

URBAN RENEWAL DEVELOPMENT PLAN
INTERCHANGE AREA
NEIGHBORHOOD DEVELOPMENT PROGRAM

ND 3, MICH. A-5-3

FLINT, MICHIGAN



JANUAURY 13, 1969

TABLE OF CONTENTS

A.	TABLE OF CONTENTS	1
B.	DESCRIPTION OF PROJECT	2
	1. Boundaries of Urban Renewal Area	2
	2. Urban Renewal Plan Objectives	2
	3. Types of Proposed Renewal Activities	3
C.	LAND USE PLAN	4
	1. Land Use Plan	4
	2. Land Use Provisions and Building Requirements	4
D.	PROJECT PROPOSALS	9
	1. Land Acquisition	9
	2. Rehabilitation	9
	3. Redevelopers Obligations	12
	4. Underground Utility Lines	12
E.	OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS	13
F.	PROCEDURE FOR CHANGES IN APPROVED PLANS	18

LIST OF EXHIBITS

EXHIBIT B	BOUNDARY MAP
EXHIBIT C	LAND USE PLAN
EXHIBIT D	PROJECT IMPROVEMENT MAPS (2)

B. DESCRIPTION OF PROJECT

1. Project Boundary

For map establishing perimeter boundary of the project refer to Exhibit B. Boundary Map. The project boundary is described as follows:

"Beginning at the intersection of the south right-of-way line of Fourteenth Street and the east right-of-way line of Saginaw Street, thence north along said east right-of-way line to the south right-of-way line of Twelfth Street, thence east along said south right-of-way line to the extension of the east right-of-way of Harrison Street, thence north along said east right-of-way line to the south right-of-way line of Kennelworth, thence east along said south right-of-way line to the extension of the east right-of-way line of Harrison Street, thence north along said east right-of-way extended to the north right-of-way line of Seventh Street, thence east along said north right-of-way line to the westerly right-of-way line of Stevens Street (as proposed), thence, northerly along said westerly right-of-way line to the established southerly boundary line of the Central Park Urban Renewal Project, MICH. R-99, thence easterly along said boundary line to the westerly bank of the Gilkey Creek, thence southerly along said westerly bank to the northerly right-of-way line of the M-78 Freeway, thence south easterly along said right-of-way to the extension of the easterly right-of-way line of Howard Street thence southerly along said easterly right-of-way line to the northerly right-of-way line of the Grand Trunk and Western Railroad, thence westerly along said railroad right-of-way to the point of beginning."

2. Urban Renewal Objectives

- a. Remove structurally substandard and obsolete buildings in the project area.
- b. Extend the useful life of the neighborhood, improve its appearance and expand the inventory of standard housing by encouraging the rehabilitation of basically sound structures.

- c. Encourage the construction of new buildings which will be compatible with existing buildings to remain and will demonstrate stability and vitality of the area.
- d. Provide sites suitable for the development of housing for low and moderate income persons. At least 20% of all new housing units to be developed shall be of this type.
- e. Establish a homogenous land use pattern by removing non-conforming uses and obsolete platting, and by providing for changes in land use, designed to achieve the needs of the project.
- f. Improve traffic circulation and reduce congestion by modifying street patterns and establishing adequate off-street parking as required by project uses.
- g. Remove all impediments to land disposition and development.
- h. Provide all necessary improvements to streets, sidewalks, walkways, public open areas and utilities to adequately service, increase the safety and improve the appearance of the project area.

3. Type of Renewal Action Proposed

Renewal action proposed is a combination of rehabilitation and redevelopment. A majority of the residential area is proposed for rehabilitation with the removal of structurally substandard buildings. Areas of concentrated substandard conditions will be cleared for changes in land use necessary to serve the needs of the project. Necessary adjustments to streets and utilities to serve the project will be provided.

C. LAND USE PLAN

1. Land Use and Right-of-Way Map

The Land Use Plan, Exhibit C, indicates all proposed land use districts, including public uses; public thoroughfares and streets, utility easements and other public rights-of-way.

2. Land Use Provisions and Building Requirements

a. Land Uses Permitted

The schedule on page 4 indicates the uses to be permitted.

b. Additional Controls and Restrictions on Acquired Land

- (1) Controls and restrictions governing building heights, minimum yards and setbacks, maximum lot coverage, density and parking are indicated on the schedule on page 4. The following controls will also apply.
- (2) Loading - All loading and unloading of goods and materials in non-residential use districts must take place on the premises and must not conflict with public rights-of-way.
- (3) Storage - All storage of stock or material must be within a fenced area, preferably a screening wall. All rubbish and trash storage must be obscured from public rights-of-way.
- (4) Lighting - Exterior lighting of buildings or open areas must not direct light into residential districts.
- (5) Signs - All private signs must relate to project uses or activities. Billboards or advertising of non-project activities is expressly prohibited. Information regarding community activities may be posted at designated areas.

SCHEDULE OF LAND USE PROVISIONS AND BUILDING REQUIREMENTS

INTERCHANGE AREA RENEWAL PROJECT, MICH. R-143

FLINT, MICHIGAN

LAND USE DISTRICTS	PERMITTED USES (I)	MAXIMUM HEIGHT OF BUILDINGS		MINIMUM YARDS (IN FEET)			MAXIMUM % OF LOT COVERAGE	MINIMUM LOT AREA (Sq. Ft.) (d) OR DWELLING DENSITY (e)	MINIMUM LOT WIDTH (f)	OFF-STREET PARKING (g)
		STORIES	FEET	FRONT	LEAST SIDE	TOTAL REAR				
SINGLE FAMILY (A-2) (a)	One-family detached dwelling, public park and playground, recreation building.	2	30	25	6	16	25%(c)	6,000 sq. ft. <i>R</i>	50	1 space/dwelling.
MULTIPLE FAMILY I (C-1)	Multiple family attached dwellings - walk-up and row apartments, appurtenant uses.	3	40	25	10	20	30%	10-12 dwelling units/net acre <i>11</i>	--	1.5 spaces per dwelling.
MULTIPLE FAMILY II (C-1)	Multiple family attached dwellings - walk-up and row apartments, appurtenant uses.	3	40	25	10	20	30%	13.5 dwelling units/net acre <i>11</i>	--	1.1 spaces per dwelling.
MULTIPLE FAMILY III (C-1) OR INSTITUTIONAL	Multiple family attached dwellings - walk-up and row apartments, appurtenant uses and educational facilities.	4	50	50(h)	--	25	40%	14-15 dwelling units/net acre <i>11</i>	--	1.5 spaces per dwelling (i).
NEIGHBORHOOD BUSINESS & OFFICE (D-2)	Convenience retail and personal service establishments, such as but not limited to: food stores, drug stores, hardware stores, dry cleaners, beauty shops, barbershops.	--	30	20	--	--	--	--	--	6 spaces for every 1,000 square feet.
INSTITUTIONAL (A-2)	Business & Professional Offices; Banks.	--	35	20	--	20	--	--	--	4 spaces for every 1,000 square feet.
	Funeral Homes	--	30	20	--	20	--	--	--	16 spaces for every 1,000 square feet.
PUBLIC I (C-1)	Churches, church schools and other religious facilities.	--	35(j)	25	--	30	--	--	--	1 space for every 5 sanctuary seats.
	Public schools, public parking other public buildings.	--	35	20	--	--	--	--	--	1 space for every 8 auditorium seats or 1 space for every 17 classroom seats, whichever is greater.
PUBLIC II (D-6)	Public transportation facilities.	--	30	7	--	10	--	--	--	1 space for every 2 employees.
LIGHT INDUSTRIAL (E)	Lumber yards, warehouses, freight terminals, light manufacturing or research facilities.	--	25(k)	20	--	10	--	--	--	1 space for every 2 employees.

NOTES FOR SCHEDULE OF LAND USE PROVISIONS AND BUILDING REQUIREMENTS

- (a) Zoning districts are indicated for reference purposes. Any changes in the Zone District does not constitute a "plan change".
- (b) This requirement may be reduced for one-story residential buildings.
- (c) This requirement may be increased to 35% coverage for corner lots.
- (d) Existing residential platted lots which are distinct and separate are exempt from these requirements providing they are a minimum of 44 feet in width and 3,800 square feet in size.
- (e) Dwelling unit density computation must be based on the net area occupied by buildings exclusive of dedicated public rights-of-way.
- (f) The minimum lot width applies at the required setback line for irregular shaped lots.
- (g) All off-street parking facilities must be paved with a durable, dust free material and must be so drained to prevent standing water. The following layout requirements shall be observed:

<u>Parking Pattern</u>	<u>Maneuvering Lane Width</u>	<u>Parking Space Width</u>	<u>Parking Space Length</u>
30° - 53°	12 feet	8.5 feet	20 feet
54° - 74°	15 feet	8.5 feet	20 feet
75° - 90°	20 feet	9 feet	20 feet

Parking space requirements based on per 1,000 square feet, shall mean gross floor area and shall be computed to the nearest 100 feet of floor area.

- (h) Front yard shall mean that area abutting Sixth Street Side Yards shall mean that area abutting Lapeer and Avon Streets.

- (i) Off-street parking must be sufficient to prevent the need of on-street parking on residential streets.
- (j) Church spires and/or steeples are exempt from this height limitation.
- (k) Existing structures of permitted uses are allowed a 50% exemption from this height limitation.

(c) Review of Plans

In order to insure that buildings in the Interchange Area Renewal Project are designed so as to be attractive and harmonious with other physical features; to provide for the proper arrangement of buildings and adequate open space; to provide for the proper location of buildings with respect to property lines, easements, and to each other; and to prevent any adverse effect on the surrounding area, the developers shall submit plans for each parcel to the Flint Renewal and Housing Department for review. These plans shall be in sufficient detail to enable the Director-Secretary of the Renewal and Housing Department, the City Planning Commission, and other appropriate departments and public bodies to make a determination as to their compliance with the purposes stated above and with the Land Use Provisions and Building Requirements and the Urban Renewal Development Plan.

The Director-Secretary, the City Planning Commission, and other appropriate City departments and public bodies shall examine these plans and they shall be deemed approved unless formal rejection, setting forth in detail the reason therefore, is made by the Director-Secretary within forth-five (45) days from the date of submission. These provisions shall likewise apply to any amendment or revised plans.

d. Adoption and Duration of Land Use and Building Requirements

The Land Use Provisions and Building Requirements shall be in full force and effect for twenty (20) years from the date of original City Commission approval of the Urban Renewal Development Plan and said restrictions shall automatically extend for ten (10) years periods thereafter unless, by a majority vote of the then owners of the area in the Interchange Area Renewal Project, it is agreed to change said restrictions in whole, or in part and provided such change is approved by the City Commission.

e. Applicability of Provisions and Requirements on Real Property Not to Acquire

Every effort will be made to apply these requirements to real property not to be acquired. As a minimum, these provisions and requirements will be applicable to property in the project area which is not to be acquired when the owner thereof acquires project land.

D. PROJECT PROPOSALS

1. Land Acquisition

a. Real Property Proposed for Acquisition

Properties proposed for acquisition are shown on Exhibit B, Boundary Map. These include properties acquired for clearance and redevelopment, spot clearance, and provisions of supporting facilities and project improvements.

b. Special Conditions Under Which Properties Not to be Acquired May be Acquired

Properties presently not designated for acquisition may be acquired if future revisions to the Urban Renewal Development Plan necessitate such acquisition or if further acquisition is necessary to fully carry out the objectives of the Urban Renewal Development Plan. No properties fall into this category at this time.

c. Special Conditions Under Which Properties Designated for Acquisition May be Exempted

Properties presently designated for acquisition in the Urban Renewal Development Plan and not necessary for successful accomplishment of project objectives, will be removed from such designation if the owner presents specific plans, or a program of action satisfactory to the City of Flint, which indicates that the proposed use, construction or reconstruction is in conformance with the objectives of the Urban Renewal Development Plan, local codes, and Property Rehabilitation Standards, and the owner satisfactorily demonstrates the financial feasibility of the proposal and clearly indicates that such project property will conform to the Plan, local codes and the Standards as noted herein.

2. Rehabilitation

a. General Objectives

Included in this Urban Renewal Development Plan are specific proposals and objectives which will improve the overall environment of the interchange area and will encourage the physical rehabilitation of all buildings to remain.

At the completion of rehabilitation, all properties shall be safe and sound in all physical respects and so refurbished

and so altered as to conform to these Property Rehabilitation Standards and the Urban Renewal Plan Objectives.

b. Code Enforcement

A continuous and vigilant enforcement of all applicable existing laws, codes ordinances and regulations of the City of Flint and the State of Michigan will be in full force and effect in the Interchange Area Renewal Project. The following is a list of these codes and ordinances:

Zoning Ordinance	(Adopted 4-15-68)
Building Code	(Adopted 10-4-65)
Plumbing Code	(Adopted 1-13-64)
Electrical Code	(Adopted 8-24-61)
Housing Code	(Adopted 4-6-64)
National Fire Prevention Code	(Adopted 10-58)
Warm Air Code	(Adopted 7-20-53)

Any amendments or revisions or the like shall also apply as prescribed by law.

All properties in the project area shall comply with the standards set forth in all applicable statutes, codes and ordinances, as amended from time to time, relating to use, amintenance and occupancy of existing property included but not limited to the Building, Plumbing, Heating and Electrical Codes. These code standards are hereby incorporated by reference and made a part of the following Property Rehabilitation Standards.

c. Property Rehabilitation Standards

The following Property Rehabilitation Standards will apply to all existing structures in addition to the applicable codes.

Access to Each Living Unit: Access to each living unit shall be provided without passing through any other living unit, and access to all parts of a living unit shall be possible without passing through a public hall. (R-203-2, 401.4.2)

Kitchens shall have artificial light provided. Ventilation shall be provided by either mechanical ventilation, or if by natural means - 5 percent of floor area but not less than 3 sq. ft. area (R-402-2.4)

Public Spaces: Artificial light shall be provided in all public spaces. (R 403-4)

Ventilation of Structural Spaces: Natural ventilation of spaces such as attics and enclosed basementless spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics. Exterior ventilation openings shall be effectively screened where needed. (R 402-6)

Exits - One and Two Family: One exit which is a doorway or a protect passage of a stairway to grade level, and a secondary exit such as a fire escape or openable window.

