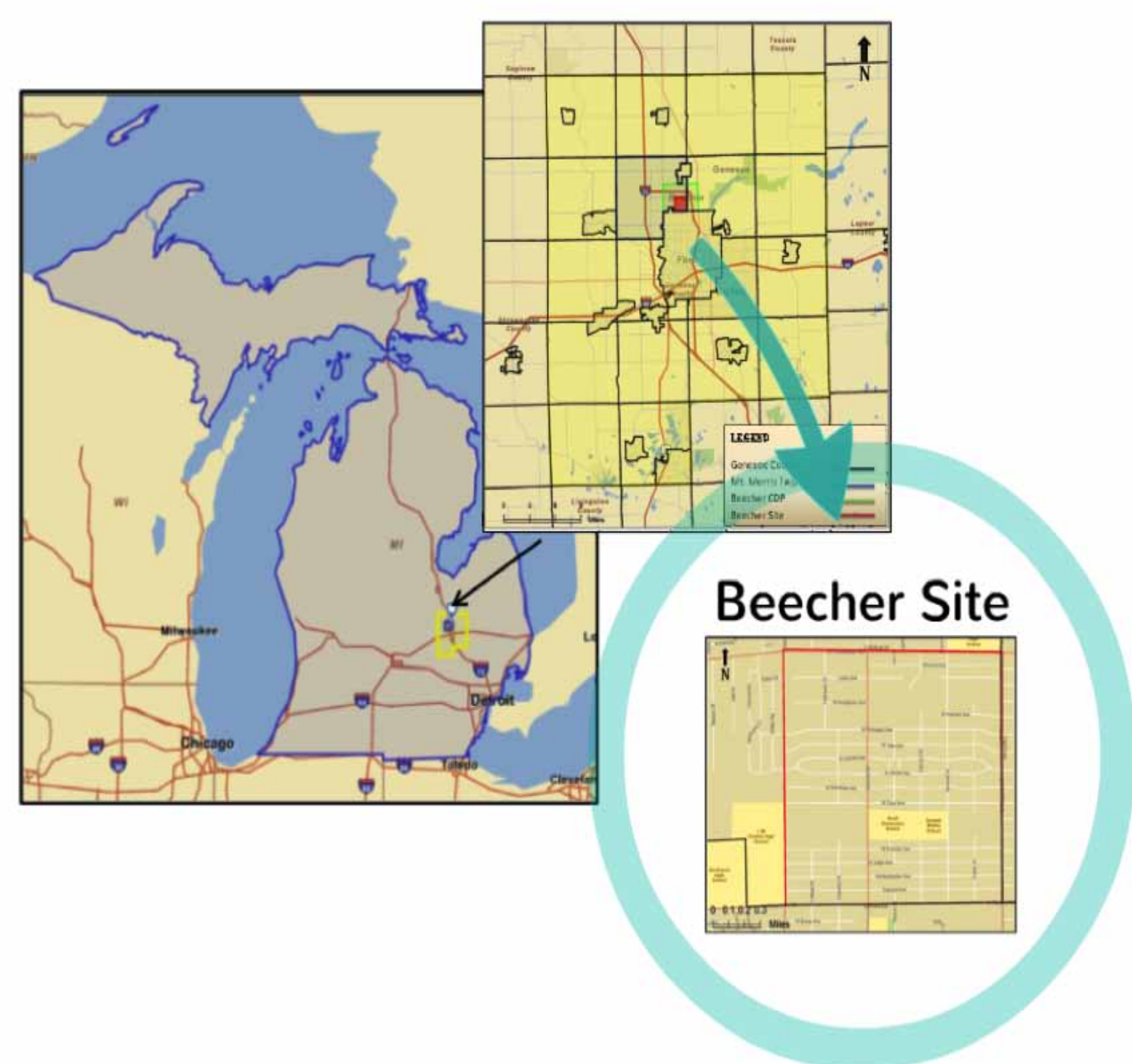


BEECHER NEIGHBORHOOD STABILIZATION PLAN Mount Morris Township, Genesee County, Michigan

In Collaboration with Michigan State University Urban Planning Practicum
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Genesee County, Michigan



Project Overview

This project derives from the National Stabilization Program 1 & 3 funding granted by HUD. This federal program provides Genesee County Metropolitan Planning Commission an opportunity to engage in neighborhood revitalization efforts throughout the county. At the request of Genesee County, this project seeks to create a land use plan for the future function of this neighborhood.

