

Durant Tuuri Mott Vision Project

City of Flint, MI

Sustainable Built
Environment Initiative

July, 2020

MICHIGAN STATE
UNIVERSITY

School of Planning, Design
and Construction

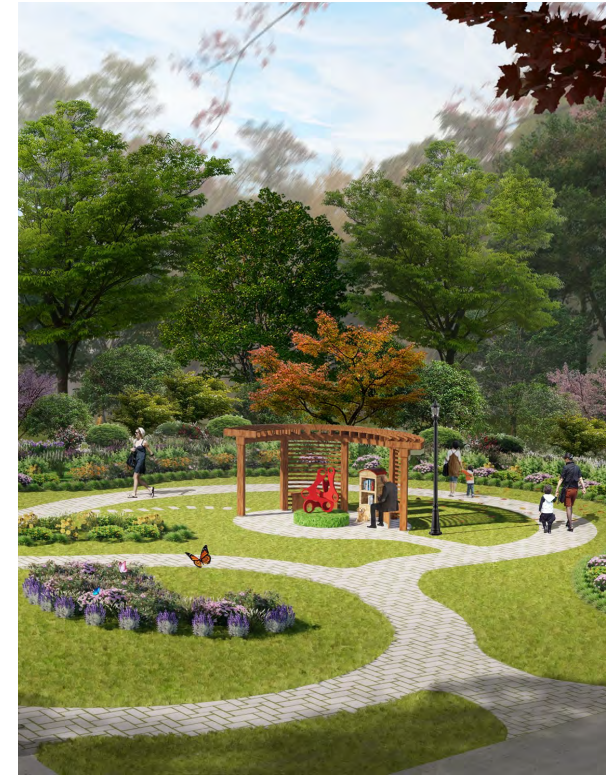


Table of Contents

■ Acknowledgements — 4

1 Introduction — 5

- Project Overview — 7
- Process — 8
- Inventory & Analysis — 9

2 Community Input — 11

- Meeting One: Community Visioning — 12
- Meeting Two: Design Input— 15
- Meeting Three: Final Recommendations— 20

3 Design Considerations — 21

4 Design & Planning Recommendations — 23

- Planning & Design Goals — 24
- Design Themes and Locations — 26
- Theme 1 — 27
- Theme 2 — 33
- Theme 3 — 41
- Revitalization — 51
- Connectivity — 53
- Placemaking — 56
- Sustainability — 59

5 Appendix — 61

- Appendix A: M1, Visioning Input — 62
- Appendix B: M2, Design Feedback — 65
- Appendix C: M3, Implementation Preferences — 67

*All photos, unless otherwise noted, are courtesy of the MSU SPDC

Acknowledgements

Local Partners

The Genesee County Land Bank, the City of Flint, Kettering University, Hurley Medical Center, and the Carriage Town Historic Neighborhood Association all played vital roles in making this project possible.

The Michigan State University Team

Michigan State University (MSU) and the School of Planning Design and Construction (SPDC) is led by faculty members Wayne Beyea and Jun-Hyun Kim, research assistants Elena Cangelosi, Jason Derry, Matt Diekman, Emma Gilbert, Maggie Huntley, Aman Pannu, Annabelle Wilkinson, and Shu Yang, with assistance from MSU Extension Educator Julia Darton.

Special Thanks

The MSU Project Team would like to express their gratitude to Genesee County Land Bank Neighborhood Strategy Coordinator, Moses Timlin, who led the organization of the local effort. A special thanks to the various stakeholders who attended the Community Visioning Meeting, Preliminary Design Meeting, and/or provided feedback during this process to make this project possible.

The following entities have provided support to make this initiative possible:





Introduction

Introduction

MSU Extension (MSUE) and the School of Planning, Design and Construction (SPDC) have jointly developed the Sustainable Built Environment Initiative (SBEI) to address sustainability challenges and improve the quality of life in Michigan's communities. The partnership allows for an integrated approach to solving complex community problems through the diverse expertise found within the School of Planning, Design and Construction along with MSUE's institutes and Extension educators. The Sustainable Built Environment Initiative focuses on projects that integrate planning and design elements within a sustainability framework.

OBJECTIVES OF THE SBEI

- Work with communities to develop sustainable planning and design ideas for local issues and opportunities
- Build consensus and generate ideas to address challenging sustainability concerns
- Act as a bridge between communities and consulting, planning and design professionals



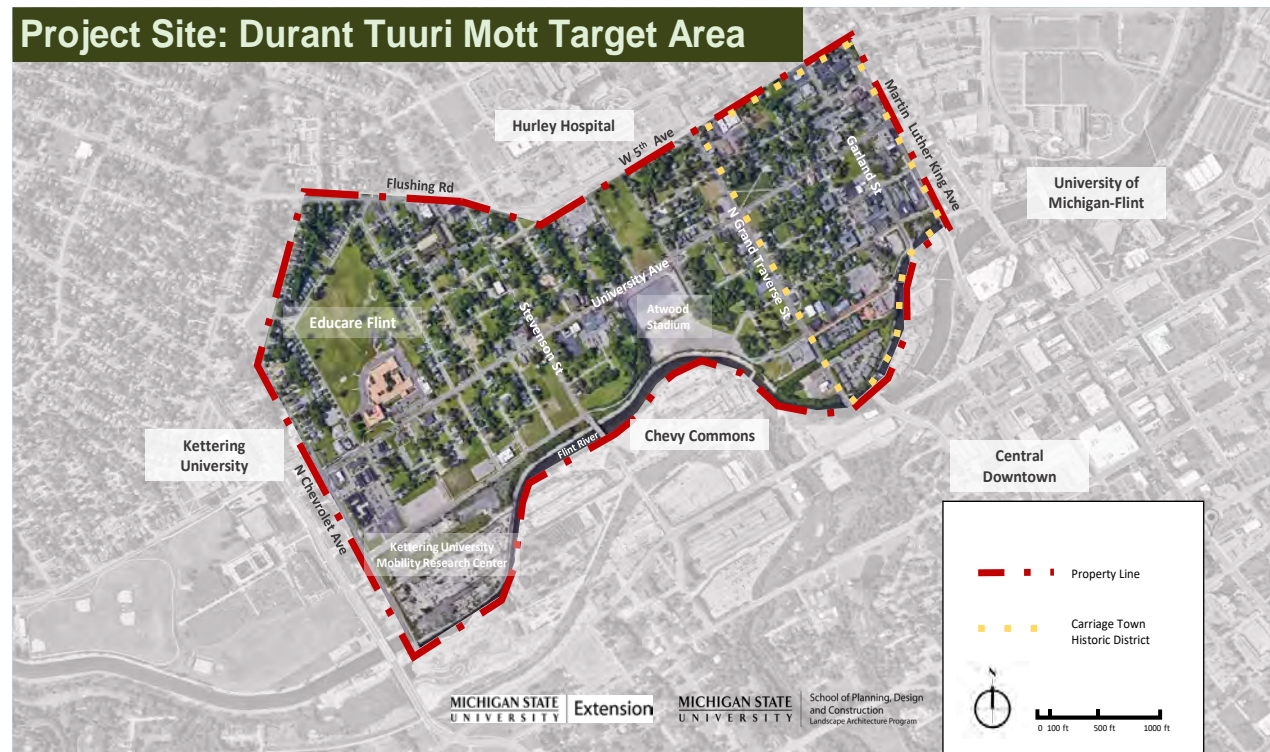
Please note: The design recommendations in this report are intended to be conceptual and visionary. As a tool for consensus building, this report does not include an environmental, technical or market feasibility analysis or cost estimates necessary for final design recommendations.

Project Overview

The Genesee County Land Bank with support from Kettering University, Carriage Town Historic Neighborhood Association, and Hurley Medical Center requested assistance from SBEI to develop a vision for the Durant Tuuri Mott Area. The goal was to use this visioning process to create a more attractive and vibrant place for people to live, work and play.

The project area was around the University Avenue Corridor of the City of Flint. Six sites based around three reuse potential design themes were selected for applying community goals. These sites were selected based on their identification in community conversations and their potential for meeting community goals, such as enhancing vacant lots in residential areas, public open space development, and mixed use development, through creative reuse.

