



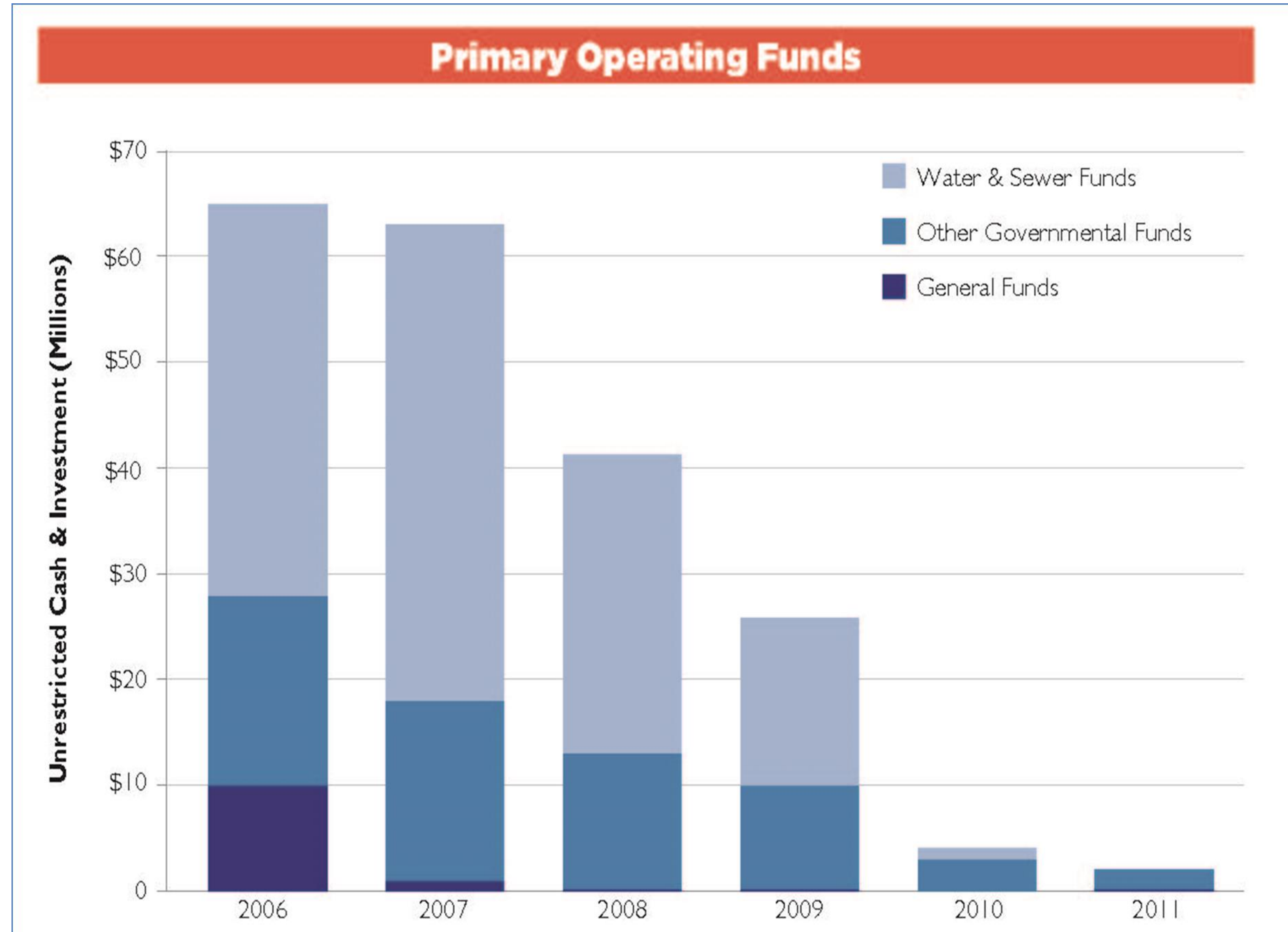
A Master Plan for a Sustainable Flint



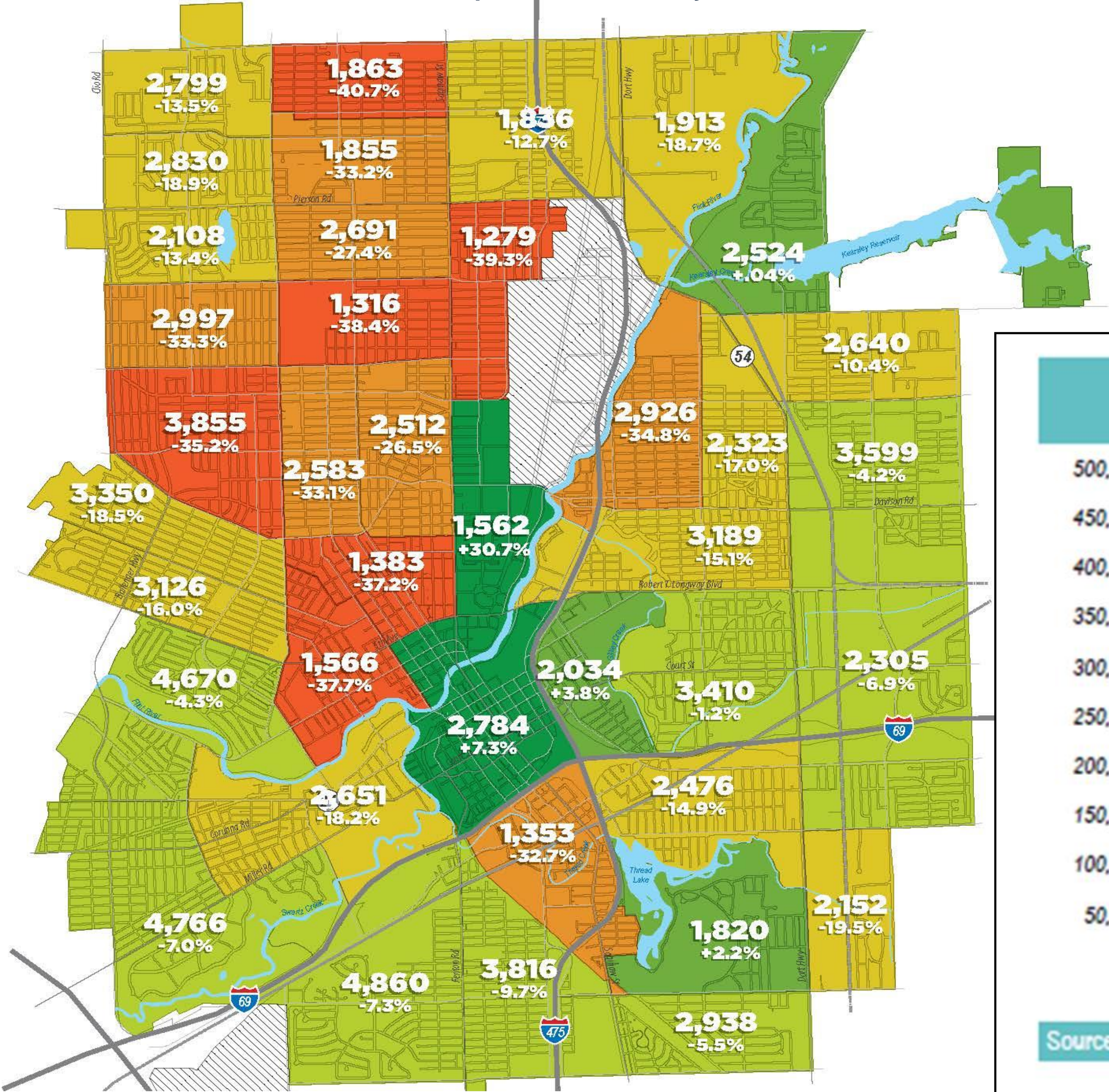
FLINT, MI

RICH HISTORY:

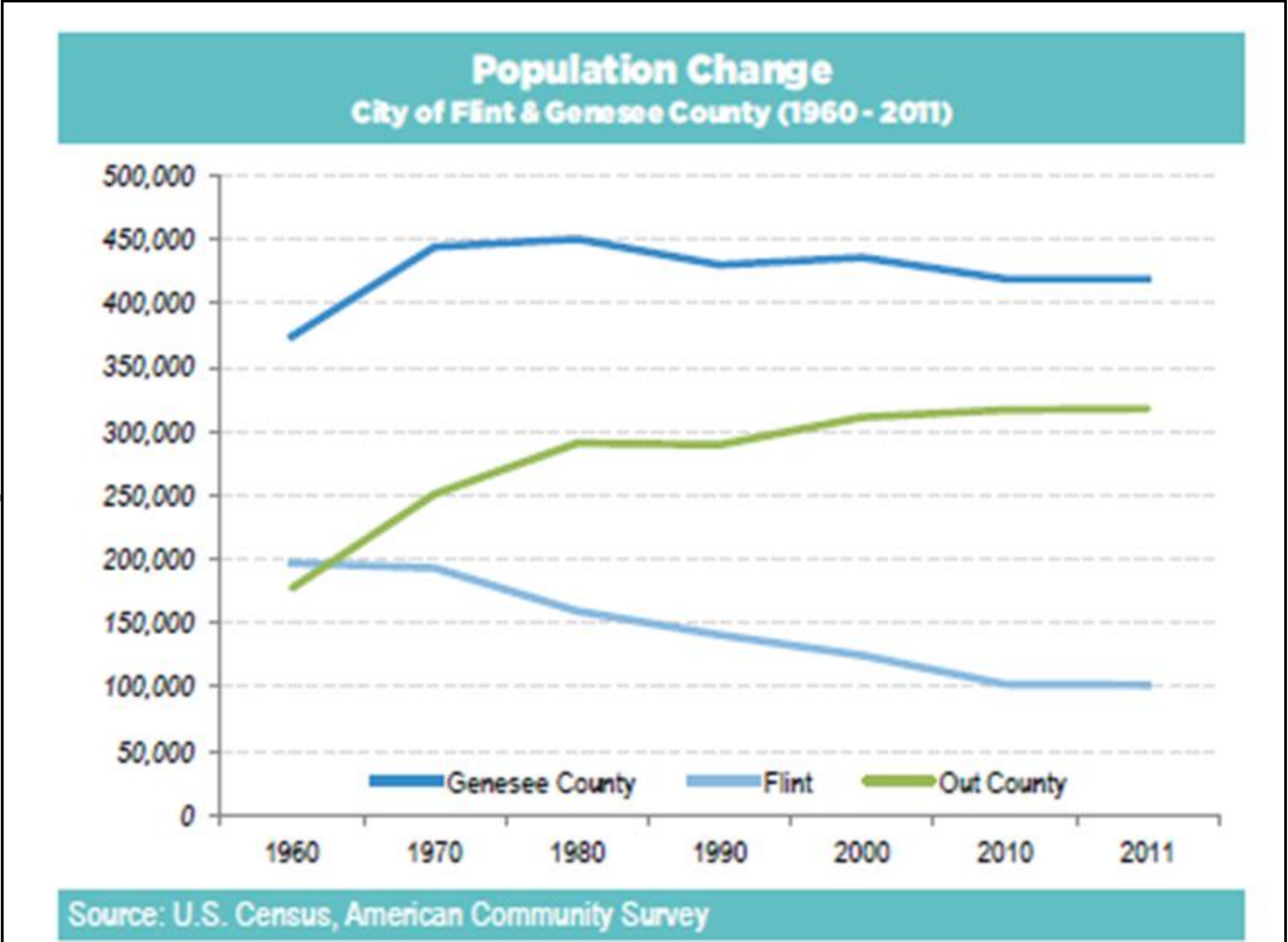
- Birthplace of GM & UAW
- 197,000 - 1960
- John Nolen 1920's plan
- Every residential area within $\frac{1}{4}$ (10 min) from public green space
- First African American Mayor, Floyd McCree in 1966
- Nation's first open housing ordinances



2000-2010 Population shifts – by Census Tract



POPULATION TRENDS



WHY IMAGINE FLINT?

Troubled History:

- Mortgage redlining
- In 1951, 3rd most segregated community in nation
- 1960 Master Plan
 - Demolition of St. John's Neighborhood and destruction of business center
 - Broken promises of urban renewal

WHY NOW:

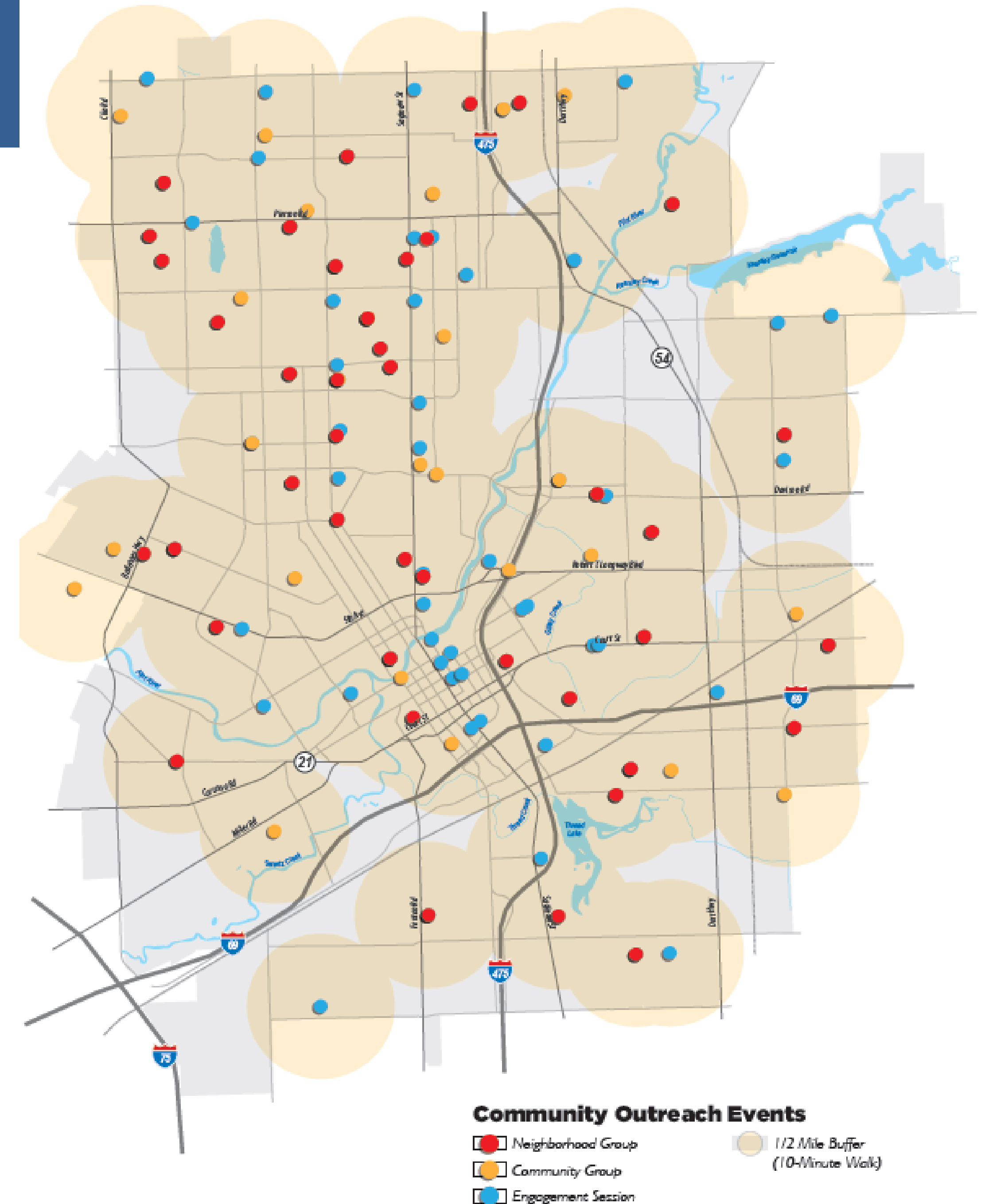
- Last City Master Plan – 1960
 - Projected 250,000+ residents
- 102,198 – 2010
- Projected population – 78,000 (2020)



