

## Addison Oaks Park Plan

PARKS COMMISSION REVIEW DRAFT: July 5, 2016

- 1. Park Planning Executive Summary
- 2. Park Baseline Analysis
- 3. Planning Map Set
- 4. Park Vision and Facility Concepts

Planning and Resource Development Unit contact:

Donna Folland, Senior Planner

follandd@oakgov.com (248) 736-9087



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## **Executive Summary**

## Purpose of the Park Planning Process

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

#### Foundation for Park Plans

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

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

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

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

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

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



## Forecasting Implementation Costs

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

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

## Components of the Plan

#### Park Vision

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

#### **Park Planning Units**

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

#### **Facility Concepts**

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

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

## Objectives and Performance Indicators

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



#### Objective 1: Park User Satisfaction

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

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

#### Objective 2: Park Visits

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

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

#### **Objective 3: Fiscal Trends**

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

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

#### Objective 4: Cost Recovery

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

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

#### **Objective 5: Nature Resource Quality**

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

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

#### Objective 6: Accessibility of Facilities

#### Implement Accessibility Transition Plan

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



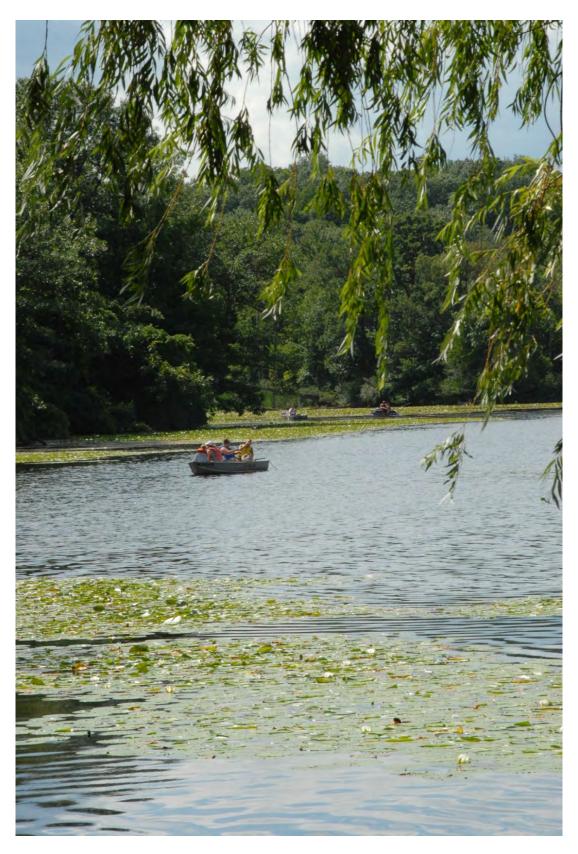
### Park Planning Products - Complete Portfolio

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

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

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

## **GAKLAND COUNTY PARKS**



**ADDISON OAKS BASELINE PARK ANALYSIS** 



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## Park Location

Addison Oaks County Park is a 1,140-acre park located in the northeast corner of Oakland County in Addison and Oakland Townships<sup>i</sup>.

#### **Park Contact Information**

1480 West Romeo Road Leonard, MI 48367 Park Office: 248-693-2432 www.DestinationOakland.com

#### Other Park Addresses

700 West Romeo Road (Addison Oaks East)

#### Township and Range

T5N, R11E, Sections 33-35 (Addison Township) and T4N, R11E, Section 4 (Oakland Township)

## Community Context

Addison Oaks is a regional park that draws day-use visitors from a multi-county area and a camping destination that draws visitors from as far away as Ontario. The characteristics of Addison Oaks are unique and reflect the geological and ecological character of Oakland County and the rural character of the local communities. It is important to understand the park within the context of its communities – Michigan, Oakland County, Addison Township and Oakland 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, nonprofit, or larger regional/state providers





See Planning Map Set, page 3 – Location Map



- 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 intercommunity, 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

### **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).

## Addison Township

The majority of Addison Oaks County Park is located in Addison Township in the northeast quadrant of Oakland County. The township covers **35.52** square miles. The estimated population in 2014 was **6,503**. In 2010-2014, median household income was **\$76,745**. An estimated **9%** of the population lives in poverty (U.S. Census Bureau, 2015).

Profile from Advantage Oakland: "Horse farms, working farms and estates, cornfields, lakefront homes and youth camps comprise the landscape of the Township of Addison. Addison Oaks County Park, Lakeville Lake, Secord Lake and a nature preserve provide extensive recreation opportunities for the rural lifestyle here, where it is common to see groups of horseback riders along the road. A good portion of the 12.2 mile Polly Ann Trail crosses through Addison Township offering a variety of hiking, skiing, and horseback riding opportunities. Upland Hills Farm and School are prominent fixtures of this scenic community. Golfing enthusiasts should not miss the offerings at the Mulberry Hills and Copper Hills Golf and Country Clubs. Private recreational offerings include the Elks Club Lodge and Echo Grove Camp located at the center of the Township. The Rochester Riding Academy and Stable is also located in this horse lover's paradise (OCPEDS, 2011)." Echo Grove Salvation Army Camp is also located in Addison Township.



## Oakland Township

The southern portion of Addison Oaks County Park is located in the Oakland Township in the northeast quadrant of Oakland County. The township covers **36.30** square miles. The estimated population in 2014 was **18,820**. In 2010-2014, median household income was **\$118,969**. An estimated **3%** of the population lives in poverty (U.S. Census Bureau, 2015).

Profile from Advantage Oakland: "Oakland Township strives to stay beyond the reach of congestion and overcrowding, maintaining a rural setting. However, everything one would want in the way of culture, recreation, and shopping is nearby. Driving the backroads of Oakland Township one can imagine being in rural New England. The Township is firmly established as a high quality residential area. Paint Creek Trail follows its namesake through hills, fields, woodlands, and marshes. The trail connects the Village of Lake Orion with the City of Rochester. Part of the Bald Mountain State Recreation Area is located in the Township and Stony Creek Metropark is nearby; both contribute to the rural development character of this community." (OCPEDS, 2011)

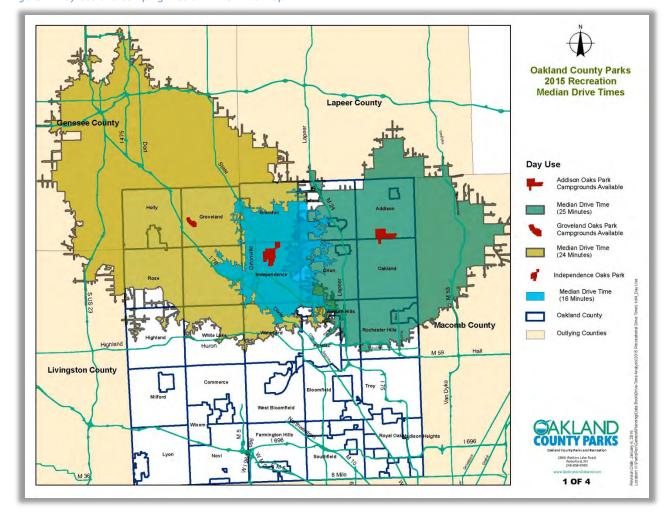
#### Drive-Time Service Area

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

The drive-time analysis is conducted using park visitor home zip codes that are collected at the 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 campers and day use visitors was 25 minutes.



Figure A: Day Use and Camping Median Drive-Time Map





#### Population and Income Trends

Population and income profiles are generated for the drive-time service area using Esri<sup>2</sup> ArcGIS Online. The estimated population in the drive-time service area in 2015 was **258,812** with a **0.63%** 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 **40.9** in 2015 and forecast to be **41.7** in 2020. The median household income in 2015 is estimated at **\$75,171** and is forecast to increase at an annual rate of **2.97%** between 2015 and 2020.

Table 1: Population Trends - 25-minute drive-time of Addison Oaks

Summary	Census 2010	2015	2020
Population	252,457	258,812	267,049
Households	95,101	98,182	101,483
Families	68,509	69,947	71,817
Average Household Size	2.62	2.60	2.60
Owner Occupied Housing Units	74,076	75,347	77,701
Renter Occupied Housing Units	21,025	22,834	23,782
Median Age	39.7	40.9	41.7
Trends: 2015 - 2020 Annual Rate			
of Change	Area	State	National
Population	0.63%	0.15%	0.75%
Households	0.66%	0.21%	0.77%
Families	0.53%	0.06%	0.69%
Owner Occupied Housing Units	0.62%	0.19%	0.70%
Median Household Income	2.97%	2.79%	2.66%

Figure B: Population by Age – 25-minute drive-time of Addison Oaks

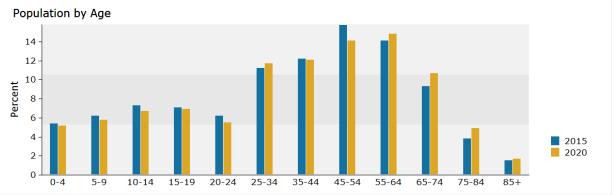


Table 2: Race and Ethnicity - 25 minute drive-time of Addison Oaks

	Census 2	010	2015		2020	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	218,772	86.7%	219,249	84.7%	220,572	82.6%
Black Alone	14,167	5.6%	16,444	6.4%	19,223	7.2%
American Indian Alone	664	0.3%	698	0.3%	745	0.3%
Asian Alone	11,015	4.4%	13,255	5.1%	15,914	6.0%
Pacific Islander Alone	52	0.0%	69	0.0%	83	0.0%
Some Other Race Alone	3,134	1.2%	3,642	1.4%	4,194	1.6%
Two or More Races	4,653	1.8%	5,455	2.1%	6,319	2.4%
Hispanic Origin (Any Race)	10,674	4.2%	12,364	4.8%	14,400	5.4%



#### 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 – 25-minute drive-time of Addison Oaks

Product / Consumer Behavior	Percent of Population	MPI
Bicycling (Road) in past 12 months	12.4%	126
Canoeing Kayaking in past 12 months	6.6%	123
Fishing (Fresh Water) in past 12 months	13.4%	108
Hiking in past 12 months	12.1%	121
Jogging/Running in past 12 months	14.9%	117
Walking for Exercise in past 12 months	32.1%	115
Horseback Riding in past 12 months	2.9%	118
Overnight Camping Trip in past 12 months	14.2%	112
Households owning 1 dog	27.0%	113
Households owning 2 or more dogs	16.8%	105

#### Tapestry Segmentation<sup>1</sup>

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, how they spend their free time, and to 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. 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.

#### Savvy Suburbanites (1D)

Describes 19.6% 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.

#### Green Acres (6A)

Describes 9.6% 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.

See *Planning Map Set*, pages 21-22 – Esri Dominant Tapestry Map

<sup>&</sup>quot;http://www.esri.com/data/tapestry



#### Soccer Moms (4A)

Describes 8.8% 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.

#### Professional Pride (1B)

Describes 8.7% of households within the drive-time radius; 1.6% of households in the U.S.

Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. So far, these established families have accumulated an average of 1.5 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in home trends, including finished basements equipped with home gyms and in-home theaters.

#### Comfortable Empty Nesters (5A)

Describes 4.9% 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.



## Site Analysis

## Parcel Analysis

Addison Oaks County Park is composed of 6 parcels totaling 1,140 acres. There is a leased house at 1480 W. Romeo Road. Copies of all documents cited in the Parcel Analysis are maintained in the Planning and Resource Development files.

Table 4: Parcel Table for Addison Oaks

Parcel ID	Acres	Deed/ Lease/ Easement / Agreement	Liber and Page
05-33-100-004	524.94	1969 – Open Space Land Program Grant #OSA-106 (700 acres Acquisition)	NA
		1969 - Deed (same as -001)	5417/175
		2002, 2005 – Detroit Edison Easement	26358/585; 35365/639
		2009-Sprint Tower Agreement	41493/749
05-33-200-001	174.96	1969 – Open Space Land Program Grant #OSA-106 (700 acres Acq.)	NA
		1969- Deed (same as -004)	5417/175
		1966-Consumers Power R-O-W gas main Easement	4971/93
		1991- Concord Telecom, Fanch Cablevision, MI Bell Tel. Co., Detroit Edison Easement	12150/701
		2002 OC/Detroit Edison Easement	26358/577 & 581
		2004-Detroit Edison Easement , underground	32613/320
10-04-100-006	93.35	1989 – MNRTF Acquisition Grant Agreement – Grant #TF89-002	NA
		1991- Deed	11935/568; 11939/008 (survey clarification)
		1992 – State of Michigan Mineral Deed	12425/073
05-34-300-004;	285.93	2005 - Deed	36428/681
05-34-400-002;	41.12		
05-35-301-001	18.83		
05-35-301-001		1987- 60' Easement to Rochester Road	10014/044
		1997- Survey	17179/751



## **Physical Characteristics**

#### Geology

The property lies within the Washtenaw Subsection Ecoregion<sup>3</sup> and the Jackson Interlobate Subsubsection<sup>4</sup>. This area is found between three glacial lobes and is characterized by ice-contact topography<sup>5</sup> and glacial deposits<sup>6</sup> (Albert, 1995). The types of glacial forms identified on the property are end moraine<sup>7</sup> and till<sup>8</sup>.

#### Soils

Soil maps indicated fifteen soil types on the property, ranging from poorly-drained to well-drained soils. Notable soils are sandy loams on the uplands and slopes, and loams and mucks in wetlands and low areas.

#### Topography iii

The landscape of the park, influenced by the area's glacial history, has slopes ranging from 0-15% and elevations from 940' to 1,100'.

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

Three connected lakes, Buhl Lake, Adams Lake and Milk House Pond are the main water features of the park. Adams Lake has water control structures at the north and southwest ends. Buhl Lake's outlet weir is at the southeast end. The largest lake, 37-acre Buhl Lake, was a smaller pond that had been dredged and enlarged in the past. Stumps from cut trees can still be observed. There are many small permanent and ephemeral streams and hillside springs that feed into wetlands and ponds. The Kohn Drain runs along the east end of Addison Oaks East. Many wetlands, both permanent and ephemeral (vernal ponds) are found throughout the park.

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

Presettlement plant community information gives a landscape level perspective based on the federal General Land Office (GLO) surveys conducted in the mid-1800s. The Presettlement vegetation in Addison Oaks is predominantly black oak barren with areas of shrub swamp, emergent marsh, wet prairie, and mixed conifer swamp (Comer & Albert, 1997).

## **Regional Context**

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

Michigan Natural Features Inventory (MNFI) has identified a Priority One Natural Area over a large portion of Addison East and the eastern park of Addison Main. A Priority Two Natural Area is identified through the middle of Addison Main.

#### Watershedvii

Addison Oaks is within the Clinton River Watershed and Stony Creek Subwatershed. The *Stony/Paint Subwatershed Management Plan* has been approved by the Michigan Department of Environmental Quality and meets the US

See Planning Map Set, page 4 – Surface Geology

<sup>&</sup>quot;See Planning Map Set, page 5 - Soils

See *Planning Map Set*, page 6 – Ten Foot Contours

<sup>&</sup>lt;sup>iv</sup> See *Planning Map Set*, page 7 − Hydrography

See *Planning Map Set*, page 8 – Presettlement Vegetation

vi See Planning Map Set, page 9 – MNFI Potential Natural Area

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



Environmental Protection Agency's nine required elements. Implementation of the *Plan* is facilitated by the Clinton River Watershed Council<sup>i</sup>.

#### Green Infrastructure<sup>ii</sup>

Most of Addison Oaks County Park is included in Oakland County's Green Infrastructure Vision. Excluded areas include campgrounds, developed areas around Buhl Lake and old fields in the southern and western portion of the park. Addison Oaks is directly connected to Bald Mountain State Recreation Area (MDNR) and Cranberry Lake Preserve (Oakland Township Parks and Recreation Commission). Other parks and preserved natural areas in close proximity include Lost Lake Park (Oakland Township Parks and Recreation Commission), and Lakeville Swamp (Michigan Nature Association).

## Land Use<sup>iii</sup>

#### Zoning

The park is zoned R-Recreation/Conservation (Oakland Twp.) and REC-Recreation (Addison Twp.).

#### **Current Land Use**

Current land use is focused on recreation and natural resource management.

#### Surrounding Land Use

The major surrounding land use is single family residential. Much of the surrounding land is in a fairly natural state (woodlands, wetlands, old fields). Some agriculture and commercial/office is also noted. Surrounding properties include:

#### North of Park

- 2 large parcels (85 and 88 acres) owned by Griswald Holding Co.
- The Polly Ann Trail is 1.8 miles north of the park along Lake George Road. The former Grand Trunk Western railroad corridor is a 14-mile non-motorized trail that runs through Oxford Township, Village of Oxford, Orion Township, Addison Township and Village of Leonard. It is open year round for hiking, jogging, biking, walking, cross-country skiing, and horseback riding.

#### Northeast of Park

- Hidden Lake Estates (residential)
- Lakeville Swamp Nature Sanctuary, owned and managed by the Michigan Nature Association, is located 2.2 miles to the northeast

#### South of Park

- Woodlands Mobile Home Estates is located across Romeo Road from the main park entrance
- Charter Township of Oakland's Cranberry Lake Park with parking and trail entrance on West Romeo Road connects with the Addison Oaks Connector Trail. A conservation easement on the north portion of Cranberry Lake Park is held by Six Rivers Land Conservancy.

#### Southwest of Park

State of Michigan's Bald Mountain Recreation Area

#### West of Park

Upland Hills Farm, a rural educational facility

www.crwc.org

ii See *Planning Map Set*, page 11 – Green Infrastructure

iii See Planning Map Set, page 12 – 2015 Land Use



Addison Oaks Christmas Tree Farm, a private family-run business

#### Northwest of Park

Wright Development, residential golf course development

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

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

#### 1940 Aerial Photograph

- Majority of park consists of open fields and farmland bordered by tree rows
- Large woodlands exist through the north, central, southwest corner of Addison Main: south end of Addison South; and east half of Addison East
- Orchards observed south of Adams Lake. Two smaller orchards found northwest of Adams Lake and east of Walker Road
- Large areas of connected open and forested wetlands throughout
- Kohn Drain at east end visible

#### 1963 Aerial Photograph

- Structures visible at NE corner of Oakland Township parcel
- Wooded area increased at N end of Addison Main and throughout Addison East
- Pond /open wetland east of entrance road is visible
- Mill pond is visible

#### 1974 Aerial Photograph

- Buhl Lake expanded and connected to Adams Lake
- Orchard south of Adams Lake no longer visible
- Land use surrounding similar to 1940's, except trailer parks south and northeast of park

#### 1980 Aerial Photograph

Sewage lagoon is visible

#### 1990 Aerial Photograph

Camping areas and Day Use Parking Lot are visible

#### 2000 Aerial Photograph

Group camping areas are visible

#### 2012 Aerial Photograph

- Non-developed areas are mostly wooded, both uplands and wetlands, with scattered large open fields
- Drive to new contact station and new camping areas are visible

See Planning Map Set, pages 13-20 for views of the park from 1940 through 2015



## Park History

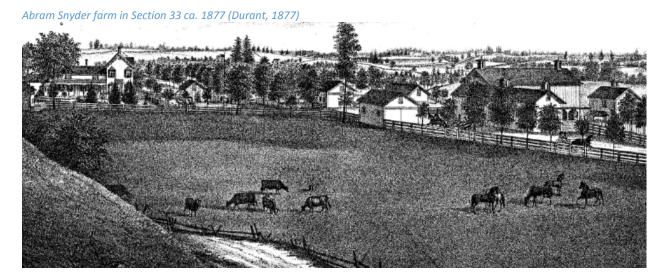
## Early History

#### **Cultural Resources Survey**

A cultural resources survey was conducted of northeast quadrant of Addison Main in 1980 by Richard B. Stamps and Candice Benn of Oakland University in Rochester in 1980. The report concluded that no prehistoric or historic archaeological sites were found in the immediate project area and none had been described in the literature. The report notes that the brick fragments, charcoal and possible fire-cracked rock (FCR)<sup>10</sup> found in the area were probably associated with the historic house site located east of the project area. Review of Oakland County historical atlases dated 1872, 1896 and 1908 indicated two side-by-side structures located in the area currently known as Walker Road Field. The report concluded that park development should have no adverse impact upon cultural resources in the area and further field investigation was not recommended. However, the report also indicated that care should be taken in the area where fragments were found and a qualified archaeologist consulted if additional evidence is found. (Stamps & Benn, 1980)

#### Early Ownership – Section 33<sup>i</sup>

The U.S. government deeded the land in Section 33 to Dennis Snyder of New Jersey in 1833. Portions of the Snyder property were purchased by Peter Shoemaker in 1838 and a farmhouse and tenants home built. Snyder's son, Abram, made significant improvements to the remaining Snyder property. Abram Snyder raised horses, sheep and cows on the property. When Abram Snyder died, his wife Emma, daughter Laura and son-in-law Bert Layton inherited the land. The Laytons called the Snyder property Maple Leaf Farm. (OCPR, 1995). The Beardsley family leased the farm from 1917 to around 1927. Interviews with family members describe the large farmhouse and indicate that it burned down at some point (date uncertain) after they moved out. A smaller house on Walker Road was rented to another tenant family (Stafford, 1993).



See Figure E: Addison Sections 33, 34 and 35 and Oakland Section 4 Historic Plat Maps – pp. 40-46







#### **Buhl Estate**

In 1927, Detroit industrialist Lawrence D. Buhl purchased the property belonging to both the Snyder and Shoemaker families. The Buhls hired a popular builder of the era, Robert O. Derrick, to design their distinctive Tudor home. He recycled beams from 14 barns to frame the home and outbuildings. The home featured hard wood floors, marble fireplaces, pewter sconces, imported stones, antique furnishings and valuable paintings. Also built on the property were horse stables (current Maintenance Building), two root cellars, heifer barns, a granary, chicken coops, servants quarters and outbuildings for guests, a greenhouse, caretaker house (current Rental House) and rearing pens for pheasants. Also in the 1920s, the three ponds were cleaned out and a pool, bathhouse and tennis courts constructed. (OCPR, 1995)

#### Tudor Hills Gun Club and Game Preserve

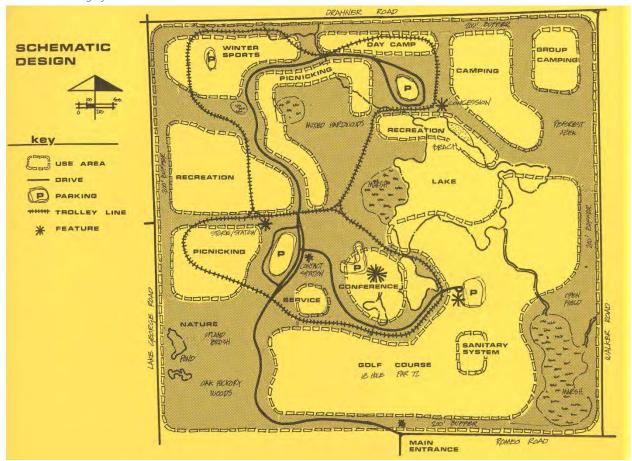
In 1965 the Buhls sold the estate to a local dentist, Dr. D.J. Boucher. It became his residence and was later established as the Tudor Hills Gun Club and Game Preserve. Ownership of the property passed from Boucher to state receivership in June 1969. The next month it was sold to the Oakland County Parks and Recreation Commission and named Addison Oaks County Park, opening to the public in 1971. (OCPR, 1995)

NOTE: History profiles of other areas of the park: Addison sections 34 and 35 and Oakland section 4 are being developed.





