STONY CREEK METROPARK MASTER PLAN



5 Year Update to 2016 - 2026

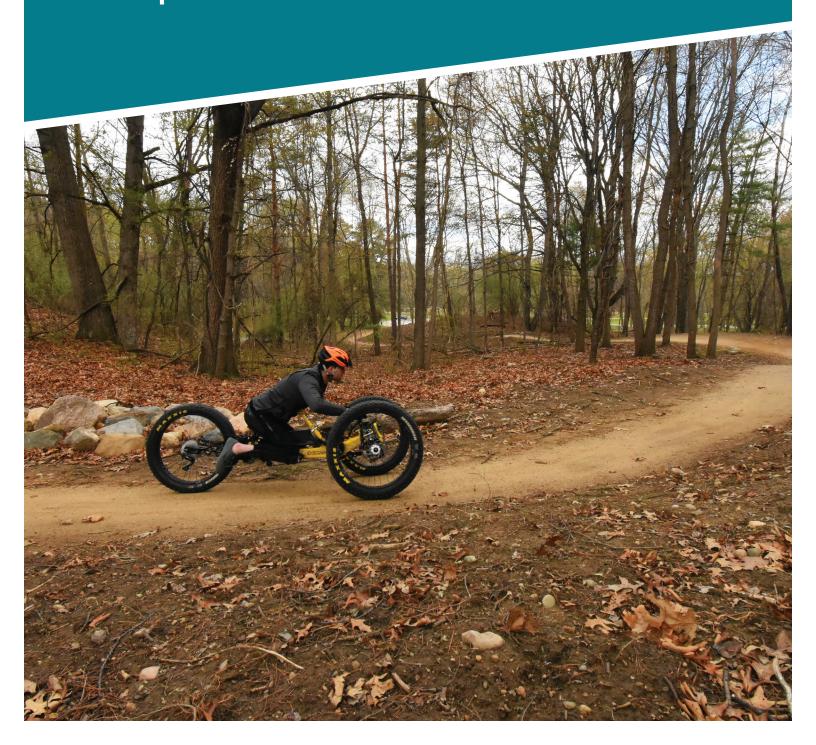
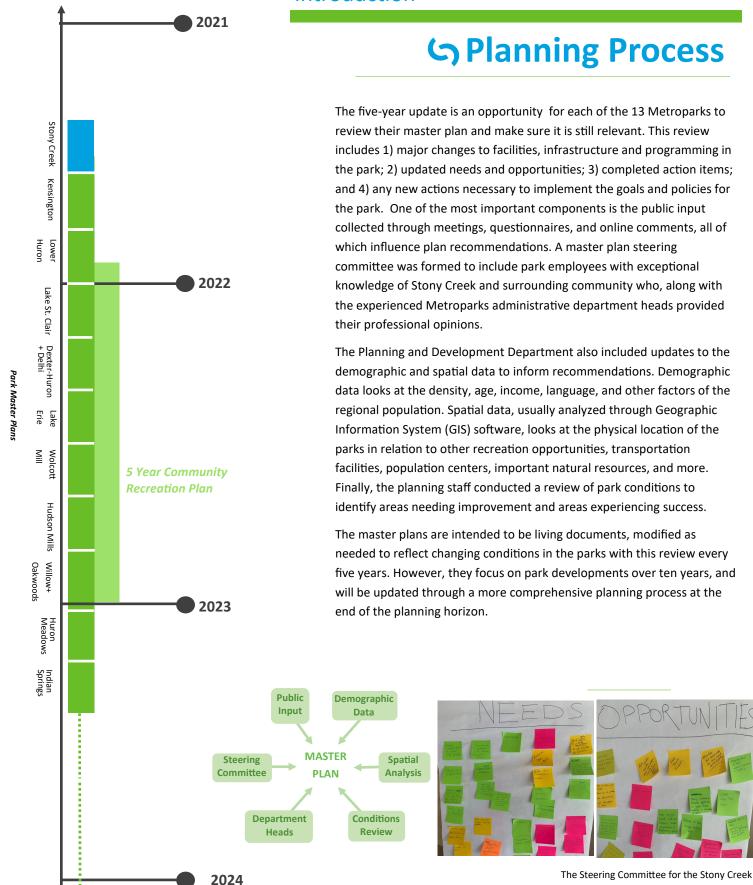


