

2024-2028

Parks and Recreation Plan

City of Flat Rock, Michigan

December 22, 2023

DRAFT FOR PUBLIC COMMENT AND PUBLIC HEARING

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1. INTRODUCTION

Planning Process

In its continuing effort to provide quality recreational opportunities for its residents, 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 (2024-2028). The Parks and Recreation Master Plan was first developed in 1990 and previously updated in 1995, 2000, 2009, and 2017.

The 2024 Parks and Recreation Master Plan 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 2024 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.

In 2017 the City of Flat Rock utilized a recreation commission of representatives from the City who were concerned with providing a wide array of quality recreational opportunities to prepare the Parks and Recreation Master Plan. Their work lives on with this 2024 update, however they were not involved in the review of the text and updated goals and action plan.

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 provides a better picture of which recreation facilities are needed and desired by the public, and in this update confirms the vision originally written in 2017. 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 residents of Flat Rock.

Regional Setting

The City of Flat Rock is located in 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

December 22, 2023

LEGEND

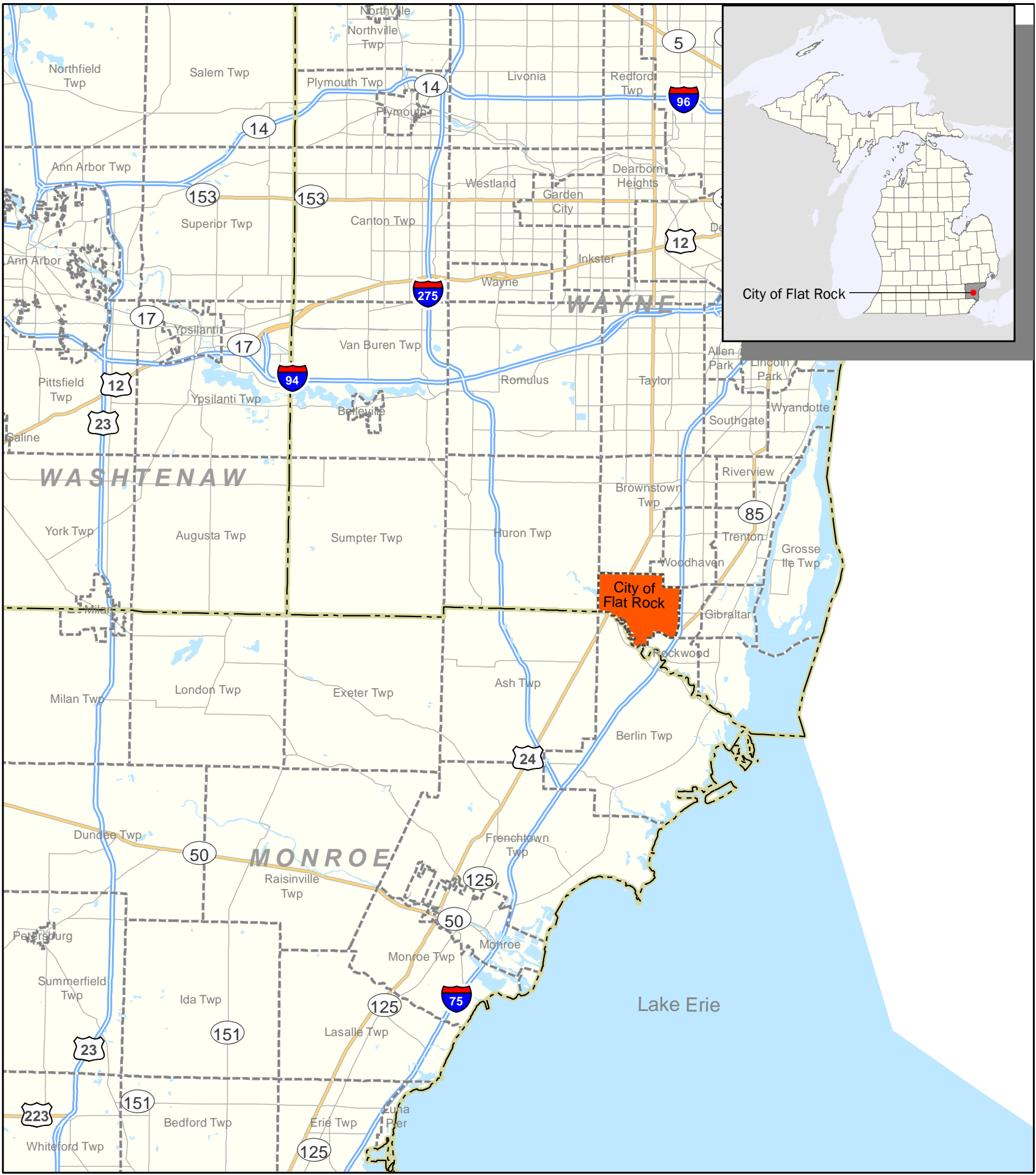
- Interstates

US Highways

State Highways
- County Boundaries

Flat Rock

Surrounding Municipalities



Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: City of Flat Rock 2008, McKenna 2023



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 1: Historic Population Trend – Flat Rock, 1930-2021

Year	Population	Population Change	Percent Change
1930	1,231	- -	- -
1940	1,467	236	19.2%
1950	1,931	464	31.6%
1960	4,696	2,765	143.2%
1970	5,643	947	20.2%
1980	6,853	1,210	21.4%
1990	7,290	437	6.4%
2000	8,488	1,198	16.4%
2010	9,878	1,390	16.4%
2014 ¹	9,854	-24	-0.2%
2022	10,448	594	5.85%

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: U.S. Census Bureau Decennial Census and American Community Survey, 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. The most recent U.S. Census Bureau’s American Community Survey (ACS) estimated Flat Rock’s population to be 10,448 in 2022, which is a 5.85% percent increase since 2014. 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. Similar to the previous decade, over the 10-year period from 2010 to 2020, Flat Rock's population growth was in the middle of the pack in comparison to neighboring communities. During this time, Wayne County experienced a 1.5 percent decrease in population, and the Southeast Michigan region as a whole experienced a modest 2.7 percent increase, a shift from the previous decade during which there was a decline at the same rate.

The 2010 population of Flat Rock was 9,878, for an increase of 16.4 percent from the 2000 population. Since 2010, the population has grown to 10,541, for an increase of 6.7 percent. This increase maintains the positive growth trend which 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. While there was a dip in Flat Rock's population in 2014, when the last plan was written, the City's population rebounded and even increased 6.7% since 2010. SEMCOG's most recent projections, the 2050 Forecast, estimate a population of 10,548 by the year 2050. This projection represents a leveling off of growth for the City.

Table 2: Total Population and Population Growth Rates, 2000-2020

	2000	2010	2020	Change 2010 to 2020	Percent Change	2050 ²
Flat Rock	8,488	9,878	10,541	663	6.7%	10,548
Ash Township	5,048	5,438	5,534	96	1.8%	5,598
Berlin Township	5,154	7,206	7,900	694	9.6%	8,780
Brownstown Township	22,989	30,627	33,194	2,567	8.4%	36,099
Gibraltar	4,264	4,656	4,997	341	7.3%	4,837
Rockwood	3,442	3,289	3,240	-49	-1.5%	3,084
South Rockwood	1,284	1,675	1,587	-88	-5.3%	1,630
Trenton	19,584	18,853	18,544	-309	-1.6%	18,836
Woodhaven	12,530	12,875	12,941	66	0.5%	12,790
Wayne County excluding Detroit	1,109,892	1,106,788	1,154,450	47,662	4.3%	1,172,580
Wayne County	2,061,162	1,820,650	1,793,561	-27,089	-1.5%	1,804,908
Southeast Michigan ¹	4,833,368	4,704,809	4,830,489	125,680	2.7%	5,138,535

¹Southeast Michigan includes the counties of Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, and Wayne.

²SEMCOG 2040 Population Forecast.

Source: McKenna, with data from the U.S. Census Bureau Decennial Census and SEMCOG Population Projections.

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 and continued to do so in the last decade. 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, helping encourage population retention and even shifting the projected stagnation in population by 2050 to growth.

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 – 2022

	Flat Rock	Surrounding Communities ¹	Wayne County	Southeast Michigan ²	Michigan	U.S.
Median Age	35.7	44.1	38.0	39.0	40.3	39.0
Under 18 (% of total population)	26.3%	22.0%	23.4%	21.0%	21.0%	21.7%
65 and older (% of total population)	13.0%	19.4%	16.6%	16.3%	18.7%	17.3%

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, with data from the US Census Bureau American Community Survey 2017-2022.

The City's median age, 35.7 years, has decreased since the last plan and has begun to break off from the surrounding communities, which have begun to age (44.1 years) though it is more similar to Wayne County (38.0 years), and the Southeast Michigan region (39.0 years). The lower median age than nearby communities suggests that the City's population is younger, 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 2010 to 2020 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 - 2022

Age	Flat Rock	Surrounding Communities ¹	Wayne County	Southeast Michigan ²	Michigan	U.S.
Under 5 Pre-school	5.8	4.3	6.3	4.5	5.3	5.5
5 to 17 School age	20.5	17.7	17.2	13.4	15.6	16.2
18 to 44 Family forming	36	30.5	35	30.2	34.8	36.2
45 to 64 Mature families	24.5	28.1	24.9	23.4	25.6	24.9
Over 65 Retirement	13	19.4	16.6	16.1	18.7	17.3

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, with data from the US Census Bureau.

Flat Rock has more individuals in the *pre-school* and *school age* groups relative to the surrounding communities and the region, but is similar to both statewide and national rates. On a related note, the City also has slightly more individuals in the *family forming* group relative to the surrounding communities and region, but again is similar to that of statewide and national rates. The City has fewer individuals in the *mature families* group in comparison to the surrounding communities. Finally, the City has a much 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, when 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 2010 to 2020. For example, those individuals in the 20 to 24 age cohort in 2010 would be in the 30 to 34 age cohort in 2020. 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 2010 and 2020 is presented in Table 5.

Table 5: Change in 5-year Age Cohorts – Flat Rock, 2010-2020

Age	2010 Population	2020 Population	2010 to 2020 Change in Cohort Size ¹	2010 to 2020 Percent Change in Cohort Size ¹
Under 5	704	578	-126	-18%
5 to 9	752	749	-3	0%
10 to 14	793	821	28	4%
15 to 19	707	806	99	14%
20 to 24	586	627	41	7%
25 to 29	518	596	78	15%
30 to 34	584	594	10	2%
35 to 39	772	649	-123	-16%
40 to 44	761	727	-34	-4%
45 to 49	695	779	84	12%
50 to 54	768	746	-22	-3%
55 to 59	684	732	48	7%
60 to 64	529	657	128	24%
65 to 69	355	564	209	59%
70 to 74	245	429	184	75%
75 to 79	173	231	58	34%
80 to 84	146	122	-24	-16%
85 and older	106	134	28	26%

¹Change in cohort size is difference between the population in each group in 2020 and the population in the 10-year younger cohort in 2010. Source: McKenna, with data from the US Census Bureau.

The cohort of children under age 5 decreased by 126, which could signal a decrease in the number of families deciding to have children or moving to the City with young children. The cohorts that were age 10 to 19 in 2020 (under 5 to 9 in 2010) *increased* by 127 individuals, suggesting a small in-migration of young families.

The cohorts that were age 20 to 29 in 2020 (10 to 19 in 2010) *increased* by 119 individuals, a shift since the last plan when this age group decreased. A decrease in these age cohorts corresponds to children leaving their parent's homes for college or moving out to get their first jobs, while an increase can signal that young people are either staying or moving to the City for job opportunities and to start their own families.

