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UNEARTHING POTENTIAL: VACANT LAND CHALLENGES, SOLUTIONS, AND OPPORTUNITIES



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IMAGINE FLINT

**MASTER PLAN
FOR A SUSTAINABLE FLINT**

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Buick City – Closed 1999



Buick City – 235 acre brownfield

Population by Censuses

Census	Population	%+/-
1880	8,409	56.1%
1890	9,803	16.6%
1900	13,103	33.7%
1910	38,550	194.2%
1920	91,599	137.6%
1930	156,492	70.8%
1940	151,543	-3.2%
1950	163,413	7.8%
1960	196,940	20.5%
1970	193,317	-1.8%
1980	159,611	-17.4%
1990	140,761	-11.8%
2000	124,943	-11.2%
2010	102,434	-18.0%

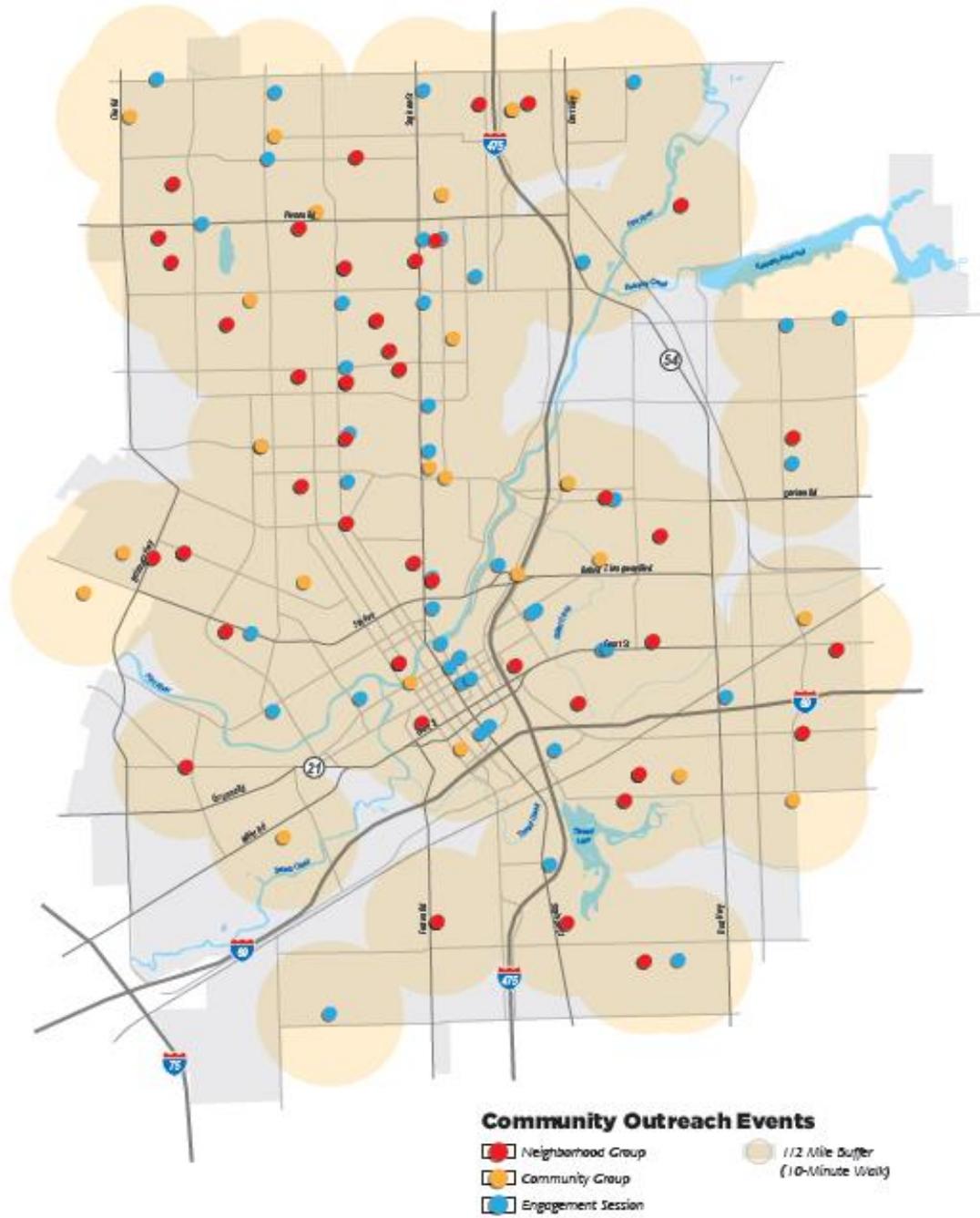
2015 (ACS) – 98,310



IMAGINE FLINT

MASTER PLAN FOR A SUSTAINABLE FLINT

ADOPTED OCTOBER 28, 2013 • HOUSEAL LAVIGNE ASSOCIATES



COMMUNITY ENGAGEMENT – LAND USE WORKSHOPS



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

4 MASTER PLAN FOR A SUSTAINABLE FLINT LAND USE PLAN

GOAL:

The City of Flint will be a community made up of distinct and desirable “places” by integrating a wide range of land uses into a city pattern that is vibrant, sustainable, livable, and healthy.

GUIDING PRINCIPLES

The ways in which the Goal & Objectives of the Land Use Plan have been influenced by the guiding principles are indicated using the following symbols.

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

Objective #1

Create unique and desirable places throughout all areas of the community by combining different land uses of varying types and intensity.

Flint is made up of a complex arrangement of varying uses that collectively comprise neighborhoods, districts, and corridors. As the fundamental approach to land use planning in Flint, placemaking emphasizes the importance of planning for this scale, placing its focus on vibrant places instead of individual parcels.



Objective #2

Establish a more sustainable land use pattern by clustering development and land use intensity near key intersections, key corridors, and central areas of the City.

Flint's population decline presents an opportunity to reorganize the community, transforming the City from an outward sprawling community to a compact, mixed use city situated along dense, urban corridors with a vibrant city core. The Plan also provides strategies to transition high-vacancy areas to sustainable, green neighborhoods.



Objective #3

Strive for land use compatibility in all areas by locating similar and supportive uses by “place type” and minimizing the potential negative impact of any incompatible adjacent uses.

Incompatible land uses can be detrimental to a healthy community by undermining quality of life and discouraging investment in homes. By striving for land use compatibility Flint can stabilize its neighborhoods and create concentrated nodes of like activities.



Objective #4

Provide a mix of uses that supports a sustainable and healthy community for all areas of the City.

Promoting a mix of uses can reduce reliance on the automobile, support local businesses, and improve resident health by fostering walkability. Mixing uses will also provide a more sustainable land use pattern for Flint and help ensure that no area of the City becomes disenfranchised or devoid of necessary investment.



Objective #5

Support land use arrangements that provide a more walkable community and improve access to necessary and desirable goods, services, and amenities for all residents.

Much of Flint's existing development pattern separates homes, employment, and shopping, requiring residents to travel by car to get to work and access necessary goods and services. By reorganizing the City's land uses, Flint can improve access and mobility for all individuals.



Objective #6

Transform vacant land into opportunities for economic development and enhanced open space by encouraging green innovation and sustainable best practices.

The deindustrialization of the City has resulted in a significant population decline and large vacant areas. This provides the City with an opportunity create case studies of tomorrow's best practices, as it reinvents itself and forges a new sustainable economy.



SOCIAL EQUITY & SUSTAINABILITY

By balancing the distribution of land use throughout all areas of the City, the Land Use Plan ensures that future investments will be made equitably and that no areas of the City are neglected. The Land Use Plan provides the City with a healthier, more "walkable" and transit-friendly community, allowing all residents, including youth, the elderly, and those without a car, better access to all areas of the City, including housing, shopping, recreation, education, cultural amenities, and more.

RESHAPING THE ECONOMY

The Land Use Plan provides opportunities for the City to adapt to the changing global and regional economy by designating areas dedicated to employment and the production of goods, as well as ideas and innovation. The Land Use Plan also identifies neighborhood and regional commercial areas to provide needed goods and services to Flint's residents, and attract visitors and shoppers from the surrounding region to help bolster the local tax base. The Land Use Plan reinforces the central role of the Downtown as a regional destination, and promotes coordination among key institutions, encouraging development of complementary scale and intensity in their surrounding areas.

QUALITY OF LIFE

The Land Use Plan promotes compact development that encourages physical activity while enhancing delivery of City services. It also ensures that key community facilities, including parks and schools, continue to serve as anchors to the surrounding neighborhoods, fostering a sense of community, encouraging reinvestment, and improving overall quality of life.

ADAPTING TO CHANGE

The repurposing of vacant or underutilized properties is a central component of the Land Use Plan. Recognizing that some areas of Flint cannot continue to exist as they do today, Flint residents have chosen to adapt and transform their neighborhoods and commercial corridors into areas where innovative practices, including green neighborhoods and the green economy, can flourish. Throughout other areas of the City, the community has staked a claim to protect and preserve existing neighborhoods and districts. The Land Use Plan reinforces the function and sense of places in these areas while encouraging further investment.

YOUTH

Parks and recreation facilities, schools, and community facilities play a key role within the Land Use Plan. These community assets have repeatedly been identified by the community as crucial core components to the overall function of Flint's neighborhoods, commercial districts, green areas, and employment centers. By entrenching these uses within the City, the Land Use Plan provides youth with necessary educational resources, employment opportunities, and outlets for recreation and physical activity. The Land Use Plan presents a framework for creating places that support healthy youth development.

CIVIC LIFE

The Land Use Plan advances the principle of civic life through the promotion of high-quality and diverse places. Implementation of the desired places identified in the Land Use Plan will require significant input, action, and support by local members of the community, while fostering a greater sense of community and involvement. The Land Use Plan also provides a unified framework upon which Flint's numerous foundations, non-profit organizations, and other service providers can collectively coordinate their efforts. By implementing the Land Use Plan and abiding by the framework, the City can subsequently begin to rebuild and strengthen its relationship with Flint residents.



PLACEMAKING TOOLKIT

WHAT IS PLACEMAKING?

In 1960, Flint's population almost reached 200,000, requiring the development of areas beyond the original 1920s Comprehensive Plan footprint. As the population rapidly declined, many once vibrant areas of the City were abandoned and slowly began to deteriorate, ultimately resulting in widespread blight. As the City has secured funding over the last several years for demolition, thousands of vacant lots have been left behind. These vacancies also present the City with a huge opportunity to re-invent our land use pattern for the 21st Century.

Through "Placemaking", residents can redefine their neighborhoods and create a unique sense of place with distinctive characteristics, whether these areas are now dense with multi-family housing or less populated with single family houses on large plots of land. This sense of place should reflect the area's function within the community as well as the character of local residences and businesses. The placemaking concept underscores the fact that all places are important to the collective functioning and livability of the City.

What is the Placemaking Toolkit?

The Placemaking Toolkit is a series of place types that will be used to identify desired future land use, development pattern, and character for all areas of the City. Each place type is defined using a concise, descriptive narrative alongside a visual definition of desired character and function. These place types will form the basis for the Land Use Plan, a primary component of the Master Plan, and will inform the development of long term strategies to guide future development and reinvestment throughout Flint.