Access to required exits shall not necessitate passage through another living unit, nor shall either exit be subject to locking by any device that would impede or prohibit ready egress. (R 502-1)

Chimneys, Incinerators and Vents: Chimneys and vents shall be structurally safe, durable, smoketight and capable of withstanding the action of flue gases. Factory-built chimneys shall be labeled by Underwriters' Laboratories Incorporated and installed in accordance with the listing. (R 705)

Protection From Rodents, Termites, or Other Infestation: Each building and all exterior appurtenances on the site shall be effectively protected against rodents, termites, or other vermin infestation. (R 706)

No open-flame radiant type space heaters shall be permitted. (R 903-3)

Prohibited Locations: No water heater shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired water heater shall be located in a bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations. (R 905-3)

Venting: All fuel burning water heaters shall be connected to a vent leading to the exterior. (R 905-4)

Existing Wiring and Equipment: Existing wiring and electrical equipment where its continued service is contemplated shall not be a potential source of electrical hazard or ignition of combustible materials, and shall be so determined by the proper authority. Whenever these potential hazards are determined to be present, replacement of existing wiring and equipment shall be made. (R 906-2)

d. Statement of Special Conditions Under which Rehabilitation Structures May be Acquired

Structures which do not meet the above mentioned Ordinance and the Property Rehabilitation Standards as presented in 2.d. below, and are capable of being rehabilitated but whose owners are either unable to or refuse to take such measures; or properties, which are in such a substandard condition that the correction thereof cannot be accomplished or is not economically feasible, may be acquired by the City of Flint. Upon the acquisition of such properties, the City will elect to either:

- (1) Demolish the structure or structures thereon and dispose of the land in accordance with the Urban Renewal Development Plan at its fair market value to a developer for redevelopment, or
- (2) Sell the property including the structures to a private purchaser at its fair market value subject to its being repaired and rehabilitated to a degree that it complies with City Codes, Urban Renewal Plan objectives and Property Rehabilitation Standards or;
- (3) Rehabilitate the structure or structures to meet all codes, plan objectives and standards and then sell the property to a private purchaser at its fair market value.

3. Redevelopers Obligations

Redevelopers of cleared land, their successors or assigns, will be required by contract to observe all provisions of this Urban Renewal Development Plan and will further be required to submit plans and a redevelopment schedule satisfactory to the City of Flint in order to determine whether they conform to the objectives of the Urban Renewal Development Plan. The contract with redevelopers will state that the purchase of the land is for the purpose of redevelopment and will not be held for land speculation.

4. Underground Utility Lines

All public and private utility lines will be placed underground with the exception of electrical power and telephone lines. Whenever new lines or adjustments to existing power and telephone lines are provided or made, the City of Flint will make every effort to encourage the respective private utility to place said new or adjusted lines underground.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

1. The Rehabilitation of Blighted Areas Act, Act 344 of Public Acts of 1945 for the State of Michigan, set forth the following prerequisites for carrying out rehabilitation of blighted areas:

- a. "A Master Plan of the municipality which is sufficiently advanced to designate areas in need of rehabilitation."

Comprehensive Master Plan for the City was completed in 1960 which indicated, among other things, proposals for redevelopment of the neighborhoods contained in the project area.

- b. "Plan adopted by the local legislative body of the general features of development of the district within which the development area lies and of other districts adjacent to the development area."

This constitutes the Land Use Plan, Exhibit C, which shows the development area in relation to major thoroughfares, and land uses in that general area of Flint in which the development area is located. This map is of such extent, content and particularity as is necessary to the coordination of the development area with the adjoining part of the City.

- c. "A development plan adopted by the local legislative body of the development area." Such plan shall:

1. "Designate the location, character and extent of the categories of public and private land uses proposed for and within the area."

This is shown on the Land Use Plan, Exhibit C and the Schedule of Land Use Provisions and Building Requirements.

2. "Designate the location and extent of streets and other public facilities within the area."

This is also shown on the Land Use Plan, Exhibit C.

3. "Designate the location, extent, character and estimated cost of improvements contemplated for the area."

The estimated construction cost of public improvements is indicated below. The location of these improvements is shown on two maps submitted as Exhibit R -213D. These maps are labeled Project Improvements - Exhibit R - 214C and R - 214D.

The provision of new storm and sanitary sewers in the project area will upgrade existing facilities and fully support project uses. These improvements will separate existing combined sewers in the area. Many of the improvements included here are required to adjust existing flow patterns as a result of the freeway. The estimated cost of storm and sanitary sewers in the project area is \$478,830.

New water mains are required to adjust existing lines due to the freeway and to provide adequate pressure and service to the project area. Estimated cost of these improvements is \$438,770.

Major street modifications are required in this project to relieve traffic congestion on major streets, improve existing intersections, reduce through traffic in residential neighborhoods, and to improve the condition of residential streets. Included in the cost is street appurtenances, such as, traffic control devices, bus shelters, street signs, etc. The improvement cost is estimated to be \$200,790.

4. "Include a feasible method for the relocation of families who will be displaced from the area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families."

A Relocation Program has been developed based on interviews of site occupants by local officials and a survey of available housing in the community. These interviews ascertained data on family size and composition, age, income, present tenancy and relocation preferences. The housing survey examined the housing market in terms of available vacancies in sales and rental housing categorized by size of units (in terms of number of bedrooms) and sales and rental prices.

The program calls for the relocation of 206 families, and 121 individuals. Proposed rehousing for these families and individuals according to their individual preferences, needs and requirements are as follows: 81 families and 16 individuals are scheduled for relocation into private sales housing; 24 families and 36 individuals are scheduled for private rental housing and, 101 families and 69 individuals are scheduled for rehousing into public housing units.

Surveys of available housing indicate that an adequate supply of sales and rental housing will be available during the proposed thirty nine month displacement period for all displacees. Resources for housing were gathered by City officials from newspaper advertised listings by realtors and property owners of existing units in the area.

All housing units to which displacees are referred will be inspected by the City of Flint Central Relocation Staff to insure that only decent, safe and sanitary housing units are offered project displacees. Current listings by local real estate brokers will be kept as well as expenses for all site occupants will be paid and we will make sure that decent, safe and sanitary housing units will be available within the means of all displacees.

2. Act 323 of the Public Acts of 1966, State of Michigan requires certain actions to be taken by the local governmental unit in the relocation of displaced persons by urban renewal.

Section 1 - L.P.A. Assurance of relocation of project residents in standard housing within their means.

The Relocation Program for the Interchange Area Renewal Project establishes a firm committment to relocate all project displacees in safe and sanitary housing in accordance with their individual requirements and within their financial means. A survey of displacees and available housing indicates that an adequate supply of standard housing exists to meet the needs of the displacees. The City has an extensive public housing program. The project proposes to provide a site for the development of low and moderate income housing. These two programs will provide rental units for low and moderate income persons.

There will not be any kind of discrimination allowed in the rehousing of displacees. The L.P.A. has a firm committment to this within the guidelines of the 1964 and 1968 Civil Rights Act. In addition the Flint Fair Housing Ordinance and the 1968 Michigan Fair Housing Law prohibit any type of housing discrimination. The L.P.A. will use all provisions of these laws to insure equality and fairness in the relocation program. All persons specifically requesting to be relocated within the geographic limits of the City will be assured of this right.

Section 2 - Assurance of Low and Moderate Income Housing for Urban Renewal Displacees.

The Relocation Program for MICH R-143 provides for the relocation of three hundred twenty seven families and individuals. The City of Flint is presently engaged in an extensive Public Housing Program. One thousand and seventy total units are to be available by the summer of 1970. Ninety six units were recently opened in the project area. These, as well as other units, will be available to displacees who qualify on a priority basis. In addition, one of the project proposals is to develop approximately forty five low and moderate income housing units under the 221 (d) (3) program. These units will also be available to displacees. Project execution will be undertaken so as to make these units available as soon as possible as a relocation resource within the project area.

Section 3 - Establishment of a Neighborhood Advisory Council

The Mayor of the City of Flint appointed nineteen project residents to serve on a Neighborhood Advisory Council. The purpose of this Council is to provide project residents with a two-way communication vehicle for the presentation of the City's proposals for the area and for the project residents to express their opinions on issues concerning the project area. Through this Council, project residents may be better informed regarding the objectives of the project and the City can be more responsive to the needs and desires of the citizens. Members of the Council will be requested to serve on the following sub-committees: Relocation, Rehabilitation, Citizens' Advisory. Minutes of each Council meeting will be taken and periodic meetings with the L.P.A. shall take place.

3. Act 189 of the Public Acts of 1968, State of Michigan, provides for the establishment of Citizens' District Councils and other actions to insure citizen participation.

District Area - At a public hearing September 9, 1968, a District Area was selected. This District Area is composed of the Area known as the General Neighborhood Renewal Plan - Mich R-96 (GN). This project area is part of the District Area.

Citizens District Council - A Citizens District Council composed of fifteen (15) residents or persons who have an interest in the District Area was appointed by the Mayor.

Development Plan Preparation - Prior to the adoption of this Urban Renewal Development Plan, the L.P.A. will meet with the Citizens District Council to explain all aspects of the Plan. Suggestions of the District Council shall be incorporated into the Plan where feasible.

Adoption of Development Plan - The City Commission shall comply with the provisions of this Act with respect to the adoption of the Urban Renewal Development Plan.

Relocation and Housing Resources - Based on relocation interviews and other data, the project area contains approximately 1,401 families and individuals. Of these 327 families and individuals are to be displaced.

The income and racial composition of the displacees is as follows:

<u>Income</u>	<u>Caucasian Family/individual</u>	<u>Negro Family/individual</u>
\$ 0 - \$3,500	10	92
\$3,500 - \$5,000	0	29
\$5,000 - \$6,000	0	62
\$6,000 and over	4	130
	<u>14</u>	<u>313</u>

As of the 1960 Census of Housing, there were 62,000 housing units in the City of Flint. New housing starts in the City average 300+ a year. By 1970, the City expects to have 1,070 public housing units completed. The relocation program for this project anticipates that 157 displacees will be rehoused in private units and 170 displacees in public housing.

Rents for public housing is based on family income and the unit size.

The vacancy ratio of rental units in the City is 7.7% while sales is 4.3%.

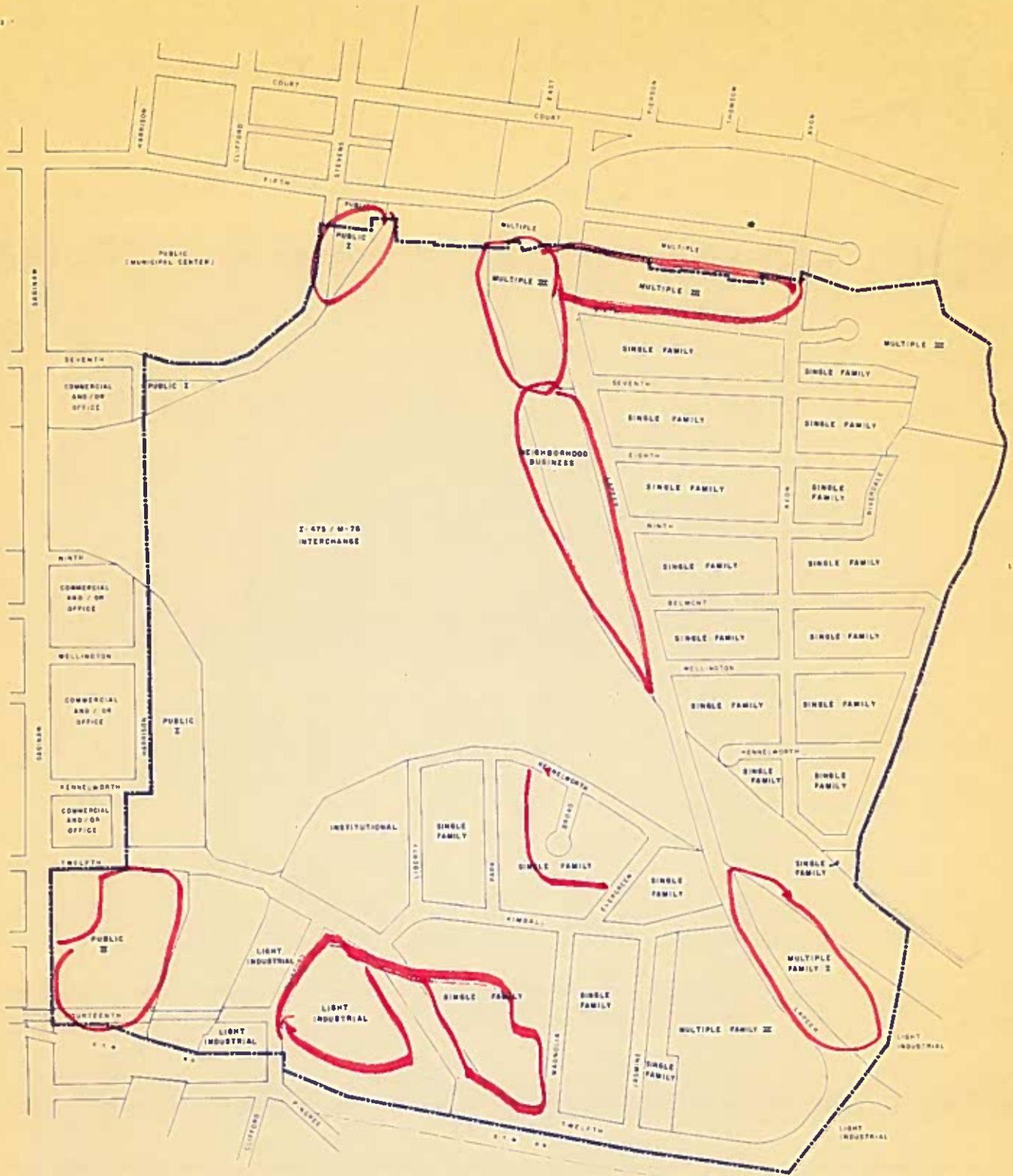
The sales and rental prices (median price) of new units in the City are as follows (as of July, 1968):

<u>Unit size (bedrooms)</u>	<u>Sales</u>	<u>Rental</u>
1	--	\$145/mo.
2	14,500	\$155/mo.
3	16,500	\$175/mo.
4	20,500	---
5	23,500	---

F. PROCEDURE FOR CHANGES IN APPROVED PLAN

If prior to the lease, sale or exchange of any real property in the development area, the local legislative body desires to modify the plan, it shall hold a public hearing thereon, notice of such hearing to be given by publication, in a newspaper of general circulation not less than thirty (30) days prior to the date set for such hearing. Notice of such hearing shall be mailed at least twenty-five (25) days before such hearing to the last known address of each owner by the records of the assessor. If the modification is approved by the Local Legislative body, it shall become a part of the approved Urban Renewal Development Plan.