The 35 to 39 age cohort decreased again and was the only other cohort than children under 5 to decrease substantially, by 123 people. The cohorts that were age 40 to 49 in 2020 (30 to 39 in 2010) *increased* by 50 individuals, or 8 percent. 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 increased by 31%, which is substantial, but the cohort between 65 to 74 exhibited the largest net *increase* in population from 2010 to 2020, or 134 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 2010 to 2020 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. Additionally, the retirement aged cohorts continued to grow.

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, 2022 (in 2022 Inflation Adjusted Dollars)

Income Range	Flat Rock Number of Households	Flat Rock Percent of Households	Wayne County Number of Households	Wayne County Percent of Households
Less than \$10,000	240	6.3%	55,077	8.0%
\$10,000 to \$14,999	223	5.9%	41,996	6.1%
\$15,000 to \$24,999	208	5.5%	61,961	9.0%
\$25,000 to \$34,999	364	9.6%	60,585	8.8%
\$35,000 to \$49,999	462	12.2%	89,500	13.0%
\$50,000 to \$74,999	621	16.4%	112,908	16.4%
\$75,000 to \$99,999	496	13.1%	81,238	11.8%
\$100,000 to \$149,999	505	13.3%	95,696	13.9%
\$150,000 to \$199,999	293	7.7%	43,373	6.3%
\$200,000 or more	375	9.9%	46,127	6.7%
Total Households	3,788	100	688,461	100
Median Household Income	\$65,374	- -	\$57,223	- -

Source: US Census, American Community Survey 5-year Estimates 2017-2022.

Table 6 shows the distribution of median household income levels for the City Flat Rock and Wayne County. Flat Rock generally has an identical percentage of residents with incomes between \$50,000 to \$74,999 as the county, with 16.4 percent for both the City and the county. Flat Rock mostly 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 \$100,000 to \$149,999. 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 2022 for the City of Flat Rock was \$65,374, which is \$8,151 more than the median household income for Wayne County. The median household income decreased \$11,947 or 16.7 percent between 2010 and 2022. The 2010 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 35.3 percent, as well as for Wayne County at 35.9 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, 2022

Occupation	Flat Rock		Wayne County	
	Population	Percentage	Population	Percentage
Management, business, science, and arts occupations	1,706	35.3%	272,803	35.9%
Service occupations	827	17.1%	139,836	18.4%
Sales and office occupations	1004	20.8%	153,597	20.2%
Natural resources, construction, and maintenance occupations	301	6.2%	50,303	6.6%
Production, transportation, and material moving occupations	997	20.6%	144,416	19.0%
Total Employed	4,835	100	760,955	100

Source: US Census, American Community Survey 5-year Estimates 2017-2022.

According to the 2010 and 2022 Census American Community Surveys, management and service occupations increased by 8 and 5 percent respectively, while sales and office occupations decreased by 7% between 2010 and 2022. The increase in service occupations could be related to the shift in the economy during the COVID-19 pandemic, during which the demand for service workers increased and office-based occupations declined. Blue collar occupations also decreased during this time by an average of 3%. 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 2022 American Community Survey, 91.3 percent of the City's population had a high school diploma or higher, and 19.9 percent had a bachelor's degree or higher, both up from the rates ten years ago. Flat Rock has 3.5 percent higher rate of high school graduates or higher than Wayne County, but 6.6 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 11.2 percent less with a bachelor's degree or higher.

Table 8: Educational Attainment of Population 25 Years and Over – 2022

Education Level	Flat Rock		Wayne County		Michigan	
	Population	Percent	Population	Percentage	Population	Percentage
Less than 9th grade	48	0.7	47,044	3.9	180,530	2.6
9th to 12th grade, no diploma	530	8	100,244	8.3	391,872	5.6
High school graduate (includes equivalency)	2,186	32.9	356,264	29.6	1,970,618	28.4
Some college, no degree	1,724	25.9	279,683	23.2	1,561,318	22.5
Associate degree	838	12.6	102,753	8.5	673,750	9.7
Bachelor's degree	886	13.3	192,328	16	1,311,608	18.9
Graduate or professional degree	439	6.6	127,074	10.5	848,743	12.2
Population 25 years and over	6,651	100	1,205,390	100	6,938,439	100
Percent high school graduate or higher	- -	91.3	- -	87.8	- -	91.8
Percent bachelor's degree or higher	- -	19.9	- -	26.5	- -	31.1

Source: US Census Bureau, American Community Survey 5-year Estimates 2017-2022.

The percentage of the population in the City that obtained a high school degree or higher increased from 2010 - 2022 from 87.2 percent to 91.3 percent, an increase of 4.1 percent during the twelve-year period. This is just slightly less than the 6.4 percent increase from 2000 to 2013, but could signal a leveling off for this figure. The percentage of the population who obtained bachelor's degrees or higher also increased during this time period from 15.8 percent to 19.9 percent, an increase of 4.1 percent. From 2000 to 2013, the percent of the population with a bachelor's degree or higher increased by 4.3 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 3,754 in 2010 to 3,788 in 2022, an increase of 34, or 0.9 percent. The growth rate in households does not exceed the population growth rate of 6.7 percent, which could be due to an increase in the average household size, discussed below.

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, 45.1 percent, than that of the county's households (36.3 percent). However, the surrounding communities have a higher overall percentage at 53.5 percent. Female headed households, with no husband present, constitute a larger portion of the City's households (22.0 percent) than that of the county's households (17.7 percent), as well as both the surrounding communities (11.6 percent) and region (13.5 percent).

The City's proportion of householders living alone is close to that of the surrounding communities, with 23.5 percent and 26.9 respectively. Additionally, households with an individual age 65 and older living alone, at 10.0 percent of the City's total households in comparison to 13.1 percent for surrounding communities, is lower 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 (34.8 percent) than the surrounding communities (27.2 percent), the county (28.8 percent), and the region (24.7 percent). Conversely, the City has a smaller percentage of households with an individual age 65 or older (27.1 percent) than the rest of region. This represents a shift, with an increase in households with an individual age 65 or older and a decrease in households with one or more individuals under the age of 18 since 2013.

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, 2.75 persons per household, is higher than surrounding communities, the county and the region. The average sizes of the City's households suggest that more children are being born or moving to Flat Rock than in the surrounding communities, signally a need for more child-based parks and recreation offerings such as playgrounds and recreation youth sports leagues.

Table 9: Household Composition — 2020

	Flat Rock	Surrounding Communities ¹	Wayne County	Southeast Michigan ²
Total Number of Households	3,788	34,380	688,461	1,905,737
Married Couple Households	1749 (45.1%)	18,401 (53.5%)	250,511 (36.3%)	843,483 (44.3%)
Female Headed Households with No Husband Present	834 (22.0%)	4,021 (11.6%)	121,984 (17.7%)	257,895 (13.5%)
Householder Living Alone	890 (23.5%)	9,275 (26.9%)	238,208 (34.6%)	593,968 (31.3%)
Householder 65 and Over Living Alone	379 (10.0%)	4,534 (13.1%)	90,877 (13.2%)	233,399 (12.2%)
Households with an Individual Under 18	1,320 (34.8%)	9,356 (27.2%)	198,276 (28.8%)	469,800 (24.7%)
Households with an Individual 65 and Over	1,026 (27.1%)	12,348 (35.9%)	209,292 (30.4%)	570,763 (29.9%)
Average Household Size	2.75	2.44	2.56	2.46

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, with data from US Census Bureau and SEMCOG.

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.

NUMBER OF HOUSING UNITS

The total number of housing units in the City increased from 3,995 in 2010 to 4,212 in 2020. 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, 2010 - 2020

	2010	2020	Change 2000 to 2010	Percent Change
Population	9,878	10,541	663	6.7%
Households	3,754	3,788	34	0.9%
Housing Units	3,995	4,212	217	5.4%

Source: McKenna Associates, Inc., with data from US Census Bureau.

The growth of housing units, at 5.4 percent, has outpaced that of households. This indicates potential empty housing units that can be advertised to help the City grow in population, a major benefit when many communities in the state are dealing with a housing shortage.

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 2010 and 2020 are described in Table 11. From 2010 to 2020, the total number of housing units in the City increased by just 5.4 percent. The great recession and COVID-19 pandemic had major impacts on housing development during this time so this marginal increase is not out of the ordinary. The number of one-family detached homes actually decreased during this time, which could occur when there are homes demolished to clear space for different development or due to poor condition.

Table 11: Changes in Housing Type — Flat Rock, 2010 to 2022

	Number of Households			
	2010	2022	Change 2000 to 2022	Percent Change 2000 to 2022
Total	3,686	3,788	102	2.8%
One-family, detached	2,296	2,273	-23	-1.0%
Duplex	53	104	51	96.2%
Multi-unit apartment	681	605	-76	-11.2%
Mobile homes / manufactured home	595	787	192	32.3%
Other units	0	19	19	-

Source: McKenna, with data from SEMCOG & US Census Bureau American Community Survey 5-year Estimates 2017-2022.

From 2010 to 2020, duplex and mobile/manufactured homes had the most growth, with an increase of 51 units within duplexes and 192 mobile homes. The data shows that the City's housing stock is almost entirely one-family detached, but other housing types are now being developed. These trends may change between 2020 – 2030, 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 2022, 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 21.6 percent and 16.1 percent of the City's total housing respectively. The percentage of apartments is similar but less than the surrounding communities, the county and the region. The mobile home and other types of units is higher in the City at 16.1 percent compared to surrounding communities, the county, and the region.

Table 12: Comparison of Housing Types as a Percentage of Total Housing Units — 2022

	Flat Rock	Surrounding Communities ¹	Wayne County	Southeast Michigan ²
Single Unit	62.3	70.6	70.0	69.3
Multi-Unit	21.6	23.7	28.2	27.7
Mobile Homes or Other	16.1	5.7	0.5	3.0

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, 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 2016 to 2021.

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.” 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 — 2020

Flat Rock	Surrounding Communities ¹	Wayne County	Southeast Michigan ²
\$159,000	\$185,862	\$136,200	\$199,000

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, with data from SEMCOG.

The median value of owner-occupied housing in Flat Rock is 14.4 percent higher than that in the county, but 20.1 percent lower than the median housing in the region. The City's median housing value is 14.4 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. However, since the last plan was written, the population growth bounced back and between 2014 and 2022 increased by 5.85%.
- The City's rate of population growth was generally steady since the 1950s, which has continued into 2022, with a gain of nearly 600 people since 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 and the City of Gibraltar are the only surrounding communities to outpace Flat Rock's population growth from 2010 to 2020.
- The City's median age, 35.7 years, is very similar to that of the surrounding communities, Wayne County, and the Southeast Michigan region, but below the state and national median, and continuing to decline. The increase of teens and young adults in Flat Rock has contributed to this decline in median age, which sets the City apart from many surrounding communities that are aging.
- The City has a slightly higher percentage of individuals under the age of 18 and fewer individuals over the age of 65 than the population of the surrounding communities 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 an identical percentage of residents with incomes between \$50,000 and \$99,999 as the County. The City's median household income is also over \$8,000 more than the County's.
- 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, though this sector has begun to decrease over the last decade.
- 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 2010 to 2022. 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 size shows that there is an increase in average household size, and there has been an increase in single-female headed households, which the City should consider when making planning decisions.
- The increase in housing units has exceeded the increase in households, leading to a slight increase in vacancies.



3. *RESOURCE INVENTORY*

Understanding natural resources and features is critical for parks and recreation planning, as it enables sustainable and responsible development. Knowledge of local ecosystems, water bodies, flora, and fauna helps in designing recreational spaces that minimize environmental impact. It is the focus of Flat Rock to create activities and facilities that coexist harmoniously with the natural surroundings, preserving biodiversity and ecosystem health.

