

Charter Township of Redford  
Recreation Master Plan 2008 – 2012  
Amendment

DRAFT

Public Hearing: February 13, 2012

Recommended by Park Commission: February 13, 2012

Adopted by Township Board: February \_\_, 2012

Assistance provided by:



### **Amendment Planning and Public Input Process**

The 2008-2012 Plan Amendment was prepared by the Parks and Recreation Commission over a 2-month period (January and February 2012). The purpose of the amendment is to update the Action Program in order to reflect current goals, priorities and opportunities in the community.

A public forum was held on January 5, 2012 at the Redford Community Center in order to gather public input and brainstorm parks and recreation priorities over the next 5 years. Approximately 47 people attended the workshop. A number of ideas were discussed, after which, attendees were asked to “vote” for their top three priorities (see attached flyer, summary and sign in sheets).

A draft Plan Amendment was presented and discussed at the January 23, 2012 Parks and Recreation Commission meeting.

The draft Plan Amendment was made available for public review on January 28, 2012. The draft was posted to the Township website and copies were made available at the Township Hall and Community Center. A notice of public hearing and the draft being made available was published in the Redford Observer on \_\_\_\_\_, 2012 (see attached). A public hearing regarding the Plan Amendment was held in front of the Parks and Recreation Commission on February 13, 2012 at the Community Center (see attached meeting summary). Comments included: \_\_\_\_\_.

The Parks and Recreation Commission recommended the adoption of the Plan Amendment by Resolution at their February 13, 2012 meeting (see attached).

The Charter Township of Redford Board of Trustees adopted the Plan Amendment by Resolution at their February 21, 2012 meeting (see attached).

The adopted Plan Amendment was sent to Wayne County and SEMCOG for their information and files (see attached transmittals).

The following pages of the 2008-2012 Charter Township of Redford Recreation Master Plan have been amended and should be replaced with the attached:

- Pages 56-57 (Mission Statement and Guidelines)
- Pages 58-59 (Capital Improvement Priorities)

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# Action Program

The Action Program details the direction that Redford Township wishes to take over the next five years in order to improve the quality and diversity of recreation opportunities within the community. The Action Program is intended to be a visioning document that will bring people together and generate enthusiasm and civic pride. A mission statement and guidelines have been established to direct the recreation program and the scheduling of capital improvements to implement the master plan. Factors considered for this recreation planning program are:

1. Expected demand and need for future recreation activities;
2. Results from the public forum held in the development of the Recreation Master Plan;
3. Input, goals and guidelines of the Park Commission;
4. Needs identified and observed by staff and Township officials; and,
5. Funding sources and availability.

As is described in this plan, Redford Township is primarily a built out, residential community with comparatively small amounts of industrial and commercial property. The Township has maintained its “small town” atmosphere with hard working, family-oriented residents. However, the community must continually seek creative and innovative ways to maximize resources and provide diverse and high quality recreation opportunities.

The Township recognizes the vital role recreation and schools play in stabilizing neighborhoods and the community. The Township also understands investment in the parks, open space and recreation system is necessary for Redford to continue to be a place where people and businesses are proud to call home. The provision of diverse and quality recreation, parks and open space will continue to demand the dedication and attention of all stakeholders.

## Mission Statement

A mission statement defines the core purpose of an organization - why it exists. The Parks and Recreation Commission developed the following mission statement to define their purpose and provide focus for the coming years:

The Redford Township Parks Commission will provide a community recreation structure that includes quality programs and beautifully maintained safe parks.

We are elected and relied upon to interact with our local, county and state officials and to speak on behalf of the diverse parks and recreation needs of our residents.

We will focus on new funding sources when ever possible, while working together to build and improve indoor and outdoor recreation outlets for all ages.

We function as individual community servants and collectively as a team, striving to enhance the overall image and identity of our community.

## Guidelines

The following guidelines have been established to assist in implementing the overarching mission statement. The guidelines have been placed into one of eight categories relating to collaboration, communication, facility development/improvement, facility and land acquisition, funding, maintenance, operations and programming.

