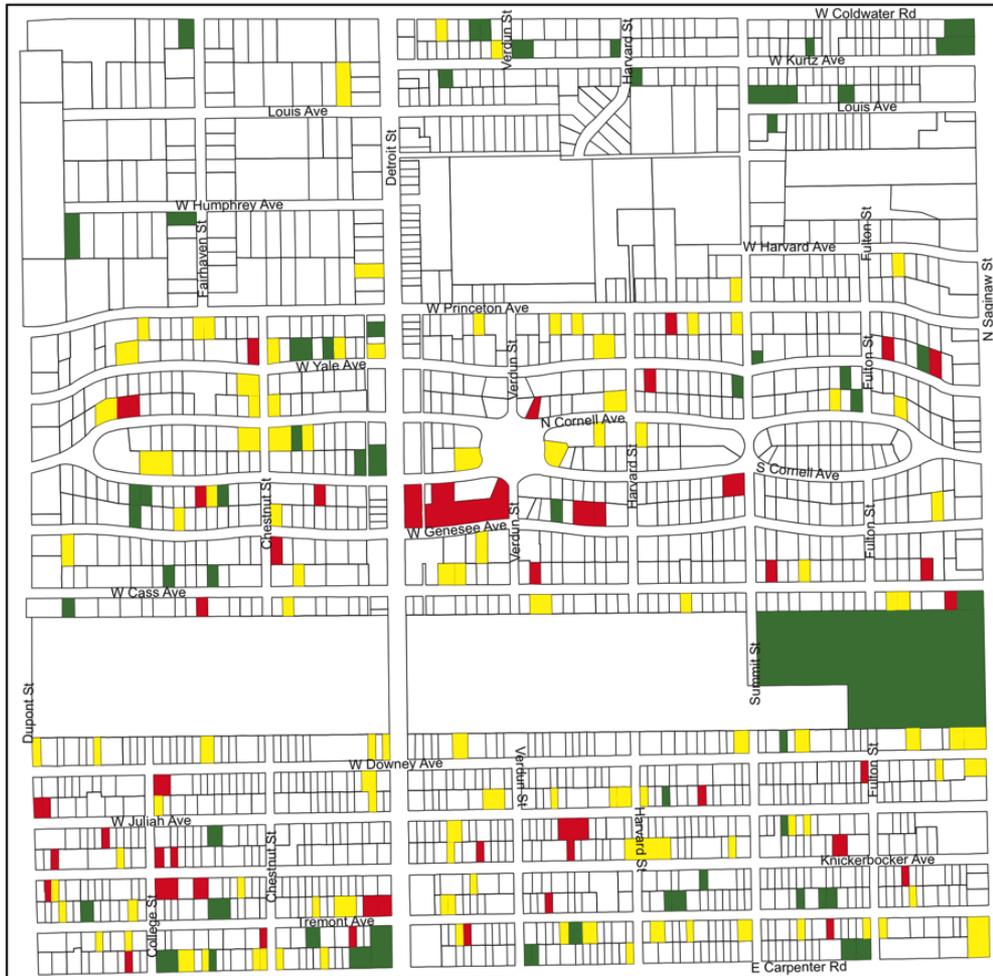# Beecher Neighborhood Stabilization Plan

Prepared for
Genesee County Metropolitan Planning Commission

By

Austen T. Ayres
James E. Bonfiglio
Justin J. Dunn
Gentjan Heqimi
Ye Ji Kim
Hanbing Liang
Gino M. Piccirilli
Raymond J. Whearley

Agenda

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

Introduction

SCHOOL OF
PLANNING, DESIGN & CONSTRUCTION
MICHIGAN STATE UNIVERSITY

MICHIGAN STATE
U N I V E R S I T Y

- ## Who we are
  - o Practicum students – Capstone course in Urban & Regional Planning at Michigan State University

- ## Client
  - o Genesee County Metropolitan Planning Commission (GCMPC)

- ## Who
  - o Genesee County & GCMPC
    - Neighborhood Stabilization Program (NSP) of U.S. Department of Housing and Urban Development (HUD)
      - o Community development in the Beecher Neighborhood
    - NSP 1& 3 funding provides neighborhood revitalization opportunity

- ## What
  - o GCMPC requests:
    - Land use analysis of Beecher Neighborhood
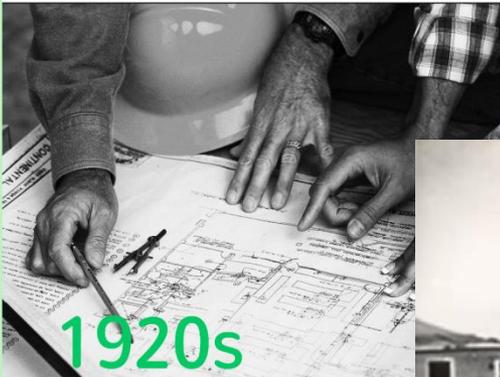   - Innovative reuse ideas for vacant or abandoned parcels

Location

- Beecher Site is located in the eastern-central portion of the lowe 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)
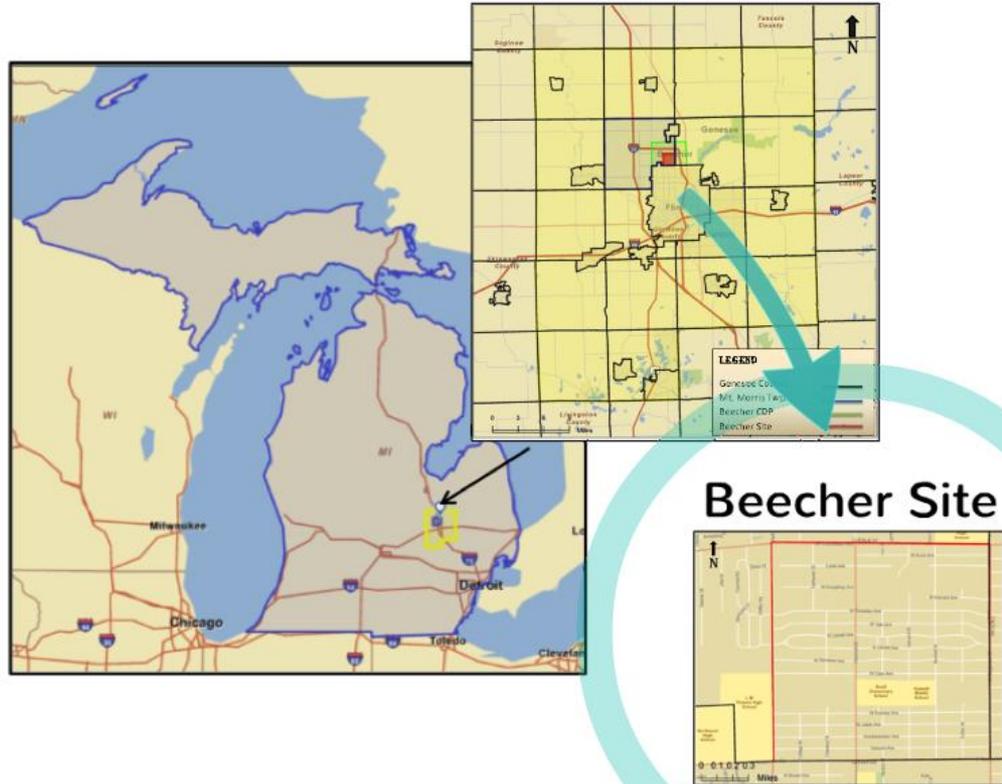
Beecher Site

