

Grand Blanc Park and Recreation Master Plan 2012-2016

DRAFT





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Contributions

The Grand Blanc Parks and Recreation Commission wishes to thank the organizations and many residents that provided valuable input throughout the master planning process. The following demonstrates some key contributors to the formation of this master plan.

Parks and Recreation Commission

- Frankie Millstead Chairman, Grand Blanc Parks and Recreation Commission
- Michael Wolfgram Vice Chairman, Grand Blanc Parks and Recreation Commission
- Brad Hester Secretary, Grand Blanc Parks and Recreation Commission
- Tom Pettit Treasurer, Grand Blanc Parks and Recreation Commission
- Tom Gisewhite Commissioner, Grand Blanc Parks and Recreation Commission
- Larry Anderson Commissioner, Grand Blanc Parks and Recreation Commission
- Clark Young Commissioner, Grand Blanc Parks and Recreation Commission

Administrators

- Dr. Norm Abdella Superintendent, Grand Blanc Community Schools
- Paul Brake City Manager, City of Grand Blanc
- Keith Edwards Interim Superintendent, Grand Blanc Township

Parks and Recreation Department

- Kae A. Eidson, Executive Director
- Jamie Weasel, Assistant Director
- Debra Gilbert, Senior Citizen Coordinator
- Rob McRae, Recreation Programmer
- Carol Neumann, Office Manager
- Andrew Taylor, Maintenance Supervisor

Mayor and City Council

- Susan Soderstrom, Mayor
- Lonnie Adkins, Council Member
- Jim Bappert, Council Member
- Bryan Bender, Council Member
- John Freel, Council Member
- Matthew Teliga, Council Member
- Michael Wolgram, Council Member

Township Board

- Marilyn Hoffman, Supervisor
- Cathy Lane, Clerk
- Earl Guzak, Treasurer
- Larry Anderson, Trustee
- Paul Bush, Trustee
- Clark Kent, Trustee

Board of Education

- Dr. Norm Abdella, Superintendent
- Debra Hancock, President
- Larry Polzin, Vice President
- Michael E. Blondell, Treasurer
- Susan R. Edwards, Secretary
- Curtis Jablonski, Trustee
- Jay Hoffman, Trustee
- Avery James, Trustee



Chapter 1: COMMUNITY DESCRIPTION

SOCIAL CHARACTERISTICS

Population growth and distribution are important factors in programming, park locations, and expansion as well as recreation programs. Other factors such as revenue, expenditures, and resource availability are equally important – generally, more facilities and programs are required to continue a high level of service as population grows.

Key population findings include:

- Population in both City and Township continue to grow while Genesee County as a whole has shown a drop in population from 2000-2010. This trend has occurred since 1960 according to the 2002 Comprehensive Master Plan. The rate of growth has actually accelerated since 1980, although it is unclear if much of the growth in the decade 2000-2010 occurred prior to the economic downturn of the late 2000s.
- Population is expected to increase to 47,903 by 2020, according to the 2002 Comprehensive Master Plan.
- Racial composition is primarily white (83%). African-Americans (11%) and Asians (3%) comprise another 14% of the population.
- Township median household incomes are somewhat greater (\$6,000 per year) than the county as a whole, while City median household incomes are only marginally greater (approximately \$2,000).
- About 3,200 persons in the Township have a disability. The disability status for City residents was not provided in the most recent census reports. This plan identifies equipment and facility deficiencies as defined by the Americans with Disabilities Act (ADA) criteria.

General implications of the population profile include:

- Increases in population suggest additional demand for parks and recreation opportunities and a need for structured park planning in the next 20 years.
- Increases in the youth population suggests increased demand for active recreation, such as biking routes, roller blading, sports fields, etc.
- Active sports facilities such as baseball, softball, football, and soccer, are in very heavy demand because of the substantial youth population. Some of these activities are also in demand by older persons who are remaining active and fit much longer than in earlier decades.
- The Community's recreation facilities and programs must continue to serve both an increasing youth population and senior population. The comprehensive approach of a high-quality variety of programs and facilities must continue.

- Maintenance of the Senior Activity Center is essential to maintain the level of service the Community's senior population currently enjoys.
- Efforts should be made to ensure all parks and recreation facilities comply with the American with Disabilities Act.
- Indoor exercising is becoming increasingly important in today's health conscience society. The Commission should explore the construction of a community recreation center to accommodate this trend.

Community Population

Table 1 illustrates the population performance in the Grand Blanc Community between 1980 and 2010. Following the lull in population growth experienced in most of Michigan during the 1980s, the Grand Blanc community has experienced rapid growth (14.8% from 1990-2000 and 20.3% from 2000-2010). Most of the growth has been in the township, although the city has also continued to grow at a greater rate than the county as a whole.

Table 1: Total Population

Community	1980	1990	% Change 1980-1990	2000	% Change 1990-2000	2010	% Change 2000-2010
Grand Blanc Township	24,413	25,392	4.0%	29,827	17.5%	37,508	25.8%
City of Grand Blanc	6,848	7,760	13.3%	8,242	6.2%	8,276	0.4%
Grand Blanc Community	31,261	33,152	6.0%	38,069	14.8%	45,748	20.3%
Genesee County	450,449	430,459	-4.4%	436,141	1.3%	425,790	-2.4%
Livingston County	100,289	115,645	15.3%	156,951	35.7%	180,967	15.3%
Oakland County	1,011,793	1,083,592	7.1%	1,194,156	10.2%	1,202,362	0.7%

Source 1980, 1990, 2000, 2010 US Decennial Census

The increase in population greatly impacted recreation facilities and programming.

PHYSICAL CHARACTERISTICS

Understanding the land use profile is a key ingredient in citing facilities as they have distinct foci. For example, some parks concentrate on team sports. These should be sited with direct access to roads that are capable of safely transporting a higher volume of vehicles, not in residential neighborhoods. Land use findings include:

- Single-family homes styles and sizes are diverse. Consumer needs and wants have changed over the last four decades.
- Large home developments are located in southeast area of the township.
- Multiple family housing, the greatest growth segment in acreage consumed, are located primarily off major roads (Hill and Grand Blanc).
- Increasing number of senior housing communities has been realized.



- Commercial and office uses are concentrated in the city and stretch along major thoroughfares.
- Industrial uses are clustered in four locations: two on Holly Road and two on Dort Highway.
- Excellent connection to major Michigan highways (I-75, I-475, US-23, I-69) increases accessibility to regional recreation and recreation opportunities within the Grand Blanc community.
- Natural features such as rolling terrain, streams, woodlands, and wetlands have played a significant role in the development of the Township and City of Grand Blanc.
- Climate conditions require consideration of indoor facilities and special attention to the design and quality of outdoor facilities.
- Floodplain and drainage area locations must be considered when locating equipment, facilities and structures.

Additional demographic and inventory information has been listed in the appendix.



Chapter 2: ADMINISTRATIVE STRUCTURE

The City, Township and School Board, through the Grand Blanc Parks and Recreation Commission, operate parks and programs for the community. These opportunities are both passive and active offerings. The Grand Blanc School District has twelve schools that provide recreation fields, play equipment and indoor facilities, all of which are utilized by the Parks and Recreation Commission.

Collectively, recreation facilities serve a variety of needs and provide a broad range of recreation opportunities to residents. The majority are publicly sponsored and administered by the Parks and Recreation Commission. It is important to look at the administrative structure to understand the decision-making process and operational links.

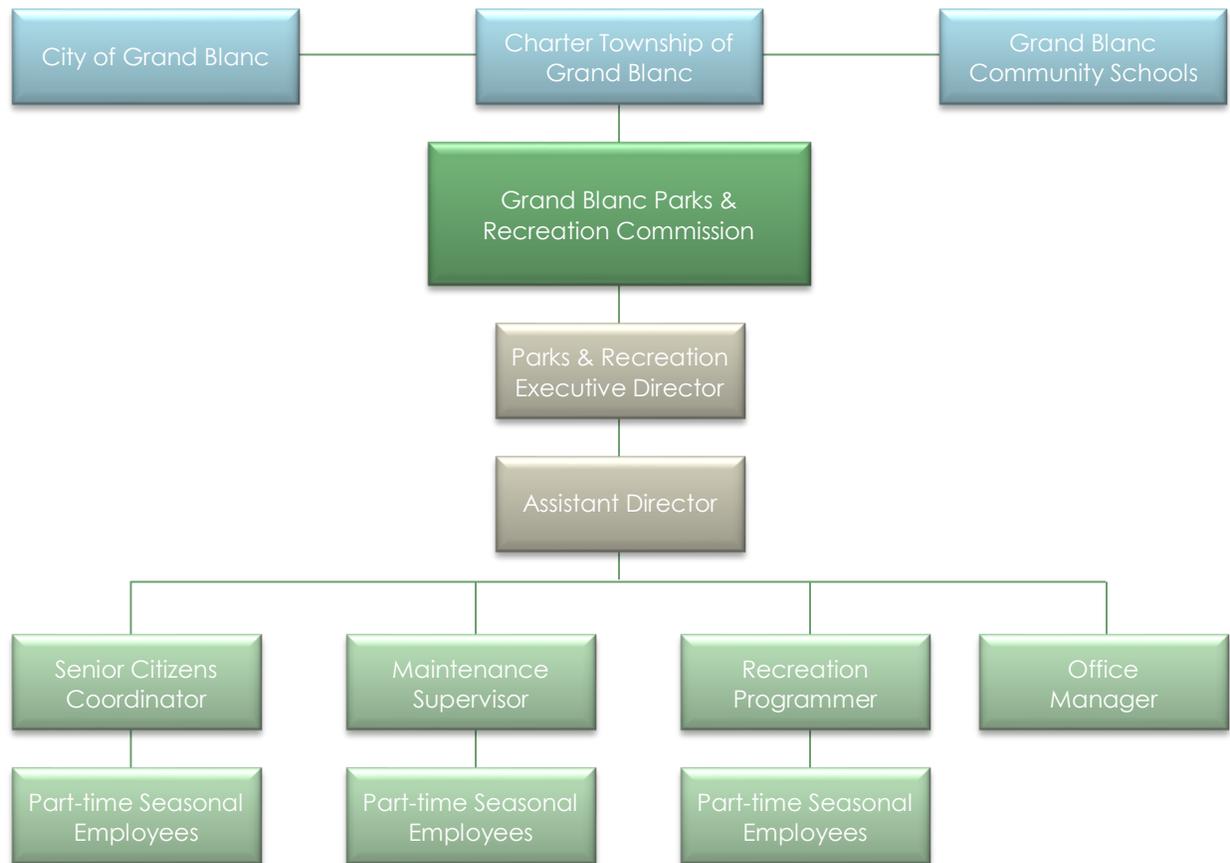
GRAND BLANC PARKS AND RECREATION COMMISSION

The Grand Blanc Parks and Recreation Commission is responsible for a number of tasks including:

- Programming activities and organized sports offered by the Commission including facilitating enrollment and coordinating time and program locations
- Coordinating use of multiple recreation facilities
- Providing assistance to volunteer sport organizations
- Recommending land, facility expansions and additional needs to the city, township and school board
- Overseeing maintenance of facilities
- Overseeing and administering the Parks and Recreation budget
- Development and forming relationships with outside sources.
- Grant writing and procurement and sponsorship solicitation
- Developing and implementing special events

The Grand Blanc Parks and Recreation full time staff includes an Executive Director, Assistant Director, Senior Coordinator, Maintenance Supervisor, Recreation Programmer, and Office Manager. There are over 100 part-time persons employed during the year for programs, maintenance, and various recreation activities and special events.

Figure 1: Administrative Structure



Parkland, hours of use and recreation programming should increase as population increases. Recreation staff should proportionately increase to continue a high level of service.

The Grand Blanc Parks and Recreation Commission was created in 1970 through the responsive actions of the City of Grand Blanc, Grand Blanc Township and the Grand Blanc Board of Education. It was formed pursuant to Act 156 of the Public Acts of 1917 as amended and consists of seven (7) members. Two members are appointed by the City, one of whom is a councilperson. Two members are appointed by the Township, one of whom is a member of the Board. Two are appointed by the Board of Education and the six members then appoint a member from the community at large.

GRAND BLANC SCHOOLS

As a member of the Parks and Recreation Commission, the Grand Blanc School Board recreation facilities serve not only students; the Commission relies heavily on athletic fields, indoor gymnasium and pools for recreation programming. There is a significant amount of



cooperation between the Parks and Recreation Commission and the School Board to provide and maintain these recreation facilities.

COMMISSION REVENUES AND EXPENDITURES

All recreation programming, administration and maintenance are financed through the Recreation General Fund. Money is collected from the City General Fund, Township General Fund, program registration fees, user fees, and the Genesee County Senior Millage.

In 2011-2012 \$185,000 in funds from the senior millage went directly to Grand Blanc Parks and Recreation Commission. This has been declining each year due to reduced property values.

Information on the Commission’s operating budget was developed by Yeo & Yeo, using a modified accrual system. This method of budgeting requires that for some programs, income is deferred to the upcoming year due to the fact that some funds will not be expended until that year. In addition, equipment that is leased may be accounted for in the first year but is paid for in subsequent years. Based on this method, the Commission will generate \$1,001,318 in revenues and will have \$1,001,318 in expenses for 2012 (see Figures 2 and 3).

PAST GRANT HISTORY

The following list identifies grant projects that were funded through the Michigan Department of Natural Resources, as reported by MDNR Grants Management. This list does not reflect other grant sources that have been used for recreation such as the recent two-mile non-motorized path constructed in 2011-12 with a \$1 million grant that provides connection through the township and connecting to Creasey Bicentennial Park. This was a SAFETEA-LU grant submitted by the Genesee County Road Commission with support by Grand Blanc Township.