Schematic Design from 1978 Master Plan



### Past Master Plans

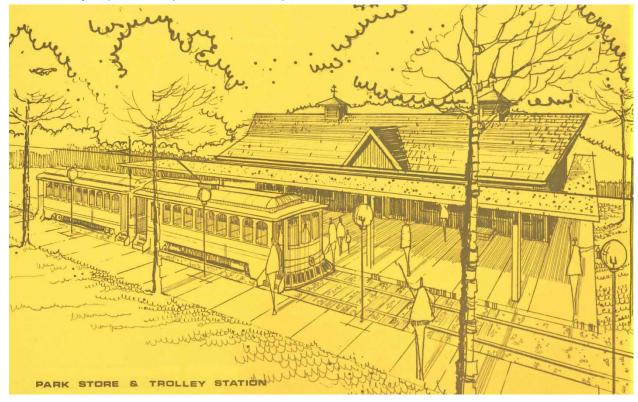
#### 1978 Master Plan

This plan for Addison Oaks County Park was developed by Bills/Childs Associates for the Oakland County Parks and Recreation Commission (Bills/Childs Associates, 1978). The overall goals for the 1978 plan were expressed as four design criteria:

- 1. The Master Plan design approach is to ultimately provide an interesting variety of recreational facilities with their locations heavily influenced by the complexion of the site's natural resources. The selection and planned location of these facilities minimizes impairment of the park site's highly desirable natural environment.
- 2. Park facilities will be designed insofar as possible to function on a four-season basis, with primary use based on a one day time factor. Exception would be camping and conferences.
- 3. All facilities including proposed revenue-producing installations will be designed to serve a variety of age and interest groups. Addison Oaks will emphasize family activities in concert with those concepts developed in other Commission parks.
- 4. The implementation of the Master Plan will require a phased construction schedule depending largely on the availability of financing together with priorities established by the Parks and Recreation Commission. The land plan must be in a position, through design, to assist in providing an orderly schedule for such priorities.







#### Implementation of Plan

The park in 1978 consisted of the original 700 acre parcels acquired in 1969. Much of the site was still cleared from recent agricultural activities. Structures included the Buhl house and related buildings and the Concession building. Recreational activities available included: picnicking, swimming, fishing, hiking, playground games, primitive camping, bicycling, snowmobile trails, tobogganing, and ice-skating, as well as conference and banquet facilities. A lagoon-type sewage treatment system had been constructed in 1975.

#### 1978 Master Plan Concepts Implemented

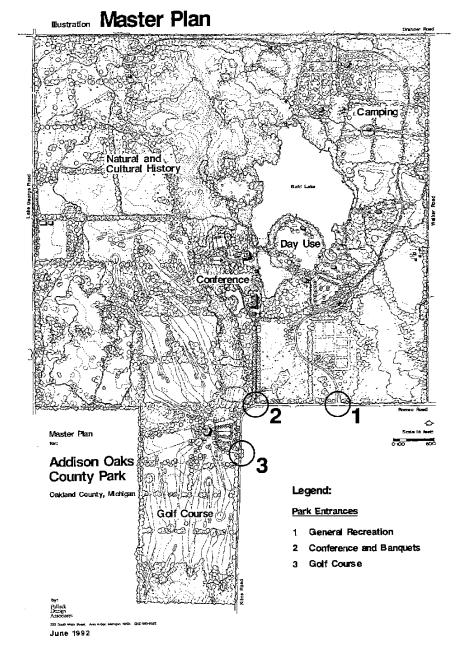
- Contact station (different location from plan)
- Picnic area (different location from plan)
- Preserved natural areas in parts of west side of park
- Camping facilities in northeast quadrant
- Dump station (different location from plan)
- Heated laundry and restrooms
- Boat and bicycle concession on Buhl Lake
- Arboretum

#### 1978 Master Plan Concepts Not Implemented

- Winter recreation facilities with heated shelter in northwest quadrant
- Road realignment from Romeo Road
- Trolley line throughout park
- Athletic areas in northwest quadrant
- Trolley station and country store
- Two emergency exits to Drahner Road
- Relocation of swimming beach to Buhl Lake
- Conversion of maintenance building to conference center overnight lodging
- 18-Hole golf course with club house (in existing Concession building)
- Nature center
- New service and maintenance building



Schematic Design from 1992 Master Plan



#### 1992 Park Master Plan

This plan for Addison Oaks County Park was developed by Pollack Design Associates for the Oakland County Parks and Recreation Commission (Pollack Design Associates, 1992). The overall goals for the 1992 plan were as follows:

- 1. Prepare the base for future recreation needs
- 2. Seek to be self-sufficient in managing facilities and operations
- 3. Preserve and conserve prime natural areas
- 4. Retain the existing character of estate grounds by refining the image around the conference center
- 5. Enhance day use and camping areas
- 6. Resolve land-use conflicts and facilities and operations concerns



#### Implementation of Plan

The park in 1992 consisted of the original 700 acre parcels acquired in 1969 plus the acquisition in 1991 of 93 acres to the south. According to the plan, "To date Addison Oaks has been an important place for banquets, receptions and conferences; swimming; picnicking; play, and related day use activities; overnight camping; trail use; special events, and; the conservation of natural areas. Although nature does not dominate at Addison Oaks, nature is an essential feature."

#### 1992 Master Plan Concepts Implemented

- Road realignment to new contact station
- Contact station with short-term trailer parking
- Expansion and fencing of sewage lagoon
- Expansion of camping facilities, individual and group
- Natural resource stewardship
- Restrooms, boat docks, play areas, pavilions, volley ball courts

#### 1992 Master Plan Concepts Not Implemented

- New entrance located farther east on Romeo Road
- Golf course and club house located in south end of park
- Beach relocation to Buhl Lake
- Nature center / pavilion
- Conference Center road realignment
- New maintenance facilities associated with golf course or located on west side of park

#### **Outcomes**

This section compares a selection of park statistics between the time of the preparation of the 1992 Master Plan and the current planning effort:

#### Park Statistics: 1992 and 2014

- 44% increase in total acreage (793 to 1,140 acres)
- 107% increase in number of campsites (84 to 174)

#### Attendance Outcomes: 1990 and 2013

- 45% increase in total participation (124,659 to 181,340)
- 57% increase in campers (42,684 to 67,124)
- 80% increase in day use visitors (46,141 to 83,279)
- -14% decrease in Conference Center visitors (35,834 to 30,937)

#### Financial Outcomes: 1992 and 2014i

- 21% increase in total revenue (\$546,466 to \$661,910)
- 41% increase in Park revenue (\$392,093 to \$553,087)
- -30% decrease in Conference Center revenue (\$154,373 to \$108,823)
- 11% increase in total expense in total
- 2% increase in Park expense (\$1,299.830 to \$1,329,739)
- 168% increase in Conference Center expense (\$72,064 to 121,264)

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<sup>&</sup>lt;sup>i</sup> Actuals (Fiscal Services Data); 1992 data adjusted for inflation per Consumer Price Index

Depreciation was added to expense after 2003; total decrease in personnel expense of -14%



### **Grant History**

Addison Oaks County Park was established with support from an Open Space Land Program grant in 1969. Since that initial acquisition, Oakland County Parks and Recreation has implemented four major grant projects for acquisition or development. Each of these grant projects is accompanied by a grant agreement that stipulates certain restrictions on the subject property.

In addition, OCPR has been awarded a Recreation Passport grant that will be implemented in 2015. In 1991, Addison Township received a Michigan Equity Program grant that contributed to repairs and restoration of the Conference Center.

#### Acquisition Grants

#### 1969: Open Space Land Program #OSA-106

Project Scope: Acquisition of 700 acres to establish park

Final Grant Amount: \$312,900.63

#### 1989: Michigan Natural Resources Trust Fund #TF89-002

Project Scope: Acquisition of 93 acres Final Grant Amount: \$279,304.08

#### Development Grants<sup>ii</sup>

#### 1977: Land and Water Conservation Fund #26-01023 R1

Project Scope: Trailer campground; water and electrical; street lighting; gravel drive.

Changes since Grant Implementation: This original campground was replaced in 1986-1987 with modern RV

campground units.

Final Grant Amount: \$242,000.00

#### 1991: Recreation Bond Program #BF91-025

Project Scope: Sewage lagoon renovation; lift stations (2); sewer pipe; sewage irrigation

Final Grant Amount: \$220,000.00

#### 2006: Michigan Natural Resources Trust Fund #TF07-030

Project Scope: Construction of the Addison Oaks Connector Trail

Final Grant Amount: \$228,800.00

#### 2012: Recreation Passport Program #RP12-406

Project Scope: Universal boat launch and fishing pier – implementation pending

Awarded Grant Amount: \$45,000.00

#### **Grants to Other Entities**

1991: Michigan Equity Program #91-084 (to Addison Township)

Project Scope: Conference Center restoration

Final Grant Amount: \$59,240.00

See Figure F: Acquisition Grant Map – p. 47

<sup>&</sup>quot;See Figure G: Development Grant Map – p. 48



## Park-Wide Planning Units

Addison Oaks Major Park Regions



Addison Main is the area where camping and the majority of recreational use take place. Addison Main consists of two parcels of land (total of 700 acres) that were purchased with support from the Open Space Land Program (Grant #OSA-106) in 1969. It is the site of a former family estate and a private hunt club.

Addison East comprises three parcels (total of 346 acres) that were purchased in 2005 from the Sullivan family. It features the Addison Connector Trail, natural resources conservation and mowed hiking trails.

Addison South (93 acres) consists of old farm fields and hedgerows. Its main recreational feature is a network of equestrian trails. The area has potential for wetland restoration. The property was purchased in 1991 with funding from the Michigan Natural Resources Trust Fund.



## 1. Natural Resources<sup>i</sup>

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.

To date, seven natural community types have been identified at Addison Oaks. Vernal ponds are scattered throughout Addison Oaks. The former farm fields at Addison Oaks present an important natural resource opportunity at Addison Oaks, because of the habitat they provide for grassland birds. Grassland restoration has been implemented in some areas and planning for restoration of former wetlands is underway.



The natural communities at Addison Oaks make Addison Oaks an ecological reservoir worthy of management and protection. Management is focused first on enhancement of priority natural areas through techniques such as prescribed burns, followed by management of invasive species throughout the park. Outcomes of the natural resources management programs are monitored and the resulting data used to guide future management actions.

Table 5: Natural Features at Addison Oaks

Natural Feature		Description
	Mill Pond	0.9-acre pond fed by hillside springs along west end. Also known as Fishing pond and Milk House pond, as it is adjacent to the Milk House. Connected to Adams Lake northeast of pond by modified creek.
	Adams Lake	5-acre artificial lake with water controls at north and southwest end. Sand swimming beach at east end and fountain in middle of lake. Connected to Mill Pond southwest of lake by modified creek.
	Buhl Lake	37-acre lake was historically dredged and enlarged. Creeks from the west and north flow into the lake and the outflow with weir is at southeast end. A bridge with paved pathway is between Buhl and Adams lakes. Fishing species include: largemouth bass, bluegill, bullhead, black crappie, pumpkinseed sunfish, northern pike, yellow perch, carp and walleye.

See Figure C. Natural Features Map – page 26



Natural Feature		Description
	Creek between Adams Lake and Mill Pond	Modified creek between Mill Pond to the southwest and Adams Lake to the northeast.
	<b>Krohn Drain</b> A1 - Krohn Drain	Dry season photo at left. Open ditch along east side of Addison-East. Drain is seasonally wet and surrounded by wetland complex and temporary pools. Drain was dredged in 1909. It is 3 miles in length.
	Emergent marsh A2 – Wetland Complex	Part of wetland complex scattered throughout park, including along edges of Buhl Lake, Addison Oaks Road, Walker Road, W. Romeo Road and northwest corner. Species include cat-tail, bulrush, sedge, duckweed, and reed canary grass.
	Southern hardwood swamp A2 – Wetland Complex	Part of wetland complex scattered throughout park. Species include red and silver maple, cottonwood, sycamore, oak, elm and ash (many dead or dying due to Emerald Ash Borer).
	Southern shrub-carr  A2 – Wetland Complex	Part of wetland complex scattered throughout park. Also known as scrub-shrub wetland. Species include willow, dogwood, buttonbush, and nannyberry.
	Southern wet meadow A2 – Wetland Complex	Part of wetland complex scattered throughout park, especially at northeast end of Buhl lake. Also known as sedge meadow. Species include sedge especially tussock sedge, aster, swamp milkweed, Joe-pye-weed and sensitive fern.
	Hardwood conifer swamp	Found along west edge of Buhl Lake. Species include northern- white cedar, spruce, tamarack, ash, yellow birch, and poison

white cedar, spruce, tamarack, ash, yellow birch, and poison

A3 - Hardwood-

**Conifer Swamp** 

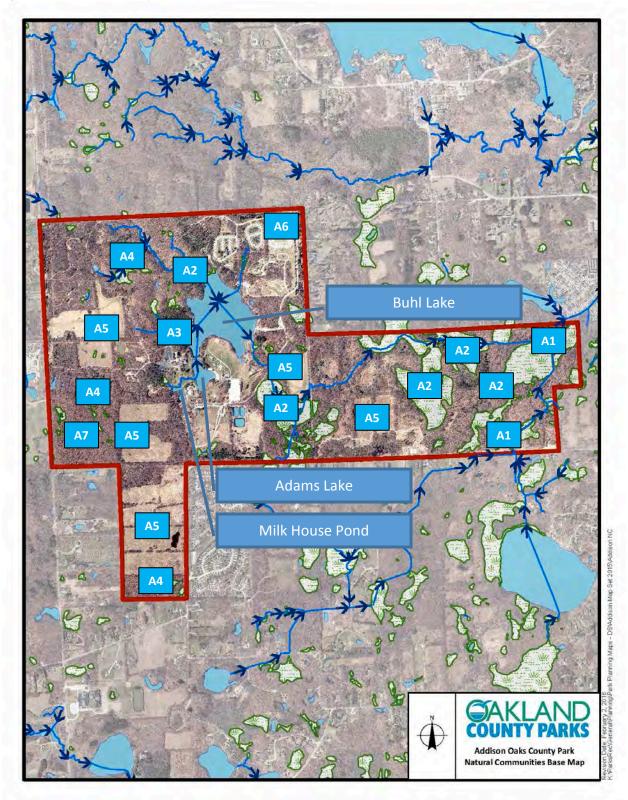
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Network	.l.e	Description
Natural Feature		Description
	Dry-mesic southern forest A4 – Woodland Complex	Found on ridges and upper slopes. Also known as oak-hickory forest. Species include oak (white, black, red), maple, elm, hickory, ash, wild black cherry and sassafras.
	Mesic southern forest A4 – Woodland Complex	Found on lower slopes. Also known as mixed-deciduous woods or beech-maple forest. Species include maple, American beech, elm, ash, oak, and basswood.
	<b>Old field</b> A5 – Old field	50% of Addison-Main was historically under cultivation, although has not been farmed since 1980. Degraded habitat at Oakland Township parcel. Large areas include Lake George Fields, Walker Road field and equestrian trails which include hedgerows. Mowed once per year.
	Grassland restoration A6 – Grassland restoration	Native grassland demonstration at northeast portion of Addison- Main. Native grass and forb seed mix and perennial plugs planted.
	<b>Vernal pool</b> A7 – Vernal Pools	Scattered temporary pools, including at southwest corner and along mountain bike trail in the woodlands. Species include red maple, elm, ferns and duckweed. Animal species include wood frog, red-backed salamander and blue-spotted salamander.



Figure C: Natural Features Map





## 2. Park Entrances, Roadways and Parking

Addison Main has the main vehicle entrance into the park. Addison East has a separate vehicle entrance and parking lot. Addison South access off Kline Road into the southernmost field and Addison Main access off Lake George Road on the west side are used mostly for maintenance.

The Entrance Drive is located north of Romeo Road. The former contact station (constructed 1989) is located at the end of the Entrance Drive; it is currently used as an office and storage by the Oakland County Deputies that patrol the park.

Addison Boulevard splits off of the Entrance Drive fairly close to the Main Entrance and leads to the Contact Station. The Contact Station (constructed 2003) has a vehicle window, walk-up entrance, and parking spaces for guests. The Day Use Parking Lot, located just north of the Contact Station has an area designated for horse trailer parking. Just north of the Contact Station and at the south end of the Day Use Parking Lot, the Entrance Drive and Addison Boulevard are linked by a maintenance drive and small parking area. At this point, Addison Boulevard makes a turn to the east, then continues north.

Walker Road Field on the east side of Addison Boulevard provides overflow parking for park special events. Buhl Lake Lane provides access to the Buhl Lake Boating and Fishing Area from Addison Boulevard. A maintenance drive off Addison Boulevard provides access to the Recreation and Entertainment Area. Within the campground, there are multiple named lanes and cul-de-sacs

Within the Historic Buhl Estate, the Conference Center Drive is a pair of one-way drives that provide access to the Conference Center; two parking lots serve guests and staff.

Non-motorized access into the park is available via the Addison Connector Trail from Oakland Township's Cranberry Lake Park. Pedestrian gates are located on Lake George Road (indirect access to Michigan Department of Natural Resources' Bald Mountain State Recreation Area), at Walker Road, and at the Addison East parking lot.



Accessibility improvements are being made to the north end of the Day Use Parking Lot in FY2016, creating nine accessible parking spaces, with two vanaccessible, and connecting with access routes to the Beach Building and Timber Ridge Pavilion.

<sup>&</sup>lt;sup>i</sup> See Figure L: Campsite Map for a list and locations of roads and parking areas within Addison Oaks – p. 53



## 3. Maintenance, Utilities and Security

#### Maintenance and Utilities

The maintenance building is located in the former stables (see Conference Center Area). Recent projects include the implementation of environmental best practices including drain mapping, dye testing, and hazardous materials management.

The Sewage Lagoon is located east of the Contact Station Drive. The lagoon system treats and infiltrates sanitary waste from Addison Oaks facilities, including restrooms and camper dump station. Addison Oaks contracts with the Water Resources Commissioner's office to maintain, inspect, and operate the lagoon and leach fields. The Buhl Lake Bridge and Dam is a water control structure and a section of the Buhl Lake Loop.

The Addison Oaks water tower is located west of the Conference Center. It is not used as a water reservoir. Its main function is to serve as a landmark and add to the scenery. Results of structural inspections indicate that the water tower is structurally sound.

#### Security

Oakland County Sherriff's Deputies patrol the park during open hours with increased presence for high capacity days and special events. Vehicle, bike and equestrian patrols are provided. In addition to the Deputies' responsibility for rule enforcement, and the safety and welfare of visitors – the Deputies are important public relations ambassadors in the park. They also provide emergency medical assistance and liaison with 911 Dispatch as needed. The former contact station now serves as the Deputies Office.

### 4. Technology

Addison Oaks has one T1<sup>11</sup> line into the park. The only location for Wi-Fi is the Area C restroom building. It is needed for the ice machine, but is also available for pedestrians and nearby campers.

#### 5. Non-Recreational Features

A 1600-square foot residential house is located within the Conference Center Area. It is rented to a caretaker who receives a 30% discount from market rate. The house was constructed in 1940. According to the inspection report from May 19, 2015, the house is in an overall good condition, with minor repairs recommended (OCPRC/FM, 5/19/2015).

A 195-foot high monopole cell tower is located near the Lake George maintenance entrance. The license agreement with Sprint includes a 20-foot wide ingress/egress corridor between the maintenance gate and the tower.



Addison Connector Trail



# 6. Park Trails and Regional Connectivity<sup>i</sup>

Addison Oaks features over 20 miles of trails for hiking, mountain biking, skating, cross-country skiing (trails are not groomed), snow-shoeing, fattire bicycling, horseback riding and geocaching and has multiple opportunities for connections with the regional trails of the Oak Routes trail network.

Strong local partnerships have aided the development of Addison Oaks' trail system – including the Clinton River Area Mountain Bike Association (CRAMBA) for development and maintenance of mountain-bike and fat-bike trails and Oakland Township for connectivity with Cranberry Lake Township Park and its trail system.

Addison Connector Trail – 2.4-mile crushed limestone and boardwalk trail traverses the entire park. Grade is less than 5%. Non-motorized entrances are on the west side of Addison Main and south side of Addison East. Designated uses

are hiking, biking and equestrian. The Addison Oaks Connector Trail is integrated into Oakland Township's trail plan with a safe crossing provided over Romeo Road to Oakland Township's Cranberry Lake Park.

**Buhl Lake Loop** – This is a 2.5-mile paved loop trail that makes a wide circle around Buhl Lake and provides non-motorized access to most facilities within Addison Main. Some sections of the trail have long elevation changes and there is one steep downhill switchback. The trailhead is located at the Beach Complex. Designated uses are hiking, biking, skating, and cross-country skiing in winter (ungroomed).

**Campground Trail Loop** – This trail is a 1.2-mile packed dirt loop around the Campground. It has uneven terrain and slight elevation changes in places. Designated uses are hiking and biking.

**Mountain Bike Trails** – The single-track mountain bike trail loops total a distance of 6.8 miles. Substrate is packed dirt. The terrain is uneven with slight to steep elevation changes providing appropriate challenges for mountain bikers. The trailhead is located at the Beach Complex. Designated use is limited to mountain biking. Trail planning and maintenance is done in partnership with the Clinton River Area Mountain Bike Association.

**Equestrian Trails** – There are two equestrian trail loops located in the southwest corner of Addison Main and in Addison South. The "D" Loop is 3.7 miles round trip and the "E" Loop is 2.4 miles. The surface is packed dirt. Terrain is uneven with elevation changes. The trailhead is located at the Beach Complex. Designated uses are hiking and equestrian ("D" Loop also allows biking).

Mowed Trails – Two mowed trails are available at Addison East (total 2.05 miles).

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See Figures H-K: Trail Maps – pp. 49-52



## Location-Specific Planning Units

Figure D: Park map showing location of planning units 7-13





Aerial View of Addison Oaks looking northwest



#### 7. Adams Lake Beach and Picnic Area

Adams Lake is a 5-acre lake created from dredged wetlands with water controls at north and southwest ends. It has a sand beach at east end and a fountain in the middle. It is a shallow lake which makes it difficult to attain the water clarity desired by swimmers. As of 2015, the beach is not staffed with lifeguards and is signed "swim at your own risk". An inflatable waterslide is erected in the open field between the Beachfront and Lakeview pavilions from Memorial Day to Labor Day.

The Beach Building is open during park hours for access to restrooms and vending machines. From Memorial Day to Labor Day, waterslide tickets and a limited selection of pre-packaged food and drinks are sold from the Beach Building. The trailhead for the Buhl Lake Loop and Mountain Bike Trails is located next to the Beach Building. North of the Beach Concession is open space with a playground and three picnic pavilions, Beachfront Pavilion, Lakeview Pavilion and Timber Ridge Pavilion. The pavilion areas also include volleyball and horseshoes.

South of the Beach Building is a grassy, shaded area with picnic tables and grills scattered throughout. The small structure located on the edge is referred to as the "Old Boathouse". This building was the original contact station for the park and was moved to its current location to be used as a boat rental facility. Boat rental has since moved to Buhl Lake and the building is used for storage and has no recreational purpose. An old backstop is located just south of the maintenance drive.

<sup>&</sup>lt;sup>1</sup> The Beach Building is also referred to by staff as the Beach Concession or Concession Building. There is not an official name for this building.



Photo of Buhl Lake Boating and Fishing Area



## 8. Buhl Lake Boating and Fishing Area

Buhl Lake is a 37-acre spring-fed pond created by expanding an existing small pond with dredging. It has a weir at outlet. Tree stumps left from expanding the pond remain. The lake is used for boating and fishing; swimming is not allowed. Buhl Lake is accessed by pedestrians and non-motorized vehicles via the Buhl Lake trail from the Day Use Parking Lot or by vehicle from Addison Boulevard and turning west at Buhl Lake Lane. The lake can also be accessed from the camper cabins, which all have trails down to the water.

Buhl Lake is open for fishing; all methods, seasons and species are allowed in accordance with DNR fishing regulations. There is a wooden fishing dock located at the south end of Buhl Lake that can be accessed from Buhl Lake Trail. Boats and bicycles are rented from a small building with a walk-up window. A nearby storage shed houses bicycles. Bicycles include mountain bikes and hand-operated bicycles Boats available include canoes, kayaks and paddle-boats (one paddleboat is hand-operated). Aluminum boat docks were installed in 2012.

OCPRC was awarded a Michigan Recreation Passport Grant in 2013 for installation of an accessible kayak launch, replacement of existing fishing dock with an accessible dock, and completion of access routes connecting amenities. The work on this project is being completed in FY2016<sup>i</sup>.