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Introduction



Full 10-Year Up-

dates Begin in 2026

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Master Plan met on 7/22/21 and discussed

needs and opportunities

REVENUE

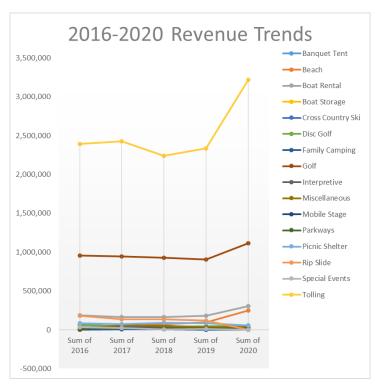
Revenue Sources



2019-2020 Operations Revenue

Revenue Source	2019 Total	2020 Total*	% of 2020 Revenue
Tolling	2,337,346	3,220,724	62.6%
Golf	906,290	1,112,946	21.6%
Boat Rental	178,534	305,082	5.9%
Rip Slide	119,500	-	0.0%
Picnic Shelter	82,659	58,888	1.1%
Disc Golf	42,673	57,113	1.1%
Beach	98,671	248,876	4.8%
Family Camping	32,623	35,138	0.7%
Interpretive	36,603	7,215	0.1%
Boat Storage	32,880	36,900	0.7%
Special Events	12,798	(2,625)	0.0%
Banquet Tent	22,157	5,000	0.1%
Parkway Maintenance	18,260	18,260	0.4%
Cross Country Ski	2,504	3,390	0.1%
Mobile Stage	5,700	-	0.0%
Miscellaneous	31,702	36,025	0.7%
	3,960,900	5,142,932	100.00%

*2020 Operations Revenue was irregular due to the COVID pandemic. 2019 totals are included for comparison.



NEEDS

Better highlight and advertise unique character of park

Building a strong identity and user base with unique character of park

OPPORTUNITIES

The Metroparks 2020 General Fund revenue equaled \$56,837,383. Stony Creek's 2020 operations revenue was \$5,142,932, comprising 9.2% of all Metroparks revenue.

Stony Creek's budgeted 2021 operations revenues are \$4,507,839, while budgeted 2021 operations expenses are \$5,628,222. General Authority will subsidize 19.9% (\$1,120,383) of the Stony Creek operating budget.

REVENUES TRENDING UPWARD

Beach, Boat Rental, Golf, Tolling, overall park revenue

REVENUES TRENDING DOWNWARD (COVID-related)

Special Events

REVENUES WITH MODERATE FLUCTUATION (COVID-related)

Rip Side, Banquet Tent, Cross County Skiing, Disc Golf, Interpretive Services programs, Picnic Shelter reservations, Boat Storage, Family Camping

Visitors

Stony Creek Metropark is a regional park and can draw from the 3,484,040 people that live within a 30 mile radius (approximately a 45-minute drive) of the park. Certain events and activities may draw visitors from greater distances.

Vehicle entries to Stony Creek Metropark have averaged close to 597,113 since 2016. Record entries of 798,349 were recorded in 2020 which could also be considered an anomaly with the COVID pandemic. Weather often plays a role in attendance to the park; activity areas greatly affected by weather are the trails, beaches, boat rental, disc golf course and golf course.

In 2019, the Metroparks season pass included a barcode that park staff could scan when visitors enter Stony Creek Metropark. The barcode was added so Metroparks staff could track which ZIP codes users are coming from to create better experiences, amenities and programming within the park system. Knowing where people are coming from also assists in identifying gaps in visitor characteristics so that the Metroparks can do a better job in sharing information about areas that may be underrepresented in terms of attendance.





Popular Baypoint Beach

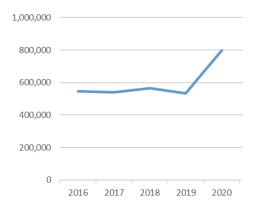
NEEDS

Better data on revenue and visitation numbers

Use data to invest in activities and facilities drawing increasing number of users

OPPORTUNITIES





Stony Creek Metropark 30-Mile radius



Programs & Events





Voyageur Canoe Interpretive Services Program



Concert at Eastwood Beach



Fall for Nature Craft Show

NEEDS

Increase revenue and visitation

Take advantage of captive audiences, actively take part in programming activities and events

OPPORTUNITIES

2021 Integrated Marketing Plan

Educational and public programs looked much different than "average" in 2020. Staff adjusted to ever-changing situations of the pandemic to continue serving visitors on multiple platforms using virtual and hybrid programs, as well as small-group, in person, outdoor programs. These new practices will carry over into 2021 and staff will continue working collaboratively to provide exciting new experiences for the Stony Creek communities in ways that are safe and engaging.

2020-2022 Recreation Programming Plan

In 2019, the Metroparks amended the 2018-2022 Community Recreation Plan to include a Recreation Programming Plan.