Through study and analysis, the MSU practicum team has produced an assessment of the Beecher neighborhood based on its geography, social and economic profiles, land uses, and land ownership. With these and through identifying the ownership of land parcels, criteria were established for strategic demolition. With our full analysis of the Beecher neighborhood parcels, recommendations are provided to sell existing vacant sites to adjacent homeowners.

Development recommendations for viable parcels in the short and long term are provided, and the best method for implementing such a land use plan will be determined.

Partners

Genesee County Metropolitan Planning Commission (GC-MPC) GCMPC is composed of two divisions: Community Development and Transportation; headed by Director-Coordinator Julie Hinterman. The clients for this project are the Genesee County Metropolitan Planning Commission with direction provided by Christine A. Durgan, Principal Planner; Sheila Taylor, Senior Planner; and Anna King, Associate Planner.

Methodology

Parcel data were gathered from Mount Morris Township, Genesee County, and Land Bank jurisdictions. The GIS map (shown in center) goes over the site inventory. From their we assessed the data and came up with recommendation for Beecher Site. Parcels were inventoried between January and February of 2012 by this practicum team to determine whether a parcel was occupied, vacant, or abandoned. Abandoned parcels were photographed.

parcel condition

GOOD ■



FAIR ■



POOR ■



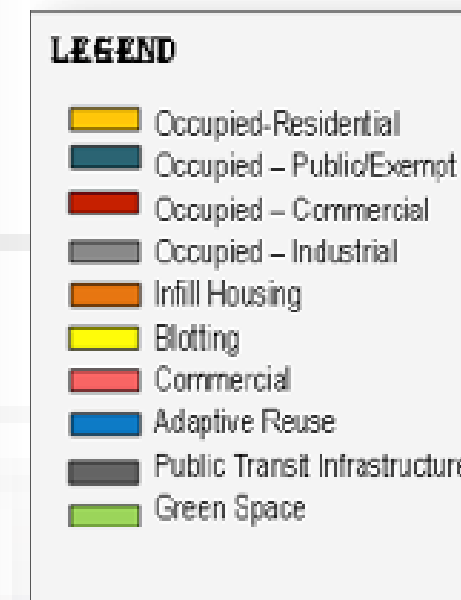
INVENTORY



LAND INVENTORY COUNT

Class	Count	%
Occupied	1,178	68.8%
Vacant	328	19.0%
Abandoned	208	12.2%
Total	1,712	100%

