

**Sub-Committee Work Document  
Committee Members  
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**2002 Keego Harbor  
Parks and Recreation Master Plan  
Amended February 1, 2006**

**City of Keego Harbor, Michigan**

**November 2002  
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As Amended to June 30, 2010**

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# I. INTRODUCTION

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In its continuing effort to provide quality recreational opportunities for its citizens, the City of Keego Harbor has created the 2002 Keego Harbor Parks and Recreation Master Plan as a tool to guide the development of City-maintained recreational facilities and programs over the next five years. The 2002 Parks and Recreation Master Plan is the latest effort by the City to establish new recreational goals and objectives for the community which will focus on maintenance and development over the next five years. The 2002 plan will also make the City eligible for grants from the Michigan Department of Natural Resources (MDNR) to assist the City in reaching its recreational goals.

The Keego Harbor Parks and Recreation Commission consists of representatives from the City who are concerned with providing a wide array of quality recreational opportunities. This Commission has been fundamental in providing information about the community and guidance for the direction of the recreation plan throughout the planning process.

The first step in the planning process involved the gathering of information about Keego Harbor. Physical characteristics of the area, demographic information about the community and an inventory of existing facilities helped provide the base from which future recreation decisions are made.

Based on the information gathered, an analysis determined where the community is deficient or is providing a surplus of various recreation facilities and programs in comparison to national standards.

Public input from residents and Committee members provided a better picture of which recreation facilities are needed and desired by the public. The final Parks and Recreation Master Plan reflects which new facilities and improvements to existing facilities will best address the needs and desires of the residents of Keego Harbor.

## II. COMMUNITY DESCRIPTION

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### *Regional Location*

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The City of Keego Harbor is located in Oakland County, Michigan, approximately 20 miles northwest of downtown Detroit. Within the County, Keego Harbor is approximately four miles west of downtown Pontiac. Keego Harbor is within close proximity, less than five miles, of many Detroit suburbs including, Bloomfield Hills, Orchard Lake, Pontiac, Sylvan Lake, Waterford, and West Bloomfield. The area of the City of Keego Harbor is roughly 350 acres or 0.5 square miles (See Map 1).

Approximately six miles east of Keego Harbor is Interstate 75, a major interstate highway which runs from southern Florida to northern Michigan. Interstate 696, a major highway traveling east-west and bisecting the major northern suburbs of Detroit is located approximately eight miles from the city. M-59, a state highway traveling east-west from Macomb Township to Howell, is located approximately two miles north of Keego Harbor. These highways provide the community with convenient regional access to the rest of the Metropolitan Detroit area and to the rural areas on the periphery of the metropolitan area.

### *Development History*

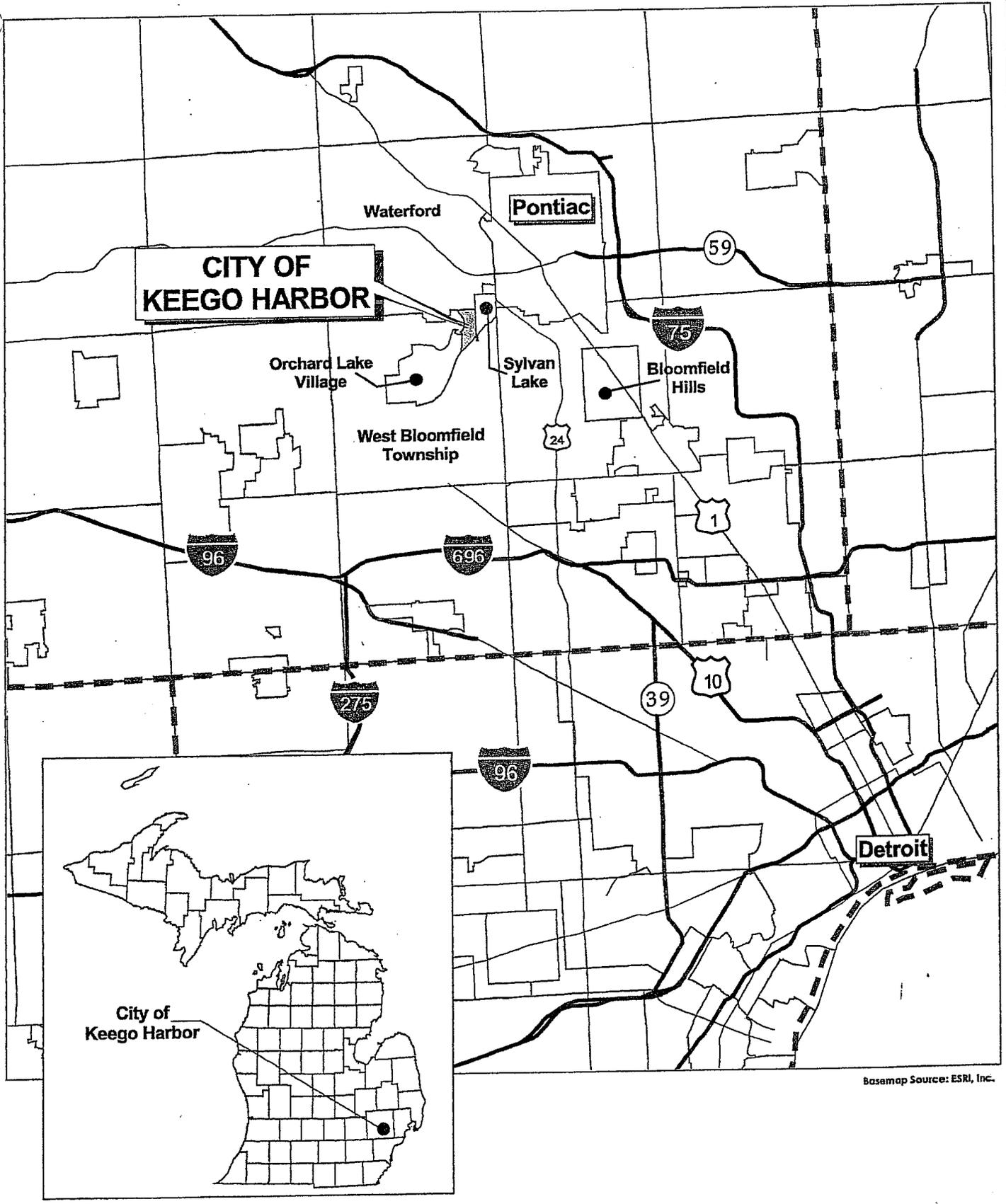
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The name "Keego" is Indian, meaning "big fish", recalling the surrounding waters. The main thoroughfare, Orchard Lake Road, is part of the old Algonquin and Ottawa trail that ran from Lake St. Clair to the Illinois Country.

One of Keego's first residents settled in the area in 1864. The first school was built in 1914 and the fire department was organized in 1926. Joseph E. Sawyer, a former Pontiac lawyer, named the community and platted a majority of the City. He dug the canal between Cass Lake and Dollar Lakes and declared that Dollar Lake was then a harbor of Cass Lake.

The Detroit Urban Roadway built its trolley line in 1890's. It went out at West Huron Street to the present day Telegraph Road, then south and around the end of Sylvan Lake to Orchard Lake. At the time, Keego Harbor was considered only as a trolley stop.

**Insert Map 1B Regional Location**



Basemap Source: ESRI, Inc.

**Map 1 - Regional Location**

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The trolley operated for many years, and many merchants in Pontiac made their residence in Keego Harbor and commuted each day. Its accessibility made Keego a destination, with summer cottages developing all along Cass Lake. Slowly a grocery store and other businesses started operations, and Keego Harbor converted from a summer community to an established commercial and residential community.

### ***Social Characteristics***

As part of the planning process for the City of Keego Harbor, population characteristics and trends were analyzed to gain insight into the city's past, present and future.

In this analysis, a number of different aspects of the population of Keego Harbor were looked at. Population trends were compared with those of surrounding communities and Oakland County. In addition, households, age groups, and educational attainment were evaluated. The results of this analysis portray Keego Harbor as a mature community that is experiencing some population decrease along with other older, more urban communities in the area, such as Birmingham, based on reduction in household size.

#### **COMMUNITY POPULATION AND TRENDS**

Based on information provided by the 1990 and 2000 US Census, the population of Keego Harbor has decreased by 163 persons from 1990 to 2000, roughly 5.6%. This decrease in population can be seen in other mature cities within Oakland County. Sylvan Lake, Orchard Lake Village, Pontiac and Bloomfield Hills have seen an average decrease of 6.5% in population between 1990 and 2000. While these mature communities are decreasing in size, communities to the north and west of Keego Harbor are increasing in size. Traditionally rural communities have been transitioned to suburban or bedroom communities over the past twenty years. West Bloomfield Township, Waterford Township, and Commerce Township have seen an average 19.2% increase in population between 1990 and 2000. Overall, Oakland County has increased in population 10.2% from 1990 to 2000.

**Table 1: Population 1990 & 2000 Keego Harbor & Environs**

Governmental Unit	1990	2000	# Change	% Change
Keego Harbor	2,932	2,769	- 163	- 5.6
Sylvan Lake	1,884	1,735	-149	-7.9
Orchard Lake Village	2,286	2,215	-71	-3.1
Pontiac	71,166	66,337	- 4,829	-6.8
Bloomfield Hills	4,288	3,940	-348	-8.1
Waterford Township	66,692	73,150	6,458	9.7
West Bloomfield Township	54,516	64,860	10,344	19.0
Commerce Township	26,955	34,764	7,809	29.0
Bloomfield Township	42,473	43,023	550	1.3
Oakland Co.	1,083,592	1,194,156	110,565	10.2

Source: 1990 and 2000 US Census of Population.

There are two major reasons for this decrease of population in the mature communities and corresponding increase in outlying areas. The current trend of migration in the Metropolitan Detroit area has seen citizens moving from older communities outward to the newer developments in the northern and western areas. The second major reason for the City's population decrease since 1990, is the 4.6% decrease in the persons per household, from 2.37 to 2.26.

## HOUSEHOLDS

As seen in Table 2, an average of 2.37 residents lived in each household in Keego Harbor in 1990. By 2000, that figure dropped to 2.26 people in each household. Lower birth rates and single-parent families can partially explain the decline in the number of persons per household. While the 1990 and 2000 data shows that there are fewer residents per household in Keego, the number of actual households in the City only decreased by 12, from 1,235 to 1,223.

**Table 2: Households and Persons per Household: 1990 & 2000**

<u>Total Households</u>			<u>Persons per Household</u>		
<u>Governmental Unit</u>	<u>1990</u>	<u>2000</u>	<u>Governmental Unit</u>	<u>1990</u>	<u>2000</u>
Keego Harbor	1,235	1,223	Keego Harbor	2.37	2.26
% Change	-	-0.9%		-	-4.6%
Oakland County	410,488	471,115	Oakland County	2.64	2.53
% Change	-	14.8%		-	-4.2%

The stability in the total number of households in light of the decrease in population is a result of the aging population and decrease in the number of persons per household. For example, many younger residents have likely left home and started their own household, while the family household from which they came remains. Thus, a *decrease* in the persons per household occurs, while the number of total households has only changed slightly. As many of the younger families with school age children seek larger homes, they are finding homes not located in Keego Harbor, thus the City's households with a higher number of persons is leaving and more mature families, seeking smaller sized homes, are remaining or finding homes in Keego attractive.

## POPULATION AND HOUSEHOLD PROJECTIONS

Population forecasts for the City also support the current trend of minor changes in population and stability in the number of households in the community. The Southeast Michigan Council of Governments (SEMCOG) provides population projections for the communities in Southeast Michigan. According to SEMCOG, Keego Harbor will grow from 2,769 persons in 2000 to 2,829 persons in 2010, a 2.2% increase. By 2020 the population is projected to be 2,801 and by 2030 the projection is for 2,805 persons. This represents an overall increase of 1.3% between 2000 and 2030. This stability in the population reflects the fully developed character of the community, with little room for expansive growth, and at the same time, the desire for persons to remain within the City.