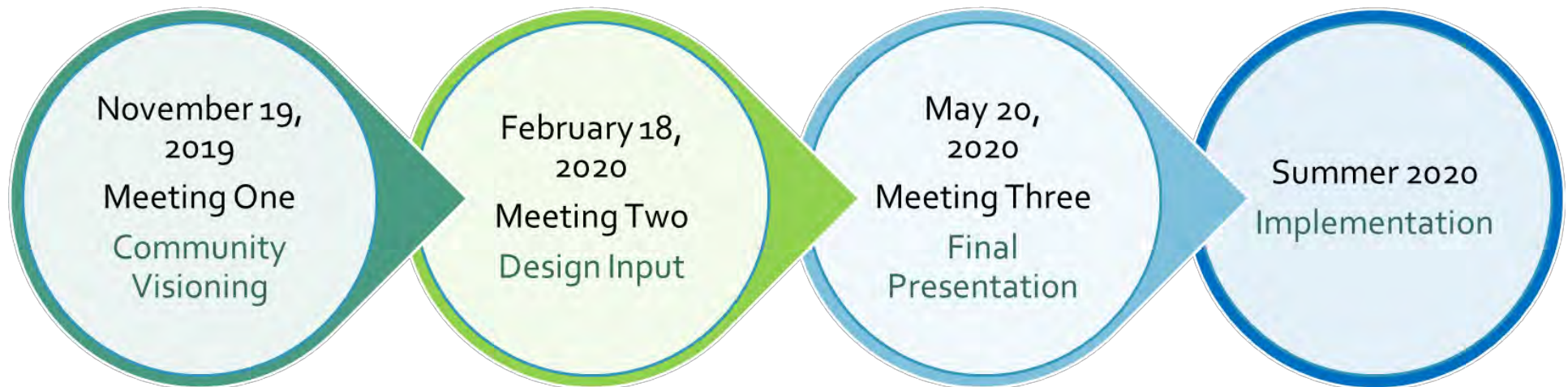
Ultimately, the community feedback centers around four goals with which to move forward: Revitalization, Placemaking, Connectivity, and Sustainability. With a thorough and collaborative process, the MSU team worked with the Durant Tuuri Mott Target Area residents to address these objectives and formulate an action plan of realistic solutions to achieve a more sustainable built environment.



Process

Visioning Sessions, Preliminary Recommendations, Final Plan Presentation, Implementation

To achieve a plan for the area accurately representing the interests of the community, a three-meeting input process was adopted. On November 19, 2019 the first meeting was held as a preliminary opportunity for the residents of the Durant Tuuri Mott Area to discuss what the future of the community should become. With the input of local representatives, the meeting acted as a forum for community leaders and citizens to make suggestions concerning safety, function and aesthetics. The second meeting was held February 18, 2020. Its primary purpose was to present preliminary recommendations and designs for the area, and to begin gathering community feedback. At the third and final meeting on May 20, 2020, the final design images and planning recommendations were presented virtually to the public due to pandemic-related social distancing guidelines.



Inventory & Analysis

Existing Site Conditions

Specifically, the project focused on the area around University Avenue between N Chevrolet Ave, Martin Luther King Ave, Flushing Rd and W 5th Ave, and the Flint Riverfront. The project area was examined within its surrounding context and in relation to nearby community assets. Key considerations included: the reuse of vacant lots; current land use patterns and elements; potential future uses and redevelopment; access to sustainable housing options; creation of places for community activities; access to retail and commercial uses; improved walkability and pedestrian safety; current and future visual character; and overall beautification.

The area has a number of community assets, including Kettering University and Hurley Medical Center, a variety of community gathering spaces such as Atwood Stadium, Chevy Commons, numerous businesses, close proximity to outdoor recreation opportunities along the Flint Riverfront, and good connectivity to surrounding areas. These assets are in place for the Durant Tuuri Mott target area to be an attractive destination for residents and visitors alike.



The Durant Tuuri Mott Target Area

Existing Conditions Images



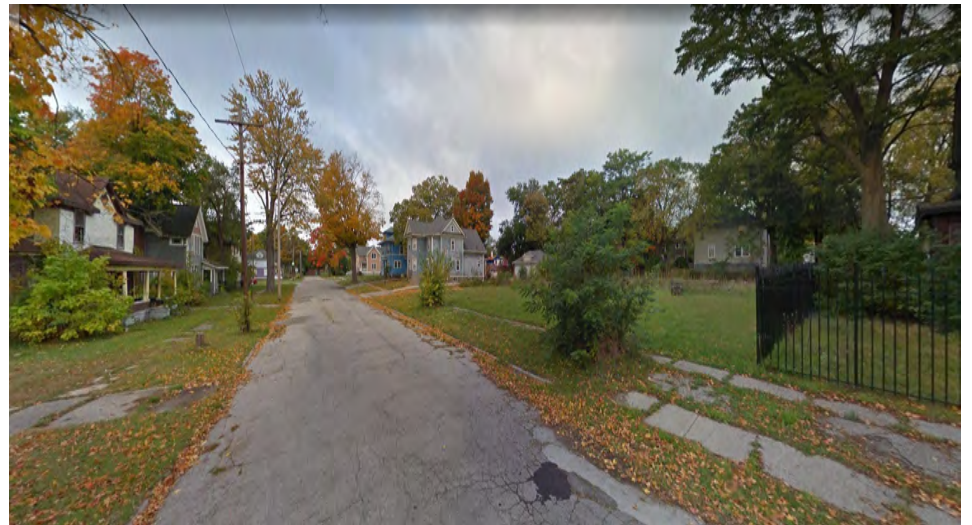
Vacant lot outside of Hurley Medical Center



Vacant apartment building and parking lot on Frost St.



Vacant lot at N Grand Traverse St and W 1st Ave



Vacant lot in Carriage Town Historic District



Community Input

Community Input

Meeting One: Community Visioning

23 residents from the Durant Tuuri Mott target area gathered for a community visioning session on November 19, 2020 at Carriage Town Ministries. MSU faculty presented an overview of the SBEI process and a map of the project site. Participants used sticky notes, maps and worksheets to provide input for the Durant Tuuri Mott Area Vision.

First, participants were asked to use sticky notes to describe in one word or phrase how they see the area now versus how they would like to see it in the future. Then on worksheets, three questions prompted group discussion:

1. What are you proud about the Durant Tuuri Mott target area?
2. What are you sorry about the Durant Tuuri Mott target area?
3. What would you like to see as you float over the Durant Tuuri Mott target area in a hot air balloon 15 years from now?

Participants expressed being proud of the housing rehabilitation work being completed in the neighborhood, the removal of blighted properties, and the development of vacant land. They regretted the remaining blighted and abandoned properties still in the area, a lack of housing options, and the high amount of vacant land that leaves few infrastructure options for new businesses. Participants hoped for future new affordable housing options, a community that is walkable and bikeable, and becoming a corridor extension of downtown full of small businesses.

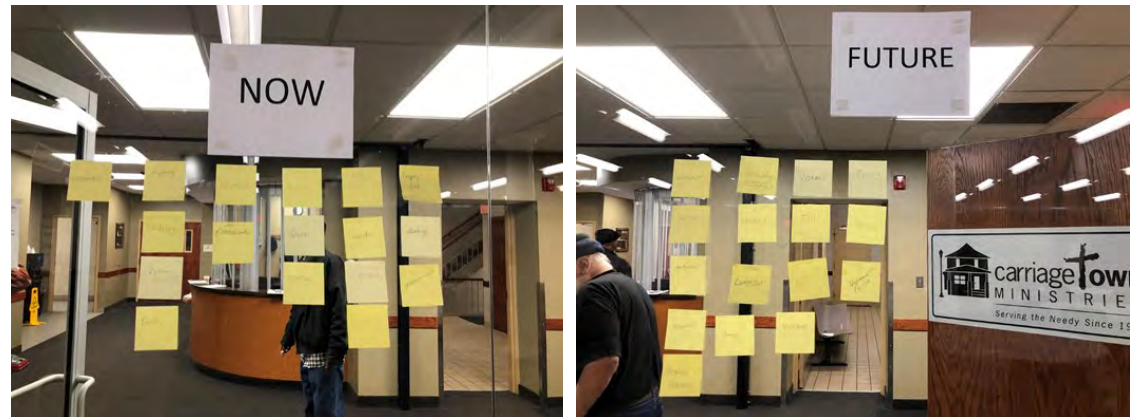


Visioning Input Summary

Upon arrival, participants used sticky notes to respond to the following prompt:

- Please write a one-word description of the Durant Tuuri Mott Area as it is now, and one as you want to see it in the future, and post it on the wall.

