

1. Executive Summary

This report has been prepared to meet the requirements of the Urban Planning Practicum. The clients for this project are Phillip Stair, Land Reutilization Council, Genesee County and Linda Patrick, MSU Extension, Genesee County. In partnership with Genesee County, the practicum group was given three potential brownfield sites to assess their potential reuse viability. The study will be site specific with considerations of the surrounding area.

The three sites are:

- 3724 Robert T. Longway Blvd., Flint, Michigan
- 1018 W. Pasadena Avenue, Flint, Michigan
- 3437 Dort Highway, Burton, Michigan

The sites are located in the cities of Flint and Burton, Genesee County, Michigan. Flint is located on the eastern side of the state approximately 50 or 60 miles north of Detroit. The city is located at the intersection of 1-69 and 1-75. The Dort Highway site is located in a major commercial corridor in Burton. Robert T. Longway Blvd. is located in a mixed-use neighborhood. Delphi automotive plant is located directly across the street and the site has commercial uses adjacent to the site. Pasadena is located in a predominately residential neighborhood.

The U. S. Census was an important database that this group relied on for data about the City of Flint, City of Burton, and Genesee County. Site-specific data and maps were attained from the City of Flint, City of Burton and Genesee County. Site evaluation was also done by observing the site and looking at surrounding uses close to the site.

The socio-economic profile shows trends of the City of Flint, City of Burton, and Genesee County. A change in demographics within the City of Flint has happened during the period of 1990 to 2000. Minorities make up a large population in Flint and whites are moving to the outer rings of the city. The vacancy rate is higher in the City of Flint than in Genesee County as a whole. There has been an increase in average housing prices and the unemployment is down in all areas in Genesee County and the City of Flint. Income levels have gone up, but the City of Flint's income level remains lower than the overall average in Genesee County. There is a marked decline in manufacturing in Genesee County particularly in the City of Flint. But health services, educational services, and business services are expected to grow within the next ten years. In all outlined trends, the City of Burton's tends to follow that of Genesee County, excluding Flint.

The strengths, weaknesses, opportunities and threats of the individual sites were identified. These sites were analyzed on the basis of surrounding land use, history of the site, its site characteristics, potential cleanup and zoning.

The three sites were then analyzed further based on a point system. A three-point scale was used during the assessment process, with three points reflecting the strongest agreement and one point being the least agreeable. The following criteria were used to evaluate each site: compatible zoning, accessibility to the site, site cleanup, site dimensions, structural integrity, cost of development or redevelopment, current parking, circulation on the site, and potential for land acquisition. This point system was used to evaluate each site on the basis of industrial and commercial uses, a total of 30 points was possible. The results follow:

- 3724 Robert T. Longway Blvd. - score of 19 for both industrial and commercial use, recommended for either use
- 1018 Pasadena Ave. - score of 18 for industrial use and 19 for commercial use, recommended for commercial use
- 3437 Dort Highway - score of 26 for industrial and 25 for commercial use, Suitable for either use, recommended mixed use

The practicum group conducted a windshield survey to list the existing businesses of the areas. It is strongly suggested that a full market analysis and needs assessment be done for all three locations in order to come up with detailed reuses.