**Table 3: Population and Household Projections 2000 to 2030**

	2000	2010	2020	2030	% Change 2000 to 2030
Population	2,769	2,829	2,815	2,805	1.3 %
Households	1,223	1,296	1,306	1,313	7.4 %
Persons per household	2.26	2.18	2.16	2.14	-5.6 %

Source: 2000 US Census of Population and SEMCOG.

Households between 2000 and 2030 are projected to increase by 7.4%, up to 1,313. The stability of the population with an increase in households indicates that the current trend of decreasing household size will continue. By 2030, the number of persons per household is projected to be 2.14%, which represents a 5.6% decrease in the persons per household from 2000 to 2030. This decrease reflects a trend seen in both southeastern Michigan and the rest of the United States as well.

In communities with growing populations, the number of recreation facilities and programs have to be increased to provide the same level of service in the future that residents currently enjoy. If the population of a community grew by 15%, the amount of recreation facilities and programs would have to be increased by 15% just to maintain the same level of service. With only a 1.3% increase in population over the next thirty years, the number of Keego Harbor residents seeking recreation activities will not greatly increase. Therefore, if the City provided the same recreation opportunities in the future, the level of service provided to residents would not decrease. However, this conclusion is based only on the number of residents within the City. The following demographics suggest other changes will be needed in the future.

### POPULATION DISTRIBUTION

The decrease in population of some age groups correlates with the decrease in population, and is one factor in the loss of population for the youngest three age groups, pre-school, education, and family forming. However, the total population has decreased at a far slower rate than each of these groups. The most important attributing factor to the decrease in younger residents is the significant increase in residents in all age groups after 45, including mature families, retirement, and late retirement.

Table 4 definitively shows that the family forming age bracket, while still the largest demographic in the City, is losing ground. In fact, in between 1990 and 2000, the three oldest age groups, mature families, retirement, and late retirement, cumulatively grew from 22.8% of the total population of the City of Keego Harbor, to 26.3% of the total population, while all younger brackets lost population.

The increase in older age brackets supports the fact that the City is rapidly maturing. An older population includes fewer people in the childbearing years that require additional City services and

housing types. The decrease in number of younger residents will have an impact on schools, parks and recreational programming. *The City must be careful to adjust recreational programming to service the needs of the population brackets seeing significant growth.*

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of

**Table 4: Age Group Comparison - 1990 & 2000**

Age Group		Keego Harbor 1990	%	Keego Harbor 2000	%
Under 5 years	Pre-school	207	7.0	166	6.0
5 to 24 years	Education	801	27.3	737	26.6
25 to 44 years	Family Forming	1,257	42.9	1,138	41.1
45 to 59 years	Mature Families	327	11.2	444	<b>16.0</b>
60 to 84 years	Retirement	313	<b>10.7</b>	266	<b>9.6</b>
85 + years	Late Retirement	27	<b>0.9</b>	18	<b>0.7</b>
Median age (years)		n/a		33.3	

Source: 1990 and 2000 US Census of Population.

educational attainment in the City of Keego Harbor is similar to Oakland County as a whole. According to the 2000 U.S. Census, of the City's adult population (25 years and older) 84.2% are high school graduates and 16.8% have acquired a bachelor's degree. In contrast, 89.3% of the County's adult population are high school graduates, and 23.2% have obtained a bachelor's degree.

**EMPLOYMENT TRENDS AND INCOME**

The occupational characteristics of Keego Harbor are slightly different than those of Oakland County. As shown in Table 5, the largest difference in percentage of workforce is that roughly 9% more of Keego Harbor=s workforce is in the service occupation field than the rest of the County. In general, a majority of Keego Harbor=s workforce is occupied by jobs traditionally classified as 9 to 5" jobs. Management, professional, sales and office occupations tend to operate from 9 a.m. to 5 p.m. While the other occupations do operate from 9 a.m. to 5 p.m., service occupations, construction, maintenance, production and transportation occupations also tend to use more afternoon and evening shifts.

**Table 5: Occupational Status  
City of Keego Harbor and Oakland County**

	Keego Harbor	% of Workforce	Oakland County	% of Workforce
Management, professional and related occupations	473	30.5 %	273,090	44.6 %
Service Occupations	301	19.4 %	65,499	10.7 %
Sales and Office Occupations	450	29.1 %	164,531	26.8 %
Farming, Fishing and forestry occupations	0	n/a	664	0.1 %
Construction, extraction and maintenance occupations	167	10.8 %	42,648	6.9 %
Production, transportation and material moving occupations	158	10.2 %	67,126	10.9 %

Source: 2000 US Census of Population.

With approximately 70% of the workforce occupied from 9 a.m. to 5 p.m., the opportunity to recreate will occur early in the morning, later in the evening and on weekends. This creates a high demand for recreational facilities and programs at those times. Facility hours of operation and scheduling of programs must be focused to address the increased recreational needs of the workforce at later times of the day. The household income data from the 2000 Census indicates that residents of Keego Harbor earn slightly less than Oakland County residents overall. The per capita income of Keego Harbor residents was \$26,305 and Oakland County=s per capita income was \$32,534. The income and occupation data can have important recreation planning implications. Current income levels suggest that City residents need quality and accessible public recreation. As a general rule, Keego Harbor residents may be more likely to utilize public rather than private recreation facilities due to the high cost associated with private facilities such as gyms.

**HOUSING CHARACTERISTICS**

Within Keego Harbor, 30.9% of the dwelling units were rented in 2000. In communities with a large amount of rental units, multi-family complexes usually provide the residents with some form of recreational activities. However, very few multi-family complexes exist in the City, and they do not provide recreational areas, such as green spaces, or activities. A large portion of the renter occupied units are single family residential homes. Although rear yards do provide some recreational opportunities most organized activities require larger areas. Therefore, knowing the smaller size of residential dwelling units within the City, in comparison to newer suburban communities, those residents that occupy a detached single family home must also depend more on the City provided facilities and programs. With smaller yards available to the residents, for more organized activities, residents must rely on publicly provided facilities.

**Table 6: 2000 Housing Tenure - City of Keego Harbor**

	Number	Percentage
Owner-occupied Housing Units	845	69.1 %
Renter-occupied Housing Units	378	30.9 %
Total Housing Units	1,223	100.0 %

Source: 2000 US Census of Population.

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## ***Physical Characteristics & Environmental Issues***

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### **WATER RESOURCES**

The natural environment and the presence of lakes, which drew the cottage residents to the area a long time ago, remains a key factor and ingredient in the image, attraction and beauty of the City of Keego Harbor.

The City has 2 major lakes: Cass Lake and Sylvan Lake, both ringed by residential development and roadways on all sides. Another lake area within the city is Dollar Lake. The lakes are a part of the Clinton River Watershed area. Every watershed area comprises of a critical network of wetlands, lakes, rivers, streams, and canals that contribute to maintaining a delicate ecological balance. The lake areas have over the decades seen a steady increase in recreational use and development pressures. While some of the other communities around the lakes area have over the years made efforts at preserving the delicate ecological balance, the City has not adopted any measures to address environmental concerns.

### **SOILS**

The soil survey for Keego Harbor shows two major soil associations. The Urban land-Marlette Capac Association occupies urban land and nearly level to hilly, well drained to somewhat poorly drained soils. The Urban land-Spinks-Oshtemo Association consists of nearly level to hilly, well drained sandy soils. The soils found on land in Keego Harbor and its vicinity is typically rolling to steeply sloping well drained loamy sands and sandy loams. The area is, however, characterized by a high water table level, which have implications for development patterns within the City.

The soil survey for Oakland County is general in nature, and the information it provides cannot be used as the basis for a construction project. However, it provides a good look at the main characteristics of the soils in the area. The high water table indicates that any proposed open fields for recreation must be developed with a well-designed drainage plan so that the surfaces are not occupied with standing water after a period of rain. The nature of the soils also requires that the analysis of existing facilities takes into account the ability of open fields to drain adequately ensuring that facilities will be used to the fullest extent.

### **CLIMATE**

Climatic conditions are typical of most southeastern Michigan communities. Snowfall averages 39 inches per year but varies considerably from year to year. Yearly high temperatures average 83.6 degrees Fahrenheit in the summer and 30.2 degrees Fahrenheit in the winter. The average annual temperature is 48.4 degrees Fahrenheit. This climate is suitable for a variety of outdoor recreational activities, such as biking, running, ice skating, hockey, etc.

### **TOPOGRAPHY**

Located in the center of Oakland County, glacial formations have not greatly influenced the topography of Keego Harbor. Situated between two lakes, Keego Harbor has a generally flat to gently sloping topography. The elevation of the City varies between 940 feet and 930 feet over a distance of 6,700 feet.

## **EXISTING LAND USE PATTERNS**

The major land use in Keego Harbor is single family residential. According to the existing land use survey conducted for the City Master Plan, approximately 63% of the City is used for single family residential purposes. Multiple family residential land uses occupy only 6%, or 22 acres. The majority of the land in the City has been developed, leaving no room for new subdivisions. Any new housing being constructed is being placed on single lots or larger lots that are a consolidation of smaller residential lots.

The majority of the intense development in the City has occurred along the major roads, specifically, Cass Lake Road and Orchard Lake Road in the downtown area. Approximately 32 acres in the City (9.0 %) have been developed for commercial uses and the vast majority of businesses are located within these areas.

The remaining areas of Keego Harbor are occupied by public schools, buildings, churches, transportation corridors and utilities. The only areas of vacant land are located along the Cass Lake Road Corridor. The City is built out, leaving very little opportunities for any large scale expansion of existing recreational facilities or acquisition of land for new facilities. Any opportunities for such expansion or acquisition in the future would depend greatly upon the vacating of an existing use from its current location. While this option will not be encouraged, if any opportunities do occur in the future, the possibility for expansion or acquisition should be consider only if it would help meet the recreational goals of the plan.

## ***Transportation and Residential Patterns***

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### **CIRCULATION**

Roads - Keego Harbor has two major roads running through the City which serve as regional corridors for Oakland County. Orchard Lake Road runs east-west through the City and connects Telegraph Road in Pontiac to I-696 in Farmington Hills. Cass Lake Road serves as a collector road connecting Orchard Lake Road to M-59 in Waterford Township, running north-south. In 2001, Cass Lake Road was expanded and reconfigured to provide a higher level of service between Orchard Lake Road and M-59. The remaining roads are local roads serving the residents of Keego Harbor with access to their residences.

Railroads - An abandoned railroad right-of-way runs along the southern border of the City. It has been converted by the Rails-to-Trails program to serve as a pedestrian recreation trail serving West Bloomfield, Orchard Lake Village and Sylvan Lake. No active railroads currently pass through Keego Harbor. The Cities of Pontiac, Birmingham and Royal Oak provide regional access to Amtrak passenger rail.

Airports - The Oakland International Airport is located in Waterford Township approximately six miles to the north of Keego Harbor. The airport is used for cargo deliveries and private aircraft. Wayne County Metropolitan Airport is the primary passenger flight airport in the southeast Michigan region, offering many national and international flights. Metro Airport is approximately 35 miles from Keego Harbor via the major freeways.

### **LOCATION OF HOUSING**

Keego Harbor's housing pattern is reflected in the age of the community. The commercial uses are located along the frontage of the two major roads while the single family residential structures are mainly located in the interior areas created by the pattern of the major roads. This creates a typical buffered type of residential development. While the vast majority of intensive non-residential development, such as commercial, office and industrial development is located in strips along the major roads, the single family residential uses are located in the interior areas. These interior areas are characterized by lower speeds and fewer car trips through the neighborhoods, creating a less intense development than along the highly traveled commercial and industrial strip corridors.