COMMUNITY ENGAGEMENT

True Participatory Planning Process

- Over 5,000 Flint residents via 300+ community meetings/discussions occurred
- Engagement sessions occurred within ½ mile of 88% of Flint homes



COMMUNITY ENGAGEMENT

- ❖ Partnered with 40 community groups, offering Mini-Grants:
 - ❖ 54,000+ residential parcels surveyed
 - ❖ 3500+ commercial parcels surveyed
- ❖ “Imagine Flint” data is playing key role in obtaining federal and state funds
 - ❖ Over \$24 million directly connected to work done by residents during process





Vision & Guiding Principles

Approximately 500 participants

Small group discussion and key-pad polling on three questions

- ***Sustainability & Social Equity***
- Reshaping the Economy
- ***Quality of Life***
- ***Adapting to Change***
- Youth
- Civic Life



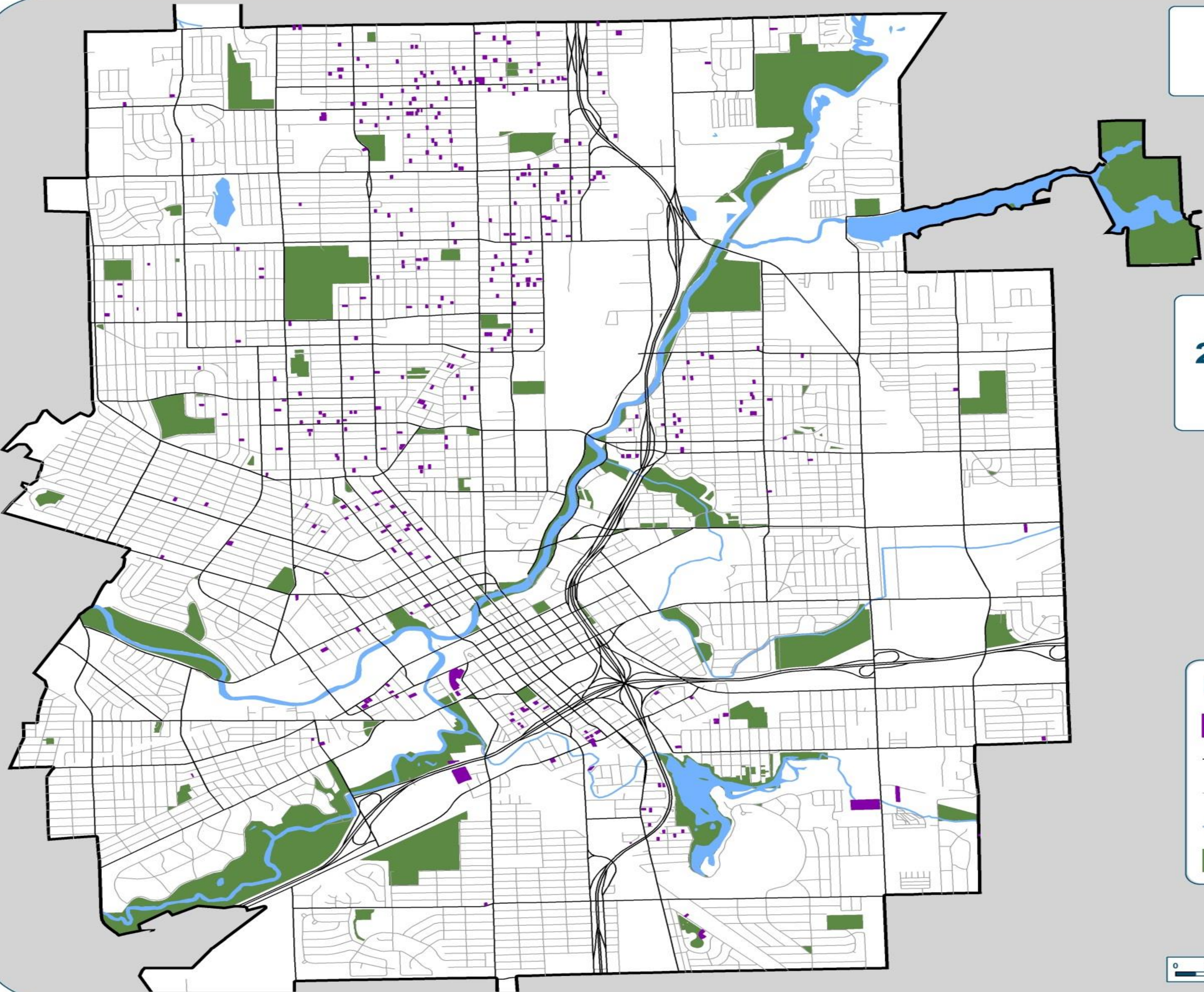
**Land Bank Properties
2003**

**2003 Land Bank Properties
366***

*Excludes Land Bank sales from 2003-2006

Legend

-  **Land Bank Owned 2003**
-  **Major Roads**
-  **Roads**
-  **Water Features**
-  **Parks**



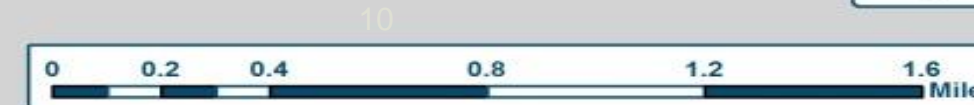
Land Bank Properties 2004

2004 Land Bank Properties 1080*

*Excludes Land Bank sales from 2003-2006

Legend

-  Land Bank Owned 2003 - 2004
-  Major Roads
-  Roads
-  Water Features
-  Parks



Land Bank Properties 2005

2005 Land Bank Properties 1651*

*Excludes Land Bank sales from 2003-2006

Legend

-  Land Bank Owned 2003 - 2005
-  Major Roads
-  Roads
-  Water Features
-  Parks

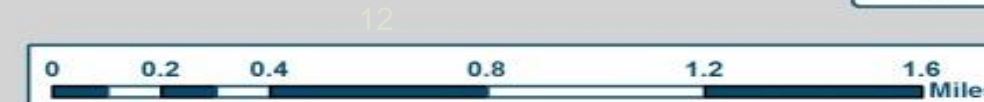


Land Bank Properties 2006

2006 Land Bank Properties
2399

Legend

-  Land Bank Owned 2003 - 2006
-  Major Roads
-  Roads
-  Water Features
-  Parks

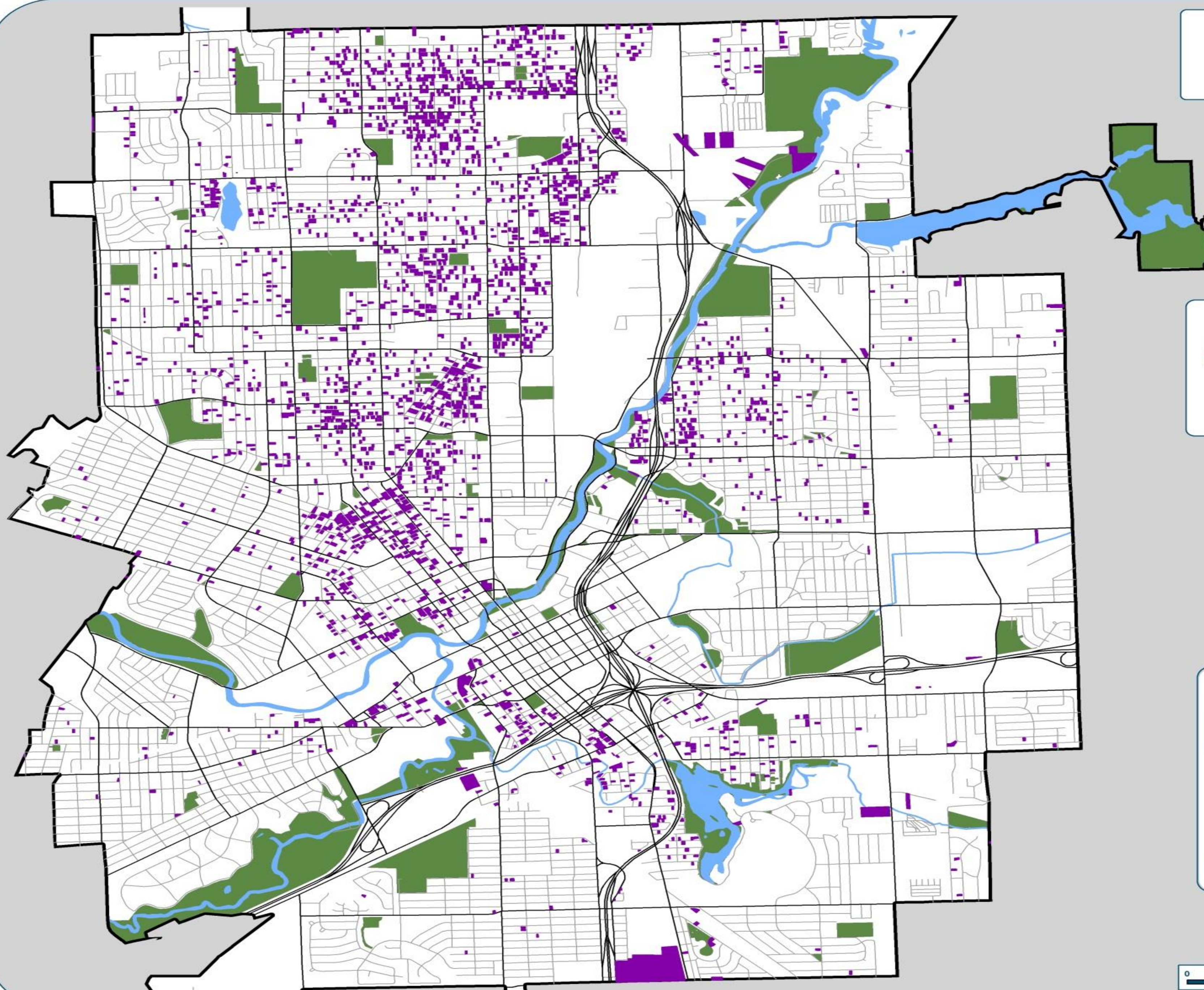


Land Bank Properties 2007

**2007 Land Bank Properties
2834**

Legend

-  Land Bank Owned 2003 - 2007
-  Major Roads
-  Roads
-  Water Features
-  Parks



Land Bank Properties 2008

**2008 Land Bank Properties
2957**

Legend

-  Land Bank Owned 2003 - 2008
-  Major Roads
-  Roads
-  Water Features
-  Parks

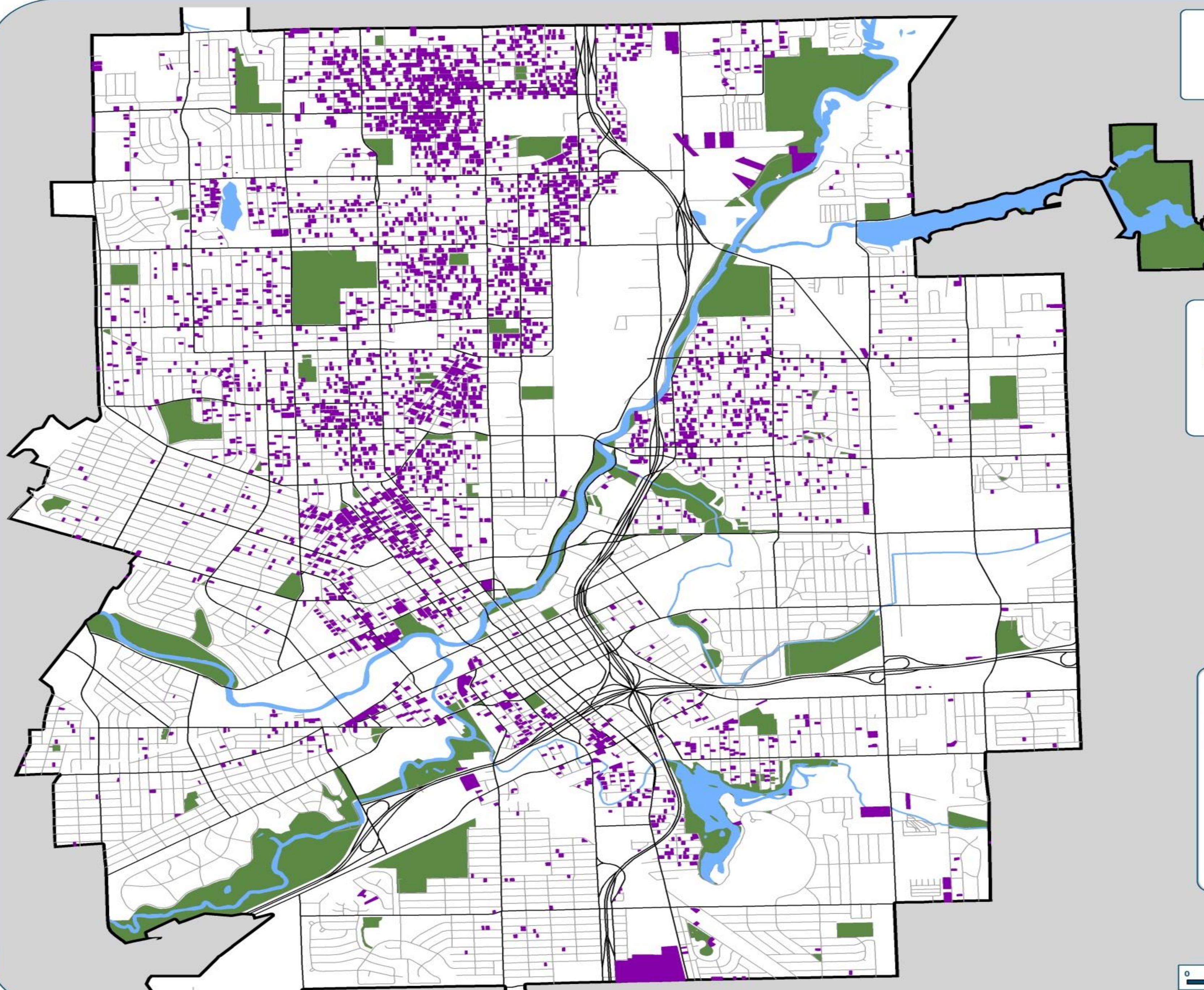
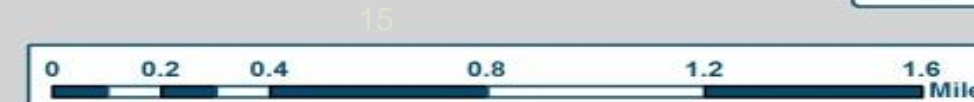


