2017-2022

Parks and Recreation Plan

City of Flat Rock, Michigan

February 20, 2017

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1. Introduction

Planning Process

In its continuing effort to provide quality recreational opportunities for its citizens, the City of Flat Rock has updated the Flat Rock Parks and Recreation Master Plan as a tool to guide the development of City-maintained recreational facilities and locations over the next five years (2017-2022). The Parks and Recreation Master Plan was first developed in 1990 and previously updated in 1995, 2000, and 2009.
The Parks and Recreation Master Plan 2017 is the latest effort by the City to establish new parks and recreational goals and objectives for the community, which will focus on development and maintenance of parks over the next five years to keep pace with Flat Rock’s growing housing stock and population. The 2017 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 City of Flat Rock 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 Flat Rock. 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 Commission members provided a better picture of which recreation facilities are needed and desired by the public. This public participation process is summarized later in the report. The final Parks and Recreation Master Plan reflects a list of improvements to existing facilities and the development of new facilities that will best address the needs and desires of the citizens of Flat Rock.

**Regional Setting**

The City of Flat Rock is located is Southeast Michigan in the southern section of Wayne County, Michigan (see Map 1). Flat Rock is considered part of the Detroit metropolitan region, which collectively contains approximately five million people. The City is also considered a “Downriver” community, which is a smaller sub-region of the southern Detroit metropolitan area. Adjacent Downriver communities include the City of Woodhaven to the northeast, Brownstown Township to the north and east, Berlin Township and Ash Township to the southwest, Huron Township to the west, and the City of Rockwood and Village of South Rockwood (Monroe County) to the south. Major urban centers within a one-hour drive from Flat Rock include the cities of Ann Arbor, Detroit, Monroe, Romulus, Toledo (Ohio), Windsor (Ontario), and Ypsilanti. The Huron River also flows from the west along the City’s southern boundary, eventually emptying into Lake Erie to the east.

Located along the I-75 corridor, Flat Rock is nestled in the heart of another geographic region commonly called “Automation Alley.” Automation Alley began in 1997 with the intention of creating a regional technology cluster in Oakland County. This has since expanded to include Wayne County and the City of Detroit, among the other southeast Michigan counties. Flat Rock’s inclusion in “Automation Alley” is influenced by the presence of the Ford Motor Company Flat Rock Assembly Plant.

Flat Rock is located adjacent to I-75 and US-24 (Telegraph Road), within 15 minutes of Detroit Metro Airport and a well-developed rail infrastructure. This unique transportation infrastructure allows the community to be accessible for commerce, business and residential development. The City’s location relative to the Interstate highway system and industry has allowed it to continue to attract new residences and industry alike. Despite Flat Rock’s location in the Detroit metropolitan region, the City has maintained its small town character and charm.

**History and Evolution of Flat Rock**

Michael Vreeland of New York State settled present day Flat Rock around 1817. This settlement was originally named after Mr. Vreeland until it was renamed to Smooth Rock in 1826 and then to Flat Rock in 1838 because of the flat rocks found in the riverbed.
Early inhabitants found the land wild with dense forests, plentiful wildlife and clean running water. Encounters with bears, wolves and wild cats were not uncommon. Game animals abounded and many hunters and trappers made their livelihood around the settlement. The forest produced large quantities of lumber that supported one of Flat Rock’s first primary industries: lumber mills. Unfortunately, malaria and ague (fever) ran rampant in the early days due to a lack of drains and stagnant surface water. Numerous inhabitants and livestock were lost to the dreadful disease.

The original platted village consisted of eight blocks extending north to south from Ypsilanti Street to the river. Several commercial enterprises could be found in or close to this area, including three general stores, two saw mills and tailors, one shoe shop, brickyard, blacksmith, flour mill, hotel, furniture store, lawyer and doctor offices. Many farmers lived around the outskirts of the village. The first church, the Methodist Church, was built in 1833, followed by the Congregational Church in 1855.

In 1836, the Gibraltar and Flat Rock Company was formed to dig a canal, planned to open up navigation across southern Michigan counties to Lake Michigan. Several sections were partially dug between Flat Rock and Gibraltar. The work was never finished, but evidence of the canal can still be seen today, south of Woodruff Road and East Huron River Drive.

Early in the 20th century, transportation became the dominant industry in Southeast Michigan. Henry Ford, the father of modern transportation, built a large lamp plant in Flat Rock in 1929. The plant produced up to 16,000 lamps per day for Ford cars that were being sent around the world. At one time, this plant employed 1,400 people, clearly the largest employer in Flat Rock. The plant remains at its original location, near the Huron Dam, but has been closed for some time.
Map 1
Regional Location
City of Flat Rock, Michigan
2. Existing Conditions

This section of the Parks and Recreation Plan analyzes existing conditions, based primarily on data from the U.S. Census Bureau and from the Southeast Michigan Council of Governments (SEMCOG). Flat Rock’s demographic and housing characteristics are analyzed and compared with those of surrounding communities, Wayne County, and the Southeast Michigan region to gain better insight into the community of Flat Rock.
Existing conditions analysis is a fundamental element of master plans. Not only does this analysis paint a present-day picture of the City, it also allows comparison with nearby communities, the County, and the State. Planning for future growth and development requires some consideration of “how much” – how much of a City service will residents require, how much housing is “affordable”, or how much housing stock should be built based on population increases and land availability. This analysis is intended to help the City plan to meet those needs.

**Population**

**Total Population**

Growth of a community’s population is a primary force driving new development and redevelopment. Decline of a community’s population can lead to abandoned buildings and blight. Understanding the community’s population trend and regional context are necessary to develop an effective future land use plan. This section describes the City’s historical population trend, analyzes the regional population growth context, and compares the City’s population growth to that of surrounding communities.

**Historical Population Trend**

The City’s historic population trend, based on the decennial census, is presented below in Table 1:

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Population Change</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1930</td>
<td>1,231</td>
<td>- -</td>
<td>- -</td>
</tr>
<tr>
<td>1940</td>
<td>1,467</td>
<td>236</td>
<td>19.2%</td>
</tr>
<tr>
<td>1950</td>
<td>1,931</td>
<td>464</td>
<td>31.6%</td>
</tr>
<tr>
<td>1960</td>
<td>4,696</td>
<td>2,765</td>
<td>143.2%</td>
</tr>
<tr>
<td>1970</td>
<td>5,643</td>
<td>947</td>
<td>20.2%</td>
</tr>
<tr>
<td>1980</td>
<td>6,853</td>
<td>1,210</td>
<td>21.4%</td>
</tr>
<tr>
<td>1990</td>
<td>7,290</td>
<td>437</td>
<td>6.4%</td>
</tr>
<tr>
<td>2000</td>
<td>8,488</td>
<td>1,198</td>
<td>16.4%</td>
</tr>
<tr>
<td>2010</td>
<td>9,878</td>
<td>1,390</td>
<td>16.4%</td>
</tr>
<tr>
<td>2014</td>
<td>9,854</td>
<td>-24</td>
<td>-0.2%</td>
</tr>
</tbody>
</table>

Note: Data from 1930 through 1960 is the population for Flat Rock Village (incorporated in 1923 from Brownstown Township). City of Flat Rock was incorporated in 1965 from Flat Rock Village, reflected by numbers in years 1970 through 2000. 1: Census July 2014 estimated population. Source: McKenna Associates, Inc., with data from SEMCOG.

The City’s largest numerical and percentage increase in population occurred from 1950 to 1960. The growth rate from 2000 to 2010 increased 16.4 percent from the previous period, capping a steady increase close to 20 percent each decade as seen in previous years before the drop in the population growth rate between 1980 and 1990. Today’s (July 2014) estimated population is 9,854, which is a 0.2% percent decrease in four years. The City’s population trend should be considered in the regional context, which is presented in the next section.
Population Growth Comparisons
Population and population growth trends for Flat Rock, surrounding communities, Wayne County, and Southeast Michigan are presented in Table 2. Over the 10-year period from 2000 to 2010, Flat Rock’s population growth was in the middle of the pack in comparison to neighboring communities. During this time, Wayne County experienced an 11.7 percent decrease in population, and the Southeast Michigan region as a whole experienced a modest 2.7 percent decrease.

The 2010 population of Flat Rock was 9,878, for an increase of 16.4 percent from the 2000 population. This positive growth trend has occurred since the 1930s. The City has experienced continued population increase since 1990 due to the steady out-migration of people from the larger urban core areas, such as Detroit. The increase in new and affordable housing, easy access to transportation corridors, and a strong, growing local and regional economy have all played a part in the population increase. However, the minor estimated population drop between 2010 and 2014 may be a sign that Flat Rock’s population, at least temporarily, has peaked. According to SEMCOG, the July 2014 population estimate was 9,854, and the 2040 Forecast is for a population of 9,702. The projected decrease in population represents a 1.8 percent decrease from 2010 to 2040 and a 1.5 percent decrease from 2014 to 2040.

Table 2: Total Population and Population Growth Rates, 2000-2010

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2010</th>
<th>Change 2000 to 2010</th>
<th>Percent Change</th>
<th>20402</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flat Rock</td>
<td>8,488</td>
<td>9,878</td>
<td>1,390</td>
<td>16.4</td>
<td>9,702</td>
</tr>
<tr>
<td>Ash Township</td>
<td>5,048</td>
<td>5,438</td>
<td>390</td>
<td>7.7</td>
<td>5,902</td>
</tr>
<tr>
<td>Berlin Township</td>
<td>5,154</td>
<td>7,206</td>
<td>2,052</td>
<td>39.8</td>
<td>8,624</td>
</tr>
<tr>
<td>Brownstown Township</td>
<td>22,989</td>
<td>30,627</td>
<td>7,638</td>
<td>33.2</td>
<td>32,124</td>
</tr>
<tr>
<td>Gibraltar</td>
<td>4,264</td>
<td>4,656</td>
<td>392</td>
<td>9.2</td>
<td>4,831</td>
</tr>
<tr>
<td>Rockwood</td>
<td>3,442</td>
<td>3,289</td>
<td>-153</td>
<td>-4.4</td>
<td>3,246</td>
</tr>
<tr>
<td>South Rockwood</td>
<td>1,284</td>
<td>1,675</td>
<td>391</td>
<td>30.5</td>
<td>1,953</td>
</tr>
<tr>
<td>Trenton</td>
<td>19,584</td>
<td>18,853</td>
<td>-731</td>
<td>-3.7</td>
<td>18,647</td>
</tr>
<tr>
<td>Woodhaven</td>
<td>12,530</td>
<td>12,875</td>
<td>345</td>
<td>2.8</td>
<td>12,476</td>
</tr>
<tr>
<td>Wayne County excluding Detroit</td>
<td>1,109,892</td>
<td>1,106,788</td>
<td>-3,104</td>
<td>-0.3</td>
<td>1,041,962</td>
</tr>
<tr>
<td>Wayne County</td>
<td>2,061,162</td>
<td>1,820,650</td>
<td>-240,512</td>
<td>-11.7</td>
<td>1,656,931</td>
</tr>
<tr>
<td>Southeast Michigan1</td>
<td>4,833,368</td>
<td>4,704,809</td>
<td>-128,559</td>
<td>-2.7</td>
<td>4,742,083</td>
</tr>
</tbody>
</table>

1Southeast Michigan includes the counties of Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, and Wayne.
2SEMCOG 2040 Population Forecast.

Source: McKenna Associates, Inc., with data from SEMCOG.

The City of Flat Rock experienced large real and percentage increases in population for almost the entire 20th century. The City’s rate of population growth has generally been steady since the 1950s. Even during the 1980s, when the population change slowed, Flat Rock continued to grow. Since the 2000s, the City’s rate of growth has continued to increase at a higher rate than most of the surrounding communities, particularly Rockwood and Trenton, who have lost population during this time. The differential growth rates since 2000 suggests economic and housing factors that affect the Southeast Michigan region. Increased local population growth, paired with stagnant countywide rates, indicates development pressures will be increasingly moving towards Flat Rock and that a review of past land use policies is warranted in order to best position the city for growth, potentially reversing the projected decline in population by 2040.
Age

The age of a community’s population has very real implications for planning and development, whether it be schools for population under the age of 18, or housing alternatives for empty nesters and elderly residents. This section analyzes the age of the City’s population – based on age structure, median age, and percentage of population under 18 and over 65 – and assesses the implications of the population’s age on land use and development.

Common Measures of Age

The age analysis begins with three common measures of the age of a population. The first measure is the median age at which one-half of the population is older and one-half of the population is younger. Median age is the most often used measure of age because it can be used to compare populations of different sizes. The second measure is the percentage of the total population that is under the age of 18. Individuals under the age of 18 are usually enrolled in the school system, or preparing to enter school, and thus require services not provided for the general population. The third measure is the percentage of the total population that is aged 65 and over. Many individuals approaching retirement age seek alternative housing. As individuals age, they may lose their ability to drive and public transportation can become a new and important issue. These three measures of community age are presented in Table 3:

Table 3: Median Age and Percentage of Total Population under 18 and Over 65 – 2010

<table>
<thead>
<tr>
<th></th>
<th>Flat Rock</th>
<th>Surrounding Communities</th>
<th>Wayne County</th>
<th>Southeast Michigan¹</th>
<th>Michigan</th>
<th>U.S.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Age</td>
<td>36.9</td>
<td>37.0</td>
<td>37.3</td>
<td>35.2</td>
<td>38.9</td>
<td>37.2</td>
</tr>
<tr>
<td>Under 18 (% of total population)</td>
<td>27.4</td>
<td>23.9</td>
<td>25.4</td>
<td>24.0</td>
<td>23.7</td>
<td>24.0</td>
</tr>
<tr>
<td>65 and older (% of total population)</td>
<td>10.4</td>
<td>12.9</td>
<td>12.7</td>
<td>13.0</td>
<td>13.8</td>
<td>13.0</td>
</tr>
</tbody>
</table>

¹Surrounding Communities include Ash Township, Berlin Township, Brownstown Township, Gibraltar, Rockwood, South Rockwood, Trenton, and Woodhaven.

²Southeast Michigan includes the counties of Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, and Wayne.


The City’s median age, 36.9 years, is similar to that of the surrounding communities (37.0 years) and Wayne County (37.3 years), but older than the Southeast Michigan region (35.2 years). The slightly lower median age than nearby communities suggests that the City’s population is younger. This is reflected in the higher percentage of individuals under the age of 18 than the population of the surrounding communities, the county, and the region. Thus, the need for school and recreational facilities and services may be greater in the City than in adjacent communities. The City’s population also includes fewer individuals over the age of 65 than the surrounding communities, county and the region.

Age Structure

Age structure refers to the portion of the community’s population in each age group. This section compares the City’s age structure to that of the surrounding communities, the county, and the region. Subsequently, the change in the City’s age structure from 2000 to 2010 is analyzed.
Age Structure and Lifestyle Categories Comparison
To compare the age structure and lifestyle categories of various communities, the population is divided into the following basic age groups and corresponding lifestyle categories: Under 5 (Pre-school), 5 to 17 (School age), 18 to 44 (Family forming), 45 to 64 (Mature families), and 65 and older (Retirement).

Table 4: Comparison of Age Groups by Percentage of Total Population - 2010

<table>
<thead>
<tr>
<th>Age</th>
<th>Flat Rock</th>
<th>Surrounding Communities1</th>
<th>Wayne County</th>
<th>Southeast Michigan2</th>
<th>Michigan</th>
<th>U.S.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5 Pre-school</td>
<td>7.1</td>
<td>5.5</td>
<td>6.5</td>
<td>6.0</td>
<td>6.0</td>
<td>6.5</td>
</tr>
<tr>
<td>5 to 17 School age</td>
<td>20.3</td>
<td>18.4</td>
<td>18.9</td>
<td>18.0</td>
<td>17.7</td>
<td>17.5</td>
</tr>
<tr>
<td>18 to 44 Family forming</td>
<td>35.1</td>
<td>33.3</td>
<td>35.2</td>
<td>34.9</td>
<td>34.6</td>
<td>36.5</td>
</tr>
<tr>
<td>45 to 64 Mature families</td>
<td>27.1</td>
<td>30.0</td>
<td>26.8</td>
<td>28.0</td>
<td>27.9</td>
<td>26.4</td>
</tr>
<tr>
<td>Over 65 Retirement</td>
<td>10.4</td>
<td>12.9</td>
<td>12.7</td>
<td>13.0</td>
<td>13.8</td>
<td>13.0</td>
</tr>
</tbody>
</table>

1Surrounding Communities include Ash Township, Berlin Township, Brownstown Township, Gibraltar, Rockwood, South Rockwood, Trenton, and Woodhaven.
2Southeast Michigan includes the counties of Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, and Wayne.

Flat Rock has more individuals in the pre-school and school age groups relative to the surrounding communities, the county, and the region. On a related note, the City also has slightly more individuals in the family forming group relative to the surrounding communities and region. The City has fewer individuals in the mature families group in comparison to the surrounding communities. Finally, the City has a smaller proportion of individuals in the retirement group as the surrounding communities, county, and the region.

The age structure of Flat Rock has several implications for planning and land use. First, the greater proportion of individuals in the pre-school group suggests that long-term demand for school and recreation facilities will be the same or greater than the demand by the current school age population. Secondly, as individuals in the mature families group move towards retirement, their housing choices could have implications for the demand for new and different housing types. Finally, as the retirement group increases in size, demand for services for senior citizens and elderly residents are likely to grow.

Change in Age Structure
The change in age structure is assessed by comparing the population in five-year age cohorts in 2000 to 2010. For example, those individuals in the 20 to 24 age cohort in 2000 would be in the 30 to 34 age cohort in 2010. If the size of the age cohort is smaller in 2010, then the cohort experienced some combination of mortality and out-migration. If the size of the cohort is larger in 2010, then the cohort experienced in-migration. The City’s population by 5-year age cohorts in 2000 and 2010 is presented in Table 5.
### Table 5: Change in 5-year Age Cohorts – Flat Rock, 2000-2010

<table>
<thead>
<tr>
<th>Age</th>
<th>2000 Population</th>
<th>2010 Population</th>
<th>2000 to 2010 Change in Cohort Size¹</th>
<th>2000 to 2010 Percent Change in Cohort Size¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5</td>
<td>698</td>
<td>704</td>
<td>6</td>
<td>0.9</td>
</tr>
<tr>
<td>5 to 9</td>
<td>726</td>
<td>752</td>
<td>26</td>
<td>3.6</td>
</tr>
<tr>
<td>10 to 14</td>
<td>663</td>
<td>793</td>
<td>130</td>
<td>19.6</td>
</tr>
<tr>
<td>15 to 19</td>
<td>650</td>
<td>707</td>
<td>57</td>
<td>8.8</td>
</tr>
<tr>
<td>20 to 24</td>
<td>607</td>
<td>586</td>
<td>-21</td>
<td>-3.5</td>
</tr>
<tr>
<td>25 to 29</td>
<td>547</td>
<td>518</td>
<td>-29</td>
<td>-5.3</td>
</tr>
<tr>
<td>30 to 34</td>
<td>622</td>
<td>584</td>
<td>-38</td>
<td>-6.1</td>
</tr>
<tr>
<td>35 to 39</td>
<td>664</td>
<td>772</td>
<td>108</td>
<td>16.3</td>
</tr>
<tr>
<td>40 to 44</td>
<td>738</td>
<td>761</td>
<td>23</td>
<td>3.1</td>
</tr>
<tr>
<td>45 to 49</td>
<td>661</td>
<td>695</td>
<td>34</td>
<td>5.1</td>
</tr>
<tr>
<td>50 to 54</td>
<td>518</td>
<td>768</td>
<td>250</td>
<td>48.3</td>
</tr>
<tr>
<td>55 to 59</td>
<td>340</td>
<td>684</td>
<td>344</td>
<td>101.2</td>
</tr>
<tr>
<td>60 to 64</td>
<td>245</td>
<td>529</td>
<td>284</td>
<td>115.9</td>
</tr>
<tr>
<td>65 to 69</td>
<td>216</td>
<td>355</td>
<td>139</td>
<td>64.4</td>
</tr>
<tr>
<td>70 to 74</td>
<td>216</td>
<td>245</td>
<td>29</td>
<td>13.4</td>
</tr>
<tr>
<td>75 to 79</td>
<td>196</td>
<td>173</td>
<td>-23</td>
<td>-11.7</td>
</tr>
<tr>
<td>80 to 84</td>
<td>120</td>
<td>146</td>
<td>26</td>
<td>21.7</td>
</tr>
<tr>
<td>85 and older</td>
<td>61</td>
<td>106</td>
<td>45</td>
<td>73.8</td>
</tr>
</tbody>
</table>

¹Change in cohort size is difference between the population in each group in 2010 and the population in the 10-year younger cohort in 2000.