See Figure M: Buhl Lake Boating and Fishing improvements for a schematic of the area and its amenities – p. 54





#### 9. Disc Golf Course

The Walker Road Area consists mainly of the 24-hole Addison Oaks Disc Golf Course, accessed from the Day Use Parking Lot. The Disc Golf Course is well-used in all four seasons. A large clearing, referred to as Walker Road Field, is incorporated in the Disc Golf Course and also used for special event overflow parking. The Campground Dump Station is located in this area. The course has been rated as #12 in Michigan by The Disc Golf Scene.

#### 10. Recreation Pavilion and Entertainment Area

This area is north of the Buhl Lake Boating and Fishing Area and at the south end of the Campground. It is the center of the Campground Recreation Program. Volunteers – Campground Hosts – lead activities such as games and arts and crafts. Campground Recreation and its themed weekends are a draw for families to camp at Addison Oaks. Musical events are offered at a gazebo surrounded by portable bleachers. A permanent Recreation Pavilion was constructed in FY2015 that includes storage space, vending machine space, and an access route to the Buhl Lake Loop.

https://www.discgolfscene.com/courses/Addison Oaks County Park



Aerial View of Addison Oaks Campground looking north



# 11. Campground Area

The modern campgrounds in Areas A, B and C provide 132 campsites. Area D with 42 campsites is known as the rustic camping area because of the wooded and secluded nature of the campsites. Picnic tables, fire-pits, water, and electrical hook-ups are also available for each campsite in all four areas. 17 campsites in Area A (the inner ring of campsites) were converted to pull-through campsites in 2015 – enabling campers to pull their recreational vehicle (RV) rigs through the site instead of backing in. Also in 2015, 3 campsites in Area B and 15 campsites in Area C were identified as "premium" due to their proximity to restrooms, play areas and other amenities.

Areas 1 through 6 are group campsites, which also have picnic pavilions and horseshoe pits. Together they provide an additional 90 individual campsites.

Six cabins are located along the northeast shore of Buhl Lake. Four of the cabins accommodate up to four persons and there are two six-person cabins. The cabins are furnished. Cabins 5 and 6 are identified as accessible. Two yurts – tent-like structures with circular lattice walls, cone-shaped roof, and an outer fabric shell – were constructed in Area D (sites 161 and 162) in 2013. The Addison Oaks yurts accommodate 6 persons and are fully furnished for a more luxurious camping experience.

There are two modern restroom and shower facilities in Areas A and C. The Area A facility has a laundry. Area D is served by pit toilets. One play structure is located on the west side of Section B. The dump station located at the campground entrance is available to RV users without charge. A convenient 'honeywagon' service is available once a week to campers for an additional fee. Firewood is available for sale at the Contact Station.



Aerial View of Addison Oaks looking southeast



# 12. Lake George Road Fields

This area contains several open fields separated by wooded areas. The fields are used for radio-controlled model airplane flying and for star-gazing. Stargazing activities are supported by a telescope platform. There is also a horse corral for equestrians using the trails. An open storage area for landscape materials is located in this area.

### 13. Conference Center Area

The former Buhl family home is the location of the Addison Oaks Conference Center, where social and professional gatherings are hosted in an elegant, stately atmosphere. Detroit industrialist Lawrence D. Buhl hired Robert O. Derrick in 1927 to design their Tudor-style summer home. Derrick designed several buildings in the Detroit area that are on the National Historic Register, including the Henry Ford Museum in Dearborn, Hibbard Apartment Building in Detroit, and several homes in Grosse Pointe. The Conference Center underwent a major interior renovation in 2013.

The Maintenance Building was constructed to serve as stables, garages, and chauffeur quarters for the Buhl family. When the property was used as the Tudor Hills Gun Club and Game Preserve, it also housed dog kennels (Stafford, 1993).

The Maintenance Building is situated between two arms to the one-way Conference Center Drive. An assessment conducted in 2014 concluded that the one way entry drive and site circulation appears to be an original feature and is historically significantly feature of the site and the design. It is similar to other estates of the period, which intentionally created an experience of arrival, entrance and procession would be experienced as it would be at any



true English estate. Preserving the historic context in which the structure sits is nearly as important as preserving the historic structure (Campbell, 4/29/2014).

The Pool House was constructed by the Buhl Family as part of their estate. The pool was filled in by Oakland County Parks soon after the park was acquired. A structural analysis conducted in 1994 described the underground issues that are causing settling of the foundation and wall cracks and forecast costs for stabilizing the structure (Uzman, 1994). Currently the Pool House is locked and fenced to discourage trespass and is part of the visual landscape of the Conference Center grounds.

The Milk House was built from the foundation of an earlier wooden milk house. It was used as a warming shed by the Buhl children ice-skating on the pond (Stafford, 1993). Oakland County Parks renovated the structure in 1991 with funding assistance from the Oakland County Parks Foundation. It is an important part of the visual landscape of the Conference Center grounds. The building is locked and the interior not accessed by the public. The small Milk House Pond is connected with Adams Lake by a creek.

The Pool House was constructed mid-20<sup>th</sup> century by the Buhl Family. The swimming pool has been filled in and the building is unused and in poor condition. The Rental House is the former estate caretaker's house and is currently rented to a Parks' staff member who provides services when the park is closed.

The Park House was constructed to serve as a caretaker's house for the Buhl family estate. The Park House is currently rented to a Park's staff person and family. There is a recognized benefit of having park staff residing on site and available for emergencies when the park is closed. According to the inspection report from May 19, 2015, the house is in an overall good condition, with minor repairs recommended (OCPRC/FM, 4/21/2016).

Photos clockwise from upper left: Conference Center, Maintenance Building, Pool House, Park House, Milk House













# Park Operation Planning Units

## 14. Organized Programs and Events

Activities at Addison Oaks enrich the visits of daytime and overnight park visitors and draw new visitors into the park. Organized programs and events at Addison Oaks include:

#### **EVENTS ORGANIZED BY OAKLAND COUNTY PARKS**

#### Campground Recreation Program

These are weekend programs targeted to campers at Addison Oaks and also designed to be a draw for families. Examples of family-friendly activities include: craft activities, bicycle parades, face painting, hayrides, live music or DJs, and magic shows.

#### **Special Events**

Special events that are organized and promoted by Oakland County Parks at Addison Oaks include 4<sup>th</sup> of July Fireworks, Light up the Night, and Boo Bash.

#### **EVENTS ORGANIZED BY EXTERNAL ORGANIZATIONS**

These events are arranged with the park supervisor. Organizers are generally responsible for paying fees associated with facility reservation and rental or temporary use permit depending on the type of use. All participants are expected to pay vehicle entry fees at the resident rate.

#### Fall Equestrian Camping Weekend

The last camping weekend of the year is reserved for equestrians. This event started in 2014 and is organized by the Addison Trail Riders.

#### Races

Races are generally organized by external organizations, such as the Clinton River Mountain Bike Association, in partnership with the park. Types of races include mountain bike races and fat tire bike races.

#### Disc Golf Tournaments

Disc Golf Tournaments are organized by external organizations, such as Broken Oak Disc Golf Club<sup>i</sup> and Motor City Chain Gang<sup>ii</sup>, in coordination with the park.

#### Radio-Controlled Flying

Radio-controlled flying in the park is organized by external organizations, including the Romeo Sky Hawks and the Greater Detroit Soaring and Hiking Society, in partnership with the park. These events are open to members of the flying clubs who are covered under Academy of Model Aeronautics (AMA) insurance.

#### Astronomy

The Oakland Astronomy Club organizes star-gazing events in coordination with the park.

https://www.discgolfscene.com/clubs/Broken Oak DGC

ii https://www.discgolfscene.com/clubs/Motor City Chain Gang



# 15. Data Collection and Management

Estimates for monthly and annual numbers of park visits to Addison Oaks are compiled from three data sources: Main Entrance vehicle entries, Campground point-of-sale data, and Conference Center head counts.

Vehicles entering via the main entrance are manually counted by contact station staff and calculations conducted monthly to estimate the number of park visits (OCPRC, 2015, pp. 36-39).

Camping visits are estimated using information on dates of occupancy and camping party size collected at point-of-sale. Calculations are conducted monthly (OCPRC, 2015, p. 40).

Number of visits to the Conference Center incorporate head counts conducted by Oak Management staff who host events at the facility.





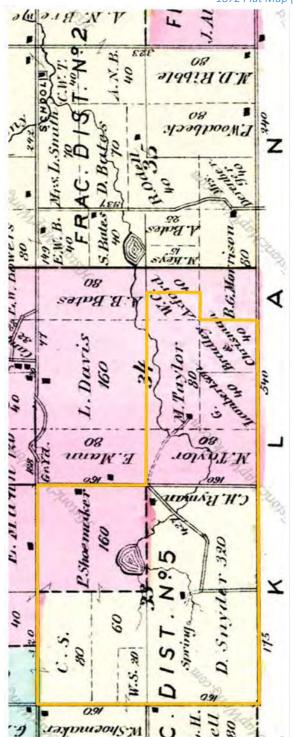
# Park Maps

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

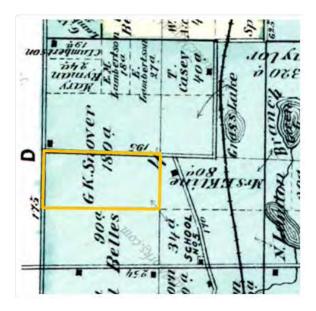


Figure E: Addison Sections 33, 34 and 35 and Oakland Section 4 Historic Plat Maps