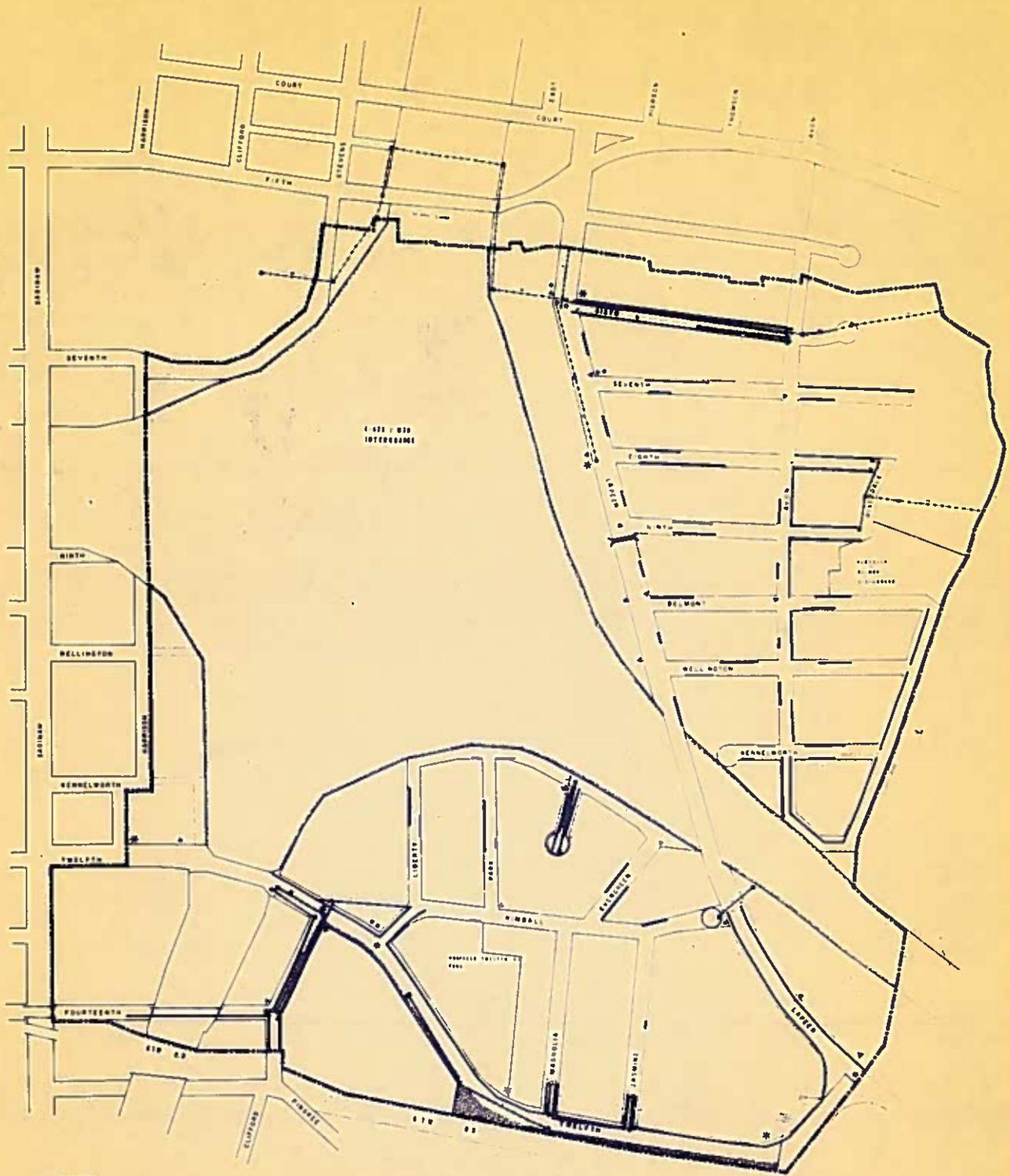
A part of the Urban Renewal Development Plan which directly applies to a parcel of real property in the area may be modified by the local legislative body at any time or times after the transfer or lease or sale of any parcel of real property in the area provided that the modification be consented to by the leasee or the purchaser.



LAND USE PLAN EXHIBIT C
INTERCHANGE AREA RENEWAL PROJECT MICH. R-143

CITY OF FLINT
 VILICAN LEMAN & ASSOCIATES, INC

PLANNING MICHIGAN
 CONSULTANTS



- ROADWAY
- PROPOSED ROADWAY
- PROPOSED PAVEMENT CURB AND GUTTER
- PROPOSED
- PROPOSED SIDEWALK
- STORM SEWER
- WATER MAIN
- EXISTING UTILITY HANDLES
- PROPOSED UTILITY HANDLES
- EXISTING STORM HANDLES
- PROPOSED STORM HANDLES
- PROPOSED FIRE HANDLES
- PROPOSED TRAFFIC LIGHTS AND SIGNAL CONTROL
- PROPOSED WALK CONTROL ONLY
- PROPOSED SIGNAGE AND TRAFFIC RECONFIGURATION
- PROPOSED AND EXISTING
- LANDSCAPE AND PLANTING BUFFER STRIPS
- PROPOSED STRIP

PROPOSED PROJECT IMPROVEMENTS 1970 - 1980 (SEE SHEET 2 OF 4)

INTERCHANGE AREA RENEWAL PROJECT MICH. R-143

CITY OF FLINT
 VILICAN LEMAN & ASSOCIATES, INC.
 Department of Economic Development

MICHIGAN
 PLANNING CONSULTANTS
 Flint, Michigan



PLAN CHANGE PROPOSAL

FOR

INTERCHANGE (MICH A-5-3)



Propose Plan Change

ILLUSTRATIVE SITE PLAN
 PLANNING DESIGN STUDY EXHIBIT R-214 E
 INTERCHANGE AREA RENEWAL PROJECT MICH. A-5-3

CITY OF FLINT
 VILICAN, LEMAN & ASSOCIATES, INC.

MICHIGAN
 PLANNING CONSULTANTS



INDEX

WORK PLAN

RESOLUTION & MAPS

SPECIAL SUBMISSIONS

HISTORICAL BACKGROUND

ADDITIONAL INFORMATION

WORK PLAN

PLAN CHANGE SCHEDULE - NDP 1 & 3
Revised 9-23-77

1.	Complete Graphics	DCD	8-19-77	Existing Use Maps
2.	Complete Narrative (Submit to Director)	DCD	8-24-77	a. Explanation of reuse b. Plan change request c. Property descriptions d. Review by Director
3.	Meeting with DPW, UM-Flint, Bd. of Ed., GNRP and DCD on Kearsley Improvement Issue		8-24-77	Consensus of group
4.	Prepare Hearing Notice	DCD	8-24-77	Public Hearing Notice
5.	Citizen District Council (CDC)	DCD	8-26-77	Letter of approval
6.	Request Attorney to Prepare Resolution	Grants	8-24-77	a. Cover memo from Direct to Mayor b. Public Hearing Notice c. Draft Resolution
7.	Request to Mayor Staff Meeting For Public Hearing (City Coun.)	Attorney	8-30-77	Resolution and all supporting information
8.	Prepare Submission to HUD for approval (Special Bodies)	DCD	9-2-77	a. Description of change b. Reason for change c. Effect of change d. Reuse maps
9.	City Council Public Hearing Scheduled	CC	9-12-77	Council Approval (Monitor)
10.	Public Hearing Notice to EDP	DCD	9-13-77	EDP Postal Card printout ready for mailing
11.	Notice of Hearing from Mayor to CDC President	DCD	9-13-77	Letter from Mayor (prepared by Director)
12.	Notice to newspaper(s) specifying 3 dates	Planning C.P.'s	9-19-77	Acceptance of 3 - dates publication schedule
13.	Secure Planning Committee Review Date	DCD	9-20-77	Resolution and supporting information
14.	Documentation of change available to public	Planning	9-23-77	Maps, Narratives, Etc.
15.	First (30 day) notice published in paper	Planning C.P.'s	9-24-77	Clipping record of actual publication
16.	Planning Commission Review	Plan. Com.	9-27-77	Approval
17.	Mail Hearing Notices	C.P.'s	9-29-77	Notices

18.	Preparation of Resolution	City Attorney	9-30-77	Resolution Submitted to Council
19.	Obtain HUD Approval	HUD	10-2-77	Letter of approval
20.	Second (10 day) notice published in paper	Planning C.P.'s	10-7-77	Clipping record of actual publication
21.	Third (7 day) notice published in paper	Planning	10-17-77	Clipping record of actual publication
22.	Public Hearing	Council	10-24-77	1st Reading
23.	Public Hearing	Council	11-14-77	2nd Reading Adoption
24.	Proclaimer to HUD	DCD	11-24-77	Completed Proclaimer

CM:ks

RESOLUTION & MAPS

CITY OF FLINT
NOTICE OF PUBLIC HEARING
BY THE CITY COUNCIL
OF THE CITY OF FLINT
ON THE PROPOSED PLAN AMENDMENT
FOR INTERCHANGE AREA (MICH. A-5-3)
PUBLIC HEARING IN THE CITY
COUNCIL CHAMBERS - CITY HALL

1101 SOUTH SAGINAW STREET
FLINT, MICHIGAN
OCTOBER 24, 1977
5:30 p.m.

The proposed plan amendments affect the projects described as follows:

Bounded generally on the North by an Easterly line from a point on Stevens Street midway between Fifth Street and Sixth Street to Gilkey Cree, South to I-69/M-21 right-of-way East along to I-69/M-21 to the extension of Howard Street to the GTW Railroad line, East to South Saginaw Street, North to Twelfth Street, East to Harrison Street, North to Seventh Street, East to Stevens Street, North to point of beginning.

The hearing is to consider amendment to the plan described as follows:

Modifying the land use and streets in the aforementioned boundaries to make them more appropriate to the current needs and conditions in the community.

Maps, plats, and a particular description of the development plan and amendments are available for public inspection in the Department of Community Development, 121 East Seventh Street, Room 6, from 8:00 a.m. to 5:00 p.m., Monday through Friday, Phone No. 766-7470.

At the time of said hearing, the Council will provide an opportunity for all interested persons to be heard and any organization desiring to be heard will be afforded said opportunity. The Council will also consider communications in writing with reference to the Proposed Urban Renewal Development Plan. The fullest opportunity for the expression of opinion, for argument on the merits of the proposed amendment and for introduction of documentary evidence pertaining to this hearing shall be afforded to all interested persons.

This Notice of a Public Hearing is being given pursuant to Act. No. 344, Public Acts 1945, as amended and other applicable Michigan Statutes.

City of Flint

PRESENTED: 9/12/77

ADOPTED: 9/12/77

WHEREAS, the City Council of the City of Flint adopted an Urban Renewal Plan for the Interchange Area (Michigan A-5-3) on January 19, 1969, and

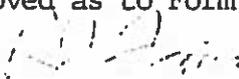
WHEREAS, the Department of Community Development seeks to amend the land use plan, and

WHEREAS, the GNRP Citizen's District Council approved the amendment on July 5, 1977, and

WHEREAS, Act 344 of the Public Acts of 1945, as amended, requires that a public hearing must be held prior to amending the plan.

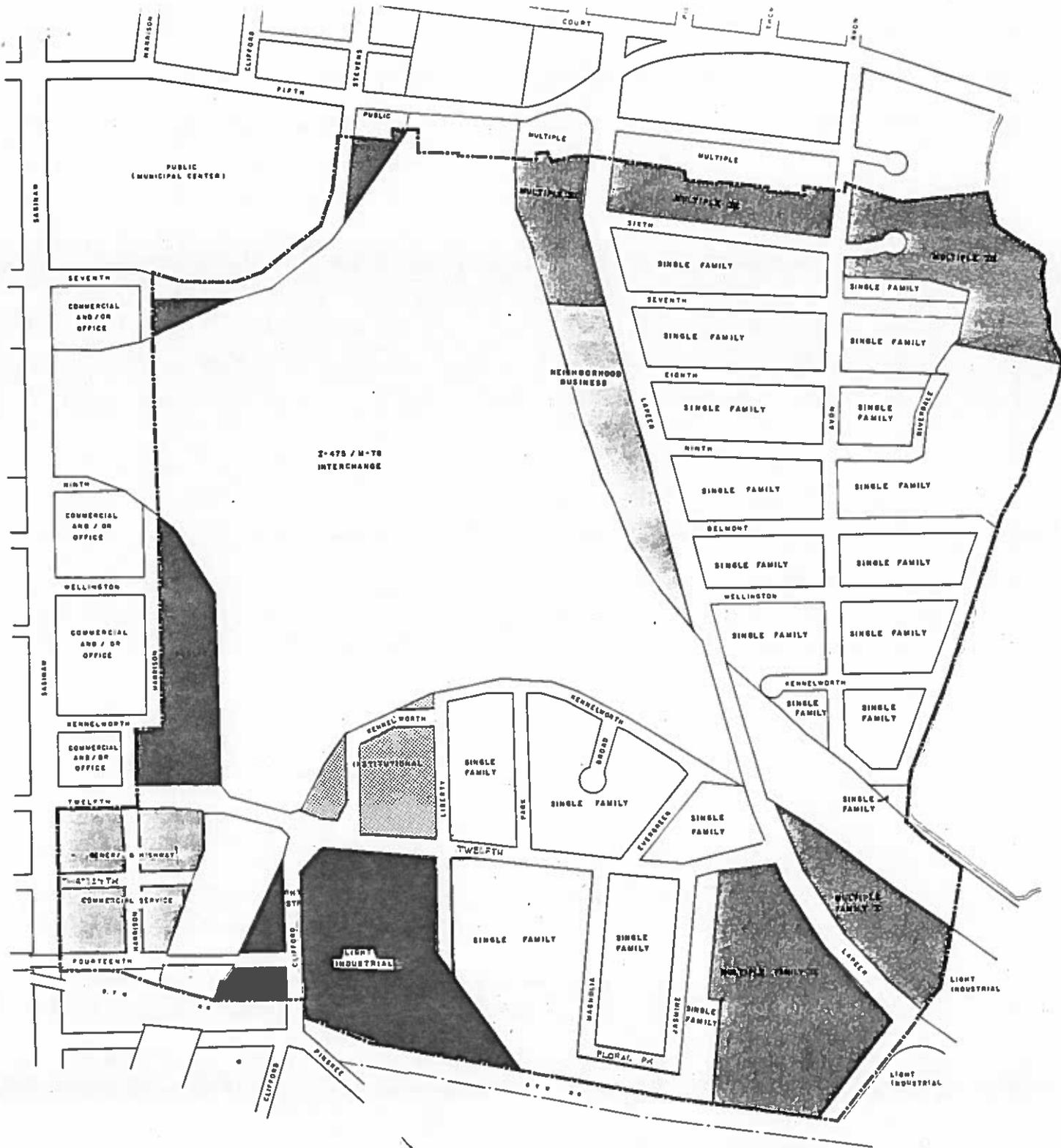
NOW, THEREFORE BE IT RESOLVED that this City Council shall hold a public hearing on the proposed plan change in the Interchange Area (Michigan A-5-3), to be held on the 24th day of October, 1977, at 5:30 o'clock in the afternoon, in the City Council Chambers at City Hall, 1101 S. Saginaw Street, Flint, Michigan, and the City Clerk shall cause notice of such public hearing to be published in the Flint Journal, not less than fifteen (15) days prior to said hearing.