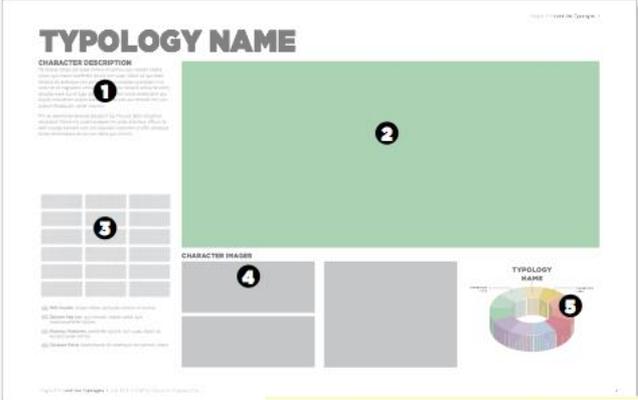
Several of the place types are based on desired land use and development patterns that already exist within Flint. As such, a key function of the toolkit will be to strengthen existing neighborhoods, commercial districts and corridors, and industrial/employment uses.

Where existing models cannot be found, the toolkit presents a new land use and development type. Strategies developed around the toolkit will assist in transforming areas where the existing use or character is failing and provide opportunities for these areas to evolve into more desirable, better functioning components of the City.

Reading a Place Type

Each Place Type includes the following five components:

- 1 Descriptive Narrative** of the desired character, uses, building height, and other key features.
- 2 Visual Definition** consisting of a diagram that illustrates a typical block configuration, development densities, and the physical relationship between desired land uses. The visual definition highlights typical block configurations, development height and scale, as well as a place type's overall character.
- 3 Land Use Diagram** depicting the various land uses that make up a given type. In some instances a diagram will include a place type boundary that identifies the core components and focus of the place type. Diagrams depict areas of similar size consisting of between 18 and 32 typical blocks, and individual properties are only delineated where a difference in primary land use occurs.
- 4 Character Images** showing examples of preferred land use types and areas from around the U.S.
- 5 Land Use Focus & Intensity Wheel** indicating the place type's relationship to other place types with regard 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 development may occur in a location that best fits a neighboring place type.



IMAGINE FLINT

LAND USE WORKSHOP
PLACEMAKING TOOLKIT
JUNE 2013 • HOUSE LAVIGNE ASSOCIATES • CITY OF FLINT PLANNING STAFF

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

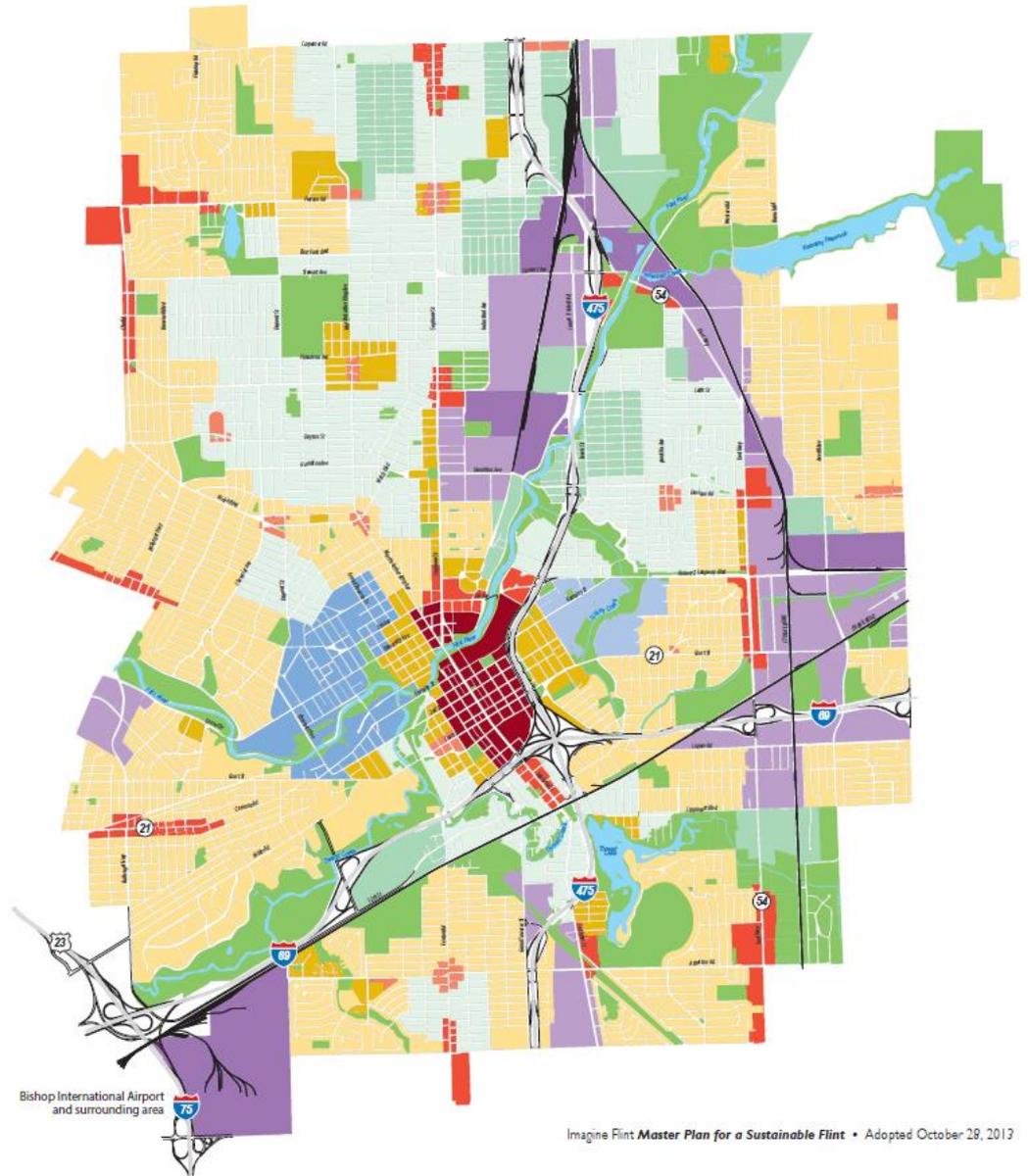
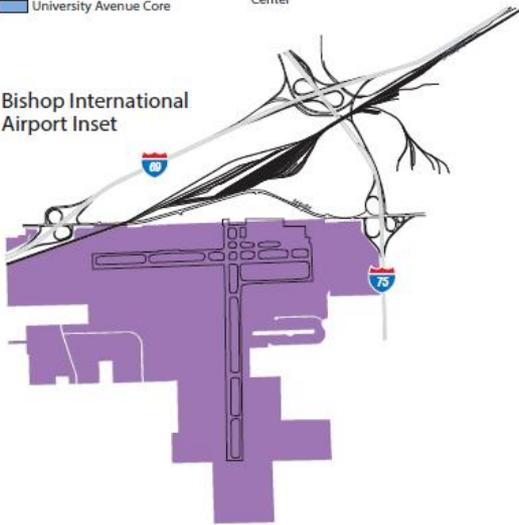
public facilities and institutions.

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



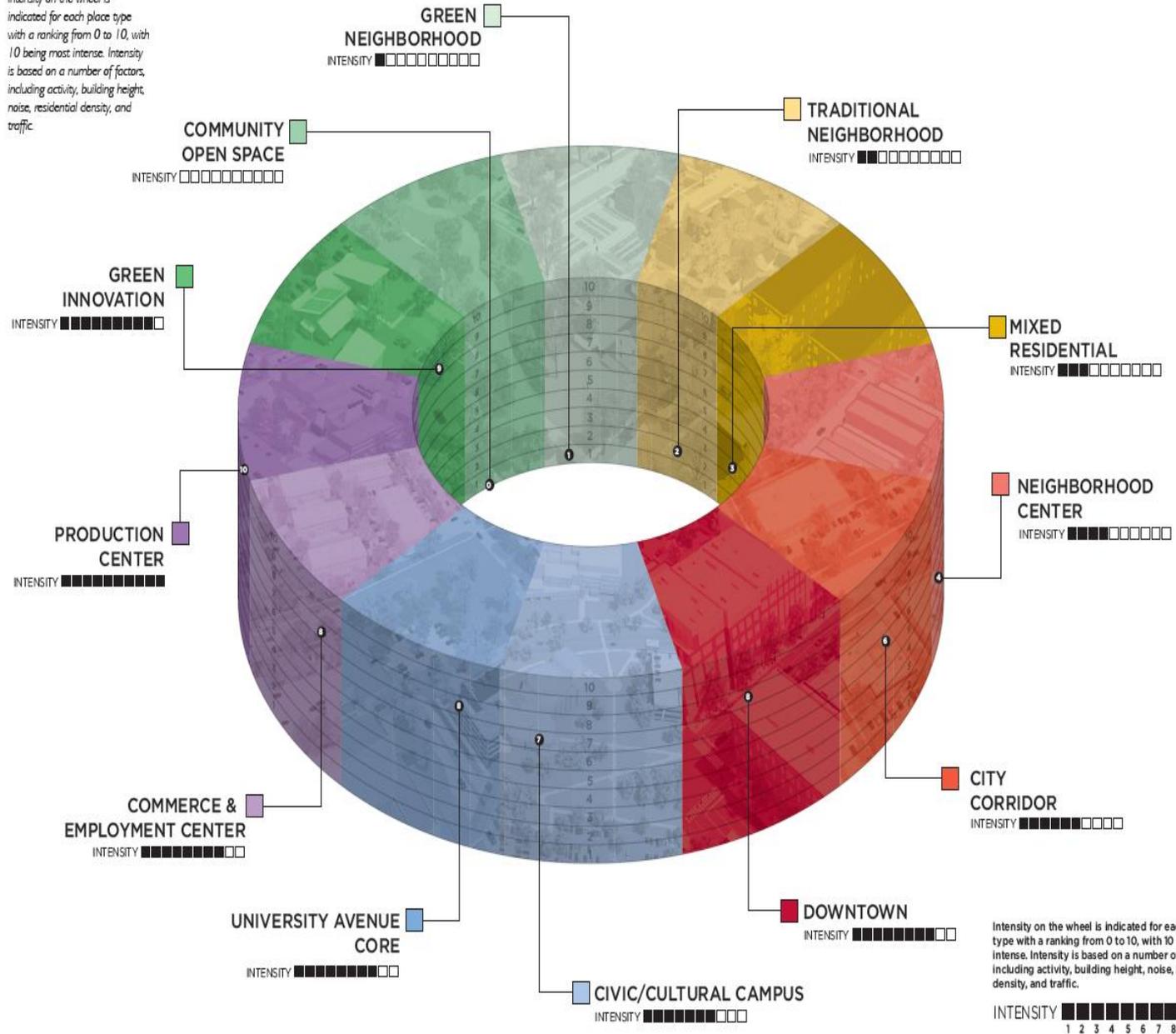
Bishop International Airport and surrounding area

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 other place types with regard 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.

Intensity on the wheel is indicated for each place type with a ranking from 0 to 10, with 10 being most intense. Intensity is based on a number of factors, including activity, building height, noise, residential density, and traffic.



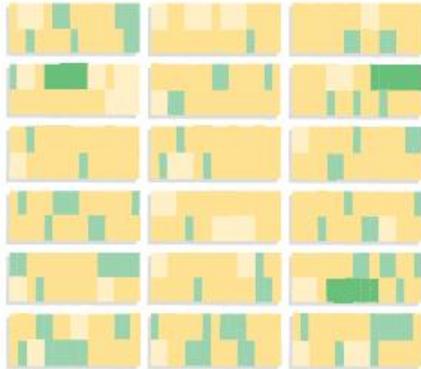
Intensity on the wheel is indicated for each place type with a ranking from 0 to 10, with 10 being most intense. Intensity is based on a number of factors, including activity, building height, noise, residential density, and traffic.