1872 Plat Map (F.W. Beers and Co, 1872)









1896 Plat Map (Kace Publishing Company, 1896)

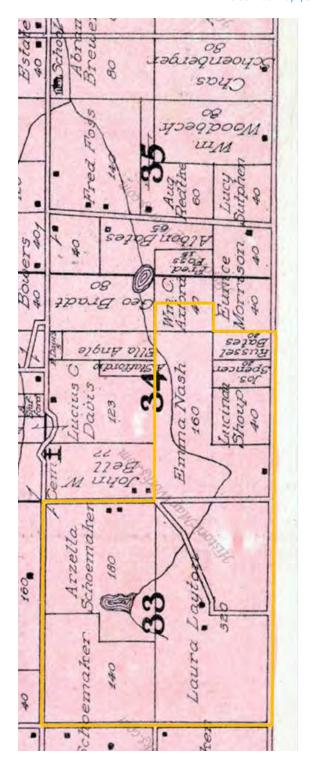




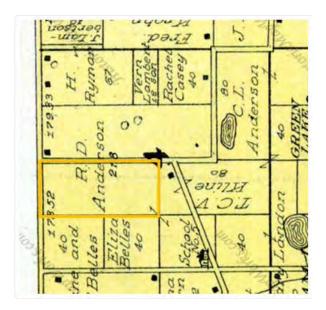




1908 Plat Map (Geo A. Ogle and Co., 1908)

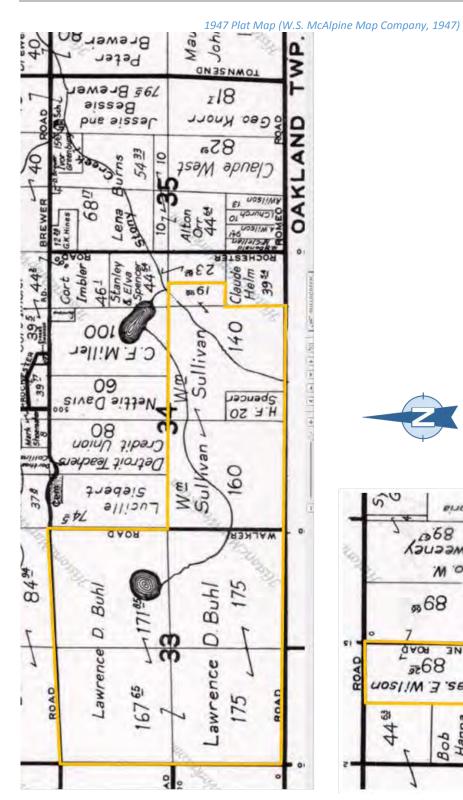








ADDISON OAKS COUNTY PARK





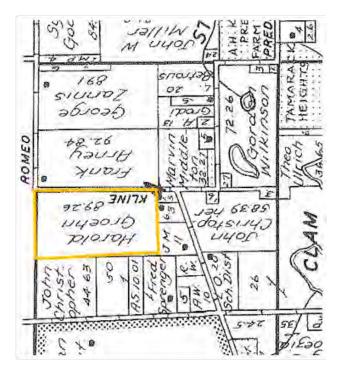




1975 Plat Map (Rockford, 1975)

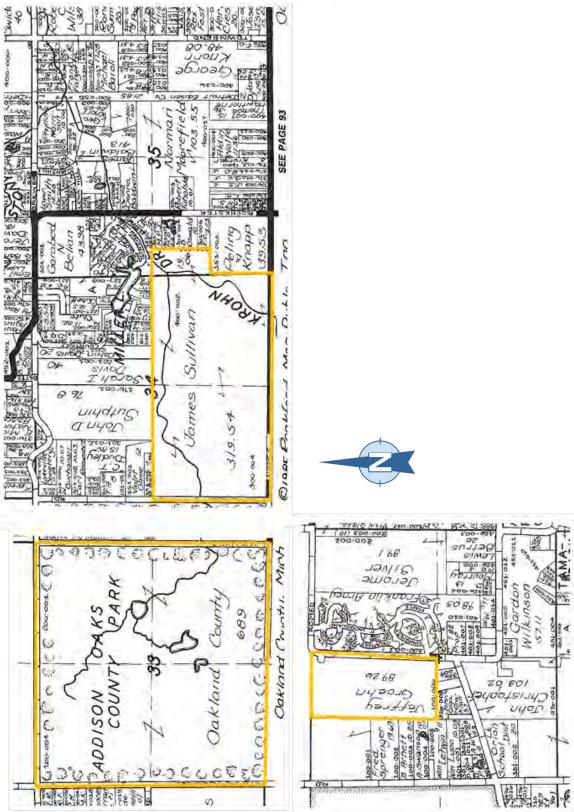








1985 Plat Map (Rockford, 1985)





1988 Plat Map (Rockford, 1988)

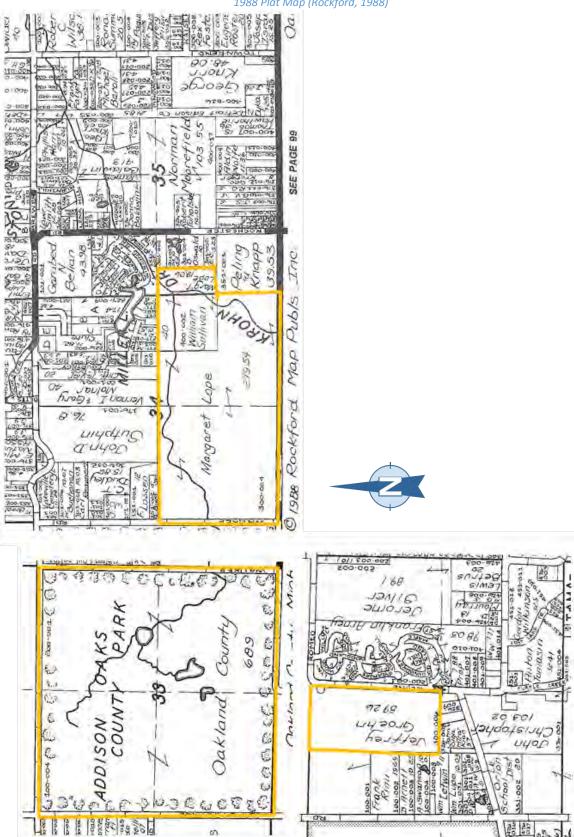




Figure F: Acquisition Grant Map

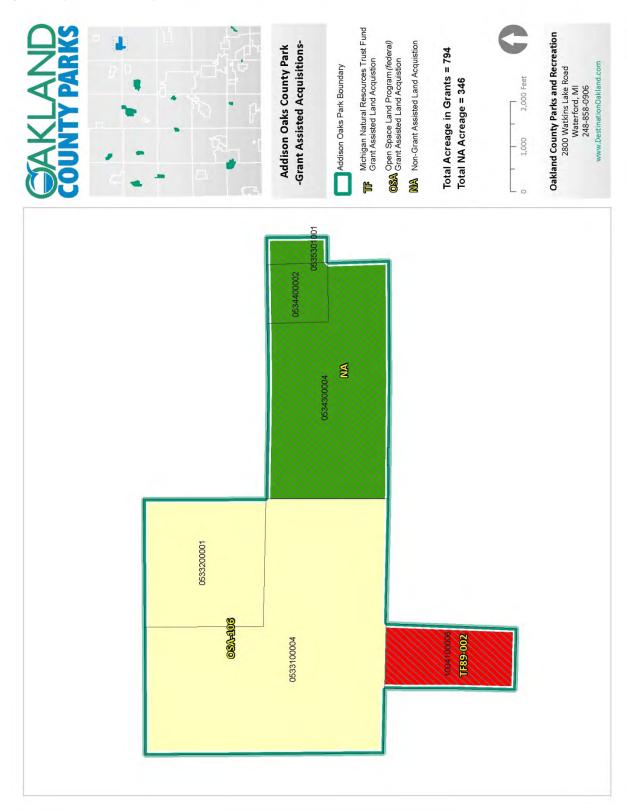




Figure G: Development Grant Map

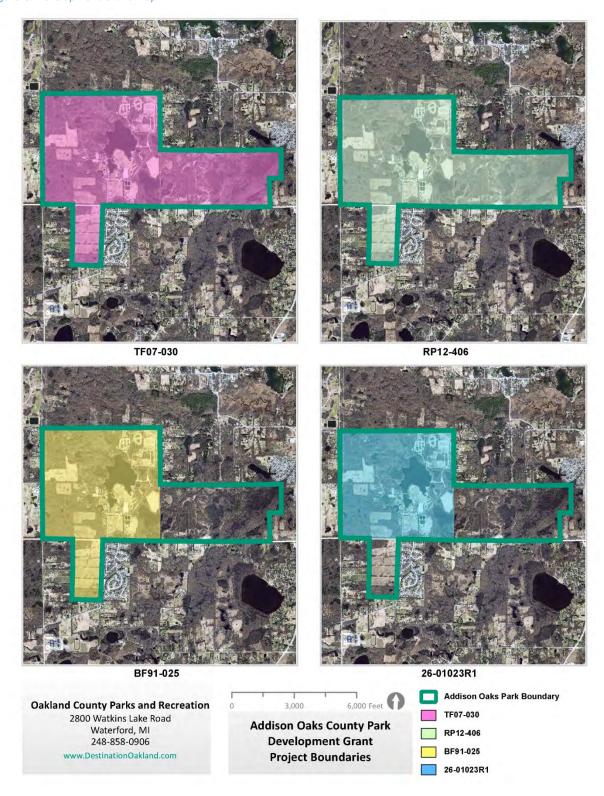




Figure H: Trail Map – Addison Main and South

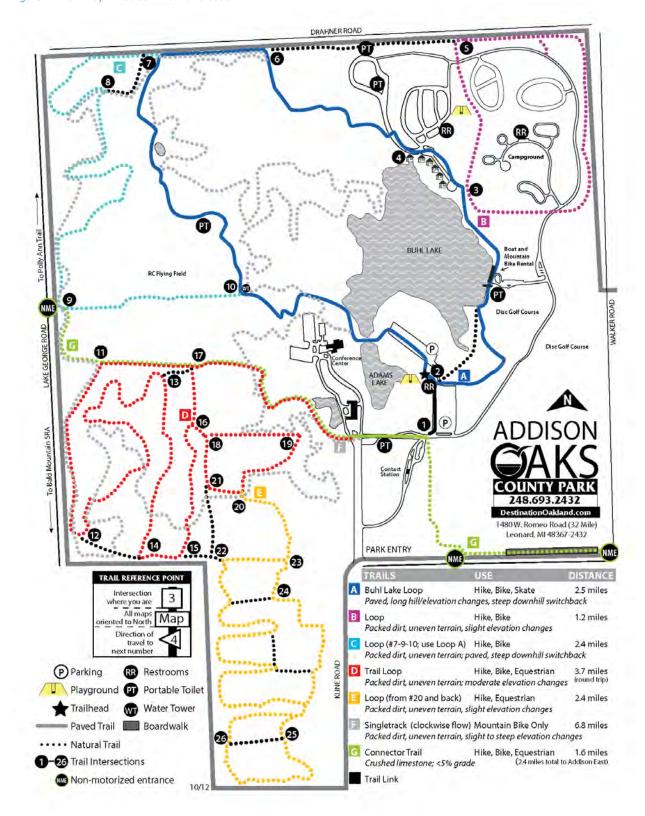




Figure I: Mountain Bike Trail Map – Addison Main

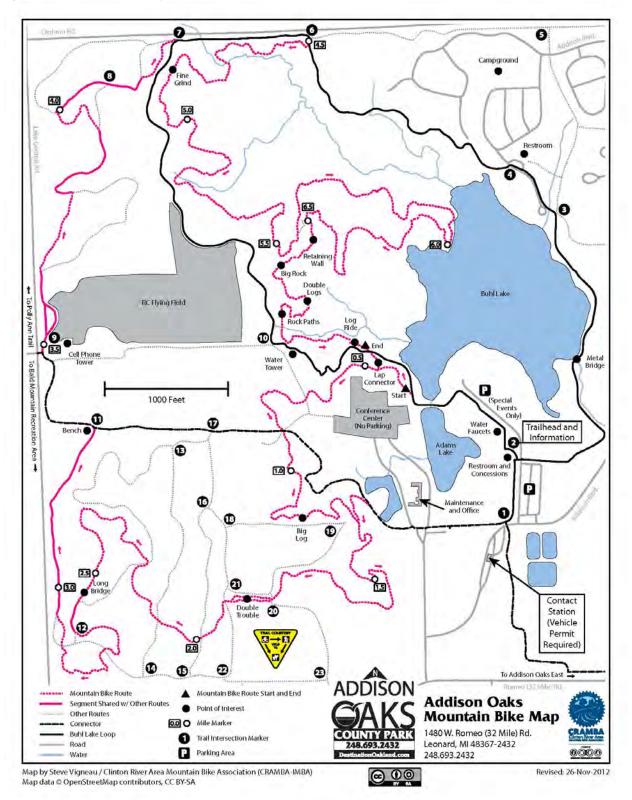




Figure J: Fat Bike Trail Map – Addison Main

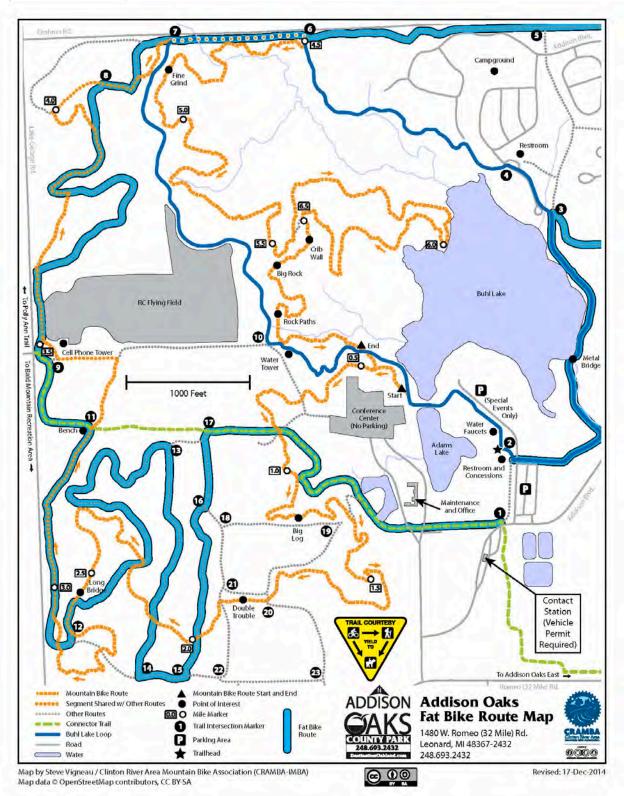




Figure K: Trail Map – Addison East

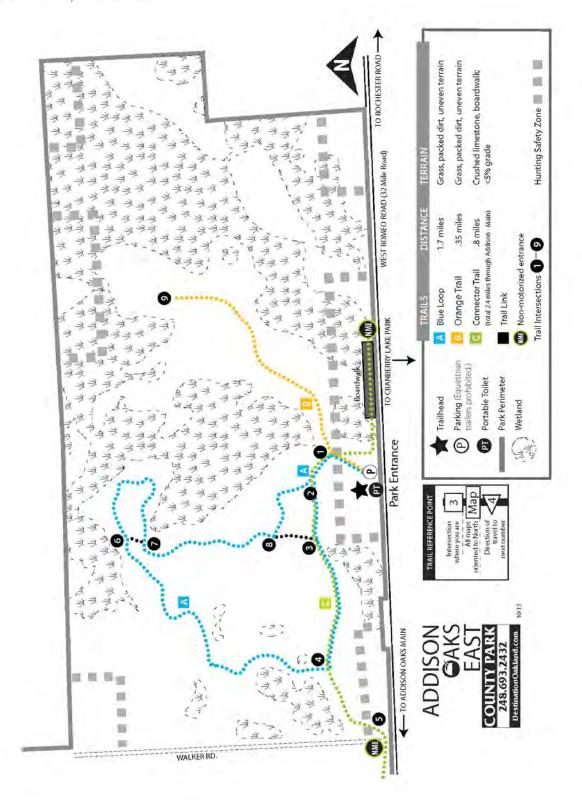




Figure L: Campsite Map

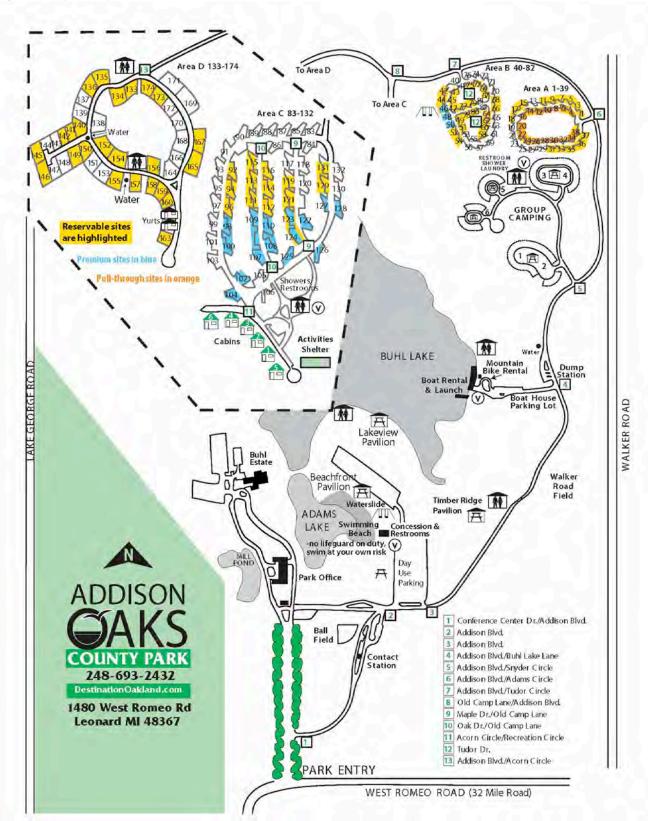
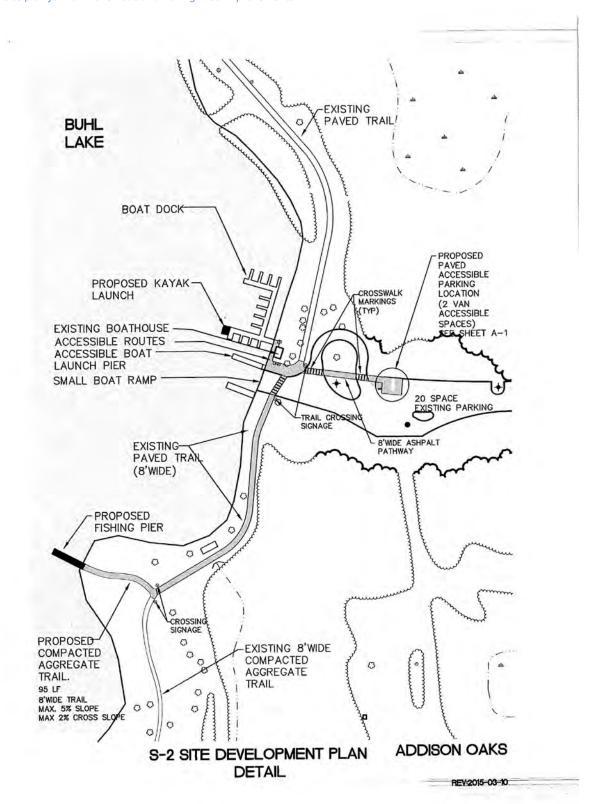




Figure M: Site plan for Buhl Lake Boat and Fishing Area improvements





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# Notes

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

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

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

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

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

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

<sup>&</sup>lt;sup>7</sup> End Moraine: A glacial form consisting of a ridge or hill created from built-up till.

<sup>&</sup>lt;sup>8</sup> <u>Till</u>: Poorly-sorted sediment from melting glacial ice.

<sup>&</sup>lt;sup>9</sup> <u>Potential Natural Area</u>: Important ecological natural communities dominated by native vegetation identified by the Michigan Natural Features Inventory (MNFI). These sites represent the least disturbed natural areas remaining in the county. Initial delineation was done through aerial photo interpretation, with emphasis placed on intactness, wetlands and wetland complexes, riparian corridors, and forested tracts. Prioritization (ranked Priority One, Two and Three) is based on size, core area, stream corridors, land connectivity, vegetation quality, fragmentation and restorability of surrounding lands.

<sup>&</sup>lt;sup>10</sup> <u>Fire-cracked rock</u> (FCR): Burned rocks, typically fractured during intense heating in a firehearth or remnants of rocks associated with cooking. Fairly common to prehistoric archaeological sites (CNAHC, 2014).

<sup>&</sup>lt;sup>11</sup> <u>T1 Line</u>: A dedicated fiber optic line for telephone and internet that transfers digital signals at 1.544 megabits per second.

# **GAKLAND COUNTY PARKS**



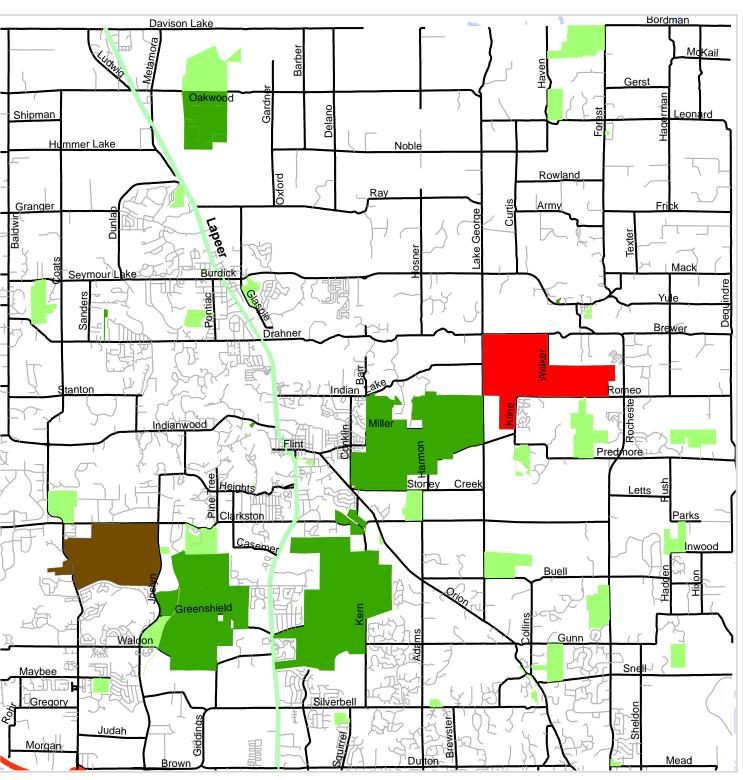
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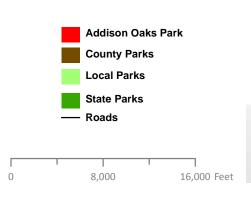


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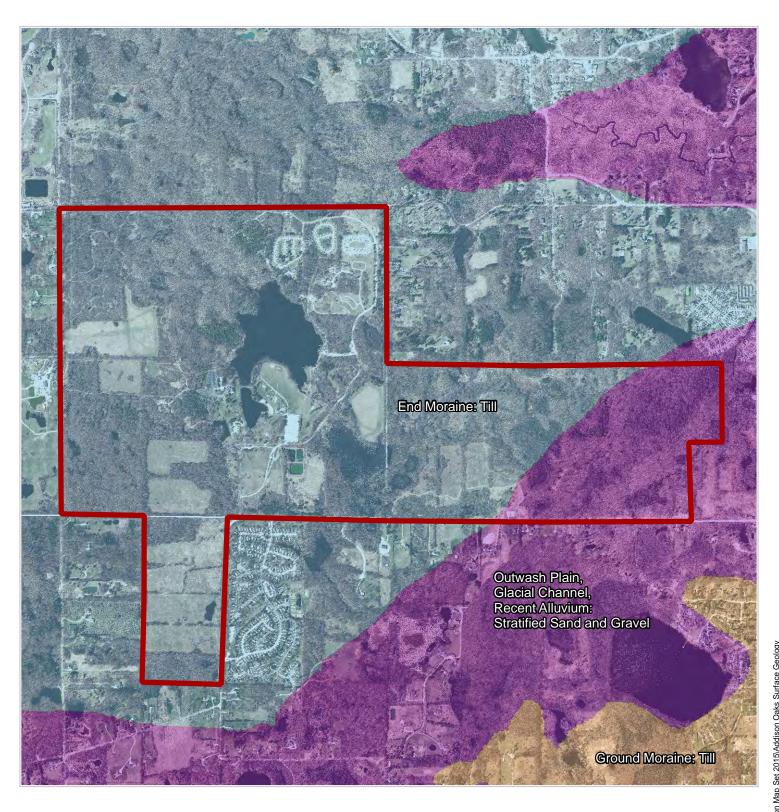








Addison Oaks County Park Location Map





2800 Watkins Lake Road Waterford, MI 248-858-0906

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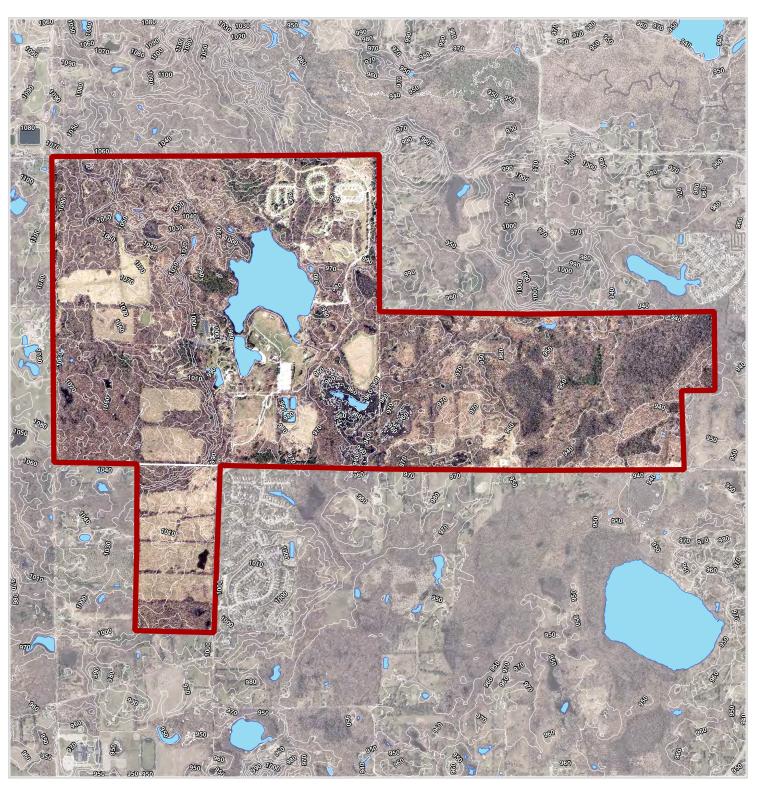


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**Addison Oaks County Park** 





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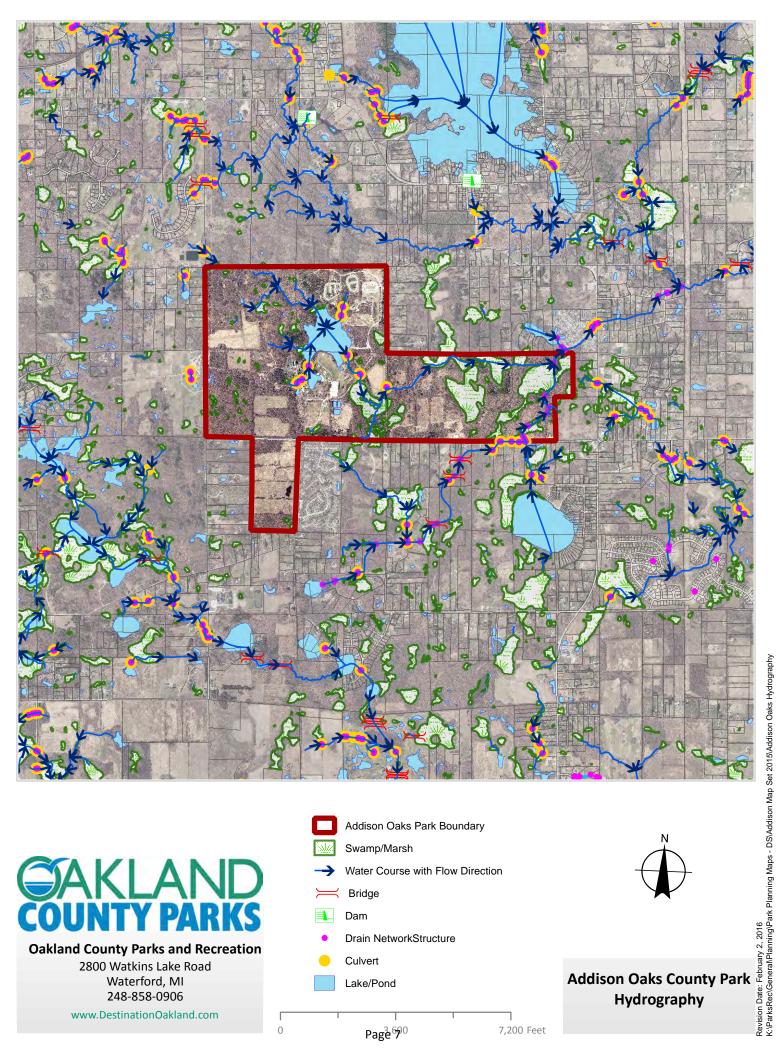
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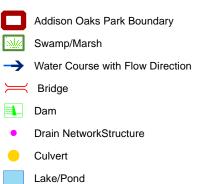
**Addison Oaks County Park Ten Foot Contours** 





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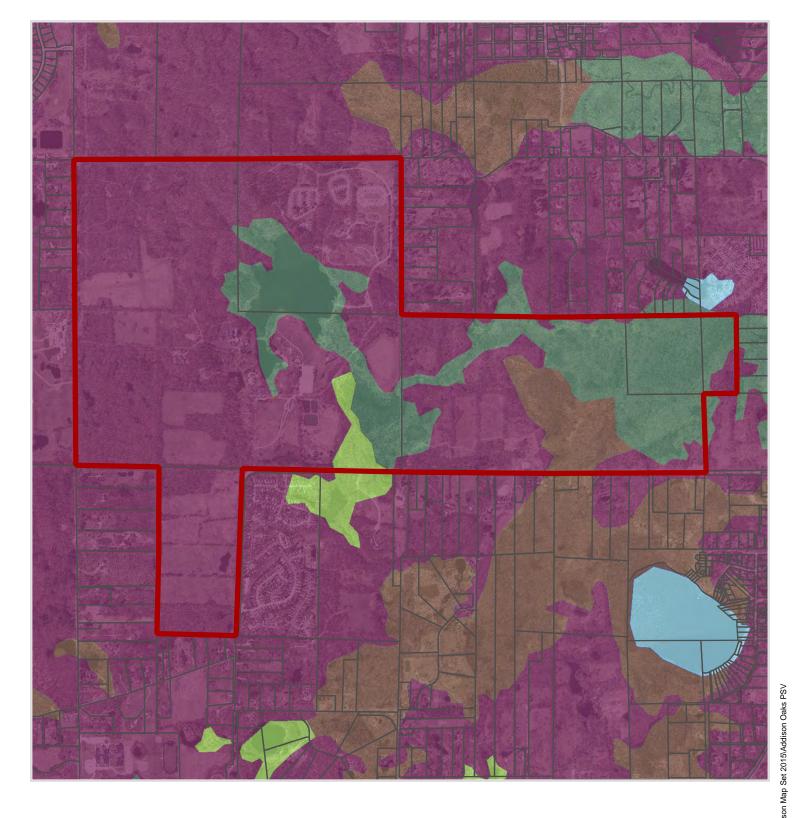
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Page 700

7,200 Feet







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#### Addison Oaks Park

#### **Presettlement Vegetation Cover Type**

BLACK OAK BARREN

LAKE/RIVER

MIXED CONIFER SWAMP

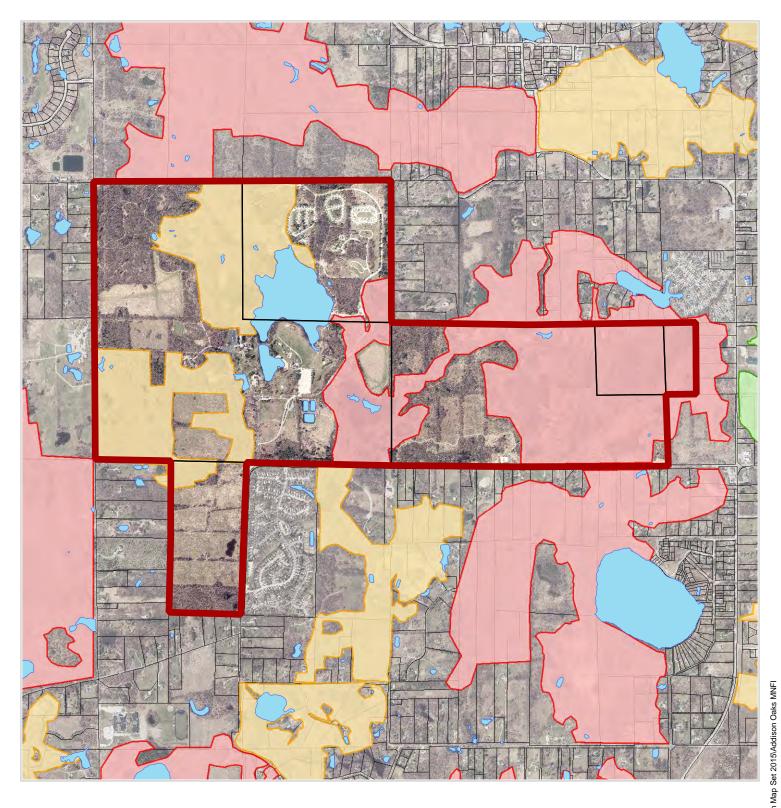
SHRUB SWAMP/EMERGENT MARSH

WET PRAIRIE





Addison Oaks County Park Presettlement Vegetation





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Addison Oaks Park Boundary

Priority One

Priority Two

**Priority Three** 

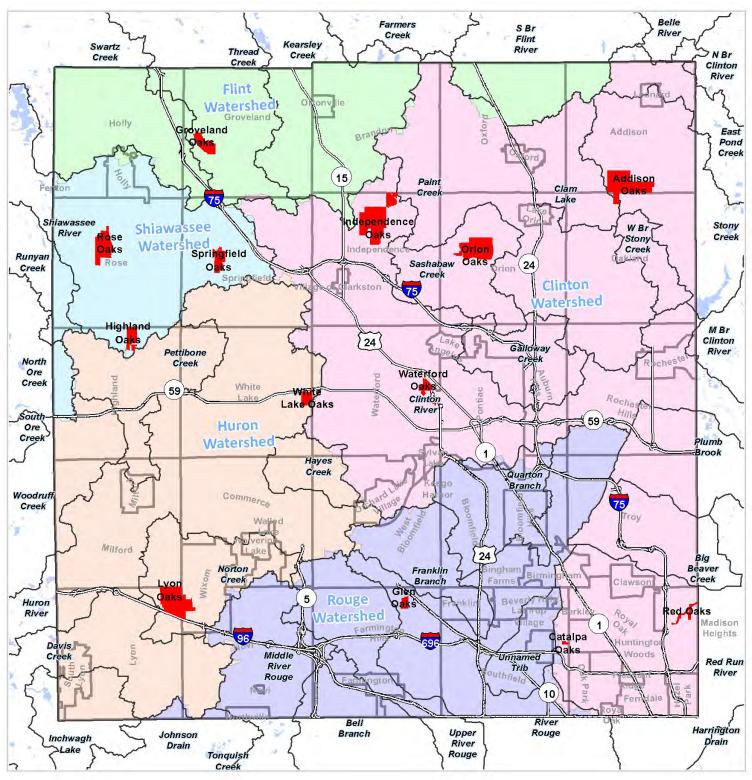
Lake/Pond

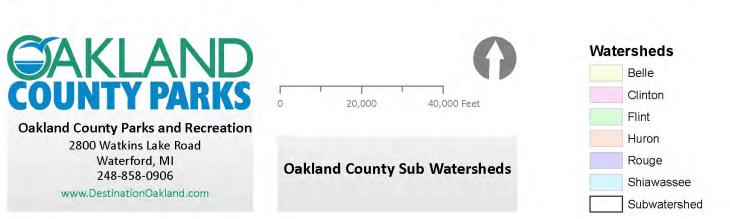
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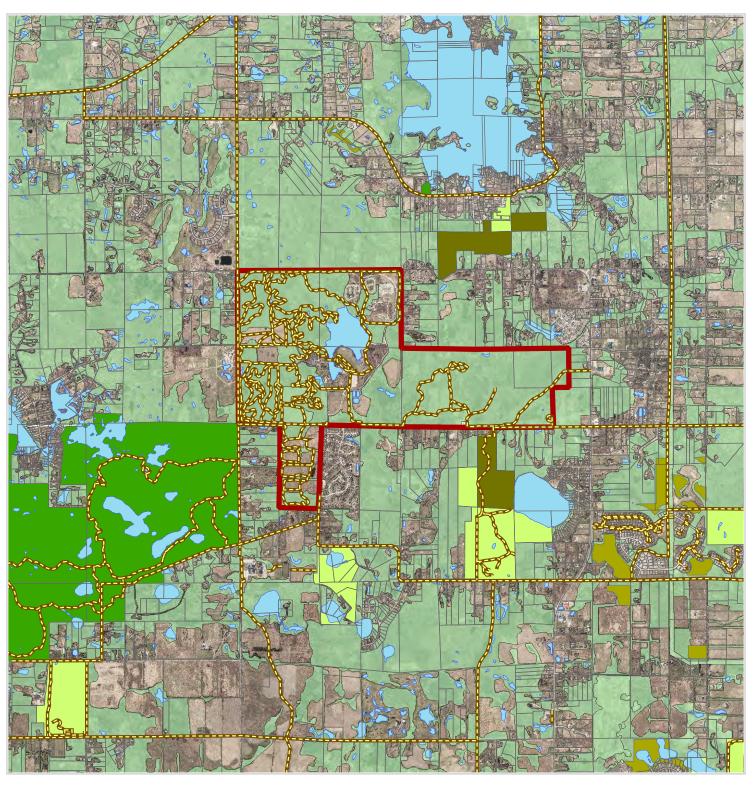
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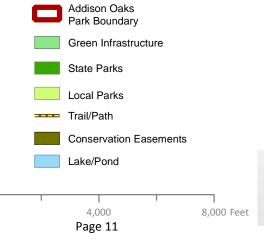