These interior areas provide the best locations to place smaller neighborhood parks that are intended to serve residents within a 2 mile radius, the average comfortable walking distance. Typically these interior residential areas provide the best location for smaller parks due to their ability to optimize the service area coverage and because no residents are required to pass any of the more intense major road corridors.

### **ZONING**

Keego Harbor has a mix of residential and non-residential zoning districts to regulate the location of specific land uses. Publicly owned recreational uses and parks are permitted by right in the R-1 and R-2 One Family Residential District, the R-T Townhouse Residential District and the R-M Multiple Family Residential District. Private noncommercial recreation centers and non-profit swimming pools are permitted after special approval in the R-M Multiple Family Residential District. Commercial outdoor recreational uses are permitted after special approval in the C-2, General Business District.

### III. RECREATION FACILITIES AND PROGRAMS INVENTORY

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An inventory of existing local and regional recreation facilities was conducted by professionals from McKenna Associates in April of 2002. The physical inventory of local facilities consisted of site inspections of all city parks and recreation sites. An inventory of playground equipment and park facilities was recorded and reviewed with regard to location, acreage, quantity, quality, accessibility, and condition (See Table 7). The regional inventory consisted of review and compilation of regional park facilities, brochures, and telephone interviews (See Table 8).

#### *Public Facilities*

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There are currently 5 neighborhood parks, 2 beach access points, and 1 boat launch for a total of 8 public park and recreation facilities within the City of Keego Harbor (See Map 2). In addition, the City Parks and Recreation Commission owns a parcel of land on the north side of Dollar Lake generally occupied by wetlands. All of these facilities are owned and maintained by the City of Keego Harbor.

Table 7 illustrates the existing inventory of recreational equipment and fields at these facilities. All neighborhood parks except Rose Sortor Park provide swing sets, while Baxter-Morgan, Fran Leaf and Hester Court all provide a variety of other play equipment. Baxter-Morgan Park is the only public park within the City with a large open multi-purpose area capable of any organized activities. Both Hester Court and Tate-Optimist Parks provide access to the regional rails-to-trails system. All parks, including Grove Street Lake Access and Willow Beach Drive Lake Access provide picnic tables and areas and barbeque stands. All neighborhood parks, except Baxter-Morgan, provide a pavilion or gazebo for shelter.

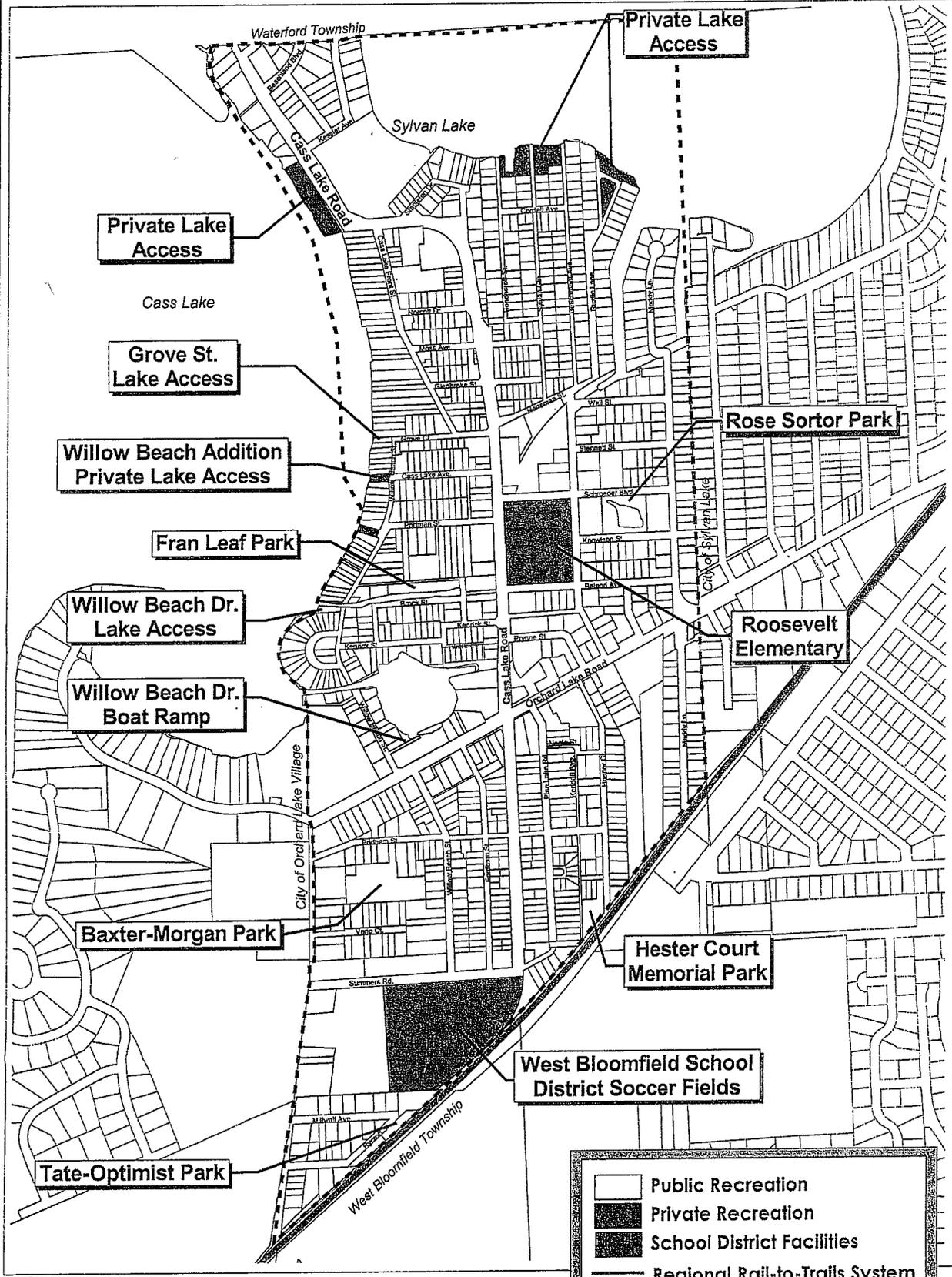
Fitness areas consist of any fitness stations, chin-up bars, balance beams or some type of equipment to facilitate a workout. Currently, no public parks in the community have this type of equipment. Passive areas include picnic areas or nature/hiking trail/foot paths. While all parks have picnic areas, while two provide access to some type of non-motorized pathway. The parks do not have any dedicated pedestrian path connecting the parks to each other or to other public areas of the City. While the inventory indicates that Keego Harbor has a generally well-located facilities, it appears to be lacking in certain areas. The most noticeable resource currently missing is some form of non-motorized path for pedestrian traffic and exercise.





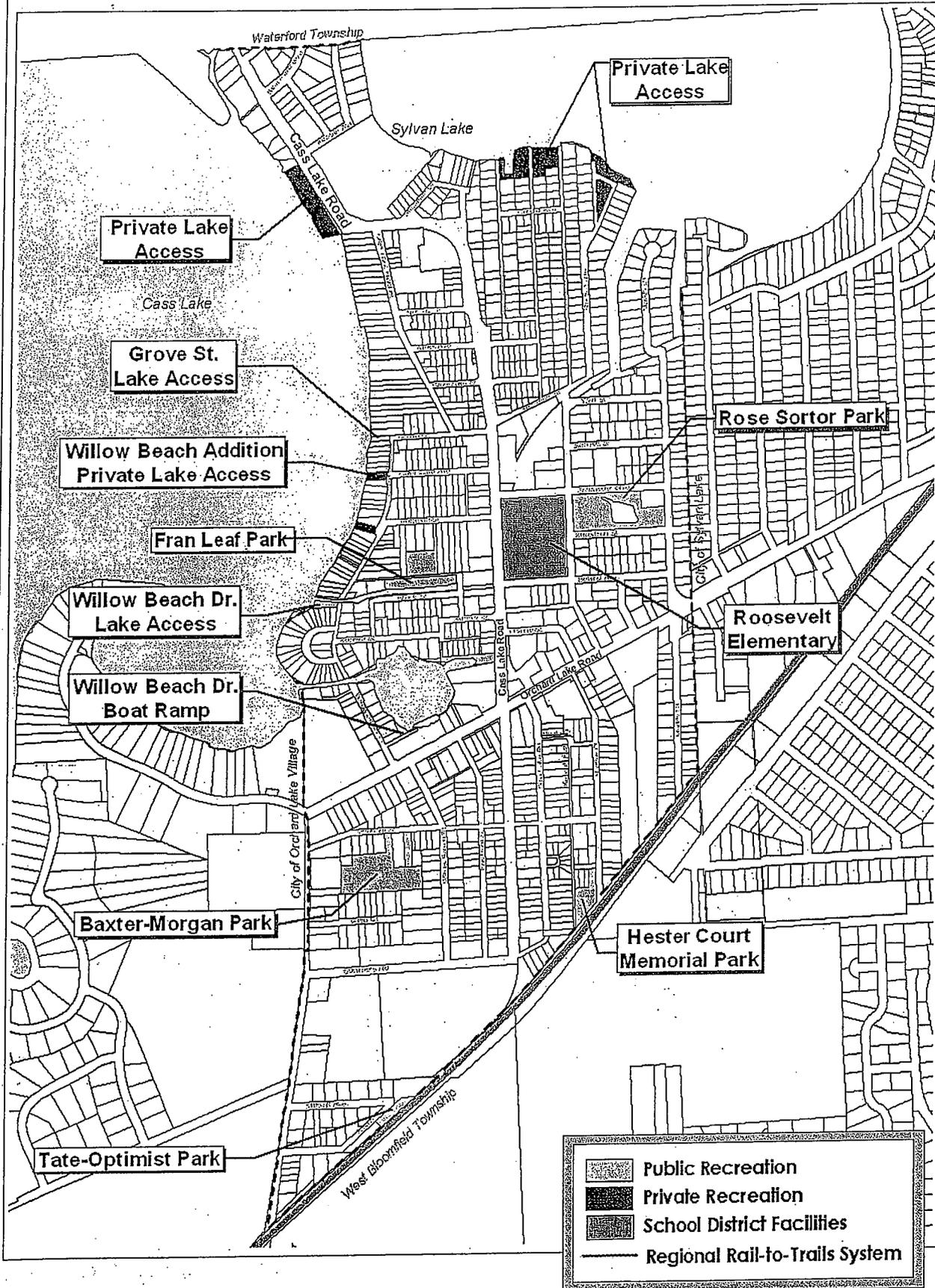
**Table 7 - Existing Recreational Facilities Inventory**

**Map 2 - Existing Parks**



**Map 2- Existing Recreation Facilities**





**Map 2- Existing Recreation Facilities**

0 Ft. 300 Ft. 600 Ft.



12/14/2005

Source: Google, Ordnance Survey, OS  
Data Source: MapInfo Associates, Inc.



## ***School Facilities***

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Roosevelt Elementary is the only school located in the City of Keego Harbor. Roosevelt Elementary has an extensive amount of recreational facilities including a basketball court, baseball field, modular play equipment structure, several timber play structures with resilient surfacing and a large open area for multi-purpose play. This facility, when not used by the school for its activities, can be utilized by residents for recreation, typically during non-school hours.

The most notable recreation amenity at the school facilities are the basketball court with multiple backboards, the baseball field and the large multi-purpose open play area. Due to the lack of large parcels found within the City, the school has one of the largest areas available for recreation.

West Bloomfield School district owns the largest amount of land in the City utilized for recreation. Occupying approximately 11 acres at the southern end of the City, the West Bloomfield School district utilizes the area for soccer fields. While outside the City, there are various ball fields and open areas located at the Orchard Lake schools at the intersection of Commerce Road and Orchard Lake Road.

