



SESSION 2B:

Interim Strategies for Public Land Maintenance & Activation

4:55 - 5:55

SPEAKERS

Khalil Ligon: Planning and Development Department

Barry Burton: General Services Department

Aaron Smith: Detroit Grounds Crew, LLC & Motor City Grounds Crew

Joe Rashid: East Warren Development Co

Leona Medley: Joe Louis Greenway Partnership

FACILITATORS

Michele Flournoy: PDD

Wes Michaels: Spackman Mossop Michaels (SMM)

VACANT LAND BY ZONING + ADJACENCY

TOTAL JLG WIDE ACRES OF VACANT LAND	
Zoned Commercial	176
Zoned Industrial	582
Zoned Residential	1135
Zoned Other	88
TOTAL ACRES	1,972

27% OF THAT LAND IS WITHIN THE FIRST BLOCK OF THE JLG

→ **531 ACRES**

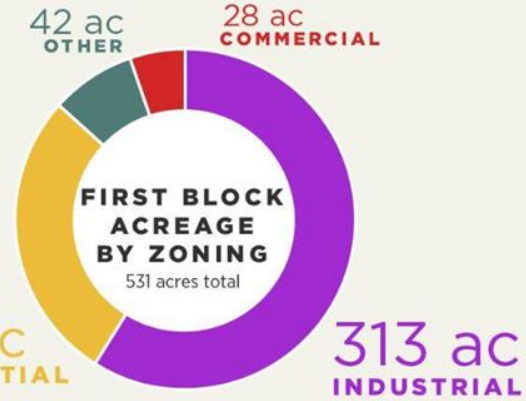
That Equals

FIRST BLOCK

1/2



BELLE ISLE



Most (55%) of the vacant land within the first block is industrial

Is it Short-term or Long-term?



Repair



Clean



EcoWork



Beautify



Activate



Short-Term

Long-Term

What is the Timeline for Interim Strategies?

The Site Readiness?

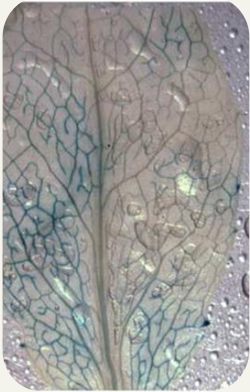
- Is it clean?
- Does it have a clear title? Are Parcels Easy to Adjoin?
- Are the Adjacent Uses Impacting the Site?

Different Sites will Have Different Paths Forward

- Industrial Site Readiness - May be Expensive to Clean
- Commercial Site Readiness - May Need Parcels to be Combined
- Housing Site Readiness - May Impact Neighbors

Industrial & Commercial Properties

TESTING



Phytosensing



Traditional



Phytoremediation

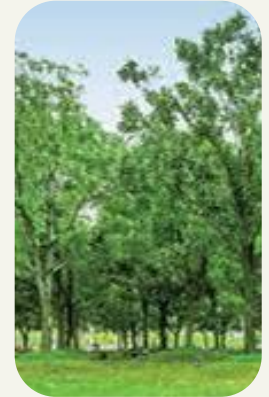


Traditional

PLANTING



Meadow



Tree Buffer

Commercial & Residential Properties

ENHANCED MAINTENANCE



**Tree
Maintenance**



**Overgrowth
Control**



**Sidewalk Edging
Maintenance**

BEAUTIFICATION

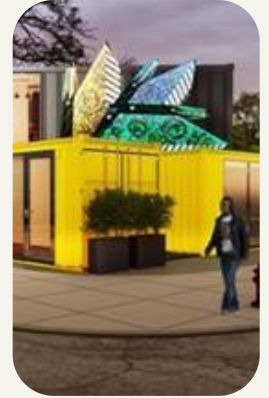


**Small Scale Annual
Planting**

PLANTING



Tree Nursery



Dexter Pop-up

HOW DO WE PRIORITIZE?

