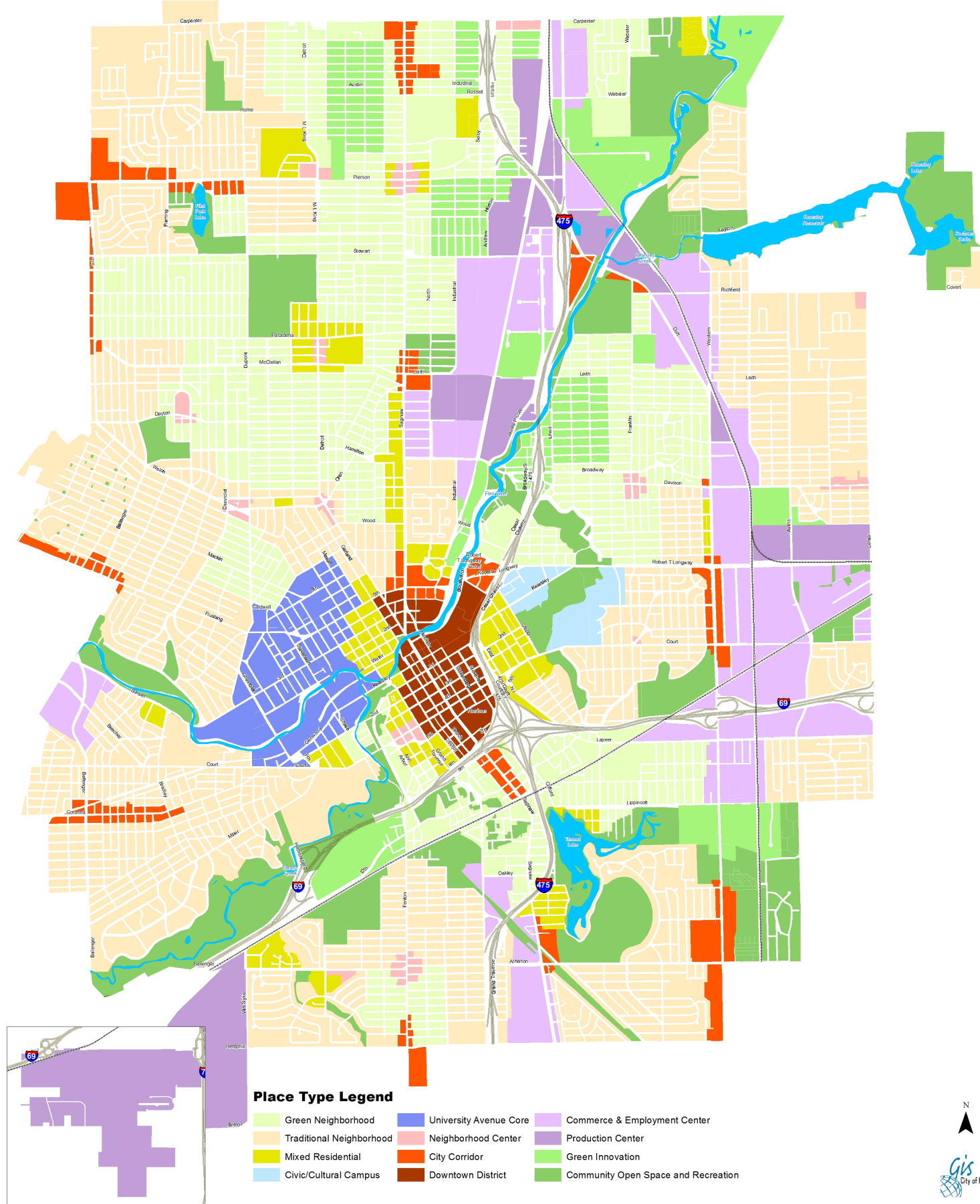


Decision-Making Guide for Aligning Property Sales with the *Imagine Flint Master Plan for a Sustainable Flint*

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.

City of Flint Place-Based Land Use Map



The Master Plan organizes Flint into twelve unique place types. Each place type is characterized by its appearance, potential uses, and land-use density.