INTENSITY ■■■■■■■■■■
1 2 3 4 5 6 7 8 9 10

GREEN NEIGHBORHOOD

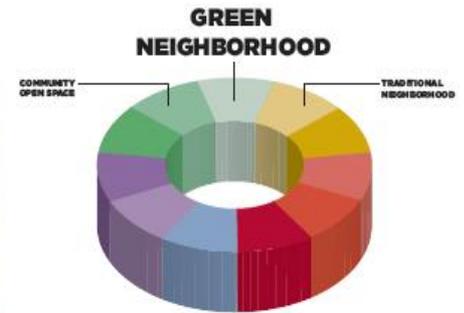
CHARACTER DESCRIPTION

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





IMPLEMENTATION OF THE GREEN NEIGHBORHOOD PLACE TYPE

Implementation of the *Green Neighborhood* place type requires the stabilization of the homes that remain within the designated neighborhoods, along with the introduction of green uses. There are a significant number of vacant lots and abandoned homes within the Green Neighborhoods. Abandoned homes will need to be demolished, and vacant land will need to be prepared for green space. In addition, the City's zoning code must be revised to adequately accommodate the desired vision. The implementation matrix presented at the end of this chapter provides specific strategies and the detail necessary to implement the recommendations of the Place-Based Land Use Plan, some of which are highlighted on the right.

- Revise the City's Zoning Code to ensure the uses necessary to support the Master Plan's place typology are permissible and that desired character for these places can be fostered.
- Prioritize neighborhood planning and community organizing in Green Neighborhoods to rebuild neighborhood cohesiveness damaged by abandonment and vacancy.
- Promote and incentivize parcel assembly, land acquisition, and lot clearing, prioritizing low-vacancy blocks to facilitate the land use transitions from existing conditions to recommended place types.
- Create a housing rehabilitation program to reduce the number of people walking away from their homes.

- Continue demolition of vacant and abandoned buildings in poor condition and work with community partners to devise and implement a long-term maintenance plan for vacant lots after demolition.
- Establish small scale urban agriculture as a permitted use in the Green Neighborhood place type.
- Work with the Land Bank to accelerate side lot transfer in the Green Neighborhood place type.
- Invest necessary resources and promote partnerships with community groups and institutions to maintain community open space and enhance sense of community in low-density neighborhoods.

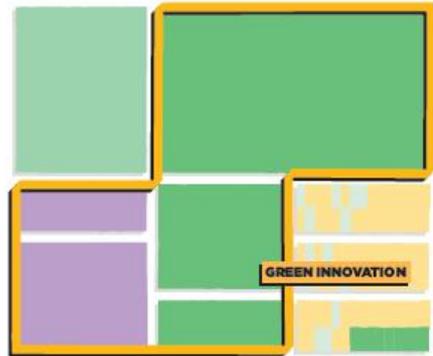
- 1 Home owners should be encouraged to acquire vacant lots adjacent to their property, assuming maintenance responsibilities and expanding their yards.
- 2 The residential uses comprising the Green Neighborhoods should consist of primarily detached single family homes.
- 3 Community gardens provide opportunities to strengthen the sense of "community," instill neighborhood pride, and provide access to healthy food.
- 4 Private gardens on expanded lots should be promoted throughout Green Neighborhoods.
- 5 Green Neighborhoods should maintain their pedestrian infrastructure which provides necessary connections to schools, parks and other destinations.

GREEN INNOVATION

CHARACTER DESCRIPTION

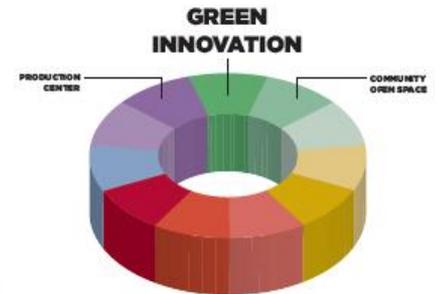
Areas of *Green Innovation* exist where a variety of innovative solutions have been used to repurpose largely vacant areas of the City, primarily for uses related to local food production, environmental sustainability, alternative energy, and other locally based "green" initiatives. More intense and 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





IMPLEMENTATION OF THE GREEN INNOVATION PLACE TYPE

Much of the area designated as *Green Innovation* will require repositioning and transition from existing uses. Although there are a significant number of vacant lots and homes in these areas, environmental remediation, site and soil preparation, regulatory modifications, and plans to accommodate and protect remaining homes are all important considerations. The implementation matrix, presented at the end of this chapter, provides specific strategies and the detail necessary to implement the recommendations of the Place-Based Land Use Plan, including Green Innovation areas, some of which are highlighted on the right.

- Revise the City's Zoning Code to ensure the uses necessary to support the Master Plan's place typology are permissible, and that desired character for these places can be fostered.

- Include regulations in the zoning code to protect adjacent incompatible land uses, including residential areas remaining within the City's Green Innovation areas.

- Promote and incentivize parcel assembly, land acquisition, and lot clearing to facilitate the land use transitions from existing conditions to recommended place type.

- Work cooperatively with the Genesee County Land Bank to help implement the Place-Based Land Use Plan, including limiting further residential development in areas designated for land use transitions such as Green Innovation areas.

- Prioritize redevelopment efforts that are aimed at the block scale or larger, often involving several properties, rather than efforts geared more toward an individual parcel.

- Identify and remediate any environmental contamination and site issues that would prevent the desirable development of properties.

- Establish urban agriculture as a permitted use in the Green Innovation place type.

- Market the Green Innovation areas to potential green innovation businesses.

1 Community open space could represent a potential holding classification until areas are redeveloped as Green Innovation.

2 While not ideal, it is possible that home owners will choose to remain in a Green Innovation area. When this occurs, buffering and setbacks should be used to protect residential uses from impacts of neighboring uses.

3 Aquaculture is the raising of aquatic organisms, including fish and aquatic plants, and represents one of many innovative uses for Flint's Green Innovation areas.

4 Companies conducting research and development within the Green Innovation areas could utilize existing buildings, including closed schools, to house their operations.

5 Renewable energy uses, such as solar, are encouraged within Green Innovation areas.

6 The City's zoning code must be amended to accommodate the types of uses desired within the Green Innovation place type and include provisions for green houses and other aspects critical to implementation.

Community Open Space

Community Open Space areas are designated where parks, open spaces and environmental features predominate. These areas are defined by large natural features, such as large greenways along the Flint River, Swartz Creek, Gilkey Creek, and Kearsley Creek; areas around Thread Lake, Kearsley Reservoir, and Flint Park Lake; large wooded areas and urban forests; and, other City parks and open spaces.

CHARACTER DESCRIPTION

Community Open Space varies from large areas of natural environment to developed park sites in established neighborhoods. Unimproved areas are defined by Flint's natural landscape and provide unique opportunities for the community to enjoy the natural environment. While these areas generally lack improvements, they still provide passive recreation opportunities, including walking and biking along both formal and informal trails, and boating and fishing on the open water.

Developed park sites are also contained within the Community Open Space designation. High-quality parks bursting with activity and embraced by people at play are critical to a high-quality of life and are a stabilizing influence in the City's neighborhoods. Playground structures provide recreation for Flint's youth, fields and courts accommodate programmed athletics and drop-in play and field houses and other recreation amenities provide a balanced open space and recreation system for the City.



Character Images



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

LAND USES

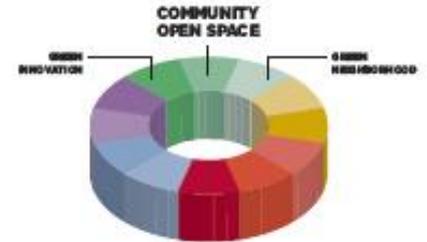
The Community Open Space place type consists of one land use, open space. However, different types of open space have different land use considerations. A small neighborhood park, for example, serves a local population and should ideally be centrally located within the neighborhood it serves. A larger community park provides residents with park opportunities within a short driving distance. These types of parks can generate traffic and activity and may have areas within them that are not residentially compatible. A more detailed classification of the City's parks and open space is contained in Chapter 7 – Environmental Features, Open Space and Parks Plan.

ADJACENT AREAS

Generally, Community Open Space areas are compatible with other land uses, however, other land uses may not be compatible with Flint's open spaces. For example, an open space area may not impact an adjacent industrial land use, however, noise, pollution, and site activity from an industrial operation may compromise the enjoyment of Flint's open spaces. Also, intensely-programmed athletic complexes that can generate traffic from the entire City and beyond and contain lighted fields, large crowds, and public address systems may adversely affect a quiet neighborhood.

LAND USE WHEEL

In Flint's Land Use & Intensity Wheel the Community Open Space place type sits between Green Innovation and Green Neighborhood. Community Open Space areas consisting of large active and passive parkland are not likely to change. The Flint community is well served by an open space network that provides opportunities for recreation, protection for its environmental assets, and an escape from the urban environment. These open spaces are among the community's most cherished assets and changes in use would likely not be supported by the community. However, vacant areas that have become Community Open Space and are not considered park sites have the potential to shift in both directions along the wheel depending on future development.





IMPLEMENTATION OF THE COMMUNITY OPEN SPACE PLACE TYPE

Almost all areas designated as *Community Open Space* consist of existing parkland and natural areas within the City. However, that is not to say implementation is complete. The vision for Flint's *Community Open Space* in many ways is different from what exists today. A number of improvements are required to provide the character and vision desired for these areas. The implementation matrix presented at the end of this chapter provides specific strategies and the detail necessary to implement the recommendations of the *Place-Based Land Use Plan*, some of which are highlighted on the right. Additional analysis and recommendations for Flint's parks and open spaces is provided in **Chapter 7 – Environmental Features, Open Space and Parks Plan**.

- Provide recreational amenities, facilities, and uses necessary to accommodate a healthy lifestyle for residents at all stages of life.
- Discuss possible partnerships to convert some community open space to state or county parks.
- Work with the Land Bank to acquire properties around parks for limited park expansion, particularly around waterways.
- Work with community stakeholders to create organizations such as a land conservancy, land trust, and/or Friends of Flint Parks to help manage Flint's *Community Open Spaces*.
- Develop a plan to gradually reduce public utilities and roads in passive recreation areas in the *Community Open Space* place type.
- Transition green neighborhoods that experience steep population decline to *Community Open Space*.
- Work with community stakeholders to educate the residents about naturalization of the *Community Open Space* place type and to develop individualized naturalization plans for passive areas.

- 1** Intensely programmed athletic complexes are not residentially compatible uses. They can generate traffic and contain lighted fields, large crowds, and public address systems.
- 2** A multi-use trail provides for circulation within the park, and with connections to the City and larger regional trail network, providing opportunities for recreation and transportation.
- 3** Playground can provide Flint's youngest residents with recreation opportunities in the City's parks.
- 4** Rivers provide opportunities to establish blue/green corridors, where waterways are linked with green infrastructure to provide recreation, reduce the risk of flooding, and help restore urban rivers.
- 5** A comprehensive network of trails and sidewalks should connect Flint's residents with its parks and open spaces.
- 6** Community parks have a service area that is larger than smaller neighborhood parks, and as a result attract visitors that often arrive by automobile. Parking lots and access points for community parks should consider impact of non-local traffic in adjacent neighborhoods.