The cohorts that were age 10 to 19 in 2010 (under 5 to 9 in 2000) *increased* by 187 individuals, suggesting a small in-migration of young families.

The cohorts that were age 20 to 29 in 2010 (10 to 19 in 2000) *decreased* by 50 individuals. A decrease in these age cohorts corresponds to children leaving their parent’s homes for college or moving out to get their first jobs. Within these age groups, the net *decrease* was 3.5 percent for the 20 to 24 age cohort and 5.3 percent for the 25 to 29 age cohort. The 75 to 79 age cohort was the only other cohort to exhibit a new decrease. However, the mortality rate begins to increase for individuals age 40 and over, making detailed findings difficult for this age group.

The cohorts that were age 30 to 39 in 2010 (20 to 29 in 2000) *increased* by 70 individuals, or 5.4 percent. The significant increase in this age cohort suggests that the City provided housing opportunities for young adults and young families.

The cohorts that were age 40 to 49 in 2010 (30 to 39 in 2000) *increased* by 57 individuals, or 4.1 percent. While this is a smaller increase than the previous cohorts, the increase suggests that the City attracted a small population of individuals moving into the mature family age group.

The 55 to 64 age cohort exhibited the largest net *increase* in population from 2000 to 2010, or 107.4 percent. The aging and retirement of the baby boomer generation will have significant impacts across the U.S. In 2006, the first of the baby boomers turned 60 years old, contributing to an ever-increasing senior citizen population. At the state and national levels, paying for social security and Medicare for retiring boomers are major policy issues. At the local level, the future decisions of boomers about where to live in the US when they retire, what types of housing to live in, and what to do with leisure time, will have profound impacts on local land use and development, as well as local services. Long term issues such as access to medical facilities and public transportation, taxation, and cemetery space will be affected by the baby boomer generation.
The analysis of the change in age structure from 2000 to 2010 suggests that the City may lack adequate housing opportunities for young adults when first moving out on their own, but that there are ample housing opportunities for those in the family forming and mature family groups. The Housing Market Study in the Housing Review and Analysis chapter of the Master Plan provides more insight into housing availability in Flat Rock.

**Income**

The annual household income or median household income of a community has very real effects for planning and development, whether it be for new homes, economic development, or attracting new businesses. This section analyzes the household income of the City, compares the City to Wayne County, and discusses its implications on land use and development.

Table 6: Annual Household Income – Flat Rock and Wayne County, 2013

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Flat Rock Number of Households</th>
<th>Flat Rock Percent of Households</th>
<th>Wayne County Number of Households</th>
<th>Wayne County Percent of Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $10,000</td>
<td>335</td>
<td>9.3</td>
<td>84,806</td>
<td>12.6</td>
</tr>
<tr>
<td>$10,000 to $14,999</td>
<td>185</td>
<td>5.1</td>
<td>46,664</td>
<td>7.0</td>
</tr>
<tr>
<td>$15,000 to $24,999</td>
<td>396</td>
<td>11.0</td>
<td>87,462</td>
<td>13.0</td>
</tr>
<tr>
<td>$25,000 to $34,999</td>
<td>304</td>
<td>8.4</td>
<td>75,606</td>
<td>11.3</td>
</tr>
<tr>
<td>$35,000 to $49,999</td>
<td>569</td>
<td>15.8</td>
<td>93,108</td>
<td>13.9</td>
</tr>
<tr>
<td>$50,000 to $74,999</td>
<td>727</td>
<td>20.1</td>
<td>109,497</td>
<td>16.3</td>
</tr>
<tr>
<td>$75,000 to $99,999</td>
<td>456</td>
<td>12.6</td>
<td>69,507</td>
<td>10.4</td>
</tr>
<tr>
<td>$100,000 to $149,999</td>
<td>418</td>
<td>11.6</td>
<td>65,506</td>
<td>9.8</td>
</tr>
<tr>
<td>$150,000 to $199,999</td>
<td>153</td>
<td>4.2</td>
<td>22,702</td>
<td>3.4</td>
</tr>
<tr>
<td>$200,000 or more</td>
<td>67</td>
<td>1.9</td>
<td>16,129</td>
<td>2.4</td>
</tr>
<tr>
<td>Total Households</td>
<td>3,610</td>
<td>100.0</td>
<td>670,987</td>
<td>100.0</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>$50,494</td>
<td>-</td>
<td>$41,184</td>
<td>-</td>
</tr>
</tbody>
</table>


Table 6 shows the distribution of median household income levels for the City Flat Rock and Wayne County. Flat Rock generally has a higher percentage of residents with incomes between $50,000 to $74,999 than the county, with 20.1 percent for the City and 16.3 percent for the county. Flat Rock also outpaces the county with incomes of $75,000 and higher, as the distribution is a few percentage points above the county in all brackets except $200,000 or more. Higher incomes are potentially attributable to the increase in mature and established families who reside in the community or have moved to Flat Rock, as well as increased educational attainment.

The median household income in 2013 for the City of Flat Rock was $50,494, which is $9,310 more than the median household income for Wayne County. The median household income decreased $11,149 or 18.1 percent between 1999 and 2013. The 1999 income amount has been adjusted for inflation, thus reflecting true present-day numbers.

**Occupational Characteristics**

Table 7 compares the occupational characteristics of Flat Rock to the County. The table generally shows that the population in both the City and the County has shifted away from the blue collar occupations of the past, such as production, transportation, and material moving toward white collar jobs. Management, business, science, and arts...
occupations are the largest occupation sector in Flat Rock at 33.1 percent, as well as for Wayne County at 31.5 percent. The second largest occupation sector in the City is sales and office occupations, also the second largest in the County.

Table 7: Occupation of Population 16 Years and Older – Flat Rock and Wayne County, 2013

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Flat Rock</th>
<th>Percentage</th>
<th>Wayne County</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management, business, science, and arts occupations</td>
<td>1,317</td>
<td>33.1</td>
<td>213,696</td>
<td>31.5</td>
</tr>
<tr>
<td>Service occupations</td>
<td>728</td>
<td>18.3</td>
<td>143,894</td>
<td>21.2</td>
</tr>
<tr>
<td>Sales and office occupations</td>
<td>960</td>
<td>24.2</td>
<td>169,303</td>
<td>24.9</td>
</tr>
<tr>
<td>Natural resources, construction, and maintenance occupations</td>
<td>205</td>
<td>5.2</td>
<td>46,769</td>
<td>6.9</td>
</tr>
<tr>
<td>Production, transportation, and material moving occupations</td>
<td>764</td>
<td>19.2</td>
<td>105,395</td>
<td>15.5</td>
</tr>
<tr>
<td>Total Employed</td>
<td>3,974</td>
<td>100.0</td>
<td>679,057</td>
<td>100.0</td>
</tr>
</tbody>
</table>


According to the 2000 Census, 20.7% people in the City were employed in management or professional occupations. This represents a 59.3 percent increase in ten years. Evidence suggests that the City’s occupational characteristics will gradually become even more white collar as the City’s educational attainment increases and more people move into the community. Educational attainment of the population 25 years and over is presented in Table 8.

Educational Attainment

According to the 2013 American Community Survey, 89.9 percent of the City’s population had a high school diploma or higher, and 16.3 percent had a bachelor’s degree or higher. Flat Rock has 5.8 percent higher rate of high school graduates or higher than Wayne County, but 5.0 percent lower rate of those with a bachelor’s degree or higher. In comparison to the State of Michigan, the City has a very similar percentage of high school graduates or higher, but 9.6 percent less with a bachelor’s degree or higher.

Table 8: Educational Attainment of Population 25 Years and Over – 2013

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Flat Rock</th>
<th></th>
<th>Wayne County</th>
<th></th>
<th>Michigan</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>Percent</td>
<td>Population</td>
<td>Percentage</td>
<td>Population</td>
<td>Percentage</td>
<td>Population</td>
</tr>
<tr>
<td>Less than 9th grade</td>
<td>228</td>
<td>3.5</td>
<td>57,693</td>
<td>4.9</td>
<td>224,216</td>
<td>3.4</td>
</tr>
<tr>
<td>9th to 12th grade, no diploma</td>
<td>430</td>
<td>6.6</td>
<td>129,515</td>
<td>11.0</td>
<td>507,783</td>
<td>7.7</td>
</tr>
<tr>
<td>High school graduate</td>
<td>2,376</td>
<td>36.4</td>
<td>359,111</td>
<td>30.5</td>
<td>2,004,754</td>
<td>30.4</td>
</tr>
<tr>
<td>Some college, no degree</td>
<td>1,886</td>
<td>28.9</td>
<td>294,353</td>
<td>25.0</td>
<td>1,582,701</td>
<td>24.0</td>
</tr>
<tr>
<td>Associate degree</td>
<td>548</td>
<td>8.4</td>
<td>85,951</td>
<td>7.3</td>
<td>567,134</td>
<td>8.6</td>
</tr>
<tr>
<td>Bachelor’s degree</td>
<td>606</td>
<td>9.3</td>
<td>153,064</td>
<td>13.0</td>
<td>1,048,539</td>
<td>15.9</td>
</tr>
<tr>
<td>Graduate or professional degree</td>
<td>456</td>
<td>7.0</td>
<td>97,725</td>
<td>8.3</td>
<td>659,459</td>
<td>10.0</td>
</tr>
<tr>
<td>Population 25 years and over</td>
<td>6,530</td>
<td>100.0</td>
<td>1,177,412</td>
<td>100.0</td>
<td>6,594,586</td>
<td>100.0</td>
</tr>
<tr>
<td>Percent high school graduate or higher</td>
<td>-</td>
<td>89.9</td>
<td>-</td>
<td>84.1</td>
<td>-</td>
<td>88.9</td>
</tr>
<tr>
<td>Percent bachelor’s degree or higher</td>
<td>-</td>
<td>16.3</td>
<td>-</td>
<td>21.3</td>
<td>-</td>
<td>25.9</td>
</tr>
</tbody>
</table>

Source: US Census Bureau, American Community Survey 5-year Estimates 2009-2013.
The percentage of the population in the City that obtained a high school degree or higher increased from 2000 - 2013 from 83.5 percent to 89.9 percent, an increase of 6.4 percent during the thirteen-year period. This is similar to the 6.0 percent increase from 1990 to 2000. The percentage of the population who obtained bachelor’s degrees or higher also increased during this time period from 12.0 percent to 16.3 percent, an increase of 4.3 percent. From 1990 to 2000, the percent of the population with a bachelor’s degree or higher increased by 3.3 percent. Given this long-term trend, it is likely that the percentage of high school and college graduates will continue to increase.

**Household Growth and Composition**

This section of the demographic analysis assesses the growth and composition of households in the City. Households are an important consideration because changes in the number of households drive the demand for increased (or decreased) housing.

**Number of Households**

The number of households in Flat Rock increased from 3,181 in 2000 to 3,754 in 2010, an increase of 573 or 18.0 percent. The growth rate in households exceeds the population growth rate of 16.4 percent due to a decrease in the average household size, which is discussed in the following section.

**Household Composition**

Household composition is made up of a variety of demographic attributes, including age and gender of the self-identified householder, the number of children, and the number of seniors. Household composition information for Flat Rock, surrounding communities, Wayne County, and the Southeast Michigan region is presented in Table 9.

Married couple households constitute a relatively larger portion of the City’s households, 49.8 percent, than that of the county’s households (37.4 percent). However, the surrounding communities have a higher overall percentage at 53.5 percent. Female headed households, with no husband present, constitute a smaller portion of the City’s households (16.6 percent) than that of the county’s households (20.7 percent), but greater than both the surrounding communities (11.4 percent) and region (14.9 percent).

The City’s proportion of householders living alone is close to that of the surrounding communities, with 23.6 percent and 25.7 respectively. Similarly, households with an individual age 65 and older living alone, at 8.2 percent of the City’s total households in comparison to 9.4 percent for surrounding communities, is closer than in comparison to the rest of the region.

The City has a higher proportion of households with one or more individuals under the age of 18 (38.9 percent) than the surrounding communities (33.3 percent), the county (33.5 percent), and the region (32.4 percent). Conversely, the City has a smaller percentage of households with an individual age 65 or older (20.8 percent) than the rest of the region.

The household composition data in Table 9 suggest that the City faces no out of the ordinary demographic issues. Typical demographic concerns, such as the needs of single-parent female-headed households and senior citizens living alone, are relevant to the City.

**Household Size**

Information for the average sizes of households and families is presented in Table 9. The City’s average household size, 2.62 persons per household, is higher than surrounding communities, the county and the region. The City’s average family size, 3.10 persons per family, is similar to the region, higher than the surrounding communities, and lower than the county. The average sizes of the City’s households and families do not suggest any out of the ordinary planning issues.
Table 9: Household Composition — 2010

<table>
<thead>
<tr>
<th></th>
<th>Flat Rock</th>
<th>Surrounding Communities¹</th>
<th>Wayne County</th>
<th>Southeast Michigan²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number of Households</td>
<td>3,754</td>
<td>34,865</td>
<td>702,749</td>
<td>1,844,758</td>
</tr>
<tr>
<td>Married Couple Households</td>
<td>1,868 (49.8%)</td>
<td>18,636 (53.5%)</td>
<td>262,559 (37.4%)</td>
<td>841,993 (45.6%)</td>
</tr>
<tr>
<td>Female Headed Households with No Husband Present</td>
<td>624 (16.6%)</td>
<td>3,986 (11.4%)</td>
<td>145,630 (20.7%)</td>
<td>274,369 (14.9%)</td>
</tr>
<tr>
<td>Householder Living Alone</td>
<td>886 (23.6%)</td>
<td>8,951 (25.7%)</td>
<td>215,710 (30.7%)</td>
<td>532,680 (28.9%)</td>
</tr>
<tr>
<td>Householder 65 and Over Living Alone</td>
<td>307 (8.2%)</td>
<td>3,279 (9.4%)</td>
<td>75,206 (10.7%)</td>
<td>190,879 (10.3%)</td>
</tr>
<tr>
<td>Households with an Individual Under 18</td>
<td>1,460 (38.9%)</td>
<td>11,612 (33.3%)</td>
<td>235,717 (33.5%)</td>
<td>597,477 (32.4%)</td>
</tr>
<tr>
<td>Households with an Individual 65 and Over</td>
<td>779 (20.8%)</td>
<td>8,283 (23.8%)</td>
<td>178,194 (25.4%)</td>
<td>455,559 (24.7%)</td>
</tr>
<tr>
<td>Average Household Size</td>
<td>2.62</td>
<td>2.52</td>
<td>2.56</td>
<td>2.51</td>
</tr>
<tr>
<td>Average Family Size</td>
<td>3.10</td>
<td>3.03</td>
<td>3.22</td>
<td>3.08</td>
</tr>
</tbody>
</table>

¹Surrounding Communities include Ash Township, Berlin Township, Brownstown Township, Gibraltar, Rockwood, South Rockwood, Trenton, and Woodhaven.
²Southeast Michigan includes the counties of Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, and Wayne.

Housing

Understanding housing issues is important because the need for housing, and the development of houses, mark much of the urban landscape and provides much of the focus for master plans. According to SEMCOG’s analysis, land area developed represents 44.7 percent of the City’s total land area.

Number of Housing Units

The total number of housing units in the City increased from 3,291 in 2000 to 3,995 in 2010. The comparison among growth rates for population, households, and housing is presented in Table 10.

Table 10: Growth in Population, Households, and Housing Units — Flat Rock, 2000 - 2010

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2010</th>
<th>Change 2000 to 2010</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>8,488</td>
<td>9,878</td>
<td>1,390</td>
<td>16.4</td>
</tr>
<tr>
<td>Households</td>
<td>3,181</td>
<td>3,754</td>
<td>573</td>
<td>18.0</td>
</tr>
<tr>
<td>Housing Units</td>
<td>3,291</td>
<td>3,995</td>
<td>704</td>
<td>21.4</td>
</tr>
</tbody>
</table>


The growth of housing units, at 21.4 percent, has slightly outpaced that of households. This indicates potential empty housing units that can be advertised to help the City grow in population.
Housing Type
The first housing characteristic under consideration is the type of housing. The available census data on housing is categorized into the following types:

- One-family, detached
- One-family, attached
- Two-family / duplex
- Multi-unit apartment
- Mobile homes
- Other units (includes boats, RVs, etc.)

To understand the City’s housing stock, the change in housing type is analyzed. Secondly, the types of housing in the City are compared to those in the region and the surrounding area.

Change in Housing Type
The types of housing in the City in 2000 and 2010 are described in Table 11. From 2000 to 2010, the total number of housing units in the City increased by 12.0 percent. The number of one-family detached homes increased at a higher rate than the total number of housing units. The City added housing units in townhouse/attached condo and multi-unit apartments, but at a lower rate than total housing growth.

Table 11: Changes in Housing Type — Flat Rock, 2000, 2010 and 2013

<table>
<thead>
<tr>
<th></th>
<th>Number of Housing Units</th>
<th>Change 2000 to 2013</th>
<th>Percent Change 2000 to 2013</th>
<th>Percent of Total Housing Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2000</td>
<td>2010</td>
<td>2013</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>3,291</td>
<td>3,686</td>
<td>4041</td>
<td>750</td>
</tr>
<tr>
<td>One-family, detached</td>
<td>1,773</td>
<td>2,296</td>
<td>2,549</td>
<td>776</td>
</tr>
<tr>
<td>Duplex</td>
<td>71</td>
<td>53</td>
<td>65</td>
<td>-6</td>
</tr>
<tr>
<td>Townhouse / attached condo</td>
<td>57</td>
<td>61</td>
<td>83</td>
<td>26</td>
</tr>
<tr>
<td>Multi-unit apartment</td>
<td>670</td>
<td>681</td>
<td>740</td>
<td>70</td>
</tr>
<tr>
<td>Mobile homes / manufactured home</td>
<td>720</td>
<td>595</td>
<td>604</td>
<td>-116</td>
</tr>
<tr>
<td>Other units</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>


From 2000 to 2010, new one-family detached housing constituted 132.4 percent of total housing growth in the City, due to net losses in duplex and mobile/manufactured homes. The data shows that the City’s housing stock and the trend in housing development is almost entirely one-family detached, as there was a relatively small increase in townhouse, condo, and apartment housing. These trends may change between 2010 – 2020, based upon the number of mixed-use and multi-family units proposed and approved since 2010.
Housing Type Comparison
The types of housing in the City are compared to housing types in the region and the surrounding area in Table 12. In 2010, one-family detached housing constituted 62.3 percent of the total housing in the City, which is less than the surrounding communities, the county, and the entire region. Nonetheless, one-family detached housing units constitute the majority of the housing units in the City.

Apartments and mobile homes account for 18.5 percent and 16.1 percent of the City’s total housing respectively. The percentage of apartments is similar to the surrounding communities, the county and the region. The mobile home parks are clustered in Flat Rock in two parks. One park is Deerfield Estates and the other is Arthur’s Mobile Home Park. Some of the homes in these parks are located in neighboring communities.

Table 12: Comparison of Housing Types as a Percentage of Total Housing Units — 2010

<table>
<thead>
<tr>
<th></th>
<th>Flat Rock</th>
<th>Surrounding Communities¹</th>
<th>Wayne County</th>
<th>Southeast Michigan²</th>
</tr>
</thead>
<tbody>
<tr>
<td>One-family, detached</td>
<td>62.3</td>
<td>67.8</td>
<td>68.9</td>
<td>68.7</td>
</tr>
<tr>
<td>Duplex</td>
<td>1.4</td>
<td>0.7</td>
<td>5.4</td>
<td>3.1</td>
</tr>
<tr>
<td>Townhouse / attached condo</td>
<td>1.7</td>
<td>7.3</td>
<td>6.1</td>
<td>6.5</td>
</tr>
<tr>
<td>Multi-unit apartment</td>
<td>18.5</td>
<td>18.3</td>
<td>17.9</td>
<td>18.6</td>
</tr>
<tr>
<td>Mobile home / manufactured home</td>
<td>16.1</td>
<td>5.9</td>
<td>1.7</td>
<td>3.1</td>
</tr>
<tr>
<td>Other units</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
</tbody>
</table>

¹Surrounding Communities include Ash Township, Berlin Township, Brownstown Township, Gibraltar, Rockwood, South Rockwood, Trenton, and Woodhaven.
²Southeast Michigan includes the counties of Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, and Wayne.
Source: McKenna Associates, Inc., with data from SEMCOG.

Housing Value
Housing value assessment considers the value of owner-occupied homes and the rent asked for renter occupied dwellings. The data is based on responses to the 5-year American Community Survey from 2006 to 2010.

