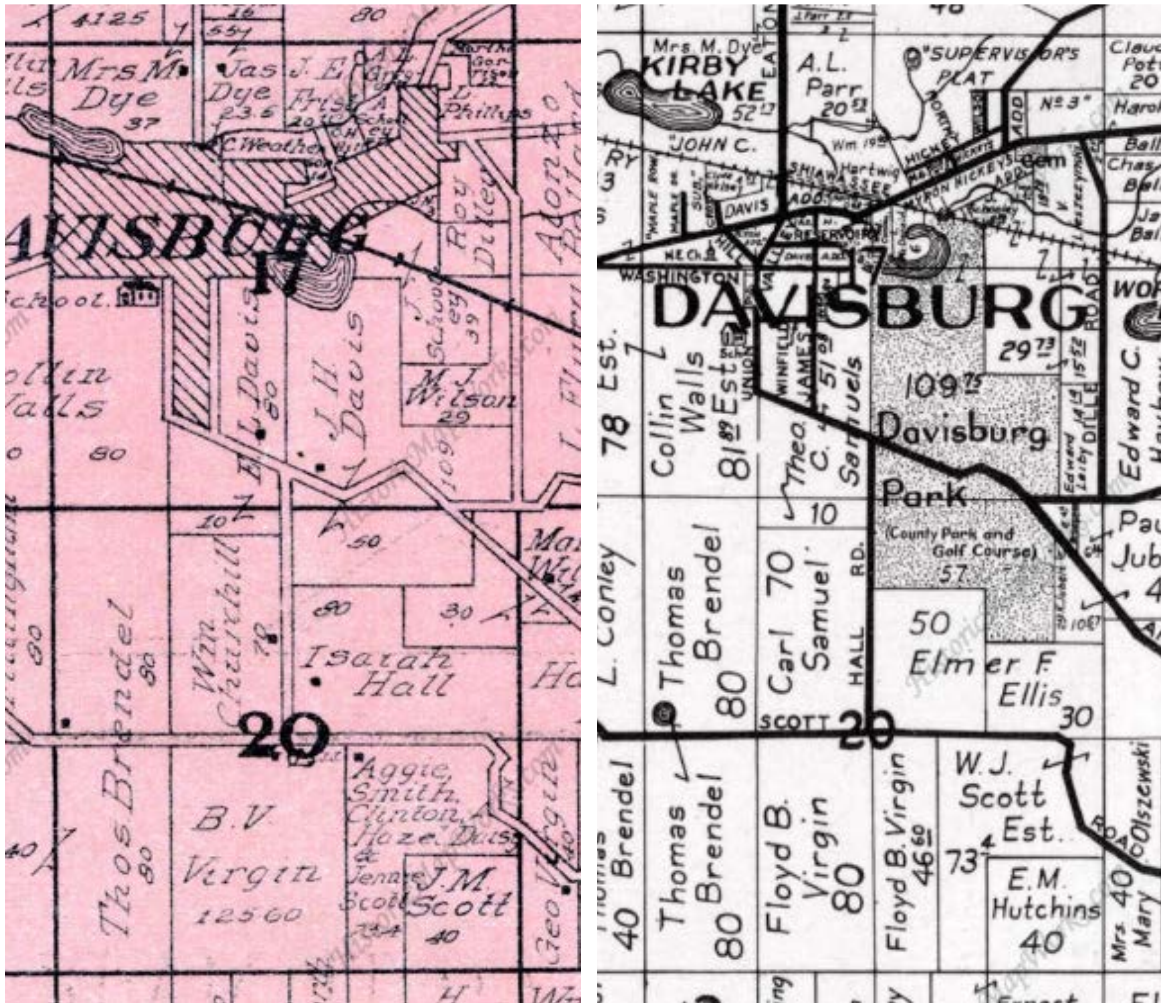


Figure L: Golf Course Map



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