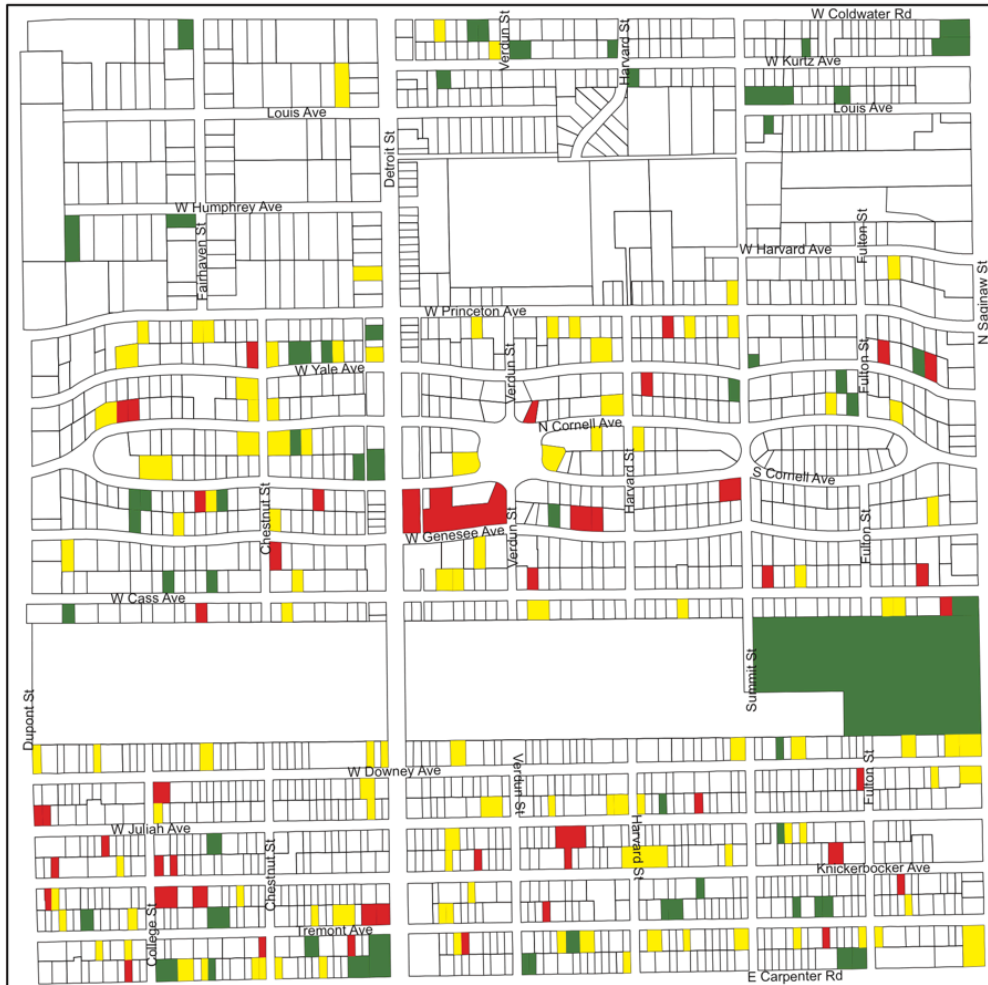


# Beecher Neighborhood Stabilization Plan



**Prepared for**  
Genesee County  
Metropolitan Planning  
Commission

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# Agenda

- Introduction
- Project Overview
- Community Highlights
- Site Profile
- Site Factors
- Land Use Analysis
- Case Study
- Recommendations



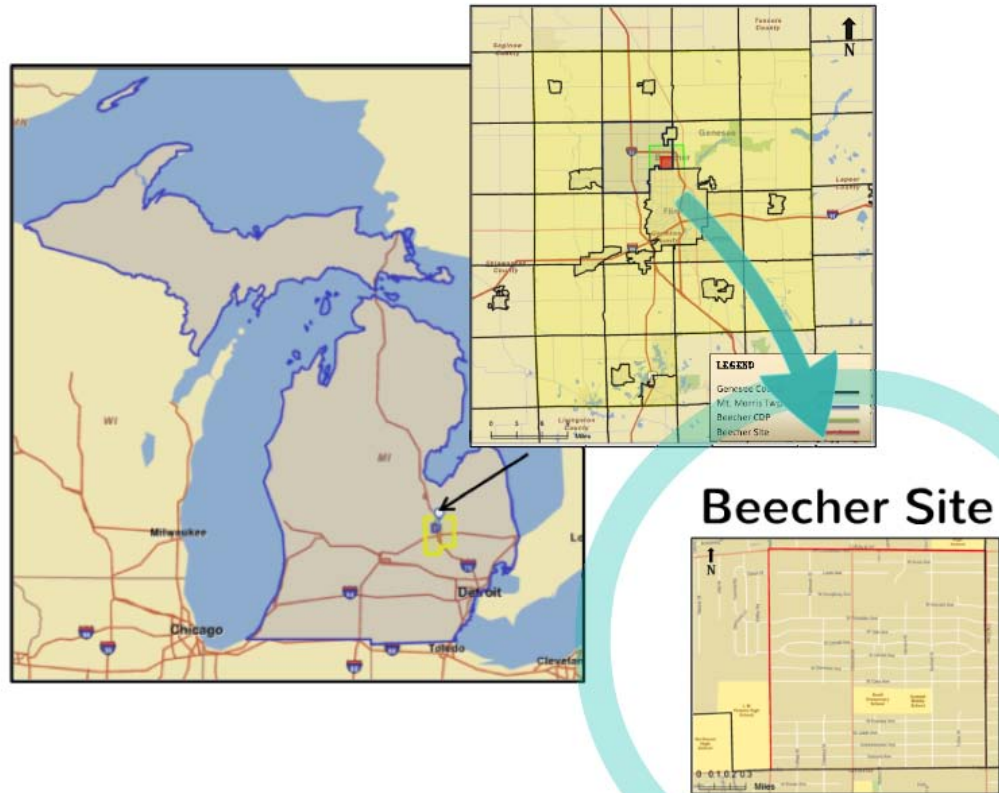
# Introduction



- Who we are
  - Practicum students – Capstone course in Urban & Regional Planning at Michigan State University
- Client
  - Genesee County Metropolitan Planning Commission (GCMPC)
- Who
  - Genesee County & GCMPC
    - Neighborhood Stabilization Program (NSP) of U.S. Department of Housing and Urban Development (HUD)
      - Community development in the Beecher Neighborhood
    - NSP 1& 3 funding provides neighborhood revitalization opportunity
- What
  - GCMPC requests:
    - Land use analysis of Beecher Neighborhood
    - Innovative reuse ideas for vacant or abandoned parcels

# Location

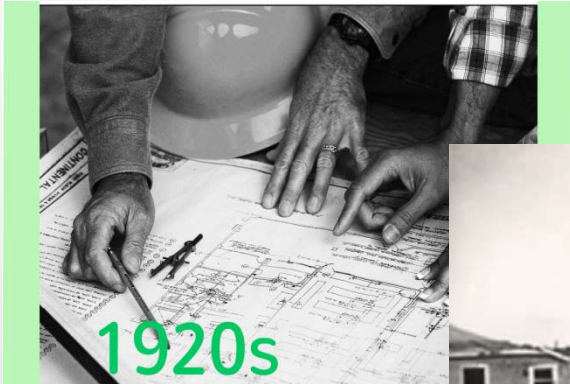
- Beecher Site is located in the eastern-central portion of the lower peninsula of the State of Michigan
- Beecher Site is adjacent to 3 different municipalities: the City of Flint (to south), Mt. Morris Township (to north) and Genesee Township (to east)





# Community Highlights

- History
  - Development of Beecher Site began in the 1920s
  - Flint F5 tornado on June 8, 1953
  - Many residents worked for General Motors before facilities closed in 2006



# Character

- Total Population: 3,038
  - 48% female
  - 52% male
- Detached homes with an average year built of 1967
- Beecher Community School District