Figure 2: Expenses - 2012

Source	Expenses	%
Salaries-Oper	\$353,671	35
Salaries-Senior	\$149,314	15
Fringes-Oper	\$102,460	10
Fringes-Senior	\$36,670	4
Supplies/Office	\$90,850	9
Senior Center	\$82,954	8
Others	\$185,399	19
	* \$1,001,318	

Sources: *Grand Blanc Parks and Recreation Commission; Yeo & Yeo, P.C.*

Figure 3: Revenues - 2012

Source	Revenue	%
City	\$110,855	11
Township	\$165,165	16
Senior Millage	\$185,868	19
Program Fees	\$237,945	24
Senior Center	\$83,070	8
Other	\$218,145	22
	* \$1,001,318	

Sources: *Grand Blanc Parks and Recreation Commission; Yeo & Yeo, P.C.*

** Based on a modified accrual accounting system.*



Title	Location	Year	Grant Amount	Description
McFarlan Farm	City of Grand Blanc	1979	\$65,000	n/a
Park Acquisition	City of Grand Blanc	1981	\$142,882	137 acres
Grand Blanc Commons	City of Grand Blanc	1988	\$19,125	Foot bridge and nature trails
Bicentennial Park	Grand Blanc Township	1976	\$70,834	Acquire 147 acres
Bicentennial Park	Grand Blanc Township	1977	\$114,840	Develop access road, parking, fencing, tennis courts, ball fields
Bicentennial Park	Grand Blanc Township	1989	\$30,000	Develop little league baseball fields and parking lot lights
Bicentennial Park	Grand Blanc Township	1997	\$155,000	Acquisition of 59 acres to expand park north (withdrawn)
Creasey Bicentennial Park	Grand Blanc Township	2008	\$75,000	Develop soccer fields, pathways, parking, pavilion

Chapter 3: PLANNING PROCESS

DESCRIPTION OF PLANNING PROCESS

An initial meeting was held with the planning consultant and Grand Blanc Parks and Recreation staff to review major issues to be addressed within the plan and identify appropriate methods to engage the Commission and residents in the process.

Parks and Recreation Commission Input

Parks and Recreation Commission input was gathered through an individual survey of the members. There were some recent changes in the Commission and this was a good opportunity to identify fresh perspectives. A summary of the comments was prepared by the planning consultant and reviewed at the April Commission meeting. This summary is also included in the appendix.

Open House

Hosting an open house for public input was selected for the value of face-to-face interaction. Based on the low turnout at previous public input sessions, it was determined that “piggy backing” on an existing event would provide a better opportunity to speak with residents. Flyers were posted at various locations and a public notice was issued inviting residents within the community to an open house in conjunction with the annual Rotary Pancake Breakfast. This



is an event sponsored by the local Rotary Club where proceeds go toward park improvements. Over 600 people attended, including families signing up and picking up uniforms for little league. A booth was manned by consultants and Parks and Recreation staff to answer specific questions. Survey comment forms were completed. A summary is provided in the appendix.

Overall Public Comments

There was a wide range of ages and responses gathered. Most comments complimented the programs, facilities, new additions and maintenance of the parks. A common request was for improved road conditions into Creasey Bicentennial Park. Based on written comments received, there was a majority of support for a local millage dedicated to the support of the Grand Blanc Senior Center and Grand Blanc Parks in replacement of the current Genesee County Senior Millage.



Review of the Draft Plan

Based on comments from this public input and additional research by the consultant, a draft master plan document was prepared for review by parks and recreation staff.

A draft report **will be / was** presented at the August Parks and Recreation Commission meeting. Based on comments from this meeting, the draft master plan was prepared for public review. An announcement was prepared in the local newspaper and posted on stakeholder agency websites. Documents were made available at the following locations for a period of one month. Comment sheets **will be / were** made available. At the conclusion of this period, the comments were reviewed with parks and recreation staff.

Approval

The revised plan **will be/was** presented to the public, Township Board, City Council and School District for any further adjustments, comments or suggestions. The plan **will be/was** edited per the recommendations of the public hearing. The final plan **will be /was** adopted by the Township Board (**date**), City Council (**date**) and Board of Education (**date**) and forwarded to the Michigan Department of Natural Resources for acceptance and approval.



Chapter 4: RECREATION INVENTORY

COMMUNITY RECREATION OPPORTUNITIES

The Grand Blanc Community has over 380 acres of parkland provided by the city and township sites. Schools under the jurisdiction of the Grand Blanc Board of Education provide an additional 191.4 acres of parkland. This chapter includes an inventory of recreation facilities and amenities that have been evaluated as part of this plan. Maps 1 and 2 illustrate city, township and school board facility locations.

BARRIER FREE ASSESSMENT

The following summary addresses the accessibility of parks and recreation facilities in compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). In general, all construction since 1991 was required to comply with these guidelines.

A ranking for each park was determined through site visits as follows:

- 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

The Parks and Recreation Commission continues to improve facilities to increase accessibility in existing facilities and is a primary requirement for all new projects. This directly impacts the ability for all ages and abilities to be able to enjoy recreation opportunities and the Commission intends on making sure as many of its parks are open for play.

<p>1. Creasey Bicentennial Recreation Complex Ownership: Charter Township of Grand Blanc Maintained by: Grand Blanc Parks and Recreation Commission Accessibility: 3</p>	<p>Creasey Bicentennial Recreation Complex, located in western Grand Blanc Township, encompasses 202 acres. Amenities include playgrounds, picnic areas, pavilions, modern restrooms, nature/hiking trails, adult and youth softball/baseball fields, concession facilities, football/soccer fields, fitness area, nature study area, lake/waterfront area, horseshoes, bicycling path, basketball courts; in-line skating area; sledding hill; splash pad; and sand volleyball courts.</p>
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<p>2. Grand Blanc Commons Ownership: City of Grand Blanc Maintained by : City of Grand Blanc Accessibility: 1</p>	<p>Grand Blanc Commons, located on Perry Road behind McFarlen Library, encompasses 137 acres. Grand Blanc Commons is largely undeveloped to accommodate wildlife viewing and nature trails. Thread Creek runs through the park and is used for canoeing.</p>
<p>3. Rust Park Ownership: City of Grand Blanc Maintained by : City of Grand Blanc Accessibility: 4</p>	<p>Rust Park is a 16 acre park located on Rust Drive in the northern end of the City of Grand Blanc. Rust Park is equipped with playground equipment, baseball/softball diamond, basketball court, one tennis court, picnic area, pavilion, restroom and bicycling path.</p>
<p>4. Physicians Park Ownership: City of Grand Blanc Maintained by : City of Grand Blanc Accessibility: 4</p>	<p>Physicians Park is a 7-acre park located on Reid Road in downtown Grand Blanc. Amenities include playground equipment, a football/soccer field, picnic area, gazebo, restroom, walking path and a natural ice skating area.</p>
<p>5. Senior Activity Center Ownership: Jointly with the City of Grand Blanc and Charter Township of Grand Blanc Maintained by : Grand Blanc Parks and Recreation Commission Accessibility: 4</p>	<p>The Senior Activity Center is located in the center of the community and provides organized community/meeting rooms, programs and events for the seniors living in Grand Blanc. It is an emergency center and voting location. Rooms are available for rent.</p>
<p>6. Perry Homestead (McGrath Property) Ownership: Charter Township of Grand Blanc Maintained by : Charter Township of Grand Blanc Accessibility: 1</p>	<p>Grand Blanc Township acquired a 20 acre undeveloped parcel of land off of Perry Road and has completed a master site plan process for this passive use / historic farm house and property. Recent sidewalk improvements have provided improved access to the park.</p>
<p>7. Schram Park Ownership: City of Grand Blanc Maintained by : City of Grand Blanc Accessibility: 1</p>	<p>Schram Park is a 2.4-acre park located at the end of a local street. It is an undeveloped neighborhood park that includes the Layman Drain. Open greenspace has limited development potential due to existing infrastructure and floodplain restrictions.</p>



The Grand Blanc Board of Education operates facilities within the community. Schools contain outdoor facilities that are utilized by youth sport organizations and adjacent neighborhood residents. Indoor school facilities such as gyms, auditoriums or pools are integral to the Parks and Recreation Commission's programming initiatives when scheduling allows.

Elementary Schools, offering play structures, basketball courts, gymnasiums, soccer fields and outdoor painted court games:

Anderson /McGrath Elementary School

Cook / Mason Elementary School

Indian Hill Elementary School

Myers Elementary School

Reid Elementary School

Middle Schools, offering field events / outdoor tracks, football fields, ballfields and gymnasiums

Middle School –East

Middle School –West

Central School Complex, offering tennis courts (10), baseball field, practice ballfields (5), football field, playground equipment, basketball courts (2), softball field, track, soccer field, gymnasiums and pools. The complex includes the following:

High School East

High School West

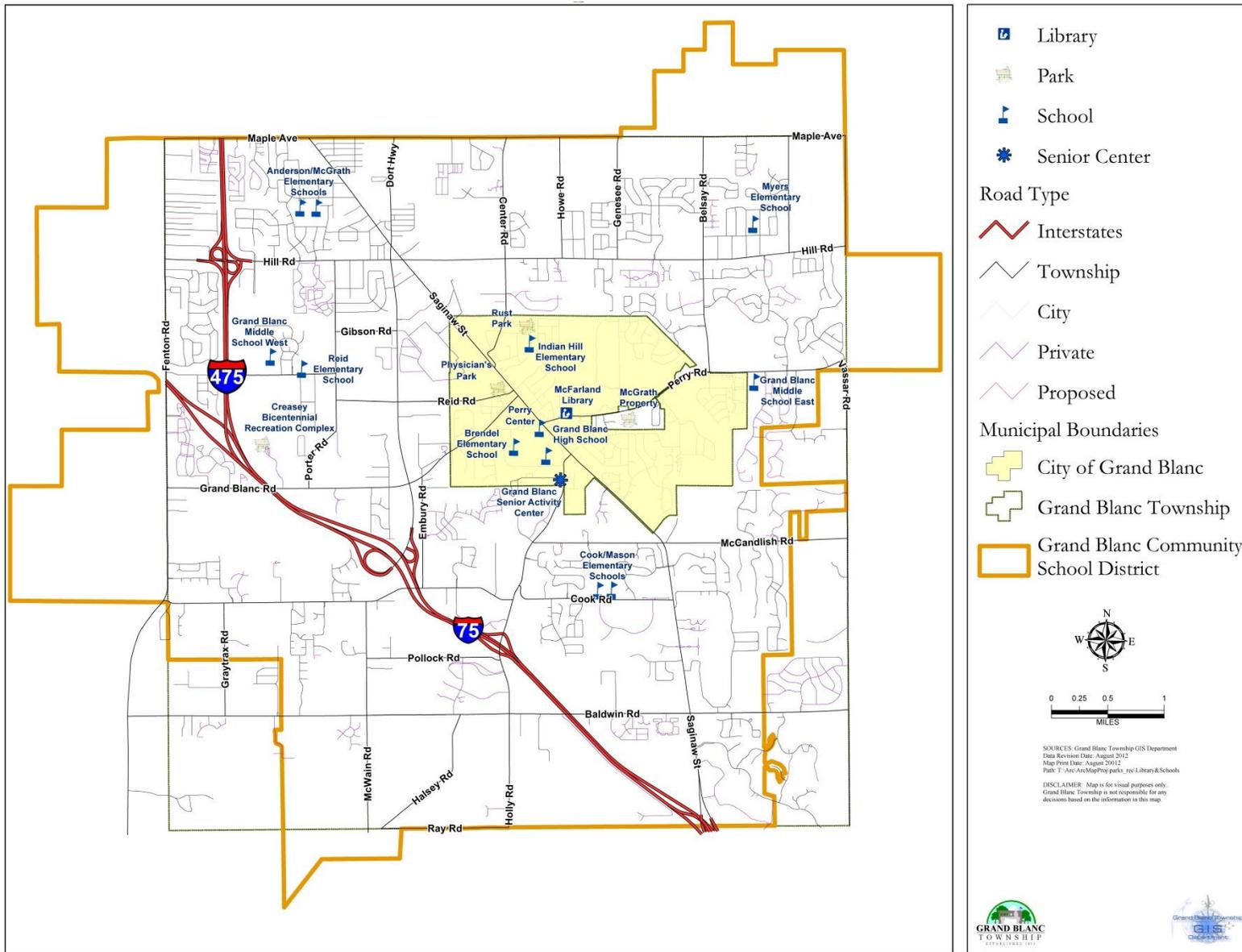
Brendel Elementary

Administration

Perry Center

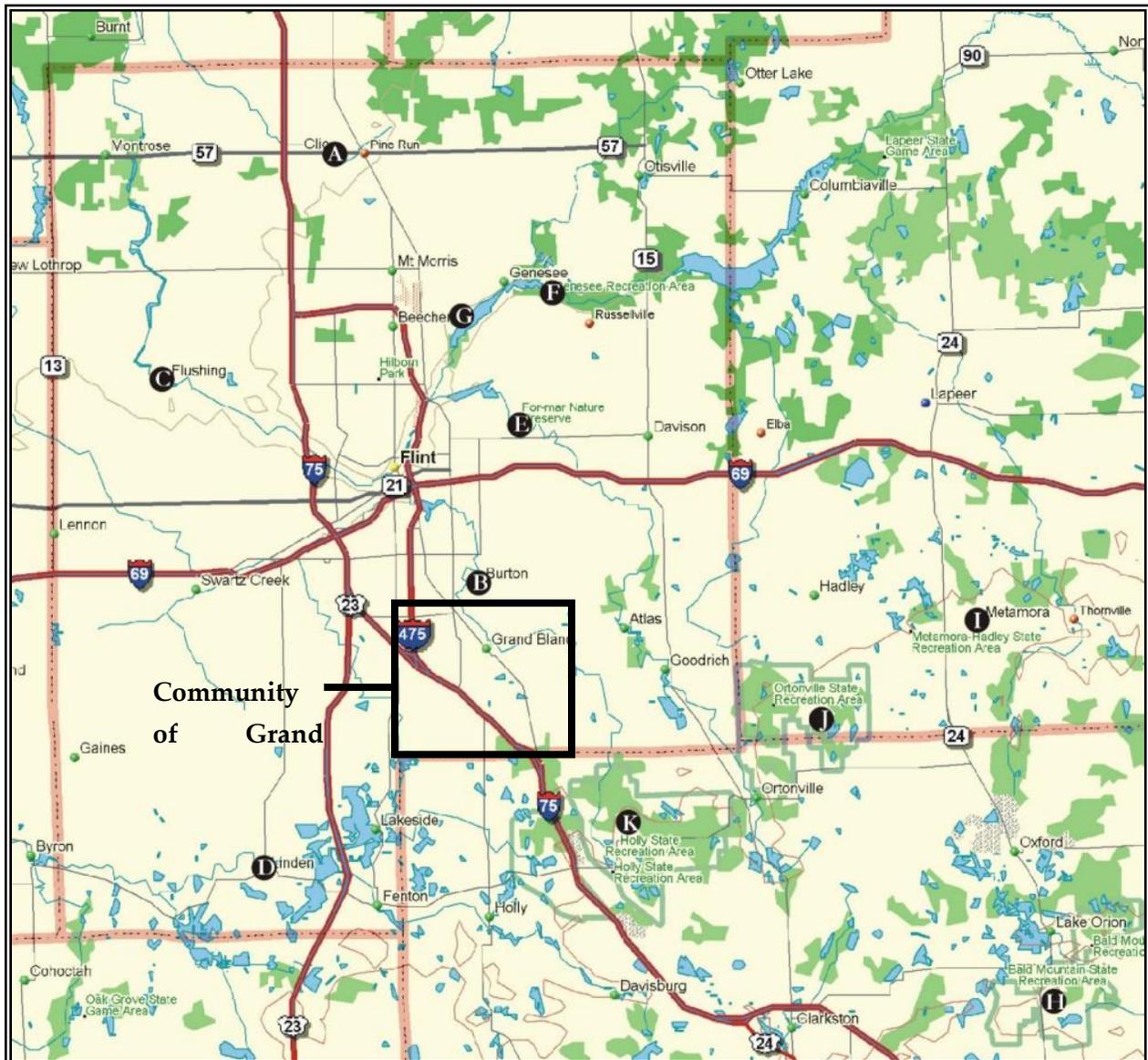
Several privately owned facilities are included as part of this planning process due to their high level of residential use. They fulfill niches in recreation programming. These facilities include soccer fields at the Genesee Stars Soccer Club (GSSC) Soccer Fields, the Grand Blanc Gymnastics Company, the Grand Blanc Recreation Room, Soccer Zone, Rollhaven, the Genesys Health Club and Camp Copneconic. The community is also served by several private and public golf courses: Genesee Hills Golf Club (private), Warwick Hills Country Club (private), The Jewel Golf Course (public), Loch Lomond Golf Course (public) and the Woodfield Golf Club (public).

Map 1: Grand Blanc Parks & School Facilities Location Map



REGIONAL RECREATION RESOURCES

Map 2: Regional Recreation Inventory



Regional recreation facilities and opportunities operated by the state or county are available to residents of the Grand Blanc community. These parks are generally multiple purpose facilities offering a variety of recreation experiences on large tracts of land. Natural features such as lakes, wooded areas or fragile ecosystems are the focal point of many of these locations. Each regional recreation area indicated on the map is a part of the State of Michigan park system or the Genesee County Parks and Recreation Commission. An inventory of facilities and activities offered by each recreation area is detailed below. The size and type of these facilities may vary, but are generally greater than 200 acres.



Genesee County Parks

A. Buell Lake Park

Buell Lake is located in Clio and has 213 acres. Amenities include ball diamonds, pavilions, picnic areas/playground, fishing, snowmobile area, boat launch, and a radio controlled model airplane field.

B. Davison Roadside Park

Davison is a four-acre park located in Burton with a beginner's sledding hill and picnic area.

C. Flushing Park

Flushing Park, located in Flushing has over 105 acres and includes amenities such as ball diamonds, cross country ski trails, pavilions, tennis courts, picnic areas and playground.

D. Linden Park

Linden Park has 135 acres and is located in Linden. Services include ball diamonds, beach, sledding and toboggan hill, pavilions, picnic areas, playground, snowmobile area and tennis courts.

E. For-Mar Nature Preserve and Arboretum

The 380-acre For-Mar Nature Reserve and Arboretum is located in Burton and includes a visitor center, bird collection and nature trails.

F. Genesee Recreation Area

The Genesee Recreation Area has over 4,500 acres and includes Richfield Park and Mott Lake. It is located in the center of Genesee County. Amenities include ball diamonds, BMX track, canoe launch, cross country ski trails, pavilions, picnic areas, playgrounds, snowmobile area, tennis courts, and beach.

G. Crossroads Village

Crossroads Village provides a glimpse into Michigan's past, with over thirty historic structures, the Huckleberry Railroad and Genesee Belle, a paddle wheel riverboat. Special events are programmed throughout the year.

State of Michigan Parks

H. Bald Mountain State Recreation Area

Bald Mountain has over 4,600 acres in northeast Oakland County. Facilities and activities offered by the recreation area include a beach, a bathhouse with concessions, picnic sites and shelters, boat launch, paddle boat and canoe rentals, skeet and trap fields, archery range, rifle and pistol ranges, hunting area, fishing docks, hiking trails, cross-country skiing, snowmobiling, sledding, tobogganing and rustic cabins for overnight stays.

I. Metamora-Hadley Recreation Area (Minnewanna)

The Metamora-Hadley Recreation Area, located in Lapeer County, eight miles south of Lapeer, has over 700 acres surrounding Lake Minnewanna. Amenities include modern



campsites, mini-cabins, boating, fishing, hiking trails, ice fishing, cross-country skiing, snowmobiling and hunting.

J. Ortonville Recreation Area

Ortonville Recreation Area has 5,400 acres and provides opportunities for swimming, hiking, hunting, fishing, horseback riding, mountain biking, cross-country skiing, snowmobiling, picnicking, and equestrian camping.

K. Holly Recreation Area

Holly Recreation Area, located in northern Oakland County has over 7,800 acres of land providing areas for camping, boating, fishing, hunting, hiking, cross-country skiing and fishing.

RECREATION COMMISSION PROGRAMMING

The Grand Blanc Parks and Recreation Commission offers recreation, exercise classes and activities for people of all ages. Programs are offered throughout the year and enrollment continues to rise. Funding for the programs is obtained primarily through program fees, user fees and in-kind donations. Types of activities currently offered include:

After School Programs (Elementary and Middle Schools)

Elementary

- Offered in cooperation with private company, Kids Konnection

Middle School

- Basketball
- Flag Football
- Volleyball

Youth Programs

- Babysitter training
- Baseball (T-Ball, Coach Pitch, and Little League)
- Basketball (Bambino, You Go Girl, Junior League and Camps)
- Crafts
- Cheerleading (Cheerleading Camp and Junior League Cheerleading)
- Creative Arts and Movement
- First Step Baseball, Basketball, Soccer, Football
- Flag Football
- Golf
- Gymnastics
- Ice skating lessons
- Junior League Football
- Lacrosse teams, clinics, and camps
- Lifeguard Instruction
- Playground Program and Latchkey Services
- Sand volleyball
- Soccer camps
- Softball (T-League, coach pitch, and fast pitch)
- Special needs (Camp CARE, Rock N Rhythm, gymnastics)



- Swimming
- Tennis
- Theatre
- Track and Field
- Water Polo
- Yoga

Adult Programs

- Aerobics
- Aquacize
- Basketball League
- Golf Lessons
- Kickball League
- Sand Volleyball
- Softball League
- Open Swim
- Social Dance
- Tennis Lessons
- Yoga

Events

- Daddy Daughter Date Night
- Grand Blanc Family Fun Fest (corn-hole tournament, In It to Win It contest)
- Grand Blanc Parks and Recreation Baseball and Softball Tournaments
- Hard Times Party
- Punt, Pass, Kick
- Hershey Track Meet
- Santa's Hotline
- Special Needs Golf Outing
- Special Needs Holiday Harvest and Winter Wonderland Dance
- Summer Concert Series

The Grand Blanc Senior Activity Center offers service programs, classes, activities and volunteer opportunities for persons over 50. It is funded primarily by the county senior millage, rentals, grants, fundraisers, membership fees and the city and township as part of their annual contributions to the Parks and Recreation operating budget. Programs offered at the Grand Blanc Senior Activity Center include:

- Body Recall
- Bridge
- Tap Dancing
- Travel and Day Trips
- Euchre
- Choir
- Volleyball
- Daily Congregate Meals
- Yoga
- Computer Classes
- Art Class
- Western Line Social Dancing
- Theater
- Bingo
- Life Stories
- Pinochle
- Guest Lectures
- Tai Chi
- Ping Pong



Other services include:

- Medicare/Medicaid Assistance
- Blood Pressure Check
- Income Homestead Tax Assistance
- Transportation
- Emergency Prescription Assistance
- Health Fair

PROGRAM PARTICIPATION LEVELS

The Grand Blanc Parks and Recreation Commission has recently expanded special needs programs and added new programs such as lacrosse and water polo, 5-15 year old girls' softball, 1st steps pre-school and developed partnerships with AYSO with the addition of the new soccer fields. Staff continues to monitor demand and participation and adjusts accordingly, balancing where other providers might fall short in recreation services.

Programs showing a large increase in participation include those that serve early ages up to five years old and for adults.

Programs showing a decrease in participation include youth sports, potentially due to the amount of travel / specialized teams that fracture locally based programs.



Chapter 5: GOALS AND OBJECTIVES

INTRODUCTION

This section is intended to identify key areas where the Grand Blanc Parks and Recreation Commission can maintain a high quality of life by promoting community pride, active citizen participation and provide quality social services and recreational facilities and programs.

COMMUNITY ATTITUDE

While recreation standards may indicate deficiencies relative to state and/or national standards, it is those involved on the local level that are in the best position to assess the community's attitude toward particular recreational activities. This was the basis for defining the recreation needs for the Grand Blanc community.

GOALS AND OBJECTIVES

The following statements should guide the action plan based on opportunities and conditions over the next five years. For some issues, further investigations may be needed to best define specific actions. Many goals will need additional funding to make them a reality and this process identifies a need to pursue opportunities as they are available.

The following goal statement and objectives are recommended to drive the focus for the recreation planning program.

Goal 1: Build on the success and opportunities within existing facilities to provide quality of life benefits for the Grand Blanc community.

Objectives

- Keep to the mission for each park facility; follow current master plans for facilities. (i.e., emphasis on active recreation improvements for Creasey Bicentennial Park versus passive recreation at Perry Homestead).
- Encourage the continued development at the senior center to provide for social interaction of various age groups.
- Design recreation facilities to provide recreation opportunities and contribute to the aesthetic quality and sustainability.
- Develop future recreation facilities on sound fiscal policy.
- Encourage creative staffing, education and maintenance minded design of recreation facilities and equipment to reduce annual maintenance costs.
- Develop, update and activate tiered land management plans for each park.
- Monitor programs and services; apply logic model or results oriented management and accountability approach to evaluating adding, deleting or modifying programs and services.



Goal 2: Pursue funding sources and develop partnerships and advocates to manage park needs.

Objectives

- Develop a plan to pursue a dedicated millage for funding within the Grand Blanc community as a replacement to the existing county senior millage that will expire in 2016.
- Continue to seek partnerships with other recreational providers and agencies and with neighboring communities to share ideas and provide non-competing programs and facilities. Examples include but are not limited to civic groups, community groups, church, etc.
- Apply for grants to develop park facilities where local match can be supported.
- Seek gifts, endowments and/or sponsorships for maintenance and development of facilities that support the vision of the Grand Blanc Parks and Recreation Commission.
- Continue coordination with school district on shared use of facilities.
- Clearly define volunteer programs and activities within parks to allow opportunities along with a balanced administrative burden.
- Monitor and adjust appropriate user fees.

Goal 3: Increase awareness / use of park facilities and programs

Objectives

- Continue promoting active and passive use of park facilities, especially Creasey Bicentennial Park by a variety of organizations (athletic, social, professional, civic, service clubs, etc.).
- Utilize DNR programs such as REC 101 to run programs and promote the park through the state website.
- Enhance internal wayfinding in park, maps, smart-phone links, and on-line maps.
- Enhance website and use of social media for promotion of events and programs.
- Explore use of park facilities by vendors for short- and long-term contracts to widen programs and services offered without a direct burden on staffing.
- Explore a recycling program within Creasey Bicentennial Park.

Goal 4: Support green initiatives, active living, and accessibility to recreation.

Objectives

- Support non-motorized master plans developed by Genesee County Metropolitan Planning Organization and City of Grand Blanc and Grand Blanc Township.
- Explore land acquisition as necessary to meet future recreation demand.
- Provide support structure for non-motorized connections at parks through bike racks, maps or bike-share / rental opportunities.



- Use park facilities to educate on issues such as stewardship, natural systems and healthy/active living.
- Monitor new technology and energy-saving methods and apply when applicable to park facilities and operations.



Chapter 6: PARKS AND RECREATION PLAN RECOMMENDATIONS

The purpose of this Parks and Recreation Master Plan is to identify needs and establish priorities for implementation. The overall goal is to guide decisions on future investments to ensure the recreation system is improved and continues to be an asset to the community. This process occurs every five years. It poises the community to proactively respond to needs.

Actions are described in this section of the plan based on the planning process and goals and objectives developed from:

- On-site observations and discussions with users
- Physical evaluation of each park and recreational facility
- Analysis of the Grand Blanc Community demographics
- Interviews with recreation staff
- Interaction with community members and leadership
- Surveys of citizens and recreation providers
- Existing master/action plans

ACCOMPLISHMENTS

Since completion of the last 5 year parks and recreation plan some of the key actions that took place based on previous planning efforts included:

- Construction of 4 soccer fields at Creasey Bicentennial Park using \$75,000 in MDNR funding and \$75,000 in match from Grand Blanc Township.
- Adding Grand Blanc Township watermain within Creasey Bicentennial Park to support future irrigation and building needs.
- Adding an access drive to Creasey Bicentennial Park off Reid Road.
- Enhancing Creasey Bicentennial Park entrance at Grand Blanc Road.
- Youth baseball accessibility improvements at Creasey Bicentennial Park
- Completion of 2 mile non-motorized path connection through Creasey Bicentennial Park with \$1 million in funding through the County Road Commission and MDOT.
- Replaced tennis courts with 4 sand volleyball courts in Creasey Bicentennial Park with \$24,900 from the Grand Blanc Community Fund.
- Senior Center accessibility, energy conservation efforts, and parking lot improvements using \$50,000 in CDBG funding. Purchase of a 15 passenger bus using the county senior millage.
- Expanded programs including lacrosse, water polo, 5-15 year old girls softball, 1st steps pre-school, and new AYSO partnership.