Median Housing Value
The data for median housing value represent “specified owner occupied housing units,” which are defined by the Census Bureau as “owner occupied housing units described as either a one-family detached from any other house or a one-family house attached to one or more houses on less than 10 acres with no business on the property.”¹ The median housing value in the City, the surrounding communities, the county, and the region is presented in Table 13.

Table 13: Median Value of Specified Owner Occupied Housing Units — 2010

<table>
<thead>
<tr>
<th></th>
<th>Flat Rock</th>
<th>Surrounding Communities¹</th>
<th>Wayne County</th>
<th>Southeast Michigan²</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$139,400</td>
<td>$166,125</td>
<td>$121,100</td>
<td>$160,544</td>
</tr>
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</table>

¹Surrounding Communities include Ash Township, Berlin Township, Brownstown Township, Gibraltar, Rockwood, South Rockwood, Trenton, and Woodhaven.
²Southeast Michigan includes the counties of Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, and Wayne.
Source: McKenna Associates, Inc., with data from SEMCOG.

The median value of owner occupied housing in Flat Rock is 14.0 percent higher than that in the county, but 14.1 percent lower than the median housing in the region. The City’s median housing value is 17.5 percent lower than the median housing in the surrounding communities.
Demographic Analysis: Summary and Conclusions

Summary
The preceding sections have identified demographic characteristics of the City that differ from those of the surrounding communities, Wayne County and the Southeast Michigan region. The primary findings of the demographic analysis are:

- The City experienced large real and percentage increases in population for almost the entire 20th century, but was estimated to have shrunk for the first time ever between 2010 and 2014.
- The City’s rate of population growth was generally steady since the 1950s, until the population went from 16.4 percent growth to 0.2 percent loss between 2000 - 2010 and 2010 - 2014.
- Since the 2000s, though, the City’s overall rate of growth has continued to increase at a higher rate than most of the surrounding communities, particularly Rockwood and Trenton, who have lost population during this time. Berlin and Brownstown townships are the only surrounding communities to outpace Flat Rock’s population growth from 2000 to 2010.
- The City’s median age, 36.9 years, is very similar to that of the surrounding communities, Wayne County, and the Southeast Michigan region, but below the state and national median.
- The City has a higher percentage of individuals under the age of 18 and fewer individuals over the age of 65 than the population of the surrounding communities, County, and the region.
- The City has more individuals in the preschool, school age, and family-forming age groups relative to the surrounding communities, County, and the region, and fewer individuals in the mature families group, particularly in comparison to the surrounding communities. The City has a smaller proportion of individuals in the retirement age group as the surrounding communities, County and the region.
- Flat Rock generally has a higher percentage of residents with incomes between $50,000 and $199,999 than the County. Within the City of Flat Rock, median household incomes are fairly evenly distributed along a large spectrum of incomes, ranging between $15,000 and $149,999.
- The City has shifted employment away from traditional blue collar professions, such as construction, production, and transportation, and moved more towards white collar professions, such as management and business services.
- The largest occupation sector in Flat Rock is management, business services, science and arts occupations, with the second largest being sales and office occupations.
- The percentage of the population in the City who obtained a high school degree or higher and the percentage of the population who obtained bachelor’s degrees or higher increased from 2000 to 2013. The City of Flat Rock has a higher percentage of residents with at least a high school degree than Wayne County, but lags behind the county in the percentage of residents with a bachelor’s degree or higher.
- Household composition and average household and family size do not present any out of the ordinary planning issues for the City.
- The increase in housing units has exceeded the increase in households, leading to a slight increase in vacancies.
3. **Resource Inventory**

**Topography**

Flat Rock is characterized by gently rolling topography with 20 feet of elevation difference experienced in the area. Some limited areas of more significant grade change are experienced along the Huron River and isolated drainage courses.
Water Resources

The greatest single recreation resource in the city of Flat Rock is the Huron River, which provides about 4.2 miles of river front along the City’s southwest boundary. Currently, public access to the Huron River within the City is via Huroc Park and the DNR boat launch. Huroc Park attracts persons from several surrounding communities for fishing, picnicking and other leisure activities.

The river itself was dammed in 1924, just north of the bridge for the Grand Trunk Railroad. The backwaters of the dam have created a narrow shallow lake in the western portion of the City. This lake provides excellent habitat for wildlife, attracting many waterfowl species during migrating season and even an occasional bald eagle and osprey. The lake and the area south of the lake is utilized by the Huron Clinton Metropark staff for nature study programs. The lake also provides opportunities for canoeing and boating. There are no swimming beaches on the lake.

Other minor waterways within Flat Rock include Silver Creek and Smith Creek, both of which flow from northwest to southeast through the City and eventually drain into the Huron River.

Fish and Wildlife

The Huron River immediately south of the dam is a favored spot for fishing during all seasons. Fisherman pull in small- and large-mouth bass, steelhead, bluegill, sunfish, crappies, and catfish. Although the water in the Huron River is silty, the general quality of the water is good. A fish ladder was constructed (see Appendix) by volunteers in conjunction with the Michigan Department of Natural Resources (MDNR). It is located next to the dam to allow fish to swim further up the river. To celebrate the construction of the fish ladder, MDNR stocked the river with two steelhead plantings (60,000 fish each) in 1997 and 1998. Subsequently, steelhead have been found spawning upstream. The fish ladder has opened up 17 upstream miles of the river to these fish, allowing them to go all the way to Frenchmen’s Dam in Van Buren Township.

Soils and Wetlands

A wide variety of loams and silty loams are found in Flat Rock. These soils are generally poorly drained and severely limit the use of septic fields within the City. There are a number of wetlands areas in the City, located primarily along Silver Creek and Smith Creek.

Environmentally Sensitive Areas

There are four sites in Flat Rock identified as being contaminated with toxic industrial wastes. The sites include the Ford Motor Company borrow pits located on Hall Road south of Vreeland; the M and P Landfill located on Arsenal Road just west of the City limits; the Michigan Environmental Services site on Arsenal Road near West Huron River Drive; and the Erving and Vivian Brown Landfill located on East Huron River Drive one-half mile east of Mill Street. The Petroleum Specialties Incorporated site on Peters Road just north of the City limits was also identified.

Additionally, concern is the Huron Quarry Sanitary Landfill, which is located south of the Huron River in the Township of Huron, approximately one-half mile west of the City’s boundary limit. This site is used for the disposal of garbage incinerator ash from a number of municipalities in southeast Michigan. There is concern that leachate from the site will eventually enter into the Huron River, diminishing the quality of the river for recreation purposes.

All of the above sites are found on lists of Superfund sites in Flat Rock. However, none of these sites are shown on the National Priorities List of Superfund sites, suggesting that the threat of negative impacts from these sites is not severe. Only the Michigan Environmental Services and Petroleum Specialties Incorporated sites are listed as active sites not on the National Priorities List. The rest of the sites are shown as archived, suggesting that remediation has taken place on these sites to some degree.
Vegetation

The original vegetation in the Wayne County area was mainly deciduous forest. In general, the well-drained soils on uplands contained sugar maples and oaks.

The following table summarizes typical native plantings found in undisturbed and wildlife areas of the City based on native soil series:

Table 14: Typical Native Plantings

<table>
<thead>
<tr>
<th>Sun or shade</th>
<th>Arrowwood, autumn-olive, cherry, eastern red cedar, elderberry, firethorn, hawthorn, highbush cranberry, holly, nannyberry</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sun</td>
<td>Cotoneaster, mountain ash, wild grape, wild plum</td>
</tr>
<tr>
<td>Sun or light shade</td>
<td>Grey dogwood, silky dogwood, Tatarian honeysuckle</td>
</tr>
</tbody>
</table>

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 people to enjoy a variety of outdoor recreational activities, such as biking, running, ice skating, hockey, etc.
4. Land Use and Zoning

Land Use/Circulation Overview

Early development in Flat Rock was oriented in relation to three primary transportation axes: Telegraph Road (U.S. 24), Gibraltar Road, and Huron River Drive. At one time, Telegraph Road was the major north-south transportation route in Southeast Michigan, linking Detroit and communities farther to the north with Toledo, Ohio. The heavy volume of traffic on Telegraph Road provided a healthy market for an assortment of retail and service businesses that were developed in a random pattern along the corridor.
In Flat Rock, Telegraph Road north of the Huron River became the “main street” of the Central Business District (CBD). The CBD eventually expanded to encompass about twelve to fifteen blocks, generally east of Telegraph Road. Telegraph Road consisted primarily of retail uses, whereas the rest of the CBD contained a mixture of service, institutional, and residential uses. Some of the oldest housing in the City is interspersed with the commercial and institutional uses in the CBD. A small neighborhood of older single family homes also exists adjacent to and east of the CBD.

The other two primary routes noted above, Gibraltar Road and Huron River Drive, prescribed patterns of additional early residential growth. The largest single family neighborhood in the City developed in a large triangular area bounded by Gibraltar Road to the north and Huron River Drive to the south. Residents who desired more substantial, custom-built homes on large lots in a semi-rural setting settled northwest of the CBD. This second concentration of early residential growth occurred mainly along Huron River Drive. In addition to the large-lot development facing onto Huron River Drive, a small riverfront subdivision was developed north of the CBD.

The fourth major axis – the railroad – also affected the early development and general form of the City. The railroad line, demarcating the north boundary of the CBD, split the general pattern of commercial and residential development diagonally. The northwest section of the City developed at a slower rate than the rest of the City, possibly because the tracks “cut off” the northwest section from the businesses and institutions in and near the CBD.

The basic pattern of development described in the previous paragraphs was in place in 1970. More recently, the development of the City has been affected most significantly by access to I-75, the major north-south corridor in Michigan and the United States. The Gibraltar Road interchange has created opportunities for regional-oriented development on the east side of the City. The Ford Motor Company Flat Rock Assembly Plant is the most prominent example of such development. Several commercial/office developments are also now located along Gibraltar Road, particularly in the Gateway Commerce Center.

Telegraph Road’s role as a regional transportation corridor has declined. Accordingly, much of the recent commercial development along Telegraph Road has been oriented toward a local market, rather than toward travelers. Some older businesses have become obsolete because of the reorientation of the Telegraph Road market. However, opportunities for non-motorized pathways along Telegraph Road have increased recently.

Aside from the I-75 access and reorientation of the Telegraph Road commercial district, in recent years Flat Rock’s land use profile has changed because of the construction of new types of housing. The City’s single family housing stock has been diversified with the construction of mobile homes and apartments during the 1970s and more recently in the late 1990s.

In the past five years, much of the City’s formerly vacant land was developed as housing, through Planned Unit Developments, which provided open space, preservation of natural features and development of pedestrian amenities, such as pathways and tot-lots. A visual display of Flat Rock’s existing land use pattern can be seen on Map 2. Table 15 provides a summary of the total land use acreage with a comparison to the acreages in 1998 when the last survey was completed. A more detailed review of each type of land use follows.
Table 15: Land Use Acreage — Flat Rock, 1998 to 2006

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture/Vacant</td>
<td>1,485.8</td>
<td>37.77</td>
<td>883.03</td>
<td>22.28</td>
<td>-602.77</td>
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<td>Commercial</td>
<td>118.6</td>
<td>3.01</td>
<td>119.16</td>
<td>3.01</td>
<td>0.56</td>
</tr>
<tr>
<td>Industrial</td>
<td>807.2</td>
<td>20.52</td>
<td>858.24</td>
<td>21.66</td>
<td>51.04</td>
</tr>
<tr>
<td>• Light</td>
<td>134.4</td>
<td>3.42</td>
<td>164.74</td>
<td>4.16</td>
<td>30.34</td>
</tr>
<tr>
<td>• Heavy</td>
<td>672.8</td>
<td>17.10</td>
<td>693.50</td>
<td>17.50</td>
<td>20.70</td>
</tr>
<tr>
<td>Landfill</td>
<td>201.6</td>
<td>5.12</td>
<td>201.29</td>
<td>5.08</td>
<td>-0.31</td>
</tr>
<tr>
<td>Office(^3)</td>
<td>3.21</td>
<td>0.08</td>
<td>17.39</td>
<td>0.44</td>
<td>14.18</td>
</tr>
<tr>
<td>Quasi-Public</td>
<td>269.0</td>
<td>6.84</td>
<td>203.29</td>
<td>5.13</td>
<td>-65.71</td>
</tr>
<tr>
<td>Recreational</td>
<td>145.6</td>
<td>3.70</td>
<td>277.11</td>
<td>7.00</td>
<td>131.51</td>
</tr>
<tr>
<td>Residential</td>
<td>902.87</td>
<td>22.95</td>
<td>1295.33</td>
<td>32.69</td>
<td>392.46</td>
</tr>
<tr>
<td>• Single Family</td>
<td>651.99</td>
<td>16.57</td>
<td>1065.26</td>
<td>26.88</td>
<td>413.27</td>
</tr>
<tr>
<td>• Multiple Family</td>
<td>74.63</td>
<td>1.90</td>
<td>76.45</td>
<td>1.93</td>
<td>1.82</td>
</tr>
<tr>
<td>• Mobile Home</td>
<td>176.25</td>
<td>4.48</td>
<td>153.62</td>
<td>3.88</td>
<td>-22.63</td>
</tr>
<tr>
<td>Residential Open Space</td>
<td>--</td>
<td>--</td>
<td>107.49</td>
<td>2.71</td>
<td>107.49</td>
</tr>
</tbody>
</table>

\(^1\)November 1998 Existing Land Use Survey by McKenna Associates, Incorporated; based on 3933.88 total acres.

\(^2\)May 2006 Existing Land Use Survey by McKenna Associates, Incorporated; based on 3979.94 total acres.

\(^3\)Significant increase from 1998 to 2006 in office uses due to re-classification of some commercial designations to office.

Agriculture/Vacant Land

In 2006, 883.03 acres or 22.28 percent of the City’s total land area remains vacant or is used for agricultural purposes. Agriculture now accounts for less than 0.50 percent of the total land area with only 18.07 acres. This represents a 40.57 percent decrease or a loss of 602.77 acres of agricultural and vacant land since 1998. This decrease in agricultural and vacant land has been especially evident in the last 10 years with the development of several subdivisions. The 1998 land use survey revealed that 1485.80 acres, or approximately 37.77 percent of the City’s total land area, was used for agricultural purposes or was vacant. The majority of large vacant parcels have been developed, planned or approved for development in the last 5 – 10 years, and new projects continue to be brought forth for consideration. Approximately 125 acres of formally designated vacant land has been permanently preserved as open space within new subdivisions since the 1999 Master Plan.
Map 2
Existing Land Use

City of Flat Rock, Michigan

December 28, 2016

EXISTING LAND USE CATEGORIES

A. City Hall (Police/Fire)
B. Flat Rock Library
C. "Memory Lane" Historic Village
D. Community Center
E. Huroc Park
F. Civic Center Park (Community Fields)
G. DNR Boat Launch
H. Pebble Brook Tot Lot
I. HCMA
J. Barnes Elementary
K. Bobcean Elementary
L. Flat Rock High School
M. Simpson Intermediate
N. Old High School Site
O. Summit Academy (Charter School)

Key:

Schools:

- Single Family
- Multiple Family
- Mobile Home Park
- Commercial
- Office
- Light Industrial
- Heavy Industrial
- Quasi-Public
- Landfill
- Recreational
- Residential Open Space
- Vacant
- DLGI Bike Path

Base Map Source: Wayne County, 2014
Data Source: McKenna Associates, Inc. 2015

December 28, 2016
Commercial and Office

The amount of land allocated for commercial and office use increased by approximately 0.56 and 14.18 acres respectively between 1998 and 2006, an increase of only 0.47 percent for commercial uses but a dramatic increase of 441.74 percent for office uses. This large increase is in fact due to the reclassification of some former commercial uses as an office designation, contributing to the large percentage. The 2006 land use survey revealed that 136.55 acres of land are currently used for commercial and office purposes.

The commercial/office development Gateway Commerce Center on the south side of Gibraltar Road, close to the I-75 interchange, has drawn commercial and light industrial interest. Several businesses are located at this planned light industrial/commercial/office development. Recent and planned additions to the Gateway Commerce Center include an auto auction, medical and professional offices, and a hotel.

The area to the north of the railroad tracks on Telegraph Road has been the most active in terms of commercial activity over the past 20 to 30 years, becoming the center of retail activity in the City. The largest addition recently to the commercial property in Flat Rock is Meijer, the regional chain that sells groceries and household products. This store has the potential to breathe life into the Telegraph Road corridor, even as it resides slightly to the west, and Flat Rock recognizes that development of the area surrounding Meijer will be beneficial to the corridor. The Flat Rock Plaza has recently been the recipient of an updated façade and will be the location for a Family Farm & Home store once completed.

The Central Business District (CBD) is a secondary node of specialty retail and office activity. Based on recent development patterns, continued business development on the remaining Telegraph Road frontage and the redevelopment of obsolete businesses can be expected. For example, the Rite Aid at the southwest corner of Telegraph Road and Gibraltar Road helped set the tone for Flat Rock’s traditional downtown. This development replaced the historic Smith Hotel building, which was preserved and relocated to the Civic Center Park. Other significant developments in the CBD include the Monroe Bank and Trust, Fifth-Third Bank, Grunow Law Office, and other building renovations.

Industrial

The 2006 land use survey revealed that approximately 858.24 acres, or 21.66 percent, of the total land area is currently used for industrial purposes. This represents a 6.32 percent increase over the 1998 industrial land use figure.

The most significant industrial construction during the past three decades is the Ford Motor Company Flat Rock Assembly Plant. The construction of this facility marked a reorientation of industry in Flat Rock, toward I-75 instead of Telegraph Road. The facility also set a new standard for industrial design in the City. Other light industrial developments have occurred on Vreeland Road, west of Hall Road.

Little growth has occurred in Flat Rock’s older industrial district near the City center during the past three decades. Older industries along the railroad and Telegraph Road were developed at a time when environmental planning issues were of minor importance in industrial districts. Consequently, inadequate parking, buffering, and screening of outside storage areas are common problems. The size and configuration of the sites themselves do not meet the needs of modern industry.

Based on recent development patterns, continued decline of the older industrial district can be expected. The opportunity exists to develop new light manufacturing, research, and warehousing uses on the east side (Hall Road) of the City, where there is convenient access to I-75. Light industrial uses have been developed in the Gateway Commerce Center, and planned industrial development would be an appropriate transitional use to buffer existing and new single family development from the railroad and the Ford Flat Rock Assembly Plant.
Landfill

The 2006 land use survey revealed that approximately 201.29 acres, or 5.08 percent of the City’s total land area is occupied by land that was formerly used as landfill. There are two such landfill sites in the City:

- The former Ford Motor Company landfill on the east side of Hall Road, between Vreeland and Gibraltar Roads.
- The landfill site located on the west side of Arsenal Road at the City’s northern boundary.

The land occupied by these former landfills likely cannot be used for development in the foreseeable future. Of far greater significance is the impact these landfills may have on the development of adjacent parcels.

Quasi-Public

The amount of land allocated for quasi or semi-public uses decreased by 24.12 percent, or 65.71 acres since the 1998 land use survey. Given this decrease, quasi-public land now accounts for nearly 203.29 acres, or 5.13 percent of the total land area. This decrease is attributed mainly to the loss of a large portion quasi-public land in the center of the City to impending residential and mixed-use development. The majority of the uses which occupy quasi-public lands include schools, municipal buildings, and religious institutions. Most of these uses were built between 1975 and 2000, including the Flat Rock municipal building, several churches along Gibraltar Road and Huron River Drive, and new schools and grounds, such as Flat Rock High School.

Recreational

Recreational land use increased by 131.51 acres, or 90.32 percent since 1998. This land use represents the single largest increase as a percent (not including the large increase in office uses). Approximately 277.11 acres, or 7.00 percent of the City’s total land area is classified as recreational.

The recreational land is centralized into three large areas on the Existing Land Use Map. Huroc Park, located in the southwest section of the City, is the largest in terms of area. Civic Center Park is located on Gibraltar Road east and north of the City Hall complex. The Community Center (2 story, 52,000 square foot facility) was completed in December 2004, on 27 acres of wooded wetlands, in the Gateway Commerce Center, adjacent to I-75. There are also significant areas located along the river, including Huroc Park, the DNR Boat Launch, HCMA property and Wayne County land, dedicated to recreational uses.

The City contains 5.5 miles of public non-motorized pathways and additional private pathways in newer subdivisions.

Residential

Recent residential development has consisted of single-family and multiple-family home construction. The amount of land used for residential purposes increased by approximately 392.46 acres, or 43.47 percent, between 1998 and 2006. Currently, about 1295.33 acres, or approximately 32.69 percent of the total land area, are used for residential purposes.