Approved as to Form:



Chief Legal Officer

(Recommended by Finance Committee 9/7/77)

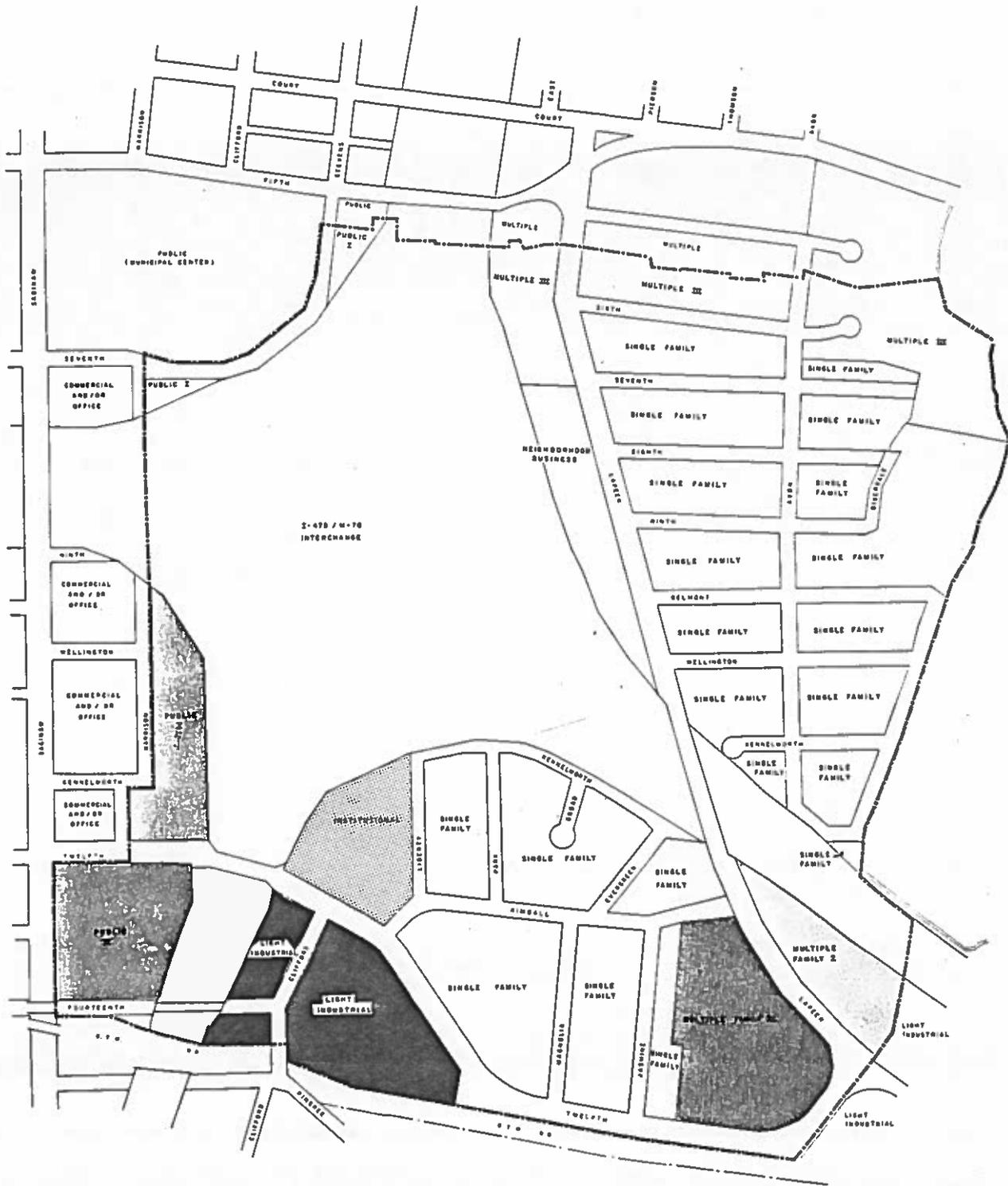


PROPOSED PLAN CHANGE

LAND USE PLAN EXHIBIT C
INTERCHANGE AREA RENEWAL PROJECT MICH. R-143

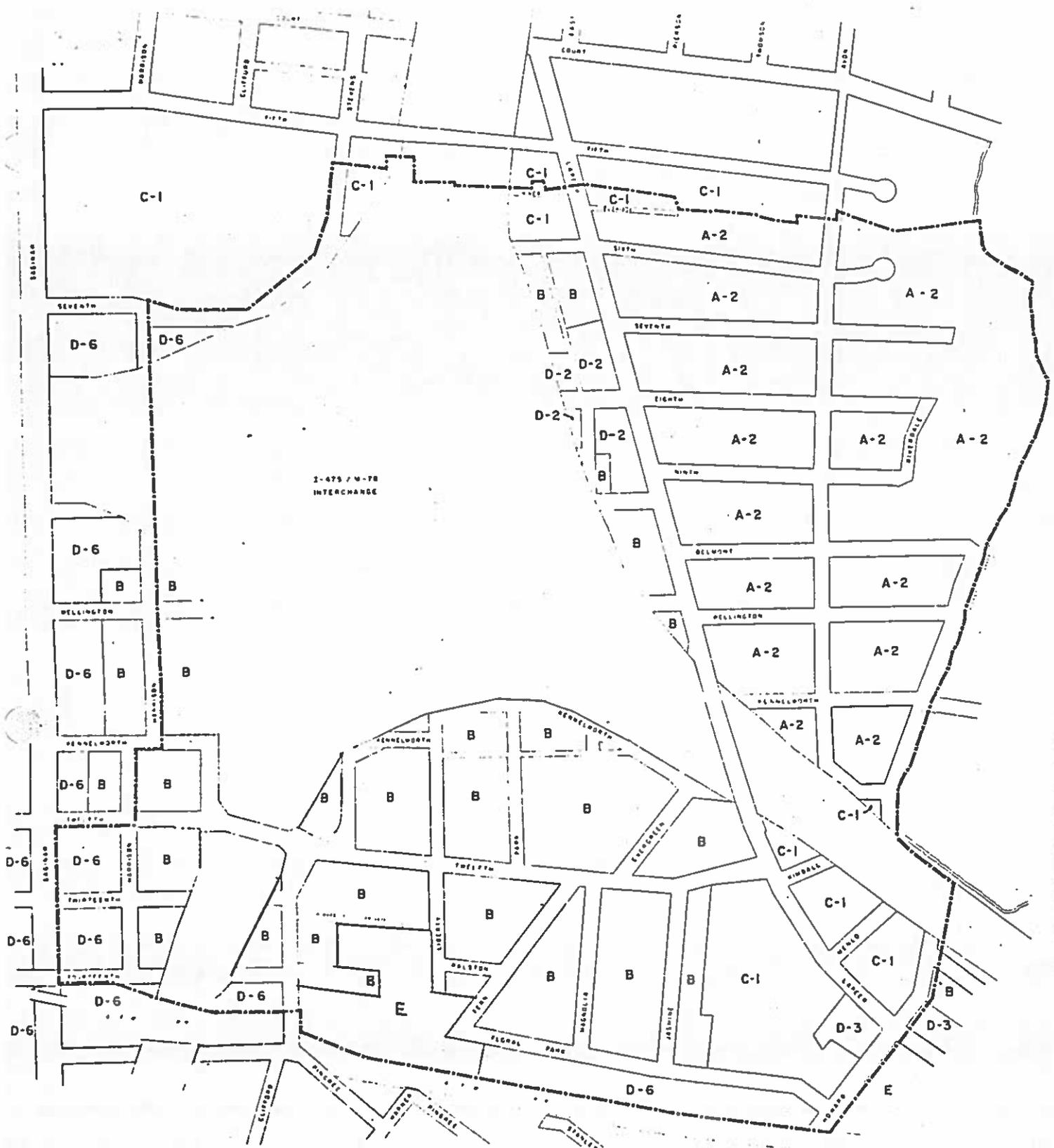
CITY OF FLINT
 VILICAN LEMAN & ASSOCIATES, INC.

PLANNING MICHIGAN
 CONSULTANTS



LAND USE PLAN EXHIBIT C
INTERCHANGE AREA RENEWAL PROJECT MICH. R-143
 CITY OF FLINT
 VILICAN LEMAN & ASSOCIATES, INC.

MICHIGAN
 PLANNING CONSULTANTS



- A-2 SINGLE FAMILY RESIDENTIAL MEDIUM DENSITY
- B TWO FAMILY RESIDENTIAL
- C-1 MULTIPLE FAMILY RESIDENTIAL MEDIUM DENSITY
- D-2 NEIGHBORHOOD BUSINESS
- D-3 COMMUNITY BUSINESS
- D-6 GENERAL BUSINESS COMMERCIAL SERVICE
- E HEAVY COMMERCIAL - LIMITED MANUFACTURING

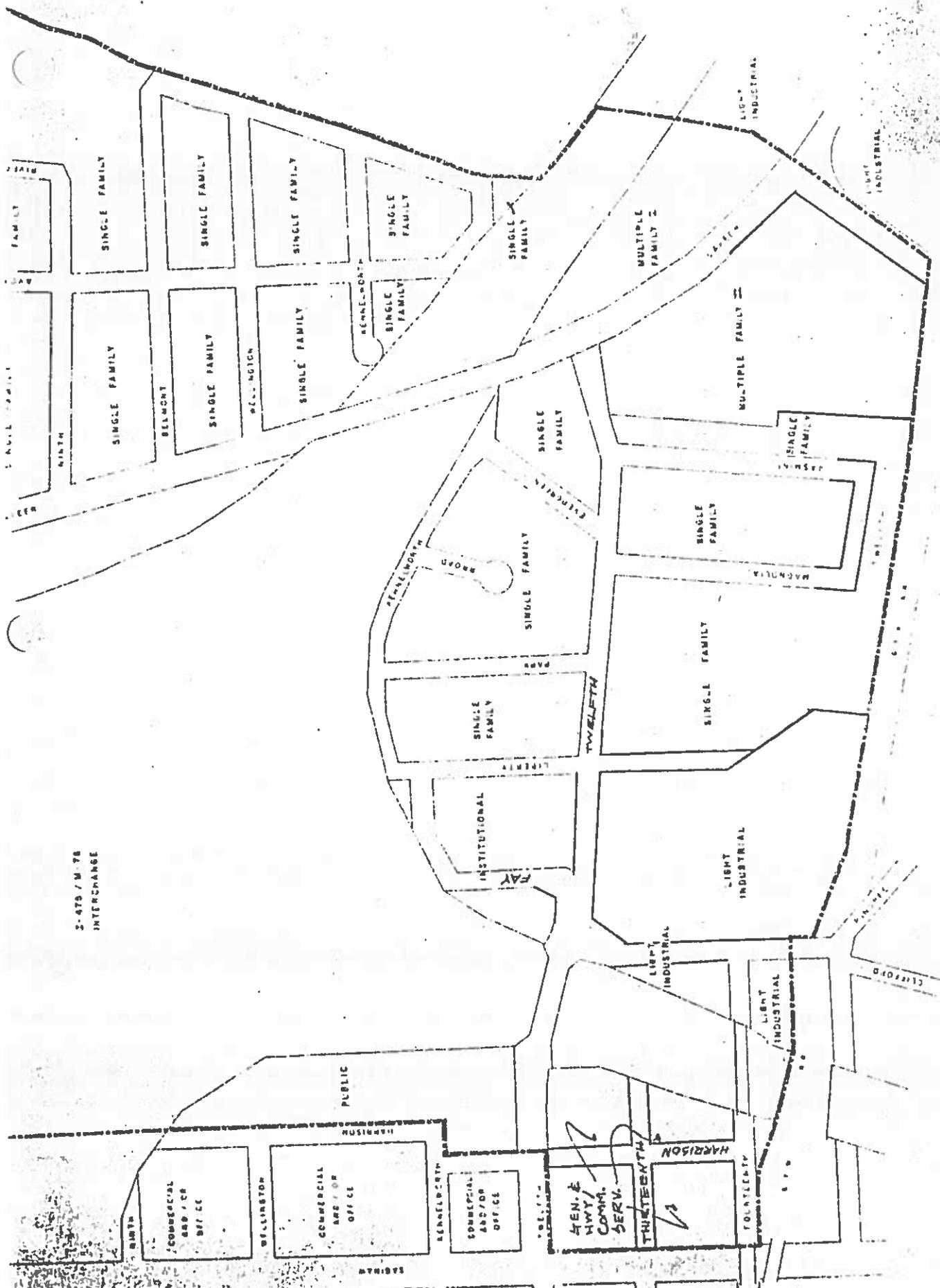


EXISTING ZONING DISTRICTS EXHIBIT R-314
INTERCHANGE AREA RENEWAL PROJECT MICH. A-5-3

CITY OF FLINT -
 VILICAN LEHAR & ASSOCIATES, INC.

PLANNING MICHIGAN
 CONSULTANTS

S-475 / M-78
INTERCHANGE



SCHEDULE OF LAND USE PROVISIONS AND BUILDING REQUIREMENTS

INTERCHANGE AREA RENEWAL PROJECT, MICH. R-143
FLINT, MICHIGAN

LAND USE DISTRICTS	PERMITTED USES (1)	MAXIMUM HEIGHT OF BLDGS. / FEET		MINIMUM YDS. (IN FEET)			MAX. % OF LOT COVERAGE	MINIMUM LOT AREA (sq.ft.) (d) OR DWELLING DENSITY (e)	MINIMUM LOT WIDTH (f)	OFF-STREET PARKING (g)
		FRONT	REAR	FRONT	REAR	TOTAL				
SINGLE FAMILY (A-2) (a)	One-family detached dwelling public park & playground, recreation building	2	10	25	6	16	30(b)	6,000 sq. ft.	50	1 space/dwelling
MULTIPLE FAMILY I (C-1)	Multiple family attached dwelling-walk-up and row apartments, apartment uses	3	40	25	10	20	35	10-12 dwelling units net acre	--	1.5 spaces per dwelling
MULTIPLE FAMILY II (C-1)	Multiple family attached dwelling-walk-up and row apartments, apartment uses	3	40	25	10	20	35	13.5 dwelling units net acre	--	1.1 spaces per dwelling
MULTIPLE FAMILY III (L-1)	Multiple family attached dwellings-walk-up and row apartments, apartment uses	4	50	50(h)	--	25	--	14-15 dwelling units net acre	--	1.5 spaces per dwelling (i)
NEIGHBORHOOD BUSINESS & OFFICE (D-2)	Convenience retail & personal service establishments, such as but not limited to: food stores, drug stores, hardware stores, dry cleaners, beauty shops, barbershops Business & Professional Offices; Banks	--	30	20	--	--	20	--	--	6 spaces for every 1,000 s.f.
INSTITUTIONAL	Funeral Homes	--	35	2-	--	--	20	--	--	4 spaces for every 1,000 s.f.
	Churches, church schools and other religious facilities	--	30	20	--	--	20	--	--	16 spaces for every 1,000 s.f.
PUBLIC	Public schools, public parking, other public buildings	--	35(j)	25	--	--	30	--	--	1 space for every 5 sanctuary seats
	Lumber yards, warehouses, freight terminals, light manufacturing or research facilities	--	35	20	--	--	--	--	--	1 space for every 8 auditorium seats or 1 space for every 17 classroom seats, whichever is greater
(C-1) LIGHT INDUSTRIAL (E) GENERAL & HIGHWAY COMMERCIAL SERVICE (D-6)	Service commercial activities such as but not limited to: auto repair & service; eating & drinking places; commercial recreation; motels	--	25(k)	20	--	--	10	--	--	1 space for every 2 employees
		--	30	--	--	--	--	--	--	As per zoning ordinance

NOTES:

- Open space shall be an allowable use in all land use categories
- Institutional uses shall be allowed in all districts except Light Industrial.