ACTION PLAN

The following recommendations are made for improvements over the next 5 years. Social and economic conditions are changing rapidly. An improvement which was clearly necessary at one point in time may lose its priority due to unpredicted changes in conditions. Likewise, a project may have to be elevated in priority staging because of other unforeseen circumstances. The implementation program will require continual updating to assure that needs are being met and that public and private resources are being wisely invested.

FACILITIES

Creasey Bicentennial Recreation Complex

The Grand Blanc community as well as residents within the greater Flint region uses this facility as a primary location for active recreation. As listed previously, the park continues to improve to meet growing needs. This continues to be the priority for funding and development within the community. These specific plans were defined in a site master plan developed in 2000 and has been updated in 2012 to reflect improvements and specific future needs. These future needs include:

- **A 2nd pavilion / picnic shelter.** The existing pavilion is consistently booked all season for special events and rentals. Requests for rentals are continually turned away. This is a key element that enables people to utilize the park and is an opportunity for revenue generation as well. The location, as identified on the master plan, is in the area of the new soccer fields. A **new playscape** is also proposed. These additions will meet the short term demands of tournaments and other groups. This is also along the new non-motorized path, providing access to other nearby park facilities such as the volleyball courts. **Gravel parking** will also be needed to support this addition along with **shade trees**. Current fund raising efforts are already underway to support this project.
- **Additional multi-purpose fields and soccer field** are also planned between the proposed pavilion and the existing gravel parking for the soccer fields. This will provide additional practice area and opportunities for youth soccer and capacity for larger tournaments as the use of this new facility builds.
- An additional **shelter / field house** is planned to directly serve the soccer field complex. Based on the expected use of the complex for tournaments, this addition will provide a central location to accommodate larger groups, administration,



concessions, equipment storage and additional restroom facilities. **Parking improvements** and **landscaping** will also be part of this addition.

- **Infrastructure** will be added and/or extended to meet the needs of the additional facilities, particularly in the north end of the park. This would include electricity, water and sanitary.
- New **concessions facilities** will be located to serve the south side of the park, likely as a modification of the existing little league restroom and storage facility.
- There is a growing demand for dedicated areas for pets, especially from dog owners. A **dog park** is proposed near the south entrance to the park that allows a separated area from other active park elements. Various supportive comments from the public input indicated that this was a high priority for some residents.
- Most parking and access drives are gravel and are difficult to keep free of ruts and in condition expected by many users. A priority plan should address additional **road grading** efforts in key areas or **pavement** as appropriate, considering that this also includes a capital maintenance / replacement cost. This may also be impacted by the increased use by tournament traffic. **Traffic control** devices may also be considered at the park entrances. Some traffic counting or further evaluation can be made as to whether this can be managed by staffing at key events or if a permanent measure should be installed.
- Park circulation would also be improved with additional park **wayfinding signage**. Maps and/or unified signage will help direct users, especially now that there is an additional access point into the park of Reid Road. This system should include non-motorized traffic accessing the park as well as those in vehicles.
- A new **entry sign** is needed at the Reid Road access.



- The **spray park** is a favorite destination for many. The provision of **accessible seating areas** and/or **shade elements** would be helpful to the parents, guardians, and younger family members that are often on the sidelines as kids play.



- Recreation opportunities along the non-motorized path include a **wood observation platform** along the main pond and a **wood trellis structure** near the northern wetland areas. These could be serviced by **hiking and biking trails** that connect with the existing path. These improvements will add to the educational opportunity as well as an element of interest within the park.
- **Fencing and bleachers** at the adult softball fields needs replacement due to age and condition. The new bleachers will provide additional accessibility for spectators.
- The **in-line skating surface and basketball courts should be resurfaced**. The existing surface has some cracks that does not provide a smooth surface for use and will continue to deteriorate without attention.
- Bleacher or additional picnic table **seating provided at the new volleyball courts** would provide a venue for spectators as the popularity of this new addition grows. Barrier free accessibility could be provided from the paved pathway.

Grand Blanc Commons

Grand Blanc Commons is located off of Perry Road behind McFarlen Library and has 137.7 acres. In the late 1970s the McFarlen Farm was considered for potential development. Ultimately public concern for development of this farm came to the forefront and an organized effort allowed for purchase of this parcel from the owner for use as a passive park. The McFarlen Farm was acquired using three (3) separate sources of funds - Federal Land and Water Conservation funds, Michigan Natural Resources Trust Fund, the Grand Blanc Community Fund and matching funds from local residents. Over the years, various improvements for access and utilization have been completed including foot bridge placement over the Thread Creek and most recently surface drainage improvements that also provided a wetland habitat area for various wild life and aquatic species.

- **Development of a Master Site plan** would assist with identification of future improvements, preservation, use and management of this property. It is currently underutilized and could serve as an additional passive recreation opportunity, similar to the efforts underway at Perry Homestead.

Rust Park

Rust Park was donated in 1939 by the Rust family with the stipulation that it be known by the family name. The donation was made in memory of their nephew who was killed in World War I. The park is situated along Thread Creek and adjoining Indian Hill School. A dedicated group of volunteers add to the maintenance effort in the park. Recommended improvements include:

- Continued support of volunteer maintenance effort through in-kind provision of materials and equipment
- Wayfinding /interpretive signage, in particular identifying the connection to Indian Hills Elementary and natural resource learning opportunities along the creek and wetland habitat area.

Physicians Park

Physicians Park was developed through the donation of land by a local family. Construction began in the 1990's. Additional land was subsequently acquired from the C & O Railroad where an inactive sidetrack existed. Park improvements have been active and continuous. The proposed mixed-use environment of the Grand Blanc Town Square project is an opportunity to expand and enhance programming at Physician's



Park. Future programming should take advantage of the linkage to Downtown and Grand Blanc City Hall. Recommended actions include:

- Provision of **small water elements** within the park. While the spray park at Creasey Bicentennial Park provides a primary destination for this, having temporary mister stations at this park location for key events or periods of time would provide an attraction at this downtown location without large investment or draw from Creasey.



- The ice rink within the park is a big hit; when weather allows. Michigan winters have not been reliable to natural rink conditions and even when they are good, the season is limited and requires extensive labor. Prolonging the season through a dedicated structure or refrigerated system can be cost prohibitive. One solution to be explored is the use of **synthetic ice surface**. A small area could be used as test case and be expanded if results were positive.
- The existing farmers market located nearby continues to be a success and would likely increase if it had a structure. The parks and recreation administrative office is also in a temporary location, currently renting space for its operation. The combination of a **permanent facility for the market and administrative offices** adjacent to the park will be explored.

Senior Activity Center

The center was constructed in 1988 on land donated by the developer. Monies originally came from City and Township millages. Parking lot expansion, building improvements and a garage have been added over the years. Recent improvements have increased the accessibility and function of this center. No improvements are identified at this time.

- Monitor programs based on recent improvements.
- Continue to explore energy reduction opportunities.

Perry Homestead (McGrath Property)

A master site plan was prepared in 2011 that outlines various improvements for this site. Existing wetlands, topography and drainage features limit the number of active recreation uses for the park. The overall recommendation for this park is for low-impact, passive recreation that highlights the site's historic, cultural and natural resource significance.

These improvements should be coordinated so as not

to conflict with other goals and recreation priorities. Recommendations for this park include:

- Invasive species, **vegetation management** is needed to control years of growth to allow this site to be accessed and enjoyed
- Developing **accessible parking** for events is needed. Additional of small sections of **paved path** will allow increased access in to the site as well.
- Improvements around the foundation of the house including **gardens, paths, patio and electrical service** upgrades will allow for additional events.
- Future **boardwalks and pathways** will allow for use the larger area of the park, including **outdoor classroom** opportunities.





Schram Park

Schram Park is located at the end of Schram Street in the City of Grand Blanc. Future development is limited on the site due to the presence of public sanitary sewers, watermains, storm sewers and flood plains. The Layman Drain also runs along the east and south sides of the park. Due to limited accessibility and development potential, Schram Park should remain passive in nature. If enhancements are pursued for the park, development should be limited to seating areas and landscaping.

COMMUNITY WIDE INITIATIVES

Non-motorized improvements

The City of Grand Blanc is currently updating its non-motorized transportation plan. Priority projects include a connection from **Jewett Trail to Physicians Park** and a **pedestrian bridge** along Perry Road near the golf course which is included in the county Surface Transportation Improvement Program (TIP). A copy of the plan is found in the appendix.

Grand Blanc Township has a comprehensive non-motorized plan that addresses regional connections as well as routes to various parks. Although non-motorized improvements are in demand and there is funding available, current township finances require time to dedicate matching funds and secure property if needed. A copy of the plan is found in the appendix.

Maintenance

Development of the tiered management plan for each park will assist with dedication of staffing the labor to be dedicated to each park. It should identify how this varies throughout the season and peak effort for special events. The management plans can also address education and certification needs for staff and other topics that impact service.

CAPITAL IMPROVEMENT SCHEDULE

		2012	2013	2014	2015	2016	Total Cost
Creasey Bicentennial Park							
1	New Pavilion and Gravel Parking at North End	\$200,000	\$125,000				\$325,000
2	New Playscape at New Pavilion			\$75,000			\$75,000
3	Shade Trees at New Pavilion			\$3,000			\$3,000
4	Dog Park	\$25,000					\$25,000



		2012	2013	2014	2015	2016	Total Cost
5	One New Soccer Field at North End				\$60,000		\$60,000
6	2 Multi-purpose Fields at North End			\$100,000			\$100,000
7	Field House for Soccer Complex (restroom / concession)				\$400,000	\$400,000	\$800,000
8	Utilities for North End		\$150,000				\$150,000
9	Field House Parking Median and Landscape					\$25,000	\$25,000
10	Shade Trees at Soccer Fields		\$20,000				\$20,000
11	Modify Little League Building for Concession Stand			\$50,000			\$50,000
12	Replace Fencing at Softball Fields		\$90,000			\$90,000	\$180,000
13	Renovate Bleachers at Softball Fields			\$50,000			\$50,000
14	Seating at Volleyball Courts	\$5,000		\$50,000			\$55,000
15	Wayfinding Signage	\$15,000					\$15,000
16	Spray Park Seating Areas and Shade Elements		\$15,000				\$15,000
17	Road Improvements		\$25,000	\$25,000			\$50,000
18	Observation Deck, Trellis, Paths at North End (future)						
19	Traffic Control Devices at Entrances (t.b.d.)						
20	Reid Road Entrance Signage/Enhancement	\$10,000					\$10,000
Subtotal		\$255,000	\$425,000	\$353,000	\$460,000	\$515,000	\$2,008,000
Grand Blanc Commons							
1	Develop Master Plan					\$10,000	\$10,000
Subtotal						\$10,000	\$10,000
Rust Park							
1	Interpretive / Wayfinding Signage		\$5,000				\$5,000
Subtotal			\$5,000				\$5,000



		2012	2013	2014	2015	2016	Total Cost
Physicians Park							
1	Seasonal / Temporary Mist Stations	\$5,000					\$5,000
2.	Synthetic Ice Demonstration Area (50x50)		\$35,000				\$35,000
3	Development of Permanent Farmers Market / Parks and Recreation Admin Offices			\$300,000			\$300,000
4	Synthetic Ice Phase 2 (100 x 50)			\$70,000			\$70,000
Subtotal		\$5,000	\$35,000	\$370,000			\$410,000
Perry Homestead (McGrath Property)							
1.	Entry Parking, Signage, Electrical	\$25,000					\$25,000
2	Brushing, Clearing, Wildflower Seeding		\$25,000				\$25,000
3	Paved Path					\$15,000.00	\$15,000
4	Interpretive Signage, Amphitheater, Steps			\$20,000	\$20,000		\$40,000
5	Limestone Paths			\$35,000	\$35,000		\$70,000
Subtotal		\$25,000	\$25,000	\$55,000	\$55,000	\$15,000	\$175,000
Community-Wide							
1.	Non-motorized improvements (maps / bike racks).		\$12,000				\$12,000
2.	Jewett Trail connection		\$150,000				
3.	Perry Rd pedestrian bridge			\$351,000			
4.	Park land acquisition (t.b.d.)						
Subtotal			\$162,000	\$351,000			\$12,000
TOTAL		\$285,000	\$652,000	\$1,129,000	\$515,000	\$540,000	\$2,620,000

Notes: Costs will vary with final design and phasing; based on 2012 dollars without design or investigations.

RECREATION PROGRAMMING OPPORTUNITIES

Senior / Adult Programs

The Grand Blanc Community should continue to involve the increasing adult population in activities and events. Currently, the senior program offers expansive classes and travel opportunities; younger adult activities are more select. These programs should be maintained and expanded when possible. Transportation and volunteer assistance for the seniors are always needed.

Youth Programs

There is a well-documented desire to offer a wider variety of activities for children in the community. The goal should be to provide a host of programs and facilities to accommodate the interests and age groups of as many children as possible. Programs should be somewhat structured and directly supervised by younger adults that can better relate to youths.

FUNDING INITIATIVES

It is clear from the list of project needs and associated costs that leveraging available dollars are needed to accomplish the goals identified within this recreation plan. This section identifies potential sources to assist with this effort.

In addition to the city and township providing resources to parks from the general fund, there are other sources of funding for parks and recreation. These include user fees, bonds, grants, donations and foundations. The following is a brief description of these funding sources and options to increase revenue

- Increase in user fees as appropriate based on demand
- Promote expanded facilities for increased tournament use
- Continue grants or foundation support
- Continue and/or expand lease agreements for cellular towers
- Continue and expand advertising opportunities at facilities
- Qualify adopt-a-park or friends of the park programs; be aware of trading maintenance duties for increased administration.