BEECHER COMMUNITY RESOURCE CENTER



# Site Profile

Socio-Economic Profile  
School Performance

# Socio-Economic Profile

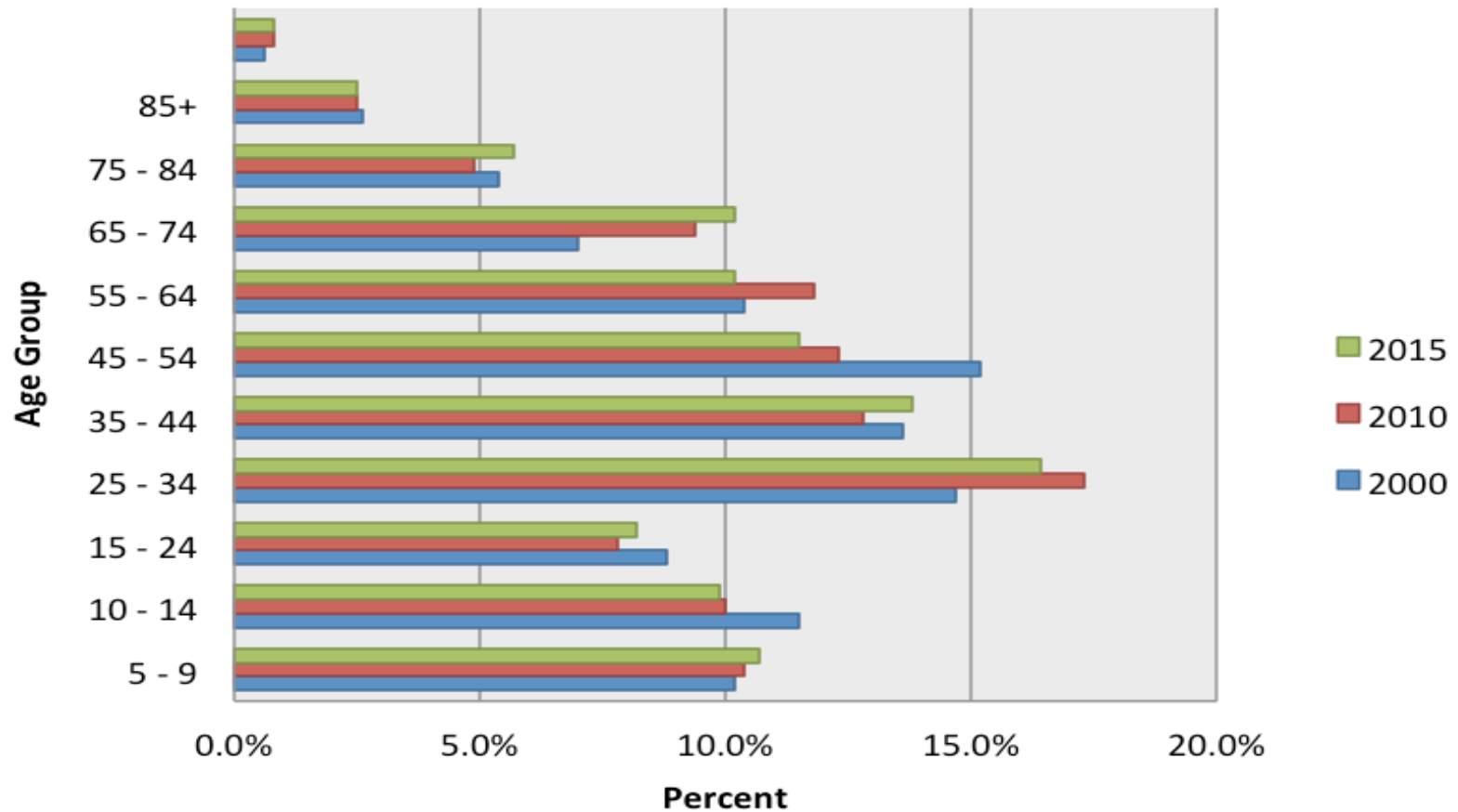
- Population
  - Declining since 2000s (largest)
  - Projected to continue into 2015

Beecher Site			Mount Morris Twp		Genesee County		State of Michigan	
Year	Population Total	% Δ	Population Total	% Δ	Population Total	% Δ	Population Total	% Δ
<b>2000</b>	3,375	n/a	23,725	n/a	436,141	n/a	9,938,444	n/a
<b>2010</b>	3,038	-9.99%	22,200	-6.43%	424,800	-2.60%	10,104,633	1.67%
<b>2015</b>	2,893	-4.77%	21,427	-3.48%	414,605	-2.40%	10,039,343	-0.65%

Source: U.S. Census Bureau, 2000 Census of Population and Housing; ESRI forecasts for 2010 and 2015

