

**REQUEST FOR QUALIFICATIONS
FOR
URBAN/GRAPHIC DESIGN
SERVICES**



**City of Flint
Department of Planning & Development
1101 S. Saginaw St.
Flint, MI 48503**

Issue Date:

Friday, March 23rd, 2018

Pre-Proposal Call:

**Thursday, March 29th, 2018 @ 10:00
am**

Submissions Due:

Friday, April 6th, 2018 by 3:00 pm

For Information Contact:

Kevin Schronce

810-766-7426 x.3028

kschronce@cityofflint.com

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SECTION I – PROJECT DESCRIPTION

A. PROJECT OVERVIEW

The City of Flint Department of Planning & Development (DPD) is currently undergoing a city-wide, neighborhood planning initiative. The Imagine Flint Neighborhood Planning Initiative is a 2-year grant funded process that works with Flint residents and community members to develop 1-5 year, neighborhood “action” plans to spur community investment and neighborhood participation.

This process began in 2016 and to date three neighborhood plans have been completed. There is currently just over two months remaining on the grant and the City is looking to complete an additional three plans by the end of July, 2018. In order to meet these deadlines, this Individual/Proposer will be required to work out of the City’s Planning Office at least 3 days a week, totaling no less than 24 hours over those 3 days. Also and in addition to working at City Hall, given the time sensitive nature of this project, the Individual/Proposer will be required to be accessible to the City’s Planning staff for at least 40 hours per week, during the contract period.

The purpose of this service is strictly limited to identifying an Urban Design professional to assist City Staff in completing the remaining three plans that are currently under development. For reference on this document please refer to Appendix A. The City is interested in selecting an Individual/Proposer with demonstrated expertise and experience in one or more of the following areas:

- Planning and Urban Design
- Graphic Design and Architecture
- Facilitation and convening of public meetings
- Advance knowledge of Geographical Information Systems (GIS) software;
- Working directly with municipal governments, specifically those in urban communities.

Individual/Proposers with expertise and experience in any of these areas are encouraged to apply. The City reserves the flexibility to select an integrated team or contract with an Individual/Proposer directly. The contract for this project will only be for this planning initiative.

B. RFQ RESPONSES

All responses to the RFQ must be submitted (one original copy and an electronic copy) and received by the DPD by Thursday, April 5th at 3:00 pm (EST). Late proposals will not be accepted. Please direct all questions to:

Kevin Schronce, Lead Planner
City of Flint
Department of Planning & Development
1101 S. Saginaw St.
Flint, MI 48502

(p) 810-766-7426 x.3028
(e) kschronce@cityofflint.com

The DPD will evaluate responses to this RFQ based on the criteria outlines in the Scope of Work & SOQ sections below.

Contract Duration

This professional service agreement will run from May 1st, 2018 – July 31st 2018 and carries a not-to-exceed amount of \$9,000. No change orders or additions that equate to an amount that exceeds \$9,000 will be approved or awarded. The City reserves the right to terminate the contract for any reason upon 30-day notice.

Pre-Proposal Call

The DPD will organize a pre-proposal conference call to go over any questions or comments. Attendance at the pre-proposal conference call is mandatory. Proposals submitted by Individual/Proposers that do not attend the conference call will be considered non-responsive and their proposals rejected, if submitted.

Call Details

Thursday, March 29th

10:00 am (EST)

(641) 715-3580

Access Code: 492-188

Note: if only 1 contractor attends the call, a 2nd City DPD staff will be present on the call as a witness.

SECTION II – SCOPE OF WORK

a. SCOPE OF WORK

Individual/Proposers responding to this RFQ will be responsible for all of the activities listed below and must demonstrate their qualifications for all of these activities.

I. Planning, Urban & Graphic Design

-The DPD is seeking support from an Urban /Graphic Design professional, particularly related to graphic designing assistance. The Individual/Proposer will be expected to seamlessly integrate into the Department's current neighborhood planning process. Given the very short contract duration, the Individual/Proposer will take directive from the City's Lead Planner and will work off plan layouts and templates that have already been pre-established. No new content will be created or accepted or expected of the Individual/Proposer.

II. Facilitation & convening of public meetings

-The Individual/Proposer selected will be required to attend multiple neighborhood meetings over the course of their contract, including at times, multiple evening meetings per week. They will be expected to facilitate resident dialogue in order to finalize projects and strategies for plan completion. There will be no associated extra compensation for travel to/from these community meetings.

III. Advance knowledge of (GIS) software

-The Individual/Proposer will be expected to possess high-level, advance skills in ArcGIS 10.5 and AGOL software. Additionally, the Individual/Proposer will be expected to seamlessly integrate into the City's Neighborhood Data Profile process, through the use of AGOL and Adobe Illustrator.

IV. Has worked directly with municipal governments, specifically those in urban communities

-The Individual/Proposer must possess background working with local governments, preferably in urban mid-sized cities (100k-300k residents). Additionally, the Individual/Proposer must be available to physically work out of the City's Planning Office at least twenty-four hours per week, unless provided administrative approval by the City's Lead Planner. Compensation for travel to/from Flint City Hall will not be provided.

b. Deliverables Format

Product deliverables are final neighborhood plans. All files are the sole possession of the City of Flint and may not be released without written consent of the City of Flint.

Section III – STATEMENT OF QUALIFICATIONS (SOQ) CONTENTS & RESPONSE

a. SOQ/Proposal Format & Evaluation Criteria

This RFQ has been structured to provide specific requirements which function as a framework for the evaluation of prospective Proposer's qualifications. Responses to this RFQ should provide detail and qualifications for all of the areas listed in Section II, a., Scope of Work.

It is the responsibility of the respondent to prepare an SOQ, which is representative of their qualifications. Each SOQ/proposal should be prepared simply and economically, avoiding the use of elaborate promotional materials beyond what is sufficient to provide complete and accurate presentation of their abilities and experience. Failure to adhere to the following SOQ/proposal requirements/format may cause rejection of a proposal.

1. *Cover Letter*

a. The proposal should contain a cover letter and introduction (limited to 1 page) which includes the name of the Individual/Proposer, the name and telephone number of the point of contact regarding all matters of this proposal and shall be signed by that same Individual/Proposer.

2. *Introduction*

a. Brief summary (350 words or less) of the Individual/Proposer understanding of the project and scope of work.

3. *Qualifications of Individual/Proposer*

a. The proposal should include the qualifications of the Individual/Proposer including (highest earned college degree, most recent work experience, skill level of Adobe Design/Creative Suite, ArcGIS 10.5, AGOL)

i. Please include a detailed resume of the Individual/Proposer who will be the point of contact and responsible party.

ii. Please include work samples of projects that have been fully completed within the past year.

b. Proposals also must address the following questions. The response to these questions will be part of the city's evaluation of the Individual/Proposer. In your response, please restate the questions followed by the response. Please keep responses limited to no more than 300 words.

i. What is the general type of work you professionally focus on?

- ii. What experience do you have working in a community that shares similar characteristics as Flint, MI does and specifically working with minorities in neighborhood planning exercises?
- iii. What are your assurances you can complete the scope of services on time?
- iv. Detail how you would work with full-time staff members at Flint City Hall.
- v. Detail your comfortability working off a pre-designed document template.

4. *Fee Schedule*

The professional service agreement between the City and the Proposer will run from May 1st, 2018 – July 31st 2018 and carries a not-to-exceed amount of \$9,000. No change orders or additions that equate to an amount that exceeds \$9,000 will be approved or awarded.

The Individual/Proposer is required to provide a monthly breakdown in their response for costs. This breakdown should follow the following billing cycles:

5/1/18 - 5/31/18
6/1/18 - 6/30/18
7/1/18 - 7/31/18

The contractor will be paid no more than 30 days after the end of the monthly billing cycle.

5. *Evaluation Criteria*

Evaluation of the SOQ/Proposals will be weighted as follows:

50% Cost Effectiveness

- Realistic hourly billing rate for the point of contact Individual/Proposer.
- Ability to work at City Hall at least 24 hours per week.
- Ability to be accessible to City Planning staff up to 40 hours a week.
- Ability to attend evening and weekend meetings.