Dedicated Millage

Based on our public input there was a slight majority of support for a local millage dedicated to the support of the Grand Blanc Senior Center and Grand Blanc Parks in replacement of the current Genesee County Senior Millage. This approach would not request a net increase, but offset the current county millage with a program that would direct those tax revenues within the Grand Blanc community. Proposed options for a local millage include a combination of parks and recreation and senior funding at a possible 0.7 mills or a senior only millage of 0.25%.

These would be applied to both city and township residents within the Grand Blanc Community.

General Fund

Continue to allow a healthy budget for recreation programming and to accommodate the recommended improvements to community parks.

User Fee

The Parks and Recreation Commission must continue to charge reasonable fees to participants of recreation programs. Every year the Commission should evaluate the fees to ensure they are providing the appropriate amount of funding to allow the programs to continue.

Bonds

A number of bond programs can be used to finance construction of parks and recreation facilities. General Obligation Bonds are issued for specific community projects and may not be used for other purposes. These bonds are usually paid for with property tax revenues. Revenue bonds are issued for construction of public projects that generate revenues. The bonds are then retired using income generated by the project.

Michigan Department of Natural Resources Grants

The Michigan Department of Natural Resources Trust Fund (MNRTF) Grant provides funding assistance for state and local outdoor recreation needs, including land acquisition and development of recreation facilities. This assistance is directed at creating and improving outdoor recreational opportunities and providing protection to valuable natural resources. These are grants between \$15,000 and \$500,000 with a required minimum local match of 25 percent. Final engineering and construction services are covered at a maximum of 15%.

The Land and Water Conservation Fund (LWCF) provide grants to local units of government to acquire and develop land for outdoor recreation. At least 50 percent match on either acquisition or development projects is required from local government applicants. The Michigan Department of Natural Resources (DNR) makes recommendations to the National Park Service (NPS), which grants final approval.

The Michigan Recreation Passport program is funded by sales of 'passport' opt in participation for those wishing to access or support Michigan parks as part of their license renewal. Eligible projects are targeted for renovation and improvement to existing parks. Grants range from \$7,500 to \$30,000 with a minimum 25% local match, with the anticipation that the maximum grant amount will increase as revenue from sales of the Recreation Passport also increases.



Other DNR grants include specialized opportunities such as the Urban and Community Forestry (UCF) program, funded through the USDA Forest Service's State and Private Forestry program. Local units of government, nonprofit organizations and schools are eligible to apply. Projects include: street and park tree management and planning activities; urban forestry training and education events; tree plantings; and Arbor Day celebrations.

Donations

Businesses, corporations, private clubs, community organizations and individuals will often contribute to recreation and other improvement programs to benefit the communities in which they are located. Private sector contributions may be in the form of monetary contributions, the donation of land, the provision of volunteer services or the contribution of equipment or facilities.

Foundations

A foundation is a special non-profit legal entity established as a mechanism through which land, cash and securities can be donated for the benefit of parks and recreation services. The assets are disbursed by the foundation Board of Directors according to a predetermined plan.

These grant funding opportunities can be accessed through the *Michigan Foundation Directory*.

Grand Blanc Parks and Recreation Parks and Recreation Master Plan

April 2012

Questionnaire Summary

Input requested for development of the 5 Year Community Recreation Plan as provided by:

Frankie Millstead	Chairman, Grand Blanc Parks and Recreation Commission
Brad Hester	Secretary, Grand Blanc Parks and Recreation Commission
Tom Pettit	Treasurer, Grand Blanc Parks and Recreation Commission
Tom Gisewhite	Commissioner, Grand Blanc Parks and Recreation Commission
Larry Anderson	Commissioner, Grand Blanc Parks and Recreation Commission
Michael Wolfgram	Commissioner, Grand Blanc Parks and Recreation Commission
Clark Young	Commissioner, Grand Blanc Parks and Recreation Commission
Norm Abdella	Superintendent, Grand Blanc Community Schools
Paul Brake	City Manager, City of Grand Blanc
Keith Edwards	Interim Manager, Grand Blanc Township

Highlighted text indicates some key points / common themes upon initial review

1. What do you see as the greatest strength of the current parks and recreation opportunities in Grand Blanc?

The greatest strengths of the current parks and recreation opportunities in Grand Blanc appear to be the availability of land and the **high level of programming** that occurs for active recreation and events.

The City is fortunate to have three parks (Rust, Grand Blanc Commons and Physicians) that provide opportunity for passive and active recreation needs for the community. These park facilities provide park space to all City residents **within a reasonable walking, biking and driving distance**. As a result, these three facilities have ensured **neighborhood stabilization, generated economic impact**, and created connections through programs making Grand Blanc a desirable place to live, work and play.

The **guidance and leadership** of recreation programming is made possible through the **dedicated professional staff and Commission members** of the Grand Blanc Parks and Recreation. This is testimony of the **strong partnership** with City of Grand Blanc, Grand Blanc Township and Grand Blanc Community Schools. The community is fortunate to have **year-round offerings** for school aged children, adults and seniors.

The greatest opportunity is available when our park facilities are fully utilized where many functions of community life take place and **residents feel ownership and connectedness**. These park facilities give our community an opportunity to enhance their unique and irreplaceable resource. With proper stewardship and visionary leadership, the parks can become destinations which set them apart as places where people love to live

Superior level and range of programs/facilities relative to community size.

Creasey Bicentennial Park

Their summer/winter programs

The strong and obvious connection to the community and the cooperative nature of the program with regard to the schools, township and city

The sports programs we have are very popular and successful. I like the softball program and also feel we are also seeing the beginning of a great soccer program. We do have **great sports programs**.

The variety of recreational programs and facilities available to community residents

Variety of programs offered, partnership with schools, city, and township



There is a variety of activities for all ages within the community and they department is consistently looking for **new ideas and adapting to the needs of the community**.

2. What do you see as the greatest opportunity for parks and recreation in Grand Blanc?

I would suggest the Master Plan Study focus attention to **repurposing Physicians Park**. I would also recommend the consultant to take a close look at the information provided by the Project for Public Spaces (PPS). The PPS will **suggest placemaking approach to park planning** and development. According to the PPS, “Placemaking differs from traditional park master planning because its principal goal is to create a place that attracts a wide variety of people and an experience that makes them return again and again throughout the year.”

Based on the experience of PPS strategy for achieving great parks, they have identified nine strategies that help parks achieve their full potential as active public spaces that enhance neighborhoods and catalyze economic development. These strategies are as follows:

- Use transit as a catalyst for attracting visitors
- Make management of the park a central concern
- Develop strategies to attract people during different seasons
- Acquire diverse funding sources
- Design the park layout for flexibility
- Consider both the “inner park” and “outer park”
- Provide amenities for the different groups of people using the park
- Create attractions and destinations throughout the park
- Create an identify and image for the park

In addition to the Project for Public Spaces, I would suggest the Parks and Recreation’s consultant look closely at the City of Grand Blanc’s Bicycle Transportation Master Plan. This document, adopted in 2008, is the first step in adopting a plan for implementing the steps necessary to achieve funding and construction for improvements to connect those living in the City to the local schools, parks, Heritage Museum, farmers market, downtown, City Hall and other attributes of the community, as well as other important county geographic areas.

The plan calls for extension of pathways into Physicians Park and Rust Park in various locations, as well as continuation of pathways elsewhere in the community. The Bicycle Plan calls for these projects through the funding assistance from the Congestion Mitigation and Air Quality (CMAQ) grants. Generally, these are separate funding sources than the grants used to improve park land properties. **Cross-referencing the Bicycle Master Plan in Parks and Recreation Plan** will strengthen the funding possibilities for this particular initiate. This would not compete, but rather enhance the Parks system in the community.

As the Bicycle Transportation Master Plan discusses connection to park properties, the non-motorized transportation system should be considered as part of the plan. The City is currently evaluating a possible Complete Streets Ordinance that promotes multi-modes of transportation and to accommodate this in future transportation planning. The Bicycle Plan, along with the potential road planning effort, promotes a holistic view of promoting healthy communities. Each of these elements should be taking into consideration as a sum of the whole, rather than as separate standalone components.

The greatest opportunities for parks and recreation in Grand Blanc appear to be opportunities for **outdoor education** with the schools or other interested parties and improvement of the facilities at each of the parks in the system.

Increased: a) program participation; b) facility use and expansion; c) awareness of programs and facilities as well as the value that GBPR adds to the community (program participants or not).

The ability to expand at Creasey Bicentennial Park

Keep up with doing the things they did in the past with less resources

To develop a more systemic, focused approach to programming. Filling in the gaps more completely between school programs and those of the other independent sport organizations

I would like to see the parks preserve some natural areas (nature trails, ponds & woodland areas) I think Creasey Bicentennial Park has some nice areas. I would like the master plan to maintain some of that. I also feel the old McGrath (Perry) property is a wonderful area for this type of a park. Lots of room for trails, and nature hike areas. A kind of passive recreation area away from the soccer fields and ball games

Offering recreational opportunities to teens

Gradually increasing facilities and recreation as the demand deems necessary.

3. What challenges do you feel keep parks and recreation in Grand Blanc held back from their potential?

The design of the parks should go beyond aesthetics and limited uses. There are tremendous recreation opportunities for young children and pavilions for gathering places for families, as well as adults. The challenge is to find those activities that bring people year round to the parks.

In addition to design and function, the limitation of funding available for programming and activities at these locations is a challenge. The professional staff does an excellent job leveraging resources and activities through other community organizations. This brings out peak usage of the facilities during certain periods of the year; there is capacity to expand even greater usage

The availability of funding and the vision to know how to prioritize the use of extra funding appear to be the greatest challenges to parks and recreation in Grand Blanc.

a) Financial and human resources; b) Resident awareness (result of item a?)

Adequate funding

The necessary revenue to keep up with growth of the community

Certainly a lack of field space and facilities. Also, it appears that there are so many new sport organizations growing up and around Grand Blanc that it appears difficult for Parks and Rec to keep a clear and focused direction on their own.

Funding, now having said that Lets talk more about the McGrath House. At this time we have the Grand Blanc Historic Commission seeking grant money for improvements and repairs to that property. I would like to see this land under the control of the Parks & Rec. Commission so we have one source of management for all park property and we don't have two Commissions working at seeking the same grants. We can still have a Historical committee that reports to the Parks and Rec Commission, but not two commissions working against each other. I think the McGrath Property needs to be part of the GB Parks system

Funding limitations and budget constraints

Lack of funding, limited facilities

Financing

4. What are the top three items you would like this Parks and Recreation Master Plan to address?

Priority 1

- Use of Placemaking approach to use and function of the parks
- Development of a clear vision for use of the parks for multiple uses and interests for the next 5 years.
- Provide guidance for future decisions related to physical assets and program services.
- Updating the parking at Creasey Bicentennial Park
- Plan to help keep up with the growing/changing community
- Facility space and availability
- Creasey Bicentennial park
- Construct a skate park
- Still reviewing the plan at this time. I am not familiar enough at this time

Priority 2

- Inclusion of community connectivity through non-motorized transportation
- Incorporation of the Perry/McGrath property and opportunities to include historic interpretation and cultural activities into the plan's content and goals
- Guide appropriate use and maintenance of current facilities and assets.
- A proper plan to update and replace maintenance equipment.
- Bike and walking paths in the community
- Improved playground and family friendly rec area at Creasey Bicentennial Park. (Playground equipment like Physicians Park. – Fenton has a nice wood playscape that is used by many young families.)
- Pave main roadways in Creasey Bicentennial Park

Priority 3

- Variety of features and programs to encourage year round usage
- Planning for a high level of maintenance and property management at the parks, including the managing of ecosystems and the environment
- Identify future needs (i.e. physical assets, program/service opportunities, staffing and budgetary planning).
- A future vision for new facilities and programs.
- Big projects the community would like to see (new pavilion, community center)
- Understanding and responding to the changing Grand Blanc demographics and the programs availability that should develop as a result
- Additional bike lanes on Hill and Saginaw Roads

5. Do you see any partnerships that can be added or improved to help with parks and recreation programs, facilities development or maintenance?

Partnerships through additional **sponsors** can bring additional revenues and **business entrepreneurial opportunities** at park facilities. Although the current programs and facilities encourage community **volunteerism and advertising** opportunities, the effort could be expanded to include:

Adopt-A-Park (existing, but could be expanded)

Name Rights of Parks Facilities (could include trees, benches, trails, programs, etc.)

Corporate sponsorships of events and programs

Allow vendors to purchase permanent kiosk opportunities at facilities

Community Garden

Yes, **special interest groups** such as those involved with environmental protection, passive forms of recreation and conservation. Also specific fund raising for specific projects and including corporate sponsorships in that fund raising. There may also be more foundations and non-profit organizations interested in **adopting the parks** or sponsoring certain events.

As a brand new commission member I am reluctant to respond with too much detail since these practices may already be in place... a.) corporate sponsorship of some programming or naming rights to facilities or portions thereof (to offset acquisition and ongoing maintenance/programming); b.) foundation establishment for funds collection from those wishing to support GBPR (service clubs, individuals, memoriams, estate plans, etc.)

I think we should look at enhancing our partnership with the schools, township and city, as well as looking at any programs that are available through Michigan Professional Athletic Teams and fundraising or community service organizations.

No

Not at this time

We work well with the Schools, City and Township but I feel more services could be shared and cost controlled and possibly reduced by finding **more ways to share services and resources**

Continued collaboration with City and Township. Private and corporate sponsors

I'm not familiar enough with this area at this time.

6. How can this Parks and Recreation Master Plan help you in your current role?

The plan could assist my role on two important projects. First, the Bicycle Master Plan should be referenced in this plan document. The mention of this plan will help further funding opportunities, thus complementing Parks and Recreation. Second, the Downtown Development Authority is in the beginning phases of a public engagement process that will enable community and business leaders in a constructive problem solving process to strengthen Downtown Grand Blanc. The Main Street Four-Point Approach ® provides a broad based structure to bring community stakeholders together to explore the appropriateness of these committees as an implementation organization. The inclusion of Physicians Park will help in the downtown revitalization effort. Again, by cross-referencing this program in the Parks and Recreation Master Plan will aide in furthering the efforts and increasing the probability of securing grant funding opportunities of this initiative

Provide a **guide to direct** the Township Board for the **spending of funds**. Promotion of the Township and City as a place or destination to attract residents and businesses. Provide opportunities for diverse active and passive recreation with an eye on environmental protection, awareness and conservation.