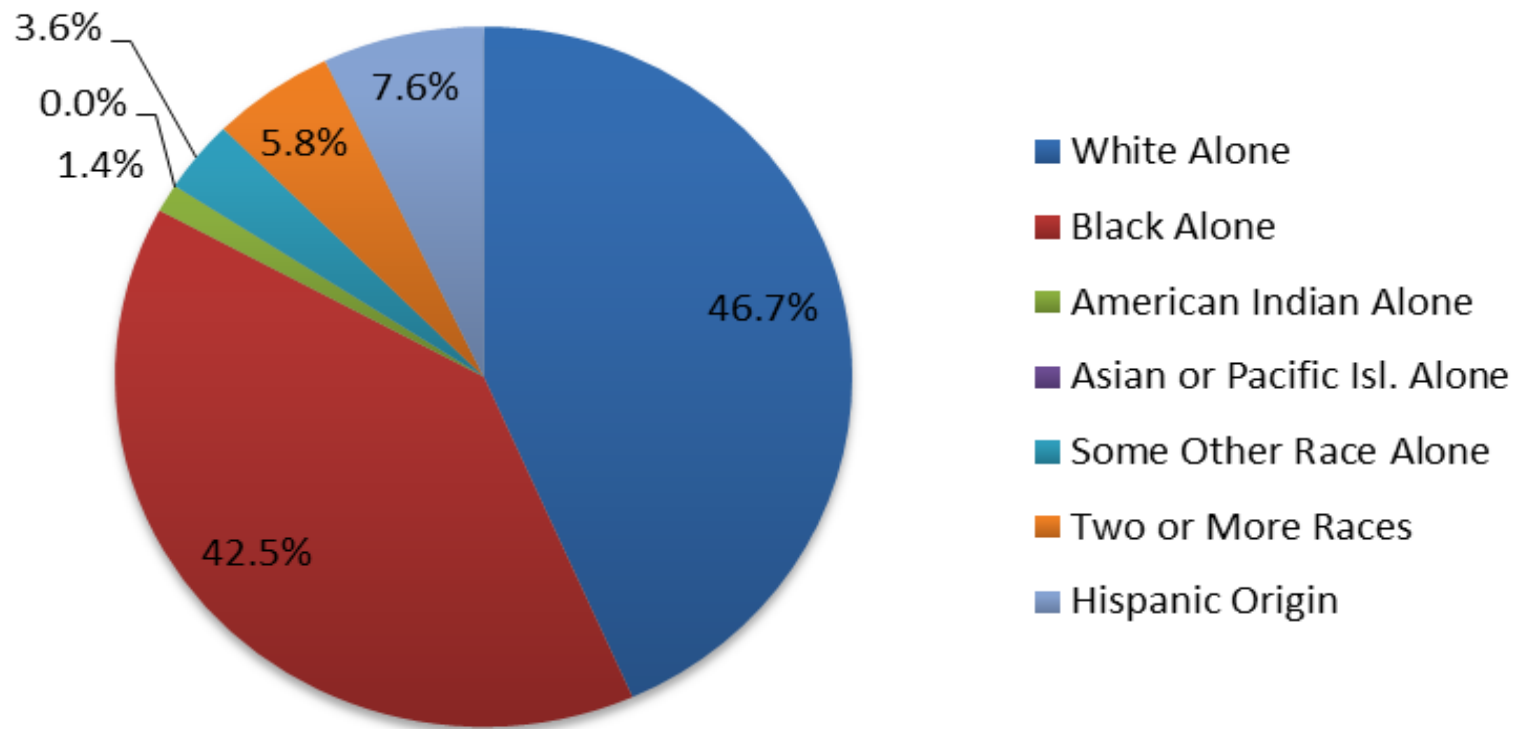
# Socio-Economic Profile

## Beecher Age Distribution



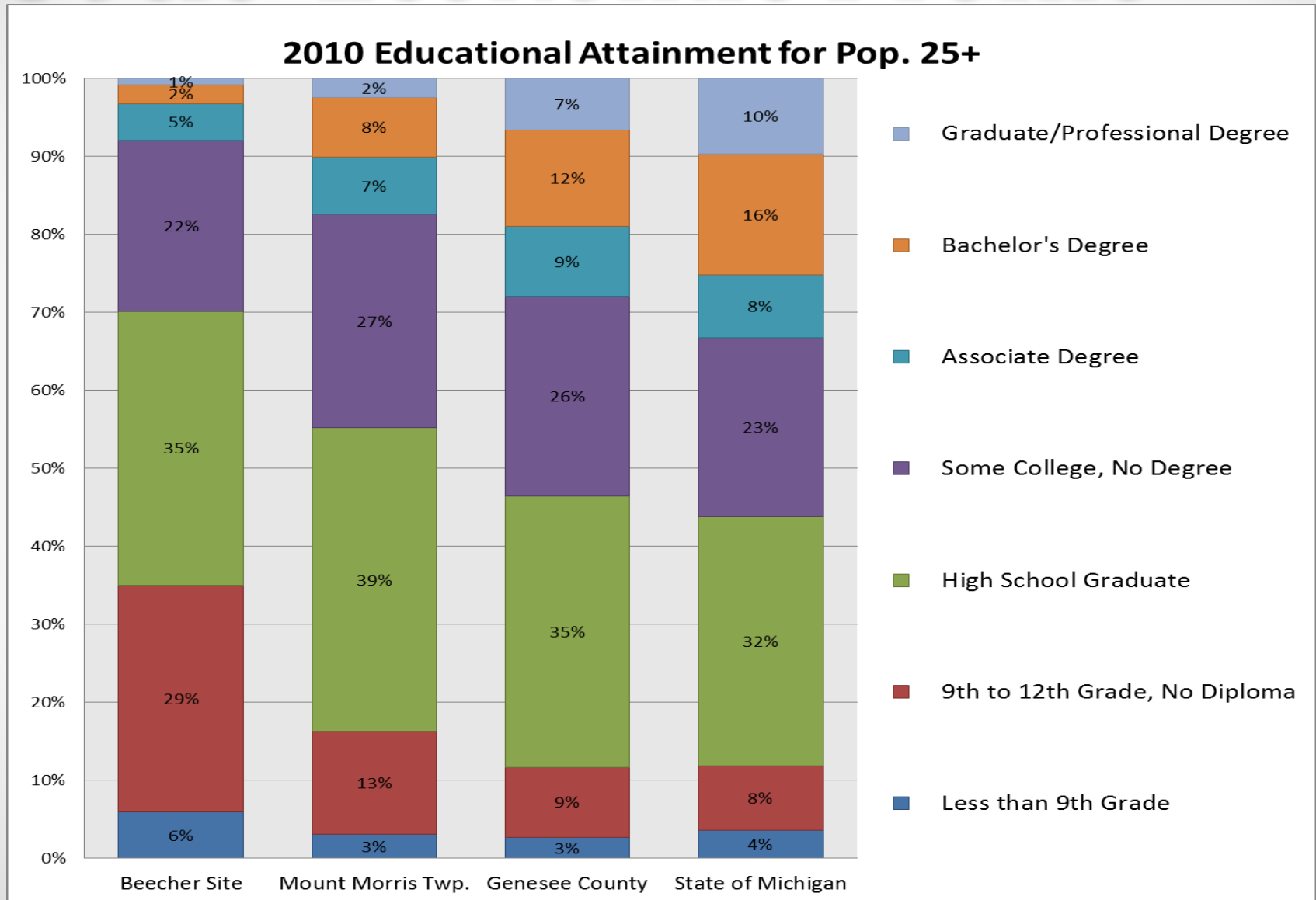
# Socio-Economic Profile

**Beecher Site Race/Ethnicity  
Composition 2010**





# Socio-Economic Profile

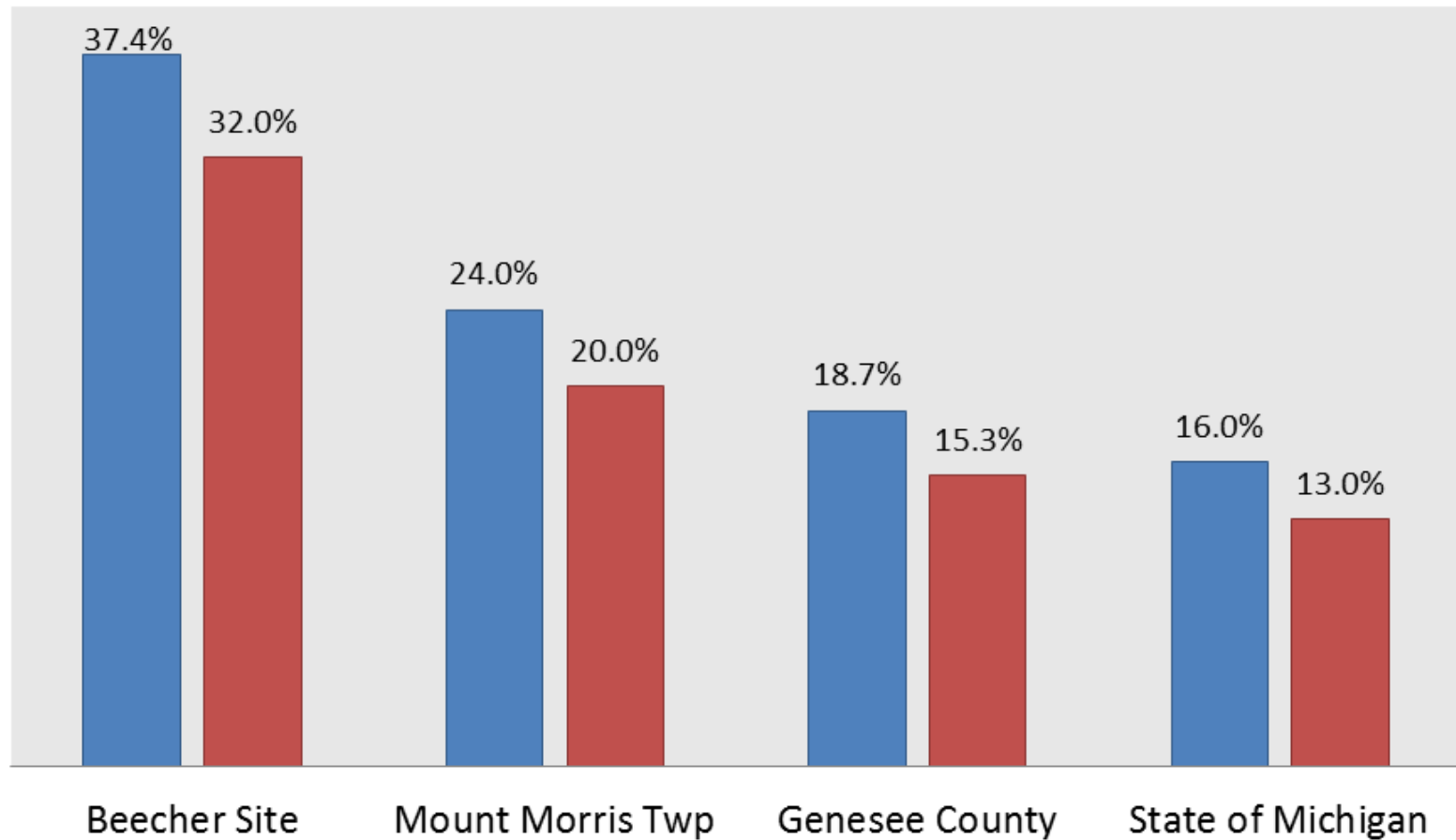


Source: U.S. Census Bureau, 2000 Census of Population and Housing; ESRI forecasts for 2010 and 2015