CITY OF FLINT PROPOSED ZONING DISTRICTS

LEGEND

Residential

- GN-1 Green Neighborhood
- GN-2 Green Neighborhood
- TN-1 Traditional Neighborhood
- TN-2 Traditional Neighborhood
- MR-1 Mixed Residential
- MR-2 Mixed Residential
- MR-3 Mixed Residential

Institutional

- IC Institutional Campus
- UC University Core

Commercial

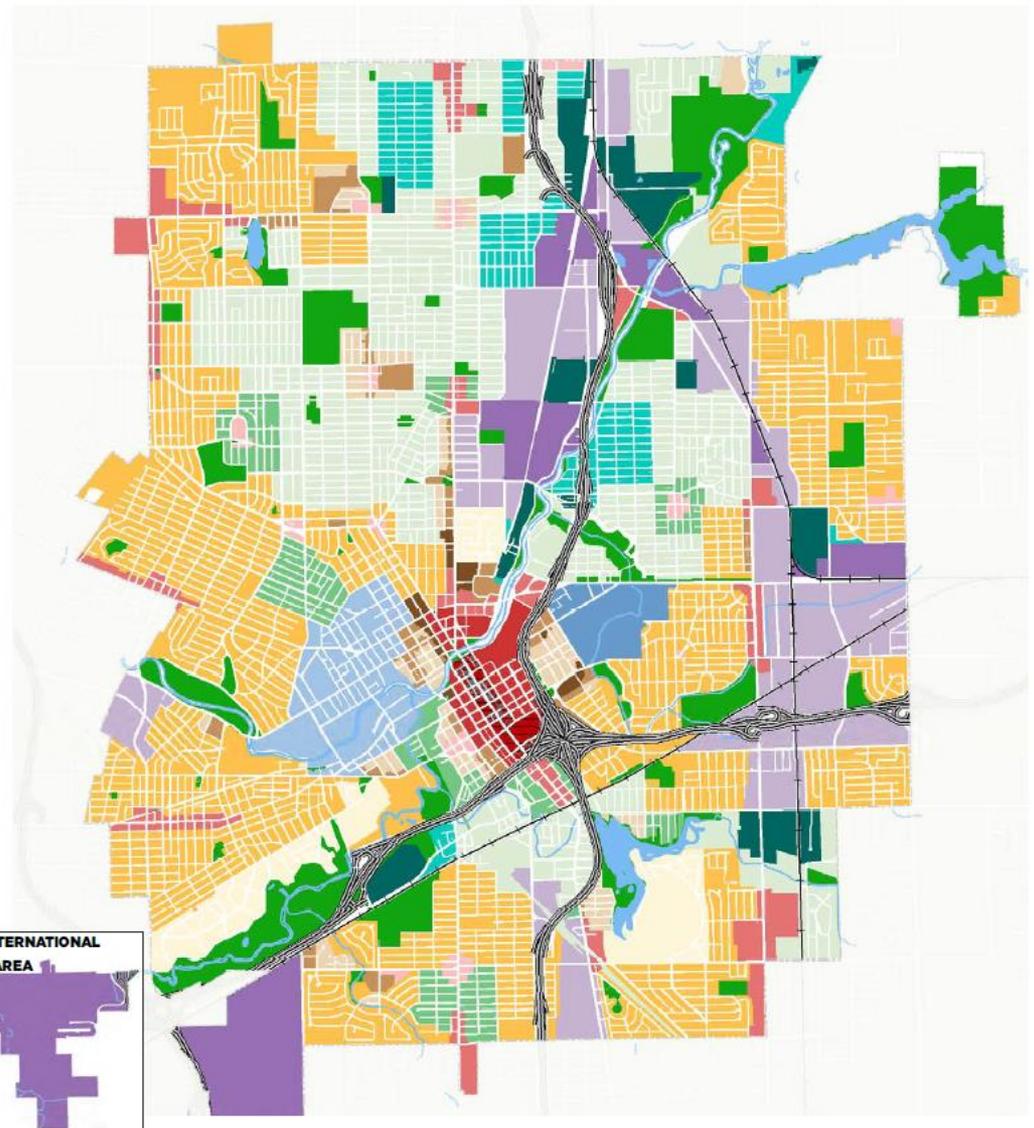
- NC Neighborhood Center
- CC City Corridor
- DC Downtown Core
- DE Downtown Edge

Employment

- CE Commerce and Employment
- PC Production Center
- GI-1 Green Innovation
- G2-1 Green Innovation

Open Space

- OS Open Space
- Lakes and Rivers (not a district)