Guide decision making and policy governance

It can give us a view of where we would like to be so that we can find ways to accomplish these visions of the future.

Hopefully help secure funding for big projects and meet the community expectations

If the Parks and Recreation Department had more community-type facilities, it would relieve the pressure on the schools from so many groups, independent of Parks and Rec, to use the schools' fields and facilities.

Provides a strategic plan which focus efforts of the Department

I'm not familiar enough at this time

7. Do you see the need for a separate funding source for parks and recreation in the next 5 years?

The funding for Parks and Recreation is currently insufficient to carry out community program needs. Further, a separate funding mechanism is needed for acquisition and maintenance of existing properties. Based on this, a **dedicated millage question** should be presented to the voters in both Grand Blanc City and Township. Perhaps the lessons learned, from past efforts, will overcome community resistance to supporting such an important program.

I'm not really sure what is meant by "separate", however, dedicated amounts of funding would provide some security or stability for maintenance and operations.

As a new commission member, I do not yet have a sufficient level of information and knowledge of the commission's budget and objectives to respond. I would not be surprised to learn that additional funding is a concern.

I think it is time to look at a park millage again after the success of the fire millage.

Next 3-5 yrs, maybe

Yes. The decrease in state funding to the local municipalities and the reduced tax base will undoubtedly put a burden on their treasuries which will impact their abilities to support parks and rec.

No

If additional services are offered

I think seeking new opportunities for funding should be a priority and building a coffer would be beneficial if one is not currently in place.

8. How would you rank the use of additional funding: expand / maintain existing parks, expand / maintain existing programs?

First, the funding should be given higher priority to maintaining existing parks and programs. Second, the additional revenues should be "scalable" to increase for expanded capital improvements and programming as monies become available or can be pledged for a loan/bond. This return on investment would help make a compelling case to voters for the benefit of increased funding. Based on these available funds, the Commission should explore more parkland to be prepared if opportunities for acquisition arise in areas where there is a need and a site is appropriate for park facilities.

In terms of priority, I think that maintaining the parks in a high quality way is more important than any other factor at this point

Great question. Again, as a very new commission member, I can only presume that one of the commission's greatest challenges is balancing the need to maintain and expand upon existing physical assets, primarily facilities, with the need and desire to maintain and expand upon programming. Participation levels alone cannot dictate support and still provide a diverse array of programming (i.e. simply because we have 100's of little league participants and only a few in the "Winter Hike" program, does not mean we suspend support for the latter). Diverse programming is important. As is balancing the maintenance of current facilities with how we expand facilities and/or their potential use (i.e. look at how Creasey Bicentennial Park began and the range and level of use today vs. as it started). Equally important is the opportunity to expand facilities by acquiring additional physical assets and planning for the commitment(s) necessary for their future maintenance. Smart planning and stewardship has resulted in a successful balance today and should be relied upon as we move forward.

Maintain existing parks, maintain existing programs, expand existing parks, expand existing programs.

Expand

1. Expand/maintain existing parks; 2. Expand/maintain existing programs

1. Maintain existing parks/expand parks; 2. Maintain existing programs and adjust existing programs per attendance/involvement change

Maintain existing programs and expand if funding is available

Expanding/updating existing parks and resources

Comments:

Grand Blanc is a community which uses its Parks and Rec facilities a great deal. I think it is time to see if a millage could pass and further enhance our park system.

Would also like to maintain the concerts in the park series.



Grand Blanc Recreation Plan OPEN HOUSE

Saturday, May 12, 2012
9-11 a.m.

Creasey Bicentennial Park
Large Pavilion
1505 E. Grand Blanc Road



We need your input!

The Grand Blanc Parks & Recreation Commission is developing a recreation plan to guide us for the next five years and beyond. We would like to hear from residents and key stakeholders to gather ideas about park facilities and recreational programs in Grand Blanc.



Please stop in at your earliest convenience. We'll be next to the pancake breakfast event. **We want to hear from you!**

Grand Blanc 5-Year Parks and Rec. Master Plan Open House:

May 11, 9:00am to 11:00am at Rotary Breakfast (approx. 600 attendees)

Survey Results (46 responses)

Classifications of Comments

A	Programs
B	Facilities
C	Growth
D	Maintenance
E	Planning / Organization

Age Statistics

Average Age	46.8 years
Age Range	16-77 years
Median	43 years

Support of Millage? 26 yes (56%) 3 maybe (6%) 3 no (6%) 14 no response (32%)

What are we doing well?		What can we do better?		Millage	Comments		Age
Looks very nice!	B,D	–		–	–		75
Great facilities for baseball, soccer, nice splash pool.	B	Stop lights at park entrances.	B	Yes	–		40
Things are great- Clean, well-organized, facilities well maintained.	B,D	I would love to see a dog park!	C	Yes	–		53
Very good youth programs.	A	Would like to see a dog park.	C	Maybe	Not aware of millage but would support.		64
–		Add more fields/ can't get enough practice in. Communication is poor.	C,E	Yes	It's sad that we pay all this money for the kid's to learn the game and only get a single hour practice per week. Lucky to get 4 practices before games start, will join travel next year.	A, B	35

Parks are nicely groomed. My granddaughter really likes Physician's park-playscape.	B,D	–		Yes	–		66
–		Better access; two entrances	B	Maybe	–		37
Parks are clean, offer many different activities.	A,D	Make competitive teams, level players. Utilize all facilities- A calendar of all pieces of facilities easier to know what is used and what is not.	A,E	Yes	We have great land and resources.	B	36
Love Bicentennial!		Need more bike trails!	C	Maybe	–		38
Park improvements.	C	Bike trails from all areas leading to Creasey Park.	C	–	–		43
Great offerings, number of selections in sports and other events.	A	–		No	–		29
–		Add more fields for practice. Very poor communication.	C,E	No	–		41
–		Add lights to ball fields.	C	–	–		
Providing a great place for kids to enjoy a ton of activities.	A,B, D	Maintain clean facilities and maybe pave a lot between "colored fields" and numbered fields	B, D	Yes	–		
Lots of space, accommodates lots of organizations.	A,C	Better concessions area.	B	Yes	–		46
Planning seems well thought out.	E	A better lacrosse field would be great.	B,C	–	–		16
Everything	ALL	Have some more lacrosse fields, fix the hockey court.	C, D	Yes	–		16

Thank you for all the volunteers.	A	Concessions at Bicentennial. Pave the road into/out of Bicentennial Fields.	B	Yes	-		41
Doing well.	A,B,C,D	Give more notice on organization programs, such as football and soccer through the schools.	A,E	-	-		35
Offering a good variety of programs.	A	You should offer trees to plant within the park for a fee. I tried several times to purchase a Memorial Tree with no help.	A	Yes	-		42
Everything	All	Better field maintenance.	D	Yes	-		54
Well kept, continuing to expand services.	C	Road maintenance, access in and out during game and tournament times.	D	-	-		49
You are doing great.	A,B,C,D,	Tennis court.	C	-	-		32
Soccer fields are nice, additional feature extension of trail system was nice.	C,D	-		-	-		39
Splash park	B	Get the dog park going soon!	C	Yes	-		71
The upkeep of the parks has been wonderful!	D	Continue doing what you're doing.		-	I love all the trails.	B	44
-		We could use some more baseball fields so the teams can practice once the season begins.	C	-	-		
Just about everything.	A,B,C,D	-		Yes	-		62
Love the splash pool and sledding hill.	B	More planned activities for all ages and better advertising of them.	E	Yes	-		49

Programs are very professionally run.	A	Develop lake front and natural areas. Park should have multi-purpose use.	C	Yes	-		46
Planning	E	-		Yes	-		41
Adding new activities, such as lacrosse, as they evolve into mainstream interests of the community. The master plan looks great.	C	-		Yes	-		40 +
You have done everything I wanted! Trails, bathrooms, parking-great!	B,C, D	I really liked the ice rink in 2010/11 I would love to see that again if possible.	A,C	Yes	-		39
We liked the elimination of Saturday games. (Little League)	A	Roads/Restrooms. Traffic light at entrance.	B	Yes	-		41
Everything!	A,B, C,D	Pave Roads.	B	Yes	-		43
I've always been impressed with the work you do.	A,B, C,D	Continue what you are doing.		Yes	Let me know if I can help. Drbobwinford@comcast.net		77
Little League program and summer activities	A	I like the way it is.		-	-		44
Maintenance has been great here.	D	Be sure restrooms are unlocked- My wife had to go to the ballpark when attending a pavilion party.	B	-	-		44

The baseball fields are always maintained. The entire park is kept clean and welcoming.	D	Handicap parking closer to the activity areas: (ball and splash park).	B	Yes	Great job- we always enjoy coming to the park.		67
Planning events, grounds keeping.	D,E	Different dirt on fields.	B	No	–		
The pancake program is excellent.	A	Make the park open for fundraises.	C	Yes	–		76
The actual park facilities are excellent, beautiful and clean. Little league program functions well, and serves many. Also love the FB page.	A,B	–		Yes	–		40
Organization and marketing. The community seems to always know what's happening, and that's appreciated.	A,E	Help to streamline little league uniform sizing nights. Not sure how to pull it off, but something has to be better than the previous two years. (2+ hours each)	A	Yes	–		42
Developing park for multiple uses.	C	Install privacy fence along both sides of Reid Rd access.	B,C	–	Give 10% of Gen. City millage to GB city and TWP for development of our park since it is used by multiple communities.		70

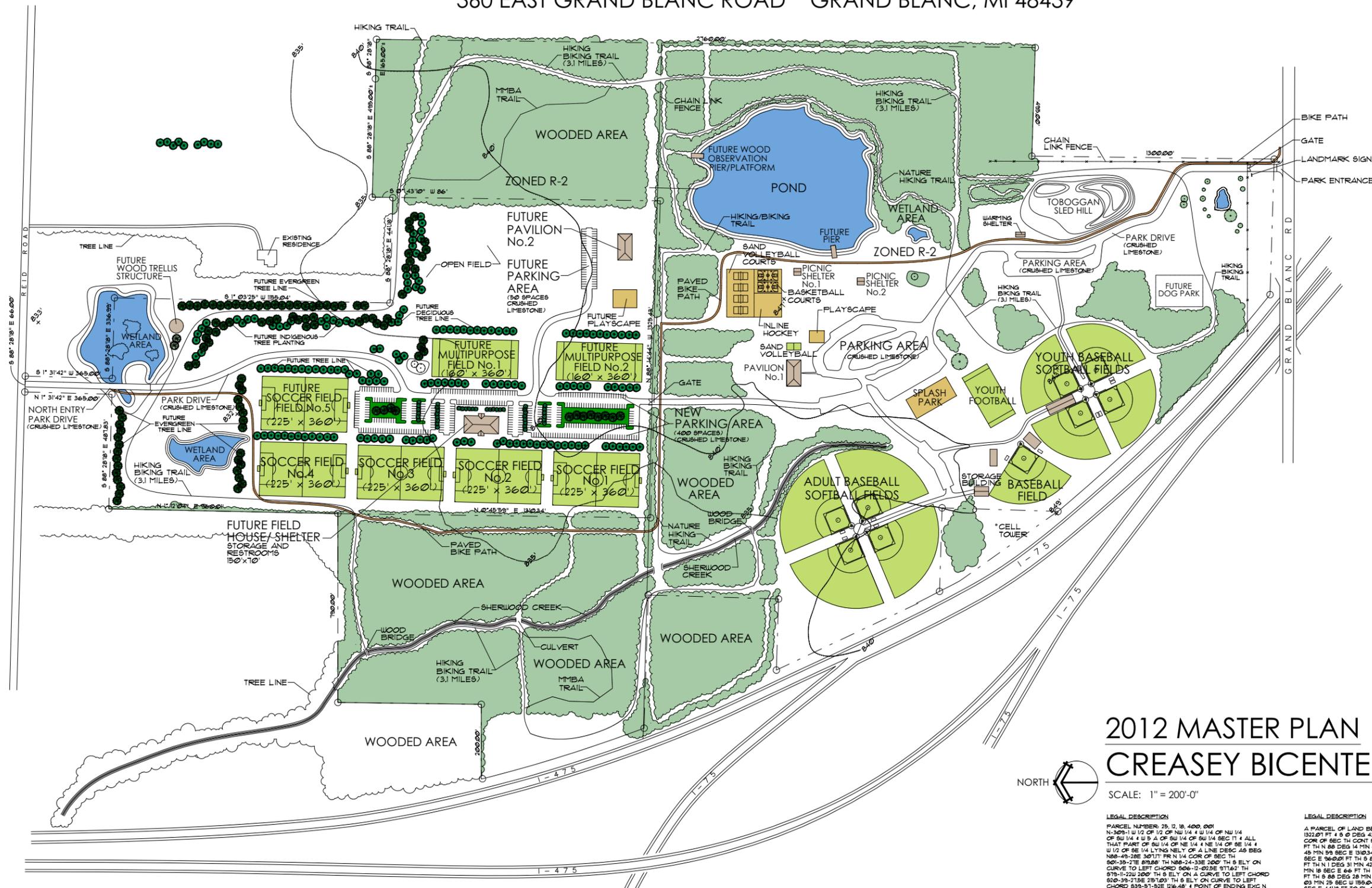
I believe expansion of the park is an improvement for the better.	C	Move a little quicker making improvement.	D	-	-		58
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MASTER PLAN DEVELOPMENT FOR CREASEY BICENTENNIAL COMMUNITY PARK

1505 EAST GRAND BLANC RD GRAND BLANC TOWNSHIP, MI 48439

GRAND BLANC PARKS AND RECREATION

360 EAST GRAND BLANC ROAD GRAND BLANC, MI 48439



2012 MASTER PLAN CREASEY BICENTENNIAL PARK



SCALE: 1" = 200'-0"