Single-family residential development increased most with 1065.26 acres, an increase of 63.39 percent since 1998. Most of this development has occurred on vacant land in the northwest, center and southeast sections of the City. Several large scale single-family developments are currently in the planning or construction stages. These developments collectively contain 1,539 new single-family dwelling units on more than 535 acres of land.
Multiple-family complexes currently occupy 76.45 acres, or 1.93 percent of the land in 2006. This is an increase of only 1.82 acres (2.44%) since 1998. Most multiple-family developments are located along Gibraltar Road in the center of the City and to the northwest along Telegraph Road.

In the 1970s and 1980s, scattered large lot single-family housing was in high demand in Flat Rock due to the lack of sewer capacity, insufficient access to vacant lands, and a lack of investment in new subdivisions. This type of development is evident on roads such as Huron River Drive, Arsenal Road, and Cahill Road. Development of scattered large lot single-family homes still occurs, but the majority of new homes are being built in planned subdivisions. More recently, homebuyers have been afforded more choices and are willing to pay a higher price for homes with additional amenities and features.

A few broad areas are suitable for single family development but are not currently accessible via a public road. This includes some areas to the west of Telegraph Road and east of Arsenal and areas in the southern sections of the City.

### Residential Open Space

The amount of residential open space was not measured in the 1998 Existing Land Use Survey. With the increase of new residential developments, the Flat Rock Planning Commission has set a standard requiring that all new residential subdivisions and Planned Unit Developments include both passive (nature trails and non-motorized pathways) and active recreational areas (tot lots) within the neighborhoods. The majority of the recent residential developments contain these amenities, providing a great asset to the residents of the development and surrounding areas. In 2006, residential open space accounted for 107.49 acres or 2.71 percent of the total land area.

### Zoning

The City of Flat Rock’s zoning classifications are shown on Map 3.
This is to certify that this is a copy of the official zoning map referred to in the zoning ordinance of the City of Flat Rock, Michigan.

Certification

City Clerk

Date

REVISION DATES

<table>
<thead>
<tr>
<th>Name</th>
<th>Rezoning #</th>
<th>Date</th>
<th>Name</th>
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<td>Bradbury Park PUD</td>
<td>385-128A-135-00</td>
<td>12/20/2001</td>
<td>Annexation</td>
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</tbody>
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The parcel lines of this map are representational of the actual parcel lines and are not intended to be substituted for an official survey or used to resolve boundary or area discrepancies.

Consult official City of Flat Rock records for precise distances and areas of parcels, and zoning district boundaries.

Zoning Map

City of Flat Rock, Michigan

2/28/2013
5. **Transportation Systems**

**Resources for Road Improvements**

The City’s roads are generally in good repair. Road repair should be prioritized based on condition, safety, and use. The City should seek additional grant money than what is provided under Act 51.

In April of 2014, the City completed a PASER (Pavement Surface Evaluation and Rating) study to determine the condition and adequacy of Flat Rock’s road network. This study resulted in an asset management plan (more information at www.flatrockmi.org), which will guide the maintenance schedule, reconstruction activities, and traffic management over the coming years.
Opportunities for Improvement

The following are possible solutions to the road system deficiencies identified in the City:

Access Roads for Residential Development
In 2005-2006, Cahill Road was extended south to Woodruff and Meadows extended east and west to connect Olmsted to Tamarack as part of the Bradbury PUD. These extensions could become future collector roads as residential development in the vicinity expands. The exact location of these extensions could vary depending on topography, location of drains and wetlands, the need to align new roads with existing roads, proposals for new development, and similar conditions.

Downtown Circulation
Traffic circulation in the CBD may be improved by designating Gibraltar Road as the primary route for through traffic, connecting traffic from the east to Telegraph Road. Along with installing a traffic light, adjustments to the Gibraltar/Garden Boulevard intersection can be made to allow non-stop traffic movement along Gibraltar.

Telegraph Road Commercial Area
To reduce congestion and traffic conflict, the site plan review process should be used to control the number of curb cuts onto Telegraph Road. Developers should be encouraged to construct secondary access drives to serve all of the properties, thereby reducing turning movements on Telegraph Road. For example, traffic safety on Telegraph Road could be improved by constructing a secondary service drive behind the existing businesses along the east side of Telegraph Road, thereby proving an alternate access off of Vreeland for patrons of businesses on the road.

Additionally, design standards should be incorporated into developments on Telegraph Road, such as standardizing business center signage, traffic poles, and a plant palette that could be used to form a cohesive corridor.

Telegraph Road Railroad Viaduct
Aesthetic and functional improvements should be considered to the viaduct. It has long been discussed as a location along Telegraph that could be improved through plantings, lighting, and other upgrades that could create a functional and visually pleasing transition between the northern Telegraph Road commercial corridor and the Central Business District. The City has worked with groups from Michigan State University to achieve a design direction for these improvements, with discussions on implementation forthcoming.
Truck Routes
Encouraging trucks to use Hall Road as the primary north-south truck route, and Vreeland Road as the primary east-west truck route could reduce conflicts between truck and vehicular traffic. For non-industrial traffic, Cahill should become the primary north-south route, and will require paving to be used in this capacity. Gibraltar Road should become the primary east-west route.

Pavement of Roads
North of Gibraltar to Vreeland Road, Cahill Road should be considered as a road that requires paving. As mentioned above, this route could become a primary north-south connector for the City. Woodruff Road also should be considered for paving.

Improved Access to School
After Woodruff Road is paved, improved access to the Flat Rock elementary and middle schools should be developed. Tamarack Street should be phased out as the primary access to the schools, and a direct route, which does not cut through a residential neighborhood, should be developed.

Improved transportation patterns are also required at the high school. Currently, school bus loading and unloading blocks access to certain streets and hinders the traffic flow on other streets. Ideally, an off-street staging area for buses should be developed, possibly making it necessary for the school to acquire more property.

The Safe Routes to School program may be able to help alleviate some of these concerns, as good planning and cooperation between entities in the City could result in financial backing for improvements to help access to schools.

Improved Access to Cooke Street Industrial District
Industries located along Cooke Street do not have direct access to Telegraph Road. Consequently, trucks serving this industrial district must travel through residential areas. An alternative means of access to this area is required. Two alternatives are possible: 1) Construction of a new road to Telegraph Road, or 2) Construction of an access road along the railroad tracks to Vreeland Road.

Rail
The Canadian National Railroad runs from northeast to southeast through the City, connecting with a large rail interchange in the northeast part of the City. This railroad is a constraint or barrier to the construction of new roads across the central portions of the City.

Alternative and Non-Motorized Transportation

Public Transportation
Flat Rock residents are not served by a comprehensive public transportation system. However, the Flat Rock Recreation Department offers free “door to door” bus transportation service for senior citizens, low-income residents, and for those with medical conditions that prevent safe driving. Reservations are required one day prior to pick-up.

Air Transportation
Though the City lacks scheduled air transportation service within its borders, local residents are fortunate to have several airports in the surrounding area. Detroit Metropolitan Airport, in the City of Romulus, serves both passenger and freight flights. Detroit Metro is one of Delta Airlines’ major hubs, and handles over 35 million passengers each year. Other airports in close proximity to Flat Rock are: Willow Run Airport in Ypsilanti, the Toledo Express Airport in Toledo, Ohio and the Detroit City Airport, both of which provide connector and commuter flights.
Pedestrian Paths/Bikeways (Non-Motorized Pathways)
The need for pedestrian walks and bikeway facilities will increase as the population grows. More residents will lead to more traffic; therefore, a well-developed pedestrian transportation system will be paramount for pedestrian safety. In the future, constructing pathways on certain roads to accommodate non-motorized traffic may be necessary. Other alternatives for facilities for pedestrians and bicyclists include conventional sidewalks, paved shoulders dedicated and marked for bicycle use, and separate bicycle pathways next to the road. Linking bike paths to adjacent communities and neighborhoods has the potential to 1) reduce the number of short vehicle trips; and 2) help in providing recreational opportunities for City residents and residents of neighboring communities. Flat Rock is fortunate to have the Downriver Linked Greenways trails as an integral part of the non-motorized transportation network, as it provides safe access to recreation for bicyclists and pedestrians.

Recommendations/Existing Paths
Sidewalks should be required in conjunction with development, particularly in subdivisions, and with multiple-family, commercial, office and light industrial/office research development. First, developers should be required to install sidewalks along all road rights-of-way in conjunction with all new construction. Second, the City should become directly involved in the installation of sidewalks if any of the following circumstances exist:

- Prevalent pedestrian/vehicle conflicts.
- Beneficial to provide access to key centers of community activity, such as parks or libraries.
- Necessary to complete the missing links in an area where much of the pathway system has been installed.

Priorities for installation of new sidewalks in Flat Rock should include the following:

- Missing links along Telegraph Road.
- Missing links in the downtown, particularly in the vicinity of the senior housing complex.
- A new sidewalk along Woodruff Road from Olmstead to Huron River Drive.
- Sidewalks along both sides of Gibraltar Road between the CBD and Gateway Commerce Park.

In 2003, the Planning Commission adopted a “non-motorized Pathway Master Plan”, which provides for the locations of primary and secondary pathway locations. These designated pathways locations will require non-motorized 8- to 10-foot asphalt pathways to be installed in lieu of five-foot-wide concrete sidewalks. The City has been a part of many greenway and trail initiatives since, and now has the distinction of being a “Trail Town.”

In 2004-05, the City installed 4.5 miles of primary route along Gibraltar Road from Huron Park to Woodruff Road via the Community Center. Portions of the secondary routes have been installed along Cahill Road (Wood Creek Park PUD) and Woodruff Road (Bradbury PUD). In addition, link or loop segments have been installed in Hawthorne Ridge and in Civic Center Park.

Finally, the City of Flat Rock should promote “Active Living”. Active living communities are places where it is easy to integrate physical activity into daily routines. The Michigan Governor’s Council on Physical Fitness, Health and Sports defines active living communities as “places where people of all ages, incomes and abilities can walk and bike-both for recreation and transportation”. Communities who incorporate active living design characteristics achieve many benefits:

1. Economic: Improved real estate values and business growth;
2. Environmental: Improved air and water quality;
3. Greater Social Equity: Convenient and safe opportunities for all citizens to be active;
4. Increased Safety: Decreased traffic speeds and crime; and
5. Enhanced Community Connections: Increased social interactions and stronger ties to the community.
Map 4
Non-Motorized Pathway Master Plan
City of Flat Rock, Michigan
December 28, 2016

Pathways
- Existing/Funded Trails
- Future Trails
- Primary Routes
- Secondary Routes
- Loop / Link Segment

Trail Facilities
- Kiosk / Respite Station
- Restroom
- Future Crossing

Recreation Facilities
- Park
- Quasi-Public
- Residential Open Space

Recreation Facilities
1. Barnes Elementary
2. Bobcean Elementary
3. Civic Center Park
4. Community Fields
5. Flat Rock Community High School
6. DNR Boat Launch (Huron River)
7. Huroc Park
8. Flat Rock Dam Fish Ladder
9. Old Flat Rock High School
10. Pebblebrook Tot Lot
11. T. Simpson Middle School
12. Community Center
13. Mercure Park (City of Rockwood)

Data Source: McKenna Associates, Inc. 2015
Base Map Source: Wayne County, 2014

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Data Source: McKenna Associates, Inc. 2015
Base Map Source: Wayne County, 2014
6. Recreation & Community Facilities Analysis

The parks and recreation facilities inventory was developed using the previous inventory as a starting point with updated data provided by City of Flat Rock staff. The greatest single natural recreation resource in Flat Rock is the Huron River, which provides approximately 4.5 miles of riverfront along the City’s southwest boundary. Huroc Park, located northwest of Telegraph Road, attracts both local citizens and people from the surrounding communities for fishing, picnicking, and other leisure activities. Also notable is the Flat Rock Community Center on the eastern side of the City, which opened on December 20, 2004. The Flat Rock Community Center offers numerous recreation, fitness, and community activities to the City’s residents. It has exceeded original expectations for membership and offerings, and remains well-utilized.
Existing Recreational Facilities

Regional Recreational Facilities

Flat Rock is surrounded by thousands of acres of park and recreation land. Within a sixty-mile radius from the City, there are five State parks, nine state recreational areas, three state game preserves, thirteen (13) Metroparks, and several county parks. Activities available at these facilities include, but are not limited to: hunting, camping, horseback riding, skiing, fishing, hiking, walking, biking, nature interpretation, picnicking, boating, and shooting. Many recreational classes are offered, including, but not limited to: crafts, nature, and recreational activities are available to the public free of charge. Some facilities have cabins and meeting rooms that can be rented by the day.

The Huron-Clinton Metropolitan Authority (HCMA) operates more than a dozen regional recreation areas in southeast Michigan. These parks provide facilities for a wide range of recreational opportunities such as picnicking, playgrounds, hiking, swimming, boating, fishing, golf, court games, cross-country skiing, ice-skating, and sledding, among others. Four (4) HCMA parks are located in Wayne County: Lake Erie Metropark in Brownstown Township; Lower Huron Metropark in Van Buren Charter Township; and Willow Metropark; and Oakwoods Metropark in Huron Township.

HCMA owns the dam that creates the narrow lake in the western portion of Flat Rock, just north of the bridge for the Canadian National Railroad and Huroc Park. The MDNR approved the construction of a fish ladder at the dam in past years, which allow steelhead to spawn upriver. The fish ladder is a main attraction at Huroc Park, drawing residents and non-residents alike. The HCMA also owns a 31-acre site within the City of Flat Rock, just north of Will Carleton Road and adjacent to Huroc Park. The Community Foundation of Southeast Michigan awarded the City a grant to construct a 14-foot wide bridge from Huroc Park, across the mill race, to HCMA property.

The City’s prime location along the Huron River allows the City to participate in regional recreation efforts, including but not limited to greenways and blueways. The City has been on the forefront of the Downriver Linked Greenways Initiative (DLGI) and the Greater Detroit American Heritage River (AHR) Initiative to help create a multi-community system of greenways and blueways. In 2004-2005, the City constructed approximately 4.5 miles of new pathways as part of a larger initiative to link Oakwoods Metropark to Lake Erie Metropark and the larger Downriver trail network.

The Metropolitan Affairs Coalition (MAC) created the vision for the Detroit Heritage River Water Trail system, the first regional water trail planned for Southeast Michigan. The Water Trail allows canoeists and kayakers to paddle the Detroit, Huron, Rouge, and Raisin rivers and experience the region’s abundant natural resources and rich history. Phase I of the water trail follows the Huron River, as it runs from the City of Flat Rock east to Lake Erie, up the west shoreline and into the mouth of the Detroit River to Trenton. The water trail also provides the opportunity to tell distinctive stories about the river’s ecology and heritage that will educate residents and visitors alike.

Because of its engagement with the nationally designated Huron River Water Trail and the associated programming, Flat Rock has been named as one of the Huron River’s Trail Towns. Flat Rock is included in marketing for the water trail and the city’s assets to the water trail such as the proximity to downtown, the natural forested scenery along the river, and the historical and cultural attractions are described in detail. These and other amenities make Flat Rock a destination for trail users. The Trail Towns are the five largest communities on the Huron River which aside from Flat Rock include Milford, Dexter, Ann Arbor, and Ypsilanti.

Several ongoing and upcoming projects are helping to improve recreational opportunities on the Huron River. Flat Rock has the most downstream dam on the river, and one ongoing project has reviewed potential portage improvements in this area through working with the city and Flat Rock Metals, the landowner. Development of Trail Towns is the focus of an initiative of the Huron River Watershed Council entitled RiverUp! In Flat Rock specifically, this initiative is focusing on demonstrating trail elements such as wayfinding signage and lockers for canoes or kayaks. The MDNR Boat Launch site has been the specific focus of improvement. In September 2016, the city developed a master plan for this site including a new universally accessible canoe/kayak launch, boat storage lockers, boardwalk, and a revamped parking area. The plan also envisioned potential upgrades to the rest of park including an amphitheater, picnic shelter, and other amenities.
City Facilities
The City owns and maintains four (4) parks, including the Community Center, comprising a total of 65.3 acres and approximately 5.5 miles of non-motorized trails. The City also leases additional land from the DNR (boat launch, 11 acres) and HCMA (31 acres). A complete list of parks and recreation facilities is shown in Table 16.

The largest park owned by the City is **Huroc Park (27.4 acres)**, located on the Huron River and adjacent to the western portion of downtown. The park is distinguished by a large island accessible by a covered foot bridge. Another bridge links the island across the mill race to HCMA property and future greenway linkages. Huroc Park contains a gazebo, picnic areas, and benches along the river, and is extensively used for fishing and other forms of passive recreation. The park has been the site of the City’s annual Riverfest celebration and other events, including movies in the park. Huroc Park has benefited from DDA improvements including landscaping, signage, and trail head development for the City’s new greenway system.

**Civic Center Park (10.7 acres)** is located adjacent to City Hall, north of Gibraltar between Evergreen and Aspen. The park and adjacent property to the north is made up of several adjacent parcels owned by four different City entities: The City of Flat Rock, the Library Board, the Historical Society, and the School District. In 2000-01, the park went through extensive renovations with the construction of the Flat Rock Community Fields. The park contains City Hall, the police and fire departments, a veteran’s memorial, a concession and restroom facility, Flat Rock Community Fields, two (2) tennis courts, a community-built playscape, picnic areas with a gazebo, a historic caboose, walking trails, a warming building, and a fountain/ice rink for use during the summer and winter months.

The **Flat Rock Community Fields** were built with a historic feel and contain four lighted balls fields, including a varsity high school field, ornamental fencing, brick dugouts and bull pens, restrooms and locker rooms, concession stand/ticket office, storage, gazebo, extensive landscaping, picnic areas, a pond with overlook, and bronze sculpture. Located immediately adjacent to the park are several historic buildings, including the former Smith Hotel and Wagar House relocated to the park in 1999; the public library, opened in 1999; and Flat Rock High School, located immediately to the north. The park has become a great amenity for the City and visitors to the ball field complex.

In 1999, the City completed construction of a Michigan Department of Natural Resources boat launch. The boat launch is located along the Huron River off of Church and Seneca. There is parking available at the site, and the launch is well-utilized. With the construction of the non-motorized pathways to the boat launch and the development of a regional water trail network, this park has the potential for additional recreational users and to foster economic benefits for the downtown.

The newest of all City facilities is the **Flat Rock Community Center**. The Community Center is a 52,000-square-foot, two-story rustic facility located on 27 acres of wooded wetlands, adjacent to the Gateway Commerce Center and I-75. The facility contains fitness facilities, swimming pool, meeting and banquet rooms, senior wing, daycare, and a gymnasium. A portion of the City’s non-motorized pathway and trail systems runs through the site. The facility is extremely well-used.

The **Stone Creek Banquet Hall** is located in the Flat Rock Community Center. The Banquet Department staff includes a Banquet Manager, several part time employees and a contractual on-site caterer. The breath-taking banquet hall can accommodate up to 310 guest and offers 5,000 square feet of versatile space with floor-to-ceiling windows, a large dance floor area and advanced audiovisual capabilities. The hall allows for sectioning to accommodate smaller groups. The natural elegance of the banquet hall is highlighted by outdoor terraces surrounded by protected wetlands and abundant woodland trees, including bridges over...
creeks ideal for pictures and onsite wedding ceremonies. The beautiful setting and banquet hall is perfect for memorable occasions such as; wedding receptions, graduation parties, shower luncheons, class reunions, anniversaries, memorial wakes and seminars. Three multipurpose rooms are also available for rent that can each accommodate up to 36 guests. Each multipurpose room offers 546 square feet of space and includes built-in counter tops, cabinets and a stainless steel sink. These rooms can be used for business meetings, birthday parties, small showers, and club meetings.

The Flat Rock Community Center also contains a swimming facility, which offers different types of pool parties that include a room rental. The Banquet Department hosts school proms, all night parties, church and school retreats, senior and recreation functions too.

School Sites
The Flat Rock Community School District is also a major provider of recreation services within the City. The District owns a total of 112.4 acres at five school sites, including Flat Rock High School (54.82 acres), Bobcean Elementary, and Simpson Intermediate. A complete list of school facilities is provided in Table 16. Although these facilities are designed to meet the needs of school children, the facilities serve as additional park space for residents at nights and on weekends. Summit Academy Charter School also provides a small field and play structures.

Historic Recreation Sites
The Flat Rock Historical Society was formed in 1974. Its purpose is to observe the history of Flat Rock and the surrounding communities. General meetings are held four times a year. Board meetings are held monthly. In addition, the City Council by means of a city ordinance, designated the parts of the downtown and City as a historical preservation district. The Historical Preservation Commission is in the process of being appointed.