35% Qualifications of the Individual/Proposer

- Background and experience in the field
- Ability to conform and adhere to current City Neighborhood planning documents

15% Demonstration of Similar work experience in communities like Flint

- Individual/Proposers experience working in medium-sized urban cities.

Proposers may be asked to interview with DPD staff. The City's Lead Planner will make the final decision on the Individual/Proposer awarded the project.

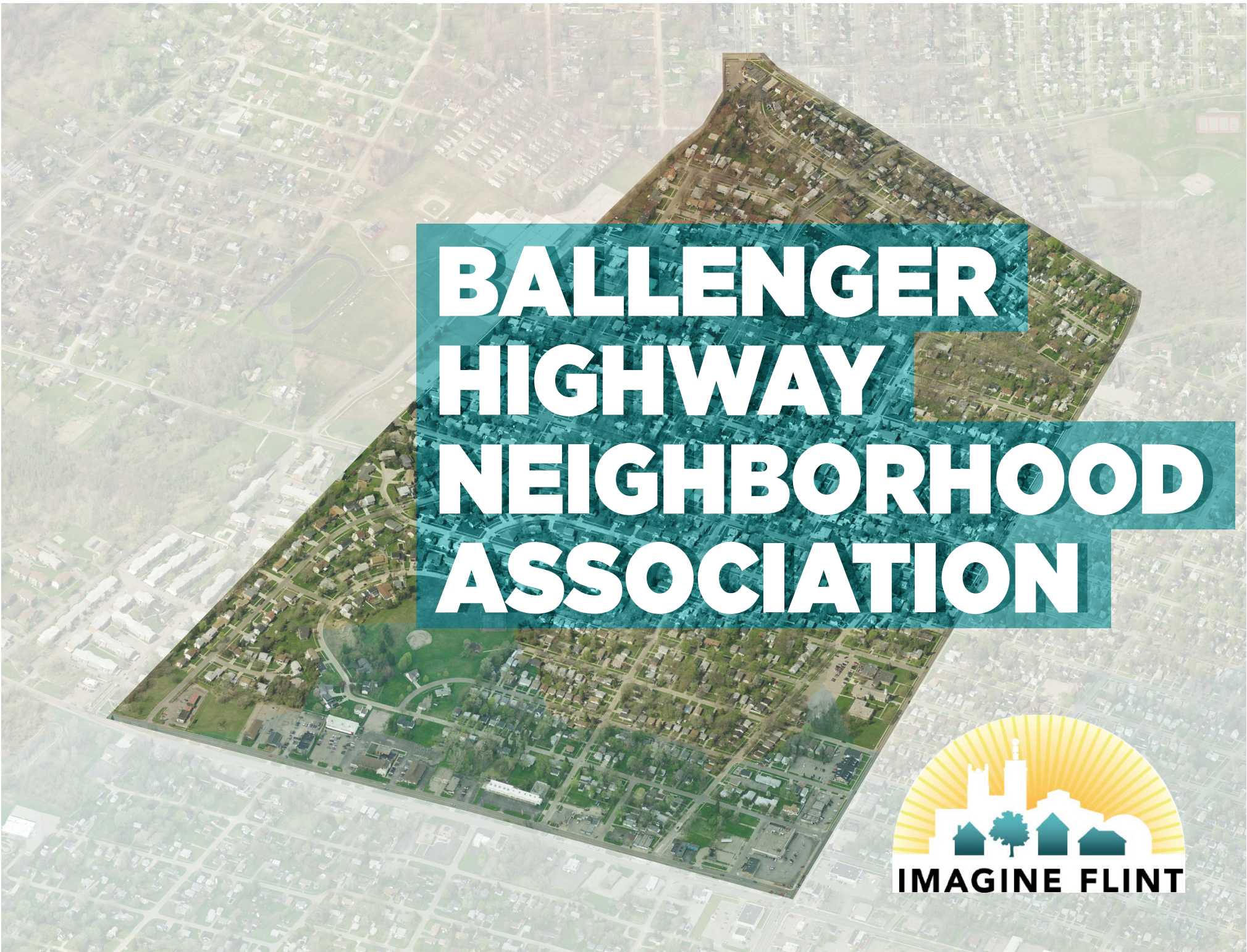
C. Submission of Proposal and Terms and Conditions

1. Acceptance of Terms and Conditions

Submission of a RFQ response shall constitute acknowledgement and acceptance of all the terms and conditions hereinafter set forth in this RFQ unless otherwise expressly stated.

2. Award of Professional Services Agreement

The Proposer, to whom the project is awarded to, shall enter into a professional services agreement. The City will only be awarding 1 (one) firm/Individual/Proposer a contract. The project contract will be a not-to-exceed amount of \$9,000. This amount is non-negotiable and the city will not compensate for any value that exceeds that amount.



IMAGINE FLINT
NEIGHBORHOOD
PLAN

DIRECTION FOR NEIGHBORHOOD ENHANCEMENT

ACKNOWLEDGMENTS



BALLENGER HIGHWAY NEIGHBORHOOD ASSOCIATION

This Neighborhood Plan is made possible through the support and participation of the following residents:

- | | |
|----------------------|--------------------------------|
| Michael Ball | Robert Manning |
| Alice Campbell | Edna Mason |
| Jennifer Campbell | Kathy Mcgaughy |
| Brenda Clack | Robert Milton |
| Floyd Clack | Mark Obloj |
| Iva Corthion | Sherry Ross |
| Mary Coyne | Debra Soto |
| Mary Dillard | John White |
| Fred Dudley | Ruby White |
| Bonnie Elrod | Mr. Williams |
| Bessie Farmer | Alfredia Wingate |
| Gwendolyn Huddleston | Residents of 3422 Concord St. |
| James Huddleston | Residents of 1314 Eldorado Dr. |
| Barbara Kelly | Residents of 2009 Seneca St. |
| Lillie Langston | |

CITY OF FLINT PLANNING STAFF

- | | |
|--------------|----------------|
| Mohamed Ali | Michael Lawlor |
| Sarah Branch | Kevin Schronce |

Special thanks to the Housing & Neighborhoods Implementation Task Force for their assistance in developing the Neighborhood Planning Prep-Kit

VISION & GUIDING PRINCIPLES

These Guiding Principles are the main themes found throughout the *Imagine Flint Master Plan* and were incorporated into the content of the Ballenger Highway Neighborhood Plan. These principles are the framework for all planning recommendations, policies, and future projects throughout all of Flint.

SOCIAL EQUITY & SUSTAINABILITY

The entire Master Plan is rooted in the principles of social equity and sustainability to address clear inequalities between different races and income groups, and to care for the most vulnerable people and natural assets.

RESHAPING THE ECONOMY

The City will embrace a creative and entrepreneurial spirit to invest in the skills of residents and remove barriers that unfairly limit potential.

QUALITY OF LIFE

The City will have a thriving downtown, as well as safe and walkable neighborhoods, with access to services, arts and culture, recreation, fresh food, jobs, and transit.

ADAPTING TO CHANGE

The challenges Flint has faced present an opportunity to reshape our neighborhoods by providing a mix of uses and variety of housing options, while rethinking the community’s relationship with the natural environment.

YOUTH

Flint’s youth need safe communities, access to healthcare and fresh foods, well-maintained parks and recreation facilities, quality schools, and ample after-school programming.

CIVIC LIFE

The City’s leaders must be held accountable for upholding the Master Plan’s values and priorities.

INTRODUCTION

PURPOSE OF THE PLAN

The City of Flint has a long and painful history regarding urban planning and its practices, principles, and ultimate recommendations. Policy recommendation and implementation measures through the Urban Renewal periods of the 1950’s-1970’s lead to legalized redlining creating massive amounts of urban sprawl, social imbalance, and significant racial segregation that exist in current day Flint.