Parcel Selection Evaluation Criteria: Deciding which Lots to Invest In

1. **Public health?** Prioritize dirty parcels that are contaminated or a dumping ground
2. **Neighborhood impact?** Prioritize parcels that will unlock development potential or add value to the rest of the street
3. **Economic impact?** Prioritize parcels that can generate jobs
4. **Environmental impact?** Prioritize parcels that will create resiliency, reduce heat, flooding, or improve air quality
5. **JLG experience?** Prioritize parcels that are adjacent to or visible from the greenway
6. **Better connections?** Prioritize parcels that can help connect to the greenway along key access streets



Khalil Ligon

Lead Urban Planner

City of Detroit – Planning & Development Dept.



Neighborhood Stabilization Strategies for High-Vacancy Neighborhoods

CHALLENGE: **Abundance of Vacant Land**

How do we stabilize neighborhoods with extensive amounts of vacant land and restore livability for those that remain?



CHALLENGE: **Abundance of Vacant Land**

Nearly **40**
square miles

of vacant land in the City

About **29%**

of the city's land area

63,000+

DLBA-owned vacant lots



Map of DLBA-owned properties,
as of June 2023

PRECEDENT: **Old Redford - Clean & Clear**

Enhanced Maintenance Strategy - Workforce Opportunity

Before

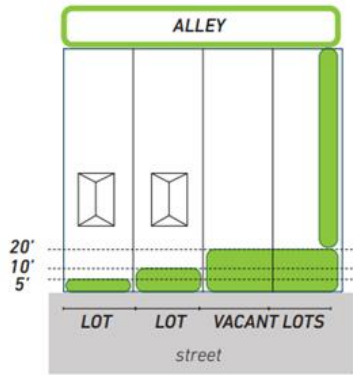


After



PRECEDENT: East Davison Village Edge Plan

Enhanced Maintenance Strategy - Landscape Strategy

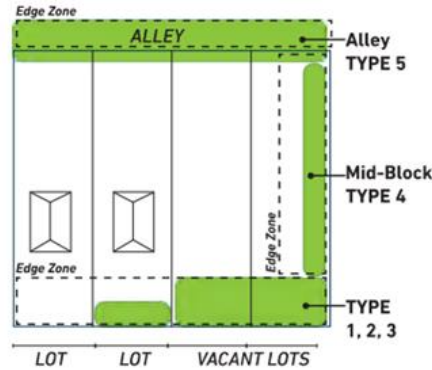


SETBACKS

10' or greater from the street: Constructed elements, structures, and all garden types are allowed in this zone.

5-10' from the street: Mowed edges and low to medium height formal gardens are allowed in this zone.

0-5' from the sidewalk/property line: Mowed edges and low, formal gardens are allowed in this zone.



The East Davison Village Edging and Framework Plan is based on the 2019 Campau/Davison/Banglatown Neighborhood Framework Plan. The Edging Framework Plan was developed in collaboration with the East Davison Village Group (EDVCG) and neighbors through focus groups, interviews, and events.

Edges are the outermost areas on a lot and range in size from 5'-30' deep. The plan establishes guidelines to improve privately owned properties and catalyze neighborhood connections through smaller, more affordable edge improvements.



PRECEDENT: Fitzgerald Meadow Plantings

Public Private Partnership – Interim Planting / Beautification



The Fitzgerald Meadows are a vacant land strategy that was implemented from the Fitzgerald Revitalization Project. There are 7 lots total.

The maintenance of the Fitzgerald Meadows is being managed by GSD. Reseeding has been completed by U.S. Fish & Wildlife.

