
ULI Rose Center *presents*

Detroit Future City

The making of Detroit's Long Term Strategic Framework Plan



Daniel Rose Center for Public Leadership in Land Use

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-
- **Welcome**
 - ULI Rose Center
 - Who we are/what we do
 - Webinar instructions
 - Webinar



**Urban Land
Institute**

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ULI Rose Center

Mission:

“ . . . to encourage and support excellence in land use decision making. By providing public officials with *access to information, best practices, peer networks* and other resources, the Rose Center seeks to foster creative, efficient, practical, and sustainable land use policies.”



Daniel Rose
*Chairman, Rose Associates;
ULI Foundation
Governor*

ULI Rose Center

How this webinar works:

- Webinar audio information:
 - **Dial-in #: 866.404.3683**
 - **Conference code: 1496305939**
- All callers are muted during the presentation
 - To prevent any audio disruption, please mute your individual line by pressing *6. You can un-mute your line by pressing #6.
- To ask a question-
 - During the presentation, type your question into the *Question* or *Chat* box, the moderator will review and present your questions to the panelists.
 - There will be time for questions at the end of the presentation.





Malik R. Goodwin

Vice President-Project Management
Detroit Economic Growth Corporation
Detroit, MI



Daniel Kinkead

Design Principal
Hamilton Anderson Associates
Detroit, MI

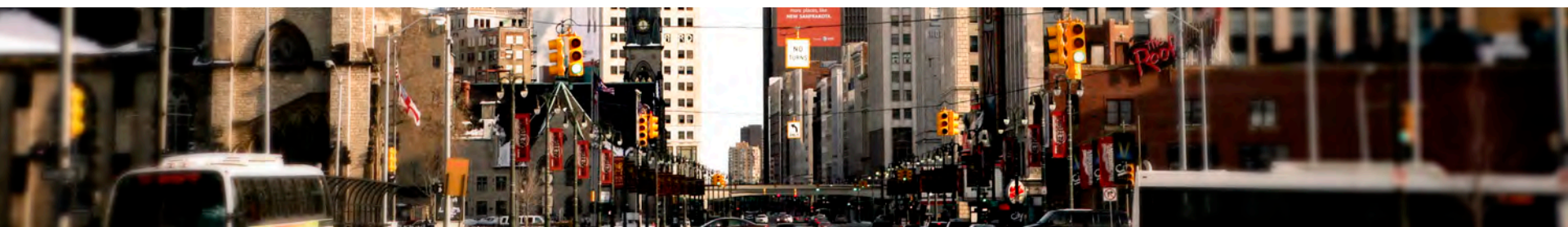


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URBAN LAND INSTITUTE WEBINAR MARCH 28, 2013



DETROIT



FUTURE CITY

AGENDA

1. DETROIT IS...

2. FRAMEWORK

TIMELINE

OBJECTIVES

ENGAGEMENT

UTILIZATION

ELEMENTS

3. ECONOMIC GROWTH

4. LAND USE

5. CITY SYSTEMS

6. NEIGHBORHOODS

7. LAND AND BUILDINGS ASSETS

8. Q&A

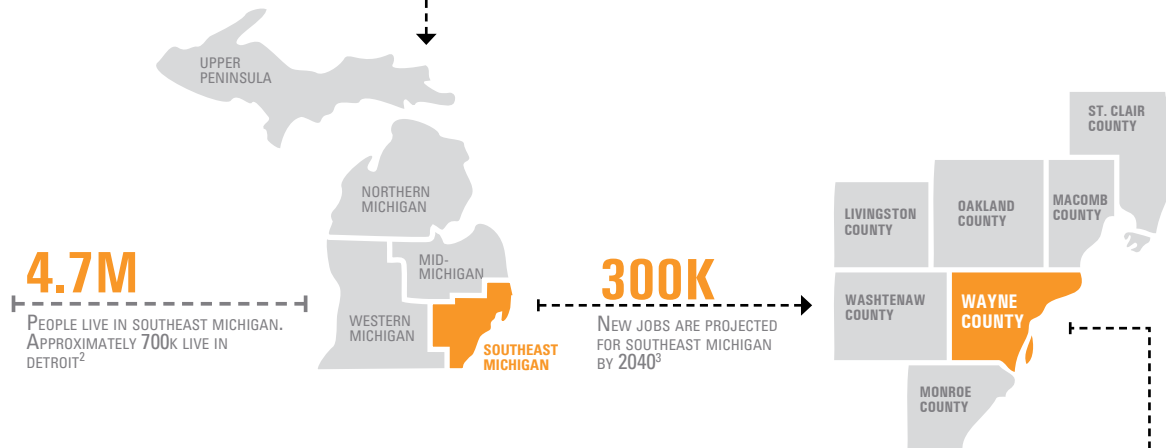
9. CLOSING

DETROIT IS...

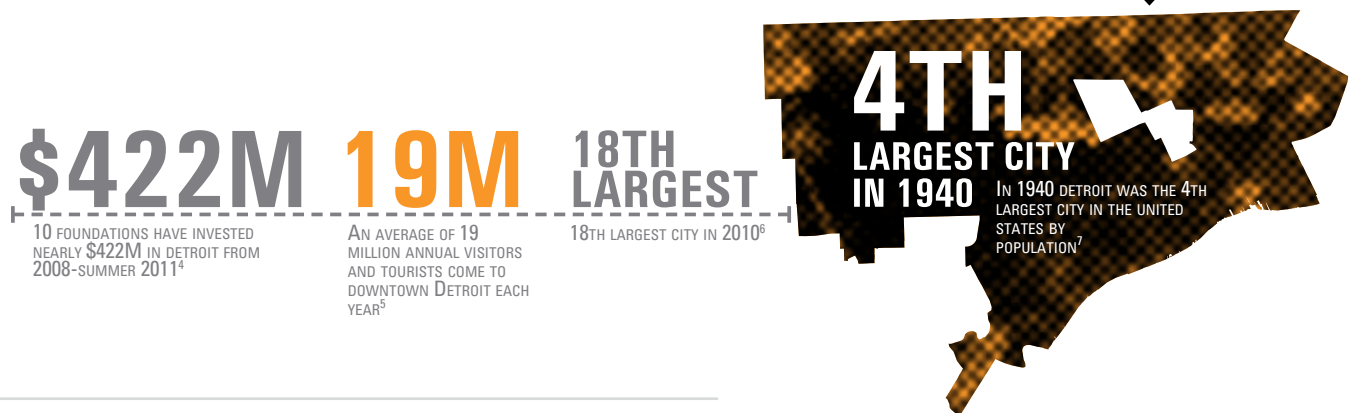
INTERNATIONAL



REGIONAL



CITY



1) Detroit Regional Chamber; 2) US Census 2010; 3) Southeast Michigan Council of Governments (SEMCOG); 4) DWPLTP Civic Engagement Audit; 5) Detroit Economic Growth Corporation; 6) US Census 2010; 7) US Census 1940;

DETROIT IS...

**DETROIT IS CLOSER
TO ITS FUTURE
THAN WE IMAGINE.**

DETROIT IS...

TRANSFORMATION

TRANSFORMATION HORIZON TIMELINE



FRAMEWORK OBJECTIVES: BY 2030, DETROIT WILL...



HAVE A STABILIZED POPULATION BETWEEN 600-800K PEOPLE.



DOUBLE THE NUMBER OF JOBS AVAILABLE IN THE CITY.



HAVE AN INTEGRATED REGIONAL TRANSPORTATION SYSTEM.



LEAD THE WORLD IN DEVELOPING LANDSCAPE AS 21ST CENTURY INFRASTRUCTURE.



BE ENHANCED AND SUSTAINED BY A BROAD-BASED AND ONGOING CIVIC STEWARDSHIP NETWORK.

FRAMEWORK ENGAGEMENT



ADVOCACY
GROUPS



RESIDENTS



BUSINESSES

30,000
CONVERSATIONS



PUBLIC
SECTOR



COMMUNITY
DEVELOPMENT

163,000
INTERACTIONS



PHILANTHROPIC
SECTOR





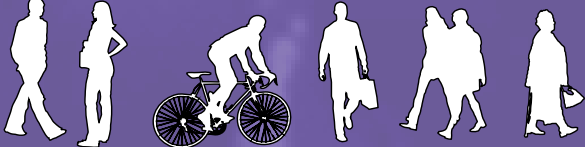


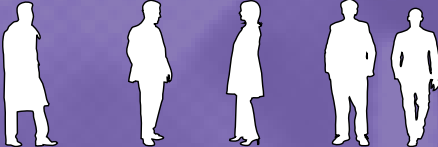


FAITH-BASED
COMMUNITY

70,000
SURVEY RESPONSES



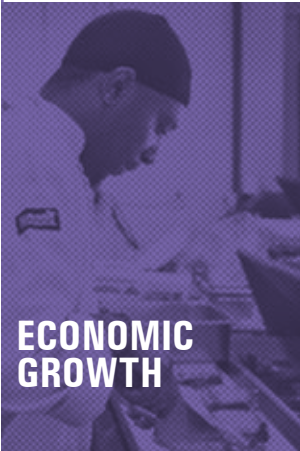
INSTITUTIONS

HOW IS THE FRAMEWORK USED?

	ADVOCACY GROUPS <ul style="list-style-type: none">▪ Elevate current and future policies and strategies.
	BUSINESSES <ul style="list-style-type: none">▪ Provide service predictability and clear direction for investment.▪ Provide framework to grow existing and new businesses.
	COMMUNITY DEVELOPMENT <ul style="list-style-type: none">▪ Align resources with small scale actions.▪ Deploy innovative strategies.
	FAITH-BASED COMMUNITY <ul style="list-style-type: none">▪ Recognize added value of neighborhoods.▪ Facilitate localized community development efforts.
	INSTITUTIONS <ul style="list-style-type: none">▪ Identify key areas of growth and investment.▪ Inform current and future programming, hiring, and contracting of Eds/Meds.
	PHILANTHROPIC SECTOR <ul style="list-style-type: none">▪ Identify areas of investment and collaboration between public, private and nonprofit sectors.▪ Leverage resources.
	PUBLIC SECTOR <ul style="list-style-type: none">▪ Provide long term vision and policy recommendations.▪ Align regulatory framework to achieve long term vision.
	RESIDENTS <ul style="list-style-type: none">▪ Provide clear direction for city's improvement.▪ Develop neighborhood-based strategies for action.▪ Participate in the transformation of the city.

FRAMEWORK ELEMENTS

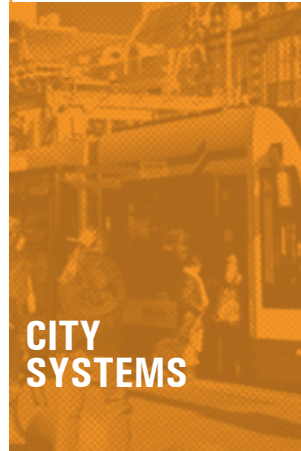
**EQUITABLE
CITY**



**IMAGE OF
THE CITY**



**SUSTAINABLE
CITY**



**CITY OF DISTINCT
& REGIONALLY
COMPETITIVE
NEIGHBORHOODS**



**STRATEGIC
APPROACH TO
PUBLIC ASSETS**





EQUITABLE CITY

ECONOMIC GROWTH

REALITIES

ACCESS AND MOBILITY

61%

61% OF EMPLOYED DETROITERS WORK OUTSIDE THE CITY

21%

21.5% OF DETROITERS DO NOT HAVE ACCESS TO A PRIVATE VEHICLE²

30%

30% OF DETROIT JOBS ARE HELD BY DETROITERS

39%

39% OF EMPLOYED DETROITERS WORK WITHIN THE CITY¹

70%

70% OF DETROIT JOBS ARE HELD BY COMMUTERS³

EDUCATION AND EMPLOYMENT

300K

300,000 NEW JOBS ARE PROJECTED FOR SOUTHEAST MICHIGAN BY 2040⁴

2%

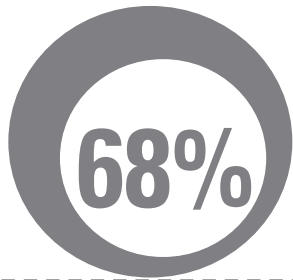
DETROIT IS PROJECTED TO RECEIVE ONLY 2% OF THESE NEW REGIONAL JOBS⁵

27 JOBS PER 100 RESIDENTS

THERE ARE CURRENTLY 27 JOBS WITHIN THE CITY PER 100 DETROIT RESIDENTS⁶

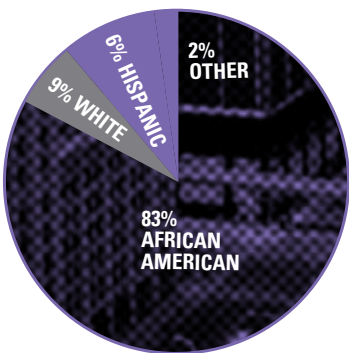
20% POVERTY

DETROITERS EXPERIENCE HIGH POVERTY RATES AT EVERY LEVEL OF EDUCATION. EVEN 20% OF TWO-YEAR DEGREE HOLDERS LIVE IN POVERTY⁷

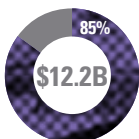


68% OF DETROITERS WITHOUT A HIGH SCHOOL DIPLOMA ARE UNEMPLOYED OR DO NOT PARTICIPATE IN THE LABOR FORCE⁸

RACE AND ECONOMIC STAKE



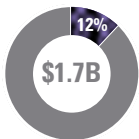
DETROIT'S POTENTIAL WORKFORCE DEMOGRAPHICS (AGES 25-64)⁹



WHITE



OTHER



AFRICAN AMERICAN

BREAK DOWN OF REVENUE AT ALL DETROIT FIRMS¹⁰

15%

15% OF DETROIT'S PRIVATE EMPLOYER FIRMS ARE OWNED BY AFRICAN AMERICANS¹¹

23RD RANKED

DETROIT IS RANKED 23RD OUT OF 25 U.S. CITIES IN AFRICAN AMERICAN OWNERSHIP OF FIRMS WITH EMPLOYEES*

RANKED 8TH

IN A COMPARISON OF 25 U.S. CITIES, DETROIT RANKS 8TH IN TERMS OF AFRICAN-AMERICAN BUSINESS OWNERSHIP RELATIVE TO THE SIZE OF BLACK/AFRICAN-AMERICAN POPULATION*

*The 25 cities used to rank Detroit were picked based on variables including population size, minority concentration and geography. The 25 cities are: 1) Detroit, MI; 2) Birmingham, AL; 3) Baltimore, MD; 4) Memphis, TN; 5) New Orleans, LA; 6) Atlanta, GA; 7) Cleveland, OH; 8) Washington, D.C.; 9) St. Louis, MO; 10) Philadelphia, PA; 11) Charlotte, NC; 12) Chicago, IL; 13) Columbus, OH; 14) Indianapolis, IN; 15) New York, NY; 16) Boston, MA; 17) Houston, TX; 18) Miami, FL; 19) Fort Worth, TX; 20) Los Angeles, CA; 21) Austin, TX; 22) San Antonio, TX; 23) San Diego, CA; 24) Phoenix, AZ; 25) El Paso, TX
Sources: US Census 2010, 2007 Survey of Business Owners