Led by the *Imagine Flint Master Plan for a Sustainable Flint*, over 5,000 Flint residents and community stakeholders were engaged for over two years through a series of group sessions (both large and small), neighborhood and block club meetings, and public hearings to unanimously support and approve the City’s first official master plan since 1960. This highly

IMAGINE FLINT: NEIGHBORHOOD PLANNING INITIATIVE

- "Neighborhood plans are to provide detailed strategies for Flint’s residential areas, which are needed to fulfill the vision of the City’s Master Plan."*
- *Imagine Flint ch. 4, Land Use Plan*
- "Many of the areas in Flint have some form of active block club or neighborhood association. These groups should serve a central role in establishing effective neighborhood planning areas, and can be leveraged to help carry out neighborhood-based initiatives."*
- *Imagine Flint ch. 5, Housing & Neighborhoods*

participatory, citizen-driven planning process has since been repeatedly cited as true and inclusive planning that resulted in a tangible plan for improving the future of Flint.

The purpose of the Neighborhood Planning Initiative is to work with resident groups across Flint to identify issues and opportunities around specific neighborhoods and to develop detailed strategies and projects which address these issues and fulfill the vision of *Imagine Flint*.

WHO IS THIS PLAN FOR?

This plan was developed with support of Flint residents and will serve as a guide for neighborhood-level work in-and-around the Ballenger Highway Neighborhood for the next 3-5 years. The contents of this plan should enable residents to work with the City, local foundations, community organizations, and each other to gradually improve quality of life and the appearance of their surroundings.

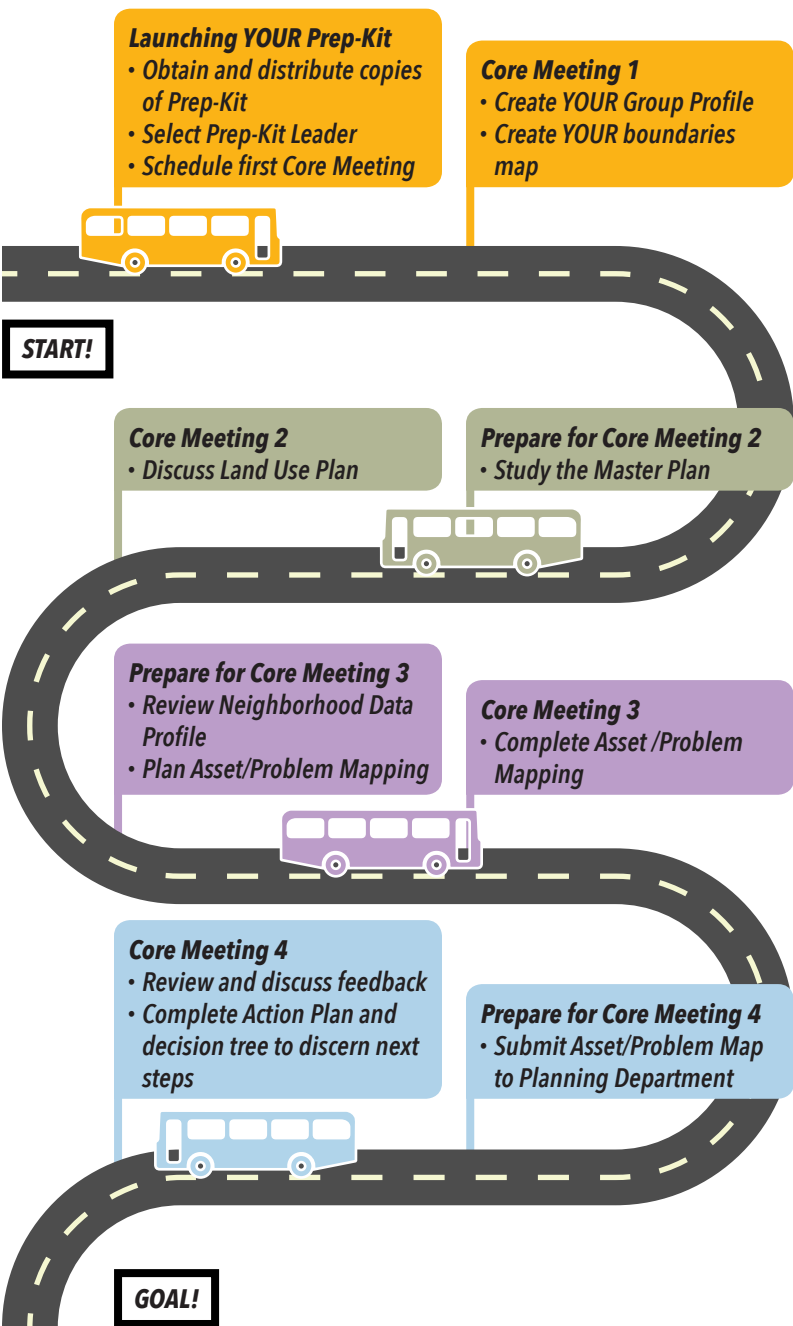
NEIGHBORHOOD PLANNING PREP-KIT

The Neighborhood Planning Prep-Kit is the starting point for the Imagine Flint Neighborhood Planning Initiative. Through a series of meetings and activities, the Prep-Kit ensures strong resident participation in neighborhood planning, serving to organize, solidify, and launch the formal neighborhood planning process.

THE PREP-KIT HELPS THE CITY TO...

- Facilitate dialogue around community improvements and gather local input
- Organize and solidify resident participation, assess interest in project
- Educate residents about land use policies within their neighborhoods
- Inform groups about their community with property and demographic data
- Serve as part of the application process for neighborhood grants
- Facilitate projects and find resources through short- & long-term planning

NEIGHBORHOOD PLANNING PREP-KIT ROADMAP

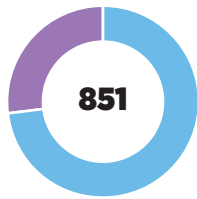


BHNA DATA PROFILE

PROPERTY OWNERSHIP

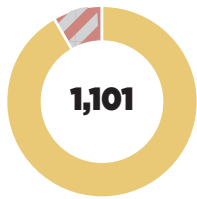
Source: City of Flint Department of Planning & Development, 2016 Parcel Data

HOUSING TENURE



OWNER-OCCUPIED: 623 / 73%
RENTER-OCCUPIED: 228 / 27%

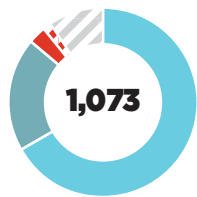
OWNER TYPE



PRIVATELY-OWNED: 1,011 / 92%
PUBLICLY-OWNED: 90 / 8%
LAND BANK (INCLUDED IN PUBLIC): 83 / 7%

PROPERTY CONDITIONS

2014 RESIDENTIAL PROPERTY CONDITIONS



GOOD CONDITION: 718 / 67%

FAIR CONDITION: 208 / 19%

POOR CONDITION: 33 / 3%

STRUCTURALLY DEFICIENT: 14 / 1%

VACANT LOTS: 100 / 9%

Good: building appears structurally sound and well maintained

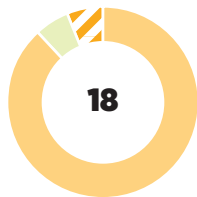
Fair: building appears structurally sound but is in need of three or more minor repairs and possibly one major repair

Poor: building may not appear structurally sound and may have broken windows, a porch detaching from the structure, and/or foundation problems

Structurally Deficient: building is not structurally sound and is unsuitable as a residence or business