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

Site Profile

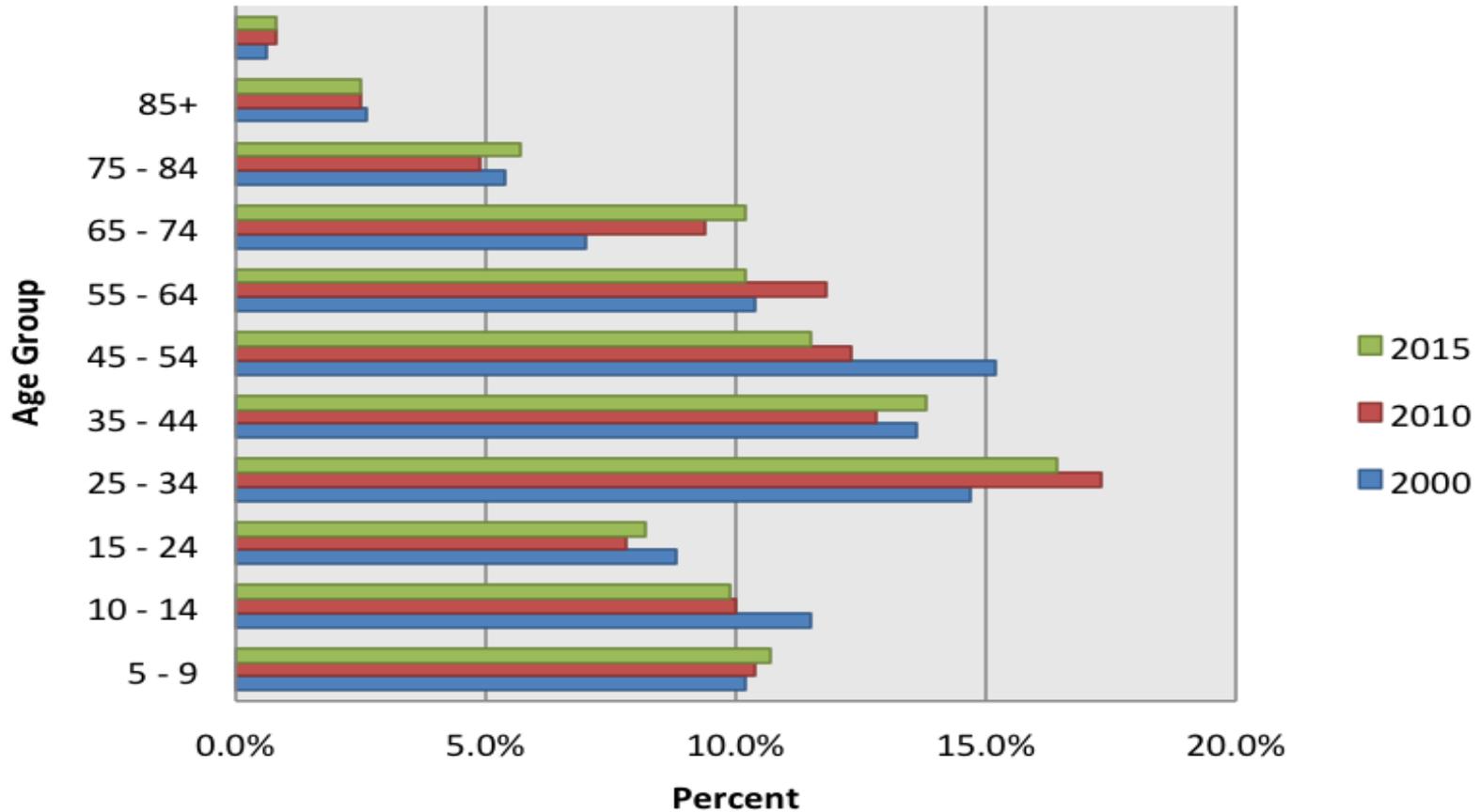Socio-Economic Profile

School Performance

Socio-Economic Profile

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

Year	Beecher Site Population Total	% Δ	Mount Morris Twp Population Total	% Δ	Genesee County Population Total	% Δ	State of Michigan Population Total	% Δ
2000	3,375	n/a	23,725	n/a	436,141	n/a	9,938,444	n/a
2010	3,038	-9.99%	22,200	-6.43%	424,800	-2.60%	10,104,633	1.67%
2015	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
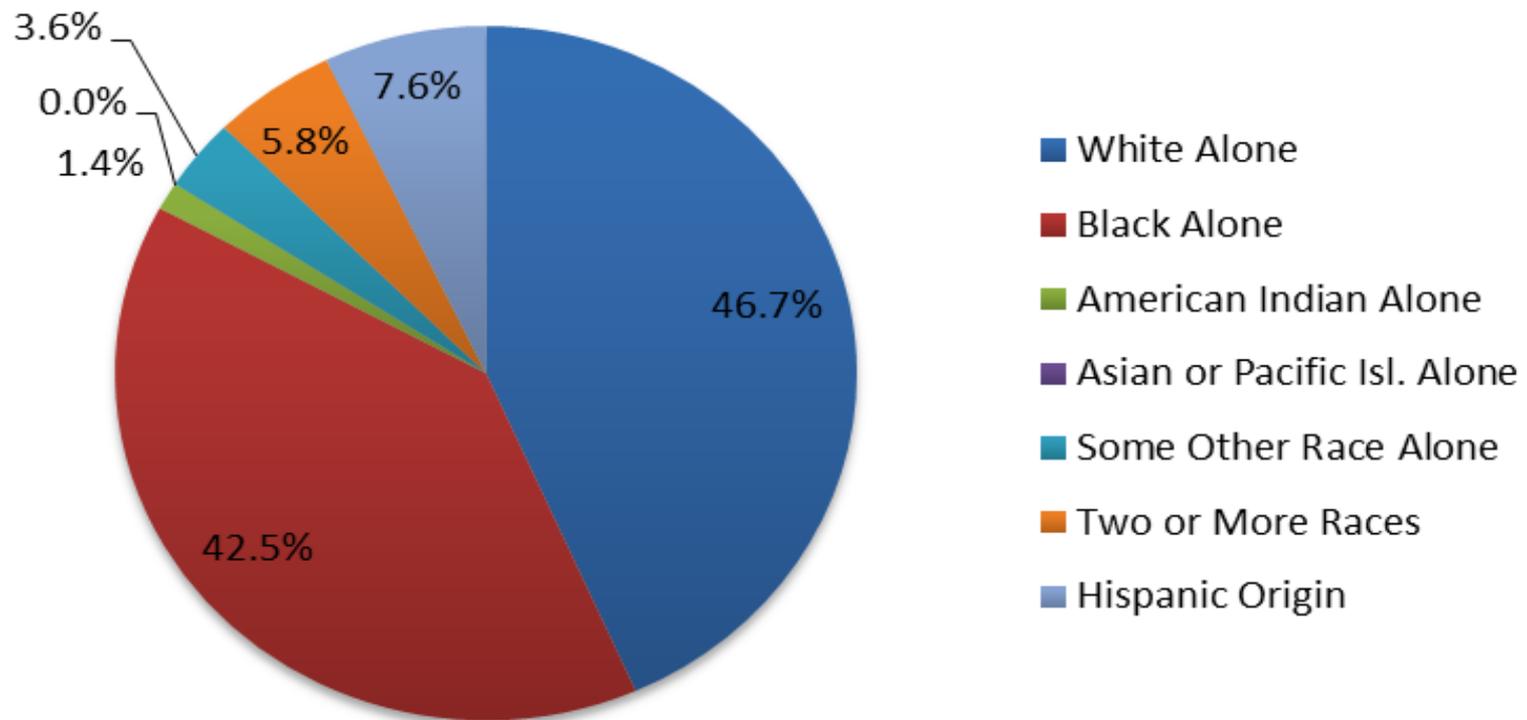
Socio-Economic Profile