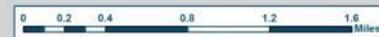
Land Bank Properties 2003

2003 Land Bank Properties 366*

*Excludes Land Bank sales from 2003-2006

Legend

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



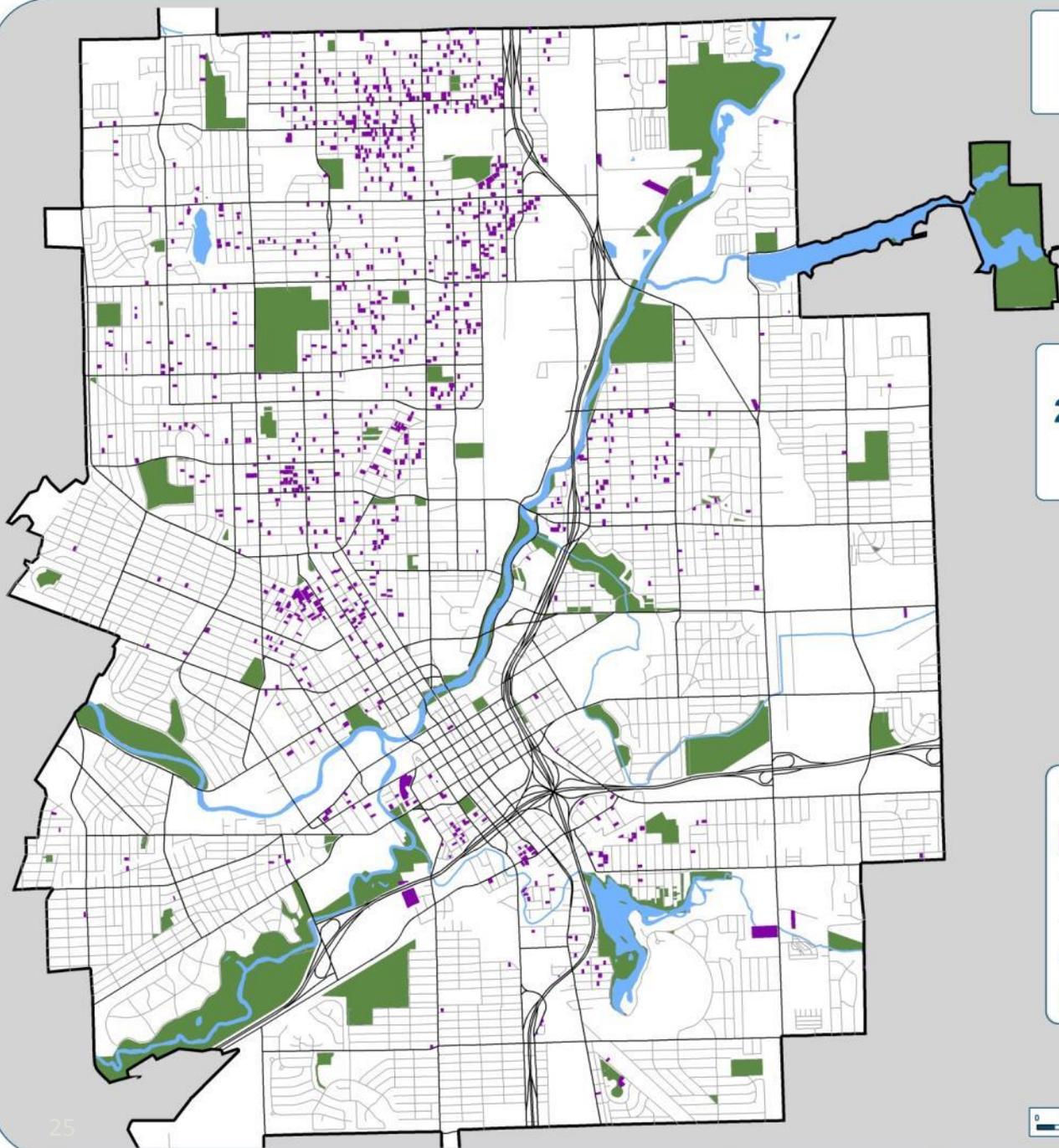
Land Bank Properties 2004

2004 Land Bank Properties 1080*

*Excludes Land Bank sales from 2003-2006

Legend

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



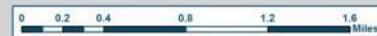
Land Bank Properties 2005

2005 Land Bank Properties 1651*

*Excludes Land Bank sales from 2003-2006

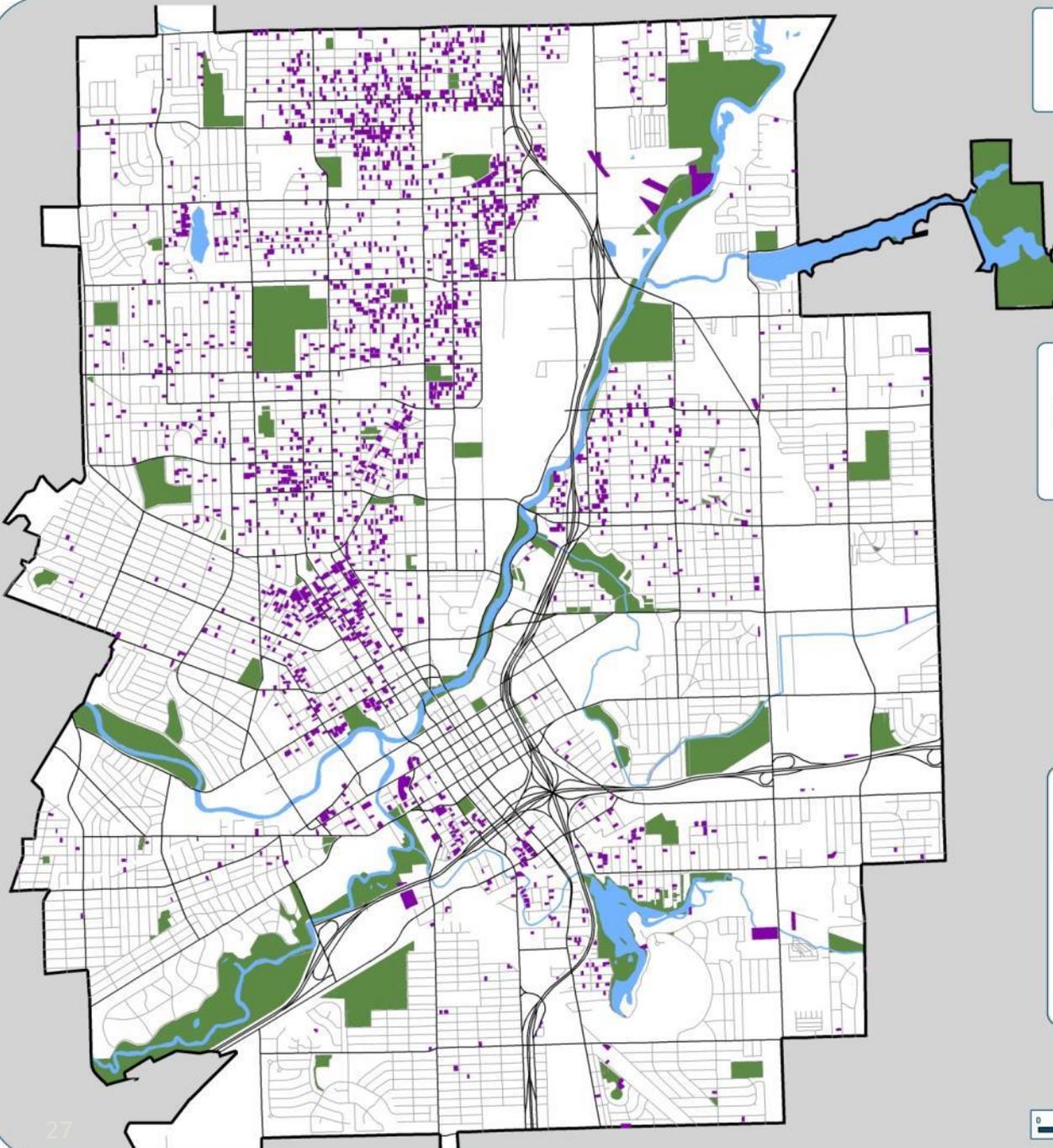
Legend

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



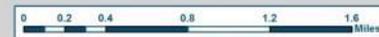
Land Bank Properties 2006

2006 Land Bank Properties
2399



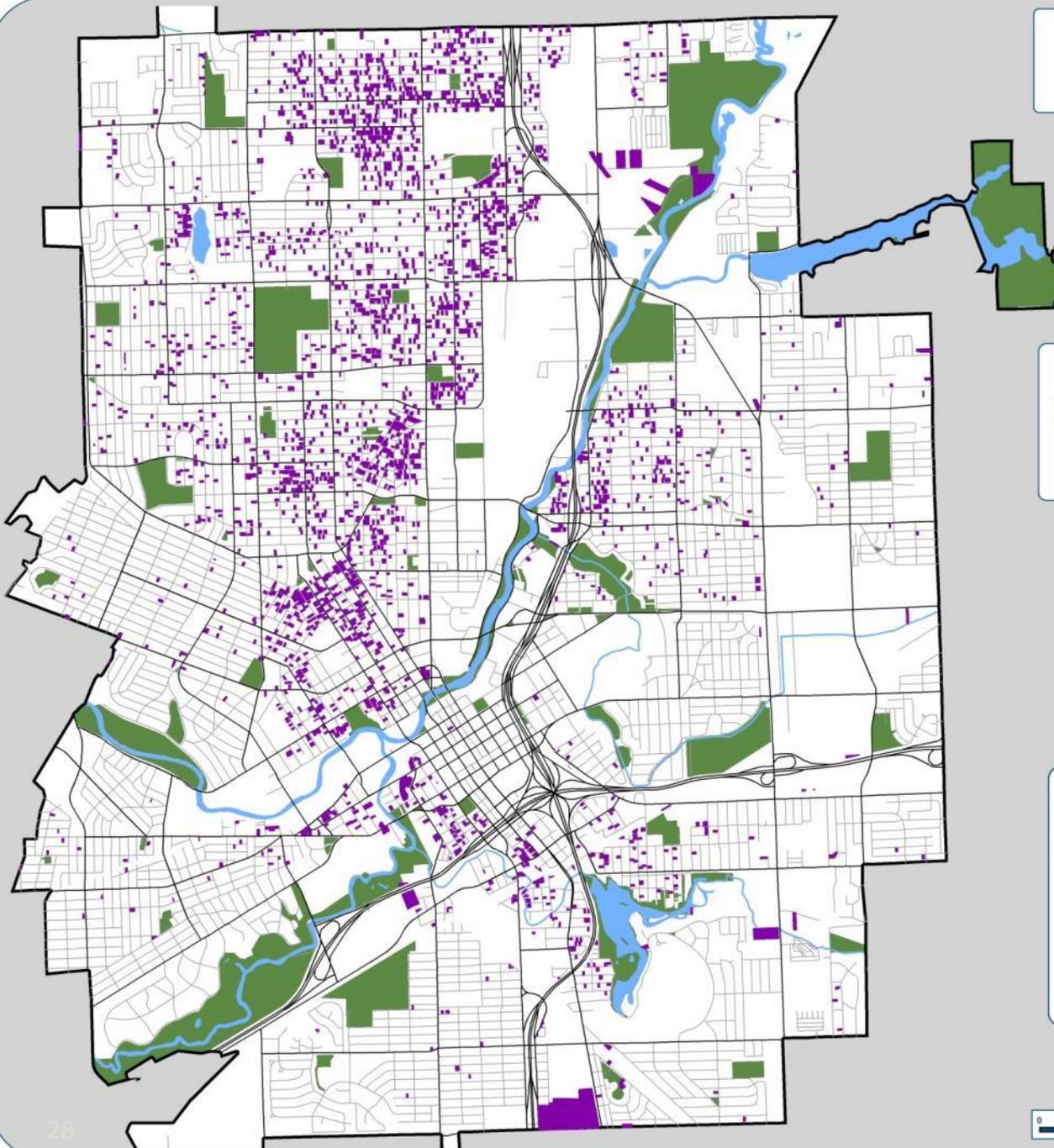
Legend

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



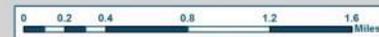
Land Bank Properties 2007

2007 Land Bank Properties
2834



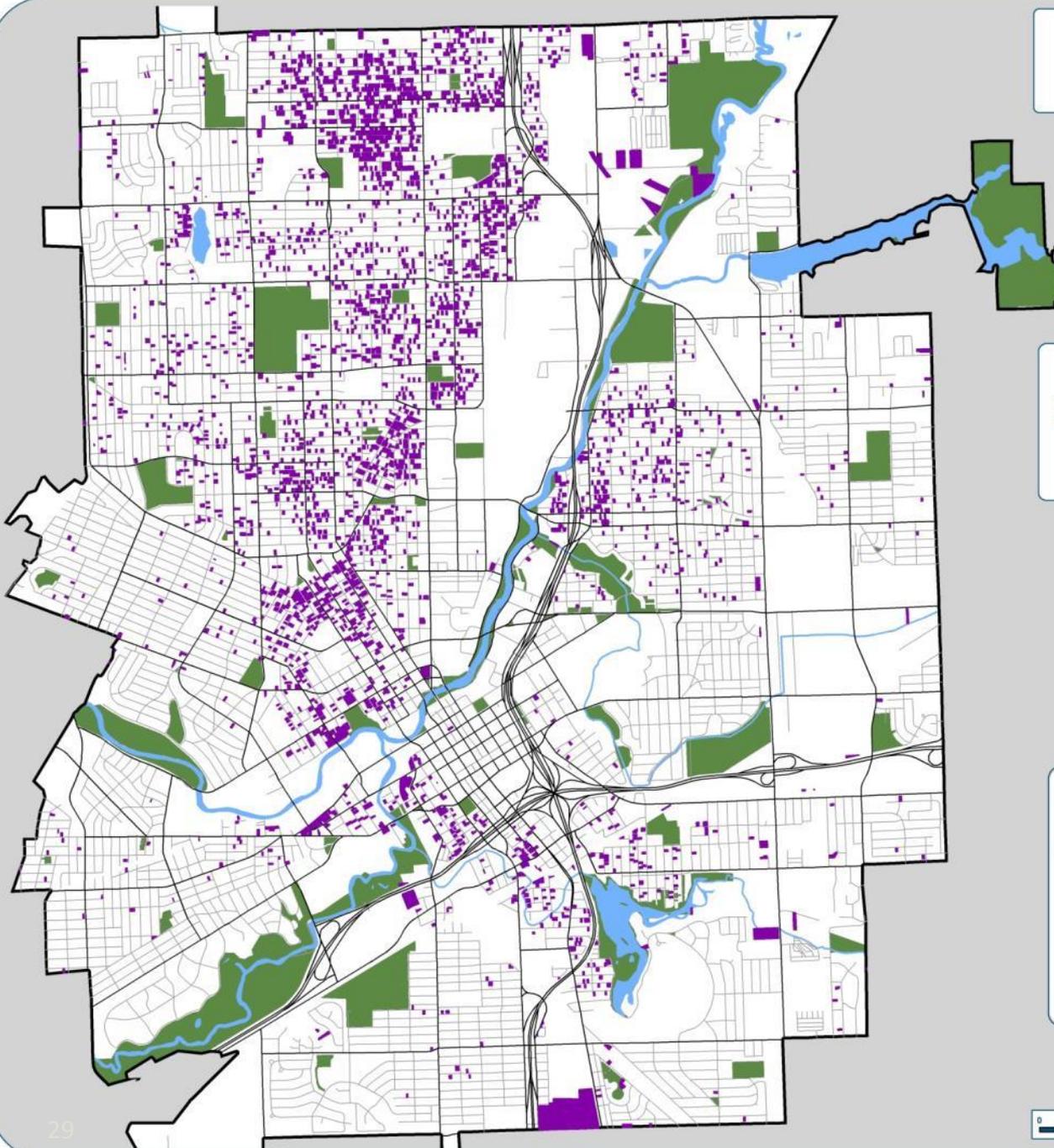
Legend

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



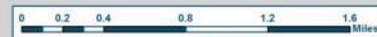
Land Bank Properties 2008

2008 Land Bank Properties
2957



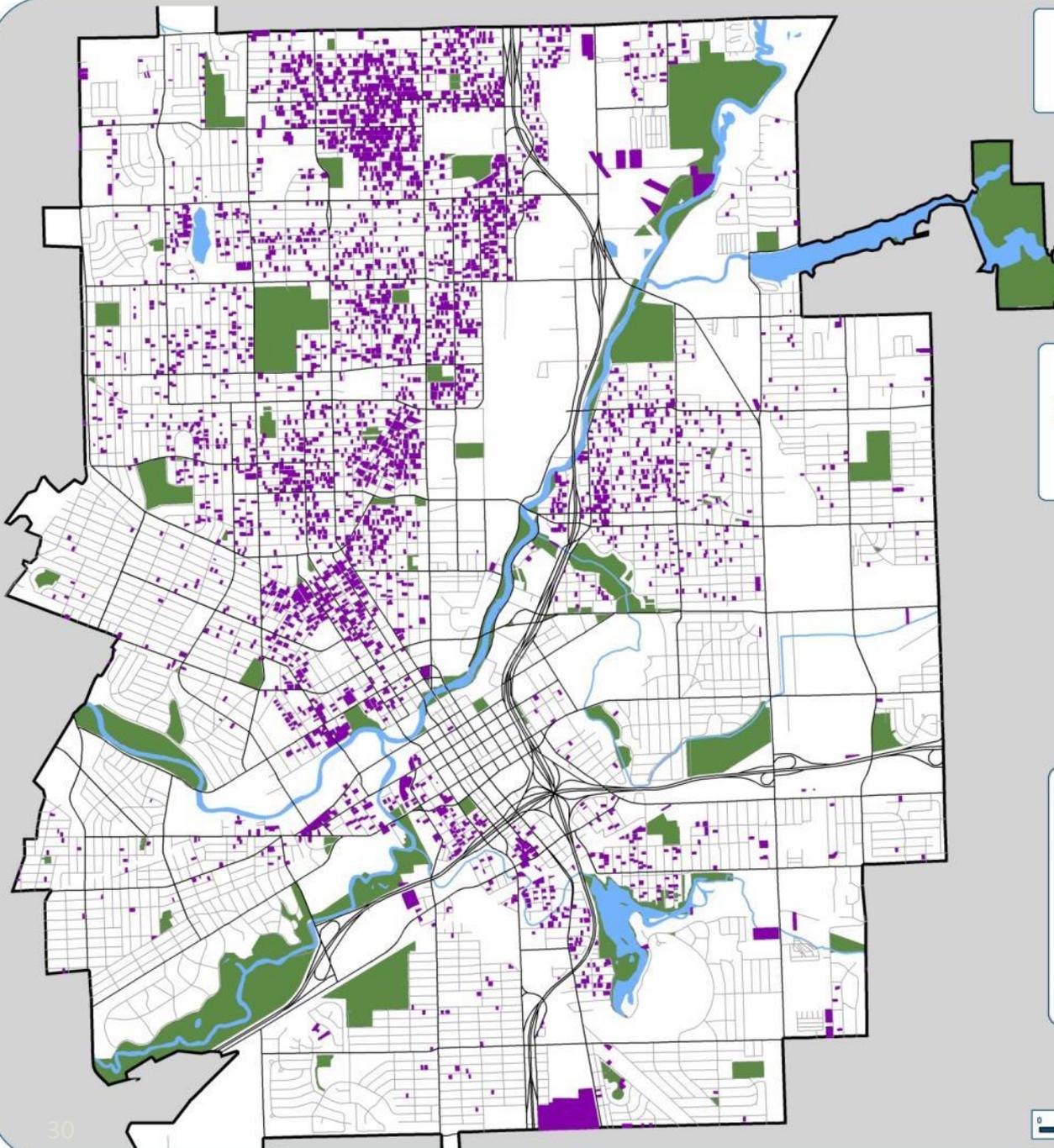
Legend

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



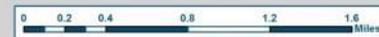