IMPLEMENTATION STRATEGIES



A

**SUPPORT FOUR KEY ECONOMIC PILLARS:
INDUSTRIAL, EDS & MEDS, DIGITAL/
CREATIVE, SMALL BUSINESS**



B

**USE A PLACE-BASED STRATEGY FOR
GROWTH: SEVEN EMPLOYMENT DISTRICTS**



C

**ENCOURAGE LOCAL ENTREPRENEURSHIP
AND MINORITY BUSINESS PARTICIPATION**



D

**IMPROVE SKILLS AND SUPPORT EDUCATION
REFORM**



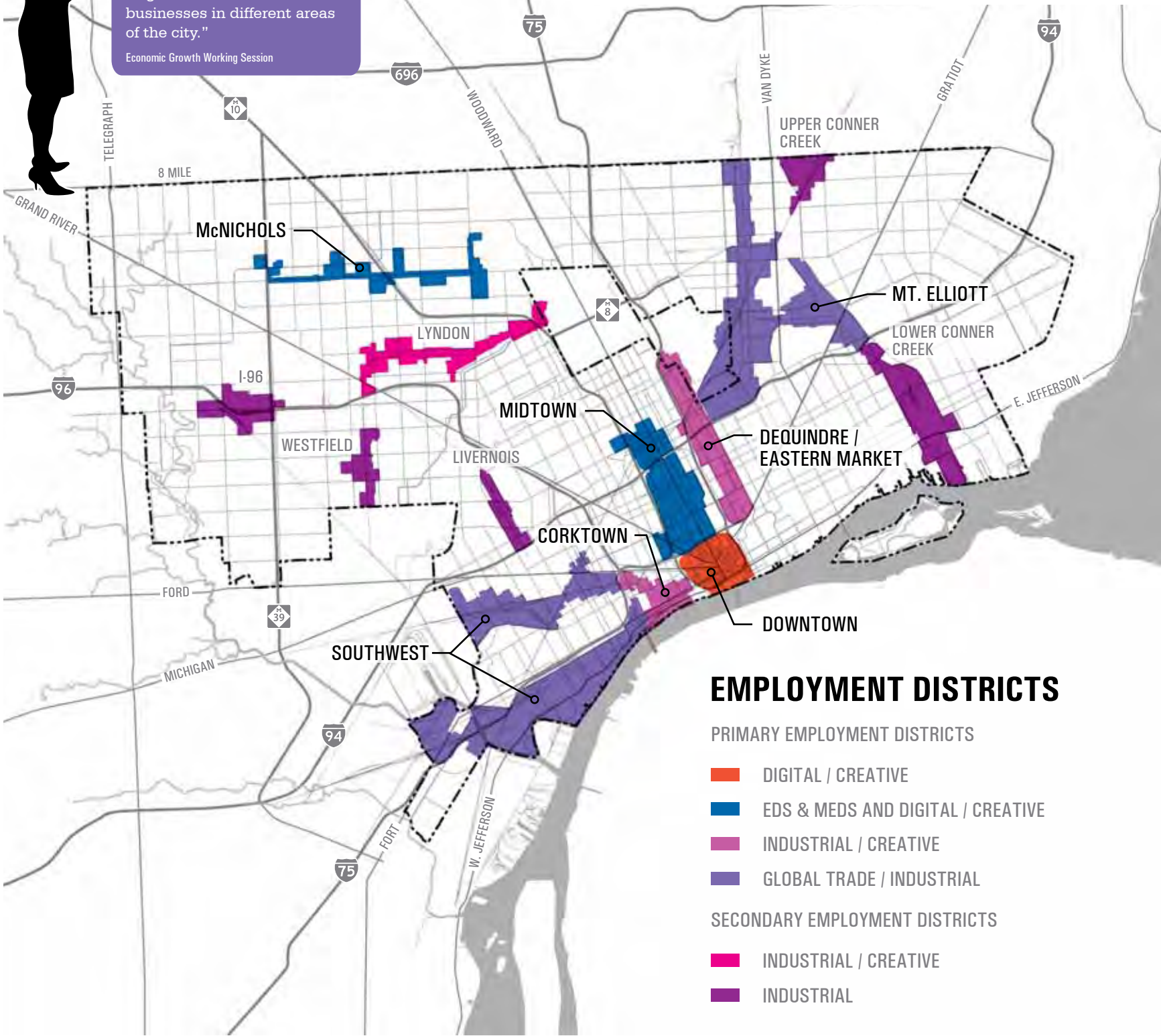
E

**IMPROVE LAND REGULATIONS,
TRANSACTIONS, AND ENVIRONMENTAL
ACTIONS**

EXPAND EMPLOYMENT DISTRICTS THROUGHOUT THE CITY



“Relate economic development and land use - target different industries and businesses in different areas of the city.”
Economic Growth Working Session



EMPLOYMENT DISTRICTS

PRIMARY EMPLOYMENT DISTRICTS

- DIGITAL / CREATIVE
- EDS & MEDS AND DIGITAL / CREATIVE
- INDUSTRIAL / CREATIVE
- GLOBAL TRADE / INDUSTRIAL

SECONDARY EMPLOYMENT DISTRICTS

- INDUSTRIAL / CREATIVE
- INDUSTRIAL

IMAGE OF THE CITY

LAND USE



IMPLEMENTATION STRATEGIES



A

CREATE A CITYWIDE FRAMEWORK FOR GROWTH AND INVESTMENT



B

SUPPORT A NETWORK OF NEW AND EXISTING NEIGHBORHOOD TYPES



C

INTRODUCE NEW FORMS OF DEVELOPMENT



D

CREATE A NEW AND DIVERSE OPEN SPACE SYSTEM FOR THE CITY



E

REDEFINE CORRIDORS AND CREATE COMPLETE STREETS



F

ENACT INNOVATIVE REGULATORY REFORM

POPULATION & LAND

21
21 WAS THE AVERAGE NUMBER OF RESIDENTS PER ACRE IN 1950¹



1950

61%



8
8 WAS THE AVERAGE NUMBER OF RESIDENTS PER ACRE IN 2010³

2010

5.7 AVG
5.7 WAS THE AVERAGE OCCUPIED HOUSING UNITS PER ACRE IN 1950²

61% POPULATION LOSS BETWEEN 1950 - 2010 IN DETROIT


3
3 WAS THE AVERAGE OCCUPIED HOUSING UNITS PER ACRE IN 2010⁴

REALITIES

UNDERUTILIZED LAND

72 SUPERFUND SITES IN DETROIT
SUPERFUND IS A PROGRAM ESTABLISHED TO ADDRESS HAZARDOUS WASTES CAUSED BY INDUSTRIAL ACTIVITIES & ABANDONED SITES⁵

VACANT LAND
20 SQ MILES

80K  **22%**
OF DETROIT'S 349,170 TOTAL HOUSING UNITS, 79,725 ARE VACANT⁶ 22% OF DETROIT'S INDUSTRIAL ZONED LAND IS VACANT⁷

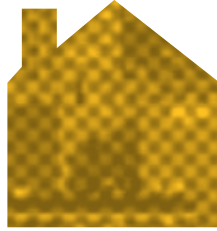
 **36%**  
36% OF DETROIT'S COMMERCIAL PARCELS ARE VACANT⁸

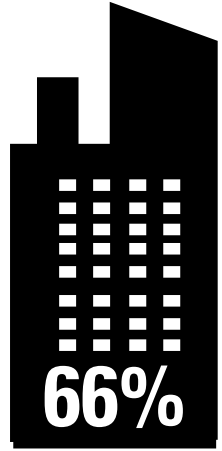
APPROXIMATELY 20 SQUARE MILES OF DETROIT'S OCCUPIABLE LAND AREA IS VACANT⁹

UNMET DEMAND

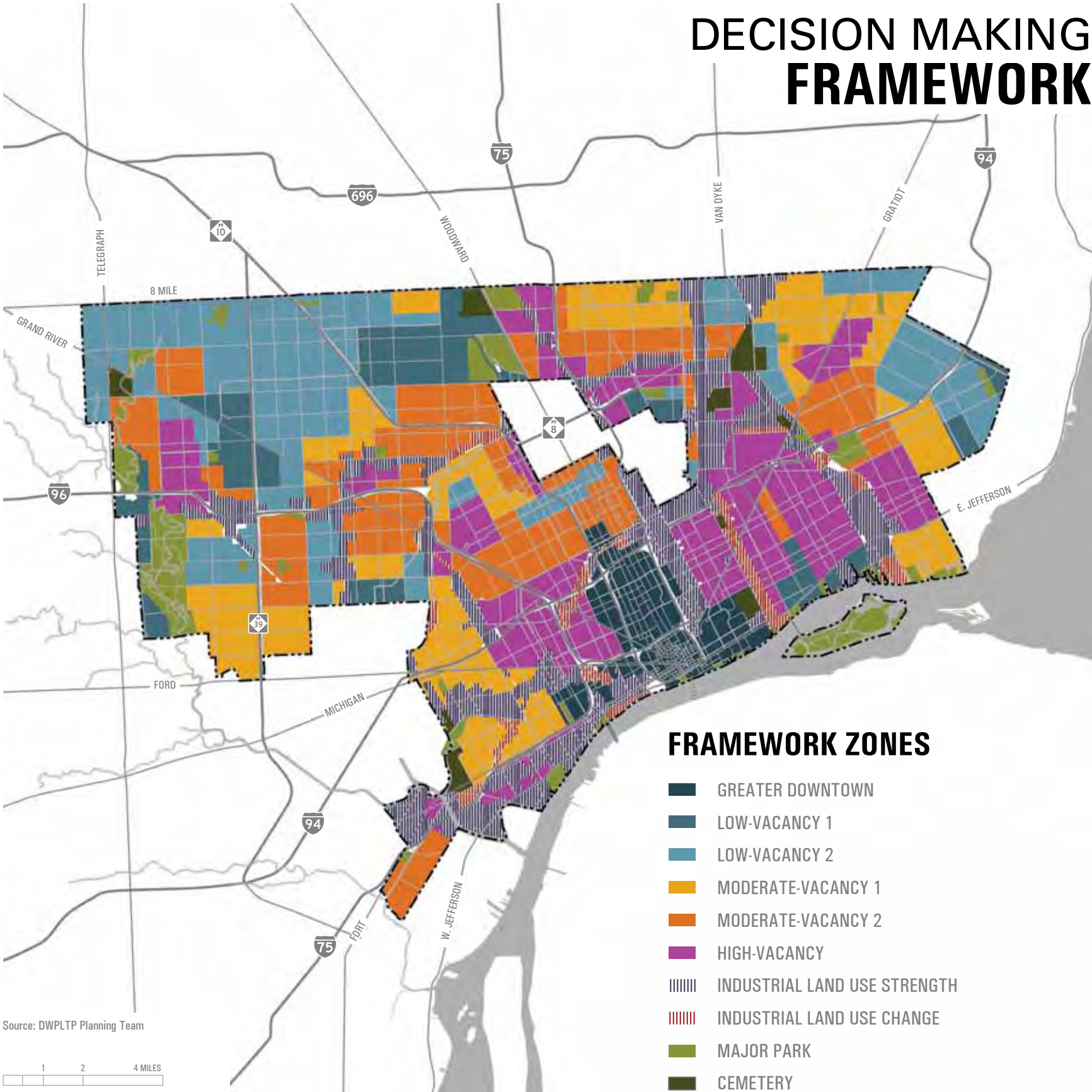
583K SQ FT 
THE AMOUNT OF MONEY SPENT ON GROCERIES OUTSIDE THE CITY COULD SUPPORT APPROXIMATELY 583,000 SQUARE FEET OF ADDITIONAL GROCERY RETAIL SPACE IN DETROIT¹⁰

6.7 ACRES
PARK SPACE PER PERSON 
DETROIT FALLS BELOW THE NATIONAL RECREATION AND PARK ASSOCIATION RECOMMENDATION OF 10 ACRES OF PARK SPACE PER 1,000 RESIDENTS¹¹


65% OF TOTAL CITYWIDE HOUSING SUPPLY IS SINGLE FAMILY DETACHED¹²


66%
66% OF TOTAL HOUSING DEMAND IN DETROIT'S GREATER DOWNTOWN IS FOR MULTI-FAMILY¹³

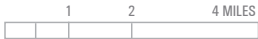
DECISION MAKING FRAMEWORK



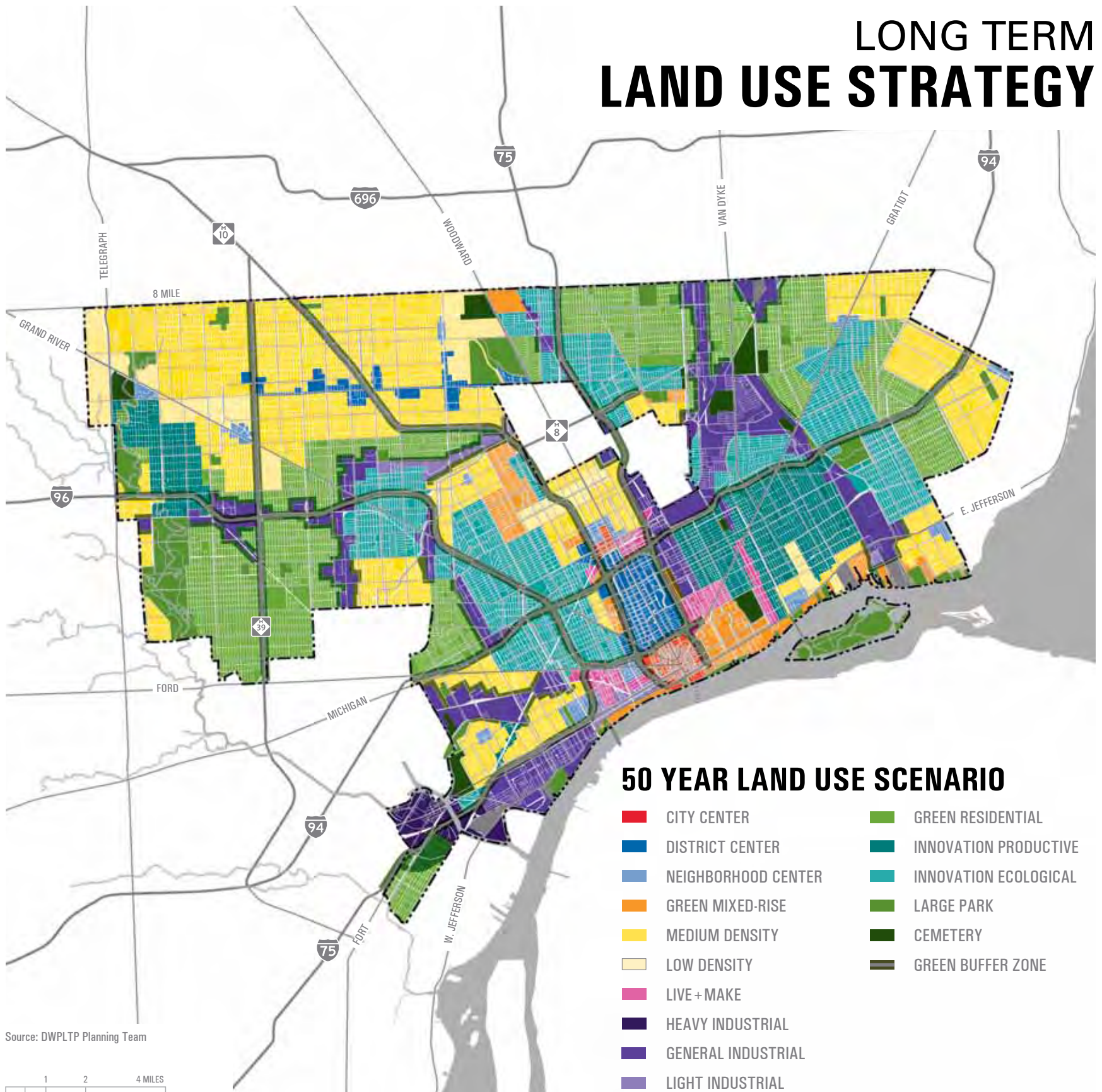
FRAMEWORK ZONES

- GREATER DOWNTOWN
- LOW-VACANCY 1
- LOW-VACANCY 2
- MODERATE-VACANCY 1
- MODERATE-VACANCY 2
- HIGH-VACANCY
- INDUSTRIAL LAND USE STRENGTH
- INDUSTRIAL LAND USE CHANGE
- MAJOR PARK
- CEMETERY

Source: DWPLTP Planning Team



LONG TERM LAND USE STRATEGY



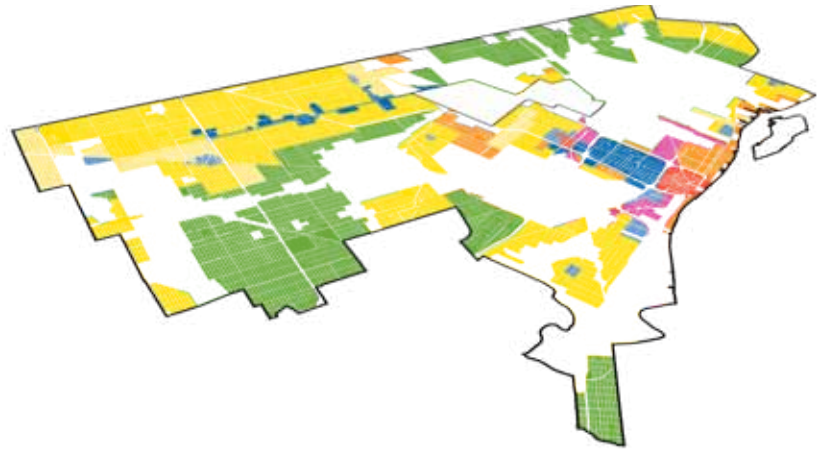
Source: DWPLTP Planning Team



LONG TERM LAND USE TYPOLOGIES

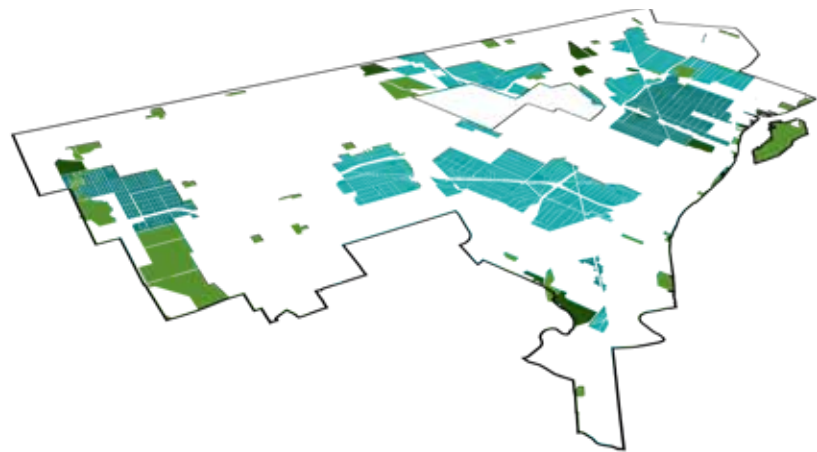
LAND USE TYPOLOGY - NEIGHBORHOODS

- CITY CENTER
- DISTRICT CENTER
- NEIGHBORHOOD CENTER
- GREEN MIXED-RISE
- MEDIUM DENSITY
- LOW DENSITY
- LIVE / MAKE
- GREEN RESIDENTIAL