Land Bank Properties 2009

**2009 Land Bank Properties
3455**

Legend

-  Land Bank Owned 2003 - 2009
-  Major Roads
-  Roads
-  Water Features
-  Parks

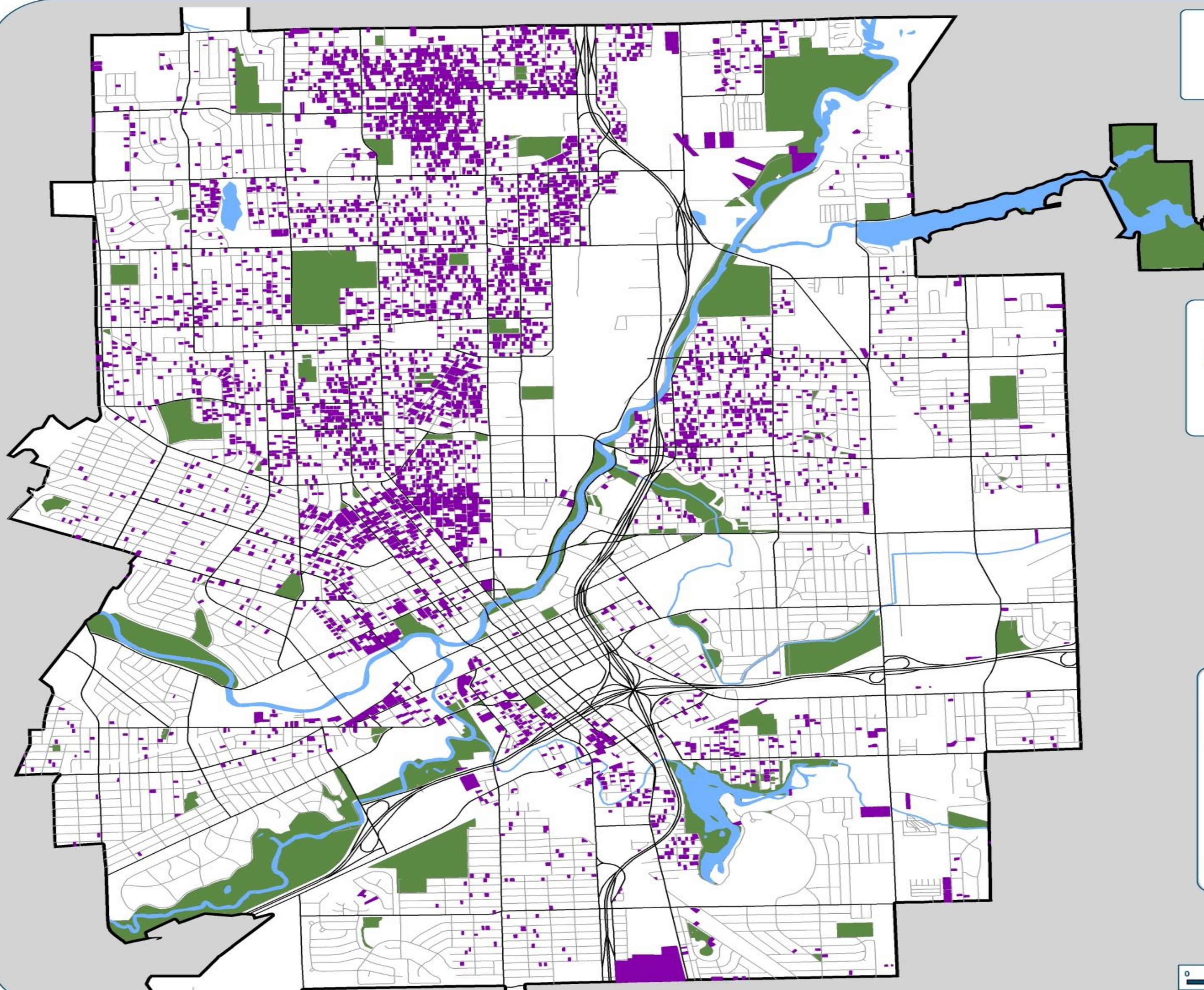
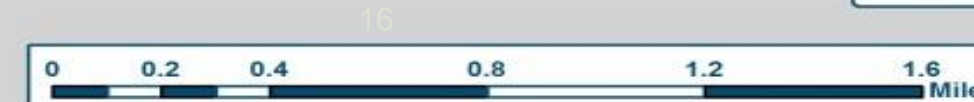


Land Bank Properties 2010

**2010 Land Bank Properties
4610**

Legend

-  Land Bank Owned 2003 - 2010
-  Major Roads
-  Roads
-  Water Features
-  Parks

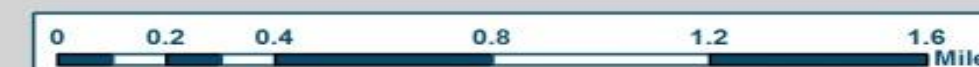


Land Bank Properties 2011

**2011 Land Bank Properties
5360**

Legend

-  Land Bank Owned 2003 - 2011
-  Major Roads
-  Roads
-  Water Features
-  Parks

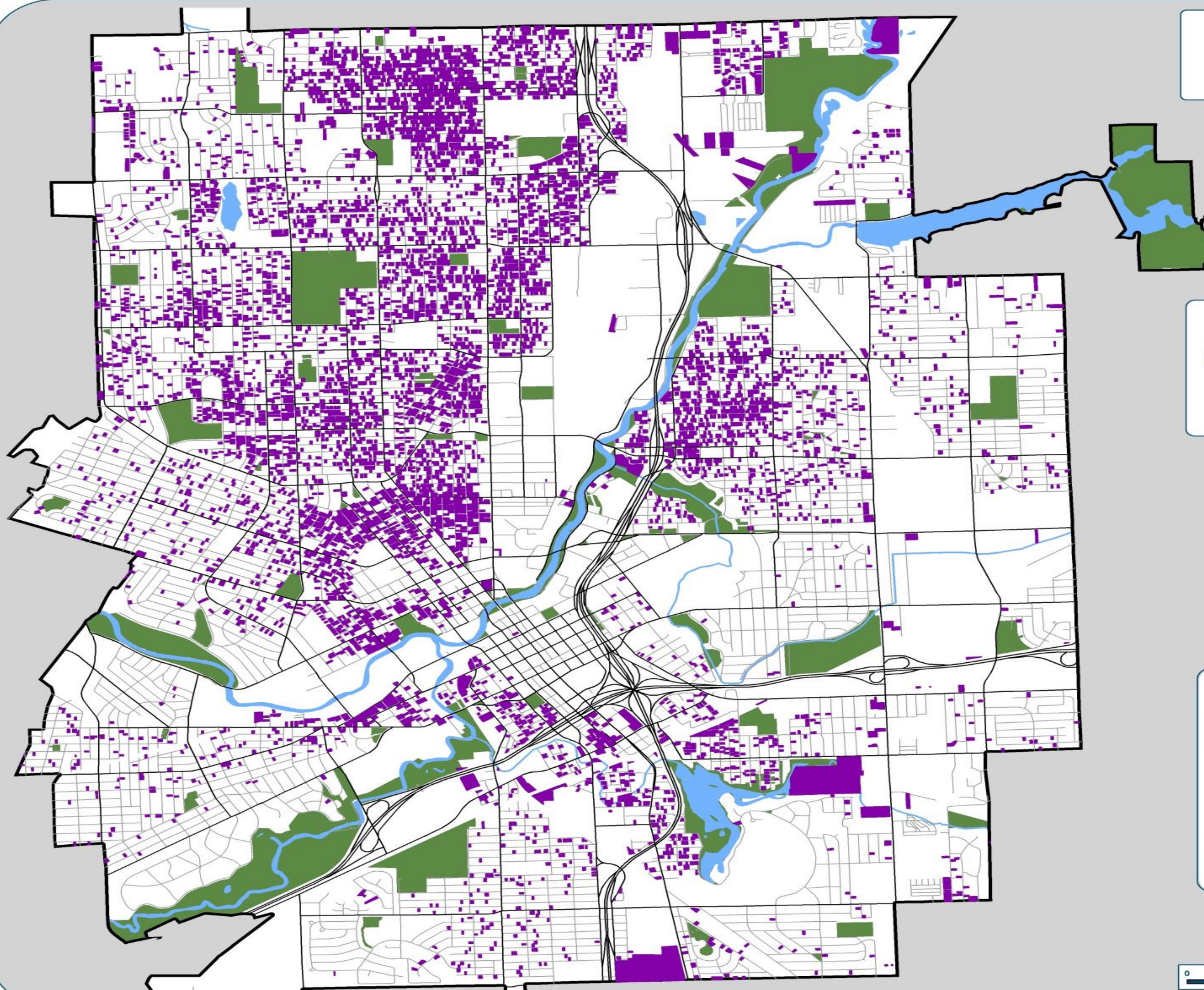
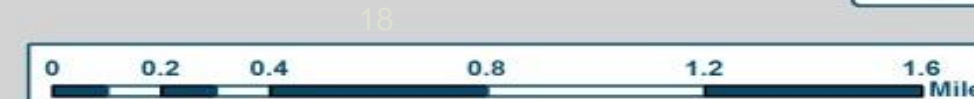


Land Bank Properties 2012

2012 Land Bank Properties
6836

Legend

-  Land Bank Owned 2003 - 2012
-  Major Roads
-  Roads
-  Water Features
-  Parks

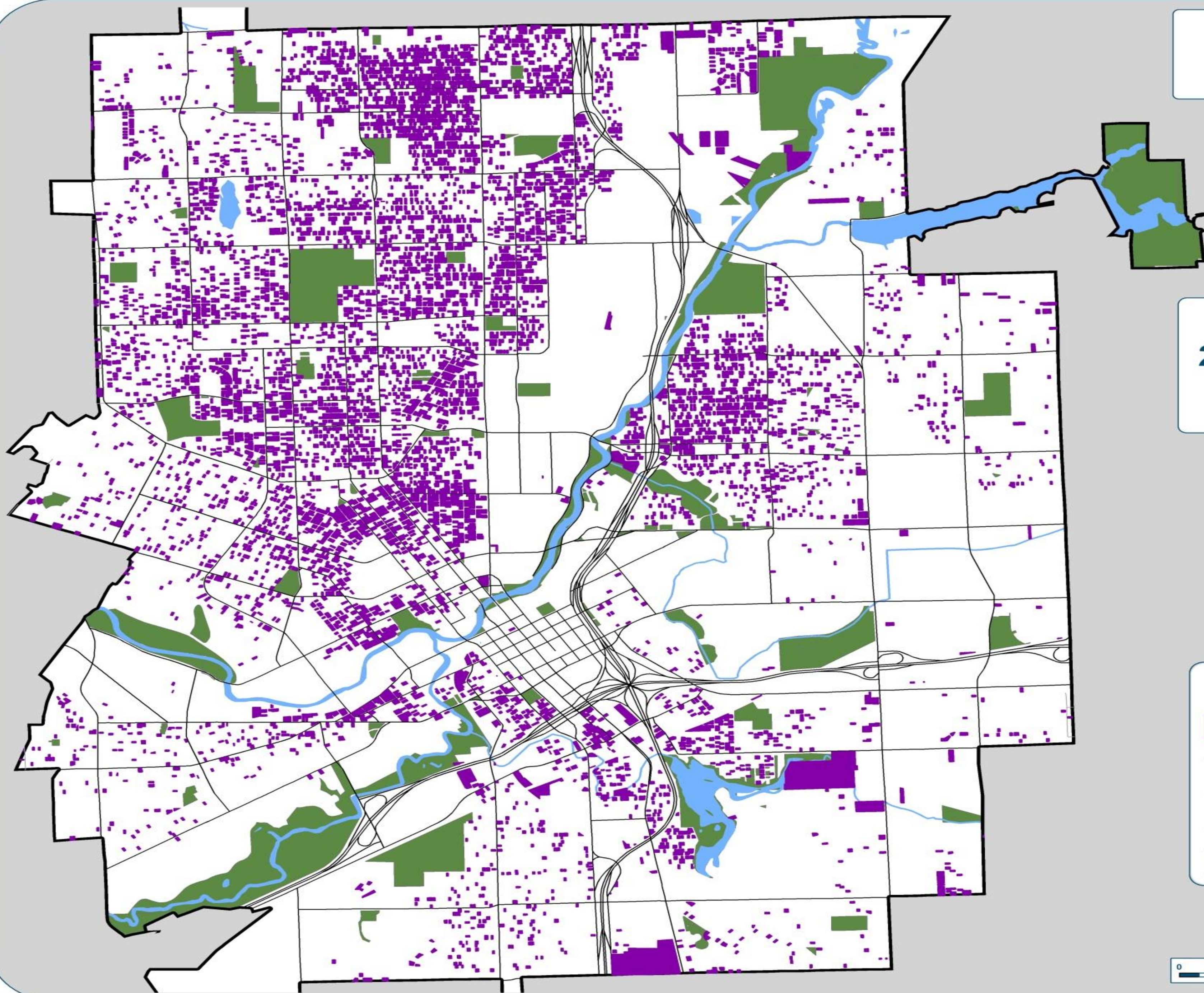


**Land Bank Properties
2013**

**2013 Land Bank Properties
8184**

Legend

-  Land Bank Owned 2003 - 2013
-  Major Roads
-  Roads
-  Water Features
-  Parks



VACANT PROPERTY IN FLINT

35% - 40% of residential properties are “vacant”

- ❖ ~12,000 vacant residential lots
- ❖ ~11,000 vacant residential structures
 - ❖ at least 5,000 are blighted and in need of demolition



COMMUNITY ENGAGEMENT – LAND USE WORKSHOPS



**2 Land Use Workshops
42 groups, 350+ participants**

Place Based Parameters

Green Innovation

- o Small Green dots, Minimum of 3*
- o Locate only in mostly vacant areas*

Community Open Space

- o Large Green Dots, no limit*
- o No Limit for Natural Areas*
- o Up to 5 Community Recreation Areas, Mark dot with an 'X'*

