

CASE STUDY



CLIENT

Metro Community Development

LOCATION

Flint, Michigan

PROJECT COST

\$14 million

PROJECT SIZE

83 Unit Housing Development
Master Plan & 10 Custom
Home Designs

COMPLETION DATE

Winter 2012

SNAPSHOT

Creating Community – It Takes a Village

DEVELOPMENT BACKGROUND

Smith Village has been a City of Flint and HUD development project dating back to about 1998 that stalled out more than a decade ago. The project was seen as a companion to the successful University Park Estates, just to the east, where about 160 single family homes were built. At the time, many people were skeptical that there was a market for new-built homes in Flint with prices exceeding \$100,000. However, the skeptics were proven wrong when University Park Estates was built and every unit was sold.

During the same time frame, the City began assembling property for the development of Smith Village through tax foreclosures and other means and began demolishing blighted structures in preparation for the development. Within the Smith Village area over 300 mostly scattered site parcels were acquired by the City leaving about a hundred private owners living in the neighborhood. Now, 12 years later, the

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CASE STUDY

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City plans to move forward with the project using Neighborhood Stabilization Program dollars and other funds to develop at least 83 new build homes and other amenities.

NEW SMITH VILLAGE

FUNchitecture was hired by Metro Community Development to develop a comprehensive site plan for the New Smith Village neighborhood that included the assembly of 83 “new” lots in the neighborhood via strategic collaboration with the Genesee County Land Bank, design of periphery buildings that will add value to the neighborhood such as a new art center and child development center, coordination with the City’s engineer for infrastructure layouts and improvements, and development of ten home designs to populate the 83 newly created home sites.

The site plan for Smith Village is designed to capitalize on this unique opportunity for the City of Flint, made possible by the Neighborhood Stabilization Program Grant, by providing newly built homes that represent a significant value to the home buyer. The site plan is designed to overcome many of the barriers to home sales in an urban area starting with parcels that are on average half again as large as the size of the standard Flint residential lot (60 feet by 100 feet, compared to 40 feet by 100 feet). The neighborhood redevelopment also includes new trees, streets, curbs, sidewalks, decorative streetlights, and underground utilities.

DESIGNS FOR LIVING

The design of the homes will be of a quality that can be marketed as step-up homes at a starter home price. The designs are of a quality and character that will



appeal to a wide variety of home buyers from young families with small children to empty-nesters looking for their last home with home sized at a minimum of 1,550 SF and maximum of 1,950 SF. Smith Village is being designed in a way that will nicely integrate low income home buyers with moderate income home buyers with no noticeable difference. The architecturally designed units feature efficient floor plans with all of the amenities of a modern home; master bedroom suites, combination kitchen/dining and open floor plan great rooms, mudroom/laundry rooms, 2-2.5 baths, universal design features and 100% of units are classified as “visitable” per ADA standards. The efficient floor plans also feature energy efficient heating and air-conditioning systems, energy star windows, basements with daylight windows, 100% energy star appliances, 2 car garages with every unit, front porches and rear patios and minimum maintenance interior and exterior finishes. Baseline landscape packages offer curb appeal while allowing each homeowner the ability to customize their own landscaped and gardened personal look!