Topography

Located about 600 feet above sea level, 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 MDNR boat launch. Huroc Park attracts people 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. Fishermen 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.

The Huron River Watershed Council and the Michigan Department of Health and Human Services (MDHHS) have cautioned against consuming fish from the majority of the Huron River, citing elevated levels of PFAS (Polyfluorinated Substances). PFAS, a group of numerous hazardous synthetic substances, have been linked to various health issues. These chemicals are prevalent in water systems nationwide and are commonly linked to industrial activities and present in numerous everyday household items.

Soils and Wetlands

A wide variety of loams and silty loams are found in Flat Rock. Loam is a soil type that consists of a balanced mixture of sand, silt, and clay, often referred to as the "ideal soil" for gardening. On the other hand, silty loam is a variation with a higher proportion of silt particles. In general, the soil in Flat Rock is poorly drained and severely limits the use of septic fields within the City. While loam soils are generally advantageous for development, site-specific factors such as drainage conditions and the specific needs of a development project should be considered.

Flat Rock also has a variety of wetlands, which are primarily located along Silver Creek and Smith Creek. Wetlands play a vital role in enhancing the ecological resilience and overall well-being of local areas. These wetlands,

interspersed throughout parks and recreation spaces, provide crucial habitats for diverse plant and animal species, contributing significantly to biodiversity. They also serve as natural filters, improving water quality by mitigating pollutants and managing stormwater, which is particularly relevant in the State of Michigan, which is known for its numerous lakes and water bodies.

Wetlands also offer recreational opportunities, from bird watching to fishing, enriching the experiences of residents and visitors alike. With a focus on education, these wetlands become living classrooms where community members can learn about ecosystems, water cycles, and environmental stewardship. Moreover, the aesthetic value of wetlands enhances the scenic beauty of parks, contributing to the unique character of the community and fostering a sense of connection to nature. Preserving these wetlands is not only a commitment to environmental conservation but also an investment in the cultural, recreational, and ecological vibrancy of Flat Rock.

Environmentally Sensitive Areas

There are four sites in Flat Rock identified as being contaminated with toxic industrial waste. 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.

Also of 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 as 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

Sun or shade	Arrowwood, autumn-olive, cherry, eastern red cedar, elderberry, firethorn, hawthorn, highbush cranberry, holly, nannyberry
Sun	Cotoneaster, mountain ash, wild grape, wild plum
Sun or light shade	Grey dogwood, silky dogwood, Tatarian honeysuckle

Climate

Michigan has a humid continental climate. The region is characterized by a wide temperature range, moderate precipitation, and the influence of the Great Lakes, leading to lake-effect snow in winter and moderating effects on temperatures in summer. 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.

It should be noted that as the climate continues to change, that temperatures, storms, and precipitation will continue to vary. Additionally, the intensity of weather events continues to increase. Therefore, investment in resilient infrastructure, such as upgraded stormwater management systems is crucial. Sustainable land-use planning practices should be implemented, avoiding construction in high-risk areas. Integrating green infrastructure, fostering collaboration with neighboring municipalities, and incorporating climate adaptation policies into decision-making processes further enhances resilience. Continuous evaluation and adaptation based on evolving climate data and risk profiles are paramount, ensuring Flat Rock remains agile in the face of dynamic weather challenges.

Green Infrastructure

Parks serve as green infrastructure, playing a crucial role in urban environments by providing multifaceted benefits beyond just recreation. As green infrastructure, parks contribute to stormwater management, air purification, and biodiversity conservation. These features can be further enhanced with intentional planning. Integrating green infrastructure within parks involves planning for elements like permeable surfaces to assist in natural absorption of precipitation runoff, prioritizing planting native vegetation to support local ecosystems, and creating sustainable drainage systems.

Additionally, amenities such as green roofs, rain gardens, and tree-lined pathways can be integrated seamlessly into recreational facilities, not only amplifying aesthetic appeals but also maximizing ecological services. The City's zoning ordinance requires some of these amenities in new subdivisions and commercial sites, but they can be integrated by the City into its projects as well, functioning as an environmental leader for the community.



4. LAND USE AND ZONING

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 between Detroit, Michigan and 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. The opening of Interstate 75, with an interchange at Gibraltar Road at the eastern city limits pulled development eastward.

Land Use/Circulation Overview

Flat Rock was first settled in the 1810s where the trail that became Telegraph Road crossed the Huron River. Huron River Drive and Gibraltar Road both converged in the original plat of Flat Rock as well and are county-jurisdiction thoroughfares today. Telegraph became the “main street” through town, with retail uses lining the corridor. The central business district grew to the east of Telegraph, close to the river with 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 Central Business District (CBD).

The largest single-family neighborhood in the city developed in a large triangular area between Gibraltar Road to the north and Huron River Drive to the south, southeast of the CBD. West of Walnut Street, the homes predate 1950. East of Walnut is a nearly 100-acre neighborhood of homes built in the early 1950s. An area of larger homes from the same era sits northwest of the CBD along Huron River Road. A smattering of subdivisions were built in the last quarter of the 20th century, including mobile home developments of more than 150 acres. Significant single-family home construction has occurred in the 21st century around the city as well.

The fourth major transportation axis in Flat Rock is the CN Railroad, which diagonally bisects the city forming the north boundary of the CBD and serving the massive Ford Flat Rock Assembly Plant at the eastern city limits. The northwest section of the city developed at a slower rate than the rest of the city, possibly because the tracks isolated that portion of the city from the CBD and neighborhoods and industry to the east.

This basic pattern of development was well established by the time Flat Rock incorporated as a city in 1965. More recently, the construction of I-75 and its interchange with Gibraltar Road facilitated the construction of major developments such as the Ford Motor Company Flat Rock Assembly Plant and several commercial/office developments, including the Gateway Commerce Center.

Telegraph Road’s role as a regional transportation corridor has declined. Much of the recent commercial development along Telegraph 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.

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 between 2015 and 2020. A more detailed review of each broad category of land use follows.

Table 15: Land Use Acreage in Flat Rock, 2015 to 2020 (Source: SEMCOG)

Land Use	2015 Acres	2015 Percent	2020 Acres	2020 Percent	Change 2015-2020 Acres
Single-Family Residential	771.1	18.17%	791.1	18.64%	20.1
Attached Condo Housing	11	0.26%	11.5	0.27%	0.5
Multi-Family Housing	51.5	1.21%	51.5	1.21%	0
Mobile Home	158.1	3.73%	158.1	3.73%	0
Agricultural/Rural Residential ¹	344.4	8.11%	348.9	8.22%	4.5
Mixed Use ²	4.3	0.10%	4.0	0.09%	-0.3
Retail	173.8	4.10%	202.1	4.76%	28.3
Office	39.7	0.94%	41.1	0.97%	1.4
Hospitality	48.7	1.15%	43.6	1.03%	-5.1
Medical	2.5	0.06%	2.5	0.06%	0
Institutional	207.6	4.89%	209.7	4.94%	2.2
Industrial	578.9	13.64%	569.5	13.42%	-9.4
Recreation/Open Space	219.1	5.16%	220.9	5.21%	1.8
Cemetery	13.4	0.32%	13.4	0.32%	0
Parking	8.3	0.20%	8.3	0.20%	0
Transportation/Communication/Utility	328.5	7.74%	328.5	7.74%	0
Vacant ⁴	804.9	18.97%	760.9	17.93%	-44
Water	103.1	2.43%	103.1	2.43%	0
Not Parceled ³	375.2	8.84%	375.2	8.84%	0
Total	4,244	100.00%	4,244	100.00%	0

¹**Agriculture/Rural Residential** includes any residential parcel containing one or more homes where the parcel is three acres or larger.

²**Mixed Use** includes those parcels containing buildings with Hospitality, Retail, or Office square footage and housing units.

³**Not Parceled** includes all areas that are not covered by a parcel legal description.

⁴Parcels that do not have a structure assigned to the parcel are considered vacant unless otherwise indicated, even if the parcel is part of a larger development such as a factory, school or other developed series of lots.

Agriculture/Vacant Land

A 1998 land use survey revealed that 1485.80 acres, or approximately 35 percent of the city's total land area, was used for agricultural purposes or was vacant. As of 2020, 348.9 acres of agriculture and 760.9 acres of vacant land remained. The development of several subdivisions drove the decrease in agricultural and vacant land, and more subdivisions are on the horizon. 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 22, 2023

LEGEND

EXISTING LAND USE CATEGORIES

Single Family

Multiple Family

Mobile Home Park

Commercial

Office

Light Industrial

Heavy Industrial

Quasi-Public

Landfill

Recreational

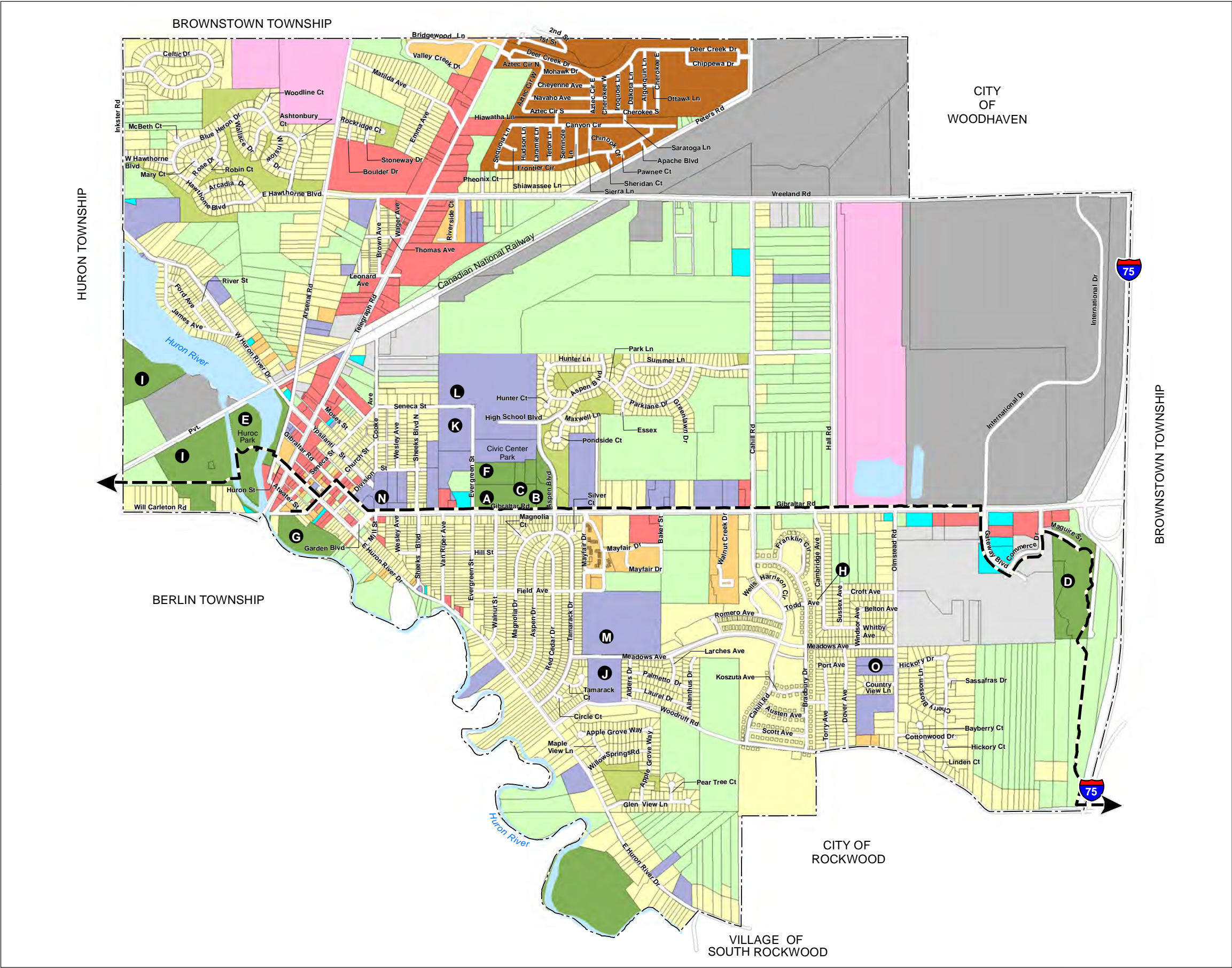
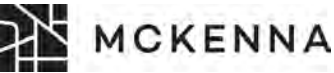
Residential Open Space

Vacant

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)

Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: City of Flat Rock 2008, McKenna 2023



Commercial and Office

Combining the total acreage of retail, office, hospitality and medical uses, the amount of land allocated for commercial uses increased from approximately 264.8 acres (6.24 percent of total city acreage) to 289.3 acres (6.82 percent) between 2015 and 2020, compared to a 2006 land use survey that showed 136.55 acres of land in commercial and office use.