PRECEDENT: Rosa Parks / Clairmont Tree Nursery

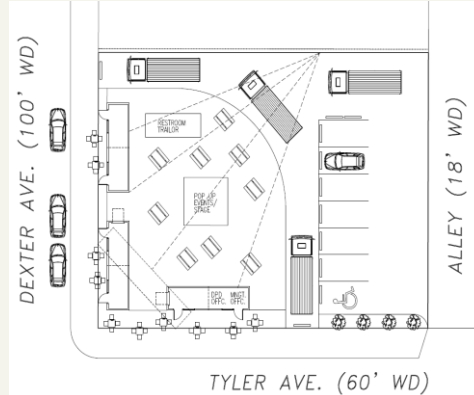
Public Private Partnership – Economic Impact



- 5 Years, 4 Acres
- Expected Yield: 1000 Shade Trees
- Anticipated Return on Investment: 40%
- Potential Model for Land-Based Ventures in Detroit Neighborhoods
- Funder: American Forests
- Operator: Wholesale Tree Nursery
- Fiduciary: Herman Kiefer LLC
- Community supported project (Central Christian CDC)

PRECEDENT: Dexter Retail Pop-up

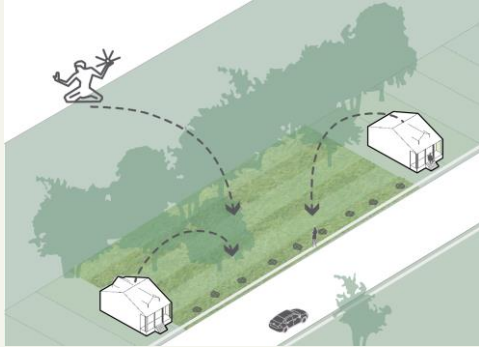
Public Private Partnership – Temporary Retail Activation



- **Timing:** 4 Years
- **Size:** 4 retail spaces;
Commercial Corner Lot
- **Funder:** Strategic
Neighborhood Fund
- **Designer:** Dokes Design
Architecture
- **Operator:** Propitious Spot,
LLC
- **Cost:** Estimated \$300-
450K
- **Fiduciary:** Invest Detroit

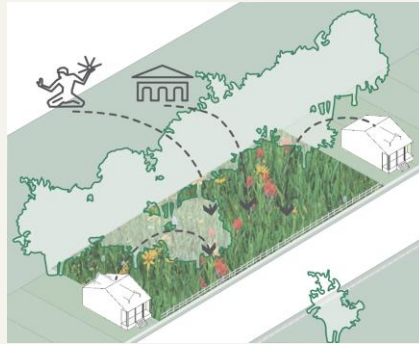
CONCEPT: **Mapleridge Land Strategies**

Pilot projects to help stabilize high vacancy neighborhoods in Gratiot/7 Mile (G7)



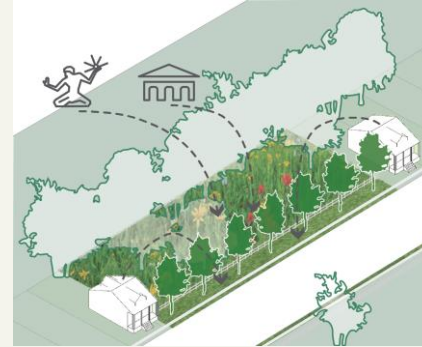
Clean + Green

Seasonal, community-led vocational program of vacant lot stewardship, maintenance, and care, modeled after the Genesee County Land Bank program



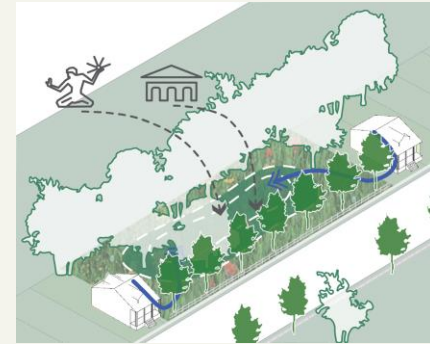
Low Mow

City-led ecological strategy that replaces grasses with groundcovers that limit the need for excessive mowing



Adopt-an-Edge

Hybrid stewardship approach combining community-led maintenance of street-facing, visible portion of lots, with city-led landscaping for lot interiors



Eco+ Landscape

City-led passive landscape interventions using native plantings or stormwater management to increase biodiversity and overall beauty in neighborhoods