The figures show wordclouds of the most prominent responses to prompt. Wordclouds show the frequency of responses by size, with larger sizes indicating a greater frequency.



Participants responded to question prompts through posting sticky notes on the wall.

Durant Tuuri Mott Area as participants see it **now**

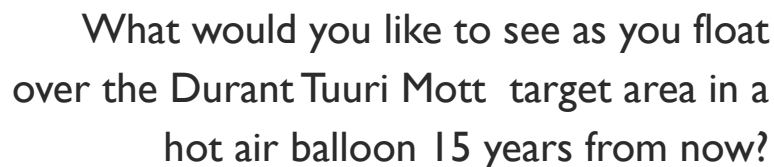
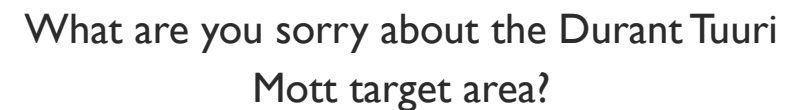


Durant Tuuri Mott Area as participants want to see it in the **future**



1. What are you proud about the Durant Tuuri Mott target area?
2. What are you sorry about the Durant Tuuri Mott target area?
3. What would you like to see as you float over the Durant Tuuri Mott target area in a hot air balloon 15 years from now?

What are you proud about the Durant Tuuri Mott target area?



Community Input

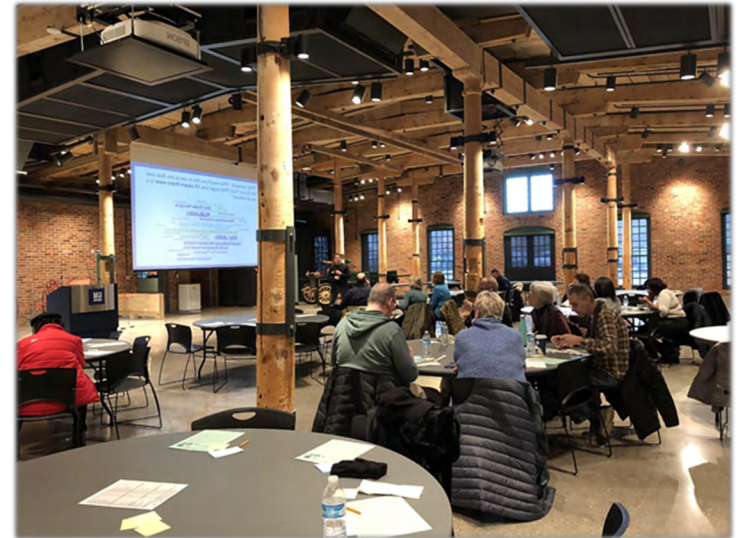
Meeting Two: Design Input

On February 18, 2020, MSU hosted two community meetings, one again at Carriage Town Ministries and another at Factory One. The MSU team presented before and after design options and character images depicting features of other communities.

Following the presentation, using sticky notes and feedback sheets, attendees responded to three feedback prompts:

- What do you like about the designs presented today?
- What do you dislike about the designs presented today?
- What improvements/additions would you like to see regarding the designs presented today?

Participants responded to the designs with feedback largely in support of usable green space, community gardens, and increased vegetation and with requests for a greater focus on maintenance for these spaces and increasing walkability.



Design Feedback Summary

What do you like about the designs presented today?

- All good ideas/vision
- Usable green space
- Creative ideas
- Community engagement
- Community garden
- Variety
- Increased vegetation
- Diverse housing
- Good base

Was there anything about the designs presented today that concerns you?

- Maintenance
- No Comments
- High density
- Funding
- Community engagement process
- Not enough parking
- Hide parking
- Dog park

What improvements or additions would you like to see regarding the designs presented today?

- Walkability
- Professional artwork
- Native plants/correct vegetation
- Low maintenance
- Trees
- Alternative housing formats
- Safety
- Community gathering location



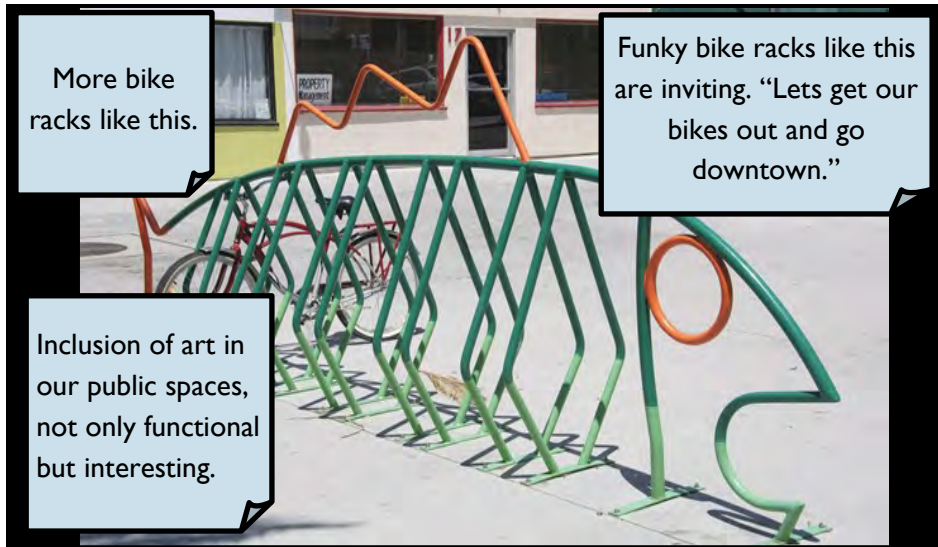
Design Feedback Summary

Lastly, participants were asked to “Please describe in one word or phrase something you saw today that creates a sense of place in the Durant Tuuri Mott Target Area.” The results of those responses are summarized in the wordcloud below. For more details on Meeting Tow, please see Appendix B: Meeting Two Design Feedback.



Design Input: Character Images Feedback Examples

Community members responded to character images of designs from other cities by adding their feedback directly onto the images with sticky notes. This input helped the MSU team hone in on the preferences of Durant Tuuri Mott target area residents' vision for their community.



Design Input: Design Renderings Feedback Examples

Community members also used sticky notes to engage with the initial design renderings for sites in the Durant Tuuri Mott target area. The feedback was used to improve the design to better match resident interests.



Community Input

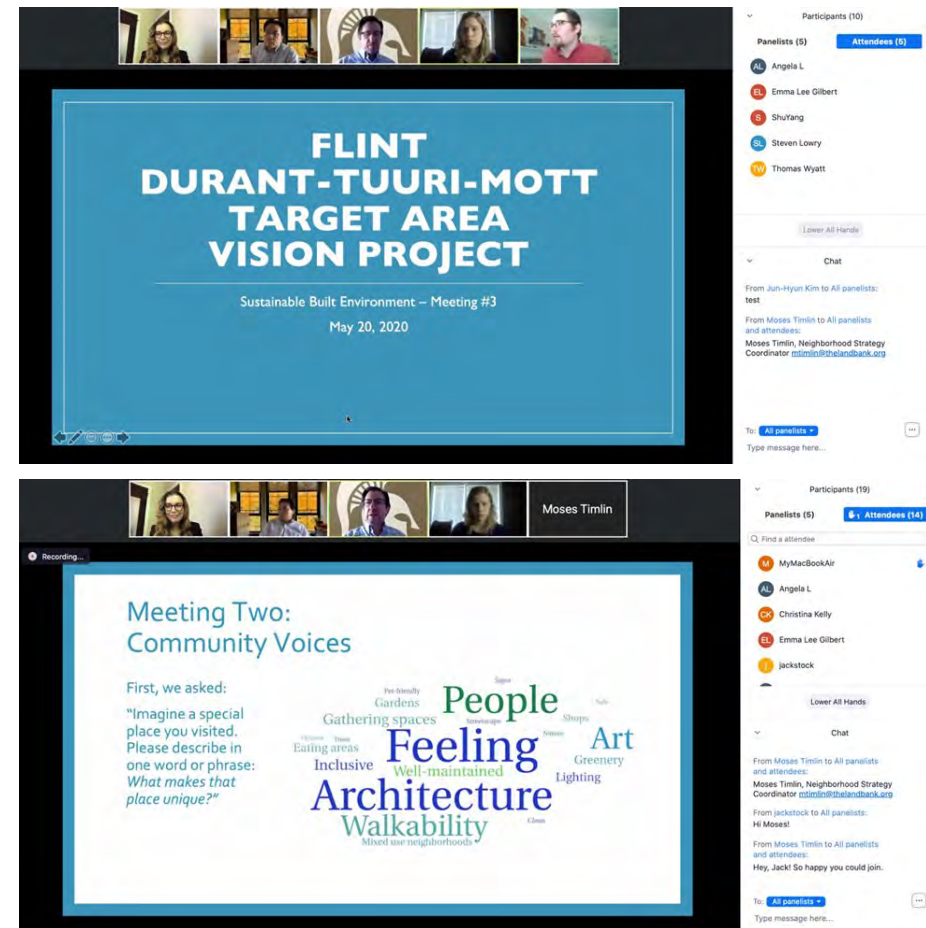
Meeting Three: Final Recommendations

The third, and final, meeting was held virtually on May 20, 2020 due to pandemic-related stay-at-home orders. The MSU team presented a review of Meetings One and Two, followed by the refined design images and planning recommendations, refined based on Meeting Two feedback.