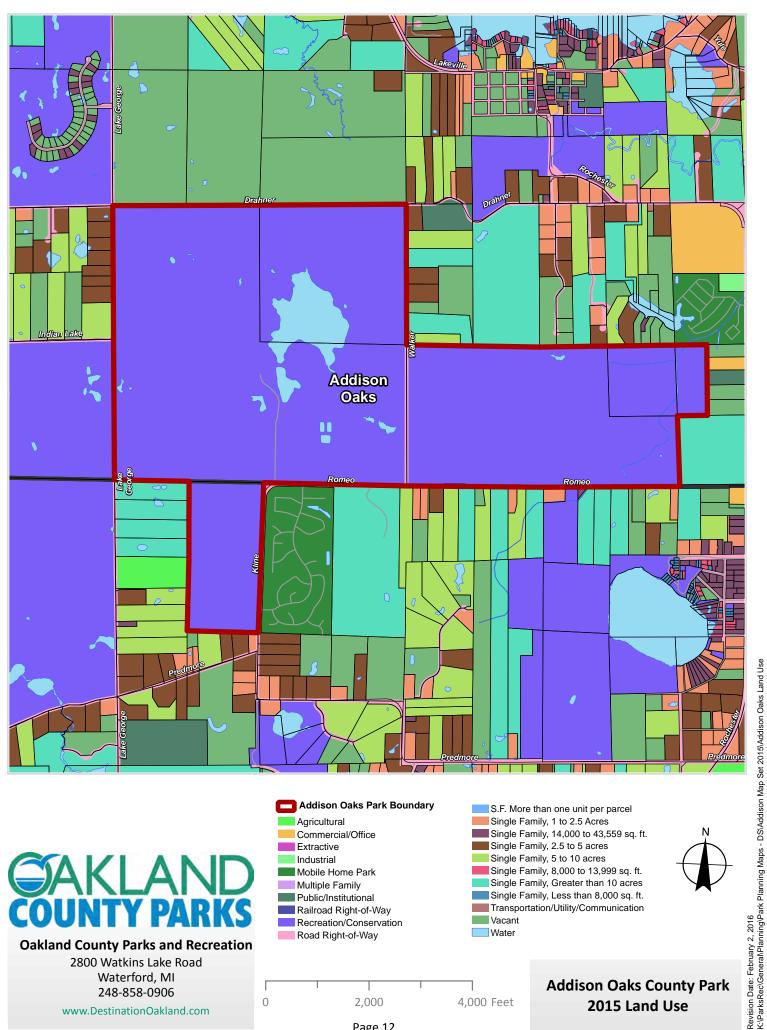
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Addison Oaks County Park
Green Infrastructure





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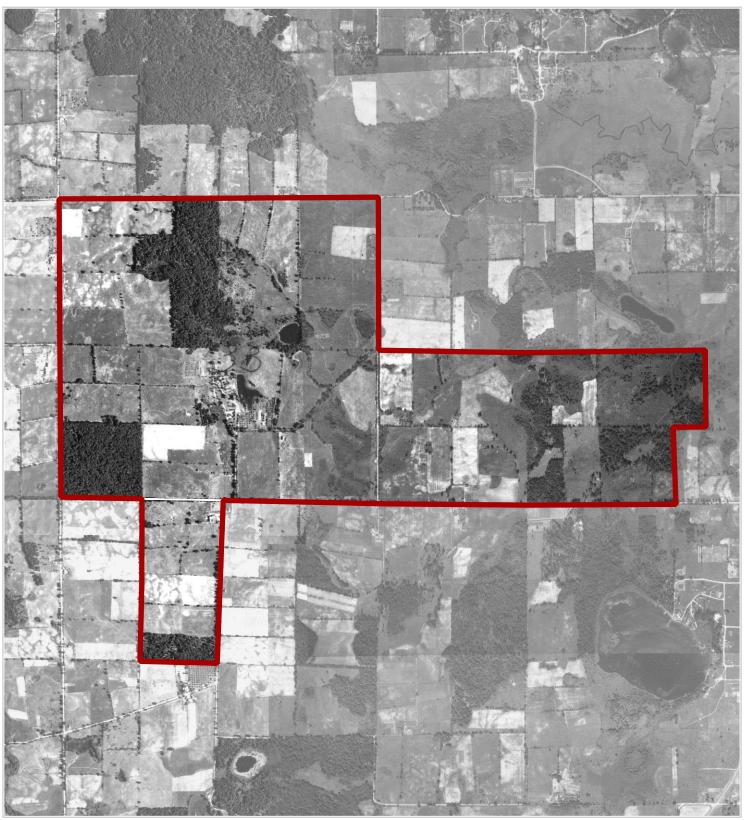


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**Addison Oaks County Park** 2015 Land Use

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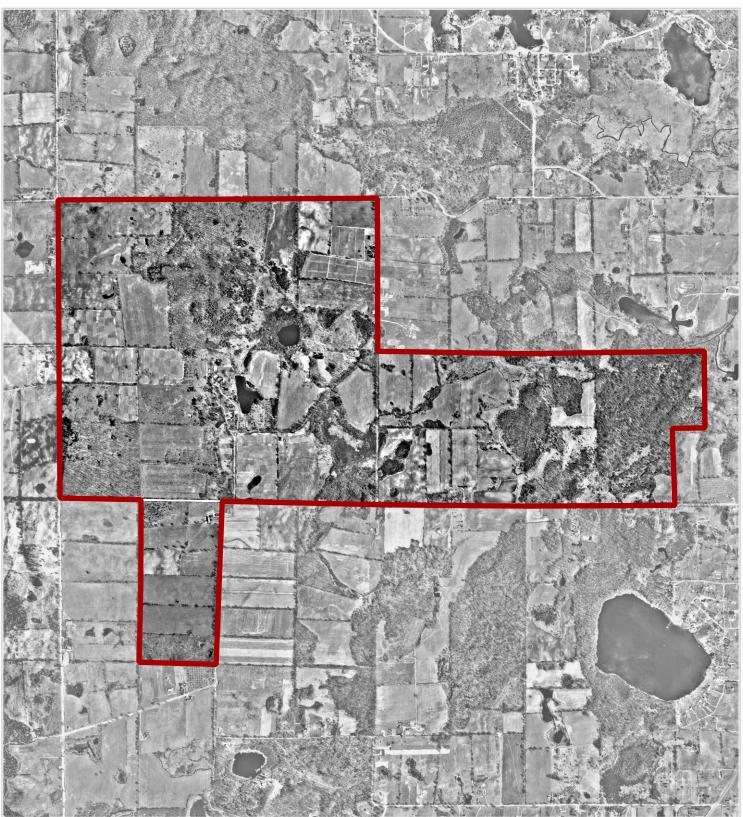
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**Addison Oaks County Park** 1940 Aerial





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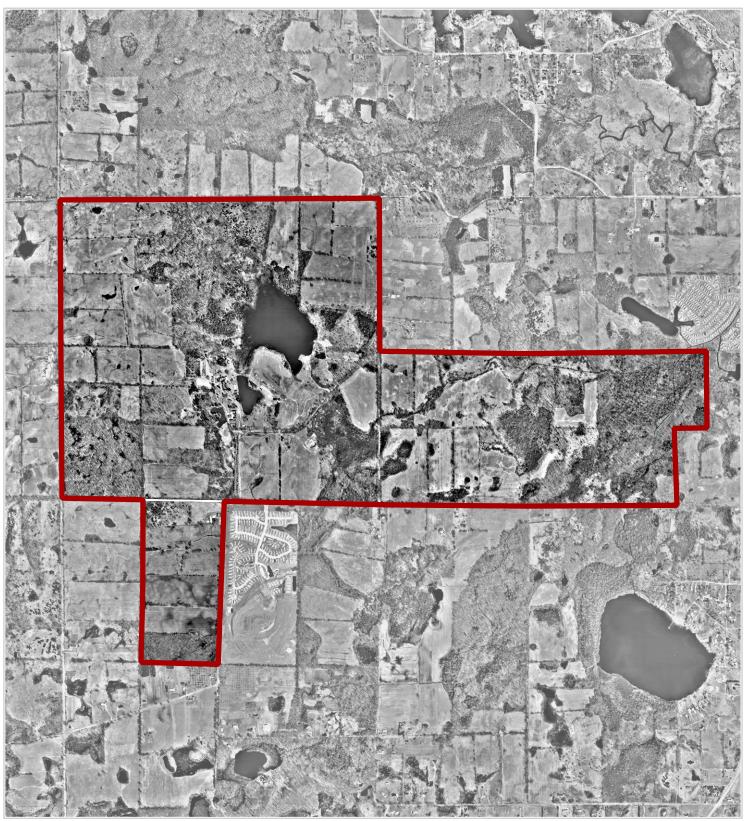
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**Addison Oaks County Park** 1963 Aerial





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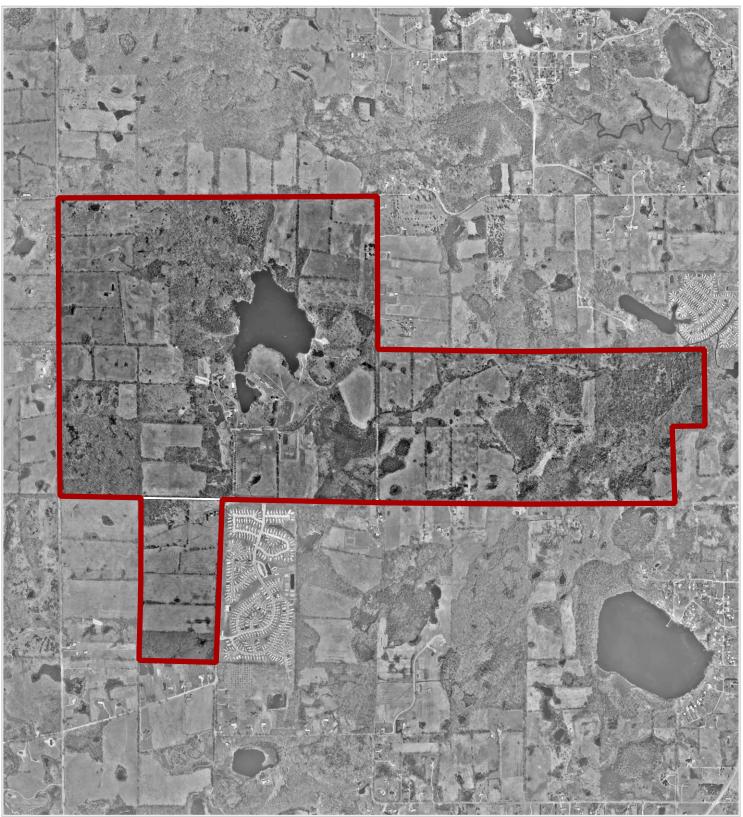
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**Addison Oaks County Park** 1974 Aerial





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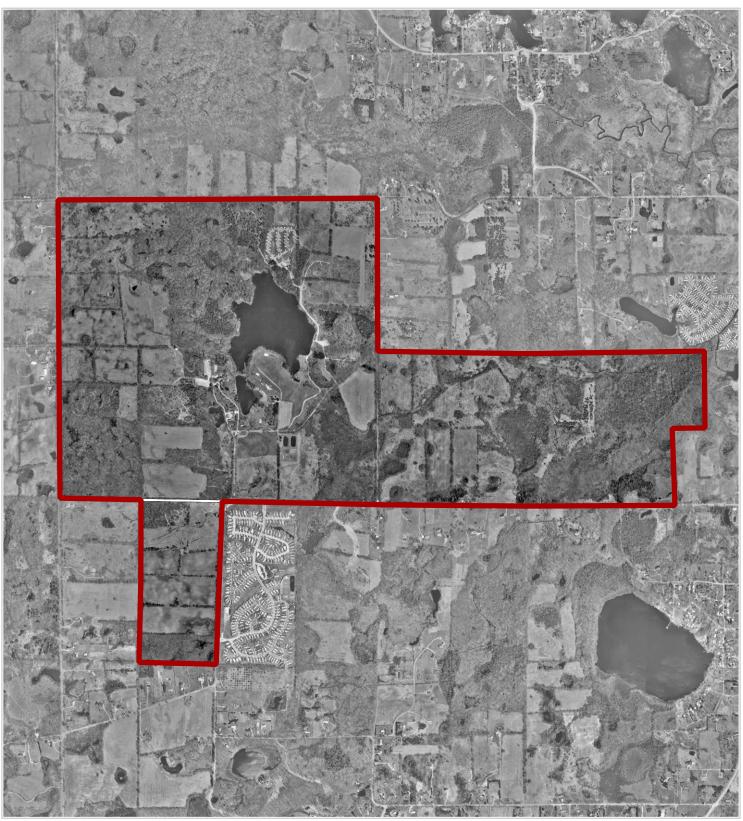
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**Addison Oaks County Park** 1980 Aerial





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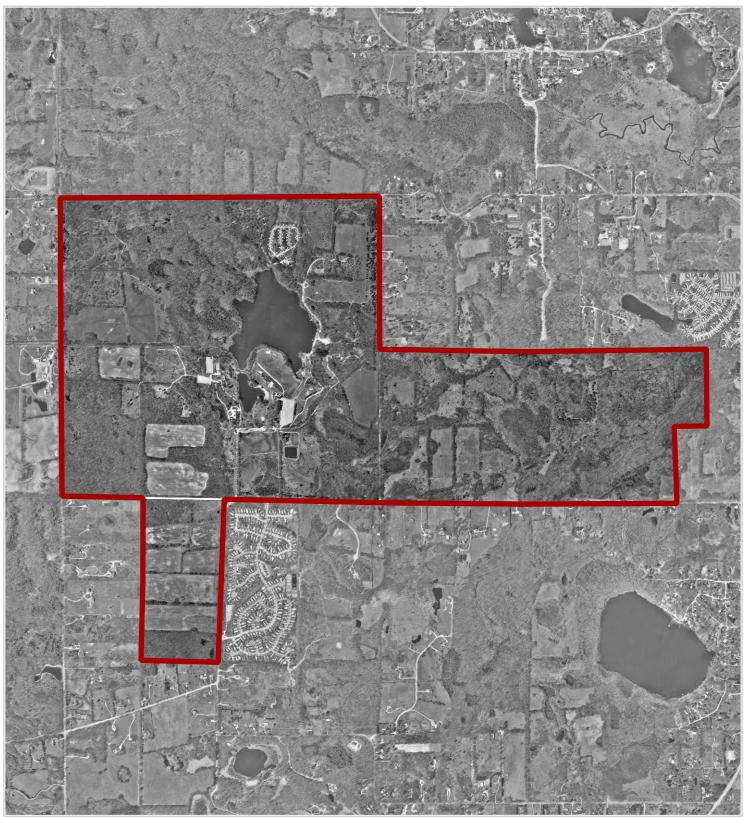
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**Addison Oaks County Park** 1990 Aerial





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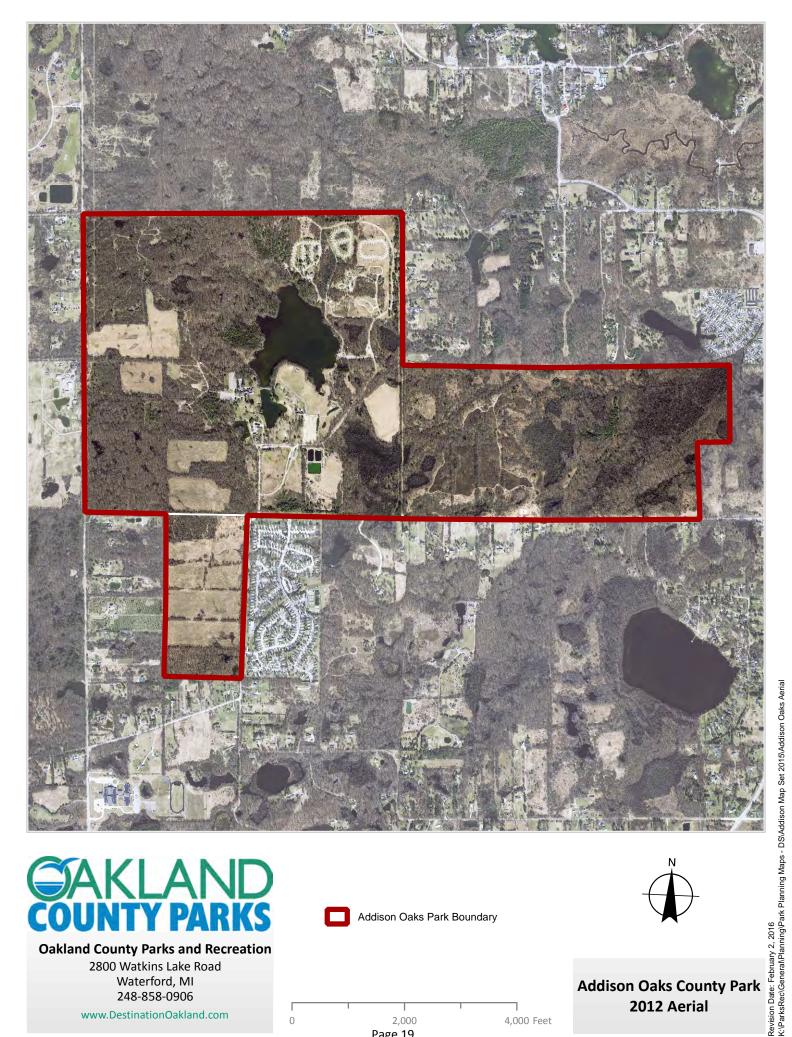
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**Addison Oaks County Park** 2000 Aerial





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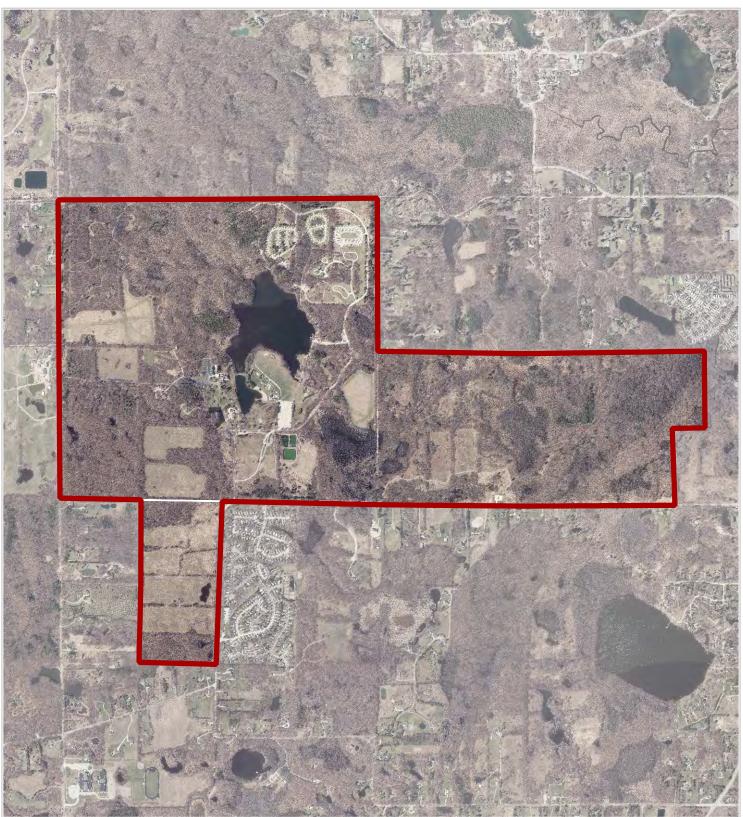
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**Addison Oaks County Park** 2012 Aerial

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Page 20

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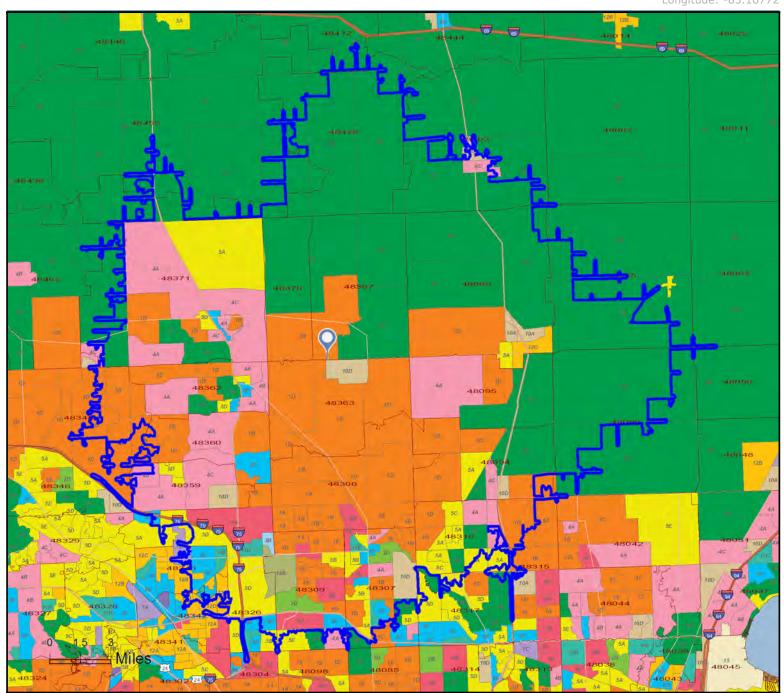
**Addison Oaks County Park** 2015 Aerial



# Dominant Tapestry Map

1451 W Romeo Rd, Oakland Twp, Michigan 48363 Drive Time: 25 minute radius Prepared By Folland, Donna L

Latitude: 42.799087 Longitude: -83.16772









## Dominant Tapestry Map

1451 W Romeo Rd, Oakland Twp, Michigan 48363 Drive Time: 25 minute radius

Prepared By Folland, Donna L

Latitude: 42.799087 Longitude: -83.16772

#### **Tapestry Segmentation**

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

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

Source: Esri

Segment 8B (Emerald City)

Segment 15 (Unclassified)

# **GAKLAND COUNTY PARKS**



**ADDISON OAKS PARK VISION AND FACILITY CONCEPTS** 

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# Park Vision

Visitors to Addison Oaks County Park enjoy a variety of recreational experiences within a beautiful setting that has the ambiance of a rustic and peaceful rural estate surrounded by rugged terrain and a wealth of natural resources. Over the next ten years, Oakland County Parks and Recreation will provide services and facilities that complement the distinctive character of Addison 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 distinctive natural and historic character of park is preserved and enhanced and is an integral part of the Addison Oaks experience
- Major destinations within the park are clearly identified and visitors move freely between destinations and throughout the park
- Addison Oaks is well-known in Oakland County as a destination for outdoor adventure recreation experiences
- The park is visited in all four seasons and has recreational opportunities targeted to each season
- Accessibility is enhanced throughout the park
- The park is connected within the Oak Routes trail network
- Facility improvements and improvements to business and operating practices have increased customer satisfaction of existing visitor populations; drawn new target populations to the park; and created new programmatic and revenue-generation opportunities

# Park Planning Units

The Baseline Park Analysis identified distinct planning units where similar park and recreation services are delivered. Planning units may be located in a specific geographic area in the park (Location-Specific Planning Units) or considered dispersed over the entire park (Park-Wide Planning Units). Park operations are called out as a separate category (Park Operation Planning Units). In some cases, new facilities are proposed for the park that would introduce services that are not currently offered (Proposed Service Planning Units) – these areas may or may not have a geographic location identified.