LAND USE TYPOLOGY - LANDSCAPE

- INNOVATION PRODUCTIVE
- INNOVATION ECOLOGICAL
- LARGE PARK
- CEMETERY



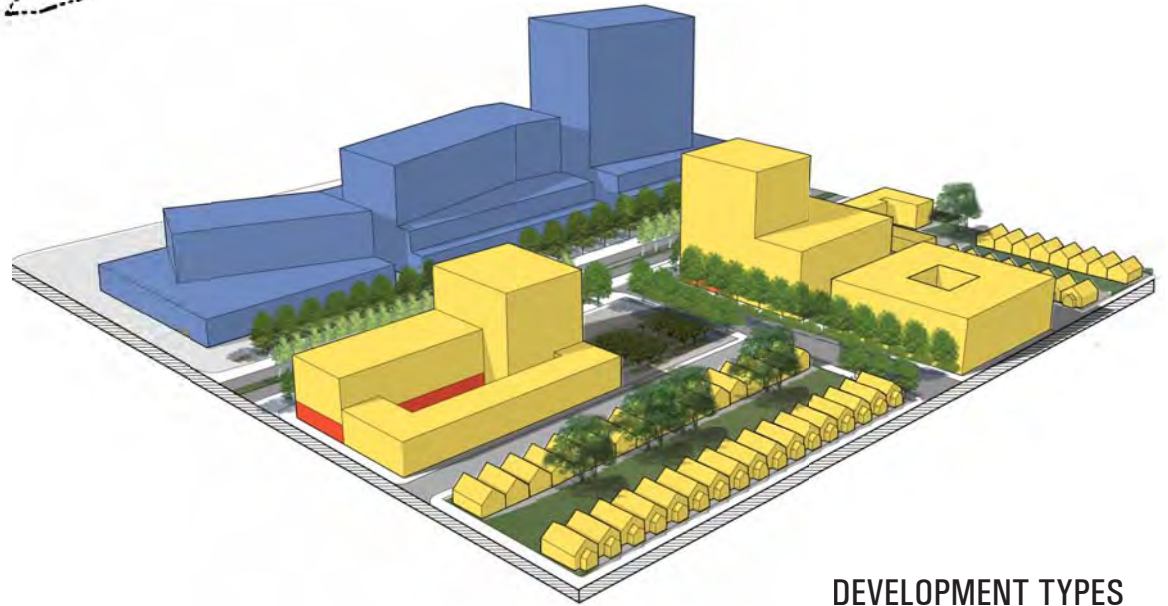
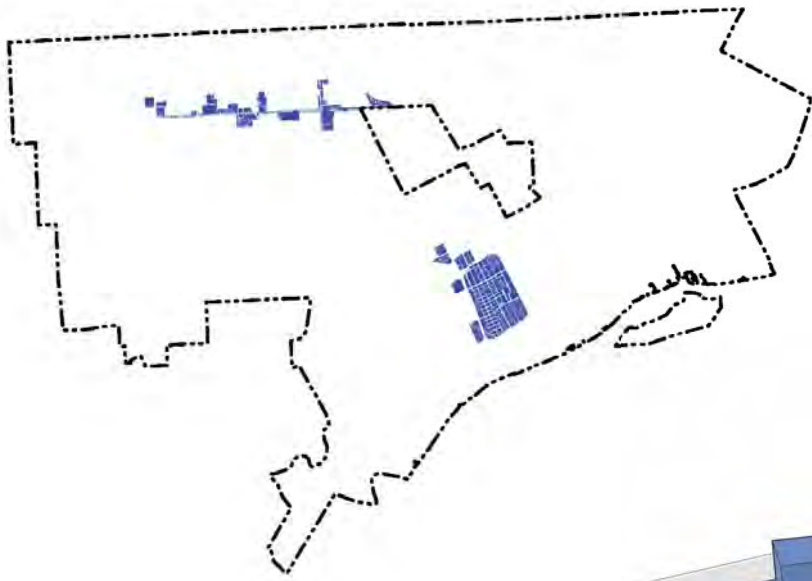
LAND USE TYPOLOGY - INDUSTRY

- HEAVY INDUSTRIAL
- GENERAL INDUSTRIAL
- LIGHT INDUSTRIAL
- UTILITIES

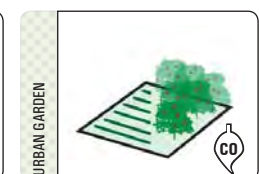
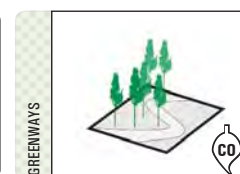
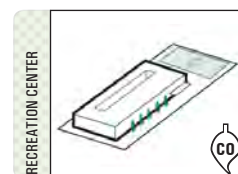
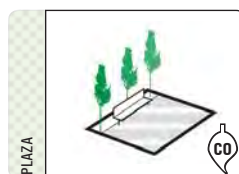
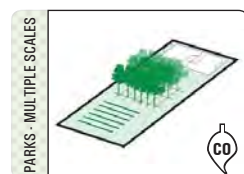
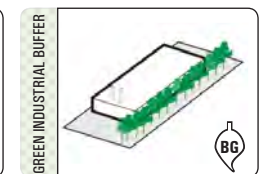
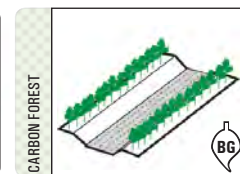
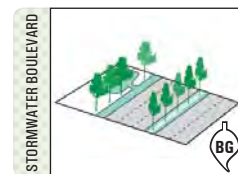
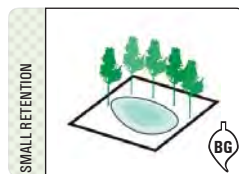
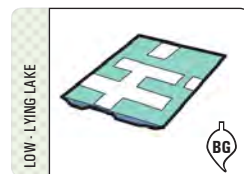
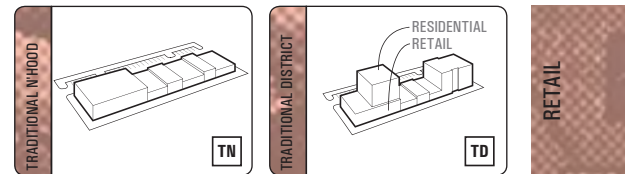
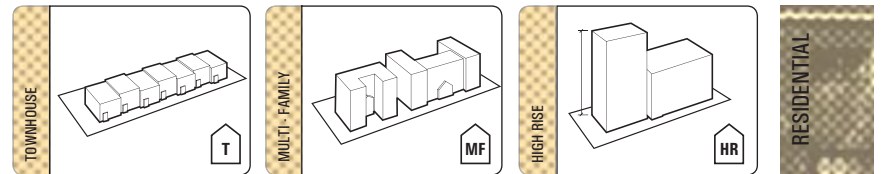


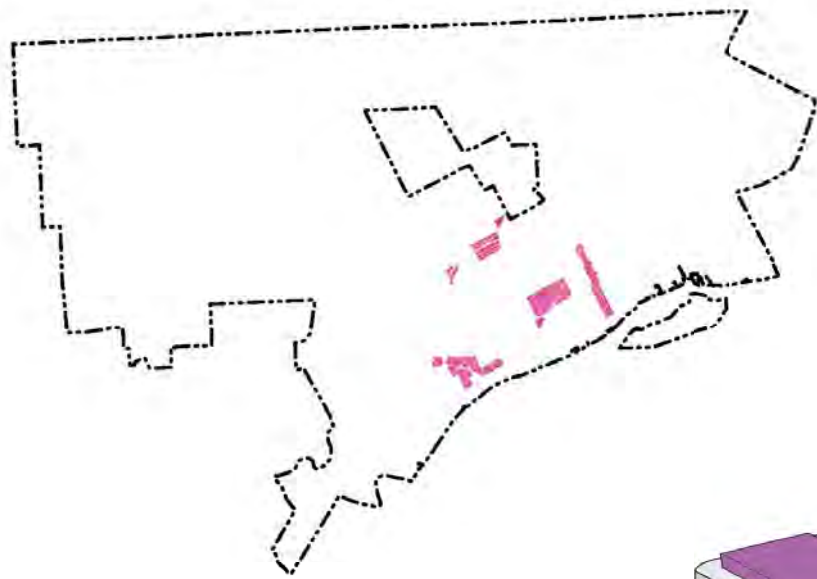
EXAMPLE: TYPOLOGIES

DISTRICT CENTER

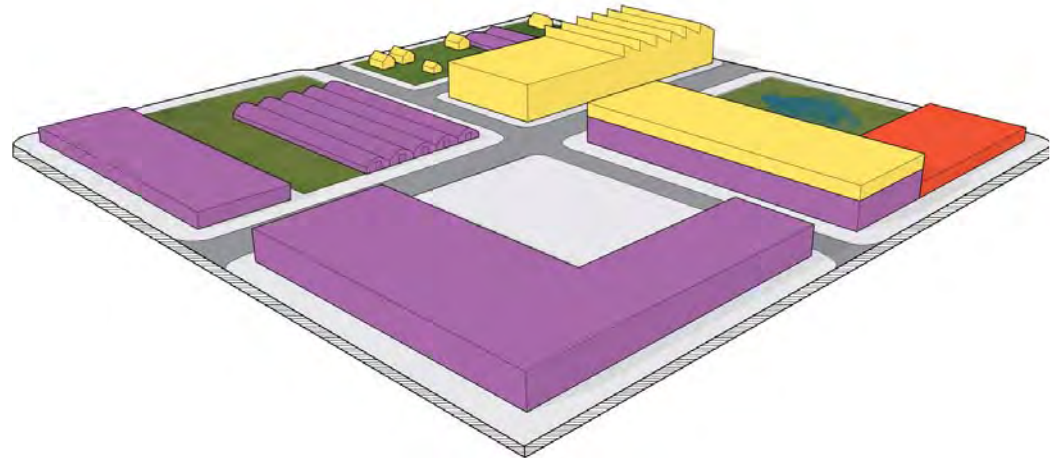


DEVELOPMENT TYPES

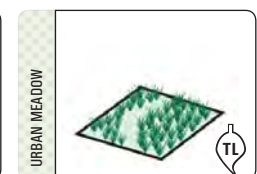
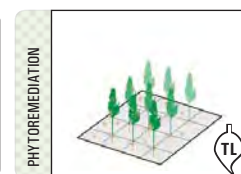
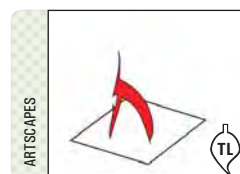
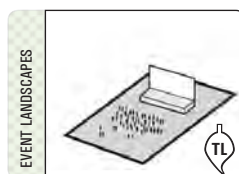
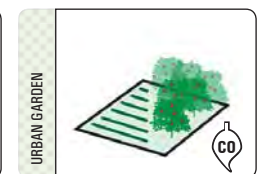
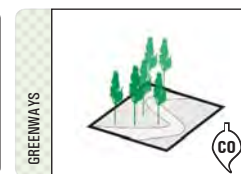
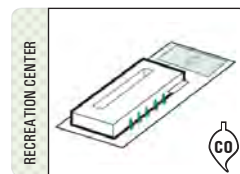
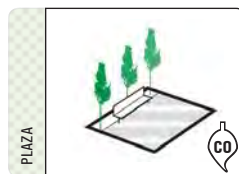
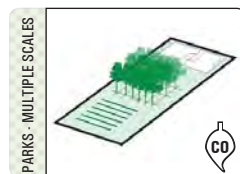
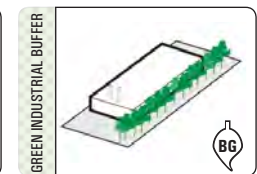
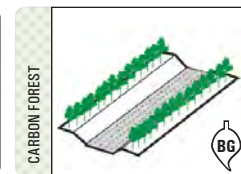
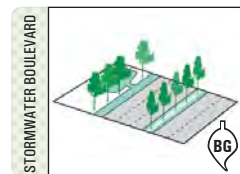
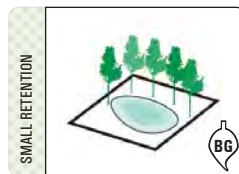
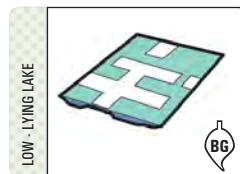
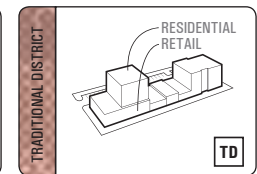
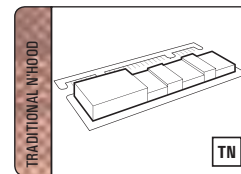
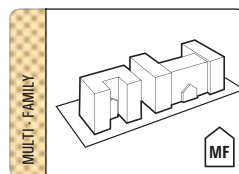
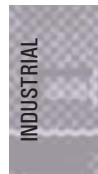
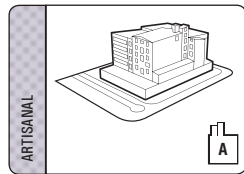