### Collaboration

- Continue to seek and grow partnerships with other public, private, and non-profit agencies in order to offer comprehensive and diverse recreation opportunities to Redford residents.
- Work cooperatively with other Township Departments to share resources, recognize potential efficiencies, coordinate projects, events and maintenance.
- Meet with the Redford Township Police Department at least twice a year in order to review issues and incidents at Township parks and to develop a plan (to be implemented together) to combat vandalism, loitering, harassment and intimidation.
- Continue to work closely with the school districts in order to provide parks and recreation opportunities to the community. There is particular interest to partner with the school districts in order to utilize buildings and/or land on

school properties that are no longer utilized by the school districts.

### Communication

- Continue to improve communications with citizens in order to increase awareness and participation and gather feedback. Continue communication avenues such as:
  - Redford Recreation Brochure
  - Enhancements to the Parks & Recreation Website
  - Chamber of Commerce Directory
  - Redford Calendar
  - Cable television
  - Articles and announcements in local newspaper
  - Email distribution list
  - Redford Welcome Packet
- Conduct a citizen survey every 2-3 years in order to ensure services are meeting resident needs and to better understand trends and satisfaction levels.
- Effectively involve and inform new residents of available recreation programs through aggressive use of local media sources and real estate agents.
- Communicate to citizens fiscal responsibility, progress toward goals, and parks and recreation usage.

### Facility Development/Improvement

- Work to improve the ADA accessibility at all parks by providing elements such as barrier free restrooms, play equipment, pathways to and from facilities, playground surfacing, etc.
- All new additions to parks and facilities should be designed to be universally accessible to ensure access and use by people of all abilities.
- Consider parking needs when adding additional facilities at parks.
- Safety at the parks is a significant concern. All improvements made to any of the parks should be done so with safety and security in mind. This includes items such as lighting, landscaping, materials that deter vandalism, fencing, etc.
- Collaborate with other Township Departments and adjacent communities to develop a non-motorized system that will connect the community and connect into the emerging regional system.

- Involve youth in the development of recreation facilities and programs.
- Implement improved and attractive signage and park rules signs at all parks.
- **Seek opportunities to develop additional athletic fields for soccer, baseball, softball, and multi-purposes uses.**
- **When making park improvements, seek opportunities to preserve and/or create environmental features.**

#### Facility and Land Acquisition

- Evaluate underused public and private properties for possible Township use as recreation facilities and/or parks.
- Be aware of real estate that may become available for use and/or expansion of public recreation areas, particularly in those areas of the Township that are currently underserved, **and properties no longer utilized by the school districts.**

#### Funding

- Offer and develop programs and facilities that generate revenue that can be put back into the parks and recreation system.
- Continue the commitment to fiscal responsibility by exploring and seeking avenues to generate alternative revenue sources through donations, fees, foundations, grants, and partnerships.
- Coordinate with and support the establishment of an independent 501(c)(3) in order to solicit donations and provide funding to assist in parks and recreation improvements.
- Seek opportunities to incorporate recreation improvements into larger Township projects in order to leverage dollars and ensure efficiency.
- Funds from cellular tower leases should be dedicated to parks and recreation improvements and/or programming.

#### Maintenance

- All improvements and additions to parks should be done so with long-term maintenance in mind including materials and placement.

- Design parks and facilities that deter vandalism.
- Encourage community cooperation to restore and maintain existing recreation facilities through community “clean up” days and/or “adopt-a-park” programs.

#### Operations

- Conduct detailed staffing study and assessment to determine capacity. Document current staffing levels, compare to staffing levels from surrounding and/or like communities, interview existing staff to determine needs and/or potential efficiencies, and make recommendations in order to maintain existing system and/or to expand parks and recreation offerings.
- Work to aggressively expand the volunteer base to assist in maintenance, programming, beautification, etc.

#### Programming/Events

- Maintain participation figures for all programs in order to establish trends over time. Monitor trends for the purpose of forecasting future needs.
- Continually evaluate and expand programs to include a diversity of activities throughout the year for all ages.
- Offer additional teen programs and activities.
- Seek opportunities to provide programs/events that are held at Township parks.

## Capital Improvement Priorities

The capital improvement priorities for this Recreation Plan have been established for two primary reasons:

- to function as a framework and guide for the Commission, Parks and Recreation Department and Township Board; and,
- to enable the Township to apply for grant funding for proposed projects.