# Socio-Economic Profile

## 2010 - 2015 Unemployment Rate

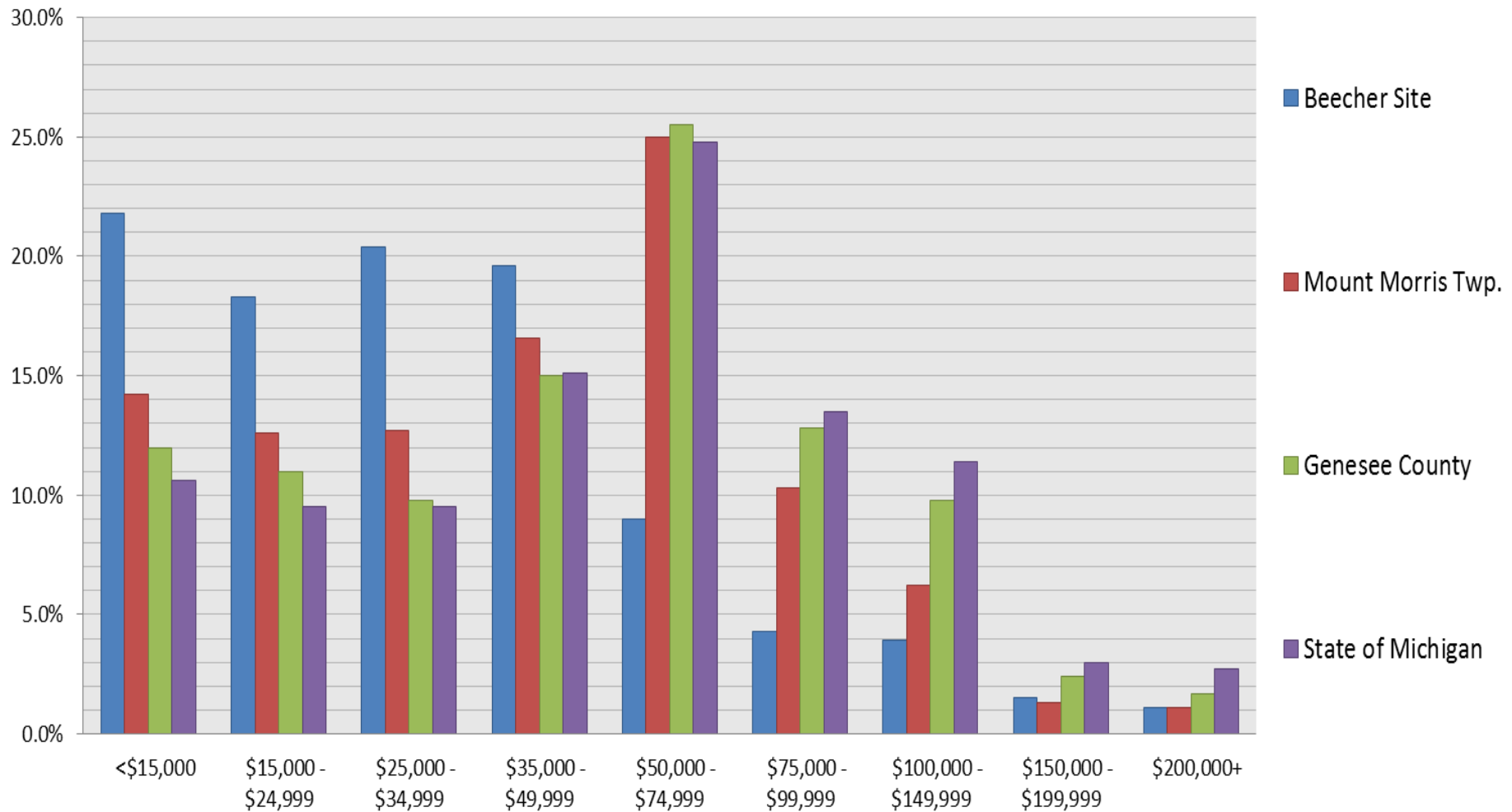
■ 2010 ■ 2015



Source: U.S. Census Bureau, 2000 Census of Population and Housing; ESRI forecasts for 2010 and 2015

# Socio-Economic Profile

2010 Household Income

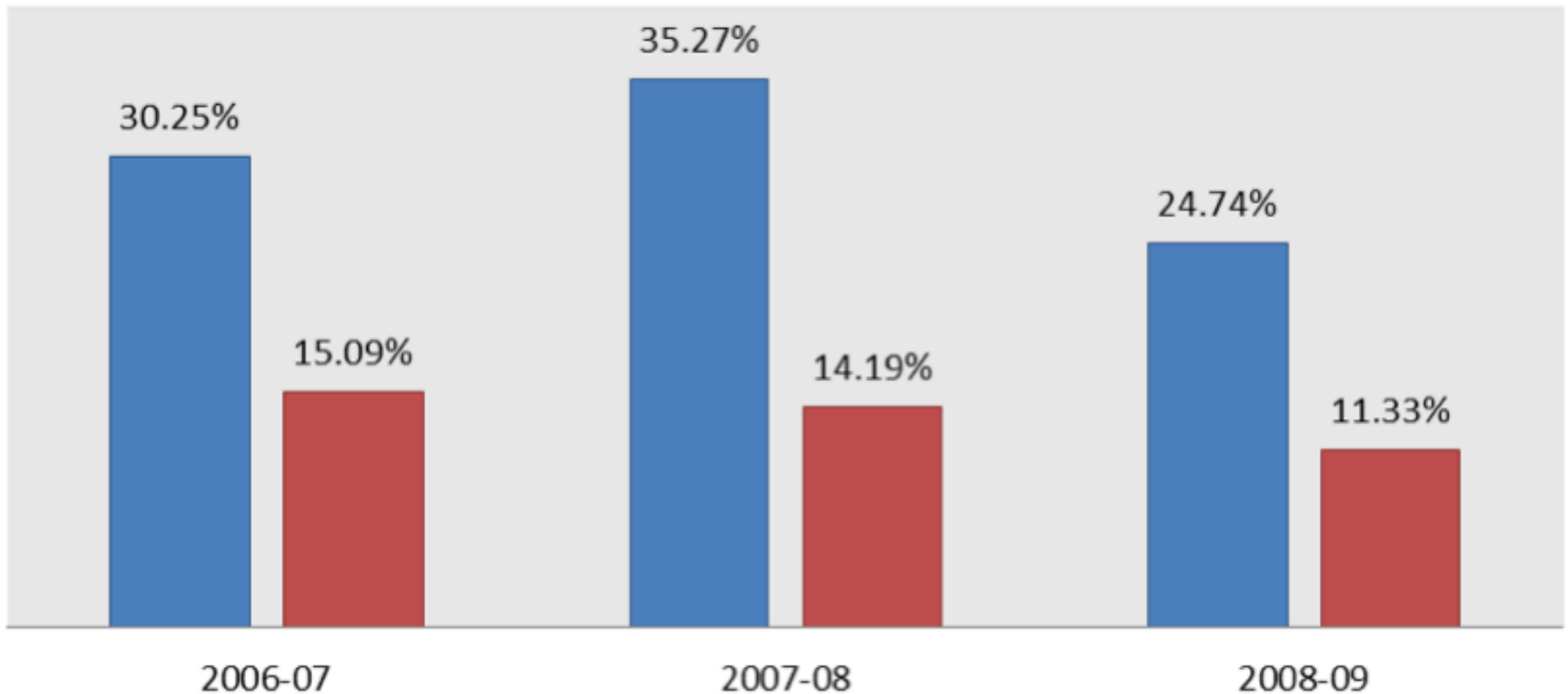


Source: U.S. Census Bureau, 2000 Census of Population and Housing; ESRI forecasts for 2010 and 2015