Beecher Age Distribution

Socio-Economic Profile
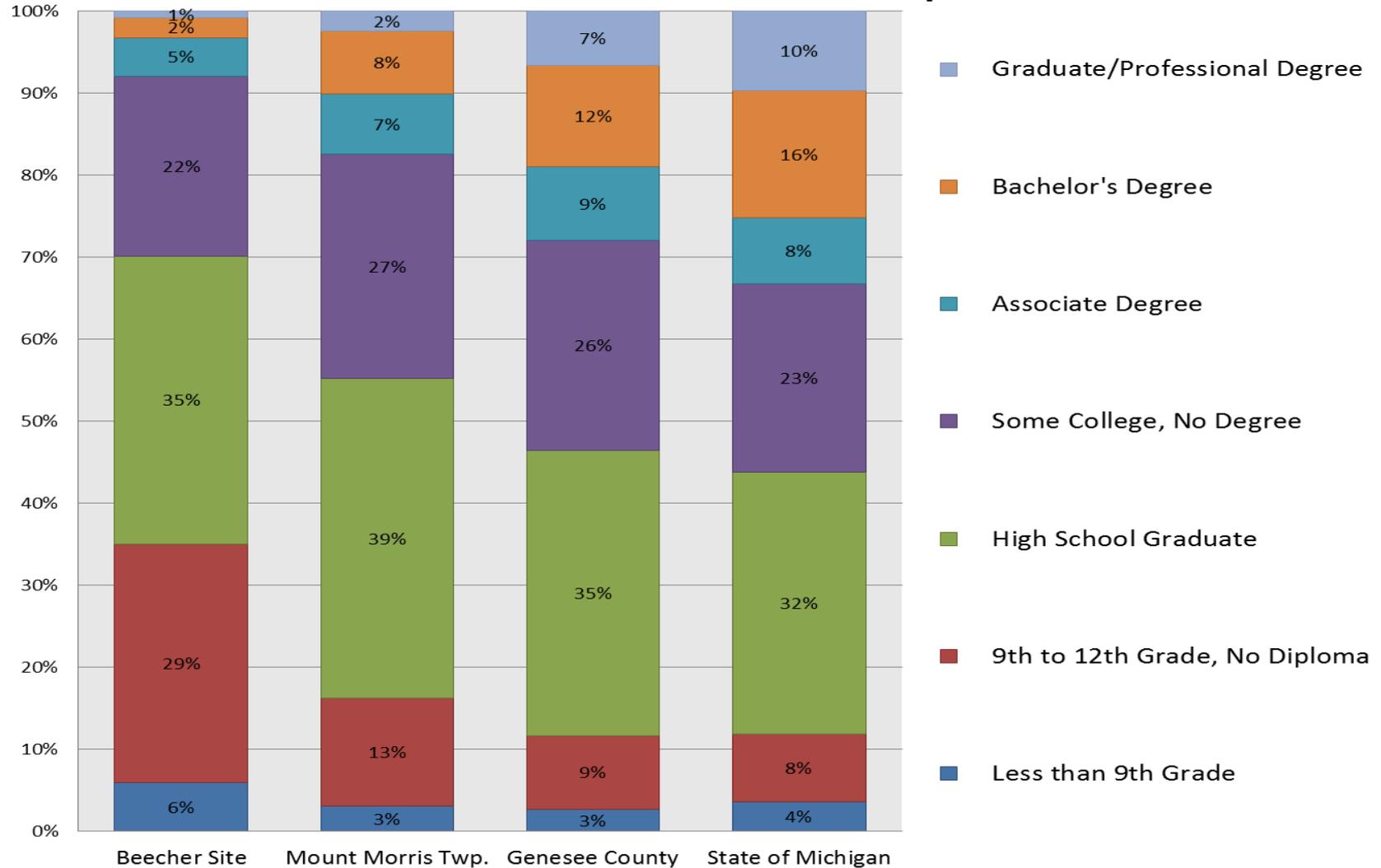

Beecher Site Race/Ethnicity Composition 2010

- White Alone — 46.7%
- Black Alone — 42.5%
- American Indian Alone — 1.4%
- Asian or Pacific Isl. Alone — 0.0%
- Some Other Race Alone — 3.6%
- Two or More Races — 5.8%
- Hispanic Origin — 7.6%

Socio-Economic Profile

2010 Educational Attainment for Pop. 25+

	Beecher Site	Mount Morris Twp.	Genesee County	State of Michigan
Graduate/Professional Degree	1%	2%	7%	10%
Bachelor's Degree	2%	8%	12%	16%
Associate Degree	5%	7%	9%	8%
Some College, No Degree	22%	27%	26%	23%
High School Graduate	35%	39%	35%	32%
9th to 12th Grade, No Diploma	29%	13%	9%	8%
Less than 9th Grade	6%	3%	3%	4%

Socio-Economic Profile

2010 - 2015 Unemployment Rate

■ 2010 ■ 2015

	Beecher Site	Mount Morris Twp	Genesee County	State of Michigan
2010	37.4%	24.0%	18.7%	16.0%
2015	32.0%	20.0%	15.3%	13.0%

Socio-Economic Profile

2010 Household Income

School Performance

Dropout Rate 2006-2009

■ Beecher Community School District   ■ State

	2006-07	2007-08	2008-09
Beecher Community School District	30.25%	35.27%	24.74%
State	15.09%	14.19%	11.33%
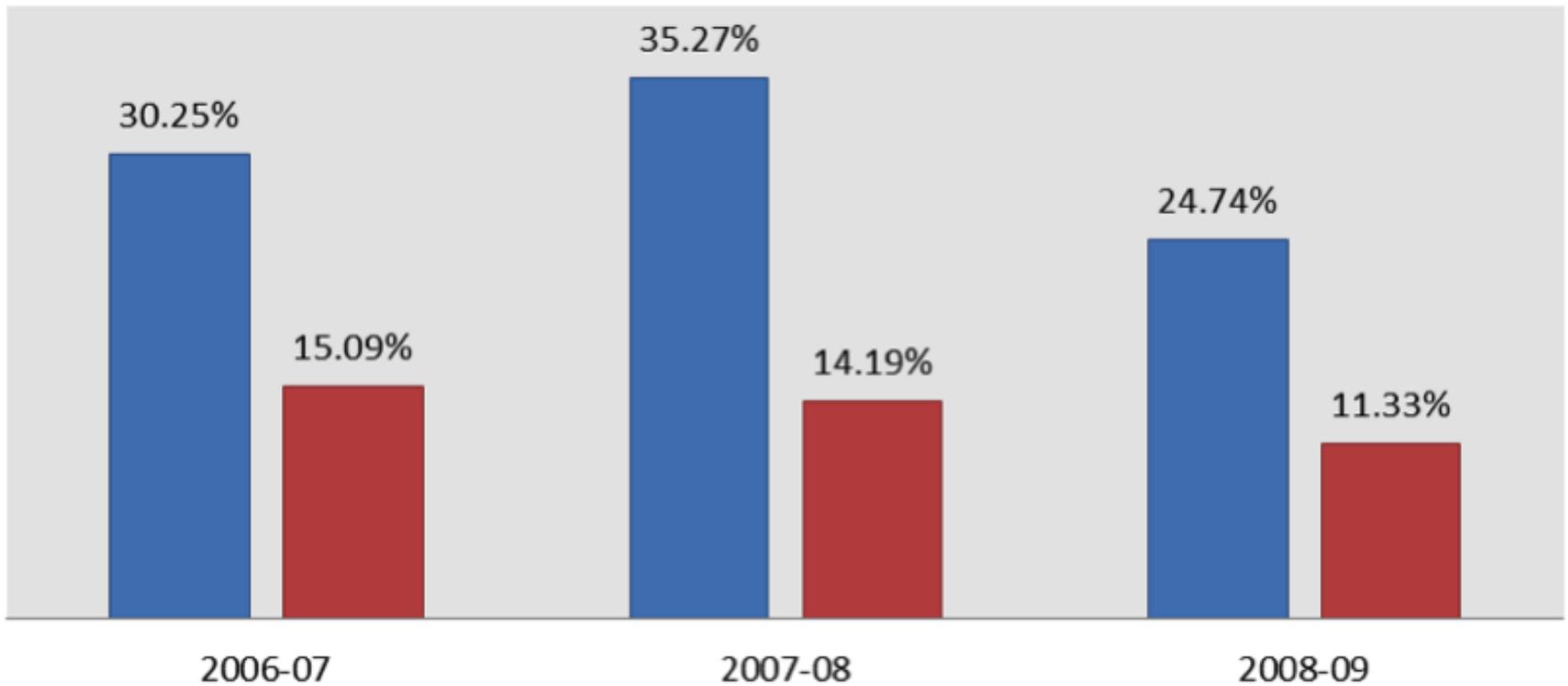
Site Factors