#### **Park-Wide Planning Units**

- 1. Natural Resource Management
- 2. Park Entrances, Roadways and Parking
- 3. Maintenance, Utilities and Security
- 4. Technology
- 5. Non-Recreational Features
- 6. Park Trails and Regional Connectivity

#### Location-Specific Planning Units – See Map A

- 7. Adams Lake Beach and Picnic Area
- 8. Buhl Lake Boating and Fishing Area
- 9. Disc Golf Course
- 10. Recreation Pavilion and Entertainment Area
- 11. Campground Area
- 12. Lake George Road Fields
- 13. Conference Center Area

#### **Park Operation Planning Units**

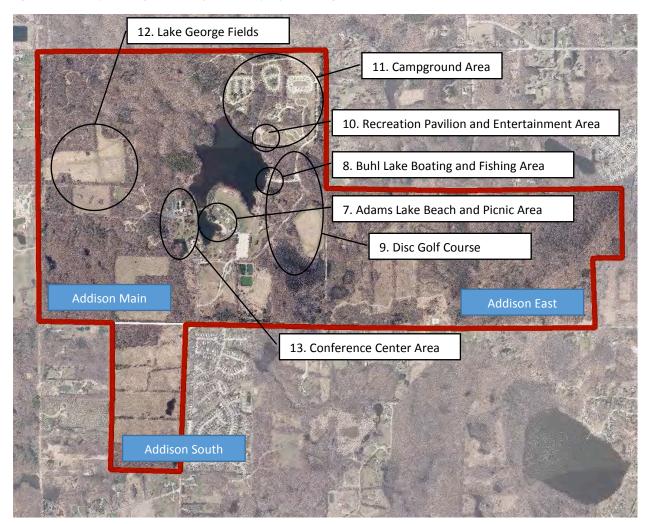
- 14. Organized Programs and Events
- 15. Data Collection and Management

#### **Proposed Service Planning Units**

- 16. Equestrian Amenities
- 17. Dog Park



Figure A: Park map showing locations of Location-Specific Planning Units 7-13





# **Summary Concepts**

## 10-Year Concepts

The following table links the Facility Concepts developed with existing or proposed capital improvement (CIP) or maintenance projects or identifies if the Facility Concept would be implemented through planning and/or operational actions. The table provides estimates of potential budgetary effects of implementing Facility Concepts. For more details about CIP and maintenance projects, please refer to the current Capital Improvement Budget & Maintenance Management Plan (OCPRC, 4/12/2016)

Table 1: Summary Table of Facility Concepts and Budget Effects

	10-Year Concept	Planning and/ or Operations Actions	Transition Plan/ Accessibility Actions	Maintenance Forecast	CIP Forecast	Project Name
PARK-	-WIDE PLANNING UNITS					
1. Nat	tural Resource Management					
Α	Invasive Species Control	✓				
В	Mgt. of Open Water Resources	✓			\$250,000	ADD Adams Lake Beach Renovation
С	Wildlife Management	✓				
D	Forestry Management	✓				
Е	Grassland Restoration	✓				
F	Wetland Restoration	✓				
2. Par	k Entrances, Roadways and Parking					
Α	Signage Redesign and Installation	✓	✓			
В	Contact Station Accessibility	✓	✓			
С	East Parking Lot Accessibility	✓	✓			
3. Ma	intenance, Utilities and Security					
Α	Sewage Lagoon Capacity	✓				
В	Buhl Lake Structural Inspections	✓		\$10,000 \$5,000		i ADD Buhl Lake Dam Inspection ii ADD Buhl Lake Bridge Inspection
С	Water Tower Planning and Implementation	✓		\$20,000		ACC Water Tower Demolition
D	Campground Dump Station Accessibility	✓	✓			
Е	Area A Sanitation Station Accessibility	✓	<b>✓</b>			
4. Technology						
Α	Wireless Network and Web Apps	✓	✓			
В	Text Alerts	✓				

i \$5,000 every 5 years over 10 years

ii \$2,500 every 5 years over 10 years



	10-Year Concept	Planning and/ or Operations Actions	Transition Plan/ Accessibility Actions	Maintenance Forecast	CIP Forecast	Project Name	
<u>5. No</u>	n-Recreational Features						
Α	Mitigation of Grant Conversion – Cell Tower Site	✓					
В	Rental House Maintenance	✓		\$1,000		ADD Residence Water Heater	
	k Trails and Regional Connectivity	<b>✓</b>	<b>√</b>				
A B	Trail Map and Signage  Regional Connectivity Planning	<b>V</b> ✓	<b>✓</b>				
С	Identification and Resolution of	<b>✓</b>	•				
	Trail Use Conflicts						
D	Buhl Lake Trail Accessibility	✓	✓	\$6,000		ADD Buhl Trail - Resurfacing	
E	Addison Connector Trail Accessibility at East Parking Lot	✓	✓				
F	Rustic Trails Accessibility	✓	✓				
LOCA	TION-SPECIFIC PLANNING UNITS						
7. Ada	ams Lake Beach and Picnic Area						
Α	Beach Building Programming, Naming and Branding	✓	✓				
В	Beach Building Remodeling	<b>✓</b>	<b>✓</b>	\$1,000	\$90,800 \$25,000 \$150,000	ADD Concession Water Heater ADD Concession Site Improvements ADD Concession Remodeling Design ADD Concession Remodeling Construction	
С	Adams Lake Beach, Play Area and Pavilion Improvements	<b>✓</b>	<b>✓</b>		\$36,000 \$360,000 \$120,000 \$48,000	ADD Water Feature Design ADD Water Feature Construction ADD Play Lot, Beach ADD Court Games Area	
D	Removal of Unused Structure	✓					
Е	Picnic Area Accessibility	✓	✓				
F	Lakeview Picnic Area Accessibility	✓	✓				
G	Timber Ridge Picnic Area Accessibility	✓	✓				
8. Buh	8. Buhl Lake Boating and Fishing Area						
Α	Boathouse Replacement	✓	✓		\$20,000 \$140,000	ADD Boathouse Design ADD Boathouse Construction	
В	Stand-Up Paddleboards	✓					
9. Disc Golf Course							
А	Standards Manual and Market Analysis	✓					
В	Site Improvements and Additional Holes	<b>✓</b>			\$20,000	ADD 18-Hole Disc Golf Course	



		1				
	10-Year Concept	Planning and/ or Operations Actions	Transition Plan/ Accessibility Actions	Maintenance Forecast	CIP Forecast	Project Name
10. Re	ecreation and Entertainment Area					
Α	Recreation Pavilion Facility Planning	<b>✓</b>	<b>✓</b>			
В	Gazebo Bleachers Accessibility	✓	✓			
С	Access Routes	✓	✓			
11. Ca	ampground Area					
Α	Campground A Accessibility	✓	✓			
В	Group Camping Area Accessibility	✓	✓			
С	Camper Cabin #4 (4-person) Accessibility	✓	✓			
D	Camper Cabin #6 (6-person) Accessibility	✓	✓			
E	Yurts Accessibility	✓	✓			
F	Area A Restroom Accessibility	✓	✓			
G	New Accessible Campsites	✓	✓			
Н	Campground Play Areas and Structures	<b>✓</b>	✓		\$75,000	ADD Playground Section A & B
ı	Area C Restroom Maintenance	✓		\$12,000		ADD Section C Restroom/Shower Water Heater
J	Cabin and Yurt Maintenance	✓		\$1,000 \$1,000		ADD Cabin 5 Window Unit ADD Cabin 6 Window Unit
12. La	ike George Road Fields			. ,		
А	Recreational Open Field Standards and Market Analysis	✓				
13. Co	onference Center Area	<u>'</u>				
А	Historic Asset Inventory and Evaluation	✓				
В	Maintenance Yard Upgrades	✓			\$150,000	ADD Maintenance Yard Renovation Construction
С	Garden Landscape and Walkway	<b>✓</b>	<b>✓</b>		\$25,000 \$150,000	ACC Garden/Entrance Design ACC Garden/Entrance Construction
D	Conference Center Maintenance and Accessibility	<b>✓</b>	<b>✓</b>	\$ 200,000	\$53,000 \$ 105,000 \$ 14,000 \$ 10,000	ACC Deck Replacement  ACC Stucco Repair ACC Boiler Replacement ACC HVAC Replacement ACC Restroom Furnace Replacement
E	Conference Center Parking Lot Accessibility	<b>✓</b>	✓			
F	Sherriff's Building Accessibility	✓	✓			

i \$20,000 per year over 10 years

	10-Year Concept	Planning and/or Operations Actions	Transition Plan/ Accessibility Actions	Maintenance Forecast	CIP Forecast	Project Name
PARK	OPERATION PLANNING UNITS					
<u>14. O</u>	ganized Programs and Events					
А	Programs and Events Organized by Oakland County Parks	✓				
В	Programs and Events Organized by External Groups	✓				
15. Da	ata Collection and Management					
Α	Park Visit Counts	✓				
В	Facility and Trail Counts	✓				
PROP	OSED SERVICE PLANNING UNITS					
16. Ed	uestrian Amenities					
A	Designated Group Area Site Amenities	✓				
<u>17. Pr</u>	oposed Dog Park					
Α	Mobile Dog Park	✓	✓			
В	Permanent Dog Park	<b>✓</b>	<b>✓</b>		\$ 20,000	* ADD Dog Park Fencing
	Termunent bog rank	,	·		\$ 30,000	* ADD Dog Park
	FORECAST AMOUNTS			\$ 257,000	\$ 1,891,800	
	REINVESTMENT CALCULATION <sup>i</sup>					
	Total Combined Maintenance and CIP				\$ 2,148,800	
	CIP Forecast for New Assets				\$ 50,000	* New assets
	Total Reinvestment in Existing Assets				\$ 2,098,800	
	Average annual reinvestment				1.91%	

Ε

#### 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 (Addison's assets have an estimated value of \$10,974,812 in 2015 dollars)

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

<sup>&</sup>lt;sup>i</sup> REINVESTMENT CALCULATION: The **Average Annual Reinvestment** is expressed as a percentage of the total replacement value of park assets and is calculated with the following formula:



## Concepts for Future Consideration

The following concepts are considered appropriate for the site and are responsive to maintenance needs and public engagement results. However they are not included in the 10-Year Planning Concepts because they are a lower priority, less urgent, or dependent on implementation of the 10-Year Planning Concepts. They may also exceed the current budgetary guidelines. As these projects are developed, they will incorporate relevant 10-Year Accessibility Concepts.

Table 2: Summary Table of Concepts for Future Consideration and Budget Effects

	Addison Oaks Facility Concepts for	CIP Project	Project Name				
	Future Consideration	Forecast	Troject Rame				
PARK-WIDE PLANNING UNITS							
2. Park Entrances, Roadways and Parking							
D	Firewood Storage and Sales	\$15,000	ADD Firewood Storage				
E	Lake George Parking Lot and Trailhead	\$15,000 \$150,000	ADD Parking Lot, Lk George Design and Const.				
F	Re-Routing of Addison Boulevard at Dump Station	\$127,000	New CIP				
G	Campground Road	\$362,000	ADD Paved Campground Road				
Н	Entrance Drive Lighting	\$10,000	ACC Entrance Dr. Lighting Design				
		\$100,000	ACC Entrance Dr. Lighting Const.				
3. Main	tenance, Utilities and Security						
F	Cold Storage Facility	\$32,000 \$320,000	ADD Pole Barn, Design and Construction				
G	Future Maintenance Facility Feasibility Study	NA					
6. Park	Trails and Regional Connectivity						
G	Campground Paved Looped Pathways	\$260,000	ADD Asphalt Trail – Campground – Construction				
		\$47,500	ADD Asphalt Trail Lake George, Design				
Н	Regional Connectivity Implementation	\$275,000	ADD Asphalt Trail Lake George, Const.				
	, ,	\$200,000	ADD Asphalt Trail Lake George, Const.				
LOCATI	ON-SPECIFIC PLANNING UNITS						
10. Rec	reation and Entertainment Area						
D	Amphitheater	\$18,500 \$185,000	New CIP				
11. Can	npground Area						
		\$100,000	ADD Restroom/Shower Sect D, Design				
K	Area D Modern Restrooms	\$1,025,000	ADD Restroom/Shower Sect D, Const.				
ı	Camparaund Utility Unaradas	\$60,000	ADD Campground Utility Upgrade Design				
L	L Campground Utility Upgrades		ADD Campground. Utility Upgrade Const.				
PROPOSED SERVICE PLANNING UNITS							
16. Equestrian Amenities							
В	Equestrian Group Campground	\$650,000	ADD Camping Eques. Group Const.				
	TOTAL FORECAST AMOUNT	\$ 4,552,000					

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# Park-Wide Planning Units

## 1. Natural Resource Management

#### **10-Year Planning Concepts**

#### A. Invasive Species Control

Invasive species control methods include prescribed burning, manual removal and chemical removal.

#### B. Management of Open Water Resources

Modify Adams Lake shoreline to help increase circulation of water at the beach area. Manage Adams Lake, Buhl Lake and Milk House Pond by controlling aquatic invasive species, installing lake buffers, and conducting long-term water quality monitoring.

#### C. Wildlife Management

Wildlife management includes archery and managed deer hunts, permitted goose control, and wildlife surveys (surveys of deer, grassland birds, amphibians, reptiles, and nest box monitoring).



#### D. Forestry Management

Forestry management includes prioritized hazardous tree removal, tree replacement program, and pest and disease diagnostics.

#### E. Grassland Restoration

Grassland restoration includes continued management of an existing demonstration area, and future consideration of additional old field conversion to grassland for wildlife habitat improvement.

#### F. Wetland Restoration

An area in the southernmost portion of the park have been identified as potentially appropriate for wetland restoration through Michigan Department of Environmental Quality (MDEQ) wetland mitigation program (OCPRC, 2013, pp. 6:14-15). Partnership and funding mechanisms are being explored.

Concepts for Future Consideration - None proposed

#### **Recreational Trends**

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

#### Public Engagement – 2010 Community Survey

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





#### Public Engagement – Park User Surveys

Natural beauty is clearly appreciated by the visitors to Addison Oaks. The 2013 Park User Intercept Survey asked visitors to rate a range of amenities and characteristics at Addison Oaks. "Beauty of the Park" received the highest number of 'excellent' ratings (335 out of 417 survey respondents), while "Wildlife, Nature/Trees" was fourth (275 out of 417 survey respondents) (OCPRC, 2/19/2016).

#### Public Engagement – Master Plan Feedback

Total Comments = 10 Open House and 37 Online. A total of 24 comments were generally supportive of the natural resource management concepts with four comments stating natural resources are a key component of Addison Oaks uniqueness. The majority of comments (23) were in regards to the plant and wildlife management operations which were further broken down to support wildlife management (9), support plant management (8), don't support plant management (3), and don't support wildlife management (3). Supporters of wildlife management appreciated the information provided by the park regarding managed hunts and expect communication levels to remain. Proponents of plant management highlighted control of invasive species and keeping a variety of natural habitats within the park. A total of seven comments suggested improvements or additions to the proposed natural resource management plan. These suggestions included partnering with outside entities to manage outside of park boundaries, partnering with K-12 schools, granting access to natural areas for study and enjoyment, and removing deer blinds between hunts (OCPRC, 2/19/2016).

#### **Annual Project Meeting Recommendations**

**Natural Resources – September 24, 2014**: Natural Resources highlighted a grassland restoration grant project in collaboration with Oakland Township that is focused on the southern portion of Addison Oaks and Oakland Township's Cranberry Lake Preserve.



# 2. Park Entrances, Roadways and Parking

#### 10-Year Planning Concepts

#### A. Park Signage Redesign and Installation

Design and install signage that clearly communicates the identity of Oakland county Parks and Addison Oaks as well as the selection and location of amenities. Connect with ongoing Oakland County Parks branding and marketing efforts and the development of system-wide sign standards by the Sign Standards Work Group.

#### B. Contact Station Accessibility

Add detectable warnings at the curb ramp and install accessible signage at the public entrance to the contact station (OCPRC, 11/19/2015, p. 1); photos 1-3<sup>i</sup>.



#### C. Addison East Parking Lot Accessibility

Construct two accessible parking spaces and access aisles connecting to an access route. At least one of the spaces must be van accessible. Install signage for each space (OCPRC, 11/19/2015, p. 2); photo 6.

#### **Concepts for Future Consideration**

#### D. Firewood Storage and Sales

Construct a covered structure to be placed near the contact station for storage and sale of firewood.

#### E. Lake George Parking Lot and Trailhead

Consider design and construction of a year round parking lot for access from Lake George Road to the Addison Connector Trail, Lake George Fields, as well as access for park maintenance and cell tower maintenance.

#### F. Re-Routing of Addison Boulevard at Dump Station

Recreational vehicles queuing at the Dump Station interfere with traffic on Addison Boulevard. Consider re-routing the portion of Addison Boulevard located east of Dump Station to effectively separate road traffic from Dump Station traffic.

#### G. Campground Road

Consider paving campground road to eliminate maintenance costs from grading and dust control.

#### H. Entrance Drive Lighting

Consider lighting along the Entrance Drive for after-hours events at the Conference Center to increase safety and attractiveness of the route to the Conference Center.

#### **Annual Project Meeting Recommendations**

**Addison – October 2, 2015**: Staff identified re-routing of Addison Boulevard at the dump station as a priority and is preparing a preliminary in-house design to commence project planning.

Accessibility of the interior, specifically counter height, is being evaluated and may be added as an update to the ADA Transition Plan.



## 3. Maintenance, Utilities and Security

#### **10-Year Planning Concepts**

#### A. Sewage Lagoon Capacity

Evaluate capacity of the sewage lagoon prior to implementing improvements that impact drainage systems; maintain inspections and compliance with state and local standards.

#### B. Buhl Lake Structural Inspections

Perform periodic structural inspections of the Buhl Lake bridge and dam on a 5-year rotation and make repairs as needed.



#### C. Water Tower Planning and Implementation

Review options for the water tower. Demolition would eliminate the expense of maintaining a non-functional structure or adaptive reuse could include use for adventure recreation (zip lines, etc.) or co-location of an antennae would generate revenue. If structure is not demolished or demolition is delayed, continue to conduct structural inspections on a 5-year rotation (last inspection was in 2013).

#### D. Campground Dump Station Accessibility

Remove curb to drain or redesign drain to remove barrier; raise drain control (OCPRC, 11/19/2015, p. 6), photo 15.

#### E. Area A Sanitation Station Accessibility

Construct access route to sanitation station and raise drain control (OCPRC, 11/19/2015, p. 6), photo 16.

#### **Concepts for Future Consideration**

#### F. Cold Storage Facility

Consider construction of a structure to store equipment and increase the life of equipment.

#### G. Future Maintenance Facility Feasibility Study

Construction of a new maintenance facility and conversion of the former stables to a "best and highest use" has been a feature of the previous two master plans, but has never been fully planned or implemented. Consider conducting research to determine the feasibility of constructing a new maintenance facility in the future, determine the appropriate location (if any), and craft a business model for alternative use of the former stables.

## 4. Technology

#### **10-Year Planning Concepts**

#### A. Wireless Network and Web-Based Apps

Provide greater access to the wireless network at Addison Oaks and create web-based apps that will enrich the Addison Oaks experience for visitors, help draw more young adults into the park, and encourage an increase in the diversity of park visitors (OCPRC, 2013). Availability of Wi-Fi in the campground will help to make it competitive with other campgrounds in the area.

#### B. Text Alerts

Implement the appropriate technology to enable text alerts from the park supervisor to known user groups in the park – i.e. trail groups, disc golf groups, radio-controlled flying groups – to give instant updates of park conditions, construction or other factors that may affect their use of the park.

#### Concepts for Future Consideration – None proposed

#### **Recreational Trends**

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

A preliminary internet survey was done to search for campgrounds in Oakland County with Wi-Fi<sup>1</sup>. Haas Lake Park in New Hudson and Holly KOA were listed on three out of four sites. Clearwater Campground in Ortonville and Groveland Oaks County Park were listed on one out of four sites.

#### **Annual Project Meeting Recommendations**

**Addison – October 2, 2015:** Staff confirmed the customer service benefits of providing access to a wireless network at the Concession Building and Beach Pavilion as a means to increase usage by both campers and day use patrons.

### 5. Non-Recreational Features

#### **10-Year Planning Concepts**

#### A. Mitigation of Grant Conversion – Cell Tower Site

The cell tower license agreement and construction was completed on land that was purchased and developed with grant assistance and is therefore considered a conversion of grant-acquired land. Mitigation of this conversion will be accomplished by the acquisition of land that is of equal or greater value to substitute for the converted area. Mitigation must be approved by the Michigan Department of Natural Resources.

#### B. Maintenance of Rental House

There is a recognized benefit of having park staff residing on site and available for emergencies when the park is closed. Therefore OCPRC plans to continue to manage this asset as a rental property. Continue annual inspections

www.openwifispots.com, www.allstays.com, www.michcampgrounds.com, www.goodsamclub.com





of the rental house and plan for repairs and upgrades for the safety and comfort of tenants. See <u>Conference Center</u> <u>Area</u> for more details about the history and context of this structure.



# 6. Park Trails and Regional Connectivity<sup>i</sup>

#### **10-Year Planning Concepts**

#### A. Trail Map and Trail Signage

Update trail map to reflect correct location and length of trails. Post a large map in kiosks. Update trail signage and coordinate map with trail signage.

#### B. Regional Connectivity Planning

Work with partners to evaluate trail network and consider expansion in three potential directions: 1)
North-south route between Addison Main with Polly Ann Trail to north and Bald Mountain State Recreation Area to south; 2) East-west route between Addison East and Rochester Road; 3) North-south route between Addison South and Lost Lake Township Park.

C. Identification and Resolution of Trail Use Conflicts Some trail sections are accessed by multiple types of users: hikers, mountain-bikers, and equestrians. In addition, the Lake George Fields are used by both radio-controlled model airplane flyers and equestrians. Not all these uses are compatible with each other. Additionally, equestrians have requested that emergency exit routes



be identified. Work with trail user groups to develop a plan to separate non-compatible uses.

#### D. Buhl Lake Loop Accessibility

Install signage at trailhead that describes trail conditions. Regrade running slope and cross slope and maintain path surface to specifications for access routes on the southeastern section, specifically from the Day Use Parking Lot to the boat launch and continuing on to the camping area. Regrade running slope and cross slope and maintain path surface to specifications for shared use paths on the northwestern section (OCPRC, 11/19/2015, p. 3); photos 7-10.

#### E. Addison Connector Trail Accessibility at East Parking Lot

Construct access route from accessible parking spaces to the trail. Install signage at trail heads that describe trail conditions. Reconstruct access route to portable restroom (OCPRC, 11/19/2015, p. 4); photos 11-13.

#### F. Rustic Trails Accessibility

Install signage at trailheads that describe trail conditions. Reconstruct rustic trails built for hiking to meet trail guidelines to the extent technically feasible (OCPRC, 11/19/2015, p. 5); photo 14.

Accessibility note on trails: Trails that were not designed for uses by hikers and pedestrians are not required to comply with accessibility guidelines. This is true even if pedestrians are allowed to use the trails. Therefore, the trails within the park designed for equestrian or mountain bike use are not part of the accessibility assessment and no recommendations for modification for accessibility will be made (U.S. Access Board, May 2014).



#### **Concepts for Future Consideration**

#### G. Campground Paved Looped Pathways

Create looped pathways in the campgrounds for accessible connectivity between accessible cabins and campsites, playgrounds, parking lots, and Recreation Pavilion to facilitate accessibility and create safe bike routes for younger children. Design and install trail and wayfinding signage.

#### H. Regional Connectivity Implementation

Implement collaborative project to develop trail connection between the Addison Connector Trail and the Polly Ann Trail.

#### **Recreational Trends**

Running, including jogging and trail running, is the most popular outdoor activity in the United States with 53.2 million participants, nearly 19% of all Americans. It's also the most popular activity in terms of frequency, with an average of 87 outings per runner. Nearly 15% of trail runners were first- time participants, while only approximately 9% of runners/joggers were first-time participants. A surge of nearly 35% of triathlon runners were first-timers, indicting a growth in this movement (Outdoor Foundation, 2013).

#### Public Engagement – 2010 Community Survey

The Oakland County residents who responded to the 2010 Community Survey were positive about investment in a regional trail network. When asked which actions households were most willing to fund with county parks and recreation dollars – the 3rd ranked choice was "purchase land to develop walking and hiking trails" (27%) and the 4th ranked choice was "develop new hard surface walking and biking trails that connect to regional trails" (22%) (Leisure Vision / ETC Institute, 2010).

