CIVIC PARK COMMUNITY MEETING

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Why We Are Here

- Share updates on the Civic Park Historic District Study, Boundary Revision process and gather feedback on next steps

- Give residents an opportunities to share their vision for Civic Park, which will be provided to the State of Michigan to help the State understand the needs of the community

- Share opportunities for residents to take action to improve Civic Park and good things happening in Civic Park

Overview

I. Current housing conditions in Civic Park

II. Approach to Demolition in Historic Civic Park

III. Questions Clarifications

IV. Vision for Civic Park – Facilitated Discussion

V. Next Steps

Current Housing Conditions in Civic Park

Civic Park Neighborhood

1,015 Properties

- 397 Land Bank Owned
- 71 New Foreclosures

46% Land Bank and Treasurer owned

Up to 468 blighted potential demolitions in Civic Park

- **Up to 46%** of all properties potentially needing demolition

City of Flint

55,948 properties

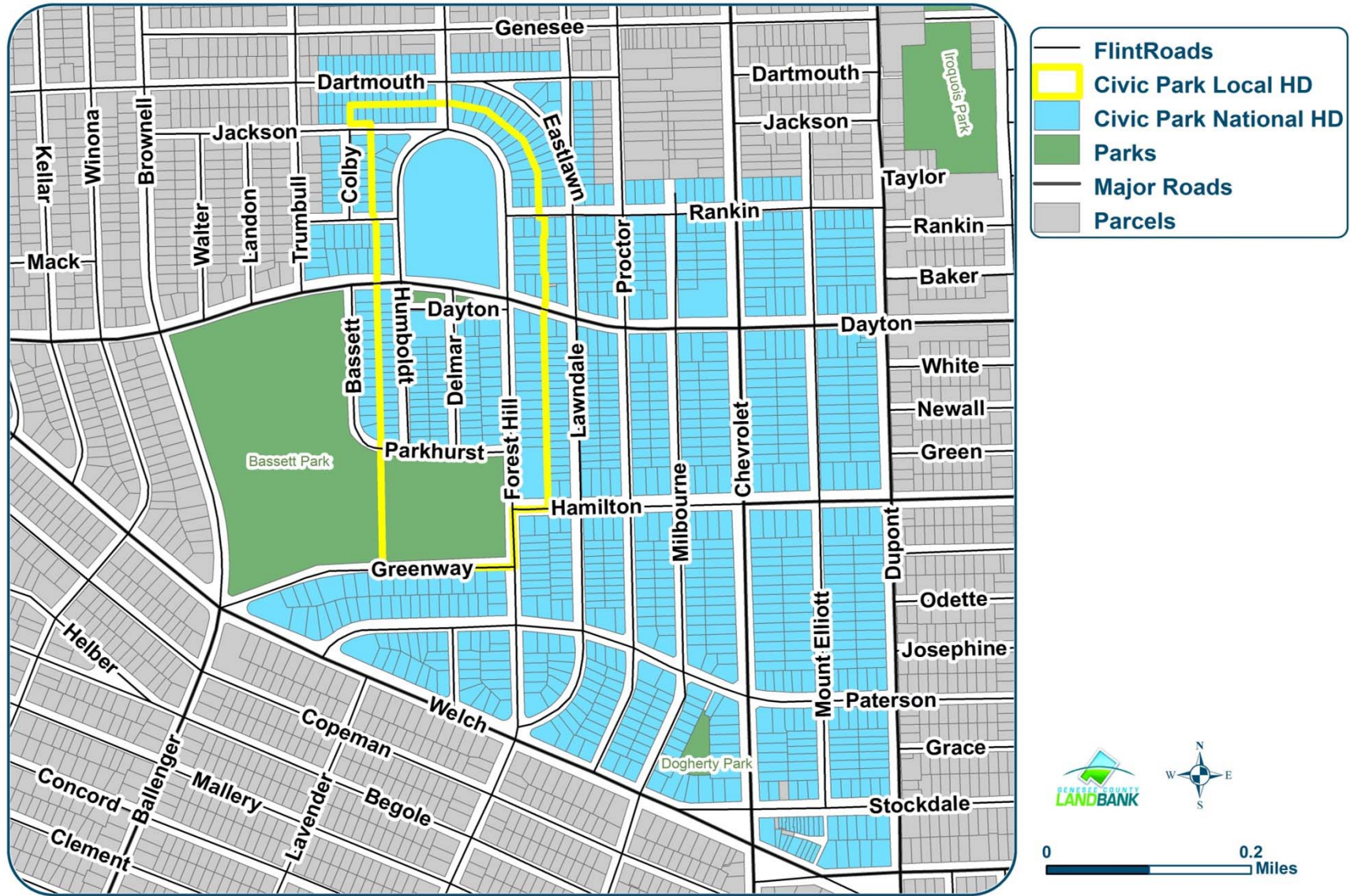- 8,895 Land Bank Owned
- 1,941 New Foreclosures