Vacant Lots: no structure or remnants of structure on site

2013 COMMERCIAL PROPERTY CONDITIONS

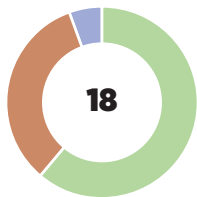


GOOD CONDITION: 16 / 89%

FAIR CONDITION: 1 / 6%

STRUCTURALLY DEFICIENT: 1 / 6%

COMMERCIAL PROPERTY TYPES



BUSINESSES: 11 / 61%

INSTITUTIONS: 6 / 33%

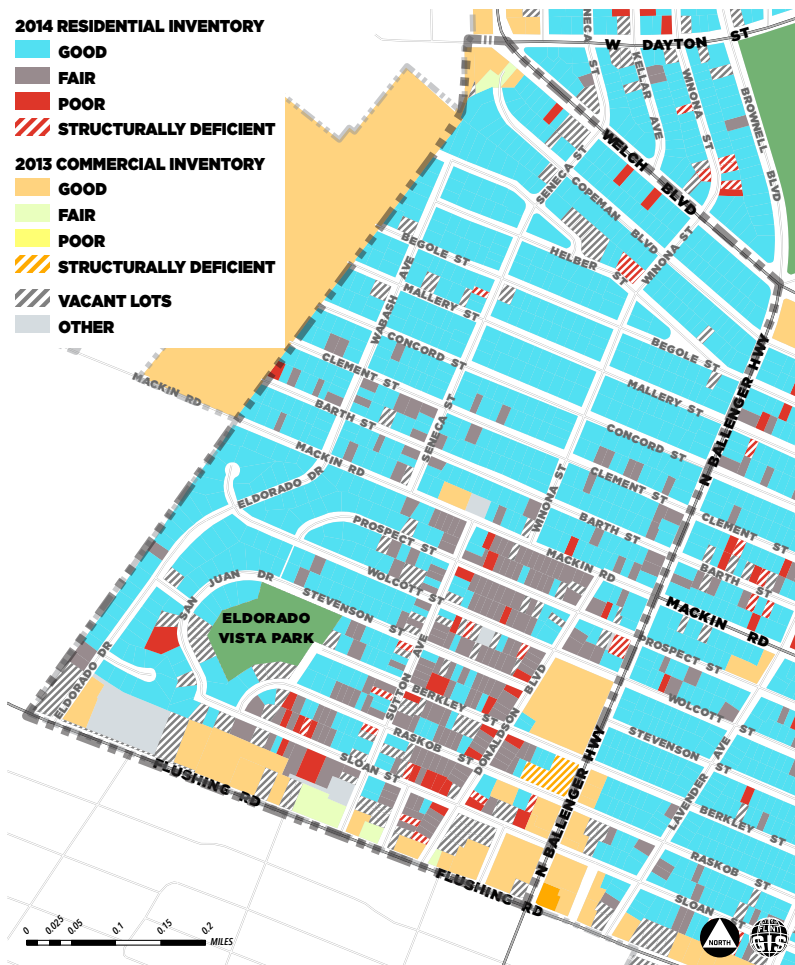
MULTI-FAMILY RESIDENCES: 1 / 6%

2014 RESIDENTIAL INVENTORY

GOOD
FAIR
POOR
STRUCTURALLY DEFICIENT

2013 COMMERCIAL INVENTORY

GOOD
FAIR
POOR
STRUCTURALLY DEFICIENT
VACANT LOTS
OTHER



BHNA NEIGHBORHOOD PLANNING PROCESS

COMMUNITY WORKSHOPS

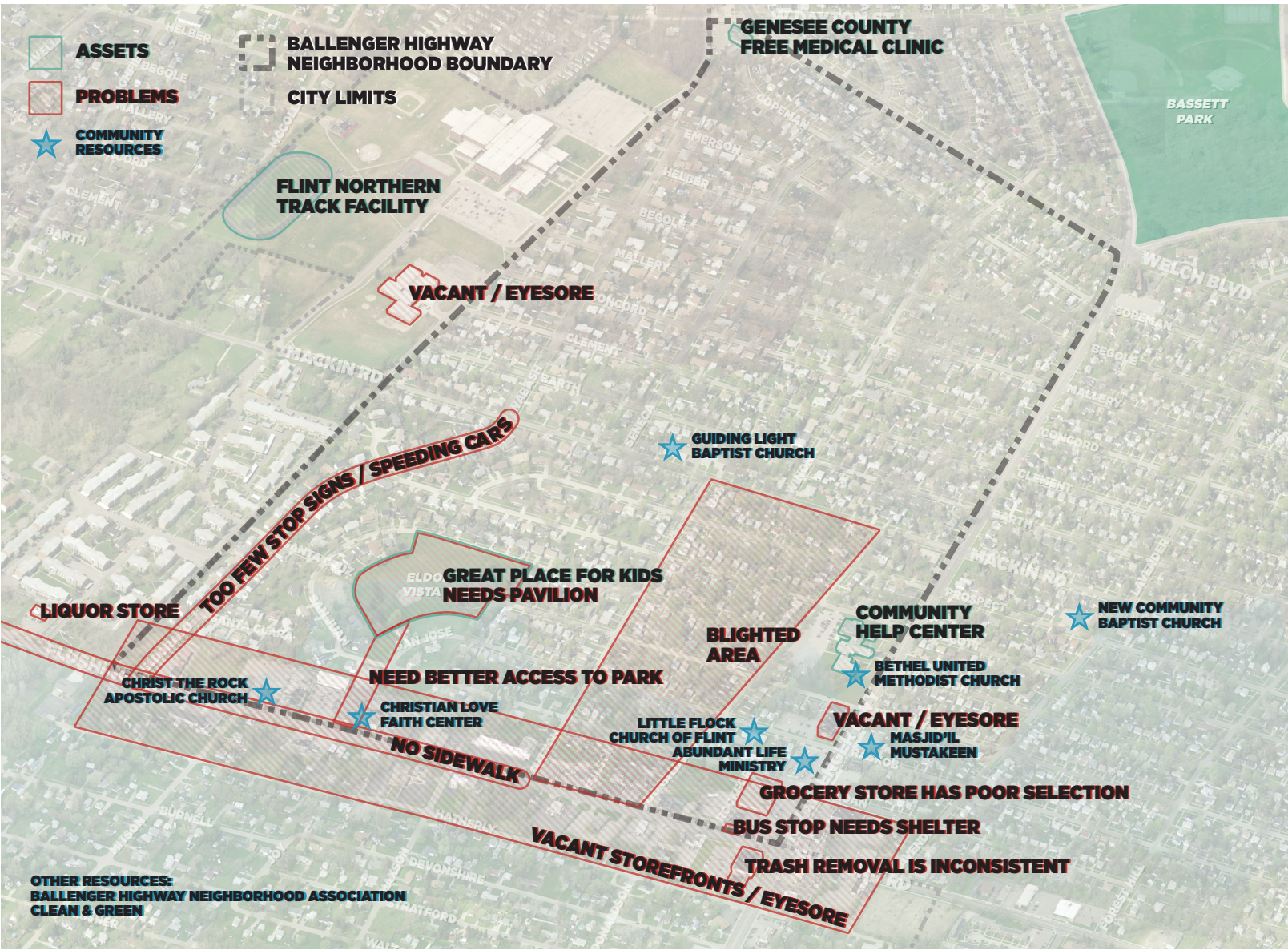
The development of the Ballenger Highway Neighborhood Plan has been a collaborative effort, requiring a strong commitment from residents of the Ballenger Highway Neighborhood and from the City, to work together to improve quality of life and the conditions of the neighborhood.

Six neighborhood meetings were held throughout the course of seven months. These meetings enabled BHN residents and City Planning staff to work together to identify neighborhood problems, develop projects to address these problems, and prioritize these projects in order of importance.

This accelerated planning process was designed to position BHN for immediate implementation of the projects they’ve identified. Furthermore, it is the intent of both residents and City staff that this is only the beginning of a collaborative approach to neighborhood improvement throughout the Ballenger Highway area.

ASSET & PROBLEM MAPPING RESULTS

Results from workshop held on December 10, 2016



TIMELINE

LAUNCH NEIGHBORHOOD PLANNING PREP-KIT
SEPTEMBER 8, 2016

ASSET & PROBLEM MAPPING / RESIDENT SURVEY
DECEMBER 10, 2016

PREPARE STRATEGIES & OBJECTIVES
JANUARY 28, 2017

DEVELOP & PRIORITIZE PROJECTS
FEBRUARY 25, 2016

PRESENT DRAFT NEIGHBORHOOD PLAN
MARCH 25, 2017

FINALIZE & IMPLEMENT NEIGHBORHOOD PLAN
APRIL, 2017 & BEYOND

PLANNING STAFF: collect group information; prepare & present data profile to the group

RESIDENTS: organize core group; complete group profile

PLANNING STAFF: present data profile; facilitate an asset and problem mapping activity

RESIDENTS: identify points of strength and weakness; discuss neighborhood problems and possible projects to remedy them

PLANNING STAFF: present asset and problem mapping results; present draft strategies and objectives

RESIDENTS: provide feedback on draft strategies, objectives, and priorities; begin to draft projects

PLANNING STAFF: confirm final strategies and objectives; introduce draft projects and facilitate a prioritization exercise; discuss