Opportunity for Partnership

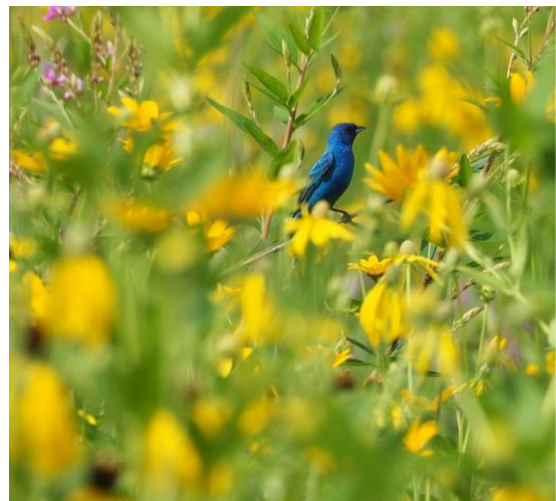
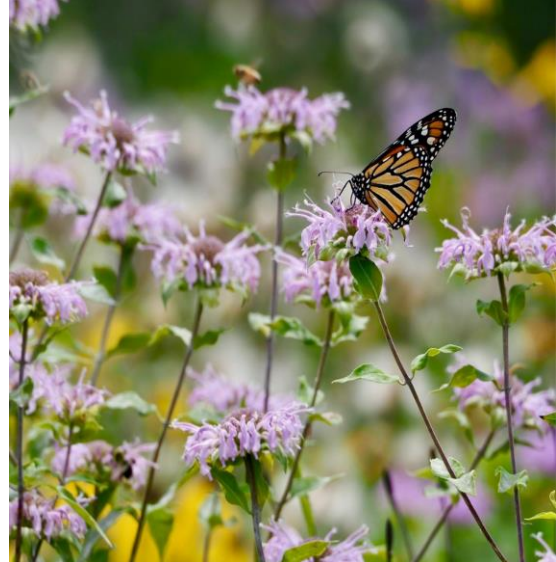


Barry Burton

City of Detroit - General Services Dept
Landscape Design Unit









Aaron Smith

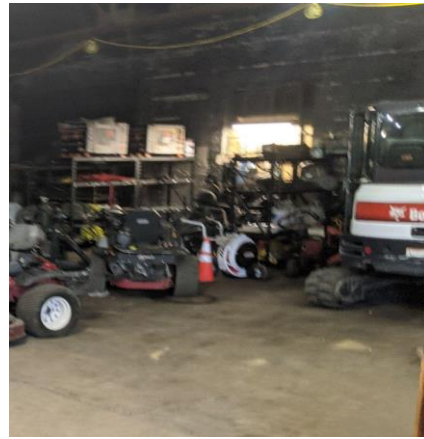
Motor City Grounds Crew
& Detroit Grounds Crew



Detroit Grounds Crew, Capacity Overview



Mowing Crew



Brush / Debris Crew



Joe Louis Greenway Demo Crew



Tree Crew



Renovation Crew

Major Equipment

- (10) Pickup Trucks
- (3) 30 yard Grapple Trucks
- (3) 110 HP Tractors
- (3) 15' Batwing mowers
- (3) Dump Trailers
- (3) Flatbed Trailers
- (6) Enclosed Trailers
- (9) Zero Turn 60" Mowers
- (5) Skid Steers
- (1) Mini Excavator
- (1) Box Truck
- (1) Stake Truck