An important element of programming is accessibility and ensuring all programs, events, and services are compliant with the American Disability Act (ADA) requirements.

To achieve this, the Metroparks has begun self-evaluation of all programming and services offered by each department. Each program was categorized into groups of similar activities (e.g. programs, events, activities) and will then be analyzed





Recreation Programming Plan

COMMUNITY INFLUENCES

Population III

The population of the communities surrounding Stony Creek Metropark is growing, aging, and facing new challenges. The percentage of households without access to an automobile is rising throughout the region, although it remains relatively low in the area directly surrounding Stony Creek. The Metroparks were created at the time of the auto boom, when it was assumed that every family would have a car to take out to the countryside on the weekends. Since habits and lifestyles are changing, the Metroparks must look into innovative ways to provide access to the parks for all.

NEEDS

Address changing needs of new population demographics

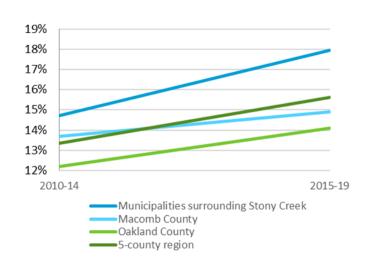
Draw new users with an accessible, welcoming park environment

OPPORTUNITIES

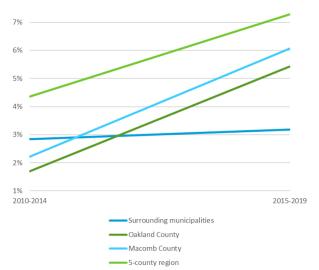
Stony Creek is situated at the very edge of the suburban ring around Detroit, transitioning into rural low-density areas with less than one thousand residents per square mile. This creates unique land use and park access challenges and opportunities.

Both the region at large and the municipalities bordering Stony Creek have been aging rapidly, following a nationwide trend. The area directly surrounding the park has seen the steepest rise in percentage of older adults, and will likely soon overtake the percentage in Macomb County as a whole.

Older adults have distinct needs, often requiring accommodations for mobility and accessibility of park features such as trails and buildings. This is important to keep in mind when planning the future of a park serving an older population.



CHANGE IN PERCENT OF POPULATION OVER 65 YEARS, FROM 2010-14 through 2015-19 (Source: US Census American Community Survey)

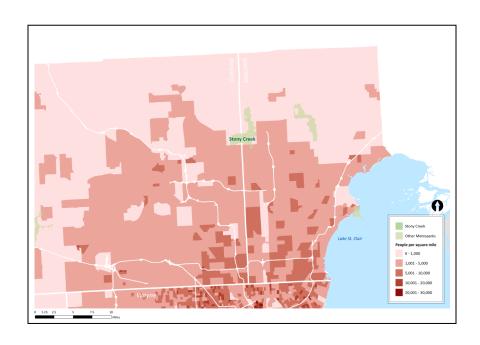


CHANGE IN PERCENT OF HOUSEHOLDS WITH NO CARS AVAILABLE, 2010-14 through 2015-19 (Source: US Census American Community Survey)

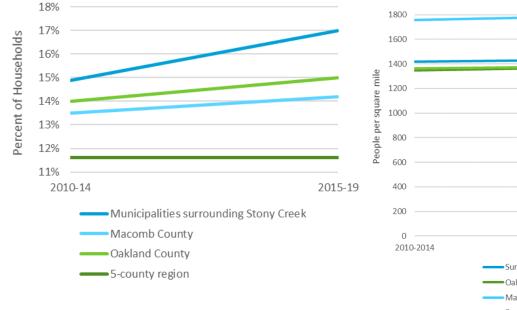
Community Influences

While on average the 5-county region is falling in population density, this is largely driven by population losses in Wayne County. Both Oakland and Macomb counties are experiencing population density increase (Macomb starting from a much higher baseline). The four municipalities surrounding Stony Creek are growing at an even faster rate than either of the counties as a whole, likely due to their relative availability of unbuilt land.

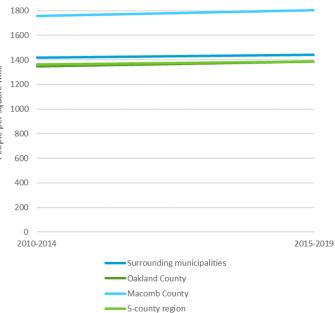
Although most households in the area still speak English as their first language, in many counties a growing number of families speak other languages at home. Macomb County and the municipalities directly surrounding Stony Creek have seen an increase in the percentage of these households. Because of this growing linguistic diversity the Metroparks are working towards more universal signage design, with a focus on easily understandable symbols.