SPECIAL SUBMISSIONS

CITY OF FLINT MICHIGAN 48502



DEPARTMENT OF COMMUNITY DEVELOPMENT

1101 S. Saginaw St. ● ph: 313 766-7436

Edward Badgett, Director and
Chief Planning Officer

September 13, 1977

HUD Detroit Area Office
Michael T. Kastenek, Director
Patrick McNamara Building
477 Michigan Avenue
Detroit, Michigan 48226
Attention: Jay Hall

Dear Mr. Kastenek:

We wish to inform you of an impending plan change in Flint's Neighborhood Development Projects 1 and 3, Central Park Area (Mich. A-5-1) and Interchange Area (Mich. A-5-3).

These changes, initiated by area residents, modifies the land uses and streets to make them more appropriate to the current needs and conditions within the community.

In concurrence with HUD Guidelines a public hearing has been set for October 24, 1977 for amending both of the aforementioned plans to reflect the desired changes.

The changes for the Central Park Area (Mich. A-5-1) are as follows:

- o First Street on the west side of the expressway to feed into the service road.
- o Kearsley Street from the expressway east to remain at present width.
- o Second Street at Crapo to remain open, and at its present width.
- o Crapo Street to be widened only to provide drop-off lanes in front of Whittier Junior High School and to allow for a left turn lane at Crapo and Court Streets.
- o Avon at Court to remain open.
- o Fourth Street to feed into the southbound service road of the expressway.
- o Update current status of the alley between Avon, Crapo, Young and Second Streets.
- o Land Use designation between East Street, I-475, Court Street and Third Streets to be changed to show Multi-Family Medium Density with adequate planting buffering between I-475 and residential.

- o Land Use designation between Court Street, I-475, Lapeer Road and Fifth Street to be changed from Neighborhood Business to Multi-Family High Density.

The changes for the Interchange Area (Mich. A-5-3) are as follows:

- o That Twelfth Street remain aligned as it is instead of the proposed realignment in the plan.
- o That a Planting Buffer (Public) be implemented along Twelfth Street between Clifford and Liberty Streets and along the east side of Liberty Street from Twelfth Street to the GT&W Railroad right of way separating the industrial land uses from the other uses.
- o That Harrison Street between Fourteenth and Twelfth Streets and Thirteenth Street between Saginaw Street and I-475 remain open and the land use of those blocks be changed from Public to General and Highway Commercial service.

These changes along with the notices and resolutions will be recorded and kept on file within the City of Flint and will be available for your inspection.

If any additional information is desired do not hesitate to contact me.

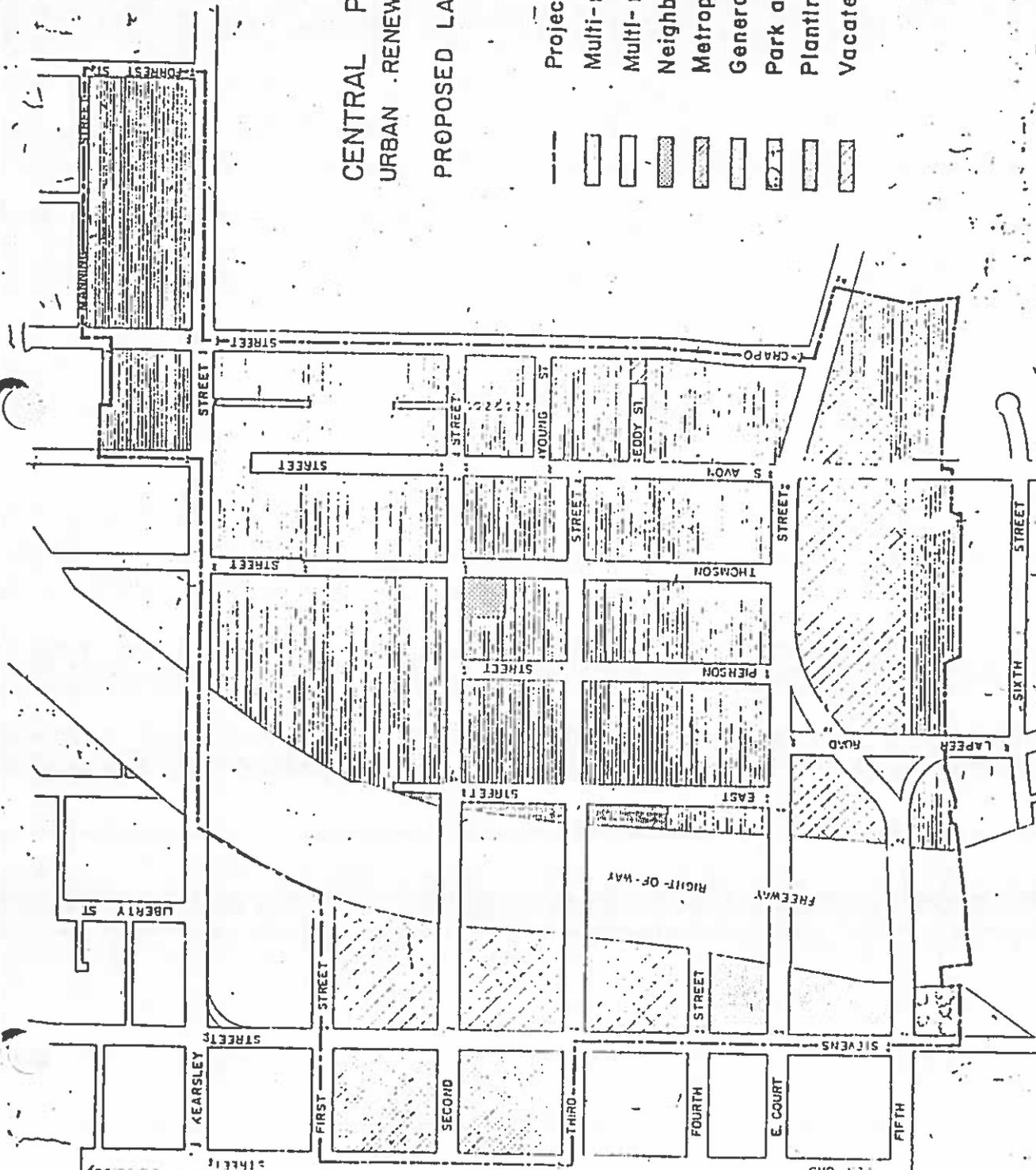
Sincerely,

Jack Litzenberg
Interim Director DCD

JL:CM:ks

**CENTRAL PARK
URBAN RENEWAL AREA MICH. A-5-1
PROPOSED LAND USE MAP**

- Project Boundary
- ▨ Multi-family (high density)
- ▨ Multi-family (medium density)
- ▨ Neighborhood Business
- ▨ Metropolitan Service
- ▨ General and Highway
- ▨ Park and Parking (public)
- ▨ Planting Buffer (street/alley)
- ▨ Vacated (street/alley)



REVISED AUGUST, 1977

COMMUNITY DEVELOPMENT DIVISION

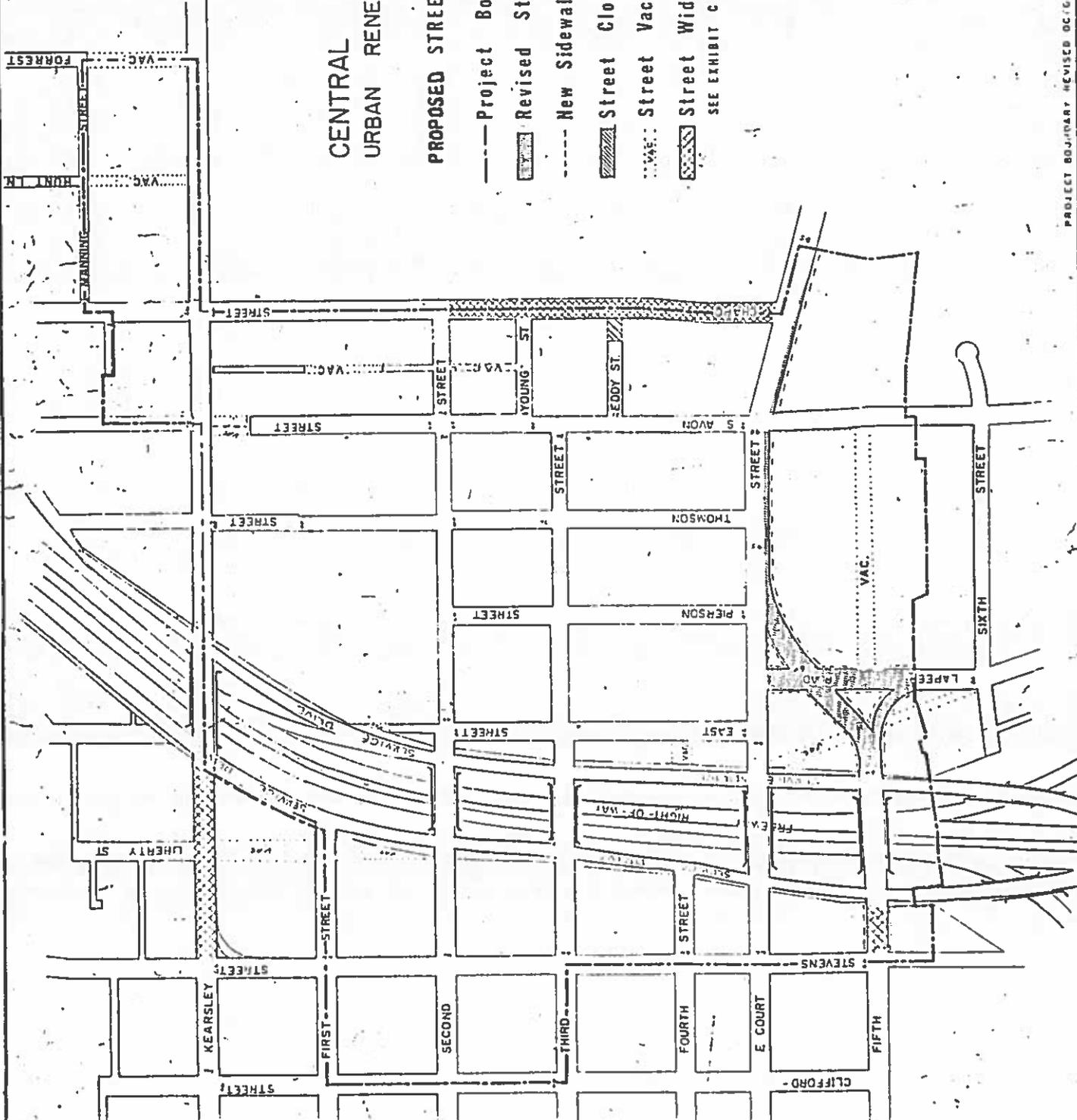
CENTRAL PARK
MICH. A-5-1
DEPT. OF COMMUNITY DEVELOPMENT
OCT. 1970

CENTRAL PARK URBAN RENEWAL AREA MICH. A-5-1

PROPOSED STREET IMPROVEMENT MAP

- Project Boundary
- ▨ Revised Street Alignment
- - - New Sidewalk To Be Constructed
- ▨ Street Closing (R.O.W. To Be Maintained)
- ⋯ Street Vacations
- ▨ Street Widening

SEE EXHIBIT C FOR DEMOLITION & CROSS SECTIONS



REV. AUG. 1971 CDM

COOL NO. R 224 EXHIBIT C-4



CENTRAL PARK
MICH. A-5-1

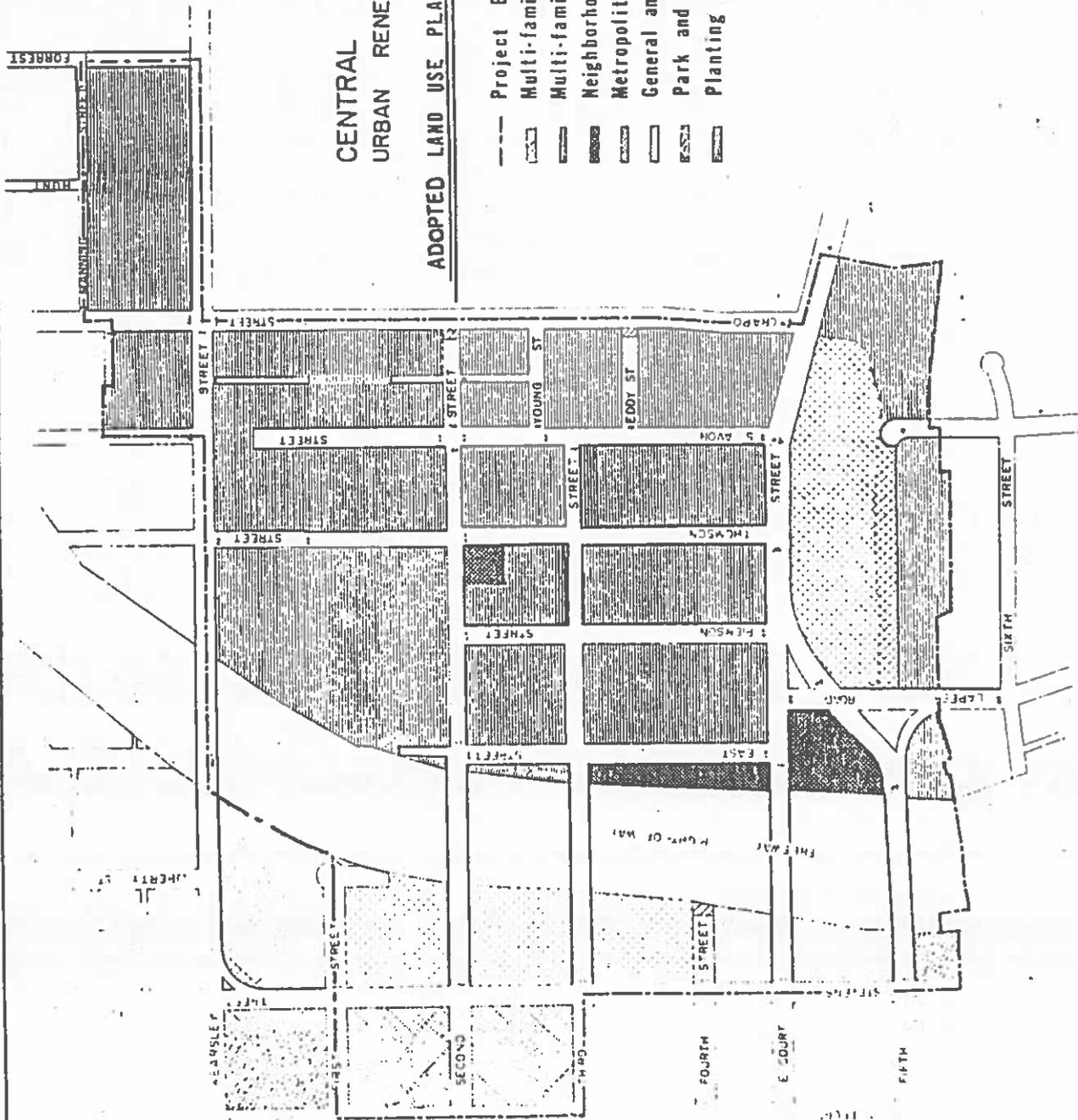
DEPT. OF COMMUNITY DEVELOPMENT
R. SKANDA

