



Civic Park Neighborhood Renaissance Plan

In collaboration with Michigan State University Urban Planning Practicum and the City of Flint



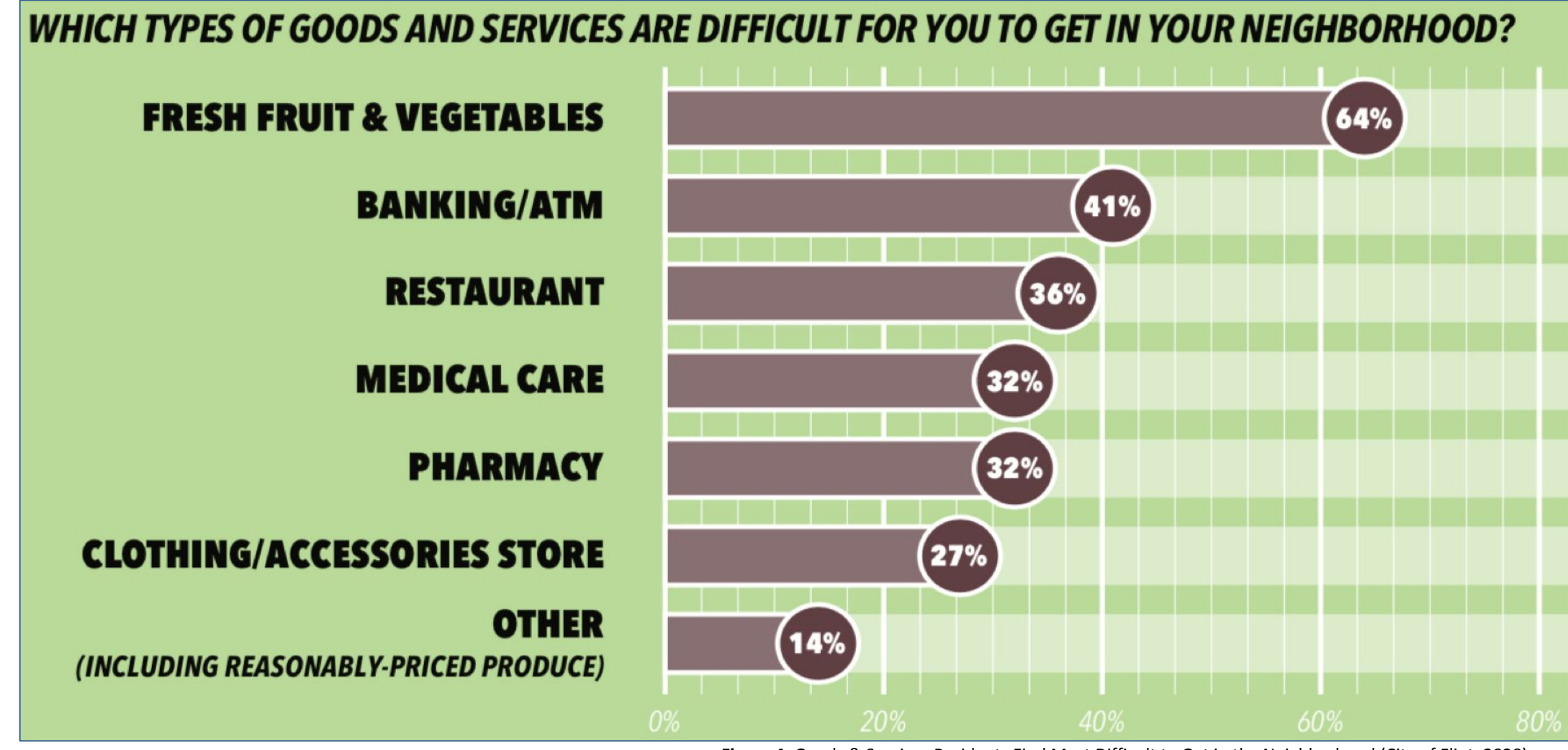
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Introduction

Community Asset Analysis

Recommendations

- Established in 1917
- Pop. 2,375 as of 2022
 - Almost half of residents departed in last decade
- 32% unemployment rate
- 41% of households below Poverty Level
- 98% of housing stock built before 1970
- 23% of housing stock vacant
- National Register of Historic Places
 - Only a few properties still designated/protected