POPULATION DENSITY BY CENSUS TRACT, 2015-19



CHANGE IN PERCENT OF HOUSEHOLDS SPEAKING LANGUAGE BESIDES ENGLISH AT HOME, 2010-14 through 2015-19 (Source: US Census American Community Survey)



CHANGE IN AVERAGE POPULATION DENSITY, 2010-14 through 2015-19 (Source: US Census American Community Survey)

NEEDS

Projects/Initiatives

Improve park connectivity with community

Create good working relationship with surrounding municipalities

OPPORTUNITIES

Shelby Township

- Overnight campground due to lack of camping facilities in Macomb County
- Splash park consisting of a zero depth water feature
- Completing the regional trail network at Stony/Metro Path (Iron Belle Trail)

Oakland Township

- Stony Creek Ravine Nature Park: Construction of parking lot, trail system, signage, picnic facilities and coordination with HCMA to establish connectivity to Shelden Trails
- Develop/enhance partnerships with conservation and stewardship organizations such as The Stewardship Network, HCMA, MDNR, MNA, Oakland County CISMA, and County Parks to share resources required for natural areas stewardship.

Macomb County

- County partnership with health and wellness programs to sponsor park or trail equipment and programs that promote exercise and healthy activities.
- Establish partnerships to develop major assets and attractions (i.e. walkable pier district, campground, north branch greenway, hunting areas and large open spaces)

Washington Township

- Development of community center including pool facilities, ice rink, splash park, football fields, tennis courts
- Gilcher-Crissman Park plans to install toddler park, permanent restrooms, extension of walk trail, basketball court, ice rink

Rochester Hills

 Educate the community about the benefits of a strong nonmotorized transportation network.

Parks and Recreation Plan for Southeast Michigan

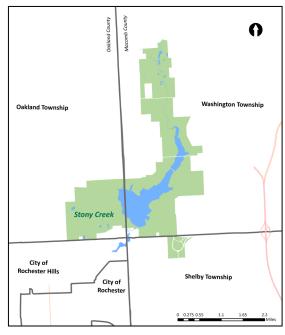
 When parks are accessible they are used more, they help individuals lead healthier lifestyles, and connect to nature and their communities.

Clinton River Watershed Council

WaterTowns green infrastructure improvement suggestions

Understanding the goals and plans of municipalities bordering and/or containing Stony Creek is essential for a collaborative, comprehensive planning process. To begin, planning staff researched the published master plans and recreation plans of each municipality: Oakland Township, Washington Township, Shelby Township, and the City of Rochester Hills. These provided a basic idea of the planned direction of each community, especially regarding land use, development, and recreation. In order to gain a deeper understanding and open a dialogue, staff then met individually with planning professionals from each municipality and discussed potential developments, planned trails and park improvements, and any questions or concerns about the Metroparks planning process.

MUNIICPALITY MAP



Supporting Plans

Community Recreation Plan

The Stony Creek Master Plan is aligned with the Metroparks Community Recreation Plan 2018-2022 that creates an inventory of existing facilities and resources, identifies community and recreation and open space needs and sets a plan of action for a 5-year period. To be eligible to apply for Land and Water Conservation Fund, Michigan Natural Resources Trust Fund, and Waterways grants, a community must have an approved 5-Year Plan on file with the Michigan Department of Natural Resources (DNR) by February 1 of the year they intend to apply.

Marketing Plan

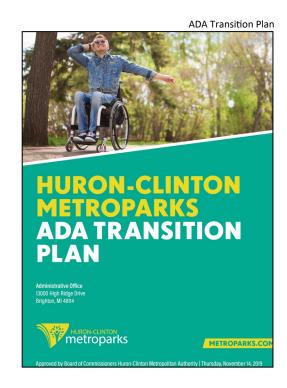
Realizing the importance of marketing and communication, the Stony Creek Master Plan will coincide with updates to the Marketing Plan 2021 Goals and Strategies, developed annually by the Marketing and Communications Department. Both are living documents that will closely follow both present and future marketing trends and work in collaboration amongst various departments.