The school facilities' main purpose is to provide recreational opportunities for the students in attendance. However, when coordinated with the school district, facilities can be used by the general public under certain conditions. This practice is seen in many communities and, in general, school facilities have an average service area based on the amenities they have to offer. The amenities available are generally in direct correlation to the type of school. Elementary schools serve the residents of the neighborhoods in which they are located, while the middle schools and the high schools tend to serve a broader population base. Since the primary users of the recreation facilities are the students, the general public *should* not depend greatly on school facilities to meet their recreational needs.

## ***Private Recreation Facilities***

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Several privately-owned recreation facilities are also located in or near the City of Keego Harbor. Although use of these facilities is limited to those who can afford the fees or are members of the association, they do address certain recreation needs. Private recreation facilities include the Rustic Lane private lake access and park, the private lake access and park adjacent to Sylvan Lake and the private lake access adjacent to Cass Lake Road for the residents of the condominium located on the opposite side of Cass Lake Road. Adjacent community facilities include the Pine Lake Country Club located directly south of the City in West Bloomfield.

## ***Regional Recreation Resources***

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Regional recreation areas are large facilities serving people within a broad geographic area. These recreation opportunities are located outside the political boundaries of Keego Harbor. The region has been defined as the area within roughly a one-half to one hour driving radius of Keego Harbor. Table 8 and Map 3 summarize and locate these regional facilities. The size and type of facilities vary, but in general these facilities are 200 acres or more in size.

In addition, nearby regional recreational facilities include parks and facilities owned and operated by Oakland County and the Huron-Clinton Metropolitan Authority (See Map 3). Several golf courses are within close proximity to the City. Private and commercial recreation facilities within the area include a country club, various gyms and health clubs.

Table 8  
EXISTING REGIONAL PARKS AND RECREATION FACILITIES  
CITY OF KEEGO HARBOR

Facilities Available on Site	Bald Mountain State Recreation Area	Brighton Recreation Area	Genesee Recreation Area	Highland Recreation Area	Holly Recreation Area	Island Lake State Recreation Area	Maybury State Park	Metamora-Hadley Recreation Area	Ortonville State Recreation Area	Pickney State Recreation Area	Proud Lake Recreation Area	Seven Lakes State Park	Sleepy Hollow State Park	Wetzel State Park	Dahli Metropark	Dexter-Huron Metropark	Hudson Mills Metropark	Huron Meadows Metropark	Indian Springs Metropark	Kensington Metropark	Lake Erie Metropark	Lower Huron Metropark	Metrebeach Metropark	Oakwoods Metropark	Stony Creek Metropark	Willow Metropark	Wolcott Metropark	Buell Lake County Park	Flushing County Park	Forman Nature Preserve and Aboretum	Holloway Reservoir Regional Park	Linton County Park			
Acres	4637	4913	4460	5624	7670			683		#####	3614	1410			53	123	1544	1539	2215	4357	1607	1258	770	1700	4461	1500	2360	213	105	380	5660	135			
Camping	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Organizational Camping																																			
Camping Fees	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Cabin Rental																																			
Picnic Areas	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Concession Stands/Bathhouse	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Picnic Shelters	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Playground/Play Areas	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Boat Launch	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Boat or Canoe Rental	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Swimming/Beach	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Fishing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Cross-Country Skiing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Cross-Country Ski Rental	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Snowmobiling	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Shedding																																			
Ice Skating																																			
Riding Stables w/ horse rental																																			
Riding Stables w/ horse rental/Horseback Riding																																			
Full Service Tack Shop																																			
Nature Center/Golf Mini/Motor Center																																			
Farm Center																																			
Hunting																																			
Field Dog Trail Areas																																			
Shooting Range																																			
Hiding Trails/Nature Trails	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Paved Bike Trails	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Mountain Bike Trails	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Bike Rental																																			
Golf - 18 holes																																			
Disk Golf - 18 holes																																			
Softball Fields																																			
Sand Volleyball																																			
Basketball																																			
Horseshoe Pits																																			
Water slide																																			
Hot Air Balloon/Pony/Excursion Boat																																			
Rest Rooms																																			
Rest Rooms - Rustic Only																																			
Historic Site																																			
Mechanical/Dockage																																			

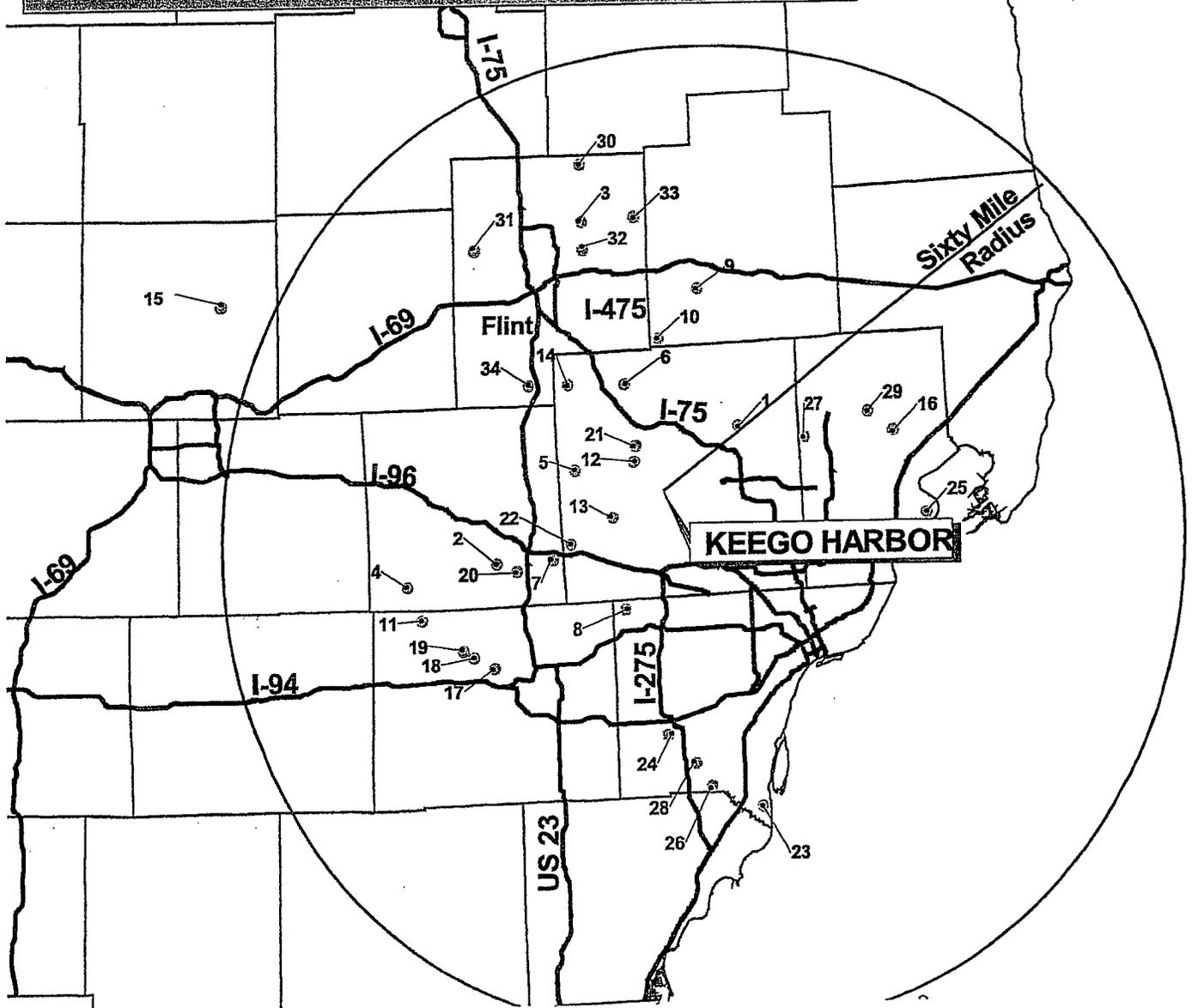
Sources: Huron-Clinton Metro Park Guide  
Genesee County Parks and Recreation Commission Recreation Plan  
Michigan State Parks, Oakland County Parks, MCCA Assoc., Inc.



**Table 8 - Existing Regional Parks and Recreation Facilities**

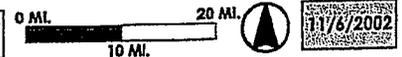


- |                                       |                                      |
|---------------------------------------|--------------------------------------|
| 1 Bald Mountain State Recreation Area | 18 Dexter-Huron Metropark            |
| 2 Brighton Recreation Area            | 19 Hudson Mills Metropark            |
| 3 Genesee Recreation Area             | 20 Huron Meadows Metropark           |
| 4 Gregory State Game Area             | 21 Indian Springs Metropark          |
| 5 Highland Recreation Area            | 22 Kensington Metropark              |
| 6 Holly Recreation Area               | 23 Lake Erie Metropark               |
| 7 Island Lake State Recreation Area   | 24 Lower Huron Metropark             |
| 8 Maybury State Park                  | 25 Metrobeach Metropark              |
| 9 Metamora-Hadley Recreation Area     | 26 Oakwoods Metropark                |
| 10 Ortonville State Recreation Area   | 27 Stony Creek Metropark             |
| 11 Pinckney State Recreation Area     | 28 Willow Metropark                  |
| 12 Pontiac State Recreation Area      | 29 Wolcott Mill Metropark            |
| 13 Proud Lake Recreation Area         | 30 Buell County Park                 |
| 14 Seven Lakes State Park             | 31 Flushing County Park              |
| 15 Sleepy Hollow State Park           | 32 For-Mar Nature Preserve Arboretum |
| 16 Wetzel State Park                  | 33 Holloway Reservoir Regional Park  |
| 17 Delhi Metropark                    | 34 Linden County Park                |



**Map 3 - Existing Regional Recreation Facilities**

Basemap Source: McKenna Associates, Inc.



11/6/2002



**Map 3 - Existing Regional Recreation Facilities**

## ***Recreation Programs***

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A variety of recreation programs are offered to the residents of Keego Harbor. While many programs are organized by the private groups, mainly for youth, the City's Parks and Recreation Commission organizes many events and activities for young and old. The following lists the programs offered both by the City and private organizations.

### **SPECIAL YOUTH PROGRAM**

Special Youth Programs and clubs are comprised of Boy Scouts of America, Girl Scouts of America, 4-H Club, Campfire for Boys and Girls, 3 on 3 Basketball, Easter Egg Hunt, and various holiday events planned by the Keego Harbor Parks and Recreation Commission. The youth social and philanthropic groups such as Boy Scouts, Girl Scouts, 4-H Club and Campfire has been a resource for community projects and should be contacted should the need arise.

The City's Park and Recreation Commission has done an outstanding job to plan and organize youth activities. The 3 on 3 Basketball Tournament is held twice a year in the Roosevelt Gym with approximately 42 participants. With continued advertisement and successful tournaments, this program will continue to grow.

### **YOUTH ATHLETICS**

Lakeland Sports is the only active little league organization that serves Keego Harbor. This little league organization brings boys and girls, ages 5 to 18, together from West Bloomfield, Commerce, Keego Harbor, Sylvan Lake, Orchard Lake, Waterford and Pontiac to teach sportsmanship, baseball fundamentals, and the love of the game. This past year was one of the leagues biggest years with over 418 families participating and a total of 37 teams. The leagues are funded by registration, raffles and sales of local business discount cards.

### **SENIOR PROGRAMS**

Senior Bingo is held four times a year on a Friday night at the Knights of Columbus Hall. Attendance for this event is anywhere from 35 to 55 people. Lunch Senior Bingo is held the third Wednesday of every month. 20 to 30 seniors look forward to this special event every month.

**SPECIAL EVENTS**

Special Events provide residents an opportunity to participate in specialized and unusual programs that utilize recreation services all year long, as well as introducing one-time participants to the many opportunities available through the Parks and Recreation Commission.

