Martin Park Neighborhood:

A Community Plan

Figure 1 | 2019 | Flintside.com | Unnamed Photographer

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City of Flint

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Residents

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Michigan State University

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Executive Summary

This project was developed in partnership with the City of Flint, Martin Park residents, local businesses, and The Oatmeal Club to address long-term disinvestment in the Martin Park neighborhood. The purpose of the project was to evaluate existing neighborhood conditions, identify resident priorities, and develop a practical plan to improve quality of life. Martin Park is located near downtown Flint and a major corridor, yet the neighborhood continues to face visible vacancy, aging housing, limited access to everyday services, and unsafe walking conditions. Rather than assuming large-scale redevelopment will occur all at once, the plan focuses on realistic, visible improvements that can strengthen safety, services, and neighborhood stability over time.

The Flint Future Forward team used a combination of field observations, survey material, spatial and demographic analysis, and community engagement to understand both physical conditions and lived experience. Our qualitative analysis documented housing decline, weak pedestrian conditions, and limited access to services, while our quantitative analysis confirmed broader patterns related to population change, land use, mobility, and neighborhood constraint. Community outreach, intercept surveys, and stakeholder conversations reinforced these findings and also highlighted concerns related to substance use, rising insurance costs, limited neighborhood services, and the need for stronger support systems and long-term stewardship.

Several key findings shaped the direction of the plan. First, vacancy and deteriorating structures remain some of the most visible signs of neighborhood distress. Second, safety and mobility are major concerns, with broken sidewalks, poor lighting, limited crossings, and weak pedestrian connections affecting how residents move through the neighborhood. Third, residents expressed the need for more youth programming, family activities, neighborhood businesses, and accessible community services. Together, these findings made clear that Martin Park's challenges are interconnected and cannot be solved through isolated projects alone. Long-term recovery depends not only on physical improvements, but also on rebuilding the conditions that support community life, local activity, and social support systems.

In response, the team developed a concept plan informed by local conditions and precedent studies of neighborhoods facing similar patterns of disinvestment, infrastructure decline, and limited formal support systems. The plan established both a physical and strategic framework for revitalization, centered around a visible neighborhood core anchored by Martin Park, Hutchinson Market, nearby churches, and a spine running from Saginaw Street on the west to Selby Street on the east, between Foss and Ruth Avenue. Rather than spreading limited resources across the entire neighborhood, the plan focuses investment where challenges overlap so that improvements can reinforce one another. Within this framework, four priorities guide the revitalization strategy: improving access to services through mobile and flexible delivery models, stabilizing vacant and underused properties, supporting neighborhood-scale economic activity, and improving safe connectivity throughout the area.

The final proposal translates these priorities into a detailed implementation framework by treating each strategy as a separate but connected track along the neighborhood spine. The most immediate priority actions include recurring mobile health and resource services, lot cleanup and visible blight reduction, seasonal markets and neighborhood activity, and targeted crosswalk, sidewalk, and ADA safety improvements. These are the visible first steps intended to reduce daily burdens, strengthen trust, and show that change is possible. For each strategy, the team also identified lead and supporting partners, funding sources, and policy tools needed to move ideas into practice.

The plan is intended to function as a flexible toolbox rather than a single fixed project. It provides the City of Flint, neighborhood organizations, and community partners with a framework that can respond to changing opportunities while remaining aligned around a shared neighborhood core and long-term vision. In the near term, implementation should focus on lower-cost, highly visible actions that can begin quickly. In the medium term, those efforts should be strengthened through site planning, parcel triage, corridor programming, and more formal partnerships. In the long term, the plan can build toward more durable investments such as a permanent community hub, selective infill, neighborhood-serving retail, and fuller corridor improvements.

The phased approach is designed to reduce everyday burdens in the short term, build confidence through visible action, and create a stronger foundation for long-term stabilization. Success should be measured not only by completed projects, but by whether Martin Park residents experience a meaningful improvement in their daily lives. The next step is for the City and its partners to begin with these visible early actions in the neighborhood core, coordinate around the strongest near-term opportunities, and use those first gains to support larger long-term investments over time.

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A Community Ready for Growth.

The Martin Park Neighborhood Revitalization Plan aims to address long-standing **disinvestment** in Flint, Michigan's Martin Park area and chronicle current realities. The project align local concerns with broader municipal objectives.

Ultimately, the goal of this project is to support **community-led** revitalization efforts that strengthen **housing** stability, improve **safety and mobility**, and reinforce the **social and physical** foundations of the Martin Park neighborhood.

Right: Figure 3 | At the heart of the neighborhood sits a beautiful park, acting as a communiuty hub.

Goal 1. Community-Centered Plan

In order to foster trust, raise neighborhood priorities, and support a common vision for Martin Park, the planning process should prioritize local leadership, citizen viewpoints, and lived experience.

Goal 2. Integrated Planning Framework

Create a thorough and adaptable planning framework that uses integrated, place-based methods to address housing stabilization, mobility and safety, vacancy, and neighborhood identity.

Goal 3. Actionable Implementation Roadmap

Create a workable and practical plan that supports phased investment and long-term sustainability by coordinating community goals with City of Flint policies, funding sources, and implementation capabilities.

Right: Figure 4 | Flintside.com | Unnamed Photographer.

Methodology

This project used a mixed-methods, community-engaged planning approach to understand neighborhood conditions in Martin Park and translate those findings into a practical stabilization framework. Rather than relying on a single data source or one stage of analysis, the work combined qualitative observation, quantitative analysis, community engagement, concept planning, precedent review, and implementation planning. The goal was not only to document existing conditions, but to understand how physical disinvestment, service gaps, weak corridor activity, and unsafe walking conditions interact in daily life and what kinds of responses are most realistic under current neighborhood conditions.

Primary methods included site visits, field observations, photo documentation, informal stakeholder conversations, business outreach, intercept engagement, and review of community survey material. Secondary methods included demographic, land use, mobility, and service-access analysis, along with review of relevant plans, policy context, and precedent case studies. Information from these sources was used iteratively: early qualitative work documented lived conditions, quantitative analysis tested and spatially clarified those patterns, community engagement validated resident priorities and surfaced feasibility concerns, and later planning work translated those findings into a neighborhood core and spine strategy, four connected priorities, and an action-oriented implementation framework.

This methodology was designed to keep the project grounded in both resident experience and delivery realities. The final plan therefore reflects more than diagnosis. It identifies where action should concentrate, which interventions are most visible and feasible in the short term, which longer-term strategies require stronger partners and funding, and how individual actions can reinforce one another over time. In that sense, the methodology supports the project's larger purpose: improving dignity, safety, access, and everyday livability for the people who still live in Martin Park.

Community Engagement and Fieldwork

Community engagement and fieldwork were used throughout the project to ground analysis in lived experience and ensure that recommendations remained tied to neighborhood realities. The team conducted repeated site visits to observe housing conditions, public space use, corridor activity, sidewalk and crossing conditions, and the overall quality of the built environment. Team members also met with residents, business owners, faith-based leaders, and other local stakeholders to better understand neighborhood history, daily burdens, and which forms of change residents considered most important and most realistic.

Engagement methods were intentionally low-barrier and adaptive. Rather than depending only on formal meetings, the project used intercept surveys, informal conversations, door-to-door business outreach, and prior survey material shared through neighborhood partners. This approach helped confirm that visible housing conditions, everyday safety, community life, and access to services were the issues residents most wanted addressed first. It also surfaced broader feasibility concerns, including substance use, housing insurance costs, and the importance of long-term stewardship and follow-through. These insights helped shape not only the strategic priorities, but also the implementation logic used in the final plan.

History.

Prolonged disinvestment, **economic restructuring**, and **industrial expansion** all influenced **Flint's history**. As General Motors increased its manufacturing, the city **grew rapidly** in the early and mid-20th century, peaking at around **200,000 inhabitants in 1960**. Significant **employment losses** occurred in the following decades as a result of automation, **factory closures**, and changes in the national economy.

Reduced municipal resources, widespread vacancy, and neighborhood disinvestment were the outcomes of population reduction, especially on the **city's north side**. The **Flint Water Crisis**, which started in 2014 and worsened already-existing injustices and damaged **public confidence**, made these circumstances worse. Even if infrastructure has subsequently been improved, the crisis had **long-lasting effects on reputation and society.**

Implications:

Flint's history of **rapid industrial growth** followed by **sharp economic decline** has left **lasting structural challenges** that continue to shape neighborhood conditions today. **For our planning work, this means revitalization efforts must go beyond physical improvements and intentionally rebuild economic stability, public confidence, and long-term resilience at the neighborhood scale.**

Figure 5 | Flint 1910 | Guy A. Gaines

Figure 6 | Flint 1950 | Unnamed Photographer

Figure 7 | Mott Foundation Bdg, 2015 | Unnamed Photographer

Figure 8 | Corner of E 2nd St and Harrison, 2022 | Asher Ben-Dashan

Above: Figure 9 | Outlined study area of Martin Park showing its residential pattern and areas of visible vacancy.

Right: Figure 10 | Regional context map showing Martin Park's location within Flint and its proximity to downtown and major transportation corridors.

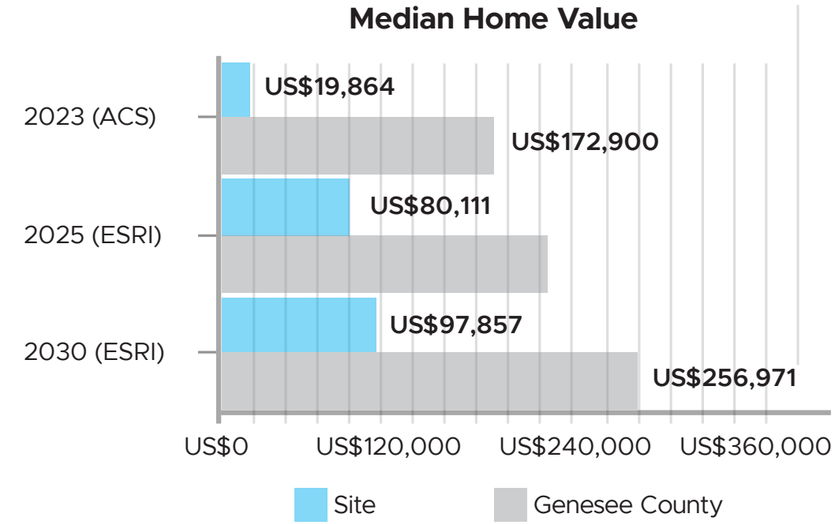
Close but Disconnected:
Despite its proximity to Downtown Flint and major employment hubs, long-term disinvestment and poor pedestrian connections leave the Martin Park neighborhood physically and socially isolated.

Highway Barrier:
Interstate 475 provides regional access but functions as a significant barrier to walkability and neighborhood integration.

Limited Local Activity:
The predominantly single-family residential character, combined with few businesses and scattered vacant lots, reduces everyday activity and reinforces isolation.

Figure 11 | Marcus Brown holds his 4-month-old cousin Kha'Siir Partee while he rests as DJs play sets during the main event of Beats x BBQ, a three-day Memorial Day experience, on Sunday, May 30, 2021 at Brush Park in downtown Flint. (Jake May | MLive.com)

SINCE 2000, THERE HAS BEEN AN ANNUAL POPULATION DECLINE OF **4.57%**



Community Demographics

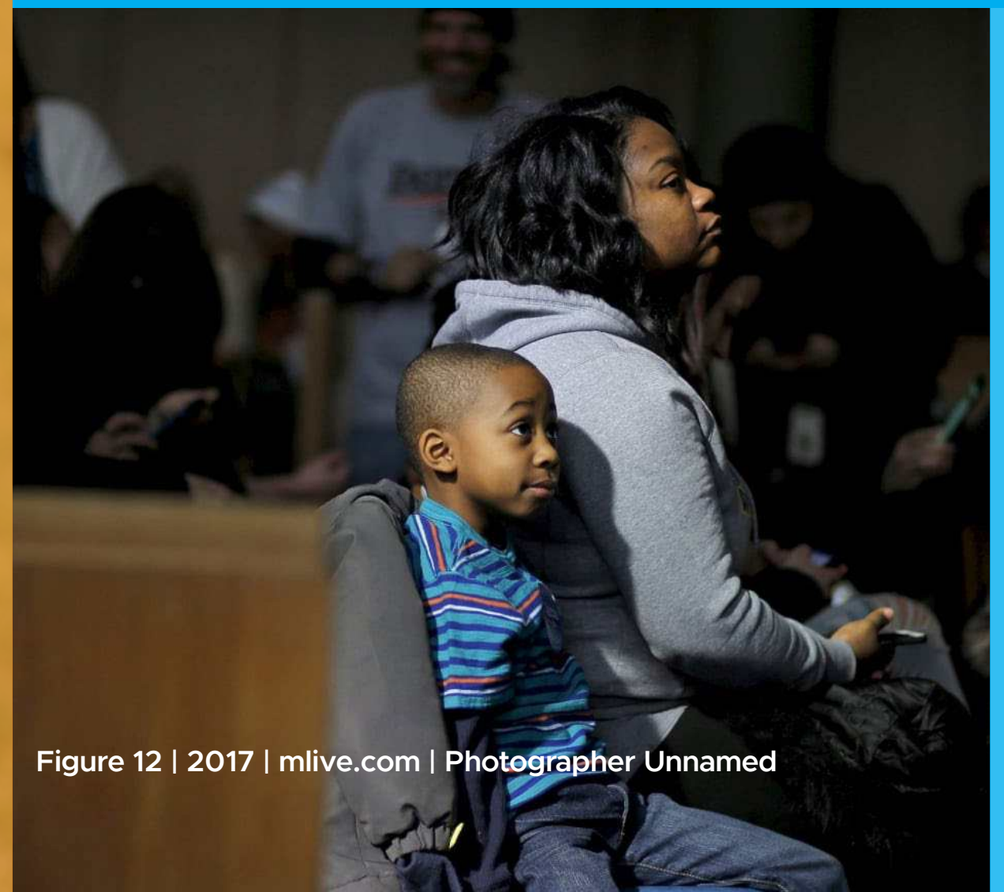


Figure 12 | 2017 | mlive.com | Photographer Unnamed

MEDIAN HOUSEHOLD INCOME IS **$17,554** (esri)

“I don’t want to leave my home. It’s depressing outside.”

Martin Park neighborhood is a small, low-activity residential area shaped by long-term **population decline** and **disinvestment**. Its quiet character reflects both **instability** and **loss**, with many long-term residents and elders aging in place. While this continuity provides a social foundation, it also highlights the need for stronger **support** services, accessible amenities, and spaces that encourage everyday **interaction** and visibility within the community.

Implications:

Our planning efforts must prioritize restoring a sense of **dignity**, **safety**, and everyday **livability** for long-term residents, particularly **seniors** aging in place. Moving forward, this means focusing on visible reinvestment such as improved **public spaces, accessible services**, and small-scale neighborhood **anchors** that encourage daily interaction and reduce feelings of **isolation**.

Our next phase should intentionally align design strategies with social support systems to ensure that physical improvements directly respond to residents’ lived experiences.

Figure 13 | An old structure sits vacant on Ruth and Saginaw, contributing to visible blight

Phase 1:
Qualitative Analysis

Figure 14 | Martin Park Neighborhood | Poorna Vemulakonda, 2026

Figure 15 | Site visit documentation map highlighting key neighborhood anchors and observed conditions, demonstrating how fieldwork grounded the project in lived experience beyond secondary data | John Benedetto, 2026

Multiple site visits were conducted to observe **physical conditions, activity patterns, and lived experience** within the Martin Park neighborhood. These visits helped ground the project in **real conditions** and provided context beyond what could be captured through maps and secondary data.

During the initial visit, much of the project team attended a **youth group meeting** and met with a **local pastor** at a neighborhood church, gaining insight into the role of faith-based institutions as key **community anchors**. The team also met with a **local barber** at a neighborhood barber shop, which was identified as an important social hub and place for **informal interaction**. These conversations helped contextualize resident concerns related to safety, disinvestment, and access to everyday services.

Fieldwork took place under challenging winter conditions, with snow-covered streets and sidewalks limiting mobility but also highlighting infrastructure issues such as uneven sidewalks, limited snow removal, and poor pedestrian connectivity. A second site visit was conducted by another project group on a later date, and their observations were integrated with earlier findings to develop a more complete understanding of neighborhood conditions.

Key Indicators

1. Housing

Why Housing?

We prioritized housing because it is the most visible and immediate indicator of blight in Martin Park. The condition of homes sets the tone for the entire neighborhood, influencing perceptions of safety, stability, and whether public spaces feel worth using. By addressing housing first, we create a foundation for broader revitalization efforts that can strengthen community pride and re-activate neighborhood life.

2. Safety & Mobility

Why Safety & Mobility?

We identified safety and mobility as a focus because movement through the neighborhood influences how connected and active the community feels. Street conditions, crossings, and overall walkability determine whether residents feel comfortable leaving their homes and engaging with their surroundings. Strengthening these systems supports greater visibility, interaction, and confidence within Martin Park.

3. Social Fabric

Why Social Fabric?

We focused on social fabric because the neighborhood's challenges are not only physical, but deeply social. Limited access to groceries, schools, healthcare, and financial services-along with vacant storefronts and deteriorating corridors-affects how residents move through, experience, and connect within their community. Strengthening social fabric is essential to improving daily life, rebuilding trust, and supporting long-term neighborhood stability.

Housing.

Residents consistently linked neighborhood decline to the normalization of poor conditions. Ms. Cranshaw, a long-term resident, reflected that many residents have lived with inadequate quality of life for so long that it has become accepted as normal. Several community members noted that people are **less likely to engage with public spaces because there is "nothing nice to look at," contributing to isolation, particularly among elders.**

So What?

When deterioration becomes normalized, expectations decline and disengagement increases. For this reason, housing stabilization is a critical first step in restoring confidence and momentum within the neighborhood.

Left: Figure 16 | Vacant and deteriorating housing in Martin Park underscores the urgent need for stabilization and reinvestment | Poorna Vemulakonda 2026

Housing conditions across Martin Park reflect both **commitment and decline**. A substantial share of homes show **signs of care**, including maintained yards and occupied structures. At the same time, widespread **vacancies** have disrupted the physical continuity of residential streets. Abandoned homes, missing structures, and open lots create **visible gaps** that weaken neighborhood **cohesion** and contribute to **safety** concerns and declining pride. Several residents noted that vacancy has reached a scale where parts of the neighborhood **no longer feel intact**.

370 People

225 Housing Units

-3.44% Housing Units Annually

Source: esri

Households by Size	Number	Percent
Total Households	185	-
1- Person Houshold	93	50%
2- Person Household	38	21%
3- Person Household	18	10%
4- Person Household	20	11%
5- Person Household	14	8%
6- Person Household	1	1%
Average Household Size	2.00	-

Source: esri

Synthesis:

The above data reveals a neighborhood that is **both stable and fragile**. While **185** total households remain, the high proportion of one-person households **(50%)** and an average household size of just **2.0** suggest an **aging** population and **limited family presence**. At the same time, a **3.44%** annual decline in housing units and **visible vacancy** indicate ongoing physical contraction.

The data indicates that **the implications of housing instability reflect a need to prioritize and prevent further loss. Further, future housing strategies must align with the needs of the existing demographic profile to show success. By supporting seniors and small households, and selectively reinvesting in vacant parcels, these actions will contribute to rebuilding neighborhood continuity and resilience in Martin Park.**

Figures 17 - 19 | A mix of maintained homes, boarded structures, and vacant lots illustrates both resident commitment and the visible impacts of population decline in Martin Park.

Housing Takeaways.

Martin Park's housing conditions reveal a neighborhood that is **neither abandoned nor fully stable**, but in a state of contraction. While many residents demonstrate **care** and long-term **commitment**, visible **vacancy** and gradual unit loss disrupt the continuity that sustains **neighborhood identity**. The data shows modest household sizes, limited family presence, and a declining unit count—indicating that **recovery efforts must respond to existing realities rather than aspirational growth models.**

The condition of housing is directly tied to **perception**, **engagement, and everyday life**. When deterioration becomes common, expectations shift downward. Reversing that trajectory requires visible, incremental improvement at the block level.

1. Vacancy is structural, not incidental, requiring coordinated intervention.

2. Housing quality shapes neighborhood perception and social engagement.

3. Visible reinvestment can reset expectations and restore community

Implications:

Our findings indicate that stabilization must precede expansion. In the next phase, quantitative analysis should help us identify priority blocks where intervention can prevent further loss and reinforce existing occupancy. Targeted rehabilitation, strategic infill on select vacant parcels, and housing types aligned with smaller and aging households should guide investment decisions.

By focusing on continuity rather than scale, the project can strengthen neighborhood confidence, support long-term residents, and create the foundation necessary for broader revitalization over time.

Figures 20-22 | Housing conditions vary significantly across Martin Park, revealing visible gaps in upkeep and continuity along residential streets. | Poorna Vemulakonda 2026

Safety & Mobility.

Residents' everyday activities and sense of security are greatly influenced by safety and mobility conditions. Because there is **little automobile access**, many locals rely on **walking**, emphasizing the role of **pedestrian infrastructure**.

So What?

When everyday movement feels unsafe or uncertain, participation in community life declines. Gaps in sidewalks, crosswalks, signage, and lighting do more than disrupt circulation-they shape perceptions of security, independence, and belonging. Strengthening pedestrian infrastructure is essential to restoring visibility, activity, and confidence within the neighborhood.

Left: Figure 23 | Downton Flint | Homes.com | Photographer Unnamed

Sidewalks

Figure 24 | The state of sidewalks varies greatly; while main thoroughfares are often intact, many residential streets have cracks, gaps, or missing sections. These circumstances put children, the elderly, and anyone with mobility impairments at risk by forcing pedestrians onto roads or uneven ground | Ankita Shukla, 2026

Figure 25 | Intact sidewalk along a primary corridor, demonstrating stronger pedestrian infrastructure on arterial streets | Google Earth 2025

Figure 26 | Cracked and discontinuous sidewalk within a residential street, illustrating gaps in neighborhood-level pedestrian connectivity | Google Earth 2025

Crosswalks

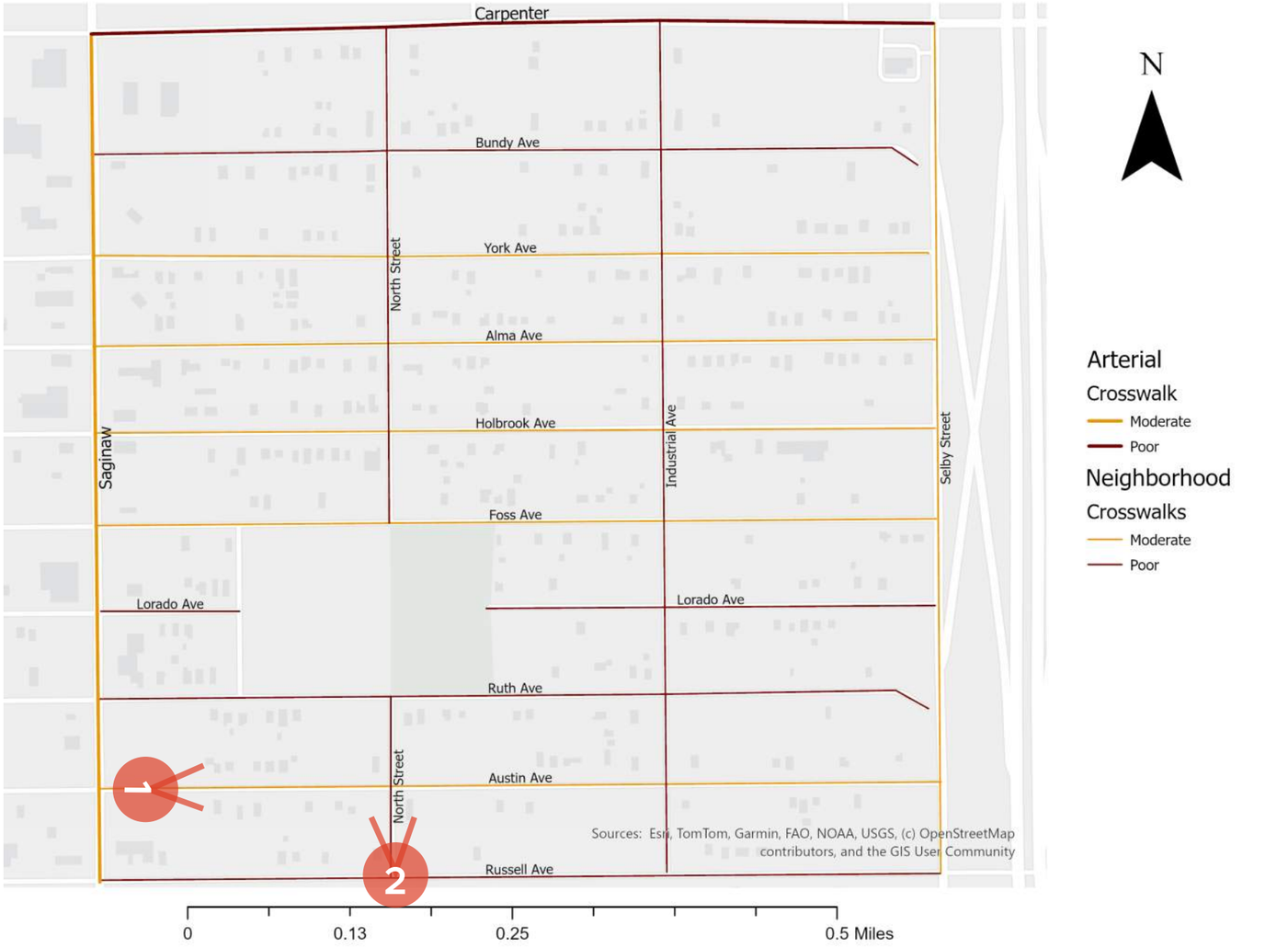


Figure 27 | There aren't many marked crosswalks in the neighborhood, especially around important crossings and popular spots. Existing crosswalks frequently lack illumination and signs or are fading | Ankita Shukla, 2026

Figure 28 | Major intersection with limited visible crosswalk markings and minimal pedestrian-focused design elements | Google Earth 2025

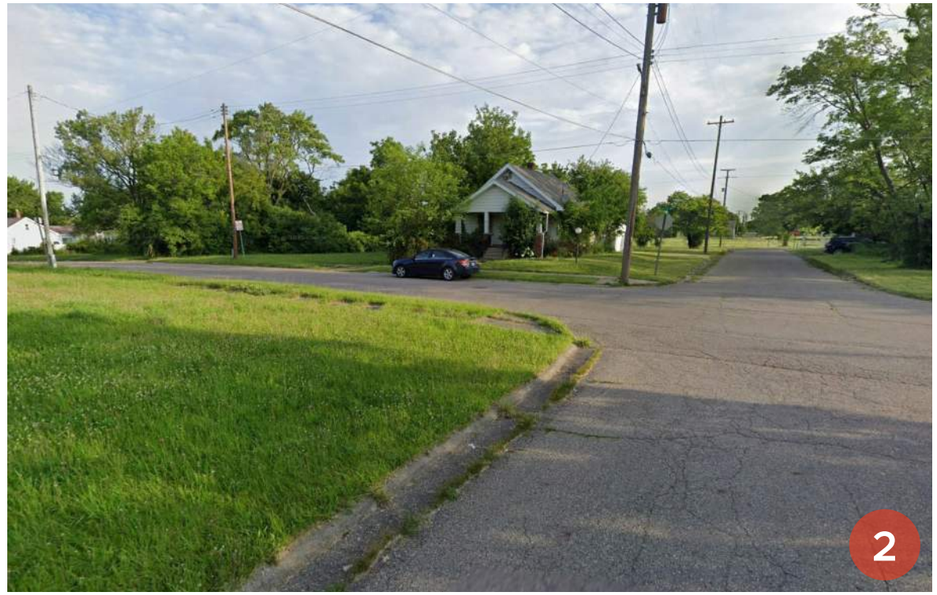


Figure 29 | Residential street lacking marked crosswalks, illustrating gaps in neighborhood-level crossing infrastructure | Google Earth 2025

On-Street Parking

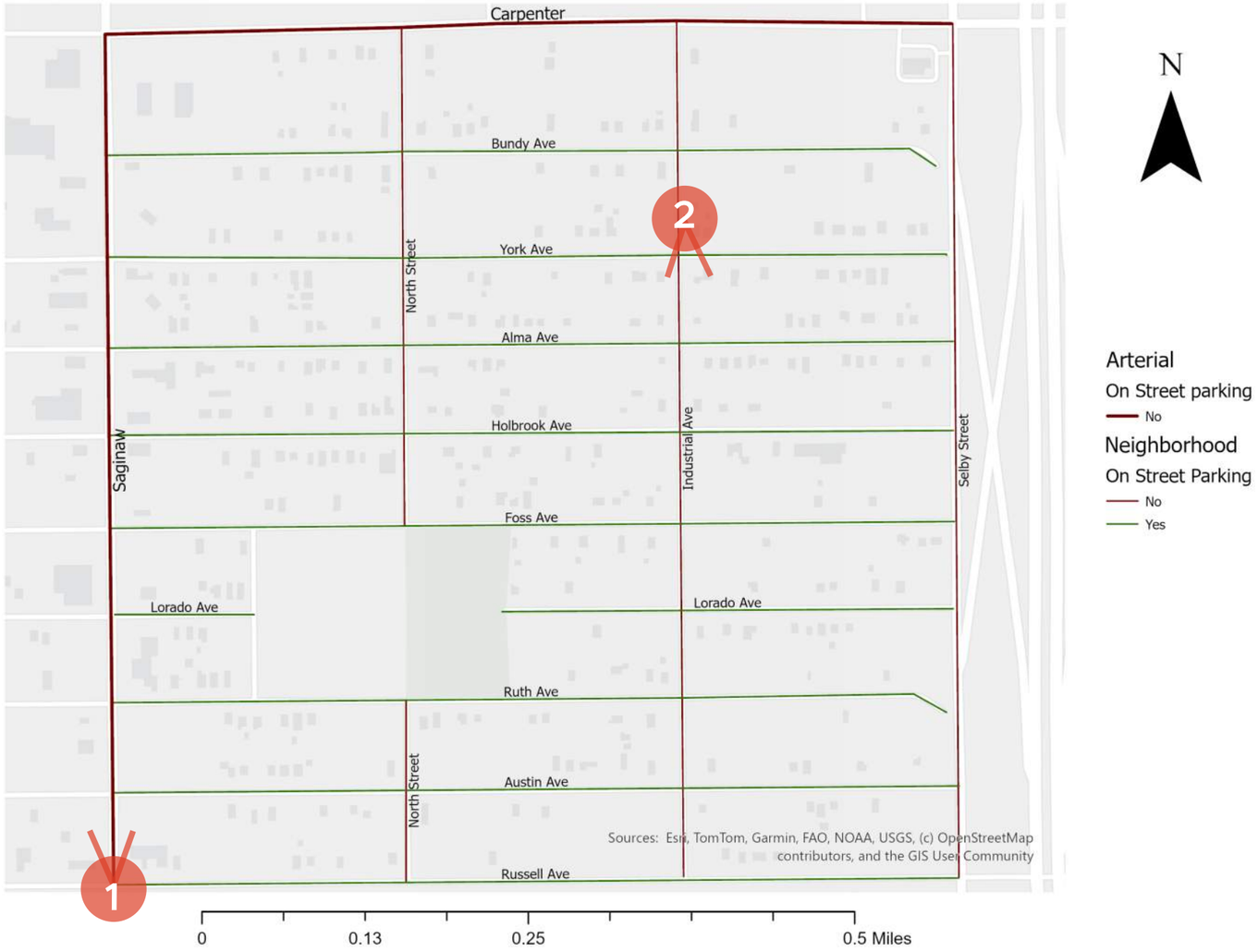


Figure 30 | Although on-street parking is frequently found on residential streets, it negatively interacts with the lack of sidewalks and narrow vehicle lanes, thus reducing the amount of space available to pedestrians | Ankita Shukla, 2026

Figure 31 | Intersection with limited pedestrian buffer, where on-street parking and wide roadway dimensions prioritize vehicle movement | Google Earth 2025

Figure 32 | Residential street with curbside parking narrowing pedestrian space, particularly where sidewalks are absent or discontinuous | Poorna Vemulakonda 2026

Lighting

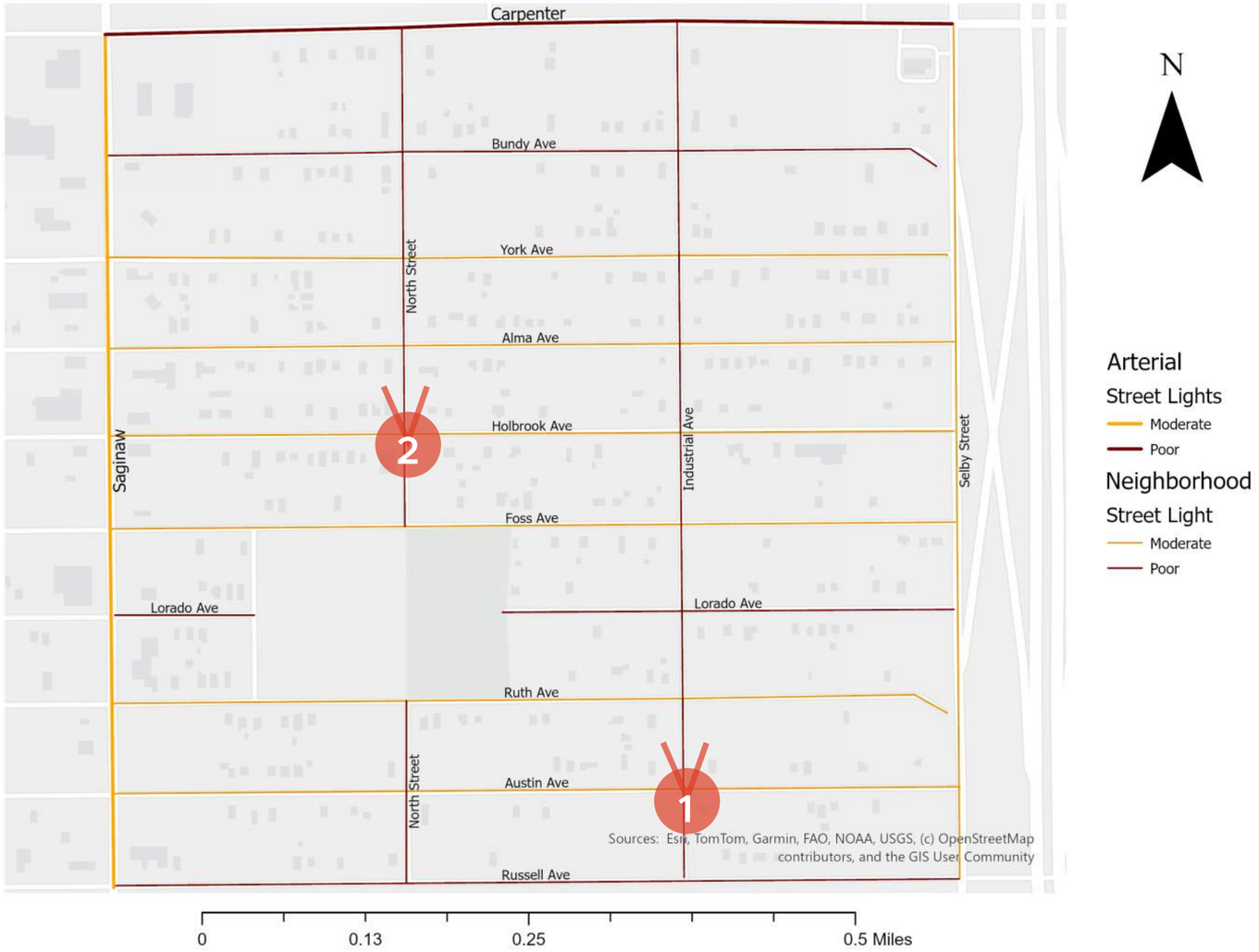


Figure 33 | One of the most lacking aspects is street lighting; many streets have little or no illumination, which discourages evening activity and heightens feelings of unease | Ankita Shukla, 2026

Figure 34 | Residential corridor with sparse street lighting, contributing to limited nighttime visibility | Poorna Vemulakonda 2026

Figure 35 | Neighborhood street with minimal lighting, reducing perceived safety after dark | Poorna Vemulakonda 2026

Figure 36 | Flint Housing, 2017 | The Detroit News | David Coates

Safety & Mobility Takeaways.

Safety and mobility conditions significantly shape residents' daily experiences and perceptions of security within the neighborhood. With **limited automobile access**, many residents **depend on walking**, making pedestrian infrastructure especially critical. However, sidewalk conditions are **inconsistent**, with cracks, gaps, and missing sections on residential streets that pose risks to children, elderly individuals, and those with **mobility challenges**. Limited and poorly maintained crosswalks, inadequate signage, narrow vehicle lanes, and insufficient street lighting further **reduce pedestrian safety** and discourage evening activity. Together, these infrastructure deficiencies contribute to reduced walkability and heightened feelings of **vulnerability** within the neighborhood.

1. Pedestrian reliance is high, but infrastructure is inconsistent and deteriorating.

2. Limited crosswalks, signage, and lighting reduce safety and visibility.

3. Mobility challenges disproportionately affect vulnerable populations.

Implications:

Future strategies will prioritize creating a safe, continuous pedestrian network that supports the neighborhood's high reliance on walking. Targeted sidewalk infill, clearly marked and illuminated crosswalks at key intersections, improved street lighting, and rationalized on-street parking configurations can significantly enhance safety without requiring large-scale roadway reconstruction.

By focusing on connectivity and visibility at the block level - especially along routes to parks, bus stops, schools, and commercial corridors - the project can reduce vulnerability, increase daily confidence in public space, and strengthen overall neighborhood functionality.

Social Fabric.

The **aging** population, **restricted mobility**, and declining access to **essential services** all shape Martin Park's social fabric. Over time, the neighborhood has experienced the **loss** of nearby institutions, businesses, and public resources that once supported daily life. As access to **schools, healthcare, grocery stores,** and financial services has shifted **farther** from the neighborhood core, everyday routines have become more **complicated** - particularly for residents without reliable transportation.

So What?

When access to everyday needs is limited, social connection becomes harder to sustain. Barriers to groceries, schools, healthcare, and financial services do more than inconvenience residents—they shape **stress** levels, routine decision-making, and who is able to participate in community life. Strengthening social fabric therefore means **reducing** these daily **obstacles** so residents can feel **connected**, **supported**, and able to **thrive** in place.