A number of the City’s historic buildings have been preserved and relocated to Civic Center Park:

The Cornelia G. Munger General Store operated from 1875 to 1937. The George Diamond Family donated it to the Historical Society in 1975. One of the oldest commercial building in the City, it is a rare example of late 19th Century detached false front wood-framed commercial architecture. The building was dedicated as the new home of the Historical Museum in 1985. A free-standing stable building is located adjacent to the Museum in Civic Center Park.

No. 94 Caboose is a coveted collector’s piece and a gift to the City from the Detroit, Toledo and Ironton (DT&I) Railroad. It was built in 1925 in Butler, PA, by the Standard Steel Car Co., which is now part of Pullman Standard. The caboose was originally built for Henry Ford. Two sister cars are on display in other cities. The Hartland Historical Society of Hartland, Michigan owns No.96 and No.77 is located at Greenfield Village.

The Smith Hotel was built in 1896 when Lawrence Ferstle erected a detailed brick Italianate block building for a hotel on this corner. The hotel originally had a two story wooden porch that spanned the front of the building. It had a lobby, bar, parlor, dining-room, kitchen, and two bathrooms downstairs. The pressed metal decoration of the ceiling and walls of the lobby are of extremely high quality and in good condition. The upstairs had eleven bedrooms.

In the early 1900's it was sold to the Marks brothers, and in 1906 to Oscar Smith. Later a partial basement was built, and in 1952 the porch and balcony were removed. Buses used to leave for Detroit every 15 minutes and meals were available for 35 cents in the hotel dining room. There was a livery office attached to the back. A livery and ice house were located behind the building.
Walter Smith and his children still owned the hotel until it was relocated to Civic Center Park in 1999. In fact, Walter was born in Room #4.

The Langs-Wagar House is believed to have been built in 1874 by Charlie Langs. The original house had a parlor, living room, dining room, kitchen, and one bedroom downstairs; two bedrooms, storage area, a stairway and hall upstairs; and three porches. It was sold to Albert Wagar in 1912.

The former Flat Rock Hotel, livery office, and Langs-Wagar House were relocated to Civic Center Park in 1999 through the efforts of the City of Flat Rock, Mayor Richard C. Jones. These buildings will be maintained in their new location by the City of Flat Rock Historical Society.

Other Recreational Resources
The Flat Rock Planning Commission has set a standard requirement for new residential neighborhoods to provide both passive (nature trails and non-motorized pathways) and active recreational areas (such as tot lots) in these developments. The majority of the new Planned Unit Developments contain these amenities and they are a great asset to neighborhoods. Maintenance of these facilities is either provided by the City or by individual home owners’ associations.
Accessibility Assessment

With the passage of the Americans with Disabilities Act of 1990 (ADA), all areas of public service and accommodation became subject to barrier-free requirements, including parks and recreation facilities and programs. To evaluate the status of the existing public parks and recreation facilities in Hartland Township, each was inventoried for their accessibility status, during a field survey conducted on July 30, 2014. The ADA Checklist for Readily Achievable Barrier Removal, offered by the New England ADA Center, was used as a general tool for the accessibility analysis. The barriers evaluated were those related to the following disabilities:

- Limited sight or blindness
- Wheelchair use
- Hearing impairment or deafness
- Walking aid use
- Mental impairment

In terms of the evaluation itself, each facility was given a rating of 1 through 5, using the five-point evaluation system described below. Accessibility rankings are shown in Table 16.

**Level 1:**
The Park or Facility is not accessible to people with a broad range of physical disabilities. The site includes little paved areas and the facilities, such as play equipment or picnic areas, are not easily accessible.

**Level 2:**
The Park or Facility is somewhat accessible to people with a broad range of physical disabilities. Either the parking area or pathways are paved, but not both. Many of the facilities, such as play equipment or picnic areas, are not easily accessible.

**Level 3:**
The Park or Facility is mostly accessible to people with a broad range of physical disabilities. Most of the parking areas and pathways are paved, some the facilities, such as play equipment or picnic areas, are accessible but may not be completely barrier-free.

**Level 4:**
The Park or Facility is completely accessible to people with a broad range of physical disabilities. Parking areas and pathways are paved, and most of the facilities, such as play equipment or picnic areas, are easily accessible.

**Level 5:**
The entire Park or Facility was developed or renovated using the principles of universal design, a design approach which enables all environments to be usable by everyone, to the greatest extent possible, regardless of age, ability, or situation.
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<thead>
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<th>FACILITY NAME</th>
<th>AMENITIES</th>
<th>HARD-SURFACED AREAS</th>
<th>PASSIVE AREAS</th>
<th>PLAY AREAS</th>
<th>PLAY STRUCTURES &amp; GROUNDS</th>
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</tbody>
</table>
Map 5
Recreation Facilities Service Areas

City of Flat Rock, Michigan

December 28, 2016

Recreation Facility Type

- Quasi-Public
- Recreational

Service Area Radius

- 1 Mile
- 0.5 Mile
- 25 Mile

Key:
A. City Hall (Police/Fire)
B. Flat Rock Library
C. "Memory Lane" Historic Village
D. Community Center
E. Huroc Park
F. Civic Center Park (Community Fields)
G. DNR Boat Launch
H. Pebble Brook Tot Lot
I. HCMA
J. Barnes Elementary
K. Bobcean Elementary
L. Flat Rock High School
M. Simpson Intermediate
N. Old High School Site
O. Summit Academy (Charter School)
Map 6
Regional Parks and Recreation Facilities
City of Flat Rock, Michigan
December 28, 2016

Regional Parks and Recreation Facilities
1) Mequonki-Madison Recreation Area
2) Oporto State Recreation Area
3) Holly Recreation Area
4) Seven Lakes State Park
5) Oak Grove State Game Area
6) Springfield Oaks County Park
7) Indian Springs Metropark
8) Pontiac Lake State Recreation Area
9) White Lake Oaks Park
10) Highland State Recreation Area
11) Dodge Brothers State Park
12) Waterford Oaks County Park
13) Clinton Oaks County Park
14) Bloomfield Hills Symphony State Recreation Area
15) Stony Creek Metropark
16) Willow Metropark
17) Wayne State Park
18) St. Johns Marshland Recreational Area
19) Algoma State Park
20) St. Clair State Wildlife Area
21) Metro Beach Metropark
22) Freedom Hill County Park
23) Rochester-Utica State Recreation Area
24) Red Oaks County Park
25) Detroit Zoological Park
26) Glen Oaks County Park
27) Puck Lake State Recreation Area
28) Lyman Oaks County Park
29) Grosse Pointe Park
30) Island Lake State Recreation Area
31) Huron Metropark Metro Park
32) Bayview Park
33) Gregory State Game Area
34) Waterloo State Recreation Area
35) Pinckney State Recreation Area
36) Hudson Mills Metro
37) Dexter Huron Metropark
38) Delhi Metroparks
39) Mayfield State Park
40) Ford Motor Company’s MI. Arboretum
41) Belle Isle Fishing Pier
42) Belle Isle Conservatory
43) Belle Isle Harbor
44) East River Front Loop Bikeway
45) Detroit Garden Center
46) Keating Island State Park
47) Lower Huron Metropark
48) Willow Metropark
49) Odiorne Industrial Park
50) Lake Erie Metropark
51) Elizabeth Park Boat Launch
52) Pontiac Oakland State Game Area
53) Plum Creek Bay Wildlife Area
54) Woodbridge Peninsula Park
55) Erie Marsh Game Area
56) Cedar Point National Wildlife Refuge
57) Crane State Park
58) Michigan State Wildlife Area
59) Put-in-Bay State Park
60) Cedar Point Recreational Area
61) Cedar Point Amusement Park
62) Muskegon State Forest
63) Michigan International Speedway

Community Programming and Events

A variety of organized recreation programs are made available to City residents by local organizations. The Parks and Recreation department offers the following programs throughout the year:

Table 17: Recreation Programs

<table>
<thead>
<tr>
<th>Activity/Program</th>
<th>Youth</th>
<th>Adult</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult Aquacise</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Arthritis Aquacise</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Ballroom Dancing</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Basketball</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Baton Camp</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Cardio Kickboxing</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Chair Exercises</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Dodgeball Tournament</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Deep Water Aquacise</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Easter Party</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Easter at the Pool</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Fly Tie Class</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Grandma &amp; Me Tea Party</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Hatha Yoga</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Hi-Lo Salsa Aerobics</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Ladies Aquacise</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Ladies Night Out</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Pickleball</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Pilates</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Rockin’ with Rosie</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Senior Expo</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Senior Walk</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Silver Sneakers</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Silver Splash</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Swim Lessons</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Sweetheart Dinner Dance</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Teddy Bear Picnic</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Tennis</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Toddler Gym</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Toledo Zoo Trips</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Track</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Volleyball</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Winter Blue Begone</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Yoga</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>
Participants’ ages range from 2 and older, as the City provides a variety of activities and programs benefiting all residents. The City maintains a senior wing at the Flat Rock Community Center. Activities and programs offered at the Community Center include the pool, games, dances, movies, knitting, travel, bus transportation, health events and assistance, and fitness. Many seniors also organize their own activities such as pot-luck lunches, birthday celebrations, and other special events throughout the year.

Many not-for-profit organizations offer programs to City residents: Flat Rock Area Little League Baseball group; Huron Valley Yellow Jackets Football; the American Youth Soccer Organization (AYSO); the Flat Rock Historical Society and local churches and organizations.

The Flat Rock Parks and Recreation Department is responsible for City-wide recreation programming and all community special events. Programming has been focused on involving the entire community, with emphasis on providing diverse and creative events to create a strong sense of community and promote the use of parks. Table 18 below lists the annual community events in Flat Rock:

**Table 18: Annual Community Events – City of Flat Rock**

<table>
<thead>
<tr>
<th>Event</th>
<th>Month of Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mom/Son Dance (Hockey Puck Prom)</td>
<td>January at Community Center</td>
</tr>
<tr>
<td>Daddy/Daughter Dance (Butterfly Ball)</td>
<td>February at Community Center</td>
</tr>
<tr>
<td>Ghost Hunt</td>
<td>April/October at Flat Rock Museum</td>
</tr>
<tr>
<td>Kidfest</td>
<td>June at Community Park</td>
</tr>
<tr>
<td>Flat Rock Summer Blast</td>
<td>June at Huroc Park</td>
</tr>
<tr>
<td>“Level Pebble Run”</td>
<td>July at Community Center</td>
</tr>
<tr>
<td>Flat Rock River Fest</td>
<td>September at Huroc Park</td>
</tr>
<tr>
<td>Senior Health Expo</td>
<td>October at Community Center</td>
</tr>
<tr>
<td>Family Halloween Party</td>
<td>October at Community Center</td>
</tr>
<tr>
<td>Christmas Cookie Decorating</td>
<td>December at Community Center</td>
</tr>
<tr>
<td>Senior Citizen Christmas Dinner</td>
<td>December at Community Center</td>
</tr>
<tr>
<td>Breakfast with Santa</td>
<td>December at Community Center</td>
</tr>
</tbody>
</table>
7. Parks and Recreation Administration

On March 20, 1989, the Flat Rock Recreation Commission was established under State Act 156 of 1917, as amended, to prepare a recreation master plan for the City and pursue funding for recreation improvements. Since its inception, the Commission has also acted in an advisory capacity to the City Council in matters of land acquisition, park design, construction, operation, maintenance, and financing of recreation improvements in the City.
The Department of Parks and Recreation is headed by one full-time director, who supervises seven (7) full-time and fifty-five (55) seasonal staff. The department is responsible for City-wide recreation programming, including the Community Center, and coordinates activities and facilities with the Flat Rock School District. Park maintenance is provided by the Department of Public Services (DPS) on all City-owned facilities and by the school district on school-owned property.

The City and School District work closely in the coordination of programs and sharing of facilities. The City also has a good working relationship with youth organizations including the Flat Rock Area Little League Baseball group, Huron Valley Yellow Jackets Football, and the American Youth Soccer Organization (AYSO).

The organization chart on the next page summarizes the administrative structure of the City, including administration of parks and recreation.

**Standard Operating Procedures**

The City of Flat Rock is governed by an elected mayor with a two year term. The City Council consists of six elected members, each with two year terms. The Director of Parks and Recreation is an appointed position reporting directly to the Mayor. The Director attends each Council meeting on the 1st and 3rd Monday of every month to keep the Council informed of Department business. The Parks and Recreation budget is submitted to the Mayor on an annual basis. The City works within a purchase order system.

**Volunteers and Partnerships**

Volunteer groups play a vital part for City parks and programs, and are especially crucial to the following efforts:

- The department uses volunteers for the spring play scape cleanup including church groups, girl scouts, and boy scouts. The recreation department provides volunteers with gloves, garbage bags, and some tools if needed.
- The “Level Pebble Run” each July uses a group of volunteers to assist with timing, crossing guards and water stations. Families and churches have “adopted” particular water stations and look forward to the run each year.
- The elementary school and UAW women’s group plant flowers at the Community Center every spring.
- The Huron Fishing Association along with other volunteers assist the City with the Huron River clean-up.
- The youth basketball program uses the assistance of many volunteers helping with everything from coaching to selling concessions. The program consists of 430 boys and girls between the first and sixth grades.

The City has a partnership with local businesses and service organizations for volunteer help at their special events. The annual Level Pebble Run in July is sponsored and supported by Crest Ford in Flat Rock. They have provided monetary sponsorship, water bottles and giveaways.

For the past 9 years, Auto Alliance has hosted the annual Senior Citizens Christmas dinner at the Flat Rock Community Center. They provide entertainment, volunteers to serve the meals, and raffle off prizes and gift cards.

**Bike Path Maintenance**

The bike path (see Map 4) in Flat Rock is currently maintained with the assistance of the Department of Public Service, staff at the Community Center and recreation department.

**Table 19: Parks Acquired and Developed with DNR Funds**

<table>
<thead>
<tr>
<th>Development Project</th>
<th>Grant Number</th>
<th>Description</th>
<th>Current Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Huroc Park</td>
<td>TF91-111</td>
<td>Park Improvements 1991 - $181,900</td>
<td>Fair – Good</td>
</tr>
<tr>
<td>Huroc Park</td>
<td>TF90-074</td>
<td>Park Improvements 1990 - $105,750</td>
<td>Fair – Good</td>
</tr>
</tbody>
</table>
Parks and Recreation Funding

The following charts indicate revenues and expenditures for recreational oriented services:

### Table 20: General Fund Revenues

<table>
<thead>
<tr>
<th>Recreation</th>
<th>2014-15 Activity</th>
<th>2015-16 Projected Activity</th>
<th>2016-17 Mayor’s Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grants – Miscellaneous</td>
<td>$0</td>
<td>$50,054</td>
<td>$0</td>
</tr>
<tr>
<td>Concession Stand Collections</td>
<td>$14,381</td>
<td>$14,400</td>
<td>$15,000</td>
</tr>
<tr>
<td>Softball Tournaments</td>
<td>$10,167</td>
<td>$2,898</td>
<td>$3,000</td>
</tr>
<tr>
<td>Ballfield Lease</td>
<td>$5,500</td>
<td>$4,370</td>
<td>$4,500</td>
</tr>
<tr>
<td>Ballfield Advertising</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$30,048</strong></td>
<td><strong>$71,722</strong></td>
<td><strong>$22,500</strong></td>
</tr>
</tbody>
</table>

### Table 21: General Fund Expenditures

<table>
<thead>
<tr>
<th>Recreation</th>
<th>2014-15 Activity</th>
<th>2015-16 Projected Activity</th>
<th>2016-17 Mayor’s Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temporary</td>
<td>$5,049</td>
<td>$6,200</td>
<td>$7,000</td>
</tr>
<tr>
<td>Baseball Field Maintenance</td>
<td>$51,657</td>
<td>$50,000</td>
<td>$50,000</td>
</tr>
<tr>
<td>Ice Rink Maintenance</td>
<td>$5,913</td>
<td>$7,900</td>
<td>$10,000</td>
</tr>
<tr>
<td>Overtime</td>
<td>$435</td>
<td>$1,000</td>
<td>$1,000</td>
</tr>
<tr>
<td>Payroll Taxes</td>
<td>$4,570</td>
<td>$5,000</td>
<td>$5,700</td>
</tr>
<tr>
<td>Ballfield Management</td>
<td>$0</td>
<td>$2,000</td>
<td>$5,000</td>
</tr>
<tr>
<td>Workers Compensation</td>
<td>$0</td>
<td>$40</td>
<td>$100</td>
</tr>
<tr>
<td>Ballfield Material &amp; Supplies</td>
<td>$19,596</td>
<td>$25,000</td>
<td>$25,000</td>
</tr>
<tr>
<td>Ice Rink Material &amp; Supplies</td>
<td>$9,180</td>
<td>$2,000</td>
<td>$3,000</td>
</tr>
<tr>
<td>Concession Stand</td>
<td>$7,557</td>
<td>$8,000</td>
<td>$9,900</td>
</tr>
<tr>
<td>Meal Allowance</td>
<td>$222</td>
<td>$400</td>
<td>$200</td>
</tr>
<tr>
<td>Insurance and Bond</td>
<td>$1,717</td>
<td>$1,705</td>
<td>$2,000</td>
</tr>
<tr>
<td>Ballfield Utilities</td>
<td>$9,211</td>
<td>$8,700</td>
<td>$9,900</td>
</tr>
<tr>
<td>Ice Rink Utilities</td>
<td>$11,399</td>
<td>$13,000</td>
<td>$13,000</td>
</tr>
<tr>
<td>Building Rent</td>
<td>$407,583</td>
<td>$409,221</td>
<td>$410,100</td>
</tr>
<tr>
<td>Capital Outlay</td>
<td>$0</td>
<td>$88,000</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$534,089</strong></td>
<td><strong>$628,166</strong></td>
<td><strong>$550,100</strong></td>
</tr>
</tbody>
</table>
### Table 22: Recreation Department 2008-2009 Budget

<table>
<thead>
<tr>
<th></th>
<th>2014-15 Activity</th>
<th>2015-16 Projected Activity</th>
<th>2016-17 Mayor’s Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rec. Dept. – Supervisory</td>
<td>$97,140</td>
<td>$60,000</td>
<td>$61,200</td>
</tr>
<tr>
<td>Rec. Dept. – Managers</td>
<td>$24,306</td>
<td>$25,012</td>
<td>$25,000</td>
</tr>
<tr>
<td>Rec. Dept. – Clerical</td>
<td>$47,968</td>
<td>$49,216</td>
<td>$50,000</td>
</tr>
<tr>
<td>Rec. Dept. – Programmer</td>
<td>$28,943</td>
<td>$30,000</td>
<td>$36,500</td>
</tr>
<tr>
<td>Pool – Managers</td>
<td>$31,564</td>
<td>$34,400</td>
<td>$34,600</td>
</tr>
<tr>
<td>Maintenance – Managers</td>
<td>$42,106</td>
<td>$21,030</td>
<td>$0</td>
</tr>
<tr>
<td>Fitness Center – Managers</td>
<td>$23,163</td>
<td>$29,466</td>
<td>$26,400</td>
</tr>
<tr>
<td>Banquet &amp; Meeting Rooms – Managers</td>
<td>$36,439</td>
<td>$37,808</td>
<td>$56,200</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$331,629</strong></td>
<td><strong>$286,932</strong></td>
<td><strong>$289,900</strong></td>
</tr>
</tbody>
</table>

### Table 23: Community Center Revenues

<table>
<thead>
<tr>
<th></th>
<th>2014-15 Activity</th>
<th>2015-16 Projected Activity</th>
<th>2016-17 Mayor’s Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Operations</td>
<td>$417,981</td>
<td>$432,070</td>
<td>$459,900</td>
</tr>
<tr>
<td>Pool</td>
<td>$93,688</td>
<td>$94,300</td>
<td>$103,800</td>
</tr>
<tr>
<td>Fitness Center</td>
<td>$90,375</td>
<td>$98,362</td>
<td>$101,000</td>
</tr>
<tr>
<td>Banquet Center and Meeting Rooms</td>
<td>$575,020</td>
<td>$605,639</td>
<td>$699,200</td>
</tr>
<tr>
<td>Recreation</td>
<td>$145,126</td>
<td>$149,850</td>
<td>$149,500</td>
</tr>
<tr>
<td>Transfers</td>
<td>$310,000</td>
<td>$200,000</td>
<td>$125,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$1,632,550</strong></td>
<td><strong>$1,580,221</strong></td>
<td><strong>$1,638,400</strong></td>
</tr>
</tbody>
</table>

### Table 24: Community Center Expenditures

<table>
<thead>
<tr>
<th></th>
<th>2014-15 Activity</th>
<th>2015-16 Projected Activity</th>
<th>2016-17 Mayor’s Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Operations</td>
<td>$385,169</td>
<td>$501,362</td>
<td>$562,700</td>
</tr>
<tr>
<td>Pool</td>
<td>$187,849</td>
<td>$166,828</td>
<td>$169,400</td>
</tr>
<tr>
<td>Maintenance</td>
<td>$278,705</td>
<td>$196,030</td>
<td>$179,600</td>
</tr>
<tr>
<td>Fitness Center</td>
<td>$184,372</td>
<td>$152,167</td>
<td>$151,700</td>
</tr>
<tr>
<td>Banquet Center and Meeting Rooms</td>
<td>$427,538</td>
<td>$429,730</td>
<td>$478,400</td>
</tr>
<tr>
<td>Recreation</td>
<td>$157,210</td>
<td>$123,704</td>
<td>$96,600</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$1,620,843</strong></td>
<td><strong>$1,569,821</strong></td>
<td><strong>$1,638,400</strong></td>
</tr>
</tbody>
</table>
Table 25: Estimated Fund Balance

<table>
<thead>
<tr>
<th></th>
<th>2014-15 Activity</th>
<th>2015-16 Projected Activity</th>
<th>2016-17 Mayor’s Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beginning Fund Balance</td>
<td>$899</td>
<td>$12,606</td>
<td>$23,006</td>
</tr>
<tr>
<td>Revenues</td>
<td>$1,632,550</td>
<td>$1,580,221</td>
<td>$1,638,400</td>
</tr>
<tr>
<td>Expenditures</td>
<td>(1,620,843)</td>
<td>(1,569,821)</td>
<td>(1,638,400)</td>
</tr>
<tr>
<td>Surplus (Deficit)</td>
<td>$11,707</td>
<td>$10,400</td>
<td>$0</td>
</tr>
<tr>
<td>Ending Fund Balance</td>
<td>$12,606</td>
<td>$23,006</td>
<td>$23,006</td>
</tr>
</tbody>
</table>

Existing and Potential Funding Sources

Several existing or potential funding sources are 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, the donation of land and/or easements, and through contractual agreements involving privatization.