#### Public Engagement – Park User Surveys

Paved trails at Addison Oaks are popular with visitors. The 2013 Park User Intercept Survey asked visitors what amenities and/or facilities brought them to Addison Oaks. The responses included: "Paved Trails" (50%), "Trails – Mountain Biking" (28%), "Trails – Unpaved" (27%), "Trails – Cross Country Skiing" (6%), and "Trails – Equestrian" (4%). When survey respondents asked to rate a range of amenities at Addison Oaks as excellent, good, fair or poor, "Paved Trails" received the highest rating (OCPRC, 2/19/2016).

#### Public Engagement – Master Plan Feedback

Total Comments – 21 Open House and 40 Online. Nine comments positively supported proposals for park trails and regional connectivity. Twenty comments were made regarding the expansion of park trails and regional connectivity; they were mostly positive and supportive particularly for equestrian and mountain biking users. The importance of connections to the Polly Ann trail and Bald Mountain Recreation Area was highlighted. Two comments voiced concern with maintaining current trails and decline of maintenance in future if expansion occurs.

Eighteen comments mentioned horses or equestrians; all were in support of expanding trails for horseback riding and appreciate the trail maintenance that occurs. User-conflict was mentioned between equestrians and mountain bikers and a few comments mentioned having shortcut routes for equestrians to exit trail in case of emergency.

Twelve comments mentioned mountain biking, the majority would like to see more trails. A few would like groomed trails in the winter for 'fat bikes'. Maintenance of trails in the winter was also expressed on an open house comment card. User-conflicts were mentioned between mountain bikers, trail walkers, and equestrians in three comments. Additional user-conflicts were of concern on the Lake George Fields and in general on trails.

Seven comments were made about paving of trails, many supporting paving campground trails, while others support keeping Addison rural and natural by not paving. Six comments mentioned improving marking of trails and trail maps for park users. A comment card mentioned needs for improving trail signage. Two comments inquired about cross-country skiing in the park and mentioned it as a use to include; another comment mentioned more park staff for safety and plowing part of some trails for winter walkers. (OCPRC, 2/19/2016)



# Location-Specific Planning Units

## 7. Adams Lake Beach and Picnic Area

#### 10-Year Facility Concepts

# A. Beach Building Programming, Naming and Branding<sup>ii</sup>

Consider operational changes that expand the uses of the Beach Building – attracting more active families to visit the park and attracting campers to use the day use areas of the park. New uses may include: moving bike rental from the Boathouse to the basement (to take advantage of proximity to trailhead); location for indoor programming, park store to sell convenience items, rental for smaller events, marketing the building as a four-season event venue; and implementing a full concession with carts delivering food to campsites. Select a name and brand the Beach Building as a primary destination and the welcome center and hub of the park iii.



#### B. Beach Building Remodeling

Make improvements to Beach Building that support

adventure recreation programming and bring the building into compliance with accessibility standards, increase the attractiveness of the interior, and support increased services and uses. Coordinate with Adams Lake Beach and Play Area improvements to achieve a holistic design that is compatible with the character of the park and will be a strong draw for families with children and help to unify the park by drawing campers into the Day Use areas. Incorporate accessibility improvements from Transition Plan (OCPRC, 11/19/2015) – see Transition Plan for details and specifications:

- Regrade and rebuild non-compliant part of access route to the Concession Building
- Install accessible signage at entrances and within the building
- Reconstruct east ramp and associated handrails
- Reconstruct north ramp and associated handrails
- Relocate interior door frame
- Lower a portion of concession counter to 36 inches above the floor
- Make multiple improvements to men's and women's restrooms

Note on Accessibility of Planning Area: The accessibility assessment of the Adams Lake Beach and Picnic Area indicates that this area of the park has many accessibility issues. Notably, there are very few access routes linking the various elements found within the area and the pathways that are provided are not in compliance with accessibility requirements throughout their lengths. There are also numerous issues with the restrooms and other structural elements within the concession building. The redesign of the beach complex area and the concessions building using the principles of universal design at this popular area of the park would send a strong, positive message that Oakland County Parks welcome people of all abilities (OCPRC, 11/19/2015).

ii The Beach Building is also referred to by staff as the Beach Concession or Concession Building. There is not an official name for the building.

Design Adams Lake Beach area and Buhl Lake Boathouse concurrently to ensure uses are complementary – see next section.



#### C. Adams Lake Beach, Play Area and Pavilion Improvements

Replace outdated and aging beach play structure. Consider adding features that also attract older children/teens, such as playing courts or a skate park. Incorporate a water play feature that provides safe water play for children and is complementary to the Adams Lake beach area. Incorporate accessibility improvements from Transition Plan (OCPRC, 11/19/2015, pp. 8-9); photos 20, 24-28:

- Create an access route to the water using an accessible mat
- Replace play structure and surfacing, and add an access route, to make an accessible play area
- Construct an accessible route to the horseshoe and volleyball playing areas

Incorporate Transition Plan recommendations for the Beachfront Picnic Area. Beachfront Picnic Area (OCPRC, 11/19/2015, pp. 8-9); photos 18-19, 21-23:

- Construct accessible parking spaces with firm and stable ground surfacing
- Construct an access route from the parking spaces and from the Concession Building to the Beachfront area
- Reconstruct portions of the concrete walkway to eliminate abrupt change in level
- Add a ramp from the walkway to the elevated concrete pad under the pavilion
- Lower four outlets on the pavilion posts to 15-48 inches above the finished floor within the pavilion

#### D. Removal of Unused Structure

Remove or demolish unused structure that was formally used for boat rental to reduce maintenance costs and increase attractiveness of area.

#### E. Picnic Area Accessibility

Create accessible picnic units in picnicking area near the concession building (OCPRC, 11/19/2015, p. 7); photo 17.

#### F. Lakeview Picnic Area Accessibility

Construct an access route from the pavilion to nearest restroom building and parking lot. Lower four outlets on the pavilion posts to 15-48 inches above the finished floor within the pavilion. Create access routes to the grill, water spigot, and other features within the picnic unit (OCPRC, 11/19/2015, p. 10); photos 29-32.

#### G. Timber Ridge Picnic Area Accessibility

Construct an access route to the pavilion from the nearby Buhl Lake Loop. Create access routes to the portable restroom, grill, and play areas (OCPRC, 11/19/2015, p. 11); photos 33-35.

Concepts for Future Consideration – None proposed

#### **Recreational Trends**

26% of Americans state they are unable to participate in outdoor activities because they don't have enough time. Increasing the season and times that Adams Lake Beach Area is open may open it up to a new demographic of park visitors who hadn't been able to go previously due to time constraints (Outdoor Foundation, 2013).

Barely half of adolescent girls (ages 13-17) say they participate in outdoor activities- this is the lowest percentage since reporting began. Increasing draw for families with children may help to increase participation and provide long-lasting effects for young girls (Outdoor Foundation, 2013).

14% of Americans surveyed said they are not able to participate in outdoor activities due to a physical disability; 3% state they have a family member who is disabled. Increasing accessible parking and access routes in the Picnic Area may encourage disabled individuals to visit and enjoy this park (Outdoor Foundation, 2013).



#### Public Engagement – 2010 Community Survey

Recreation Facilities Used at Oakland County Parks: The recreation facilities used by the highest percentage of households at Oakland County Parks and Recreation Commission Parks during the past 12 months were: walking, hiking, and biking trails (40%), picnicking areas (25%), nature trails (19%), swimming beaches and areas (19%), waterparks and waterslides (18%), and 18-hole golf courses (18%) (Leisure Vision / ETC Institute, 2010).

#### Public Engagement – Park User Surveys

According to the 2013 User-Intercept Survey, the number one reason for visiting the Addison Oaks is to "relax/ hang out" (73%). The survey results demonstrate the popularity of some of the features in the Adams Lake Area – but also point out varying levels of customer satisfaction with those same amenities. Most notable is the Beach Area, which is the 2nd most popular reason for visiting Addison Oaks, yet ranks at the bottom for quality of amenities. This suggests that a focus on beach area enhancements may increase satisfaction for current visitors and provide a strong draw for new visitors.

The majority of survey participants commented on the swimming area, common suggestions included expanding the swimming area, making it deeper, and improving the cleanliness of the beach. A handful of comments were made about adding wash stations at the beach and expanding operating hours. They also commented on improving and expanding the disc golf course, continued improvement of the mountain bike trail, additional and improved playground equipment, addition of a concession stand or small store, and a chlorinated water play area (OCPRC, 2/19/2016).

#### Public Engagement – Master Plan Feedback

Total Comments = 36 Open House and 34 Online. Comments received at both the open house and online were generally supportive of improvements to the beach, picnic, and concession areas.

Improvements to the beach area were addressed by approximately one-half of all commenters. Ten comments referenced support for inclusion of an new water feature in the beach area, though preferences for what the feature should be varied and included fountains, splash pads, slides, and one mention of hot tubs. The need to improve the beach was identified by several respondents who also noted the swim area had been "shrinking" and more swimming room was needed. A comment card from the open house also mentioned the need for a larger swimming area. Specific concerns about poor beach water quality were noted or recorded by seven individuals.

Another theme for the beach area was the hope that improvements would complement the existing rustic nature of Addison Oaks which reflects an overall theme of comments received throughout the public comment process. Two commenters noted they hoped water features were no too "water-parkish" or had a nature theme while three others noted a preference for rustic or simple improvements. This aligned with the concerns voiced by other regarding low participation/use of the amenity, wondering if it was worth the investment.

Improvements to the concession building were addressed by various users of the beach, trails and campgrounds. General support for improvements and expanded concession services were voiced and recommendations included providing ice cream, basic amenities, discs, picnic-style and healthy food/snack choices. Other recommendations voiced by individual respondents included hitching posts for horses, benches in restrooms for clothing changes, and building rental availability. Existing concerns noted that fountain water tasted bad and the need for posted and enforced regular hours of operation. Access in the winter was also supported and appreciated.

Other comments received included two that hoped the boat house would be preserved, one request for dog access at the beach, and increased number of trash cans. Requests for a beach attendant and sheriff station were also noted (OCPRC, 2/19/2016).





#### **Annual Project Meeting Recommendations**

Addison – October 2, 2015: Staff identified multiple issues that needed to be addressed at the Concession Building and are integral to the concept to reprogram the Concession Building to make it a focal area of the park.

- ✓ Correct drainage issues around building to eliminate water coming into basement
- ✓ Address mold in basement
- ✓ Repair and update toilets and plumbing
- ✓ Consider Wi-Fi at Concession and Pavilion (see Technology concepts)
- ✓ Consider coffee vending at Concession Building

Additionally, it was determined that the scope forecast for the beach playground was too low and it was increased to \$250,000.



# 8. Buhl Lake Boating and Fishing Area

#### **10-Year Planning Concepts**

#### A. Boathouse Replacement

Design and construct new boathouse facility to house boat rental, restroom and sales/rental of items related to camping, boating and fishing. Consider moving bike rental to the basement of the Concession Building, where it can take advantage of proximity to the trailhead. Incorporate improvements from the Transition Plan (OCPRC, 11/19/2015), see Transition Plan for details and specifications:

- Place accessible signage on building
- Lower a portion of the counter to 36 inches above ground



#### B. Stand-Up Paddle Boards

Provide stand-up paddle board rentals from boathouse for use in Buhl Lake. Provide appropriate safety equipment and instruction.

#### Concepts for Future Consideration – None proposed

#### **Recreational Trends**

Water sport activities for first-time participants are extremely popular, gathering huge percentages in the proposed activity. Stand-up paddling, by definition, is a sport in which the operator stands up on a surfboard and uses a paddle to push themselves through the water. It is often considered a cross between surfing and canoeing. As of 2013, stand up paddling has nearly 50% of its partakers being first time participants. Other water sports also have very high first-time participation rates: 42% of boardsailers/windsurfers, 25% of recreational kayakers, 28% of rafters, 23% of sailors, and 20% of wake boarders are all first-timers. Furthermore, water sport activities have some of the youngest median ages of first-time participants, which could potentially lead to increases in youth and young adult visitors to the park (Outdoor Foundation, 2013).

Freshwater, saltwater, and fly fishing is the second most popular outdoor activity, with nearly 46.0 million participants annually. The data also shows around 20% of fly fishers being first-time participants, indicating not only does fishing draw in new participants; it also is able to retain its existing participants as well (Outdoor Foundation, 2013).

#### Public Engagement – Park User Surveys

The Park User Intercept Survey asked visitors what amenities or facilities brought them to the park. Out of 31 choices, Fishing ranked 8th, boat rental ranked 12th, non-motor boating ranked 21st, and bike rental ranked 23rd. When survey respondents were asked to rate a range of amenities at Addison Oaks – "Bike Rental" and "Boat Rental" were in the bottom three, ranking 13th and 14th, respectively, out of 15 choices (OCPRC, 2/19/2016).

Design Adams Lake Beach area and Buhl Lake Boathouse concurrently to ensure uses are complementary.





#### Public Engagement – Master Plan Feedback

Total Comments = 13 Open House and 33 Online. The comments received through the survey and open house demonstrated positive support for the Buhl Lake boating and fishing complex concept plan. In reference to Buhl Lake, a few comments referenced the need to address water quality, beach closings, algae and weed control, fish stocking, and dredging. Four comments specifically referenced the importance of coordinating efforts between Buhl Lake and Adams Lake improvements. At least one comment regarding the beach/concession area and one comment in the boating/fishing complex recommended changing the beach from Adams to Buhl Lake. Development and/or improvements to shoreline fishing areas were identified and included offshore fishing near the dock, more fishing access from the Buhl Lake Loop, and shoreline stabilization near the picnic tables. More "No Fishing' signage was requested by one person and a comment card noted that 'no fishing' areas should be enforced.

Eight comments noted support for the fishing piers improvements and boat launch. Four comments specifically commended the increase in accessibility for the area. Three comments requested repair to existing benches and picnic tables in the area or addition of new seating. Six commenters voiced support for rental and/or sale of fishing equipment, but one noted that bike rentals should be moved to the Adams Lake area. One comment noted having parking that could handle pull through trailers while another noted grooming of trails in the winter months (OCPRC, 2/19/2016).



## 9. Disc Golf Course

#### **10-Year Planning Concepts**

A. Standards Manual and Market Analysis

Develop a disc golf standards manual and market
analysis. Consider the role of partnerships in design,
maintenance and operation of the disc golf facilities.

Explore opportunities to increase revenue to support
upgrades and expansion of course.

B. Site Improvements and Additional Holes
Upgrade the current disc golf course that will improve
the siting of holes and tees, make general site and
customer service improvements, and is guided by public
engagement. Consider improvements intended to
increase customer base, such as lighting for evening
tournaments. Consider adding 3 holes to create an 18-



hole and a 9-hole course, which would enable play to continue when tournaments are being held. This arrangement could also incorporate a temporary 9-hole course to create two tournament courses when needed. Incorporate natural resource management into any re-siting of holes and adding holes. Consider engaging the services of a professional disc golf course designer.

#### Concepts for Future Consideration – None proposed

#### **Recreational Trends**

The Professional Disc Golf Association (PDGA) provides statistics on disc golf as a means to track trends in the sport. They estimate that 8-12 million people worldwide have played disc golf, with an estimated 2 million being regular players. There were 24,443 active members of the PDGA in 2014, an 18% increase over 2013. Michigan had the third highest rate of PDGA membership in the U.S. with 2,041 members. 92% of members in the U.S. were male. The age category with the highest level of participation was 30-39 years old at 33%, followed by 20-29 year olds at 30%. PDGA members are fairly well educated: 37% are college graduates, 33% have had some college, and 15% have advanced degrees. The Association listed 3684 disc golf courses in the U.S. in 2014. Michigan had the third highest number with 171 courses and 111 events (PDGA, 2014).

#### Public Engagement – Park User Surveys and On-Site Focus Groups

A series of on-site focus groups specific to disc golfing were held at Addison Oaks during October 2013. Favorites of park users were that the course is free with park entry, the course is well-maintained and the layout is unique and challenging. The layout of the course was stated as great for technical/experienced players and unique for the area of Michigan. Park users also cited that the course is kept clean. Many cited they loved the natural setting, while others wanted more maintenance of branches and trees along the courses.

Common improvements that were suggested were to install signage and mark the fairway for Hole #1; large groups tend to congregate there causing a safety hazard and use conflict. Improvements were also suggested specifically for Hole #20 due to it having too short a run, and Hole #10 needing more definition and improving drainage. General improvements to the course included the raising of sinking tee pads and straightening of crooked baskets. It was also recommended that wood-chips be placed around baskets and landing zones be better defined. Players also mentioned they missed having benches and picnic tables, though some suggested having

Note on accessibility: Changes to the disc golf course that would fundamentally alter the nature of the activity in order to make it accessible are not required. The construction of an access route from the Day Use Parking Lot to the beginning of the course would improve access to the course, and would be required if the course is altered or if a new course is constructed (OCPRC, 11/19/2015).





stumps or wood chips for spectators to sit on. Disc golfers would also like more trash cans along the course and at every tee if possible.

Nearly every participant mentioned adding additional holes to the existing course or creating a new course in the park. Primary suggestions were for an additional 18-hole course or 24-hole course and including more holes with water features. A few recommendations were made to improve the parking policy to prevent users from getting parking tickets and to redo the parking lot. The Parks Perk Pass should be sold at Addison Oaks County Park and the daily price for non-residence should be reduced.

Activities that would encourage more visits from disc golfers included fishing, running, and mountain biking. This suggests that disc golfers may not be aware of the other amenities that exist in Addison Oaks County Park (OCPRC, 2/19/2016).

#### Public Engagement – Master Plan Feedback

Total Comments = 9 Open House and 79 Online. The concept for disc golf gained rich feedback during public comment opportunities. A total of 30 comments stated that they love the current course as it is. Many of the 40 comments that support expansion of the disc golf course were most in favor of designing the current course to have 2-18 hole or 2-24 hole courses; two comments also mentioned that their organizations would be willing to volunteer to implement the expansion of the disc golf course. A second disc golf course was also noted on an open house comment card. A handful of comments also suggested hiring a professional designer for any disc golf expansion.

A total of 10 comments would like amenity improvements to the current course and felt lighting was a minor improvement. A total of 14 comments stated that no additional fees should be charged while 5 comments stated that additional fees should only be charged with additional amenities. Five comments stated that increased fees were appropriate if disc golf is expanded but a pay-to-play model may work better in conjunction with a daily pass. Suggestions were made for increasing programming to include disc golf classes and to keep tournaments.

User conflicts with disc golfers are a concern if a dog park is put near the Walker Road holes, a total of five comments noted that the current disc golf area should stay designated only for disc golf use. Maintenance suggestions included the trimming of dead tree limbs and the update of the disc golf map (OCPRC, 2/19/2016).



# 10. Recreation Pavilion and Entertainment Area

#### **10-Year Planning Concepts**

A. Recreation Pavilion Facility Planning
Develop a business model for making the
Recreation Pavilion available to groups beyond
campers, including availability for private
rentals when it is not in use for Campground
Recreation programs. Develop
recommendations for further facility
improvements needed (such as parking and
access routes) for increased public access.



#### B. Gazebo Bleachers Accessibility

Create an access route to a seating area next to the bleachers (OCPRC, 11/19/2015, p. 21); photo 58.

#### C. Access Routes

Create an access route that connects features within this area (OCPRC, 11/19/2015, p. 21); photo 59.

#### **Concepts for Future Consideration**

#### D. Amphitheater

Consider changes to the gazebo and surrounding landscape to transform the area into an amphitheater with permanent seating to accommodate musical and other performances; consider proximity to group campsites and impact on campers when planning nighttime use of the facility; consider parking and access that will accommodate greater public use of this facility.

#### **Recreational Trends**

The Campground Recreation programs provide family-oriented activities for campers. It is useful to note that in 2014, parents with children participated in camping at a rate eight points higher than people without children (Outdoor Foundation, 2014a).

#### **Public Engagement**

The Park User Intercept Survey asked visitors what amenities or facilities brought them to the park. Out of 31 choices, Activity Area and Campground Recreation Programs ranked 9th and 10th respectively. However, when survey respondents were asked to rate a range of amenities at Addison Oaks – "Activity Area" ranked 12th out of 15 choices. Several respondents commented positively about the activities offered to families and children. Comments regarding the Activity Pavilion itself tended to cite the need for a permanent structure (OCPRC, 2/19/2016).

#### Public Engagement – Master Plan Feedback

Total Comments = 7 Open House and 31 Online. Fifteen comments indicate general support of the concept for the proposed Entertainment and Recreation complex. An additional fourteen comments referenced the amphitheater and pavilion areas specifically, of which eight were supportive of development of the amphitheater and pavilion. The remaining six expressed concern with the amphitheater and pavilion for various reasons that included appreciation for the gazebo in its current state (2), the potential for excessive sound negatively impacting neighbors (1), overcrowding (1), and disruption of the natural /rural ambience of the park (4).

Additional recommendations related to amenities at the Recreation and Entertainment Area noted the need for parking to make the area accessible to day users and campers coming from distant sites (3), the addition of modern restrooms in the area (1), and improved signage (1) (OCPRC, 2/19/2016).





#### **Annual Project Meeting Recommendations**

**Addison – October 2, 2015**: Staff identified planning for an amphitheater to replace or augment the existing gazebo is a priority and should be included in the master plan. They also noted a concern about parking to access the Recreation Pavilion.



## 11. Campground Area

#### 10-Year Planning Concepts

## A. Campground Area A Accessibility

Make modifications to fire rings, utility posts, water spigots, access routes, and parking spaces within existing accessible units to meet accessibility guidelines. See Transition Plan for details and specifications (OCPRC, 11/19/2015, pp. 24-25); photos 64-70.

## B. Group Camping Areas Accessibility Construct an access route within accessible

group campgrounds; construct access route



from accessible group campgrounds to the restroom building; stripe parking spaces for one standard and one vanaccessible space and add correct signage for each space (OCPRC, 11/19/2015, p. 29); photos 79-81.

#### C. Camper Cabin #4 (4-person) Accessibility

Make improvements to cabin, grounds, and access route to align with accessibility guidelines (OCPRC, 11/19/2015, pp. 29-32); photos 82-93.

#### D. Camper Cabin #6 (6-person) Accessibility

Make improvements to cabin, grounds, and access route to align with accessibility guidelines (OCPRC, 11/19/2015, pp. 32-34); photos 94-102.

#### E. Yurts Accessibility

Make improvements to parking spaces, access aisles, and surface surrounding yurts to align with accessibility guidelines (OCPRC, 11/19/2015, p. 35); photos 103-105.

#### F. Area A Restroom Accessibility

Construct accessible parking spaces with proper signage connecting to the access route to the restroom building; move vending machine to spot that doesn't block the access route or widen the access route around the vending machine; make improvements to men's and women's restrooms to align with accessibility guidelines; add accessible signage to latch side of door to laundry room; replace one washing machine and one dryer with models with controls that do not have to be twisted, grasped, or pinched to operate (OCPRC, 11/19/2015, pp. 25-28); photos 71-78.

#### G. New Accessible Campsites

As rustic camping units are renovated, create three completely accessible units dispersed throughout Area D; as group camping areas are renovated, create two completely accessible group camping areas; as modern camping units are renovated, create at least five additional completely accessible units dispersed through Areas A-C, beginning with Area A (OCPRC, 11/19/2015, p. 23); photos 60-62.

#### H. Campground Play Areas and Structures

Consider adding a new play area in the vicinity of Area A and group camping areas. This will need to be balanced with the need to improve/replace the Area C play area. Incorporate improvements in the Transition Plan for Area C play area (OCPRC, 11/19/2015, p. 24); photo 63.

#### **Restroom and Shower Maintenance**

Conduct routine maintenance on restrooms and showers, replacing equipment as required.

#### Cabin and Yurt Maintenance

Conduct routine maintenance on cabins and yurts, replacing equipment as required.



#### **Concepts for Future Consideration**

#### K. Area D Modern Restrooms

Design and construct modern restroom/shower building in Area D in response to user demand and to meet accessibility requirements. Evaluate limitations due to wooded area and capacity of existing sewage lagoon.

#### L. Campground Utility Upgrades

Consider utility upgrades to identified areas of the campground to provide Wi-Fi and/or full hookups.