Figure 37 | People have a blast dancing to DJ Handelz during the main event of Beats x BBQ, a three-day Memorial Day experience, on Sunday, May 30, 2021 at Brush Park in downtown Flint. (Jake May | MLive.com)

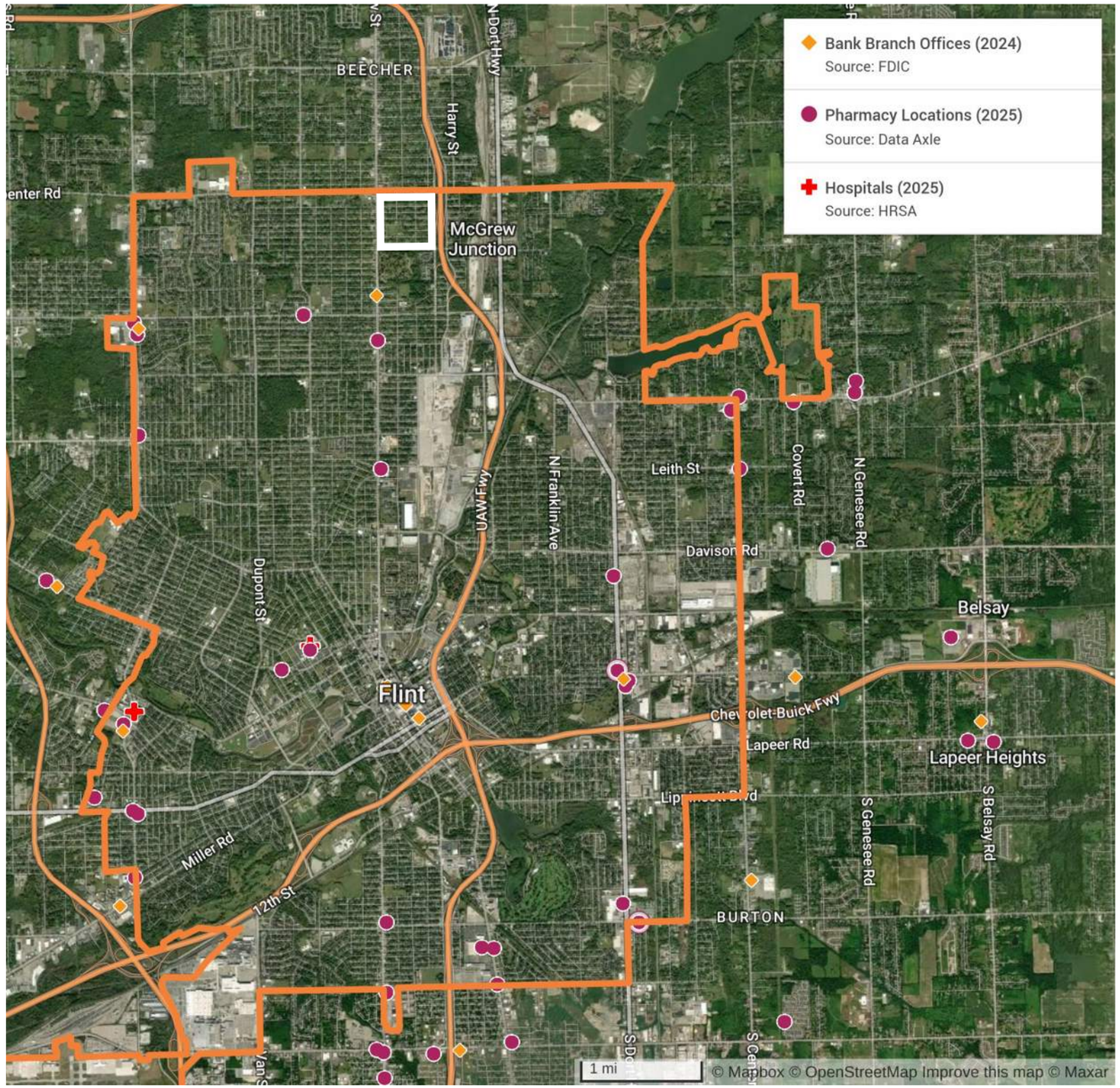


Figure 38 | Spatial distribution of bank branches, pharmacies, and hospitals relative to the Martin Park neighborhood boundary. Service locations are concentrated outside the immediate neighborhood, with limited institutional presence within close walking distance | City of Flint, 2026

Essential Services.

Essential services are not widely available. Residents without dependable transportation experience obstacles to healthcare services, libraries, banks, pharmacies, and grocery. Many residents expressed concern about having no options within an accesible trip. For the older neighborhood population, traveling to these basic services can be a **daily challenge**.

With limited options for each service in the area, life reaches **increasing levels of uncertainty**. For example, the bank branch closest to the Martin Park Neighborhood is temporarily closed and many residents cannot make the trip to the next closest bank in order to manage their finances.

Implications:

The **limited presence** of **banks**, **pharmacies**, and **hospitals** within close proximity to Martin Park places essential financial and healthcare services beyond convenient reach for many residents. For households without reliable vehicle access, these gaps increase dependence on longer travel distances and reduce consistency in managing health needs and financial stability.

Future planning efforts will evaluate mobility connections to these service nodes and explore opportunities to strengthen institutional partnerships or attract small-scale healthcare and financial services closer to the neighborhood. Improving access to these critical services will be essential to supporting long-term stability and reducing daily vulnerability.

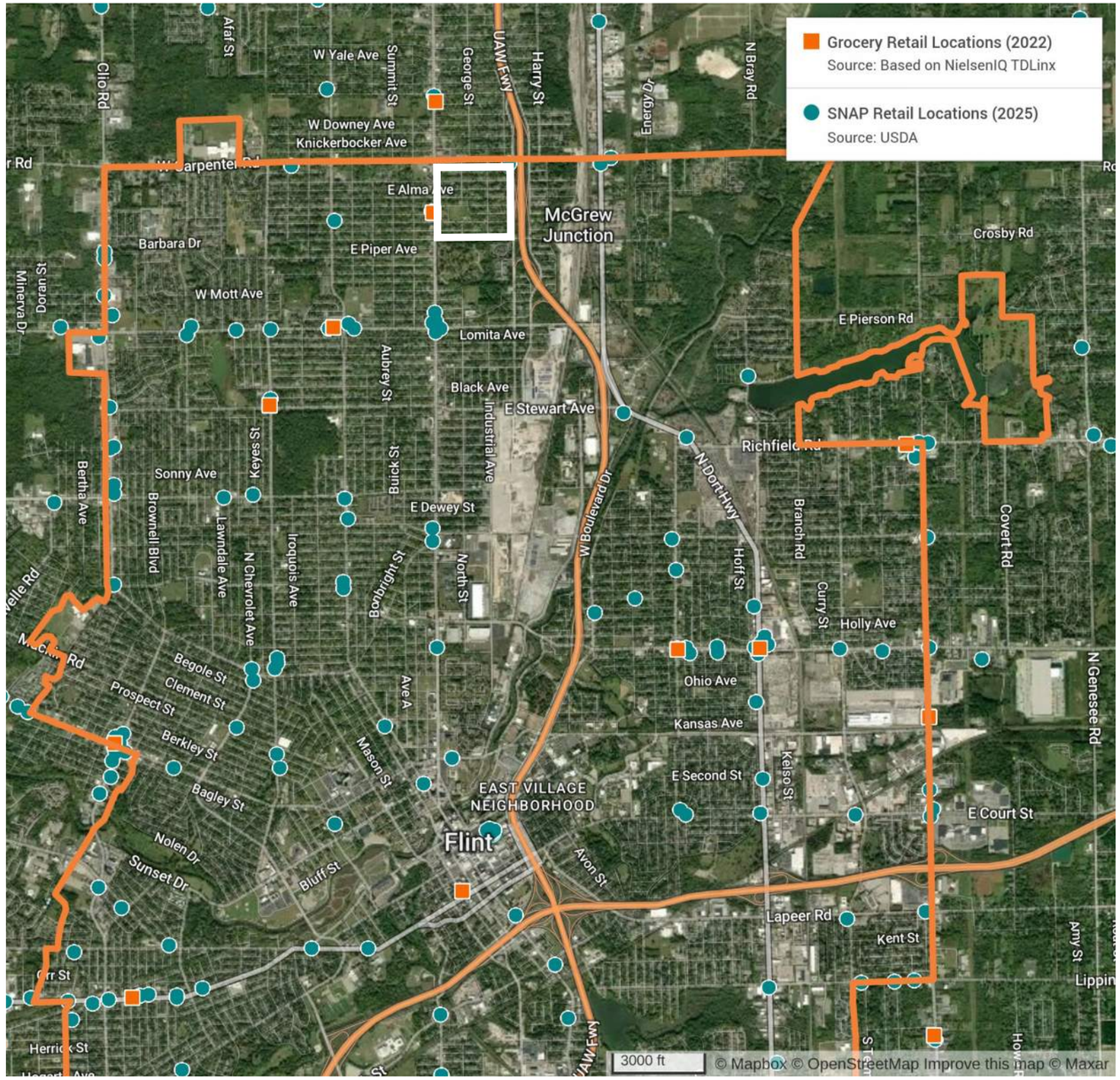


Figure 39 | Distribution of grocery retail and SNAP-authorized retailers relative to the Martin Park neighborhood boundary. Only one grocery retail location is located near the neighborhood, while most SNAP-authorized retailers and full-service stores are clustered farther away along major corridors | City of Flint, 2026

Food Desert.

The Martin Park neighborhood is located in an area considered a **food desert**. The Hutchinson Neighborhood Market offers meat and produce at prices **well above** the **affordable** range for Martin Park residents. Not to mention a **limited selection** of everyday food items and other dietary needs. The closest big-box grocery store is a Kroger, **three miles away**, about a 7-minute drive or a **13-minute bus ride**. The green dots on the map indicate locations where **SNAP** benefits can be used. With limited grocery options, residents may have no choice but to shop at gas stations or dollar stores, which often **lack fresh produce and other healthy options**.

Implications:

The limited proximity of full-service grocery retail suggests a food access gap within or near Martin Park. **Going forward, quantitative analysis will measure travel distance, transit availability, and vehicle ownership relative to grocery locations to quantify access burdens.** Findings may inform strategies such as improving transit connectivity, supporting neighborhood-scale fresh food initiatives, or incentivizing grocery investment closer to residential areas.

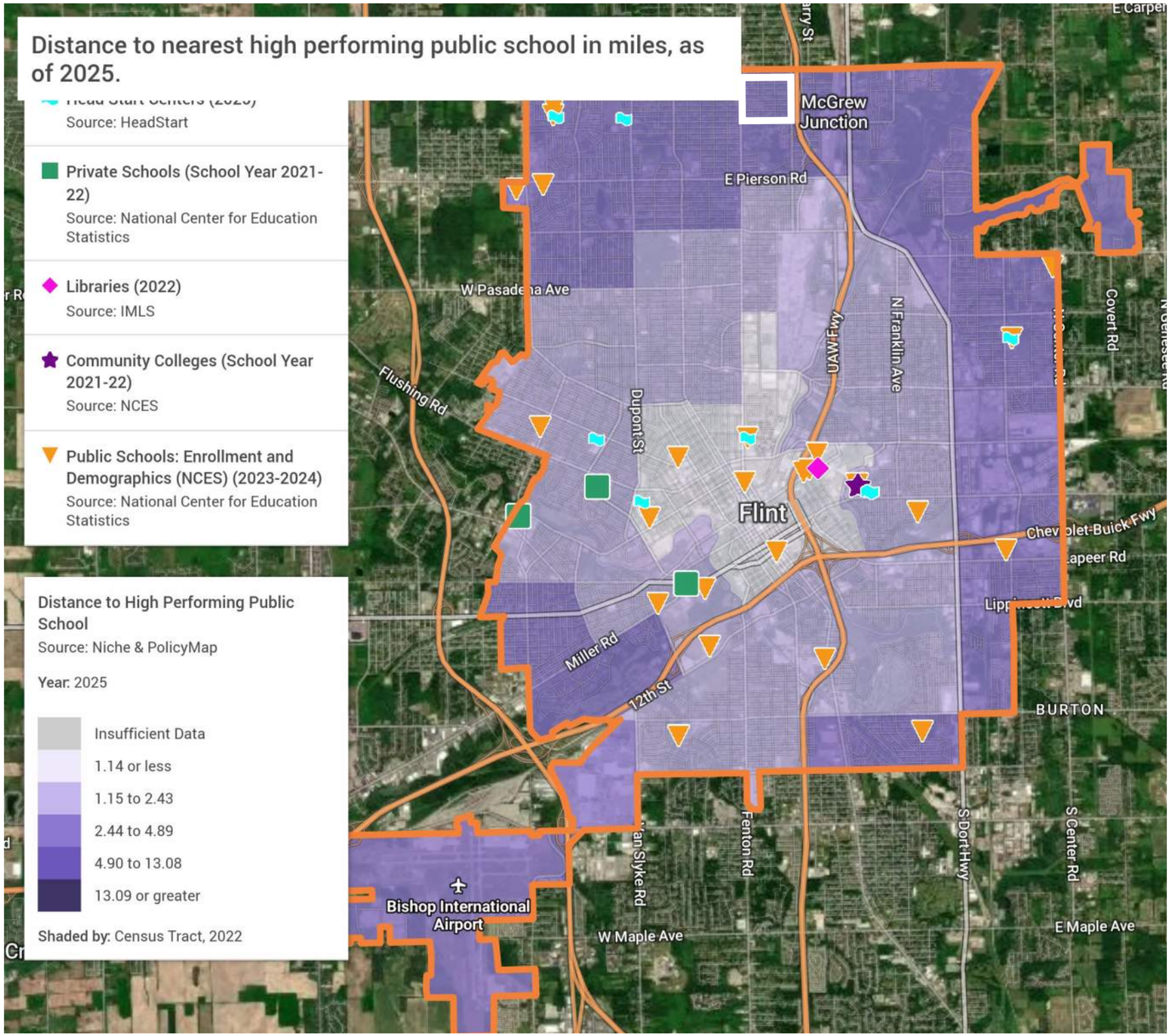


Figure 40 | Shading indicates census-tract-level distance bands, illustrating limited proximity to high-performing public school options | City of Flint, 2026

Education.

There is no public school located within the Martin Park neighborhood. The map shows that residents are situated at moderate to higher distances from high-performing public schools, with the closest options concentrated outside the immediate neighborhood boundary.

This spatial pattern reflects broader public school scarcity within the northern portion of Flint and indicates that families must travel beyond neighborhood limits to access higher-performing educational institutions.

Implications:

The absence of nearby public school options and increased distance to higher-performing schools represent an **educational access gap. Quantitative analysis will evaluate school proximity in relation to household distribution, age demographics, and transportation access to quantify educational mobility burdens.** Findings inform strategies related to safe routes to school, transportation planning, or partnerships with nearby institutions to strengthen educational access for Martin Park residents.

Community Park.

Figure 41-42 | 2022 (left) and 2025 (right) aerial comparisons of Martin Park, highlighting recent recreational upgrades alongside ongoing landscape and maintenance challenges | Google Earth 2025

A comparison of 2022 and 2025 conditions shows clear reinvestment in Martin Park through renovated courts and upgraded recreational space. However, circulation paths and landscape maintenance remain inconsistent, limiting the park's full functionality. The contrast highlights both the park's value as a neighborhood asset and the need for coordinated upkeep to strengthen its role as a central gathering space.

Figure 43-44 | Renovated basketball and tennis courts within Martin Park, illustrating recent community-supported investment in recreational infrastructure and the park's role as a neighborhood gathering space | Google Earth 2025

This park functions as a visible neighborhood anchor, with recent recreational upgrades indicating local investment. However, inconsistent maintenance and landscape management may limit the park's full use and impact. **Strengthening upkeep and programming will enhance its role as a central gathering space within the neighborhood.**

Social Fabric Takeaways.

Martin Park's social fabric is shaped by an **aging population** and **declining access to essential services.** Commercial activity along Saginaw Street has **diminished**, with vacant storefronts and **deteriorating** buildings discouraging foot traffic. Many healthcare, grocery, financial, and educational services are located **outside the neighborhood**, creating **daily challenges** - especially for residents without reliable transportation. Despite these barriers, community anchors such as the central park, churches, and small local businesses remain **important foundations for cohesion and future growth.**

1. Pedestrian reliance is high, but infrastructure is inconsistent and deteriorating.

2. Limited crosswalks, signage, and lighting reduce safety and visibility.

3. Mobility challenges disproportionately affect vulnerable populations.

Implications:

Future strategies will prioritize improving access to essential services, strengthening neighborhood anchors, and restoring everyday convenience within walking distance. This may include supporting **small-scale commercial revitalization** along key corridors, **expanding partnerships with local institutions**, and **enhancing safe connections** to **schools**, **parks**, and **food sources**. By focusing on practical, daily needs, rather than large-scale transformation alone, the project can help **rebuild stability**, reduce stressors for vulnerable residents, and support a more resilient and **connected community structure** over time.

Figure 45 | Flint, MI | Time.com | Unnamed Photographer

Summary & Next Steps

Phase 1 examined **housing** conditions, **safety and mobility** systems, and **social fabric** in Martin Park to understand how everyday environments shape neighborhood stability. Across all three focus areas, **findings reveal a community experiencing gradual contraction rather than sudden decline.**

Housing analysis identified **structural vacancy, aging households, and a declining unit count.** While many homes show long-term resident commitment, visible gaps in occupancy disrupt block continuity and weaken neighborhood perception. **Stabilization - not expansion - emerged as the necessary first step in revitalization.**

Safety and mobility findings highlight **uneven pedestrian infrastructure**. Sidewalk gaps, limited crosswalk markings, narrow streets with on-street parking, and minimal lighting create conditions that discourage walking and reduce perceived safety. Because many residents rely on non-automobile movement, **infrastructure quality directly affects access to daily needs.**

Social fabric analysis further revealed that **limited services, food access challenges, school closures, and commercial vacancy** reduce daily activity and weaken local economic circulation. However, social anchors remain present through churches, long-term residents, and informal networks, **indicating underlying resilience.**

Collectively, these systems reinforce one another. Housing vacancy affects visibility and confidence. Reduced confidence affects mobility and engagement. Mobility constraints limit access to services. Limited services constrain economic reinvestment. **These conditions are interconnected and must be addressed accordingly.**

Our qualitative analysis establishes three foundational implications:

1. Revitalization must begin with stabilization and continuity at the block level.

2. Infrastructure investments must align with demographic realities, particularly smaller households, aging residents, and limited vehicle access.

3. Social and physical systems must be evaluated together rather than in isolation.

Summary & Next Steps

Key Takeaway of Each Indicator	What Should Be Measured Through Quantitative Analysis
Housing: Disinvestment is visible. Vacancy, demolition, and fragmented blocks signal stabilization challenges.	Housing loss and vacancy patterns, tenure, housing age, and reinvestment signals.
Safety & Mobility: Walking routes feel unsafe and unreliable along key corridors. Missing sidewalks and unsafe crossings increase daily exposure.	Sidewalk continuity, crossing conditions, and priority routes/intersections.
Social Fabric: Access to essentials requires travel beyond the neighborhood. This burden is highest for households with tight budgets and limited vehicles.	Travel time/distance to essential services and where access gaps concentrate.

This table translates qualitative findings into measurable indicators for Phase 2, identifying the specific data needed to test and spatially target housing, mobility, and service access challenges.

Moving forward, our quantitative analysis will not replace qualitative insight, but will test, refine, and spatially target what our qualitative analysis revealed.

Phase 2:
Quantitative Analysis

Figure 46 | Children Enjoying a Pumpkin Decorating Activity at Flint's Fall Festival | Flint Beat | Andrew Roth

Quantitative Analysis Introduction.

Key Constraint	Indicator	Martin Park Value
Limited economic flexibility	Poverty and low income indicate limited ability to absorb shocks (repairs, transports costs, rising prices)	Poverty rate: 34.5%; Median household income: $17,554 (esri)
Limited vehicle access	Zero-vehicle households indicate greater reliance on walking, transit, and safe crossings	Households without a vehicle: 28.4% (esri)
Housing stability pressures	Rent/own compositttion signals stability and vulnerability in a low-resource, aging housing context	Renter-occupied units: 17.5% (esri)
Sensitivity to built environment	Higher shares of seniors and single-parent households increase exposure to unsafe sidewalks, crossings, and long trips	Age 65+: 16-18%; Single-parent households: 27 (esri)

The **Qualitative Analysis** documented Martin Park as it is experienced day to day: **visible disinvestment, long distances** to essentials, and walking conditions that often feel **unsafe** along major routes. **Quantitative Analysis** builds from those lived observations to **identify** which **constraints** are most **common**, where burdens concentrate, and how neighborhood form interacts with household conditions. **The goal is not to replace resident experience with numbers, but to make patterns legible enough to prioritize what matters most and guide the questions we bring back to the neighborhood.**

Demographics.

The qualitative analysis revealed recurring themes of unsafe streets, poor pedestrian conditions, and limited access to daily necessities. The quantitative analysis begins by establishing the demographic baseline that shapes **how these challenges are experienced**. While demographic data cannot fully explain infrastructure conditions, it clarifies the degree of exposure, **economic vulnerability**, and mobility limitation within the neighborhood.

This section provides the structural context necessary to interpret subsequent findings related to land use, safety and mobility, and social fabric

So What?

Demographics clarify the level of vulnerability within the neighborhood. In Martin Park, high poverty rates, limited vehicle access, and a small, declining population shape how residents experience daily conditions. **Establishing this baseline ensures that all subsequent analysis is grounded in the realities of who lives here and the constraints they face.**

Right: Figure 47 | Local barbershop reflecting the lived experience behind Martin Park's demographic data — small population, long-term residents, and strong community ties | Poorna Vemulakonda 2026

Neighborhood Snapshot.

The population graph shows a **clear long-term decline** in Martin Park over the past decade, reflecting sustained contraction rather than temporary fluctuation. Today, the neighborhood contains approximately **355 housing units** and **528 residents** — a relatively small population base facing concentrated economic constraint. With a **poverty rate of 34.5%**, a **median household income of $23,472**, and nearly **28.4% of households without a vehicle,** financial flexibility and transportation access are structurally limited. At the same time, **renter occupancy** remains modest at **17.5%**, single-parent households account for 27 households, and the population is **predominantly black.** Together, these indicators define the demographic reality of Martin Park today.

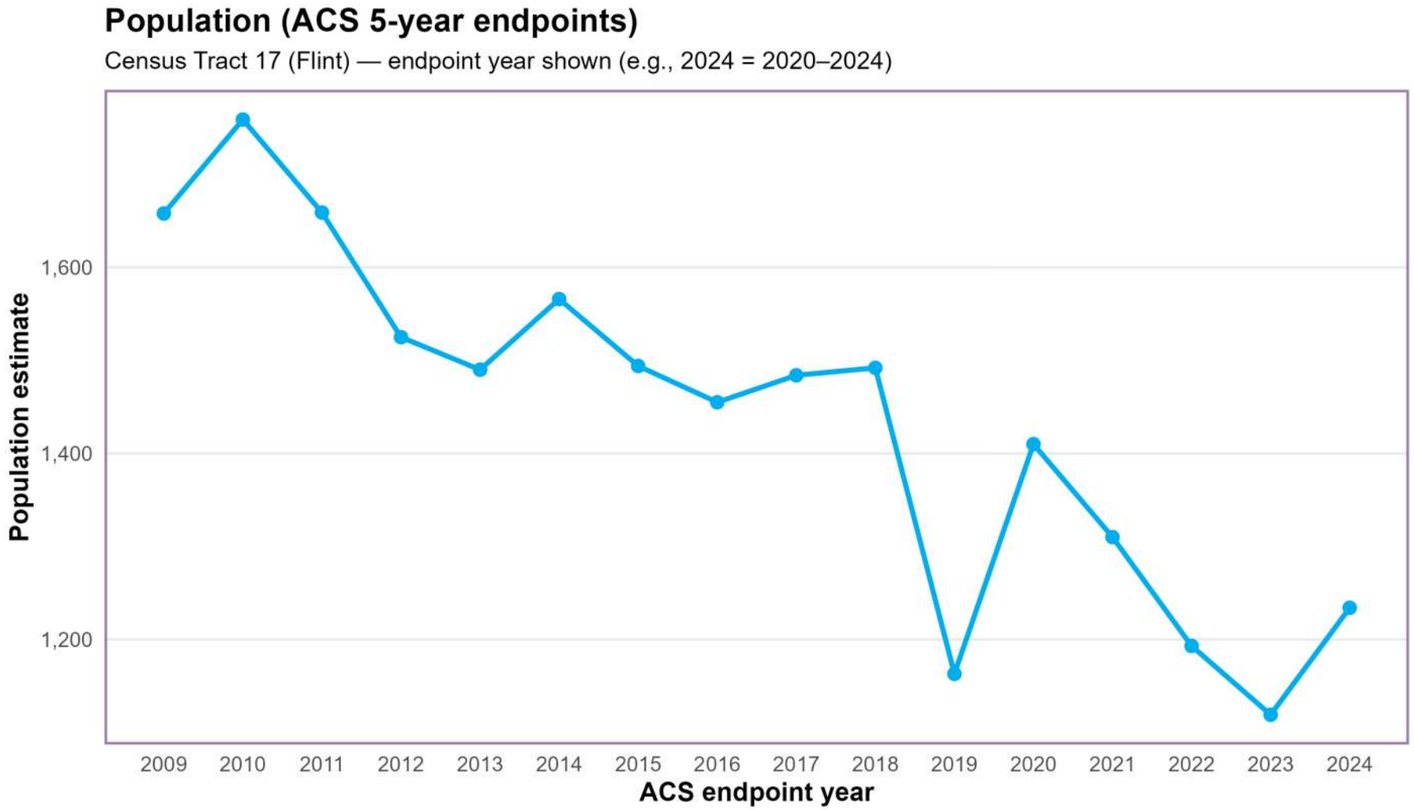


Figure 48 | Population trends show sustained long-term decline rather than short-term fluctuation, with the sharpest contraction occurring after 2018 and only modest stabilization in recent years | Jared Surian, 2026

Implications:

These demographic conditions establish a clear planning direction. Martin Park is not positioned for rapid growth; it **requires stabilization strategies** that protect existing residents while improving access to essential services. High poverty rates and limited vehicle access indicate that reinvestment must prioritize walkable amenities, transit access, and affordable housing preservation rather than expansion-oriented development.

Future phases will use this demographic baseline to evaluate land use patterns, service gaps, and infrastructure distribution to ensure that resource allocation aligns with the needs of a smaller, economically constrained population.

Key Numbers:

355 housing units and 528 residents
Poverty rate: 34.5%
Median household income: $23,472
Households without a vehicle: 28.4%
Renter-occupied units: 17.5%
Single-parent households: 27

Long-Term Trends.

A. Population Decline

Martin Park's population declined from over 1,700 residents in 2010 to approximately 1,230 in 2024, reflecting sustained structural contraction rather than temporary fluctuation. Declining density weakens commercial viability, reduces institutional capacity, and reinforces vacancy patterns identified in land use analysis. In this context, stabilization—not growth—defines the near-term planning condition.

B. Persistent Poverty

Poverty peaked near 54% in 2013 and remains elevated at approximately 32% in 2024, indicating continued economic fragility despite partial recovery. Median income fluctuations further signal instability rather than steady growth. High SNAP participation and constrained household income limit reinvestment capacity and increase dependence on external service corridors.

C. Age Distribution

The share of residents aged 65+ increased while the under-18 population declined, signaling a demographic transition toward an older and more mobility-sensitive population. This shift reinforces the need for reliable pedestrian infrastructure, accessible services, and stable neighborhood anchors to support daily life.

Implications:

Long-term demographic trends indicate that Martin Park is operating under sustained structural constraint rather than cyclical hardship. Population contraction, persistent poverty, and an aging demographic collectively reduce reinvestment capacity and increase sensitivity to service and infrastructure gaps.

Moving forward, planning strategies will prioritize stabilization, access reliability, and support for vulnerable residents rather than growth-based assumptions.

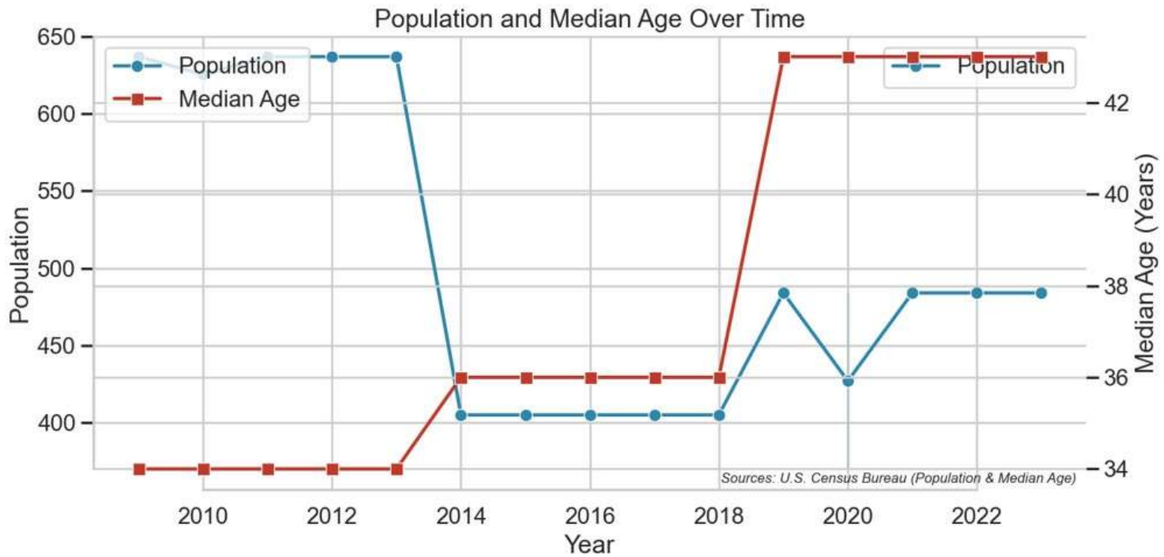


Figure 49 | Sustained population decline alongside rising median age signals demographic contraction and an aging resident base | Jared Surian, 2026

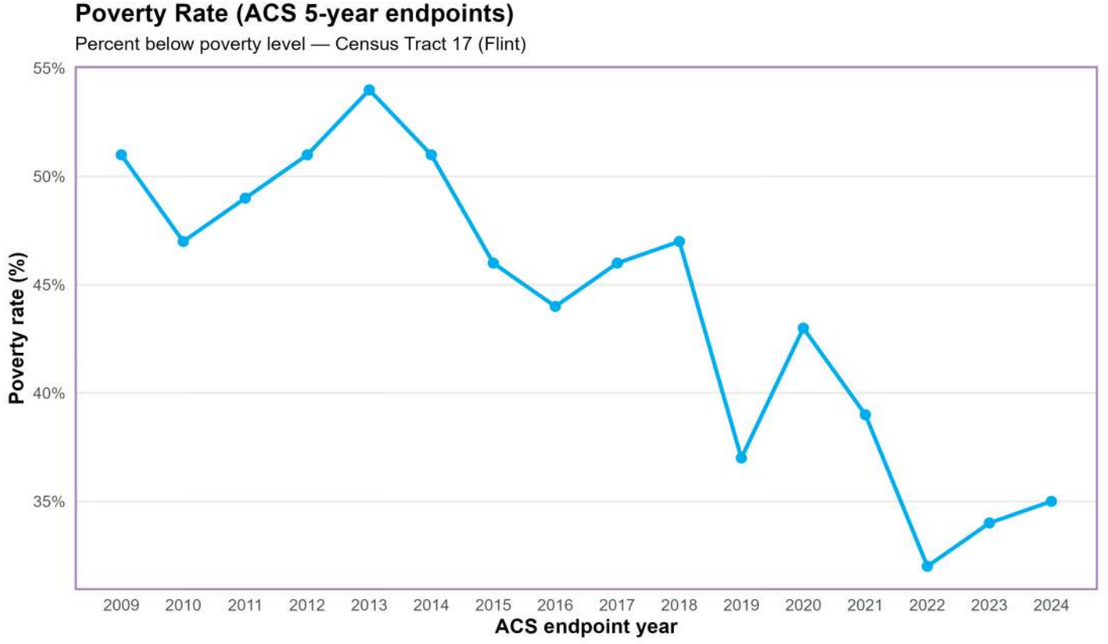


Figure 50 | Poverty rates remain structurally elevated despite post-2013 decline, indicating persistent economic fragility | Jared Surian, 2026

Demographic Takeaways.

Quantitative indicators confirm that Martin Park is operating under sustained structural constraint rather than short-term **fluctuation**. Long-term population **contraction** has reduced density and institutional **capacity**, while persistent **poverty** and income **instability** limit **reinvestment** flexibility. High rates of households without vehicles and a gradually aging population intensify sensitivity to **service gaps** and infrastructure reliability.

These trends reinforce that **vulnerability** in Martin Park is **cumulative**. Economic **fragility**, mobility limitation, and demographic transition interact to shape how residents experience land use patterns, safety conditions, and social infrastructure **withdrawal**. Demographics therefore function not simply as background statistics, but as the structural context that defines feasible planning strategies.

Implications:

Strengthening neighborhood stability will require prioritizing access reliability, preservation of existing residents, and reinforcement of essential services over growth-oriented assumptions.

As the project advances, engagement and implementation will focus on interventions that reduce daily burdens for economically constrained and mobility-sensitive households while supporting long-term community continuity.

Left: Figure 51 | A mural depicting the historic march in Selma stands on the corner of Pasadena Avenue and Martin Luther King Avenue on Thursday, Jan. 13, 2021 | Flint Beat | Santiago Ochoa

Land Use.

Land use patterns in Martin Park reflect **instability, housing loss, and a weak market** that has stabilized at a smaller footprint. Much of the change has come from **removal** rather than rebuilding. This distinction matters because when units disappear without proportional **reinvestment**, everyday destinations thin out, pedestrian activity declines, and the need to travel outside the neighborhood increases.

So What?

Land use patterns indicate that Martin Park's **immediate priority is stabilization**, not market-driven growth. **Strategic reinvestment and land reuse must be carefully aligned with existing demand and resident priorities to prevent further erosion of the housing base. Community engagement will play a critical role in determining which forms of reinvestment are both desired and feasible in the near term.**

This section focuses on a small set of dominant land use findings that shape neighborhood stability: **housing contraction, vacancy dynamics, reinvestment capacity within an aging housing stock, and the role of zoning and land reuse.**

Right: Figure 52 | Typical single-family residence within Martin Park's aging housing stock, central to stabilization and land reuse strategies | Poorna Vemulokonda 2026

Fragmentation & Density.

Martin Park has experienced **substantial housing loss** over time, and the neighborhood has not regained units through infill or redevelopment at a comparable scale. While vacancy has declined in recent years, the pattern suggests stabilization through **demolition** and removal rather than broad market **absorption**. This can produce a neighborhood that looks more "managed" while still feeling fragmented - blocks with maintained homes **interrupted** by **missing** structures and **vacant** lots.

Fragmentation weakens neighborhood activity and reduces nearby destinations, increasing **travel demand** for everyday needs. In a neighborhood where many households **lack vehicles**, this land use pattern **directly feeds the access burden we've seen throughout our report.**

Implications:

Vacancy reduction must be interpreted carefully, as demolition can reduce visible blight without restoring neighborhood function. Continued removal lowers density and reinforces fragmentation, which weakens service viability and walkability. **Community engagement is therefore essential to identify which vacant lots are most urgent and which reuse strategies residents would realistically support and maintain.**

Figure 53 | Land use map illustrating fragmented residential patterns and reduced density, conditions that weaken service viability and walkability across Martin Park | Ankita Shukla, 2026

Ownership, Aging, & Zoning.

Owner-occupancy remains a defining feature of Martin Park, reflecting **long-term residency and commitment**. However, higher owner occupancy does not necessarily indicate renewed demand. In disinvested neighborhoods it can also reflect selective **out-migration** and aging in place - meaning the neighborhood becomes more **owner-heavy** because **fewer rental options** remain or because households who can leave do so.

Stability and vulnerability can coexist. Older housing requires ongoing maintenance, but limited economic flexibility and weak property values constrain reinvestment capacity. In this context, housing stability depends less on market momentum and more on targeted support that helps residents remain safely housed.

Martin Park is characterized by **low-density, single-family** residential development, with no multifamily or mixed-use housing present. The majority of structures were built prior to **1970**, indicating an aging housing stock with increasing **maintenance needs**.

A significant portion of the remaining housing is classified as **substandard**, including abandoned properties. **Median home values** are approximately **$43,503** (2026 estimate, Zillow), substantially **below county averages**.

Implications:

Stabilizing Martin Park's housing base requires **targeted support for existing homeowners within an aging, low-density housing stock**. Limited reinvestment capacity and below-market property values mean that maintenance challenges can quickly translate into future vacancy.

Moving forward, strategies will reduce repair burdens, align zoning and reuse policies with realistic demand, and ensure that engagement clarifies which supports would most effectively strengthen long-term housing stability.

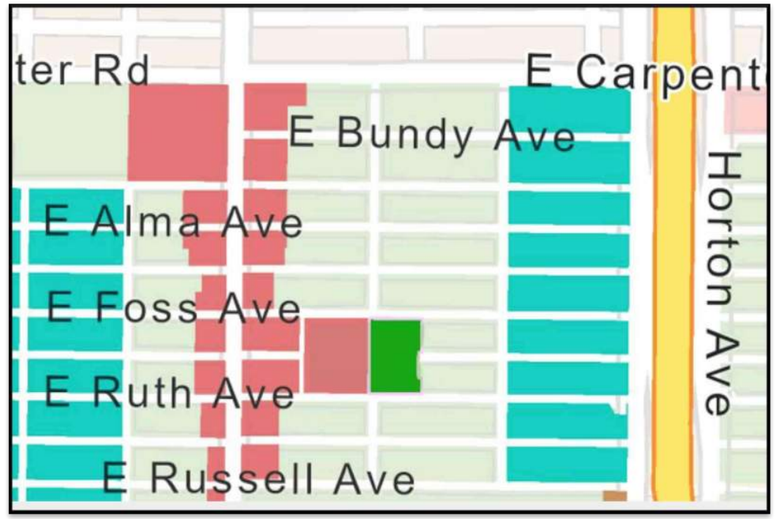


Figure 54 | Current zoning and land use designations in Martin Park, illustrating predominantly low-density residential patterns with limited mixed-use and employment areas | Ankita Shukla, 2026

The current zoning framework reflects Flint's long-term strategy of **managing population loss through land repurposing and green reuse, prioritizing low-density residential preservation over mixed-use intensification.** While this approach supports stabilization, it also reinforces limited commercial diversity and employment presence within Martin Park, shaping the neighborhood's reinvestment potential and long-term development trajectory.

Structure & Disconnect.

Martin Park's land use pattern reflects **low-density, primarily single-family residential** development with limited mixed-use or employment presence. Spatial analysis indicates that major employment sectors - including utilities, warehousing, finance, and service industries - are **concentrated outside the neighborhood core.** While some industrial and corridor-based employment exists nearby, most job clusters remain beyond comfortable walking distance for residents.

This spatial separation reinforces **economic disconnection.** When employment centers are not embedded within or directly adjacent to residential areas, daily access depends on **reliable transportation** infrastructure. In a neighborhood with high vehicle constraints, corridor-focused employment patterns can **limit opportunity** and reduce local economic circulation.

Vacant commercial structures and underutilized parcels along primary corridors further illustrate the gap between zoning potential and active economic use. The existing land use framework supports residential stability but does not currently generate strong internal employment anchors.

Implications:

Martin Park's land use structure limits internal economic reinforcement, relying on external job clusters rather than neighborhood-based opportunity. **Strengthening economic stability will require aligning corridor redevelopment, zoning flexibility, and transportation connectivity to improve access to employment while activating underutilized parcels.** Future strategies should prioritize land uses that reinforce both residential stability and local economic presence.