RESIDENTS: prioritize draft projects; form consensus around highest priority projects

PLANNING STAFF: release draft plan and provide overview of content

RESIDENTS: review draft plan; provide staff with suggested changes

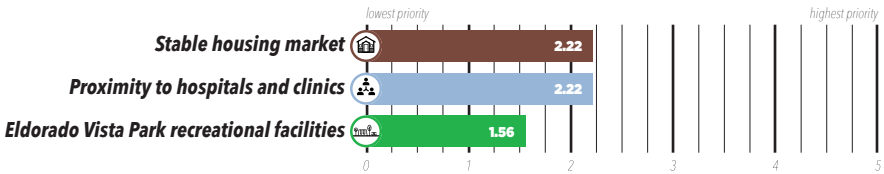
PLANNING STAFF: provide revised draft plan; ask group to approve plan

RESIDENTS: review draft revisions; provide staff with suggested changes; vote to approve neighborhood plan

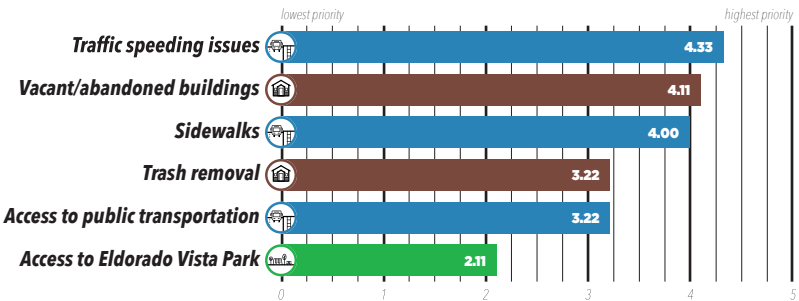
RESIDENT SURVEY RESULTS

Results collected from a total of 18 resident surveys collected during January 2017; respondents were asked to rank each entry in order from highest to lowest priority and the results were given a weighted average on a scale of 0-5

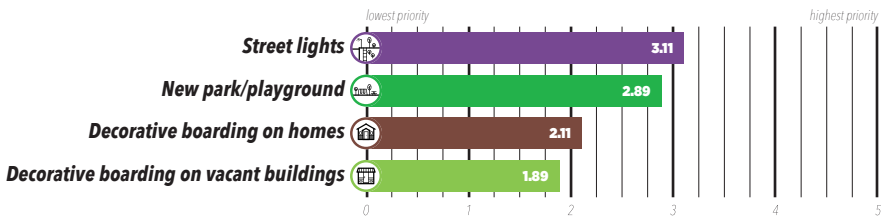
GREATEST ASSETS



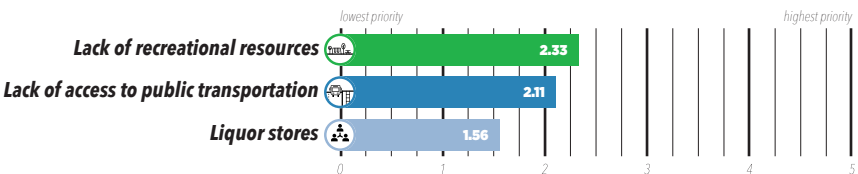
BIGGEST PROBLEMS



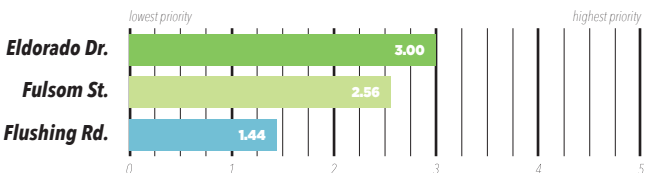
PHYSICAL IMPROVEMENTS



GREATEST CHALLENGES TO YOUTH



NEEDS MOST IMPROVEMENT



NEIGHBORHOOD PLAN IMPLEMENTATION MATRICES

HOW TO READ THE IMPLEMENTATION MATRICES

The following tables present practical steps toward implementing each chapter's goals and objectives.

The strategies and projects included here are based on residents' input and the principles and objectives set forth in the *Imagine Flint Master Plan*.

PRIORITY: the priority of each project was determined by group members at a workshop held on February 25, 2017

- *** : very important
- ** : important
- * : less important

IMAGINE FLINT REFERENCE: each strategy corresponds to objectives of the *Imagine Flint Master Plan* (available to view and download at: imagineflint.com/documents.aspx)

GUIDING PRINCIPLES: the dots next to each strategy indicate how that strategy relates to the principles set forth in the *Imagine Flint Master Plan*; detailed explanations of each are found on the first page of this document

- SOCIAL EQUITY & SUSTAINABILITY**
- RESHAPING THE ECONOMY**
- QUALITY OF LIFE**
- ADAPTING TO CHANGE**
- YOUTH**
- CIVIC LIFE**



HOUSING & NEIGHBORHOODS

GOAL: THE NEIGHBORHOOD WILL BE DESIRABLE, STABLE, AND INCLUSIVE, WITH A RANGE OF AFFORDABLE AND ATTRACTIVE HOUSING OPTIONS AVAILABLE TO A DIVERSE POPULATION.

OBJECTIVE: WORKING TO REDUCE BLIGHT AND KEEPING THE HOUSING MARKET STRONG

RESIDENT-IDENTIFIED PROBLEMS:

- Unmanaged trees and brush at demolition sites
 - Illegal dumping at Eldorado Vista Park
- Litter a major problem throughout neighborhood
 - Squatting in vacant structures
- Vacant homes and buildings are unsightly and promote crime

PROJECTS

PRIORITY MASTER PLAN REFERENCE

STRATEGY 1: NEIGHBORHOOD CLEAN-UP



Organize 3 neighborhood clean-ups annually

Post no dumping signs to deter illegal dumping at identified problem areas

Objective 2: Eliminate blight & urban decay; pg. 89, 110

STRATEGY 2: SECURE VACANT BUILDINGS AND HOMES



Continue (and if possible, expand) Land Bank's Clean & Green program

Conduct 10 decorative boardings on vacant homes and buildings annually

**

Objective 2: Eliminate blight & urban decay; pg. 89, 110

STRATEGY 3: ENCOURAGE ADOPT-A-LOT AND LEASE-A-LOT AGREEMENTS



Repurpose at least 1 vacant lot annually as a high-profile signature greening project

**

Encourage 5 property owners to adopt or lease a vacant lot next to their property annually

**

Objective 3: Support & improve partnerships & programs that reduce housing vacancies & strengthen neighborhoods; pg. 89, 110



TRANSPORTATION & MOBILITY

GOAL: THE NEIGHBORHOOD WILL HAVE A SUSTAINABLE, MODERN, AND SAFE MULTI-MODAL TRANSPORTATION NETWORK THAT EFFICIENTLY PROVIDES FOR THE NEEDS OF ALL PEOPLE AND BUSINESSES.

OBJECTIVE: IMPROVING ACCESS AND MOBILITY IN AND AROUND THE NEIGHBORHOOD

RESIDENT-IDENTIFIED PROBLEMS:

SIDEWALKS

- No sidewalks along Flushing Rd
- Sidewalks in poor condition and overgrown

STREETS

- Traffic speeding issues
- Deteriorated streets, potholes
- Trash piles up in streets, storm drains

PUBLIC TRANSIT

- Lack of bus shelters on Flushing Rd
- Poor access to public transportation

PROJECTS

PRIORITY MASTER PLAN REFERENCE

STRATEGY 1: PROMOTE WALKING AND BIKING



Design and create a Ballenger Highway Neighborhood Walking Route with signage that begins and ends at Eldorado Vista Park

**

Add shared lane markings on select neighborhood streets

**

Work to provide bicycle parking at community facilities and local businesses

*

Objective 1: The City should establish biking as a form of recreation and transportation by expanding the City's network of trails, bike lanes, and other connections; pg. 117, 140
Objective 2: The City should implement a safe pedestrian network that is well-connected and well-maintained to support active living and walking as a viable transportation option; pg. 117, 140

STRATEGY 2: STREET AND SIDEWALK IMPROVEMENTS



Repair or replace the 5 most dangerous sidewalk squares annually based on the results of the City's Walkability Audit