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, with recent and planned additions including an auto auction, medical and professional offices, and a hotel.

The area to the north of the railroad tracks along Telegraph Road has been the most active in terms of commercial activity over the past 20 to 30 years, making it the center of retail activity in the city. The largest addition to the commercial landscape in Flat Rock is Meijer, the regional grocery and household products chain that opened in 2016. Meijer draws from a large trade area, supporting other strip commercial along the Telegraph corridor. Other significant updates include new drive-through businesses and a complete rebuild of the site where Big Boy sat vacant for many years at the southwest corner of Telegraph and Vreeland Roads.

The Central Business District (CBD) remains a secondary node of specialty retail and office activity, reinforced by continued business development on the Telegraph corridor. A Rite Aid built in the CBD in 1999 at Telegraph and Gibraltar Roads became an anchor for Flat Rock's traditional downtown. This development replaced the historic Smith Hotel building, which was preserved and relocated to the Civic Center Park. Significant renovations and new occupancies characterize the downtown, with reinvigorated retail, restaurants, and personal care establishments driving the occupancy rate higher by the month.

Industrial

In 2020, approximately 570 acres, or 13.43 percent of Flat Rock's land area was used for industrial purposes, a decrease of just under 10 acres from 2015.

The most significant industrial construction during the past three decades is the Ford Motor Company Flat Rock Assembly Plant. 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 in recent 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 often 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 of the city, with larger parcels and convenient access to I-75. Light industrial uses have been developed in the Gateway Commerce Center, and planned light 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.

Landfills formerly occupied approximately 201.29 acres in two Flat Rock locations. One was a Ford Motor Company landfill on the east side of Hall Road, between Vreeland and Gibraltar Roads, adjacent to the Flat Rock Assembly Plant. The other sat on the west side of Arsenal Road at the City's northern boundary. These parcels 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.

Recreational

Recreational land use consumes approximately 220.9 acres, or 5.2 percent of the city's total land area. Recreational land is clustered in three large areas throughout Flat Rock. Huroc Park on the Huron River in the southwest section of the City is the largest in terms of area. Also along the River, a corner of the Oakwoods Metropark extends into Flat Rock, and the boat launch sits just south of the CBD. Civic Center Park is located on Gibraltar Road east and north of the City Hall complex. The two-story, 52,000 square-foot Community Center was completed in 2004 on 27 acres of wooded wetlands, in the Gateway Commerce Center, adjacent to I-75.

In 2003, the Planning Commission adopted a non-motorized pathway master plan that provided for locations of primary and secondary pathway locations. The City hopes to augment its several miles of existing public non-motorized pathways with additional mileage as part of the Downriver Linked Greenways Initiative and the Iron Belle Trail that will cross the entire state of Michigan once completed, along with private pathways through newer subdivisions as well.

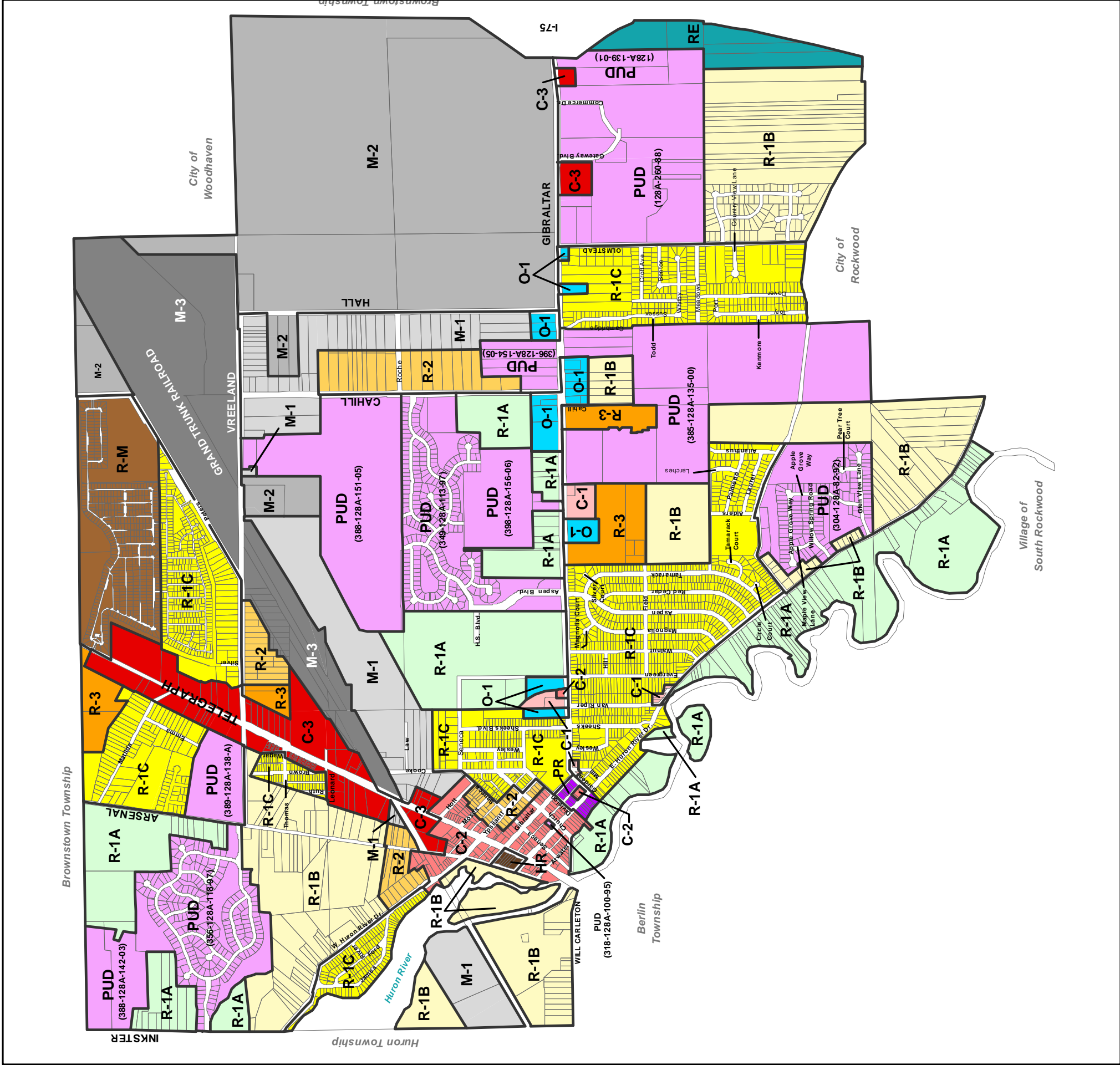
Residential

Of Flat Rock's 1,012.3 acres of residential development, 791.1 acres is dedicated to single-family homes. Multi-family developments more or less hug the Gibraltar and Arsenal Road corridors and 158.1 acres of mobile home development sit east of Telegraph and north of Vreeland Roads in the north central area of the city. Residential development, largely single-family continues to replace formerly vacant parcels, and the bulk of the remaining parcels labeled "vacant" in the Existing Land Use Map in the 2017 Flat Rock Master Plan are slated for low-density residential development in the Master Plan's Future Land Use Map.

Development of scattered large lot single-family homes still occurs, but the majority of new homes are being built in planned subdivisions. The Flat Rock Planning Commission 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 (e.g.: tot lots) within the neighborhoods, so newer subdivisions include common open green spaces, which the City hopes to weave together with non-motorized pathways that connect to each other, the CBD, public green spaces, and regional trail systems. That proposed network of trails is represented in the Non-Motorized Pathway Map in the Master Plan.

Zoning

The City of Flat Rock's zoning classifications are shown on Map 3.



CERTIFICATION

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.

CITY CLERK

Meaghan K. Bachman
MEAGHAN K. BACHMAN

2/23/2018

DATE

Zoning Map
City of Flat Rock, Michigan

ZONING DISTRICTS

- R-1A Single Family Residential
- R-1B Single Family Residential
- R-1C Single Family Residential
- R-2 Limited Multiple Family Residential
- R-3 Multiple Family Residential
- R-M Mobile Home Park

- HR High Rise District
- C-1 Neighborhood Shopping
- C-2 Central Business
- C-3 General Commercial
- O-1 Office
- RE Research and Engineering

- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Railroad Industrial
- PUD Planned Unit Development
- PR Professional Residential

REVISION DATES

Name	Rezoning #	Date	Name	Rezoning #	Date
Huron Woods PUD	304-128A-82-92	12/21/1992	Woodcreek Park PUD	349-128A-113-97	12/1/2003
Belle River Candos PUD	318-128A-100-95	6/9/1995	Rockridge PUD	389-128A-138-A	8/16/2004
Hawthorne Ridge PUD	356-128A-118-97	2/17/1998	Knotttingham Estates PUD	388-128A-151-05	7/18/2005
Bradbury Park PUD	385-128A-135-00	1/20/2001 5/6/2002	Annexation	By Resolution	12/19/2005
Community Center PUD	386-128A-139-01	12/02/2002	Stone Water PUD	396-128A-154-05	12/29/2005
Celtic Farms PUD	388-128A-142-03	9/2/2003	Falling Water PUD	398-128A-156-06	5/25/2006
			Vreeland Rd PUD to M-2	Resolution 02-20-04	2/20/2018

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.



Base Map Source: McKenna Associates Inc. 8/1998
Data Source: City of Flat Rock

March 23, 2018





5. *TRANSPORTATION SYSTEMS*

An efficient transportation system is a pivotal component of not only the City but also its parks and recreation system. The goal of a transportation system should be to foster connectivity, accessibility, and a seamless experience for park visitors. By strategically addressing the diverse mobility needs of our community, Flat Rock aims to create an integrated network that not only enhances access to recreational spaces, but also promotes sustainable and active modes of transportation.

Alternative and Non-Motorized Transportation

PUBLIC TRANSPORTATION

There is currently no comprehensive public transportation system serving Flat Rock residents. 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 week 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)

As the population grows, the need for facilities for pedestrians and bikers will increase. With more residents, there will be more traffic, making it crucial to establish a well-developed transportation system for pedestrian safety. In the future, constructing pathways on certain roads to accommodate non-motorized traffic may be warranted. Different options for facilities include conventional sidewalks, paved shoulders for bicycles, and separate bike paths next to the road. Linking bike paths to adjacent communities and neighborhoods can reduce the number of short vehicle trips and provide recreational opportunities for City residents and neighboring communities. Flat Rock is lucky to have the Downriver Linked Greenways trails, which are an essential part of the non-motorized transportation network, providing 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.