Green Neighborhood

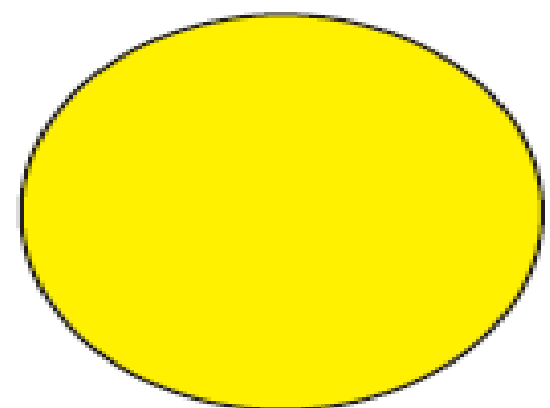
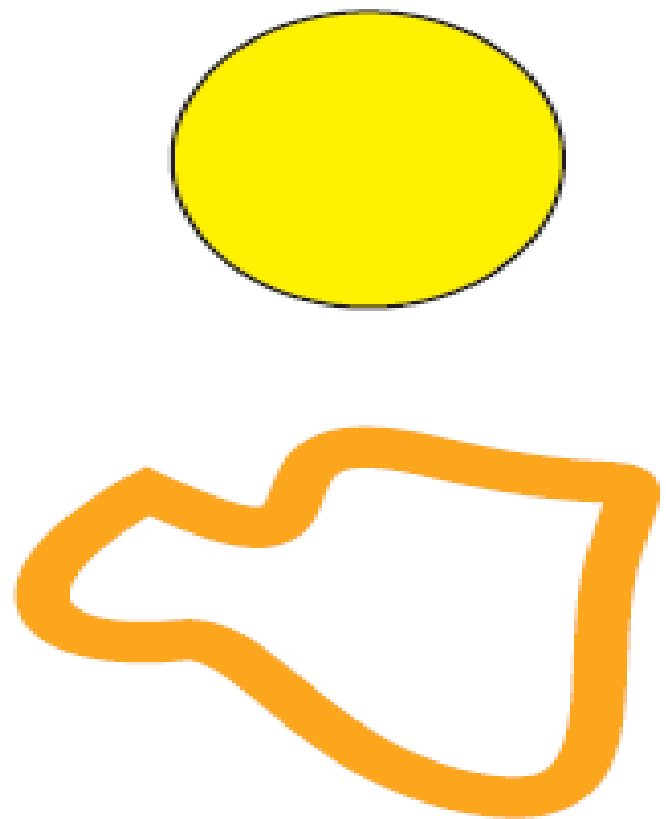
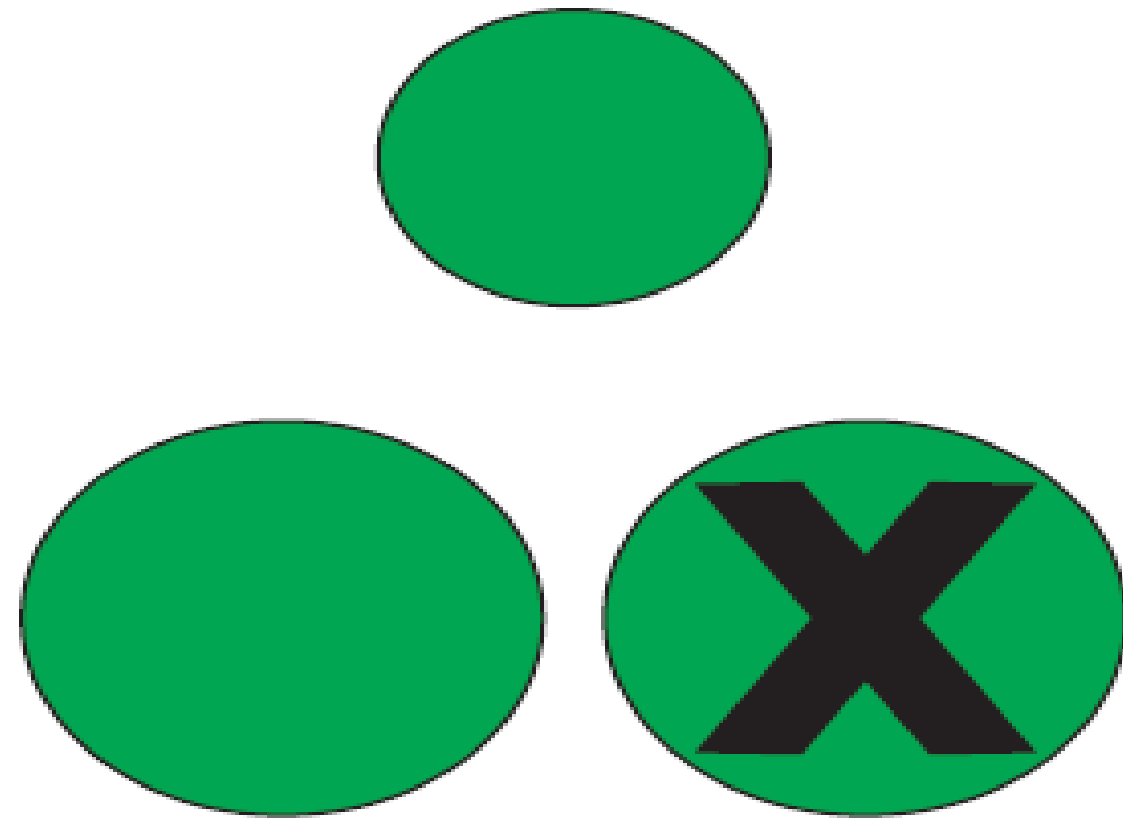
- o Small Yellow dots, Minimum of 5*
- o Locate in mostly vacant areas*

Traditional Neighborhood

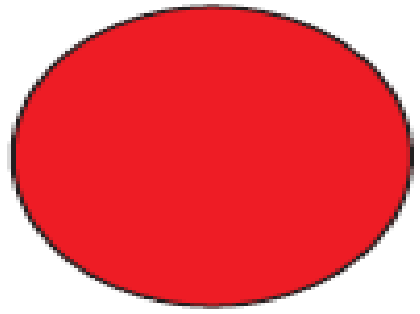
- o Orange Marker - Outline and Hatch areas where existing neighborhoods should be supported*
- o Only in gray areas of the map (stable residential)*
- o Should not overlap with Residential Blocks in Transition*

Mixed Residential

- o Large Yellow Dots, Up to 8*
- o Locate 4 within the 1920 Development Footprint*



Place Based Parameters



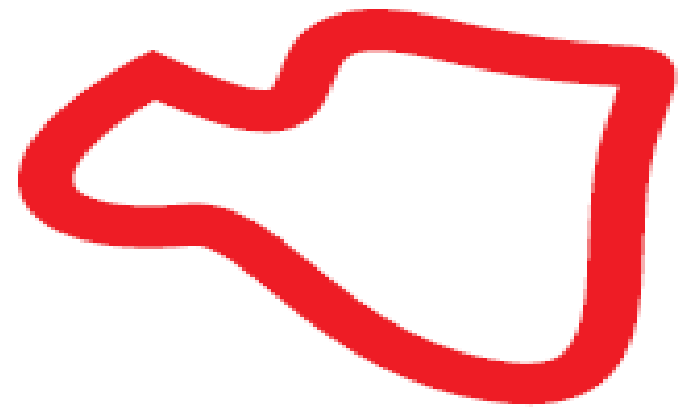
Neighborhood Center

- o Up to 10 Small Red dots*
- o None in Downtown*
- o Geographically diverse, spaced regularly to be within walking distance of traditional neighborhoods*



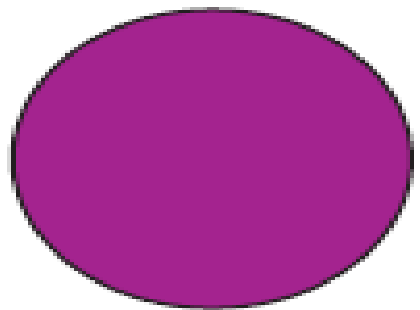
City Corridor

- o Red Marker - Highlight road corridors*
- o 4-6 corridors, 1 mile long max.*
- o None in Downtown or University Avenue corridor*
- o Try to follow major transit routes*



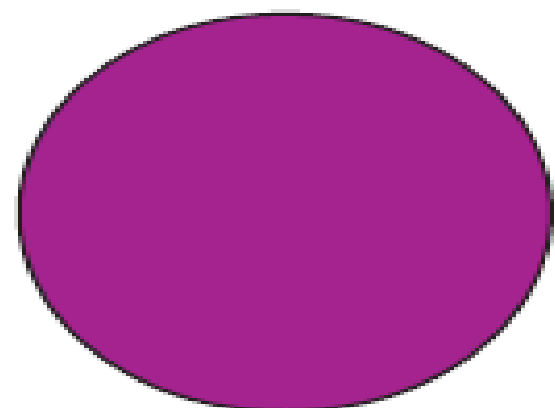
Downtown

- o Red Marker - Expand/reduce boundaries of downtown*



Commerce & Employment Center

- o 4 Small Purple dots*
- o Locate outside of the institutional corridor and downtown*

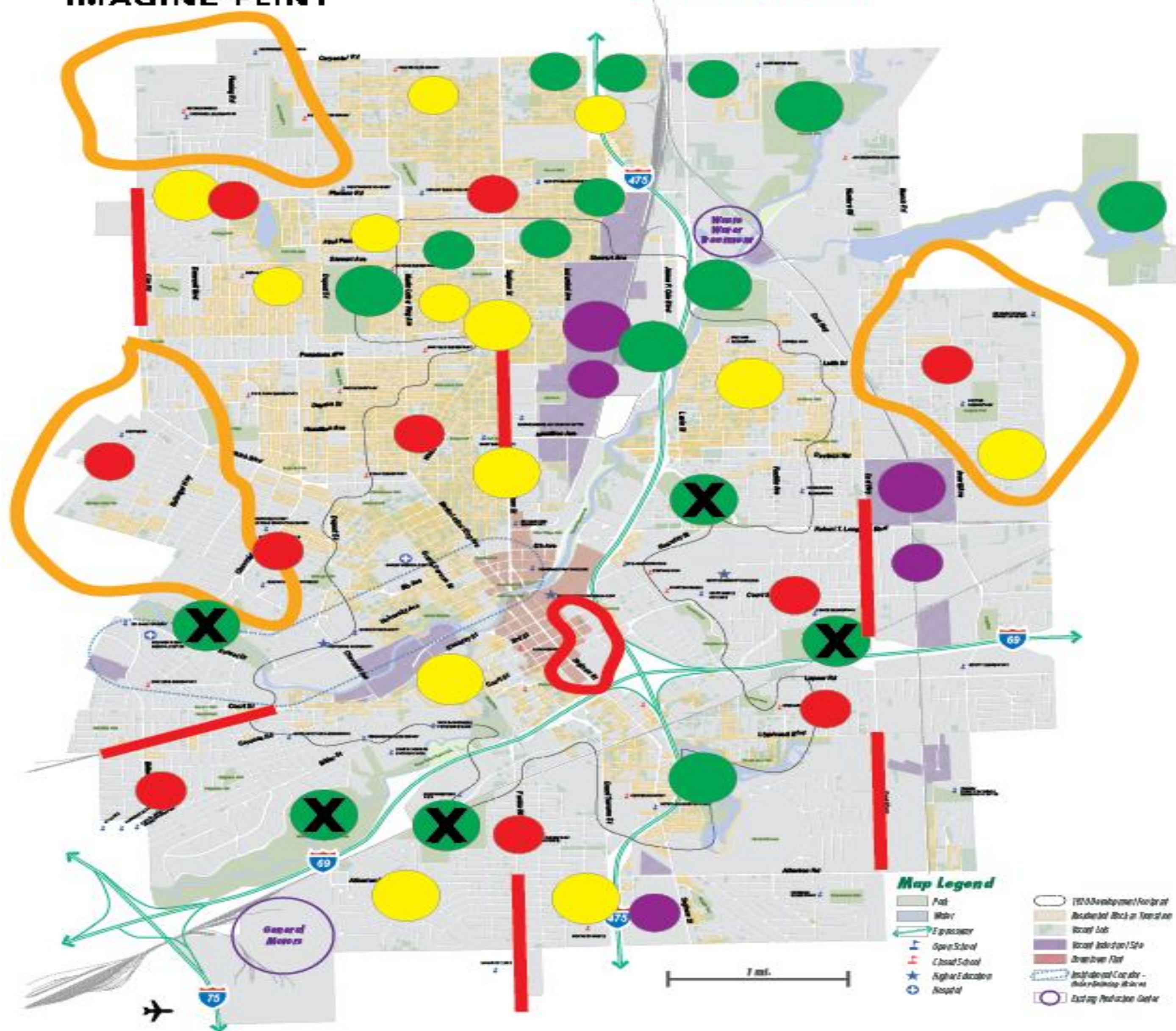


Production Center

- o 2 Large Purple dots*
- o Areas in addition to the General Motors complex and City of Flint Waste Water Treatment Plant*

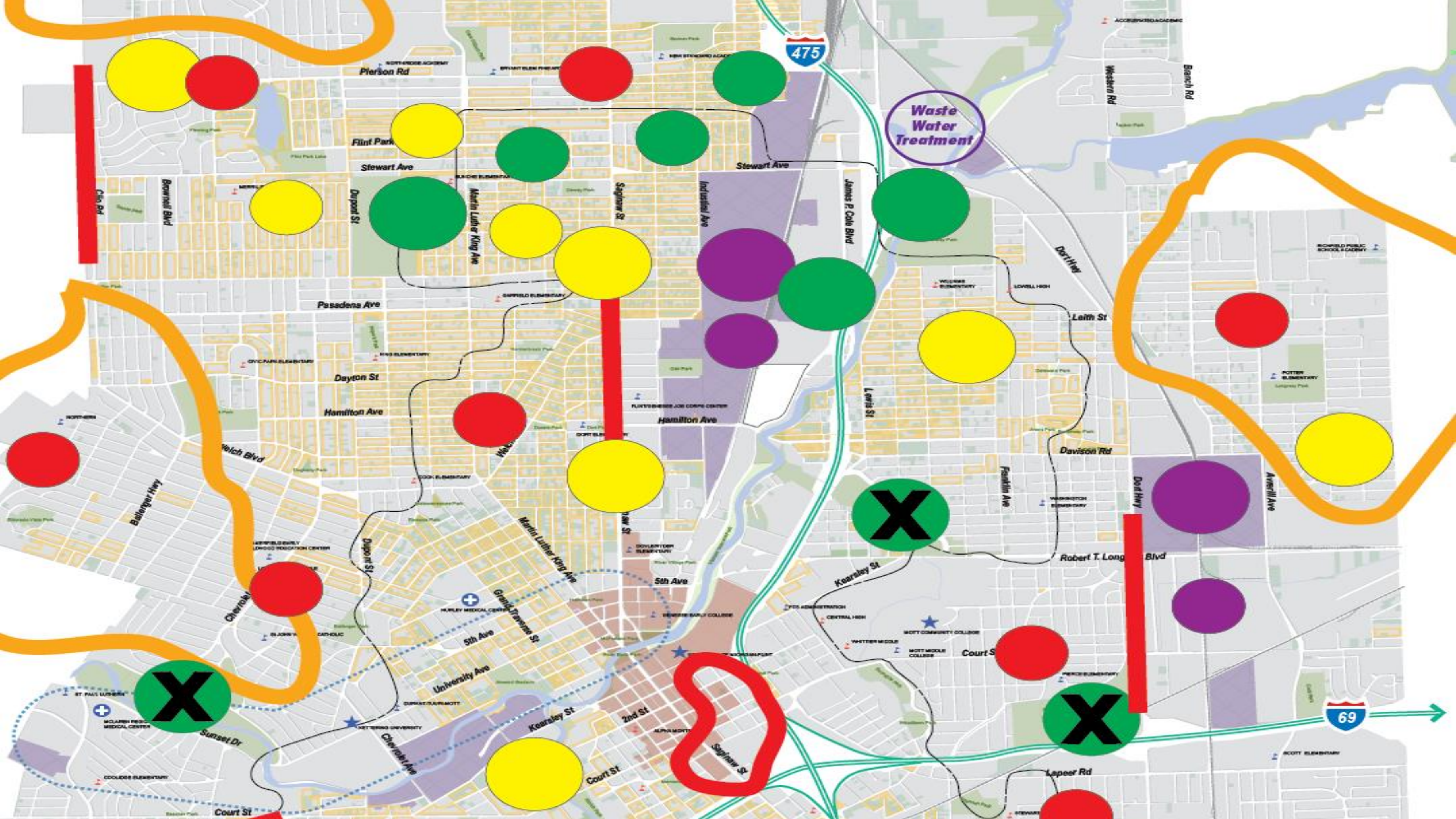


PLACEMAKING TOOLKIT SAMPLE MAP



Map Legend

- Post
- Water
- Expressway
- Open School
- Closed School
- Higher Education
- Hospital
- 1000+ new homes / floor plan
- Residential Block in Transition
- Worship
- Worship / Industry / Site
- Overgrown Field
- Industrial / Commercial - High-Rising / Office
- Existing Production Center