# School Performance

## Dropout Rate 2006-2009

■ Beecher Community School District ■ State

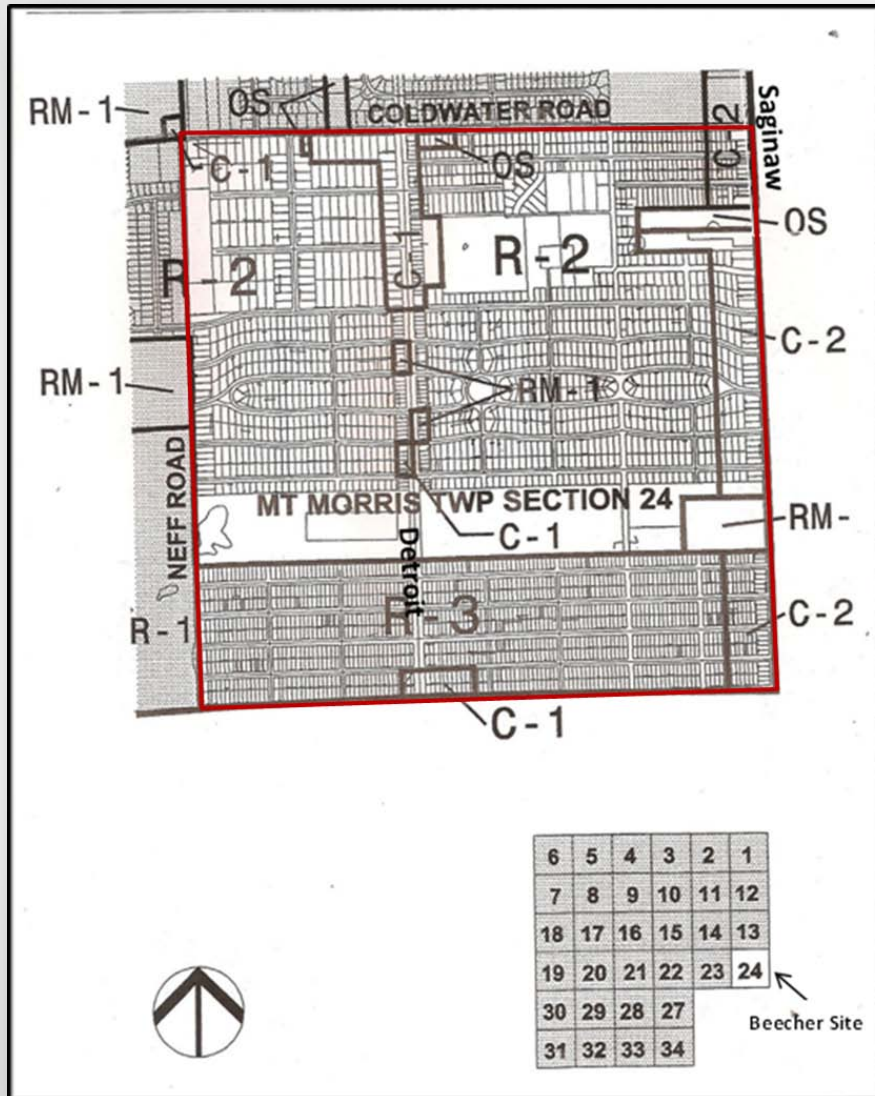




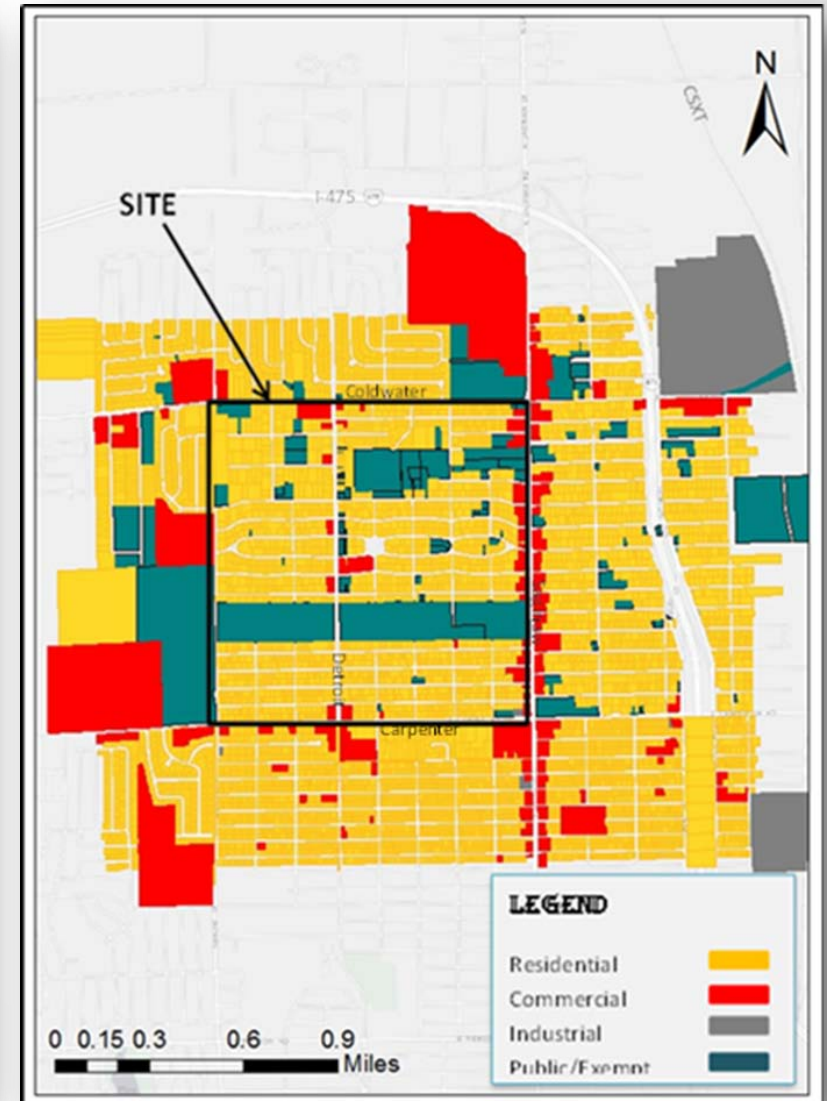
# Site Factors

Zoning & Land Use  
Community Amenities  
Transportation  
Market Profile: SPI

# Zoning



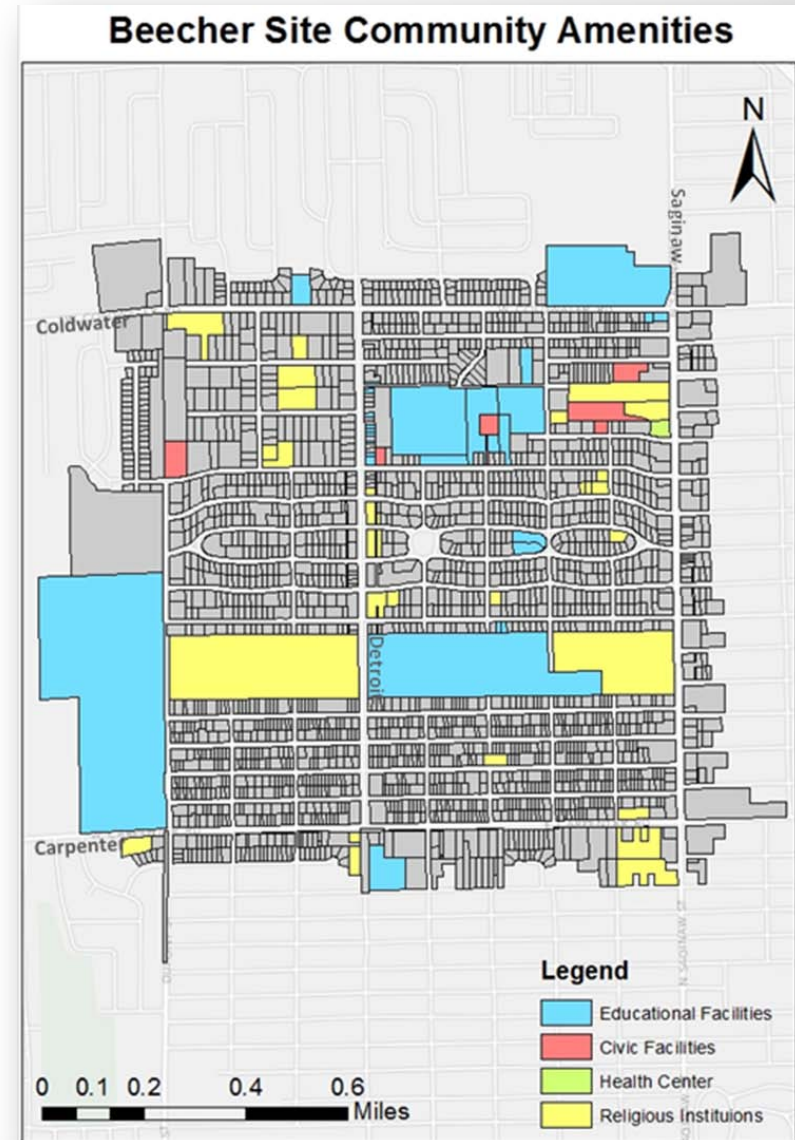
# Land Use





# Community Amenities

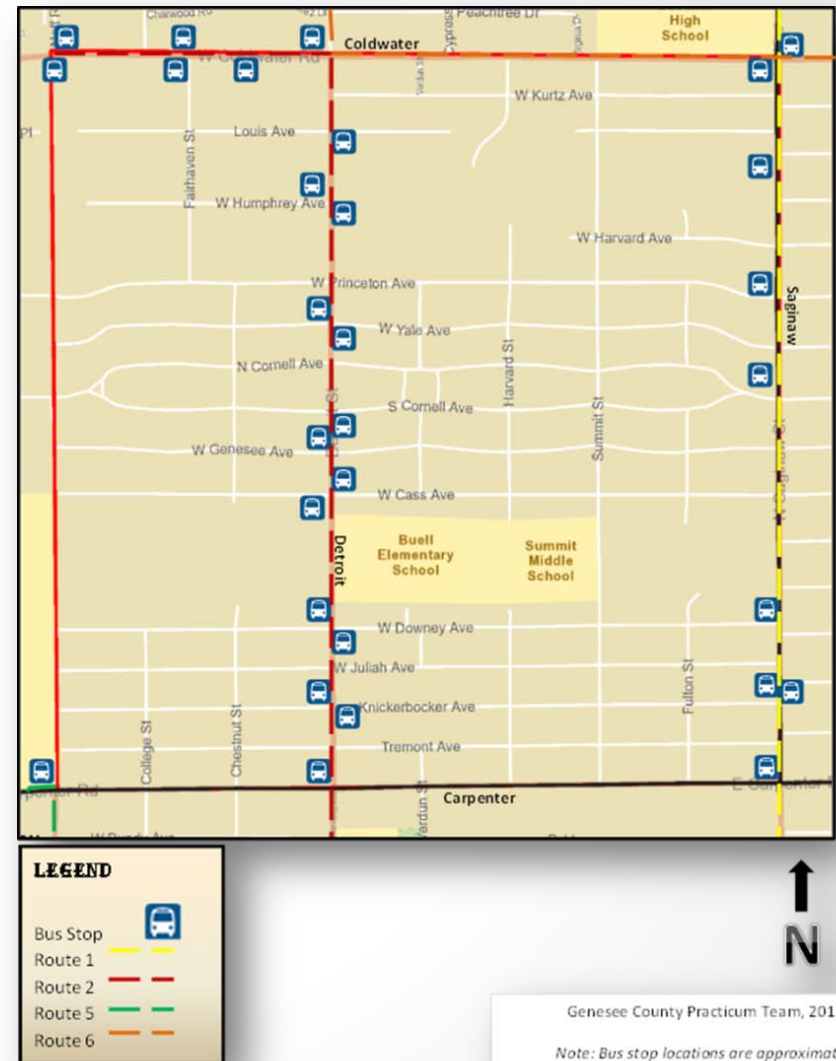
- Establishments which serve a specific purpose other than commercial development
  - 23 educational related parcels
  - 6 civic related parcels
  - 1 healthcare related parcel
  - 25 religious related parcels



Source: Generated from Genesee County GIS data

# Transportation

- Infrastructure
  - Close proximity to I-75, I-475, M-54, and CSX rail
  - Main thoroughfares are Carpenter, Coldwater, Saginaw, and Detroit Street
- Commuting Patterns & Public Transportation
  - Primary mode of transportation is personal vehicle
  - Demand for public transit