PROJECT BOUNDARY REVISED OCT. 66, 9' 3"

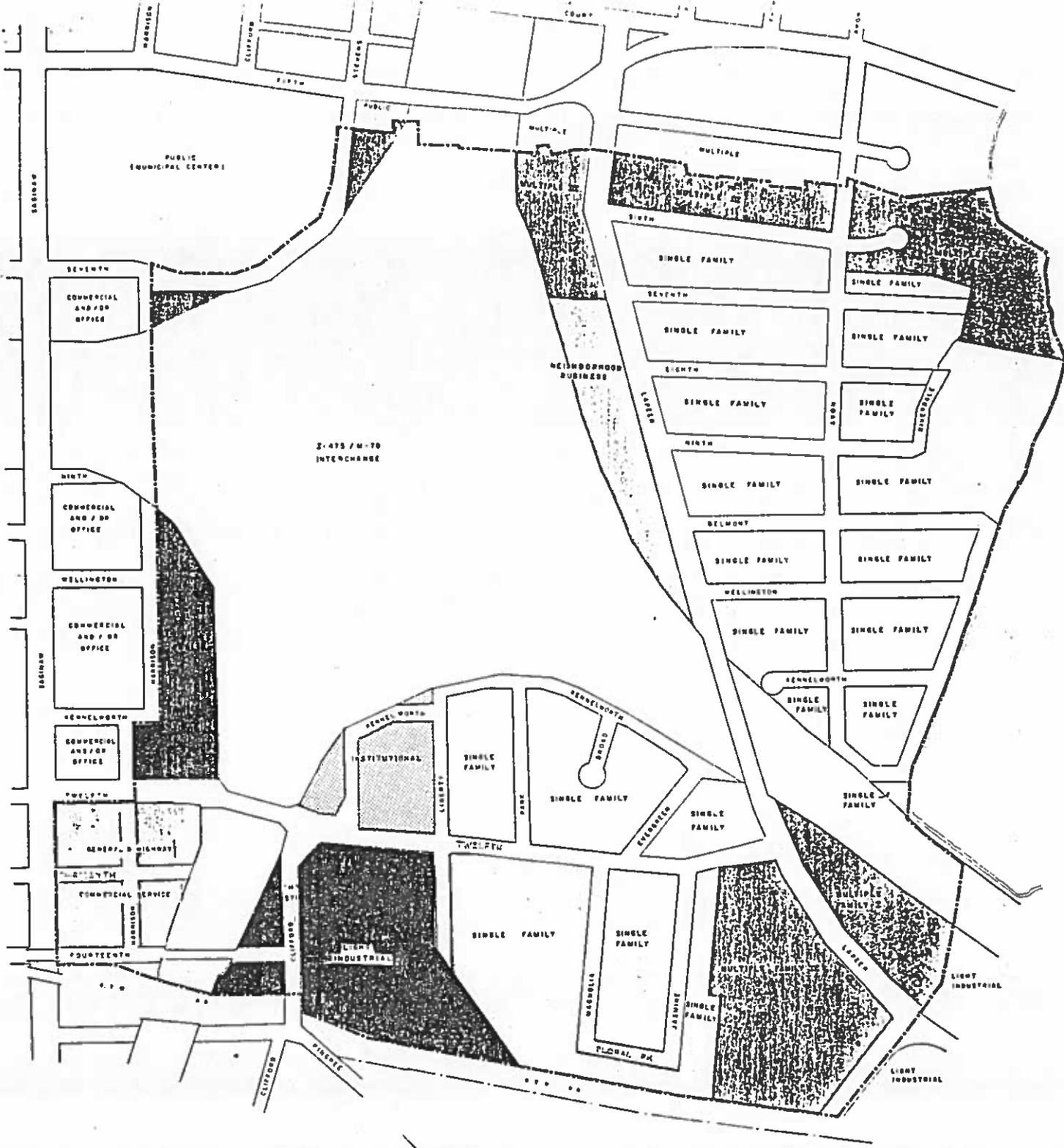
CENTRAL PARK
URBAN RENEWAL AREA MICH. A-5-1

ADOPTED LAND USE PLAN

- Project Boundary
- ▨ Multi-family (high density)
- ▨ Multi-family (medium density)
- ▨ Neighborhood Business
- ▨ Metropolitan Service
- ▨ General and Highway Service
- ▨ Park and Parking (public)
- ▨ Planting Buffer (public)



CE 1-1-1 2444
MICH. A-5-1
FLINT DEPT OF COMMUNITY DEVELOPMENT OCT. 1970

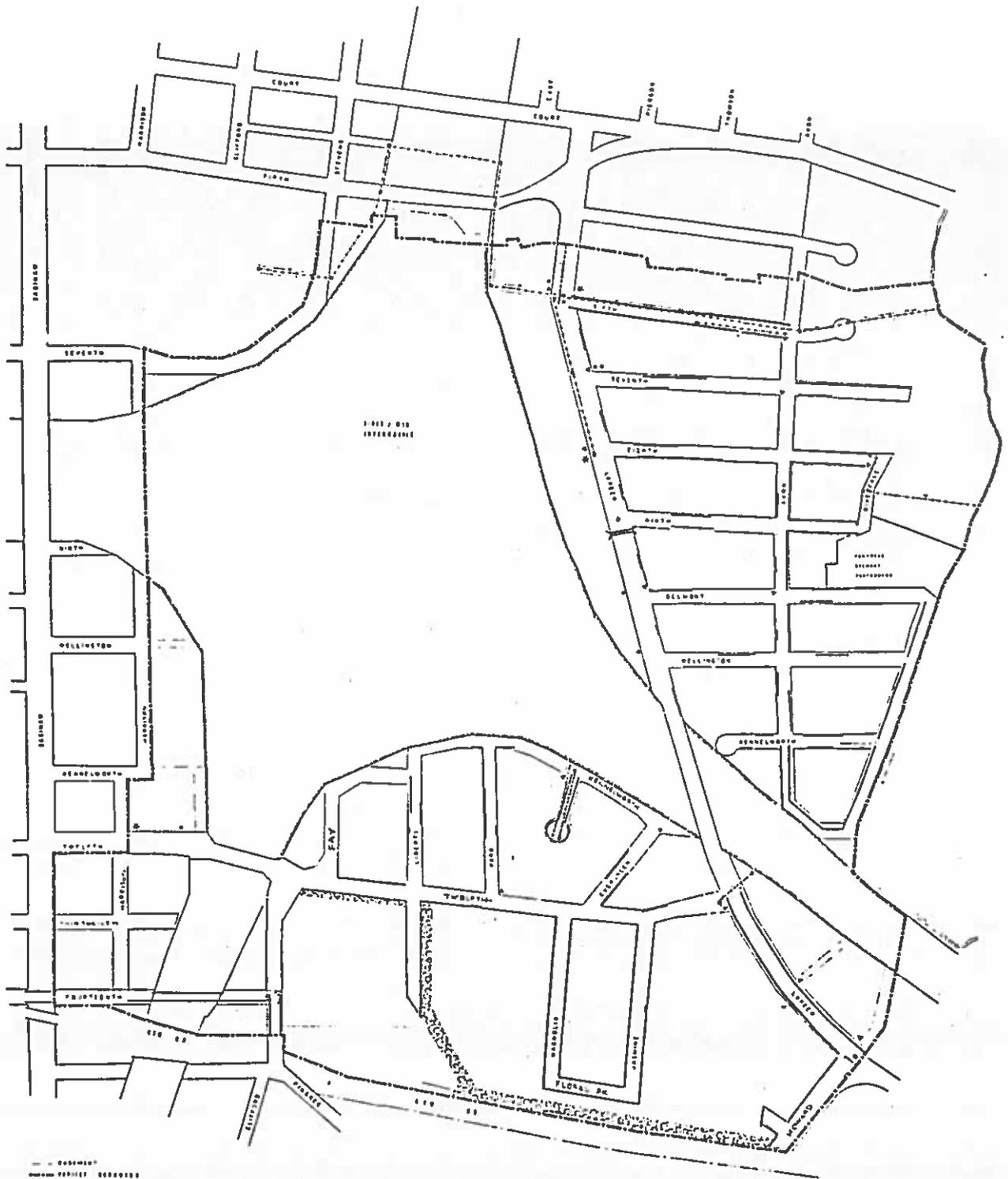


PROPOSED LAND USE



LAND USE PLAN EXHIBIT C
INTERCHANGE AREA RENEWAL PROJECT MICH. R-143
 CITY OF FLINT
 VILICAN LEMAN & ASSOCIATES, INC.

MICHIGAN
 PLANNING CONSULTANTS



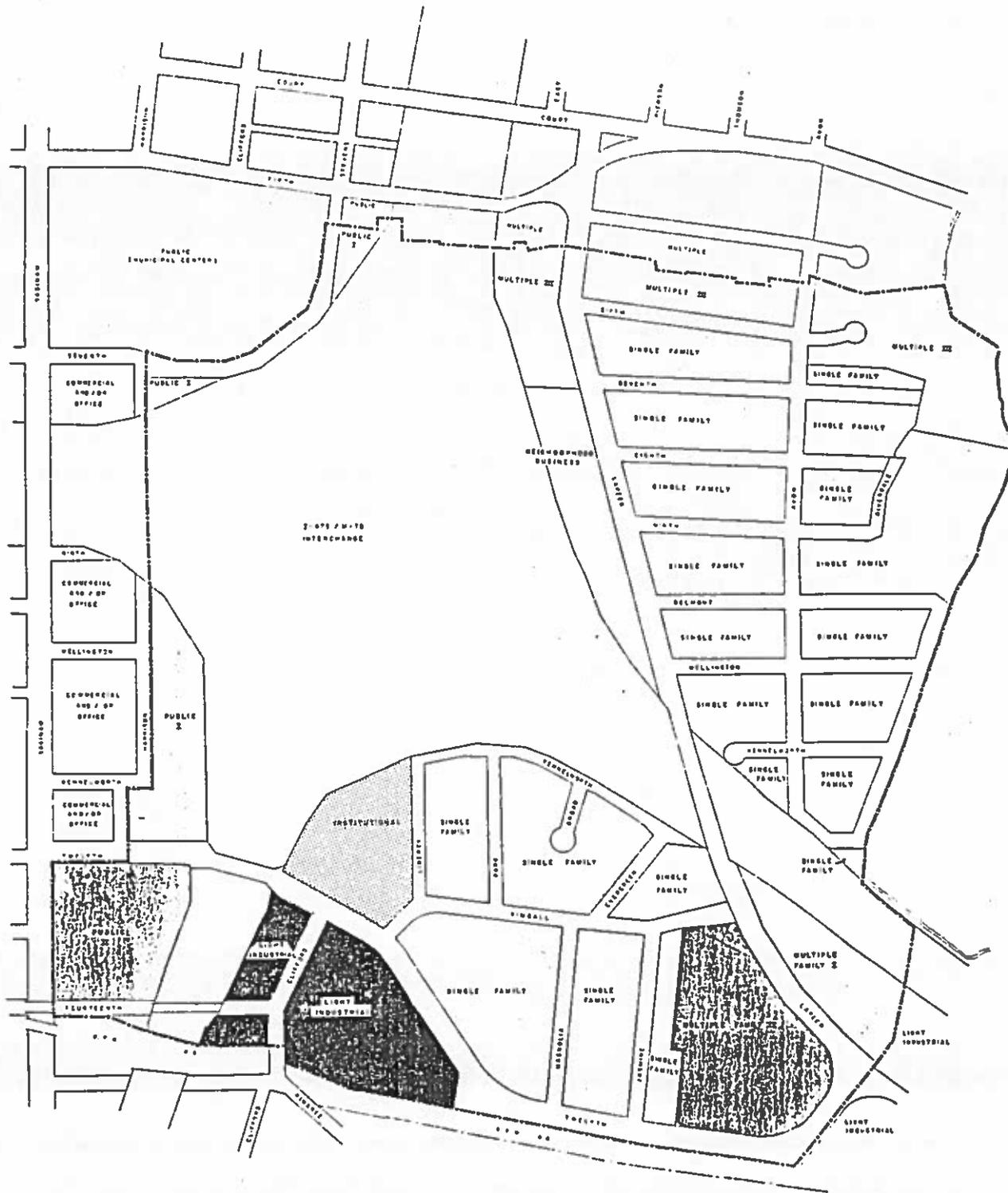
PROPOSED PROJECT IMPROVEMENT

- SIDEWALK
- CURB
- CONCRETE CURB/EDGE AND COFFED
- DRIVEWAYS
- DRIVEWAY CURB
- STORM CURB
- WATER CURB
- DRIVEWAY SIDEWALK
- PROPOSED DRIVEWAY SIDEWALK
- DRIVEWAY STORM CURB
- PROPOSED STORM CURB
- PROPOSED SIDE DRIVEWAY
- PROPOSED TRAFFIC LIGHTS AND WALK CROSSING
- PROPOSED WALK CROSSING CURB
- PROPOSED DRIVEWAY AND DRIVE DISCONNECT
- PROPOSED SIGN CHANGES
- DRIVEWAY AND PLANTING CURB CURB
- DRIVEWAY DRIVE



PROPOSED PROJECT IMPROVEMENTS - 1980 - 1985 - 1986 - 1987 - 1988 - 1989 - 1990
INTERCHANGE AREA RENEWAL PROJECT MICH. R-143
 CITY OF FLINT
 VILICAN LEWAN & ASSOCIATES, INC.