CITY OF FLINT Place-Based Land Use Map

The Land Use Plan provides a guide for future land use decisions. Its application is flexible and allows the City to consider individual proposals for innovative approaches to development that are in line with overarching policies included in the Master Plan.

It is important to note that the Place-Based Land Use Plan is not necessarily concerned with the specific use of each parcel, but rather is concerned with the

collective uses for each area that establish a “place” within Flint. All places are important to the collective functioning and livelihood of the City.

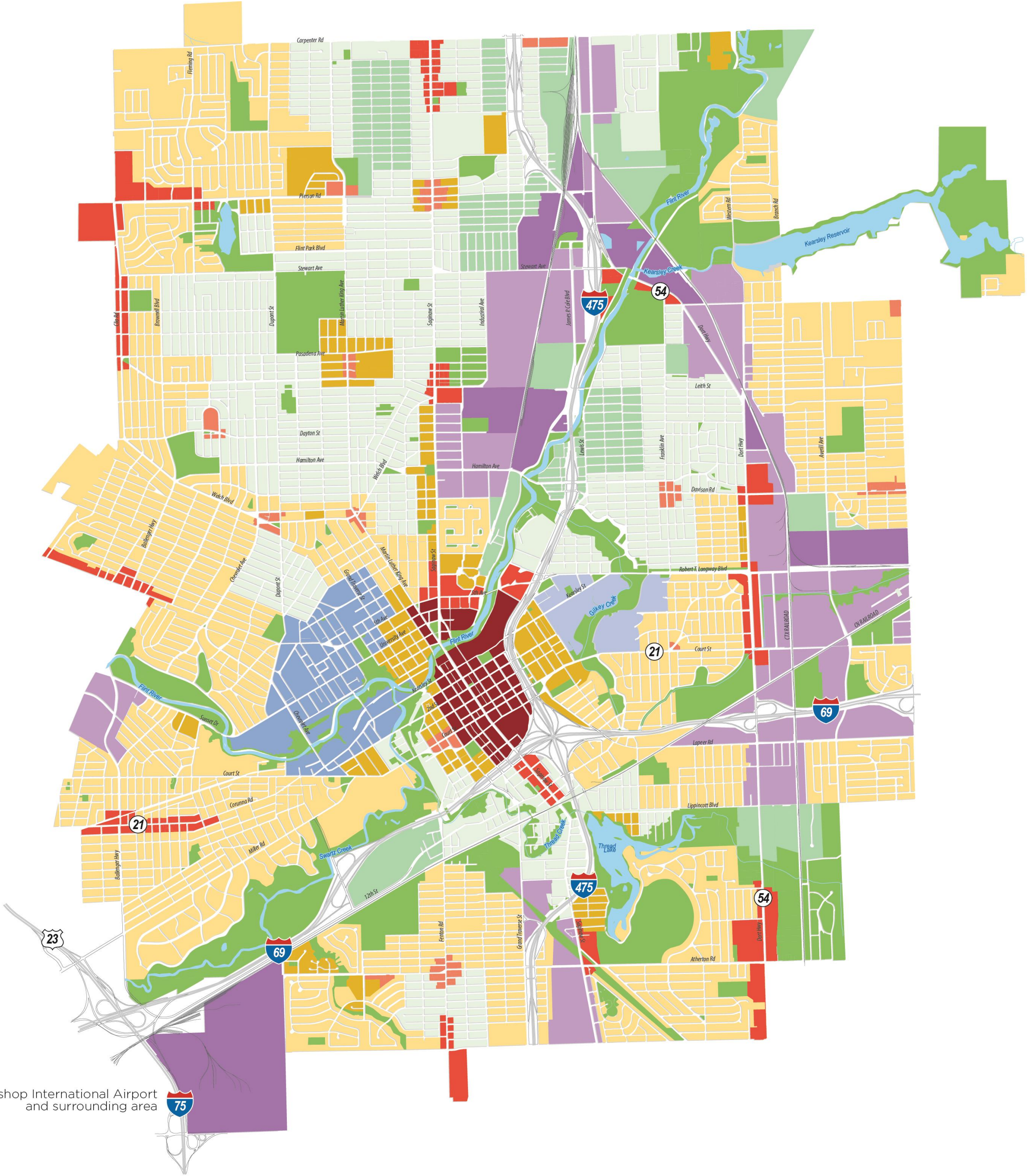
The Land Use Plan identifies and describes 12 different “places” within the City that together accommodate a full range of land use types, including residential neighborhoods, commercial and employment areas, open space and natural areas, and public facilities and institutions.

The Flint Land Use Plan builds on the idea of establishing unique and desirable places that are essential for creating a harmonious and inviting community in which to live, work, and visit.

Place Type Legend

- | | | |
|--------------------------|------------------------------|-----------------------------------|
| Green Neighborhood | Neighborhood Center | Production Center |
| Traditional Neighborhood | City Corridor | Green Innovation |
| Mixed Residential | Downtown District | Community Open Space & Recreation |
| Civic/Cultural Campus | Commerce & Employment Center | |
| University Avenue Core | | |

Bishop International Airport Inset



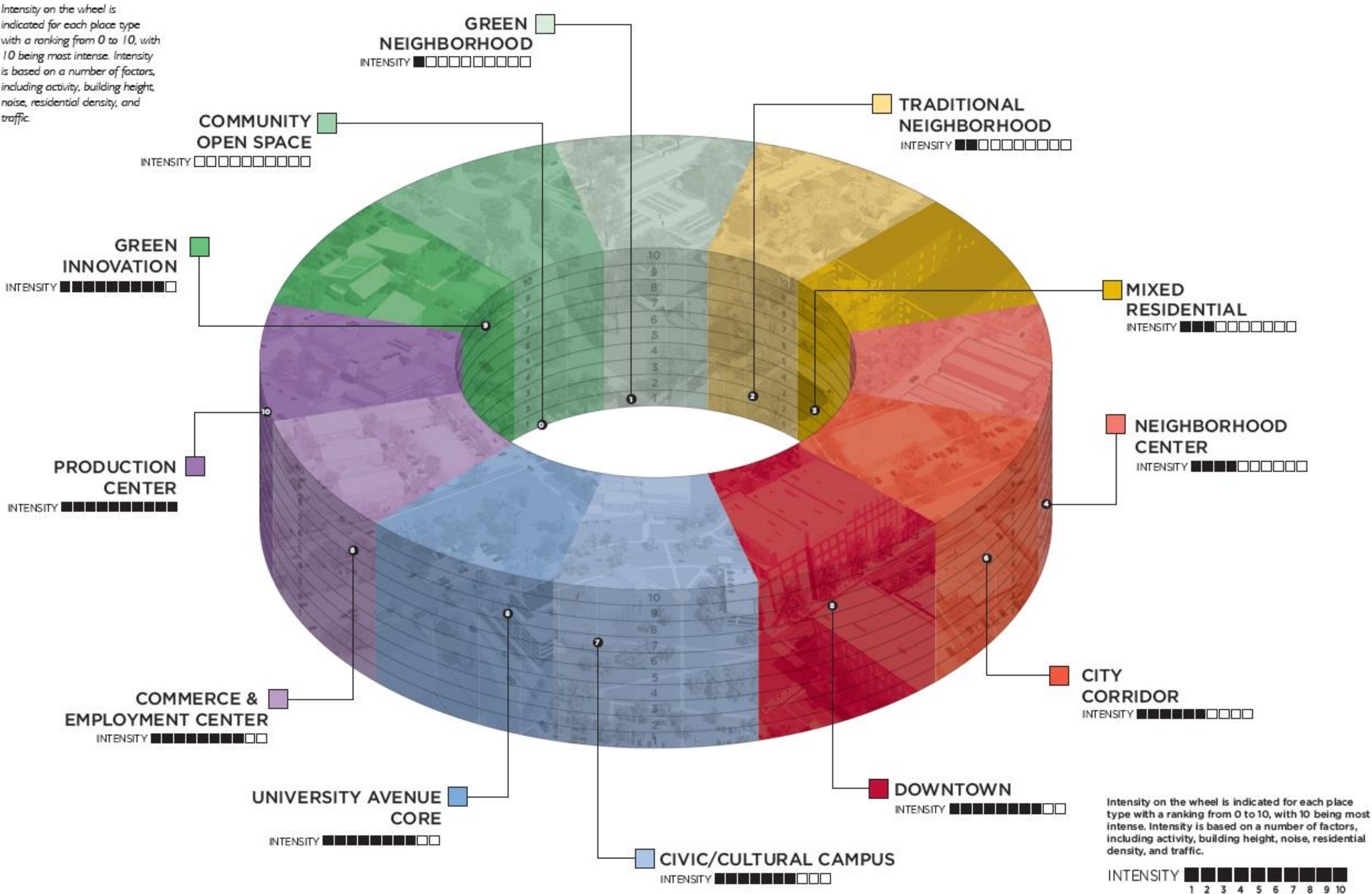
Bishop International Airport
and surrounding area

LAND USE

CITY OF FLINT Intensity Wheel

Through a series of placemaking exercises, the residents of the City have helped define and redefine their neighborhoods and the City of Flint, identifying the locations for 12 different place types in the City. The Land Use Focus & Intensity Wheel indicates the place type's relationship to intensity of development and the predominant land use category within the place type.

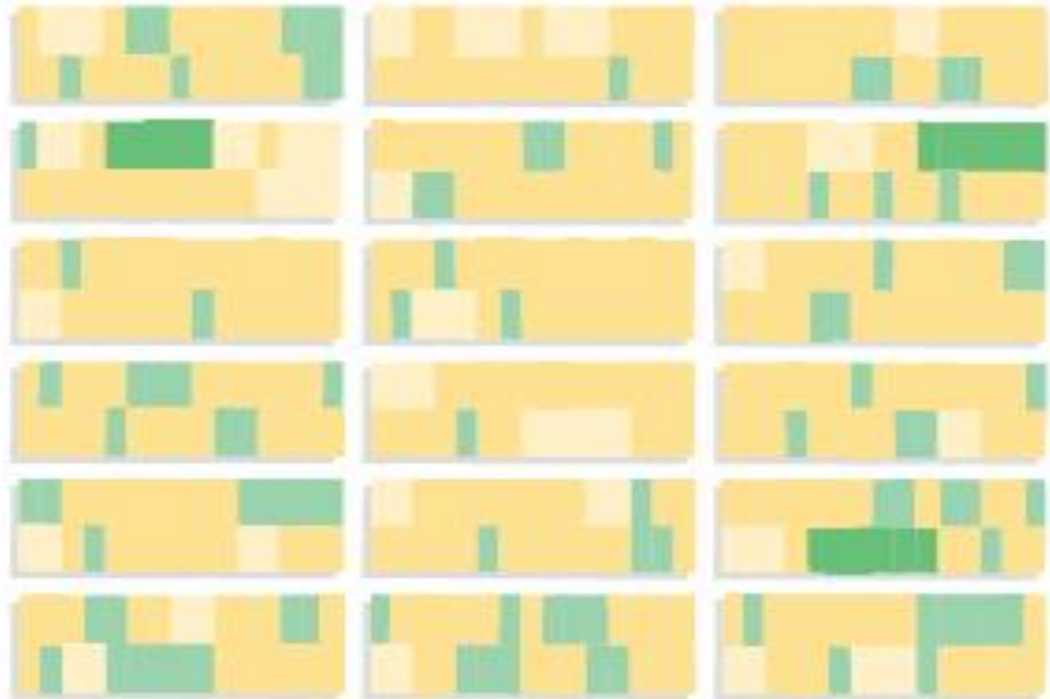
Other place types of similar intensity are shown to the left or right on the wheel. This means that while the characteristics of a given neighborhood or district within Flint may best reflect one place type currently, it is reasonable to believe that developments may occur to transition that area to a neighboring place type.



GREEN NEIGHBORHOOD

CHARACTER DESCRIPTION

A *Green Neighborhood* is an area where previously vacant or underutilized properties have been repurposed to create a low-density, residential neighborhood with a significant amount of land dedicated to green uses such as community gardens, small-scale urban agriculture, and small open space areas. Pockets of traditional single family housing exist alongside larger-lot single family estates made up of multiple assembled traditional residential lots. These uses are all complemented by parks and natural open space areas that are maintained by local residents, community groups, and invested stakeholders. Depending on their location and proximity to more intense uses, roadways in green neighborhoods may be maintained as gravel roads more typical of a rural setting.