Joe Rashid

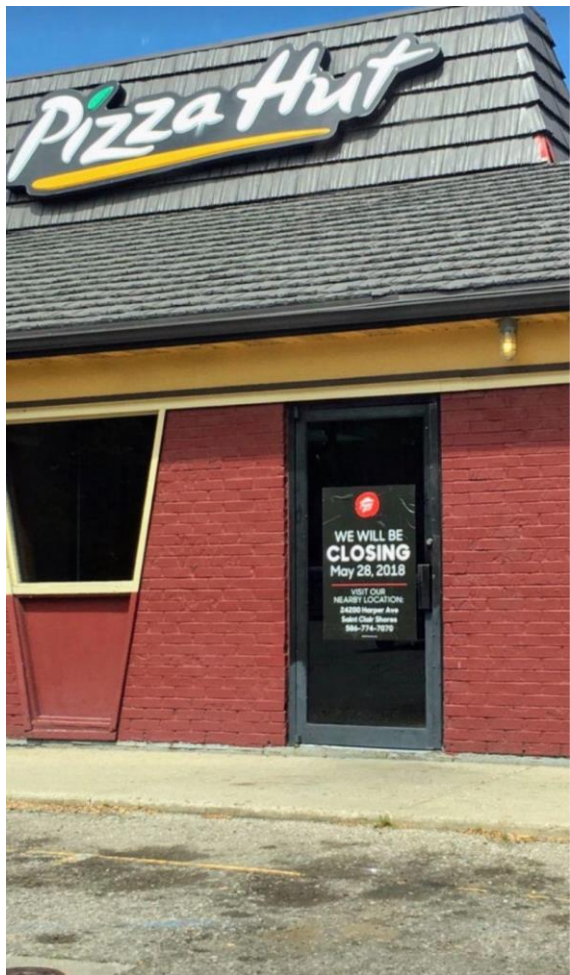
East Warren Development Corp.

Strategic Activation

=

Long Term Transformation





ABOUT US



E. Warren Development Corp is a **community** and **economic nonprofit** working to support the **revitalization of the E. Warren Corridor**. We are intentional in working to **support our local & small businesses** to **grow, sustain and thrive**.

[LINKTR.EE/EWDC](https://linktr.ee/ewdc)



WARREN DEVELOPMNT CORP
BOARD ELECTIONS &
ANNUAL MEETING
THURSDAY 9/15 5-8PM AT
E WARREN FARMERS MKT.



3 NEIGHBORHOODS

We support the E. Warren Corridor and its three-surrounding neighborhoods: MorningSide, East English Village, Cornerstone Village.

2 STRATEGIES

We strategically target two main areas within development: Community & Economic Development. We intentionally partner with organizations and businesses to provide resources for our corridor in order to strengthen these pillars.

1 GOAL

Sustainability. Everything we do circles back to this North Star focus. Whether we are helping to incubate new businesses, grow emerging businesses, or strengthen existing businesses, everything we do is to help drive the sustainability of the E. Warren Corridor and its adjacent neighborhoods.