Zoning & Land Use
Community Amenities
Transportation
Market Profile: SPI

Zoning

Land Use

Source: Mount Morris Township

Source: Generated from Genesee County GIS data
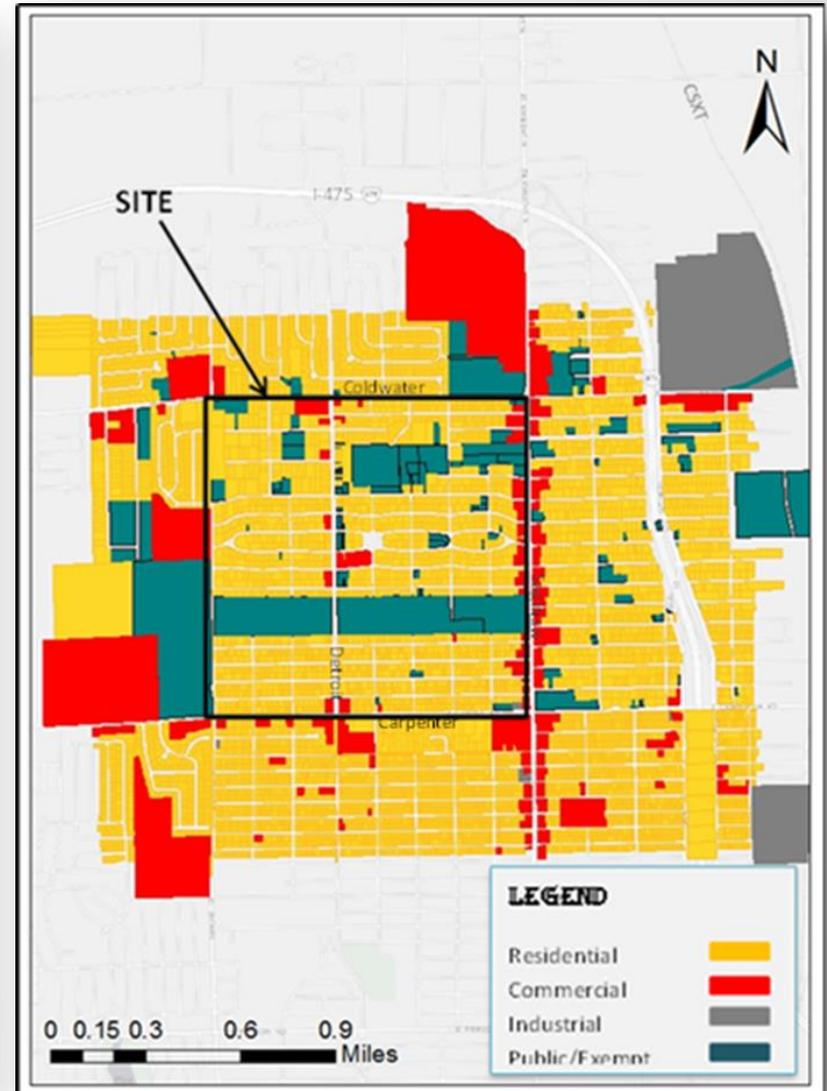
Community Amenities
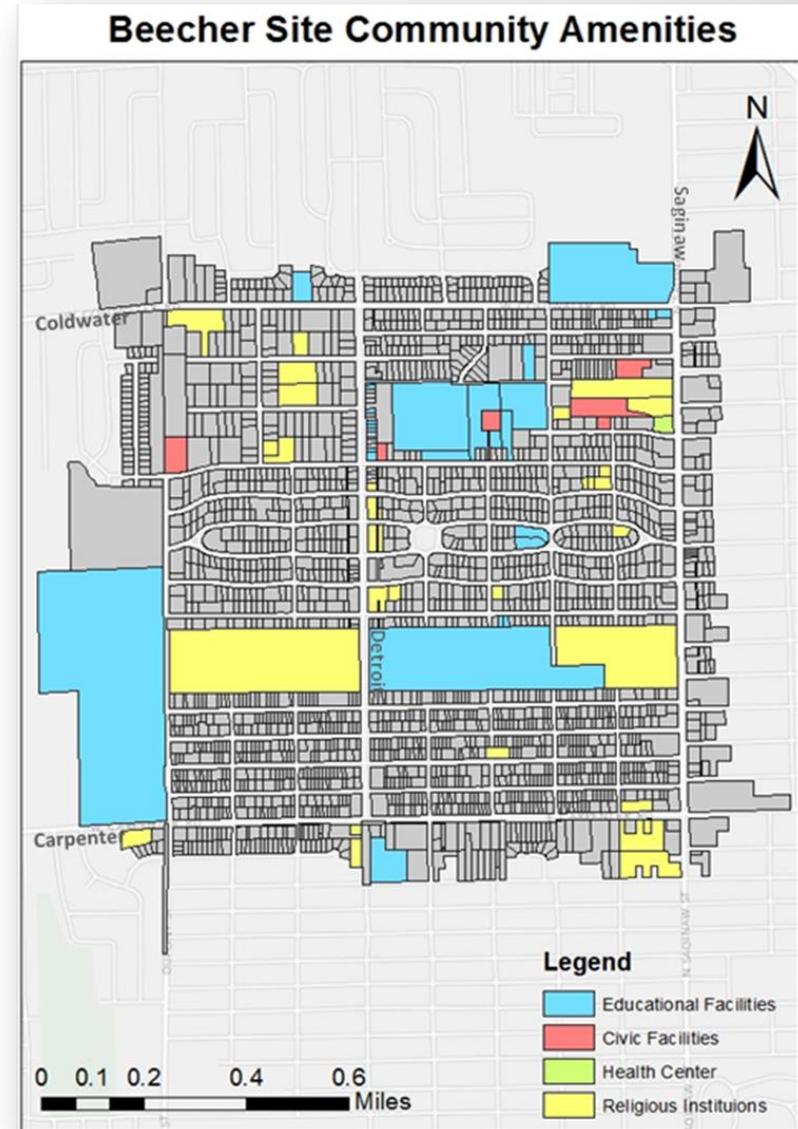
- Establishments which serve a specific purpose other than commercial development
  - 23 educational related parcels
  - 6 civic related parcels
  - 1 healthcare related parcel
  - 25 religious related parcels

Beecher Site Community Amenities

Legend

- Educational Facilities
- Civic Facilities
- Health Center
- Religious Instituions

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

LEGEND

Bus Stop
Route 1
Route 2
Route 5
Route 6

Genesee County Practicum Team, 2012

Note: Bus stop locations are approximate

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

2010 Consumer Spending	Beecher Site		Mount Morris Twp		Genesee County		State of Michigan	
	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
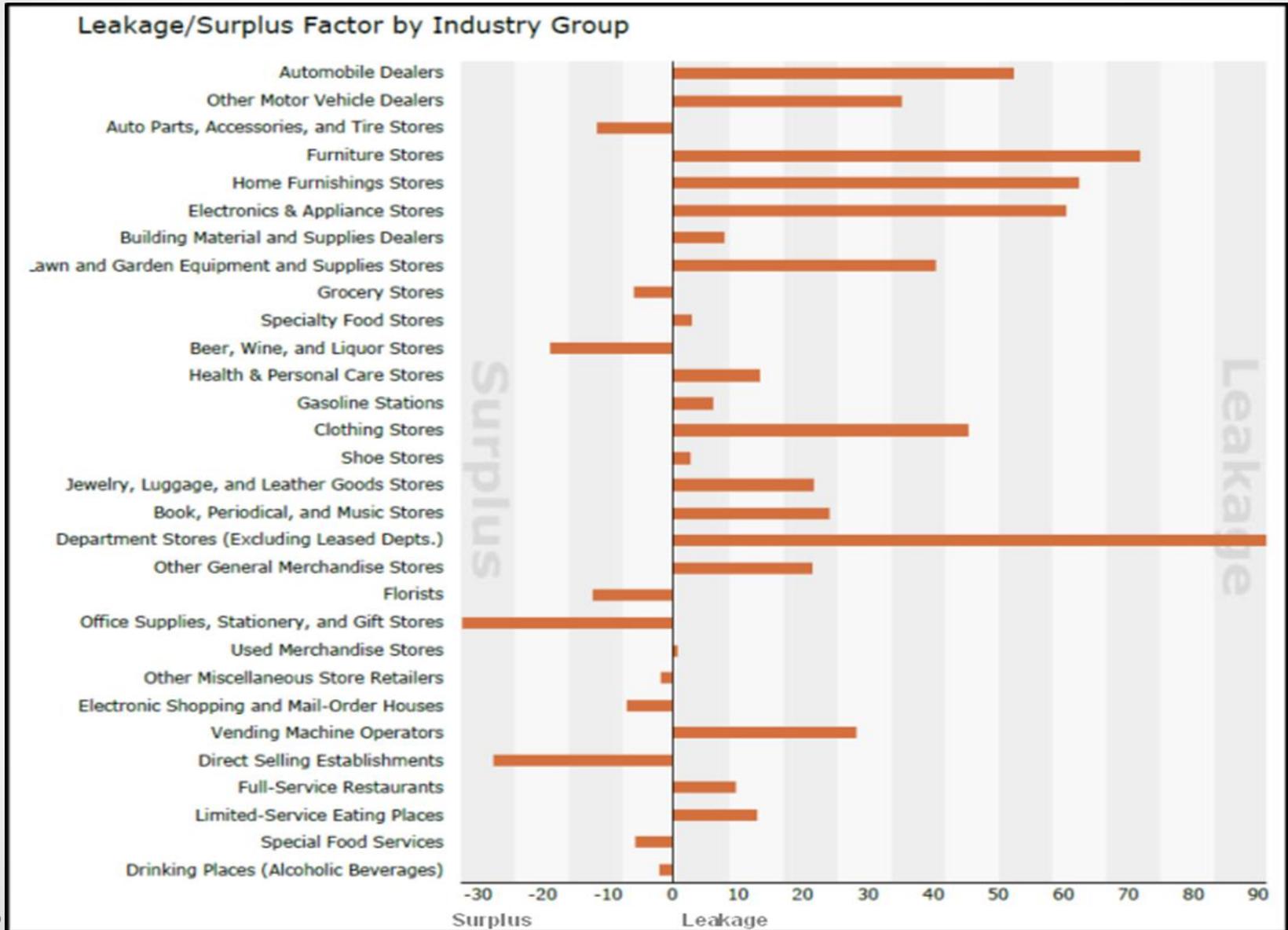
Market Profile - Summary