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 pathway locations will require non-motorized 8- to 10-foot asphalt pathways to be installed in place 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 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. Communities that incorporate active living design characteristics achieve many benefits:

- **Economic:** Improved real estate values and business growth;
- **Environmental:** Improved air and water quality;
- **Greater Social Equity:** Convenient and safe opportunities for all citizens to be active;
- **Increased Safety:** Decreased traffic speeds and crime; and
- **Enhanced Community Connections:** Increased social interactions and stronger ties to the community.

Opportunities for Improvement

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

IMPROVED ACCESS TO SCHOOL

The City should take care to evaluate its schools to determine where infrastructure is needed. Examples of necessary infrastructure include the addition of sidewalks, crosswalks, bike paths, etc. The Safe Routes to School (SRTS) program may be able to help alleviate some access concerns, as good planning and cooperation between entities in the city could result in financial backing for improvements to help access schools.

COMPLETE STREETS

Complete Streets is an approach to planning, designing, building, operating, and maintaining streets that enable safe access for all people who need to use them, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities. The City may choose to employ Complete Streets practices by implementing or enhancing multi-use paths, designated bike lanes, and pedestrian-friendly crossings within or near recreational areas. Additionally, benches and other street furniture in recreational areas can be further employed to provide visitors with a place to take a break, read a book, or observe the scenery. This is especially important to those who may not be able-bodied.

INFRASTRUCTURE UPGRADES

Infrastructure upgrades involve enhancing both physical structures and facilities that support parks and recreation. Examples include:

- **Pathway Improvements.** The City should ensure that pedestrian pathways and trails are well-paved, well lit, and accessible to people of all abilities.
- **Pedestrian Crossings.** Pedestrian crossings can be upgraded to ensure safe and efficient passage, especially in areas of high traffic. Of particular importance will be how the City gets people across Telegraph Road by foot. With an amazing, high-patronage asset like Huroc Park separated from much of the physical downtown, it is important in the long term for the City to figure out how to get a signalized, adequately-timed, and protected crosswalk over Telegraph Road (either at Huron River Drive or Gibraltar Road). This will allow park-goers better, safer, and easier access to the amenities east of Telegraph Road.
- **Lighting and Security.** Where appropriate, the city should install additional lighting along dimly-lit pathways and parking areas, especially near recreational areas that may be utilized past dusk.
- **Street Furniture.** Within parks and along pathways, the city should make an effort to install additional trash cans and benches to ensure that there are areas where park visitors may rest.

Map 4 Non-Motorized Pathway Master Plan

City of Flat Rock, Michigan

December 22, 2023

LEGEND

Pathways

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

Trail Facilities

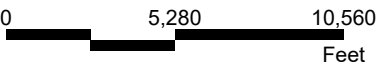
- Kiosk /Respite Station
- Restroom
- Future Crossing

Recreation Facilities

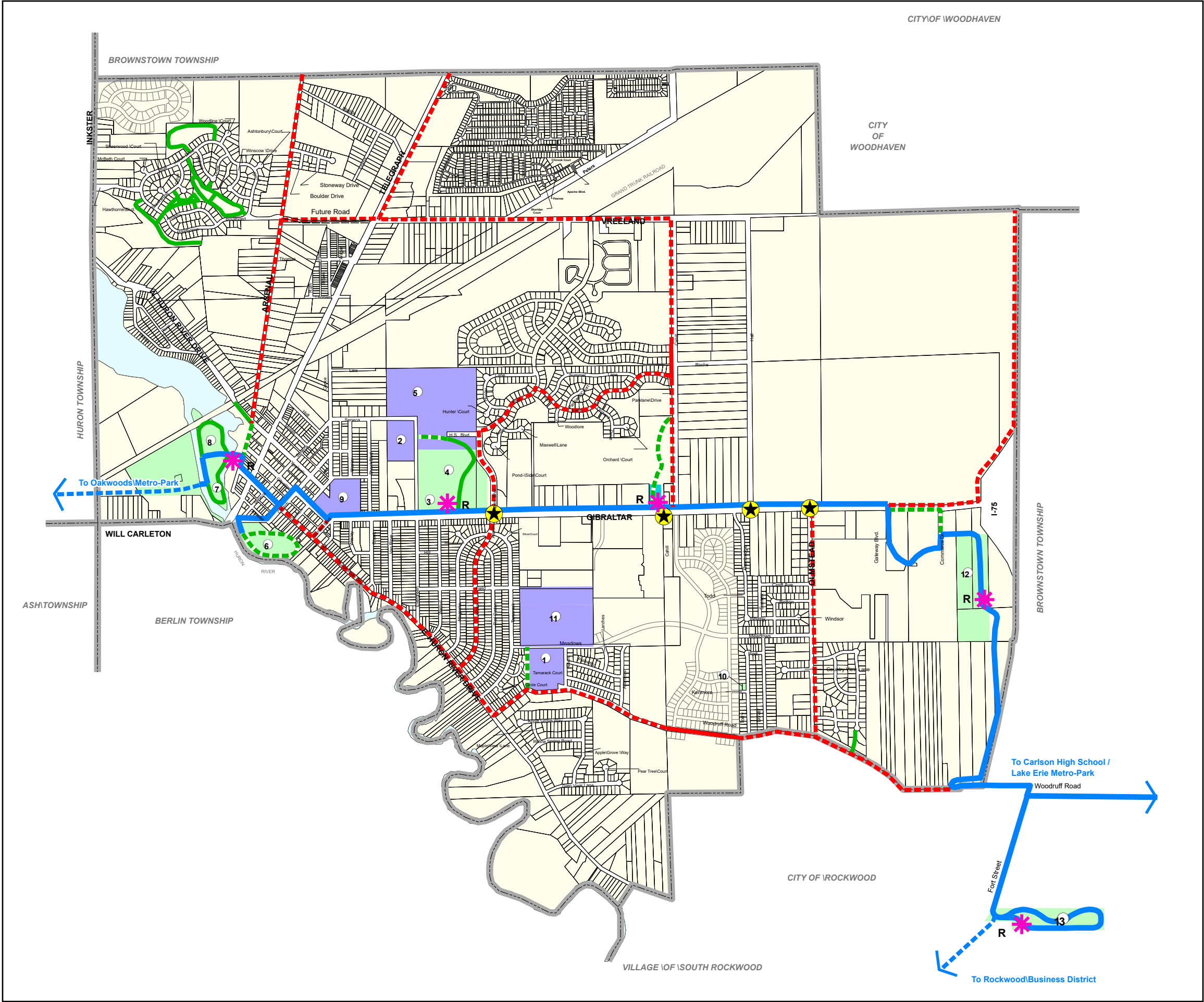
- Park
- School
- Quasi-Public

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 Huron 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)



Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: City of Flat Rock 2008, McKenna 2023





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 4.2 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. Focus in the coming years will be on increased usage and patronage to offset maintenance costs.

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 Carlton 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.

With a prime location along the Huron River, the City can 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 Initiative (AHR) 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 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. The 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 the park including an amphitheater, picnic

shelter, and other amenities. The City is currently working with the MDNR on a grant to pay for improvements to the boat launch, which will increase accessibility on the site and between the site and downtown Flat Rock.

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 holds the 11-acre boat launch site and leases land from 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, and a fountain for use during the summer months.



The **Flat Rock Community Fields** were built with a historic feel and contain four lighted baseball 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 above noted MDNR grant will drive additional patronage and draw in visitors to the river and downtown.

Flat Rock 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 well-utilized, but does require a large portion of the recreation budget. Out-of-the-box thinking will be required to ensure the facility continues to function as a community asset.



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 countertops, 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 **Cornelius 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 icehouse 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 have been maintained in their current 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 Flat Rock, each was inventoried for their accessibility status, during a field survey conducted on December 19, 2023. 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.

Table 16
Parks and Recreation Facilities Inventory
City of Flat Rock and Flat Rock Community School District

FACILITY NAME	ACRES (or length for linear parks)	LIKELY SERVICE AREA (i.e. neighborhood, community, linear, etc.)	Parking Lots	AMENITIES				HARD SURFACED AREAS				PASSIVE AREAS								PLAY AREAS								PLAY STRUCTURES & GROUNDS					INDOOR FACILITIES						Special Feature: Memorial / Lake / Pond / Wetland / River	CURRENT CONDITIONS (good, fair, poor)	ACCESSIBILITY ASSESSMENT (scale 1-5)	NOTES						
				Concessions	Restrooms (Indoor or Outdoor)	Storage	Vending Machines	Basketball Courts (Indoor)	In-Line Skating Area	Skate Park	Tennis Courts	Track (Indoor)	Track (Outdoor)	Benches	Fishing Pier	Pathway	Fitness Equipment	Pavilion	Picnic Areas	Stage/Band Shelter/Amphitheater	Spectator Seating	Ball Diamonds (Ball Fields)	Cross Country Skiing	Sled Hill	Football	Lighting	Multiple Purpose Field	Outdoor Pool	Sand Volleyball Court	Soccer	Metal Play Structure	Modular Play Equipment	Playgrounds (Climbing Rock, CR)	Resilient Surface	Timber Play Structure	Fitness Center	Gymnasiums	Ice Skating Rink					Meeting Rooms	Pool (P)/ Boat Launch (BL)	Stage			
PUBLIC FACILITIES																																																
Civic Center Park (Community Fields)	10.7	CP	X	X	X		X	1			2			X		X		X	X		X				X								1	WC	X				X				X	Good	4	New park areas, ballfields, and splash pad		
Community Center	27.0	SU	X	X	X		X	(X)				(X)		X		X	X							X									CR	WC		X	X		X	P		X	Good	5	Great amenity for the community - pool, meetings areas, etc.			
DNR Boat Launch	11.0	SU	X																																		BL		X	Fair	1	Parking area; sometimes water levels too high.						
Huroc Park	27.4	SU	X		X			X						X	X	X		X	X						X								X	PG	X						X	Good	3	Park has been maintianed and upgraded; heavily utilized.				
Pebble Brook Tot Lot	0.2	MP												X																		X	X	WC								Good	3	Repaved sidewalk				
Subtotal	76.3	--	4	2	3	--	2	3	--	--	2	1	--	4	2	3	1	2	2	--	1	4	--	--	--	2	1	--	--	--	--	--	1	3	4	2	1	1	1	1	2	--	4	--	--			
SCHOOL FACILITIES																																																
Barnes Elementary	9.7	NP	X		X			2						X					X		X	1				X	X					X		X	PG			X		X			1	Good	N/A	Basketball Indoor - full size courts		
Bobcean Elementary	9.1	NP	X		X			X											X		1					X							X	X			X		X			2	Good	N/A	Basketball Indoor - full size courts			
Flat Rock High School	54.82	CP	X	X	X	X	X	(X)				X		X			X	X	X	X	X				X	X			X							X	X		X				Good	N/A	New soccer/football field and track			
Simpson Intermediate	33.4	CP	X		X	X	X	(X)				X	X	X					X	X	4					X										X	X		X				Good	N/A				
Old High School	5.4	CP	X	X		X	X	(X)						X												X										X		X				1	Fair	N/A				
FRCS Early Childhood Center	4.88	NP	X		X			X																									X	X	WC			X		X			Good	N/A				
Subtotal	117.3	--	6	2	5	3	3	7	--	--	0	2	1	4	--	--	1	1	2	2	4	6	--	--	1	2	5	--	--	1	2	1	3	3	0	1	6	0	6	0	2	4	--	--				
TOTAL	193.60	-	10	4	8	3	5	10	0	0	2	3	1	8	2	3	2	3	4	2	5	10	0	0	1	4	6	0	0	1	2	2	6	7	2	2	7	1	7	2	2	8	-	-				