The capital improvement priorities table is not a fixed element and is neither all inclusive or exclusive. The table reflects the results of the brainstorming, data gathering, analysis and public input gathered during the planning process. It is likely that the priorities and plan may change at some point during the next five years due to unanticipated circumstances such as private donations, changing recreation trends, funding alternatives, community opinion and/or available grants. Funding availability is a key factor in the Township’s ability to implement the proposed capital improvement priorities.

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The following capital improvement priorities table details the desired improvements for the years 2008-2012. The priorities are listed by short-term (1-2 yrs), mid-term (3-5 yrs), long-term (greater than 5 yrs), as well as on-going priorities for those items that should be revisited/evaluated each year. It is difficult to predict desires, funding availability, etc., in the years to come. However, it is important to note that parks and recreation capital projects undertaken by the Township should address the mission statement and guidelines previously set forth in this plan.

### Capital Improvement Priorities

| General Items  | Magnitude of Cost      | Potential Funding Sources |                    |                    |          |
|--|------------------------|---------------------------|--------------------|--------------------|----------|
|  |                        | Short-Term (1-2 yrs)      | Mid-Term (3-5 yrs) | Long-Term (6+ yrs) | On-Going |
| <b>General Items</b>   |                        |                           |                    |                    |          |
| Assist in Implementing Non-Motorized Trails Concept Plan   | To Be Determined       | X                         | X                  | X                  |          |
| Plant Additional Shade Trees Throughout Parks  | \$400 - \$600 / Tree   |                           | X                  | X                  |          |
| Upgrade and Install Additional Benches & Trash Receptacles within Parks and/or Acquire Land That:  | \$200 - \$700 / Each   |                           | X                  | X                  |          |
| Seek Opportunities to Lease, Utilize,  | To Be Determined       |                           | X                  | X                  |          |
| ∞ Protects Environmental Features  |                        |                           |                    |                    |          |
| ∞ Conserves Open Space   |                        |                           |                    |                    |          |
| ∞ Is Adjacent to or near Existing Parks  |                        |                           |                    |                    |          |
| ∞ Is <b>Unutilized School Property</b>   |                        |                           |                    |                    |          |
| ∞ Provides Linkages Between Destinations   |                        |                           |                    |                    |          |
| ∞ Could Provide Increased and Enhanced Recreation Opportunities                                    |                        |                           |                    |                    |          |
| ∞ Provides Locations for Neighborhood Parks in Areas Underserved by Current Parks                  |                        |                           |                    |                    |          |
| Increase/Improve Restroom Facilities/Access  | To Be Determined       |                           | X                  | X                  |          |
| <b>Add Additional ADA Play Structures</b>  | To Be Determined       |                           | X                  | X                  |          |
| <b>Develop Additional Athletic Fields</b>  | To Be Determined       |                           | X                  | X                  |          |
| Prepare New 5-Year Master Plan   | \$15,000 - \$20,000    |                           | X                  | X                  |          |
| Feasibility of Indoor Recreation/Community Center Based on Further Discussions and Funding Climate | To Be Determined       |                           | X                  | X                  |          |
| <b>Jaycee Park</b>   |                        |                           |                    |                    |          |
| Picnic Tables and Grill (ADA Accessible)   | \$500 - \$1,500 / each |                           | X                  | X                  |          |
| Red Clay on Infield  | \$1,500 - \$2,000      | X                         |                    |                    |          |
| Dugouts  | \$2,000 - \$5,000      | X                         |                    |                    |          |
| ADA Improvements at Play Area (Access & Surfacing)   | \$2,000 - \$5,000      | X                         |                    |                    |          |
| ADA Improvements at Picnic Shelter (Access)  | \$500 - \$1,000        | X                         |                    |                    |          |
| Electrical Service to Picnic Shelter   | \$5,000 - \$15,000     |                           | X                  | X                  |          |
| Parking Area (~25 diagonal spaces)   | \$75,000 - \$100,000   |                           | X                  | X                  |          |
| <b>Capitol Park</b>  |                        |                           |                    |                    |          |
| Picnic Tables and Grills (ADA Accessible)  | \$500 - \$1,500 / each |                           | X                  | X                  |          |
| Irrigation at Ball Diamond   | \$3,000 - \$5,000      |                           | X                  | X                  |          |
| Scoreboard at Ball Diamond   | \$8,000 - \$10,000     |                           | X                  | X                  |          |
| Canopy/Shade at Splash Pad   | \$10,000 - \$15,000    | X                         |                    |                    |          |
| ADA Improvements at Play Area (Access & Surfacing)   | \$2,000 - \$8,000      | X                         |                    |                    |          |
| Expand Skate Park  | \$5,000 - \$10,000     | X                         |                    |                    |          |
| Red Clay at Diamond #2   | \$2,000 - \$3,000      | X                         |                    |                    |          |
| Dugouts (Diamond #1)   | \$2,000 - \$5,000      | X                         |                    |                    |          |
| Picnic Pavilion (20 x 20)  | \$60,000 - \$60,000    |                           | X                  | X                  |          |
| Replace Tennis Court Fencing   | \$20,000 - \$25,000    |                           | X                  | X                  |          |
| Additional Play Equipment  | \$15,000 - \$20,000    |                           | X                  | X                  |          |
| Lighting for Diamond #1  | \$70,000 - \$60,000    |                           | X                  | X                  |          |