The 19 attendees were asked to use the chat and Q&A features on Zoom to answer the question, “Which one recommendation presented today would you most like to see implemented?” The attendees responded to the question with the following feedback:

- “Love the wood stump seating!”
- “I’m enthused by the idea of a ‘snowman building’ park as an attraction to family activity.”
- “I’d prefer the image of the small sitting park.”
- “I really like the idea of mixed-use development on Garland and University (the first mixed-use design image.”
- “Very much support affordable housing and development on Frost St.”
- “We like the simple ornamental garden area with circle sidewalks, native plantings, trees, and shrubs.”

See Appendix C: Meeting Three Implementation Preferences for further meeting details.



Screenshots from the virtually held Meeting Three.



Design Considerations

Design Considerations

The following considerations were based on input garnered throughout the first and second meetings with the Durant Tuuri Mott community. These ideas were categorized into 4 community goals to guide the designs and help position actionable planning recommendations.

Goal #1: Revitalization – to revitalize the target area by redefining the usage of vacant lots to improve the quality of life for residents

- Explore new potential usage of currently vacant properties
- Develop vacant lots into livable spaces that offer diverse amenities
- Provide diverse and attractive destinations to contribute to economic growth
- Introduce new business opportunities and public space to promote social interaction to enhance sense of place



Goal #2: Connectivity – to improve the overall connectivity between people and places

- Improve and emphasize community assets through visual and physical accessibility
- Consider diverse transit modes including walkable and bikeable streets
- Increase safety and personal security
- Enhance social connection by providing places where people come to connect



Goal #3: Placemaking – to unify features of the built environment to promote social engagement, health, and safety, and to enhance a sense of place

- Provide public spaces at different scales for multi-generational population groups
- Consider the local community's unique features, context and identity including the Carriage Town Historic District
- Emphasize unique community features
- Provide safe and healthy places to ensure community members' well-being



Goal #4: Sustainability – to encourage sustainable development considering ecological, social and economic aspects

- Apply environmentally responsive design practices
- Develop places as livable spaces that embrace diverse activities and include all population groups
- Provide diverse design amenities that enhance aesthetics and generate a sense of place
- Consider diverse housing types based on affordability for a variety of demographics





Design & Planning Recommendations

Planning & Design Goals

In order to move forward and execute the design considerations, there are a number of recommendations that can be implemented. These recommendations are framed within four key community goals that are intended to contribute to the vitality and vacant lot reuse of the Durant Tuuri Mott Target Area.

The four community goals are Revitalization, Connectivity, Placemaking, and Sustainability. Planning recommendations and action steps have been developed for each. Icons appear on each design to highlight specific goals in action, examples appear on the following page.



Planning & Design Goals:



Revitalization



Connectivity



Placemaking



Sustainability



Community Goal Design Icons



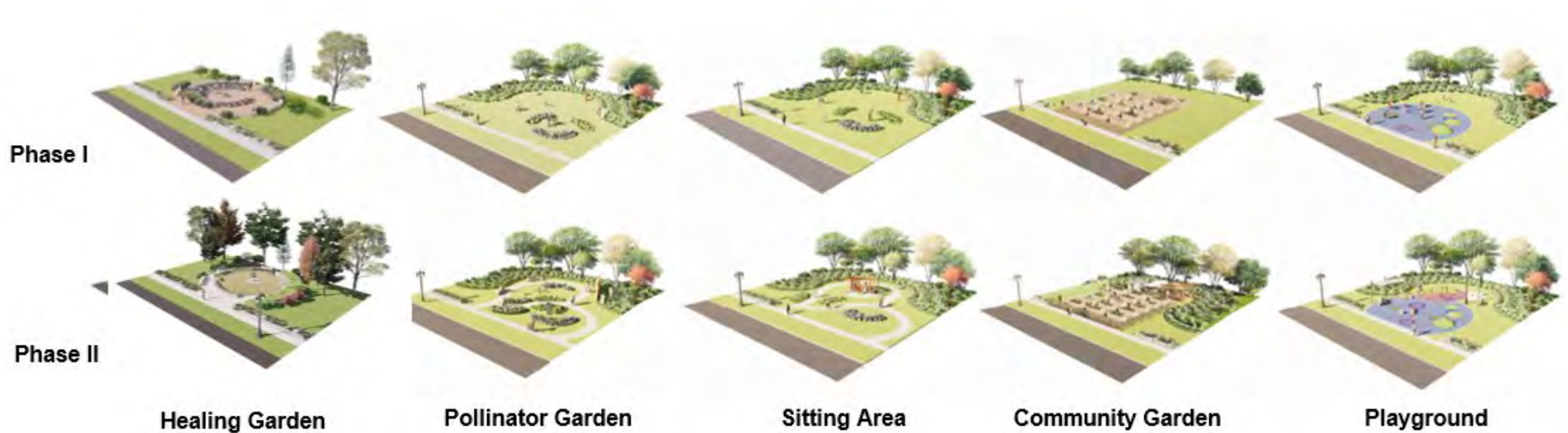
Design Themes & Locations

The design recommendations are segmented into three design themes. These themes were identified by the MSU team and are defined by their unique built environment characteristics, including primary land uses and potential reuse. Theme 1 includes enhancing vacant lots within residential areas of the Carriage Town Historic District. Theme 2 includes public open space development near Hurley Medical Center. Theme 3 focuses on mixed-use development throughout the target area. A total of six sites were selected for applying the community goals. Before and after design renderings containing proposed design solutions were developed for each site.

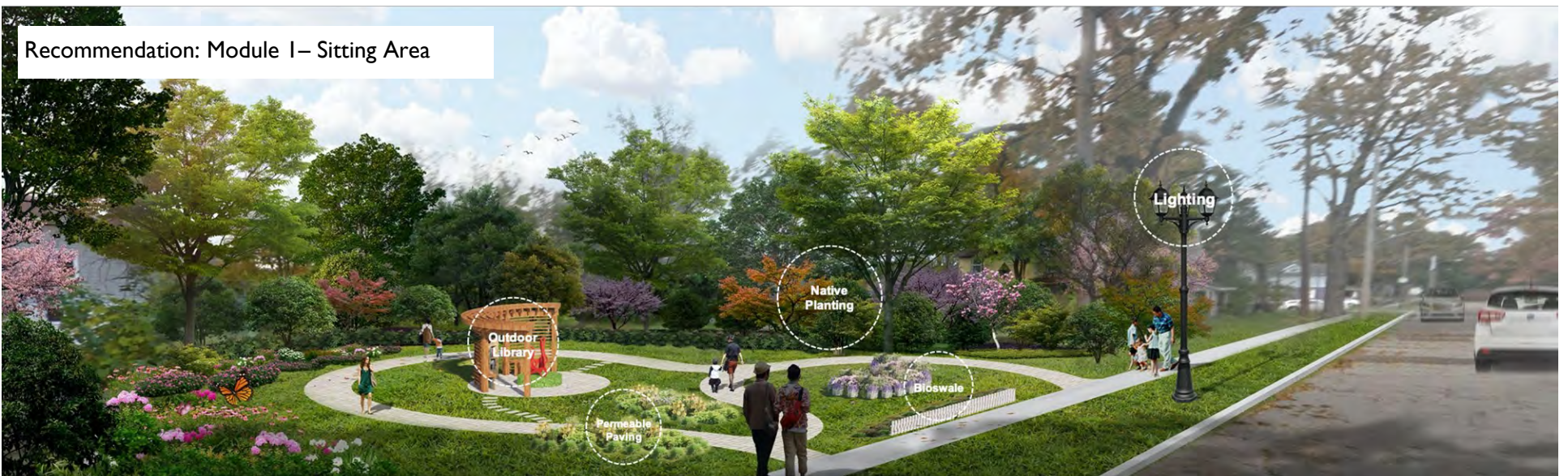


Theme 1 Enhancing Vacant Lots in Residential Areas

Several examples for enhancing vacant lots in residential areas are shown below in two phases. Phase I shows minimal infrastructure improvements, while Phase 2 builds upon the infrastructure in Phase I.