  - Public transit provided by Flint MTA
  - 84% increase in ridership from 2003 to 2008
  - 4 of 14 routes serve Beecher Site



# Market Profile

- A market profile analysis was conducted to assess the potential for commercial development in the area
  - Spending Potential Index (SPI)
  - Surplus/Leakage Factor

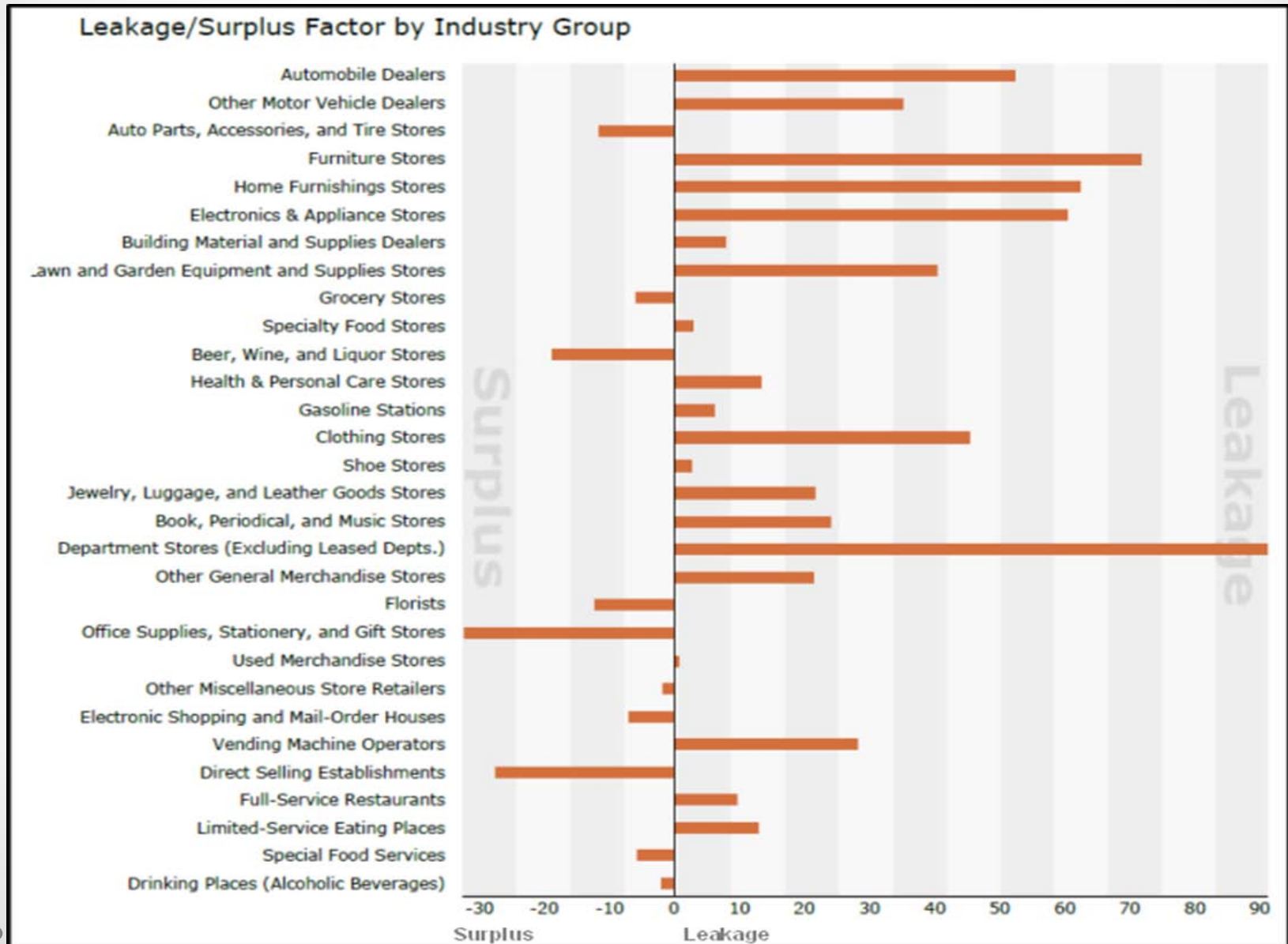
**Table 3.5.1 Average Spending Potential Index**

Source: ESRI, 2010

	Beecher Site		Mount Morris Twp		Genesee County		State of Michigan	
2010 Consumer Spending	Average Spent	SPI	Average Spent	SPI	Average Spent	SPI	Average Spent	SPI
Average	\$2,605	54	\$3,480	72	\$4,063	85	\$4,512	94

# Surplus/Leakage Factor

5 Mile radius; Source: ESRI, 2010



# Market Profile - Summary

- There is a slight potential for commercial development in Beecher Site
- Sectors indicating opportunity for redevelopment are:
  - Furniture stores
  - Home furnishing stores
  - Electronic & appliance stores
  - Department stores