- 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
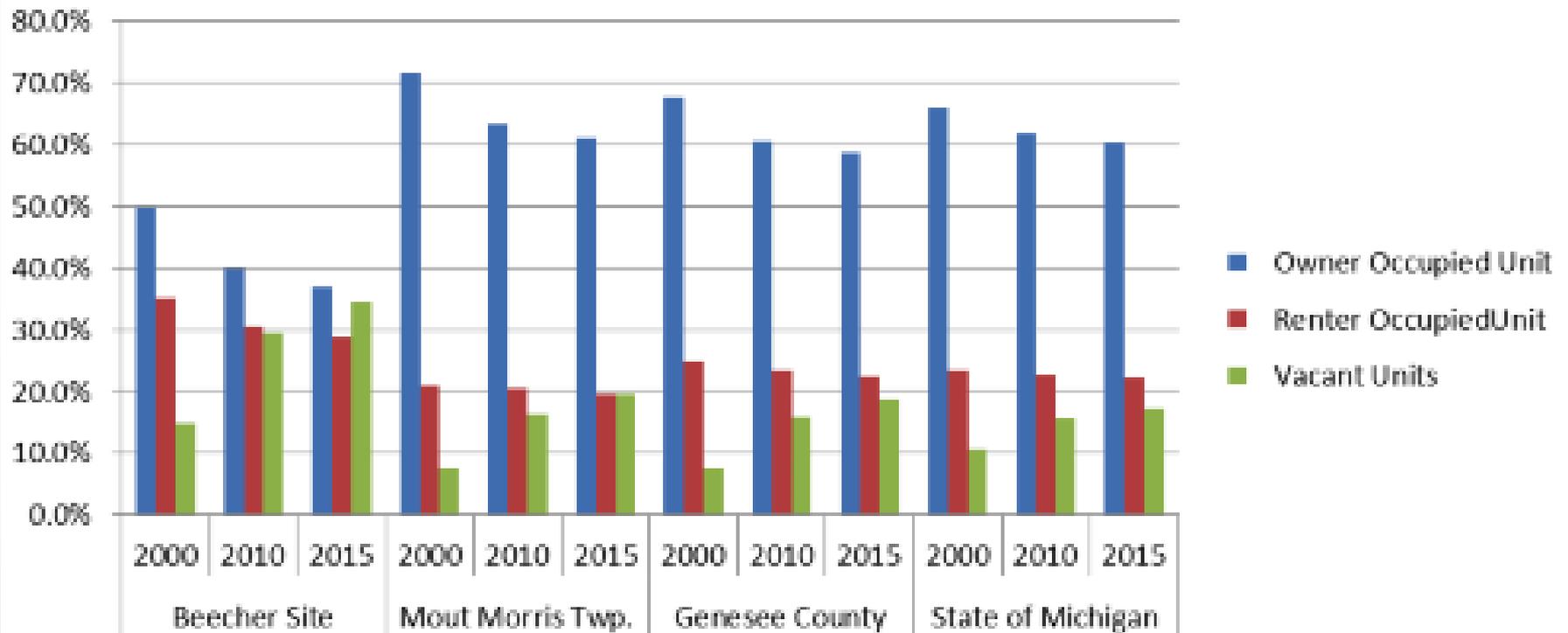 - Department stores

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

Land Inventory

- **Occupied:**
  - o Possessing one or more man-made structures on the parcel
- **Vacant:**
  - o An empty parcel of land with no man-made structures present
- **Abandoned:**
  - o 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

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

- 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%
Total	1,712	100%

Parcel Inventory Regions

Inventory Regions 1, 2, & 3
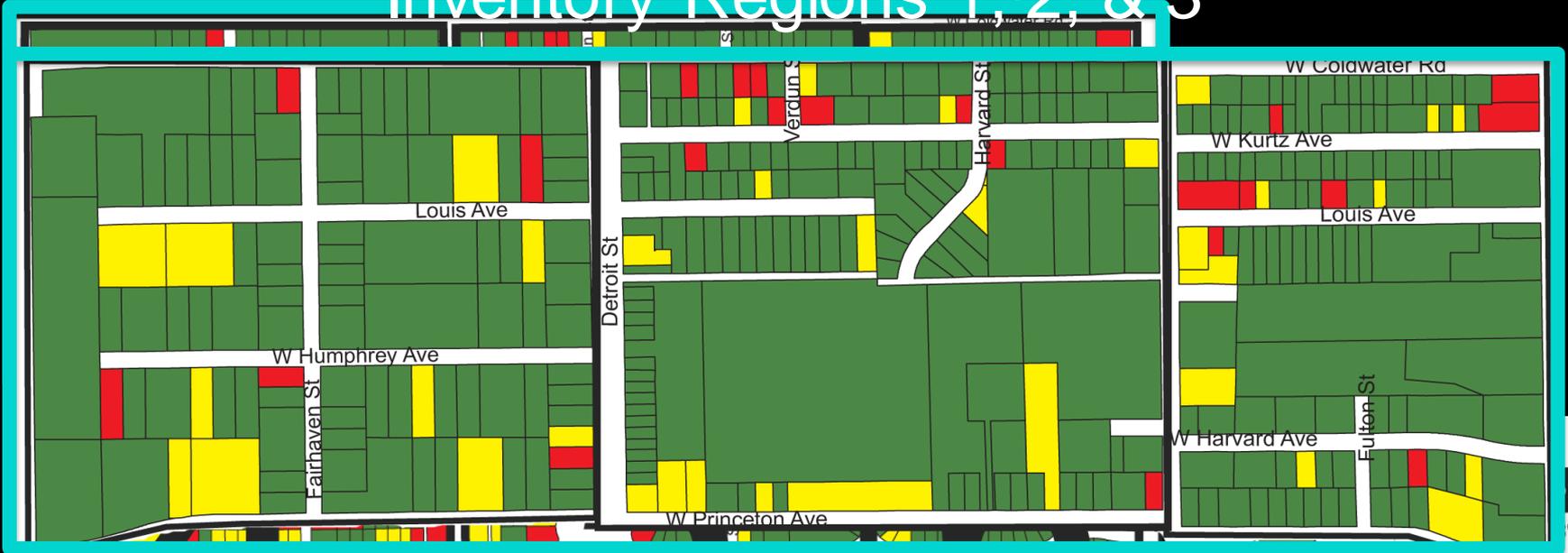
Table 4.2.1 Region 1 Count
Source: Team Genesee

Class	Count	%
Occupied	84	84.8%
Vacant	10	10.1%
Abandoned	5	5.1%
Total	99	100%

Table 4.2.2 Region 2 Count
Source: Team Genesee

Class	Count	%
Occupied	130	84.5%
Vacant	15	9.7%
Abandoned	9	5.8%
Total	154	100%

Table 4.2.3 Region 3 Count
Source: Team Genesee

Class	Count	%
Occupied	102	84.3%
Vacant	11	9.1%
Abandoned	8	6.6%
Total	121	100%

Vacant	326	19.0%
Abandoned	208	12.2%

Trends
- Greatest proportion of occupied parcels
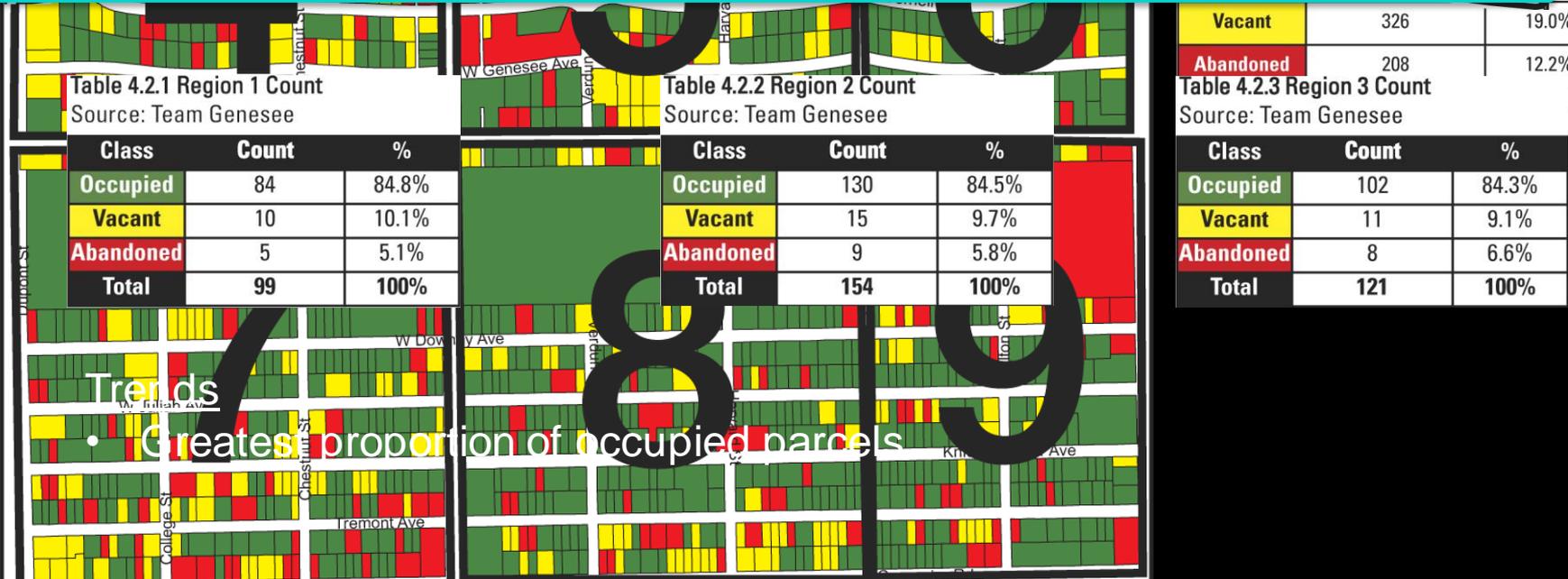
Table 4.2.1 Beecher Site Inventory Count
Source: Team Genesee