Theme I - Site I



Sitting Area: The sitting area with an outdoor library provides people with a stopping point to rest, especially seniors. The outdoor library also offers community members a free opportunity to share their books and ideas.

Theme I - Site I



Recommendation: Module 2– Healing Garden



Recommendation: Module 2– Healing Garden (Winter Scene)



Healing Garden: The healing garden functions as a place for people to reduce stress levels with live plants and a maze path. With native plantings to enhance health and recovery, the garden also enhances community members' access to live plants and nature.

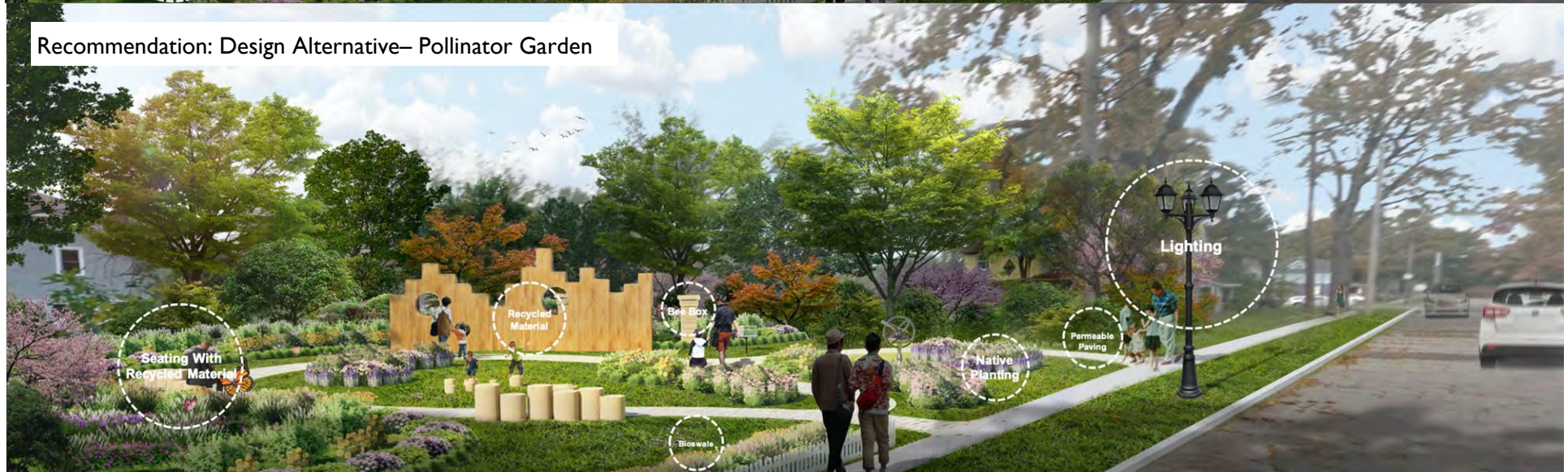
Theme I - Site I



Recommendation: Module 3– Pollinator Garden



Recommendation: Design Alternative– Pollinator Garden



Pollinator Garden: The pollinator garden features a native plant display with habitats for endangered species-pollinators. Stamp Stools are all recycled from local demolition waste. Community members are able to learn about the garden through signage about both pollinators and native plants used in the garden.

Theme 1 - Site 2



Community Garden: The community garden in the residential area provides fresh food for community members. Raised planters are ideal for people of all ages, especially seniors. Sheds and pavilions are also applied for convenience. People can socialize with each other while working outside together. Alternatively to a public community garden, a residential community garden is for residents only, which may be preferred for privacy and safety.

Sustainability Tip



Redevelopment projects offer opportunities to implement sustainable features that can protect the environment and enhance the community's cultural and scenic assets. Landscaping such as bioswales and trees can absorb harmful particulates from the air, reduce storm water runoff, and enhance visual appeal. Incorporating repurposed and recycled materials into amenities such as public seating, can reduce local landfill waste; encourage local economies; and build community cohesion by connecting the history of the Durant Tuuri Mott Area with today's community. These benefits can help meet the triple bottom line values of sustainability (environmental, economic and social equity).

Theme 2 Public Open Space Development

Several examples for public open space development are shown below in two phases. Phase I shows minimal infrastructure improvements, while Phase 2 builds upon the infrastructure in Phase I.



Theme 2 - Site I



Existing Condition



Theme 2 - Site I



Recommendation: Module I– Playground & Community Garden



Playgrounds: Playgrounds in public open space can offer children the opportunity to gain social, cognitive, emotional, and physical skills. Through play, children are forming new essential relationships with other children as well as getting needed physical activity. Public playgrounds support more children and generally provide greater amenities than residential-area playgrounds.

Public Community Gardens: Public community gardens are designed to beautify cities' environments, provide fresh produce for families, and strengthen the connection between neighbors. With plenty of tools and amenities, children can learn and residents enjoy healthy outdoor exercise. A community garden welcomes a broader range of residents and provides more facilities than a residential garden.

Theme 2 - Site I



Recommendation: Module 2– Dog Park & Food Truck



Dog Parks: The dog park design serves as a gathering place for pet owners. While the pets are playing, community members can socialize and form friendships. The dog park allows pets to play in a safe and comfortable area, reducing potential damage to private property and the risk to dogs walking on busy streets. The seats in the dog park are all made of recycled demolition materials and the path is built of permeable pavement.

Event Space/Food Trucks: Event space is provided for holidays and events. Paver stone grids along the sidewalk are implemented for food trucks. Game amenities, balloons, and shade structures are also applied to enhance the outdoor experience.

Theme 2 - Site I



Recommendation: Module 3— Sitting Area & Community Garden



Pollinator Garden: The pollinator garden features a native plant display with habitats for endangered species-pollinators. Stamp Stools are all recycled from local demolition waste. Community members are able to learn about the garden through signage about both pollinators and native plants used in the garden.

Theme 2 - Site 1



Recommendation: Module 3– Sitting Area & Community Garden (Winter Scene)



Theme 2 - Site I



Alternative- Module 3– Seating Area & Food Truck



Sitting Area: The sitting area with an outdoor library provides people a stopping point to rest, especially seniors. The outdoor library also offers community members a free opportunity to share their books and ideas.

Sustainability Tip



Low-impact landscaping such as rain gardens, bioswales, and native plantings can reduce and filter storm water runoff, promote biodiversity, strengthen ecosystems and absorb harmful particulates from the air. Permeable pavement is a porous surface which catches precipitation and enables infiltration of stormwater runoff into the soil underneath. By reducing stormwater runoff permeable pavement can improve water quality by filtering out pollutants benefitting local waterways, such as the Flint River.

Theme 3

Mixed-use Development

To address to the feedback from the community, this study identified three potential mixed-use development sites. Several housing options are shown to show a variety of examples that address the community's needs.



Theme 3 - Site I



Theme 3 - Site I



Recommendation: Multiple Lots Mixed Use and Townhomes



Multiple Lots Mixed-Use with Townhomes: This design aims to provide affordable housing options for young families with ample amenities, including a plaza, seating, and fitness amenities.