Work to add sidewalks along Flushing Rd where they do not currently exist

**

Install traffic calming mechanisms at problem neighborhood streets and intersections

**

Objective 2: The City should implement a safe pedestrian network that is well-connected and well-maintained to support active living and walking as a viable transportation option; pg. 117, 140
Objective 5: The City should develop a well-maintained and efficient net-work of roads and streets to facilitate the safe and efficient movement of vehicles; pg. 117, 142

STRATEGY 3: IMPROVE ACCESS TO PUBLIC TRANSIT



Install MTA shelter at Flushing Rd / Ballenger Hwy bus stop

Install benches at Flushing Rd / Fulsom St bus stop

**

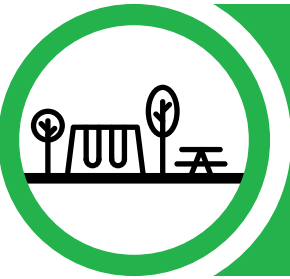
Work to add a bus route that runs along Ballenger Hwy

**

Work with MTA to evaluate bus routes and schedules throughout the neighborhood

**

Objective 3: The City should support the Mass Transportation Authority (MTA) as a leader in the provision of high-quality public transit; pg. 117, 141



ENVIRONMENT, OPEN SPACE, & PARKS

GOAL: THE NEIGHBORHOOD WILL BE A PROACTIVE ENVIRONMENTAL LEADER WITH A CLEAN, HEALTHY, AND EQUITABLE SYSTEM OF PARKS, WATERWAYS, AND OPEN SPACES.

OBJECTIVE: ENHANCING RECREATIONAL FACILITIES AND IMPROVING THE ACCESSIBILITY AND FUNCTIONALITY OF OPEN SPACES

RESIDENT-IDENTIFIED PROBLEMS:

- Eldorado Vista Park feels exclusive, not inviting
 - No basketball court for youth to play on
- Track at Northern High School overgrown and feels unsafe
- Vacant schools are eyesores

PRIORITY MASTER PLAN REFERENCE

STRATEGY 1: IMPROVE ACCESS TO ELDORADO VISTA PARK

Install new signage around Eldorado Vista Park to promote equal access to all residents

*

Objective 4: Provide parks, open space, and recreation infrastructure that both meets the needs of the community and is maintainable by the City and its community partners; pg. 147, 165, 166

STRATEGY 2: IMPROVE AMENITIES AT ELDORADO VISTA PARK

Add playground equipment for children

Install a pavilion

**

Add grill and tables at new pavilion

**

Add fitness equipment for adults

**

Install recreational outdoor track around the park

**

Objective 4: Provide parks, open space, and recreation infrastructure that both meets the needs of the community and is maintainable by the City and its community partners; pg. 147, 165, 166
Objective 6: Establish a new park management framework and secure resources necessary to maintain the City’s parks and open spaces; pg. 147, 166, 167

STRATEGY 3: UTILIZE OPEN SPACE

Organize cleaning and landscaping for the track facility at Northern High School

Objective 4: Provide parks, open space, and recreation infrastructure that both meets the needs of the community and is maintainable by the City and its community partners; pg. 147, 165, 166
Objective 7: Engage the Flint community to support the programming and use of park and recreation facilities; pg. 147, 167

Create a pocket park on a vacant lot with recreational amenities for youth and adults

**



INFRASTRUCTURE & COMMUNITY FACILITIES

GOAL: THE NEIGHBORHOOD WILL ENJOY A SYSTEM OF RELIABLE AND EFFICIENT INFRASTRUCTURE TAILORED TO MEET LOCAL NEEDS, AND HAVE A NETWORK OF COMPREHENSIVE COMMUNITY FACILITIES AND SERVICES PROVIDED BY THE CITY, NON-PROFIT ORGANIZATIONS, AND OTHER LOCAL PARTNERS IN A COORDINATED AND COLLABORATIVE MANNER.

OBJECTIVE: IMPROVING NEIGHBORHOOD QUALITY OF LIFE THROUGH RESIDENT ENGAGEMENT, REPAIRING STREET LIGHTS, AND TREES

RESIDENT-IDENTIFIED PROBLEMS:

- Bushes and trees overgrown and unmaintained throughout neighborhood
 - Street lighting is poor in spots
- Some street trees are overgrown and block street lighting
- Difficult to keep people engaged in neighborhood association
 - Difficult to engage younger people

PRIORITY MASTER PLAN REFERENCE

STRATEGY 1: INCREASE COMMUNITY AND RESIDENT ENGAGEMENT

Hold an annual Ballenger Highway Block Party event bringing together residents, businesses, faith-based institutions, and other neighborhood stakeholders

Create a quarterly newsletter or mailing to increase awareness of Neighborhood Association activities

**

Objective 8: Work with residents, businesses and other stakeholders to foster development of the City and its infrastructure in a manner consistent with the Master Plan; pg. 174, 192

STRATEGY 2: TRIM AND CUT OVERGROWN BUSHES AND TREES

Address 5 of the most dangerous street trees in the neighborhood annually, using the City’s Street Tree Audit results and resident’s input

**

Objective 2: Ensure longevity, reliability, and efficiency of City utilities; pg. 173, 190

STRATEGY 3: REPAIR AND IMPROVE STREET LIGHTS

Conduct a street light audit and assess trees that block lighting

Install LED lighting at major intersections and corridors

Work with the City to repair broken and non-functioning street lights

**

Objective 4: Leverage green technology to reduce energy costs, improve air quality, and increase long-term sustainability; pg. 173, 191

***: very important
**: important
*: less important

GUIDING PRINCIPLES: detailed explanations of each are found on the first page of this document

- SOCIAL EQUITY & SUSTAINABILITY
 - RESHAPING THE ECONOMY
- QUALITY OF LIFE
 - ADAPTING TO CHANGE
- YOUTH
 - CIVIC LIFE



ECONOMIC DEVELOPMENT & EDUCATION

GOAL: THE NEIGHBORHOOD WILL HAVE A GROWING AND DIVERSE ECONOMY THAT SPURS INNOVATION AND SMALL BUSINESS DEVELOPMENT ALONG WITH AN EDUCATION SYSTEM THAT PREPARES OUR WORKFORCE FOR JOBS PAYING A LIVABLE WAGE.

OBJECTIVE: PROMOTING COMMERCIAL DEVELOPMENT AND REHABILITATION

RESIDENT-IDENTIFIED PROBLEMS:

- Lack of mentoring programs for youth
 - Limited resources for youth employment
 - Nowhere to shop
- Low-cost businesses carry stigma
 - Boarding on vacant businesses on Flushing Rd looks “junky”
- No accountability for abandoned homes or buildings
 - Inadequate dry cleaning services

PRIORITY MASTER PLAN REFERENCE

STRATEGY 1: CREATE FORMAL PARTNERSHIPS BETWEEN BUSINESSES AND NEIGHBORHOOD STAKEHOLDERS



Create a Ballenger Highway Business Association to encourage area businesses to become more involved in the neighborhood	**	Objective 4: Ensure viable business ventures have access to capital and coaching, especially historically underrepresented groups; pg. 197, 229
Improve landscaping on main corridors by partnering with City and local businesses	*	

STRATEGY 2: ENHANCE ACCESS TO JOB TRAINING, EDUCATION, AND EMPLOYMENT OPPORTUNITIES FOR YOUTH



Expand existing community mentor programs into the neighborhood	**	Objective 3: Increase access to employment opportunities; pg. 197, 228
Conduct an annual fair with local professionals and community institutions to increase educational opportunities, job training and employment opportunities for youth	**	

STRATEGY 3: TARGET LOCAL RETAILERS FOR REDEVELOPMENT



Implement a pilot facade-improvement grant program and work with 5 businesses along Flushing Rd and Ballenger Hwy to renovate their storefronts and signage	***	Objective 10: Foster reinvestment by strengthening the visual appeal of targeted areas; pg. 198, 230
Contact property owners with blighted properties to repair or board their properties	***	
Promote use of incentives or tax reduction programs for area businesses that facilitate community development	**	
Identify 1 vacant Land-Bank owned commercial site to market for development annually	**	



PUBLIC SAFETY, HEALTH, & WELFARE

GOAL: THE NEIGHBORHOOD WILL BE A SAFE AND HEALTHY PLACE FOR ALL RESIDENTS TO LIVE AND THRIVE.