Class	Count	
Occupied	1,178	68.?%
Vacant	326	19.0%
Abandoned	208	12.2%

Table 4.2.4 Region 4 Count
Source: Team Genesee

Class	Count	%
Occupied	121	56.3%
Vacant	57	26.5%
Abandoned	37	17.2%
Total	215	100%

Table 4.2.5 Region 5 Count
Source: Team Genesee

Class	Count	%
Occupied	118	60.2%
Vacant	54	27.6%
Abandoned	24	12.2%
Total	196	100%

Table 4.2.6 Region 6 Count
Source: Team Genesee

Class	Count	%
Occupied	108	75.0%
Vacant	24	16.7%
Abandoned	12	8.3%
Total	144	100%

Trends
- Majority of vacant & abandoned parcels cluster together
- Abandonment along thoroughfares trickles into adjacent collector streets

Table 4.2.7 Region 7 Count
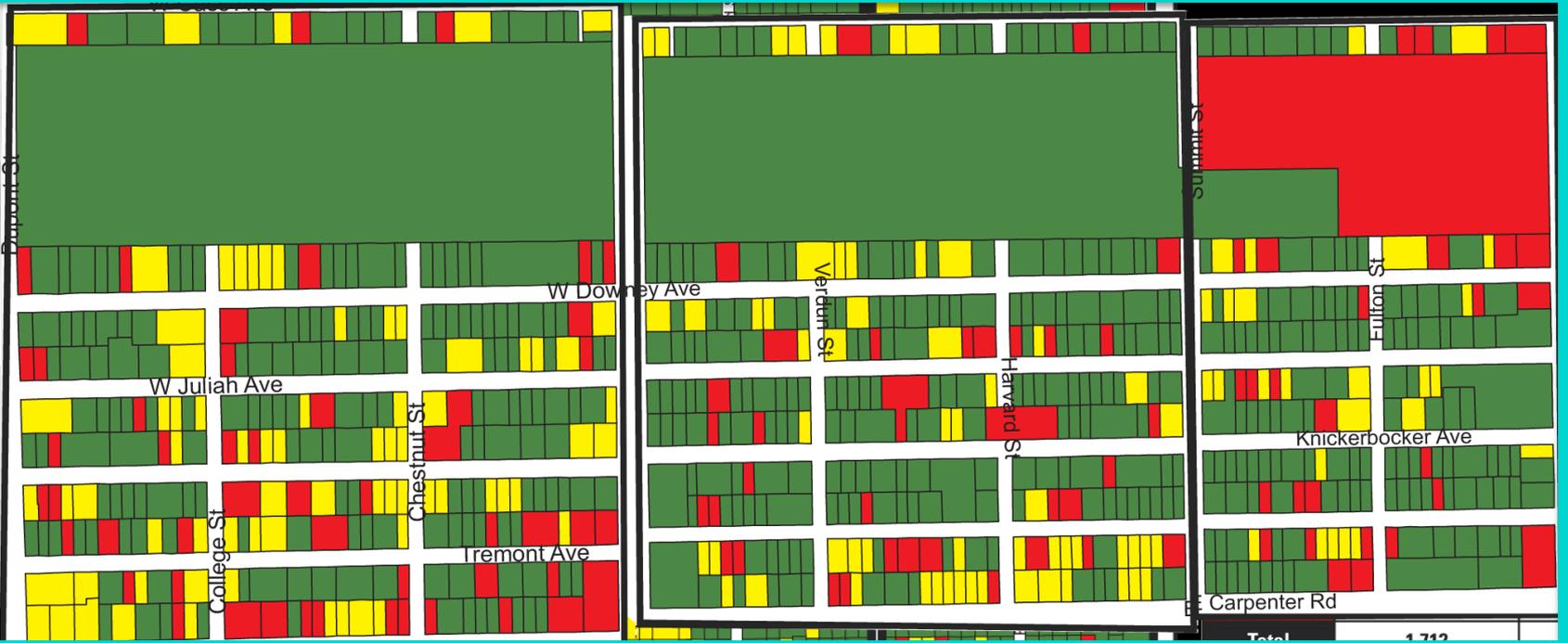Source: Team Genesee

Class	Count	%
Occupied	184	60.3%
Vacant	72	23.6%
Abandoned	49	16.1%
Total	305	100%

Table 4.2.8 Region 8 Count
Source: Team Genesee

Class	Count	%
Occupied	203	68.8%
Vacant	57	19.3%
Abandoned	35	11.9%
Total	295	100%

Table 4.2.9 Region 9 Count
Source: Team Genesee

Class	Count	%
Occupied	128	70.0%
Vacant	26	14.2%
Abandoned	29	15.8%
Total	183	100%

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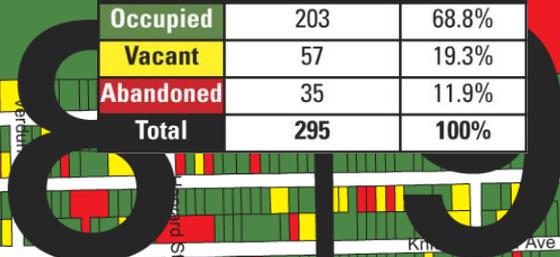
Demolition Criteria

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

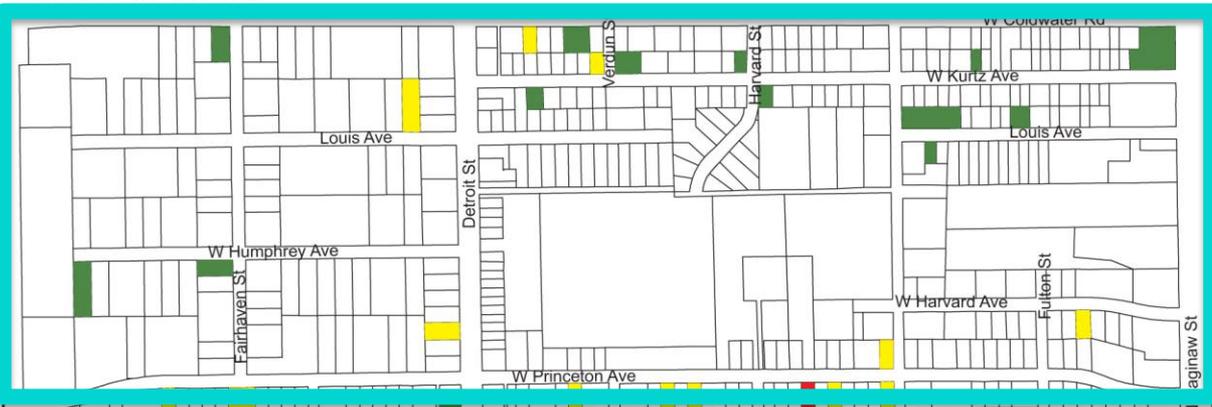Figure 5.4.2 Abandoned Parcel Condition
Source: Team Genesee