Theme 3 - Site I



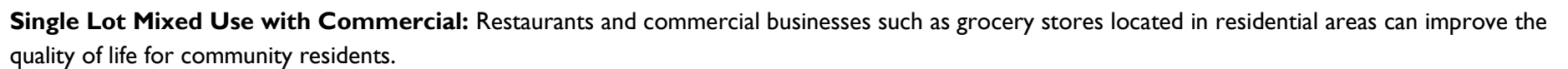
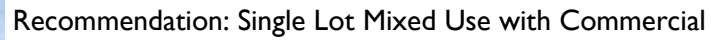
Alternative— Multiple Lots Mixed Use Building



Multiple Lots Mixed Use Buildings: Mixed-use buildings allow for residential and non-residential uses to be built into the same structure. Mixed-use developments create a more walkable environment for nearby residents—promoting a healthier lifestyle.

Theme 3 - Site 2





Theme 3 - Site 3

Existing Conditions



Theme 3 - Site 3



Recommendation: Single Lot Mixed Use (Low Density)



Single Lot Mixed Use: Beyond mixed-use development, walkability and visibility are also improved by effective maintenance, including pruning plants, cleaning trash, and increasing sidewalk accessibility. Abundant public space, such as plaza and green space, provide residents the opportunity to socialize and enjoy outdoor activities.

Theme 3 - Site 3



Recommendation: Single Lot Mixed Use (High Density)



Multiple Lots Mixed Use Buildings: Mixed-use buildings allow for residential and non-residential uses to be built into the same structure. Mixed-use developments create a more walkable environment for nearby residents—promoting a healthier lifestyle.

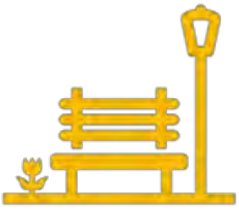
Sustainability Tip

Infill Development

Tree Canopy

Native Planting

Reusing lost spaces and underutilized buildings can have economic, environmental and social benefits, especially when including low-impact development features. Readapting underutilized spaces also offers the opportunity to create public places for a variety of age groups and interests. Trees, native plantings, rain barrels and rain gardens can help protect water features from pollution. Their benefits can include reducing storm water runoff; preventing flooding and erosion; capturing rainwater for reuse on landscaping; preventing sewer overflows; improving aesthetics and providing shade.



Revitalization

Design Consideration	Recommendation	Master Plan References	Action Step
Explore new potential usage of currently vacant properties considering multiple development scenarios such as garden, public open space, and mixed-use development	Repurpose vacant properties through phased approach as engaging pedestrian spaces	“The revitalization of Flint requires a more innovative approach to land use planning that identifies the potential of vacant lots beyond simply reverting back to what has failed or perpetuating what will never be. By thinking of Flint as a collection of unique areas, the Place-Based Land Use Plan promotes development of “places” at a neighborhood or district scale, creating multiple possibilities for Flint’s vacant properties.” (Pg. 38)	Start a crowdfunding initiative on the Patronicity platform and seek matching funds from Michigan Economic Development Corporation’s Public Spaces Community Places program.
			Collaborate with the Genesee County Brownfield Redevelopment Authority to establish incentives for the reuse/redevelopment vacant/abandoned properties.
			Apply to Habitat for Humanity Genesee County’s Flint BRAND program to implement a physical landscape design for a vacant lot.
Develop vacant lots into livable spaces that offer diverse amenities	Promote spaces with public art and other locally unique art installations	“Flint’s vacant land and structures present artists with a unique opportunity to turn these spaces into beautiful and vibrant installations” (pg.263) (murals, sculptures, paintings, and performance art pieces)	Engage local schools and artists, specifically working with Flint Community Schools and the Flint Public Art Project, to contribute their artistic talents and organize a tactical Placemaking event to showcase their work.
	Implement Tactical Urbanism practices that create short-term development solutions	“The development of new retail in underserved neighborhoods keeps dollars local, reduces transportation and health costs by promoting walking and biking, and improves access to fresh foods.” (pg. 197)	Apply for the Michigan Economic Development Corporation’s Michigan Council for Art and Cultural Affairs Grant.
			Establish policies to support pop-up shops (temporary retail spaces) close to current retail establishments.
			Partner with local organizations, such as Flint Fresh, to establish a farm stand or fresh market pop-up.
			Consider temporarily opening streets used by cars for exclusive use by bicycles and pedestrians to increase retail foot traffic and walkability.



Revitalization

Design Consideration	Recommendation	Master Plan References	Action Step
Provide diverse and attractive destinations to contribute to economic growth	Consider launching a summer outdoor music or similar event series that highlights local artists	“Support local economic development efforts to retain, expand, and attract businesses in appropriately designated “places” throughout the City” (pg.82)	Work with Flint & Genesee Chamber of Commerce to establish a designated “events” group.
	Incorporate historical elements and educational displays in public areas	“Support local economic development efforts to retain, expand, and attract businesses in appropriately designated “places” throughout the City” (pg.82)	Collaborate with Genesee County Historical Society and the Flint River Watershed Coalition to develop educational signage on the area’s history and natural areas.
	Engage local business owners and entrepreneurs to identify opportunities to grow unique businesses	“Support local economic development efforts to retain, expand, and attract businesses in appropriately designated “places” throughout the City” (pg.82)	Encourage local business owners to work with the Michigan Small Business Development Center.
Introduce new business opportunities and public space to promote social interaction to enhance sense of place	Attract small business with a diverse range of services and products	“A range of commercial uses should be encouraged to provide goods and services to the residents, students, and workers of the University Avenue Core” (pg.61)	Partner with University of Michigan-Flint’s School of Management to conduct a retail market analysis with assistance from the Genesee County Economic Development Corporation.
			Strategize small business development with the Genesee County Economic Development Corporation and Flint Ferris Wheel.
			Take advantage of flexible zoning in new zoning ordinance to advance community’s vision for diverse development by partnering with the City of Flint to create temporary retail “chalet” spaces on vacant land.



Connectivity

Design Consideration	Recommendation	Master Plan References	Action Step
Improve and emphasize community assets by improving visual and physical accessibility	Build on recently added signage and install new wayfinding signage that guides pedestrians to cultural, natural and retail sites in the neighborhood	“Design and implement an effective and attractive wayfinding system in commercial and mixed use areas to provide identification of, and direction to, area businesses, community facilities, and public parking areas.” (pg. 83)	Apply for funding through mini-grants or Community Development Block Grants.
Consider diverse transit modes including walkable and bikeable street development by improving sidewalk conditions and applying traffic calming devices.	Clean up and repair broken sidewalks	“Sidewalks are deteriorating, and areas exist where gaps limit pedestrian safety and mobility. The City should conduct a walkability audit that identifies pedestrian paths and physical barriers to walking” (pg. 131)	Conduct a Walkability Audit, as discussed in Flint’s Capital Improvement Plan to identify areas of priority for sidewalk repairs and assist residents in applying for City’s 50/50 sidewalk program.
	Install bike amenities such as repair stations and racks along bike routes and key nodes of community activity	“Bike storage should be provided in both public areas and private development” (pg. 129)	Apply for League of Michigan Bicyclists micro-grants or the Transportation Alternatives Program (TAP) grants for funding.



Connectivity

Design Consideration	Recommendation	Master Plan References	Action Step
Increase safety and personal security	Implement Crime Prevention Through Environmental Design (CPTED) guidelines	“Train staff in Crime Prevention through Environmental Design (CPTED) and incorporate CPTED concepts in the design and management of City parks.” (pg. 167)	Identify areas with low lighting and install LED lighting.
	Reduce pedestrian and cyclist hazard along corridors	“The City should work with the community’s schools to create safe pedestrian routes, serviced by a complete sidewalk network and well-defined pedestrian crossings.” (pg. 131)	Conduct traffic study to identify pedestrian and cyclist threats and develop options for calming traffic in impacted areas.
			Collaborate with the Crim Fitness Foundation and local school districts to apply for a Safe Routes to School grant for infrastructure improvements and programming.