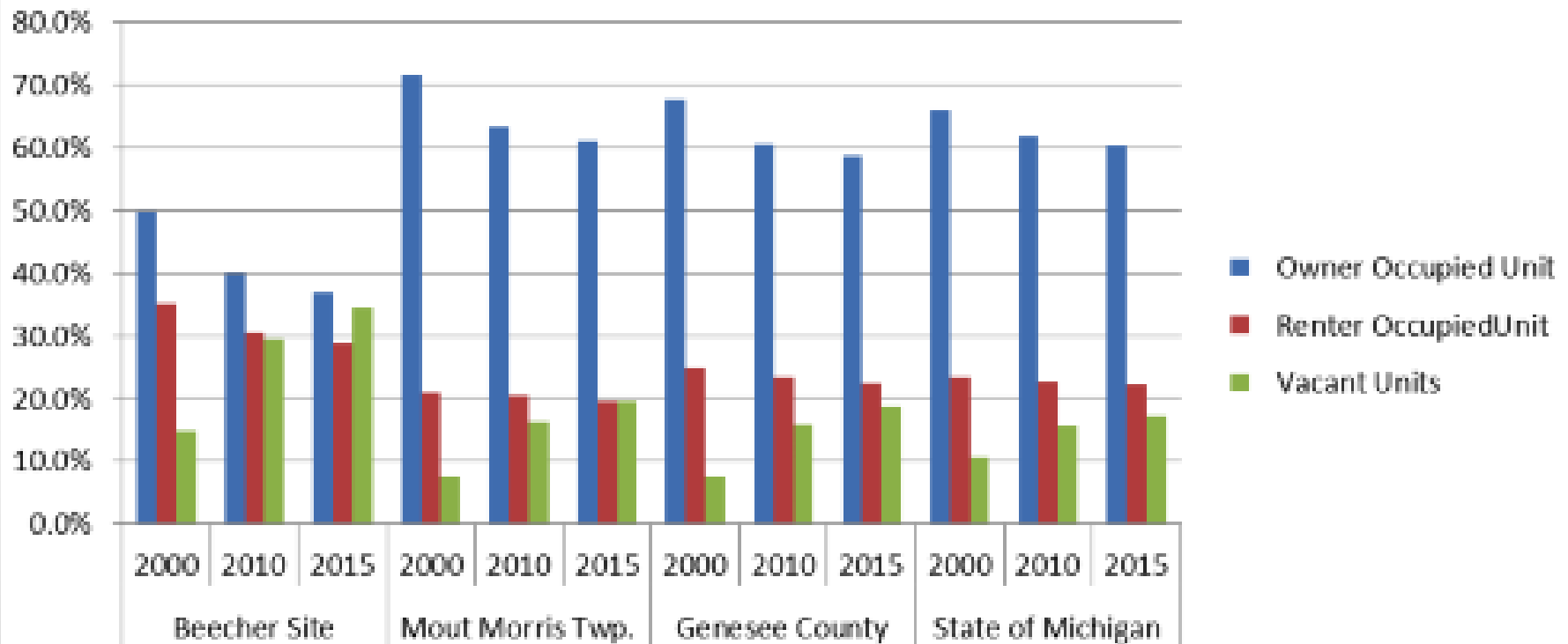
# Land Use Analysis

Housing Stock  
Land Inventory  
Parcel Condition Map

# Housing Stock

- **Housing Tenure:** Vacancy rates are an important marker of a region's economic status

**Housing Tenure**



# Land Inventory

- **Occupied:**
  - Possessing one or more man-made structures on the parcel
- **Vacant:**
  - An empty parcel of land with no man-made structures present
- **Abandoned:**
  - A parcel of land which appears to have been previously occupied but has since fallen into disrepair; a parcel of land which contains unkept structures or yards; a parcel of land which contains a partially or completely destroyed structure, by fire, water or Act of God

# Land Inventory Count

**Table 4.2.1 Beecher Site Inventory Count**

Source: Team Genesee

<b>Class</b>	<b>Count</b>	<b>%</b>
<b>Occupied</b>	1,178	68.8%
<b>Vacant</b>	326	19.0%
<b>Abandoned</b>	208	12.2%
<b>Total</b>	<b>1,712</b>	<b>100%</b>

- Temporal sampling

# Parcel Inventory



**Table 4.2.1 Beecher Site Inventory Count**

Source: Team Genesee

Class	Count	%
Occupied	1,178	68.8%
Vacant	326	19.0%
Abandoned	208	12.2%
<b>Total</b>	<b>1,712</b>	<b>100%</b>

# Parcel Inventory Regions 1, 2, & 3





# Inventory Regions 4, 5, & 6



# Inventory Region 7, 8, 9



**Table 4.2.7 Region 7 Count**

Source: Team Genesee

Class	Count	%
Occupied	184	60.3%
Vacant	72	23.6%
Abandoned	49	16.1%
<b>Total</b>	<b>305</b>	<b>100%</b>

**Table 4.2.8 Region 8 Count**

Source: Team Genesee

Class	Count	%
Occupied	203	68.8%
Vacant	57	19.3%
Abandoned	35	11.9%
<b>Total</b>	<b>295</b>	<b>100%</b>

**Table 4.2.9 Region 9 Count**

Source: Team Genesee

Class	Count	%
Occupied	128	70.0%
Vacant	26	14.2%
Abandoned	29	15.8%
<b>Total</b>	<b>183</b>	<b>100%</b>

## Trends

- Greatest proportion of abandonments; less clustered
- Abandoned parcels facing outside Beecher Site tend to be adjacent to other abandoned parcels

# Demolition Criteria



# Example I



Parcel #	Roof	Door	Window	Siding	Lot & Driveway	Raw Score	Final Score
Building A	3	2	3	3	2	13	Good Condition



# Example II



Parcel #	Roof	Door	Window	Siding	Lot & Driveway	Raw Score	Final Score
Building B	1	2	2	2	2	9	Fair Condition

# Example III



Parcel #	Roof	Door	Window	Siding	Lot & Driveway	Total	Final Score
Building C	1	1	1	1	1	5	Poor Condition

# Parcel Condition Analysis

Condition	Count	%
Good	58	27.9%
Fair	106	50.9%
Poor	44	21.2%
Total	208	100%

Source: Team Genesee, March 2012

- Renovation
- Error



**Figure 5.4.2 Abandoned Parcel Condition**

Source: Team Genesee



**Table 4.2.1 Region 1 Count**

Source: Team Genesee

Condition	Count	%
Good	3	60.0%
Fair	2	40.0%
Poor	0	0.0%
<b>Total</b>	<b>5</b>	<b>100%</b>

**Table 4.2.2 Region 2 Count**

Source: Team Genesee

Condition	Count	%
Good	6	66.7%
Fair	3	33.3%
Poor	0	0.0%
<b>Total</b>	<b>9</b>	<b>100%</b>

## Trends

- Overall habitable condition

**Table 5.4.3 Region 3 Count**

Source: Team Genesee

Condition	Count	%
Good	7	87.5%
Fair	1	12.5%
Poor	0	0.0%
<b>Total</b>	<b>8</b>	<b>100%</b>

## Trends

- Abandonments tend to cluster around parcels in poor condition



**Table 5.4.4 Region 4 Count**

Source: Team Genesee

Condition	Count	%
Good	11	29.7%
Fair	20	54.1%
Poor	6	16.2%
<b>Total</b>	<b>37</b>	<b>100%</b>

**Table 4.2.5 Region 5 Count**

Source: Team Genesee

Condition	Count	%
Good	2	8.3%
Fair	14	58.3%
Poor	8	33.3%
<b>Total</b>	<b>24</b>	<b>~100%</b>

**Table 5.4.6 Region 6 Count**

Source: Team Genesee

Condition	Count	%
Good	4	33.3%
Fair	4	33.3%
Poor	4	33.3%
<b>Total</b>	<b>12</b>	<b>~100%</b>

- Abandoned commercial & public parcels tend to be in Good or Fair condition
- Areas with small parcel sizes have more abandoned parcels in Fair or Poor Condition



Source: Team Genesee

Condition	Count	%
Good	9	18.4%
Fair	24	49.0%
Poor	16	32.6%
<b>Total</b>	<b>49</b>	<b>100%</b>