LEGAL DESCRIPTION

PARCEL NUMBER: 25, 12, 18, 400, 001
 N-30°-1' W 1/2 OF 1/2 OF NW 1/4 & W 1/4 OF NW 1/4
 OF SW 1/4 & S 1/4 OF SW 1/4 OF SW 1/4 SEC 11 & ALL
 THAT PART OF SW 1/4 OF NE 1/4 & NE 1/4 OF SE 1/4 &
 N88-49-28E 307.17' FR N 1/4 COR OF SEC 11
 S01-35-27E 819.88' TH N88-24-33E 200' TH S ELY ON
 CURVE TO LEFT CHORD 506'-2'-02" BE 91°42' TH
 S75-1-20W 200' TH S ELY ON A CURVE TO LEFT CHORD
 620'-35'-21" BE 28°12'03" TH S ELY ON CURVE TO LEFT
 CHORD 555'-51'-52" BE 126-48' & POINT OF ENDING BEG N
 90° OF W 1/2 OF SE 1/4 LYING 200' WLY OF 2 ADJ TO
 E 1/8 LINE OF SEC 11 ALL THAT PART OF E 62' RD OF SE
 1/4 LYING NELY OF A LINE W 1/8 923' NELY OF AND
 PARALLEL TO SURVEY LINE OF NORTH-BOUND LANE OF US 10
 SEC 18 T6N R1E, SEC 11 & 18 T6N R1E S3

TOTAL ACREAGE = 145

LEGAL DESCRIPTION

A PARCEL OF LAND BEG S 1 DEG 03 MIN 25 SEC W
 1322.07 FT & S 0 DEG 43 MIN 10 SEC W 188 FT FROM NE
 COR OF SEC 11 CONT S 0 DEG 43 MIN 10 SEC W 1020.36
 FT TH N 88 DEG 14 MIN 44 SEC W 1325.43 FT TH N 0 DEG
 45 MIN 59 SEC E 1310.34 FT TH N 1 DEG 12 MIN 04
 SEC E 1960.20 FT TH S 88 DEG 28 MIN 18 SEC E 418.83
 FT TH N 1 DEG 31 MIN 42 SEC E 349.31 FT S 88 DEG 28
 MIN 18 SEC E 646 FT TH S 1 DEG 31 MIN 42 SEC W 365
 FT TH S 88 DEG 28 MIN 18 SEC E 336-99 FT TH S 1 DEG
 03 MIN 25 SEC W 1859.04 FT TH S 88 DEG 28 MIN 18
 SEC E 4418 FT TO PL OF BEG SEC 18 T6N R1E S191
 AC (U-98) FR D-18-100-004

TOTAL ACREAGE = 57.42

City of Grand Blanc Bicycle Transportation Master Plan



- BICYCLE ROUTES**
- Proposed On-Road Signed Bicycle Route
 - Possible On-Road Bicycle Connection
 - Existing Multi-use Pathway
 - Possible Multi-use Pathway
 - Unsafe On-Road Bicycle Route
 - Possible Commons Greenway Path
 - Proposed River Pathway (from the Genesee County Regional Trail Plan 2007)
 - Existing Signalized Intersections
 - ▲ Approximate Locations of Existing MTA Bus Stops
 - Possible Locations for Future MTA Bus Stops

- EXISTING FEATURES**
- Public/Private Green Space
 - Roads
 - Railroads
 - Water Bodies
 - City Limits
 - Central Business District
- DESTINATIONS**
- Park
 - Golf Course
 - Library
 - Public/Community Centers
 - Schools
 - Grocery/Markets

Connection to the possible multi-use pathway would require coordination between the City of Grand Blanc, Grand Blanc Township, and the Genesee County Road Commission

PRELIMINARY
MAP

NOTE: Several of the proposed routes indicated on this plan are based on the Genesee County Regional Trail Plan 2007.

NOTE: 4 foot to 6 foot wide concrete sidewalks presently run along several of the city's streets.

DRAFT DATE: APRIL 15, 2008
REVISED: JULY 1, 2008
REVISED: OCTOBER 2, 2008

MAP PREPARED BY:
GOULD ENGINEERING, INC.
2040 EAST MAPLE AVENUE
FLINT, MICHIGAN 48507
PHONE: (810) 743-9120
FAX: (810) 743-1797
www.gouldengineering.com



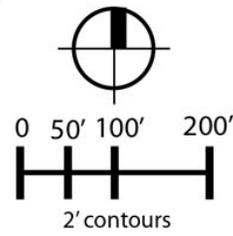
CITY OF GRAND BLANC
MICHAEL MATHENY, MAYOR
203 EAST GRAND BLANC ROAD
GRAND BLANC, MICHIGAN 48439
PHONE: (810) 694-1118
FAX: (810) 694-9517
www.cityofgrandblanc.com

Historic Site Concept

Site Development Plan

Project Summary:

Encourage low-impact, passive recreation that enhances existing features and highlights the site's historic, cultural, and natural significance within the community.



A. Preserve open views to the house and existing maple trees



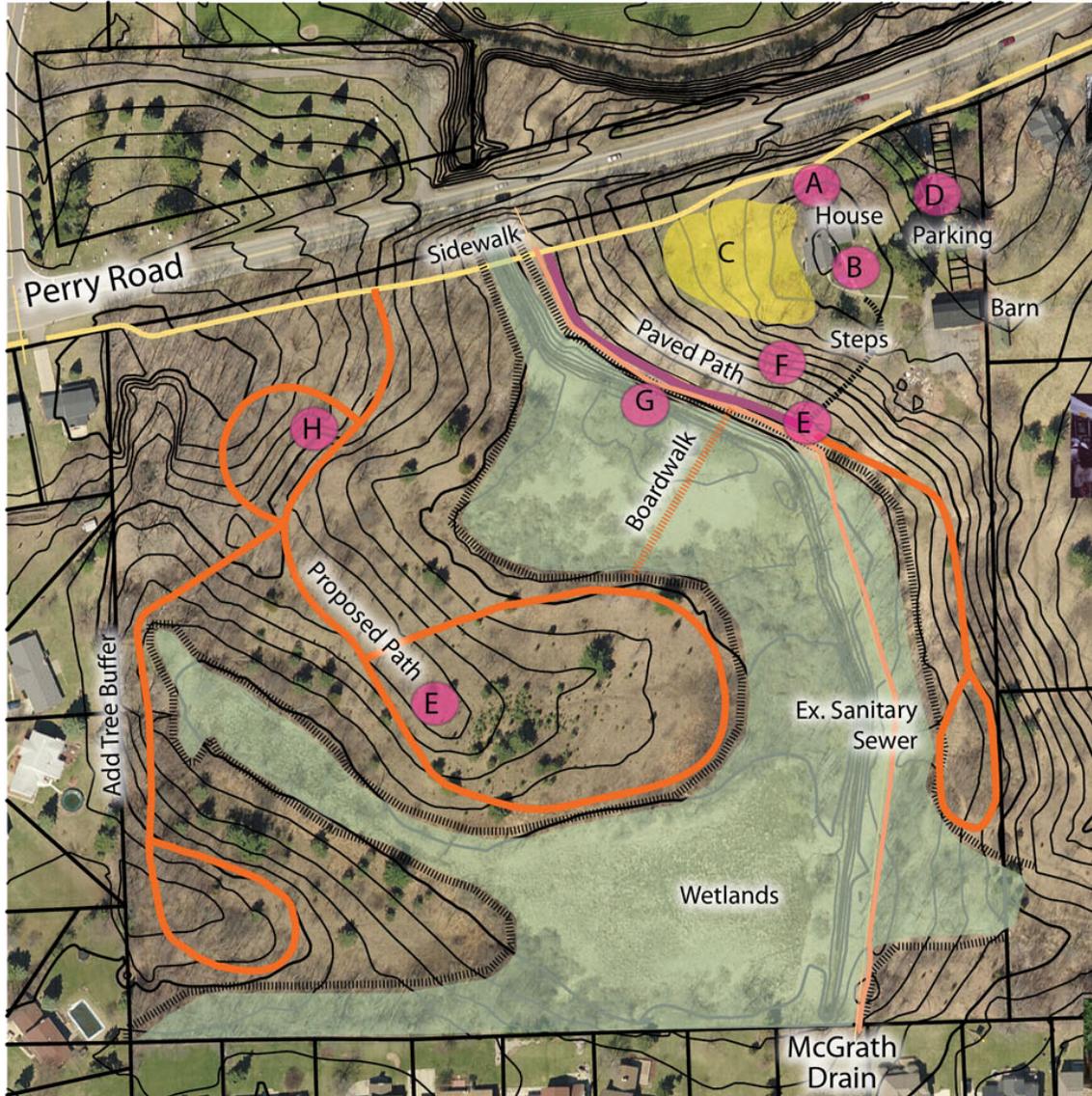
B. Develop period-style cutting gardens; enhance gravel pathway and/or minor patio for special events / house entrance



C. Maintain open lawn area for art fairs, etc. Provide electrical service and outlets



D. Parking east of entry drive 18 spaces +/- with 4 barrier free spaces south of the barn connected by existing walkway



H. Low impact wood chip or crushed limestone pathways. Foster existing wildflowers; manage invasive tree and vegetation (key trees to be identified) Mowing to match tiered levels of access (increased close to the house)



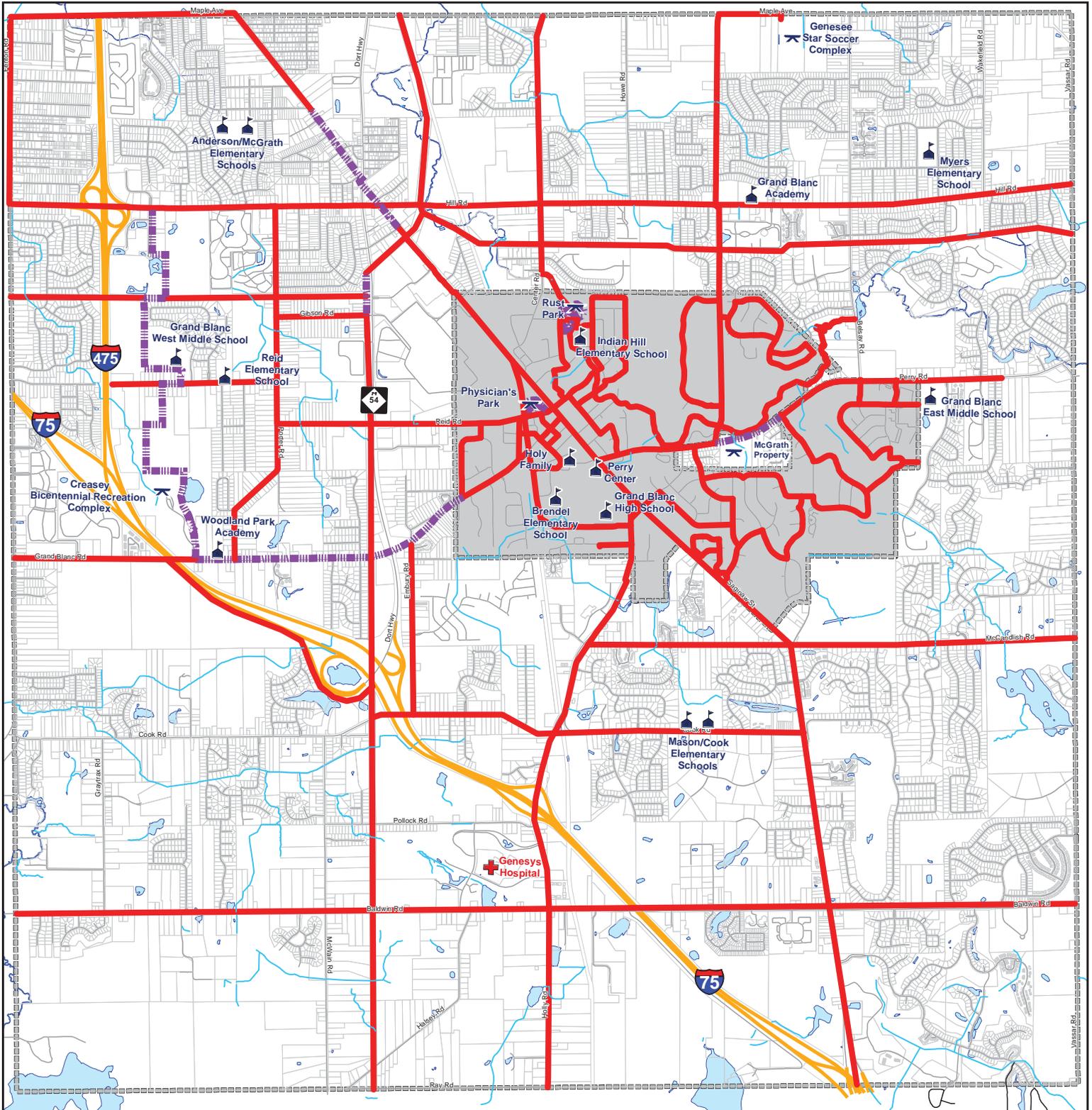
G. Clear vegetation along the creek; future bridge / boardwalk pending budget / permits

F. Topography well suited for an amphitheater / outdoor classroom



E. Features to be located at the terminus of key views

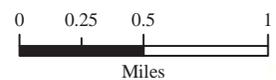
GRAND BLANC TOWNSHIP'S NON-MOTORIZED CAPITAL IMPROVEMENT PLAN



SOURCE: Grand Blanc Township GIS Department
Grand Blanc Township Pathways Master Plan
Data Revision Date: May 2012
Map Print Date: August 2012

DISCLAIMER: Map is for visual purposes only.
Grand Blanc Township is not responsible for any
decisions based upon the information in this map.

Park	Interstate Highway
Grand Blanc Area Schools	Road Infrastructure
Hospital	Parcels
Rivers, Streams	City of Grand Blanc
Existing Pathways	Grand Blanc Township
	Water Bodies





SOCIAL CHARACTERISTICS

Employment Trends

Table 2 depicts the employment characteristics of the community’s population. The largest work force segment (42.5% - city, 41.4% - township) is employed in management, professional and related occupations. This is well above the county percentage of 29.9%. The next highest percentage for both the city (20.7%) and the township (25.5%) falls within sales and office occupations, both of which are in line with that of the county (25.2%). The remaining population in the city is employed in service (19.7%), production, transportation and material moving (13.1%), and natural resources, construction and maintenance occupations (4.1%). The remaining breakdown for the township is production, transportation and material moving (12.7%), service (15.3%), production, transportation and material moving (12.7%) and natural resources, construction and maintenance occupations (5.1%). Both the city and township percentages employed within these occupations are slightly lower than the county percentage.