19% Land Bank and Treasurer owned

6,035 structures in need of demolition in Flint

- **10%** of all properties need demolition in Flint

Civic Park Historic Districts

Legend:
- FlintRoads
- Civic Park Local HD
- Civic Park National HD
- Parks
- Major Roads
- Parcels

About Local and National Historic Districts

- A **historic district** is a group of buildings, properties, or sites that have been designated by one of several entities on different levels as historically or architecturally significant.

- **Local Historic District**- City of Flint designated and under jurisdiction of Local Historic District Commission

- **National Register of Historic Places Historic District**- federally recognized and under jurisdiction of State Historic Preservation Office

- HUD funds in these areas require **"Section 106 - Environmental Review"**

Why Civic Park is Historic

- Built 1919-1920 on 280 acres of land
- Modern Housing Corporation (GM) built 950 homes
- Construction was done using assembly line methods
- Railroad was built to carry materials to the site
- One home was completed every 7 hours
- Sold for $3,500- $8,000 with 5% down ($800 off if you worked for GM and a matching savings plan of up to $300)
- Last project for GM was building Haskell Community Center and Bassett Park
- Civic Park School was built later
- Designated a Historic District in 1979

Civic Park Home Preservation Manual, (1981) p. 1-4

Why the study?

- City of Flint has had declining property condition in Civic Park
- Increased abandonment and vacancy
- Lack of resources for approved demolitions
- 2013 GCLBA received a grant for demolition $20 million (Hardest Hit Fund- from MSHDA via U.S. Treasury)
- GCLBA applied for Civic Park to be included in Hardest Hit
- Historic Districts were excluded from Hardest Hit fund
- $10 million unallocated at State that we hope to apply for in the future
- Hope to remove barriers for blight removal in Civic Park to improve the neighborhood condition
- Funded through United Way with funding from Flint Area Reinvestment office and Diplomat Pharmacy
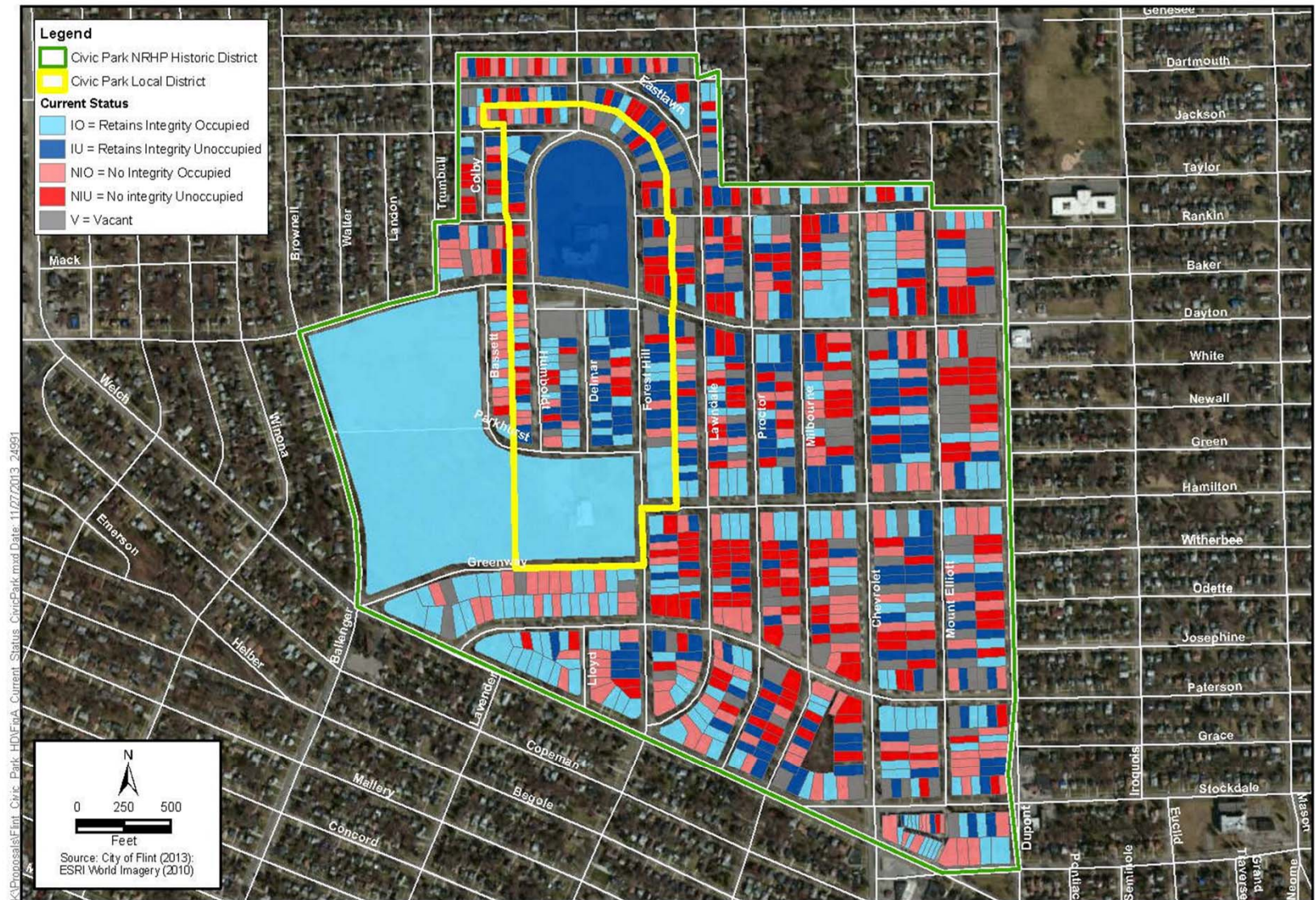
Legend

Civic Park NRHP Historic District
Civic Park Local District

Current Status
- IO = Retains Integrity Occupied
- IU = Retains Integrity Unoccupied
- NIO = No Integrity Occupied
- NIU = No integrity Unoccupied
- V = Vacant

N

0   250   500
Feet

Source: City of Flint (2013):
ESRI World Imagery (2010)

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Figure A
Current Status Civic Park Historic Residential District

Retains Historic Integrity - Occupied

Paterson Street Historic District: 801 W. Paterson St. Both individually eligible for the NRHP and delineated historic district of five single family properties along Paterson Avenue.