Table 4.2.1 Region 1 Count
Source: Team Genesee

Condition	Count	%
Good	3	60.0%
Fair	2	40.0%
Poor	0	0.0%
Total	5	100%

Table 4.2.2 Region 2 Count
Source: Team Genesee

Condition	Count	%
Good	6	66.7%
Fair	3	33.3%
Poor	0	0.0%
Total	9	100%

Table 5.4.3 Region 3 Count
Source: Team Genesee

Condition	Count	%
Good	7	87.5%
Fair	1	12.5%
Poor	0	0.0%
Total	8	100%

Trends

- Overall habitable condition

Trends

- Abandonments tend to cluster around parcels in poor condition
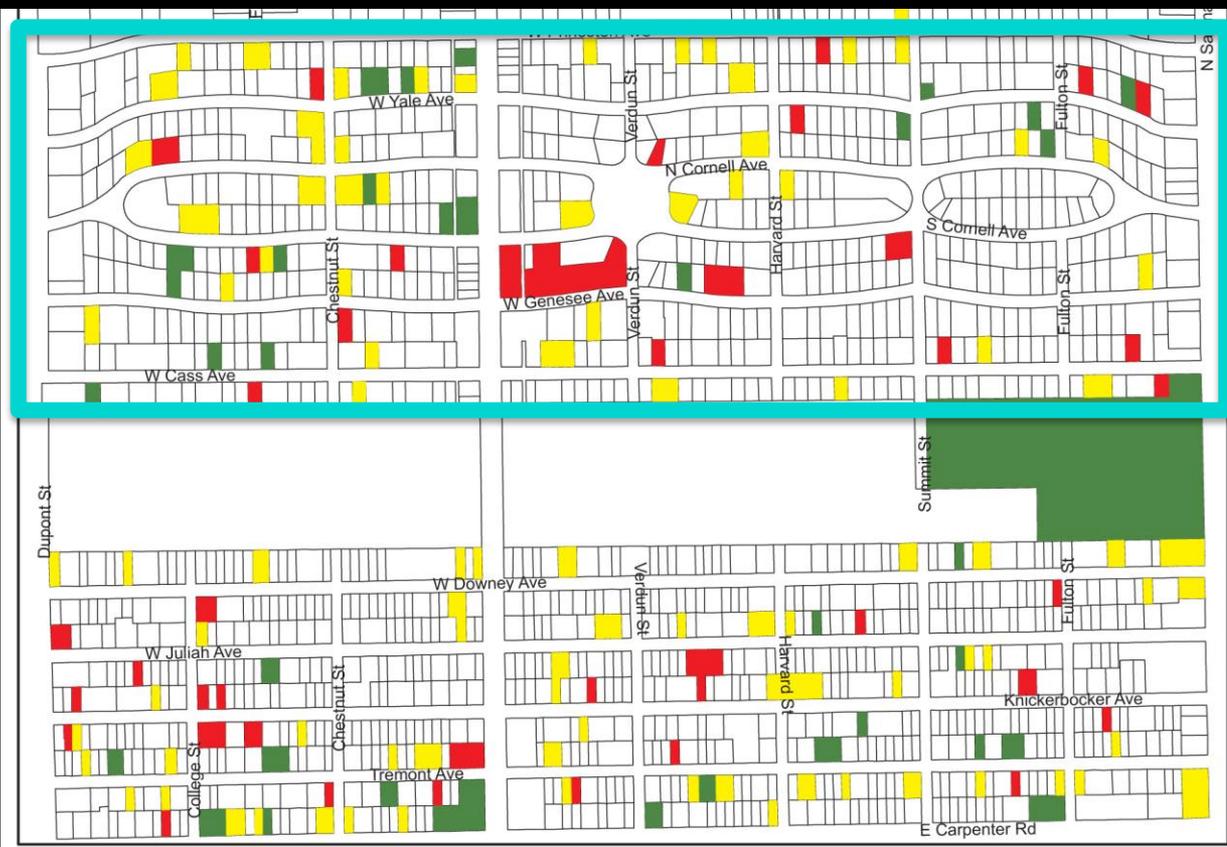
Table 5.4.4 Region 4 Count
Source: Team Genesee

Condition	Count	%
Good	11	29.7%
Fair	20	54.1%
Poor	6	16.2%
Total	37	100%

Table 4.2.5 Region 5 Count
Source: Team Genesee

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

Table 5.4.6 Region 6 Count
Source: Team Genesee

Condition	Count	%
Good	4	33.3%
Fair	4	33.3%
Poor	4	33.3%
Total	12	~100%

Trends
- 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

Table 5.4.7 Region 7 Count
Source: Team Genesee

Condition	Count	%
Good	9	18.4%
Fair	24	49.0%
Poor	16	32.6%
Total	49	100%

Table 5.4.8 Region 8 Count
Source: Team Genesee

Condition	Count	%
Good	7	20.0%
Fair	23	65.7%
Poor	5	14.3%
Total	35	100%

Table 5.4.9 Region 9 Count
Source: Team Genesee

Condition	Count	%
Good	9	31.0%
Fair	15	51.7%
Poor	5	17.3%
Total	29	100%

Figure 5.4.2 Abandoned Parcel Condition
Source: Team Genesee
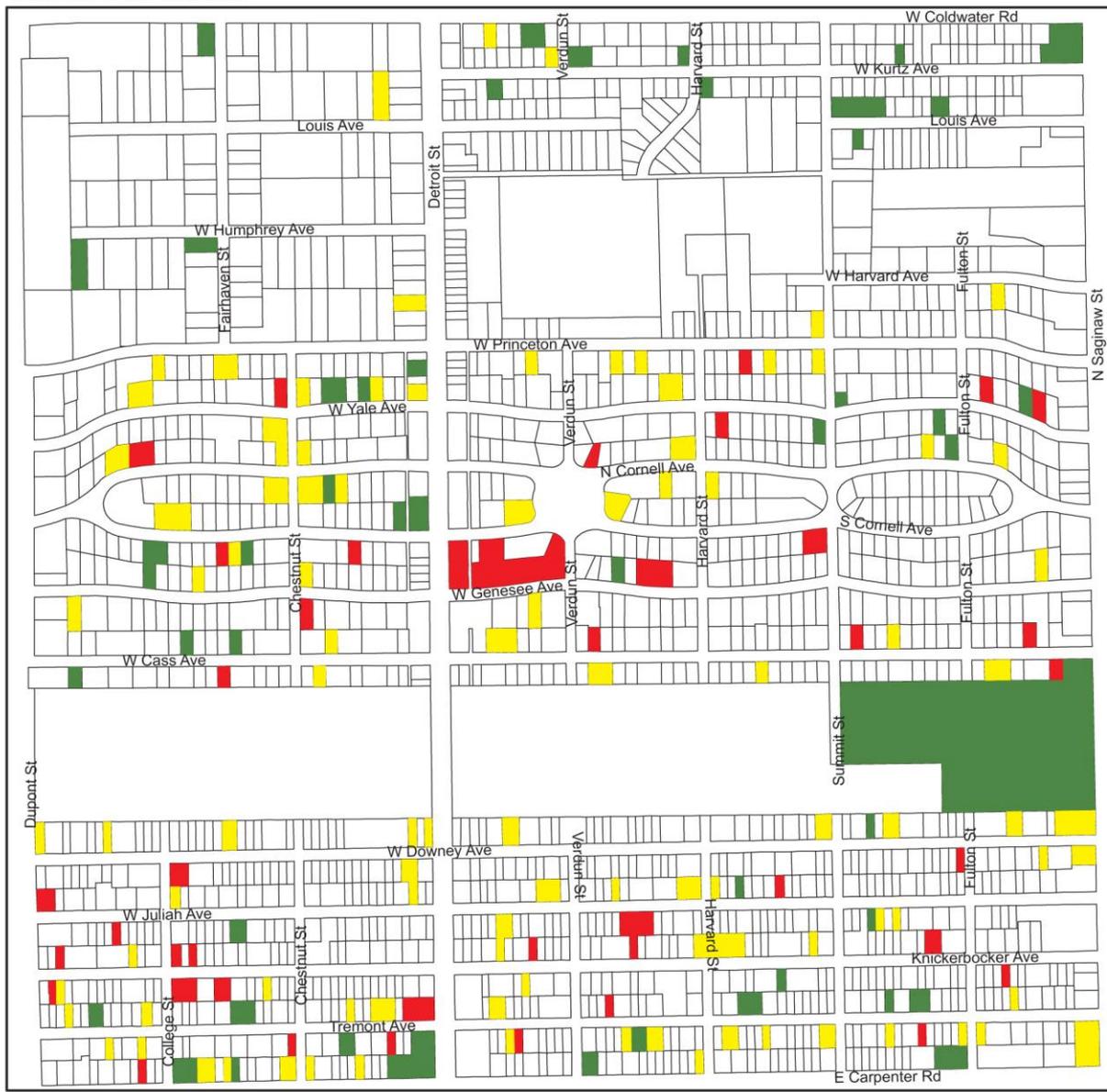
Condition	Count	%
Good	58	27.9%
Fair	106	50.9%
Poor	44	21.2%
Total	208	100%