The Parks and Recreation Commission plans and organizes special seasonal events throughout the year. The Easter Egg Hunt is held annually with approximately 300 participants. The communities of Keego Harbor and Sylvan Lake come together to organize and hold the Memorial Day Parade for the enjoyment of all residents. The Keego Harbor Garden Club produces Beautification Awards to those residents with the most beautiful yards and properties. In the fall, the Keego Harbor Optimist Club holds a Pumpkin Painting Event. In addition, the Keego Harbor Optimist Club holds many events and philanthropic services to the community. The City holds winter events also with the lighting of the Christmas Tree and Holiday Decorating awards.

**TABLE 9  
Annual Community Events  
City of Keego Harbor**

<b>Event</b>	<b>Month of Event</b>
3 on 3 Basketball Tournament	January & March
Senior Potluck Bingo	February, May, October, & December
Optimist Club Winter Golf Outing	March
Easter Egg Hunt	March
Memorial Day Parade	May
Beautification Awards	July
Optimist Club Summer Golf Outing	August
Optimist Club Pumpkin Painting	October
Christmas Tree Lighting	November
Holiday Decorating	December

## IV. PARKS AND RECREATION ADMINISTRATION

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### *Administrative Staff and Commission Role*

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Due to the size of the City, less than 1 square mile, and the limited tax base, Keego Harbor does not currently have the resources to provide a full time municipal employee to oversee the recreation administration. The City relies on the Parks and Recreation Commission to provide direction and leadership regarding recreation issues. The role of the Parks and Recreation Commission is to report to the City Council no less than four times per year, operate, maintain and acquire land, buildings and other recreational facilities, and to recommend to the City Council rules and regulations for the operation of City parks. The Parks and Recreation Commission establishes its own policies and procedures for conducting its meetings, and electing its officers. Figure 1 illustrates the administrative structure currently in place.

The Parks and Recreation Commission is comprised of nine regular and 3 alternative Keego Harbor residents who advise the City Council on various park and recreation issues. Any suggestions and concerns of City residents concerning facilities and programs are brought up and discussed by the Parks and Recreation Commission. In addition to the regular Commission members, Keego Harbor has added 2 non-voting youth members to the Commission to serve as a learning tool and to provide a youthful point of view to the Parks and Recreation issues.

Other staff is provided by the City through administrative help of the City Manager and his staff. A city staff member is present at all Parks and Recreation Commission meeting to act as Recording Secretary. The Recording Secretary takes minutes of the meeting and distributes agendas and other correspondence from the City Manager, Planning Commission, City Council or other organizations.

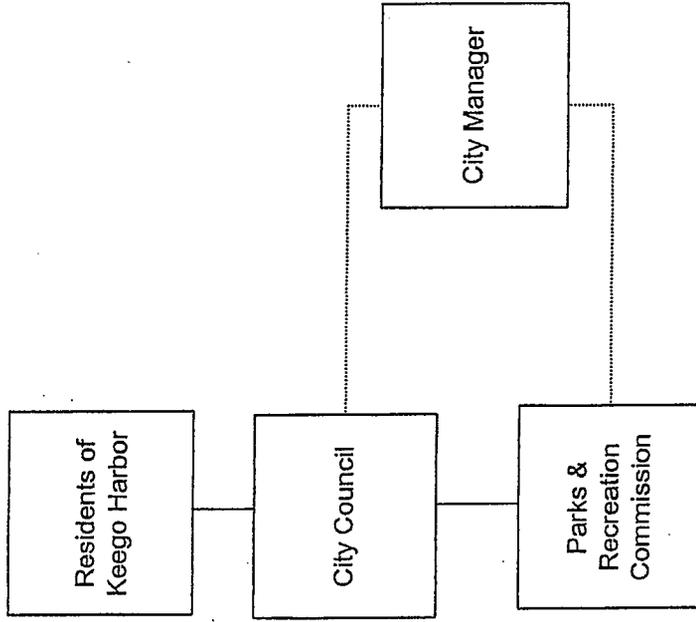
### **RELATIONSHIP WITH OTHER AGENCIES**

The City charter specifies that the Parks and Recreation Commission, with approval of the City Council, cooperate with the West Bloomfield School District in the Districts system of playgrounds and recreational facilities. The Parks and Recreation Commission provides funds to the West Bloomfield School District for the summer program run at Roosevelt Elementary School. The Commission has also work with the School District in the joint utilization of the soccer fields located on the south side of Summers Road.

### **ANNUAL BUDGET**

For fiscal year 2003, the Parks and Recreation Commission is proposed to utilize \$60,430 for the operation and maintenance of the existing park facilities. The recreation activities listed in the Recreation Programs paragraph of Chapter III are proposed to utilize \$6,750.

# Keego Harbor Recreation Administration Structure





Insert Figure 1

---

## ***Current and Potential Funding Sources***

---

There are several existing or potential funding sources available for parks and recreation facility improvements. In addition to the General Fund, other potential sources of funding for parks and recreation include: a dedicated millage (such as a land acquisition millage), user fees, revenue bonds, donation of land and/or easements, and contractual agreements involving privatization. Following is a brief description of current funding sources and other potential sources the community may consider:

**1. General Fund**

The General Fund is the basic operating fund for the City of Keego Harbor. It is also the traditional source of operating funds for parks and recreation. General Fund revenues are derived from property taxes, state-shared revenues, federal grants, license and permit fees, charges for services, interest on investments, and court fines or forfeitures. Recreation program user fees are usually channeled through the General Fund.

**2. Millage**

A property tax millage can be used to finance specific parks and recreation projects or for operation of recreation facilities. The dedicated millage has gained favor in many communities because voters are increasingly wary of approving millage increases for non-specified purposes. Approval by voters is required before a millage can be assessed. A millage is subject to periodic renewal by a vote of the people.

**3. User Fees**

Fees can be charged by the community to the users of specific recreation facilities or for enrollment in recreation programs. User fees can provide substantial support for park facilities. Other communities throughout Michigan have established user fees for swimming pools, tennis courts, wave pools, use of lighted athletic fields, and use of indoor facilities. User fees are a promising source of funding in a municipality if used selectively for specific facilities and services.

**4. Bond Programs**

A number of bond programs can be used to finance construction of parks and recreation facilities:

*General Obligation Bonds* - General Obligation Bonds are issued for specific community projects and may not be used for other purposes. These bonds are usually paid off with property tax revenues.

*Revenue Bonds* - Revenue Bonds are issued for construction of public projects that generate revenues. The bonds are then retired using income generated by the project. For example, revenue bonds could be issued for construction of a concession and restroom facility at a community parks.

*Special Assessment Bonds* - Special Assessment Bonds are issued to pay for projects that benefit a particular segment of the population. For example, recreation improvements that benefit a defined subdivision or neighborhood could be financed using special assessment bonds, in which case the residents who receive the benefit would be assessed.

**5. Michigan Department of Natural Resources Grants.**

The following is a summary of the recreation grant programs currently available through the Michigan Department of Natural Resources (MDNR) for communities that have an up-to-date recreation plan. In the past, the state has passed legislation which creates grant programs for a limited time frame for specific purposes, the most recent being the Clean Michigan Initiative, however, the following program is the only one currently offered.

*Michigan Natural Resources Trust Fund (MNRTF)* - Eligible projects include acquisition of land or rights in land for recreational uses or for protection of the land because of its environmental importance or scenic beauty, including additions to existing parks, forest lands or wildlife areas. Development of public outdoor-recreation facilities is eligible (such as picnic areas, beaches, boating access, fishing and hunting facilities, winter sports areas, playgrounds, ballfields, tennis courts, and trails). Funds are provided through sale of oil and mineral leases on State land. Local contributions equal to at least 25 percent of the project cost are required.

There is no minimum or maximum amount for acquisition projects. The minimum allowable grant for development is \$15,000 and the maximum is \$500,000.

There are three special initiatives approved by the Trust Fund Board of Trustees. Proposals will receive special attention if they:

- Are located within U.S. Census Bureau Metropolitan Statistical Areas;
- Increase environmental education facilities statewide; but particularly in urban areas; and
- Acquire land or develop trail ways that contribute to the development of a statewide trail network. (See pg 13)

The first Special Initiative was new in 1996. The second two continue from previous years.

**6. Land and Water Conservation Fund (L&WCF).**

Eligible projects include community recreation and trailway improvements. These are grants of \$10,000 to \$250,000 to local units of government for development of facilities such as ballfields, tennis courts, playgrounds, trails and picnic areas; and including support facilities; renovation of existing facilities and retro-fitting of existing facilities to make them accessible to persons with disabilities. Funds are provided through federal appropriations. The grant match basis is 50 percent MDNR/50 percent local.

7. **Community Development Block Grant**  
Revenues obtained through the Federal Community Development Block Grant (CDBG) program can be used for a variety of community improvement projects, including development of recreation facilities or land acquisition for new parks or athletic fields in low and moderate income neighborhoods that qualify under the program.
8. **Michigan Equity Grant Program**  
In August 1989, Public Act 198 was signed into law, setting aside funding for regional cultural projects. Eligible project categories include cultural institutions, historical projects, zoos, convention facilities, tourism facilities, and libraries. Priority is given to projects that leverage additional public or private investment. The Equity Grant Program is administered by the Michigan State Department of Commerce. Funding for this program has been limited in recent years because of the State's budget constraints.
9. **Donations**  
Businesses, corporations, private clubs, PTO's (Parent Teacher Organizations/Associations) and community organizations will often contribute to recreation and other improvement programs to benefit the communities in which they are located. Private sector contributions may be in the form of monetary contributions, the donation of land, the provision of volunteer services, or the contribution of equipment or facilities.
10. **Foundations**  
A foundation is a special non-profit legal entity that is established as a mechanism through which land, cash, and securities can be donated for the benefit of parks and recreation services. The assets are disbursed by the foundation Board of Directors according to a predetermined plan. Funding for recreation facilities through foundations is very limited.
11. **Lease or Contractual Agreements**  
The City of Keego Harbor could consider establishing contracts with private entrepreneurs to provide services at city-owned park facilities, such as recreation programming, food service, or facility maintenance. The contracts with these organizations could be structured to provide the City with a variety of benefits, from a percentage of the compensation, to a rental fee, to a payment of the above mentioned funding mechanisms, such as bonds. Typically, the privatization of services can increase recreation opportunities available to residents, while minimizing the City's administrative costs.
12. **Public Use Conveyances**  
Administered by the Michigan Department of Natural Resources, this program provides state lands acquired through delinquent taxes for local government units for public use. Acceptable uses of land acquired under this program include development of local parks. Determination of whether any land exists in the City would be the necessary first step.

**13. Transportation Equity Act for the 21st Century (TEA-21)**

On May 22, 1998, Congress passed the Transportation Equity Act for the 21st Century (TEA-21) authorizing highway safety, transit and other surface transportation programs for the next six years. Congress has authorized 217 billion dollars to implement programs, with Michigan's apportionment coming to just over 700 million dollars.

## V. BASIS FOR ACTION PLAN

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The Michigan Department of Natural Resources (MDNR) has adopted a set of standards, based upon those developed by the National Parks and Recreation Association (NPRA), to determine the need for recreation facilities in each community. These standards establish 1) the specific recreation facilities such as tennis courts or soccer fields, which should be available based upon the population of the community; and 2) the "service areas," or number and type of parks that should be available to residents within a certain distance of their homes. Each of these standards will be applied to the existing inventory of community-wide recreation facilities to determine if deficiencies are present. The results of this analysis will be incorporated, in part, into the Action Plan that follows.

### ***Plan Development Process***

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The City of Keego Harbor selected McKenna Associates, Incorporated to facilitate and compose this Parks and Recreation Master Plan. Upon implementation of this planning process data was gathered and inventoried regarding existing parks and programs, administrative and financial authorities, as well as other physical and economic structures of the community. Throughout the process the public was updated on progress and data findings through the regular meetings of the Parks and Recreation Commission. Two visioning sessions were held. One with the Parks and Recreation Commission and one with the Planning Commission to collect public opinion of the existing conditions and visions for the future of recreation in the City of Keego Harbor. Once all existing data was collected and analyzed, formulation of the action plan, capital improvements plan and rationale commenced.