Figure 55, 56 | Aging and vacant residential structures in Martin Park, illustrating housing deterioration and density loss within the neighborhood's low-density residential fabric | Google Earth, 2025

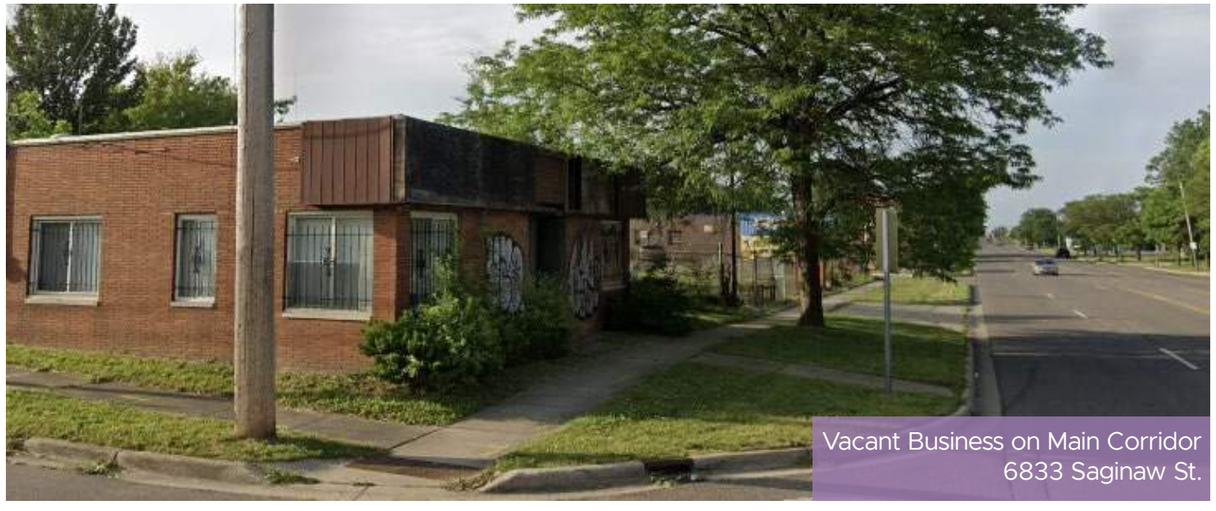


Figure 57 | Vacant commercial building along the North Saginaw corridor, reflecting limited active economic use despite commercial zoning designation | Google Earth, 2025

Land Use Takeaways.

Land use evidence indicates **stabilization through removal rather than rebuilding**: vacancy declines are largely demolition-driven, reinvestment is constrained by an aging housing stock and low incomes, and new infill remains limited. These patterns help explain why daily needs often require travel outside the neighborhood and why mobility infrastructure becomes central to neighborhood stability.

The next section examines safety and mobility conditions to understand whether residents can reliably and safely reach the corridors, services, and anchors they already depend on.

Implications:

Moving forward, land use interventions must align with existing demand, reinforce corridors residents already rely on, and pair physical reinvestment with mobility improvements to rebuild everyday neighborhood activity.

Right: Figure 58 | Open lot next to vacant building underscoring current zoning and physical conditions | Ryan Shields, 2026

Safety and Mobility.

Mobility in Martin Park is not simply about getting from one place to another. It links to **fair chances** and the ability to make choices freely. In a neighborhood where many households lack vehicles and economic slack is limited, sidewalks, crossings, and corridor safety function as **essential access infrastructure**. Transit routes may run along major streets, but transit access depends on the quality of sidewalks and crossings that connect residents to stops.

So What?

Safety and mobility conditions in Martin Park function as **structural** access constraints rather than quality-of-life amenities. Disconnected sidewalks, high-exposure crossings, and distance to essential services compound existing economic and vehicle limitations, **intensifying daily burdens** for residents.

Quantitative analysis will therefore evaluate network continuity, crossing risk, and service proximity to determine where mobility gaps most significantly restrict access to opportunity. **Quantitative documentation allows these lived experiences to be measured and evaluated.**

Right: Figure 59 | Deterioration on Saginaw St. highlighting infrastructure conditions that increase pedestrian and vehicular safety risks | Ryan Shields, 2026

Walking Network.

Sidewalk discontinuities, surface deterioration, and vegetation overgrowth limit the **reliability** of the **walking** network. **Gaps interrupt direct routes** between residential blocks and key corridors, pushing pedestrians into streets or forcing **detours**. These interruptions matter most for **older residents, caregivers, and children**, where a small gap can function as a **hard barrier**.

Major intersections and arterial crossings represent the highest points of exposure. **Long crossing distances, limited markings, inadequate lighting, and inconsistent pedestrian priority** increase both perceived and actual risk. Because many essential destinations lie outside the neighborhood boundary, residents must cross higher-speed corridors to meet basic needs.

Implications:

Walking conditions in Martin Park are constrained less by total sidewalk presence and more by **discontinuities and high-exposure crossings along key corridors.** Risk is spatially concentrated, meaning targeted improvements at a limited number of segments and intersections could significantly improve overall network reliability.

Moving forward, investments will prioritize restoring continuous routes between residential blocks and essential destinations, while engagement helps confirm which corridors function as primary daily pathways.

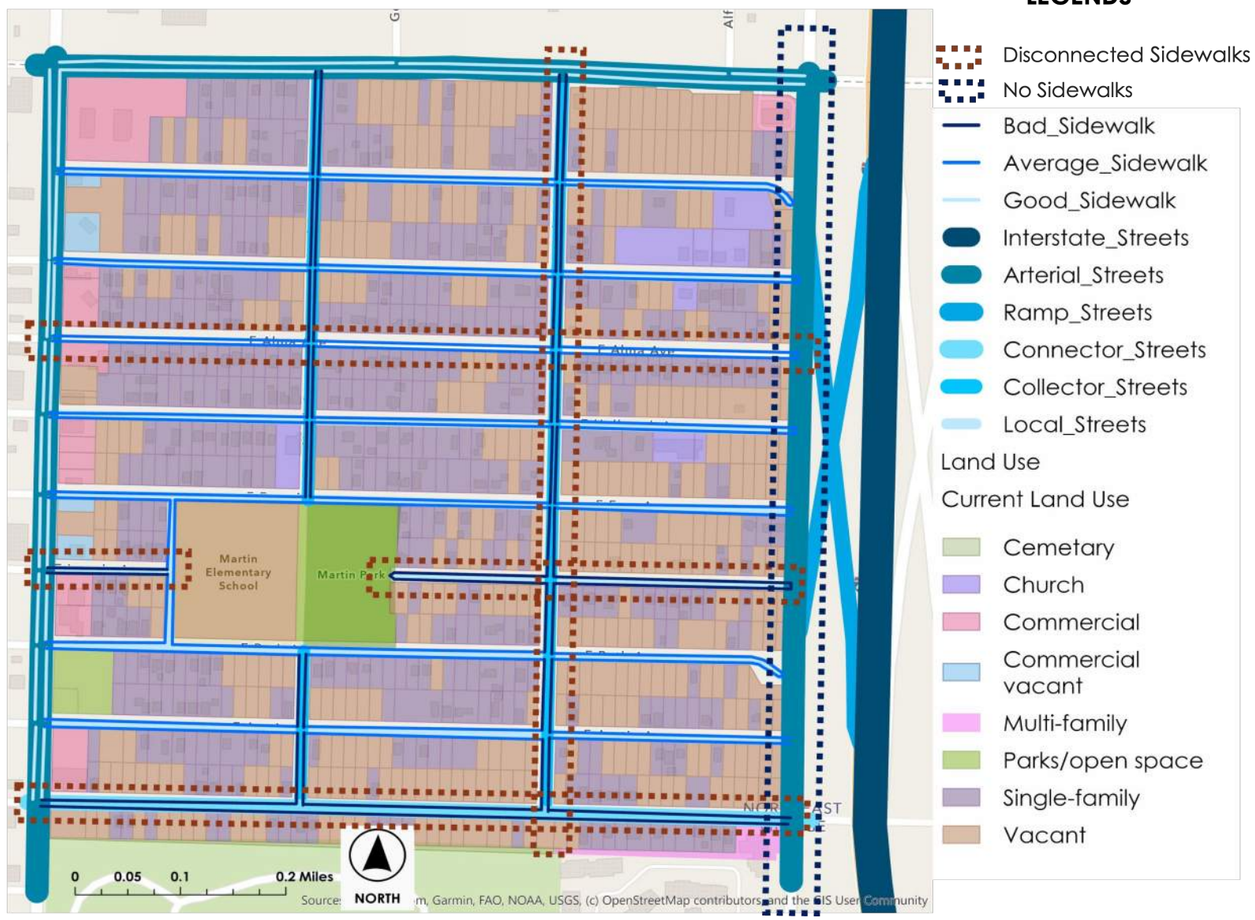


Figure 60 | Sidewalk conditions and network discontinuities in Martin Park, highlighting high-exposure crossings and gaps that reduce walking reliability | Ankita Shukla, 2026

Transit Access.

The Mass Transportation Authority (MTA) provides fixed-route service along North Saginaw Street and Selby Street, creating a **corridor-focused transit pattern.** While bus stops are present, amenities such as shelter, lighting, and clear signage are **inconsistent.** Paratransit service exists but is eligibility-based and schedule-dependent, limiting flexibility for many residents.

Transit presence alone does not ensure accessibility. In a neighborhood with high rates of households without vehicles, safe and continuous pedestrian connections to bus stops are critical. Gaps in sidewalks, high-exposure crossings, and corridor-focused routing can increase effective travel time and perceived risk.

Implications:

Transit access in Martin Park is structurally tied to walking conditions and corridor design. Improving bus stop amenities and strengthening safe pedestrian connections to primary routes would significantly increase functional accessibility.

As the project advances, engagement will clarify which stops and routes residents rely on most and where targeted improvements would most effectively reduce daily mobility burdens.

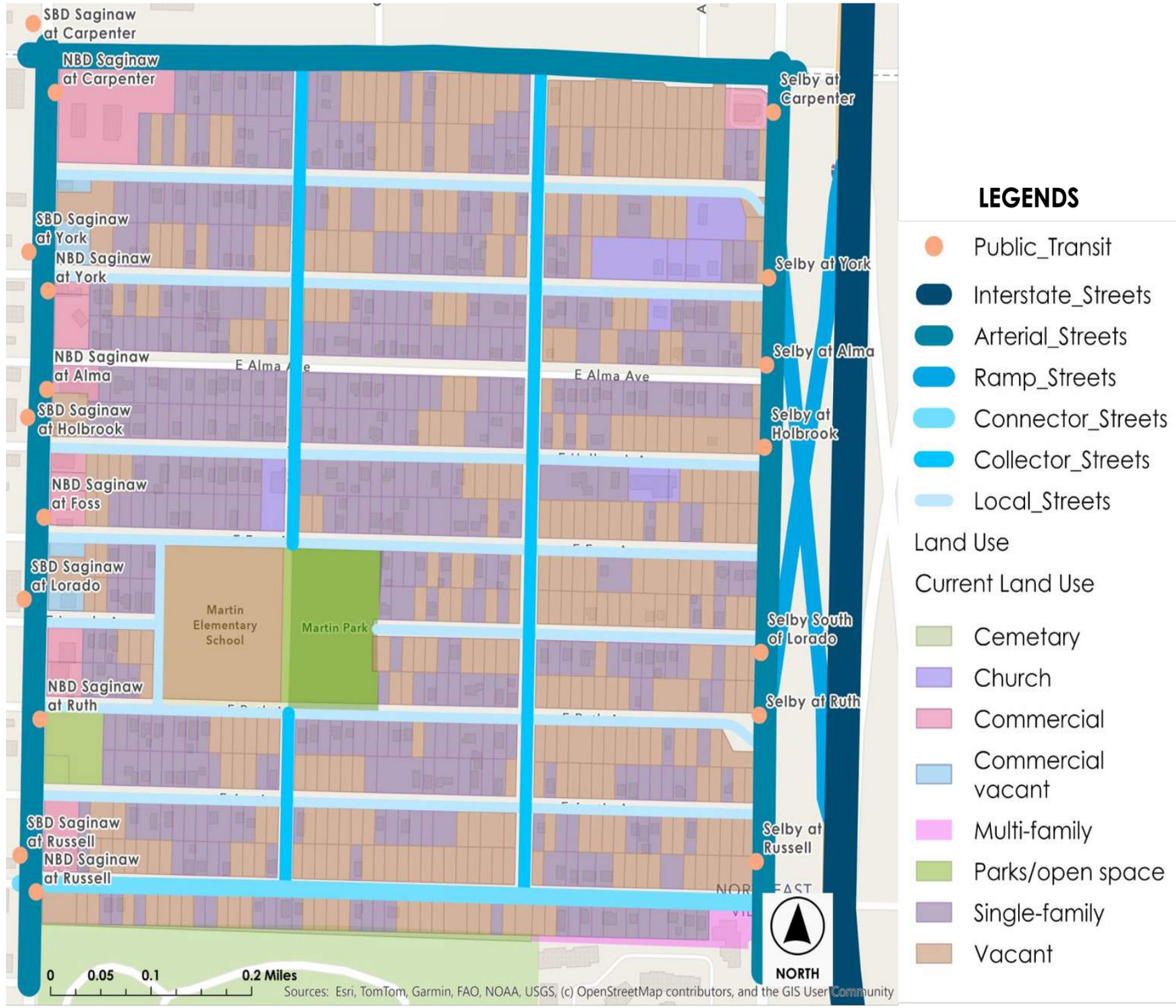


Figure 61 | Transit stops concentrated along North Saginaw and Selby corridors, illustrating the corridor-focused structure of public transit access in Martin Park | Ankita Shukla, 2026

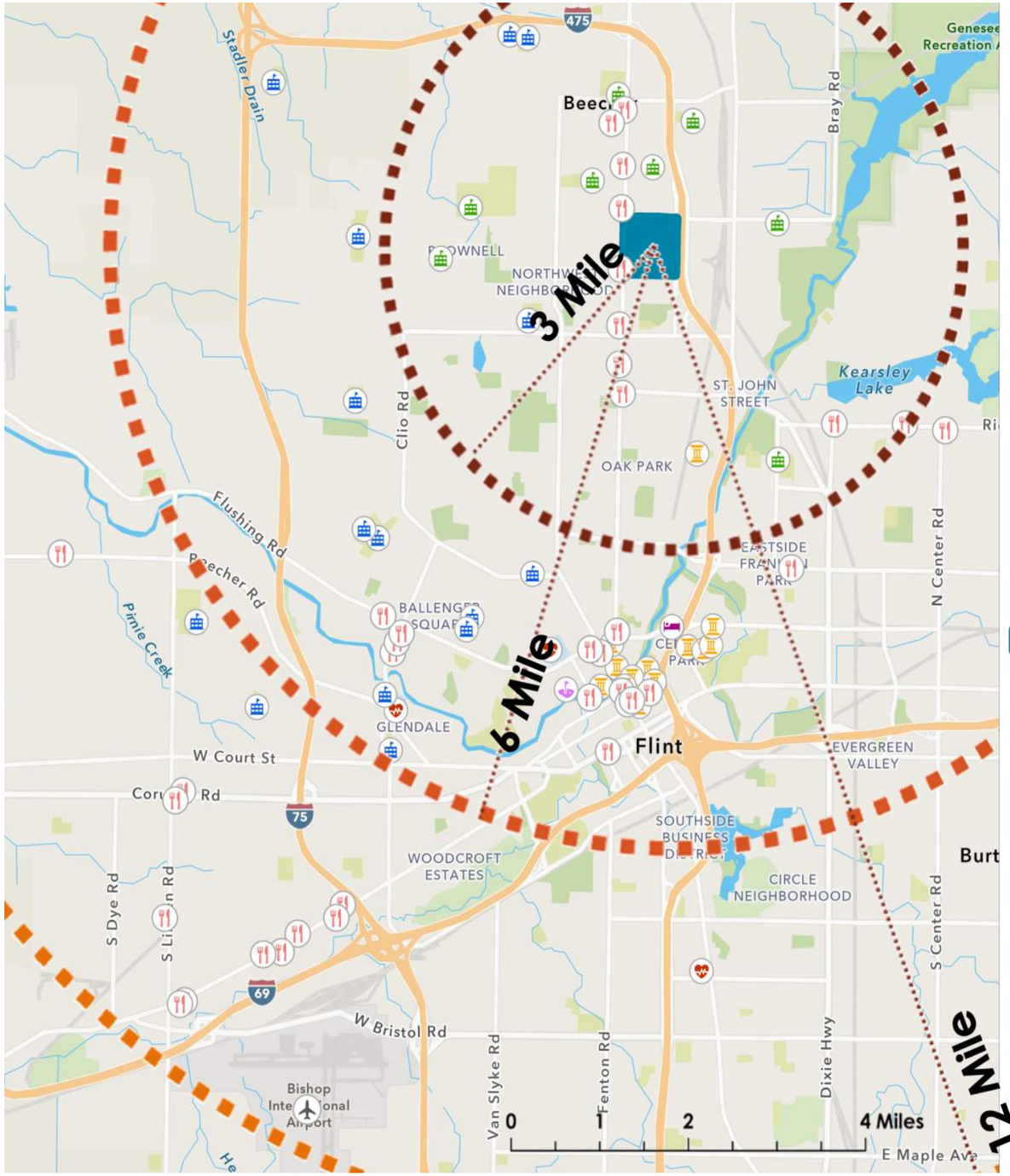
Access Burden.

Essential services such as **grocery stores, healthcare**, and **employment** are often located outside Martin Park's immediate footprint. Distance alone does not define burden. **Burden emerges when distance intersects with incomplete infrastructure and limited transportation alternatives.** Improvements that shorten perceived and actual exposure - through continuous sidewalks and safer crossings - can **reduce** the **daily cost** of accessing essentials.

Implications:

The spatial distribution of essential services implies that **improving proximity alone will not resolve access burden.** Strategic mobility investments - such as reinforcing safe, continuous routes to key destinations - will be necessary to reduce daily strain for households without vehicles.

As the project advances, community engagement will clarify which destinations residents rely on most and how they define safe and reliable access in practice, ensuring that subsequent recommendations align with lived experience as well as spatial analysis.



LEGENDS

- Schools_Closed
- Restaurants & Markets
- Health_Facilities
- Schools_Outside
- Public_Buildings
- Hotels
- Stadium
- Airport
- Neighbourhood

Left: Figure 62 | Service distribution map illustrating the distance between Martin Park and essential destinations, contributing to neighborhood access burden | Ankita Shukla, 2026

Safety & Mobility Takeaways.

Safety and mobility conditions reinforce the constraints documented earlier. **Limited vehicle access** increases dependence on walking. Limited economic flexibility magnifies the **cost of distance**. Housing contraction **reduces nearby destinations**. Wide corridors and incomplete sidewalks elevate exposure and **discourage** routine **walking** trips.

Addressing this challenge does not require redesigning the entire network. It requires **concentrating improvements** along a small number of priority routes and intersections that connect residential blocks to schools, transit stops, commercial **corridors**, parks, and essential services. The next section examines social fabric - institutions, anchors, and everyday resources - to identify where strengthened connections would have the greatest **stabilizing** effect.

Implications:

Safety and mobility challenges in Martin Park reflect a broader mismatch between daily needs and the systems designed to support them. **Access burdens are cumulative, shaped by network gaps, service location, and economic constraint rather than any single infrastructure deficiency.**

Moving forward, interventions must prioritize reliability and predictability in everyday travel, focusing on improvements that measurably reduce exposure and shorten effective access distances. Engagement and implementation will concentrate on strategies that create visible, compounding gains in daily mobility rather than isolated fixes.

Right: Figure 63 | Winter conditions and corridor exposure along a neighborhood bus stop illustrate the reliability and safety challenges shaping everyday mobility in Martin Park | Poorna Vemulakonda 2026

Social Fabric.

Social fabric is often described as **cohesion, trust, and neighborly connection.** In Martin Park, it is also **structural**. It depends on whether everyday institutions and resources are present, reachable, and reliable: schools, neighborhood-serving retail, parks and community spaces, and basic infrastructure that residents can **trust**. The Qualitative Analysis documented residents describing an institutional thinning, with daily needs increasingly requiring travel outside the neighborhood. This section shows that thinning is **measurable**.

The indicators below focus on a small set of structural anchors: **educational infrastructure and attainment, access to essential resources and assistance, and water infrastructure conditions.** These are not separate issues. When institutions **withdraw**, daily travel increases. When travel increases, mobility **stress** rises. When mobility stress rises under economic **constraint**, it becomes harder to sustain housing stability and neighborhood **activity**.

So What?

Social fabric in Martin Park functions as a stability system shaped by the presence, accessibility, and reliability of everyday institutions. **Moving forward, engagement and subsequent planning will identify which anchors are most critical to residents and where restoring institutional presence would most effectively reinforce stability.**

Figure 64 | Vacant commercial structure along a primary corridor, illustrating institutional thinning and the erosion of everyday neighborhood anchors | Ryan Shields, 2026

Institutional Withdrawal.

Educational infrastructure is one of the clearest signals of **institutional withdrawal**. Over fifteen schools have **closed** within the **Flint School District**, and **none operate within Martin Park**. School closures reduce more than educational access. They **remove daily pedestrian activity**, youth-centered programs, and routine places where parents and neighbors interact. The absence of a local school **increases reliance on transportation networks and informal support systems**, especially for households with limited vehicle access.

Educational attainment patterns reinforce this **structural challenge**. Approximately **15%** of Flint residents **lack a high school diploma**, compared to **9%** countywide. Lower attainment can **constrain employment** options and earning potential over time, **limiting reinvestment** capacity and increasing **household instability**. In Martin Park, educational infrastructure and economic stability **reinforce one another.**

Approximately 15% of Flint residents lack a high school diploma, compared to 9% countywide.

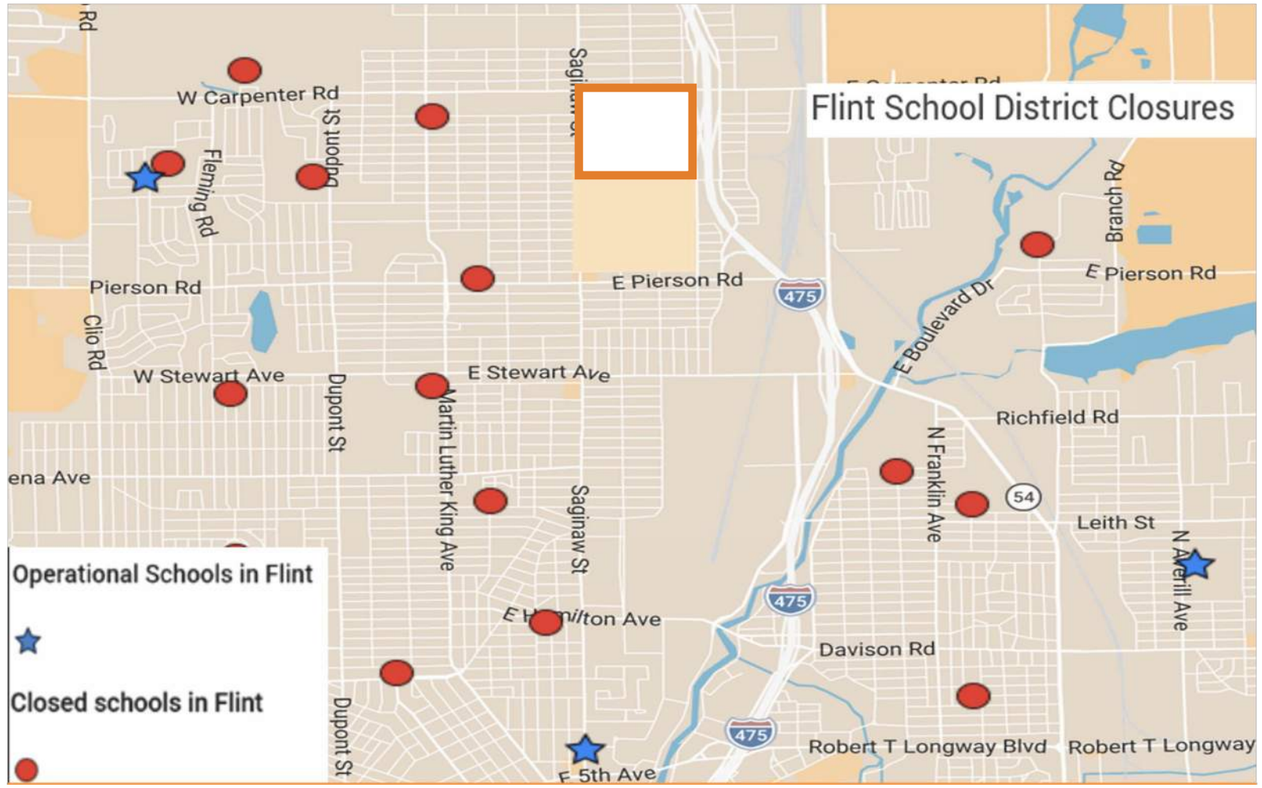


Figure 65 | Flint school closures map illustrating the spatial concentration of institutional withdrawal and the absence of an operating school within Martin Park | City of Flint, 2026

Implications:

The absence of a local school signals more than reduced educational access; it reflects institutional withdrawal that reshapes daily activity and weakens neighborhood stability. **Lower educational attainment further constrains economic mobility and reinvestment capacity**.

Moving forward, planning and engagement efforts must identify which educational and youth-serving anchors are most critical to restore or strengthen in order to reinforce long-term stability.

Essential Resources.

Martin Park has **limited neighborhood-serving retail**. The only local grocery option, Hutchinson's Meat Market, does not meet full-service grocery needs, requiring residents to **travel** beyond the neighborhood for most **essentials**. When daily necessities are located outside the neighborhood, **informal social interaction declines** and dependency on external corridors increases. This reinforces the **access burdens** documented in safety and mobility conditions.

Government assistance indicators show **concentrated economic vulnerability**. Nearly **49% of households receive SNAP** assistance. High participation combined with limited nearby retail underscores structural economic **fragility**: residents need **affordable food access**, but local options are limited, and travel adds time and cost. This condition also contributes to economic leakage, where **household spending leaves the neighborhood, reducing the viability of local commercial activity.**

Implications:

Limited neighborhood retail combined with high SNAP participation indicates a structural mismatch between resident need and local service capacity. **This gap reinforces economic leakage, weakens informal social interaction, and increases dependence on external corridors for everyday essentials.**

Moving forward, planning strategies will address both physical access and local economic viability, while engagement clarifies which food and essential retail models would most effectively strengthen neighborhood stability.

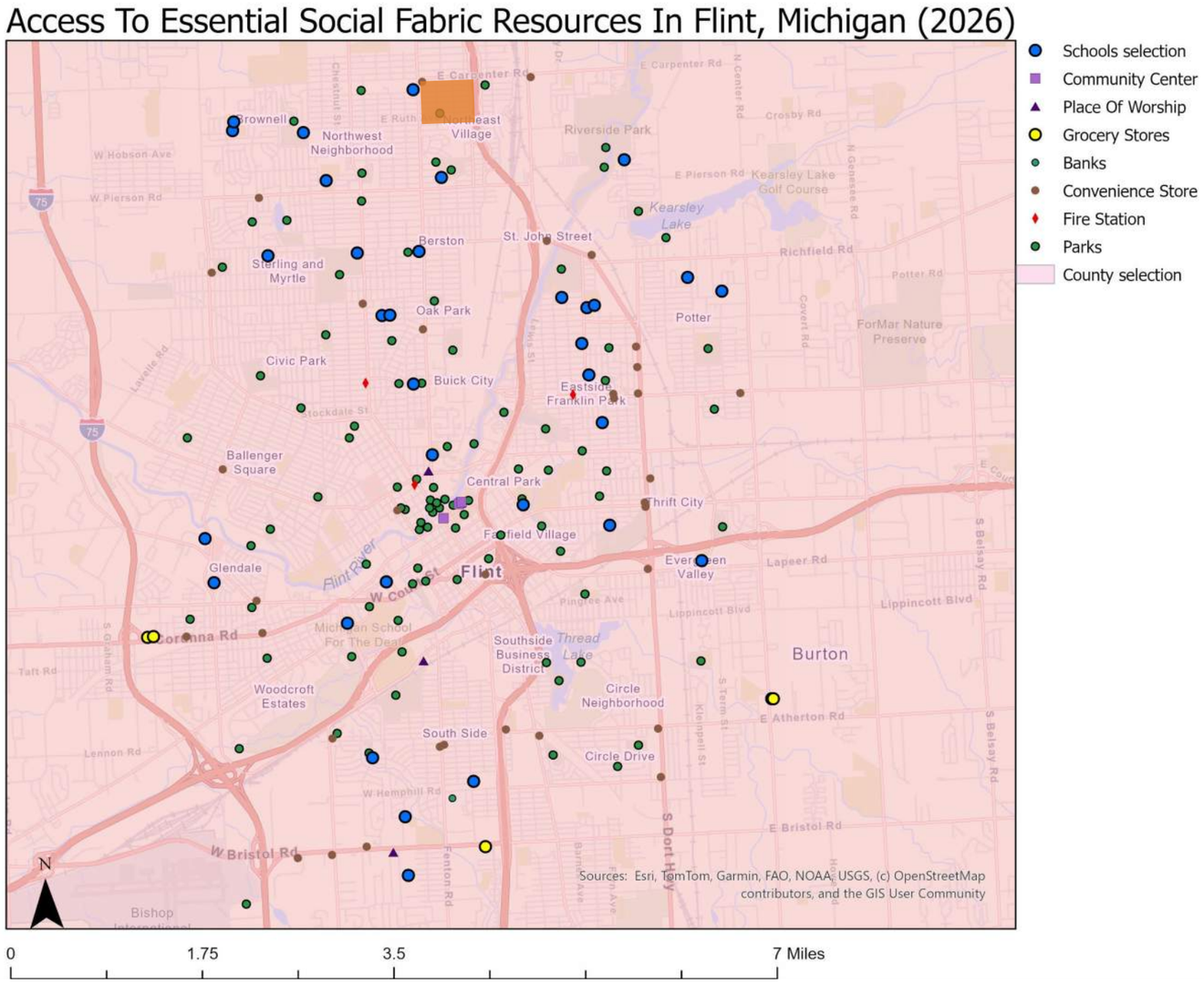


Figure 66 | Spatial distribution of essential social fabric resources in Flint, illustrating their concentration outside Martin Park's immediate footprint | City of Flint, 2026

Water Infrastructure.

Water infrastructure remains a **critical stability factor**. The **Flint Water Crisis** continues to shape community confidence. Recent **2025 testing** indicates **90th percentile lead levels** at six parts per billion, but **uncertainty persists** due to incomplete pipe material data, remaining medium-to-high risk classifications for several residences, and the long-term **health** and **trust** impacts associated with **infrastructure ambiguity**.

Even when technical indicators improve, trust can lag behind repairs. If **households** do not feel **confident** in underlying **infrastructure**, reinvestment decisions change. Residents may delay major home upgrades, and potential new **investment** may be **discouraged** by reputational **risk** and **uncertainty**. In this context, water infrastructure functions at the intersection of **health, trust, and neighborhood reinvestment capacity**.

Implications:

Water infrastructure conditions influence more than technical performance; they **shape neighborhood trust and reinvestment capacity**.

Moving forward, planning efforts must address both physical infrastructure reliability and the transparency needed to rebuild confidence, while engagement clarifies what evidence and communication would meaningfully restore trust.

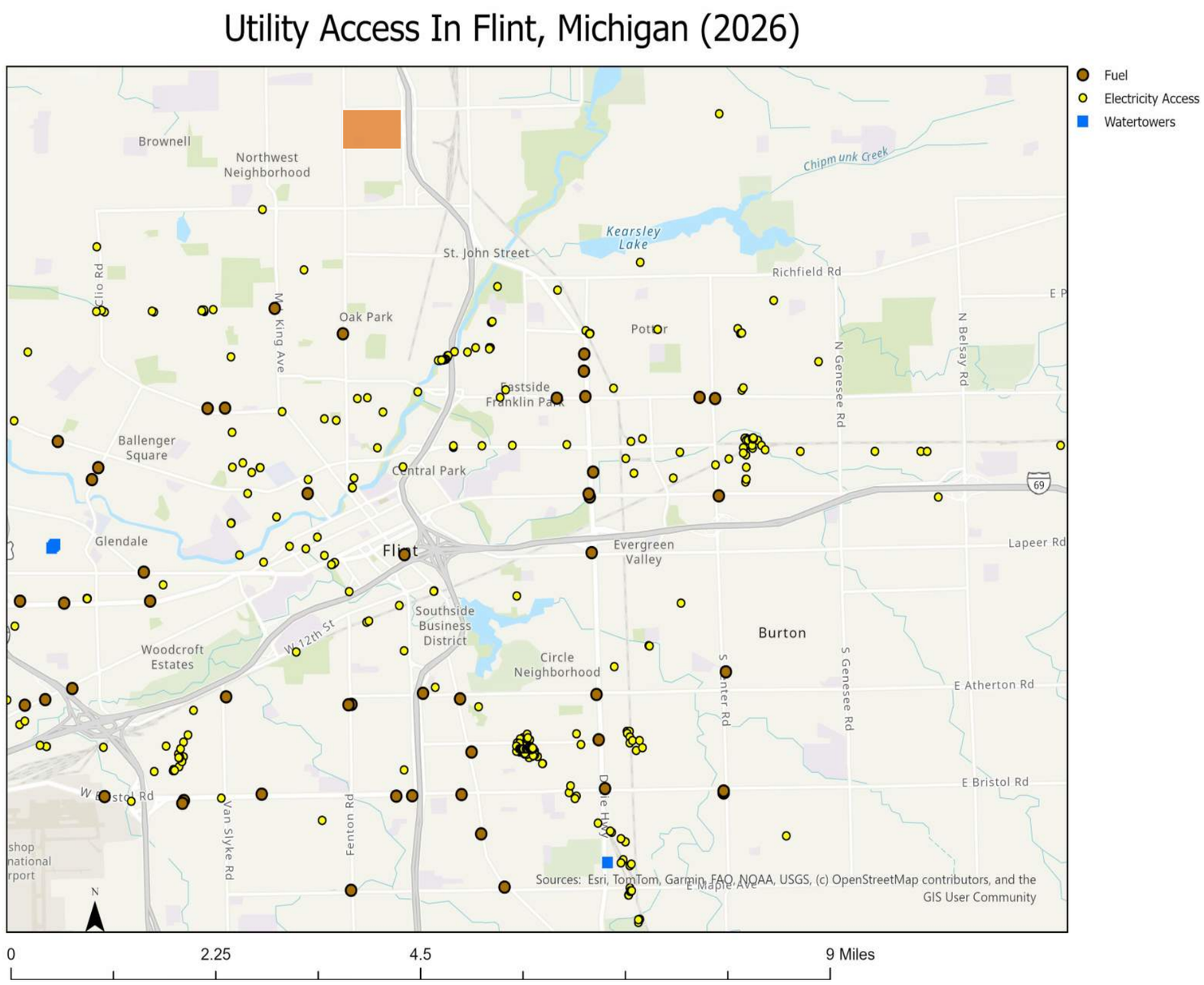


Figure 67 | Utility infrastructure distribution across Flint, illustrating the spatial systems that underpin neighborhood stability and service reliability | City of Flint, 2026

Social Fabric Takeaways

Quantitative indicators confirm that Martin Park's **social fabric** is not lacking, but experiencing **structural stress**. Educational withdrawal weakens institutional anchors and reduces daily neighborhood activity. Limited retail access increases **travel needs** and reduces informal interaction. High SNAP participation reflects **economic fragility** that constrains reinvestment and local demand. Water infrastructure uncertainty continues to affect **trust and confidence**, even when testing improves.

When combined, these findings point to resident resilience sustaining the neighborhood more than institutional strength. Social infrastructure is therefore not separate from land use and mobility. Housing contraction reduces density and weakens commercial viability. Vehicle-oriented corridors and unsafe crossings increase the burden of reaching services. Service scarcity reinforces travel demand, which further **stresses households** with limited economic flexibility.

Implications:

Social fabric in Martin Park is **functioning under structural stress rather than simple decline**. **Educational withdrawal, limited retail access, economic fragility, infrastructure uncertainty, and mobility constraints** reinforce one another, compounding daily burdens for residents. **Strengthening neighborhood stability will therefore require coordinated strategies that reconnect institutional anchors, improve safe access to essentials, and restore confidence in core infrastructure.**

As the project advances, engagement and implementation will focus on interventions that produce cumulative stabilizing effects rather than isolated improvements.

Right: Figure 68 | Primary corridor conditions along Saginaw Street, where daily access to services increasingly depends on auto-oriented infrastructure rather than neighborhood anchors. Saginaw St. | Poorna Vemulakonda, 2026

Summary & Next Steps.

The Qualitative Analysis documented lived conditions in Martin Park: long travel distances for essentials, unsafe walking environments, housing disinvestment, and thinning institutional supports. Quantitative Analysis shows these are structural realities. Household constraints amplify the burden of distance and unsafe infrastructure. Land use patterns indicate stabilization through removal rather than broad rebuilding. Safety and mobility conditions concentrate exposure on key corridors and crossings. Social fabric indicators show institutional withdrawal, limited essential retail access, concentrated economic vulnerability, and persistent infrastructure trust challenges.

Together, the findings describe a **reinforcing system**. Reduced density and limited reinvestment shrink nearby destinations. Shrinking destinations increase travel demand. Travel demand becomes burden where sidewalks and crossings are unsafe and where many households lack vehicles. Institutional thinning and retail gaps push more daily needs outside the neighborhood, increasing dependence on external corridors and reducing local activity.

Moving Forward:

Community Engagement is the next step because the neighborhood must define what stability and reinvestment should look like moving forward. The purpose is to test the priorities implied by the data against resident experience, identify what residents want to see on the ground, and align design work around the changes that will matter most.

Community Engagement should focus on confirming priorities, not reopening every topic; the goal is to validate and rank what matters most.

Engagement should identify where targeted interventions can reduce daily burden and strengthen neighborhood anchors residents already rely on.

Three primary questions for Community Engagement

1. What daily destinations matter most to residents, and what trips feel hardest or most burdensome right now (food, healthcare, school, work, childcare, parks, faith institutions)?

2. Which routes, intersections, and walking conditions feel most unsafe or unreliable, and where do residents want the first safety improvements to occur?

3. What forms of neighborhood stabilization do residents want most in the near term, especially for vacant lots and housing reinvestment (reuse preferences, maintenance priorities, and what feels realistic to sustain over time)?

Phase 3:
Community Engagement

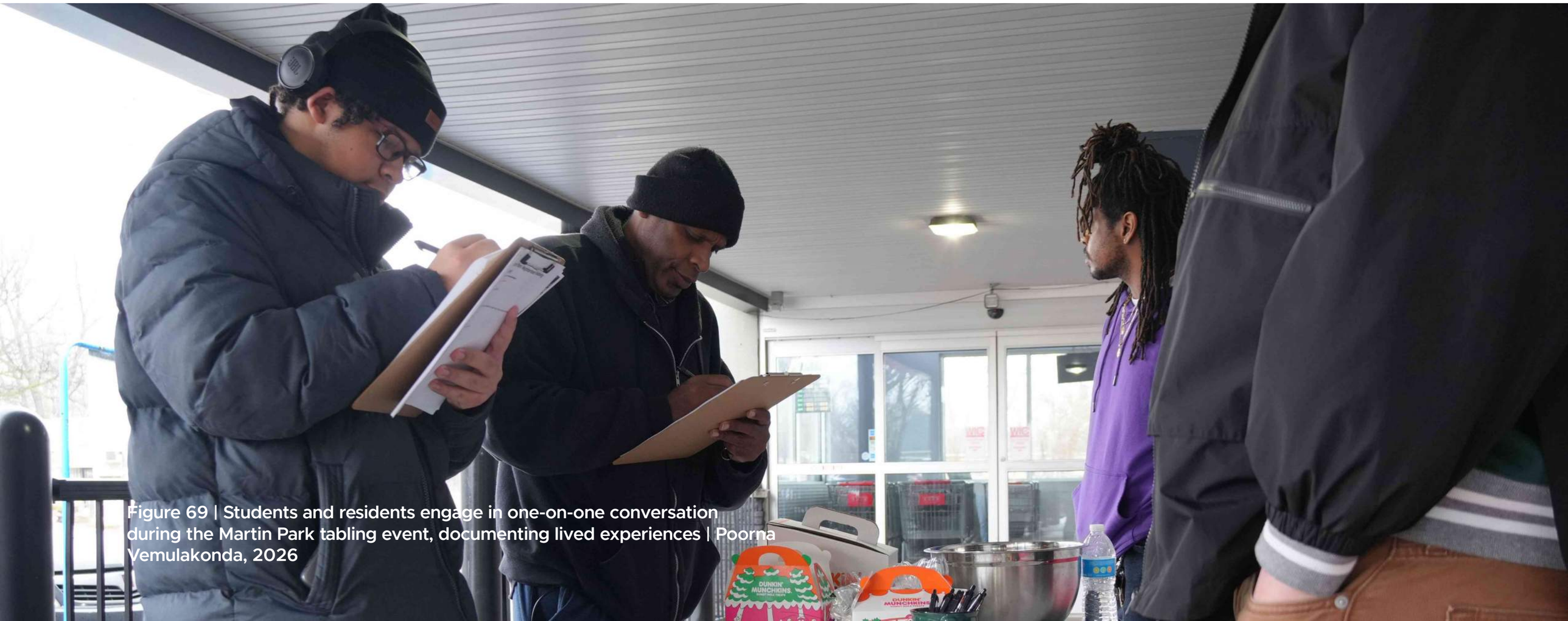


Figure 69 | Students and residents engage in one-on-one conversation during the Martin Park tabling event, documenting lived experiences | Poorna Vemulakonda, 2026

Engagement Introduction.