MICHIGAN
 PLANNING CONSULTANTS

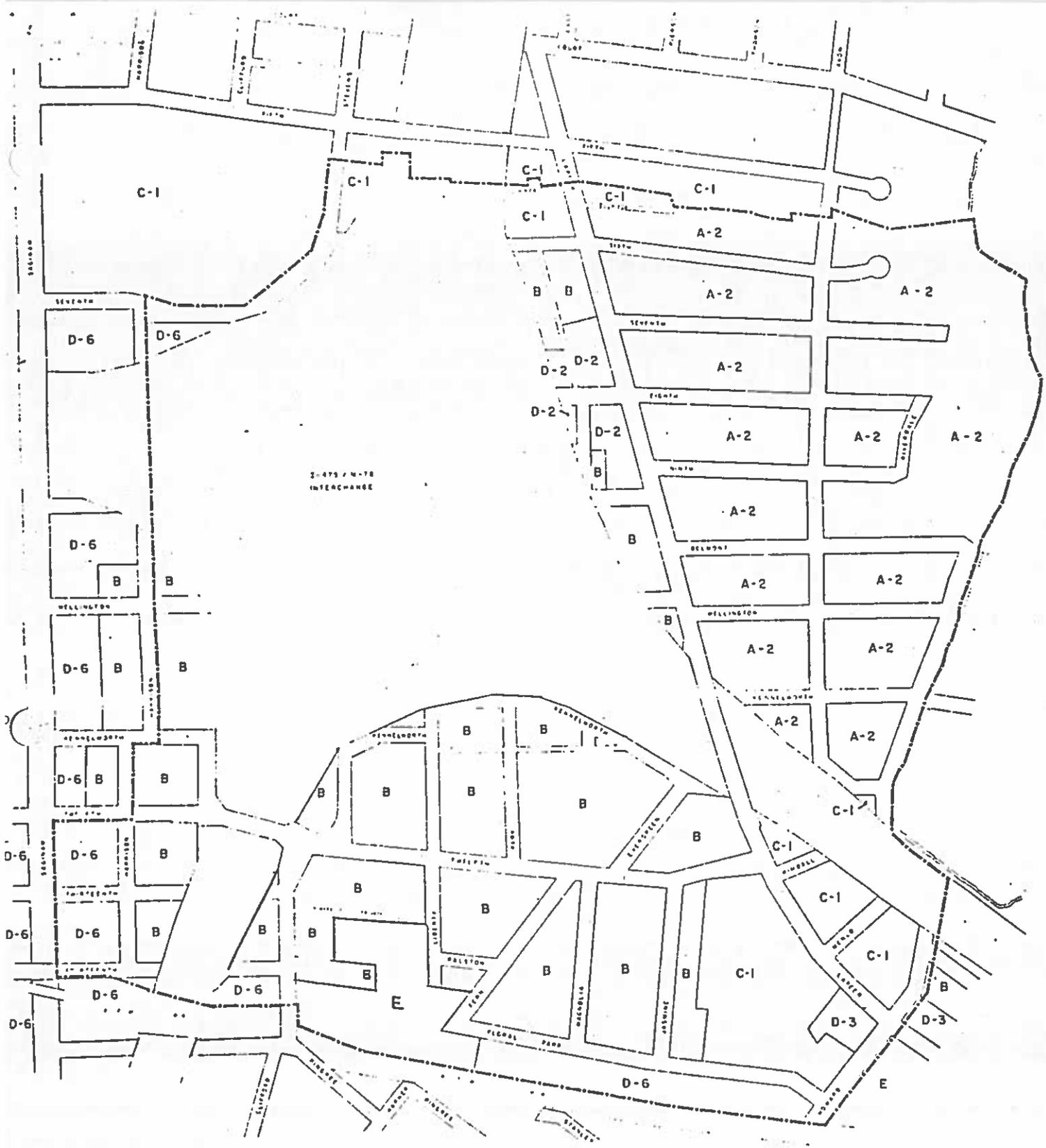


ADOPTED LAND USE PLAN

LAND USE PLAN SHEET 2
INTERCHANGE AREA RENEWAL PROJECT MICH. R-143
 CITY OF FLINT
 VILICAN, LEMAN & ASSOCIATES, INC.

MICHIGAN
 PLANNING CONSULTANTS





- A-2 SINGLE FAMILY RESIDENTIAL MEDIUM DENSITY
- B TWO FAMILY RESIDENTIAL
- C-1 MULTIPLE FAMILY RESIDENTIAL OVER 4 UP
- D-2 NEIGHBORHOOD BUSINESS
- D-3 COMMUNITY BUSINESS
- D-6 GENERAL BUSINESS COMMERCIAL SERVICE
- E HEAVY COMMERCIAL LIMITED MANUFACTURING



EXISTING ZONING DISTRICTS COUNTY 4-1-60
 INTERCHANGE AREA RENEWAL PROJECT MICH. A-5-3

HISTORICAL BACKGROUND

ADDITIONAL INFORMATION

Joe Figa
Interim Planning Supervisor
City Attorney

August 26, 1977

Notice of Public Hearing

It is our understanding that in the process of scheduling a public hearing, that the Notice of Public Hearing format and content must be approved by the City Attorney before publication can be executed. I am therefore submitting two notices at this time to your office for approval along with a copy of the plan change work schedule for the proposed plan changes.

Forth coming will be the proposals and draft of resolutions.



Joe Figa
Interim Planning Supervisor

JF:CM:ks

C
O
P
Y

August 4, 1977

Jack Litzenberg, Interim Director
Department of Community Development
1101 South Saginaw Street
Flint, Michigan 48502

Dear Mr. Litzenberg:

The GNRP Citizens' District Council voted to up-date the Urban Renewal Land Use Plans for Central Park and the Interchange districts.

The council requested that the Central Park plan reflect the following:

- o First Street on the west side of the expressway to feed into the service road
- o Kearsley Street from the expressway east should not be widened
- o Second Street at Crapo should remain open, but Second Street should not be widened
- o Crapo Street to be widened only to provide drop-off lanes in front of Whittier and to allow for a left turn lane at Crapo and Court Streets
- o Avon at Court, where the plan shows it to be closed, remain open
- o Fourth Street to feed into the southbound service road of the expressway and not deadend
- o The current status of the alley between Avon, Crapo, Young and Second Streets to be shown in the plan

Page two

- o Land use designation between East Street, I-475, Court Street and Third Street to be changed to show Multi-family Medium Density for the now privately-owned parcels (4), and Planting Buffer (Public) for all parcels now owned by the city
- o Land Use designation between Court Street, I-475, Lapeer Road and Fifth Street be changed from Neighborhood Business to Multi-Family High Density

The council also requested that the Interchange plan be changed to reflect that 12th Street remain aligned as it is, in reality, now.

The assistance that you and members of your department have given in this matter is greatly appreciated.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "A. W. Fischer" followed by "(tr)" in parentheses.

A. W. Fischer, Chairman
GNRP Citizens District Council

III. D.C.D. Report

Mr. Maynard reported that the GNRP Council's budget as of April 30, 1977, showed a balance of \$3,276.60; but this does not include the expenses of the trip to Pittsburgh which is estimated to be \$1,872. The original allocation to the Council was \$4,000.

Mr. Maynard distributed a budget sheet showing expenditures in Central Park as follows: Acquisition, Relocation, and Demolition - \$2,303,710; Project Improvements - \$2,977,410; and Rehabilitation - \$679,500; for a total of \$3,656,910. He stated that in October, 1975, expenditures of \$1,491,956 had been reported.

Mr. Maynard reported that the Central Park Subcouncil has met and have recommendations on plan revisions. Mr. Custer, Subcouncil Chairman, stated they reviewed the streets and land uses in the old plan, and because of the changes that have happened, are recommending revisions of the 1965 plan to this group for approval.

Ms. Redding reported on the proposed update of the plan. It would show the changes that would exist on streets, which include:

- o First St. on west side of expressway will feed into the service road.
- o Kearsley, because of U of M-F, was going to be widened, but that portion of Kearsley from the expressway east should not be widened.
- o Second St. should remain open but not be widened.
- o A compromise plan has been agreed on for Crapo which the plan shows to be widened. Crapo would be widened to provide drop-off lanes in from of Whittier fro Second to Eddy, and allow for a left turn lane at Crapo and Court.
- o Avon at Court, where the plan shows it to be closed, should be changed and it should remain open according to the court ruling.
- o Fourth St. will feed into the southbound service road of the expressway and will not deadend.

Land use changes recommended are not to have commercial designations along East St. and along Court St., but it should remain multi-family on Court and a green strip along East St.

There was lengthy discussion of the proposed land use on Court St. Ms. Truss and Ms. Turner disagreed with the change and complained of lack of information on the planned use by the University. Ms. Truss stated she wanted to take the information back to the people in her area before acting on the recommendation for Court St.

Mr. Fischer suggested tabling this item until the Interchange people can discuss it, or put through the recommended changes except for the Court St. land use.

Mr. Custer moved that the recommended changes for land use and streets as represented on the map north of Court St. be approved and presented to the Department of Community Development. Mr. Melet supported. Motion carried with 1 vote opposed.

Mr. Wilson stated he was present to clear up any rumors about what the U of M-F is planning for Court St. He stated the U of M-F is implementing what has been on the plans since four years ago, which was to develop the property for recreational purposes. He stated he has made many presentations on the plan and that it has not been a secret as to what was going in there. He would like to set up some way in which to communicate between the various interests and groups and have better information resources and updating as to what is going on.

Ms. Truss stated a letter was to have been sent from the G.N.R.P. C.D.C. to Mr. Wilson requesting information on the plan, but that she had not received any information from the G.N.R.P. meetings on the plan. Mr. Fischer verified that a letter had been sent to Mr. Wilson and a reply received and that he would make a copy available.

Ms. Turner stated her committee has a meeting arranged with Dr. Moran for June 8th and they want to get something in writing as to what is going in there.

IV. Adjustment - C.A.C. Membership

Mr. Maynard reported that the G.N.R.P. should designate an alternate to the City Wide Advisory Committee. At the present time there are 5 members: B. Brown, G. Donnelly, B. Chupek, A. Fischer, E. Truss, and J. Sykes.

Ms. Chupek stated Bessie Brown's resignation from the GNRP and CAC has been accepted. Ms. Donnelly was the alternate but she will fill Ms. Brown's vacancy. Mr. Custer suggested making the new appointee the alternate.

Mr. Custer moved that a representative from the Central Business District be elected to serve as the alternate to the City-Wide Advisory Committee. E. Truss supported. Motion carried.

Mr. Custer moved that Mr. Melet be appointed as the representative from the Central Business District and that he be considered as the alternate. Ms. Truss supported. Motion carried.

V. G.N.R.P. Membership Update

Mr. Fischer stated that 14 members have been sworn in. He reported that no action has been taken on updating the membership. The letters have not been sent to inactive members and he requested a brief committee meeting following adjournment to compose the letter.

G.N.R.P. CITIZENS DISTRICT COUNCIL

Tuesday, January 11, 1977
7:00 P.M.
City Hall

Art Fischer, Presiding

M I N U T E S

CALL TO ORDER

The meeting was called to order at 7:00 P.M. by President Fischer. The following individuals were in attendance:

MEMBERS:	Bessie Brown	Trudi Redding
	Beatrice Chupek	James Sykes
	Lloyd Custer	Emma Truss
	Art Fischer	Pat Tynes
	Genevieve Donnelly	John Chazick
	Joe Hill	Elizabeth Sullivan
STAFF:	Percy Dawkins	
	Joe Figa	
	Dave Luokka	

APPROVAL OF MINUTES

As there were no changes, additions, or deletions, it was moved by Donnelly, seconded by Sykes:

That the minutes of the December 7, 1976 meeting be approved, as printed and distributed.

The motion passed unanimously.

D.C.D. REPORT - J. Figa

Mr. Figa reported on the status of the relocation of 12th. Street. The Council was informed by Mr. Figa that the residents of the 12th. Street neighborhood were strongly opposed to the relocation of 12th. Street due to the already existing railroad tracks and the fact that children would have to cross these as well as a 4-lane boulevard. In the first stages of the relocation of 12th. Street the residents wanted a pedestrian overpass, and the total completion of the project would cost upwards of \$400,000 for actual construction. Recent traffic counts now show there is not a need for the realignment of 12th. Street, and it was noted that they do not need a rezoning of 12th. Street as proposed 7 - 8 years ago. It is currently zoned light-industry. Mr. Figa suggested referring matters of zoning to the sub-council and have a subsequent meeting in this respect.

It was moved by Sykes, seconded by Hall:

That the realignment of 12th. Street should be referred to the Interchange sub-council.

The motion passed unanimously.

REPORT FROM REP'S TO CITY-WIDE ADVISORY COMMITTEE

The Citizens Advisory Council gave initial approval to Option 3. They were given four options and had to make a decision on final funds for the Block Grant Application. It was established that the department would report back to the C.A.C. with respect to month-to-month activities on performance. The committee has something to say about the program and the options were minimal. The C.A.C. on which there are five members will report into future years monies being spent.

SELECTION OF ALTERNATE TO C.A.C.

It was moved by Chupek, seconded by Truss:

That Genevieve Donnelly would be the official alternate to the C.A.C.

REPORT ON PROGRESS OF 1977 BLOCK GRANT APPLICATION

If selected as a target area, citizens want to have the grant which is considerably different than urban renewal. Block grant funds are tied up and run on a five-year program. Lewis-Longway area is a proposed target area due to the strong citizens element in the area. It was established to wait until City Hall has approved Block Grant Application before calling meeting of Citizens of Lewis-Longway; rehab monies would be available July 1.

UPDATE ON G.N.R.P. TRAVEL (PITTSBURG TRIP)

Purpose of Pittsburgh Trip is to observe neighborhood programs. The second week of March is the tentative date for the trip, Thursday through Sunday. Bus travel was recommended. Mr. Dawkins would report more at February meeting.

It was proposed that a letter be written to the Planning Commission with respect to the rezoning of East Street to a commercial area, asking for a delay on that subject, due to preserving it as a historical area. Questions were raised on the zoning and it was recommended that the East Street Area zoning status be checked.

Respectfully submitted,

Susan Duby
Acting Secretary

SD:bls

INTERCHANGE CITIZENS DISTRICT SUB-COUNCIL

Wednesday February 2, 1977 at 7: P.M
Place; U of M Flint Surpe building.

The doors were locked, after an extended wait the meeting was moved to the auditorium at City Hall.

Mrs. Margrete Turner presiding:

The meeting was called to order by Mrs. Turner and the purpose of the meeting was to discuss the relocation of 12th St and the proposed plan change.

Joe Figa introduced Andrew Nester the engineer who will make recommendations to the Mayor, he also mentioned the widening of Lapeer St. from Howard St. to Dorthighway.

Reverand McReynolds made a motion to let 12th St. stay the same: motion was seconded by Mrs. Turner.

Small strip of land between 12th St. and the expressway, there will be some recommendations to GMRP how to be used Can be used for low density, mutiple C1 family walk up.

Zoned for C-1

It was suggested that green buffer zone be built near Michigan lumber and residents.

Joe Figa said he would get the plan together and call Mrs. Turner and have another meeting, He also has the list of persons in attendance

Mrs Emma Truss made a motion that the meeting be adjourned and was seconded by Mr. Barton

INTERCHANGE MEETING
February 23, 1977

Meeting began about 7:15 P.M. on February 23rd with Mrs. Turner reviewing the minutes of the previous meeting. A motion was made and supported to accept the minutes.