Table 1: Occupations

	City of Grand Blanc		Grand Blanc Township		Genesee County	
	Number	%	Number	%	Number	%
Management, business, science, and arts occupations	1,692	42.5	6,869	41.4	50,884	29.9
Service occupations	783	19.7	2,545	15.3	34,076	20.0
Sales and office occupations	823	20.7	4,240	25.5	42,758	25.2
Natural resources, construction, and maintenance occupations	163	4.1	843	5.1	13,845	8.1
Production, transportation, and material moving occupations	522	13.1	2,112	12.7	28,417	16.7

2006-2010 American Community Survey

Households

According to the U.S. Census, depicted in Table 3, the City of Grand Blanc has 3,566 households and Grand Blanc Township has 14,758 households.

Table 2: Total Households

Community	Total Population	Total Households
Grand Blanc Township	37,508	14,758
City of Grand Blanc	8,276	3,566
Grand Blanc Community	45,784	18,324
Genesee County	425,790	169,202
Livingston County	180,967	67,380
Oakland County	1,202,362	483,698

Source: 2010 US Decennial Census

Population Trends

The 2002 Comprehensive Land Use Update completed by McKenna Associates, included population projections for the Grand Blanc Community (Table 4). A straight linear projection based on the individual growth rates the city and township have experienced between 1990 and 2000 that provides a population forecast if the current growth rates continue. The forecast indicates the population of Grand Blanc Township will increase by 30% by 2020, while the city



will increase by 12%. The combined growth rate for the township and the city from 2000 to 2020 is roughly 26%.

Table 3: Linear Population Projections

Year	City of Grand Blanc	Grand Blanc Township	Combined
1990	7,760	25,392	33,152
2000	8,242	29,827	38,069
2005	8,483	32,044	40,527
2010	8,727	34,262	42,989
2020	9,206	38,697	47,903

Source: Comprehensive Land Use Plan, McKenna Associates, 2002

Population Distribution

Age and Gender

Grand Blanc community’s age distribution in 2010 is depicted in Table 5. It identifies a population in which 28.4 % is under the age of 20 and 13% are 65 years old or older.

Table 4: Age Distribution

	City of Grand Blanc			Grand Blanc Township			Grand Blanc Community		
	Male	Female	Total	Male	Female	Total	Male	Female	Total
Under 5	238	215	453	1,319	1,278	2,597	1,557	1,493	3,050
5-14	578	597	1,175	2,976	2,777	5,753	3,554	3,374	6,928
15-19	267	335	602	1,225	1,181	2,406	1,492	1,516	3,008
20-44	1,193	1,332	2,525	6,013	6,599	12,612	7,206	7,931	15,137
45-64	1,013	1,162	2,175	4,578	4,955	9,533	5,591	6,117	11,708
65+	540	806	1,346	1,990	2,617	4,607	2,530	3,423	5,953
Total	3,829	4,447	8,276	18,101	19,407	37,508	21,930	23,854	45,784

Source: 2010 US Decennial Census

Racial/Ethnic Composition

According to the 2010 U.S. Census (Table 6), close to 83 percent of the Grand Blanc community is white. The minority population consists primarily of African-American and Asian individuals. Approximately 3% of the residents are of Hispanic or Latino descent.

Table 5: Racial/Ethnic Composition

	City of Grand Blanc		Grand Blanc Township		Genesee County	
	Number	%	Number	%	Number	%
White	6826	82.5	30981	82.6	317393	74.5
Black or African American	918	11.1	4009	10.7	88127	20.7
American Indian and Alaskan Native	29	0.4	162	0.4	2252	0.5
Asian	228	2.8	1270	3.4	3879	09
Native Hawaiian/Pacific Islander	0	0.0	10	0.0	79	0.0
Other Race	35	0.4	210	0.6	3044	0.7
Two or more Race	240	2.9	866	2.3	11016	2.6
Total	8276	100.0	37508	100.0	425790	100.0



Grand Blanc Area Additional Demographic Information

	City of Grand Blanc		Grand Blanc Township		Genesee County	
	Number	%	Number	%	Number	%
Hispanic/Latino Ethnicity	216	2.6	1149	3.1	12983	3.0

Source: 2010 US Decennial Census

Income

Over 54% of the city’s population and almost 59% of the township’s population have a household income over \$50,000 per year on average over the years 2006 - 2010 compared with 54% for the overall County (Table 7). The median household income for the community ranges between \$56,391 (city) and \$60,542 (township). The county’s median household income is \$54,072.

Table 6: Income 2006-2010

	City of Grand Blanc		Grand Blanc Township		Genesee County	
	Number	%	Number	%	Number	%
Less than \$10,000	162	4.5	554	4.0	8,077	7.3
\$10,000 to \$14,999	146	4.1	521	3.8	4,229	3.8
\$15,000 to \$24,999	407	11.3	1,039	7.6	10,035	9.0
\$25,000 to \$34,999	467	13.0	1,508	11.0	11,567	10.4
\$35,000 to \$49,999	463	12.9	2,045	14.9	17,082	15.4
\$50,000 to \$74,999	589	16.4	2,710	19.8	23,369	21.1
\$75,000 to \$99,999	453	12.6	1,713	12.5	15,105	13.6
\$100,000 to \$149,999	624	17.3	2,359	17.2	15,179	13.7
\$150,000 to \$199,999	110	3.1	741	5.4	3,994	3.6
\$200,000 or more	176	4.9	528	3.8	2,274	2.1
Median household income(dollars)	\$56,391	N/A	\$60,542	N/A	\$54,072	N/A

2006-2010 American Community Survey

Persons with Disabilities

Disability is defined by the US Census as the following long-lasting conditions: sensory disability (blindness, deafness, or a severe vision or hearing impairment) or physical disability (a condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting or carrying). According to the 2008-2010 American Community Survey (Table 8), over four percent of the population in Grand Blanc Township under 18 years of age have a disability, 6.4% of the population between 18 and 64 years of age and 33% of the senior population (65 years and over) has a disability. These rates are slightly lower than the county as a whole. Data for the city is not available in the most recent census reports.

**Table 7: Disability Status**

	City of Grand Blanc		Grand Blanc Township		Genesee County	
	Number	%	Number	%	Number	%
Population under 18 years	N/A	N/A	9,958	N/A	107,713	N/A
With a disability	N/A	N/A	434	4.4	6628	6.2
Population 18 to 64	N/A	N/A	22,745	N/A	261,298	N/A
With a disability	N/A	N/A	1,466	6.4	35,118	13.4
Population 65 years and over	N/A	N/A	4,138	N/A	55,897	N/A
With a disability	N/A	N/A	1,364	33.0	21,073	37.7

2006-2010 American Community Survey

PHYSICAL CHARACTERISTICS

Residential Land Use

Greatly diverse, predominately single-family residential developments dominate the Grand Blanc Township landscape. However, between 1989 and 2000, multiple-family residential redevelopment represented the fastest growing land use in terms of acreage increase. Multi-family apartment complexes are an important aspect of the housing mix for Grand Blanc, offering affordable housing for young adults, lower-income families, and seniors. Many retirees are taking advantage of the increasing volume of attached condominiums, townhomes, and senior housing facilities. As the senior citizen population increases, so will the demand for these types of housing. Grand Blanc also has three manufactured housing developments.

Commercial and Office Land Use

The majority of commercial and office uses in Grand Blanc Township are located along the community's primary arterial thoroughfares. Most neighborhood commercial installations (small groceries, florists, etc.) are intermixed with other commercial installations, and within otherwise smaller pockets throughout the community.

Office space is scattered throughout the township. Concentrations include the corridor north of McCandlish on South Saginaw Road, and another pushing south of the city along Holly Rd. toward the I-75 interchange.

Industrial Land Use

Industrial land use is concentrated in four major areas; two on Dort Highway and two on Holly Road. Light industries (warehouses, light assembly, and high tech manufacturing) make up most of the township's industrial land use. The largest heavy industrial use in the township is the General Motors Stamping facility, located on Dort Highway.

Public and Semi-Public Land Uses

The township offices, police station, fire station, and supporting offices exist in the Grand Blanc Charter Township Government Center. The City Hall offices are located in the center of the



City, off of Grand Blanc Road. Two additional fire stations exist throughout the township. The community is serviced by the Grand Blanc Community Schools, Goodrich Community Schools, and Lake Fenton Community Schools. Grand Blanc Community Schools continue to be improved and are top ranked within the region.

Agricultural and Vacant Lands

The amount of agricultural and vacant land decreased by over 25% from 1989 to 2000, with most vacant land near the city's borders becoming developed. Rights of way account for nearly 10% of the acreage in the township, with Consumer Energy as a major property holder in this regard.

Transportation System

The Federal Highway Administration (FHWA) has developed the National Functional Classification (NFC) system to classify all highways, roads and streets according to their function. The Grand Blanc community uses these standards to categorize routes of transportation within its borders.

Two interstates travel through Grand Blanc. I-75 runs diagonally through the southwest portion of the township, while I-475 runs north to south in the northwest portion. I-69 runs laterally nearby, connecting Flint and Lansing, and US-23, just to the west, runs north and south from Flint to the Ohio border.

Grand Blanc also has several principle arterials accommodating longer distances traveled between communities and expressway interchanges. Dort Highway is a principal arterial, as is Hill Road between Fenton Road and Dort Highway. Saginaw Road becomes a principal arterial north of the Dort Highway intersection and south of Perry Rd.

The county MPO has been planning improvements to extend Dort Highway to Baldwin Rd. to provide better access from I-75 to the Genesys medical campus and spur economic growth in the immediate area. This plan also has provisions for a non-motorized route.

Minor arterials serve to move traffic within the community. Such roads in Grand Blanc include: the portion of Saginaw Road south of Dort Highway and north of Perry Road, Hill Road east of Dort Highway, Baldwin Road west of Saginaw Road, Perry Road east of Saginaw Road, Grand Blanc Road, Fenton Road, Holly Road north of Baldwin Road, and Belsay Road.

Current non-motorized pathways exist within the Grand Blanc community along with coordinated plans for future improvement at the city, township and county level. These routes provide key connections to park facilities as a way to augment vehicular traffic as well as act as a recreation asset. These will be discussed in other sections of the plan in more detail.



Topography

The Genesee County Soil Survey of 1972 classifies soil types by their percent slope. A slope of six to twelve percent is considered moderately steep yet will support most types of development. Slopes greater than twelve percent are considered steep and highly susceptible to erosion and gully formation.

The topography of the Grand Blanc area is flat to gently rolling with pockets of slope greater than six percent. The area of land with slope greater than twelve percent is very limited. Steep slopes are found in the southwest corner of the township affecting the design of the Holly Road/I-75 interchange. There are few steep slope areas in other scattered locations.

Water, Fish and Wildlife Resources

A majority of the natural wetlands throughout Michigan have been filled or altered through the years as development occurred. Therefore, the remaining wetlands are important to the overall ecology of the Grand Blanc area for their functional and aesthetic qualities.

There are several small wetlands of less than two acres located throughout the township and city and a few areas that appear to be at least five acres. Major wetlands are located in Section 19, 20 and 34. Other potential state regulated wetland areas are in scattered location throughout the community.

Soils and Vegetation

Soils in the area are suitable for development of roads and building foundations. Many of the soils in developed areas are simply classified as “urban” soils. Suitability analysis of these soils is not available.

Soils found in the Grand Blanc area include:

Conover-Brookston Association

Level to gently sloping, somewhat poorly drained and poorly drained loams that have clay loam subsoil on till plains. This soil association is found primarily in the Northwest and Northeast sections of the Township.

Celina-Conover-Miami Association

Level to sloping, somewhat poorly drained to well-drained loams that have clay loam subsoil on uplands. This soil association is the most common soil group present in the area, covering nearly the entire City of Grand Blanc and large areas of the Township.



Miami-Meatiea-Much Association

Undulating to rolling, well-drained loams and loamy sands that have a clay loam to loamy sand subsoil, on uplands; and very poorly drained muck soil, in potholes and swales. This soil association is found primarily in the far southwest and southeast parts of the township.

Most of the areas where these soils are present have been farmed, both in low-lying areas and in uplands. Upland areas are generally suitable for residential and recreational use depending on the slope. There is so much soil in this association that might pose severe limitations to urban development; on-site inspection is necessary to determine the extent of these limitations.

Climate

Southeast Michigan has a humid, continental climate that may be considered typical of the upper Midwest lake states region of the United States. The climate must be considered in defining year-round recreation opportunities. Prevailing southwesterly winds, frequent and often rapid weather changes, extreme seasonal temperature variations, reasonably uniform annual distribution of precipitation and four distinct seasons characterize the climate of the Grand Blanc community.

Environmental Issues

Wetlands

The township and city each contain sensitive wetlands protected by state and federal regulations and federally regulated floodplains. Appreciation of the value of these resources has increased. Federal, state and local laws have been adopted to help protect these features. The reasonable application of these laws should ensure these valuable resources will be present for future generations to enjoy. Other environmental factors such as soil type, topography, woodlands and drainage patterns may affect development potential and cost of site preparation.

Floodplains

The 100-year flood plain within the study area has been determined by the Federal Emergency Management Agency (FEMA). A 100-year floodplain is defined as an area at an elevation with a one-percent chance of a flood occurring within any year. FEMA generally identifies floodplain boundaries based on the official FEMA maps.

Major floodplain developments may be found in sections 28, 29, 30, 35, 36 and along Thread Creek in the central and eastern portions of the township. Some development may be permitted in the floodplain if the elevation is changed and MDNR permits are obtained. Generally development should be discouraged from floodplain areas. The floodplain can provide valuable open space and serve as a buffer to separate various land uses.