Retains Historic Integrity- Vacant

1732 Milbourne Ave.

Loss of Historic Integrity- Occupied

1906 Lloyd St. Porch appears to be reconstructed; boxed eaves appe

Loss of Historic Integrity- Vacant

2638 Lawndale Avenue. Missing porch, missing steps, missing fenes

Figure C
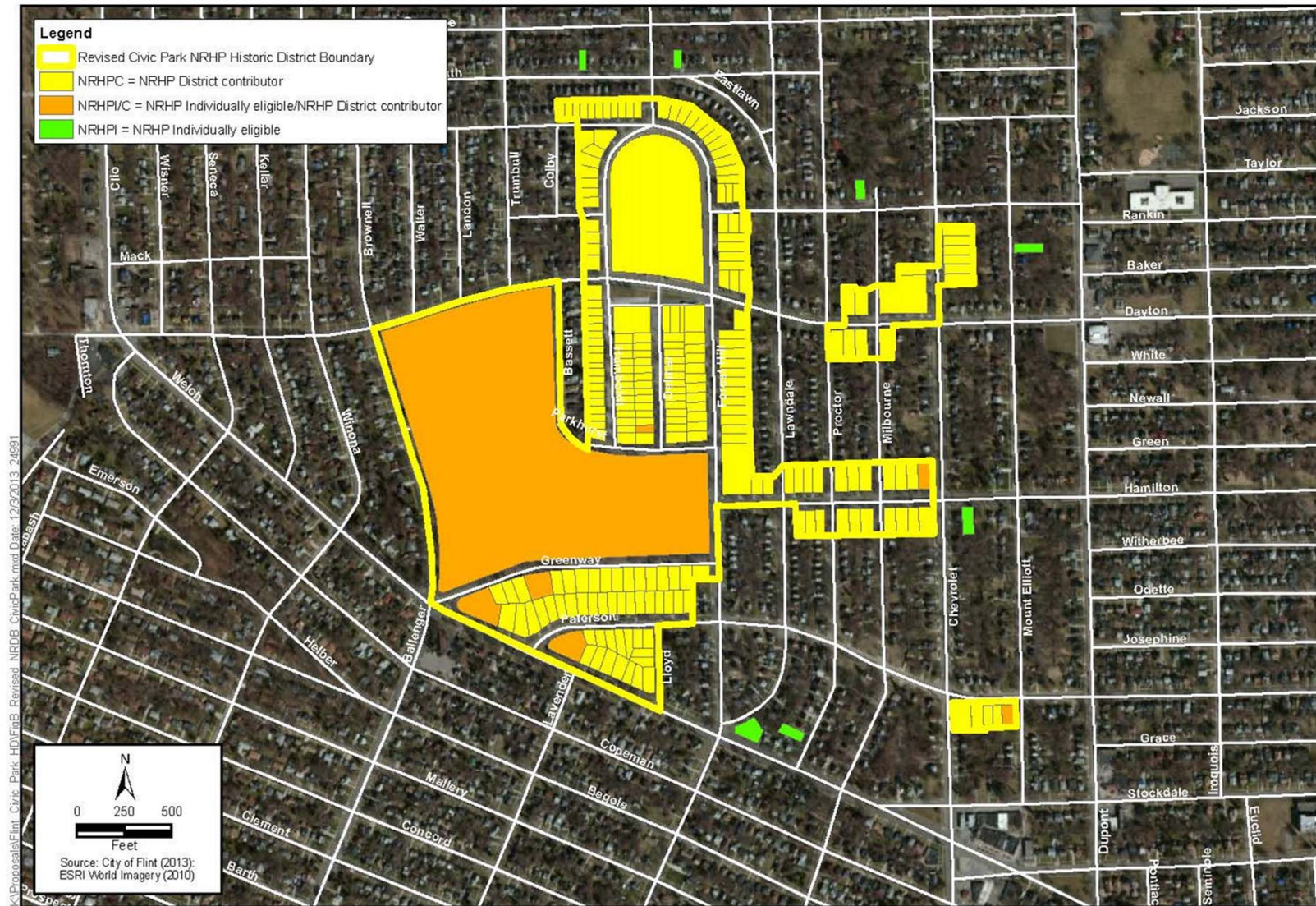Properties Deleted from Civic Park Historic Residential District

Legend
- Revised Civic Park NRHP Historic District Boundary
- NRHPC = NRHP District contributor
- NRHPI/C = NRHP Individually eligible/NRHP District contributor
- NRHPI = NRHP Individually eligible

Source: City of Flint (2013);
ESRI World Imagery (2010)

Figure B
Revised National Register District Boundaries and Individually Eligible Properties

Vision for Civic Park

Next Steps

1. Compile and summarize your input, to guide demolition requests and post it to the Land Bank's website and Facebook page

2. Secure funding and approval for demolition

3. City of Flint to evaluate support for full de-listing in September