### **KEY PERSONS IN THE PLAN PROCESS**

There were several key people involved in the development of the Parks and Recreation Master Plan. Data was collected through physical inventory of existing park facilities and equipment by the City Planner, phone calls to the City Manager, members of the Parks and Recreation Commission, and citizens of the community involved in programs and events, and internet research of various State and National data and standards. The members of Keego Harbor Parks and Recreation Commission and Planning Commission had a key role of public input and documentation review. Ultimately, the City Council of Keego Harbor will adopt the Parks and Recreation Master Plan for the City.

### **PUBLIC INVOLVEMENT PROCESS**

*Visioning Sessions* - In order to provide information and to receive public comment on the existing conditions of the parks and programs and visions for the future, visioning sessions were held with the Parks and Recreation Commission on April 10, 2002 and the City Planning Commission on June 27, 2002.

Commission and commission members, as well as public present, were asked the following questions:

- What do residents like about the existing parks?
- What needs improvement in the existing parks?
- What programs do residents like and which are well attended?
- What new programs should the City consider implementing?
- In what ways could the existing programs be improved?

The two sessions produces similar answers to all questions. Some of the basic themes for what people liked about the existing parks and programs where:

- Variation and multitude of parks within the City;
- Ability/access for summer and winter sports on lakes, ponds and canals;
- Senior Bingo Program;
- 3 on 3 Basketball Program;
- Variety of holiday and season events and activities.

Similar results where produced between the two groups regarding their vision for future programs and park facility issues:

- Need for programs and facilities for youth and teens;
- Need for a Boardwalk around Dollar Lake;
- Need for a Community Center;
- Need for improvements to existing facilities (drinking fountains, clean up, shelters, horse shoe pits, etc.);
- Need for a multi-purpose hard surface area for tennis, basketball, hockey, etc.;
- Need for a fishing peir;
- Need for City owned lake access onto Cass or Sylvan Lakes;
- Need for dog/pet clean up areas;
- Need for passive recreation parks along streetscape.
- Need for parking areas at park facilities.

Public Hearings -A formal public hearing is scheduled for August 22, 2002 at the City Hall. This public hearing will give the public an opportunity to review the parks and recreation plan established by the City, ask question of the Parks and Recreation Commission, Planning Commission and City Planners, and give comment. Appendix A of this report will provide the detailed minutes taken at this meetings.

At the beginning of the public hearing, a presentation will be made outlining the recreation plan process, information gathered and findings. After an outline of the process and a description of the purpose for the plan, a brief summary of the demographic information gathered will be presented. Findings based on the information will also be presented. Throughout the presentation, any questions from the public will be answered. Following the presentation, all members of the public will have the opportunity to ask further questions or express their comments and concerns regarding recreation facilities and programs. The a summary of the issues discussed at the public hearing will be included.

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## ***Existing Facilities Comparison and Analysis***

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The following tables and maps evaluate the existing recreation facilities of Keego Harbor in comparison to standards provided by the Michigan Department of Natural Resources. Table 10 evaluates the existing facilities in the city to generally accepted standards based on the population of the City. Not all types of facilities are evaluated. Certain specialized recreation facilities either not generally located in an urban area, such as archery ranges, or not specifically identified as being needed, were not listed in Table 10. These comparisons provide a general idea of deficiencies, but it must be understood that the MDNR standards are not intended to be followed to the letter. Needs of the population vary from one community to the next.

Table 11 compares existing park area to recommended standards based on population. Sufficient area for all residents is an important factor in determining if an adequate level of recreation opportunities is provided to Keego Harbor residents. Map 4 illustrates the service area for the mini-parks and neighborhoods parks located in the City. Evaluating residents proximity to recreation facilities is also fundamental in determining an appropriate level of recreational service.

Table 12 provides an analysis of the existing City recreation facilities based upon the evaluation of recommended standards in Tables 10 and 11 and Map 4. Comments and recommendations for each type of recreation facility is provided.

**Table 10  
Recreation Facilities Evaluation  
City of Keego Harbor**

	Recommended Standard <sup>1</sup>	Existing Municipal/Public Facilities	Existing School Facilities <sup>2</sup>	Total Existing Facilities	Recommended Public Need <sup>3,4</sup>	Surplus/ (Deficiency) <sup>5</sup>
Basketball Courts <sup>6,7</sup>	1/5,000	0	2	2	1	(1)
Tennis Courts	1/2,000	0	0	0	2	(2)
Volleyball Courts	1/5,000	0	0	0	1	(1)
Baseball Fields	1/5,000	0	1	1	1	(1)
Softball Field	1/5,000	0	0	0	1	(1)
Soccer Fields	1/10,000	0	5	5	1	(1)
Playgrounds <sup>8</sup>	1/3,000	4	1	5	1	4
Picnic Areas	None Published	7	--	7	0	7
Nature Trails (miles)	1/20,000	0	--	0	0.14	(0.14)
Bicycle Trails (miles)	1/40,000	0.77	--	0.77	0.07	0.70

Footnotes: 1: Recommended number of each facility per unit of population (National Recreation and Park Association/Michigan Recreation Opportunity Standards).

2: Not all existing school facilities can be counted towards meeting the public need.

3: Population of 2,769 based on 2000 U.S. Census of Population

4: Rounded up to the nearest whole number.

5: Surplus/(Deficiency) determined by subtracting existing municipal facilities from recommended need.

6: Two backboards were considered to be equal to 1 court for the purposes of this analysis.

7: Not regulation courts - (located at elementary schools, 2 courts, etc.).

8: School facility available for public use.

**Table 11  
Comparison to Accepted Standards  
City of Keego Harbor**

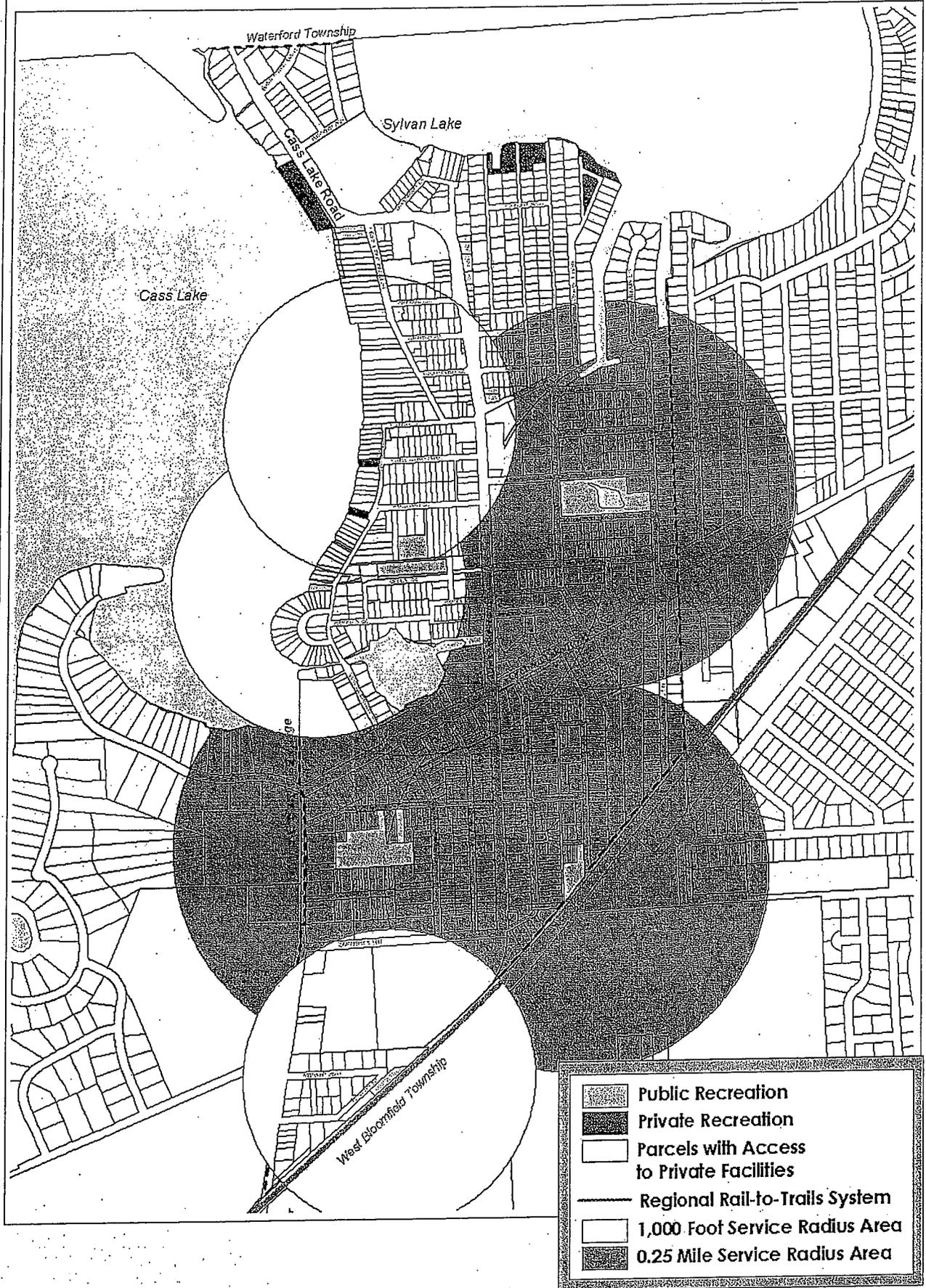
Facility Types	Recommended Minimum Acreage per 1,000 Residents <sup>1</sup>	Existing Acreage	Recommended Acreage for Existing Population <sup>3</sup>	Surplus (Deficiency) Based on Existing Population
Mini-Parks	0.25	2.19	0.69	1.50
Neighborhood Parks	1.0	4.24	2.79	1.45
Community Parks <sup>7</sup>	5.0	0.00	13.95	(13.95)
Regional Parks	5.0	--	Not Applicable <sup>4</sup>	Not Applicable <sup>4</sup>
Linear Park/Bike Paths	Variable	0	Not Applicable	Not Applicable

Footnotes: 1: Based on National Recreation and Parks Association recommendations.

2: Includes all existing public acreage.

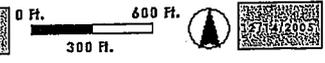
3: Population of 2,769 based on 2000 U.S. Census of Population

4: It would be misleading to assess the adequacy of regional park resources based on recommended acreage for the City=s population, since the regional resource must serve a much broader segment of the metropolitan area.



Map 4- Park Service Areas

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**Insert Map 4**

**Table 12**  
**Analysis of Existing Facilities**  
**City of Keego Harbor**

Type of Facility	Recreation Standards <sup>1</sup>	Keego Harbor Community Facilities	Comments/Recommendations
<b>Mini-Parks</b>	Mini-Parks are small, specialized parks, usually less than an acre in size, that serve the needs of residents in the surrounding neighborhood. A mini-park may serve a limited population or specific group such as tots or senior citizens.	The City contains 4 Vest-Pocket or Mini-Parks, totaling approximately 2.2 acres. These Mini-parks are well distributed within major residential neighborhoods throughout the City.	The NRPA recommends 0.25 to 0.50 mini-park acreage per 1,000 residents and Keego Harbor exceeds the recommendation by 200%. Benches, picnic tables and Bar-be-que pits should be replaced. Resilient surfacing and sufficient lighting must be installed as needed at the Tate-Optimist playground. As infill residential development occurs, open space should be reserved for an additional mini-park in the northern portion of the City.
<b>Neighborhood Parks</b>	Neighborhood parks are typically multi-purpose facilities that provide areas for intensive recreation activities, such as field games, court games, crafts, playgrounds, skating, picnicking, etc. Neighborhood parks are generally 15 acres or more in size and serve a population up to 5,000 residents located within ¼ to ½ 3 to 2 mile radius from the neighborhood they serve.	The City contains 3 very well distributed Neighborhood Parks, totaling approximately 4.24 acres. Neighborhood parks are mainly used for youth play structures and picnicking.	One to two acres of neighborhood parks are recommended per 1,000 residents. Keego Harbor exceeds the recommendation by 50%. All neighborhood parks have open area capable of being converted into fields or courts for organized play or graded and properly drained to create multi-purpose play fields. Existing parking facilities needed to be maintained or upgraded. A delicate balance between neighborhood needs and park users at Baxter-Morgan must be reached to take advantage of the largest recreation asset of the City. Input from citizens and neighborhood groups should be obtained prior to major redevelopment.