Legend:

X-indicates one (1) or more facilities present
(x) indicates indoor facility
Service Areas:
CP = Community Park
LP = Linear Park
MP = Mini Park
NP = Neighborhood Park
SU = Special Use / Conservancy Park

ACCESSIBILITY
1 = none of the facilities/park areas meet accessibility guidelines
2 = some of the facilities/park areas meet accessibility guidelines
3 = most of the facilities/park areas meet accessibility guidelines
4 = the entire park meets accessibility guidelines
5 = the entire park was developed/renovated using the principals of universal design

WC = Wood Chips
PG = Pea Gravel

Map 5 Park Service Areas

City of Flat Rock, Michigan

December 22, 2023

LEGEND

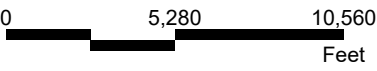
Recreation Facility Type

- Community Park
- Neighborhood Park
- Vest Pocket Park

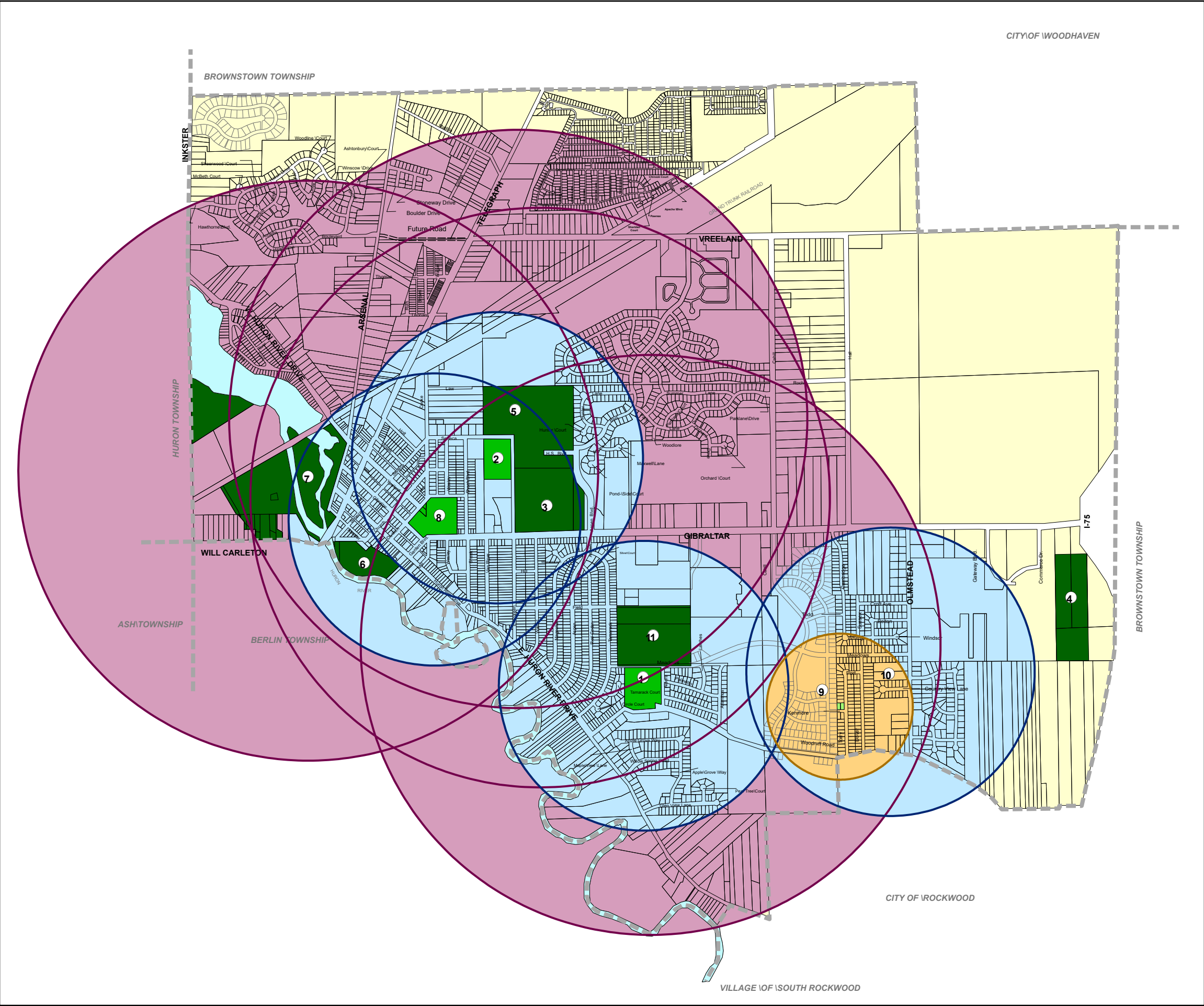
Service Area Radius

- 1 Mile Service Area
- 1/2 Mile Service Area
- 1/4 Mile Service Area

- 1. Barnes Elementary
- 2. Bobcean Elementar
- 3. Civic Center Park
- 4. Community Center
- 5. Flat Rock Community High School
- 6. DNR Boat Launch
- 7. Huroc Park
- 8. Old High School
- 9. Pebble Brook Tot Lot
- 10. Summit Academy
- 11. T. Simpson Middle School



Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: City of Flat Rock 2008, McKenna 2023



Map 6 Regional Facilities

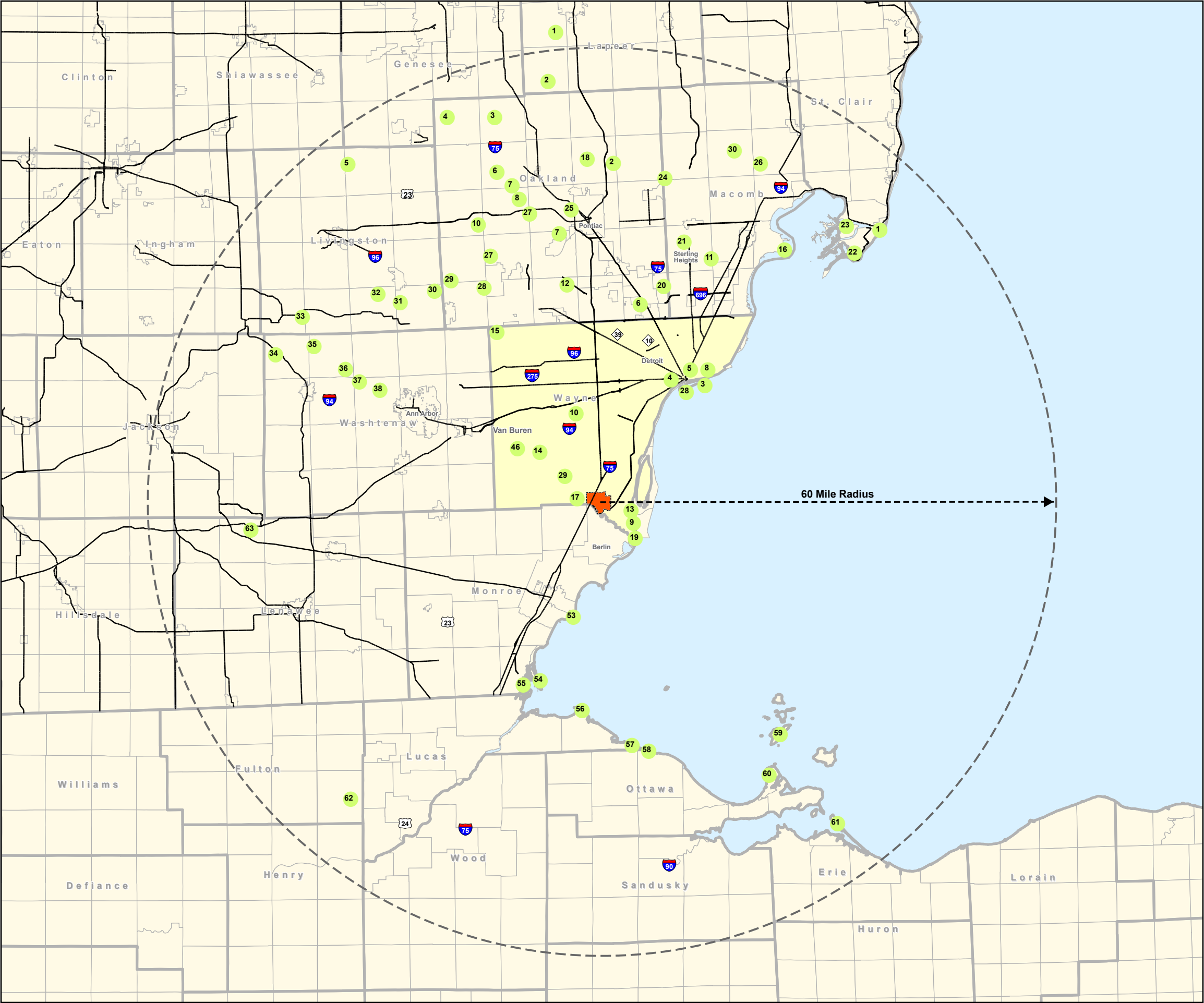
City of Flat Rock, Michigan

December 22, 2023

Regional Parks and Recreation Facilities

- 1 Metamora-Hadley Recreation Area
- 2 Ortonville 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 County Park
- 10 Highland State Recreation Area
- 11 Dodge Brother State Park #4
- 12 Waterford Oaks County Park
- 13 Orion Oaks County Park
- 14 Bald Mountain State Recreation Area
- 15 Stony Creek Metropark
- 16 Wolcott Mill Metropark
- 17 Wetzel State Park
- 18 St. Johns Marshland Recreational Area
- 19 Algonac State Park
- 20 St. Clair Flats State Wildlife Area
- 21 Metrobeach 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 Proud Lake State Recreation Area
- 28 Lyon Oaks County Park
- 29 Kensington Metropark
- 30 Island Lake State Recreation Area
- 31 Huron Meadows Metro Park
- 32 Brighton Recreation Area
- 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 Metropark
- 39 Maybury State Park
- 40 Ford Motor Company's MI. Arboretum
- 41 Belle Isle Fishing Pier
- 42 Whitecomb Conservatory
- 43 Belle Isle Bench
- 44 East River Front Loop Bikeway
- 45 Detroit Garden Center
- 46 Belleville Lake Boat Launch
- 47 Lower Huron Metropark
- 48 Willow Metropark
- 49 Oakwood Metropark
- 50 Lake Erie Metropark
- 51 Elizabeth Park Boat Launch
- 52 Pointe Mouillee State Game Area
- 53 Plum Creek Bay Wildlife Area
- 54 Woodtick Peninsula Park
- 55 Erie Marsh Game Area
- 56 Cedar Point National Wildlife Refuge
- 57 Crane State Park
- 58 Magee Marsh State Wildlife Area
- 59 Put-In-Bay
- 60 Catawba Island State Park
- 61 Cedar Point Amusement Park
- 62 Maumee State Forest
- 63 Michigan International Speedway

Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: City of Flat Rock 2017, McKenna 2023



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

Activity/Program	Youth	Adult
Adult Aquacise		X
Arthritis Aquacise		X
Ballroom Dancing		X
Basketball	X	
Baton Camp	X	
Cardio Kickboxing		X
Chair Exercises		X
Dodgeball Tournament	X	X
Deep Water Aquacise		X
Easter Party	X	X
Easter at the Pool	X	
Fly Tie Class	X	X
Grandma & Me Tea Party	X	X
Hatha Yoga		X
Hi-Lo Salsa Aerobics		X
Ladies Aquacise		X
Ladies Night Out		X
Pickleball	X	X
Pilates		X
Rockin' with Rosie	X	
Senior Expo		X
Senior Walk		X
Silver Sneakers		X
Silver Splash		X
Swim Lessons	X	X
Sweetheart Dinner Dance		X
Teddy Bear Picnic	X	
Tennis	X	X
Toddler Gym	X	
Toledo Zoo Trips	X	X
Track	X	
Volleyball		X
Winter Blue Begone		X
Yoga		X

Participants' ages range from 2 and older, as the City provides a variety of activities and programs benefiting all residents. The City also 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 as well: 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

Event	Month and Location of Event
Mom/Son Dance (Hockey Puck Prom)	January at Community Center
Daddy/Daughter Dance (Butterfly Ball)	February at Community Center
Ghost Hunt	April/October at Flat Rock Museum
Kidfest	June at Community Park
Flat Rock Summer Blast	June at Huroc Park
“Level Pebble Run”	July at Community Center
Flat Rock River Fest	September at Huroc Park
Senior Health Expo	October at Community Center
Family Halloween Party	October at Community Center
Christmas Cookie Decorating	December at Community Center
Senior Citizen Christmas Dinner	December at Community Center
Meet & Greet with Santa & Grinch	December at Community Center



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.