OBJECTIVE: IMPROVING WELFARE BY ELIMINATING CRIME RISKS AND IMPROVING ACCESS TO HEALTHCARE FACILITIES

RESIDENT-IDENTIFIED PROBLEMS:

- More police patrol is needed in the area to deter and apprehend offenders
 - Unable to track crime
- Crimes reported to police are not responded to or investigated
- Vacant storefronts on Flushing makes you feel unsafe
 - No doctors' offices

PRIORITY MASTER PLAN REFERENCE

STRATEGY 1: IMPLEMENT CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) GUIDELINES TO ELIMINATE CRIME FACTORS



Implement CPTED guidelines by opening up sight lines impeded by brush and removing hazards around main corridors, demolition sites, and Eldorado Vista Park	***	Objective 1: Eliminate environmental contributions to crime; pg. 235, 256
Identify and track crime hot spots with Ballenger Highway Neighborhood Association	**	
Organize a Neighborhood Watch to help report and reduce neighborhood crime	**	
Identify a formal method for residents to report and stay informed about criminal activity in the area (newsletter, Facebook, quarterly mailing, etc.)	**	

STRATEGY 2: INCREASE COMMUNICATION BETWEEN RESIDENTS AND POLICE



Work to have a representative of the City of Flint Police Department present at every Ballenger Highway Neighborhood Association meeting	**	Objective 2: Build trusting relationships between police and residents that empower citizens to contribute to the safety of their own neighborhoods; pg. 235, 256
Identify a neighborhood liaison to relay public safety concerns and findings of the Neighborhood Watch to Police and City Council	**	

STRATEGY 3: INCREASE HEALTHY LIVING OPTIONS IN NEIGHBORHOOD



Organize healthy-living programming and recreational use of the track facility at Northern High School	**	Objective 5: Ensure universal access to quality healthcare services and facilities; pg. 235, 258
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BALLENGER HIGHWAY NEIGHBORHOOD ASSOCIATION

GROUP HISTORY & ACHIEVEMENTS

The Ballenger Highway Neighborhood Association has been active since 2010.

They have participated in property condition, sidewalk, and street lighting inventories through the Community Foundation Neighborhood Mini-Grant program from 2012 to 2016.

The Association has also participated in the Land Bank's Clean and Green program since 2012.

In 2015 the Association's neighborhood garden was included in the Edible Flint Garden Tour, and in 2016 the Association began the process of adopting Eldorado Vista Park.

GROUP PROFILE

GROUP NAME: Ballenger Highway Neighborhood Association

PREP-KIT LEADER: Kathy McGaughy

NEIGHBORHOOD BOUNDARIES:

North: Welch Blvd	East: N Ballenger Hwy
South: Flushing Rd	West: City limits



Asset & Problem Mapping workshop, December 10, 2016

FUTURE LAND USE PLAN

Almost all of the parcels within the boundaries of the Ballenger Highway neighborhood are designated as **Traditional Neighborhood** in the Future

Land Use Plan. Out of the 1,104 parcels in the area **1039 (95%)** will be zoned as **TN** and **55 (5%)** will be zoned as **City Corridor**.



TN: TRADITIONAL NEIGHBORHOOD

The Traditional Neighborhood is the building block of the Flint community. It is where most people live and families are raised, in primarily detached single family homes. Flint's Traditional Neighborhoods are supported by various other uses including schools, community centers, religious institutions and parks.



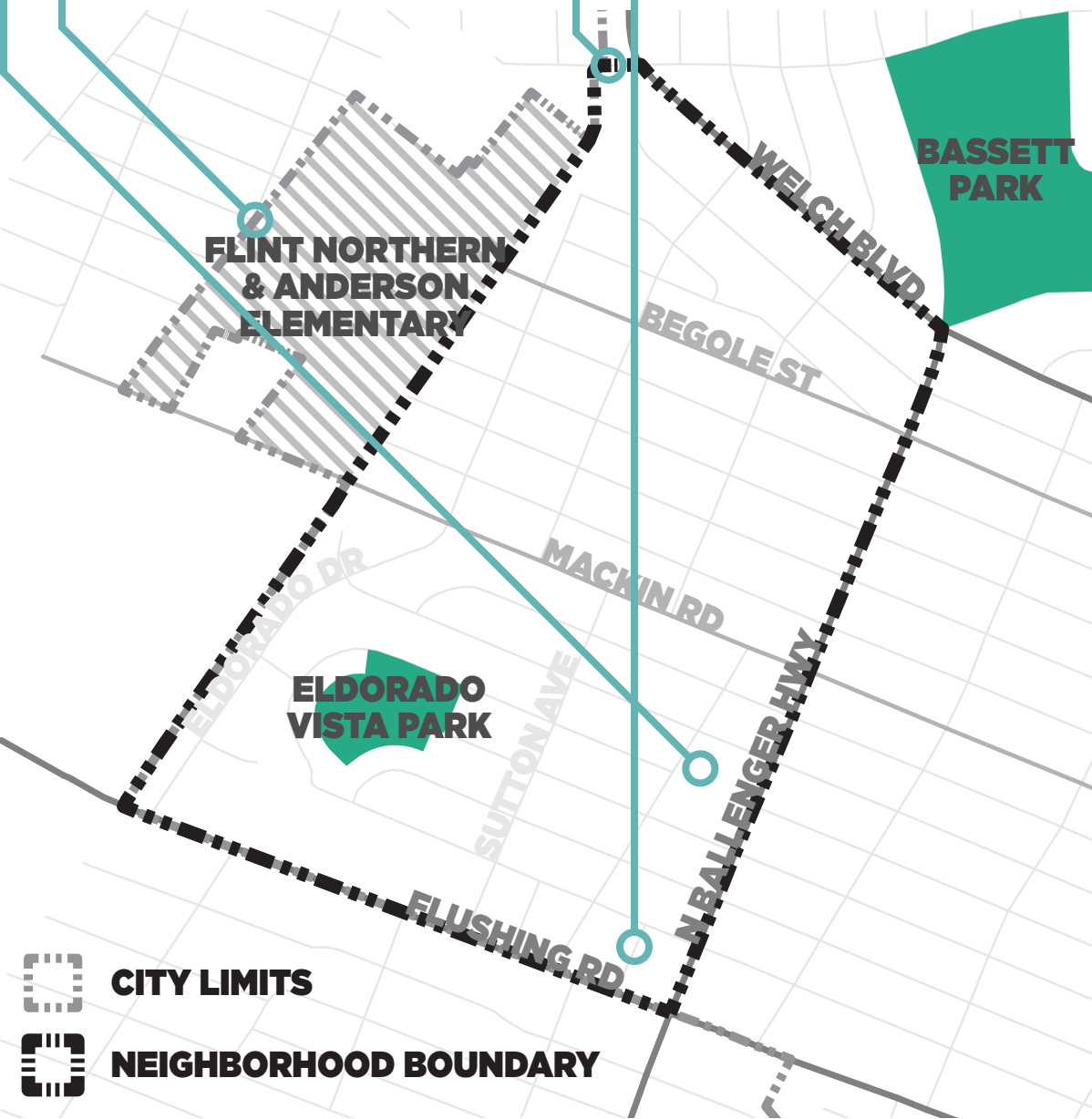
CC: CITY CORRIDOR

City Corridors are situated along Flint's busiest roads, providing areas for a range of activities on parcels easily accessible by automobiles and serviced by transit. City Corridors leverage the economic potential of traffic and help minimize land use incompatibilities by containing a variety of uses in manageable areas throughout the City.



OS: COMMUNITY OPEN SPACE

Community Open Space varies from large areas of natural environment to developed park sites in established neighborhoods. Unimproved areas are defined by Flint's natural landscape and provide unique opportunities for the community to enjoy the natural environment. While these areas generally lack improvements, they still provide passive recreation opportunities, including walking and biking along both formal and informal trails, and boating and fishing on the open water.



Moving Forward

The following table is intended to serve as a guide for implementing projects identified by the Ballenger Highway Neighborhood Association as top priorities.