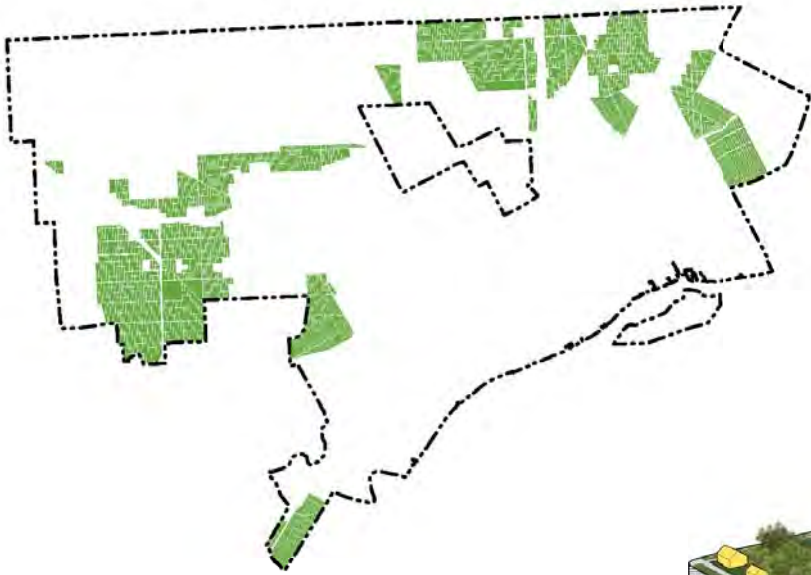
EXAMPLE: TYPOLOGIES LIVE+MAKE



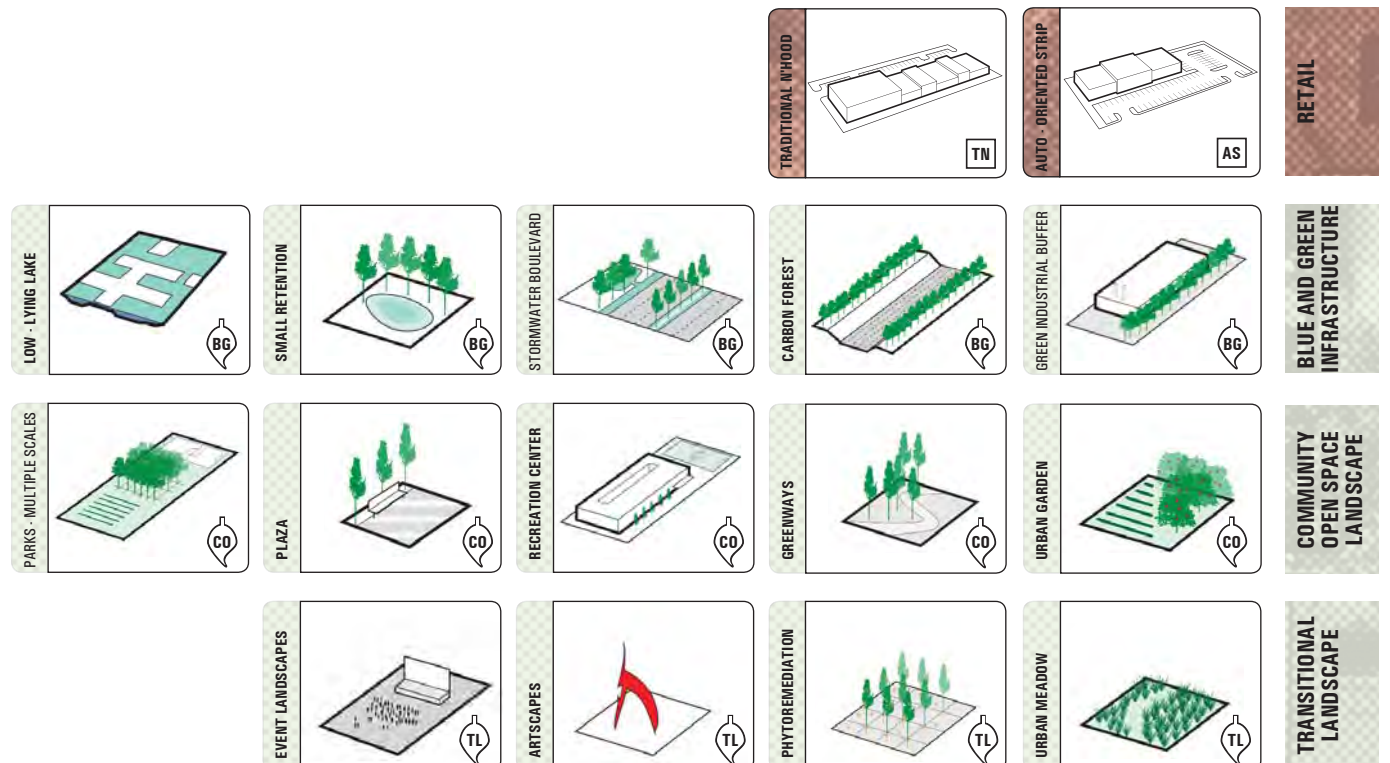
DEVELOPMENT TYPES

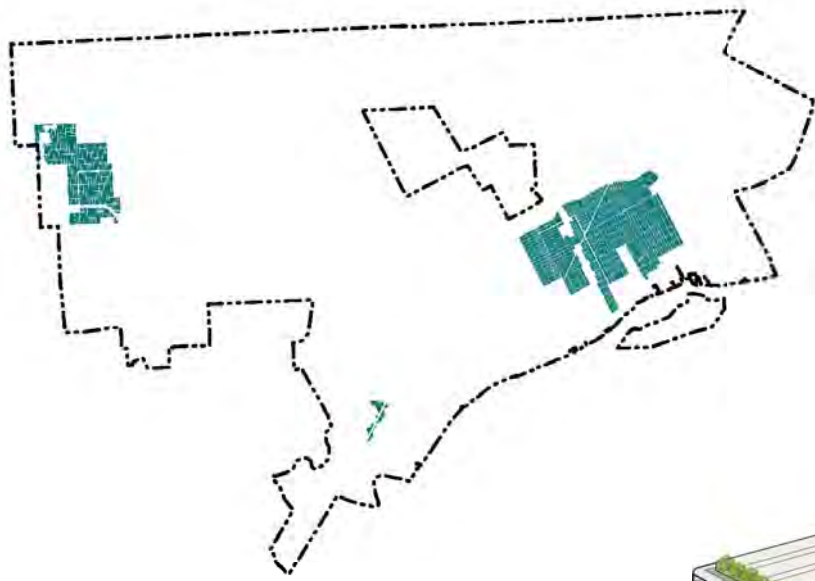


EXAMPLE: TYPOLOGIES GREEN RESIDENTIAL



DEVELOPMENT TYPES





EXAMPLE: TYPOLOGIES INNOVATION PRODUCTIVE LANDSCAPE



DEVELOPMENT TYPES

LOW-LYING LAKE		BG	SMALL RETENTION		BG	STORMWATER BOULEVARD		BG	CARBON FOREST		BG	GREEN INDUSTRIAL BUFFER		BG	BLUE AND GREEN INFRASTRUCTURE
RESEARCH PLOT		WP	URBAN FARM		WP	ENERGY FIELD OR FOREST		WP	AQUACULTURE		WP	WORKING PRODUCTIVE LANDSCAPE			
MATURE PARK		EL	RAPID REFORESTATION		EL	SUCCESSIONAL ROADS		EL	ROADS TO RIVERS		EL	ECOLOGICAL LANDSCAPE			
EVENT LANDSCAPES		TL	ARTSCAPES		TL	PHYTOREMEDIATION		TL	URBAN MEADOW		TL	TRANSITIONAL LANDSCAPE			

SUSTAINABLE CITY

CITY SYSTEMS



REALITIES

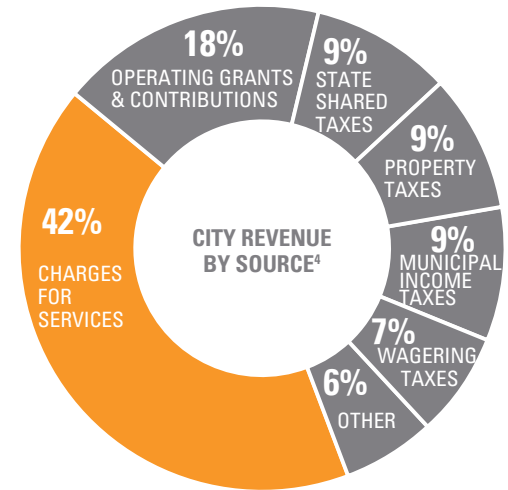
REVENUE & STRUCTURE MISALIGNMENT

40% **-\$336M** **20%**

PUBLIC TRANSPORTATION IS RELIANT ON CITY'S GENERAL FUND TO SUBSIDIZE 40% OF REVENUES¹

\$336 MILLION DECLINE IN PROPERTY TAX REVENUE FROM 1950-2005 (60% DECLINE)²

20% OF DETROIT'S POTENTIAL REVENUE GENERATING LAND AREA IS VACANT³



UNDERUTILIZED SYSTEMS

32% **27%** **35K** **WORKING LIGHTS** **ONLY 9% OF DETROITERS USE PUBLIC TRANSIT⁸** **BUSES RUN AT 75% CAPACITY DURING PEAK HOURS**

AVERAGE PERCENTAGE OF ANNUAL HOUSEHOLD INCOME SPENT ON TRANSPORTATION IS 32%⁵

27% OF DETROIT'S 3000 MILES OF PUBLIC ROADS ARE IN POOR CONDITION⁶

ONLY 35,000 OF THE EXISTING 88,000 STREET LIGHTS WORK IN DETROIT⁷

BUSES RUN AT 75% CAPACITY DURING PEAK HOURS IN DETROIT. THE NATIONAL AVERAGE CAPACITY FOR UNITED STATES BUSES DURING PEAK TIME IS 105%⁹

ENVIRONMENTAL IMPACT

40% **WATER SYSTEM CAPACITY** **42B** **UNACCOUNTED FOR WATER** **4.8K** **OLYMPIC SIZED SWIMMING POOLS** **80%** **3x** **LEAD POISONING ASTHMA** **ENVIRONMENTAL HEALTH HAZARDS**

DETROIT'S WATER SYSTEM OPERATES AT 40% OF ITS OVERALL CAPACITY¹⁰

DETROIT'S 42 BILLION GALLONS OF WATER CLASSIFIED AS 'UNACCOUNTED FOR WATER' OFTEN RESULTS FROM LEAKS, METER INACCURACIES & HYDRANT USE¹¹

47.7 BILLION GALLONS OF RAW, UNTREATED SEWAGE WAS DIRECTLY DISCHARGED INTO THE DETROIT RIVER IN 2011. THIS IS THE EQUIVALENT TO FILLING 4,800 OLYMPIC SIZED SWIMMING POOLS¹¹

80% INCREASE IN COAL CONSUMPTION BY DTE ENERGY SINCE 1975¹²

DETROIT HAS THREE TIMES HIGHER RATE OF CHILDREN WITH ELEVATED BLOOD LEAD LEVELS THAN THE NATIONAL AVERAGE¹³

DETROIT HAS THREE TIMES HIGHER RATE OF CHILDREN WITH ASTHMA THAN THE NATIONAL AVERAGE¹⁴

TRANSFORMATIVE IDEAS



1

STRATEGIC INFRASTRUCTURE RENEWAL



2

**LANDSCAPE AS 21ST CENTURY
INFRASTRUCTURE**



3

**DIVERSIFIED TRANSPORTATION FOR
DETROIT AND THE REGION**

STRATEGIC RENEWAL

UPGRADE AND MAINTAIN

Areas stabilizing at a population level above current system capacity:

- City Center : 15-20 DUPA; 110 -220 EPA
- District Center : 10-20 DUPA; 25 - 50 EPA
- Neighborhood Center : 10-20 DUPA; 3-5 EPA

RENEW & MAINTAIN

Areas stabilizing at or near current system capacity:

- Traditional Med. Density Housing : 4-8 DUPA; 1-2 EPA
- Traditional Low Density Housing : 1-4 DUPA; 1-2 EPA
- Green Mixed Rise : 10-30 DUPA; 3-5 EPA
- Secondary Industrial Employment

MAINTAIN ONLY

Areas where a decision has not yet been made about system capacity requirements:

- Green Residential : 3-6 DUPA; 1-5 EPA
- Non-Traditional Landscape
- Traditional Landscape

REDUCE & MAINTAIN

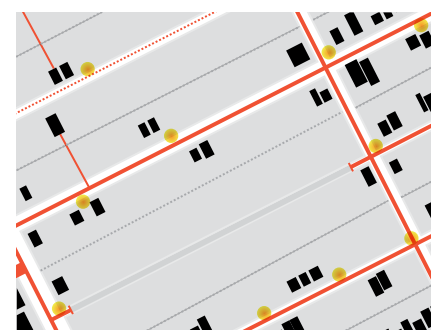
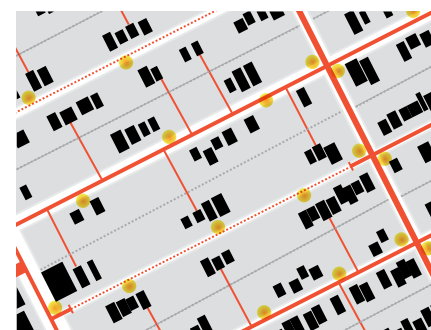
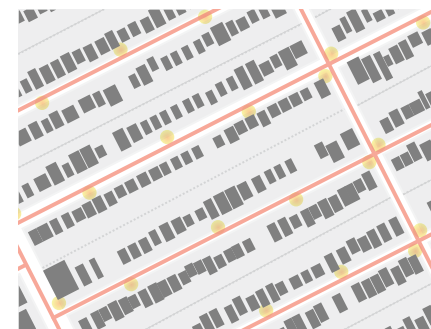
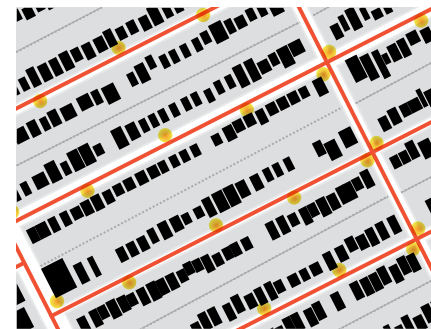
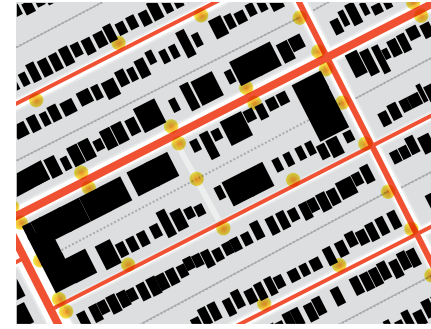
Areas stabilizing at a level significantly below system capacity:

- Live/ Make : 3-15 DUPA; 3-20 EPA
- Green Residential : 3-6 DUPA; 1-5 EPA
- Tertiary Industrial Employment

EMERGENCY REPAIR

Areas expected to transition to a new land use with a different and generally lower systems requirement:

- Non-Traditional Landscape
- Traditional Landscape



LANDSCAPE AS INFRASTRUCTURE

SOLVING PROBLEMS THROUGH
INNOVATIVE USE OF LANDSCAPE

GREEN INFRASTRUCTURE: LANDSCAPES THAT CLEAN AIR



LANDSCAPE AS INFRASTRUCTURE

SOLVING PROBLEMS THROUGH INNOVATIVE USE OF LANDSCAPE

BLUE INFRASTRUCTURE: LANDSCAPES THAT CAPTURE AND CLEAN STORMWATER



NETWORK TRANSFORMATION

TRANSIT

BUS

TIER 1 BRT ROUTES

Fast long distance routes
High capacity BRT
Scheduled services



TIER 2 CROSSTOWN ROUTES

Fast medium distance routes capacity
Conventional buses
Scheduled services



TIER 3 FEEDER ROUTES

Low/ mid speed & capacity
Small/ mini buses
Scheduled services



TIER 4 MICRO-TRANSIT ROUTES

Low speed & low capacity
Micro buses/vans
On demand services



RAIL

LIGHT RAIL

Mid speed & high capacity
Connecting within city center
Frequent scheduled services