Costs are derived from a variety of sources and illustrate magnitude of costs for the purpose of capital expenditure planning. Estimates are based off of conceptual level planning only. Detailed site specific surveys and design are needed to obtain more accurate estimates of construction. Costs do not include survey, design, construction documents, construction administration, inspection, etc.

DDA = DOWNTOWN DEVELOPMENT AUTHORITY    MNRITF = MICHIGAN NATURAL RESOURCES TRUST FUND    LWCF = LAND AND WATER CONSERVATION FUND    MDOT = DEPARTMENT OF TRANSPORTATION ENHANCEMENT FUND    Access to Rec = Access to Recreation Matching Grant    CDBG = COMMUNITY DEV BLOCK GRANT

## Capital Improvement Priorities

|   | Magnitude of Cost    |                        |                    |          | Potential Funding Sources |                    |                    |   |
|---|----------------------|------------------------|--------------------|----------|---------------------------|--------------------|--------------------|---|
|   | Short Term (1-2 yrs) | Mid-Term (3-5 yrs)     | Long-Term (6+ yrs) | On-Going | Short Term (1-2 yrs)      | Mid-Term (3-5 yrs) | Long-Term (6+ yrs) | On-Going  |
| <b>Claude Allison Park</b>                                |                      |                        |                    |          |                           |                    |                    |   |
| Picnic Tables and Grills (ADA Accessible)                 |                      | \$500 - \$1,500 / each |                    |          |                           |                    |                    | Parks Maintenance, Donations, Access to Rec Grant         |
| Red Clay at Both Fields (Softball)                        | X                    | \$2,500 - \$4,000      |                    |          | X                         |                    |                    | Parks Maintenance Budget                                  |
| Lighting (Security and Safety)                            | X                    | \$20,000 - \$40,000    |                    |          | X                         |                    |                    | Parks Maintenance Budget                                  |
| Security Cameras  | X                    | \$10,000 - \$25,000    |                    |          | X                         |                    |                    | Parks Maintenance Budget                                  |
| Create Skateboard Area(s)                                 | X                    | \$20,000 - \$40,000    |                    |          | X                         |                    |                    | Parks Maintenance, LWCF, Wayne County Millage             |
| Resurface Tennis Courts                                   | X                    | \$30,000 - \$50,000    |                    |          | X                         |                    |                    | Parks Maintenance Budget                                  |
| ADA Improvements at Play Area (Access & Surfacing)        | X                    | \$3,000 - \$10,000     |                    |          | X                         |                    |                    | Parks Maintenance Budget, Access to Rec Grant             |
| Replace Swings  | X                    | \$5,000 - \$7,000      |                    |          | X                         |                    |                    | Parks Maintenance Budget                                  |
| Dugouts (3 Little League Fields)                          | X                    | \$6,000 - \$15,000     |                    |          | X                         |                    |                    | Parks Maintenance Budget, Donations                       |
| Dugouts (2 Softball Fields)                               |                      | \$4,000 - \$10,000     |                    |          | X                         |                    |                    | Parks Maintenance Budget, Donations                       |
| ADA Improvements at Restroom/Compassion Complex           |                      | \$                     |                    |          | X                         |                    |                    | Parks Maintenance Budget, LWCF, Recreation Passport, CDBG |
| Replace Backstop and Fencing at Softball Diamonds         |                      | \$                     |                    |          | X                         |                    |                    | Parks Maintenance Budget, LWCF, Recreation Passport, CDBG |
| Replace Bleachers with ADA Accessible Bleachers           |                      | \$                     |                    |          | X                         |                    |                    | Parks Maintenance Budget, LWCF, Recreation Passport, CDBG |
| Extend Fencing of Softball Diamond 2 (Safety Improvement) |                      | \$                     |                    |          | X                         |                    |                    | Parks Maintenance Budget, LWCF, Recreation Passport, CDBG |
| Correct Softball Field Drainage Issues                    |                      | \$                     |                    |          | X                         |                    |                    | Parks Maintenance Budget, LWCF, Recreation Passport, CDBG |