The table proposes a timeline that considers the cost and effort that may be necessary for project implementation. It identifies the entities that may assist in implementation as well as cost estimates and potential funding sources for each project.

Timeline	Project	Primary Partners	Est. Cost	Potential Funding Sources
Month 1 - 6:	Organize 3 neighborhood clean-ups annually	CoF Blight Division	\$	CoF: Neighborhood Enhancement CFGF: Neighborhood Small Grants
	Post no dumping signs to deter illegal dumping at identified problem areas	CoF Public Works CoF Planning & Development	\$	CoF: Neighborhood Enhancement CFGF: Neighborhood Small Grants
	Continue (and if possible, expand) Land Bank's Clean & Green program	Genesee County Land Bank Authority	\$	RMF GCLBA
	Install MTA shelter at Flushing Rd / Ballenger Hwy bus stop	CoF Planning & Development Mass Transit Authority	\$\$\$	CoF: Neighborhood Planning CoF: Neighborhood Enhancement HFH: Flint BRAND
Month 7 - 12:	Hold an annual Ballenger Highway Block Party event bringing together residents, businesses, faith-based institutions, and other neighborhood stakeholders	Local businesses & institutions	\$	CFGF: Neighborhood Small Grants
	Conduct a street light audit and assess trees that block lighting	Genesee County Conservation District CoF Planning & Development	\$	CoF: Neighborhood Enhancement
	Contact property owners with blighted properties to repair or board their properties	CoF Blight Division	\$	HFH: Flint BRAND
Year 1 - 2	Organize cleaning and landscaping for the track facility at Northern High School	Flint Community Schools	\$	CFGF: Neighborhood Small Grants
	Implement CPTED guidelines by opening up sight lines impeded by brush and removing hazards around main corridors, demolition sites, and Eldorado Vista Park		\$\$	CoF: Neighborhood Enhancement CoF: Parks Improvement Fund HFH: Flint BRAND
Year 2 - 3	Add playground equipment for children	CoF Planning & Development	\$\$	HFH: Flint BRAND CoF: Parks Improvement Fund
	Implement a pilot facade-improvement grant program and work with 5 businesses along Flushing Rd and Ballenger Hwy to renovate their storefronts and signage	Banks CoF Community & Economic Development CoF Planning & Development	\$\$	CoF: Neighborhood Enhancement Private banks Private business owners
Year 3 +	Install LED lighting at major intersections and corridors	Consumers Electric CoF Planning & Development	\$\$\$	CoF: Neighborhood Planning CFGF: Neighborhood Small Grants HFH: Flint BRAND
	Repair or replace the 5 most dangerous sidewalk squares annually based on the results of the City's Walkability Audit	CoF Public Works CoF Planning & Development	\$\$	CoF: Neighborhood Enhancement CFGF: Neighborhood Small Grants HFH: Flint BRAND

Key to Potential Funding Sources

- CoF: City of Flint
- CFGF: Community Foundation of Greater Flint
- RMF: Ruth Mott Foundation
- GCLBA: Genesee County Land Bank Authority
- HFH: Habitat for Humanity

Catalytic Projects

The following images portray a sample of projects identified by Ballenger Highway residents. They show how several projects, implemented in close proximity, may come to redefine the neighborhood by creating safer, more active, and more vibrant spaces.

Facility Improvements: Eldorado Vista Park

Before



After



- Install a pavilion
- Add grill and tables at new pavilion
- Add playground equipment for children
- Add fitness equipment for adults
- Implement CPTED guidelines

Pedestrian Infrastructure: Eldorado Drive

Before

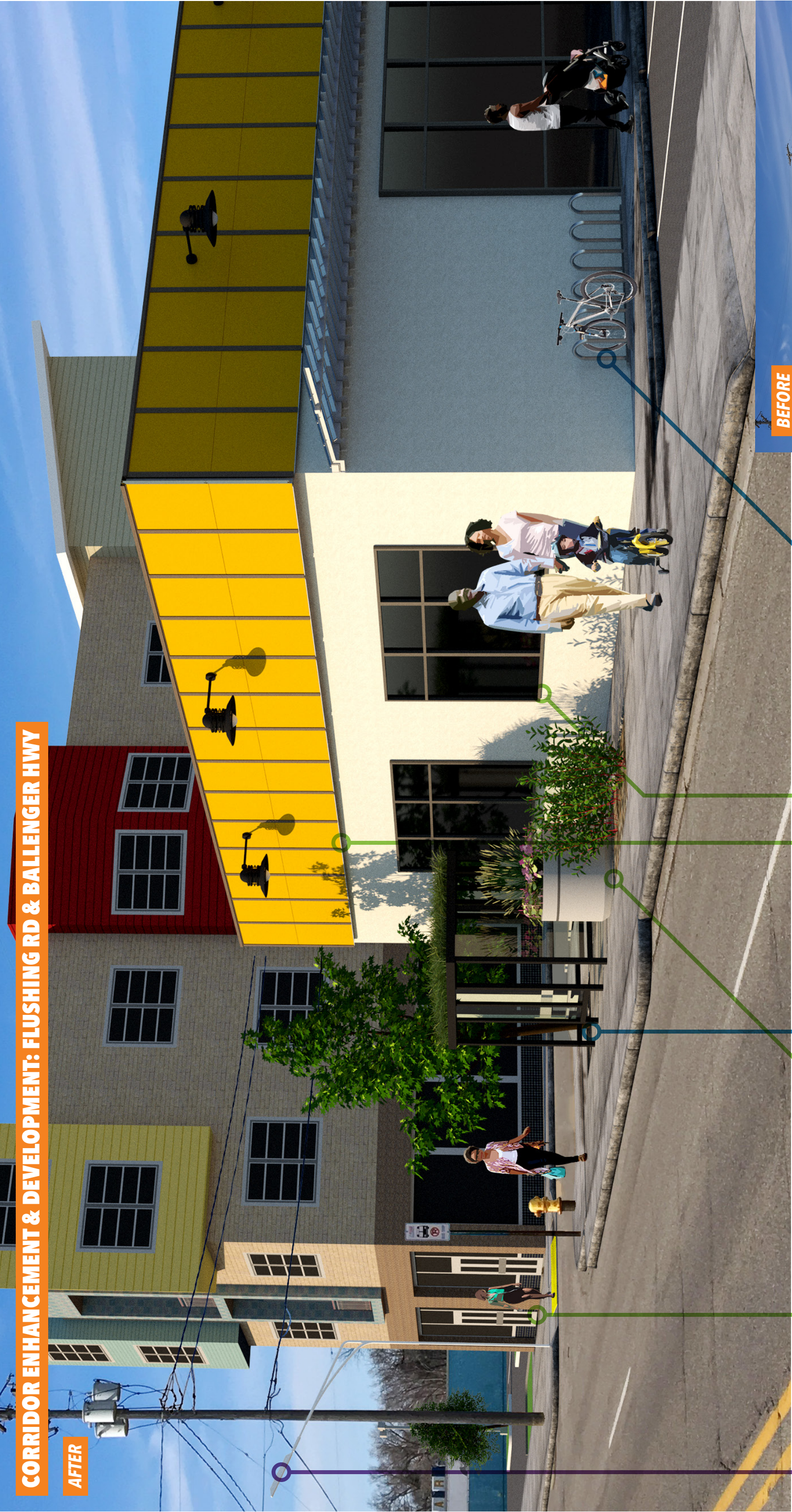


After



- Install traffic calming mechanisms
- Add shared bike lane markings on select neighborhood streets
- Design and create a Ballenger Highway Neighborhood Walking Route





CORRIDOR ENHANCEMENT & DEVELOPMENT: FLUSHING RD & BALLENGER HWY

AFTER



BEFORE



Install LED lighting at major intersections and corridors



Encourage development of mixed-use buildings along Flushing Rd corridor



Improve landscaping on main corridors by partnering with City and local businesses



Install MTA shelter at Flushing Rd / Ballenger Hwy bus stop



Encourage adoption of new zoning code requirements (such as facade transparency)



Work to provide bicycle parking at community facilities and local businesses



Implement a pilot facade-improvement grant program to renovate storefronts and signage