Qualitative Analysis documented Martin Park as it is experienced day to day: **visible disinvestment, long distances to essentials, and walking conditions that often feel unsafe** along major routes.

Quantitative Analysis confirmed these conditions are structural realities shaped by household constraints, neighborhood form, and thinning everyday supports. **Community Engagement** builds from that foundation to validate whether the story reflected in the data matches lived experience and to identify what residents want addressed first.

The goal is not to treat engagement as a separate chapter or a new scope. It functions as the bridge from diagnosis to design: confirming priorities, clarifying feasibility, and grounding the next stage of work in what residents view as stabilizing, realistic, and worth sustaining.

Community input will narrow priorities rather than reopen every topic; **the purpose is to validate and rank what matters most.**

Engagement will surface feasibility constraints that shape what interventions can be maintained safely over time.

Right: Figure 70 | One-on-one conversation with a local business owner during field engagement, grounding quantitative findings in lived experience and helping validate which priorities residents believe should be addressed first | Ryan Shields, 2026

Event Attendance and Roles.

Team Member	Site Visit & Interiews (19Jan26)	Door-to-door (13Feb26)	Hutchinson Tabling (19Jan26)	Business Door to Door (19Jan26)
John Benedetto	Attended			
Emma Borgens	Attended	Interviewer	Interviewer/Recorder	
Lucas Claborn	Attended		Interviewer/Recorder	
Steven Crawley	Attended		Interviewer	
Jackson Frisinger	Attended		Interviewer/Recorder	Interviewer
Ryan Jessar	Attended			
Sydney Shewe	Attended			
Ryan Shields		Interviewer	Interviewer	
Ankita Shukla	Attended		Interviewer/Recorder	
Jared Surian	Attended			
Poorna Vemulakonda	Attended	Recorder	Recorder	Recorder
Ava Woodard	Attended		Interviewer/Recorder	

“I’ve lived here for 55 years, and I’ve watched neighbors move away, families struggle, and too many lives lost to drugs and mental health challenges. **What we need isn’t another event - we need trust, care, and real commitment to the people who are still here.**” -Darren Munerlyn

This sentiment reflects a long-term resident’s desire for sustained, trust-based change rather than temporary or symbolic efforts. By referencing decades of loss and hardship, the speaker highlights how instability has shaped everyday life in Martin Park. The statement that “what we need isn’t another event” reinforces a key takeaway for this project: revitalization must be consistent, visible, and grounded in long-term commitment.

Across housing, safety, and community-building strategies, the plan will prioritize follow-through and stewardship to rebuild trust with the residents who have remained.

Right: Figure 71 | Community member Darren Munerlyn (left) speaks with Flint Future Forward team members Ava Woodard (center) and Ankita Shukla (right) | Poorna Vemulakonda, 2026

Existing Survey Results.

The survey received from **Oatmeal Club** informed the structure and focus of the Martin Park community outreach questions. Recurring issues with vacancies, housing conditions, safety, transportation, and limited economic opportunities were noted in earlier comments. Instead of adding new subjects, our community engagement survey converted those **trends into resident-centered questions** intended to confirm if previous results accurately represented actual experience.

The Oatmeal Club survey's questions about **unoccupied properties, walking comfort, financial priorities, and community involvement** were directly influenced by issues that came up often. Phase 3 engagement needs, which came before **spatial analysis and on-the-ground observations**, further influenced the design. Together, these contributions made sure the outreach questions were **low-barrier, accessible, and sensitive to local realities** while being based on specified limits.

Issues to be Addresed

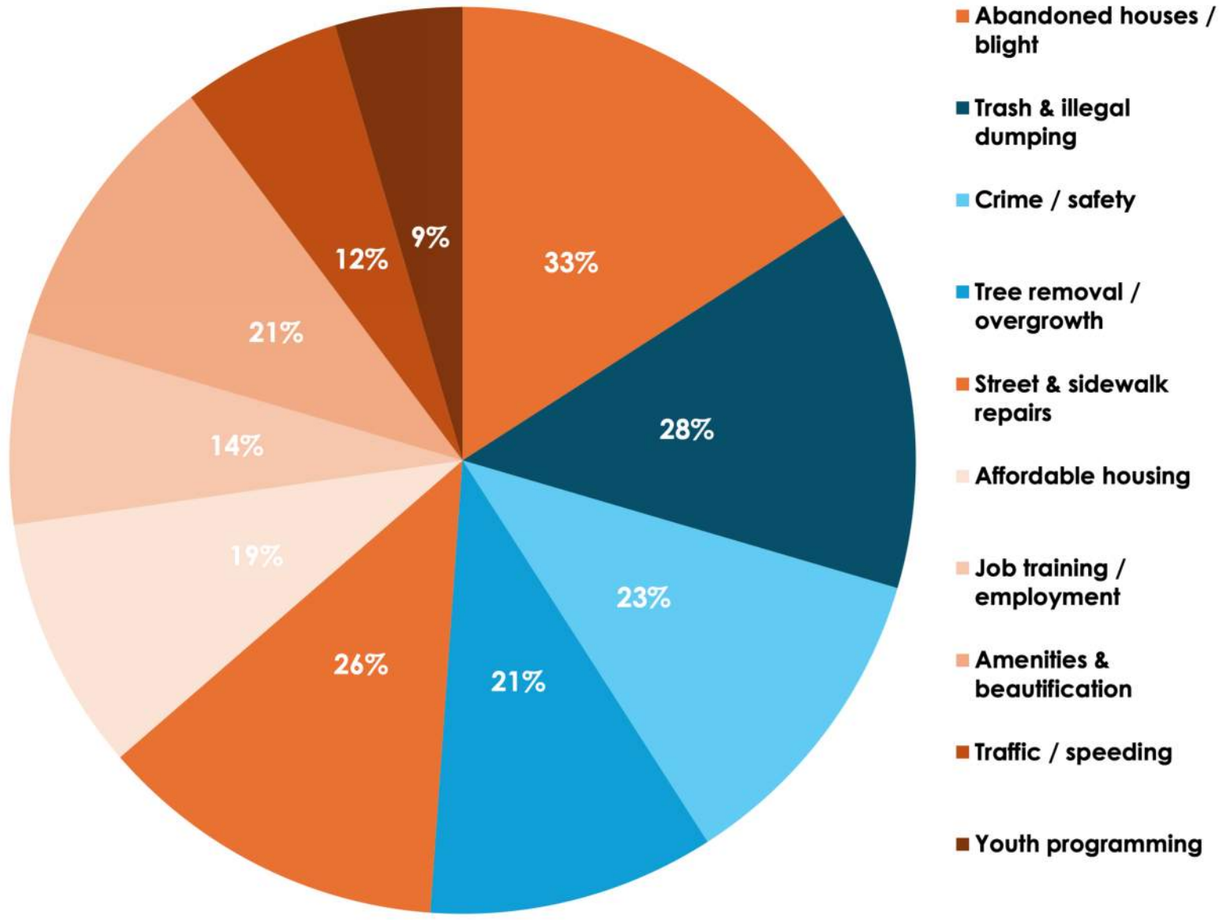


Figure 72 | Pie Chart: Issues to be Addressed depicts what participants of the Oatmeal Club survey believed to be the most pressing issues for the Martin Park community | Ankita Shukla, 2026

Facilitation Approach.

Engagement was originally designed to include structured facilitation methods that could support deeper discussion, shared priority-setting, and feasibility testing. The intent was to move beyond identifying concerns and toward building a clear community direction for stabilization, with residents shaping what change should look like and which tradeoffs felt realistic.

Structured Method *(Planned, Not Implemented)*

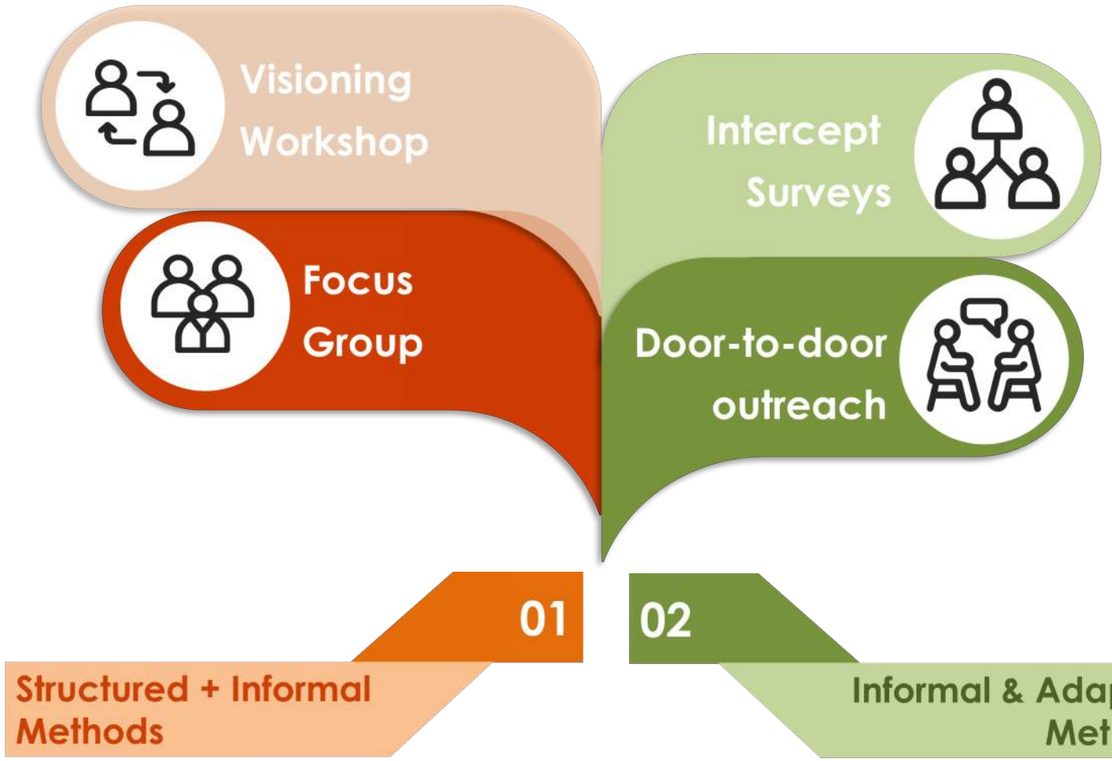
The structured sessions were **not feasible** during this cycle due to two neighborhood conditions: **limited access** to an appropriate community space for convening and limited neighborhood-level infrastructure to reliably recruit and host a representative gathering. Rather than force a low-attendance workshop that would likely overrepresent a narrow set of voices, the team shifted toward an approach that **prioritized accessibility and participation.**

What This Means for the Plan

Structured engagement remains a priority for the next stage of work, but it must be **anchored by a trusted host** and a **reliable meeting space.**

Future facilitation should be organized around specific **draft concepts** so residents can react to concrete options rather than general priorities.

Figure 73 | Original Facilitation Approach designed by the Flint Future Forward Engagement Leads | Ankita Shukla, 2026



1. Visioning workshop
focused on housing stabilization, safety, mobility, and the public realm

2. Focus Group Conversations with long-term residents, elders, and parents.

1. Intercept Surveys at Hutchinson Market(tabling event); Informal conversations with shoppers and residents.

2. Door-to-door Outreach
to small businessowners.
-Purpose explained to all participants
-Verbal consent obtained
-Notes documented and organized

Facilitation Approach Cont.

Engagement was implemented using **low-barrier**, **adaptive methods** grounded in places residents already use. This approach was selected to **reduce participation barriers** and to meet residents where daily life already happens, rather than relying on formal meeting attendance.

To strengthen the survey instrument and ensure it reflected local context, the team **reviewed prior survey materials** available through the City and local partners. These materials informed question framing, response options, and the themes tested through intercept outreach.

Adaptive Method *(Implemented Approach)*
The implemented approach included:

1. Intercept surveys at Hutchinson Neighborhood Market.

2. Informal conversations with shoppers and residents during outreach.

3. Door-to-door outreach with small business owners and corridor contacts.

4. Clear explanation of purpose, verbal consent, and organized documentation of responses.

Figure 74 | Flint Future Forward Housing & Code Lead Jackson Frisinger (Right) interviewing a customer at SIMS Barber Shop | Poorna Vemulakonda, 2026

What This Means for the Plan
Adaptive engagement **increased accessibility** and produced **clear priorities**, but it **limited depth on complex topics**. Additional feedback should occur once draft design options exist.

The next stage of work should **build on new relationships** formed during outreach by reconnecting with stakeholder contacts and **expanding partnerships** to support **deeper engagement**, long-term stewardship, and implementation capacity.

Participant Profiles.

The participant profiles reflect **strong representation** from **long-term residents** and established community members. Approximately **60%** of **participants** were age **55 or older**, indicating that much of the input came from individuals with **deep historical knowledge** of neighborhood change. Additional perspectives were provided by **working-age adults**, **young adults**, and a small number of **youth** participants. Engagement also included a mix of **homeowners**, **renters**, **business owners**, **faith-based members**, and residents with **long-standing personal ties to Martin Park**.

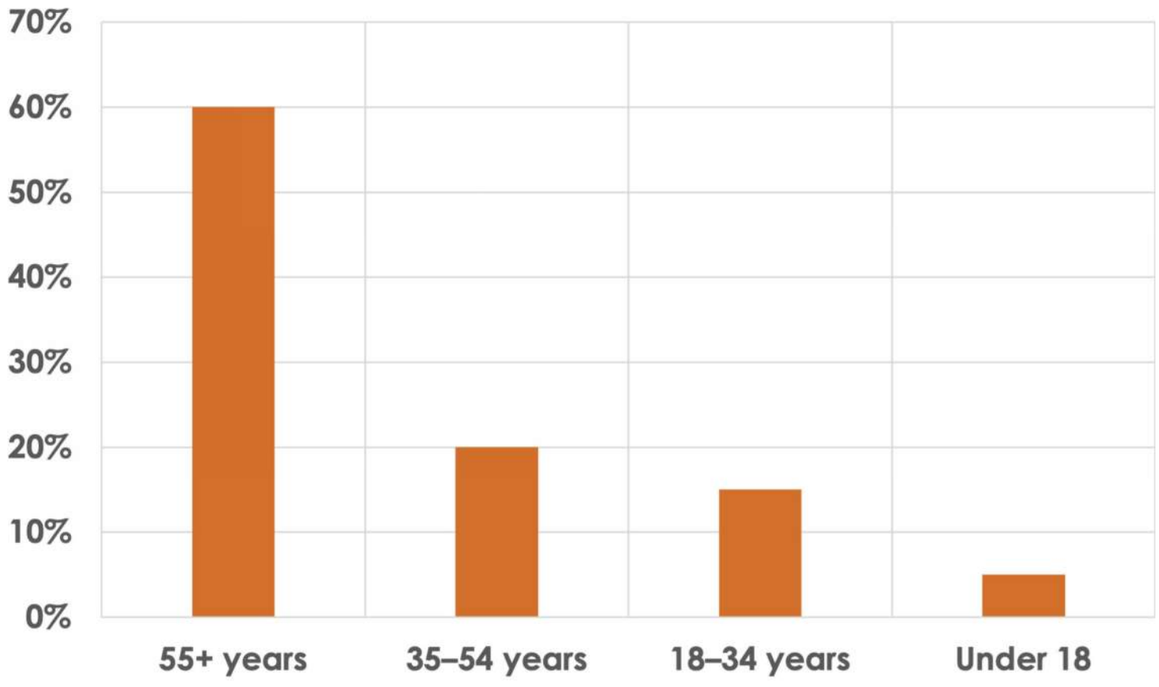
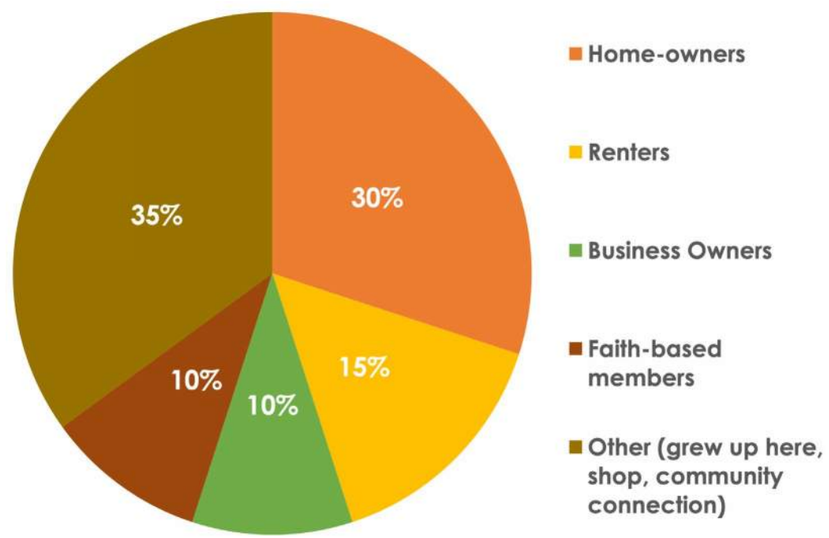


Figure 75 | Engagement participants were primarily age 55 and older (60%), indicating that input largely reflects long-term lived experience and historical knowledge of neighborhood change | Ankita Shukla, 2026

Implications:

The priorities identified in this phase are grounded in lived experience and long-term neighborhood commitment. The strong presence of older and long-term residents reinforces the importance of stability, trust, and sustained follow-through. At the same time, the inclusion of renters, business owners, and younger residents highlights the need for strategies that support housing security, economic opportunity, and youth engagement to ensure the neighborhood's future vitality.



Left: Figure 76 | Participants represent a mix of homeowners (30%), renters (15%), business owners (10%), faith-based members (10%), and long-standing community ties (35%), demonstrating input from residents with diverse housing tenures and neighborhood connections | Ankita Shukla, 2026

Engagement Results.

Resident responses did not produce a fragmented agenda. They produced a consistent pattern and a clear sequence for action.

Residents described neighborhood strengths in terms of people and anchors. Long-term residents, local gathering spaces, and the park were repeatedly named as assets. These responses matter because they signal that neighborhood identity and attachment persist even under disinvestment.

The most common concerns related to vacancy and upkeep, feeling unsafe, and a lack of activities that support community life. Infrastructure concerns such as sidewalks, crossings, and lighting were also present, but they were frequently described through the lens of daily reliability and safety rather than as purely technical deficiencies.

Residents were also clear about what would make the biggest difference. **Responses repeatedly emphasized addressing vacant and abandoned properties, improving cleanliness and maintenance, strengthening youth and family activities, and making walking and public spaces feel safer and more usable.** When asked to choose one near-term priority, residents most often selected **housing stabilization** and **unoccupied property management**. **The answers point to sequencing: stabilize visible housing conditions first, then invest in safety and community life where activation and long-term maintenance can be sustained.**

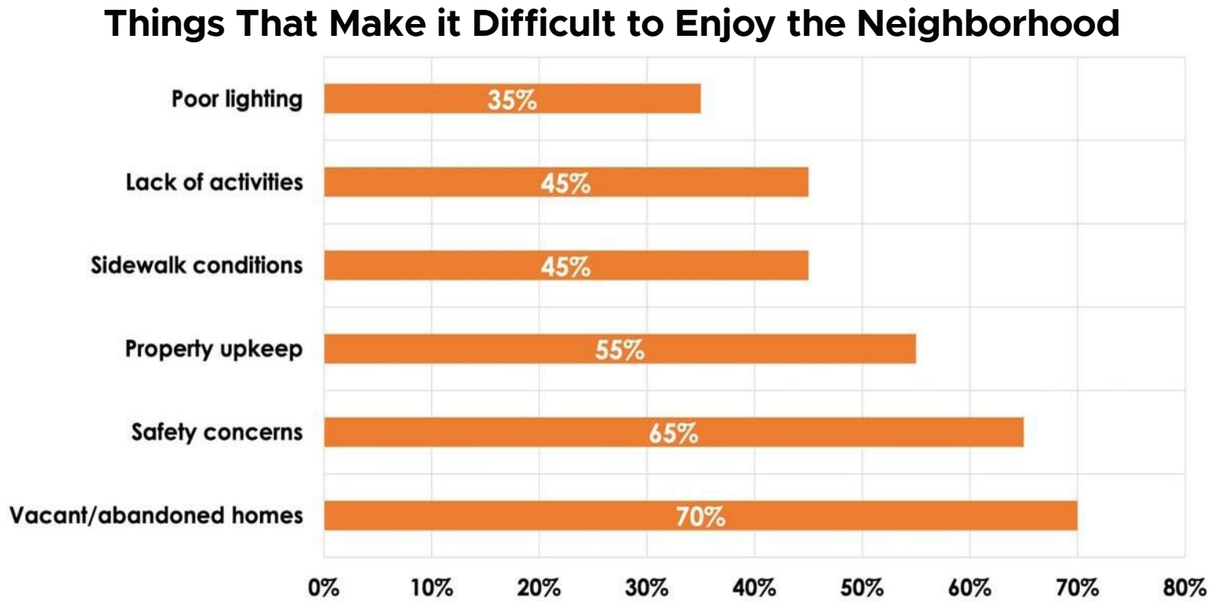


Figure 77 | Vacant and abandoned homes (70%) and safety concerns (65%) were the most frequently cited barriers, followed by property upkeep (55%), indicating that visible housing conditions and perceived safety are the primary obstacles shaping everyday neighborhood experience | Ankita Shukla, 2026

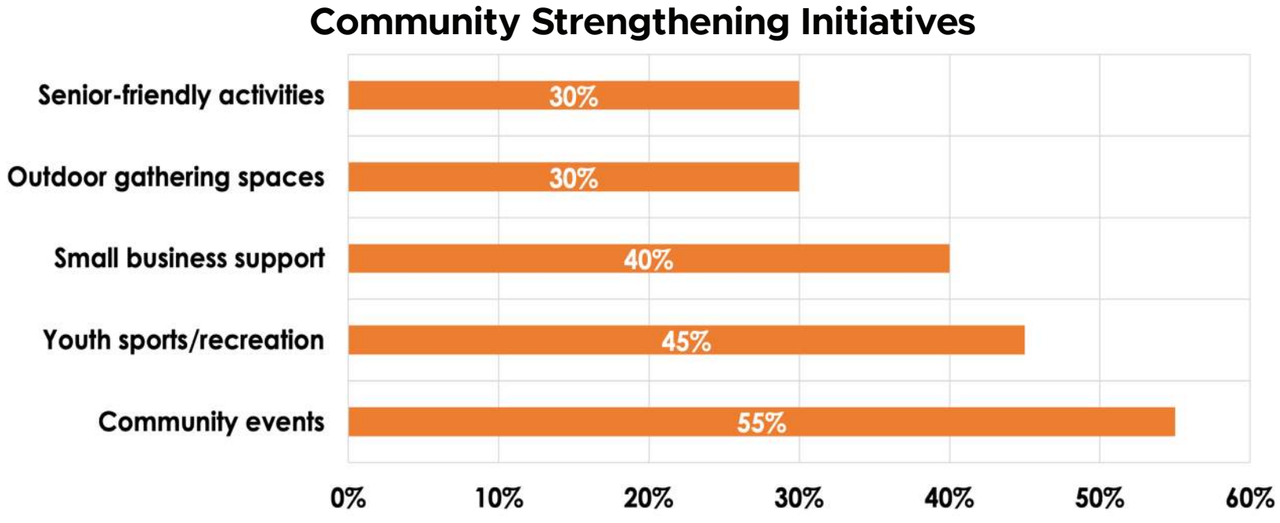


Figure 78 | Residents prioritized community events (55%), youth sports and recreation (45%), and small business support (40%), suggesting strong interest in visible activation and local economic opportunity once foundational stability is addressed | Ankita Shukla, 2026

Finding to Priority 1: Vacancy and Housing.

Residents consistently identified vacancy, abandoned structures, and deteriorating property conditions as the most visible sources of stress in Martin Park. **60%** of engagement **participants** named **housing and vacant properties as a future priority**, and more than half described property upkeep as a daily barrier. Concerns about **blight** were directly tied to perceptions of **safety** and neighborhood **confidence**.

These **lived experiences** are reinforced by field observations and **quantitative trends**. On-site documentation confirmed widespread visible **deterioration**, and secondary data shows a **37.7% loss of housing stock** since 2010. **Population decline** and **reduced market demand** have further weakened **reinvestment** conditions, reinforcing a cycle of vacancy and instability.

Implications:

Housing stabilization is not only a physical intervention - it is a confidence intervention. **Visible improvements to vacancy and property conditions will directly influence how residents experience safety, stability, and neighborhood identity**. Without addressing housing conditions, other investments risk being undermined by continued disrepair.

Design Priority: Housing Stabilization and Vacancy Strategy

This plan prioritizes a targeted stabilization approach:

1. Repair homes that are structurally viable.
2. Remove unsafe or irreparable structures.
3. Improve ongoing property upkeep and visible maintenance.
4. Encourage context-appropriate new housing where gaps exist.

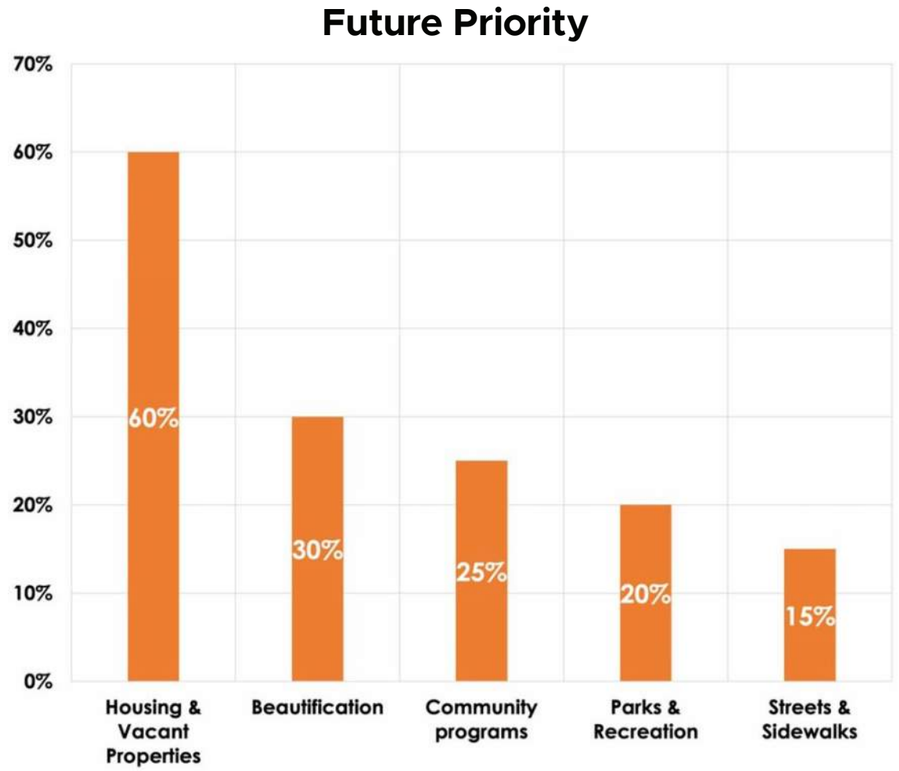


Figure 79 | Housing and vacant properties were identified as the clear top priority (60%), significantly exceeding beautification (30%) and community programming (25%), reinforcing that visible housing stabilization is the foundational step for broader neighborhood reinvestment | Ankita Shukla, 2026

"I grew up riding my bike through this neighborhood; I just want to feel that same sense of community again."

-Marketa Boddie, Resident

Finding to Priority 2: Safety & Social Instability.

Residents consistently **connected physical infrastructure** gaps and **social stressors** to feelings of **instability and risk**. **60% of engagement participants reported safety concerns, with 35% specifically citing sidewalk problems and 30% identifying poor lighting.** Interviewees also discussed broader social pressures - including **substance use** and **overdose** risk - that influence how public spaces are perceived and used.

Field observations and spatial analysis confirm these concerns. Only **two intersections** within the study area contain **marked crosswalks**, and **none meet ADA standards.** Approximately **27.38%** of **sidewalks** are in **poor condition**, and **65%** of **intersections require** major **upgrades**. **Essential services** are located **3–12 miles away**, increasing **reliance** on safe **pedestrian infrastructure** that currently does not function reliably.

Together, these conditions **reinforce everyday instability**. When routes feel unsafe or incomplete, mobility declines, public spaces lose activity, and **investments** in parks or amenities **become less effective.**

Implications:

Safety improvements will be grounded in infrastructure reliability and long-term maintainability. The same intervention can either build trust or reinforce instability depending on whether it is consistent, visible, and supported over time. **Prioritizing everyday walking routes will strengthen safety perception, increase activity in public space, and support broader revitalization efforts.**

Design Priority: Safe Routes and Everyday Safety Infrastructure

This plan prioritizes targeted, high-impact improvements along routes residents already use:

1. Repair and reconstruct broken sidewalks and curb ramps.
2. Mark crosswalks and install pedestrian signage at key intersections.
3. Improve street lighting along primary corridors.
4. Upgrade infrastructure to meet ADA standards.
5. Implement traffic-calming measures to reduce speeding.

Initial investments will concentrate on a limited number of continuous corridors to create visible, functional improvements rather than scattered upgrades.

"Our kids deserve parks full of laughter again, not streets shaped by violence and lost oppurtunity."

-Andre Terry, Resident

Figure 80 | Residents participate in the Martin Park tabling engagement event, sharing input on safety, infrastructure needs, and neighborhood priorities to help guide the revitalization strategy | Poorna Vemulakonda, 2026

Finding to Priority 3: Community Life and Oppurtunities.

Residents consistently identified **youth activities, family programming, and neighborhood events as critical gaps**. **50%** of engagement **participants** described a **lack of activities** as a **daily issue**, and **25%** identified **community programs as a future priority**. Interviewees emphasized **limited youth space** and a need for visible, **positive gathering places**.

These requests are reinforced by broader neighborhood conditions. Nearly **49% of households receive SNAP benefits**, indicating constrained household resources. Only **one limited grocery option** exists within the neighborhood, major employment clusters are **beyond** comfortable **walking** distance, and **travel** times **to essential services are high**. Vacant commercial buildings along Saginaw Street further **limit** access to **local businesses** and everyday destinations.

Together, these factors reduce routine activity, weaken neighborhood identity, and limit informal social interaction that supports stability.

Implications:

Community-building must be treated as core infrastructure, not an add-on. In areas where institutional **anchors** are **limited** and **safety concerns** influence behavior, **activated** and stewarded **spaces** become stabilizing forces. Investment without programming risks **underuse**; programming without **safe**, accessible space risks **burnout**. Both must **work together.**

Design Priority: Invest in Community Building

This plan prioritizes reinforcing visible, shared anchors that support routine activity:

1. Strengthen park space through programmed use and visible upgrades.
2. Encourage small, locally owned businesses along Saginaw Street.
3. Expand neighborhood-scale events and youth programming.
4. Improve transit stops and pedestrian connections to support access to jobs and services.
5. Support partnerships that sustain activation and long-term stewardship.

Initial efforts will focus on creating consistent, repeatable activity rather than one-time events. Visible activation builds familiarity, strengthens trust, and supports economic reinvestment over time.

"We want more small businesses in the area. People get off the Interstate and turn on to Saginaw St, and they don't stop in the area because there is nothing here for people to stop. Small businesses along the Saginaw will bring more people and jobs to the area"

-Rasheed, Barber Shop Owner

Non-tangible Findings.

Two themes emerged that were not central in the initial survey prompts but materially affect stability and feasibility.

First, residents and local partners raised **substance use and overdose risk** as drivers of perceived danger and as constraints on what public improvements feel safe to provide. This affects feasibility, particularly for amenities that require higher levels of monitoring and long-term management. It also suggests a parallel **need for service connection: recovery supports, prevention efforts, and stronger links to countywide response resources.**

Second, residents raised **rising housing insurance costs as a growing burden**. This functions as a recurring cost that reduces flexibility, increases risk of deferred maintenance, and can undermine housing stability even when households want to reinvest.

Implications:

1. Stabilization is constrained by recurring costs and service access, not only built form.
2. Public-space improvements should be paired with a stewardship and service-connection strategy, especially where substance use affects safety perception.

Design Priority:

1. Stewardship and Service Connection Partnerships
2. Build a lightweight partnership pathway into each design priority: who supports activation, who maintains improvements, and how residents connect to recovery, prevention, and mental health resources already operating at the county level.

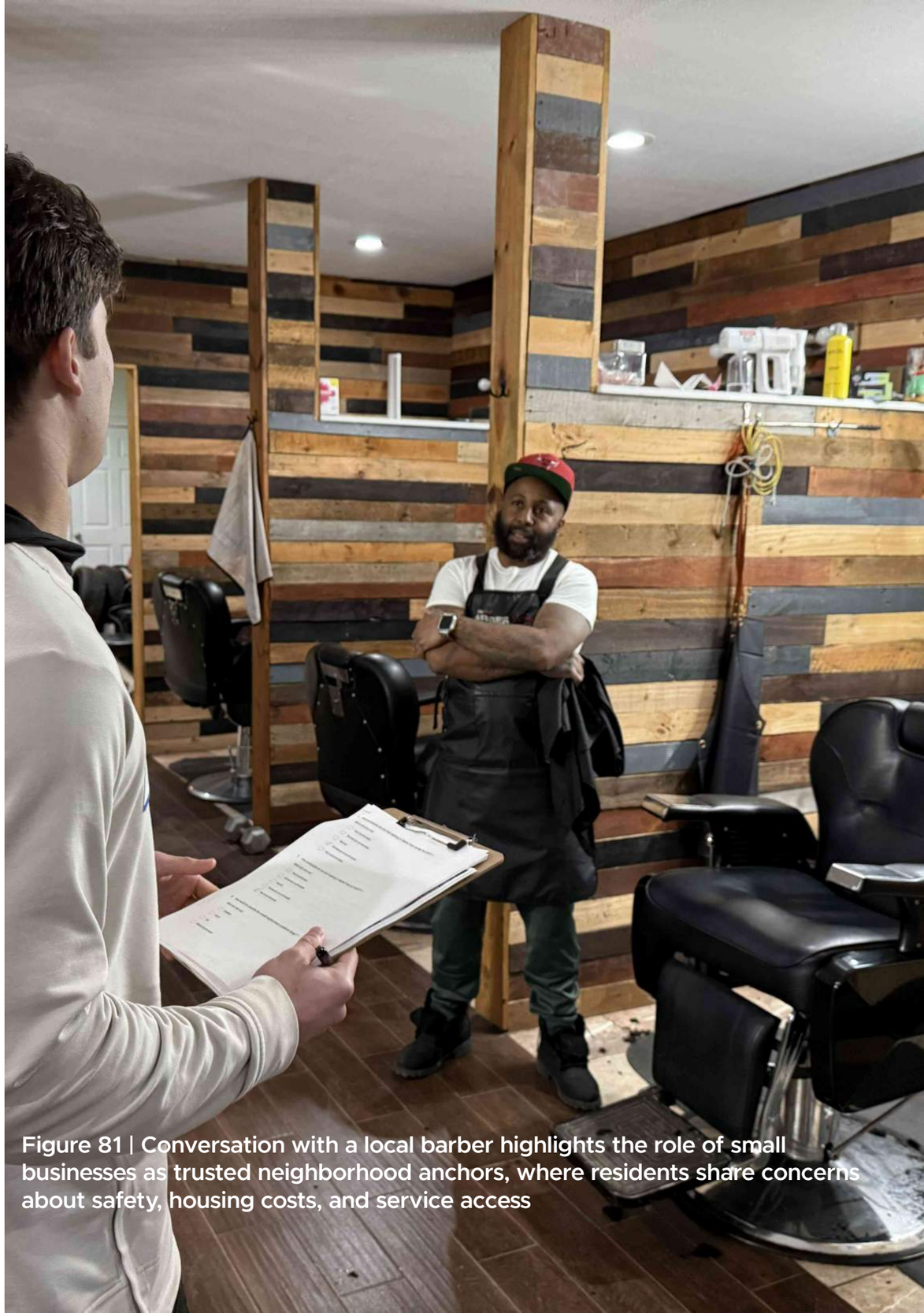


Figure 81 | Conversation with a local barber highlights the role of small businesses as trusted neighborhood anchors, where residents share concerns about safety, housing costs, and service access

Does Community Input Confirm Previous Phases?

Community input largely confirms the core narrative established in earlier sections. Residents consistently reinforced **three patterns:**

1. Housing condition and vacancy are the most visible sources of neighborhood stress
2. Safety concerns reflect both physical conditions and social instability
3. Community life, especially youth opportunities and shared activities, is central to neighborhood wellbeing rather than an optional enhancement.

Engagement also clarified how "**constraints**" operate in practice. **Household pressures are not limited to income or car access.** Residents raised rising housing insurance costs as an emerging stability burden that reduces flexibility and can push maintenance and reinvestment out of reach. Likewise, **safety concerns are not limited to lighting or sidewalks**. Interviews surfaced substance use and overdose risk as drivers of perceived danger and as factors that shape what public space improvements feel feasible.

The earlier analysis provides a reliable foundation for design work; engagement reinforces the stabilization framing rather than contradicting it.

Design will incorporate a feasibility screen tied to stewardship capacity, safety perception, and recurring household cost burdens.

Figure 82 | Flint Future Forward intercept survey team. From left: Ryan Shields, Ankita Shukla, Emma Borgens, Jackson Frisinger | Poorna Vemulakonda, 2026

Engagement Summary and Next Steps.

Community input reinforces the stabilization framing and clarifies sequencing. **Residents want vacancy and housing condition addressed first**, and they connect neighborhood wellbeing to everyday safety, walkability reliability, and stronger community life, especially for youth. Engagement also expanded feasibility considerations by surfacing substance use and housing insurance costs as structural pressures shaping what interventions are realistic, safe, and sustainable.

The next stage of work will **translate the confirmed priorities** - housing stability, basic safety infrastructure, and community anchors - **into solution concepts** that solve multiple problems at once and are feasible under current conditions. This will be done through a small number of alternative intervention packages tested for practicality, fairness, ease of upkeep, and capacity to last.