Land Bank Properties 2009

2009 Land Bank Properties
3455



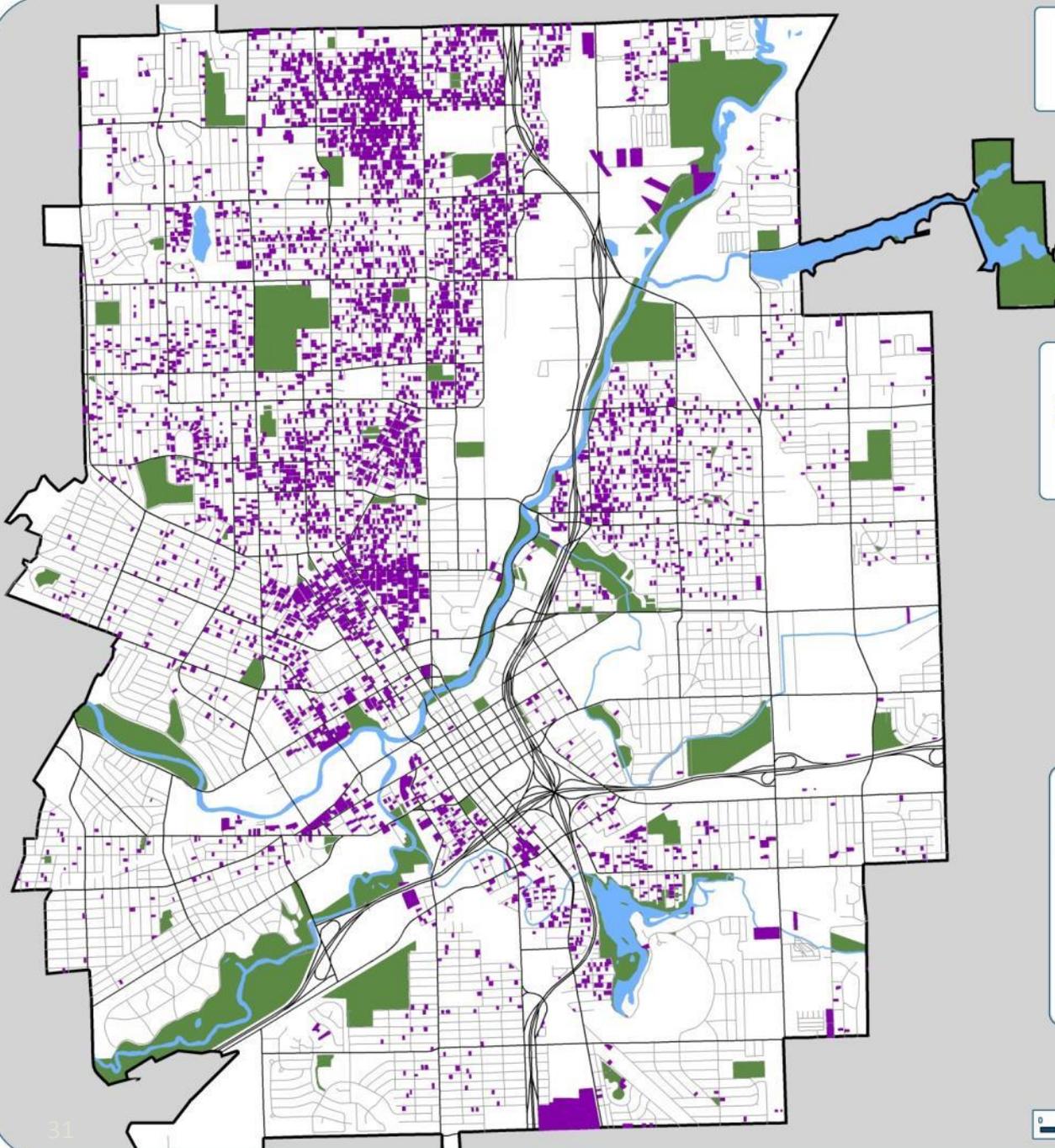
Legend

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



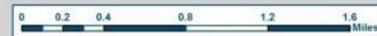
Land Bank Properties 2010

2010 Land Bank Properties
4610



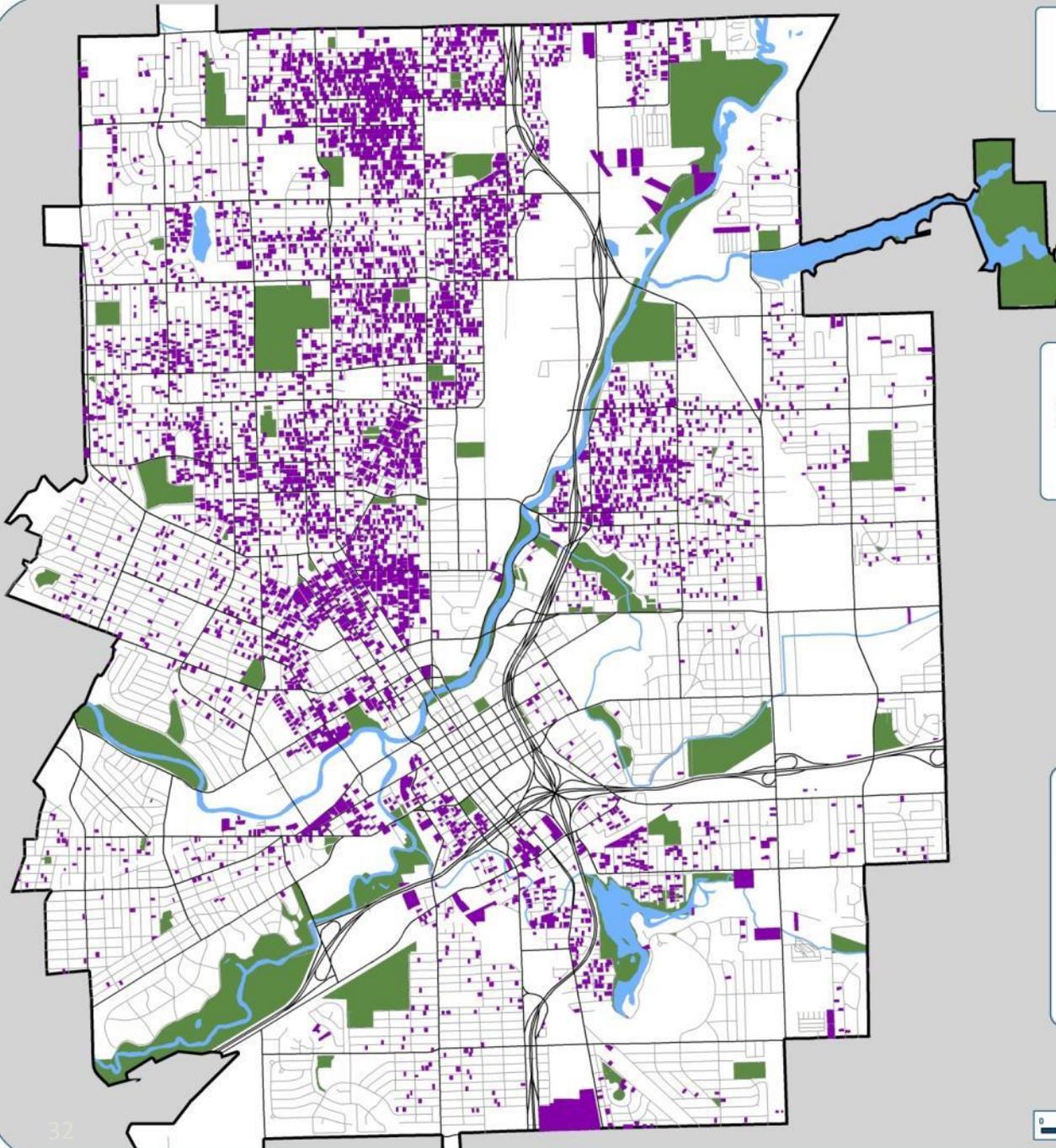
Legend

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



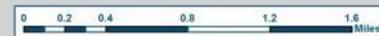
Land Bank Properties 2011

2011 Land Bank Properties
5360



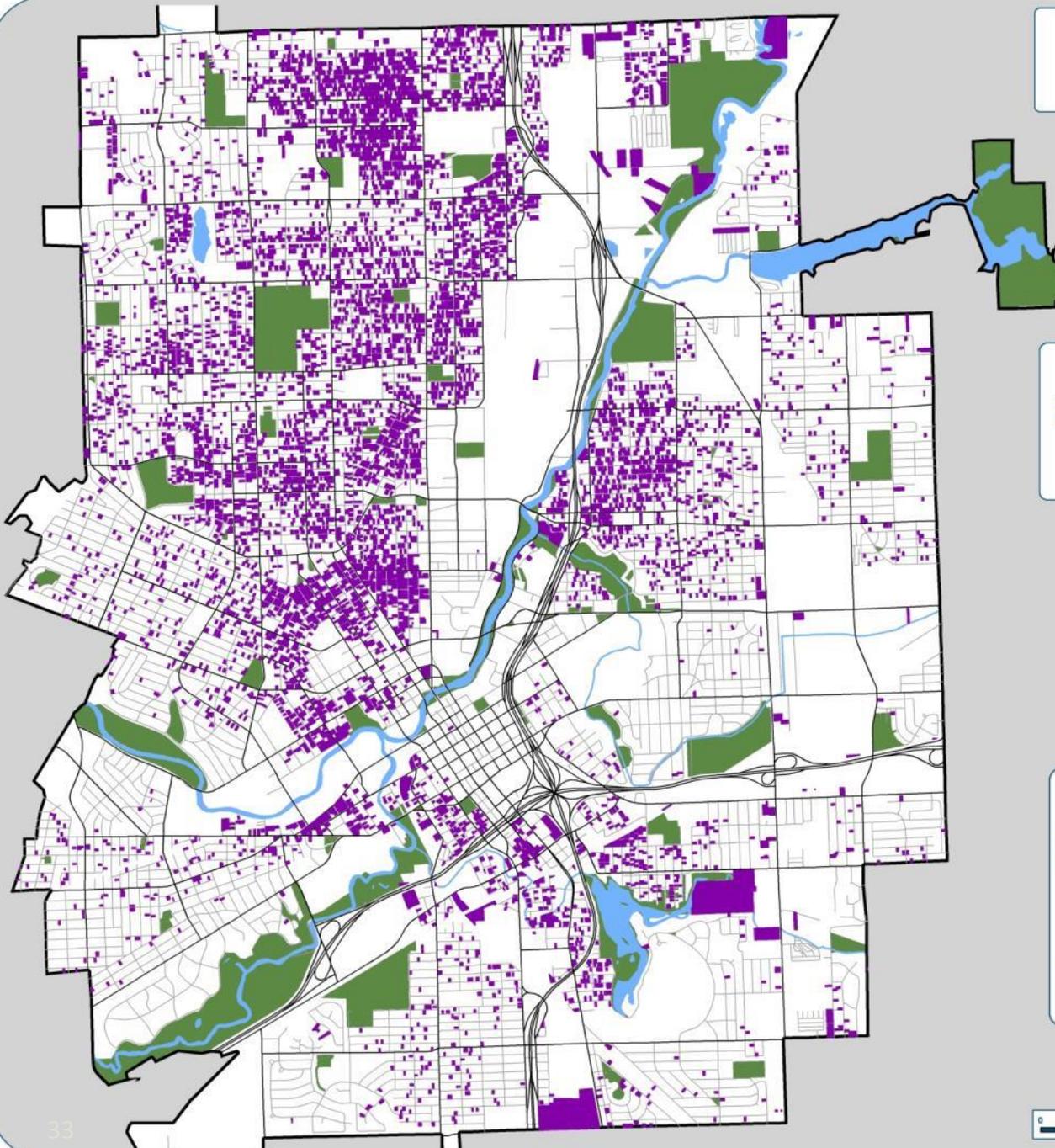
Legend

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



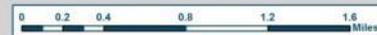
Land Bank Properties 2012

2012 Land Bank Properties
6836



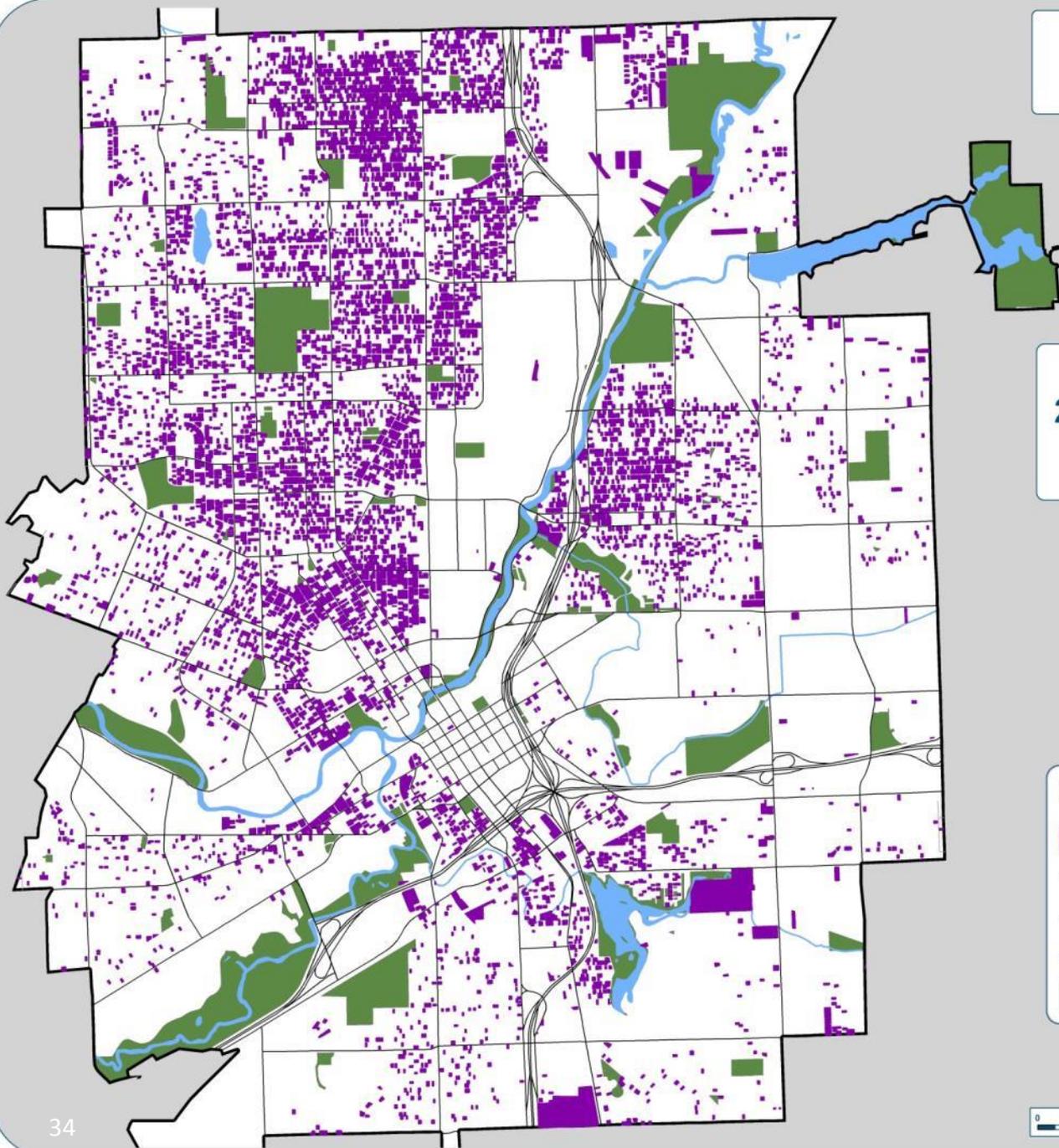
Legend

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



Land Bank Properties 2013

2013 Land Bank Properties
8184



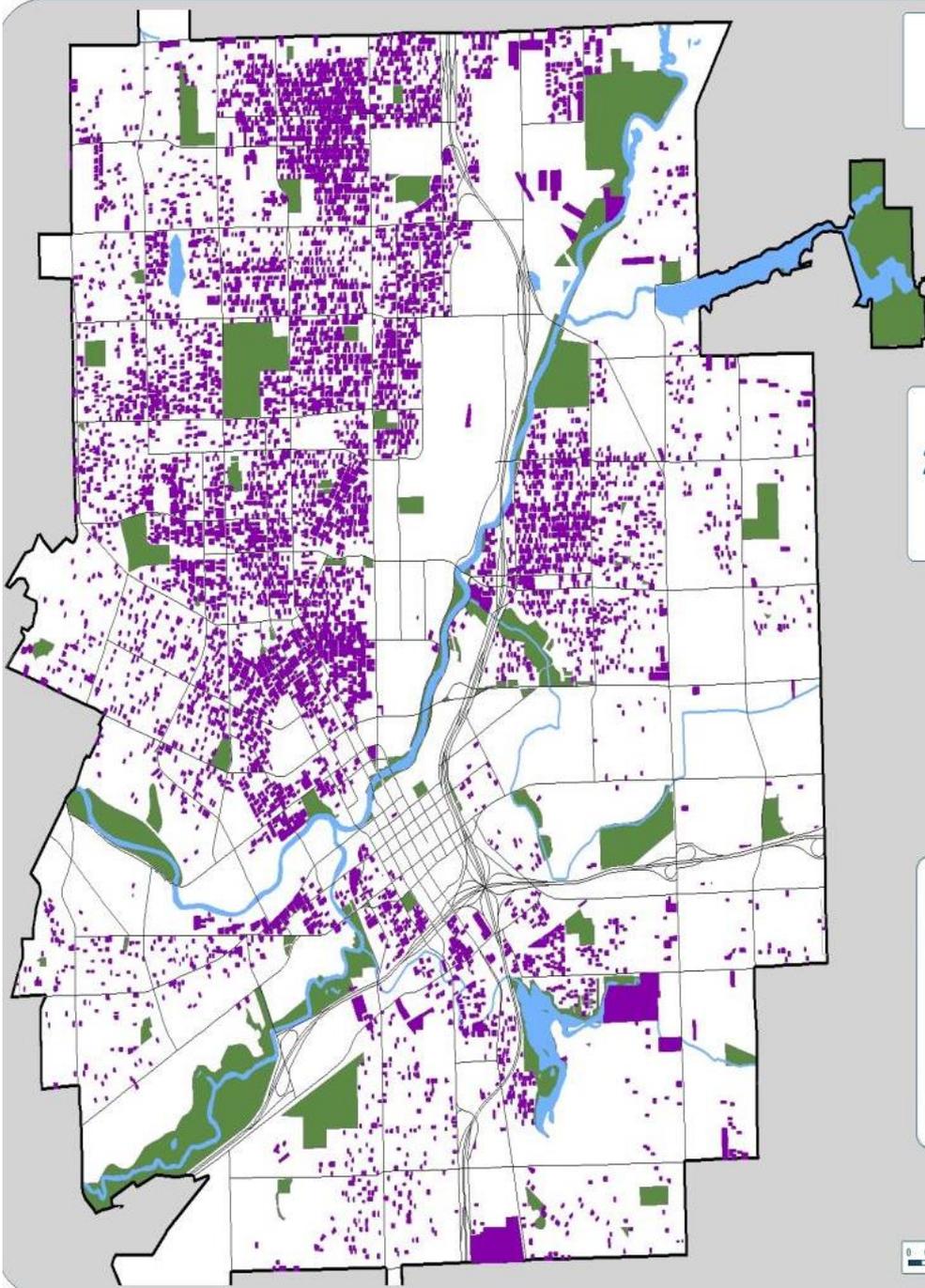
Legend

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



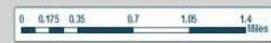
Land Bank Properties 2014

2014 Land Bank Properties 9011



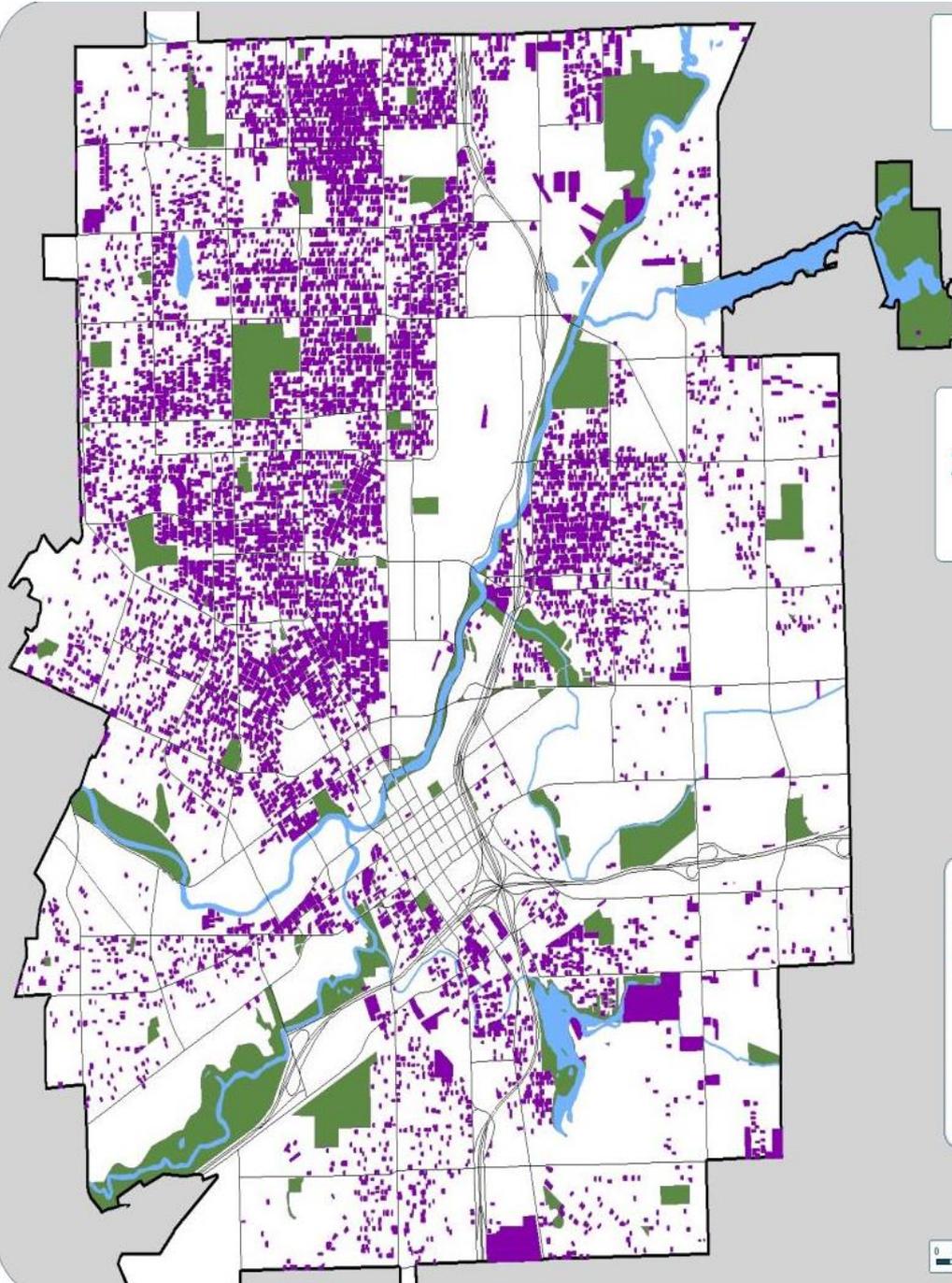
Legend

-  Land Bank Owned 2003 - 2014
-  Major Roads
-  Roads
-  Water Features
-  Parks



Land Bank Properties 2015

2015 Land Bank Properties
11,451



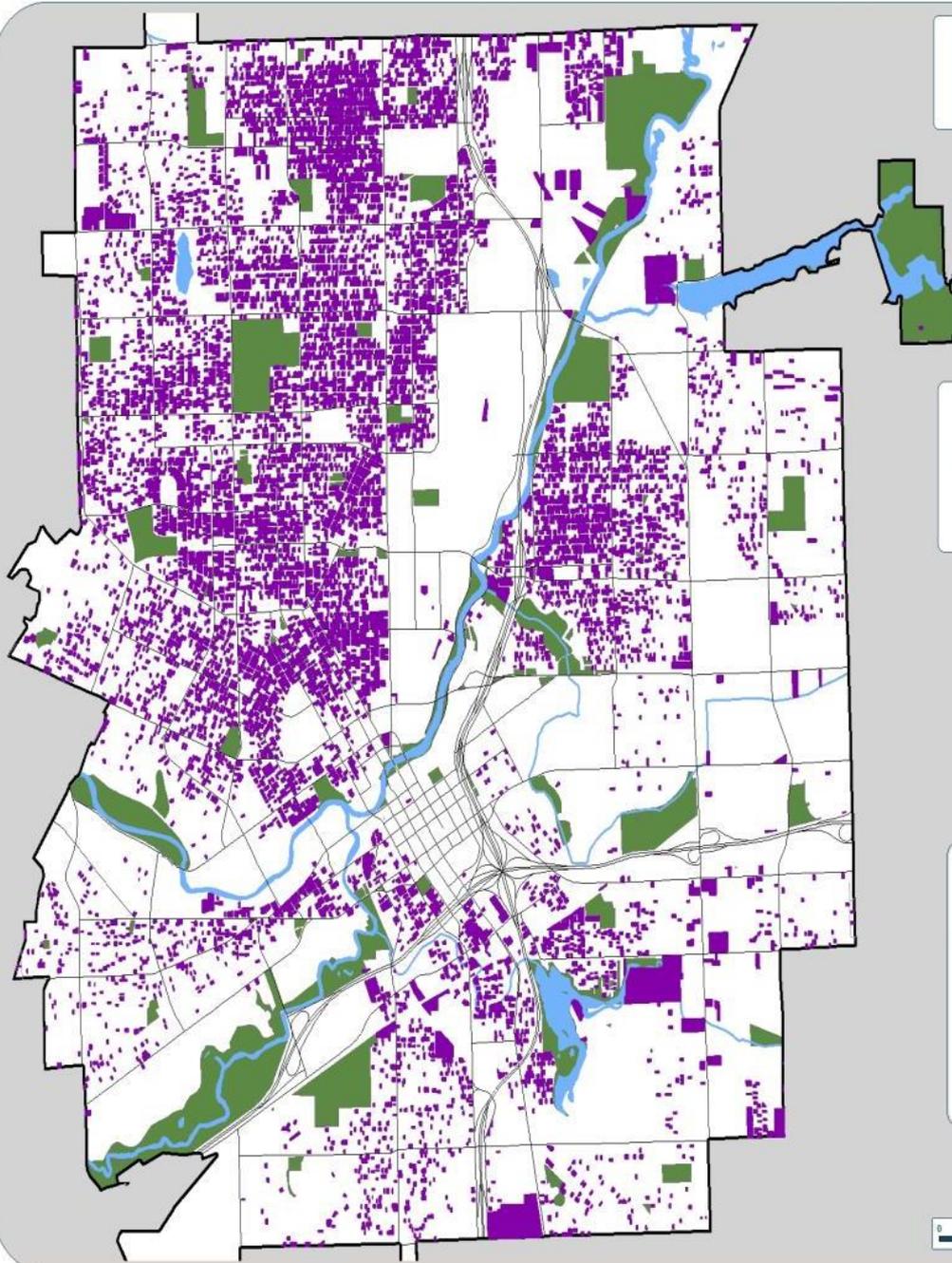
- Legend**
-  Land Bank Owned 2003 - 2015