Connectivity

Design Consideration	Recommendation	Master Plan References	Action Step
Enhance social connection by providing places where people can come to connect	Design a streetscape with pedestrian amenities to attract and anchor a variety of ages and sizes of groups	“Require new development to provide pedestrian amenities and incorporate pedestrian and bicycle friendly design into all development” (pg. 83)	Include pedestrian amenities as a feature of the site plan review process.
			Encourage and enforce pedestrian friendly design standards in zoning ordinance such as build-to lines, open store fronts, outdoor dining, and shared parking behind buildings.
	Create year-round programming and events to activate public spaces	“Work with community stakeholders on the establishment of an entity such as a land conservancy, land trust, and/or Friends of Flint Parks that could help support the maintenance and programming of Flint’s Community Open Spaces.” (pg. 83)	Consider adding public furniture such as picnic tables, movable chairs and chess tables in the summer and outdoor enclosures and holiday lights in the winter to promote social interaction and partnering with the University Avenue Corridor Coalition for maintenance and security.
			Partner with the Greater Flint Arts Council and/or Flint Public Art Project to create an art ice installation competition.
			Partner with the Boys & Girls Clubs of Greater Flint to create a snowman building competition.
			Work with local anchor institutions, foundations, and neighborhood groups to design and program public spaces to accommodate winter activities, such as curling courts, a sledding hill, or an ice-skate track.



Placemaking

Design Consideration	Recommendation	Master Plan References	Action Step
Provide public spaces at the different scales regarding multi-generational population groups	Incorporate programming and amenities to attract younger generations	<p>“Engage the Flint community to support the programming and use of park and recreation facilities.” (pg. 147)</p> <p>“Increase youth participation in arts and cultural programming.” (pg. 265)</p>	Partner with Comcast Xfinity to implement Wi-Fi hotspots in public spaces.
			Partner with the Flint Downtown Development Authority to create an outdoor film series.
	Create a literacy park	<p>“The City should continue to support existing literacy programs and encourage the development of additional resources and initiatives for children and adults.” (pg. 209)</p>	Work with local schools and the Flint Public Library to create literacy programming and recruit local celebrities, police officers, or local residents to participate in reading events.
			Partner with Habitat for Humanity Genesee County to create Little Free Libraries.
Consider local community’s unique features, context, and identity including the Carriage Town Historic District	Create incentives to guide the architectural design of new developments to express the locally unique features, context and identity.	<p>“Develop more specific formed-based regulations for residential, multi-family, mixed use, and commercial development to improve overall appearance and compatibility with surrounding areas and uses.” (pg.81)</p>	Explore form-based incentives or an overlay district for land in/adjacent to the Carriage Town Historic District that promotes the architectural design.
			Create a “preservation portfolio” of building plans for residents interested in building a reproduction home based on the architectural character of the Carriage Town Historic District.



Placemaking

Design Consideration	Recommendation	Master Plan References	Action Step
Emphasize unique community features	Focus on depicting the history of the area	“A city committed to reinventing itself by building upon its rich history, strong character, and enduring work ethic.” (Foreword)	Place Quick Response (QR) codes near local attractions to provide more detailed historic information to tourists.
			Register key points of interest as features on Google Maps
			Partner with the Genesee County Historical Society Preservation Committee to continue programs, such as tours of renovated Carriage Town historical homes and workshops for historical home maintenance and repairs.
			Partner with the Sloan Museum’s Perry Archives to create a historical self-guided walking tour and map accessible online about the UAW labor movement in Flint (Flint Sit Down Strike) and additional historical markers in the area.
			Encouraging reuse and recycling of old materials in new structures, amenities and art.



Placemaking

Design Consideration	Recommendation	Master Plan References	Action Step
Provide safe and healthy places to ensure community members' well being	Increase safety features	“The City should install lighting and emergency call boxes along trails to increase safety for all users” (pg. 130)	Add fencing to create a clear distinction of maintenance, enhancing safety with visibility and minimizing illegal dumping ability following CPTED principles.
			Partner with the UM-Flint Police Department and Genesee County Economic Development Corporation to implement emergency call boxes for safety in all activated green spaces.
	Increase accessibility and use of activated green spaces	“The goal of Flint’s pedestrian network should be to allow mobility to residents of all abilities throughout all portions of the City. (pg. 130)	Implement Universal Design Standards for new developments to increase ADA accessibility.
	Strengthen safety partnerships	“The Master Plan identifies the improvement of public safety, health and welfare within Flint’s neighborhoods as vital to the City’s long-term economic health and quality of life.” (pg. 24)	Build on partnerships between University of Michigan – Flint Police Department, Flint Urban Safety Corps, and Kettering University security to conduct regular neighborhood patrols.
			Continue working with neighborhood groups and local partners, ensure all GCLB owned lots in neighborhood participate in Clean and Green program to ensure regular grass cutting and trash removal that create clear sightlines following CPTED principles.
			Continue to engage with neighborhood associations for volunteers to maintain vacant lots.



Sustainability

Design Consideration	Recommendation	Master Plan References	Action Step
Apply environmentally responsive design practices	Implement the Imagine Flint Master Plan by encouraging sustainable buildings, low impact development, and green infrastructure techniques to updates and new development	<p>“Sustainable infrastructure has the potential to provide significant benefits to the Flint community.” (pg. 177)</p> <p>Nutrition & Access to Produce (pg.250)</p>	<p>Create incentives/regulations that encourage sustainable buildings, landscapes and infrastructure.</p> <p>Implement rain gardens, bioswales, permeable paving, edible parks (blackberry/elderberry bushes, apple/pear/pawpaw trees), pollinator gardens.</p>
	Consider pervious pavement to reduce run-off in Flint River	<p>“According to a river assessment report by the Michigan Department of Natural Resources (MDNR), the water quality of the Flint River is ecologically degraded by a number of factors, including channelization, non-point and point source water pollution, built development within the floodplain, and increased impervious surfaces.” (pg. 150)</p>	Update the municipal ordinance to include pervious pavement requirements for new development and redevelopment.
Develop places as livable spaces to embrace diverse activities to include all population groups	Build a multi-generational playground	<p>“Playground can provide Flint’s youngest residents with recreation opportunities in the City’s parks.” (pg. 45)</p> <p>“Flint has a larger senior population than the national average.” (Pg. 19)</p>	<p>Apply for the National Park Service Land and Water Conservation Fund Outdoor Recreation Legacy Partnership (ORLP) Grant.</p> <p>Apply for matching funds for a playground from GameTime Playground Grants.</p> <p>Apply for funds from Flint Kids Play, a local collaboration including the United Way of Genesee County, The Community Foundation of Greater Flint, Foundation for Flint, Make an Impact Foundation and City of Flint to build local playgrounds.</p>
	Create senior friendly programming in public spaces	<p>“Flint residents are becoming older, on average, and demographic projections indicate that seniors are one of the few groups growing in population within the City” (Pg. 94)</p>	Collaborate with Genesee County Parks and local partners to create programming for seniors, which could include tai chi classes, yoga classes, dancing and crafts.



Sustainability

Design Consideration	Recommendation	Master Plan References	Action Step
Provide diverse design amenities to enhance aesthetic quality and to improve sense of place	Plant flowers, native plants, trees and other small shrubs that enhance the outer appearance of businesses and public spaces	<p>“The effective use of native plantings would reduce water and fertilizer use, minimize fuel spent on mowing, and provide for year-round color and appeal.” (pg.102)</p> <p>“Implement current urban forestry plans and develop new ones to manage and maintain the City’s tree canopy and coordinate planting new trees” (pg. 166)</p>	Apply for the Michigan Arbor Day Alliance Tree Planting Grant, the DNR – DTE Energy Foundation Tree Planting Grants or the ReLeaf Michigan program to fund tree planting.
			Work with non-profits and business owners in the area to establish a beautification initiative.
Consider diverse housing types based on affordability for a variety of demographics	Encourage mixed-use developments with retail on the first floor and housing above in neighborhood oriented commercial corridors	Locate workforce and multi-family housing in the University Avenue Core to provide densities that can support local businesses, and which promote walkability. (pg.61)	Establish developer incentives for a variety of densities/mixed-use housing throughout the area.
	Use infill development to increase the housing supply, specifically the development of “missing middle housing” (duplexes, apartments, bungalows and townhomes) where appropriate	Locate workforce and multi-family housing in the University Avenue Core to provide densities that can support local businesses, and which promote walkability. (pg.61)	<p>Encourage the use of grant funds to support low-income, disabled, and elderly housing.</p> <p>Build on new zoning ordinance to provide a more specific type set of building standards.</p>



Appendix

Appendix A: Meeting One Visioning Full Input

At Meeting One, residents provided input to develop a vision for the Durant Tuuri Mott Target Area. Participants were asked three questions to which they provided written responses.