Moving Forward:

The strongest design packages will solve multiple problems at once and be maintainable under current neighborhood conditions.
Future engagement should return with concrete options to react to, and structured sessions should be reattempted when a trusted host space and partner pathway exist.

Community Engagement synthesis and Design focus

Key takeaway	What we learned from residents	Implementation Priority
Vacancy and housing condition drive instability.	Stabilizing visible housing conditions is the first step toward improving confidence and reducing perceived disorder.	Targeted housing stabilization package: rehab pathways, strategic removals, and lot stewardship/reuse where residents can maintain it.
Safety concerns reflect both physical conditions and social instability.	Walking safety and public space feasibility depend on infrastructure reliability and long-term stewardship capacity.	Build a safe walking spine: sidewalks, crossings, lighting, and park/public-space design screened for visibility and maintainability.
Community life and youth opportunities function as stabilization infrastructure.	Residents want activity, youth recreation, and shared space, but improvements need activation and a plan for ongoing upkeep.	Programmed park + anchor reinforcement: visible gathering spaces, youth activity, event-ready design, and partner-supported activation.
Non-tangible pressures shape feasibility.	Substance use concerns and rising housing insurance costs influence perceived safety, household stability, and what amenities feel realistic.	Integrate service-connection + stewardship partnerships into each intervention package; prioritize designs that can be sustained under current conditions.

Phase 4:

Concept Planning and Strategic Framework

Figure 83 | At the heart of Martin Park Neighborhood is a pocket of green space activated by basketball and tennis courts, with benches waiting to be used | Poorna Vemulakonda, 2026

Concept Plan Overview.

Phase 4 translates the findings from the first three phases into a **practical framework for action**. Rather than treating concept planning as a separate design exercise, this phase **builds directly from the neighborhood conditions, structural constraints, and resident priorities** already documented. The purpose is to identify where change should concentrate, what kinds of **interventions are feasible** in the short-term, and how **short-term actions can support a longer path toward reinvestment**.

The action plan focuses on **stabilizing a defined neighborhood core** anchored by a future community center and an improved east-west revitalization spine extending from Saginaw Street to Selby Street, between Foss Avenue and Ruth Avenue. In this plan, the **spine is not simply a corridor on a map. It is the primary area where housing stabilization, safer walking routes, community activity, and service access are intended to reinforce one another.** This area was selected because it already contains several of the neighborhood's strongest assets, including Martin Park, Hutchinson Market, and nearby church anchors, while also concentrating many of the vacant and underused parcels that now shape daily neighborhood conditions. **Rather than spreading investment thinly across the entire study area, this approach creates a visible core of improvement that can support future buildout over time.**

The priorities advanced here reflect what earlier phases identified: a lack of nearby services, widespread vacancy and underused land, weak neighborhood-scale economic opportunity, and unsafe or incomplete pedestrian infrastructure. Together, **mobile services, property conversion, small business support, and neighborhood connectivity form a practical stabilization strategy** meant to **strengthen** daily life around the **spine and support the long-term development** of the **community center anchor.**

In this phase, a design priority refers to the specific planning outcome each strategy is intended to advance within the core area. These priorities are not ranked as isolated projects. Instead, they **function as organizing lenses that help the City determine where limited resources should be concentrated first and how individual interventions can reinforce one another**. In Martin Park, that means prioritizing actions that improve visible conditions, strengthen daily access, support trusted neighborhood anchors, and remain feasible under current neighborhood constraints.

Implications:

Phase 4 will concentrate effort in a **visible, connected core** rather than disperse limited resources **across the full study area.**

Implementation should be **structured as a sequence of actions that can begin with modest pilots and expand into more permanent investments as partnerships, funding, and stewardship capacity strengthen.**

What this means for the plan:

The **strongest Phase 4 strategies solve multiple problems** at once: they improve **visible conditions, strengthen daily access, activate trusted spaces,** and **create a realistic path toward long-term reinvestment.**

That is why the **concept plan is organized around a core area,** a **revitalization spine,** and a phased **set of alternatives rather** than a **single fixed master plan.**

Transition from Findings to Action.

The earlier phases point toward the same conclusion from different directions. **Qualitative and Quantitative analysis** showed that Martin Park is not facing a single isolated problem, but a **compounding set of challenges tied to housing loss, fragmented land use, weak local service access,** and an unreliable pedestrian environment. **Housing contraction** has reduced density and **weakened neighborhood function**. **Essential services** are **not widely available within close reach**. **Safe walking** conditions **remain inconsistent**, even though many **households depend on them.**

These findings also point to land stewardship as a cross-cutting need: vacant lots, underused parcels, and visible maintenance burdens require not only redevelopment strategies, but also an ongoing framework for upkeep, triage, and neighborhood-level management.

Community engagement clarified how **residents experience** those conditions in daily life. **Residents** consistently **identified vacancy, abandoned structures, and deteriorating property conditions** as the most **visible** sources of **neighborhood stress**. **Safety** concerns were tied both to physical conditions and to **broader instability**. Community life, especially **youth opportunities and shared activities,** was framed not as an extra, but as **part of** what **neighborhood recovery** should look like. **Residents** also **emphasized** that **visible improvement** must come first, particularly around **housing, upkeep, safety, and trusted neighborhood anchors.**

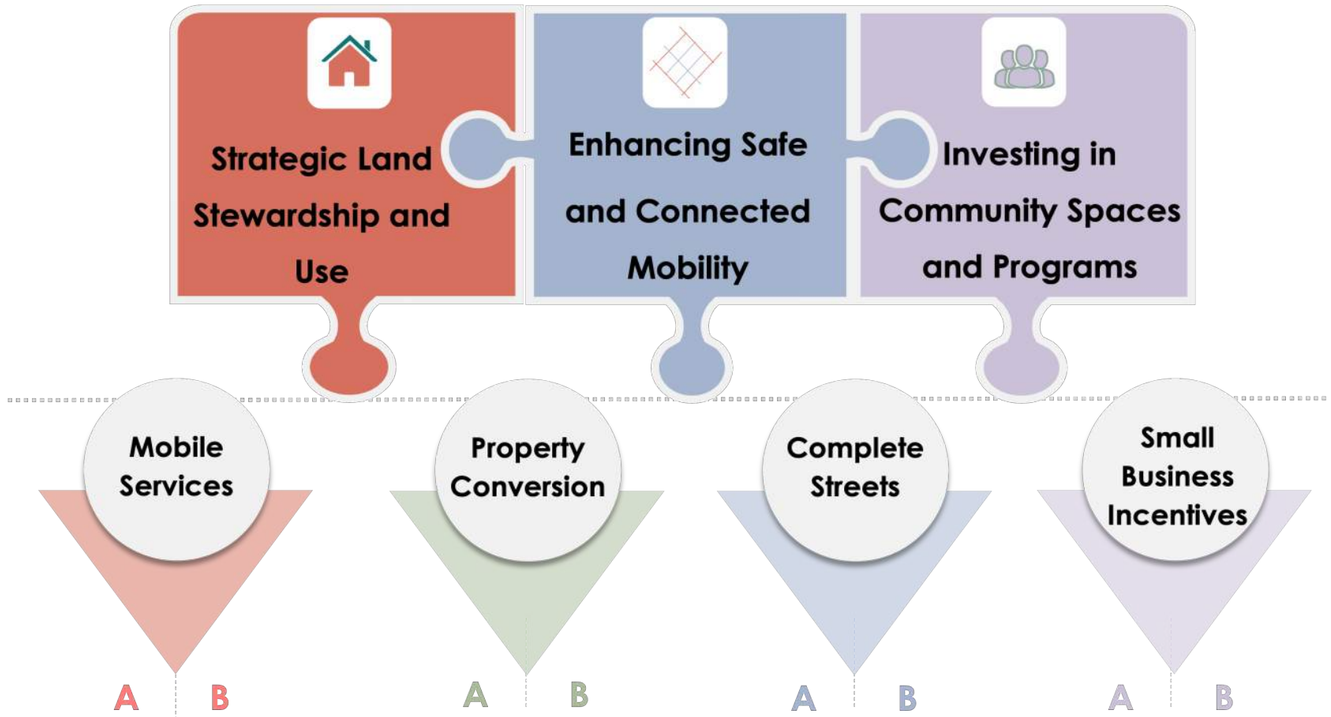


Figure 84 | Integrated Revitalization Framework: Linking Guiding Principles to Actionable Strategies and Scenarios | Ankita Shukla, 2026

Scenario Logic and Implementation Structure.

The **concept plan** is organized around **two implementation paths**. **Scenario A** focuses on **short-term tactical actions**. These are **low-cost, quick-impact interventions** intended to demonstrate visible improvement, build community momentum, and test strategies before larger investments are pursued. **In practice**, this is the **quick-action tier,** generally **suited to modest pilot budgets** and **short implementation timelines.**

Scenario B focuses on **longer-term strategic revitalization**. These actions are more structural and policy-based. They depend on larger funding sources, more formal partnerships, and a longer timeline, but they are the **mechanism through which the neighborhood core can move toward more durable stabilization.**

These scenarios should not be understood as competing visions or as a rigid sequence in which every Scenario A intervention must happen before every Scenario B intervention. Instead, they **represent two levels of implementation that the City can combine depending on budget, timing, site conditions, partner capacity, and feasibility.** In some cases, short-term pilots may come first and build toward more permanent investment. In other cases, the City may pursue longer-term strategies directly while still using tactical actions to support **visibility, trust-building, or interim activation.**

Implementation Framework:

Scenario A functions as the tactical and pilot tier.
Scenario B functions as the structural and long-term investment tier.
The strongest implementation approach may combine both, depending on available resources and readiness.

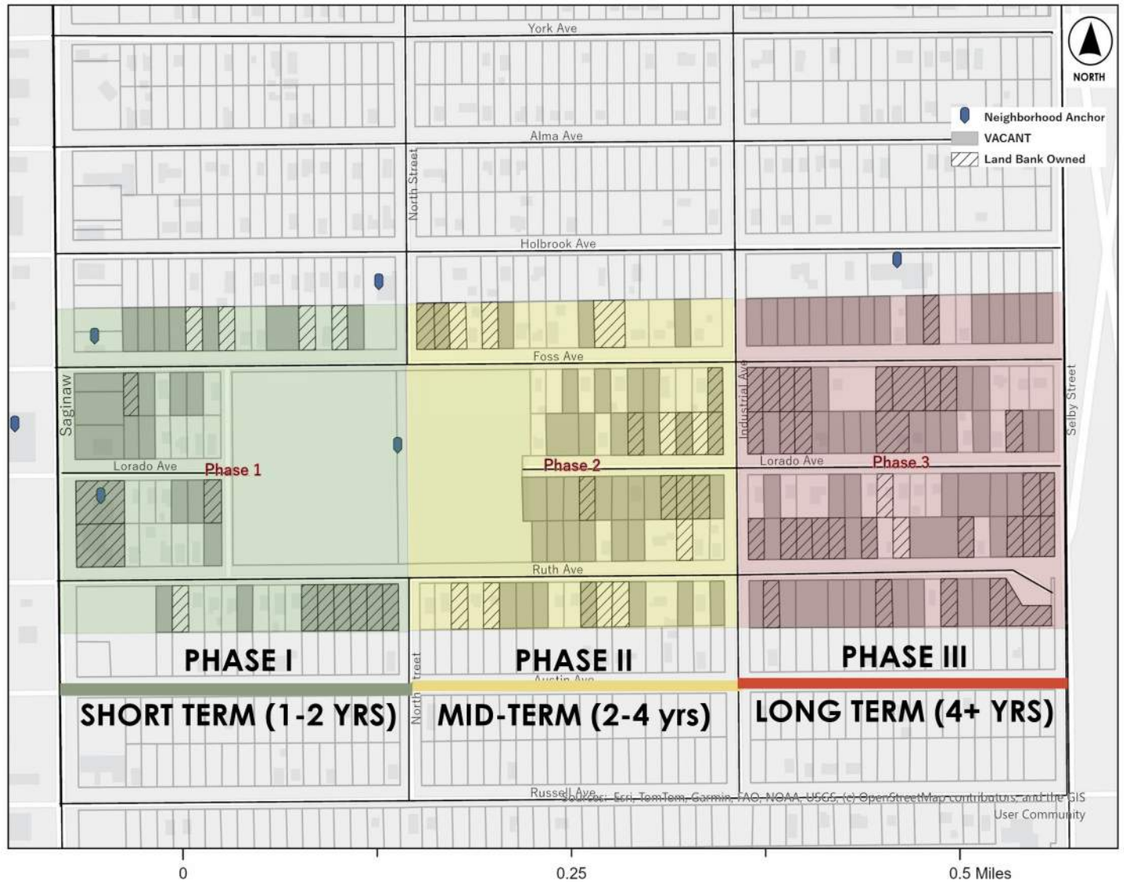


Figure 85 | Map representing the phases of development proposal and implementation structure for both scenarios A & B | Ankita Shukla, 2026

Mobile Services & Neighborhood Resource Access.

This priority responds to the reality that **many residents lack easy access to essential services** close to home. Earlier phases showed that **neighborhood needs are not only physical** but **service-based, with healthcare, food, and other resources** often **requiring travel outside the area. Limited institutional presence** within close walking distance **increases daily burden,** especially for **households without reliable transportation.**

Mobile services offer a way to **bring support directly into the neighborhood** while **larger investments are still being developed**. This **priority supports the community center and spine action plan** by creating regular activity and trusted destinations within the core area, **helping residents see the spine as a place of service, support, and neighborhood presence** rather than simply a corridor of vacant land.

Implementation Direction:

Mobile and flexible delivery models can bring **essential services into the neighborhood core** while building toward a **more durable community anchor.**

Design Priority:

Service Access and Public-Space Activation Strategy

Use **mobile and flexible delivery models** to **bring essential services** into the neighborhood core **while building** toward a more **durable community anchor.**

Figure 86 | Mobile health units bring essential healthcare services directly into neighborhoods, improving accessibility for residents who may face barriers to traditional healthcare facilities | Unnamed photographer

Mobile Services Alternatives.

Strategy A: Mobile services located in or near Martin Park

The first strategy is to **locate recurring mobile services** directly in or near Martin Park, **allowing the park to function as an accessible and visible service hub for mobile medical clinics, dental care, food distribution, housing assistance, and related neighborhood resources.** This is the **clearest short-term pilot** because it **does not require major capital construction.** It **relies on coordination, scheduling, outreach, and a trusted public location.**

Precedent and Cost Range:

A useful precedent is **mobile health outreach in Detroit.**

In that model, **providers travel directly into neighborhoods** to **offer screenings, preventive services, and basic care** while the host site supplies space, outreach, and coordination.

The **municipal role is limited but important**: scheduling, communications, temporary setup, and neighborhood visibility. A similar host-style intervention in **Martin Park could likely operate at roughly $4,000 to $6,000 for flyers, outreach materials, temporary tables or tents, and staff coordination.** This keeps the **City in the role of host rather than direct service provider.**

Strategy B: Mobile services tied to a rehabilitated garage or future community-center site

The **second strategy** is to **connect service delivery** more **directly to a rehabilitated mechanic garage** on Saginaw or another **future community-center-linked site.** This would **create a more formal and durable service base** while still **allowing flexibility in programming.** Over time, this approach could also **support recreation, youth programming, and more routine service partnerships** tied to a **permanent neighborhood facility.**

Long-Term Implementation Path:

This **strategy** would depend on **stronger institutional partnerships and external funding.** Likely implementation pathways include **nonprofit grants, health-equity funding, and public-health-oriented support programs** that can help transition **short-term service delivery into a more permanent community-based facility.**

In implementation terms, short-term activation could be led through City coordination and provider **partnerships**, while longer-term buildout would likely depend on a **nonprofit or institutional anchor** capable of sustaining recurring operations.

Implications:

Mobile services should be treated as stabilization infrastructure. They can activate public space, reduce access barriers, and build trust in the neighborhood core before permanent facilities are in place.

Property Conversion and Vacancy Strategy.

This priority addresses one of the **neighborhood's most visible and persistent** conditions: **vacant lots, demolished parcels, and underused land that weaken block stability and neighborhood identity.** Earlier phases consistently pointed to vacancy and physical disinvestment as **central barriers to reinvestment**, while also showing that **not every parcel should be treated the same way**. **Martin Park** has **stabilized at a smaller footprint,** and much of its **recent vacancy reduction** has occurred through **removal rather than rebuilding.**

That means **cleanup alone cannot be confused with full neighborhood recovery.**

This **priority supports** the **community center and spine action plan** by **improving the land and property conditions** surrounding the **core area, making the corridor more coherent, more attractive, and better prepared for future redevelopment.** It should therefore function **both as a short-term stabilization tool and as a long-term land reuse strategy.**

Design Priority:

Housing Stabilization and Vacancy Strategy

Improve the condition of highly visible parcels first, triage lots by reuse potential, and align short-term cleanup with longer-term infill and housing goals.

Right: Figure 87 | From Vacancy to Value: Converting Blighted Properties into Community Assets.

Property Conversion Alternatives.

Strategy A: Beautification of already demolished lots and stabilization of vacant structures

The first strategy focuses on already **demolished lots and the beautification of existing vacant structures,** using **lower-cost interventions** to **improve appearance, reduce blight, and make the spine feel more maintained** in the short-term.

This is the **most direct way** to produce **visible improvement** quickly **without waiting for redevelopment capital.**

Precedent and Cost Range:

A useful **precedent** is the **Love Your Block mini-grant model** used in Cleveland. That model **funds residents and neighborhood groups** to **improve vacant lots through cleanup, temporary landscaping, simple seating, and light exterior improvements.**

Flint already has a **comparable community-facing** example in **Susaye's Block Club**, which makes this approach especially relevant locally. **Typical grant sizes are small,** and the estimated **Martin Park cost for clean-up supplies, mulch, plants, seating, and light facade paint is roughly $3,000 to $5,000.**

The key lesson is that vacant lots can be stabilized and beautified cheaply when community participation is built into the strategy.

Strategy B: Targeted demolition, site preparation, and future infill or ADU opportunity areas

The second strategy is more **targeted and more structural.** It **identifies parcels** that **require demolition** while also **considering non-vacant lots as future opportunities** for **accessory dwelling units, affordable infill, and incremental residential growth**. Both strategies should include **flagging lots** with **strong long-term potential** so **short-term stabilization** does not undermine **future redevelopment options.**

Long-Term Implementation Path

This strategy will require coordination among the City, the Land Bank, and potential housing or development partners to distinguish between parcels that should be maintained, cleared, assembled, or reserved for future infill.

Implications:

Property conversion should begin with visible stabilization, but it cannot end there.
The **long-term goal** is not just **cleaner lots.** It is a **more coherent housing pattern** and a **stronger neighborhood core.**

Neighborhood-Scale Economic Activity.

This priority responds to the **lack of nearby goods, services, and neighborhood-scale economic opportunity** in **Martin Park.** Earlier phases documented **institutional thinning, limited food access, and weakened neighborhood-serving retail.** Residents and local business voices also emphasized that there is **little reason for people to stop along Saginaw today, even though it is a visible corridor.**

Large commercial redevelopment is **unlikely to happen quickly,** so a **smaller, phased economic strategy** is **more realistic** and more **responsive to actual neighborhood conditions.**

This priority supports the **community center and spine action plan by generating regular activity, expanding access to goods and services, and making the corridor a place where residents can meet everyday needs closer to home.**

Design Priority:

Incremental Corridor Activation and Small Business Strategy

Use flexible, visible, neighborhood-scale economic activity to rebuild confidence and daily use along the spine before pursuing more permanent commercial buildout.

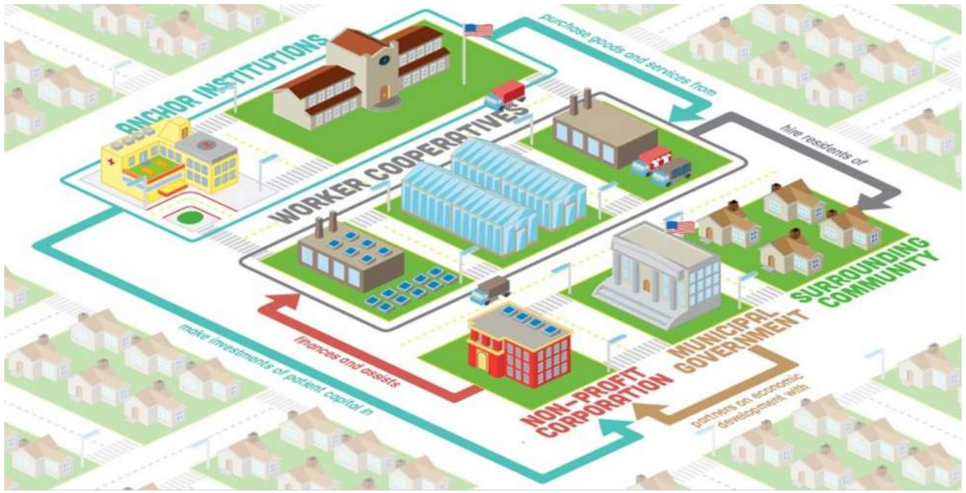


Figure 88 | Community Wealth-Building Framework connecting anchors, cooperatives, and residents.

Figure 89 | Active local business corridor supporting neighborhood vitality.

Small Business Alternatives.

Strategy A: Pop-up groceries, farmers markets, food trucks, and temporary vendors

The first strategy is a **lower-cost, semi-permanent model** that could include **pop-up groceries, a farmers market, business incubator activity, job-skilling opportunities, community resources, a mobile kitchen, and recurring food truck programming**. This is the **most realistic short-term economic pilot** because it **creates visible activation** without requiring **full storefront redevelopment.**

Precedent and Cost Range:

A useful precedent is the **neighborhood pop-up market model** used in Detroit. These small markets began as **temporary events before permanent facilities** were developed. A **similar pilot in Martin Park** could likely begin at roughly **$7,000 to $10,000 for permits, tents, folding tables, signage, marketing, and event coordination.**

The underlying logic is that small-scale economic activity can begin with temporary vendors rather than permanent buildings, allowing the City and its partners to test demand and build corridor identity first.

Strategy B: Garage- or community-center-linked business incubation and permanent neighborhood-serving activity

The **second strategy** would provide many of the **same functions but attach** them to **the rehabilitated garage or future community-center site,** making the **intervention more permanent and institutionally grounded.**
This creates a **stronger long-term anchor** for **business incubation, neighborhood-serving retail, workforce support, and community wealth-building.**

Long-Term Implementation Path:

Longer-term implementation would likely depend on business development tools, community development funding, micro-loan programs, and neighborhood-oriented economic support programs that can sustain small business growth over time.

In practice, this means short-term activation may be led through event-based partnerships and small business outreach, while longer-term implementation would require a stable host site, business support partners, and access to small-scale capital.

What this means for the plan:

Economic development in Martin Park should begin with **frequent, flexible, neighborhood-scale activity rather than waiting for large commercial redevelopment.**

The goal is to rebuild everyday corridor use first.

Safe Routes and Neighborhood Connectivity.

This priority focuses on **improving the spine as a safe, legible, and usable public corridor** for residents **traveling between homes, Martin Park, churches, Hutchinson Market, and future community assets.** Earlier phases showed that **sidewalk conditions, crossing safety, and the overall pedestrian environment remain weak.**

Only a small share of intersections are properly marked, **sidewalk quality is inconsistent, and safety concerns are heightened by poor lighting and corridor exposure.**

In a neighborhood where many **residents depend on walking,** those **conditions are not secondary.** They **shape whether the rest of the plan can function at all.**

This priority therefore **supports the community center and spine strategy by physically connecting the neighborhood's key destinations** and making the **core area easier to navigate on foot.**

Design Priority:

Safe Routes and Everyday Safety Infrastructure

Prioritize a **small set of route and crossing improvements** that **reduce daily exposure, strengthen connections to anchors,** and make the **core area legible as Martin Park's spine.**

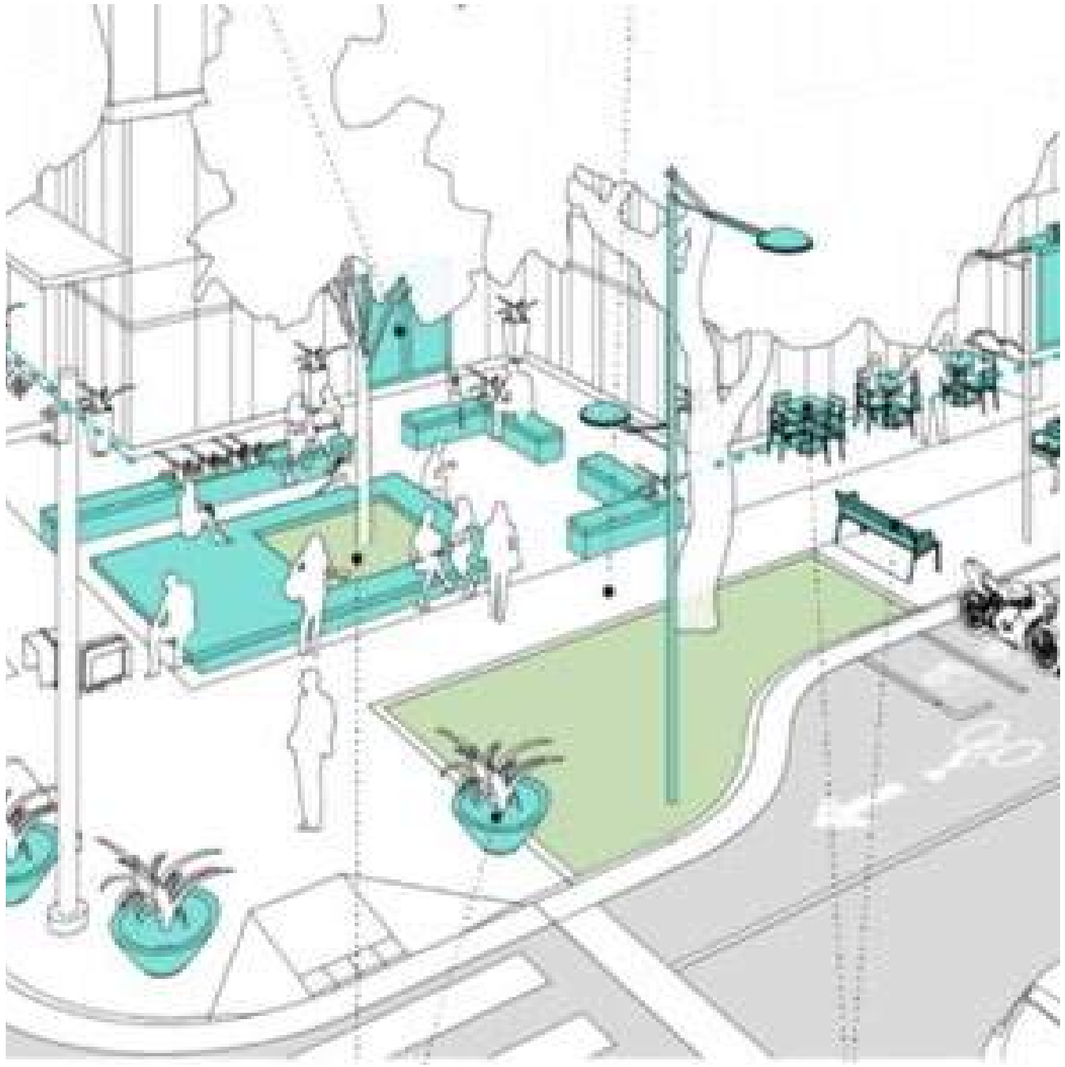


Figure 90 | Pedestrian-Oriented Streetscape Framework (Adapted from Fairfax Urban Design Guidelines)

Connectivity Alternatives.

Strategy A: Sidewalk repair, ADA upgrades, and temporary safety improvements

The first strategy focuses on **essential improvement**s such as **sidewalk replacement, ADA upgrades, safer crossings, traffic calming, and basic streetscape repair along the spine and its connecting edges.** This is the **tactical tier of the connectivity strategy: visible, low-cost interventions** that can be **installed quickly and adjusted over time.**

Precedent and Cost Range:

A useful precedent is **tactical urbanism street-improvement** work in Memphis. Those projects used **temporary crosswalk paint, traffic calming cones, planters, and curb extensions to improve pedestrian conditions before permanent reconstruction.** A **Martin Park pilot of this kind could likely begin at roughly $7,000 to $10,000 for paint, temporary bollards, planters, traffic-calming materials, and volunteer coordination.** This fits the logic of Strategy A well: **use tactical methods to improve safety quickly** and gather feedback before full capital reconstruction.

Figure 91 | Crosswalks Collective LA showing quick and visible repairs | Unnamed photographer

Figure 92 | GSI Concrete, easy and cheap repair to restore neighborhood confidence | Unnamed photographer

Strategy B: Fuller complete-streets treatment along the spine

The second strategy builds toward a **more complete streetscape, potentially including street lighting, street trees, shelter and seating at bus stops, speed management, and a more unified public-realm identity.** This is the long-term buildout strategy that **turns the corridor from a collection of segments into a recognizable neighborhood spine.**

Long-Term Implementation Path:

This version would require **broader transportation and public-works coordination, including complete-streets planning, corridor design, and transit-supportive implementation partnerships.**

Short-term improvements could be implemented through targeted public works coordination or pilot safety projects, while longer-term improvements would require corridor design, capital programming, and alignment with broader transportation investment.

Implications:

Street and sidewalk improvements are **not supporting details.** They are the **connective infrastructure that allows the park, businesses, services, and future community center to operate as one neighborhood system.**

Comparative Logic and Sequencing.

Across all four priorities, the structure is consistent. Strategy A represents a tactical intervention that can be implemented quickly, visibly, and at relatively low cost. Each of **these pilots is designed as a modest first-step action** that can **often move administratively, without the delay associated with major capital projects.**

Strategy B represents the longer-term version of the same idea. It is **more durable, more formal,** and more likely to **depend on grants, Land Bank coordination, nonprofit partnerships, or public-private funding. The relationship between the two is important.**

Strategy A should not be treated as a lesser substitute. It is the **proof-of-concept stage that helps the City and its partners determine where activity can be sustained, where residents respond, and which investments deserve to scale up.**

Implications:

The most effective Phase 4 action plan is phased, but not strictly linear. Low-cost pilots can be used to build visibility, test demand, and strengthen community trust, while longer-term investments can move forward where funding, partnerships, and site readiness already exist. **In practice, this means the City may implement some tactical actions and some structural actions at the same time, provided they reinforce the same neighborhood core. The key planning task is not simply to move from A to B, but to select combinations of actions that create visible, compounding gains in housing stability, access, stewardship, and neighborhood activity.**

Short Term (1– 2 yrs)	Mid - Term (2 – 4 yrs)	Long Term (4 - 5 yrs)
Housing repair programs	Infill housing development	Corridor redevelopment
Tactical street improvements	Park programming	Long-term economic investment
Community partnerships	Streetscape upgrades	Neighborhood identity branding

Figure 93 | Flexible framework of options that the City can adapt, combine, or implement in phases depending on site conditions, available resources, and approval processes | Ankita Shukla, 2026

Conclusion and Moving Forward.

The Martin Park Revitalization Plan establishes a set of guiding principles that inform planning strategies and support the development of multiple implementation scenarios. These scenarios present alternative approaches based on varying criteria such as budget, timeline, and feasibility. Together, they function as a flexible framework of options that the City can adapt, combine, or implement in phases depending on site conditions, available resources, and approval processes.

The strongest design packages are the ones that solve multiple problems at once and remain maintainable under current neighborhood conditions. Moving forward, the next step is to translate these priorities into a smaller number of actionable, place-based project packages tied to specific parcels, routes, anchors, and implementation partners. Each package should identify the lead actors, likely funding pathways, approximate phasing, and the specific neighborhood outcome it is meant to support. Future engagement should return with these more concrete options so residents and City partners can react to feasible intervention bundles rather than abstract priorities alone. That will make it easier to test feasibility, refine sequencing, and build support for the interventions most likely to last.

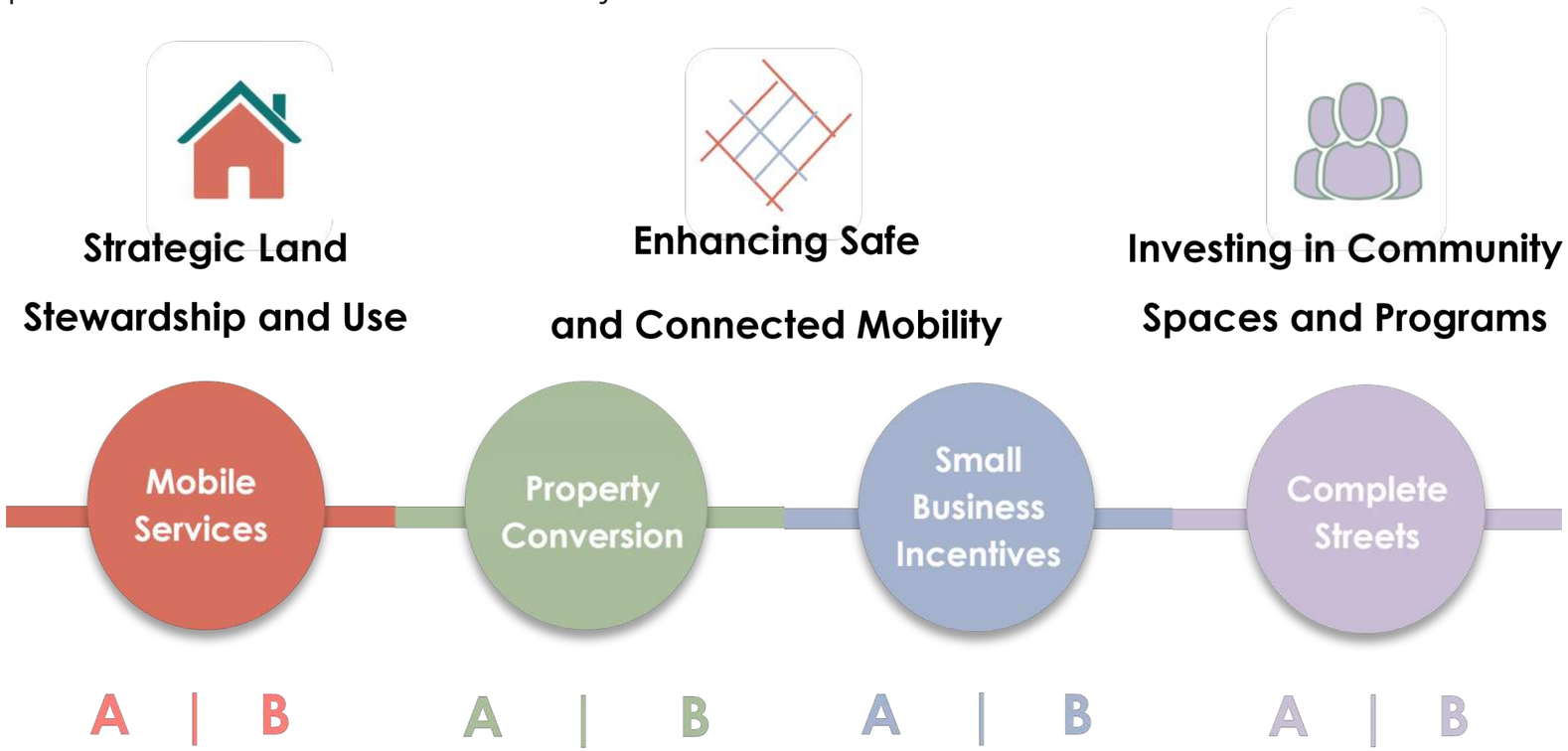


Figure 94 | Phase 4 Synthesis: From Guiding Principles to Strategic Implementation Pathways | Ankita Shukla, 2026

Phase 5:

Precedent Studies

Figure 95 | Intersection at Saginaw and Bundy | Poorna Vemulakonda, 2026

Case Studies and Precedent Analysis.

The Case Studies presented here test our proposed framework against real implementation examples. Rather than introducing a new direction, this section asks a practical question: what kinds of **projects, partnerships, and delivery models** have worked in places facing similar neighborhood conditions, and what can Martin Park realistically adapt from them? **The purpose is not to copy projects directly. It is to identify approaches that can help the City of Flint** and its partners judge what is feasible, transferable, and worth pursuing.

This matters because we are not recommending a single fixed master plan. Instead, we have established a **neighborhood core, a spine, and four connected priorities: mobile services, property conversion, small business activation, and neighborhood connectivity.** It also introduced two implementation paths. Scenario A focused on short-term, lower-cost actions that can demonstrate visible improvement quickly. Scenario B focused on longer-term, more structural investments that depend on **stronger partnerships, funding, and institutional support.**

In Martin Park, where **service gaps, vacancy, weak local activity, and poor walking conditions** reinforce one another, precedent analysis helps move the plan from concept toward implementation. The goal is not to prove that every strategy will work in exactly the same way in Flint. **The goal is to better understand which approaches are most adaptable to Martin Park's scale, needs, and implementation conditions.**

Implications:

This section helps clarify which strategies are realistic under current neighborhood conditions, which ones require stronger partners or funding, and which short-term pilots can support longer-term stabilization.

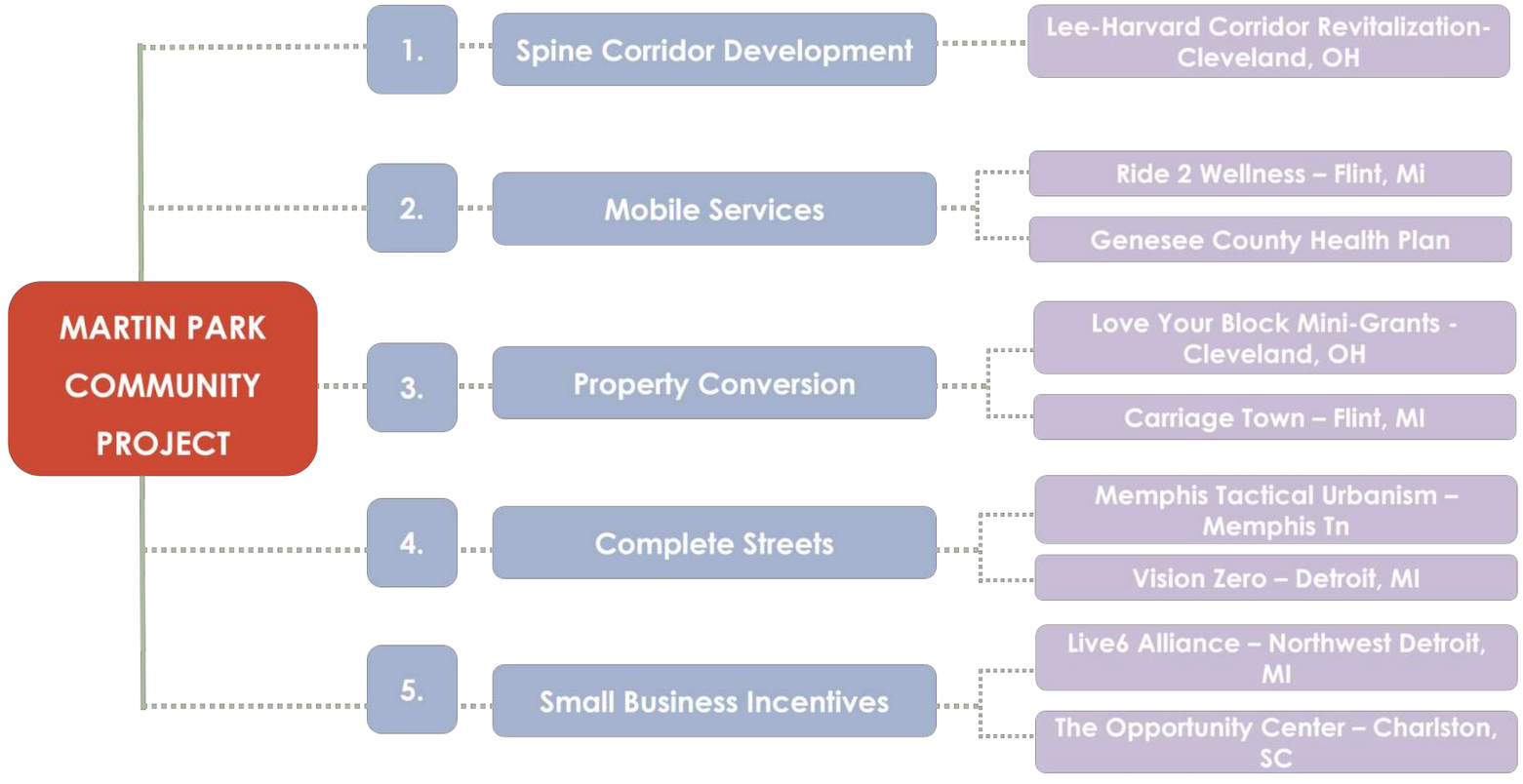


Figure 96 | Precedent Studies flow chart showing the case studies with each key strategy | Ankita Shukla, 2026

Comparative Approach and Selection.