General Fund

The General Fund is the basic operating fund for the City of Flat Rock. 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.
8. **Basis for Action Plan**

The Michigan Department of Natural Resources (MDNR) has adopted a set of standards, based upon standards developed by the National Recreation and Park Association (NRPA), to determine the need for recreation facilities within each community. These standards establish:

- The specific types of recreation facilities such as tennis courts or soccer fields, which should be available based on the community population; and
- The service areas, or number and type of parks that should be available to residents within a certain distance of their homes
Each standard will be applied to the existing inventory of community and school district recreation facilities to determine if deficiencies are present. The results of this analysis will be incorporated, in part, into the Action Plan in the following chapter.

Public Input

Summary
A public open house and visioning session took place on Tuesday November 15, 2016 at the Flat Rock Community Center. There were a total of 18 attendees including staff and 16 participants in the open house activities. The evening began with brief introductions, where people explained their passion for parks and recreation activities in the community and the reasons they were at the open house.

There were three main activities for open house participants. The big idea board and comment cards provided an opportunity for brainstorming of any ideas people wanted to bring to the table. The goal evaluation exercise asked for feedback on the goals in the 2009 Parks and Recreation Plan in order to determine which service areas and individual goals should be the highest priorities for Flat Rock going forward. The project evaluation exercise asked for people to rate the ongoing or incomplete projects from the 2009 plan on a scale of 1 to 5 to determine what should remain a priority. This exercise also included a question asking people to choose their top two favorite facilities from a list of all the parks, recreation, community, or school facilities in Flat Rock.

Big Idea Board and Comment Card
The big idea board drew a wide variety of responses with 27 total ideas generated. As the open house ended, people were asked to vote for their favorite idea, with the results as follows:

- Refurbish old water station (Albert Kahn) and use as a museum or community space – 4 votes
- Youth Center with youth leadership programs – 3 votes
- Amphitheater at Huroc Park – 2 votes
- A rentable building at Huroc Park for activities and programs – 1 vote
- Take old tennis court and make Skate Park or rink for hockey – 1 vote
- Updating of A/V equipment at Rec Center – 1 vote
- Boardwalk along Huron River with restaurants – 1 vote

Two ideas were also submitted on a comment card that echoed ideas submitted on the big idea board. All of these submitted ideas will be considered as the Parks and Recreation Master Plan is written and the goals and priorities are developed.

Goal Evaluation Exercise
The goal evaluation exercise asked people to evaluate the goals for the previous Parks and Recreation Plan completed in January 2009. These goals were organized around five main service areas including Programming, Administration, Facilities, Access, and Environment. People were given one red dot and five blue dots as part of a dot voting exercise. The red dot was placed on the service area deemed most important, and the blue dots were placed on the goals in any service area deemed most important. The results of the dot voting exercise, for all goals and service areas receiving votes, were as follows:

Service Areas
- Facilities – 10 votes
- Administration – 4 votes
- Environment – 1 vote
Goals

- Facilities – Provide facilities that meet community recreation needs – 12 votes
- Facilities – Upgrade Huroc Park to its level of community and regional importance – 12 votes
- Facilities – Maintain park facilities – 10 votes
- Administration – Improve coordination with schools – 7 votes
- Environment – Recognize Huron River as most significant natural feature in Flat Rock – 6 votes
- Programming – Create new programs – 5 votes
- Programming – Evaluate existing programs – 4 votes
- Administration – Provide adequate staff for programs – 4 votes
- Facilities – Create a multi-community trail and greenway system – 4 votes
- Environment – Promote preservation of significant natural features – 4 votes
- Administration – Improve public relations – 3 votes
- Administration – Market recreation services to potential users – 2 votes
- Programming – Provide accessible and affordable programs to all residents – 1 vote
- Administration – Reduce program costs with innovative funding methods – 1 vote

The results of the goal evaluation exercise show which goals are most important to be continued as the highest priorities going forward for the City of Flat Rock. These results will be considered as the Parks and Recreation Master Plan is written and the goals and priorities are developed.

Project Evaluation Exercise

The project evaluation exercise asked people to determine the priority of several projects proposed in the previous Parks and Recreation Plan. Many of these projects have not been completed yet and are still desired by the community. People were asked to rate the priority of pursuing each project using a scale from 1 to 5, with 1 being the highest priority. The ratings were tallied and weighted according to priority level, so the lowest weighted averages correspond to the highest priorities. The projects with the highest priorities according to these weighted averages are as follows:

- Community Center – Construct teen center – 1.86
- DNR Boat Launch – Build restrooms – 1.87
- Huroc Park – Shoreline stabilization – 1.92
- Huroc Park – Build amphitheater – 1.93
- Civic Center Park – Upgrade picnic area and restrooms – 1.93
- Community Center – Add outdoor picnic area – 2.07
- Community Center – Construct 2nd indoor basketball court – 2.13
- Huroc Park – Restrooms in the park – 2.14
- Huroc Park – Add electricity for special events – 2.23
- DNR Boat Launch – Install kayak/canoe livery – 2.27
- DNR Boat Launch – Construct shelter & picnic area – 2.33
- DNR Boat Launch – Construct paved pathway loop – 2.36

The exercise also provided an opportunity to learn which projects have already been completed based on participants’ feedback, which will be verified as the new proposed improvements list is developed. The projects that appear to have been completed are as follows:

- Non-Motorized Pathways – Connect trailway (12,000 linear feet) from Huroc Park through the HCMA leased property to Oakwoods Metropark
- Non-Motorized Pathways – Vreeland Road Extension & Arsenal Road pathway (2,227 linear feet)
- Huroc Park – Add electricity for special events
- Huroc Park – Restrooms in the park
- Civic Center Park – Refurbish tennis courts
The final part of this exercise asked people to choose their top two favorite parks in the entire city. The favorite facilities among the open house attendees were as follows:

- Community Center – 10 votes
- Huron Park – 9 votes
- “Memory Lane” Historic Village – 3 votes
- Civic Center Park (Community Fields) – 3 votes
- Flat Rock High School – 1 vote
- Simpson Intermediate – 1 vote
- Old High School Site – 1 vote

**Analysis of Existing Facilities and Service Areas**

The Michigan Department of Natural Resources (MDNR) adopted a set of standards based on those established by the National Recreation and Park Association (NRPA), to determine the need for recreational facilities in each community. Recreation facilities serving residents are compared to MDNR standards in Table 26 and Table 27. These comparisons provide a general idea of deficiencies, but they are not intended to be followed to the letter. The needs of the population vary from one community to the next. For planning and management purposes, recreation professionals classify these park and recreation facilities based on type of facility and expected usage. Often a six-tier classification system is used, which is shown in Table 28.
Table 26: Analysis of Existing Recreation Facilities, City of Flat Rock, 2017

<table>
<thead>
<tr>
<th>Type of Facility</th>
<th>Recreation Standards</th>
<th>Flat Rock Facilities</th>
<th>Comments and Recommendations</th>
</tr>
</thead>
</table>
| Mini-Parks                     | **Description:** Used to address limited, passive or unique recreational needs.  
 Size: Between 2,500 square feet and one acre in size.  
 Location: Within subdivisions. | New residential subdivisions frequently contain mini-parks to serve the residents of these subdivisions and adjacent areas lacking a mini-park. There are 5 private tot-lots and one public tot lot (Pebble Brook) located within the City. | NRPA recommends 0.25 to 0.5 mini-park acreage per 1,000 residents.  
 The City should continue to require the installation of mini-parks as part of new residential developments. |
| Neighborhood Parks             | **Description:** Neighborhood parks remain the basic unit of the park system and are recreational and social centers of neighborhoods. Focus is on informal, active, and passive recreation.  
 Size: 5 acres is considered the minimum size; 5 to 10 acres is optimal. | The community uses existing elementary school sites (Barnes and Bobcean) as neighborhood parks.                                                  | NRPA recommends 1.0 to 2.0 neighborhood park acreage per 1,000 residents.  
 Given the lack of school recreational facilities in the northwest portion of the City, new open spaces and playgrounds should be built there as more residential development occurs. |
| School Parks                   | **Description:** Depending on the circumstances, combining parks with school sites can fulfill the space requirements for other types of parks, such as neighborhood, community, sports complex and special use.  
 Size: Variable – depends on function. | The City uses all of the school sites as de facto parks to some degree as both neighborhood and community parks. | Given the degree to which school parks are utilized in the City, maintenance and upgrades should be a top priority.  
 The City should also prioritize coordination with the schools to ensure the availability of the sites for use by the public when not in use by the schools. |
| Community / Major Parks        | **Description:** Serves broader purpose than neighborhood park. Focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces.  
 Size: As needed to accommodate desired uses, usually between 30 and 50 acres. | Simpson Intermediate, the Old High School, and Flat Rock High School provide athletic fields to the community at large and act as de facto community parks to some degree. Civic Center Park and Community Fields serve as a community park, with ballfields and other facilities used by both the City and the School District. | NRPA recommends 5.0 to 8.0 community park acreage per 1,000 residents.  
 The City should evaluate the use of existing facilities to determine if there is overuse or shortages of facilities. As the population continues to grow, additional parks serving the community may be needed. |
| Regional and Metropolitan Parks | **Description:** Typically located on sites with unique natural features that are particularly suited for outdoor recreation. These sites serve a broad regional area with nature activities, wildlife habitats, conservation, swimming, hiking, picnicking, fishing, boating, camping, trails, and play areas.  
 Size: As needed to accommodate desired uses. | Flat Rock has an abundance of nearby regional parks, with over 50,000 acres of regional, state, county, and metropolitan parks within a 30-60 minute drive. | NRPA recommends 5.0 regional park acreage per 1,000 residents.  
 The Flat Rock community is served by many regional and metropolitan facilities within a short driving distance, such as Lake Erie Metropark, Lower Huron Metropark, Willow Metropark and Oakwoods Metropark. |
| **Special Use / Conservancy Parks** | **Description:** These are typically single-purpose recreation facilities, such as golf courses, nature centers, outdoor theaters, interpretative centers, facilities for preserving and maintaining the natural or cultural environment, or others. The protection and management of the natural or cultural environment may be the primary focus with recreation use as a secondary objective.  
  
  **Size:** As needed to accommodate desired uses. | Huroc Park and the MDNR Boat Launch located adjacent to the Huron River provide fishing, access to nature areas, and water recreation. These unique amenities help draw non-residents to visit the Flat Rock community and enjoy these parks.  
  
  The Flat Rock Model Train Depot and Museum is located at the former youth center building at Huroc Park. It is supported by a nonprofit Flat Rock Model Train Club, who are dedicated to preserving railroad history of the area. | The residents want to see Huroc Park upgraded to reflect how important it is for the community and for the region.  
  
  Increased parking, upgraded picnic facilities, additional fishing piers, slope erosion control, and accessible playground equipment are some of the amenities that are needed to improve this local asset. A pathway was recently installed to connect Huroc Park to Oakwoods Metropark. Restrooms are also available to park users. Electricity was also added for special events. |
|---|---|---|---|
| **Linear Parks** | **Description:** Any area developed for one or more modes of recreation travel, such as hiking, bicycling, in-line skating, snowmobiling, cross-country skiing, canoeing, horseback riding, and pleasure driving.  
  
  **Size:** As needed to accommodate desired uses. | Flat Rock has constructed 4.5 miles of non-motorized linear pathways and trails throughout the City. This system connects Huroc Park (1.0 miles) on the west side of the City to the MDNR boat launch, Civic Center Park, and Community Center on the east side of the City. These pathways also connect several neighborhoods in the City via Gibraltar Road, and also connect to the City of Rockwood via Woodruff Road. | Several new trailheads and interpretive signs have been installed along the trails. The City should continue to develop this trail network, linking the primary route to neighborhoods, subdivisions, parks, and schools. Ensuring the maintenance of the trails and bike paths should be a top priority, and additional private / public partnerships should be sought. Priorities for future trails should be on Arsenal Road, Cahill Road, and Vreeland Road. |
| **Passive Parks** | **Description:** Provide relief from highly developed residential and commercial areas. Facilities may include sitting areas or other pedestrian amenities, landscaping, monuments and fountains, and historical features.  
  
  **Size:** As needed to accommodate desired uses. | Many passive recreation areas and walking trails are being built through requirements of Planned Unit Developments in new residential subdivisions. | Portions of Oakwoods Metropark may be developed as a nature conservancy.  
  
  The Flat Rock Historical Society, in cooperation with the City, would like to develop the area adjacent to the Memory Lane Historic Village into a “Victorian Era” park, with brick paved walkways, historic lighting, and a formal overlook.  
  
  The DDA is continuing to improve the appearance of the downtown with the installation of streetscape enhancements, urban plazas, decorative landscaping, and their commercial façade rehabilitation program. |

### Table 27: Recreation Facilities Evaluation, City of Flat Rock, 2017

<table>
<thead>
<tr>
<th>Type of Facility</th>
<th>Standard¹</th>
<th>Existing City/Public Facilities²</th>
<th>Existing School Facilities²</th>
<th>Total Existing Facilities²</th>
<th>Need Based on Standard³</th>
<th>Bonus / (Deficiency)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basketball Courts⁴</td>
<td>1/5,000</td>
<td>3</td>
<td>7</td>
<td>10</td>
<td>2</td>
<td>8</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>1 court/2,000</td>
<td>2</td>
<td>0*</td>
<td>2</td>
<td>5</td>
<td>(3)</td>
</tr>
<tr>
<td>Volleyball</td>
<td>1 court/5,000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>(2)</td>
</tr>
<tr>
<td>Baseball/Softball Diamonds</td>
<td>1/5,000</td>
<td>4 Lighted 1/30,000</td>
<td>6</td>
<td>10</td>
<td>2</td>
<td>8 Lighted</td>
</tr>
<tr>
<td>Football Fields</td>
<td>1/20,000</td>
<td>0</td>
<td>3</td>
<td>3</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Soccer Fields</td>
<td>1/10,000</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Golf Courses - 9 hole</td>
<td>1/25,000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>(1)</td>
</tr>
<tr>
<td>Golf Courses - 18 hole</td>
<td>1/50,000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>(1)</td>
</tr>
<tr>
<td>Driving Range</td>
<td>1/50,000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>(1)</td>
</tr>
<tr>
<td>Swimming⁵</td>
<td>1/20,000</td>
<td>1 Indoor</td>
<td>0</td>
<td>1 Indoor</td>
<td>1 (298-496 residents at one time)</td>
<td>0</td>
</tr>
<tr>
<td>Ice Rinks - Indoor</td>
<td>1/100,000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>(1)</td>
</tr>
<tr>
<td>Ice Rinks – Outdoor</td>
<td>Depends on climate</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Running Track (1/4 mile)</td>
<td>1/20,000</td>
<td>1 Indoor</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Playgrounds/Structures</td>
<td>1/3,000</td>
<td>3</td>
<td>3</td>
<td>6</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>Picnic Areas</td>
<td>None Published</td>
<td>2</td>
<td>2</td>
<td>4</td>
<td>--</td>
<td>4</td>
</tr>
<tr>
<td>Trails</td>
<td>1 system per region</td>
<td>1 5.5 miles</td>
<td>0</td>
<td>1 5.5 miles</td>
<td>1</td>
<td>0</td>
</tr>
</tbody>
</table>

**Footnotes:**
1 Number of facilities per population (Michigan Department of Natural Resources Suggested Standards).
2 Figures based on one (1) or more facilities present at City parks and schools.
3 Based on US Census Bureau 2015 population estimate for City of Flat Rock: 9,914, and rounded to the nearest whole number.
4 Two backboards were considered to be equal to 1 court.
5 This figure includes public beaches and swimming areas.
* Simpson Intermediate School has 6 outdoor tennis courts that need major repair and renovation.
Table 28: Comparison to Accepted Standards: City of Flat Rock, 2017

<table>
<thead>
<tr>
<th>Type of Facility</th>
<th>Recommended Minimum Acreage per 1,000 Residents</th>
<th>Existing Acreage</th>
<th>Acreage Need for Existing Population Based on Standard</th>
<th>Surplus/Deficiency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mini Parks⁴</td>
<td>0.25</td>
<td>0.2</td>
<td>2.48</td>
<td>(2.28)</td>
</tr>
<tr>
<td>Neighborhood Parks</td>
<td>1.0</td>
<td>0</td>
<td>9.91</td>
<td>(9.91)</td>
</tr>
<tr>
<td>Community / Major Parks</td>
<td>5.0</td>
<td>10.7</td>
<td>49.57</td>
<td>(38.87)</td>
</tr>
<tr>
<td>Regional Parks⁵,⁶</td>
<td>5.0</td>
<td>4,267</td>
<td>49.57</td>
<td>4,217.43</td>
</tr>
<tr>
<td>Special Use Facilities⁷</td>
<td>Variable</td>
<td>96.4</td>
<td>N/A</td>
<td>--</td>
</tr>
<tr>
<td>Linear Park</td>
<td>Variable</td>
<td>5.5 miles</td>
<td>N/A</td>
<td>--</td>
</tr>
</tbody>
</table>

Footnotes:
1 Based on National Recreation and Parks Association recommendations.
2 Includes all existing public acreage in the City of Flat Rock, excluding school acreage.
3 Based on US Census Bureau 2015 population estimate for City of Flat Rock: 9,914, and rounded to two decimal places.
4 The need for mini-parks is also addressed partially by subdivision common areas, and apartment and condominium recreation areas (these acreages are not determined).
5 Includes acreage for surrounding Huron-Clinton Metroparks (Willow, Oakwoods, Lake Erie).
6 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.
7 Huroc Park, Community Center, HCMA leased area, and DNR boat launch.
8 Includes all non-motorized pathways owned or maintained by the City.

Recreation Deficiencies

Table 27 and Table 28 compare existing community facilities and acreages to recommend standards based on the current population of Flat Rock. The figures indicate that if school sites are counted in park acreage figures, Flat Rock exceeds the recommended acreage of park land for regional parks and for neighborhood and community parks, but is lacking in acreage for mini parks for the current and projected population.

The City lacks a neighborhood park in the traditional sense, but Civic Center Park functions as both a neighborhood and community park. In addition, many subdivisions are served by passive parks, tot lots, or nearby schools.

Reliance on School Sites

Cooperation between the City and the school district allows for the efficient use of park land. However, some scheduling conflicts exist between school sessions and school year programming at existing City and school facilities. Also, there are limitations associated with utilizing the school sites because use of the facilities are first available to school athletic teams and scheduled programs, and are then open to the general public on a request basis. Finally, there are no school or public facilities located in the northwestern portion of the City. New subdivisions in these areas now include subdivisions parks, pathways, and open space. Attendees at the open house identified coordination with the school district as a main priority, indicating that these facilities are well-used beyond school functions and are assets to the community.

Recreation Facilities

The site inventory revealed a deficiency of 3 tennis courts and 2 volleyball courts within the city. Simpson Intermediate School contains 6 tennis courts, but they are in need of substantial repair and are unusable in their present condition.