#### **Recreational Trends**

More than 40 million Americans age 6 and over went camping in 2013. The camping participation rate for the population was 14%. The average age for campers was 32 years old. 63% of campers age 16 and over were married or living with a domestic partner. Camping was a gateway to other outdoor activities, with 87% of campers participating in multiple outdoor activities. Hiking was the most popular daytime activity, while hanging out by the campfire was the most popular nighttime activity (Outdoor Foundation, 2014a).

Car, backyard, and RV camping is the fourth most popular activity in terms of participation rate, with nearly 38.0 million participants annually. Even though the percentage of participants for first-time camping is low, approximately 10%, this activity is able to retain its already existing participants in order to remain a popular activity (Outdoor Foundation, 2013).

Car, backyard, and RV camping is the third most popular activity for youth ages 6-17, with 10.2 million participants annually. Being with family and friends significant to youth, with 77% stating that is the main factor for spending time outdoors. Nearly 53% of families with children (ages 1-17) participate in outdoor activities, at an average of 85 annual outings. Enhancing campground playground areas may help to support this statistic in concepts for Addison Oaks (Outdoor Foundation, 2013).

According to the SCORP<sup>i</sup> Outdoor Recreation Telephone Survey, 24% of participants in Michigan indicated that they engaged in camping as an outdoor recreational activity, with 27% of those respondents willing to travel up to 2 hours away (Public Sector Consultants, December 2012).

#### Public Engagement – 2010 Community Survey

In the 2010 Community Survey, 8% of the households surveyed in Oakland County reported that they made use of the camping facilities at Oakland County Parks in the last 12 months (Leisure Vision / ETC Institute, 2010). In a survey conducted by the Huron-Clinton Metropark Authority (HCMA), 8.9% of Oakland County respondents and 7.4% of respondents from the wider HCMA service region indicated that they typically participated in camping as an outdoor activity at any location (Public Sector Consultants, July 2012).

#### Public Engagement – Park User Surveys

Over 50% of respondents to the 2013 User-Intercept Survey were campers at Addison Oaks. When asked visitors what amenities and/or facilities brought them to Addison Oaks, the responses included: "Modern Camping" (53%), "Campground Recreation Programs" (39%), "Campgrounds – Rustic" (23%), "Camp – Cabins" (15%) and Camp – Group Sites (15%). A number of comments were received from the 2013 User-Intercept Survey regarding campgrounds indicated a desire for full hook-up sites, more shade trees, dry firewood, improved showers, and an activity pavilion. Bathrooms were another common area that received comments. Upgrades were requested to install modern bathrooms throughout the campground areas, improve cleanliness and repair things such as broken lights and missing stall doors (OCPRC, 2/19/2016).

#### Public Engagement – Master Plan Feedback

*Total Comments = 12 Open House and 36 Online.* While twelve commenters simply noted support for the concept for the camping and cabin area, the majority of comments received were related to camping site improvements.

i Michigan's State Comprehensive Outdoor Recreation Plan as required by the federal government





Eight of those comments noted support for more pull-through sites, though two expressed preference for the privacy that back up sites provide. Feelings were mixed on the concrete pads: two commenters were opposed to more concrete pads, one was for, one noted that while concrete is nice, the gravel pads are some of the nicest around, and another that catering only to "big rigs" will lose some tent campers. Other recommendations related to increasing the number of trees or foliage and fixing lights. Three comments requested camping for equestrians with electricity availability.

Of the nine comments received regarding restrooms, four were supportive of modern facilities being added in area D while three referenced how nice area C restrooms are and questioned the need for additional modern restroom facilities. Six comments referenced maintaining the natural ambiance of the park and camping area: the charm of the dirt roads and the appreciation for the rustic camping experience. Of those, four comments specifically requested that rustic areas remain part of the Addison camping experience.

Only three comments focused on cabins or yurts. One noted that yurts should be on the lake and decks should face the woods versus the driveway. Another noted a request for dogs to stay in the cabins and another for less oversized furniture in yurts.

Ten comments focused on amenities with eight comments providing support for improving and /or increasing the number of playgrounds. One noted adding a canoe access grass landing near the camping area and two referencing the need for amenities for young adults.

Three comments on reservations requested more reserve-able sites. Two others referenced year round rental of cabins or yurts and development of discount or rewards programs for frequent campers. 3 comment cards mentioned holding a winter camping event and providing year round camping (OCPRC, 2/19/2016).

#### **Annual Project Meeting Recommendations**

**Addison – October 2, 2015**: Staff noted that Area C is subject to major flooding at six campsites, making them unavailable for rental when the weather is wet. Staff is working to correct this issue in FY2017.



## 12. Lake George Road Fields<sup>i</sup>

#### **10-Year Planning Concepts**

#### A. Open Field Standards Manual

Develop a manual that details the design and maintenance standards of open fields that are used for various recreational purposes – remote-controlled flying, astronomy, equestrian – and explores solutions to existing and potential user conflicts. Radio-controlled aircraft site specifications are available from the Academy of Model Aeronautics (AMA)<sup>ii</sup>.



10-Year Accessibility Concepts – None proposed

#### **Recreational Trends**

A survey of recreational trends for remote-controlled airplane flying and amateur astronomy is in process.

#### Public Engagement – Master Plan Feedback

Total Comments = 35 Open House and 28 Online. A total of 17 comments are supportive of the creation of a trail hub and expansion of trails in the area. A total of nine comments generally support the overall vision for the Lake George area. The Lake George Road Fields concept received feedback with 14 comments supporting access to the area by other user groups. It was noted to 'Open up glider field to all AMA clubs' on a comment card. There is some concern of user-conflicts between designated radio-controlled flying areas and trail riders and potential campers. A total of eight comments stated satisfaction with the current arrangements for radio-controlled aircraft flyers. One comment suggested native plantings in the field and one comment suggested adding more information about the area to park signage and park website (OCPRC, 2/19/2016).

Note on accessibility: No accessibility assessment was conducted of this largely undeveloped area. Using the adopted trail guidelines for federal facilities as a best practices guideline, all rustic hiking trails should be evaluated and recommendations made to provide accessibility. To the extent portions of these trails are used to access structures, such as the astronomy and glider platforms, accessibility improvements should be considered at any time that the routes and/or structures are improved.

ii http://www.modelaircraft.org/



## 13. Conference Center Area

#### **10-Year Planning Concepts**

#### A. Historic Asset Inventory and Evaluation

An inventory and review of the building complex following the State Historic Preservation Office (SHPO) guidelines should be completed prior to design – this review may be required because the property was purchased with federal funds. Ensure that future improvements do not harm integrity of historic structures and are reversible. Within the evaluation, look



at the continued maintenance of the Milk House and evaluate the Pool House and the long-term costs and benefits of restoration v. demolition. As planning and evaluation proceeds, engage the services of an architect who specializes in historic architecture in partnership with Oakland County Economic Development and Community Affairs (EDCA).

#### B. Maintenance Yard Upgrades

Make improvements to the Maintenance Yard that more effectively support maintenance activities and ensure compliance with Michigan Department of Environmental Quality regulations.

#### C. Garden Landscape and Walkway

Update the walls and walkway for structural integrity and safety and update the landscape to increase attractiveness as a backdrop for weddings and other events.

#### D. Parking Lot Accessibility

Rebuild accessible and van-accessible parking spaces, aisles, and access routes; repair cracks in asphalt (OCPRC, 11/19/2015, pp. 36-38); photos 106-108.

#### E. Conference Center Maintenance and Accessibility

Replace the Conference Center deck. Conduct periodic structural and stucco assessments and implement repairs as needed. As repairs or upgrades are made, implement accessibility improvements (OCPRC, 11/19/2015, pp. 39-46); photo 109-137, including:

- Main Entrance: Reconstruct main entrance ramp to correct slope; add handrails; secure edges of carpet;
   and rebuild/replace stairs and handrails
- Entrance Hallway: Replace sconces in entrance hallways; make improvements to men's and women's restrooms to align with accessibility guidelines
- Large Banquet Room: Add one-inch ramps at thresholds; replace sconces; add accessibility signage; create
  accessible area at bar; install ramp to the south deck at the southwest corner emergency exit; make
  improvements to men's and women's restrooms to align with accessibility guidelines
- Small Banquet Room: Install a ramp from the main entrance hallway
- Second Floor: Add handrails to stairs by bridal suite and widen landing; replace sconces in bridal suite; add accessible signage at doors to bridal suite and groom's room – suite and restroom

#### F. Sherriff's Building Accessibility

At this time, the Sherriff's Building is not intended for public use or access and is not required to meet accessibility standards. Recommendations have been outline in the *Transition Plan* for changes to be made in the event that this building becomes used by the public (OCPRC, 11/19/2015, pp. 46-47); photos 138-141.



#### Concepts for Future Consideration – None developed

#### Public Engagement – Master Plan Feedback

Total Comments = 27 Open House and 24 Online. Feedback received demonstrated positive support for historic preservation efforts related to maintaining and improving the Conference Center Area and overall support for the concept criteria proposed. As one commenter noted "This description appears to honor and respect the historical significance of the Buhl estate and attempts to preserve its integrity. It is a jewel that deserves the county's sensitive stewardship."

A number of programming suggestions were received that focused on both the related history of the Estate (13) as well as the opportunity to utilize the property to explore agriculture, gardening, and landscape design in a historical context and/or offer community gardening opportunities (10). One request for ice skating at the Estate was also submitted.

One comment noted that preservation efforts should be done for more than just preservations sake, but instead to support park goals. Of the thirteen comments specific to the pool house were received, eleven were supportive of use/reuse of the amenity with two comments that supported the potential for demolition.

Other recommendations for use of the Buhl estate mentioned development of a bed and breakfast in the maintenance garage (5) or other options for staying in the Estate (3). Two people specifically noted having enjoyed private functions they had attended at the Estate and one noted enjoyment of the views from the entry road.

Five comments were recorded that spoke specifically to the need to better promote the amenity through signage and information for campers. Joint programming or connections to other area museums or country estates were also noted (OCPRC, 2/19/2016).

#### Historic Resource Evaluation

Prepared by Oakland County Economic Development and Community Affairs (EDCA)
R. Campbell, AIA, Principal Planner - April 29, 2014

The following text is excerpted from the document prepared by Ron Campbell entitled *Design Inspiration and Characteristics of the Buhl Estate at Addison Oaks* (Campbell, 4/29/2014)]

The Buhl estate design was based on the English Estates; some of which are now World Heritage Sites. Many, not all of these sites were designed around a one way circulation system that inaugurated the expectations and experience desired. The principal design characteristics were:

- Entrance drives were informal; yet carefully contrived to create composed views.
- Views were designed to be eye catchers such as a lone structure, like the Milk House at the Buhl estate or a clump of trees in the distance, which is also found at Addison Oaks.
- The house would appear to rise directly out of the landscape with shrubbery discreetly hiding the service areas.
- The same design principals guided the development of the large European/English Estates and Monarchy residences for centuries. They naturally carried over here when Americans began to gain influence via money rather than monarchy.

Landscape Architect Frederick Law Olmsted perhaps better articulated the same design philosophy when he said "Aim for the unconscious." From his designs of Public Parks to private residences, visitors are led without realizing they are being led.

The National Historic Landmark Biltmore Estate by Richard Morris Hunt and Olmsted followed this philosophy on a grand scale. While designed in the French Renaissance chateaux style, many lesser homes relied on the English for inspiration. Interest in the English Tudor and Estate Style reached popularity in America during the prosperous times of the 1920's. Popularity of the style ran the gamut from working class neighborhoods to the estates of the wealthy. Of course the Buhl's were the latter. They were selective when they chose their architect and were suave about the design. Not only would their house reflect the style associated with the English society elite but





the entire experience of arrival, entrance and procession would be experienced as it would be at any true English estate.

[The document prepared by Ron Campbell includes a] sequence of aerials, 1940 – 2010, of the Buhl estate shows the property pretty much intact into the early 1960's. But the site circulation and elements that make the entrance an experience have survived.

Based on the above information, the one way entry drive and site circulation appears to be an original feature and is historically significantly feature of the site and the design. The drive, along with the 'eye catchers', the entry canopy, the Milk House, Gatehouse, Stables, Pool House and landscape groupings should be preserved. Preserving the historic context in which the structure sits is nearly as important as preserving the historic structure. Preserving the special character of this site and buildings can be achieved at little or no additional maintenance cost while adding a distinctive brand and public appeal can translate into higher revenue. EDCA can provide design assistance from a registered architect, qualified under 36 CFR Part 61 and recognized by the National Park Service as processing the necessary qualifications for work on historic structures.

If the long range desire is to place the stables at a higher and more profitable use, then investment in park maintenance facilities in a different and better location will have to occur at some point. The question is like an old car, how much can you repair and upgrade until you have to say it's time to spend the money towards a higher purpose. With the maintenance building and yard being at the park entrance, it has to make Addison Oaks an abnormality in any park system. Here the difference is the quality of architecture that is being adaptively used. If your typical pole barn and utilitarian construction was in use here, the effect would be much more adverse. The Oakland County Parks have done an excellent job in preserving these buildings and minimizing the true nature of the operation housed here. In the meantime I believe a covered storage building can be constructed in the existing area and with careful placement and screening can achieve the same low impact result that currently exists. The costly drive width expansion can be avoided and the historic character of the one way drive can be maintained. Understanding the desired design objectives and constraints, provides the flexibility and collaboration that lead to innovative design.

#### Annual Project Meeting Recommendations – None proposed

**Addison – October 2, 2015**: Two existing CIP projects were removed: ACC Storage Facility Expansion and ACC Entrance Drive Design and Construction (the entrance drive redesign is contrary to recommendations from the Historic Resource Evaluation).



# Park Operation Planning Units

## 14. Organized Programs and Events

#### **10-Year Planning Concepts**

# A. Programs and Events Organized by Oakland County Parks

Expand the selection of programs and events offered by Oakland County Parks at Addison Oaks. Take advantage of the natural landscape and rugged terrain and the variety of amenities. Areas to expand include:



Consider classes that provide a comfortable, introductory outdoor recreation experience. Conduct in Concession Building and make use of trails and natural areas throughout the park. Include equipment rentals in partnership with outdoor recreation retailers. Corporate team building events could be included with this concept, incorporating geocaching, orienteering, and other types of competitive activities.

### ✓ Campground Recreation

Increase visibility and diversity of programming of Campground Recreation programs.

Nature Interpretation and Volunteer Stewardship

Connect visitors with nature through nature interpretation and volunteer stewardship.

#### B. Programs and Events Organized by External Groups

Formalize partnerships with external groups that organize races, radio-controlled model airplane flying, astronomy events and other programs in the park to clarify expectations and responsibilities. Identify appropriate instrument – i.e. partnership agreement, temporary use permit, license agreement or rental contract. Expand the number and variety of events as feasible.

#### Concepts for Future Consideration - None proposed

#### **Recreational Trends**

The addition of introductory outdoor experiences could focus on activities that have the top growth rates nationally – stand-up padding (31% growth between 2011 and 2014) and kayak fishing (20% growth). Events could also take advantage of activities that are growing nationally – adventure racing (38% growth), off-road triathlon (34% growth) and traditional triathlon (19% growth) (Outdoor Foundation, 2015).

#### Public Engagement – 2010 Community Survey

In the 2010 Community Survey, the recreation programs and activities that the highest percentage of households indicated a need for were: special events/ festivals (38%), adult fitness and wellness programs (29%), nature and wildlife interpretive programs (25%), and family recreation programs (24%) (Leisure Vision / ETC Institute, 2010).

#### Public Engagement – Park User Surveys

Campground recreation programs are a mainstay of the camping experience at Addison Oaks and a reason for families to return year after year to the Addison Oaks campground. When the Addison Oaks Park User Intercept Survey asked visitors what amenities and/or facilities brought them to Addison Oaks, 39% indicated "Campground"





Recreation Programs". When asked to rate the area provided for campground recreation, "Activity Area" received the fourth lowest rating.

The open comments from the Addison Oaks Park User Intercept Survey provided much additional information about staffed activities at Addison Oaks. There were many positive comments about the Campground Recreation activities and an indication that they wanted more activities. Suggestions include expanding things for children to do beyond those provided on holiday weekends. Many specific activities were also recommended for the future including festivals, events such as bingo, concerts, and more events around Halloween (OCPRC, 2/19/2016).

#### Public Engagement – Master Plan Feedback

Total Comments = 13 Open House and 28 Online. The majority of comments (16) support the concepts presented in the plan. A total of 15 comments suggested unique events or activities for programming including history-related events, night skiing, dark sky activities, teen-focused programming, remote-controlled flying events, free concerts and events, Survivor Addison Oaks, and treasure hunts. A total of 14 comments supported expansion of nature-related activities for park visitors to learn about stewardship and wildlife. Two comments highlighted support for the zip line and high ropes course. It was also suggested programs should expand beyond corporate team building and campground recreation to include more for teens. One comment highlighted the importance of qualified staff to run programs and another noted importance of working with community groups to gain further support. Feedback from comment cards mentioned better organization of the costume contest at Boofest, holding a winter camping event, and partnering with Six Rivers Land Conservancy's Adventure League (OCPRC, 2/19/2016).

## 15. Data Collection and Management

#### **10-Year Planning Concepts**

#### A. Park Visitor Counts

Develop and implement a sampling plan to count vehicles in the East Parking Lot (year round) and in the Day Use Parking Lot (when the Contact Station is not staffed) and use resulting vehicle counts to calculate park visit estimates.

#### B. Facility and Trail Counts

Educate disc golfers on the importance of tracking user numbers, install appropriate equipment, and elicit user participation in effective counting methods.



# **Proposed Service Planning Units**

## 16. Equestrian Amenities

Over 8 miles of trails at Addison Oaks are designated for equestrian use. Equestrians can also continue their trail ride into Cranberry Lake Park (Oakland Township) via the Addison Connector. The southeast section of the Day Use Parking Lot is designated for horse trailer parking.

Addison Oaks hosted its first equestrian campout in October 2013, which utilized the group camping areas and cabins. During the camping weekend, staff opens up the perimeter trail along the northern border of the park to increase the amount of trail available to equestrians.



Trails that were designed for uses other than hiking and pedestrians are not required to comply with accessibility guidelines. This is true even if pedestrians are allowed to use the trails. Therefore, the trails within the park designed for equestrian or mountain bike use are not part of the accessibility assessment and no recommendations for modification for accessibility will be made.

#### 10-Year Facility Concepts

#### A. Site Amenities in Designated Group Area

Continue to designate existing Cabins and Group Camping Areas for post-camping season equestrian camping, utilizing the south end of the Day Use Area for horse trailer parking and installing necessary amenities (i.e. hitching posts, mounting blocks, temporary corral). Evaluate participation, cost-recovery, and customer satisfaction to help determine feasibility and continued demand.

#### **Concepts for Future Consideration**

#### B. Equestrian Group Campground

Consider the design and construction of a picnic and camping area that is comfortable and convenient for both riders and their horses. Design considerations may include pull-through parking pads for horse trailers, vegetation islands to separate horses from the road when they are tied to a horse trailer, selection of horse-friendly materials, and configuration of campsites that allows socialization of equestrians. It will be important to invite input from local rider groups, such as the Addison Oaks Trail Riders, into the design.

#### **Recreational Trends**

The most recent equine survey and census was conducted by Michigan State University in 2007. The results indicated that Michigan's equine population increased nearly 20% between 1996 and 2007, with Oakland County having the greatest number of equids (horses, donkeys and mules). The study estimated that the value of equine-related assets, including barns, equipment and supplies is close to \$8 billion. (The Horse, 2008). Staff has contacted MSU to obtain a copy of the complete survey results. This document will be updated when that information is available.

American Horse Publications conducted a nationwide survey in 2012, collecting 10,539 usable responses. The survey has six sections: demographics, horse ownership, horsekeeping costs, issues facing the equine industry, horse nutrition, and horse health care. The responses were summarized and compared with an earlier survey conducted in 2009-2010 to identify trends.





DEMOGRAPHICS: Responses were similar to the 2009-2010 survey. 61.2% of respondents are 45+ years old and 90.8% are female; 49.2% had reported annual household incomes of less than \$75,000; 12.7% had annual household incomes of at least \$150,000.

HORSE OWNERSHIP: 92.3% of respondents indicated they were horse owners. Just under 50% indicated they ride for pleasure, 34% indicated they ride competitively, and over 15% indicated they are breeders, riding instructors, and/or trainers. Respondents owned an average of 0.36 foals, 1.15 young horses, 4.1 mature horses, and 2.77 senior horses. About 17% owned more horses than in the previous year.

The study indicates that horse owners/managers are beginning to increase the number of competitions they attend. Most of the increase is occurring among younger age groups and higher income groups.

#### Public Engagement – Master Plan Feedback

Total Comments = 20 Open House and 45 Online. A total of 21 comments endorsed the concept criteria as it was written in the master plan. The 24 comments regarding equestrian trails include safety concerns with some of the trail conditions and user conflicts with bikers and remote-controlled gliders; expansion to other trails, signage, better access to parking, and emergency routes. Three comment cards noted that they loved horseback riding in the park. The five comments that are not supportive of expansion are concerned about the cost of the improvements relative to who will benefit. A comment card also noted opposition to catering to horse owners. The desire for equestrian camping is illustrated by the 19 comments that include corral rental, water and electric hook up, and a bathhouse. Four comments suggested an addition of a sand arena. Programming comments mentioned building partnerships for horse rental, educational programs for campers, and evening carriage rides (OCPRC, 2/19/2016).



## 17. Proposed Dog Park

While there are currently no off-leash options, Addison Oaks is popular with dog owners for on-leash trail walks and camping. Dogs are not allowed in the cabins, yurts or beach area.

#### **10-Year Planning Concepts**

#### A. Mobile Dog Park

This proposed dog park type is a temporary construction of modular fencing that is stored and transported in a trailer along with portable benches, trash receptacles, and dog-waste bag dispensers. When empty the trailer



serves as the double-gated entrance to the mobile park – where owners can safely enter or exit the park with their dogs. The mobile dog park unit is proposed within the Oakland County Parks system as a way to enhance services within parks and to test the market potential for proposed future dog parks (OCPRC, 2016).

#### B. Proposed Dog Park

Consider an off-leash recreation area for dogs and dog owners; Select an appropriate site within the park; Identify target market from wider region in addition to existing market of dog-owning campers and day use visitors.

Concepts for Future Consideration – None proposed

#### **Recreational Trends**

Dog parks are popular nationwide. There are an estimated 2,000 dog parks in the U.S. and the number is growing rapidly (Harnik & Bridges, 2008). Three Oakland County Parks – Lyon Oaks, Orion Oaks and Red Oaks – contain dog parks and had an estimated total attendance of over 200,000 visitors in 2015 (OCPRC, January 2016).

Dogs are also popular camping companions. Out of the approximately 30 million Americans age 18 and over who went camping nationwide in 2013, 34% camped with their pets (Outdoor Foundation, 2014a).

#### Public Engagement – 2010 Community Survey

24% of respondents indicated they have a need for off-leash dog parks in Oakland County.

#### Public Engagement – Master Plan Feedback

Total Comments = 20 Open House and 45 Online. The proposed dog park and dog run for Addison Oaks received a large amount of support. A total of 37 comments showed support for the dog run. The second highest number of comments (18) gave feedback for specific location recommendations. Many noted that the dog park should be located away from the disc golf course and away from the camping area while a small number of comments noted that they would like to have a dog run near the camping areas. A total of 14 comments mentioned specific amenities they would like to see at the dog park, these included shelter or shade, seating, and access to water. A total of twelve comments mentioned enforcement issues and potential conflicts; leash laws and dog licensing should be enforced, leash laws should be kept in remaining areas of the park, and dog walkers should be separated from the disc golf course. Two comments mentioned that no conflict would arise between horses and dogs sharing an area.

A total of five comments mentioned they were current users of Orion Oaks and they would love a dog park closer for their use. A total of four comments stated they did not see the need for a dog park. Two comments that fell into the 'other' category included a request for trails to be plowed in the winter for dog walkers and for dogs to be allowed in cabins and yurts.





Comments received during the open house included more trash cans for dog walkers, support for the dog park (5) and swimming area for dogs. Once commented on not to duplicate efforts in township. Comments were also made to enforce 'leash laws' (2) specifically on disc golf course (OCPRC, 2/19/2016).



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