HOW WE SUPPORT



COMMUNITY ENGAGEMENT



**BUSINESS DEVELOPMENT
SUPPORT & TECHNICAL
ASSISTANCE**

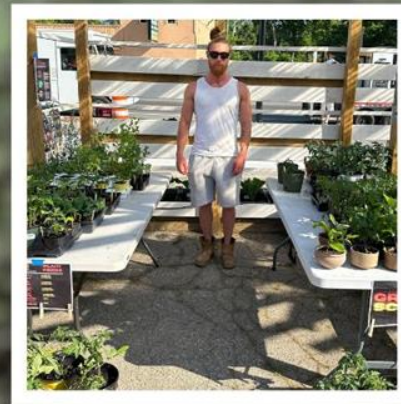


E. WARREN FARMERS MARKET



ENTREPRENEUR SUPPORT





■ Revenue

\$200,000

\$150,000

\$100,000

\$50,000





E. WARREN MARKETPLACE COMING SOON!

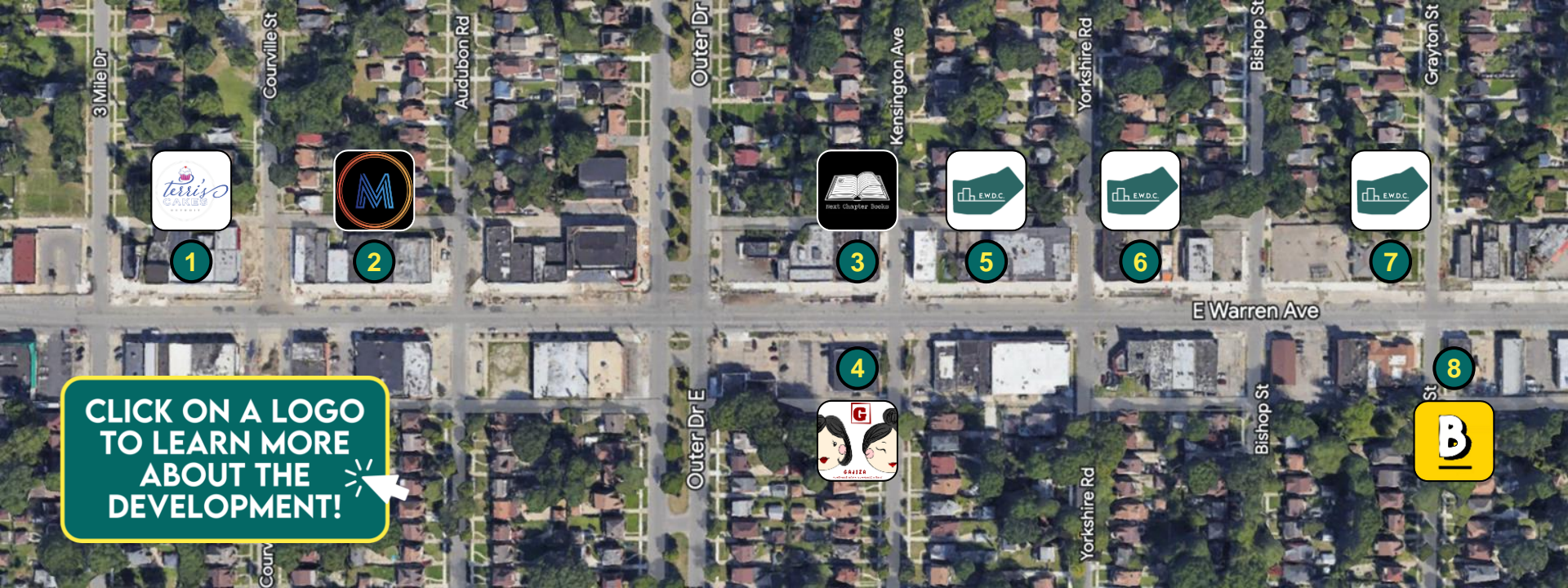


E. WARREN
DEVELOPMENT CORP

COME SEE US AT
16835 E WARREN AVE
TO LEARN MORE!



- 2 COMMERCIAL KITCHENS
- OFFICES OF EWDC
- 10 UNITS OF POP UP RETAIL
- FARMER'S MARKET
- PUBLIC COMMONS



1



TERRI'S CAKES
16311 E WARREN

2



MORNINGSIDE CAFÉ
16369 E WARREN

3



NEXT CHAPTER BOOKS
16551 E WARREN

4



THE RIBBON
WITH GAJIZA DUMPLINS
16530 E WARREN

5



THE ARTHUR MURRAY
16653 E WARREN

6



THE DECO
16703 E WARREN

7



E. WARREN MARKETPLACE
16835 E WARREN

8



BAOBAB FARE TWO
16900 E WARREN



**J O E
L O U I S
G R E E N W A Y
P A R T N E R S H I P**

Leona Medley
Joe Louis Greenway Partnership,
Executive Director



Joe Louis Greenway Partnership

- 501c3, launched in 2022
- Executive Director hired in April 2023
 - Lifelong Detroit resident
- Steward of JLG endowment



Joe Louis Greenway Partnership

The Joe Louis Greenway Partnership is committed to supporting the community in making the Joe Louis Greenway a space that celebrates the strength and culture of the surrounding communities through inclusive programming, on-going beautification, and intentional community engagement.

Our Focus Areas

Programming/
Activations

Neighborhood
Development

Community
Outreach &
Engagement

JLG
Beautification