- Single Family: single family detached homes
- Large Lot Single Family: multiple, smaller lots, consolidated into larger residential properties
- Open Space: community gardens, vacant residential lots used for passive open space
- Small-Scale Urban Agriculture: consolidated vacant lots used for neighborhood agriculture

CHARACTER IMAGES

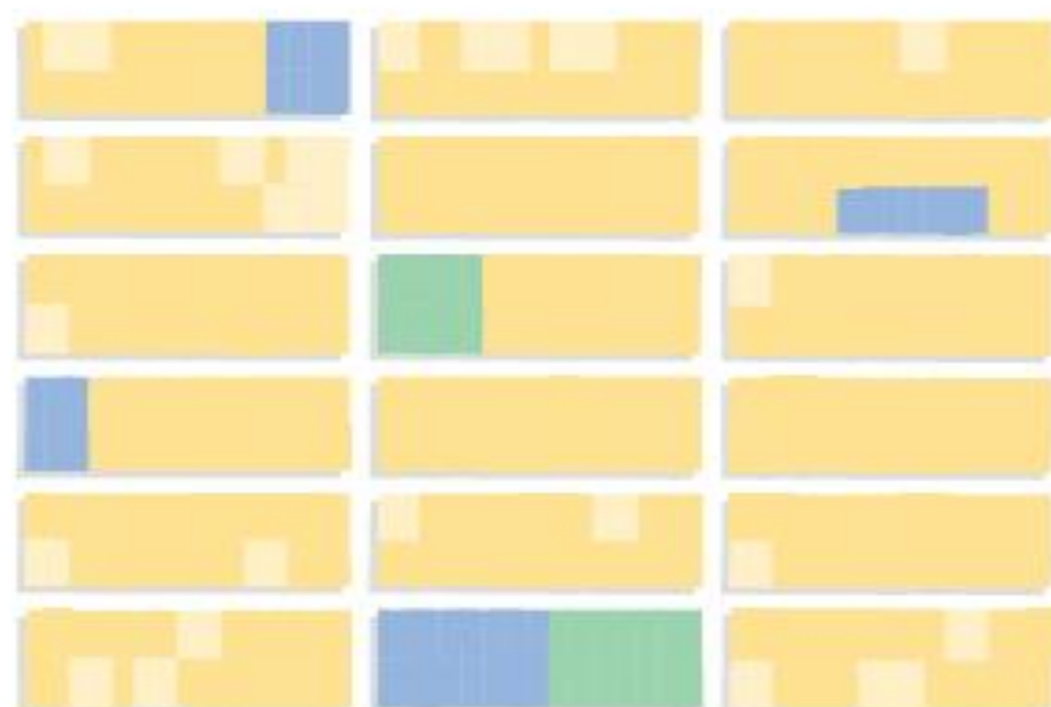


TRADITIONAL NEIGHBORHOOD

CHARACTER DESCRIPTION

The *Traditional Neighborhood* is the most prominent building block of the Flint community and is an area where detached single family homes are the primary land use. These residences are supported by various other uses including schools, community centers, parks, and possibly small neighborhood retail uses. The occasional townhome or small multi-family building may intermingle among the single family homes, located along busier corridors and areas of special interest. Traditional neighborhoods also include more contemporary housing developments where larger lot single family homes and curvilinear streets are more common.

Trees and sidewalks line every street, providing a safe and comfortable environment to walk to local bus stop, ride a bike, or simply take a stroll. Traditional neighborhoods are stable with minimal vacancies, allowing for the efficient provision of services.



- **Single Family.** single-family detached homes
- **Large Lot Single Family.** multiple, smaller lots, consolidated into larger residential properties
- **Institutional.** schools, churches, and neighborhood/community facilities
- **Park/ Open Space.** neighborhood parks for active and passive recreation

CHARACTER IMAGES

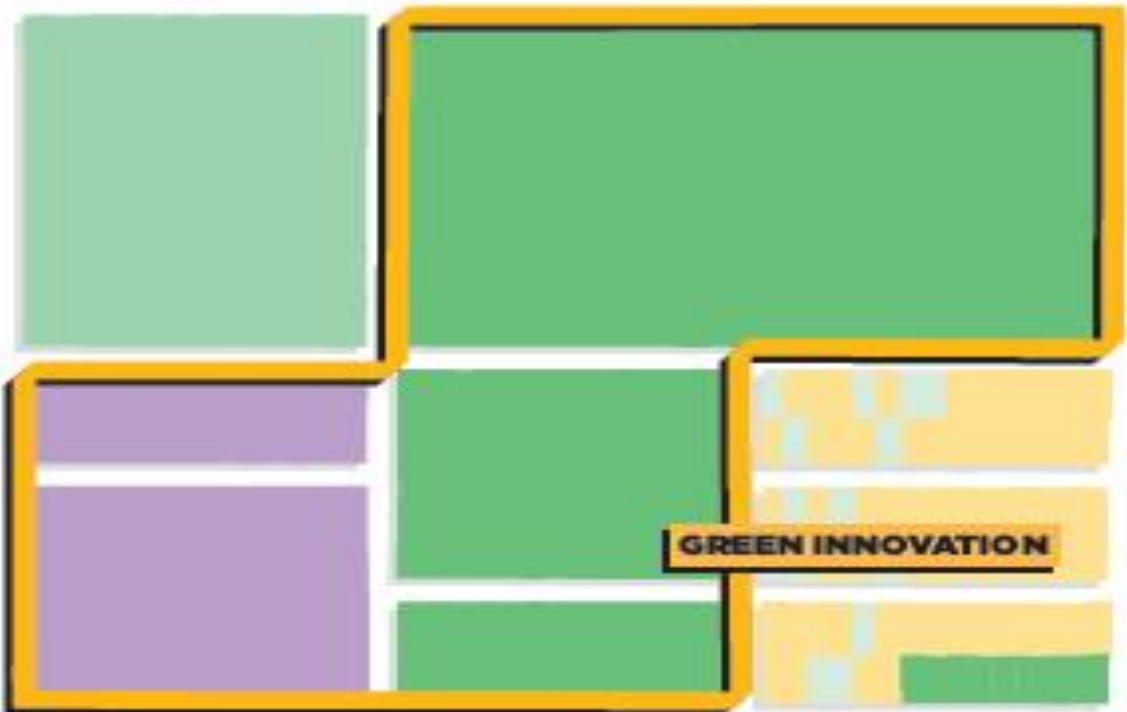


GREEN INNOVATION

CHARACTER DESCRIPTION

Areas of *Green Innovation* exist where a variety of innovative solutions have been used to repurpose largely vacant areas of the City, primarily for uses related to local food production, environmental sustainability, alternative energy, and other locally based "green" initiatives. More intense and extensive urban agriculture may be common for these areas. Areas designated for Green Innovation also provide opportunities for agricultural research, organic food processing, and other uses with a reliance on natural resources such as aquaculture or renewable energy.

Development intensity within areas of Green Innovation is limited with the exception of light industrial users that may require large footprint, one- to two-structures for housing agribusiness operations.



- Green Innovation. large-scale urban agriculture, vertical farms, aquaculture, green energy
- Light Industrial. food processing, agriculture research



CHARACTER IMAGES

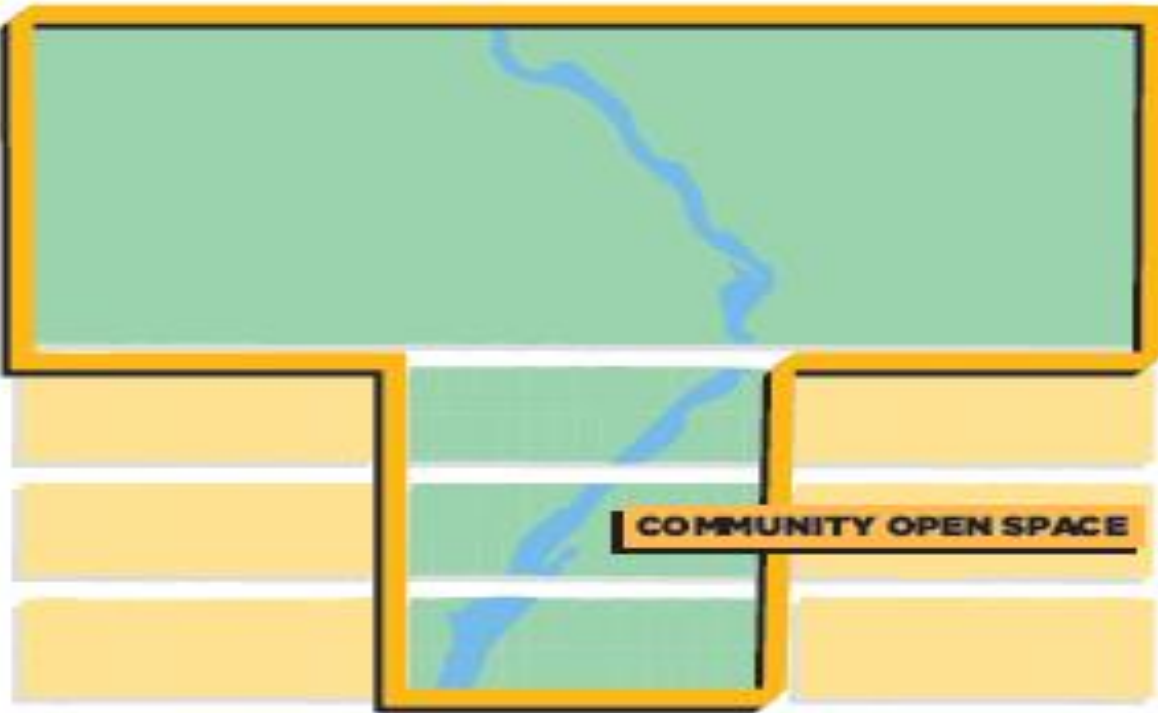


COMMUNITY OPEN SPACE

CHARACTER DESCRIPTION

Areas of *Community Open Space* are places where large parks and open spaces predominate and are often defined by large natural features such as a large greenway along the Flint River and its tributaries, a local lake, or a large wooded area (also referred to as an urban forest). Community Open Space can range from large areas of natural environment that generally lack improvements but provide opportunities for passive recreation including walking and biking trails, boating and canoeing, fishing, or the opportunity to simply enjoy nature in an urban setting, to larger active recreation areas that may include ball fields, field houses, and other active recreational amenities.

Community Open Space areas are typically large enough to serve the surrounding neighborhoods as well as the larger Flint community, drawing residents from throughout the City.



Parks and Open Space: natural areas, greenways, community and regional parks

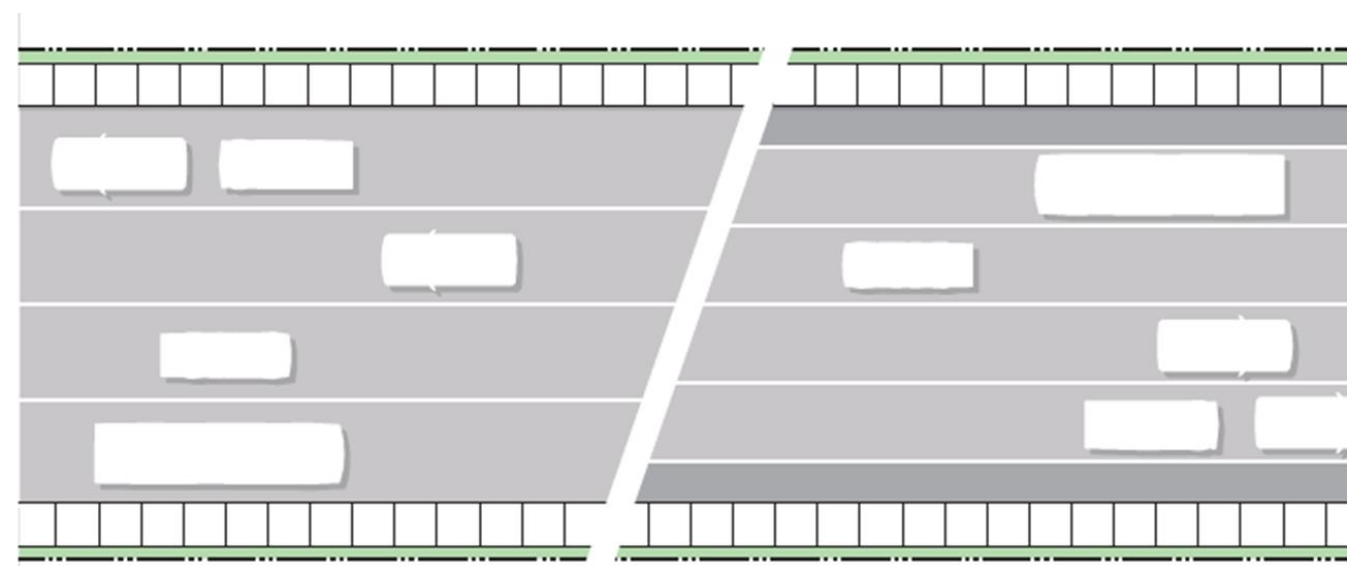
CHARACTER IMAGES



COMMUNITY ENGAGEMENT – MASTER PLAN CHAPTERS

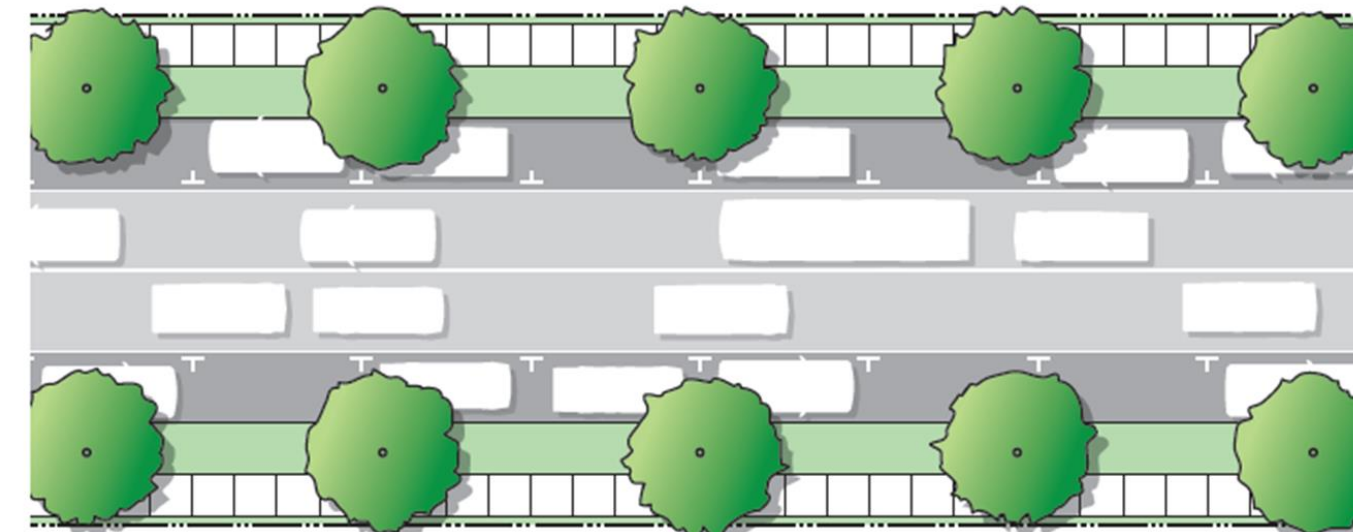
7 resident-led advisory groups providing
focused recommendations on plan content