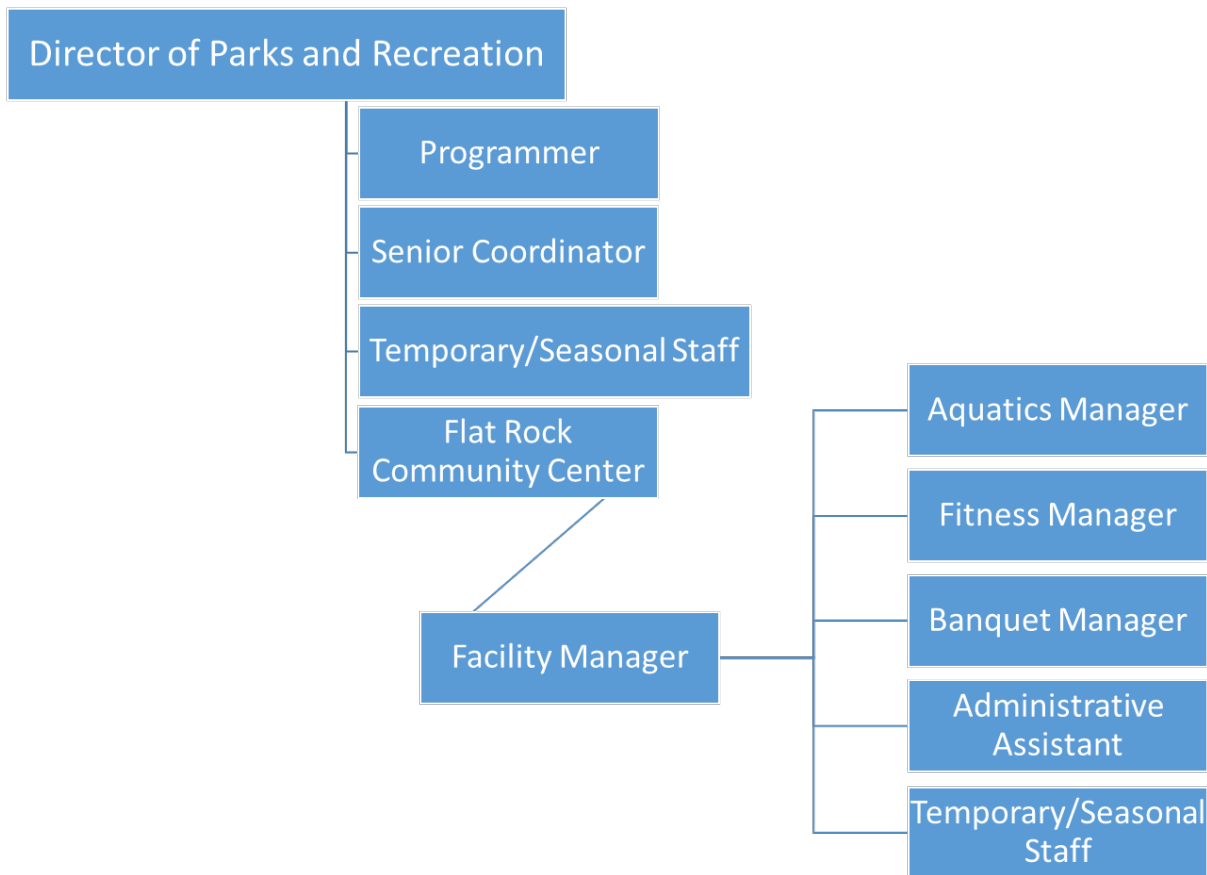
BIKE PATH MAINTENANCE

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 MDNR Funds

Development Project	Grant Number	Description	Current Conditions
Huroc Park	TF91-111	Park Improvements 1991 - \$181,900	Fair – Good
Huroc Park	TF90-074	Park Improvements 1990 - \$105,750	Fair – Good

Recreational Department Organizational Chart



Parks and Recreation Funding

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

Table 20: General Fund Revenues

Recreation	2021-22 Activity	2022-23 Projected Activity	2023-24 Mayor's Budget
Grants – Miscellaneous	\$0	\$50,054	\$0
Concession Stand Collections	\$14,381	\$14,400	\$15,000
Softball Tournaments	\$10,167	\$2,898	\$3,000
Ballfield Lease	\$5,500	\$4,370	\$4,500
Ballfield Advertising	\$0	\$0	\$0
Total	\$30,048	\$71,722	\$22,500

Table 21: General Fund Expenditures

Recreation	2021-22 Activity	2022-23 Projected Activity	2023-24 Mayor's Budget
Temporary	\$5,049	\$6,200	\$7,000
Baseball Field Maintenance	\$51,657	\$50,000	\$50,000
Ice Rink Maintenance	\$5,913	\$7,900	\$10,000
Overtime	\$435	\$1,000	\$1,000
Payroll Taxes	\$4,570	\$5,000	\$5,700
Ballfield Management	\$0	\$2,000	\$5,000
Workers Compensation	\$0	\$40	\$100
Ballfield Material & Supplies	\$19,596	\$25,000	\$25,000
Ice Rink Material & Supplies	\$9,180	\$2,000	\$3,000
Concession Stand	\$7,557	\$8,000	\$9,000
Meal Allowance	\$222	\$400	\$200
Insurance and Bond	\$1,717	\$1,705	\$2,000
Ballfield Utilities	\$9,211	\$8,700	\$9,000
Ice Rink Utilities	\$11,399	\$13,000	\$13,000
Building Rent	\$407,583	\$409,221	\$410,100
Capital Outlay	\$0	\$88,000	\$0
Total	\$534,089	\$628,166	\$550,100

Table 22: Recreation Department Budget

	2021-22 Activity	2022-23 Projected Activity	2023-24 Mayor's Budget
Rec. Dept. – Supervisory	\$97,140	\$60,000	\$61,200
Rec. Dept. – Managers	\$24,306	\$25,012	\$25,000
Rec. Dept. – Clerical	\$47,968	\$49,216	\$50,000
Rec. Dept. – Programmer	\$28,943	\$30,000	\$36,500
Pool – Managers	\$31,564	\$34,400	\$34,600
Maintenance – Managers	\$42,106	\$21,030	\$0
Fitness Center – Managers	\$23,163	\$29,466	\$26,400
Banquet & Meeting Rooms – Managers	\$36,439	\$37,808	\$56,200
Total	\$331,629	\$286,932	\$289,900

Table 23: Community Center Revenues

Recreation	2021-22 Activity	2022-23 Projected Activity	2023-24 Mayor's Budget
General Operations	\$417,981	\$432,070	\$459,900
Pool	\$93,688	\$94,300	\$103,800
Fitness Center	\$90,375	\$98,362	\$101,000
Banquet Center and Meeting Rooms	\$575,020	\$605,639	\$699,200
Recreation	\$145,126	\$149,850	\$149,500
Transfers	\$310,000	\$200,000	\$125,000
Total	\$1,632,550	\$1,580,221	\$1,638,400

Table 24: Community Center Expenditures

Recreation	2021-22 Activity	2022-23 Projected Activity	2023-24 Mayor's Budget
General Operations	\$385,169	\$501,362	\$562,700
Pool	\$187,849	\$166,828	\$169,400
Maintenance	\$278,705	\$196,030	\$179,600
Fitness Center	\$184,372	\$152,167	\$151,700
Banquet Center and Meeting Rooms	\$427,538	\$429,730	\$478,400
Recreation	\$157,210	\$123,704	\$96,600
Total	\$1,620,843	\$1,569,821	\$1,638,400

Table 25: Estimated Fund Balance

	2021-22 Activity	2022-23 Projected Activity	2023-24 Mayor's Budget
Beginning Fund Balance	\$899	\$12,606	\$23,006
Revenues	\$1,632,550	\$1,580,221	\$1,638,400
Expenditures	(1,620,843)	(1,569,821)	(1,638,400)
Surplus (Deficit)	\$11,707	\$10,400	\$0
Ending Fund Balance	\$12,606	\$23,006	\$23,006

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

The basis for the plan on which this update was formed was done through engagement in 2016. That engagement process included a public open house and visioning session, which utilized a Big Idea Board, Goal Evaluation exercise, and project evaluation session. The findings from this session were documented in the 2017 plan and translated into the goals and objectives of this update.

For the 2024 update, the City utilized an online mapping and comment board, from a platform called Social Pinpoint, to solicit comments about the City's recreational opportunities. Participants were given an option to post "Something I Like," "Ideas and Suggestions," and/or "Things That Need Attention." Comments could be dragged onto a map of the City so that comments are shown above the area/park/facility they pertain to.

The map was published and publicized beginning in December, and the results will be included in full in the submission to the Michigan DNR. Readers of this Draft for Public Comment are encouraged to visit the City's website to follow the link and submit additional comments; the comment map will remain open until the date of the public hearing in January 2024.