Case Studies and Precedent Analysis use a comparative planning approach grounded in **Strategic Framework**. Because the action plan already defined a neighborhood core, an east-west spine, and four strategic priorities, the precedent analysis is **focused rather than open-ended**. The case studies were selected to test how other communities addressed **similar conditions** and whether those approaches align more closely with Scenario A or Scenario B.

Case studies were selected using four criteria: **relevance, context, scale, and implementation value.** Relevance refers to how closely a case aligns with Martin Park's priorities, especially service access, vacancy reuse and housing stabilization, neighborhood-scale economic activation, and safer everyday mobility. Context refers to similarity in urban condition, with **preference given to places shaped by disinvestment, fragmented neighborhood assets, or persistent service gaps**. Scale refers to whether the intervention operates at a neighborhood, corridor, district, or community-facility level that can inform Martin Park's spine-and-core strategy. **Implementation value refers to whether the case clearly documents its tools, partnerships, funding structure, outcomes, and lessons.**

To maintain a direct connection to Strategic Framework, the **case studies are organized around the action framework** already established. For each strategic priority, the analysis identifies one precedent that reflects the logic of Scenario A and one that reflects the logic of Scenario B. Scenario A precedents emphasize lower-cost, quick-impact, and pilot-oriented actions that build visibility and momentum. Scenario B precedents emphasize more durable, formal, and institutionally anchored approaches that support longer-term stabilization and buildout.

Implications:

The strongest precedents are not the most ambitious ones. They are the ones that **best match Martin Park's scale, neighborhood conditions, and likely implementation capacity.**

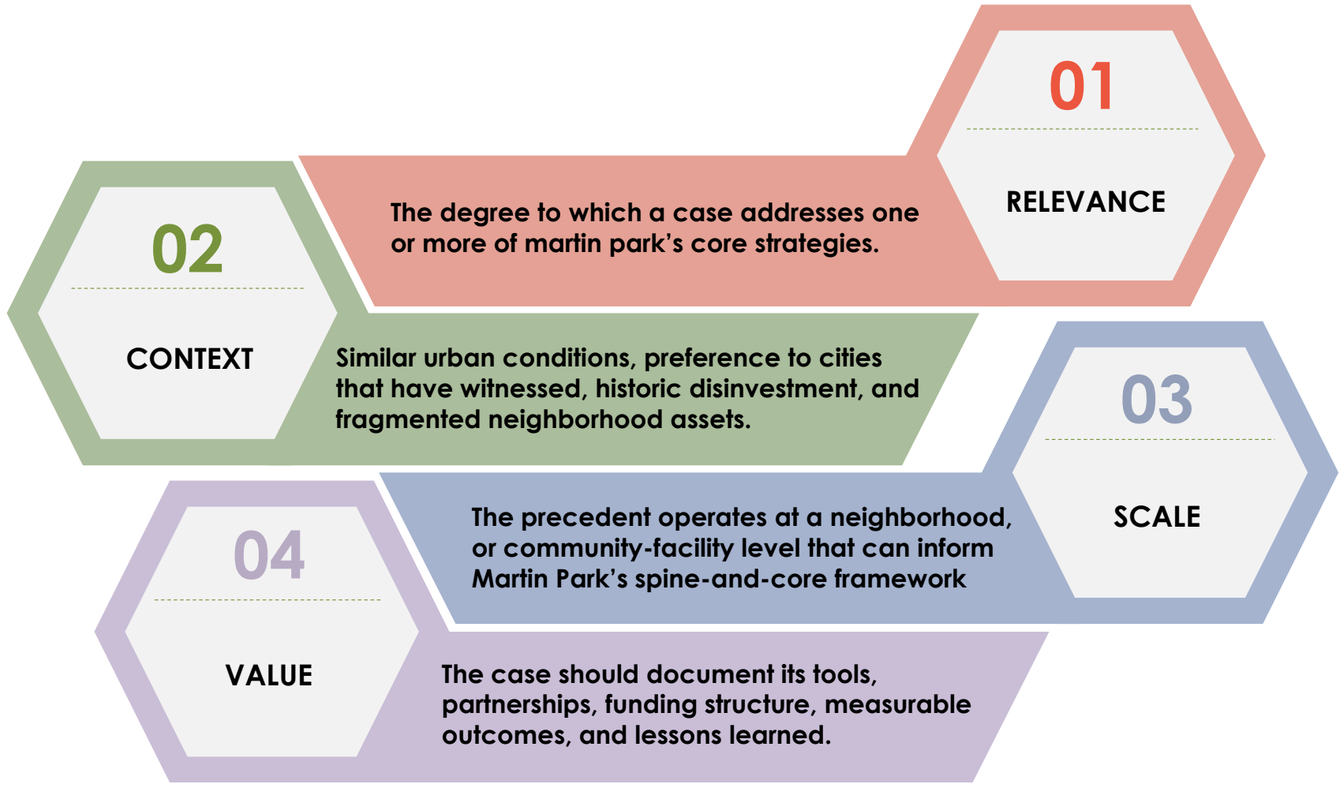


Figure 97 | Method to evaluating precedent studies | Ankita Shukla, 2026

Evaluation Framework and Local Applicability.

Each case study is reviewed for its project context, purpose, lead actors, partnerships, delivery model, funding structure, and reported outcomes. The goal is not only to describe what was done, but to **understand how it was carried out and what conditions made it possible.** This keeps the analysis focused on transferability rather than description alone.

The final step is to **evaluate each precedent against Martin Park's local conditions**. This includes visibility within the neighborhood, service needs, patterns of vacancy, affordability, opportunities for land reuse, and the importance of reinforcing trusted anchors along the spine. Some ideas may transfer directly. Others may require modification based on **Flint's funding environment, maintenance capacity, code requirements, political feasibility, or available partners.**

The precedent matrix functions as the central comparison tool for this section. It organizes each case according to Martin Park's strategic priorities and implementation pathways while comparing intervention type, tools, partnerships, funding, outcomes, key constraints, and local fit. **Rather than presenting case studies as stand-alone examples, the matrix links them back to action** and helps identify which models are most adaptable to Martin Park.

Implications:

This section functions as a bridge between strategy and implementation. It **narrows broad ideas into a smaller set of approaches that are visible, feasible, and better aligned with neighborhood conditions in Flint.**

Evaluation Lens	What Was Reviewed	Martin Park Questions	How It Appears in the Matrix
Relevance	Project purpose, strategic priority addressed, and whether the case supports Scenario A or Scenario B.	Does the case directly help Martin Park address service access, vacancy reuse, neighborhood economic activity, safer mobility, or spine-based revitalization?	Phase 4 priority, applicable scenario, and key strategy / intervention.
Context	Urban condition, market strength, vacancy patterns, disinvestment, service gaps, and neighborhood setting.	Are the local conditions similar enough to Flint and Martin Park that the precedent offers a realistic comparison?	Case rationale, transferability rating, and supporting narrative on local fit.
Scale	Whether the intervention operates at a parcel, block, corridor, neighborhood, district, or community-facility level.	Is the precedent scaled in a way that can inform Martin Park's spine-and-core framework rather than a much larger or unrelated setting?	Usefulness of the case for site-level pilots, corridor work, or longer-term neighborhood buildout.
Implementation Value	Lead actors, delivery model, partnerships, implementation tools, funding sources, and sequencing.	Does the case show how the project worked in practice and what institutional structure made it possible?	Implementation tools, lead actors / partners, funding mechanism, and lessons for action.
Outcomes	Reported outputs, visible physical change, service gains, economic impacts, safety effects, or other measurable results.	Did the precedent produce observable or documented outcomes that justify learning from it?	Reported outcomes and the case-specific lesson drawn forward into the report.
Local Applicability	Neighborhood visibility, service needs, affordability, vacancy patterns, land-reuse opportunity, and trusted anchors along the spine.	What can transfer directly to Martin Park, what needs adjustment, and where in the neighborhood would it fit best?	Transferability rating and recommended application to Martin Park.
Constraints and Modification Needs	Funding environment, maintenance capacity, ownership complexity, code requirements, political feasibility, and available partners.	What barriers could limit transfer, and what would need to be modified before implementation in Martin Park?	Needed modifications / constraints and implementation cautions.

Figure 98 | Case study table indicating the matrix linking case studies to actions | Ankita Shukla, 2026

Neighborhood Spine Case Study.

The Martin Park spine is the **central geography of the action plan**. It is not simply a corridor through the neighborhood. It is the place where service access, vacancy response, small business activity, and safer everyday mobility can be concentrated so that visible gains reinforce one another. Earlier chapters showed why this matters. **Housing loss, weak local activity, and poor walking conditions overlap in the same visible core**, making focused investment more realistic than dispersed interventions.

Case Study: Lee-Harvard Corridor Revitalization, Cleveland, Ohio

Background:

The Lee-Harvard Community Master Plan is a neighborhood and corridor revitalization framework prepared for the Harvard Community Services Center and the City of Cleveland, with support from Cleveland Neighborhood Progress and LISC Cleveland. **The plan was shaped through input from residents, business owners, and property owners, which makes it more than a design concept. It was intended to guide real implementation and long-term neighborhood reinvestment.**

Challenge:

The Lee-Harvard area faced many of the same overlapping pressures seen in Martin Park: **corridor decline, commercial disinvestment, weak pedestrian conditions**, and the need to coordinate multiple neighborhood priorities within one visible geography. The challenge was not only to **improve the corridor** itself, but to use it as the organizing structure for broader neighborhood **stabilization**.

Strategy:

The plan bundled several actions together rather than treating them as separate tracks. These included pedestrian safety improvements, branding and identity work, facade and commercial improvement, code enforcement, transit-area improvements, public-space enhancement, and redevelopment of catalytic sites. **It also clearly distinguished between short-term and long-term actions, which makes it especially relevant to Martin Park's Scenario A and Scenario B structure.**

Figure 99 | Lee-Harvard corridor spine plan providing us with a precedent study to fuel the spine plan

Neighborhood Spine Case Study.

Results:

The value of the Lee-Harvard case is **structural**. It shows how a corridor can become the first geography for visible improvement and then support broader neighborhood **reinvestment** through **phased implementation and coordinated partnerships**. Rather than relying on one catalytic project, the corridor itself becomes the **framework** through which multiple **improvements** begin to reinforce one another.

Lessons Learned:

Lee-Harvard shows that corridor planning works best when it **bundles multiple neighborhood functions together rather than separating safety, business support, identity, and redevelopment into disconnected efforts**. It also shows that corridor work is strongest when it is supported by a multi-partner coalition capable of carrying projects from demonstration into longer-term implementation.

Key Partners / Funding Support:

Key Partners: Harvard Community Services Center, City of Cleveland, Cleveland Neighborhood Progress, LISC Cleveland
Likely Funding Structure: city capital programs, corridor grants, philanthropic support, facade/business improvement funds

Martin Park Relevance:

For Martin Park, the s**pine will be treated as the first geography for coordinated action**. Safer crossings, service hosting, vacancy response, corridor activation, and neighborhood identity can all be concentrated there, making each **investment easier to see and reinforce over time**. A similar Flint partner structure could include the City of Flint, Genesee County Land Bank, Ruth Mott Foundation, local churches and neighborhood organizations, UM-Flint, MSU, MTA, and corridor-adjacent property or business stakeholders.

Implications:

The spine is not separate from the other priorities. It is the structure through which service access, land reuse, neighborhood activity, and safer mobility can **begin producing compounding gains.**

Figure 100 | Lee-Harvard corridor spine with a developed centre

Figure 101 | Lee-Harvard corridor spine downtown

Mobile Services Case Studies.

This priority responds to the reality that many residents **lack easy access to essential services** close to home. Earlier chapters showed that Martin Park residents often face long travel distances to basic needs, while limited everyday supports and uneven mobility conditions increase the burden of reaching care and other services. Strategic Framework framed **mobile services as both a service-access strategy and a way to activate trusted public space** while larger neighborhood investments are still being developed.

Strategy A: Mobile services located in or near Martin Park

The first strategy **places recurring mobile services directly in or near Martin Park,** using the park or another trusted site as a visible host for neighborhood support. **This is the short-term pilot model**. It does not require major construction. It depends on coordination, outreach, scheduling, and a reliable access structure.

Case Study: Rides to Wellness, Flint, Michigan

Background:

Rides to Wellness is a specialized transportation program operated by the Mass Transportation Authority in Flint. It was created to **improve access to non-emergency medical trips and other essential destinations** for residents in underserved and unserved areas. The program was designed to **fill service gaps** that fixed-route transit alone was not meeting effectively.

Challenge:

The program responded to a clear access problem: **many residents faced difficulty reaching appointments and essential services** reliably, especially when transportation barriers made preventive care or routine follow-through harder to maintain.

The challenge was not only mobility itself, but the **downstream effect transportation gaps** had on health outcomes and service access.

Strategy:

Rides to Wellness used a targeted transportation model to **connect riders to medical and other essential destinations**. It improved service flexibility and reliability while complementing existing transit rather than replacing it. The strategy depended on **ongoing operating support**, coordination with health-related destinations, and an institutional transportation provider capable of sustaining the service.

Figure 102 | Rides to wellness, a mobile service plan helping those in need to recieve care | Unnamed photographer

Mobile Services Case Studies.

Results:

The case materials report that the program delivered approximately **125,000 trips and improved healthcare access and trip reliability for riders** who would otherwise have struggled to reach appointments and essential destinations. It also produced **broader workforce and service-access** benefits tied to transportation access.

Lessons Learned:

Rides to Wellness shows that service access does not always have to begin with a building. It can begin by **reducing the burden of reaching services** that already exist elsewhere. It also shows that mobility pilots work best when they fill a clearly defined gap and **complement existing systems rather than duplicate them**.

Key Partners / Funding Support:

MTA as lead operator, healthcare and service destinations receiving riders. Funding support came from a mix of federal, state, and local support, along with operating revenue.

Martin Park Relevance:

For Martin Park, **Scenario A works as a practical access pilot**. A hosted or coordinated model could help **connect residents to medical and other essential trips** while making the neighborhood core feel more like a place where support is organized and visible. A Flint version would likely depend on **MTA as the lead operator, with coordination from Hurley Medical Center, McLaren Flint, Hamilton Community Health Network, Genesee County, the City of Flint, and trusted neighborhood host** sites such as Martin Park or nearby churches. The main caution is funding continuity and operating support.

Figure 103 | Rides to wellness is a perfect case study for mobile services | Unnamed photographer

Figure 104 | The existing mobile service in Flint will help us coordinate more mobile services | Traci Davis

Mobile Services Case Studies.

Strategy B: Mobile services tied to a rehabilitated garage or future community-center site

The second strategy ties service delivery more directly to a rehabilitated garage on Saginaw or another future community-center-linked site. This is the longer-term buildout version. Instead of only helping residents reach services elsewhere, it **begins building a more durable neighborhood-facing support structure.**

Case Study: Genesee Health Plan, Genesee County, Michigan

Background:

Genesee Health Plan is a community-based nonprofit and county health plan that **provides primary care and other basic healthcare services to low-income, uninsured adults** in Genesee County. It served thousands of residents through a funding structure built from a dedicated local property tax, charitable support, and some state and federal financing.

Challenge:

The program responded to a countywide healthcare access problem in one of the nation's most economically challenged regions. **Many low-income uninsured adults lacked stable access to routine primary care,** which increased reliance on emergency services and made chronic disease management harder to sustain.

Strategy:

The plan relied on a coordinated service network rather than one provider or site. Physicians, clinics, hospitals, local government, faith-based organizations, universities, and community groups worked together to provide primary care and other basic services through a **durable partnership structure**. This made the intervention institutional rather than temporary.

Figure 105 | Genesee County Health officials providing mobile health services | Jake May, 2021

Mobile Services Case Studies.

Results:

Reported outcomes included **major reductions in emergency department use** and hospital admissions among enrollees, along with improved access to physician services and stronger chronic **disease management**. The case is useful because it shows what more **durable service infrastructure can achieve** when it is backed by real institutional alignment.

Lessons Learned:

Genesee Health Plan shows that **long-term service access improves most when care delivery is tied to durable partnerships** rather than one-time outreach. It also shows that physical space matters less than the service network behind it. Even strong service models do not solve every gap on their own, but they can significantly **reduce crisis-driven use and improve everyday access**.

Key Partners / Funding Support:

Key Partners: MTA, healthcare/service destinations, public funding partners. Funding Support: federal, state, local support plus operating revenue

Martin Park Relevance:

For Martin Park, Scenario B should be understood as a **partnership model rather than simply a facility model**. A rehabilitated garage or community-center-linked site could eventually function as a neighborhood-facing service anchor, but only if it is **backed by real institutional coordination and sustained operations**. A Flint version would likely require partners such as Hamilton Community Health Network, Hurley Medical Center, McLaren Flint, Genesee County, the City of Flint, local churches, and philanthropic support from organizations such as the Ruth Mott Foundation.

Implications:

Rides to Wellness shows how access can improve quickly without waiting for construction. Genesee Health Plan shows what it takes to build a more durable service structure. For Martin Park, the likely path is sequential: **reduce immediate access burdens first, then build toward a stronger neighborhood-based anchor if partnerships and funding align.**

Figure 106 | Genesee County Health officials hosting a mobile health service pop-up | Unnamed photographer

Property Conversion Case Studies.

This priority responds to one of **Martin Park's most visible and persistent conditions: vacant lots, demolished parcels, and underused land that weaken block stability and neighborhood identity.** Earlier chapters showed that vacancy is not only a physical condition. It also shapes neighborhood confidence, safety perception, and the likelihood of reinvestment. **Community Engagement further confirmed that housing and vacant properties were the clearest resident priority.**

Strategy A: Beautification of already demolished lots and stabilization of vacant structures

The first strategy focuses on already demolished lots and the beautification of existing vacant structures, using lower-cost interventions to improve appearance, reduce blight, and make the spine feel more maintained in the near term. **This is the quickest way to produce visible change without waiting for redevelopment capital.**

Case Study: Love Your Block Mini-Grants, Cleveland, Ohio

Background:

Love Your Block is a small-grant neighborhood improvement model that **helps residents and local groups improve vacant lots and other neglected spaces** through cleanup, temporary landscaping, simple seating, art, graffiti removal, and minor repairs. Its value lies in its modesty. It gives neighborhoods a way to improve appearance and usability quickly in places where ownership, financing, and redevelopment timelines remain uncertain.

Challenge:

The core problem addressed by Love Your Block is visible neighborhood neglect.

In places where redevelopment is slow, vacant lots and poorly maintained spaces shape everyday perceptions of decline. **The challenge is to improve visible conditions now without pretending that full redevelopment is immediately available.**

Strategy:

The program uses small grants, light materials, and local participation to support highly visible, block-level improvements. It makes it possible to **target the most noticeable parcels first instead of overpromising neighborhood-wide transformation**. In weak-market neighborhoods, that kind of visible maintenance can matter because it changes how disinvestment is experienced block by block.

Figure 107 | The program provides mini-grants to neighborhood groups, which help residents revitalize neighborhoods, connect to city leaders, and strengthen community ties | Unnamed photographer

Property Conversion Case Studies.

Results:

The model produces **visible stabilization** and stronger neighborhood stewardship in places where major redevelopment is not yet feasible. The value is not that it solves vacancy entirely, but that it **makes neglected spaces look more cared for, more usable, and more credible as future reinvestment sites.**

Lessons Learned:

Love Your Block shows that **visible stabilization matters because it changes how residents experience vacancy before larger reinvestment becomes possible**. It also shows that small-grant improvements work best when they are **concentrated on highly visible parcels** and backed by ongoing stewardship rather than treated as one-time cleanup.

Key Partners / Funding Support:

Key Partners: neighborhood groups, residents, local nonprofits, city departments
Funding Support: small grants, supplies, cleanup coordination support

Martin Park Relevance

For Martin Park, Scenario A should **focus on the parcels that shape first impressions** along the spine and around trusted anchors. A Flint version could be led through small grants or mini-contracts involving the City of Flint, Genesee County Land Bank, neighborhood groups, churches, cleanup partners, and philanthropic support from organizations such as the Ruth Mott Foundation. **The goal is not just beautification. It is to make change** visible, credible, and easier to maintain while longer-term land-use decisions are being assembled.

Figure 108 | Connecting neighbors and supporting vulnerable residents | Unnamed photographer

Figure 109 | Flint's Love Your Block offers $500-$4,000 for community fixes | Unnamed Photographer

Property Conversion Case Studies.

Strategy B: Targeted demolition, site preparation, and future infill opportunity areas

The second strategy is more structural. It identifies parcels that require demolition while also considering future infill opportunity areas tied to a longer-term land-reuse strategy.

Case Study: Carriage Town / Flint Home Ownership Initiative, Flint, Michigan

Background:

The Carriage Town project is a targeted infill development effort in one of Flint's historic neighborhoods. It **redeveloped three previously vacant, land bank-owned parcels** into six residential units: two duplexes and two single-family homes. **The homes were designed to fit neighborhood character** and carried outsized symbolic value because they introduced visible new construction on long-vacant lots.

Challenge:

The challenge was **how to support visible neighborhood rebuilding in a weak-market setting** where widespread reinvestment could not be assumed. The issue was not only vacant land, but also **how to turn a small number of strategic parcels into confidence-building examples of what rebuilding could look like.**

Strategy:

The project relied on **coordinated land control**, redevelopment partners, financing, and site readiness rather than design alone. It used **targeted infill** on a limited number of parcels to show that context-sensitive new housing could still be delivered in a legacy-city neighborhood without relying on **large-scale redevelopment.**

Results:

The project delivered six new residential units and demonstrated that even a small number of visible, well-sited **homes can carry symbolic and stabilizing value**. The main result was not scale, but signal. The project showed that **vacant land could be turned into neighborhood-supportive housing**.

Figure 110 | Homes are aimed at middle-income earners—teachers, nurses and firefighters—who may not qualify for low-income housing but also find luxury market-rate homes out of reach | Charles Stewart Mott Foundation

Property Conversion Case Studies.

Lessons Learned:

Carriage Town shows that long-term rebuilding does not have to begin with large-scale redevelopment. It can begin with a small number of **visible, context-sensitive projects on the right parcels**. It also shows that infill depends on much more than design. It **requires site control, financing, and partnership capacity.**

Key Partners / Funding Support:

Key partners included the Genesee County Land Bank, City of Flint, Flint Brownfield Redevelopment Authority, Michigan Community Capital, and philanthropic or community-development finance support. **Funding support came through a layered redevelopment structure rather than a single source.**

Martin Park Relevance:

For Martin Park, Scenario B should be selective rather than broad. **The goal is not to rebuild everywhere at once.** It is to identify the parcels where demolition, site preparation, and eventual infill can **strengthen the neighborhood core and reinforce confidence in the spine**. A similar Flint partner set could include the Genesee County Land Bank, City of Flint, Flint Brownfield Redevelopment Authority, Michigan Community Capital, and philanthropic or community-development finance partners.

Implications:

Property conversion will begin with visible stabilization, but it cannot end there. Short-term lot treatment can improve confidence and appearance, while longer-term infill can help rebuild neighborhood structure where market conditions, site control, and partnerships make that possible.

Figure 111 | Property conversion allows for immediate visible impact | Charles Stewart Mott Foundation

Small Business Activation Case Studies.

This priority responds to the **lack of nearby goods, services, and neighborhood-scale economic opportunity** in Martin Park. Earlier chapters documented limited local activity and the broader reality that residents often must leave the neighborhood to meet daily needs. Community Engagement also found **strong interest in community events, youth activity, and small business support once foundational stability is addressed.**

Strategy A: Pop-up groceries, farmers markets, food trucks, and temporary vendors

The first strategy is a lower-cost, semi-permanent model that can include pop-up groceries, farmers markets, food trucks, temporary vendors, and community-serving events that build everyday corridor activity. **This is the most realistic short-term economic pilot because it creates recurring use and visibility without requiring full storefront redevelopment.**

Case Study: Live6 Detroit

Background:

Live6 Alliance is a Detroit-based community development organization focused on the Livernois Avenue and 6 Mile corridor, an area long known as the Avenue of Fashion. The organization works with residents, business owners, property owners, and public-sector partners to **stabilize and reactivate the corridor through economic development, placemaking, and community-based support**. Rather than functioning as a single project, Live6 operates as a corridor management and revitalization platform.

Challenge

The Livernois–6 Mile corridor faced many of the same structural issues seen in Martin Park: disinvestment, commercial vacancy, uneven corridor activity, and the erosion of everyday neighborhood-serving uses. The challenge was not simply a lack of businesses. It was the lack of **consistent corridor use, weak support systems for entrepreneurs, and a physical environment that did not always reinforce confidence** or repeated neighborhood activity.

Strategy:

Live6 addressed this condition through a mix of corridor activation, storefront support, partnership-building, and entrepreneur assistance. Actions included helping businesses improve or occupy storefronts, **supporting recurring corridor activity**, connecting entrepreneurs to grants and technical assistance, and reinforcing corridor identity through **visible public-facing work**. The strategy did not depend on major redevelopment arriving first. It focused on creating visible, repeatable activity and lowering barriers for local business participation.

Figure 112 | Activating spaces to enhance community and visual appeal | Unnamed photographer

Small Business Activation Case Studies.

Results:

The main outcome was not instant corridor transformation, but incremental and visible activation in a focused geography. **Physical and economic improvements reinforced one another**. Corridor identity became clearer, entrepreneurial activity became easier to support, and targeted spaces became more active and more useful over time. This is what makes the case relevant: it **demonstrates that neighborhood-scale economic activity can begin with repeated use, support, and visibility before permanent buildout occurs.**

Lessons Learned:

Live6 shows that corridor activation works best when economic development and physical improvement happen together. It also shows that small business support alone is not enough. **Corridor activity still depends on surrounding housing conditions, public-realm quality, and the strength of local implementation partners.** Improvements may also be uneven, with some blocks advancing more quickly than others.

Key Partners / Funding Support:

Key partners in this kind of corridor model include local development organizations, city departments, business-support intermediaries, property owners, and entrepreneurs themselves. **Funding support often comes through corridor investment programs**, facade or storefront grants, technical assistance, and philanthropic seed support.

Martin Park Relevance:

For Martin Park, **Scenario A will focus on rebuilding everyday corridor use first.** Temporary vendors, food access events, and recurring public-facing activity can test demand, increase visibility, and begin changing how residents experience Saginaw without requiring immediate storefront buildout. A Flint version would likely **need city coordination, local small-business support organizations, philanthropic seed support, neighborhood groups**, and trusted corridor hosts to help vendors and entrepreneurs participate consistently.

Figure 113 | Small business incubators encourage and sustain startups to well established businesses | Unnamed photographer

Small Business Activation Case Studies.

Strategy B: Garage- or community-center-linked business incubation and permanent neighborhood-serving activity

The second strategy provides many of the same functions but attaches them to a rehabilitated garage or future community-center site, **making the intervention more permanent and institutionally grounded.**

Case Study: The Opportunity Center, North Charleston, South Carolina

Background:

The Opportunity Center is a multi-use economic and workforce support hub designed to bring **entrepreneurship resources, training opportunities, and community-facing services together in one place**. It was created to serve residents in an area with limited access to jobs, business support, and **coordinated** neighborhood resources.

Challenge:

The core problem was **fragmentation**. Residents and **aspiring entrepreneurs** often had to navigate multiple disconnected systems to find training, **business support**, workforce programs, or guidance. The challenge was to create a more **visible**, easier-to-use **support structure** in one accessible location.

Strategy:

The Opportunity Center addressed this through a **single-site model** that combined entrepreneurship support, workforce development, and **community services**. The strategy depended on partnerships among local government, nonprofits, workforce organizations, and **economic-development entities** to provide training, programming, and support in a coordinated way. **This made the site function as a platform rather than just a facility.**

Figure 114 | The oppurtunity center combines entrepreneurship, workforce development, and community services | Unnamed photographer

Small Business Activation Case Studies.

Results:

By bringing **multiple resources** together, the center reduced the burden of navigating disconnected systems and created a more visible neighborhood-facing support structure. The result is a **stronger long-term model for economic support** than temporary activation alone, especially when paired with **active programming and relationship-building.**

Lessons Learned:

The Opportunity Center shows that a permanent support site only works when it is **actively programmed and backed by strong operating partners.** A building alone does not create economic change. The real intervention is the coordination of services, training, partnerships, and support into **one visible place**.

Key Partners / Funding Support:

Key partners in this model include local government, nonprofits, workforce organizations, and economic-development entities. **Funding support depends on both facility investment and ongoing programming support**.

Martin Park Relevance:

For Martin Park, Scenario B should focus on creating a durable anchor where entrepreneurship, job-skilling, and **neighborhood-serving** activity can be housed together. A Flint version could involve the City of Flint, GST Michigan Works, Mott Community College, UM-Flint, local nonprofits, and philanthropic support. **The long-term opportunity is to build a place that supports both economic function and corridor identity**, but only if operating partnerships are assembled early.

Implications:

Economic development in Martin Park will begin with **frequent, flexible, neighborhood-scale activity** rather than waiting for large commercial redevelopment. Over time, those visible first-step activities can help justify a more **durable business and workforce anchor** if partnerships and staffing capacity are in place.

Figure 115 | Oppurtunity centers for local businesses instantly supports the community and local residents | Unnamed photographer

Neighborhood Connectivity Case Studies.

This priority responds to **weak sidewalk conditions, inconsistent crossings, poor lighting, and broader pedestrian exposure** that shapes daily movement through Martin Park. Earlier chapters showed that walking conditions are not secondary concerns in the neighborhood. Cracked sidewalks, missing or faded crosswalks, and sparse lighting directly affect whether residents can safely reach the park, churches, Hutchinson Market, transit stops, and any future community anchors.

Strategy A: Sidewalk repair, ADA upgrades, and temporary safety improvements

The first strategy focuses on **essential improvements such as sidewalk replacement, ADA upgrades, safer crossings, traffic calming, and basic streetscape repair along the spine and its connecting edges.** This is the tactical tier of the connectivity strategy: visible, lower-cost interventions that can be installed quickly and adjusted over time.

Case Study: Memphis Tactical Urbanism, Memphis, Tennessee

Background:

The Memphis **tactical urbanism** example shows how temporary street redesign can improve pedestrian safety before permanent reconstruction is funded. The projects used **painted crosswalks, temporary curb extensions, traffic calming devices, bollards, and other quick-build materials at relatively modest cost**.

Challenge:

The problem addressed by these projects was **unsafe pedestrian movement** in places where full capital reconstruction was not yet funded. The challenge was to improve visibility, crossings, and driver behavior quickly enough to **reduce danger and build momentum for longer-term infrastructure investment.**

Strategy:

The model relied on **quick-build design** using temporary materials and partnership-backed implementation. Rather than waiting for a full capital package, the strategy used **demonstration-style improvements** to test safer configurations and show what a more **pedestrian-oriented corridor** could look like.

Figure 1116 | Involving youth and community groups to help program the neighborhood | Unnamed photographer

Neighborhood Connectivity Case Studies.

Results:

The main result was visible and immediate safety improvement before **permanent reconstruction**. Quick-build work changed how some corridor segments functioned, **improved legibility, and helped justify later infrastructure investment** by demonstrating a safer configuration in practice.

Lessons Learned:

The Memphis case shows that temporary design can change behavior quickly even without full reconstruction. It also shows that **low-cost pilots work best when they are treated as proof of concept** rather than a permanent substitute for infrastructure.

Key Partners / Funding Support:

Key partners in this model included city coordination and support from AARP, along with local implementation support. Funding support came through **lower-cost quick-build materials and partnership-backed demonstration** work rather than full capital reconstruction.

Martin Park Relevance:

For Martin Park, Scenario A will start with the most **visible and highest-risk segments near key anchors**. Temporary improvements can make the spine safer and more legible now while also building momentum for **long-term infrastructure upgrades.** A Flint version could likely involve the City of Flint, AARP Michigan, neighborhood groups, and university or nonprofit design support for quick-build implementation.

Strategy B: Fuller complete-streets treatment along the spine

The second strategy moves from tactical fixes toward a fuller complete-streets treatment with **lighting, trees, bus-stop shelter and seating, speed management**, and a more unified public-realm identity.

Case Study: Vision Zero in Detroit

Background:

Vision Zero Detroit is a systemic safety strategy rather than a narrow repair program. It is useful as a **long-term precedent** because it frames **pedestrian safety as a corridor and systems issue** rather than an isolated maintenance issue.

Figure 117 | Enhancing neighborhood streets to create a more activated and connected fabric

Neighborhood Connectivity Case Studies.

Challenge:

The challenge addressed by Vision Zero is that severe injuries and unsafe conditions are **not solved by isolated fixes alone**. A city needs a broader **safety framework that uses data, design, and coordination** to identify where risk is concentrated and how the public realm should respond.

Strategy:

The approach includes **protected crosswalks, refuge islands, road diets, improved lighting, signal timing adjustments, speed management infrastructure**, and more clearly defined sidewalks. **The strategy is comprehensive** rather than piecemeal and depends on a safe-systems approach rather than one-off repair work.

Results:

The value of the case is its scale of ambition. It **shows what a neighborhood safety strategy looks like** once a city moves beyond scattered repairs and adopts a more complete corridor and systems-based direction. For Martin Park, that matters because the **connectivity strategy cannot stop at fixing isolated sidewalk gaps.**

Lessons Learned:

Vision Zero shows that long-term pedestrian safety requires a systems approach rather than isolated fixes. **Tactical improvements are more valuable when they are aligned from the beginning** with a future corridor-wide safety strategy.

Key Partners / Funding Support:

Key partners include city transportation and public works staff, planning entities, transit partners, and other public agencies able to coordinate capital investment and right-of-way decisions.

Martin Park Relevance:

For Martin Park, Scenario B should phase tactical upgrades into a fuller corridor package over time. The long-term goal is not only to **repair isolated trouble spots**, but to create a **safer and more coherent walking environment across the spine**. A Flint version would likely require coordination among the City of Flint, transportation and public works staff, transit partners, county or regional planning entities, and outside capital funding sources.

Implications:

Neighborhood connectivity should begin with tactical, highly visible improvements, but it should build toward a more complete corridor safety strategy over time. **Safe walking conditions are not separate from the rest of the plan**. They are what allow the neighborhood core to function as a connected system.

Figure 118 | Right: Vision Zero in Detroit showing a safe network for residents | Unnamed photographer

Comparative Logic and Sequencing.

Across all five case-study sections, the structure is consistent. The **shared spine case shows where action should concentrate**. Across the four strategic priorities, Scenario A represents the tactical version of each idea: **lower-cost, quick-impact interventions that can move visibly and relatively quickly**. Scenario B represents the longer-term version of the same idea: **more durable, more formal, and more likely to depend on land control, nonprofit coordination**, public-sector support, stable operating funding, or institutional programming.

The relationship between the two scenarios matters more than any individual case by itself. Scenario A should not be treated as a lesser substitute for long-term investment. It is the proof-of-concept stage. In mobile services, that means reducing the burden of access before a permanent service anchor exists. In property conversion, it means s**tabilizing highly visible parcels before pursuing infill**. In small business activation, it means **testing corridor demand before committing to a permanent hub**. In connectivity, it means **using tactical safety improvements to demonstrate where a more complete corridor redesign should follow**.

The precedents also make one broader point clear: none of these strategies works especially well in isolation. **The strongest interventions in Martin Park will be the ones that solve multiple problems at once** in the same visible geography and are carried by partner structures that can sustain them over time.

Implications:

The most effective implementation path for Martin Park is phased. **Launch visible, manageable pilots in the core area first, evaluate what gains traction, and then direct larger capital and policy tools** toward the strategies that produce the strongest compounding gains.

Case	Strategy	Tool	Outcome	Lesson
Live6 Alliance, Detroit, MI	Small business advancement through corridor revitalization	Nonprofit-city partnership, storefront activation, and reuse of vacant commercial space	Incremental commercial reinvestment and ongoing corridor recovery	Small business support can begin with targeted activation of vacant storefronts, even where full redevelopment is still in progress.
Love Your Block, Cleveland, OH	Small-scale property conversion and neighborhood improvement	Mini-grants for cleanup, greening, repair, and resident-led lot improvement	Revitalized blocks through trash removal, graffiti cleanup, art displays, and maintenance of community spaces	Small, visible projects can build trust, improve neighborhood image, and create conditions that support future reinvestment.
Carriage Town Infill, Flint, MI	Infill housing for neighborhood stabilization	Land banked parcel reuse, partnership-led redevelopment, and brownfield-supported construction	Construction of two single-family homes and two duplexes on formerly vacant parcels	Targeted infill on a visible street can stabilize the local housing market, reinforce neighborhood identity, and signal long-term reinvestment.
Memphis Tactical Urbanism, Memphis, TN	Short-term pedestrian safety and connectivity improvement	Temporary street redesigns, low-cost pilots, and partnership-based implementation	Measurable safety improvements, stronger pedestrian visibility, and support for future capital investment	Temporary design interventions can produce quick safety gains and help build momentum for permanent infrastructure change.
Vision Zero, Detroit, MI	Long-term pedestrian safety and complete streets improvement	Protected crossings, refuge islands, lighting upgrades, signal timing, road diets, and sidewalk continuity	Stronger permanent safety infrastructure and improved pedestrian network performance	Structural safety improvements require sustained funding and coordination, but they deliver deeper and longer-lasting change than temporary pilots alone.
Lee-Harvard Corridor Revitalization, Cleveland, OH	Corridor-based neighborhood spine revitalization	Corridor planning, placemaking, transit access improvements, commercial reinvestment, and strategic redevelopment	Coordinated reinvestment along a primary corridor linking mobility, business activity, and redevelopment	Concentrating limited investment along one primary spine can create a visible and reinforcing framework for broader neighborhood revitalization.

Figure 119 | Case studiy matrix provide us with background and education to make informed implementation actions moving forward | Ankita Shukla, 2026

Conclusion and Moving Forward.

Case Studies and Precedent Analysis does not replace the framework developed earlier in the project. It strengthens it. **The precedents reviewed here support the core logic already established in Martin Park: concentrate action in a visible spine and core area**, use early pilots to reduce daily burdens and show progress, and build toward more durable neighborhood investments as funding, partnerships, and stewardship capacity grow.