TRANSPORTATION & MOBILITY

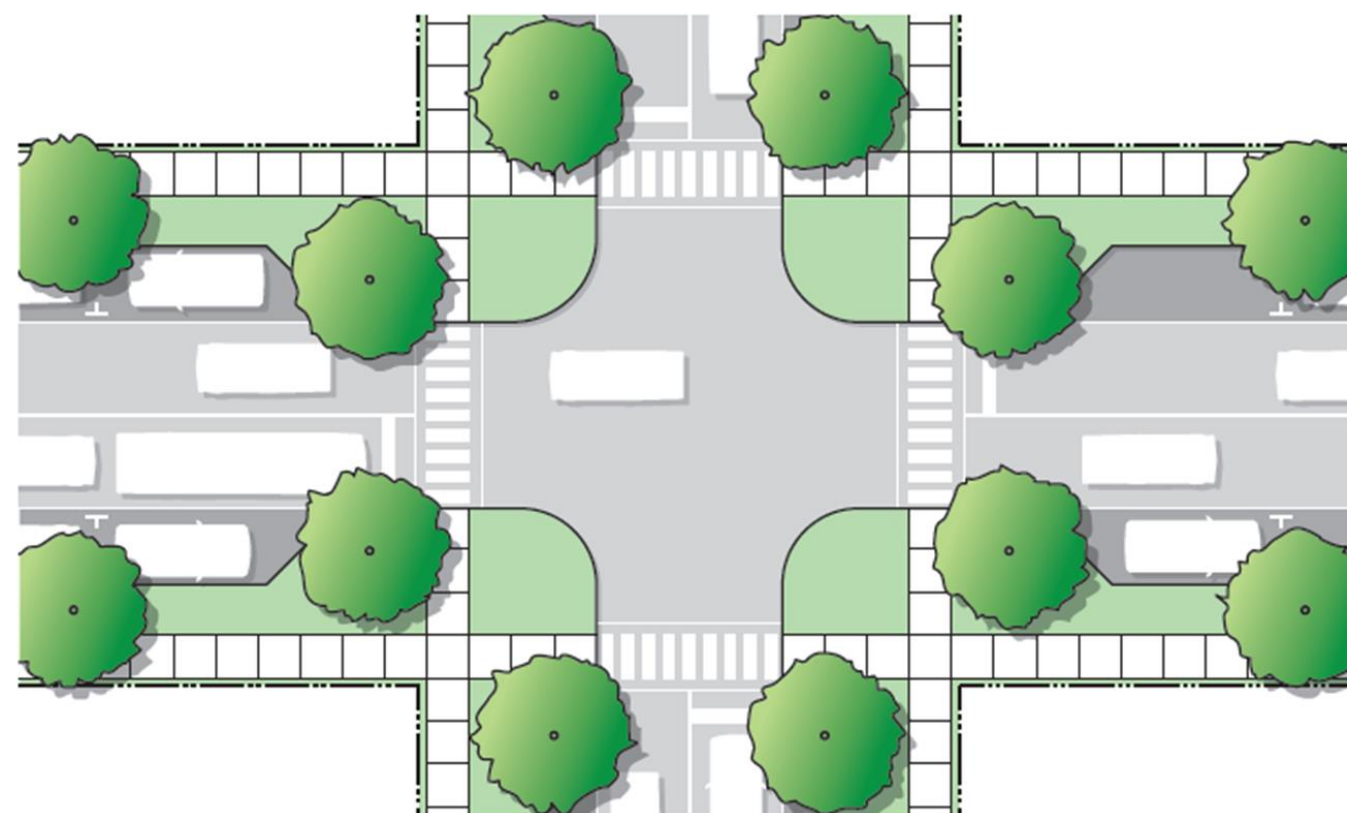


Before
Lane size reduction calms traffic and provides the opportunity for additional amenities.

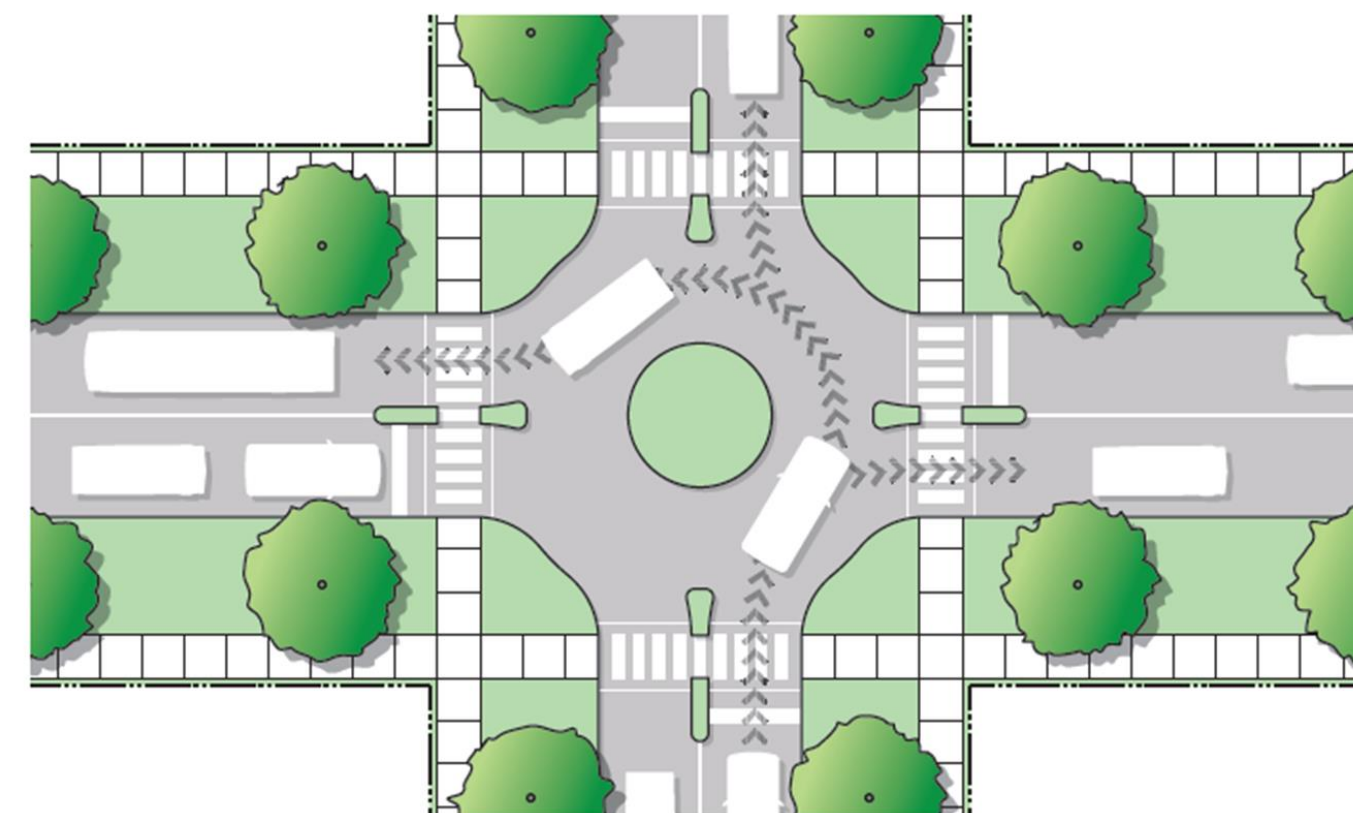
After



On-street parking provides a buffer between vehicular traffic and the sidewalk.



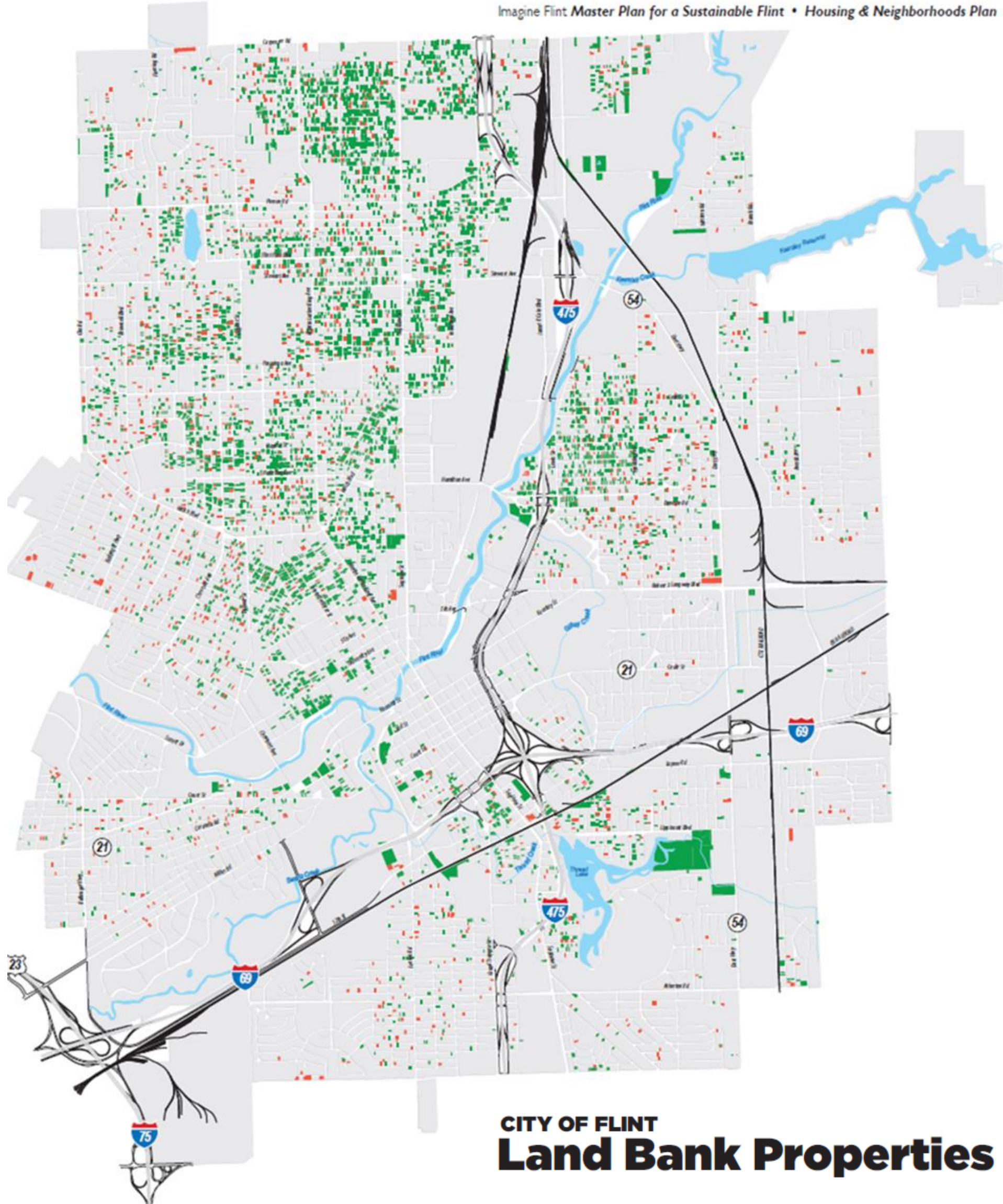
Bumpouts shorten the crosswalk distance and provide protected pedestrian areas.



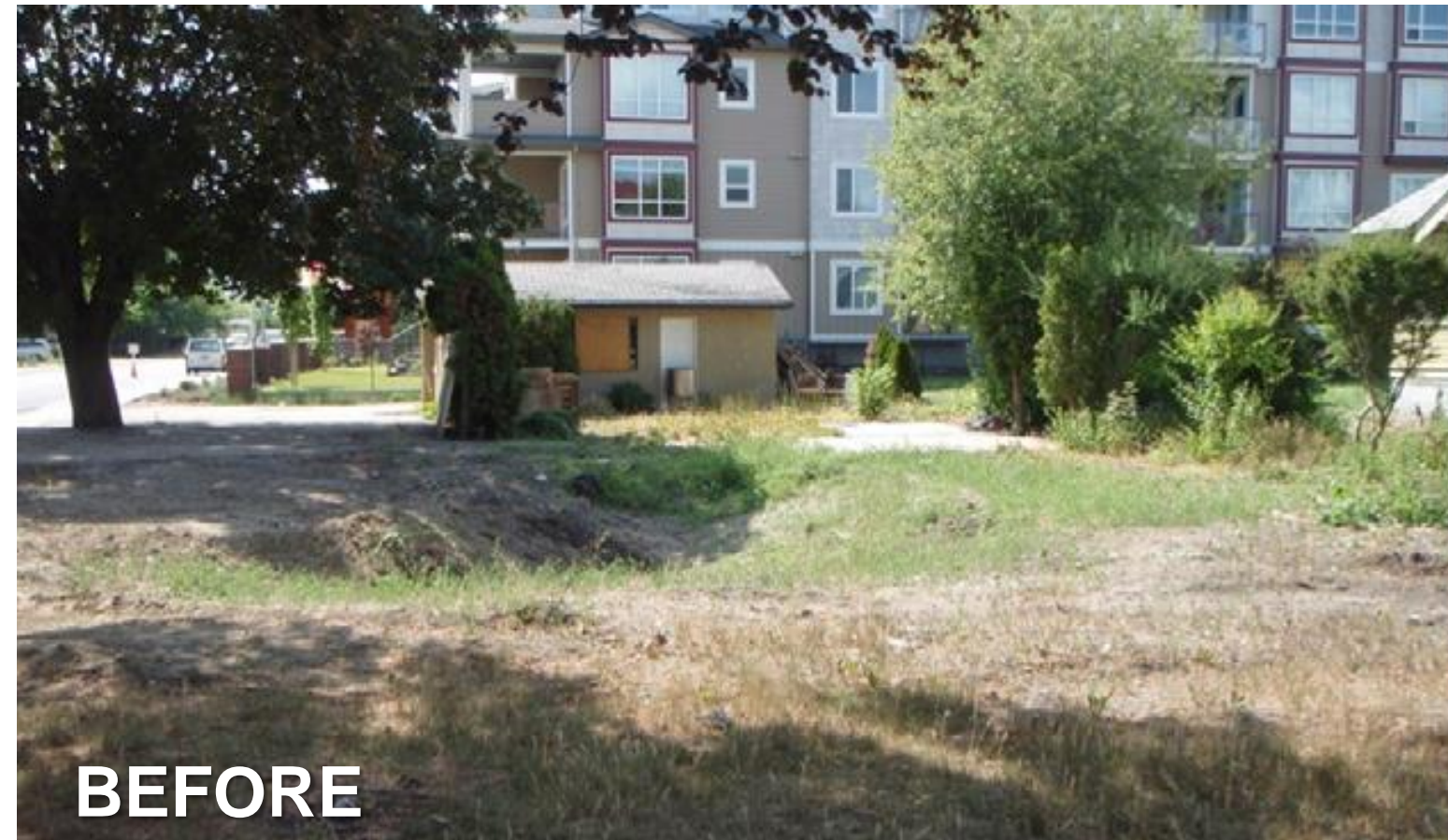
Roundabouts result in slower intersection approach speeds and turning maneuvers.