**Table 12 (continued)**  
**Analysis of Existing Facilities**  
**City of Keego Harbor**

Type of Facility	Recreation Standards	Keego Harbor Community Facilities	Comments/Recommendations
<p><b>Community Parks</b></p>	<p>Community Parks typically contain a wide variety of recreation facilities to meet the diverse needs of residents from several neighborhoods.</p> <p>Community parks may include areas for intense recreation facilities, such as athletic complexes and swimming pools. These parks usually contain other facilities not commonly found in neighborhood parks such as nature areas, picnic pavilions, lighted ball fields, and concession facilities.</p>	<p>Keego Harbor does not have any community parks.</p> <p>Rose Sorter Park</p>	<p>The NRPAs standard requirement for community parks is 5 to 8 acres per 1,000 residents. While based on standards, Keego Harbor is deficient approximately 14 acres, the developed nature and size of the City would require a significant parcel or parcels of land to be assembled and acquired by the City. The current community park needs of residents are met by adjacent communities. Only the availability of the West Bloomfield Parks soccer fields could meet this need in the long distance future. In the near future, partnerships with neighboring communities and school districts to share facilities should be considered.</p>
<p><b>Regional/ Metropolitan Parks</b></p>	<p>Regional parks are typically located on sites with unique natural features that are particularly suited for outdoor recreation, such as viewing and studying nature, wildlife habitats, conservation, swimming, picnicking, hiking, fishing, boating, camping and trail use. Many also include active play areas.</p>	<p>The area is well served by regional parks and facilities.</p>	<p>Regional parks typically serve several communities within a one hour drive. Partnerships with regional local, county, and state facilities should be explored to fill existing voids within the City's park and recreation system.</p>

**Table 12 (continued)  
Analysis of Existing Facilities  
City of Keego Harbor**

Type of Facility	Recreation Standards <sup>1</sup>	Keego Harbor Community Facilities	Comments/Recommendations
Passive Parks	The primary purpose of passive areas is to provide relief from highly developed residential and commercial neighborhoods. Facilities may include sitting areas and other pedestrian amenities, landscaping, monuments and fountains, and historical features.	Rese Sorter serves as the City's main passive park: Firefighters Memorial Park, Webb Memorial Park & Sunset Park	The urban nature of the City has caused many natural features to be removed. However, Rese Sorter is a well maintained Urban passive park, providing sitting areas and a pedestrian walking path. As of July 2002, the City is planning to construct a new city hall adjacent to Rese Sorter. Such construction should complement and enhance the passive nature of the park. However, Firefighters Memorial Park, Webb Memorial Park, and Sunset Park are effectively tied together to form a continuous park environment, providing sitting areas and a pedestrian path along Cass Lake Road.
Linear Parks	A linear park is any area developed for one or more modes of recreation travel, such as hiking, bicycling, snowmobiling, cross-country skiing, canoeing, horseback riding, winter sports, boating, and pleasure driving.	The City has access to the trails to trail system on the southern border of the City through Hester Court and Tate Optimist Dollar Lake Park	Potential for creating new linkages to the regional rail-to-trails systems through existing parks is great. New trails providing eventual connection to the regional trail system should be incorporated into the City transportation plan. Additionally, the City needs to develop its northeastern property on Dollar Lake to provide both summer and winter recreational activities.

Source: Michigan Department of Natural Resources: Recreation Park and Open Space Standards and Guidelines, 1983, Lancaster, National Recreation and Park Association (NRPA).

## ***Recreation Deficiencies***

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### **SERVICE AREAS**

Map 4 illustrates the typical service area by vest pocket and neighborhood parks in Keego Harbor. The Map indicates that the City has a very good distribution of parks, serving the vast majority of the city with both park types. However, the portion of the City north of Norcott Drive is not serviced by public facilities. The majority of residents in the area do have access to private recreation facilities.

### **EXISTING FACILITIES**

Table 10, Page 31 outlines recreation standards recommended by the National Recreation and Park Association and by the Michigan Department of Natural Resources. These standards recommend minimum standards for different recreation facilities based on existing and projected population. According to this analysis, the Keego Harbor project area is underserved by 1 of each of the following, basketball court, baseball field, soccer field, softball field, volleyball court, and tennis court. The raw numbers do not address the quality of existing parks and recreation facilities. Upon closer examination, deficiencies or limitations are apparent because of the lack of available space for field/court development due to the developed nature and size of the City.

### **EXISTING CONDITIONS**

~~Some playgrounds at public parks have poor drainage, evidenced by standing water, which limits use by children.~~ Some of the equipment is antiquated and equipment is in need of painting and repair. Much of the equipment is located in grass areas or has limited sand areas surrounding the base of the equipment. Adequate fall zones and accessible resilient materials are lacking. Play areas could be enhanced with the removal and relocation of existing equipment.

### **ACCESSIBILITY**

Some parks do not meet accessibility requirements due the lack of accessible pathways. A detailed inventory and analysis should be completed by a certified playground inspector to identify problem areas and develop a strategy for replacement and improvements. Modern equipment with transfer points and ramps, resilient surfacing, and accessible pathways are required to ensure safe integrated play by all residents of the community.

### **PROGRAM DEFICIENCIES**

While the city provides some programs for school age children, and seniors there is a need to provide more activities for adults and for teenagers after school hours. While better promotion of existing programs can increase participation, varying schedules (e.g. after work activities) may attract adults that work shift hours. Development of additional programs for teenagers and young adults has been identified as a need in the community during the public hearing process.

## **PEDESTRIAN LINKAGES**

Some residents would like to see non-motorized greenways and paved pathways for pedestrian and bike use throughout the city linking existing parks and neighborhoods with the regional rails-to-trails system on the southern edge of the City.

## **ADA COMPLIANCE**

The American with Disabilities Act requires that all citizens have access to all facilities provided by the City regardless of physical disability. Many of the parks in the City are not in compliance with this standard. Play structures are surrounded by grass areas, paved trails are located in some parks, but access to all available equipment does not exist. The City should insure that all citizens have access to all programs.

## **SAFETY**

Safety and the perception of safety are important to increasing the use of existing parks. Crime Prevention Through Environmental Design (CPTED) is a program adopted nationally that increases the perception of safety for a normal user and the perception of risk for a would-be offender. CPTED A is [the] proper design and effective use of the built environment which can lead to a reduction in the incidence and fear of crime and an improvement in the quality of life@ (National Crime Prevention Institute, 1986). Four principles are utilized: 1) the placement of physical features, activities and people in such a way as to maximize visibility (Natural Surveillance); 2) the physical guidance of people coming and going from a space by the judicious placement of entrances, exits, fencing, landscaping and lighting (Natural Access Control); 3) the use of physical attributes that express ownership, such as fences, pavement treatments, art, signage and landscaping (Territorial Reinforcement); and 4) Maintenance.

# I. ACTION PROGRAM:

## RECREATION MASTER PLAN

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This Chapter of the plan is the culmination of a comprehensive planning effort that began with the thorough analysis of the physical and demographic attributes of the Community. Existing parks and recreation facilities and programs were inventoried and evaluated. An assessment of need was then developed that considered both public input, accepted recreation standards and the specialized needs of persons with disabilities. Finally, these needs were analyzed and reviewed by the Keego Harbor Parks and Recreation Commission with input from the public.

The results of this effort are presented in the following statement of Goals and Objectives and a detailed Capital Improvement Program and General Recommendations.

### *Goals and Objectives*

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Goals should be broad and address general needs and establish the basis for setting specific programmed objectives. Objectives are measurable results that Keego Harbor works toward accomplishing.

#### A. PROGRAMMING

1. **Goal:** Continue evaluation of all programs and adjust the type and form of programs to suit community needs.

2. **Goal:** Improvement of existing programs.

*Objective:* Maintain affordable rates for program participation.

*Objective:* Continue good public relations for special events.

*Objective:* Seek alternative funding for services in order to increase revenue, and decrease general fund contribution through requests to service clubs, private sector, and professional organizations for sponsorships of various programs.

*Objective:* Solicit and apply for state and local grants for recreation, leisure, and cultural arts programs.

*Objective:* Recruit and train a pool of volunteers and mentors to assist in implementation of various programs.

3. **Goal:** Create new programs.

*Objective:* Provide programming for teens based on input from teen focus groups.

*Objective:* Institute mechanisms to fully integrate all programs to accommodate children/persons with disabilities.

*Objective:* Continually update program selection with respect to new ideas and interests especially in regard to hobbies and exercise.

*Objective:* Create programs that provide inter-generational interaction between seniors and youth/preschoolers.

*Objective:* Create new programs to meet the needs of working adults through after work hours scheduling (after 5 P.M.).

**B. ADMINISTRATION AND ORGANIZATION**

1. **Goal:** Investigate innovative ways to increase funds available for programming.

2. **Goal:** Market recreation services to potential users.

*Objective:* Provide updated programming on the internet.

*Objective:* Expand recreation coverage in local papers.

3. **Goal:** Create mechanisms to maintain positive public relations.

*Objective:* Conduct a citizen survey every five years on a routine basis.

*Objective:* Provide regular opportunities for public input.

*Objective:* Work with neighborhoods to build partnerships and create ownership at neighborhood parks.

*Objective:* Continue and improve coordination with schools.

4. **Goal:** Evaluate need for a full-time staff person on a two year cycle.

5. **Goal:** Create and implement yearly maintenance schedule for all facilities.

**C. RECREATION LAND**

- 1. Goal:** Maintain recreation land in the form of neighborhood and mini-parks which are convenient and accessible to all residents.

*Objective:* ~~Obtain additional neighborhood or mini park land in the northern portion of the City.~~ To develop Rose Sortor Park as a community central park.

*Objective:* Require new development to preserve park and open space through planning and zoning requirements.

*Objective:* Determine if the City owns any disputed property or vacated right-of-ways.

*Objective:* ~~Coordinate with West Bloomfield School District to create strategy which insures continual recreational use of school district property on Summers Road.~~ Develop a partnership with the West Bloomfield School District to create a strategy to facilitate the enhancement of Rose Sorter Park that will benefit both parties.

#### D. FACILITIES

- 1. Goal:** Provide facilities that meet the community wide recreation needs of Keego Harbor residents.

*Objective:* ~~Create high quality multi purpose fields which are well drained and can be utilized for a variety of play activities.~~ Create a high quality community central park for activities such as nature education, pedestrian paths, spaces for cultural, art and senior activities.

- 2. Goal:** Provide, promote, and encourage the establishment and maintenance of ~~non-motorized trails.~~ pedestrian paths.

*Objective:* ~~Coordinate with the City Planning Commission to create detailed a non-motorized trail plan which connects all neighborhoods and parks to the regional rails to trails system through City owned land and public right-of-ways.~~ Create pedestrian paths connecting Hester Court and Tate-Optimist Parks as well as the Veterans Memorial Plaza to the regional rails-to-trails system.

*Objective:* Develop pedestrian paths extending from Cass Lake Road to Rose Sortor and Fran Leaf Parks.