NEIGHBORHOOD CENTER: The anchor of commercial and social activity for nearby neighborhoods. With several local retailers at their center, they provide opportunities for smaller mixed-use buildings and remain compatible with nearby residential areas.

TRADITIONAL NEIGHBORHOOD: Areas where single family, detached homes are the primary land use & the area is stable with minimal vacancies.

GREEN NEIGHBORHOOD: Once traditional neighborhoods, these are lower-density neighborhoods today with empty lots to be used for homeowner yard expansion, small open spaces, and other green uses.

MIXED RESIDENTIAL: Areas consisting of a mix of single-family residences (both attached and detached) along with 3-4 story multi-family buildings.

UNIVERSITY AVENUE CORE: An area anchored by institutions that drive development. This area increases in density as institutions become increasingly connected and allows for a wide variety of uses including professional offices, residential buildings, open space and greenways, research and development, and even light manufacturing.

CITY CORRIDOR: Increasingly dense commercial districts that are located along major roads. May contain big-box retailers, mix-used buildings, and multi-family housing.

COMMUNITY OPEN SPACE & RECREATION: Contains active areas (e.g. parks for picnics and sports) and natural areas (e.g. forests). Large natural features, such as parks, lakes, wooded areas, floodplains, or greenways, define these areas.

GREEN INNOVATION: Areas of higher vacancy. Reuse includes renewable energy, intensive urban agriculture, food processing, and other "green economy" initiatives.

DOWNTOWN: The most densely developed area in the city. Downtown incorporates a variety of uses such as civic and institutional, corporate offices, and multi-family housing.

COMMERCE & EMPLOYMENT CENTER: Areas where development is focused around employers and commercial centers. Diverse uses may include large and small employment facilities, supportive retail and housing, and light industry.

PRODUCTION CENTER: Areas that contain some of the largest employers, large factories, and industrial production. Surrounding roadways and spaces must accommodate high volumes of heavy traffic that are necessary for production.

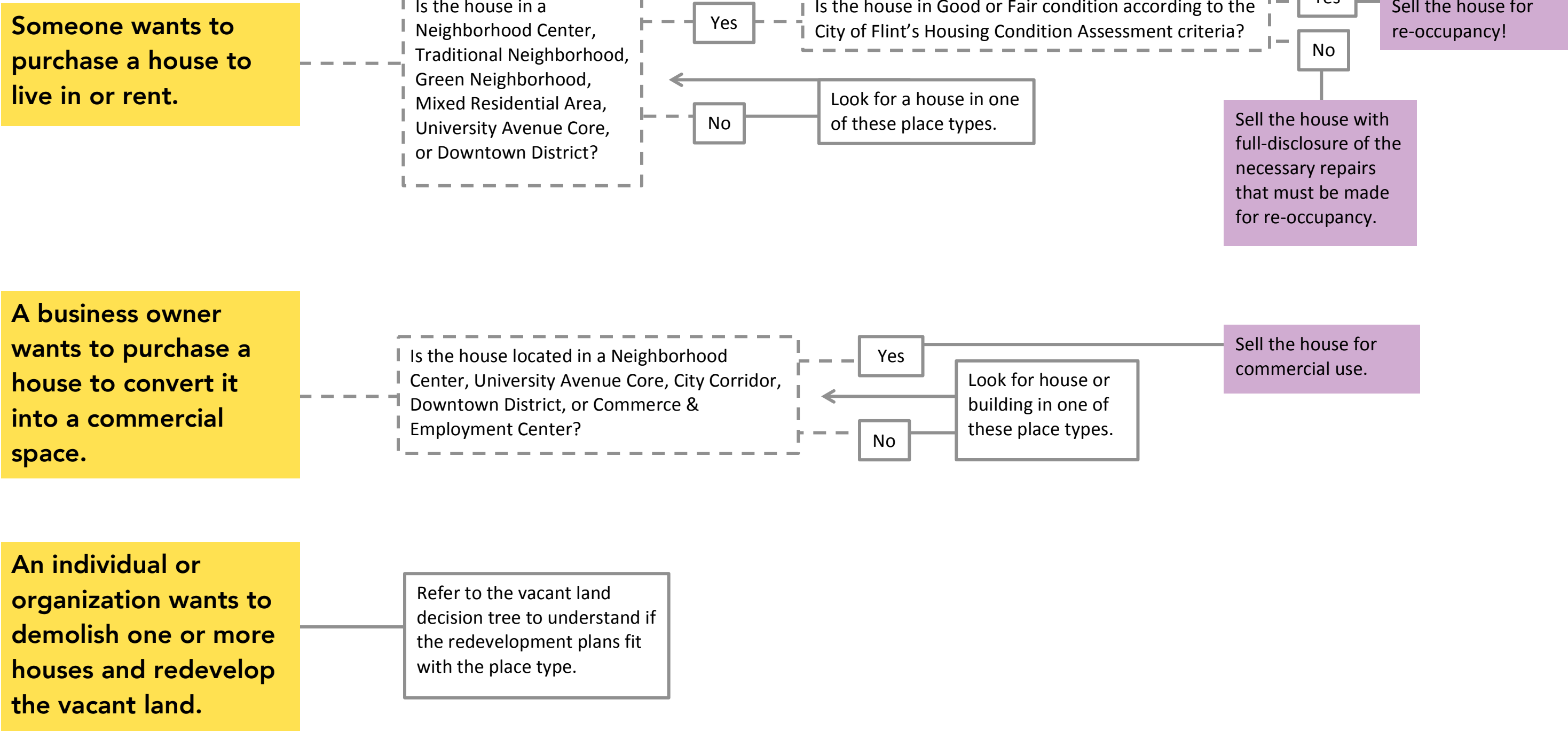
CIVIC/CULTURAL CAMPUS: A campus comprised of public institutions and cultural assets, offering learning opportunities and experiences to the Flint community.