| Picnic Pavilion (20' x 40')                               |                      | \$60,000 - \$75,000    |                    |          | X                         |                    |                    | Parks Maintenance Budget, LWCF                            |
| Replace Tennis Court Fencing                              |                      | \$20,000 - \$25,000    |                    |          | X                         |                    |                    | Parks Maintenance Budget                                  |
| Red Clay at Little League Fields (3)                      |                      | \$4,500 - \$6,000      |                    |          | X                         |                    |                    | Parks Maintenance Budget                                  |
| Rock Climbing / Bouldering Area                           |                      | \$5,000 - \$15,000     |                    |          | X                         |                    |                    | Parks Maintenance Budget                                  |
| Fitness Stations  |                      | \$8,000 - \$15,000     |                    |          | X                         |                    |                    | Parks Maintenance Budget                                  |
| <b>Elliot Park</b>  |                      |                        |                    |          |                           |                    |                    |   |
| Path to Connect Existing Sidewalk to Park                 |                      | \$4,000 - \$5,000      |                    |          | X                         |                    |                    | Township General Fund, Parks Maintenance Budget           |
| Replace Swings  |                      | \$3,000 - \$5,000      |                    |          | X                         |                    |                    | Parks Maintenance Budget                                  |
| <b>Western Graham Field</b>                               |                      |                        |                    |          |                           |                    |                    |   |
| Dug Outs at Both Fields                                   |                      | \$4,000 - \$10,000     |                    |          | X                         |                    |                    | Parks Maintenance Budget, Donations                       |
| Red Clay at Both Fields                                   |                      | \$2,500 - \$4,000      |                    |          | X                         |                    |                    | Parks Maintenance Budget                                  |
| Additional Trees for Screening                            |                      | \$3,000 - \$5,000      |                    |          | X                         |                    |                    | Parks Maintenance Budget                                  |
| <b>Korvette Park</b>                                      |                      |                        |                    |          |                           |                    |                    |   |
| ADA Improvements at Play Area (Access & Surfacing)        |                      | \$2,000 - \$5,000      |                    |          | X                         |                    |                    | Parks Maintenance Budget, Access to Rec Grant             |
| Dugouts   |                      | \$2,000 - \$5,000      |                    |          | X                         |                    |                    | Parks Maintenance Budget, Donations                       |
| Red Clay at Ball Field                                    |                      | \$1,500 - \$2,000      |                    |          | X                         |                    |                    | Parks Maintenance Budget                                  |
| <b>Manning Park</b>                                       |                      |                        |                    |          |                           |                    |                    |   |
| Red Clay at Ball Field                                    |                      | \$1,500 - \$2,000      |                    |          | X                         |                    |                    | Parks Maintenance Budget                                  |
| Dugouts   |                      | \$2,000 - \$5,000      |                    |          | X                         |                    |                    | Parks Maintenance Budget, Donations                       |
| Replace Swings (2 sets)                                   |                      | \$5,000 - \$7,000      |                    |          | X                         |                    |                    | Parks Maintenance Budget                                  |
| ADA Improvements at Play Area (Access & Surfacing)        |                      | \$2,000 - \$5,000      |                    |          | X                         |                    |                    | Parks Maintenance Budget, Access to Rec Grant             |