The playground at Huroc Park is in need of upgrades. The need for an amphitheater at Huroc Park was identified via the public comments at the open house. Based on public comment, the DNR boat launch facility is in need of paved parking, walking paths, a restroom, picnic facilities, and a fish cleaning station.

The need for a golf course and indoor ice rink can be satisfied by regional facilities.
Programs
The Community Center is a valuable asset that has helped increase the access to programming for teens and seniors. The Recreation Department has been flexible in offering programs based on changing needs and desires of the community. A standalone teen center and more teen programming have been identified as additional needs and wants.

Service Areas
New neighborhoods have made additional open space and park land available to new residents. The development of the non-motorized pathway has linked several parks and facilities to adjacent neighborhoods and to each other.

Administration
The Parks and Recreation Staff have grown exponentially with the opening of the Community Center. The complexity and daily needs of the Community Center often limits staff resources.

Maintenance
Limited resources and the addition of new facilities will continue to remain a maintenance challenge for the City in the near future. Maintenance of facilities was described as a high priority by attendees of the open house.

Protection of Open Space
Residents would like to see greenway (pedestrian and bikeway) and blueway corridors expanded along the Huron River linking major open space with parks and community facilities within the City to other recreation facilities in the region. Protection of open space is important not only for the ecosystem and natural habitat, but for economic tourism potential. The preservation and protection of open space should also be encouraged through Planned United Developments. There are many future planned and potential neighborhoods in Flat Rock, providing opportunities for open space preservation and further expansion of the greenway system.

Conclusions
Table 27 compares facilities available to recommended standards, based on a projected population of 9,914. Volleyball courts, a soccer field, tennis courts, golf courses, and an outdoor swimming pool have been identified as facilities that are lacking in the community based on the national and state standards. Some deficiencies may be addressed by recreation resources in adjacent communities. The City is also working with many local service groups and civic organizations to maximize funding and maintenance of new and existing facilities.

An ongoing and updated 5-Year Parks and Recreation Master Plan will help the City to set recreation priorities, identify potential funding sources, and focus attention to recreational facilities with the greatest needs.
9. Parks and Recreation Action Plan

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. The existing parks and recreation facilities and programs were then inventoried and evaluated. An assessment of need was developed that considered both accepted recreation standards as well as the needs of persons with disabilities. Finally, these needs were analyzed and reviewed by the City of Flat Rock staff with input from the public.

The results of this planning effort are presented in the following statement of Goals and Objectives and a detailed list of potential projects (see Table 30).
Goals and Objectives

Goals should be written in broad language to describe general needs and establish the basis for setting specific objectives. Objectives are measurable results that the community works toward accomplishing. These goals and objectives have been updated based on community and public input.

Facilities

Goal #1: Provide recreation land and facilities that meet the community wide recreation needs of residents.

- Objective: Develop the city’s recreation system in accordance with the multiple-use concept, where the city’s main parks provide a total recreation experience for the entire family.
- Objective: Provide high quality athletic fields and ancillary facilities at parks for organized team play.
- Objective: Provide appropriate types of park facilities in the underserved portions of the city.
- Objective: Require new development to reserve park and open space through planning and zoning requirements.
- Objective: Maintain land acquisition in conjunction with growing community.
- Objective: Implement the vision described by the site master plan for the DNR Boat Launch.
- Objective: Construct a boardwalk along the Huron River.

Goal #2: 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, safe, well operated and maintained.
- Objective: Coordinate and assist in planned events in public spaces and parks.
- Objective: Collaborate with City operations (including school, DPS, Public Safety and neighborhoods) to enhance security and use in parks by both organized private and public programs and activities.
- Objective: Remove existing physical barriers that limit 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.
- Objective: Provide adequate funding for maintenance as new facilities are constructed.
Goal #3: Upgrade Huroc Park to the level of its importance in the community and region.
- Objective: Upgrade the existing playground facilities with a modular play structure and resilient surfacing.
- Objective: Refurbish and replant trees that were lost due to the Emerald Ash borer disease.
- Objective: Construct an amphitheater for community events.
- Objective: Improve and enhance the educational opportunities at Huroc Park.

Goal #4: Continue to provide first class facilities and programs at the Community Center,
- Objective: Develop a teen center and teen programs in conjunction with the Community Center.
- Objective: Promote the Community Center as a regional asset along the Downriver Linked Greenways.
- Objective: Create a cycling hub.

Goal #5: Eliminate existing barriers to recreation facilities and programs by creating barrier-free facilities and adopting a policy of “inclusive recreation.”
- Objective: Examine existing programs to ensure that they provide recreation and leisure opportunities 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.
- Objective: Install accessible routes of travel, connecting parking areas, drop off points, all activity areas and accessible activities.
- 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.
- Objective: Ensure that landscape areas, gardens, picnic areas, and significant natural features are accessible.
- Objective: Encourage consultation between operator, manufacturer or designer, and people with and without disabilities who reside in the community.
- Objective: Create documentation and guidelines that describes appropriate routes of travel, transfer points, accessible similar play events, number of accessible play events, and accessible means of egress.

Greenways and Trails
Goal #1: Maintain a comprehensive network of safe walking routes, bike routes, shared-use paths and trails, parks and greenways in the city.
- Objective: Work with the Downriver Linked Greenways Initiative to promote the Flat Rock pathway system.
- Objective: Require sidewalks and shared-use pathways in conjunction with all new construction.
- Objective: Link pathways and sidewalks to adjacent neighborhoods, parks, and to regional parks and trails.
- Objective: Provide respite stations, interpretive signage and kiosks at strategic locations along trails.
- Objective: Form a non-motorized transportation and active living advisory group.
- Objective: Designate a department head or staff person to be responsible for the non-motorized transportation.
- Objective: Prepare a pedestrian and bicycle master plan.
- Objective: Encourage cooperative participation by the city and schools in the Safe Routes to School program.
- Objective: Enhance active living options for persons of all ages and socioeconomic groups.

Environmental Protection
Goal #1: Huron River: Recognize the Huron River as the most significant natural feature in Flat Rock and that the Huron River Water Trail is a nationally designated water trail.
- Objective: Promote development that will preserve the natural riverfront environment, and maximize visual and physical access to the river for all residents.
• Objective: Construct water trails to increase river access and to provide a path and linkage to other open space, recreation areas, and local businesses.
• Objective: Promote recreational tourism through blueways and greenways.
• Objective: Continue to build community capacity to capitalize on resources from the Huron River watershed.
• Objective: Construct a soft shore access launch and attract a canoe/kayak livery business.
• Objective: Increase public access to the Huron River through acquisition and enhancement of riverfront properties.

Goal #2: Protection of Natural Features: Promote the preservation of significant wooded areas, wetlands, and floodplains through the review of development plans, public acquisition of floodplain and other sensitive lands, and utilization of environmentally sensitive areas for storm water control and low intensity uses (such as recreation uses), recognizing a balance must be achieved between natural resource goals and other planning and development goals.

Goal #3: Pollution Control: Continue to encourage land planning, development patterns and effluent treatment techniques which promote energy conservation and minimize noise and pollution of the air, soil, and water.

• Objective: Strive for LEED (Leadership in Energy and Environmental Design) certified architecture, especially in buildings on recreational sites.

Goal #4: Toxic Waste Sites: Work with the Department of Environmental Quality and other appropriate agencies to determine potential uses for contaminated sites identified in Flat Rock.

• Objective: Establish a Brownfield Redevelopment Authority (BRA).

Goal #5: Recycling: Promote and encourage a state-of-the-art recycling program and facilities.

• Objective: Advertise and provide access to recycling and composting facilities at buildings on recreational sites.

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

• Objective: Provide regular opportunities for public input and feedback on recreational programs.

Goal #2: Improvement of existing programs.

• Objective: Maintain affordable rates for program participation.
• Objective: Continue good public relations for special events.
• Objective: Continue to integrate entire community (e.g. Kiwanis, library, Churches, Rotary, Public Safety, regional organizations).

Goal #3: Update and create new programs that meet the changing needs of the community.

• Objective: Provide programming for teens based on input from teen focus groups.
• Objective: Institute mechanisms to fully integrate all programs for children/persons with disabilities.
• Objective: Continually update program selection with respect to new ideas and interests especially in regard to hobbies, exercise, and quality of life issues.
• Objective: Expand programs that provide inter-generational interaction between seniors and youth/preschoolers.
• Objective: Create new and enhance existing programs to enhance physical fitness and wellness.
• Objective: Organize leagues for vigorous team sports for older residents.

Goal #4: Provide the community with municipal recreation, leisure and cultural programs that are accessible and affordable to all citizens.
Objective: Continue leadership efforts in establishing collaborative programming, workshops, training, and networking opportunities for youth-serving community agencies which would result in enhanced services to area youth.

Objective: Work with community organizations and colleges in facilitating a continuum of recreation and leisure programs for the community with an emphasis in neighborhoods with greater youth need.

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.

Goal #5: Provide enhanced programming for teens and youth.

Objective: Develop a teen center and teen programs in conjunction with the Community Center.

Objective: Establish a youth recreation advisory committee of high school aged youth and young adults.

Administration and Organization

Goal #1: Investigate innovative ways to fund and reduce the costs of programming.

Goal #2: Provide staffing at levels commensurate to programming and maintenance needs.

Goal #3: Implement goals and objectives of the Comprehensive Master Plan.

Objective: Continue to strive to integrate recreation into day-to-day planning.

Goal #4: Continue and improve coordination with schools.

Goal #5: Market recreation services to potential users.

Objective: Provide user friendly program for payment of recreation activities.

Objective: Provide updated programming on the internet.

Objective: Expand recreation coverage in Flat Rock News.

Objective: Maintain and update existing website.

Goal #6: 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: Continue working with neighborhood partners to create ownership at neighborhood parks.

Objective: Maintain and update existing website.

Objective: Make annual presentations to all community service organizations

Goal #7: Coordinate with other government agencies to connect City with Regional Recreational Goals and Objectives.

Objective: Continue to cooperate with other public and private organizations, such as the school district, Downriver Linked Greenways, Detroit Heritage River Trail, and Huron-Clinton Metropolitan Authority in providing recreation services and facilities to avoid unnecessary duplication.

Goal #8: Provide the maximum level of neighborhood and community-oriented recreation facilities and programs to meet the needs of all residents, within the physical and financial capabilities of the city.

Objective: Revive and conduct regular meetings of the Recreation Commission.
## Action Items

### Table 29: Summary of Action Items

<table>
<thead>
<tr>
<th>Issue</th>
<th>Finding/Observation</th>
<th>Recommendation/Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Teen Facilities and Programs</td>
<td>Need Identified: - Additional Programs - Teen Activities - Teen Center (“a place to go and hang out”)</td>
<td>- Construct teen center adjacent to Community Center - Hold more seasonal dances - Obtain input from teens for programming ideas by establishing Teen Advisory Council</td>
</tr>
<tr>
<td>Roller Blading/Skate Boarding</td>
<td>Need Identified: - Most requested teen program - One of the top requested outdoor facilities</td>
<td>- Expand non-motorized trails &amp; linkages to neighborhoods and regional facilities - Find location for dedicated skate park</td>
</tr>
<tr>
<td>Nature/Ecological Facilities and Programs</td>
<td>Need Identified: - Promote Environmental Stewardship - Requested new program - Important program need</td>
<td>- Add educational signage in parks &amp; along trails - Coordinate with school district to expand existing programs - Create advisory/feasibility committee based on high amount of interest</td>
</tr>
<tr>
<td>Bike Paths/Nature Trails</td>
<td>Need Identified: - Highly requested outdoor facility - Survey indicates trails as an important facility need</td>
<td>- Construct circular paths in existing parks to link to main trail - Expand trail network in the northwest portion of the City.</td>
</tr>
<tr>
<td>Existing Team Facilities</td>
<td>Need Identified: - Improvements requested - Organizations willing to contribute</td>
<td>- Upgrade existing field surfaces where necessary - Upgrade drainage at necessary fields - Install new storage facilities</td>
</tr>
<tr>
<td>Accessibility</td>
<td>Accessibility to existing facilities needed - Older play equipment not fully accessible</td>
<td>- Continue installation of ADA signage, pathways and parking - Continue to remove and replace inaccessible equipment</td>
</tr>
<tr>
<td>Geographic Distribution</td>
<td>Service Area Analysis identifies lack of coverage</td>
<td>- Survey Area for potential park sites - Incorporate into new subdivisions - Improve existing school sites</td>
</tr>
<tr>
<td>Safety</td>
<td>- Older equipment is unsafe &amp; outdated - Fall zones and resilient surfacing may be lacking - Increase the perception of safety in all parks</td>
<td>- Conduct inspections and adopt Consumer Product Safety (CPS) Standards for all equipment - Adopt CPTED policies for design and maintenance</td>
</tr>
<tr>
<td>Facility Deficiencies</td>
<td>Based on National Standards (NRPA):</td>
<td>- See Table 27</td>
</tr>
</tbody>
</table>

## Capital Improvement Program

The Michigan Planning Enabling Act, Act 33 of 2008, as amended, provides direction on the preparation of an annual capital improvement program (CIP) upon adoption of a master plan. The CIP is a recommendation of potential public structures and improvements, in the general order of their priority, that in the Commission’s judgement will be needed or desired in the six (6) years after the CIP is submitted.

1. To further the desirable future development of Flat Rock under the Master Plan, the Planning Commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements.
2. The capital improvements program shall show those public structures and improvements, in the general order of their priority that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period.

3. The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements.

4. Each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the planning commission with lists, plans, and estimates of time and cost of those public structures and improvements.

The following capital improvement program summary (Table 30) is a list of projects identified through the master plan update process. There has been no priority given at this time from one project to another, which will depend upon funding and other considerations at the time of development. Budgets will be developed at the time the projects become feasible.

### Table 30: Capital Improvement Program Summary/Potential Projects

<table>
<thead>
<tr>
<th>Facility/Program (See Map 7)</th>
<th>Proposed Improvements</th>
<th>Estimated Cost</th>
<th>Funding Source / Partners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Motorized Pathways (See Map 4)</td>
<td>North Telegraph Road pathway, from Vreeland Road to northern City limits</td>
<td>DDA, MNRTF, GF, TEA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Add respite stations and benches along the trail</td>
<td>MNRTF, GF, PRVT, TEA</td>
<td></td>
</tr>
<tr>
<td>Huroc Park</td>
<td>Refurbish basketball courts</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
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<tr>
<td></td>
<td>Add tree planting/evergreens</td>
<td>CG, PRVT, GF, SG</td>
<td></td>
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<tr>
<td></td>
<td>Construct new playground equipment</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
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<tr>
<td></td>
<td>Add dog park</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
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<tr>
<td></td>
<td>Shoreline stabilization</td>
<td>CMI, MNRTF</td>
<td></td>
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<tr>
<td></td>
<td>Expand picnic area</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Install gazebo with electricity</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
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<tr>
<td></td>
<td>Build amphitheater</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
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<tr>
<td></td>
<td>Maintain historic water plant</td>
<td>CG, PRVT</td>
<td></td>
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<tr>
<td></td>
<td>Add canoe portage</td>
<td>CG, PRVT</td>
<td></td>
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<tr>
<td></td>
<td>Feature fish ladder construction</td>
<td>CG, PRVT</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Create public venue / DDA events</td>
<td>DDA, CG, PRVT, GF, MNRTF</td>
<td></td>
</tr>
<tr>
<td>DNR Boat Launch</td>
<td>Pave parking lot</td>
<td>GF</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Construct shelter &amp; picnic area</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Add landscaping</td>
<td>CG, PRVT, GF, SG</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Install fish cleaning station</td>
<td>CG, PRVT</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Install information kiosk, signs, and interpretive panels</td>
<td>CG, PRVT, GF</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Build amphitheater</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Build restrooms</td>
<td>CG, PRVT, GF</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Construct paved pathway loop</td>
<td>MNRTF, GF, TEA</td>
<td></td>
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<tr>
<td></td>
<td>Install boat storage lockers</td>
<td>CG, PRVT, GF</td>
<td></td>
</tr>
<tr>
<td>Civic Center Park</td>
<td>Install universally accessible kayak/canoe launch</td>
<td>CG, PRVT, GF, MNRTF</td>
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<tr>
<td>---------------------------------</td>
<td>-------------------------------------------------</td>
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<tr>
<td></td>
<td>Install 2nd basketball courts</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Construct skate park or outdoor hockey rink</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
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<tr>
<td></td>
<td>Add sand volleyball courts</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
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<tr>
<td></td>
<td>Upgrade picnic area and restrooms</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Historic Village – landscaping, outdoor venues, expanded, hours</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
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<tr>
<td></td>
<td>Install dog park/run</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
</tr>
<tr>
<td>Community Center</td>
<td>Add outdoor picnic area</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Install respite station along trail (additional benches)</td>
<td>MNRTF, GF, PRVT, TEA</td>
<td></td>
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<tr>
<td></td>
<td>Construct teen activity center with youth leadership programs</td>
<td>FRCS, PRVT, CG, MNRTF, GF</td>
<td></td>
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<tr>
<td></td>
<td>Add walking path around pond</td>
<td>MNRTF, GF, TEA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Build gazebo for wedding photos</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Construct bocce court / horse shoe pits</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Add skate park</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Install outdoor volleyball court</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Construct 2nd indoor basketball court</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Update A/V equipment</td>
<td>CG, PRVT</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Convert patios to sunrooms</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Refurbish old Albert Kahn water station and use as a museum and community space</td>
<td>CG, PRVT</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Boardwalk along Huron River</td>
<td>CG, PRVT, GF, MNRTF</td>
<td></td>
</tr>
</tbody>
</table>

Key:
- MNRTF – Michigan Department of Natural Resources Trust Fund Grant
- CDBG – Community Development Block Grant Funds
- PRVT – Private Donations/Fundraising
- FRCS – Flat Rock Community Schools
- LL – Flat Rock Area Little League
- YSA – Youth Soccer Association
- TEA – Transportation Enhancement Activity Fund
- GF – General Funds
- D – Donation/Advertisement
- CG – Civic Groups
- OP – Police Association
- FG – Foundation Grants
- CMI – Clean Michigan Initiative
- FL – Football League
- SG – Service Groups
- MB – Municipal Bond

Project Locations: See Map 7
Map 7
Project Locations

City of Flat Rock, Michigan
December 28, 2016

Recreation Facility Type

- Quasi-Public
- Recreational
- DLGI Bike Path

Key:
A. City Hall (Police/Fire)
B. Flat Rock Library
C. "Memory Lane" Historic Village
D. Community Center
E. Huroc Park
F. Civic Center Park (Community Fields)
G. DNR Boat Launch
H. Pebble Brook Tot Lot
I. HCMA

Schools:
J. Barnes Elementary
K. Bobcean Elementary
L. Flat Rock High School
M. Simpson Intermediate
N. Old High School Site
O. Summit Academy (Charter School)
Appendices
MDNR Boat Launch Site Master Plan
Financial assistance for this project was provided, in part, by the Michigan Coastal Zone Management Program, Office of the Great Lakes, Department of Environmental Quality, and is supported through a grant under the National Coastal Zone Management Act of 1972, as amended, administered by the Office for Coastal Management, National Oceanic and Atmospheric Administration. The statements, findings, conclusions and recommendation in this report are those of the Huron River Watershed Council and do not necessarily reflect the views of the Department of Environmental Quality and the National Oceanic and Atmospheric Administration.

September 2016
Public Notice
CITY OF FLAT ROCK, WAYNE COUNTY, MICHIGAN HAS SCHEDULED A 30 DAY PUBLIC REVIEW PERIOD AND PUBLIC HEARING

30 Day Public Review Period:
Sunday January 22, 2017 – Tuesday, February 21, 2017

Public Hearing:
Tuesday, February 21, 2017
7:30 PM

Flat Rock City Hall
25500 Gibraltar Road
Flat Rock, MI 48134

NOTICE IS HEREBY GIVEN to any and all interested parties that the draft 2017-2022 Parks and Recreation Master Plan for the City of Flat Rock, Wayne County, MI will be available for review and comment for 30 days beginning Sunday, January 22, 2017 at City Hall, located at 25500 Gibraltar Road, Flat Rock, MI during regular business hours. The plan will also be posted on the Flat Rock website.

Notice is also given that the Flat Rock City Council will hold a public hearing on Tuesday, February 21, 2017 at City Hall, located at 25500 Gibraltar Road, Flat Rock, MI to hear comments on the 2017-2022 Parks and Recreation Master Plan, at 7:30 PM.

The City of Flat Rock is preparing a five-year Parks and Recreation Master Plan in accordance with the Michigan Department of Natural Resources requirements. When completed, the Plan will serve as a guide for the acquisition and development of community recreation facilities and programs over the next five (5) years.