NON-MOTORIZED

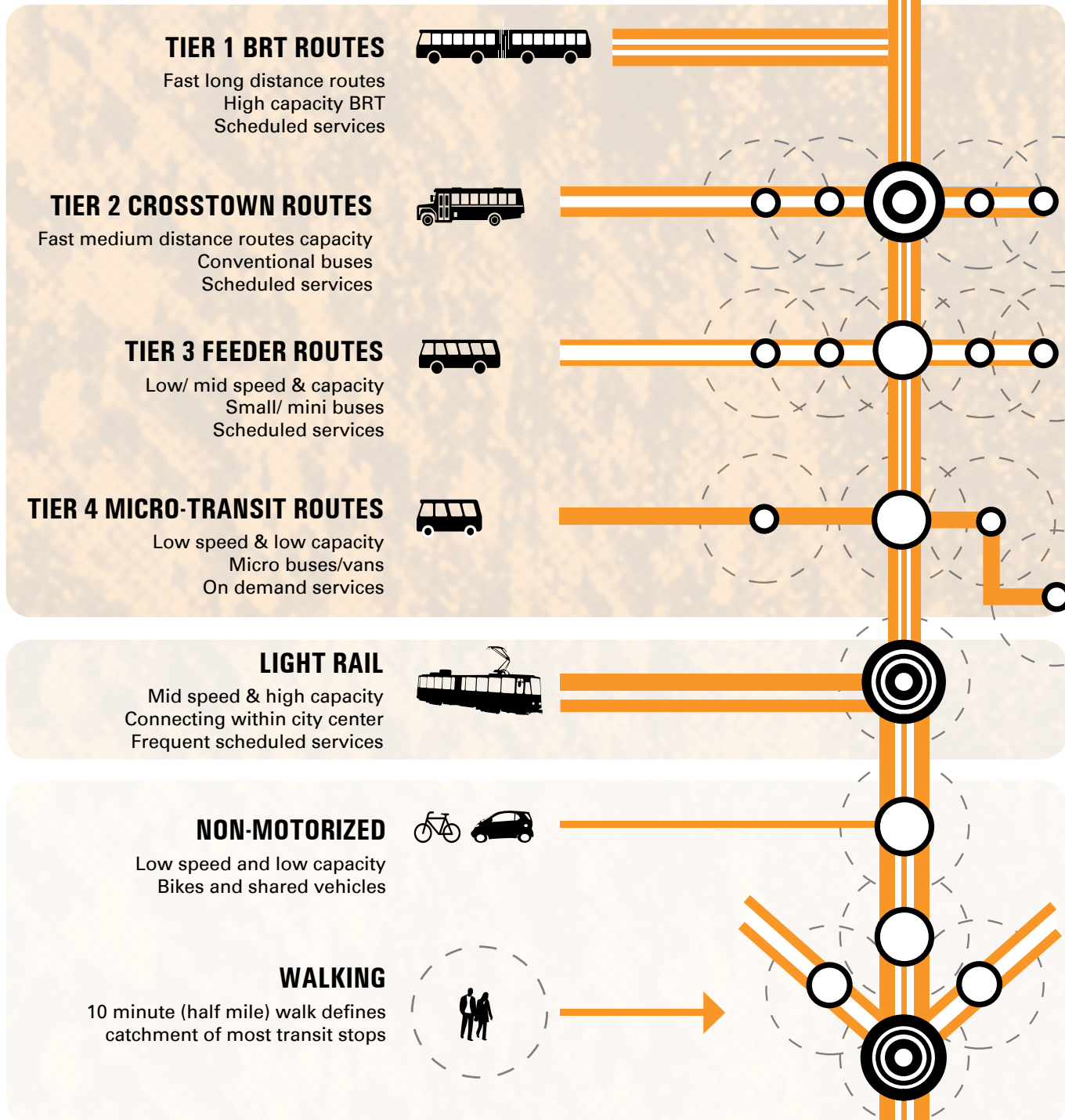
NON-MOTORIZED

Low speed and low capacity
Bikes and shared vehicles

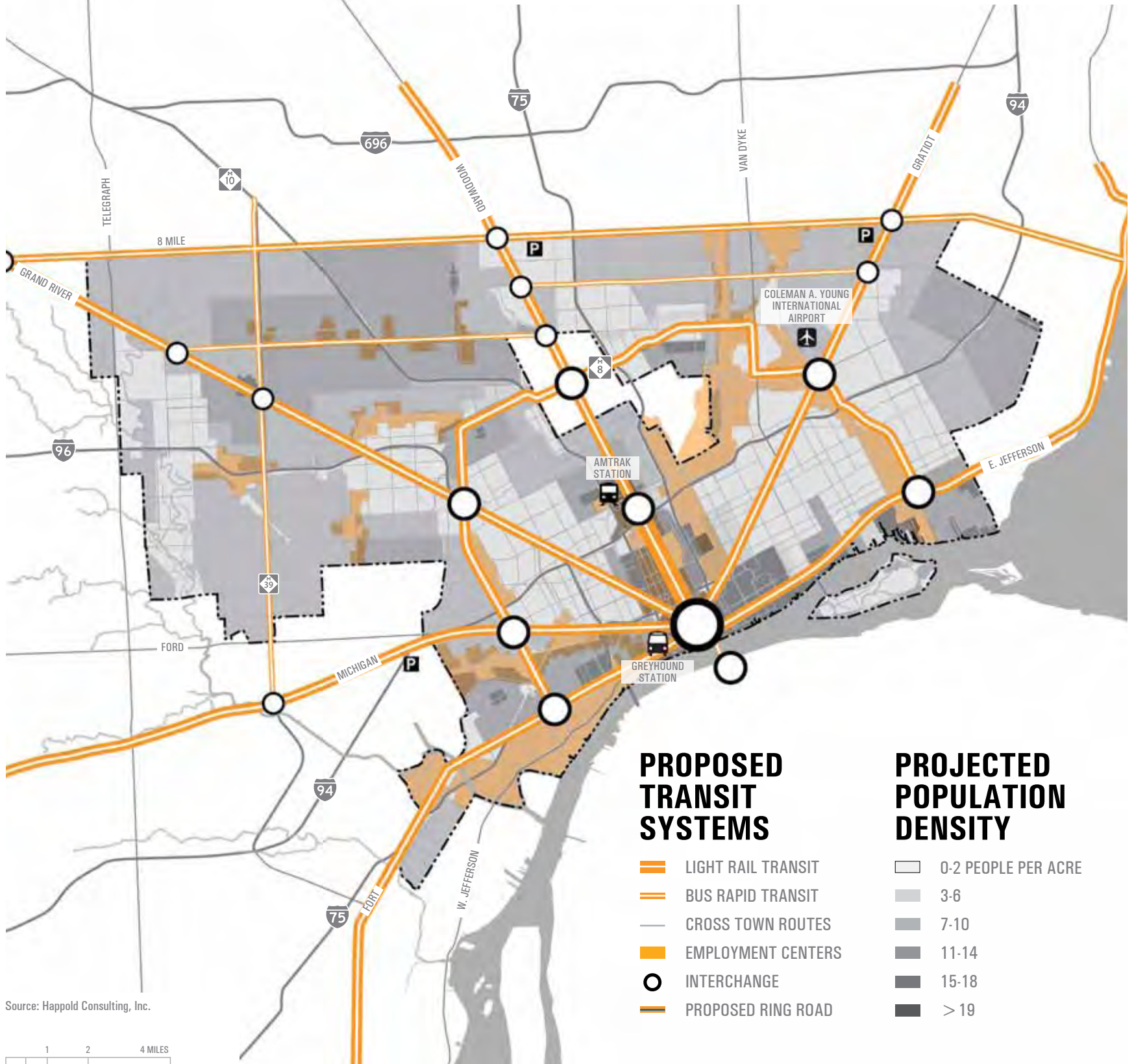


WALKING

10 minute (half mile) walk defines
catchment of most transit stops



NETWORK TRANSFORMATION



Source: Happold Consulting, Inc.



PRECEDENTS AND PILOT PROJECTS

PILOT PROJECTS

PILOT PROJECT

DDOT ROUTE HIERARCHY



PILOT PROJECT

DISTRICT-WIDE WEATHERIZATION AND ENERGY



PILOT PROJECT

WASTE STREAMING AND INCENTIVE PROGRAM



PRECEDENTS

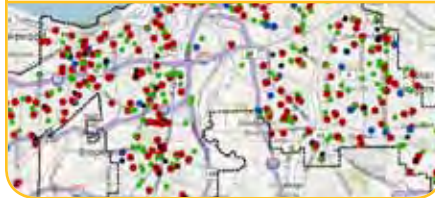
PRECEDENT

PHILADELPHIA ON-SITE STORMWATER MANAGEMENT



PRECEDENT

CLEVELAND CITY SYSTEMS GIS DATABASE



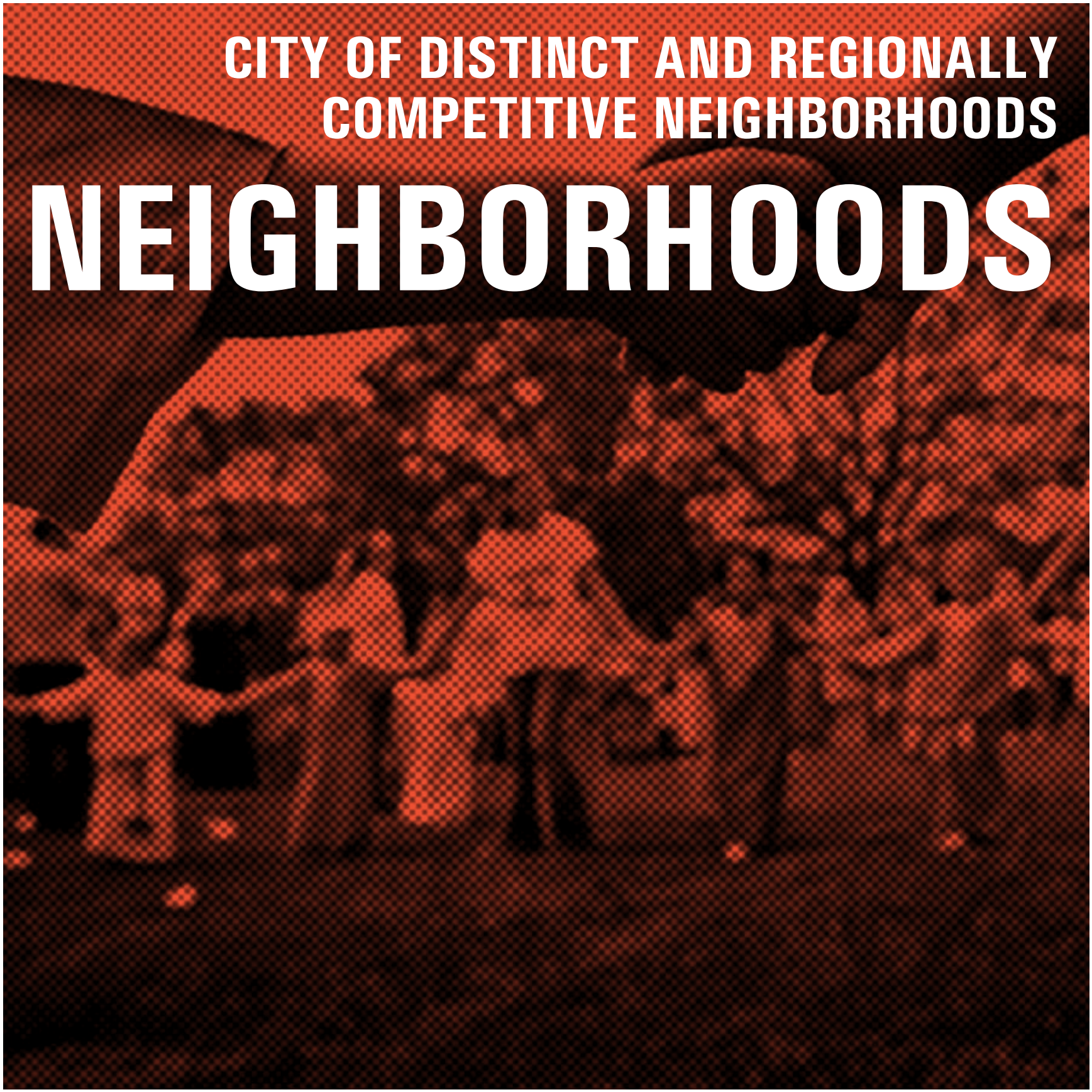
PRECEDENT

REAL-TIME ENERGY CONSUMPTION FEEDBACK



**CITY OF DISTINCT AND REGIONALLY
COMPETITIVE NEIGHBORHOODS**

NEIGHBORHOODS



IMPLEMENTATION STRATEGIES



A

ADDRESS CITY-WIDE QUALITY OF LIFE CHALLENGES THAT AFFECT ALL DETROITERS



B

CREATE DENSE, WALKABLE, MIXED-USE NEIGHBORHOODS



C

LIVE+MAKE NEIGHBORHOODS AS FUSION OF ART AND INDUSTRY



D

REPURPOSE VACANT LAND TO CREATE GREEN NEIGHBORHOODS



E

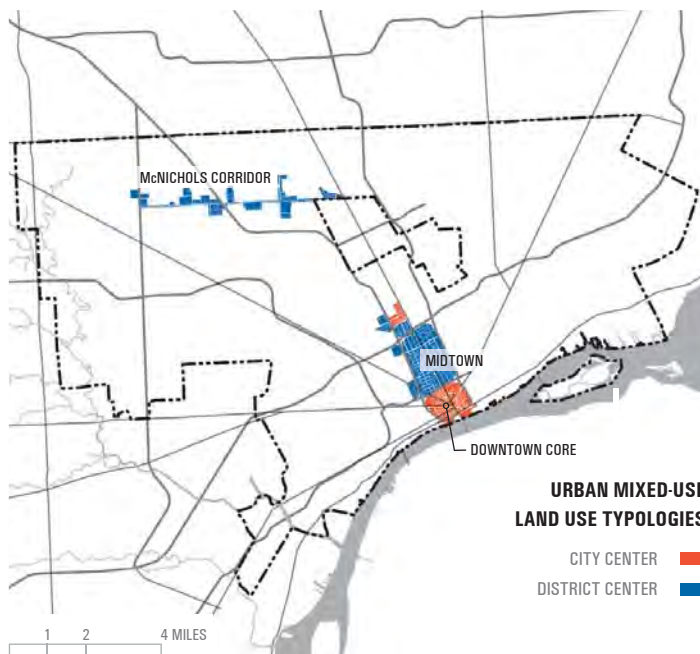
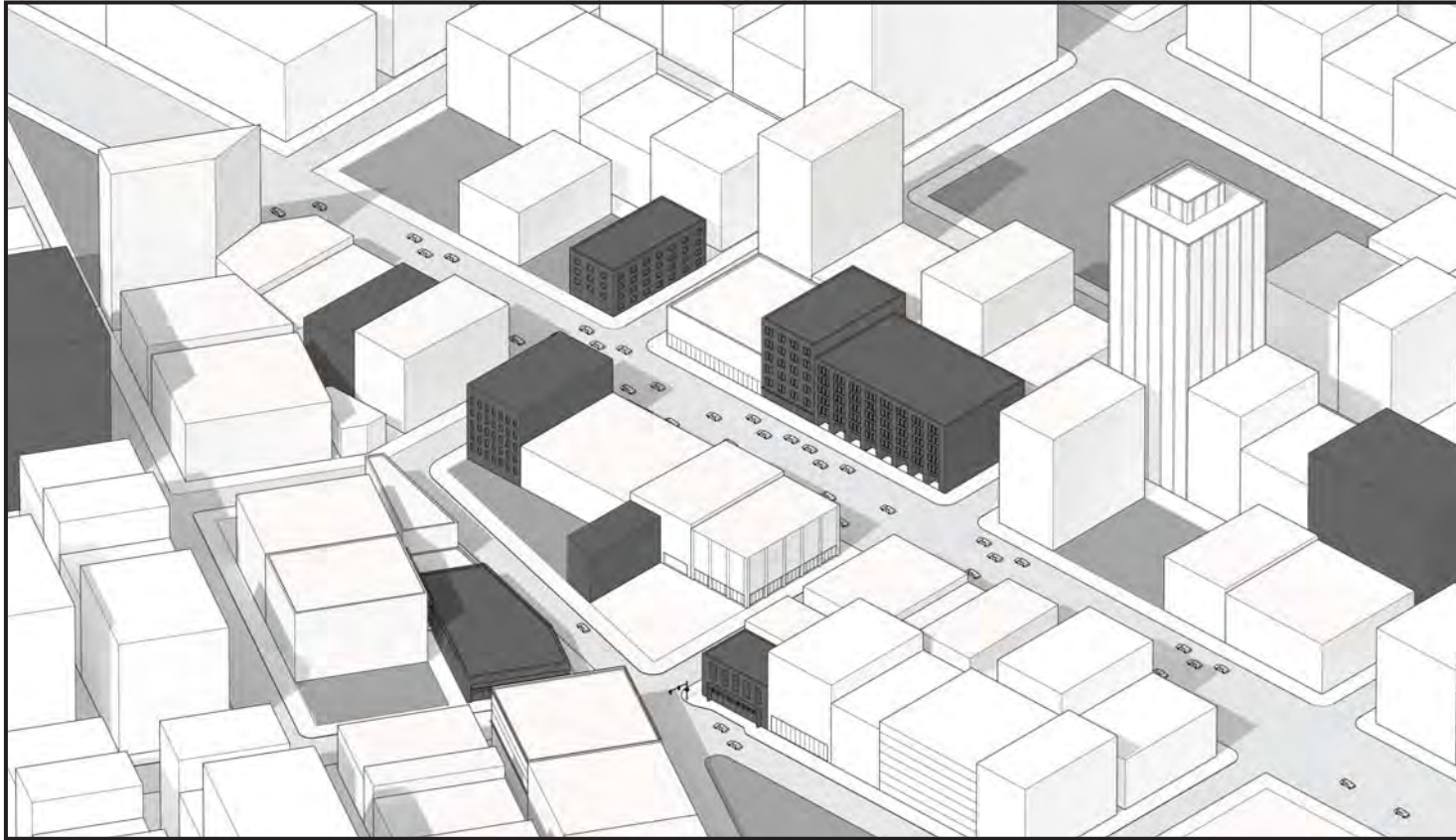
RENEW TRADITIONAL NEIGHBORHOODS