What are you most proud of about the project site/ immediate area?	Count
Rehab work in neighborhoods (roofs, porches, fences)	6
Development on vacant properties	4
Removal of blighted properties	4
Wonderful, friendly neighbors	4
Kettering's work in community	4
Atwood Stadium	4
Chevy Commons (bike paths)	3
Community involvement, civic pride and activism	3
Great local businesses	3
New people moving in	2
Park @ University & GT	2
Diversity	2
Rich history & legacy	2
Beautiful architecture	2
Factory Two (makers space—nonprofit)	2
Sense of place/community	2
More investment in area	2
Historic houses	2
Murals	2
Trails	2
Location (proximity to things)	2
Educare	2
Walkability	2
University Avenue Corridor Coalition	2
Growth of education campus	1
Party store gone	1

What are you most proud of about the project site/ immediate area?	Count
Strong neighborhood association	1
Property values rising	1
Resilience	1
Teamwork	1
Kettering Police Station	1
Hurley—community collaborator	1
Flint River	1
Carriage Town Ministries	1
Planting	1
Dupont St.	1
Collaborative stakeholder committee	1
Cost of Living	1
Clean-up of corridor	1
Einstein's Bagels	1
Demonstration garden	1
Beautiful	1
Place to take the family to play/exercise	1
Streetscape	1
New business activity	1

Appendix A: Meeting One Visioning Full Input

What are you most sorry about for the project site and immediate area?	Count
Blight & abandoned properties	10
No places to live/new housing despite vacant land (apartment wait-list)	7
Too undeveloped/too much vacant land (no place for new businesses)	5
Sidewalk infrastructure & repairs needed	4
Lack of feeling of safety	4
Crime	3
No grocery stores, convenience stores	3
Loss of identity/history	3
No lawn/yard/walk maintenance	2
Sidewalks not cleared in winter	2
Limited walkability	2
Low property values	2
High cost of home restoration/rehabilitation	2
Contamination of Chevy Commons soil	2
No public transportation	2
Not enough businesses near	2
More parking	2
Need amenities (an ice-cream place, shopping, restaurants)	2
Loss of historic homes	1
Neglect	1
Threat of developers taking our park/green space	1
Need trees on parkways	1
Homelessness	1
Contamination of Flint River	1
Car-centric	1

What are you most sorry about for the project site and immediate area?	Count
Blight demolition lessens neighborhood feel	1
Solar lighting	1
Bad roads	1
Too much red tape to get change	1
Lack of jobs for residents	1
Overgrown trees	1
Hurley corridor needs clean-up	1
Concrete channel in Flint River	1
Flint Community Schools challenges	1
Historic district change	1

Appendix A: Meeting One Visioning Full Input

What would you like to see as you float over the site in a hot air balloon 15 years from now?	Count
New affordable housing	7
Bike-ability	6
Walkability	6
Become a corridor extension of downtown	5
Small businesses/business district	5
In-fill housing on vacant lots	4
More people moving in	4
No blight	3
Historical homes fixed & preservation maintained	3
Kids playing outside	3
Maintained infrastructure (homes, businesses, and properties)	3
Parks for play/playgrounds	3
More and improved/activated green space/nature	3
People “out & about” streets filled with “hustle & bustle”	3
Safety	2
Block parties, community gathering	2
More parking	2
Better public transportation options	2
More entertainment options (concerts, etc.)	2
Diverse & inclusive	2
No vacant structures	1
Improved roads	1
Better sidewalks	1
Parkway landscaping	1

What would you like to see as you float over the site in a hot air balloon 15 years from now?	Count
More trees	1
Better property values	1
Gardens	1
Incorporate technology	1
More involvement from Hurley	1
Residents can purchase side lots	1
Children’s Museum	1
Assist Kettering with dorms	1
Pride in ownership	1
Redevelopment of area	1
Historical markers/plaques	1
Grocery store	1
Kayaking	1
Perception as a “thriving place to live, work & play”	1
No crime	1
Green	1
Look like Flint from 50 years ago (populated, bustling)	1
More restaurants	1
Family activities	1
Better street lighting	1
Football games at Atwood Stadium	1
Multi-modal transportation activity	1
Plaza style parks	1
Library	1

Appendix B: Meeting Two Design Full Feedback

At Meeting Two, participants were asked before the presentation to imagine a special place they had visited and describe what made that place unique. After the presentation and public commenting, participants were asked to describe something they saw at the meeting that created a sense of place in Durant Tuuri Mott Target Area. The response counts are shown below.

Before the presentation: Imagine a vibrant street you have visited. Please describe in one word or phrase: What made that place unique?

Theme	Count
Feeling	7
Architecture	6
People	6
Art	4
Walkability	4
Gathering spaces	3
Inclusive	3
Well-maintained	3
Eating areas	2
Gardens	2
Greenery	2
Lighting	2
Mixed use neighborhoods	2
Shops	2
Clean	1
Houses	1
Nature	1
Pet-friendly	1
Safe	1
Signs	1
Streetscape	1
Trees	1

After the presentation: Please describe in one word or phrase something that you saw today that creates a sense of place in the Durant Tuuri Mott area.

Theme	Count
Housing	6
Mixed use	6
Gardens	5
Gathering places	5
Greenery	4
Reused spaces	4
Art	3
Businesses	3
Creativity	3
Food trucks	3
Activity	2
Architecture	2
Seating	2
Sustainability	2
Clean	1
Library	1
Multigenerational	1
Revitalization	1
Safe	1
Sidewalks	1
University	1

Appendix B: Meeting Two Design Full Feedback

During the meeting, participants provided feedback to three question prompts regarding their likes, concerns, and improvement ideas. The full response counts are shown below.

What do you like about the designs presented today?	
Theme	Count
All good ideas/vision	10
Usable green space	4
Creative ideas	4
Community engagement	3
Community garden	3
Variety	3
Increased vegetation	3
Diverse housing	2
Good base	2
Vacant lot reuse	2
Beautifying streetscapes	2
Mixed-use	2
Scale of projects	2
Cohesive design	2
Walkability	1
Sidewalks	1
Increased density	1
Repurposing parking lots	1
Public/private partnership	1
Recycled materials	1
Dog park	1
Event space	1
Attract more people	1
Clean space	1

Was there anything about the designs presented today that concerned you?	
Theme	Count
Maintenance	6
No	6
High density	3
Funding	2
Community engagement process	2
Not enough parking	2
Hide parking	1
Dog park	1
Outside decision makers	1
Lack of building cohesion	1
Feasibility	1
Winter use	1
Sustainable “sense of place”	1
Support for entrepreneurs	1
Need inclusivity	1
Too many playgrounds	1
Permanent green space in corridor	1
Higher vegetable boxes	1
Need less vegetation	1
More seating	1
Increased walkability needed	1
Need more playscapes	1
Spread invasive species	1

What improvements/additions would you like to see regarding the designs presented today?	
Theme	Count
Walkability	3
Professional artwork	2
Native plants/correct vegetation	2
Low maintenance	2
Trees	2
North Flint	2
Alternative housing formats (duplexes)	2
Safety	2
Community gathering location (pavilion)	2
Close amenities	2
Rain gardens	1
Pocket parks	1
Community “buy-in”	1
Case studies	1
Improved lighting	1
More options	1
Winter vacant land uses	1
Enthusiastic	1
Cohesive neighborhood look	1
Healing garden	1
Multigenerational playground	1
Designs online	1
Adequate parking	1
Increase density	1
Traffic calming	1
Be flexible	1
Inclusivity	1
Minority-owned businesses	1

Appendix C: Meeting Three Implementation Preferences

At Meeting 3, participants were asked: Which one recommendation would you most like to see implemented? The complete responses are below.

Connectivity

Sustaining and connectivity—the UACC can be effective as the “glue”.

Mixed-Use Development

I like the idea of mixed-use development on Garland and University.

Affordable housing and development on Frost St.

Placemaking

Love the wood stump seating.

Enthused with the idea of a “snowman building” park as an attraction to family activity.

Prefer the image of the small sitting park.

Like the simple ornamental garden with circle sidewalks, native plantings, trees, and shrubs.

Business Attraction

The anchors and small businesses should all be interested in this. Be thinking about DDA engagement as well.

Comments on overall project

Great job MSU.

Thanks for your inciteful, creative, and professional input.

These are awesome! It seems as though the area that was chosen is somewhat more developed than other parts of Flint, would the North Side be another place that gets to benefit from these kinds of projects?

As we show small successes, the others will follow.

I really like the designs presented, and I think there is a lot of potential.