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DDA = Downtown Development Authority MNRTF = Michigan Natural Resources Trust Fund LWCF = Land and Water Conservation Fund MDOT = Department of Transportation Enhancement Fund Access to Rec = Access to Recreation Matching Grant CDBG = Community Dev Block Grant

## Capital Improvement Priorities

|  | Magnitude of Cost   | Potential Funding Sources |                    |                    |   |
|--|---------------------|---------------------------|--------------------|--------------------|---|
|  |                     | Short-Term (1-2 yrs)      | Mid-Term (3-5 yrs) | Long-Term (6+ yrs) | On-Going  |
| <b>Pearson Field</b>                               |                     |                           |                    |                    |   |
| Dug Outs at Both Ball Diamonds                     | \$4,000 - \$10,000  |                           |                    | X                  | Parks Maintenance Budget, Donations               |
| Red Clay at Ball Fields                            | \$4,500 - \$5,000   |                           |                    | X                  | Parks Maintenance Budget                          |
| <b>Phoenix Park</b>                                |                     |                           |                    |                    |   |
| Swings (2 sets)                                    | \$6,000 - \$10,000  | X                         |                    |                    | Parks Maintenance Budget                          |
| Pathway Around Park (8' wide asphalt)              | \$40,000 - \$50,000 | X                         |                    |                    | Parks Maintenance Budget                          |
| Fencing around Ball Diamond                        | \$10,000 - \$15,000 |                           |                    | X                  | Parks Maintenance Budget                          |
| Dugouts  | \$2,000 - \$5,000   |                           |                    | X                  | Parks Maintenance Budget, Donations               |
| Picnic Pavilion (20' x 20')                        | \$50,000 - \$60,000 |                           | X                  |                    | Parks Maintenance Budget, LWCF                    |
| <b>Vanderburg Tot Lot</b>                          |                     |                           |                    |                    |   |
| Lighting (Security and Safety)                     | \$15,000 - \$30,000 | X                         |                    |                    | Parks Maintenance Budget                          |
| Swings (2 sets)                                    | \$5,000 - \$7,000   |                           | X                  |                    | Parks Maintenance Budget                          |
| ADA Improvements at Play Area (Access & Surfacing) | \$2,000 - \$5,000   |                           | X                  |                    | Parks Maintenance Budget, Access to Rec Grant     |
| <b>Kraft Park</b>                                  |                     |                           |                    |                    |   |
| Resurface Tennis Courts                            | \$15,000 - \$30,000 |                           |                    | X                  | Parks Maintenance Budget                          |
| New Play Structure (Barrier Free)                  | \$15,000 - \$20,000 | X                         |                    |                    | Parks Maintenance Budget, LWCF                    |
| Parking Lot Near Ball Diamond (1222 sq. yds)       | \$60,000 - \$75,000 | X                         |                    |                    | Parks Maintenance Budget, LWCF                    |
| Red Clay at Ball Field                             | \$1,500 - \$2,000   | X                         |                    |                    | Parks Maintenance Budget                          |
| <b>Beech Tot Lot</b>                               |                     |                           |                    |                    |   |
| Upgrade to Increase Usage                          | \$5,000 - \$10,000  |                           |                    | X                  | Parks Maintenance Budget                          |
| <b>St. Hilary Park</b>                             |                     |                           |                    |                    |   |
| Increase/Improve Access to Park                    | To Be Determined    |                           |                    | X                  | Parks Maintenance Budget, General Fund, Donations |
| Improve Drainage                                   | \$2,000 - \$5,000   | X                         |                    |                    | Parks Maintenance Budget                          |
| Improve Signage                                    | \$1,000 - \$2,000   | X                         |                    |                    | Parks Maintenance Budget                          |
| Upgrade to Increase Usage                          | To Be Determined    |                           |                    | X                  | Parks Maintenance Budget                          |

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