F

UTILIZE PRODUCTIVE LANDSCAPES AS THE BASIS FOR A SUSTAINABLE CITY

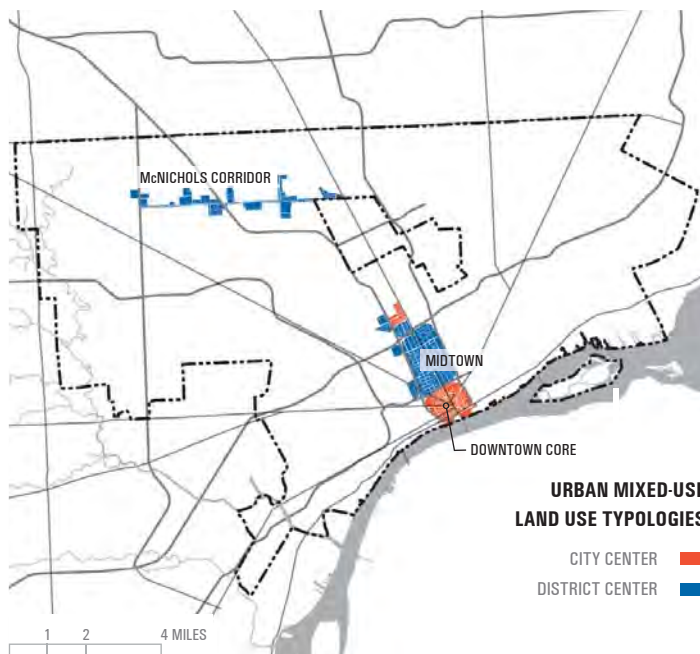
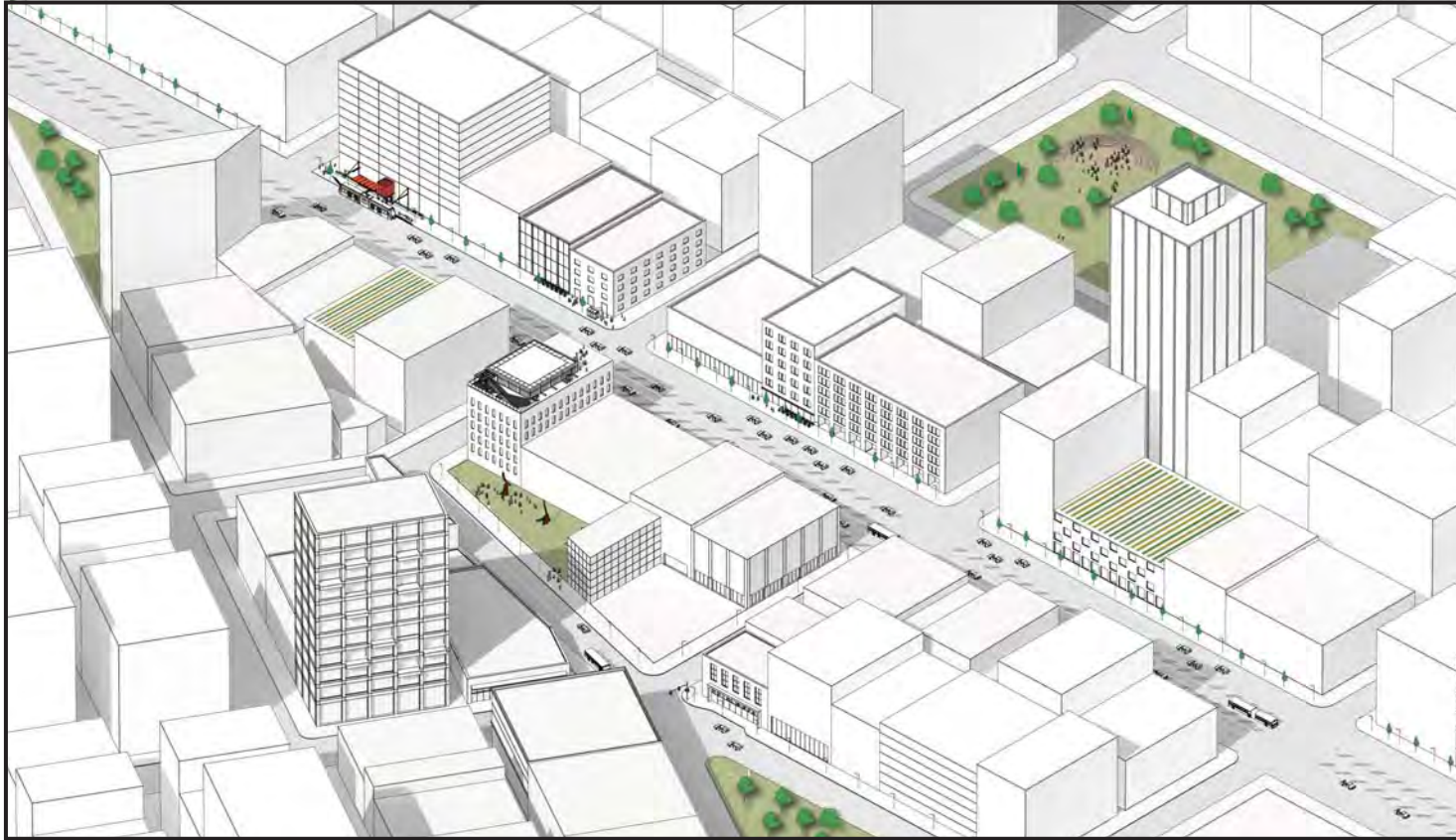
URBAN MIXED-USE NEIGHBORHOODS



SAMPLE STRATEGIES

- 1 Incorporate multi-modal transportation options including light rail, bus rapid transit, bike lanes, and car sharing to better connect residents to jobs and amenities.
- 2 Provide incentives to create density through new infill construction or adaptive reuse of historic structures for residential and commercial uses.
- 3 Develop walkable retail nodes with services and amenities to support neighborhood residents and attract citywide and regional visitors.
- 4 Incorporate high-quality public spaces to act as civic gathering spaces and catalyze new development.

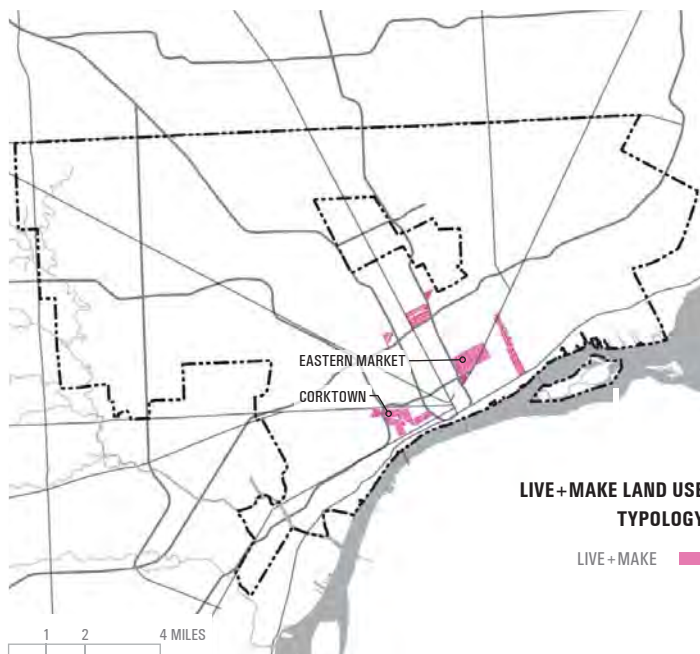
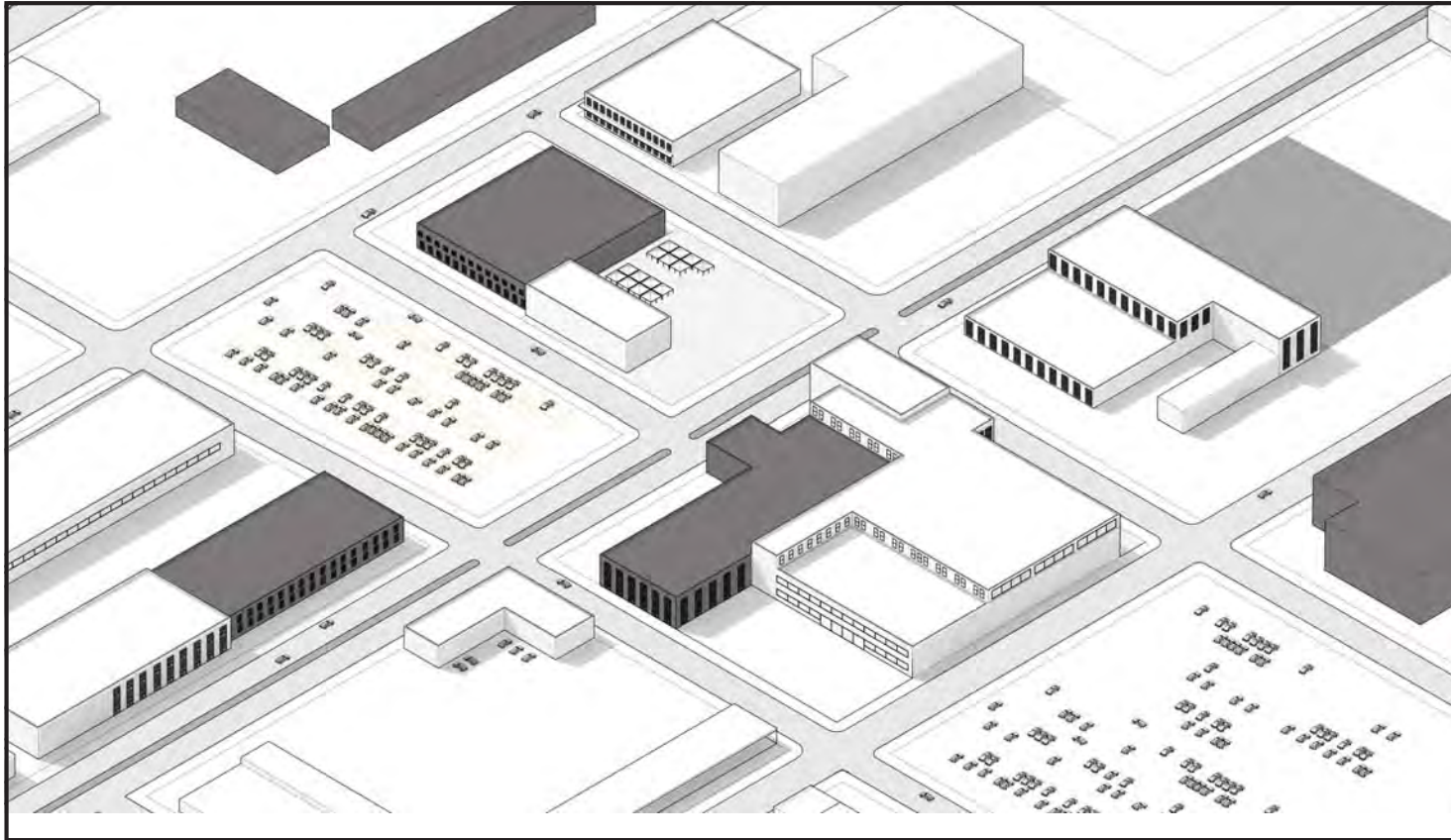
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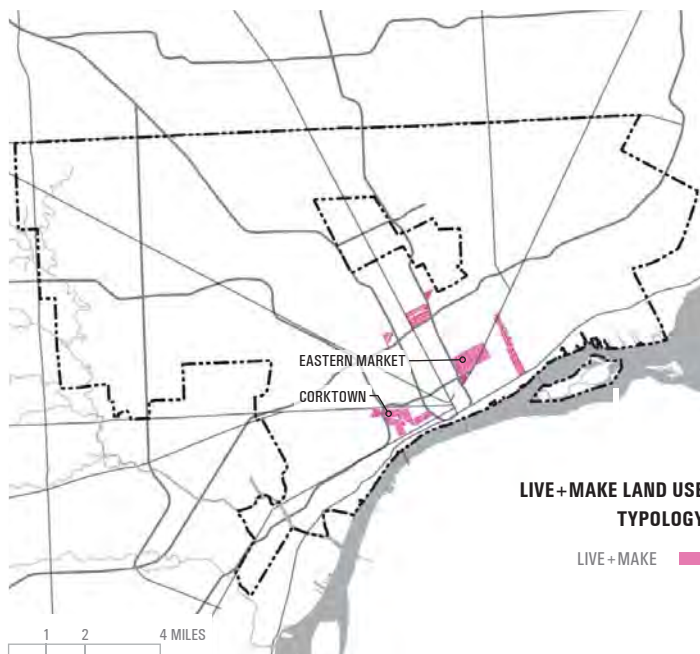
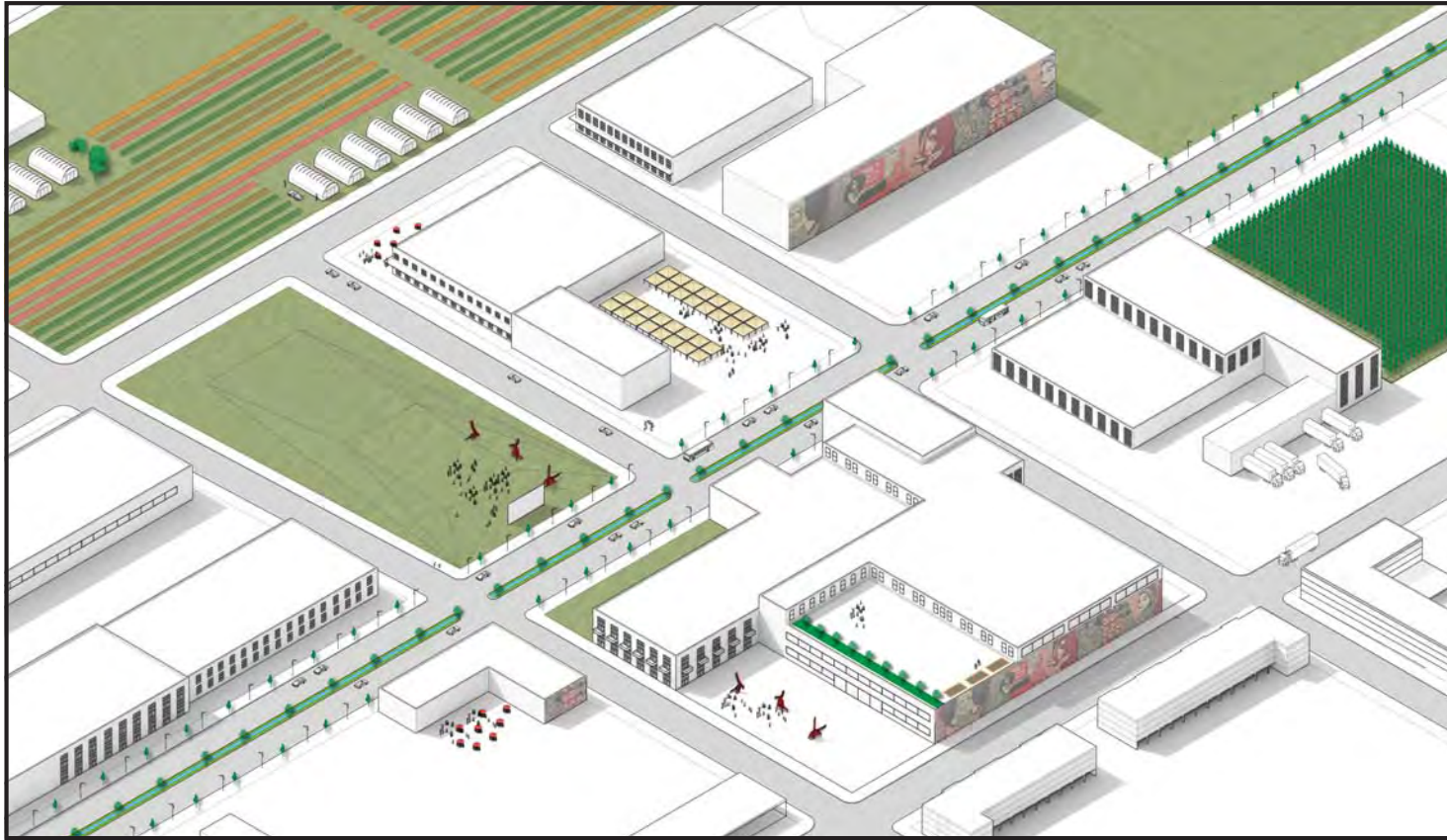
LIVE+MAKE NEIGHBORHOODS



SAMPLE STRATEGIES

- 1 Adaptive reuse of obsolete vacant or underutilized industrial buildings for entrepreneurial activity, artisanal production or residential dwelling.
- 2 Repurpose large-scale vacant land for Live+Grow opportunities that tie into adjacent networked entrepreneurial activities: warehousing, distribution, and commercial uses.
- 3 Remediate contaminated former industrial land by integrating phytoremediation and other landscape-based uses.
- 4 Define and program outdoor event spaces to establish neighborhood identity.

