

## **What is a Sub-Area Plan within the context of the Flint Master Plan?**

- Sub-Area Plans are intended to focus on specific geographic areas of the city that are highly susceptible to change or the desire for change.
- Sub-Area Plans focus on commercial, industrial, civic, and mixed-use areas, such as commercial corridors, concentrated industrial areas, campus areas, downtowns, transit/TOD areas, waterfronts, areas lacking previous planning, and more.
- Sub-Area Plans are not intended to focus on individual residential neighborhood areas. Sub-Area Plans may include residential uses and in some cases, portions of adjacent to residential neighborhoods.
- Areas selected for sub-area planning often lack a clear direction, identity, or consensus for moving forward.
- Properties within a designated sub-area share some commonality, functionality, and proximity that establish a relationship with the identified boundaries.
- Sub-Area Plans allow for a more detailed parcel-by-parcel/building-by-building analysis, typically addressing components related to land use and development, urban design, and access and mobility.
- Sub-Areas should identify priority and catalyst redevelopment sites, key public improvements, circulation and parking strategies, streetscape and beatification framework recommendations, and development/character guideline recommendations.