Visit imagineflint.com for more information on the *Imagine Flint Master Plan*.

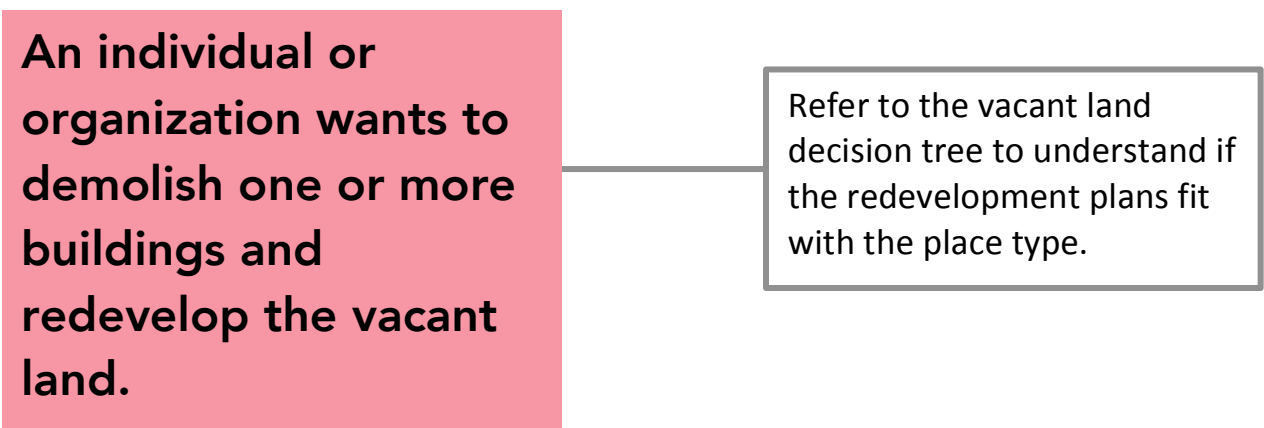
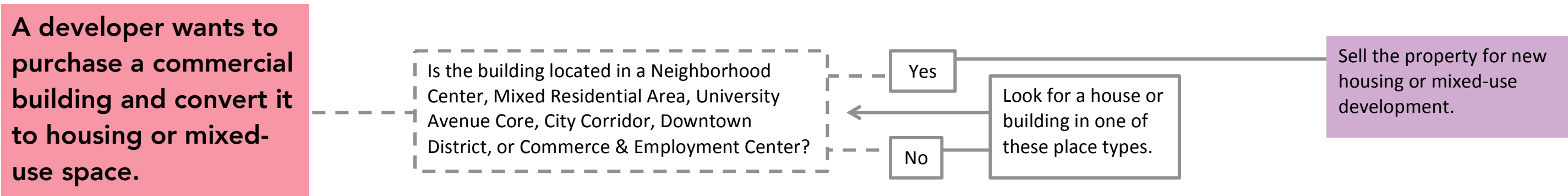
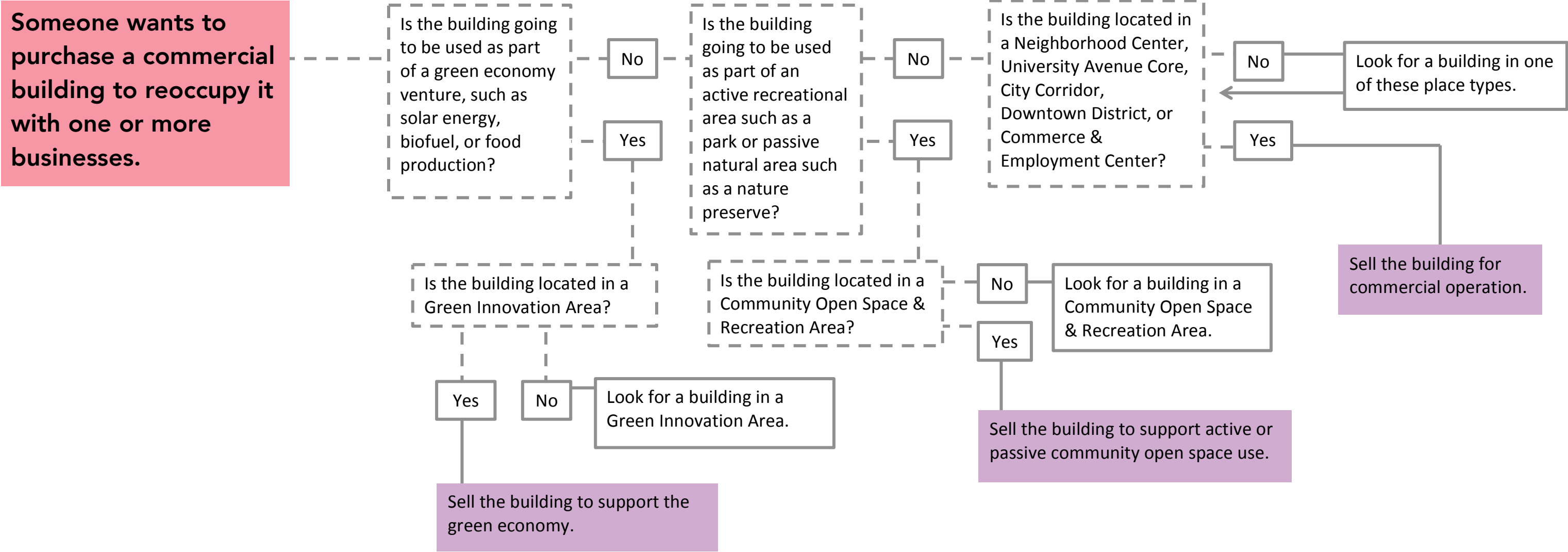
This guide provides an overview of how the Land Bank is working with the community to sell property for reuse and development that aligns with the Flint Master Plan. The three decision-making trees outline the Land Bank's approach to selling houses, commercial buildings, and vacant lots. Additional requirements 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 Houses in Flint



Selling Commercial Buildings in Flint



Selling Vacant Lots in Flint