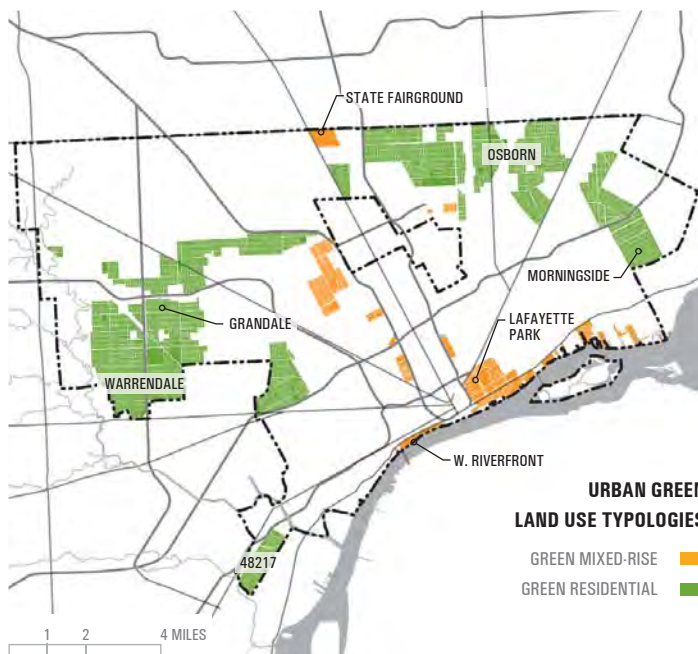
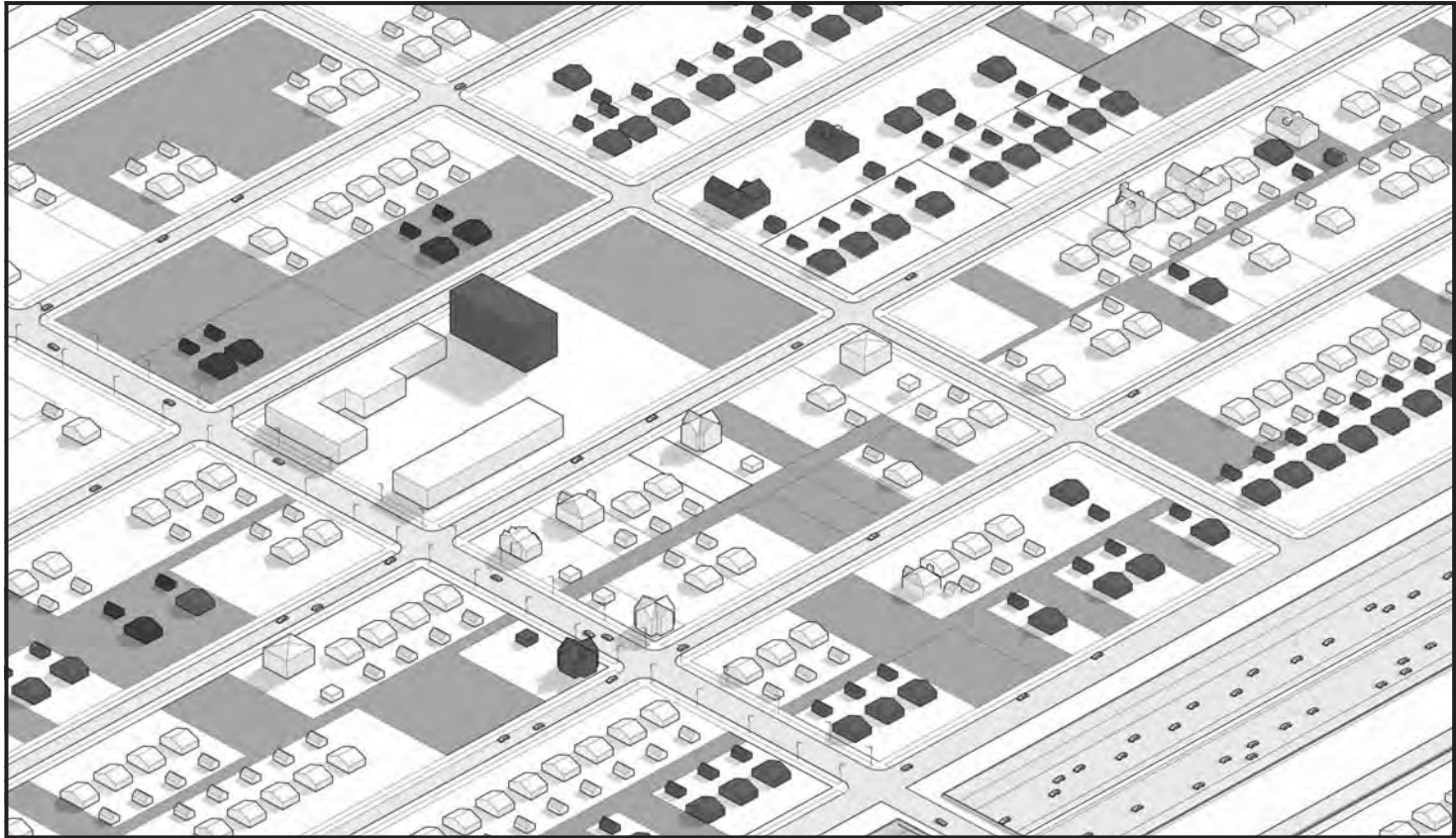
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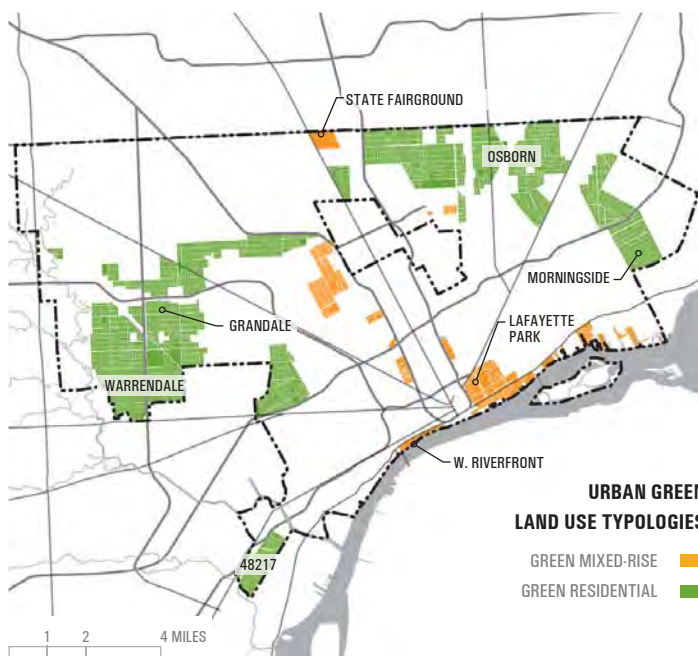
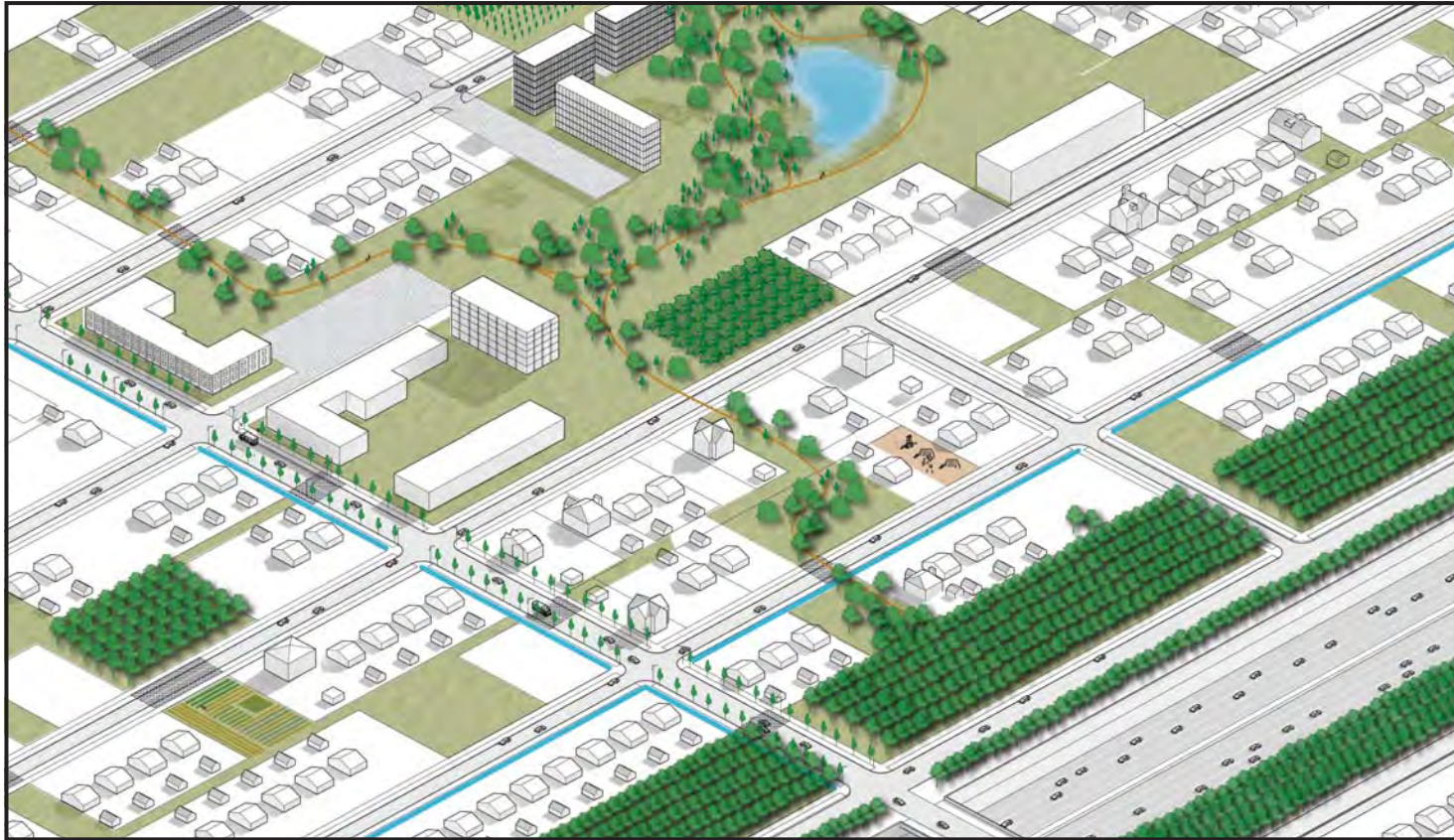
URBAN GREEN NEIGHBORHOODS



SAMPLE STRATEGIES

- 1 Eliminate blight to stabilize neighborhoods, prioritizing areas around schools, through demolition or deconstruction of vacant structures.
- 2 Engage in neighborhood-based planning to strategize reuse of vacant land around a comprehensive, community-endorsed planning process.
- 3 Identify and assemble land in areas suitable for long term green mixed rise development.
- 4 Integrate blue and green infrastructure into vacant land strategies.

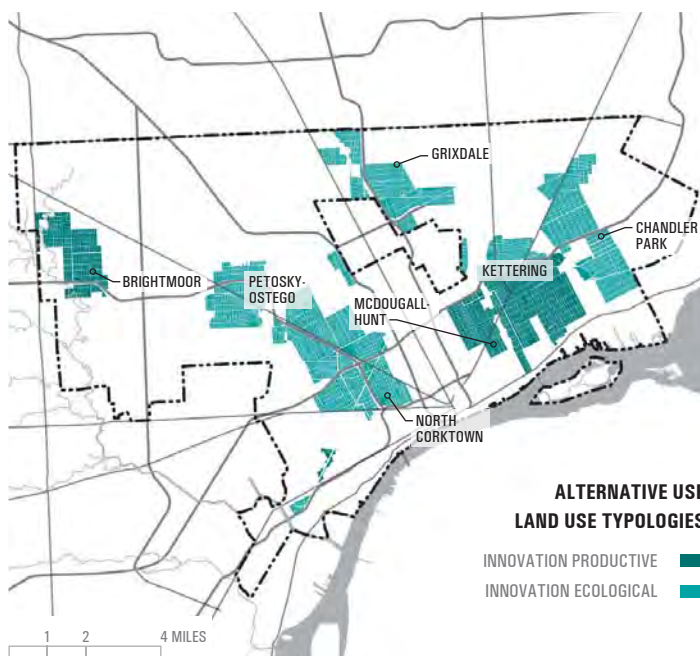
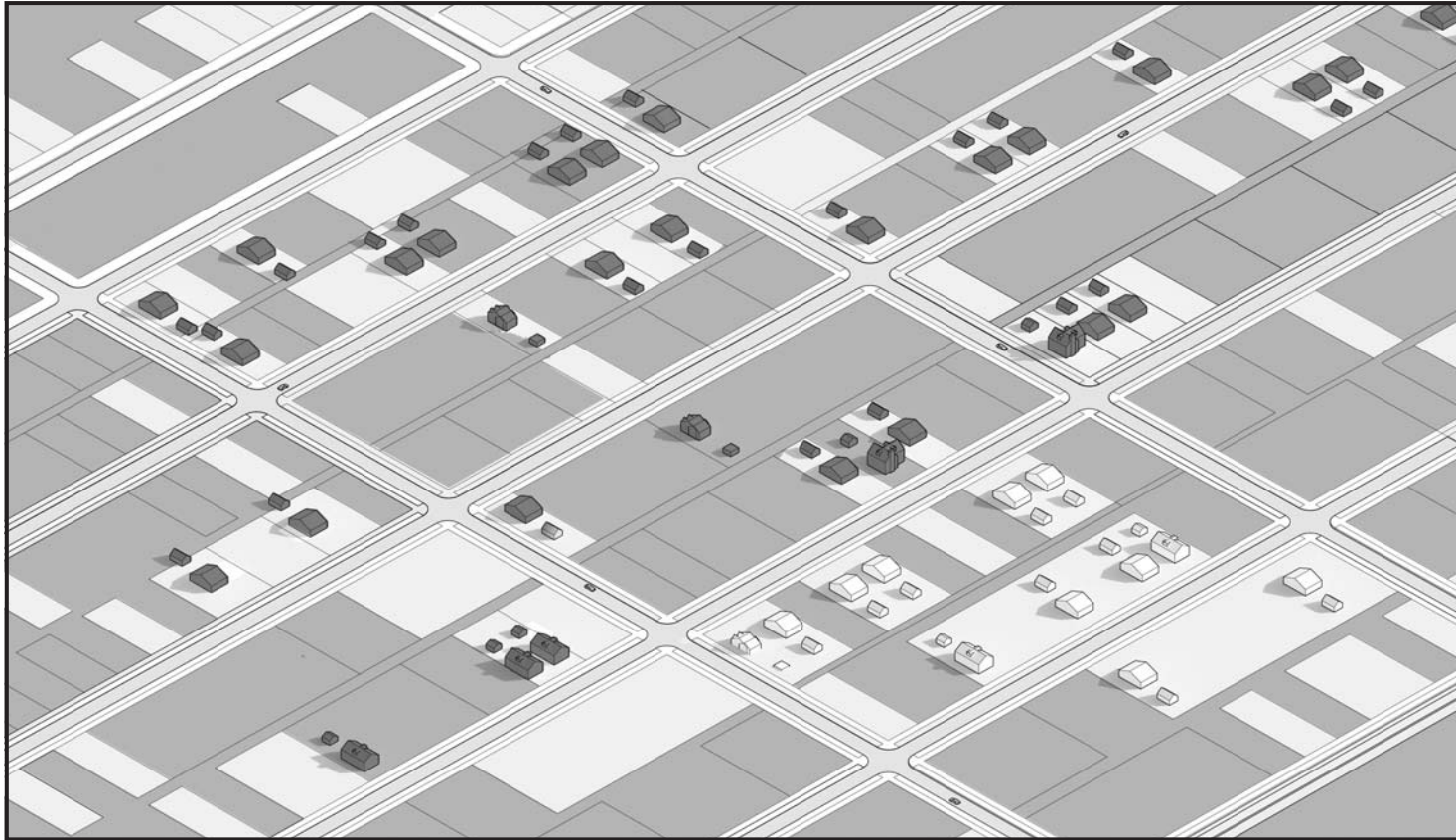
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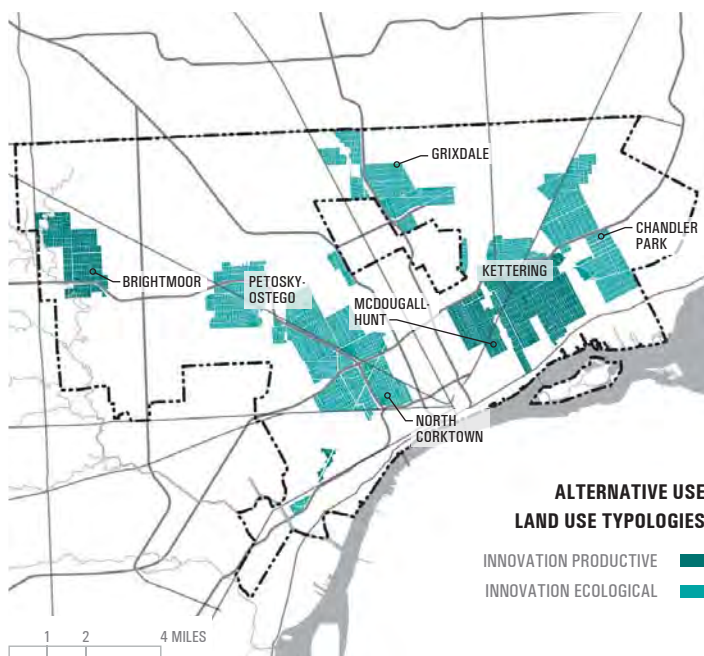
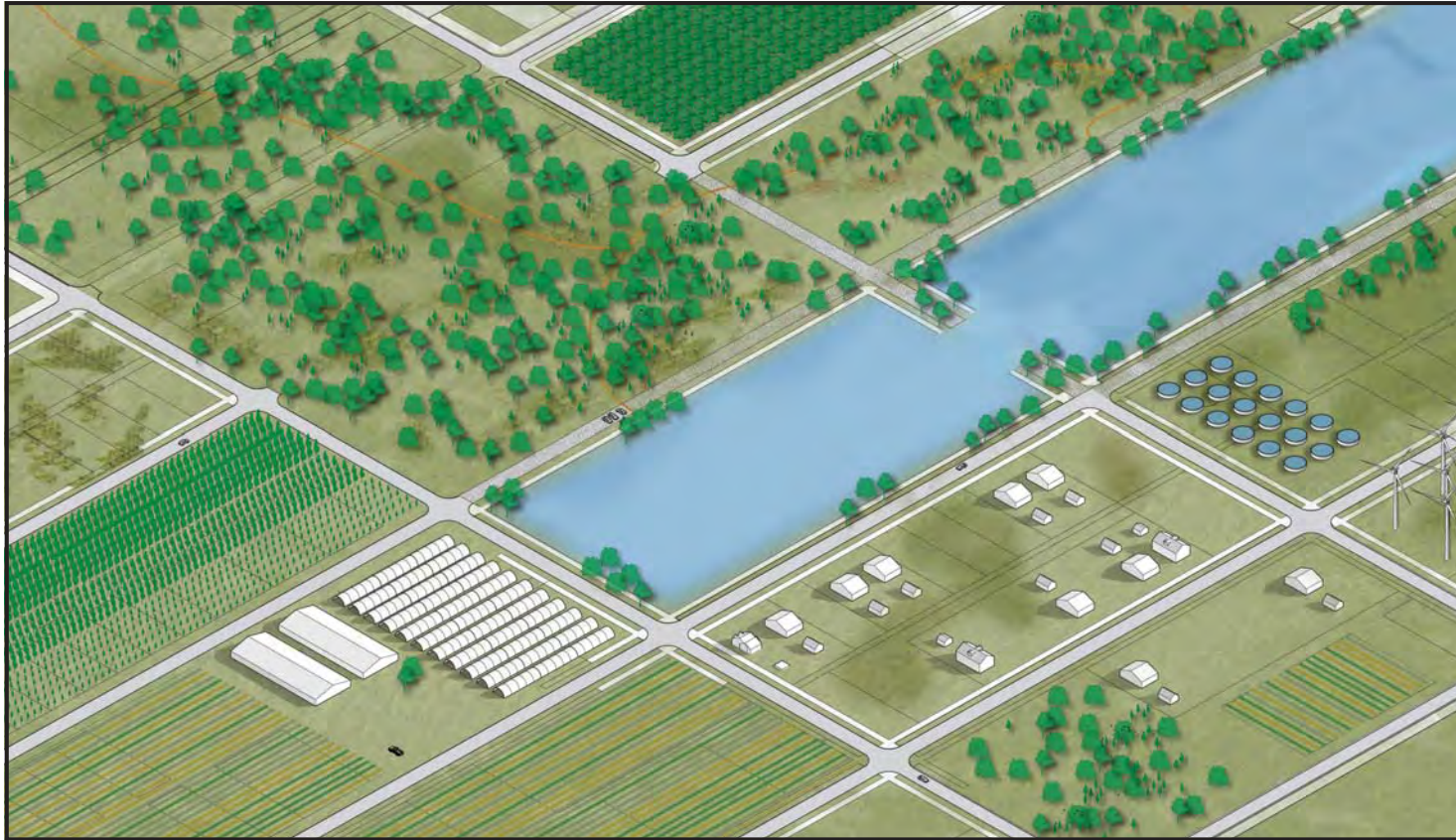
ALTERNATIVE USE NEIGHBORHOODS