 -  Major Roads
 -  Roads
 -  Water Features
 -  Parks

0 0.175 0.35 0.7 1.05 1.4 Miles



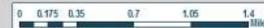
Land Bank Properties 2016

2016 Land Bank Properties
12,951



Legend

-  Land Bank Owned 2003 - 2016
-  Major Roads
-  Roads
-  Water Features
-  Parks





Chevy-in-the-Hole – 130 acre brownfield



CITY OF FLINT PHYTOREMEDIATION INITIATIVE

(Reduce Toxic Substances in Brownfield Sites)

Funded by: GREAT LAKES RESTORATION INITIATIVE
Administered by: U.S. FOREST SERVICE
Consultant: ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.





Rebranded: Chevy Commons





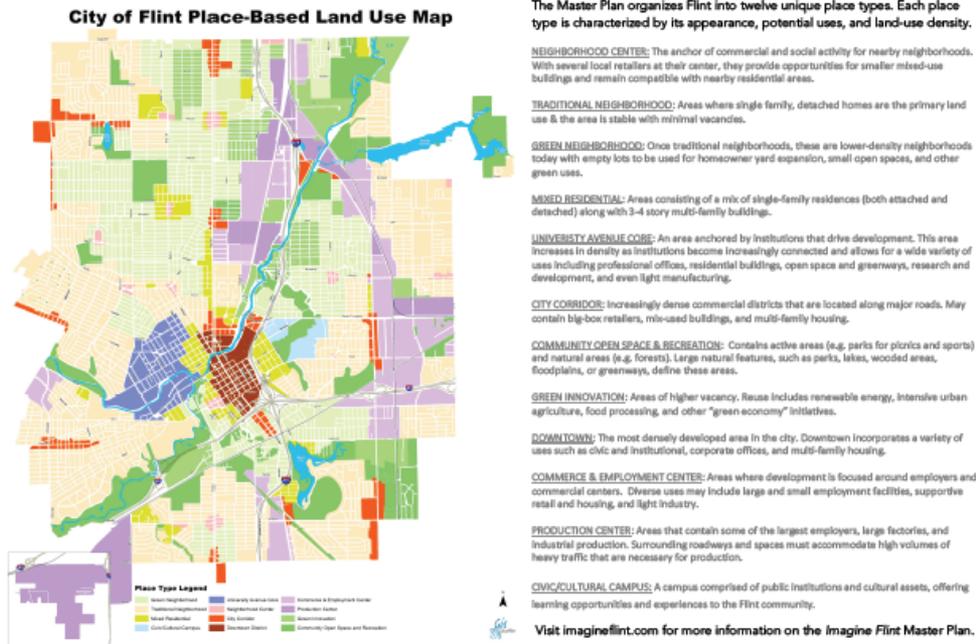




Decision-Making Guide for Aligning Property Sales with the *Imagine Flint Master Plan for a Sustainable Flint*

The *Imagine Flint Master Plan for a Sustainable Flint* was unanimously adopted by the Flint City Council and Planning Commission in October of 2013. This new Plan is the first comprehensive master plan to be adopted in Flint in over 50 years. The Plan provides a 20-year community vision for Flint and an organizing catalyst for responding to its changing circumstances. Strong community engagement guided the planning process and created a community vision that represents the desires and decisions of the Flint community. To support Flint in realizing this community vision, the Genesee County Land Bank Authority sells property located in Flint for use and development that aligns with the *Imagine Flint Master Plan for a Sustainable Flint*.

The Land Bank is using the Master Plan to make decisions about property sales in Flint.



This guide provides an overview of how the Land Bank is working with the community to sell property for reuse and development that aligns with the Flint Master Plan. The three decision-making trees outline the Land Bank's approach to selling houses, commercial buildings, and vacant lots. Additional requirements exist for all potential sales, as outlined in the Land Bank's Policies and Procedures. All purchasers must:

- Not own any real property that has any unremediated citation of violation of the state and local codes and ordinances.
- Not own any real property that is tax delinquent.
- Not have been the prior owner of any real property in Genesee County that was transferred to the Treasurer or to a local government as a result of tax foreclosure proceedings except in cases of extreme hardship or where extenuating circumstances prevented the owner from making timely tax payments. Any exceptions must be approved by the Land Bank's Executive Director in consultation with the Chair of the Land Bank's Board.

Selling Vacant Lots in Flint