ADA Transition Plan

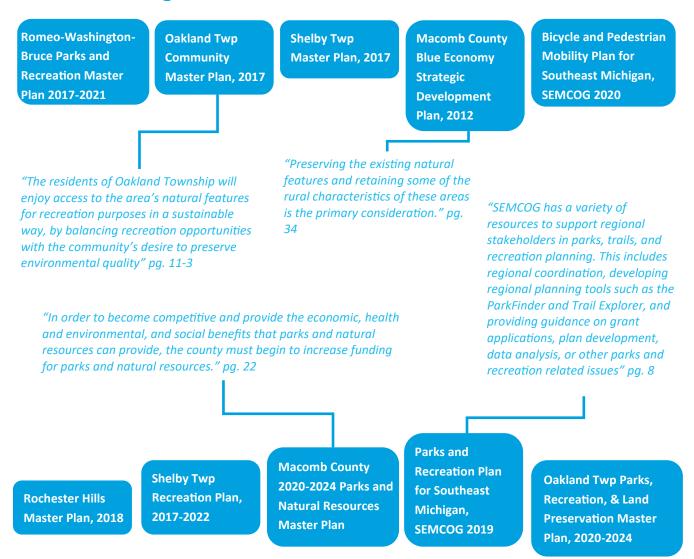
The Metroparks Board of Commissioners approved the updated Americans with Disabilities Act (ADA) Transition Plan in November 2019. Moving forward, top priority projects will be added into annual capital and major maintenance improvement projects and identified in the Five-Year Community Recreation Plan and 10-year master plan (five-year amended) developments.

Stormwater Management Plan

The Stormwater Management Plan (SWMP) (approved by the Board of Commissioners in 2019) provides a comprehensive review and analysis of the existing stormwater conveyance system for improvement and maintenance projects that prioritize reduction of impacts on water quality. It includes concepts and preliminary details for the design, construction, and operation and maintenance of the stormwater system for each park, which allows for safe conveyance of runoff during wet weather events. Stony Creek streambank and shoreline assessments, as well as stormwater conveyance structures such as outfalls, culverts, and oil and grit separators were also investigated during reconnaissance-level evaluations for this SWMP.



Relevant Planning Documents

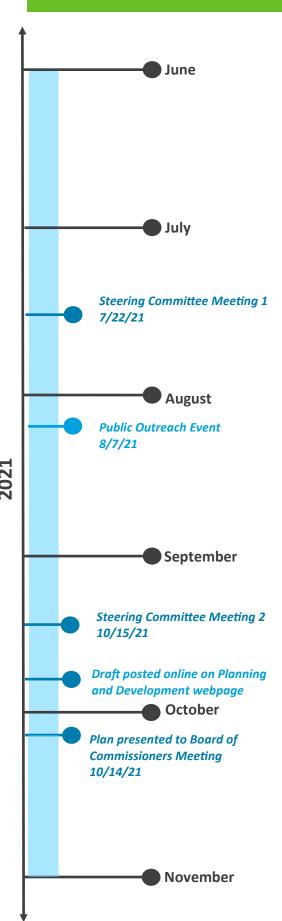


Since the development and land use decisions of bordering communities and other governmental agencies directly impact the park, these neighbor master plans were reviewed and taken into account when creating this document. The opinions and ideas expressed by residents and leaders in these municipalities give Stony Creek a wider context and in many cases underscore the importance of the park's resources to citizens.

Macomb County does not have a Parks and Recreation Commission and maintains only a few county parks. Therefore, Stony Creek may play a larger role than other Metroparks in meeting everyday, neighborhood-level recreation needs.

Stony Creek is part of a broader system of recreation and green space that includes other Metroparks as well as local, county, and state parks and greenways. Therefore, recreation and green infrastructure plans were also considered in creating the Stony Creek Master Plan. Many communities are currently advancing their nonmotorized networks, seeking grant funding to create greenways and paths, and cooperating to provide linked green and recreation spaces to their constituents.

PUBLIC INPUT



Outreach Process

Over the duration of the Stony Creek Master Plan Update process, the Metroparks Planning and Development Department ensured a variety of opportunities for public input and feedback. The process could be followed at public outreach events with input on questionnaires, an online survey, and online comments based on the draft plan posted on the Huron-Clinton Metroparks Planning and Development Department Website.

Steering Committee Meeting 1 - 7/22/21

This first meeting involved staff reviewing the master plan goals and action plans and participated in a brainstorming activity for updates to the needs and opportunities.

Online Public Survey- 7/28/21

An online survey was developed to gather general information about park visitors and their use of the park as well as recommendations for improving features and amenities offered at the park. The survey was made available for the duration of the planning process. A total of 344 responses to the survey was collected. The public could find the survey on hard copy questionnaires, social media blasts, metroparks website, and the QR-Code made available at the movie night event.

Public Outreach Event Movie Night-8/7/21

Located at Stony Creek Metropark, members of the public attending the movie night event had the opportunity to learn about the park and planning process for the Master Plan Update and provide input regarding their needs and opportunities and provide feedback on key projects identified along with suggesting further ideas.