Source: Team Genesee

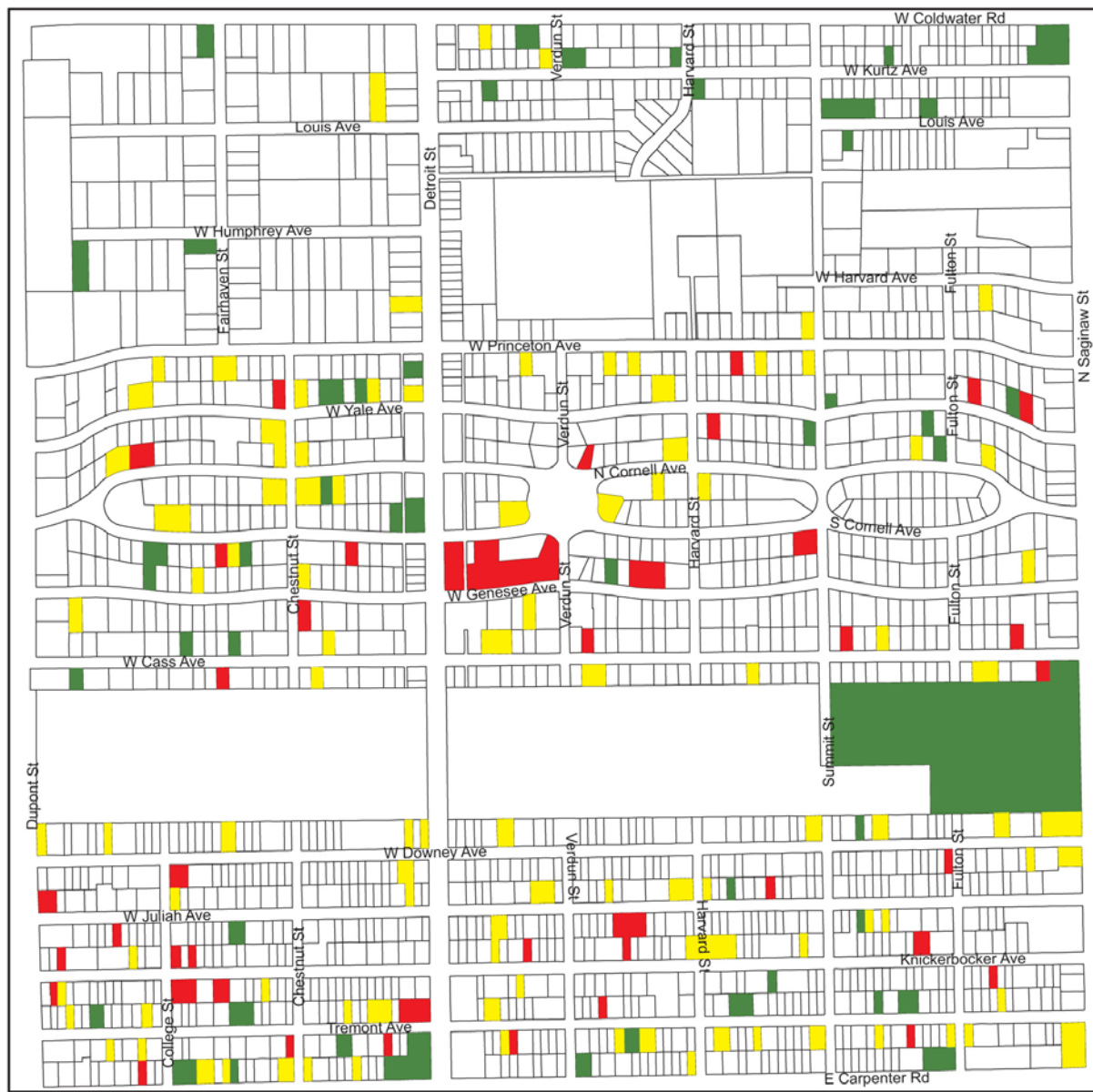
Condition	Count	%
Good	7	20.0%
Fair	23	65.7%
Poor	5	14.3%
<b>Total</b>	<b>35</b>	<b>100%</b>

Source: Team Genesee

Condition	Count	%
Good	9	31.0%
Fair	15	51.7%
Poor	5	17.3%
<b>Total</b>	<b>29</b>	<b>100%</b>

**Figure 5.4.2 Abandoned Parcel Condition**

Source: Team Genesee



Condition	Count	%
Good	58	27.9%
Fair	106	50.9%
Poor	44	21.2%
Total	208	100%



# Case Study

Four Case Studies

# Case Study

- Voluntary Associates in Grand Boulevard
  - Identify community leaders and encourage local involvement
- Toronto's Abandonment for Affordable Housing
  - Eliminate abandonment and blight and provide affordable housing
- Sideyard Expansion in Detroit, Michigan
  - Results in safer and better neighborhoods
- The Church Brew Works (Pittsburgh, Pennsylvania)
  - Keep historical integrity, associated savings, potential property value growth, school performance improvement and lower crime rate





# Recommendations

Scenario 1: Preservation

Scenario 2: Growth



# Recommendations

## Scenario 1: Preservation

- Focus on preservation and a no population growth land use approach
- Assumes regional conditions and local trends are not likely to change
- Parcel by parcel basis
- Six land use activities:
  - Infill housing
  - Blotting
  - Commercial
  - Adaptive reuse
  - Public transit infrastructure
  - Green Space

## Scenario 2: Growth

- Focus on a general redevelopment land use approach
- Assumes regional economic growth and current decline in population will reverse
- Parcel by parcel basis
- Six land use activities:
  - Infill housing
  - Blotting
  - Commercial
  - Adaptive reuse
  - Public transit infrastructure
  - Green Space

# Recommendations

## Scenario 1: Preservation

Criteria: **Infill Housing**

- Property is abandoned AND,
- Property is zoned residential AND,
- Abandonment and vacancy concentration of less than 3 parcels AND,
- Unable to apply other land use activities AND,
- When other land use activities are possible they reduce abandonment and vacancy concentration to less than 3 parcels.

## Scenario 2: Growth

Criteria: **Infill Housing**

- Property is abandoned AND,
- Property is zoned residential AND,
- Unable to apply other land use activities.

# Recommendations

## Scenario 1: Preservation

Criteria: **Blotting**

- Property is vacant AND,
- Property is zoned residential AND,
- Property shares 75% right and left common boundary with receiver AND,
- Receiver is limited to 1 blotting activity AND,
- Property is less than twice the size of receiver parcel

## Scenario 2: Growth

Criteria: **Blotting**

- Property is vacant AND,
- Property is zoned residential AND,
- Property shares 75% right and left common boundary with receiver AND,
- Receiver is limited to 1 blotting activity AND,
- Property is less than twice the size of receiver parcel AND,
- Blotting applied if infill housing occurs first and meets criteria.

# Recommendations

## Scenario 1: Preservation

Criteria: **Green Space**

- No proposed land use activities are applicable AND,
- Green Space takes precedence over infill housing and blotting if adjacent to 3 Green Space designated parcels AND,
- Green Space takes precedence over infill housing and blotting if property is adjacent to a dead-end

## Scenario 2: Growth

Criteria: **Green Space**

- No proposed land use activities are applicable AND,
- Green Space takes precedence over infill housing and blotting if property is adjacent to a dead-end

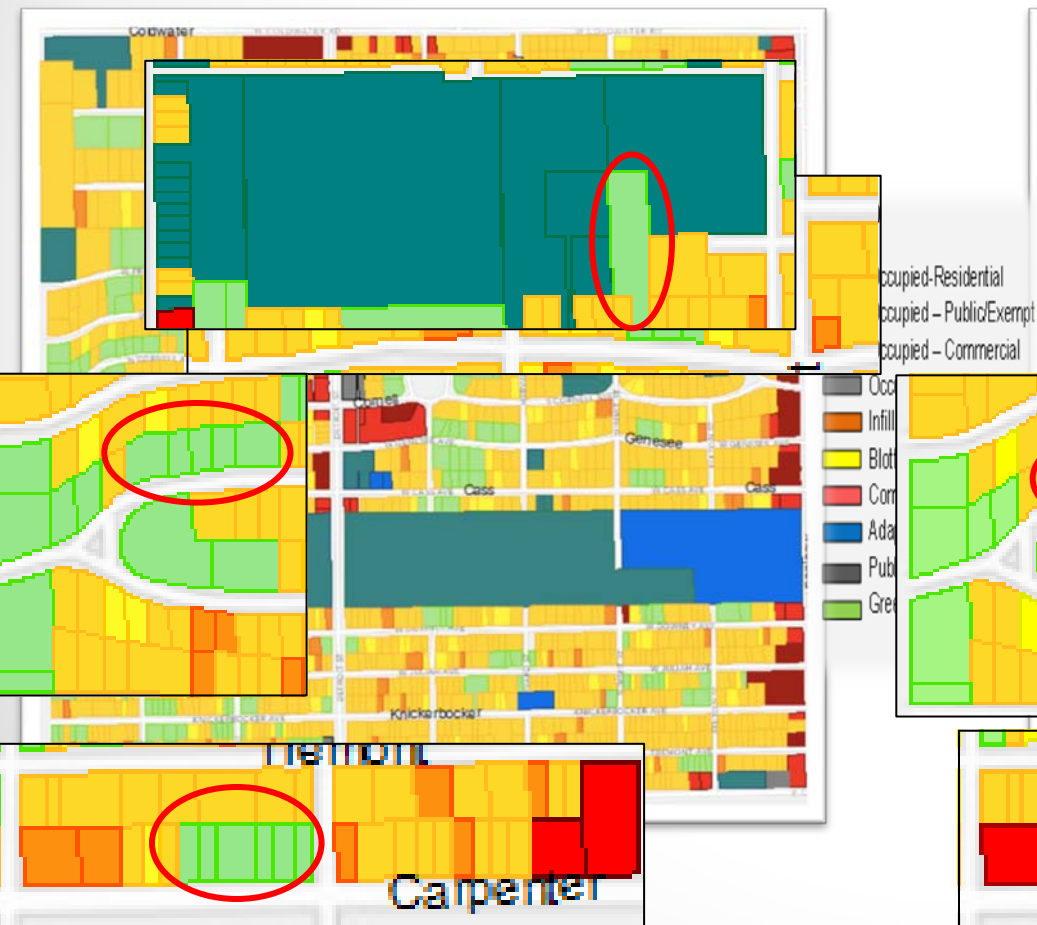






# Recommendation Maps

Scenario 1: Preservation



Scenario 2: Growth