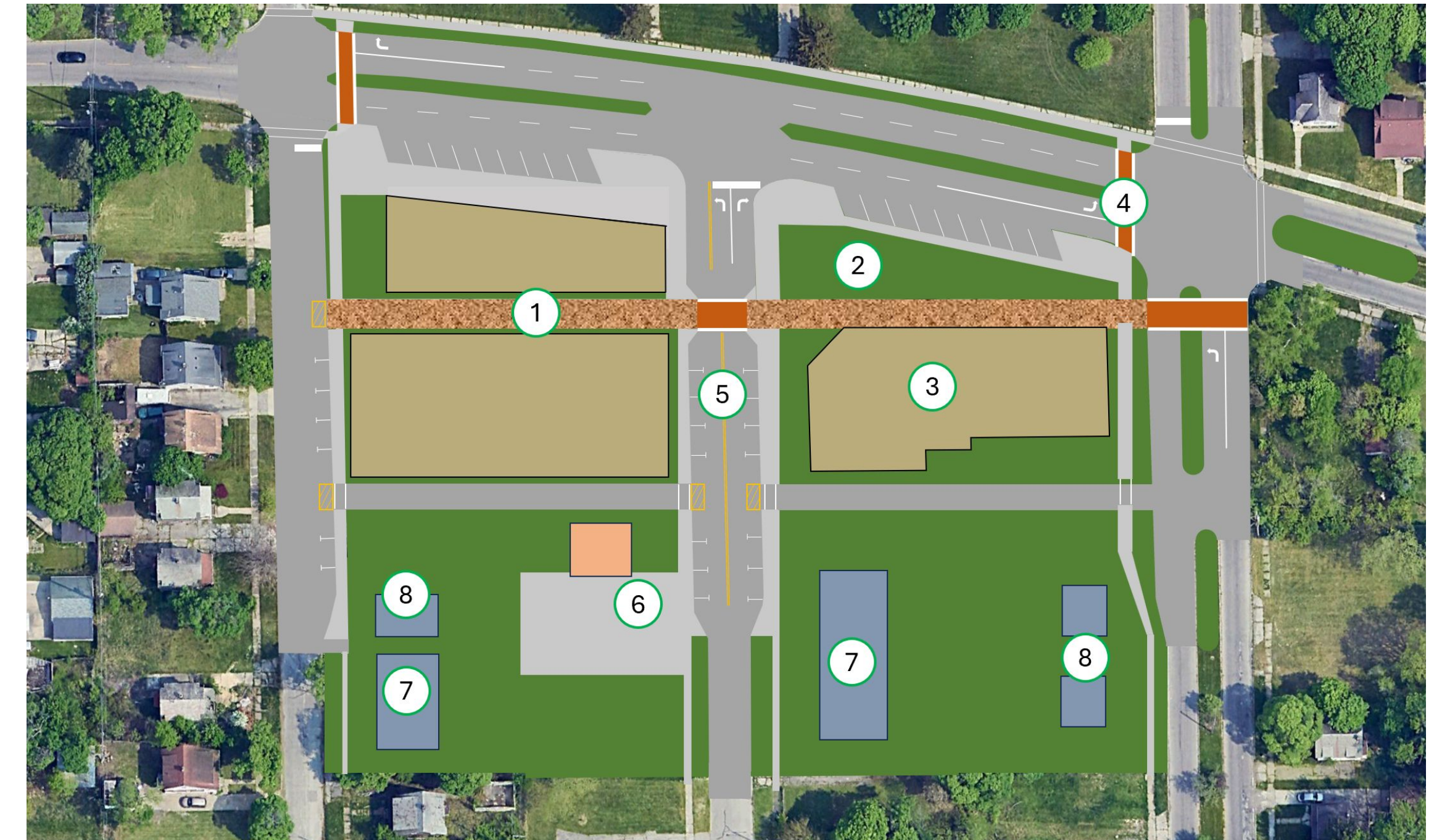
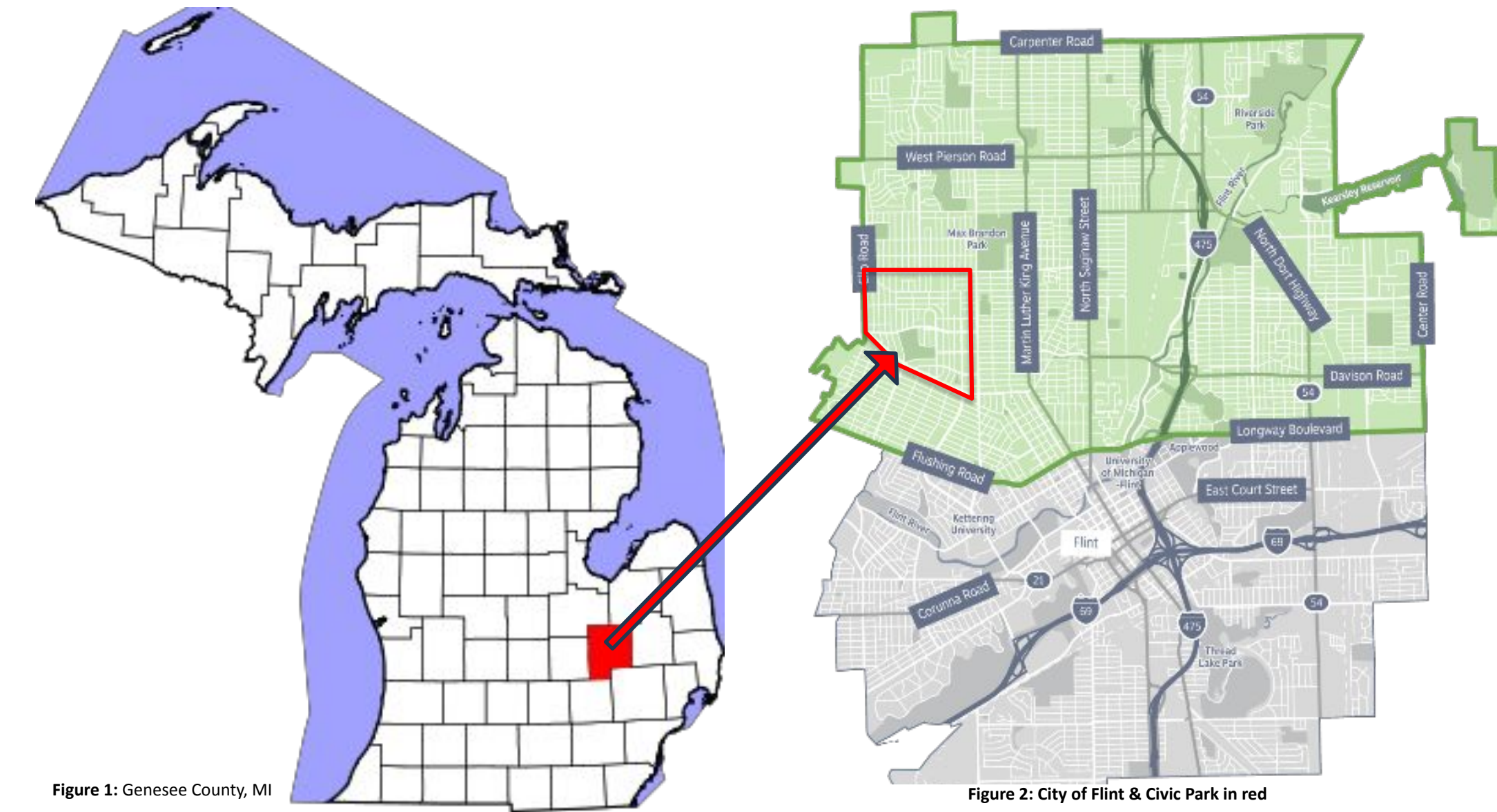
Historic District → Properties owned by the Genesee County Land Bank should be prioritized for demolition where repair is cost-prohibitive. The Civic Park School's façade can be saved as part of an adaptive reuse project.

Medium-Density Housing → New duplexes or townhomes built in the historic style would expand housing options for entry-level homeowners. The State of Michigan's Housing Tax Increment Financing Program could help fund infill housing development.

Rehabilitated Commercial Strips → Improving historic façades & parking/pedestrian facilities for storefronts such as Dayton Place (see below) or Welch/Dupont, would help

Historic Housing Windshield Survey

Redevelopment Site: Dayton Place



Strengths, Weaknesses, Opportunities, and Threats

Strengths	Weaknesses
<ul style="list-style-type: none"> ▪ Historic architecture and value ▪ Religious & cultural groups ▪ Parks/greenspace 	<ul style="list-style-type: none"> ▪ Lack of local goods/services ▪ Aging infrastructure ▪ Significant blight
Opportunities	Threats
<ul style="list-style-type: none"> ▪ Brownfield redevelopment ▪ Affordable/senior housing ▪ Community branding ▪ Refreshed community spaces 	<ul style="list-style-type: none"> ▪ Continued population loss ▪ Difficulty in completing grant applications ▪ Weak interdepartmental collaboration



□ 42 homes slated for demolition
□ 11 homes funded for demolition