Steering Committee Meeting #2-9/15/21

The second meeting involved staff reviewing updates to the needs and opportunities, public input survey results, and draft action plan.

Planning and Development Department Webpage – 9/30/21

The public had the opportunity to review the draft plan and provide comments for final public input and possible refinements prior to presentation to the Board of Commissioners October meeting.

Board of Commissioners Meeting – 10/14/21

The Plan is recommended for Board approval with the public provided an opportunity to participate during the public commentary period.



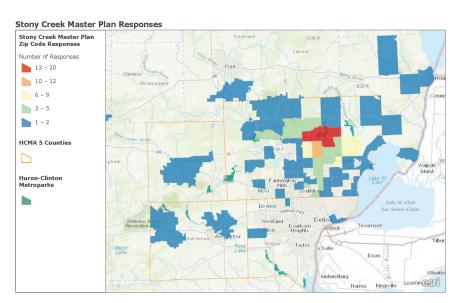
Results **V**

Appreciation for the expansion and improvements of the mountain bike trail system in the park was clearly expressed in the survey responses. This is partially due to the strong representation of the mountain biking community, but also reflects the general popularity of mountain bike trails and continued momentum for connecting and expanding the trails for accessibility, safety, all user levels, and new amenities. An opportunity to market Stony Creek as a premiere mountain biking destination was suggested.

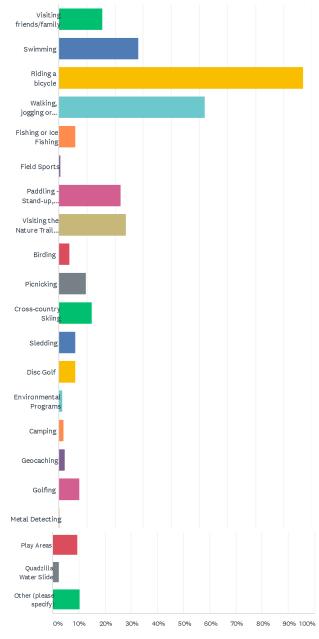
The survey responses, both written and submitted online, offered more insight into the needs of park patrons.

Desire for on-road bike lanes to separate vehicle traffic from bicycles was overwhelmingly expressed. Survey participants also had concern to separate hikers and runners from bicycles on trails. In general, trail use conflict and enforcement of regulations was a major theme.

A large portion of respondents also stated a desire for more playground facilities, another splash pad, a food vendor and overall maintenance of surface roads and parking lots.



When you visit Stony Creek, what activities are you typically doing?



Action Plan

Needs & Opportunities

Based on the assessment of park conditions, demographic research and spatial analysis, public input, and staff input, the needs and opportunities listed throughout this document were developed. 5-year updates are in blue text.

Needs

- Better highlight and advertise unique character of park
- Define and protect biodiversity features
- Address aging and overbuild infrastructure
- Work with county to address boundary and encroachment issues
- Better revenue and visitation numbers
- Improve park connectivity with community
- Incorporate a variety of user community groups into Master plan
- Address changing needs of new population demographics



Opportunities

- Build a strong identity and user base with unique character of park
- Create resilient network of biodiverse areas in park
- Draw new visitors with programming and park history education
- Update infrastructure to better reflect park usage and sustainability for future use
- Take advantage of captive audiences, actively take part in programming activities and events
- Provide unique recreational facilities to draw visitors from across the region
- Create good working relationship with neighbors, municipalities and partner organizations
- Use data to invest in activities and facilities, increasing users, and increased outreach

With these in mind, the following list of projects, plans, and studies was developed and/or updated. Major and minor projects have been identified as priorities and assigned a timeline, and the accompanying studies have been listed. These pages should serve as a blueprint for the future of the park over the next five years. 5-year updates are in blue text.



Large Facilities

Description	Dept. Lead	Other Depts.	Other Partners	Cost Estimat e	Short-Term (2017-2021)	Mid-Term	Long-Term	Status
Boat Launch area redevelopment	Engineering	Planning	Consultant - engineer		x	х		In progress
Baypoint Beach & Boat Rental redevelopment; includes sewer line replacement (\$500,000 est.)	Engineering	Planning	Consultant - architect, engineer			x	x	Sewer line completed
Eastwood Beach building/ parking lot redevelopment	Engineering	Planning	Consultant - architect, engineer			х	х	Not started
Golf course improvements, including irrigation	Engineering	Planning, NR	Contractor			x	х	Not started
Park entrance & office accessibility updates; includes Main Park Drive bridge deck replacement (\$200,000 est)	Engineering	Planning	Consultant - architect, engineer; Macomb County Dept. of Roads				x	Bridge completed