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, 2023

Type of Facility	Recreation Standards	Flat Rock Facilities	Comments and Recommendations
Mini-Parks	<p>Description: Used to address limited, passive or unique recreational needs.</p> <p>Size: Between 2,500 square feet and one acre in size.</p> <p>Location: Within subdivisions.</p>	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. As Bradbury Park is nearing completion, the developer will be adding the required park as part of the close-out.	<p>NRPA recommends 0.25 to 0.5 mini-park acreage per 1,000 residents.</p> <p>The City should continue to require the installation of mini-parks as part of new residential developments. A new mini-park in each development will exceed the minimum recommendation.</p>
Neighborhood Parks	<p>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.</p> <p>Size: 5 acres is considered the minimum size; 5 to 10 acres is optimal.</p>	Flat Rock does not have a standalone park of this scale, but instead depends on mini-parks and school parks to fulfill this role.	<p>NRPA recommends 1.0 to 2.0 neighborhood park acreage per 1,000 residents.</p> <p>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.</p>
School Parks	<p>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.</p> <p>Size: Variable – depends on function.</p>	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	<p>Description: Serves broader purpose than neighborhood park. Focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces.</p> <p>Size: As needed to accommodate desired uses, usually between 30 and 50 acres.</p>	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.	<p>NRPA recommends 5.0 to 8.0 community park acreage per 1,000 residents.</p> <p>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.</p>

Regional and Metropolitan Parks	<p>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.</p> <p>Size: As needed to accommodate desired uses.</p>	<p>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.</p>	<p>NRPA recommends 5.0 regional park acreage per 1,000 residents.</p> <p>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.</p>
Special Use / Conservancy Parks	<p>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.</p> <p>Size: As needed to accommodate desired uses.</p>	<p>Huroc Park and the 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.</p> <p>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.</p>	<p>The residents want to see Huroc Park upgraded to reflect how important it is for the community and for the region.</p> <p>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 Huroc Park. Restrooms are also available to park users. Electricity was also added for special events.</p> <p>The Boat Launch is prime for development and investment. Located just a block from downtown Flat Rock and the stores and restaurants therein, it is envisioned as a key driver for recreation and commerce in the City.</p>
Linear Parks	<p>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.</p> <p>Size: As needed to accommodate desired uses.</p>	<p>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.</p>	<p>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.</p>

<p>Passive Parks</p>	<p>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.</p> <p>Size: As needed to accommodate desired uses.</p>	<p>Many passive recreation areas and walking trails are being built through requirements of Planned Unit Developments in new residential subdivisions.</p>	<p>Portions of Oakwoods Metropark may be developed as a nature conservancy.</p> <p>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.</p> <p>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.</p>
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Source: McKenna., with criterion from Michigan Department of Natural Resources, Guidelines for the Development of Community Park, Recreation, Open Space, and Greenway Plans, 2006 and Mertes, J.D. and J.R. Hall (National Recreation and Park Association), Park, Recreation, Open Space and Greenway Guidelines, 1996.

Table 27: Recreation Facilities Evaluation, City of Flat Rock, 2023

Type of Facility	Standard ¹	Existing City/Public Facilities ²	Existing School Facilities ²	Total Existing Facilities ²	Need Based on Standard ³	Bonus / (Deficiency)
Basketball Courts ⁴	1/5,000	3	7	10	2	8
Tennis Courts	1 court/2,000	2	0	2	5	(3)
Volleyball	1 court/5,000	0	0	0	2	(2)
Baseball/Softball Diamonds	1/5,000 Lighted 1/30,000	4 4-Lighted	6	10 4-Lighted	2 1-Lighted	8 3-Lighted
Football Fields	1/20,000	0	3	3	1	2
Soccer Fields	1/10,000	0	1	1	1	0
Golf Courses - 9 hole	1/25,000	0	0	0	1	(1)
Golf Courses - 18 hole	1/50,000	0	0	0	1	(1)
Driving Range	1/50,000	0	0	0	1	(1)
Swimming ⁵	1/20,000 (Pools should hold 3-5% of the total population at one time)	1 Indoor	0	1 Indoor	1 (298-496 residents at one time)	0
Ice Rinks - Indoor	1/100,000	0	0	0	1	(1)
Ice Rinks – Outdoor	Depends on climate	0	0	1	1	0
Running Track (1/4 mile)	1/20,000	1 Indoor	2	3	1	2
Playgrounds/Structures	1/3,000	3	3	6	4	2
Picnic Areas	None Published	2	2	4	--	4
Trails	1 system per region	1 5.5 miles	0	1 5.5 miles	1	0

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 2022 population estimate for City of Flat Rock: 10,448, 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.

Table 28: Comparison to Accepted Standards: City of Flat Rock, 2023

Type of Facility	Recommended Minimum Acreage per 1,000 Residents ¹	Existing Acreage ²	Acreage Need for Existing Population Based on Standard ³	Surplus/ (Deficiency)
Mini Parks ⁴	0.25	0.2	2.5	(2.3)
Neighborhood Parks	1.0	0	10	(10.0)
Community / Major Parks	5.0	10.7	50	(39.3)
Regional Parks ^{5, 6}	5.0	4,267	50	4,217
Special Use Facilities ⁷	Variable	96.4	N/A	Surplus
Linear Park	Variable	5.5 miles	N/A	Surplus

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 2022 population estimate for City of Flat Rock: 10,448, 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. Based on the scale and general walkability of these neighborhoods, the number of facilities appear to function quite well for the City.

RELIANCE ON SCHOOL SITES

Cooperation between the City and the school district allows for the efficient use of parkland. 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 is 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.

RECREATION FACILITIES

The site inventory revealed a deficiency of 3 tennis courts and 2 volleyball courts within the city.

The playground at Huroc Park needs upgrades. The need for an amphitheater at Huroc Park was identified via the public comments at the open house back in 2017, but the playground has not yet been upgraded and is the priority. Based on public comment, the MDNR 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 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, but due to the financial burden of the Community Center it may make more sense to repurpose interior space to fulfill such a need.

SERVICE AREAS

New neighborhoods have made additional open space and parkland 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 Parks and Recreation Director is a full-time role within the City.

MAINTENANCE

Maintenance of facilities was described as a high priority by attendees of the open house in 2017 and should be prioritized before the creation of significant new assets that will spread resources thinner.

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 Unit 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 10,448. 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 in 2017 with the thorough analysis of the physical and demographic attributes of the Community, evaluation of the assets, needs assessments, and input from the community. This 2024 Plan reflects on the information from the last plan and updates it to reflect current conditions and progress from the last 7 years. Many of the action items, goals, and objectives remain unchanged but have been vetted and continue to serve as an ideal vision for the City’s recreational needs.

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. The goals and objectives have been updated to reflect the City's ongoing efforts and expectations for the next 5 years.

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: Look for opportunities to provide facilities to underserved areas of the City.
- Objective: Require new development to preserve open space through planning and zoning requirements.
- Objective: Acquire parks and recreation amenities where sustained maintenance and community need can be demonstrated.
- Objective: Implement the vision described by the site master plan for the MDNR Boat Launch.
- Objective: Construct a boardwalk along the Huron River.



Conceptual rendering of 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 views into and around public gathering places.

- Objective: Provide adequate funding for maintenance of existing facilities, and ensure new facilities have a sustainable funding mechanism.

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: Replant water-tolerant trees that have been lost to 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.
- Objective: Market the Community Center so that usership increases and rental frequency goes up.

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: When renovations and repairs occur, install accessible routes of travel, connecting parking areas and drop off points to all activity areas without barriers.
- Objective: Provide an accessible surface and pathway that is firm, stable, slip resistant, and resilient at all public recreational facilities.
- Objective: Ensure that landscape areas, gardens, picnic areas, and significant natural features are accessible.
- Objective: During the design phase for new amenities, actively engage with users and user groups in the community and region that have special recreational needs and interests.
- Objective: Use modern and industry-leading inclusive best practices in the planning of all recreation amenities.

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 by ordinance.
- 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: Include the Parks and Recreation Director in road planning efforts as a way to incorporate non-motorized amenities into the built environment.
- 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: Identify water trail access opportunities to increase river access and to provide a path and linkage to other open spaces, 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.

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 Michigan EGLE and other appropriate agencies to determine potential uses for contaminated sites identified in Flat Rock.

- Objective: Establish a Brownfield Redevelopment Authority (BRA) or create working relationships with Wayne County's Brownfield Authority.

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) into the programming and amenity planning processes.

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 to meet new or changing interests.
- Objective: Expand programs that provide inter-generational interaction between seniors and youth/preschoolers.
- Objective: Organize leagues for team sports for older residents, recognizing there may need to be separation between social leagues and competitive leagues.

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 and the Community Center 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 resident survey every five years.
- Objective: Provide regular opportunities for public input, such as user surveys at the community center or parks.
- Objective: Continue working with neighborhood partners to encourage a sense of ownership of the success of the parks
- Objective: Maintain and update the recreation website.
- Objective: Make annual presentations to community service organizations and regular updates to the City Council.

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.

Action Items

Table 29: Summary of Action Items

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

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 following capital improvement program summary (Table 30) is a list of recreation projects identified through the Parks and Recreation Master Plan drafting 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

Facility/Program (See Map 7)	Proposed Improvements	Estimated Cost	Funding Source / Partners
Non-Motorized Pathways (See Map 4)	North Telegraph Road pathway, from Vreeland Road to northern City limits		DDA, MNRTF, GF
	Add respite stations and benches along the trail		DDA, MNRTF, GF
Huroc Park	Refurbish basketball courts		CG, PRVT, GF, MNRTF
	Add tree planting/evergreens		CG, PRVT, GF, SG
	Construct new playground equipment		CG, PRVT, GF, MNRTF
	Add dog park		CG, PRVT, GF, MNRTF
	Shoreline stabilization		CMI, MNRTF
	Expand picnic area		CG, PRVT, GF, MNRTF
	Install gazebo with electricity		CG, PRVT, GF, MNRTF, DDA
	Build amphitheater		CG, PRVT, GF, MNRTF
	Maintain historic water plant		CG, PRVT
	Add canoe portage		CG, PRVT
	Feature fish ladder construction		CG, PRVT
	Create public venue / DDA events		DDA, CG, PRVT, GF, MNRTF
MDNR Boat Launch	Pave parking lot		GF
	Construct shelter & picnic area		CG, PRVT, GF, MNRTF
	Add landscaping		CG, PRVT, GF, SG
	Install fish cleaning station		CG, PRVT, MNRTF
	Install information kiosk, signs, and interpretive panels		CG, PVRT, GF
	Build restrooms		CG, PRVT, GF
	Construct paved pathway loop		MNRTF, GF, TEA
	Install boat storage lockers		CG, PVRT, GF
	Install universally accessible kayak/canoe launch		CG, PRVT, GF, MNRTF

Civic Center Park	Install 2 nd basketball courts		CG, PRVT, GF, MNRTF
	Construct skate park or outdoor hockey rink		CG, PRVT, GF, MNRTF
	Add sand volleyball courts		CG, PRVT, GF, MNRTF
	Upgrade picnic area and restrooms		CG, PRVT, GF, MNRTF
	Historic Village – landscaping, outdoor venues, expanded, hours		CG, PRVT, GF, MNRTF
	Install dog park/run		CG, PRVT, GF, MNRTF
Community Center	Add outdoor picnic area		CG, PRVT, GF, MNRTF
	Install respite station along trail (additional benches)		MNRTF, GF, PRVT, TEA
	Construct teen activity center with youth leadership programs		FRCS, PRVT, CG, MNRTF, GF
	Add walking path around pond		MNRTF, GF, TEA
	Build gazebo for wedding photos		CG, PRVT, GF, MNRTF
	Construct bocce court / horse shoe pits		CG, PRVT, GF, MNRTF
	Add skate park		CG, PRVT, GF, MNRTF
	Install outdoor volleyball court		CG, PRVT, GF, MNRTF
	Construct 2 nd indoor basketball court		CG, PRVT, GF, MNRTF
	Update A/V equipment		CG, PRVT
Other	Convert patios to sunrooms		CG, PRVT, GF, MNRTF
	Refurbish old Albert Kahn water station and use as a museum and community space		CG, PRVT
	Boardwalk along Huron River		CG, PRVT, GF, MNRTF

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 22, 2023

LEGEND

Recreation Facility Type

- Quasi-Public
- Recreational

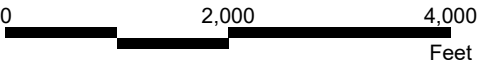
DLGI Bike Path

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)



Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: City of Flat Rock 2017, McKenna 2023



APPENDICES

MDNR Boat Launch Site Master Plan

Public Notice

City Council Resolution

City Council Meeting Minutes

Post-Completion Self-Certification Reports

Transmittals

MDNR Checklist

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