Just as importantly, the precedents **clarify that successful implementation will depend less on any single project than on sequencing, coordination, and fit**. The most useful cases were not necessarily the largest or most expensive ones. They were the ones that operated at a scale Martin Park can realistically learn from and that showed how **visible first-step improvements can support longer-term neighborhood stabilization.**

Moving forward, the **next step is to translate these precedent lessons into a smaller set of implementation packages** tied to specific sites, routes, anchors, and partner relationships in Martin Park. That means deciding where early pilots should happen first, what support structure each one requires, and which longer-term investments should be prepared now so they can follow when funding and capacity align.

Implications:

Martin Park's most realistic path is **phased, place-based, and cumulative**. Visible action in the core should come first, but each short-term move should be chosen for its ability to support stronger long-term neighborhood outcomes.

Phase 6:
Programming, Planning, and Strategies for Implementation

Figure 120 | Community Anchor, Our Savior Lutheran Church | Steven Crawley, 2026

Stategies for Implementation Overview.

Phase 6 moves the Martin Park Neighborhood Community Plan from strategy into implementation. Earlier analysis and community engagement established a consistent planning logic: **Martin Park faces overlapping pressures** tied to visible disinvestment, limited access to everyday needs, weak corridor activity, and walking conditions that make daily movement harder than it should be. This phase **translates those findings into a practical implementation** framework organized around **actions, partners, policy tools, funding pathways, and sequencing**.

This section is meant to **answer a practical question** for external readers: **how does the plan actually move forward?** That means identifying which actions can begin first, which ones require more preparation, who needs to be involved, and how early visible improvements can support stronger long-term neighborhood outcomes. In that sense, this phase is not simply a summary of recommendations. It is the delivery structure for the plan.

Implications:

The central implementation question is not whether Martin Park can absorb one large project at once. It is how **visible, well-sequenced actions** can **reduce daily burdens** now while building a credible platform for **longer-term reinvestment**.

How This Phase Builds Off Previous Phases.

This implementation framework is built directly from the earlier findings. Qualitative and quantitative analysis documented a neighborhood shaped by visible **housing contraction, thinning everyday supports, long travel distances to essential services, limited vehicle access, and an aging resident base**. Community engagement confirmed that residents experience those conditions most clearly through vacancy, unsafe walking routes, weak service access, and the lack of **consistent neighborhood activity**.

Concept Plan then translated those findings into a focused **action framework** centered on a defined neighborhood core, a revitalization spine, and four connected priorities: mobile services, property conversion, **neighborhood-scale economic activity, and connectivity**. Precedent Study tested that framework against real-world examples and reinforced the same conclusion. **Martin Park's most realistic path is phased, place-based, and cumulative rather than sweeping or all at once.**

That continuity matters here. Our action phase should read as the **implementation extension of the earlier work, not as a new vision**. The purpose is to carry the established findings, priorities, and precedent lessons into a clearer action structure that outside stakeholders can use.

What this means for our plan:

Implementation should continue to **prioritize visible, realistic actions that improve daily life** for current residents while preparing the neighborhood core for **stronger long-term support** over time.

Implementation Methodology.

The implementation methodology is organized around a simple principle: **the strongest actions in Martin Park will be the ones that solve multiple problems at once in the same visible geography**. For each priority, this phase identifies the action itself, the lead and supporting partners, the policy and program tools that can enable it, the funding pathways that can support it, and the sequence through which it should **move from lower-cost stabilization into more durable investment.**

The methodology should also be read as a **step-by-step process** rather than a static framework. First, **identify the actions** that can begin quickly and visibly. Second, confirm the lead actors, partner roles, and host sites required to launch them. Third, **align the relevant funding and policy tools** to support those actions. Fourth, **use early implementation to test demand, build trust, and establish operating routines**. Fifth, move the strongest actions into site planning, capital programming, and longer-term institutional support.

The framework distinguishes between lower-cost stabilization actions and higher-cost redevelopment actions. Lower-cost actions are the visible early tier. They rely more heavily on **coordination**, modest grants, existing programs, public-space activation, volunteer support, and targeted administrative action. Higher-cost actions are the more permanent buildout tier. They **depend on stronger partner structures, capital programming, site preparation, corridor design, or facility investment**. Both tiers matter, but they play different roles in implementation.

Implementation Framework:

Lower-cost stabilization actions function as the visible early tier.

Higher-cost redevelopment actions function as the more permanent buildout tier.

The **strongest implementation strategy** may **combine both** when funding, partnerships, and site readiness allow.

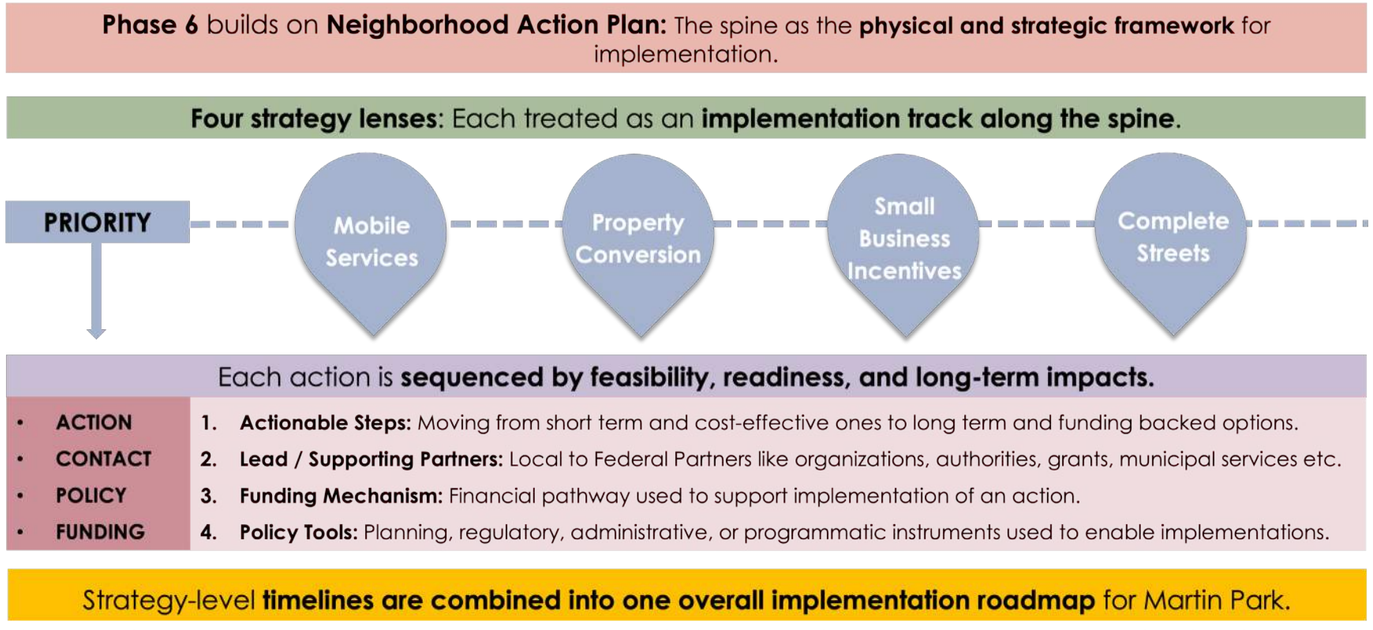


Figure 121 | Phase 6 methodology showing how each priority moves from action to partners, policy, funding, and sequencing along the neighborhood spine | Ankita Shukla, 2026

The Spine as Physical and Strategic Framework.

The spine is not simply a route through Martin Park. It is the plan's **central geography for coordinated action**. Earlier phases showed that the neighborhood's major pressures are not evenly distributed across the full study area. **Service gaps, vacancy, weak corridor activity, and unreliable pedestrian conditions all overlap in the same visible core**. That is why the action framework concentrated effort along the neighborhood core and spine rather than dispersing limited effort broadly.

This matters in practical terms. **Safer crossings** make services easier to reach. Better **maintained lots** make corridor activity feel more **inviting**. More visible **neighborhood activity** strengthens the case for a permanent support anchor. The point is not to improve each priority in isolation. It is to reinforce one another. Phase 5's Lee-Harvard precedent was especially important in this respect because it showed that **corridor revitalization is strongest when service access, land stewardship, business activity, and mobility improvements are treated as linked parts of one visible neighborhood framework.**

Just as important, this framework remains grounded in the lived reality of **current residents**. The plan does not assume that full-scale neighborhood revitalization will happen quickly, or in the form often imagined by large redevelopment visions. Instead, it starts from a simpler and more important proposition: the **people who live in Martin Park deserve** more **dignity**, more **safety**, and more **access** now. Implementation should therefore prioritize actions that make daily life better first, while using those gains to support broader stabilization over time.

What this means for the plan:

The spine should be understood as the geography where visible gains can reinforce one another.

Implementation should prioritize actions that strengthen quality of life for current residents first, while using that visible progress to support broader neighborhood stabilization over time.

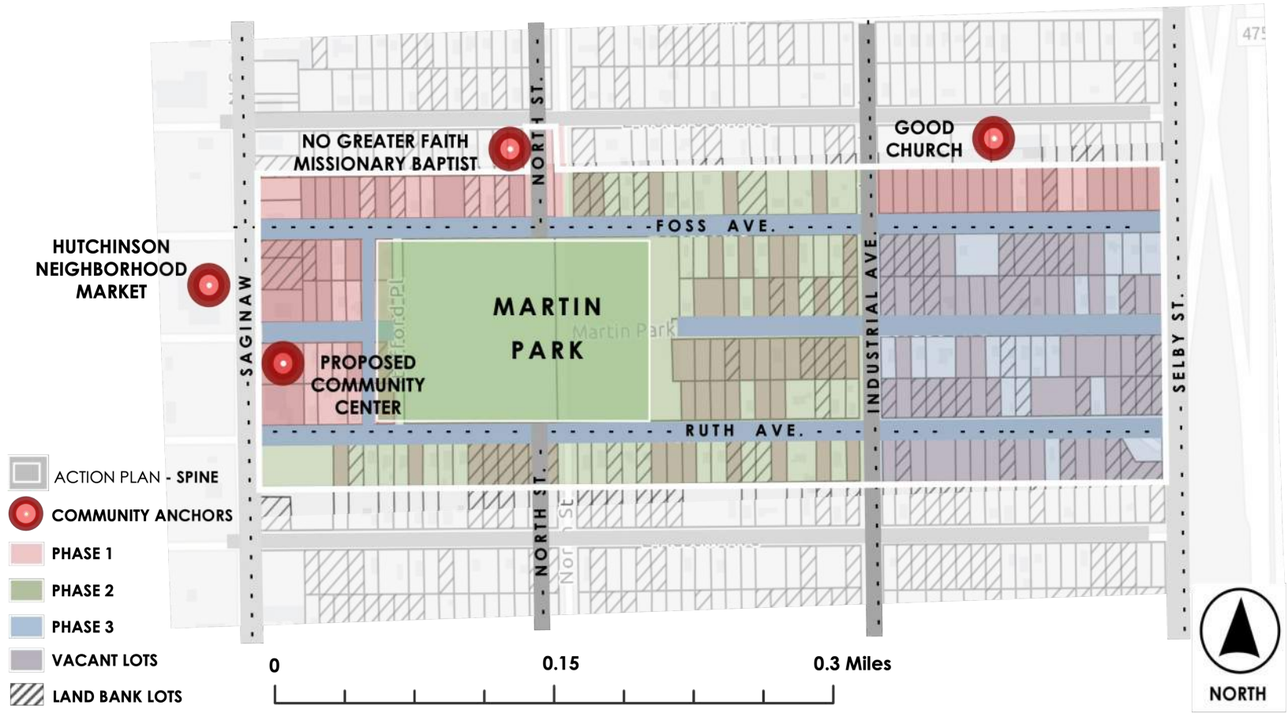


Figure 122 | Martin Park Core Spine showing where development would start | Ankita Shukla, 2026

Mobile Services and Neighborhood Resource Access.

Mobile Services and Neighborhood Resource Access responds to one of the clearest conditions documented in the earlier work: many Martin Park residents still have to leave the neighborhood for basic needs, including healthcare, food, housing assistance, and other supports. **Limited vehicle access, long travel distances to services, and an aging resident base make those burdens especially acute**.

Concept plan phase framed this priority as both a **service-access strategy** and a **public-space activation strategy**. That distinction matters. In Martin Park, service delivery is not only about the service itself. It is also about whether trusted spaces inside the neighborhood begin to **feel useful, supportive, and regularly occupied**. Precedent studies reinforced the same logic through the Rides to Wellness and Genesee Health Plan precedents: **access can improve before a permanent facility exists**, but long-term gains depend on **durable partnerships and a support structure** that residents can rely on over time.

This priority was chosen because **making life better for current residents requires reducing immediate burdens now while also preparing a stronger neighborhood support anchor** for the future. In a shrinking neighborhood, that is a matter of dignity.

Implementation Direction:

Use recurring, neighborhood-based service delivery to reduce immediate access barriers while building toward a more durable community support anchor.

Figure 123 | Palm Beach County Mobile Service helping residents get the care they need | Unnamed photographer

Mobile Services and Neighborhood Resource Access Matrix.

Action-by-action implementation framework developed from the strategy implementation matrix and aligned with the priorities established through Concept Plan and Precedent Study.

Action	Lead / Supporting Partners	Policy Tools	Funding Path
Lower-Cost Stabilization Actions			
Recurring mobile health and wellness services	Community health workers + City + nonprofits + hospitals	Mobile health grants	Public health grants + hospital cost share + philanthropy
Fresh food distribution and pop-up resource events	Food Bank of Eastern Michigan	USDA TEFAP	TEFAP food supply + operating grants + donations
Ride to Wellness and existing transportation linkages	MTA Ride to Wellness + state health partners	Ride to Wellness	Existing MTA/health transportation support + outreach coordination
Housing, benefit, and legal assistance pop-ups	City Community Services / Economic Development	CDBG; ESG; HOME	HUD service grants + housing stability support + philanthropy
Outreach, scheduling, and trusted host-site coordination	Neighborhood Club + local church	CDBG	CDBG coordination support + local grants + in-kind host support
Higher-Cost Redevelopment Actions			
Recovery-oriented mobile clinic partnerships	City Community Services + Genesee Health System + recovery partners	SAMHSA grants	SAMHSA + state opioid response grants + healthcare partners
Site planning for a rehabilitated garage or future community hub	City of Flint + Land Bank Authority	MDLEO community center grant; Brownfield financing	City/Land Bank coordination + MDLEO/community facility support + philanthropy
Rehabilitated garage as a routine neighborhood service base	Neighborhood Club + City + service providers	CDBG public service	CDBG public service support + partner contributions + shared-use operations
Youth, family, and recovery programming tied to permanent site	Neighborhood Club + Genesee Health System + community organizations	SAMHSA recovery grants; 21st CCLC	Behavioral health + youth development grants + philanthropy

Figure 124 | Mobile Services and Neighborhood Resource Access implementation framework matrix | Ryan Shields, 2026

Lower-cost Stabilization Actions.

Lower-cost actions include recurring mobile services, food distribution, and pop-up resource events that can begin immediately without major capital investment. Their value comes from **coordination, scheduling, outreach, and dependable host sites rather than construction**. These are the actions most likely to produce visible early gains for residents while the City and its partners prepare a more **durable service platform.**

Recurring mobile health and wellness services

This action was selected because healthcare access is one of the **most immediate burdens** identified across the earlier phases. Regular mobile visits by nurses, screening teams, or community health workers can begin **lowering that burden without waiting for a permanent facility**. Concept planning established that mobile services should activate **trusted public space while improving access**, and precedent studies reinforced that service delivery can begin before bricks-and-mortar investment exists. In Martin Park, this action **brings basic care and referrals directly into the neighborhood**, reducing the need for residents to travel for routine health services.

Fresh food distribution and pop-up resource events

Implementation begins by setting a recurring service calendar, confirming host locations near Martin Park or other trusted anchors, and coordinating food distribution partners and outreach materials before each event. This action was chosen because **food access in Martin Park remains limited and uneven**, especially for residents with transportation constraints. **Regular food distribution** paired with **resource pop-ups** helps meet an immediate daily need while also creating **repeat neighborhood touchpoints for other forms of assistance**. That dual function fits the Phase 4 service-access and public-space activation logic. It also complements the Phase 5 emphasis on visible, manageable pilots that reduce daily burden quickly. In practical terms, this action improves the neighborhood by **making healthy food and resource information easier to reach**, increasing **routine activity at trusted sites**, and showing residents that the neighborhood core can deliver support rather than only absorb decline.

Figure 125 | San Fernando Mobile Community Health Service bringing in medical services without waiting for permanent development | Unnamed photographer

Figure 126 | Hawaii Mobile Family Resource Center serves thousands of residents, creating an ease of access | Unnamed photographer

Mobile Services and Neighborhood Resource Access.

Ride to Wellness and existing transportation linkages

Implementation begins with a referral and outreach partnership between neighborhood hosts, service providers, and MTA so residents know how to use existing transportation options for medical and essential trips. This action was selected because not every essential service can or should be delivered inside the neighborhood. Martin Park still needs **stronger connections to services** that remain elsewhere in Flint. Phase 5's Rides to Wellness precedent is especially important here because it showed that access can improve significantly through coordinated transportation support before a permanent neighborhood facility is built. In Martin Park, expanding use of existing transportation services can reduce missed appointments and improve access to healthcare and other essential services.

Housing, benefit, and legal assistance pop-ups

Implementation can begin through scheduled in-neighborhood pop-up sessions led by City staff, legal aid partners, and housing-support organizations at consistent locations and times. This action was chosen because many of the pressures shaping neighborhood instability are administrative as well as physical. Residents often need help **navigating benefits, housing programs, utility assistance, legal questions**, and related systems that are difficult to access consistently. Phase 3 surfaced recurring cost burdens and household stressors, while Phase 4 framed mobile services as a **neighborhood-facing support system** rather than a narrow medical program alone. This action makes it easier for residents to access housing, legal, and benefit services by providing in-neighborhood assistance at consistent times and locations.

Outreach, scheduling, and trusted host-site coordination

Implementation begins with one lead coordinating partner, a shared service calendar, and a small set of trusted host sites that can regularly communicate with residents and service providers. This action was selected because service delivery does not succeed on programming alone. It depends on **trust, reliability, and local coordination**. Phase 5 repeatedly showed that even strong service and business models can underperform if outreach is weak or if residents do not see the host site as dependable and welcoming. In Martin Park, this action improves the neighborhood by making the rest of the priority workable: events are better attended, services feel less temporary, and **trusted institutions such as churches or neighborhood partners become part of the implementation structure**. In other words, this action turns one-off service appearances into a more **stable neighborhood support pattern**.

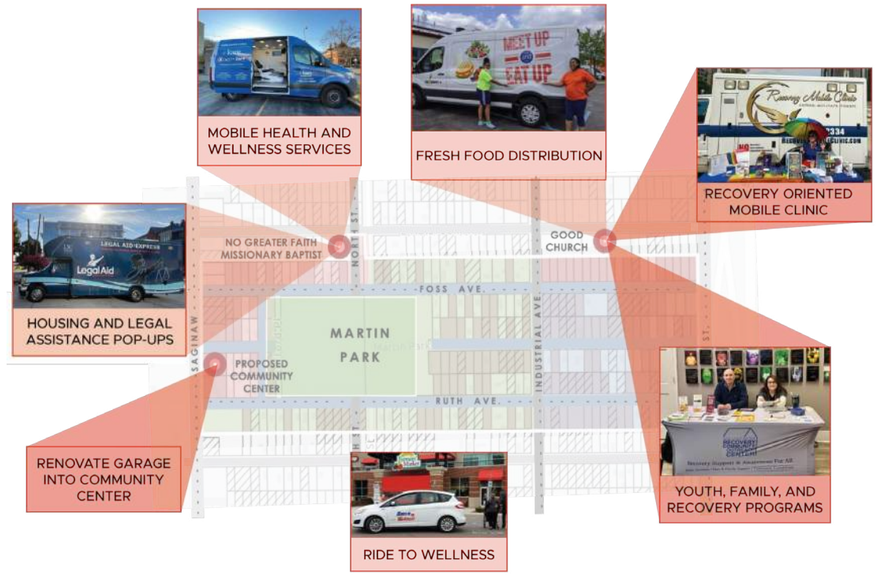


Figure 127 | Matin Park Mobile Service Implementation Map illustrating where the mobile services can be initiated | Ankita Shukla, 2026

Higher-cost Redevelopment Actions.

Higher-cost actions focus on establishing permanent service locations and formal partnerships to support long-term service delivery. These actions depend on site planning, stable operators, and institutional coordination so that short-term mobile programs can transition into a more dependable neighborhood support structure.

Recovery-oriented mobile clinic partnerships

Implementation will require formal service agreements among behavioral-health providers, recovery partners, and neighborhood hosts so recurring outreach can move from occasional presence to a more **structured** schedule. This action was chosen because **Phase 3 surfaced substance use and overdose risk** as a real part of neighborhood safety and feasibility. That finding matters for Phase 6. A strategy focused only on visible physical conditions would miss one of the deeper pressures affecting how public space is experienced. Recovery-oriented mobile clinic partnerships improve the neighborhood by **connecting residents to behavioral health and recovery support in a lower-barrier, less institutional format**. They also strengthen the service strategy by acknowledging that neighborhood **stabilization depends on health, recovery, and prevention support** just as much as it depends on physical reinvestment.

Site planning for a rehabilitated garage or future community hub

This action was selected because Phase 4 did not imagine mobile services as an end state. It framed them as part of a path toward a more durable anchor in the core. Site planning is therefore the **bridge between short-term access support and long-term neighborhood infrastructure**. Phase 5's Genesee Health Plan lesson is relevant here: **durable service delivery depends on partnership structure, operational readiness, and a physical platform that can support routine use**. In Martin Park, early site planning prepares a permanent location for services so mobile programs can transition into a consistent, long-term facility.

Mobile Services and Neighborhood Resource Access.

Rehabilitated garage as a routine neighborhood service base

Implementation should begin with site control, a preliminary building assessment, and identification of an operating partner capable of managing recurring service use in the facility. This action was chosen because the neighborhood needs more than temporary service days in the long run. A rehabilitated garage or similar space can provide a **regular service** base where multiple **partners rotate in**, **residents know where to go**, and **programming gains continuity**. This directly reflects the Phase 4 community-anchor logic and the Phase 5 argument that long-term service success depends on a durable platform rather than on isolated pop-ups alone. In Martin Park, a **permanent service site gives residents a consistent location to access food, services, and support programs.**

Youth, family, and recovery programming tied to permanent site

Implementation will require a recurring program calendar, confirmed youth- and family-serving partners, and an operator responsible for scheduling, staffing, and site stewardship. This action was selected because **neighborhood quality of life** is not only about transactions and referrals. It is also about whether families, youth, and vulnerable residents have a **dependable place for ongoing support and programming**. Earlier phases repeatedly connected stabilization to community life, especially for youth and families, and Phase 5 reinforced that permanent neighborhood anchors are strongest when they hold multiple functions together. In Martin Park, this action **establishes a dedicated location for youth, family, and recovery programs that operate on a regular schedule.**

What this means for the plan

Mobile services should be treated as stabilization infrastructure. In the near term they reduce access barriers and activate trusted sites. **Over time they can justify and populate a more durable neighborhood-facing service anchor along the spine.**

Figure 128 | Mobile town hall service providing engagement oppurtunity and information to residents

Property Conversion and Vacancy Strategy.

Property Conversion and Vacancy Strategy responds to one of Martin Park's most visible and persistent conditions: **vacant lots, deteriorated structures**, demolished parcels, and **underused land** that **weaken block stability**, neighborhood identity, and confidence in the corridor. Vacancy in Martin Park is not only a physical condition. It shapes how safe the neighborhood feels, whether residents believe reinvestment is possible, and whether other improvements feel credible.

Concept phase clarified that this priority cannot be reduced to cleanup alone. Martin Park has stabilized at a smaller footprint, so the real planning task is to **distinguish parcels** that should be **cleaned** and **maintained**, parcels that **require demolition**, parcels that should be **assembled or reserved**, and parcels where selective **new housing** can eventually reinforce the neighborhood core. Precedent studies strengthened this framing through two different precedent lessons: Love Your Block showed how visible parcel treatment can improve perception and stewardship quickly, while the Carriage Town infill precedent showed that selective new housing can carry outsized symbolic and stabilizing value even in a weak-market context.

This priority was chosen because current residents deserve to live in a neighborhood where decline is not allowed to remain unmanaged. In Martin Park, maintaining vacant lots and properties directly affects safety, property conditions, and resident use of the neighborhood. Regular lot maintenance, clear parcel planning, and targeted reinvestment improve safety and prepare sites for future use.

Implementation Direction

Start with **highly visible parcel stabilization and stewardship**, then move toward targeted demolition, site preparation, and selective infill where those actions can **strengthen the neighborhood core.**

Figure 129 | Carriage Town infill precedent shows affordabe new housing | Unnamed photographer

Property Conversion and Vacancy Strategy Matrix.

Action-by-action implementation framework developed from the strategy implementation matrix and aligned with the priorities established through Concept Plan and Precedent Study.

Action	Lead / Supporting Partners	Policy Tools	Funding Path
Lower-Cost Stabilization Actions			
Coordinated site cleanup and lot maintenance	City of Flint Blight elimination Department in parternship with the Genesee County Land Bank, + Neighborhood Club + local volunteers	ARPA blight/housing; CDBG	ARPA blight funds + CDBG + Land Bank maintenance
Junk removal and visible blight reduction	City of Flint Blight elimination Department in parternship with the Genesee County Land Bank, + Neighborhood Club + local volunteers	ARPA - Housing and Blight Elimination Funds; CDBG	City/county ARPA + CDBG + Land Bank operations
Neighborhood stewardship and resident-led activation	Keep Genesee County Beautiful + Neighborhood Club/nonprofits	CDBG; Keep Genesee County Beautiful	CDBG + Keep Genesee County Beautiful + volunteer/in-kind support
Temporary lot barriers and protective edge treatments	City of Flint	ARPA blight/housing; CDBG	ARPA stabilization funds + CDBG + Land Bank support
Land Bank education and parcel awareness	City of Flint + Land Bank + Neighborhood Club	ARPA blight/housing - Homeowner Education; CDBG	ARPA homeowner education + CDBG outreach
Home and lot beautification support	City of Flint + Keep Genesee County Beautiful + Neighborhood Club	CDBG; Keep Genesee County Beautiful; MSHDA Neighborhood 3.0	MSHDA + CDBG + nonprofit/in-kind support
Higher-Cost Redevelopment Actions			
Parcel triage and redevelopment readiness	City of Flint + Genesee County Land Bank	County ARPA; ARPA blight/housing; CDBG	ARPA planning support + CDBG + redevelopment preparation funds
Targeted demolition and site preparation	Genesee County Land Bank + contractors	County ARPA; ARPA blight/housing; CDBG	ARPA + CDBG + Land Bank/county demolition resources
Infill and ADU opportunity development	City Planning Department	MSHDA Neighborhood 3.0; Brownfield Redevelopment; ARPA home repair/improvement; Section 108; HOME; Homeowners Property Exemption (HOPE)	MSHDA + HOME + Section 108 + brownfield/private investment
Ongoing parcel management and long-term land stewardship	City of Flint + Land Bank Authority	HUD"s Community Development Block Grsnt (CDBG)	Land Bank maintenance + CDBG + stewardship/environmental grants

Figure 130 | Property Conversion and Vacancy Strategy implementation framework matrix | Ryan Shields, 2026

Lower-cost Stabilization Actions.

Lower-cost actions focus on **immediate steps such as lot cleanup**, debris removal, and basic maintenance. Their purpose is to make highly visible parcels **safer, cleaner, and easier to manage** while larger land-use decisions are assembled.

Coordinated site cleanup and lot maintenance

This action was selected because highly visible parcel conditions shape how the neighborhood feels every day. **Regular cleanup and maintenance** are the clearest first-step response to unmanaged vacancy. Phase 4 explicitly argued that visible stabilization has to come first, and Phase 5's Love Your Block precedent showed why: manageable, recurring parcel treatment can **improve perception and confidence quickly even before larger redevelopment decisions** are made. In Martin Park, coordinated cleanup removes debris, improves visibility, and makes public spaces safer and easier to use.

Junk removal and visible blight reduction

This action was chosen because nuisance conditions and accumulated debris often become the most **immediate markers of disinvestment**. Removing those conditions quickly is not the whole solution, but it is necessary to make other interventions feel credible. This aligns with the Phase 4 emphasis on visible first-step gains and the Phase 5 caution that short-term cleanup must be **targeted and meaningful rather than symbolic**. In Martin Park, junk removal and visible blight reduction improve the neighborhood by **lowering stress, improving first impressions, and making corridors and lots feel safer, more monitored, and less abandoned.**

Figure 131 | Prefabricated home implimentation providing quick and affordable options | Unnamed photographer

Figure 132 | Modular home implementation, another option for reducing blight and improving neighborhood confidence | Unnamed photographer

Property Conversion and Vacancy Strategy.

Neighborhood stewardship and resident-led activation

This action was selected because long-term maintenance capacity cannot rely on City action alone. Phase 3 and Phase 5 both suggest that sustained **neighborhood change depends on trusted local participation and stewardship**. The Love Your Block precedent especially reinforces that smaller-scale parcel improvement is strongest when residents and neighborhood groups play a real role in upkeep and activation. In Martin Park, this action improves the neighborhood by **building local ownership over visible spaces**, strengthening follow-through after cleanup days, and making **visible improvement** feel collaborative rather than imposed from outside.

Temporary lot barriers and protective edge treatments

This action was chosen because many vacant parcels need a basic physical cue that they are being managed. Temporary edge treatments, barriers, and simple protective measures can **reduce illegal dumping**, **improve safety**, and help define where **public and private responsibilities** begin. This fits the Phase 4 land-stewardship logic by treating vacancy as a condition that needs triage and active management, not only eventual redevelopment. In Martin Park, the neighborhood benefit is straightforward: **lots look less exposed and less forgotten**, corridor edges become clearer, and the visual disorder associated with open unmanaged parcels begins to decline.

Land Bank education and parcel awareness

This action was selected because parcel strategy is not only a technical exercise for agencies. Residents also need to understand what the Land Bank controls, what **programs exist**, and what **pathways may be available for stewardship, acquisition, side-lot use, or future redevelopmen**t. Phase 4 emphasized parcel triage and long-term land reuse, but those goals are harder to achieve if neighborhood residents and partners do not understand the landscape of ownership and opportunity. In Martin Park, this action improves the neighborhood by making **land decisions more transparent, reducing confusion, and helping residents participate** more effectively in the stewardship and reuse process.

Home and lot beautification support

This action was chosen because visible reinvestment should not stop at vacant land. Occupied homes and maintained lots are just as important to neighborhood confidence. **Small grants, materials, or coordinated support** for beautification help **preserve the blocks** that still carry the social and residential continuity of Martin Park. This reflects the Phase 4 idea that the goal is a stronger neighborhood core, not simply cleaner empty land. In Martin Park, beautification support improves the neighborhood by **reinforcing resident commitment**, helping occupied properties hold visual stability, and making reinvestment feel more immediate and personal for the people who remain.

Higher-cost Redevelopment Actions.

The higher-cost tier moves from managing decline toward **preparing and rebuilding** selected sites. This follows the **concept plan long-term implementation logic** and the precedent studies Carriage Town lesson that Martin Park should pursue **selective, context-sensitive** rebuilding rather than broad speculative redevelopment.

Parcel triage and redevelopment readiness

Implementation begins with a parcel-by-parcel review that classifies sites for **maintenance, demolition, assembly, reservation, or future infill** based on visibility, condition, ownership, and redevelopment potential. This action was selected because **not every parcel should follow the same path**. Concept planning made that point directly, and it is one of the most important planning judgments in a shrinking neighborhood. Parcel triage allows the City, Land Bank, and partners to separate sites that should **remain under stewardship** from those that should be cleared, assembled, reserved, or prepared for redevelopment. Phase 5 reinforced that **selective sequencing** matters more than blanket treatment. In Martin Park, this action prioritizes which parcels should be maintained, cleared, or prepared for redevelopment.

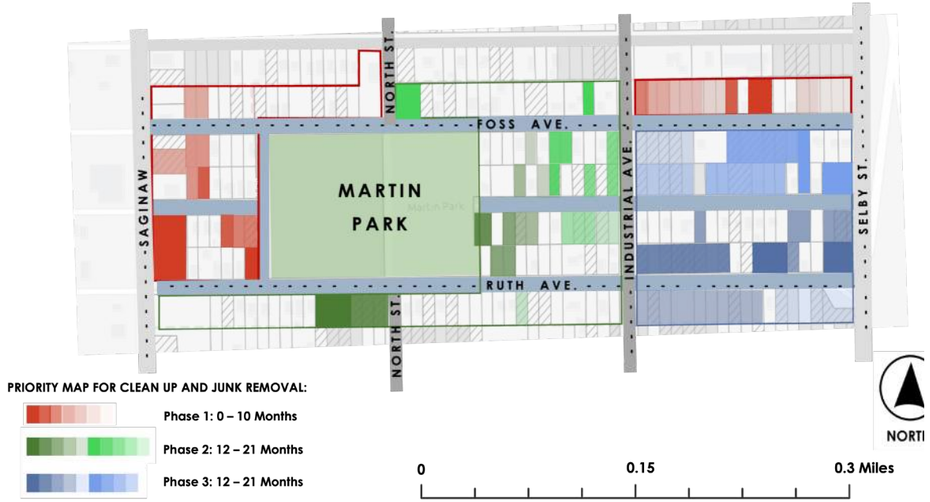


Figure 133 | Priority map showing phased property conversion along our spine | Ankita Shukla, 2026

Targeted demolition and site preparation

Implementation should begin with a **priority list of unsafe structures, coordinated demolition scheduling, and site-preparation plans** that align with **future reuse goals**. This action was chosen because some structures and sites are too far gone to stabilize through maintenance alone. Where buildings are unsafe or severely undermine confidence in the core, **demolition and site preparation** become necessary parts of **neighborhood recovery**. Phase 4 identified this as the path from managed vacancy toward actual rebuilding, and Phase 5's Carriage Town precedent showed why site preparation matters: **selective redevelopment** depends on cleared, ready, and **properly coordinated parcels**. In Martin Park, this action removes unsafe structures and prepares sites for future housing or community use.

Figure 134 | Seleceted new home development shows visible stabilization | Unnamed photographer

Property Conversion and Vacancy Strategy Summary.

Infill and ADU opportunity development

Implementation begins by identifying the parcels most suited for small-scale infill, confirming zoning and infrastructure readiness, and aligning those sites with housing-development partners. This action was selected because the **long-term goal of this priority is not only vacancy management. It is to rebuild selected parts of the neighborhood core** in a way that reflects Martin Park's **current scale and housing realities**. Phase 4 framed infill and ADU opportunities as selective and strategic rather than broad or speculative. Precedent studies such as Carriage Town precedent **reinforced that even a small number of context-sensitive units can carry symbolic and stabilizing value** in a weak market. In Martin Park, this action adds new housing on selected parcels to **fill gaps and strengthen the neighborhood layout.**

Ongoing parcel management and long-term land stewardship

Implementation will establish a long-term management structure for maintained and cleared parcels so earlier gains do not erode between redevelopment phases. This action was chosen because progress can easily erode if cleaned or cleared parcels fall back into neglect. Long-term stewardship is therefore not secondary to redevelopment; it is part of the implementation structure that **protects earlier gains**. Both concept plan phase and precedent studies phase emphasized that **visible first-step improvements only matter if partner capacity and maintenance systems can sustain them**. In Martin Park, this action ensures that maintained and cleared parcels continue to be managed over time.

What this means for the plan

Property conversion should begin with visible stabilization, but it cannot end there. The long-term goal is not simply cleaner land. It is a more coherent neighborhood structure supported by ongoing stewardship, parcel strategy, and selective reinvestment.

Neighborhood-scale Economic Activity Overview.

Neighborhood-Scale Economic Activity responds to the **lack of nearby goods, services, and everyday corridor use** in Martin Park. Earlier analysis documented **weak neighborhood-serving retail, limited food access, thinning institutional presence, and too few reasons for residents or passersby to stop along Saginaw**. Community engagement reinforced the same point: economic activity matters here not as an abstract growth target, but because **daily life is harder when the corridor offers little to use, little to gather around, and little reason to stay**.

Concept Plan framed this priority as incremental corridor activation rather than major commercial redevelopment. That was a deliberate choice. **Martin Park is not in a position where large-scale commercial buildout is likely to arrive first. The more realistic path is to restore visible use, repeated activity, and practical neighborhood-serving functions before expecting permanent investment to follow**. Precedent Study reinforced that logic through the Live6 Detroit and Opportunity Center examples.

This priority was chosen because **making life better for those who still live in Martin Park also means making the corridor feel useful again**. A dignified neighborhood is not only safer and cleaner. It is a place where residents can buy necessities closer to home, attend neighborhood events, **connect with local institutions, and see signs of economic life** that are meant for them rather than for a distant future market.

Implementation Direction

Use recurring, neighborhood-scale activity to **rebuild corridor presence** first, then connect that visible activation to **stronger business support**, incubation, and neighborhood-serving retail over time.

Figure 135 | Activated neighborhood economic corridor shows how life can be brought back to commercial areas | Unnamed photographer

Figure 136 | Rehbilitated storefronts showcase visible stabilization, quickly increasing resident confidence | Unnamed photographer

Neighborhood-scale Economic Activity Matrix.

Action-by-action implementation framework developed from the strategy implementation matrix and aligned with the priorities established through Concept Plan and Precedent Study.

Action	Lead / Supporting Partners	Policy Tools	Funding Path
Lower-Cost Stabilization Actions			
Farmers market & Seasonal Events	Neighborhood Club / future business association	USDA FMPP; CDBG	USDA FMPP + CDBG + sponsorships/vendor fees
Business & local churches tied to recurring events	Small businesses + churches + Neighborhood Club	Neighborhood coordination and partner programs	In-kind space, staffing, and event coordination from local partners
Community and vendor education programming	City Economic Development Corporation	Flint Small Business Initiative; CDBG microenterprise support	Small business initiative + CDBG microenterprise support
Higher-Cost Redevelopment Actions			
Neighborhood-serving retail recruitment (pharmacy/ Bank/ Laundrymat)	City Economic Development Corporation	MEDC business development; SBA microloans; CDBG microenterprise support; ARPA recovery funds	MEDC/SBA tools + CDBG + ARPA/local incentives
Buisness incubator and maker space	City Planning + Economic Development	MEDC RAP; City EDC network	MEDC RAP + City EDC resources + philanthropic/private support
Workforce re-skilling and entrepreneurship training	City Economic Development Corporation	Flint Small Business Rescue Fund; City EDC network	Local rescue/business funds + City EDC network support

Figure 137 | Neighborhood-scale Economic Activity implementation framework matrix | Ryan Shields, 2026

Lower-cost Stabilization Actions.

The lower-cost tier focuses on **activity first**. This follows the Phase 4 strategy of **rebuilding everyday corridor** use before expecting permanent buildout, and it draws directly on the Phase 5 Live6 lesson that visible, recurring, neighborhood-facing activation can test demand and lower barriers for local participation.

Farmers market & Seasonal Events

Implementation begins through seasonal permits, coordinated event scheduling, and partnerships with local vendors, churches, and community organizations to host recurring activities at identified sites. This action was selected because regular, **visible activity** is the fastest way to begin changing how residents and visitors experience the corridor. Farmers markets and seasonal events create reasons to gather, spend time in the neighborhood, and meet some **daily needs closer to home**. Phase 4 framed **small business activation** as an incremental corridor strategy, and Phase 5's Live6 precedent showed that **recurring public-facing activity** can **rebuild confidence** before permanent commercial redevelopment is feasible. In Martin Park, this action improves the neighborhood by producing visible use, supporting food access, and making the spine feel **more active** and less defined by vacancy.