SAMPLE STRATEGIES

- 1 Revise zoning to allow expanded range of landscape-based reuse options.
- 2 Assemble public land for large-scale reuse for blue infrastructure, ecological or productive landscape development types.
- 3 Prioritize job opportunities associated with productive reuse for neighborhood residents.
- 4 Replace, repurpose, or decommission city systems infrastructure and develop alternative systems delivery such as on-demand micro-bus bus connections to regional transit system.

ALTERNATIVE USE NEIGHBORHOODS



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NEIGHBORHOOD TYPES

PRECEDENTS

EARLY ACTIONS

PILOT PROJECTS

URBAN GREEN

PRECEDENT

LOWER EASTSIDE
ACTION PLAN (LEAP)



EARLY ACTION

EXPANDED SIDE LOT
PROGRAM



PILOT PROJECT

LARGE-SCALE
DEMOLITION /
DECONSTRUCTION



TRADITIONAL

PRECEDENT

COMMUNITY
LEARNING CENTERS



EARLY ACTION

NEIGHBORHOOD
POP-UP RETAIL



PILOT PROJECT

CODE
ENFORCEMENT
AND LANDLORD
STRATEGIES



ALTERNATIVE

PRECEDENT

EARTHWORKS
URBAN FARM



EARLY ACTION

MSU INNOVERSITY



PILOT PROJECT

LARGE-SCALE BLUE
INFRASTRUCTURE



**STRATEGIC APPROACH TO
PUBLIC ASSETS**

**LAND AND
BUILDINGS
ASSETS**

**#3 RANKED
IMPERATIVE**

IMPERATIVES



**We must be strategic and
coordinated in our use of land.**

IMPLEMENTATION STRATEGIES



A

TARGET VACANT PUBLIC LAND AND BUILDINGS IN EMPLOYMENT DISTRICTS FOR ECONOMIC GROWTH



B

USE VACANT PUBLIC LAND AS A TOOL FOR NEIGHBORHOOD STABILIZATION



C

TRANSFORM LARGELY VACANT AREAS THROUGH BLUE AND GREEN INFRASTRUCTURE



D

LINK PUBLIC FACILITY AND PROPERTY DECISIONS TO LARGER STRATEGIES



E

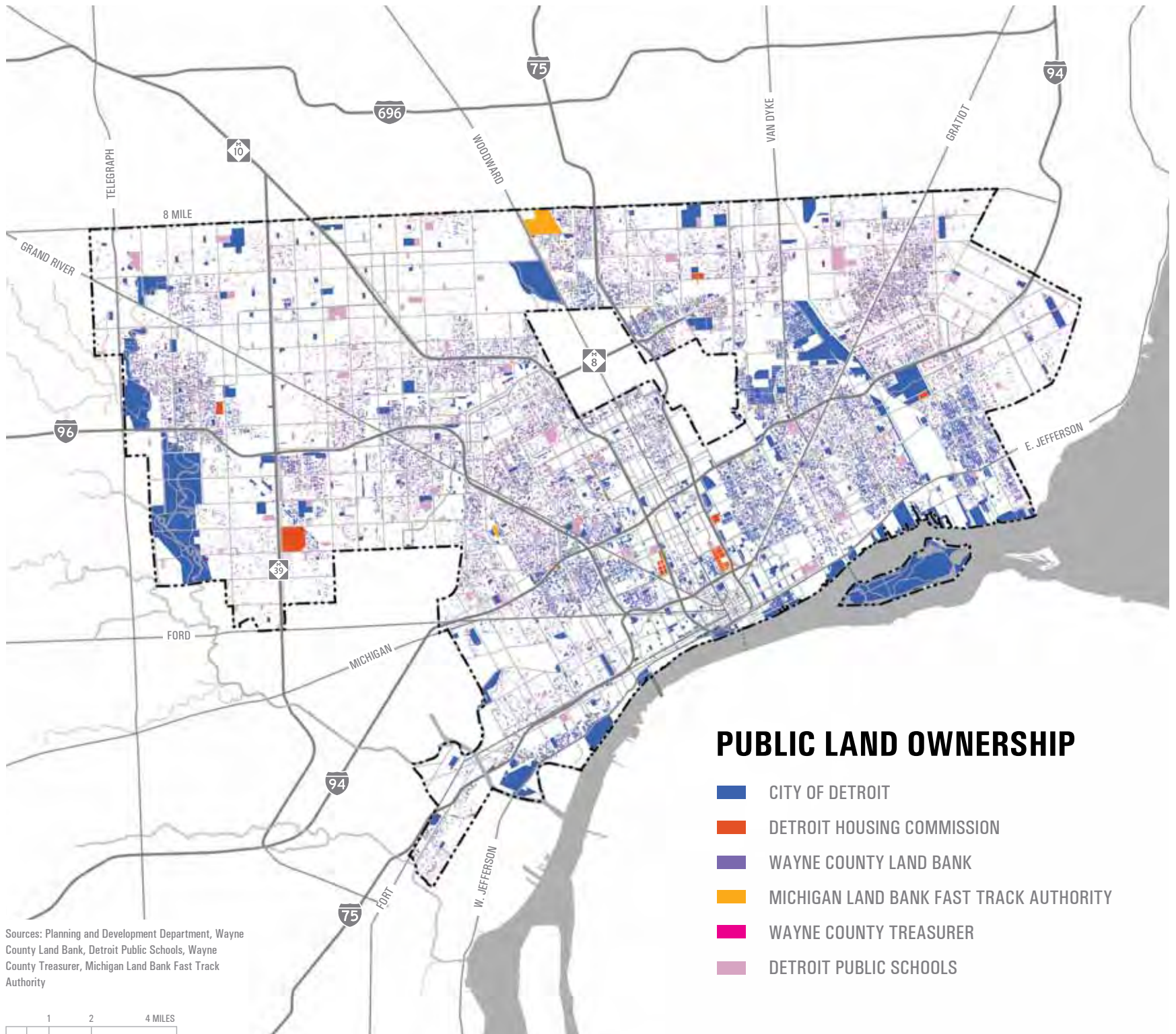
INCORPORATE MORE INNOVATIVE VACANT LAND MAINTENANCE APPROACHES



F

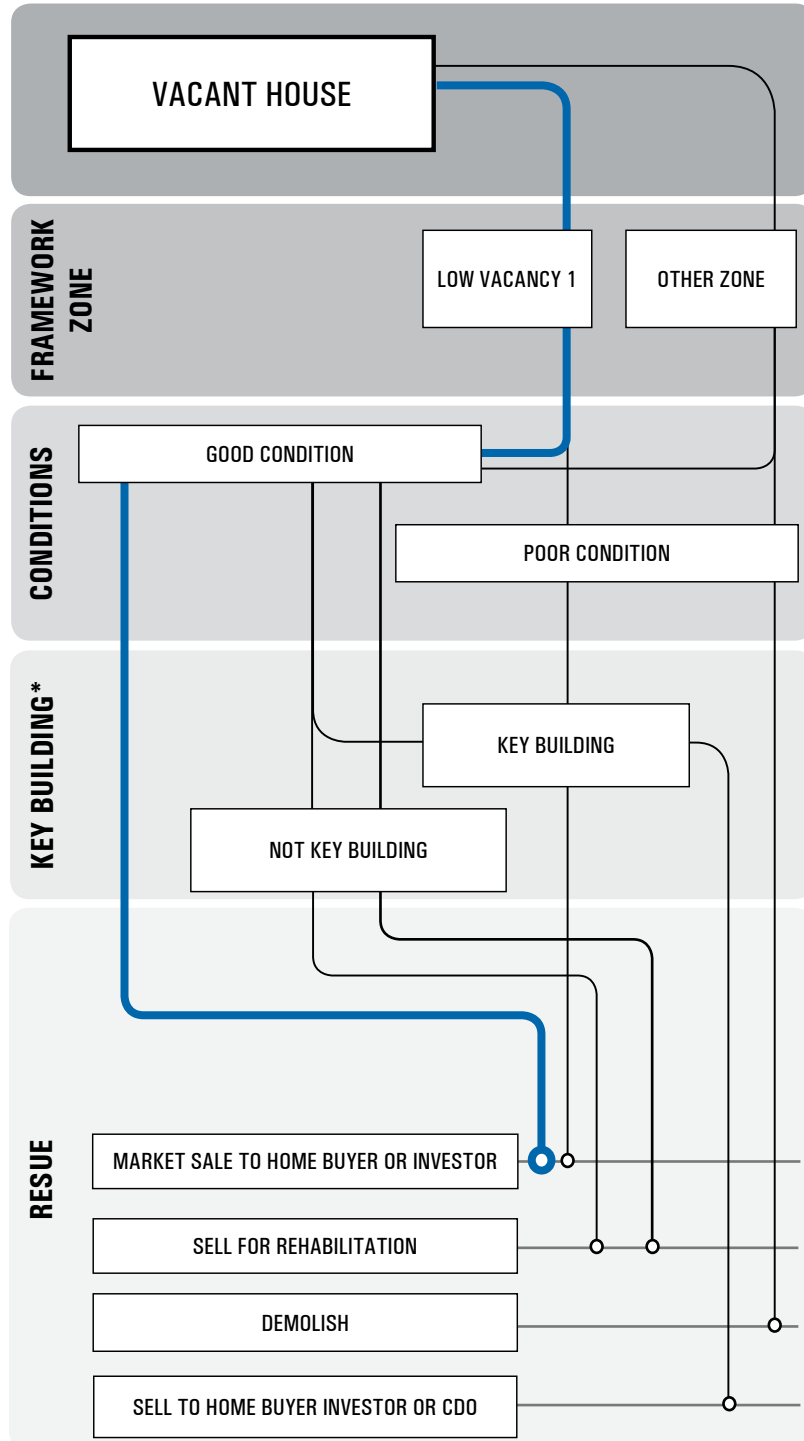
USE MORE AGGRESSIVE REGULATORY TOOLS

COORDINATED MULTI-AGENCY DISPOSITION AND ACQUISITION PROCESSES



COORDINATED MULTI-AGENCY DISPOSITION PROCESS

DECISION MAKING MATRICES: VACANT HOUSE



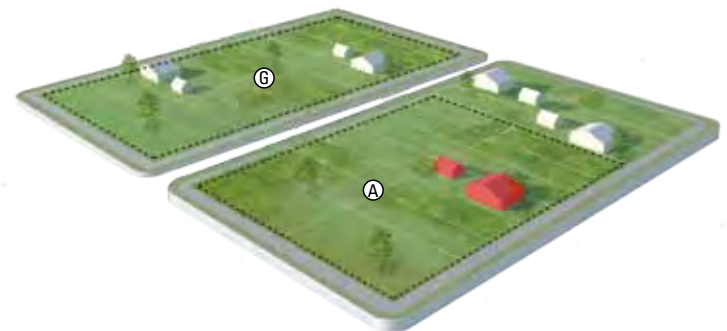
LOW VACANCY



MODERATE VACANCY



HIGH VACANCY



- (A) Demolish and consolidate lots to facilitate green reuse options
 - (B) Demolish/sell as side lot or minimum treatment
 - (C) Green reuse (garden, etc.) or minimum treatment
 - (D) Rehabilitate and sell home to buyer
 - (E) Sell as side lot for adjacent house
 - (F) Sell to home buyer
 - (G) Assemble for large scale resale
- ☐ Occupied Residential Structure
 - ☐ Vacant Residential Structure in Good Condition
 - ☐ Vacant Residential Structure in need of Major Rehabilitation
 - ☐ Vacant Lot

ACKNOWLEDGEMENTS

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Hamilton Anderson Associates
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Landscape, Ecology and Environment

Initiative for a Competitive Inner City
Economic Growth

Mass Economics
Economic Growth

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Land and Buildings Assets

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Public Land Audit

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Marcell Todd
Director, Detroit City Planning Commission

Laura Trudeau
Senior Program Director, Kresge
Foundation

Mayor's Office Representative:
Marja Winters
Deputy Director, Detroit Planning &
Development Department

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Mayor Dave Bing
Deputy Mayor Kirk Lewis

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Council President Pro Tem Gary
Brown
Councilman Kenneth V. Cockrel Jr.
Councilwoman Saunteel Jenkins
Councilwoman Brenda Jones
Councilman Kwame Kenyatta
Councilman Andre Spivey
Councilman James Tate
Councilwoman JoAnn Watson

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PROJECT FUNDERS

Kresge Foundation
Ford Foundation

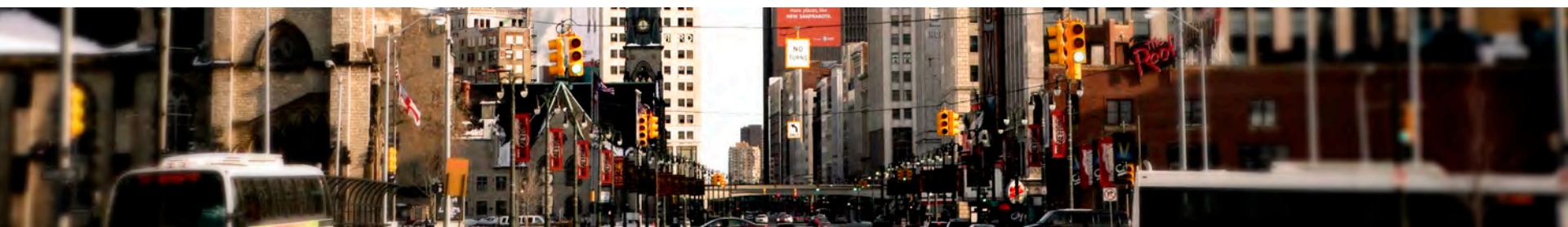
W.K. Kellogg Foundation

John S. and James L. Knight
Foundation

Hudson Webber Foundation
Erb Family Foundation



URBAN LAND INSTITUTE WEBINAR MARCH 28, 2013



Questions?



**Urban Land
Institute**

Daniel Rose Center for Public Leadership in Land Use

Alison Johnson
Program Manager
202-624-7015; alison.johnson@uli.org

Give us your Feedback!

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- Complete our survey via Survey Monkey:
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