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	Scenario 2: Growth

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	Scenario 2: Growth
Criteria: **Blotting**	Criteria: **Blotting**

Scenario 1: Preservation

- 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

- 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	Scenario 2: Growth
Criteria: **Green Space**	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

- 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
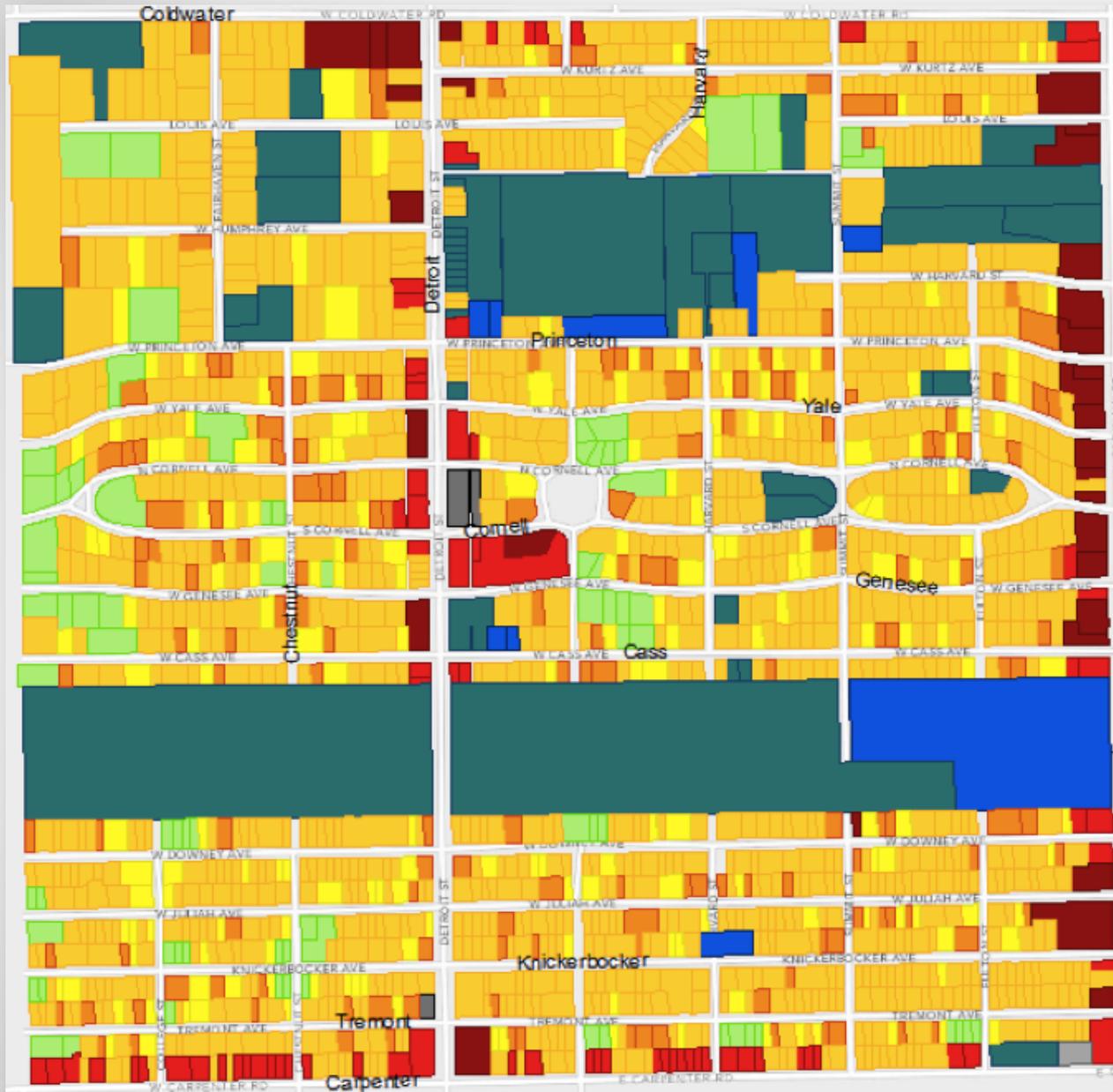
Beecher Scenario Plan 1
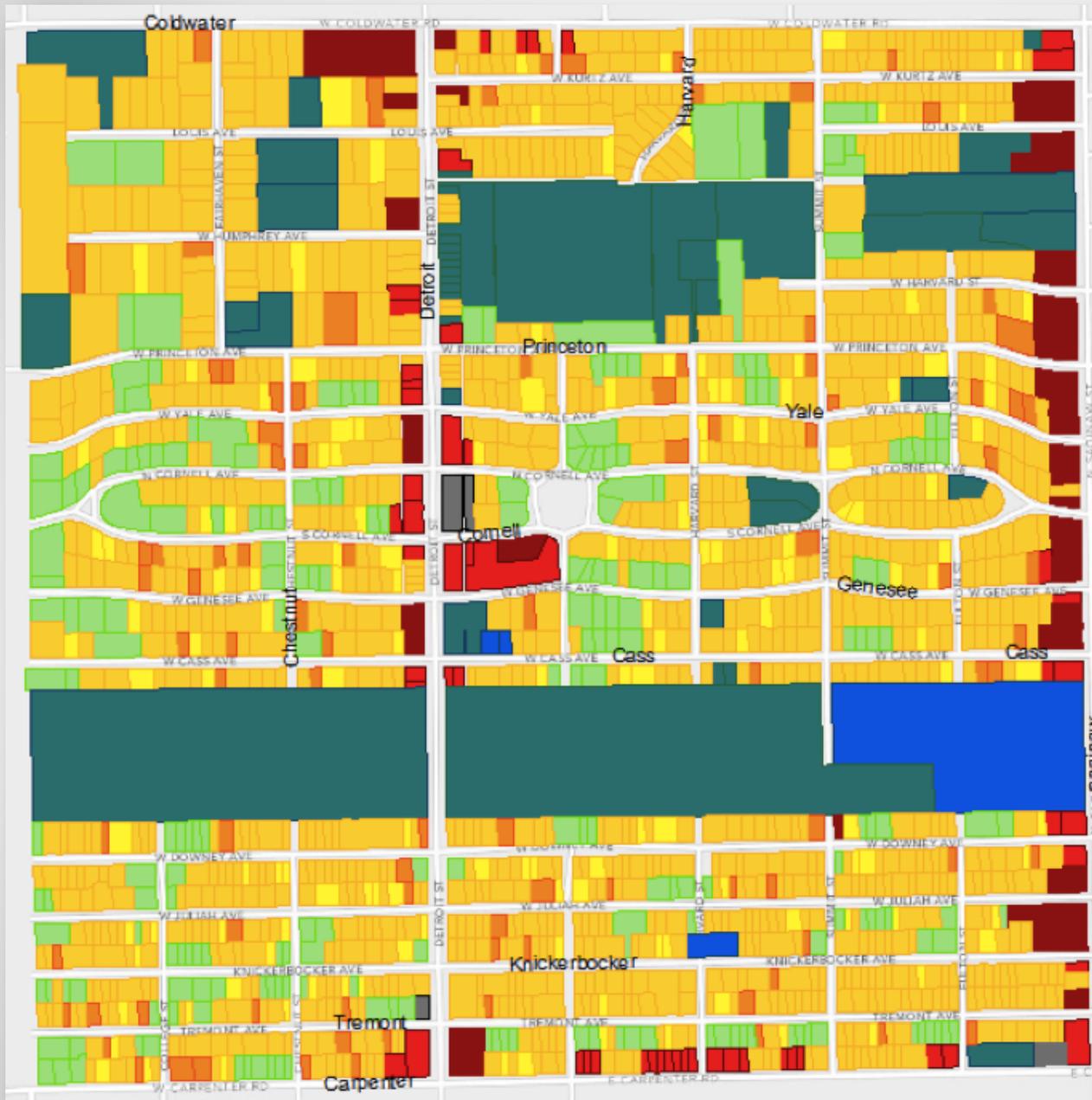
LEGEND
- Occupied-Residential
- Occupied – Public/Exempt
- Occupied – Commercial
- Occupied – Industrial
- Infill Housing
- Blotting
- Commercial
- Adaptive Reuse
- Public Transit Infrastructure
- Green Space

Beecher Scenario Plan 2

LEGEND

- Occupied-Residential
- Occupied – Public/Exempt
- Occupied – Commercial
- Occupied – Industrial
- Infill Housing
- Blotting
- Commercial
- Adaptive Reuse
- Public Transit Infrastructure
- Green Space

Recommendation Maps

Scenario 1: Preservation

Scenario 2: Growth