- 3. Goal:** Maintain a balanced system of parks and open spaces by having well operated and maintained facilities.

*Objective:* Develop a schedule of operations, including quarterly inspections, that ensures all parks and facilities are neat in appearance and well operated and maintained.

*Objective:* Promote and coordinate planned events in public spaces and parks.

*Objective:* Remove existing physical barriers that limit the use of parks and facilities by portions of the community.

*Objective:* Selectively prune, trim, and remove overgrown vegetation to open up views and provide natural surveillance of public gathering places.

## E. ACCESS TO FACILITIES

- 1. Goal:** ~~Eliminate existing barriers to recreation facilities and programs by creating barrier-free facilities and adopting a policy of "inclusive recreation".~~ **Ensure existing parks and recreational facilities meet American Disabilities Act (ADA) requirements.**

~~*Objective:* Examine existing programs to ensure that they provide recreation and leisure opportunities to all residents regardless of their social, economic, or physical status.~~ **Ensure recreation and leisure opportunities are available to all residents regardless of their social, economic, or physical status.**

~~*Objective:* Ensure that each play setting and activity area is accessible, that accessible play components are placed throughout each activity area, and that similar play opportunities are provided to children with disabilities.~~ **Ensure that each playground and play area meet ADA requirements.**

~~*Objective:* Install accessible routes of travel, connecting parking areas, drop-off points, all activity areas and accessible activities.~~ **Install accessible routes of travel, connecting parking areas and drop off points that will meet ADA requirements.**

~~*Objective:* Provide an accessible surface and pathway that is firm, stable, slip resistant, and resilient at all public recreational facilities.~~

~~*Objective:* Provide a means of getting on, through (experience), and off the equipment for children with a range of mobility impairments.~~

## ***Action Program***

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The Parks and Recreation Action Program for the City of Keego Harbor is composed of two parts. The first component involves the Parks and Recreation Commission prioritizing and then acting on the above identified objectives in an effort to reach the corresponding recreation goals. Through their leadership and action, the Parks and Recreation Commission can see that the changes in policies and procedures move towards creating more existing recreation opportunities for City residents.

The second component of the Action Program is the scheduling of expenditures over the next five years prioritized to meet the goals and objectives identified above. The Capital Improvement Program specifies at which facilities funds should be utilized, what improvements and acquisitions should be made and the source from which funds can be acquired. In concert, this two part Recreation Action Program can guide the City of Keego Harbor in maintaining and creating new and exciting recreation opportunities for all its residents.

## ***Long Range Strategy***

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The 2002 Keego Harbor Parks and Recreation Master Plan begins a new direction in the long range planning for recreation opportunities in Keego Harbor. The Capital Improvement Program has been developed with an emphasis on upgrading all existing City facilities with improved pedestrian access, ~~meeting ADA standards, new play structures and picnic equipment.~~ **new play structures and picnic equipment that will meet with ADA requirements.** The Capital Improvement Program also addresses the need for ~~improved access to Cass Lake and Sylvan Lake by updating existing public beach access, updating existing boat access to Dollar Lake and Cass Lake and creating a new public boat access point to Sylvan Lake.~~ **a Community Central Park and to improve access to Cass Lake by updating existing public beaches, and the need to upgrade the existing boat launch area on Dollar Lake which provides access to Cass Lake.** Also included is the **development of a beach and boat launch facility to create a public access to Sylvan Lake.**

Upon completion of the 5 year Capital Improvement Program, the City facilities will be prepared for the next phase of recreation development. ~~As indicated in the 2002 Keego Harbor Master Plan, the next phase of the City's recreation planning is to create pedestrian connections between the regional trail system, city parks and neighborhoods.~~ Through the creation of new pedestrian connections **paths**, all city parks will be easily accessible to all City ~~neighborhoods~~ **residents** and will also provide safe access to the regional trail system on the southern edge of the City. This ~~new City City's new pedestrian trail system~~ **paths** will provide residents with a safe pedestrian environment which encourages walking, running, bicycling and other associated pedestrian activities.

**CAPITAL IMPROVEMENT PROGRAM**

**Table 13  
Capital Improvement Program  
City of Keego Harbor**

Fiscal	Facility/Program	Proposed Improvements	Estimated Cost	Funding Source
2006	All Parks	General Maintenance and Repair.	\$40,000	GF
2007	All Parks	General Maintenance and Repair.	\$40,000	GF
2007	Rose Sortor Park	Complete Comprehensive Site Plan.	\$250,000	NRTF, LWCF & Kellogg Foundation
2007	Dollar Lake Boat Launch	Finalize plan for new park incorporating a new boat launch.	<u>\$82,000 Total</u> \$62,000 \$20,585	NRTF (\$62,000) CIF (\$20,585)
2008	Baxter Morgan Park	-Install new play structure meeting ADA requirements. -Develop and construct a parking area.	\$36,000	CDBG, NRTF, LWCF, PRVT.
2008	All Parks	General Maintenance and Repair.	\$40,000	GF
2008	Willow Beach	-Install 5 foot path from the street to the beach area that will comply with ADA requirements. -Install equipment that meets "Park Equipment Standards". -Replace entrance fencing.	\$19,000	NRTF, LWCF, PRVT
				See Funding Source Explanation on Page 48

**Table 13 (continued)  
Capital Improvement Program  
City of Keego Harbor**

Fiscal	Facility/Program	Proposed Improvements	Estimated Cost	Funding Source
2008	Hester Court Park	Install 5 foot wide path connecting the street to the West Bloomfield Trail Network that will meet ADA requirements.	\$4,000	NRTF, LWCF, PRVT
2008	Baxter Morgan Park	Install 5 foot wide paths from the street as well as from the parking lot to the play equipment area that meet ADA requirements.	\$10,500	NRTF, LWCF, PRVT
2008	Tate Optimist Park	Improve existing path from the street to the West Bloomfield Trail Network to meet ADA requirements.	\$2,000	NRTF, LWCF, PRVT
2009	All Parks	General Maintenance and Repair.	\$40,000	GF
2009	Fran Leaf Park	Install canal sea wall to Cass Lake to prevent erosion and flooding.	\$625,000	FEMA, TIFA, NRTF, LWCF, Kellogg Foundation
2009	Grove Street Lake Access	Install 5 foot wide path connecting street to beach area that meet ADA requirements.	\$3,000	NRTF, LWCF, PRVT
2009	Sylvan Lake Access	Development of a beach and boat launch facility on Sylvan Lake.	\$800,000	NRTF, LWCF, PVT, Kellogg Foundation See Funding Source Explanation on Page 48

2009	Hester Court Park	Install new play structure meeting ADA requirements.	\$11,000	NRTF,LWCF, PRVT
2009	Tate Optimist Park	Install new play structure meeting ADA requirements.	\$11,000	NRTF,LWCF, PRVT
2009	Fran Leaf Park	Install new play structure meeting ADA requirements.	\$11,000	NRTF,LWCF, PRVT
2010	All Parks	General Maintenance & Repair	\$40,000	GF
2010	Dollar Lake Marina	Design and develop a water front park to include a marina, and all associated amenities.	\$875,000	Cool Cities, Kellogg Foundation, PRVT, TIFA, DDA, NRTF, LWCF

**Funding Source Explanation**

CDBG: Community Development Block Grant Funds

FEMA: Federal Emergency Management Agency

PRVT: Private Donations/Funding

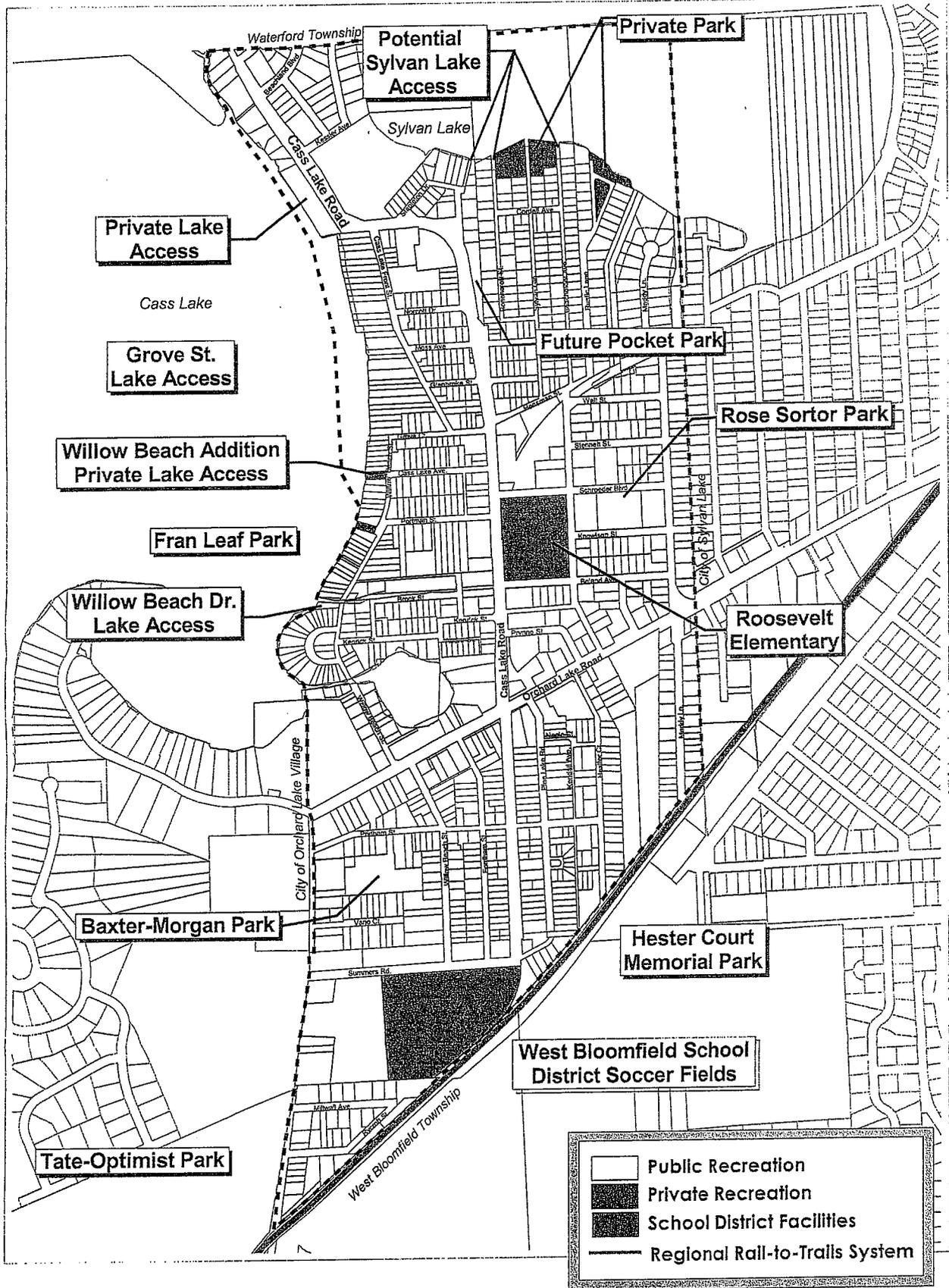
GF: City General Fund

LWCF: Land and Water Conservation Fund

NRTF: Michigan Dept of National Resources Trust Fund

TIFA: Tax Increment Financing Authority

CIF: Capital Improvement Fund



**Map 5- Project Locations**

0 Ft. 300 Ft. 600 Ft.



1/8/2002

Base map Source: Oakland County GIS  
Data Source: McKenna Associates, Inc.



**Insert Map 5: Project Location Map**

McKENNA ASSOCIATES, INCORPORATED  
Community Planning - Urban Design  
235 East Main Street, Suite 105  
Northville, Michigan 48167

Phillip C. McKenna, AICP, PCP ..... President  
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**NOTES:**

**NOTES:**