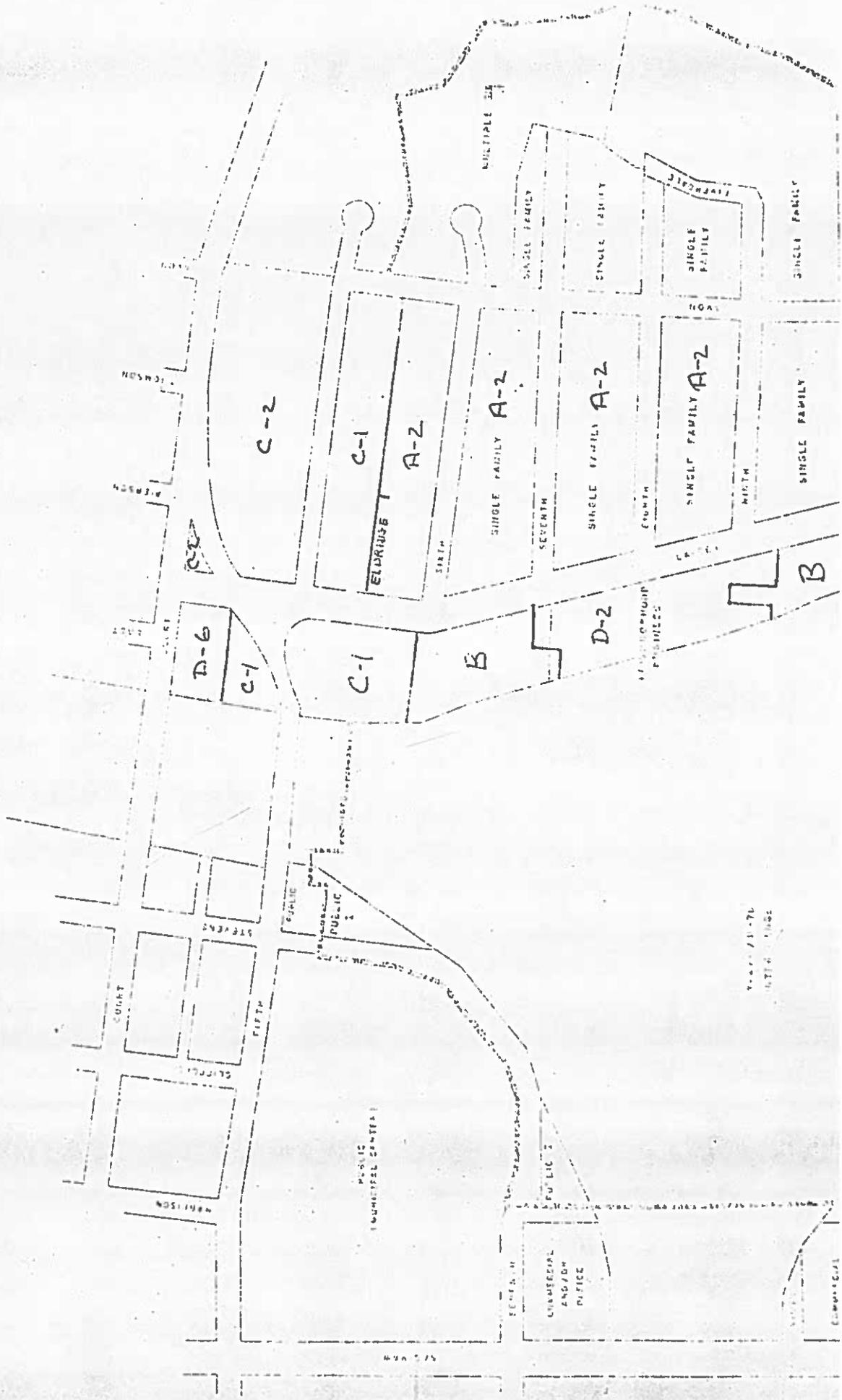
It was then explained that the elements of the proposed relocation of 12th Street was discussed and supported at the last meeting. A review then followed by Mr. Figa. He discussed the proposed plan change. The changes were presented as follows:

1. Exhibit B - Boundary Map
 1. Eliminate street vacations in MTA area
 2. Eliminate street vacations tied to relocated 12th St. (except possibly Fern, Ralston and portion of Floral Park)
2. Exhibit C - Land Use Plan
 1. Restore streets to MTA area and change land use designation to general and highway commercial.
 2. Delete relocated 12th and indicate boundary for light industrial; replace Liberty and Clifford streets, as they were; show Floral Park connector at Magnolia/Jasmine; show 12th Street as exists with access to Lapeer Street.
 3. Clark School area should be shown as Public rather than Public I.
3. Exhibit D - Project Improvement Maps
 1. Eliminate relocated 12th and related R.O.W. changes
 2. Restore vacated streets to MTA area; restore Liberty Street and show Magnolia/Jasmine connector.
 3. Remove 12th Street park and community center from maps; replace with an indication of buffering near lumber yard and railroad.

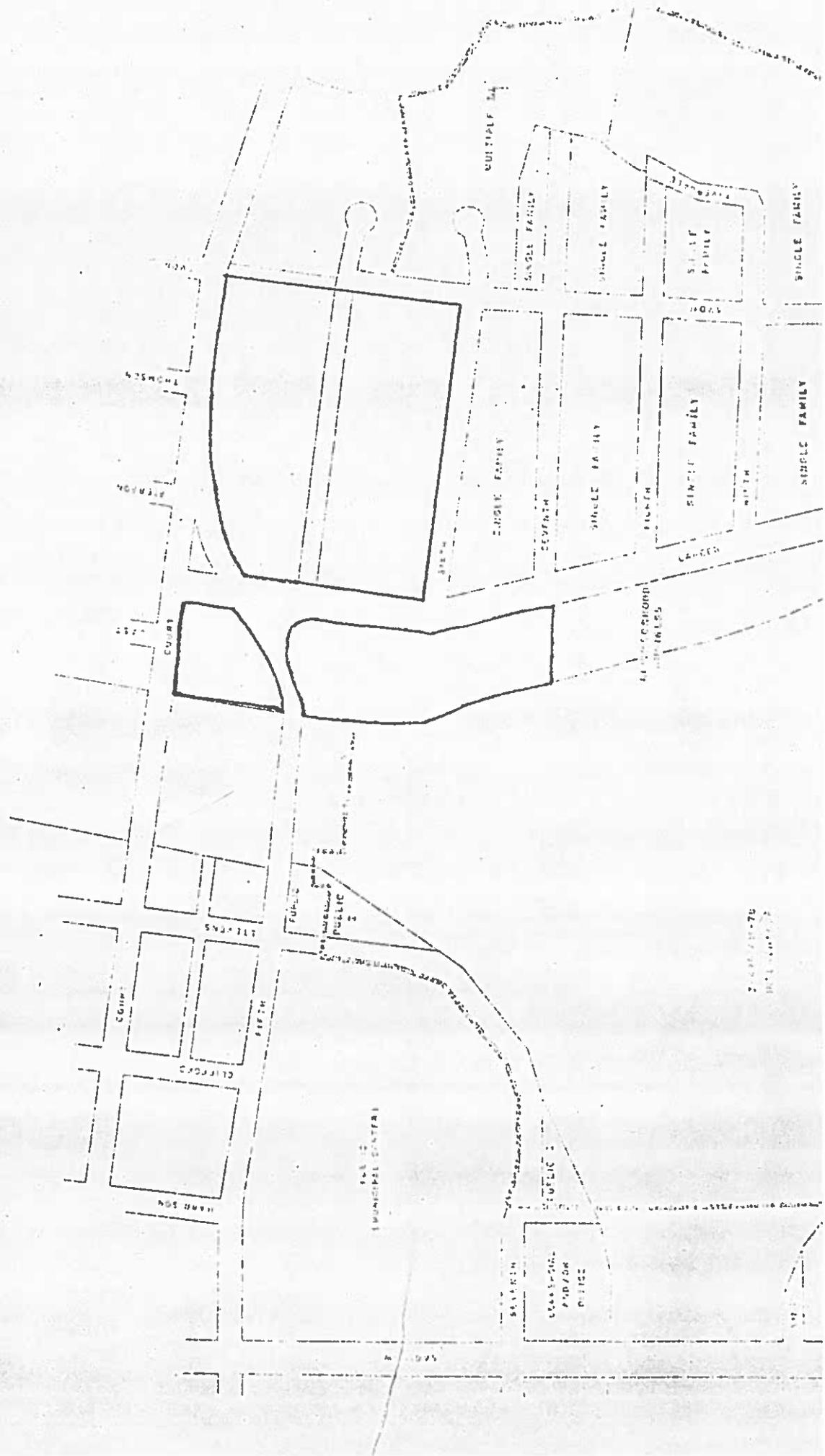
Question and answer period then occurred for a short time. A motion was attempted by Mr. Sykes to have the planners present any proposed development for the MTA site to the Interchange Council. Mrs. Turner explained to Mr. Sykes that his motion was out of order and that the plan change was the issue at hand. Motion was then made and supported to accept the plan change as presented.

Meeting adjourned.

EXISTING ZONING



University Property



2000 10-70
1000 10-70

Joe Figa
Planning Supervisor

June 17, 1977

Silas Cox
Project Manager

Interchange Plan Change

The following action has occurred regarding the above item.

1. Two meetings have taken place with the Interchange Subcouncil on February 2 and February 23, regarding the plan change for the area. The changes were explained at these meetings and approval given at the February 23rd meeting.
2. This action also received approval by the GMRP Citizens District Council at their April 6th meeting. (See attached minutes.)
3. This action will eliminate the proposed Twelfth St. and approves the Floral Park connector.

The formal process for a plan change was initiated in May and has only been delayed due to the recent U-MF property issue. This item should have no bearing on the Twelfth St. issue. One plan change, however, should encompass all changes.

I foresee the plan change being finalized toward the end of summer barring any unforeseen problems.

JF/11
Attachment

GNRP MINUTES

April 6, 1977
7:00 p.m.

MEMBERS PRESENT:

Lloyd Custer
John Chazick
Beatrice Chupek
Art Fischer
James Sykes
Elizabeth Sullivan
Genevieve Donnelly
Margrete Turner
Trudi Redding
Pat Tynes

SUB-COUNCIL:

Central Park
Lewis Longway
Grand Traverse South
Central Park
Interchange
Central Business District
Lewis Longway
Interchange
Central Park
Lewis Longway

GUESTS PRESENT:

Ms. Nola Custer
Chris Corrigan (1372 Cleveland)
Dom Pereigo (1453 Poplar)

STAFF PRESENT

P. W. Dawkins, D.C.D.
Citizen Participation Technician

Chairman Fischer called the meeting to order, at 7:00 p.m.

He stated that it has become most important to see that the G.N.R.P. membership list is in order concerning appointment dates and a complete roster. He said that no action had been taken as yet, but there were those who had indicated verbally that they wished to step aside to make room for new members. He requested John Chazick, Lewis Longway, to introduce the new candidates at the meeting.

Mr. Chazick introduced Dom Pereigo and Chris Corrigan. He stated that they had been very active in helping out with projects in the area, attending meetings, and having an interest in the area.

MINUTES FROM MEETING OF March 1, 1977

Mrs. Chupek said that she would like to make a correction on the correction of the last meeting. Where it read "Mrs. Chupek stated (on Committee Report Page Four) that the GTS Subcommittee would like to help Mrs. Bizani of Oak School" should read that she would like to have help from Mrs. Bizani, so she wanted the word "to" omitted and after "help" put "from."

Mr. Fischer asked if there were further corrections.

Lloyd Custer moved, seconded by Mrs. Donnelly that the corrections be made as requested. Aye: Unanimous - Opposed: None.

D.C.D. REPORT

P. W. Dawkins reported that the requests for travel to the Pittsburgh Conference had been approved and the necessary paperwork was in

process. The air travel and hotel accommodations were being confirmed. He reported that the hotel accommodations and the meals were part of the package of the registration fee and the balance of expenses would be paid for via a per diem expense account which would be provided for in advance.

BUDGET REPORT

As of 2-28 there is \$2,000 in education and travel and \$1626.80 in meeting expense funds for a total of \$3,626.80. This amount does not represent the previous meeting at the Gaslight Inn, so that amount will be reflected in the next report - approximately \$113.00.

INTERCHANGE

Mr. Dawkins reported that Joe Figa and other members of the department had met with members of the Interchange concerning the Interchange Proposed Plan Change. They would like the council to endorse the decisions reached at that meeting. (See motion in Interchange Report.)

NOMINATING COMMITTEE FOR ANNUAL ELECTION

There was discussion concerning the method of election of members. The members take office effective June 1st.

Lloyd Custer moved that one member from each of the G.N.R.P. areas be appointed for the Nominating Committee; supported by Genevieve Donnelly. Aye: Unanimous - Opposed: None.

Mr. Fischer stated that Mr. Dawkins had an updated list of the membership. This is the list that the City Council acted on on the previous evening. The Mayor approved and the City Council made the membership list official. Mrs. Chupek requested that each member receive a copy of the new membership list.

RESIGNATION

There was considerable discussion concerning resignation of members who had expressed a willingness to do so and the method of getting members who were inactive to sign an affidavit of resignation.

APPOINTMENT OF COORDINATING COMMITTEE

Mr. Fischer discussed the need for a coordinating committee to be appointed to work with other groups in the area. It was his opinion that the G.N.R.P., East Village, Hurley East, Central Business District, Greater Flint Downtown, etc. should coordinate their activities instead of each working in a different direction. He felt that there was a common interest - the development of the downtown area and the area surrounding it.

There was a question as to why such a task could not be performed by the Citywide Advisory Committee. Mr. Fischer stated that the C.A.C. was formed from citizens from so-called "treatment areas" to advise the Mayor and the administration. When an area is no longer considered a treatment area, those members will be dropped from the C.A.C.

BUS TOUR

The members had favorable comments concerning the bus tour of the North Cook, Oak Park, Grand Traverse South, and Doyle areas. They felt that this type of tour should be done more often.

EXPO

The members had favorable comments on the way "EXPO" was handled and were particularly impressed with the way the Doyle plan was presented.

REHAB STANDING COMMITTEE

Art Fischer reported that a meeting of the Rehab Standing Committee was held on April 5, 1977. He gave a general update on the Committee work.

COMMITTEE REPORTS

None

SUBCOUNCIL REPORTS

Lewis-Longway: A tour of the area was taken for the purpose of locating a house that could be used as a rehab center for the area. They found seven houses which could be used for that purpose.

Grand Traverse South: Reported that the citizens in the area are very upset because so much has been promised to them and nothing done. There are a couple of parcels of land that could be purchased for a playground. One was the old site for the Ramada Inn for \$100,000; the other was on Oak & Fairlane for \$900. Howard Clark, City land marketing is looking into this parcel.

Interchange: Margrete Turner moved, supported by Genevieve Donnell that the G.N.R.P. accept and approve the land use plan regarding the MTA Building and the original 12th. St. plan. In the discussion it was brought out that the old plan was to keep 12th. Street as is and to have a green strip between the lumber company and 12th. Street.
Aye: Unanimous - Opposed: None.

Mr. Sykes reported that the Lapeer Street Area Block Club Association was requesting that the area between Lapeer Road and the Expressway be cleaned up. If it wasn't done in the very near future, the Association was going to go to the citizens in the area with petition.

Central Business District: Mrs. Sullivan said she had nothing to report.

Central Park: Lloyd Custer said that the East Village magazine was now going into the East Longway area. He stated that Grant Hamady had offered to serve as the fifth member in the area. He said that there was citizen interest in the area and people had been attending meetings.

Trudi Redding stated that the request for the zoning change for a commercial strip on East Street was defeated by act of the City Council

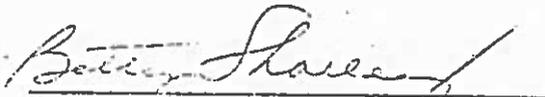
Starting around the first of May an athletic facility for the U of M will be begun. Details have been requested. ?

There are plans for further development of vacant land in the area. The Arid Club wants to buy up additional land for parking.

Motion by Pat Tynes, supported by Mrs. Sullivan, that letters be sent to persons of Lewis Longway area who have not been attending requesting their resignation. Ayes: Unanimous. Opposed: None.

Motion for adjournment - Sykes, supported by Redding.

. Meeting adjourned.


Betty Sharley, Transcriber

山 東

ADDITIONAL INFORMATION