HOUSING & NEIGHBORHOODS

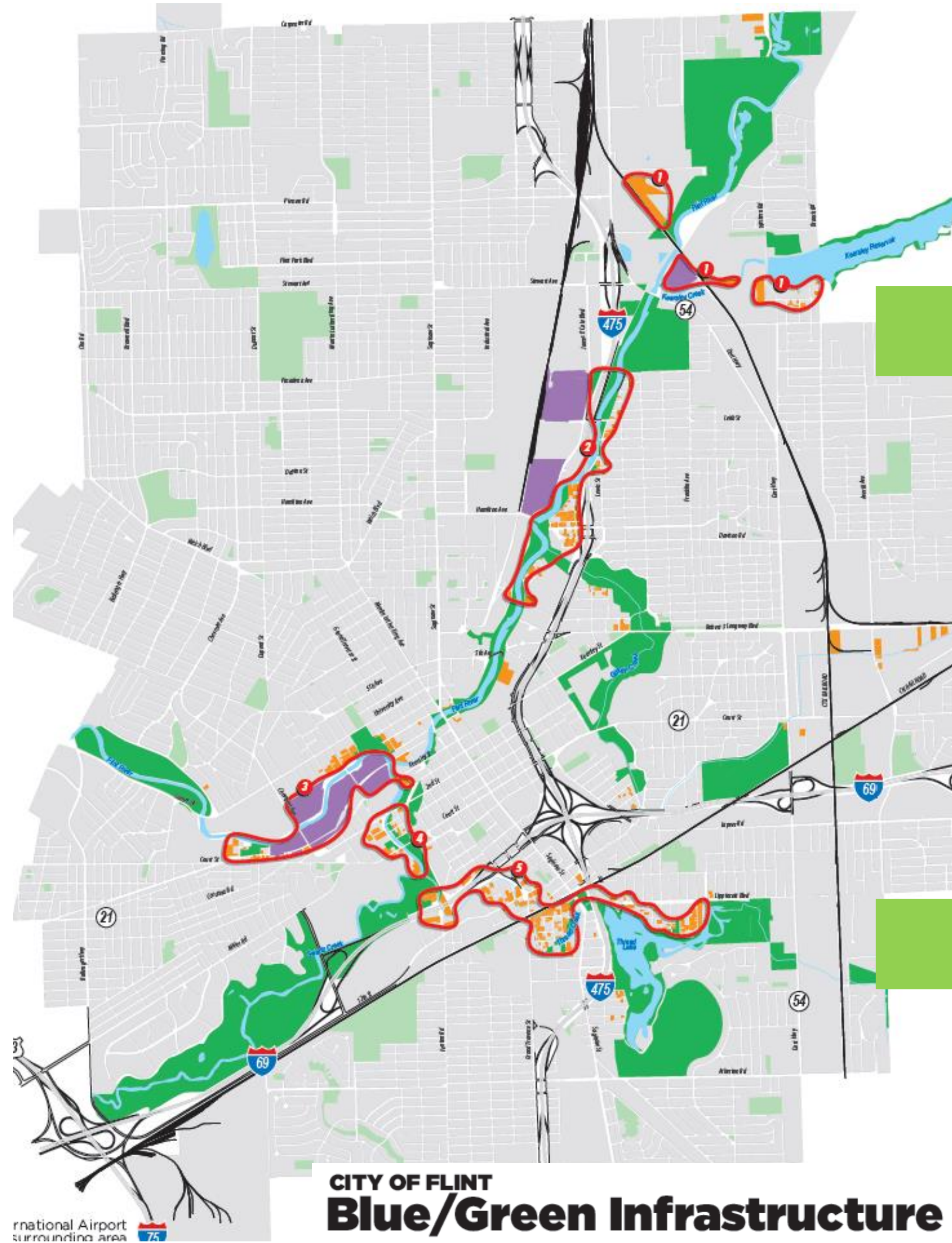
Imagine Flint Master Plan for a Sustainable Flint • Housing & Neighborhoods Plan



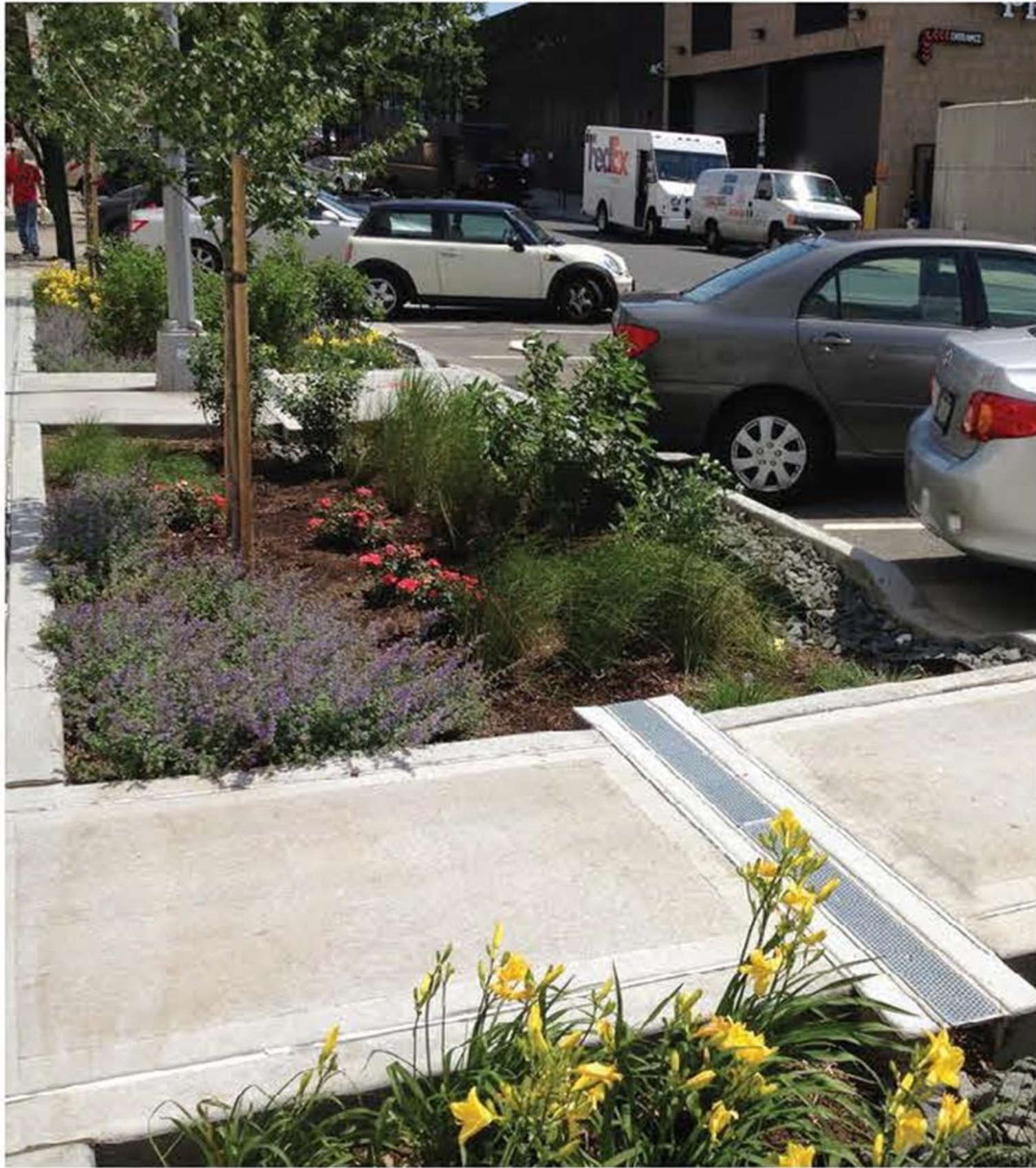
CITY OF FLINT
Land Bank Properties



ENVIRONMENTAL FEATURES & PARKS



INFRASTRUCTURE & COMMUNITY FACILITIES



*Bioswales as stormwater management in parking areas and curbside landscaping
(source: Chris Hamby)*



*Permeable pavers to minimize stormwater runoff in parking areas, plazas, and streets
(source: Gulf Coast Pavers, Inc.)*



*Rain gardens to retain and filter water on-site and recharge groundwater reserves
(source: Nine Pennies)*

NEXT STEPS - DEMONSTRATION PROJECTS/ CONTINUED ENGAGEMENT

MAX BRANDON PARK

- Naturalization project, restoration of wetland

MML/ PLACEPLANS PROJECT

- Greenway Trail Project

SAGINAW ROAD DIET

NEIGHBORHOOD STABILIZATION

- Local blight elimination 5-year framework

BROWNFIELD REDEVELOPMENT

- Chevy in the Hole Cap (Chevy Commons)

MSHDA

- Housing Market Analysis

Master Plan Implementation Task Groups

- Resident led groups to implement strategies

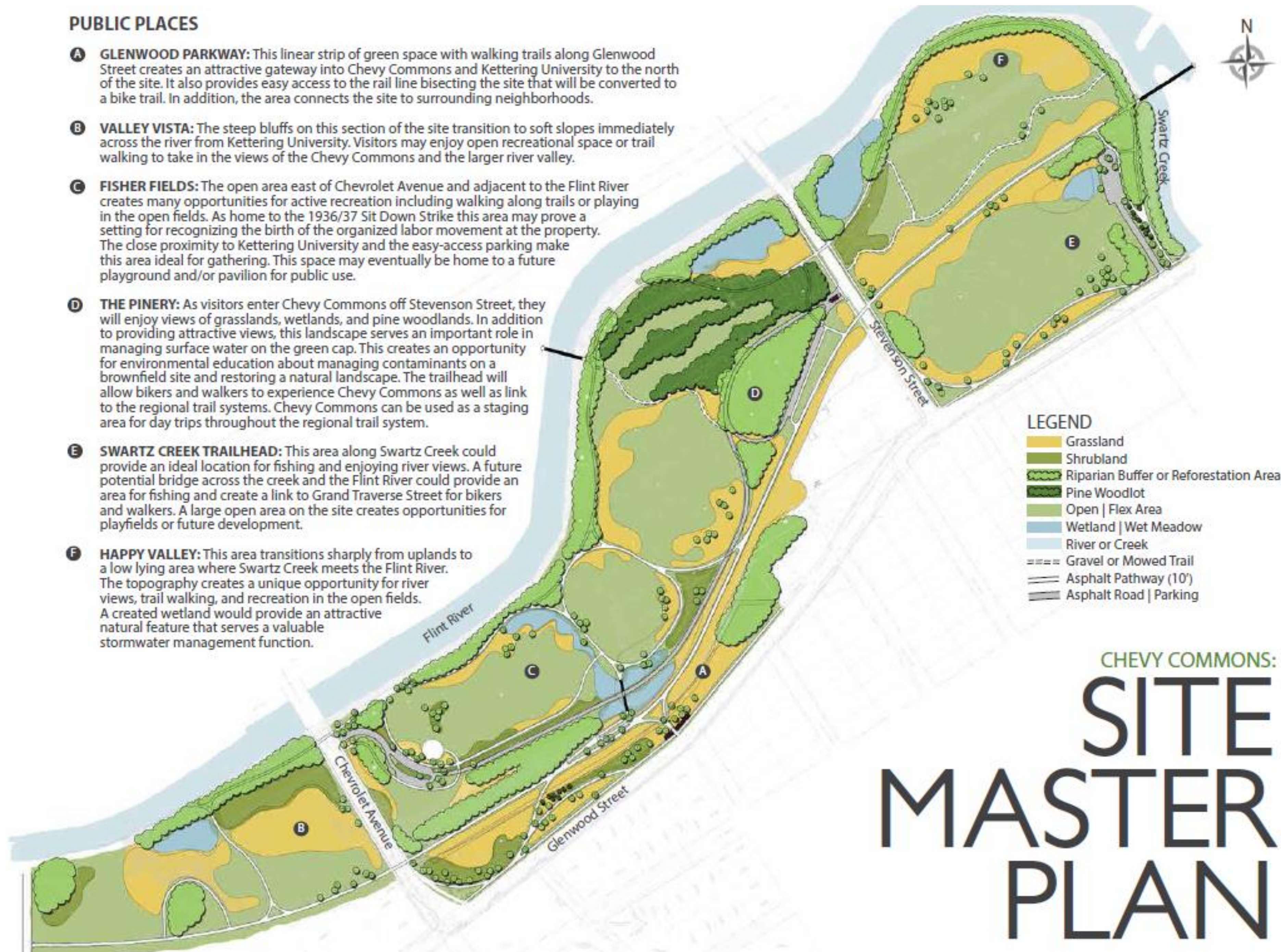


Chevy - in the - Hole



PUBLIC PLACES

- A GLENWOOD PARKWAY:** This linear strip of green space with walking trails along Glenwood Street creates an attractive gateway into Chevy Commons and Kettering University to the north of the site. It also provides easy access to the rail line bisecting the site that will be converted to a bike trail. In addition, the area connects the site to surrounding neighborhoods.
- B VALLEY VISTA:** The steep bluffs on this section of the site transition to soft slopes immediately across the river from Kettering University. Visitors may enjoy open recreational space or trail walking to take in the views of the Chevy Commons and the larger river valley.
- C FISHER FIELDS:** The open area east of Chevrolet Avenue and adjacent to the Flint River creates many opportunities for active recreation including walking along trails or playing in the open fields. As home to the 1936/37 Sit Down Strike this area may prove a setting for recognizing the birth of the organized labor movement at the property. The close proximity to Kettering University and the easy-access parking make this area ideal for gathering. This space may eventually be home to a future playground and/or pavilion for public use.
- D THE PINERY:** As visitors enter Chevy Commons off Stevenson Street, they will enjoy views of grasslands, wetlands, and pine woodlands. In addition to providing attractive views, this landscape serves an important role in managing surface water on the green cap. This creates an opportunity for environmental education about managing contaminants on a brownfield site and restoring a natural landscape. The trailhead will allow bikers and walkers to experience Chevy Commons as well as link to the regional trail systems. Chevy Commons can be used as a staging area for day trips throughout the regional trail system.
- E SWARTZ CREEK TRAILHEAD:** This area along Swartz Creek could provide an ideal location for fishing and enjoying river views. A future potential bridge across the creek and the Flint River could provide an area for fishing and create a link to Grand Traverse Street for bikers and walkers. A large open area on the site creates opportunities for playfields or future development.
- F HAPPY VALLEY:** This area transitions sharply from uplands to a low lying area where Swartz Creek meets the Flint River. The topography creates a unique opportunity for river views, trail walking, and recreation in the open fields. A created wetland would provide an attractive natural feature that serves a valuable stormwater management function.



CHEVY COMMONS: SITE MASTER PLAN



IMAGINE FLINT

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