Infrastructure / Small Facilities

Description	Dept. Lead	Other Depts.	Other Partners	Cost Estimate	Short-Term (2017-2021)	Mid-Term (2022-2026)	Long-Term (10+ years)	Status
Road paving projects (list developed annually)	Engineering			various	х	х	x	Ongoing
Other pavement projects (list developed annually)	Engineering			various	х	х	х	Ongoing
Dam (2) mechanism/assembly redevelopment	Engineering		Consultant - engineer				x	Not Started
Accessibility improvements, including interiors and walkways -	Engineering	Planning	Contractors	various	х	х		Ongoing
Shelden trails redevelopment	Planning	Engineering, NR	CRAMBA- IMBA	\$223,481				Completed by end of
Buckhorn disc golf building utilities	Engineering	Planning		TBD		Х		Not Started
Re-align paved trails to further separate road and recreational cyclists (multiple areas)	Engineering	Planning		TBD		x		Not Started





Infrastructure / Small Facilities

Description	Dept. Lead	Other Depts.	Other Partners	Cost Estimate	Short-Term (2017-2021)	Mid-Term (2022-2026)	Long-Term (10+ years)	Status
Washington Twp. water line project	Engineering			various			X	Not Started
Ridgewood campground accessibility improvements	Engineering			various			X	Not Started
Reflection Trail— accessible nature trail and wooden structure improvements	Engineering	Planning	MNRTF Grant			X		Not Started
On-road bicycle facilities (bike lanes)	Engineering	Planning		various		х		Not Started
Paddleshack utilities, addition, and accessibility improvements at	Engineering	Planning				х	х	Not Started





Natural Resources

Description	Dept. Lead	Other Depts.	Other Partners	Cost Estimate	Short-Term (2017-2021)	Mid-Term (2022-2026)	Long-Term (10+ years)	Status
Develop NR review process in early planning stages of construction projects	NR	Planning				X	х	Ongoing
Vegetation management projects (list developed annually)	NR	Operations		various		x	x	Ongoing
Aquatic vegetation management (list developed annually)	NR	Operations		various		x	x	Ongoing
Stony Creek soil erosion/ sedimentation improvements	NR	Engineering	Macomb County Dept. of Roads	\$ 15,000.00		X		Not Started
Inwood / Nature Area grasslands development	NR	Planning				X		Not Started
Sheldon Wetland Complex restoration	NR	Planning				х		Not Started
Inwood Wetland Complex restoration	NR	Planning					x	Not Started
Inwood (west) mitigation wetland development	NR	Planning					x	Not Started
Sheldon grassland restoration	NR	Planning				х		Not Started
Old group camp grassland restoration/development	NR	Planning				x		Not Started





Signage

Description	Dept. Lead	Other Depts.	Other Partners	Cost Estimate	Short-Term (2017-2021)	Mid-Term (2022-2026)	Long-Term (10+ years)	Status
Roadside wayfinding/ directional signage updates - parkwide	Planning	Maintenance, Operations		\$ 15,000.00				Completed
Trail signage updates - Trolley and hike-bike trail	Planning	Interpretive, NR	Foundation, Scouts	\$ 20,000.00				Substantially completed
Pedestrian wayfinding at Eastwood Beach	Planning					X		Not Started
Boat launch facility sign	Planning					X		Not Started







Area Plans/Studies/Initiatives

After identifying the need for changes or improvements based on user feedback and staff research, in-depth evaluation and planning must be carried out to gain a detailed understanding of problems and opportunities and determine the best strategies based on existing conditions and resources. Sometimes a process to formally monitor facility usage and gauge popularity is necessary. These studies often result in a scope of work, a work plan, and in some cases a site plan that give staff a roadmap for planned changes. Recommended studies are listed below:

Description	Dept. Lead	Other Depts.	Other Partners	Cost Estimate	Short-Term (2017-2021)	Mid-Term (2022-2026)	Long-Term (10+ years)	Status
Develop Dam Hazard Mitigation Plan	Engineering	Planning	Consultant			x		In progress; consultant hired 2021
Cultural resources strategy to develop Historic Properties Management Plan (to include	Planning	NR	Consultant	\$6,000		Х		Not Started
Monitor demand (reservations, revenues) for campground improvements	Planning	Operations		staff time		Х		Not Started
Interpretive Signage Master Plan	Interpretive	Planning		staff time		х		Not Started
Shelden and Trolley trails use evaluation and plan	Planning	NR, Engineering	CRAMBA-IMBA	staff time				Completed
Baypoint Beach & Boat Rental redevelopment plan	Planning	Engineering		staff time				Completed
Eastwood Beach redevelopment plan	Planning	Engineering		staff time		х		Not Started

