Redeveloping a Brownfield into Community Green Space
1930s
Site Context: Current Condition

Image from University of Michigan, School of Natural Resources and Environment Landscape Architecture & Genesee County Land Bank
Jennifer Dowdell, Dave Laclergue, Emily Marshall, Rebekah VanWieren, Prof. Joan Nassauer
Site Context: Location and Surrounding Investments

Chevy in the Hole
GM Tool and Dye
Atwood Stadium
Kettering University
Downtown
Hurley Hospital

Image from University of Michigan, School of Natural Resources and Environment Landscape Architecture & Genesee County Land Bank
Jennifer Dowdell, Dave Laclergue, Emily Marshall, Rebekah VanWieren, Prof. Joan Nassauer
Site Context:

Mott Park
University Avenue
Carriage Town
Grand Traverse District
Westside

CHEVY COMMONS:

DESIGN CONTEXT

KEY

COMMUNITY INSTITUTIONS AND LANDMARKS
1. Kettering University Campus
2. Flint Children's Museum
3. Durant-Tuuri-Mott Elementary School
4. Hurley Medical Center
5. Atwood Stadium
6. University of Michigan-Flint
7. Central Business District
8. General Motors
9. Cedar Street Children Center
10. Powers High School
11. Michigan School for the Deaf

LEGEND

- GREENWAY/TRAIL
- BIKE LANE

Wade & Trim

LivingLAB:
Partners - *Chevy in the Hole*

**Government**
- City of Flint
- Genesee County Land Bank
- Genesee County Parks and Recreation

**Organizations**
- Center for Community Progress
- Flint River Watershed Coalition
- Flint River Corridor Alliance
- Uptown Developments
- Atwood Stadium
- Berston Bicycle Club
- Flint DDA
- Crim Fitness Foundation
- Carriage Town Ministries

**Neighborhoods**
- Grand Traverse Dist. Neighborhood
- Mott Park Neighborhood

**Industry**
- General Motors
- RACER Trust

**Foundations**
- C.S. Mott Foundation
- Ruth Mott Foundation
- Community Foundation of Greater Flint

**Institutions**
- Kettering University
- UM-Flint
- Mott Community College
- Powers Catholic
- Hurley Hospital
Recent and Current Projects

• U.S. EPA Site Assessment
• U.S. EPA Revolving Loan Fund
• U.S. EPA Emergency Response
• U.S. Forest Service GLRI Grants
• Flint Public Art Project Free City Festival
• Flint River Trail Extension
• Kettering University Test Track Concept
• Kettering University Innovation Center
• City Compost
Vision for Re-Use
FLINT, MICHIGAN
REIMAGINING Chevy in the Hole

Site Planning History:
“CITH is a truly unique and potentially valuable amenity and must be creatively addressed to help transform Flint”

-Imagine Flint Master Plan for a Sustainable Flint, p. 76
Foundations of Design
Core Design Principles

- Consistency with City-wide Master Plan
- Safe Environment
- Sustainable / Healthy Landscape
- Public “Places” and Spaces
- River Views and Access
- Connections

Corktown Commons, Toronto
CHEVY COMMONS:
SITE MASTER PLAN
CHEVY COMMONS:

SITE MASTER PLAN
CHEVY COMMONS:
SITE MASTER PLAN
IMPLEMENTATION PHASING

Developing Chevy Commons will occur over time as funding is secured. Implementation is planned for Phase 1 during the 2014-2015 construction season. Future phases will be implemented based on future funding sources and community interest.
Phase 1 Implementation-
Design: April, 2014 – June, 2014
Construction: August, 2014 – November, 2014
Creating a Safe Environment
Safe Environment:
Safe Redevelopment:
Safe Redevelopment:
Remediation Strategy:

1. Targeted Removal of Contamination

2. Containment / Encapsulation:
   Isolate and prohibit the movement of hazardous substances through capping.

3. Trees and Vegetative Cover
Targeted Remediation:
Capping:
Site remediation:
Site remediation:

- **Surface Water Capture Zone**
- **PVC Liner**
- **Created Wetland**
- **Clean Soil**
- **Existing Concrete Slabs**
- **Existing Soil**
- **Groundwater**
Barriers

- Environmental
- Legal
- Political
- Financial
Lessons Learned

- Provide strong leadership
- Build partnerships for implementation
- Clearly define roles and responsibilities for implementation
- Hold regular team meetings
- Engage the public throughout the process
Lessons Learned

- Follow environmental liability protection procedures
- Weigh the costs and benefits of a PPA
- Clearly define a remediation strategy
- Work hand in hand with regulators
- Use a phased and layered approach
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Design Plan for: Chevy Commons

Reference Site: Corktown Commons, Toronto

2014 Saginaw Bay Watershed Conference