All interested parties may submit comments in person or in writing to City Hall during regular business hours. In compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the City at least seventy-two (72) hours in advance of the Public Hearing, if requesting accommodations.

Publication Date: On or before, January 22, 2017
City Council Resolution
A RESOLUTION TO ADOPT THE 2017-2022 RECREATION MASTER PLAN
RESOLUTION NUMBER: 02-21-15

At a regular meeting of the City Council of the City of Flat Rock, Wayne County, Michigan, held in the Municipal Building of said City, on the 21st day of February, 2017 at 7:30 p.m. the following resolution was made:

PRESENT: Mayor Dropiewski, Council Members: Little, Martin, Thomas and Wrobel
ABSENT: Council Members Bergeron and Tefend
MOTION BY: Council Member Wrobel
SUPPORTED BY: Council Member Martin

Resolution 02-21-15
Motion by Wrobel
Supported by Martin

RESOLVED, to adopt the 2017-2022 Parks and Recreation Master Plan for the City of Flat Rock, Wayne County, Michigan at the Public Hearing held on February 21, 2017

Motion carried unanimously 5-0

I, Meaghan K. Bachman, City Clerk, City of Flat Rock, State of Michigan, County of Wayne, do hereby certify the foregoing Resolution to be a true copy and original copy adopted by the City Council at the regular meeting of February 21, 2017

Meaghan K. Bachman, City Clerk

February 28, 2017
City Council Meeting Agenda and Recreation Commission Approval Minutes
City of Flat Rock
REGULAR CITY COUNCIL MEETING
AGENDA
Tuesday, February 21, 2017 - 7:30 P.M.

1. PLEDGE OF ALLEGIANCE:

2. ROLL CALL OF MAYOR AND COUNCIL MEMBERS:

3. APPROVAL OF MINUTES:
   a) Meeting Minutes of February 6, 2017

4. CITIZENS TO BE HEARD:

5. REPORTS FROM DEPARTMENT HEADS:

6. REPORTS FROM COUNCIL MEMBERS:

7. MAYOR'S COMMENTS:

8. UNFINISHED BUSINESS:

9. NEW BUSINESS
   a) Public Hearing for Recreation Master Plan 2017-2022
   b) Public Hearing (1 of 2) for the Community Development Block Grant, transfer of funds
   c) Bid recommendation – Community Center Senior Van – CDBG funded
   d) Zoning Ordinance – C2 Business District
   e) Ordinance regarding city administration
   f) Upgrade and sale of street lights
   g) Downriver Linked Greenways Iron Belle Trail Initiative Gap Analysis
   h) Resolution for charitable gaming license from the Flat Rock Band Association

10. CITIZENS TO BE HEARD:

11. LATE CORRESPONDENCE:

12. ADJOURNMENT:

CLOSED SESSION

- ITEM A – Discussion of pending litigation – Woodcreek Farms LLC v City of Flat Rock
  o #15-003401
  o #16-005294
Recreation Commission Meeting 2.13.17

Attendance: Mark Coplen, Tricia Balan, Darrin Wright, Melissa Kokay, Tammy Proctor, Kathy Cesta, Shannon McNamara, Billy Baugh, Steven Gillum, Tim Szalay, Shelly Reichlin and Rodney Wade.

- Roll Call
- Approval of Minutes from 1-19-17
- Discussed online registration & website. Blue Sombrero presented.
- Reviewed and approved 2017-2022 Master Plan. Motion passed. ALL approved
- Discussion held about the vacant land in the City and what opportunities we have for recreation.
- Steve said he is looking for grants. Once Liz and Rodney find grants, he will present them to the Recreation Commission.
- Billy reported that he has been hearing nothing but positive feedback about the girls' & boys' basketball program.
- Looking to have the Summer Newsletter completed by the end of February.

Adjourned 7:15pm

Next Meeting March 13th at 6:30 pm.

Respectfully Submitted,

Shelly Reichlin

Rodney Wade
Post-Completion Self-Certification Reports
January 8, 2016

Ms. Linda Harlow
Inspection Compliance Officer
Post-Completion Inspections Program
Grants Management
Department of Natural Resources
525 West Allegan Street
Lansing, MI 48933

Dear Ms. Harlow:

In response to your letter of November 30, 2015, please find enclosed the Post-Completion Self-Certification Report forms for the following City of Flat Rock projects:

- TF90-074, HuRoc Park Improvements (Overlook deck, restrooms, streambank stabilization, grading and landscaping)
- TF91-111, HuRoc Park Improvements (Bridge) (Footbridge, trail and riverbank stabilization)

Should you need further information or clarification on any of the information submitted, please feel free to contact me directly at 734.789.2323.

Kind Regards,

Liz Hendley, AICP
Economic Development Director
City of Flat Rock
25500 Gibraltar Road
Flat Rock, MI 48134

cc: Matt Sype, DPS Director
Michigan Department of Natural Resources - Grants Management:

PUBLIC OUTDOOR RECREATION GRANT
POST-COMPLETION SELF-CERTIFICATION REPORT

This information required under authority of Part 19, PA 451 of 1994, as amended:

GRANT TYPE: ☒ MICHIGAN NATURAL RESOURCES TRUST FUND  ☐ CLEAN MICHIGAN INITIATIVE
☐ LAND AND WATER CONSERVATION FUND  ☐ RECREATION PASSPORT  ☐ BOND FUND

(Please select one)

GRANTEE: City of Flat Rock

PROJECT NUMBER: TF90-074  PROJECT TYPE: Development

PROJECT TITLE: Hu Roc Park Improvements

PROJECT SCOPE: Overlook deck, restrooms, streambank stabilization, grading and landscaping

TO BE COMPLETED BY LOCAL GOVERNMENT AGENCY (GRANTEE)

<table>
<thead>
<tr>
<th>Name of Agency (Grantee)</th>
<th>Contact Person</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Flat Rock</td>
<td>Matt Sype</td>
<td>DPS Director</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>Telephone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>25550 Gibraltar Road</td>
<td>734.782.2470</td>
<td><a href="mailto:dps@flatrockmi.org">dps@flatrockmi.org</a></td>
</tr>
</tbody>
</table>

City, State, ZIP
Flat Rock, MI 48134

SITE DEVELOPMENT

Any change(s) in the facility type, site layout, or recreation activities provided? If yes, please describe change(s).

☐ Yes ☒ No

Has any portion of the project site been converted to a use other than outdoor recreation? If yes, please describe what portion and describe use. (This would include cell towers and any non-recreation buildings.)

☐ Yes ☒ No

Are any of the facilities obsolete? If yes, please explain.

☐ Yes ☒ No

SITE QUALITY

Is there a park entry sign which identifies the property or facility as a public recreation area? If yes, please provide a photograph of the sign. If no, please explain.

☒ Yes ☐ No

Are the facilities and the site being properly maintained? If no, please explain.

☒ Yes ☐ No

Is vandalism a problem at this site? If yes, explain the measures being taken to prevent or minimize vandalism.

☐ Yes ☒ No

Page 1
PR1944 (Rev. 07/01/2014)
Is maintenance scheduled on a regular basis? If yes, give schedule. If no, please explain. [Yes ☐ No ☐]
As needed. Regular mowing, tree maintenance, painting and cleaning

GENERAL
Is a Program Recognition plaque permanently displayed at the site? If yes, please provide a photograph. (Not required for Bond Fund Grants) [Yes ☐ No ☐ N/A]

Is any segment of the general public restricted from using the site or facilities? (i.e. resident only, league only, boaters only, etc.) If yes, please explain. [Yes ☐ No ☐]

Is a fee charged for use of the site or facilities? If yes, please provide fee structure. [Yes ☐ No ☐]

What are the hours and seasons for availability of the site?
6:00am - 11:00pm, all seasons

COMMENTS (ATTACH SEPARATE SHEET IF MORE SPACE IS NEEDED)
POST COMPLETION SELF-CERTIFICATION REPORT - CONT’D

CERTIFICATION

I do hereby certify that I am duly elected, appointed and/or authorized by the Grantee named above and that the information and answers provided herein are true and accurate to the best of my personal knowledge, information and belief.

Please print

Matthew Syre
Grantee Authorized Signature
1-8-16

Please print

Liz Hendley
Witness Signature
1/8/16

Send completed report to:
POST COMPLETION GRANT INSPECTION REPORTS
GRANTS MANAGEMENT
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30425
LANSING MI 48909-7925
Michigan Department of Natural Resources - Grants Management

PUBLIC OUTDOOR RECREATION GRANT
POST-COMPLETION SELF-CERTIFICATION REPORT
This information required under authority of Part 19, PA 451 of 1994, as amended;

GRANT TYPE:  ☑ MICHIGAN NATURAL RESOURCES TRUST FUND  ☐ CLEAN MICHIGAN INITIATIVE
☐ LAND AND WATER CONSERVATION FUND  ☐ RECREATION PASSPORT  ☐ BOND FUND

GRANTEE: City of Flat Rock

PROJECT NUMBER: TF91-111  PROJECT TYPE: Development

PROJECT TITLE: Hu Roc Park Improvements (Bridge)

PROJECT SCOPE: Footbridge, trail and riverbank stabilization

<table>
<thead>
<tr>
<th>TO BE COMPLETED BY LOCAL GOVERNMENT AGENCY (GRANTEE)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Agency (Grantee)</td>
</tr>
<tr>
<td>City of Flat Rock</td>
</tr>
<tr>
<td>Address</td>
</tr>
<tr>
<td>25500 Gibraltar Road</td>
</tr>
<tr>
<td>City, State, ZIP</td>
</tr>
<tr>
<td>Flat Rock, MI 48134</td>
</tr>
</tbody>
</table>

SITE DEVELOPMENT

Any change(s) in the facility type, site layout, or recreation activities provided?  
If yes, please describe change(s).  
☐ Yes  ☑ No

Has any portion of the project site been converted to a use other than outdoor recreation? If yes, please describe what portion and describe use. (This would include cell towers and any non-recreation buildings.)  
☐ Yes  ☑ No

Are any of the facilities obsolete? If yes, please explain.  
☐ Yes  ☑ No

SITE QUALITY

Is there a park entry sign which identifies the property or facility as a public recreation area? If yes, please provide a photograph of the sign. If no, please explain.  
☑ Yes  ☐ No

Are the facilities and the site being properly maintained?  
If no, please explain.  
☑ Yes  ☐ No

Is vandalism a problem at this site? If yes, explain the measures being taken to prevent or minimize vandalism.  
☐ Yes  ☑ No
POST COMPLETION SELF-CERTIFICATION REPORT - CONT’D

Is maintenance scheduled on a regular basis? If yes, give schedule. If no, please explain. □ Yes □ No
As needed. Regular mowing, tree maintenance, painting and cleaning

GENERAL

Is a Program Recognition plaque permanently displayed at the site? If yes, please provide a photograph. (Not required for Bond Fund Grants) □ Yes □ No □ N/A

Is any segment of the general public restricted from using the site or facilities? (i.e. resident only, league only, boaters only, etc.) If yes, please explain.

□ Yes □ No

Is a fee charged for use of the site or facilities? If yes, please provide fee structure.

□ Yes □ No

What are the hours and seasons for availability of the site?

6:00 am - 11:00 pm, all seasons

COMMENTS (ATTACH SEPARATE SHEET IF MORE SPACE IS NEEDED)
<table>
<thead>
<tr>
<th>Certification</th>
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<tr>
<td>I do hereby certify that I am duly elected, appointed and/or authorized by the Grantee named above and that the information and answers provided herein are true and accurate to the best of my personal knowledge, information and belief.</td>
<td></td>
</tr>
<tr>
<td>Matthew Sype</td>
<td>Matthew Sype</td>
</tr>
<tr>
<td>Grantee Authorized Signature</td>
<td>1-8-16</td>
</tr>
<tr>
<td>Please print</td>
<td></td>
</tr>
<tr>
<td>Liz Hendley</td>
<td>Liz Hendley</td>
</tr>
<tr>
<td>Witness Signature</td>
<td>11/8/16</td>
</tr>
<tr>
<td>Please print</td>
<td></td>
</tr>
</tbody>
</table>

Send completed report to: POST COMPLETION GRANT INSPECTION REPORTS
GRANTS MANAGEMENT
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30425
LANSING MI 48909-7925
Transmittals
February 28, 2017

Ms. Kathleen Lomako, Executive Director
SEMCOG
Southeast Michigan Council of Governments
1001 Woodward Avenue, Suite 1400
Detroit, MI 48226-1904

Subject:  2017 – 2022 Parks and Recreation Master Plan

Dear Ms. Lomako:

On behalf of the City of Flat Rock, I am pleased to submit one copy of the Flat Rock 2017 – 2022 Parks and Recreation Master Plan. The City’s Recreation Department prepared this document with the assistance of McKenna Associates, Inc. Please include this document with your files for future reference. Please also copy the MDNR grants section on any comments received by your agency. This plan was made available to the public starting on January 22, 2017 and concluding at the Public Hearing held on February 21, 2017, and was adopted by the City on February 21, 2017.

We have submitted this plan to the Michigan Department of Natural Resources for certification and the Wayne County Department of Public Services to ensure cooperation and coordination of recreation planning efforts.

Please do not hesitate to contact us if you have any questions.

Respectfully submitted,

Rodney Wade
Recreation Director

Enclosure
February 28, 2017

Ms. Beverly Watts, Director of Public Services
Wayne County
400 Monroe
Detroit, MI 48226

Subject: 2017 – 2022 Parks and Recreation Master Plan

Dear Ms. Watts:

On behalf of the City of Flat Rock, I am pleased to submit one copy of the Flat Rock 2017 – 2022 Parks and Recreation Master Plan. The City’s Recreation Department prepared this document with the assistance of McKenna Associates, Inc. Please include this document with your files for future reference. Please also copy the MDNR grants section on any comments received by your agency. This plan was made available to the public starting on January 22, 2017 and concluding at the Public Hearing held on February 21, 2017, and was adopted by the City on February 21, 2017.

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Please do not hesitate to contact us if you have any questions.

Respectfully submitted,

Rodney Wade
Recreation Director

Enclosure
February 28, 2017

Steve DeBrabander, Section Manager
Department of Natural Resources
Finance and Operations Division
Grants Section
PO Box 30425
Lansing, MI 48909

Subject: 2017 – 2022 Parks and Recreation Master Plan

Dear Mr. DeBrabander:

On behalf of the City of Flat Rock, I am pleased to submit one copy of the Flat Rock 2017 – 2022 Parks and Recreation Master Plan. The City's Recreation Department prepared this document with the assistance of McKenna Associates, Inc. This plan was made available to the public starting on January 22, 2017 and concluding at the Public Hearing held on February 21, 2017, and was adopted by the City on February 21, 2017.

We have shared this plan with the Southeast Michigan Council of Governments and Wayne County Department of Public Services to ensure cooperation and coordination of recreation planning efforts.

Please do not hesitate to contact us if you have any questions.

Respectfully submitted,

Rodney Wade
Recreation Director

Enclosure
MDNR Checklist
COMMUNITY PARK, RECREATION, OPEN SPACE, AND GREENWAY PLAN CERTIFICATION CHECKLIST

By Authority of Parts 19, 703 and 716 of Act 451, P.A. 1994, as amended, submission of this information is required for eligibility to apply for grants.

INSTRUCTIONS: Complete, obtain certification signatures and submit this checklist with a locally adopted recreation plan.

All recreation plans are required to meet the content and local approval standards listed in this checklist and as outlined in the Guidelines for the Development of Community Park, Recreation, Open Space and Greenway Plans provided by the Michigan Department of Natural Resources (DNR). Plans must be submitted to the DNR with a completed checklist that has been signed by an authorized official(s) of the local unit of government(s) submitting the plan. Plans may be submitted at any time of the year, but no later than March 1 of the year the local unit of government is applying for grants.

<table>
<thead>
<tr>
<th>PLAN INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Plan: Flat Rock 2017-2022 Parks and Recreation Plan</td>
</tr>
<tr>
<td>List the community names (including school districts) that are covered under the plan and have passed a resolution adopting the plan.</td>
</tr>
<tr>
<td>City of Flat Rock</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PLAN CONTENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>INSTRUCTIONS: Please check each box to certify that the listed information is included in the final plan.</td>
</tr>
<tr>
<td>☒ 1. COMMUNITY DESCRIPTION</td>
</tr>
<tr>
<td>☒ 2. ADMINISTRATIVE STRUCTURE</td>
</tr>
<tr>
<td>☒ Roles of Commission(s) or Advisory Board(s)</td>
</tr>
<tr>
<td>☒ Department, Authority and/or Staff Description and Organizational Chart</td>
</tr>
<tr>
<td>☒ Annual and Projected Budgets for Operations, Maintenance, Capital Improvements and Recreation Programming</td>
</tr>
<tr>
<td>☒ Current Funding Sources</td>
</tr>
<tr>
<td>☒ Role of Volunteers</td>
</tr>
<tr>
<td>☒ Relationship(s) with School Districts, Other Public Agencies or Private Organizations</td>
</tr>
<tr>
<td>☐ Regional Authorities or Trailway Commissions Only</td>
</tr>
<tr>
<td>☒ Description of the Relationship between the Authority or Commission and the Recreation Departments of Participating Communities</td>
</tr>
<tr>
<td>☐ Articles of Incorporation</td>
</tr>
<tr>
<td>☒ 3. RECREATION INVENTORY</td>
</tr>
<tr>
<td>☒ Description of Methods Used to Conduct the Inventory</td>
</tr>
<tr>
<td>☒ Inventory of all Community Owned Parks and Recreation Facilities</td>
</tr>
<tr>
<td>☒ Location Maps (site development plans recommended but not required)</td>
</tr>
<tr>
<td>☒ Accessibility Assessment</td>
</tr>
<tr>
<td>☒ Status Report for all Grant-Assisted Parks and Recreation Facilities</td>
</tr>
<tr>
<td>☒ 4. RESOURCE INVENTORY (OPTIONAL)</td>
</tr>
<tr>
<td>☒ 5. DESCRIPTION OF THE PLANNING PROCESS</td>
</tr>
</tbody>
</table>
6. DESCRIPTION OF THE PUBLIC INPUT PROCESS

- Description of the Method(s) Used to Solicit Public Input Before or During Preparation of the Plan, Including a Copy of the Survey or Meeting Agenda and a Summary of the Responses Received
- Copy of the Notice of the Availability of the Draft Plan for Public Review and Comment
  
  | Date of the Notice | January 22, 2017 |
  | Type of Notice     | Newspaper (The News-Herald) |
  | Plan Location      | Flat Rock City Hall |
  | Duration of Draft Plan Public Review Period (Must be at Least 30 Days) | 1/22/2017 - 2/21/2017 |

- Copy of the Notice for the Public Meeting Held after the One Month Public Review Period and Before the Plan's Adoption by the Governing Body(ies)
  
  | Date of Notice | January 22, 2017 |
  | Name of Newspaper | The News-Herald |
  | Date of Meeting | February 21, 2017 |

- Copy of the Minutes from the Public Meeting

7. GOALS AND OBJECTIVES

8. ACTION PROGRAM

9. POST-COMPLETION SELF-CERTIFICATION REPORT(S)

<table>
<thead>
<tr>
<th>PLAN ADOPTION DOCUMENTATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPROVAL DOCUMENTATION: For multi-jurisdictional plans, each local unit of government must pass a resolution adopting the plan. Prepare and attach a separate page for each unit of government included in the plan.</td>
</tr>
<tr>
<td>1. Official resolution of adoption by the governing body dated: February 21, 2017</td>
</tr>
<tr>
<td>2. Official resolution of the Recreation Commission or Board, recommending adoption of the plan by the governing body, dated: February 13, 2017</td>
</tr>
<tr>
<td>3. Copy of letter transmitting adopted plan to County Planning Agency dated: February 28, 2017</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OVERALL CERTIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>NOTE: For multi-jurisdictional plans, Overall Certification must include the signature of each local unit of government. Prepare and attach a separate signature page for each unit of government included in the plan.</td>
</tr>
</tbody>
</table>

I hereby certify that the recreation plan for City of Flat Rock (Local Unit of Government) includes the required content, as indicated above and as set forth by the DNR.

Rodney Wade
Authorized Official for the Local Unit of Government 2-28-17

This completed checklist must be uploaded in MiRecGrants.
McKenna Associates
Community Planning and Design
235 East Main Street, Suite 105
Northville, Michigan 48167
(248) 596-0920

Phillip C. McKenna, AICP, PCP
John Jackson, AICP
Paul Lippens, AICP
Stephen Hannon
Sabah Aboody-Keer
Carrie Leitner

President Emeritus
President
Project Director
Project Planner
GIS Mapping
Graphic Designer