Description	Dept. Lead	Other Depts.	Other Partners	Cost Estimate	Short-Term (2017-2021)	Mid-Term (2022-2026)	Long-Term (10+ years)	Status
Aquatic vegetation survey/ lake water quality surveys/algae species survey	NR	Operations	Consultant	\$ 6,000.00		x	x	Ongoing
Water Quality assessment - Stony Creek, West Branch Stony Creek, tributaries	NR		Consultant	\$ 5,000.00		х	х	Ongoing
Water Quality assessment/analysis— Inwood monitoring wells	NR	Engineering	Consultant	\$ 12,000.00		х		Not Started
Inwood Wetland Complex study	NR	Planning				x		Not Started
Fisheries assessment & habitat improvement (incl creel survey)	NR	Operations	MDNR	\$ 25,000.00		X		Not Started
Ecological systems/quality - habitat assessment & mapping - parkwide	NR	Interpretive				X		Not Started
Herpitological distribution & abundance assessment (incl Massaauga)	NR	Interpretive	Consultant - herpetologist	\$ 8,000.00		Х		Not Started
Vegetation surveys / mapping updates	NR	Interpretive				x		Not Started
Wildlife (Bird, Insects, etc) surveys and monitoring	NR	Interpretive	Audubon			X		Not Started
Develop sensitive wildlife area designation plan	NR					X		Not Started





Key Projects

Baypoint Beach and Boat Rental

2022-2026 & Beyond

Built in 1963 and 1970, respectively, the Baypoint Beach and Boat Rental areas have great potential due to their prime locations, but are in need of rethinking to reflect changing recreation trends and infrastructure management. Baypoint Beach has a different character from Eastwood, used more for casual leisure time and group events than family outings. As a result it is somewhat underutilized and has excess parking space. The Boat Rental, meanwhile, has been growing in popularity and is in need of more parking capacity and accessibility improvements. Going forward, reimagining Baypoint and connecting the two areas to better serve demand will be priorities.

Issues:

- Lack of picnicking areas
- Lack of connectivity between the two sites

Solutions:

- Install accessible kayak launch
- Reconfigure parking lot and relocate trail to minimize conflict



Eastwood Beach

2022-2026 & Beyond

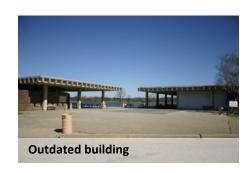
Built in 1971, Eastwood Beach is a very popular area for active family recreation, but is in need of updates reflecting beach area use, building age, and ADA accessibility needs. The area includes a number of recreation facilities in a small space: the heavily used playground, the seasonal water slide, the beach itself, and volleyball courts. The lakeshore is also utilized for special events, such as outdoor film showings and fireworks. Configuring these activities to make the best use of available space will be important in the future, as well as ensuring that the facilities are accessible to all. A kitchen consultant was retained a few years ago to make recommendations for the food services that will be considered with future improvements.

Issues:

- Outdated building
- Outdated beach configuration
- Lack of ADA accessibility

Solutions:

- Construct new building with improved amenities and utilities
- Reconfigure beach area and parking lot
- Include ADA accessible pathways to facilities



Other Projects

Walkway and interior accessibility improvements

Due to growing awareness that park facilities do not meet the needs of individuals with disabilities, increasing accessibility will be an ongoing focus. Buildings will be rebuilt and retrofitted to improve ease of access, and paved paths will be constructed to better connect parking with recreational activities.

Realignment of paved trails to separate road and recreational cyclists

Use conflicts exist in the park among pedestrians, road and recreational cyclists, and drivers. At points where the hike-bike trail comes into contact with the road, separation measures will be taken. Signage and education will also be utilized to keep all patrons safe.

- Wetland and grassland restoration projects (Shelden, Inwood, former Group Camp)
 - Certain areas of the park have the potential to be high quality natural areas through the work of the parks Natural Resource Department. These projects will create resilient habitats to sustain the park and all its amenities into the future.
- Annual projects: paving, vegetation management

Both natural resources and built infrastructure are regularly maintained by staff. Invasive species are consistently removed and treated, and when cracks and other wear appear on paved trails they are patched or repaved.

Buckhorn disc golf building improvements

Disc golf is growing in popularity in the area, and to ensure a positive user experience the building will be updated with electrical utilities.