RECOMMENDATIONS

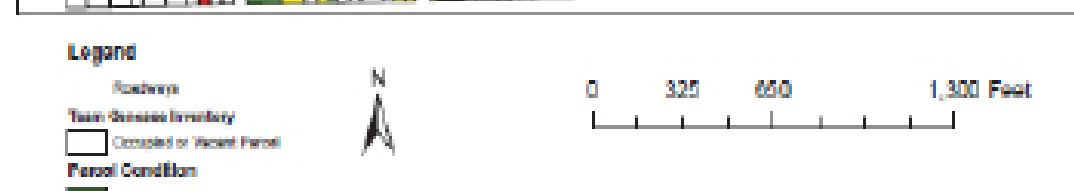
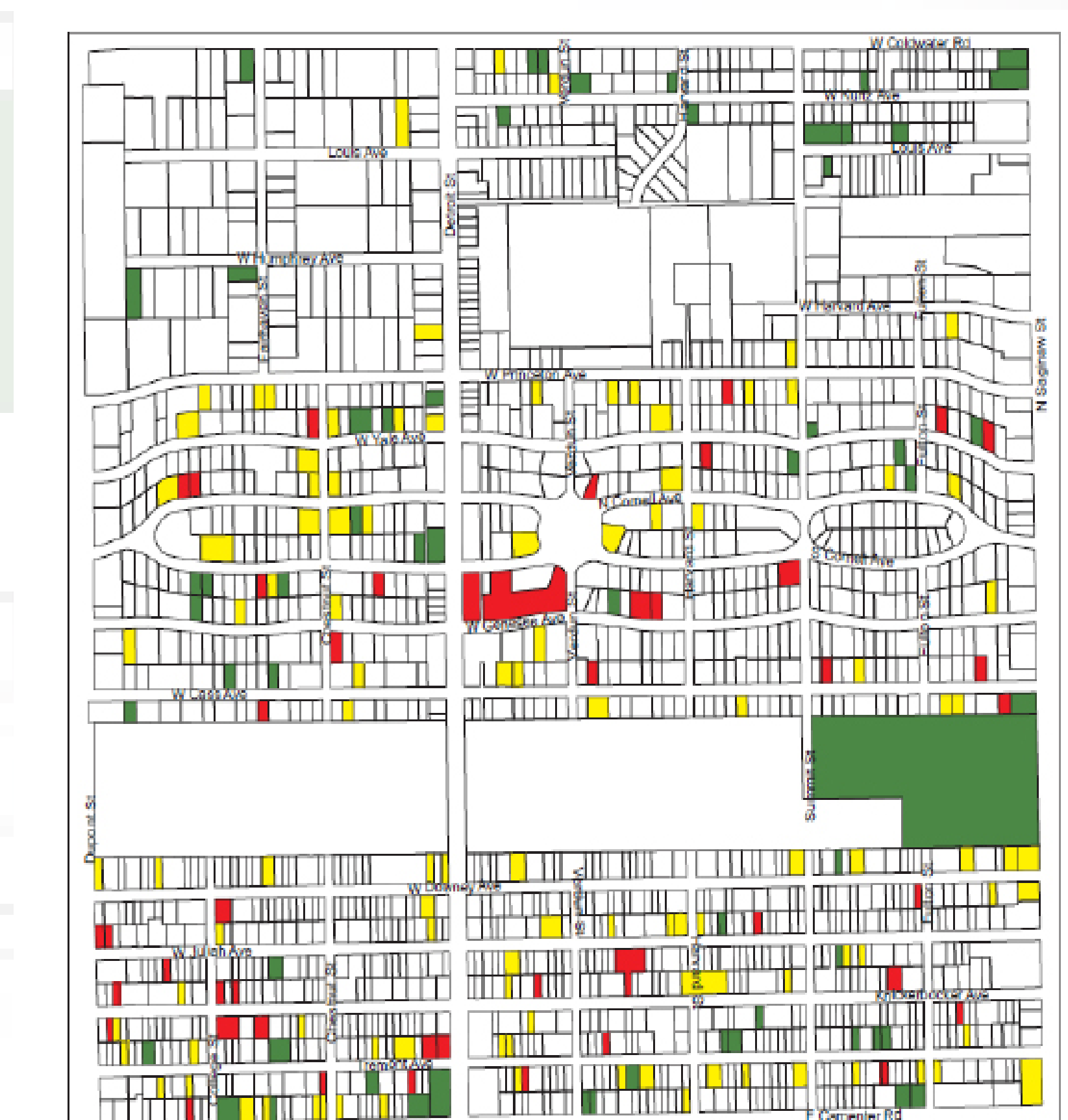


Land use scenario 1 focuses on a preservation and a no growth land use approach. The no growth land use approach applies to concentration areas of vacancies and/or property abandonment. Therefore a direction where preservation of land in its natural form instead of further development may be a more viable solution.



Land use scenario 2 focuses on a general pro-growth land use approach. This plan will support commercial growth as well as affordable infilled housing. This will help with overall growth of the Beecher site.

http://spdc.msu.edu/spdc/urp_showcase



PARCEL CONDITION ANALYSIS

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