Business & local churches tied to recurring events

Implementation focuses on creating a shared event calendar, small partnership agreements, and coordinated outreach led by neighborhood organizations and anchor institutions. This action was chosen because Martin Park already has **trusted anchors**, even if it lacks strong commercial depth. Local churches, small businesses, and neighborhood organizations can help **host and sustain recurring events** in a way that feels grounded in **existing community relationships**. This reflects the Lee-Harvard and Live6 lessons from precedent studies: **corridor revitalization works best when multiple neighborhood functions and partners reinforce one** another in the same visible geography. In Martin Park, **tying businesses and churches** to **recurring events** improves the neighborhood by widening the partner base, strengthening turnout, and making corridor activation feel more rooted in the institutions residents already know.

Community and vendor education programming

Implementation can occur through recurring workshops and resource sessions delivered in partnership with Flint economic-development staff, local business-support organizations, and neighborhood groups. This action was selected because visible events alone do not build long-term local capacity. Vendors, neighborhood entrepreneurs, and community groups often need **technical assistance, information, and repeated support** before they can participate consistently. Phase 5 reinforced that corridor activation is relational as much as it is economic: it depends on **connectors, coaching, and low-barrier entry** points. In Martin Park, this action improves the neighborhood by helping **local vendors participate more effectively**, reducing barriers to entry for new neighborhood-based activity, and increasing the likelihood that short-term activation can grow into **stronger local enterprise over time.**

Higher-cost Redevelopment Actions.

The higher-cost tier builds toward a more **durable economic anchor**. This reflects the Phase 4 long-term implementation path and the Phase 5 Opportunity Center lesson that permanent space matters most when it functions as a **partnership platform for entrepreneurship, workforce support, and neighborhood-serving activity** rather than as a standalone rehab project.

Neighborhood-serving retail recruitment (pharmacy/ Bank/ Laundrymat)

This action was chosen because the long-term goal of corridor activation is not simply more events. Residents also need more practical, recurring **services closer to home**. Recruiting neighborhood-serving retail such as a pharmacy, bank, laundromat, or similarly useful everyday service directly addresses the daily burden documented across earlier phases. Concept plan phase argued that the **corridor should become a place where residents can meet more needs locally, and precedent study phase reinforced that visible activation should eventually support more durable neighborhood-serving functions**. In Martin Park, this action improves the neighborhood by making everyday routines more manageable and by signaling that long-term investment is being aligned with resident needs rather than generic redevelopment ambitions.

Buisness incubator and maker space

This action was selected because Martin Park needs more than isolated retail recruitment. It also needs a platform that can **support local enterprise** development, **shared resources**, and **experimentation at neighborhood scale**. Phase 5's Opportunity Center precedent is especially relevant here because it showed that **permanent business-support** space is most valuable when it helps entrepreneurs **connect to capital, networks, and technical assistance.** In Martin Park, a business incubator or maker space improves the neighborhood by creating a durable economic anchor, offering a place for enterprise development within the core, and helping connect **corridor identity** to actual **local production** and small business growth.

Workforce re-skilling and entrepreneurship training

This action was chosen because neighborhood economic **stabilization requires local capacity**, not only new storefronts. Workforce re-skilling and entrepreneurship training help residents **connect to opportunities** created by corridor activation and future business development. This action supports the same long-term logic as the Opportunity Center precedent: permanent economic infrastructure should **build relationships, skills, and access**, not simply lease space. In Martin Park, the improvement is both practical and relational. Residents gain more **direct pathways** into training and enterprise support, and the neighborhood's economic strategy becomes more **rooted in the people** who already live there.

What this means for the plan

Economic development in Martin Park should begin with visible, flexible, neighborhood-scale activity. The long-term goal is to turn that recurring activity into more durable neighborhood-serving retail, entrepreneurship support, and corridor identity.

Safe Routes and Neighborhood Connectivity Overview.

Safe Routes and Neighborhood Connectivity responds to weak sidewalk conditions, inconsistent crossings, poor lighting, and broader pedestrian exposure along the neighborhood core. Earlier analysis showed that **these are not secondary design details in Martin Park. Many residents depend on walking, older adults remain an important part of the neighborhood, and daily trips to Martin Park**, churches, Hutchinson Market, transit stops, and future service sites are shaped by whether routes feel safe and usable.

Concept Plan framed this priority as the connective infrastructure that allows the rest of the plan to function as one system. Mobile services are less meaningful if people cannot comfortably reach them. Corridor activity is weaker if crossings feel unsafe. **A future community hub will not truly anchor the spine if the surrounding public realm remains fragmented**. Precedent Study reinforced the same point through the Memphis tactical urbanism and Vision Zero examples: early, visible safety pilots can build momentum, but long-term gains require corridor-based design, capital programming, and systemic attention to pedestrian safety.

This priority was chosen because **dignity in Martin Park also means being able to move through the neighborhood more safely and more confidently**. In a shrinking neighborhood, a safer and more legible spine is not cosmetic. It is basic operating infrastructure that helps residents reach support, public space, businesses, and one another.

Implementation Direction

Start with targeted, quick-build pedestrian safety improvements, then phase those actions into more continuous and permanent corridor infrastructure along the spine.

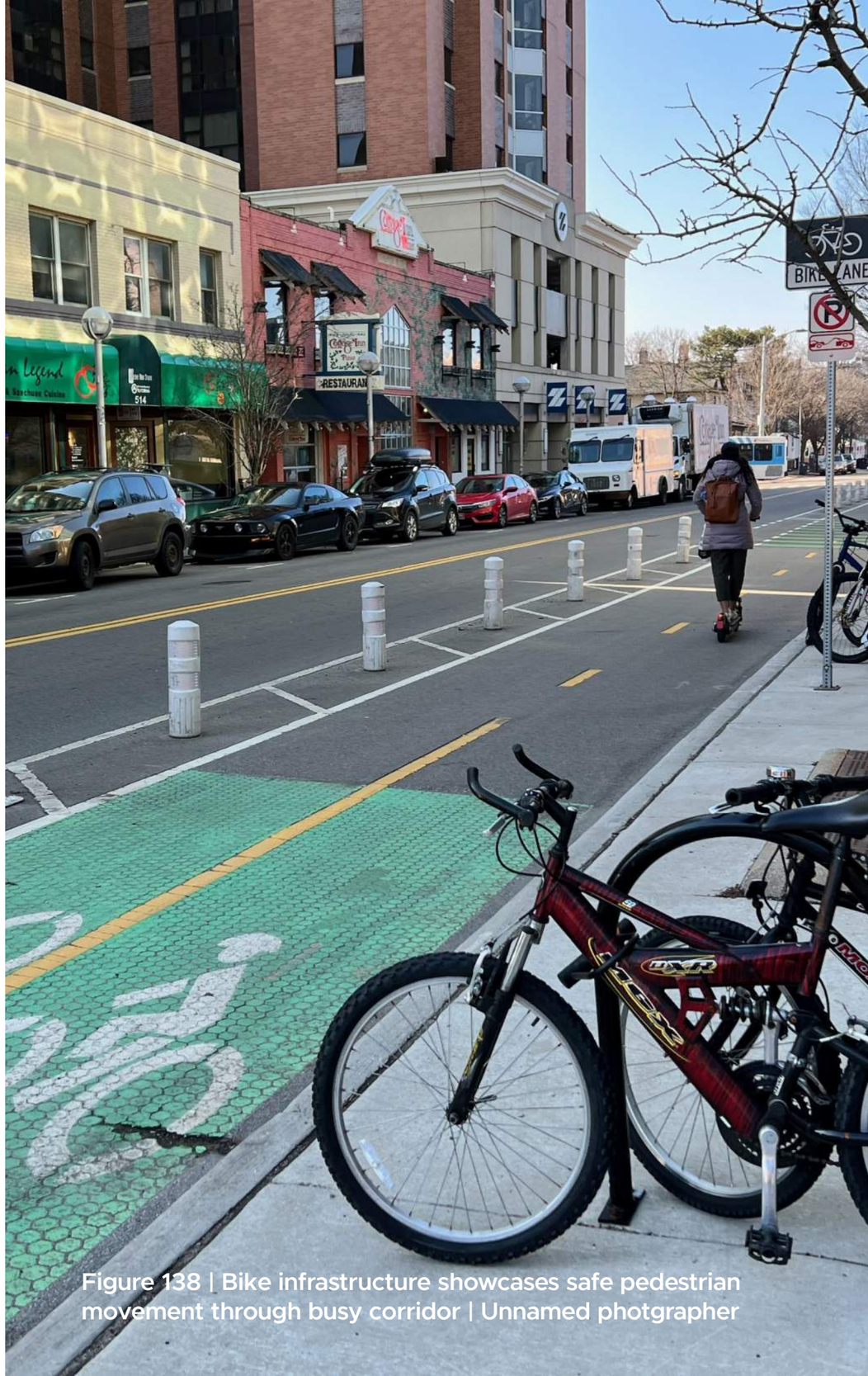


Figure 138 | Bike infrastructure showcases safe pedestrian movement through busy corridor | Unnamed photgrapher

Safe Routes & Neighborhood Connectivity Actions Matrix.

Action-by-action implementation framework developed from the strategy implementation matrix and aligned with the priorities established through Concept Plan and Precedent Study.

Action	Lead / Supporting Partners	Policy Tools	Funding Path
Lower-Cost Stabilization Actions			
Crosswalk striping and pedestrian visibility improvements	City Street Maintenance + Vision Zero Network	FHWA Complete Streets; ARPA public safety; Neighborhood Promise Grants	FHWA complete streets + ARPA public safety + neighborhood grants
Curb ramp and curb-cut upgrades at key crossings	City Street Maintenance + Vision Zero Network	FHWA Complete Streets; ARPA safety/infrastructure; Neighborhood Promise Grants	FHWA + ARPA safety/infrastructure + community grants
ADA accessibility spot improvements	City Street Maintenance + Vision Zero Network	FHWA Complete Streets; ARPA safety/infrastructure; Neighborhood Promise Grants	FHWA + ARPA infrastructure + targeted accessibility grants
Temporary traffic calming and safety treatments	City Street Maintenance + Vision Zero Network	FHWA Complete Streets; ARPA safety/infrastructure; Neighborhood Promise Grants	ARPA safety funds + FHWA quick-build resources
Interim signage and pedestrian wayfinding	City Street Maintenance + Vision Zero Network	FHWA Complete Streets; ARPA safety/infrastructure; Neighborhood Promise Grants	ARPA infrastructure + FHWA + community identity grants
Higher-Cost Redevelopment Actions			
Sidewalk repair and continuous reconstruction along spine	City Street Maintenance + Vision Zero Network	FHWA Complete Streets; ARPA infrastructure; Neighborhood Promise Grants	ARPA infrastructure + FHWA corridor funding
Permanent curb extensions and crossing upgrades	City Street Maintenance + Vision Zero Network	FHWA Complete Streets; ARPA safety/infrastructure; Neighborhood Promise Grants	FHWA + ARPA capital safety investment
Street tree planting and corridor greening	City Street Maintenance + Vision Zero Network	FHWA Complete Streets; ARPA safety/infrastructure; Neighborhood Promise Grants	ARPA public realm funds + neighborhood/environmental grants
Unified complete-streets improvements along the spine	City Street Maintenance + Vision Zero Network	FHWA Complete Streets; ARPA safety/infrastructure; Neighborhood Promise Grants	FHWA complete streets + ARPA infrastructure + larger corridor grants

Figure 139 | Safe Routes and Neighborhood Connectivity implementation framework matrix | Ryan Shields, 2026

Lower-cost Stabilization Actions.

The lower-cost tier emphasizes **quick-build safety improvements** at the most visible and highest-need points. This matches the Phase 4 tactical strategy and the Phase 5 Memphis lesson that short-term improvements can make the corridor safer now while also helping justify and sequence future capital investment.

Crosswalk striping and pedestrian visibility improvements

Implementation begins with **prioritization of high-need crossings and coordinated repainting and signage upgrades** led through routine public works maintenance cycles. This action was selected because crossings are among the most visible and immediate safety problems along the spine. **Fresh striping, high-visibility markings**, and related visibility measures can make key crossing points safer quickly and at relatively **low cost**. Phase 4 identified this kind of work as the tactical tier of the connectivity strategy, and Phase 5's Memphis precedent reinforced that quick-build improvements can produce real short-term safety gains while helping **justify later capital investment**. In Martin Park, this action improves the neighborhood by making daily routes feel **more legible**, **more respected** by drivers, and **less hazardous** for residents moving between anchors.

Curb ramp and curb-cut upgrades at key crossings

Implementation focuses on inventorying deficient ramps and bundling priority crossings into phased upgrade packages. This action was selected because **ADA access is central to dignity in Martin Park**, especially given the neighborhood's aging resident base and the importance of walking for everyday trips. Upgrading curb ramps and curb cuts makes the spine **more usable for older adults, people with mobility devices, parents with strollers**, and anyone navigating uneven transitions at intersections. This directly advances the Phase 4 design priority around safe routes and everyday safety infrastructure. In Martin Park, the improvement is immediate and tangible: **key routes become easier and safer to use,** and the neighborhood public realm begins to better match the realities of who still lives there.

Figure 140 | Curb ramps show ADA accessibility in residential area | Unnamed photographer

Figure 141 | Cross-walk paint increases pedestrian crossing visibility | Unnamed photographer

Lower-cost Stabilization Actions.

ADA accessibility spot improvements

Implementation begins by **identifying the most-used crossings and destinations, then completing small-scale concrete repairs, detectable-warning replacements, and surface leveling through targeted maintenance contracts**. This action was chosen because not every accessibility problem requires full corridor reconstruction to address. Spot improvements at key nodes can **remove major daily barriers** relatively quickly. Precedent studie's Memphis lesson is relevant here as well: **tactical improvements are most effective when they target the most visible and highest-need locations first**. In Martin Park, ADA spot improvements strengthen the neighborhood by reducing trip friction at priority crossings and destinations, **improving independence** for mobility-sensitive residents, and demonstrating that accessibility is being treated as a core neighborhood need rather than as a future add-on.

Temporary traffic calming and safety treatments

Implementation focuses on installing low-cost materials such as flexible bollards, temporary curb extensions, speed feedback signs, and pavement markings at priority speeding locations identified through resident input and traffic observation. This action was selected because **speed and corridor exposure shape whether residents feel comfortable using the spine at all**. Temporary traffic calming devices, pilot curb treatments, or quick-build safety measures can help **slow drivers** and **test where more permanent changes are needed**. Phase 4 explicitly treated these as tactical interventions, and Phase 5's Memphis precedent showed that temporary safety redesigns can improve driver behavior while building the case for larger investment. In Martin Park, this action improves the neighborhood by **reducing the sense of risk** at key segments, **increasing pedestrian comfort**, and **making the core feel less dominated by fast-moving traffic**.

Interim signage and pedestrian wayfinding

Implementation begins through a simple **signage package that installs directional signs, park markers, transit identifiers**, and branded wayfinding elements at major intersections and neighborhood destinations. This action was selected because the neighborhood spine must become easier to read as a **connected civic route**. Interim signage and wayfinding are modest interventions, but they help **tie together Martin Park**, churches, market destinations, transit, and future service sites. This supports the Phase 4 idea that the spine is both a physical and strategic framework. In Martin Park, better wayfinding improves the neighborhood by making destinations more legible, supporting **neighborhood identity**, and reinforcing the sense that the core is being **intentionally organized** rather than left as a collection of disconnected fragments.

Figure 142 | Tactical bollards provide shorter crossing distances for pedestrians, creating viable traffic calming measures | Unnamed photographer

Higher-cost Stabilization Actions.

The higher-cost tier moves from spot fixes toward a more **coherent corridor package**. This follows the Phase 4 long-term connectivity strategy and the Phase 5 Vision Zero lesson that safe walking ultimately has to be treated as a corridor-wide design and **infrastructure program** rather than as scattered repairs.

Sidewalk repair and continuous reconstruction along spine

Implementation begins with an **engineering assessment of sidewalk conditions, followed by phased capital construction that prioritizes missing or failed segments along the spine and coordinates work with curb-ramp and drainage upgrades**. This action was selected because the long-term goal of the priority is not only safer crossings. It is a more **continuous and reliable walking environment** across the core. Concept phase made clear that scattered fixes are not enough if the corridor is to function as Martin Park's civic spine, and case studie's Vision Zero lesson reinforced that **long-term safety** requires corridor-based infrastructure rather than isolated spot repairs. In Martin Park, continuous sidewalk repair and reconstruction improve the neighborhood by making daily movement more **dependable, better connecting anchors**, and turning safe walking into part of the neighborhood's basic operating system.

Permanent curb extensions and crossing upgrades

Implementation will occur through **corridor design plans**, inclusion in the City's capital improvement program, and phased construction at priority intersections with the highest pedestrian demand or safety concerns. This action was chosen because some safety problems require **durable geometric change** rather than temporary treatment. **Permanent** curb extensions and upgraded crossings can **shorten crossing distances, improve visibility**, and signal that **pedestrian movement has priority** at key points. This reflects the Phase 5 Vision Zero lesson that street safety is a design issue, not only a behavior issue.

In Martin Park, these permanent upgrades improve the neighborhood by making the spine safer in a more lasting way, supporting slower vehicle movement, and reinforcing the corridor as a place **designed for residents** rather than only through traffic.

Figure 143 | New sidewalks introduce a continuous pedestrian environment | Unnamed photographer

Figure 144 | Permanent infrastructure shows improvements to bike safety | Unnamed photographer

Higher-cost Stabilization Actions.

Street tree planting and corridor greening

Implementation begins with phased installation of street trees and landscape areas coordinated with sidewalk reconstruction and corridor capital projects. This action was selected because connectivity in Martin Park is also about **comfort, identity, and public-realm quality**. Trees and corridor greening help make walking routes feel more **humane**, more **shaded**, and more **visually coherent**. While this is not the first safety step, it is an important part of long-term corridor buildout because it helps transform the spine from a set of repaired segments into a recognizable neighborhood place. In Martin Park, corridor greening improves the neighborhood by **softening the public realm**, strengthening identity, and making the spine feel more cared for and more inviting over time.

Unified complete-streets improvements along the spine

Implementation will occur through **phased construction that bundles mobility, lighting, landscaping, and streetscape upgrades into one coordinated project**. This action was selected because the long-term objective of the connectivity priority is a corridor that works as **one coherent system**. Unified complete-streets improvements bring together the separate parts of the priority—sidewalk continuity, crossings, lighting, greening, and public-realm identity—into a more **durable corridor package**. This directly reflects the Phase 4 spine concept and the Phase 5 conclusion that the strongest interventions solve multiple problems at once in the same visible geography. In Martin Park, this action improves the neighborhood by **physically tying the other priorities together** and by giving residents a clearer sense that the core is being rebuilt as a connected, **usable place.**

What this means for the plan

Street and sidewalk improvements are not supporting details. They are the connective infrastructure that allows services, public space, economic activity, and future neighborhood anchors to operate as one coherent system.

Figure 145 | Street trees show how visual stability and character can strengthen neighborhood identity | Photographer unnamed

Comparative Framework and Implementation Sequencing.

Across the four priorities, the sequencing logic is consistent. Lower-cost stabilization actions are the visible first tier. They are intended to **reduce daily burdens quickly, demonstrate that implementation is moving, and help partners test where demand, participation, and stewardship are strongest**. Higher-cost redevelopment actions are the buildout tier. **They move the plan from pilots and spot improvements into more permanent facilities**, corridor infrastructure, redevelopment projects, and long-term operating structures.

The relationship between the two tiers is the **central implementation logic** of this phase. Mobile services will begin with **recurring access support before moving toward a permanent neighborhood service base**. Property conversion will begin with visible lot treatment and parcel stewardship before moving into demolition, site preparation, and selective infill. **Economic activity will begin with recurring markets, events, and vendor support before moving into more permanent business space and neighborhood-serving retail**. Connectivity should begin with tactical safety upgrades before moving into **continuous sidewalk reconstruction and a fuller corridor package**.

This sequencing will be **explicit in the text**, not only implied through the matrices and timelines. **Stakeholders need to be able to see what happens first, what happens next, and what requires stronger preparation or funding.**

Implications

The most effective implementation path for Martin Park is phased, visible, and cumulative. Launch manageable first-step actions in the core, evaluate what gains traction, and then direct larger capital and policy tools toward the strategies that produce the strongest compounding gains.

Figure 146 | Expected outcome of Martin Park showing visible improvements and community activation | Ankita Shukla, 2026

Expected Neighborhood Outcomes.

If the recommendations in this phase are implemented successfully, the outcomes will be **visible and neighborhood-facing**. In the short term, residents will begin to experience more frequent service access, cleaner and better managed parcels, recurring neighborhood activity, and safer pedestrian crossings at priority locations. In the medium term, those early gains will begin to **formalize through site planning, corridor programming, parcel triage, and more dependable partner structures**. In the long term, residents will experience a **stronger neighborhood core** supported by a more durable service anchor, more coherent land use, stronger corridor activity, and a safer and more continuous public realm along the spine.

These are not isolated outcomes. They reinforce one another. Better maintained parcels make corridor activity more credible. More activity increases visibility and routine presence. Safer routes make services, events, and neighborhood destinations easier to reach. **Stronger service and economic presence helps justify more durable investment in the core.**

Expected outcomes should therefore be measured not only by completed projects, but by whether **daily burdens are reduced, neighborhood confidence improves, and residents can actually feel a difference in how Martin Park works.**

Implications

Neighborhood impact should be described in terms that residents, businesses, churches, and local partners can recognize in daily life: easier access, safer movement, cleaner surroundings, and more dependable neighborhood activity.

Figure 147 | Expected outcome showing permanent structure “community centre” providing a gathering place for residents | Ankita Shukla, 2026

Conclusion and Moving Forward.

This phase completes the Martin Park Neighborhood Community Plan by **translating the project from analysis and strategy into an implementation roadmap**. The earlier work established the neighborhood's core conditions, resident priorities, action framework, and precedent logic. This phase shows how that work can move into delivery through a **set of linked action tracks organized around the spine.**

The strongest conclusion from the full project is that **Martin Park's priorities work best as a system rather than as isolated projects**. Mobile services improve access. Property conversion improves visible conditions and land stewardship. Neighborhood-scale economic activity rebuilds corridor use and practical local presence. Safe routes and connectivity allow the other priorities to function together physically. Because these priorities overlap in the same visible geography, **the actions in this phase are intended to reinforce one another over time**.

Moving forward, the next step is not to reopen the plan conceptually. It is to **assemble a smaller number of place-based implementation packages tied to specific sites, routes, anchors, and partner structures in the core**. That means identifying which first-round actions can launch within one to two years, who leads them, what funding they require, and which longer-term projects should begin site planning now so they are ready when capacity and funding align.

Implications

Phase 6, of transforming out concept plan and strategic framework into detailed actionable steps should guide the transition from planning to delivery.

The ultimate measure of success is whether current Martin Park residents experience more dignity, more access, and more safety in the neighborhood they call home.

Figure 148 | Expected outcome showing traffic-calming measures, creating a more connected and visibly improved Martin Park Neighborhood | Ankita Shukla, 2026

Appendix:

Ankita Shukla
Community Engagement

Emma Borgens
Community Engagement

Team members Ankita & Ava speaking with Darren Munerlyn. Darren is a member of the Genesee County Quick Response Team, which provides mobile overdose aid. This conversation was integral to further understanding the community & needs.

Flint Future Forward team member Jackson Frisinger engaging with a local community member. Interaction took place in Sims Family Barbershop, represents a hub for social connection making it an ideal place to gather survey data.

PARTICIPATORY PLANNING FRAMEWORK

Guided by the IAP2 Spectrum of Public Participation, this phase aimed to move beyond "Inform" toward "Consult" and "Involve," ensuring resident voice shaped implementation priorities rather than simply reacting to pre-defined solutions.

INFORM → CONSULT → INVOLVE → COLLABORATE → EMPOWER

- ***(International Association for Public Participation [IAP2], 2018)***

Observations revealed structural stress and disinvestment

- Data Identified Structural Constraints
- Previous Phases revealed structural stress - but not lived priorities.
- Data measured exposure, maps reflected fragmentation, indicators revealed vulnerability; however, these together cannot define what's unsafe, cannot rank what matters the most. Data could not identify realistic community supported change.

To confirm findings from observations and data analysis; Engagement was required to transform analysis to actionable strategies.

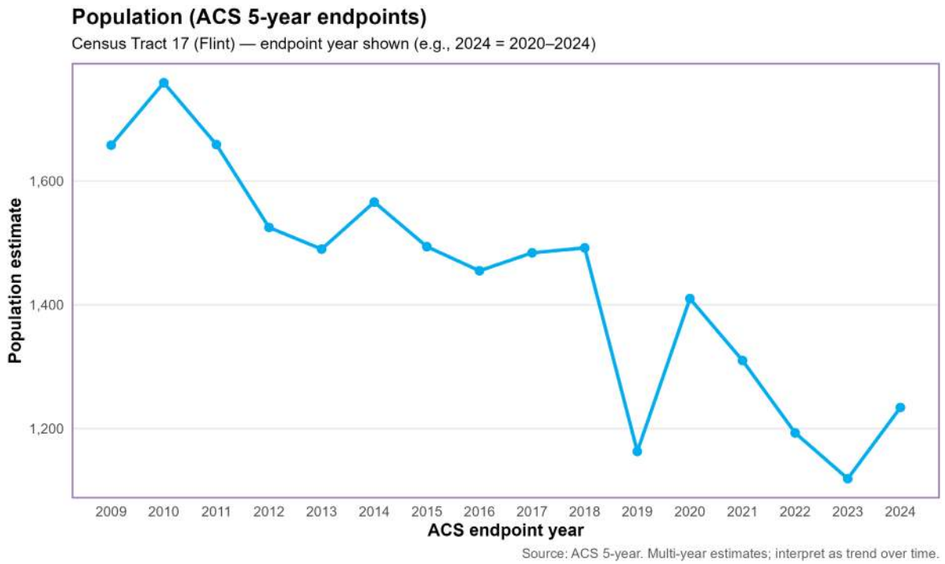


Figure 48 | Population trends show sustained long-term decline rather than short-term fluctuation, with the sharpest contraction occurring after 2018 and only modest stabilization in recent years.

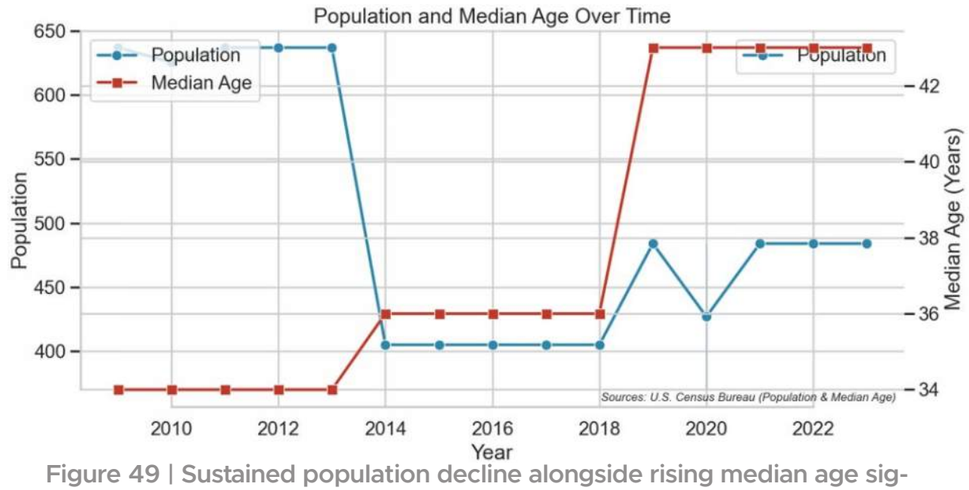


Figure 49 | Sustained population decline alongside rising median age signals demographic contraction and an aging resident base

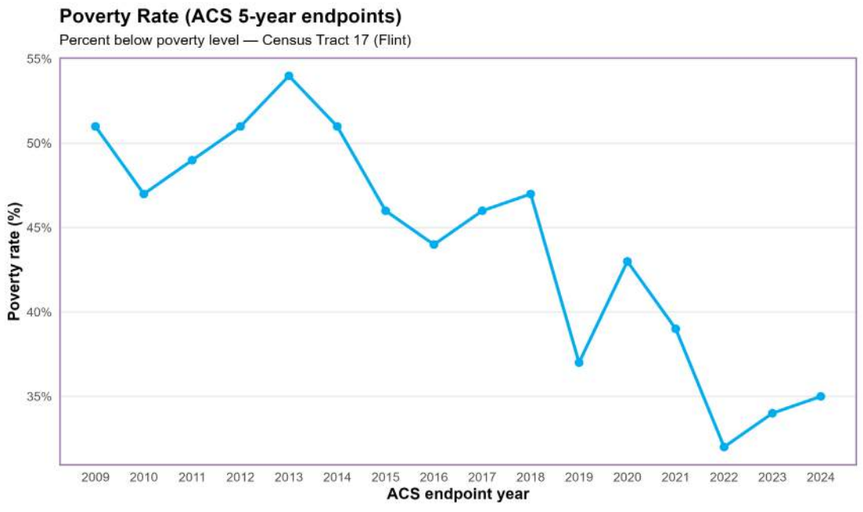


Figure 50 | Poverty rates remain structurally elevated despite post-2013 decline, indicating persistent economic fragility

Survey Questionnaire:

Q1. What best describes your connection to Martin Park? (Check the box that is applicable)

- ☐ HOME-OWNER
- ☐ RENTER
- ☐ BUSINESS OWNER
- ☐ FAITH BASED ORGANIZATION MEMBER
- ☐ PARENT / GUARDIAN
- ☐ YOUTH (UNDER 18)
- ☐ IF OTHER, Please specify: _____

Q2. Age group: (Check the box that is applicable)

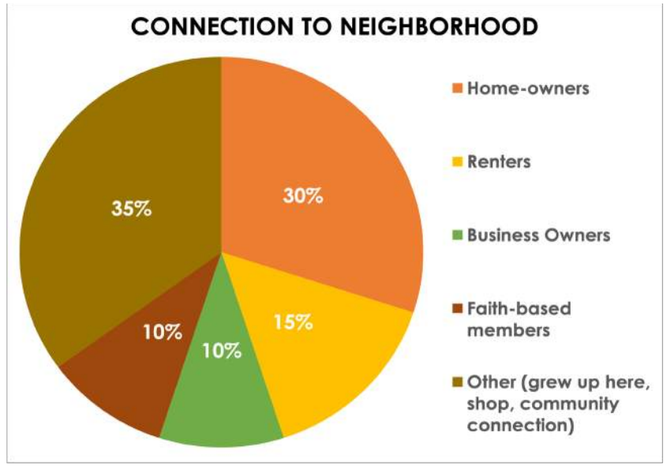
- ☐ Under 18
- ☐ 18 - 35
- ☐ 36 - 55
- ☐ 56 - 75
- ☐ Over 75

Q3. How long have you lived / worked in the neighbourhood? (Check the box that is applicable)

- ☐ Less than 1 year
- ☐ 1 - 5 years
- ☐ 6 - 15 years
- ☐ 16 + years

Q4. Neighbourhood Conditions: (Building on your existing data)

- ☐ Improving
- ☐ Staying the same
- ☐ Declining
- ☐ Not sure



Left: Figure 76 | Participants represent a mix of homeowners (30%), renters (15%), business owners (10%), faith-based members (10%), and long-standing community ties (35%), demonstrating input from residents with diverse housing tenures and neighborhood connections

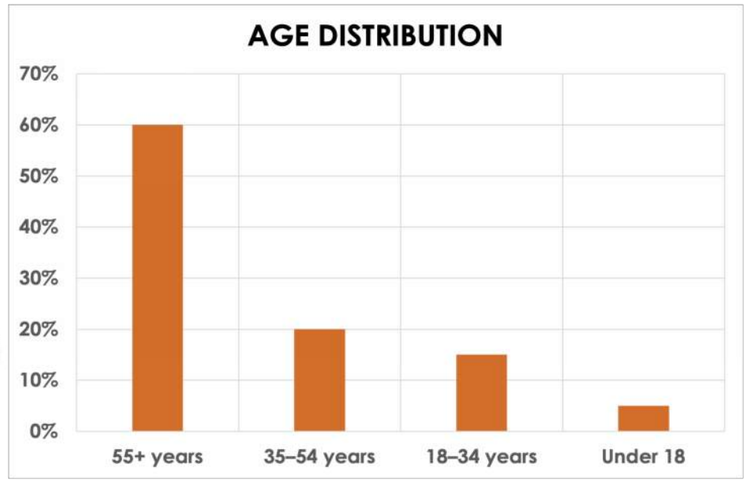


Figure 75 | Engagement participants were primarily age 55 and older (60%), indicating that input largely reflects long-term lived experience and historical knowledge of neighborhood change

Q5. What are the THREE most urgent issues? (Select up to 3)

- ☐ Abandoned houses / blight
- ☐ Trash & illegal dumping
- ☐ Crime / safety
- ☐ Tree overgrowth
- ☐ Street repairs
- ☐ Sidewalk conditions
- ☐ Traffic / speeding
- ☐ Affordable housing
- ☐ Youth programs
- ☐ Job opportunities
- ☐ Lighting
- ☐ Other: _____

Q6. Do you feel safe walking in your neighborhood during the day?

- ☐ Yes
- ☐ No
- ☐ Sometimes

Q7. Do you feel safe walking at night?

- ☐ Yes
- ☐ No
- ☐ Sometimes

Q8. What makes walking unsafe? (Select all that apply)

- ☐ Poor lighting
- ☐ Broken sidewalks
- ☐ Traffic speed
- ☐ Abandoned homes
- ☐ Lack of crosswalks
- ☐ Crime
- ☐ Loose animals
- ☐ Other: _____

Q9. Are there specific streets or intersections that feel unsafe?

_____

_____

_____

Q10. What should be prioritized first regarding vacant homes?

- ☐ Demolition
- ☐ Rehabilitation
- ☐ Temporary beautification
- ☐ Conversion to community use
- ☐ Not Sure

Q11. Do housing conditions affect how safe or proud you feel about the neighborhood?

- ☐ Yes
- ☐ No
- ☐ If yes please specify: _____

_____

_____

_____

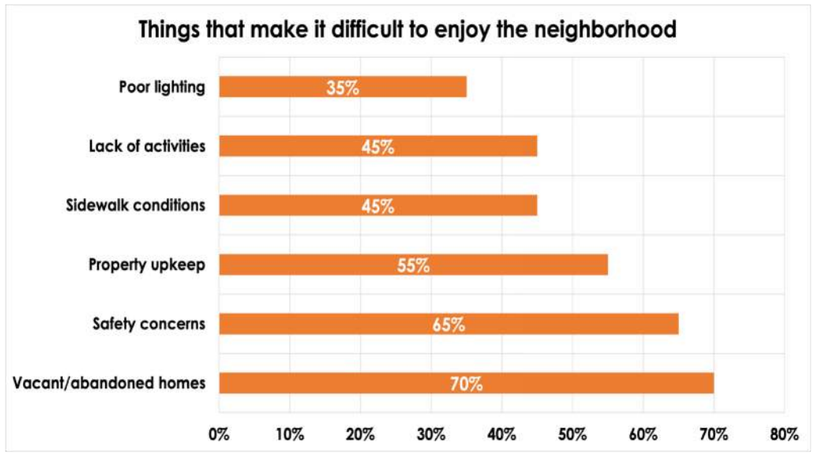


Figure 77 | Vacant and abandoned homes (70%) and safety concerns (65%) were the most frequently cited barriers, followed by property upkeep (55%), indicating that visible housing conditions and perceived safety are the primary obstacles shaping everyday neighborhood experience

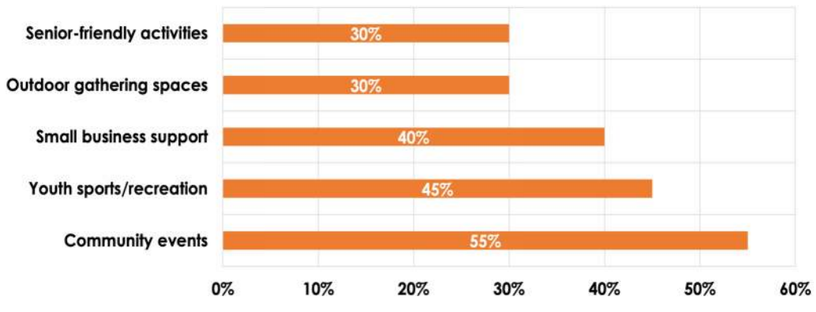


Figure 78 | Residents prioritized community events (55%), youth sports and recreation (45%), and small business support (40%), suggesting strong interest in visible activation and local economic opportunity once foundational stability is addressed

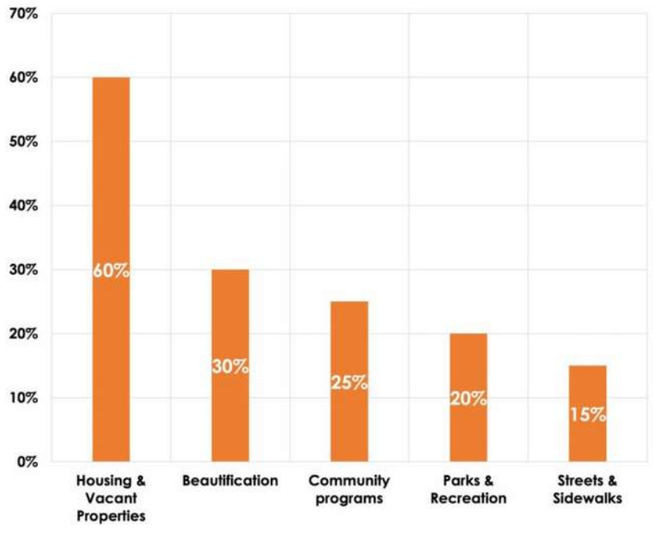


Figure 79 | Housing and vacant properties were identified as the clear top priority (60%), significantly exceeding beautification (30%) and community programming (25%), reinforcing that visible housing stabilization is the foundational step for broader neighborhood reinvestment

Q12. What places in the neighborhood make you feel proud?

Q13. Are there spaces that feel neglected or underused?

Q14. If funding were available next year, which ONE should be funded first?

- ☐ Street & sidewalk repair
- ☐ Lighting improvements
- ☐ Blight removal
- ☐ Housing rehabilitation
- ☐ Youth programs
- ☐ Park improvements
- ☐ Traffic calming
- ☐ Small business support

Q15. In one sentence, what should Martin Park look like in 5 years?

Q16. Would you participate in future planning efforts?

- ☐ Yes
- ☐ No
- ☐ Maybe

Community Voices:

"I grew up here; I used to ride my bike around the neighborhood and stop at my grandma's house there used to be a soda shop. Now it feels slower, quieter, like people have moved on and the sense of community isn't as strong as it once was."

- MARKETA BODDIE

"I've lived here for 55 years, and I've watched neighbours move away, families struggle, and too many lives lost to drugs and mental health challenges. What we need isn't another event - we need trust, care, and real commitment to the people who are still here."

- DARREN MUNERLYN

"Flint used to be the prime example of good schooling, people would fly from other countries to flint, just to study how our school system works. Now kids are shipped out to other cities to attend school"

- RASHEED (Barber Shop Owner)

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