



2:00 - 3:45pm

OPENING PANEL

Interesection of Grassroots Land Use Solutions and the JLG

SPEAKERS

Wes Michaels: Spackman Mossop Michaels (SMM)

Tammy Black: Manistique Community Treehouse

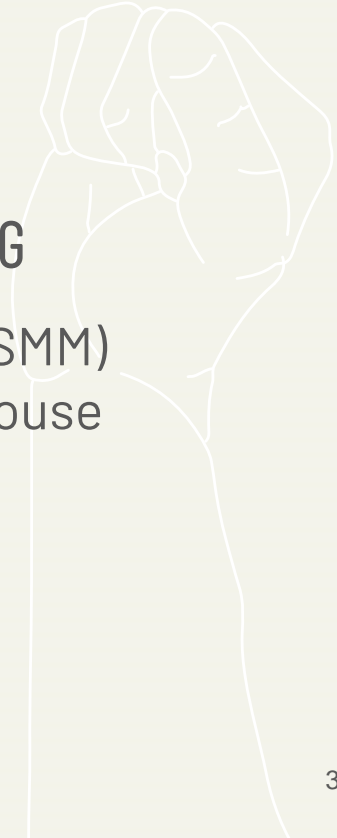
Sarah Hayosh: Detroit Future City

Paul Draus: University of Michigan

FACILITATOR

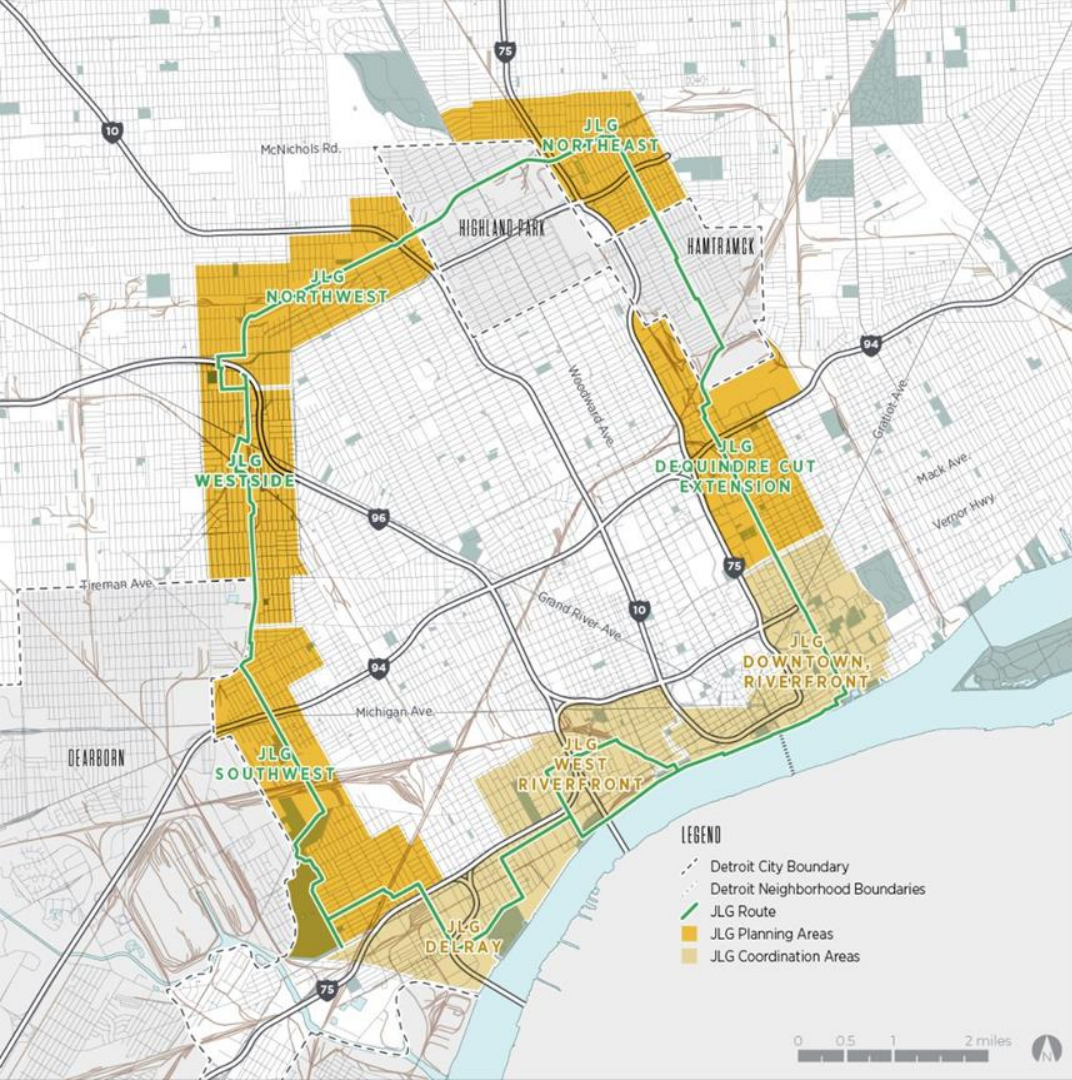
Tommie Obioha: Sidewalk Detroit

Rachel Smith: SmithGroup

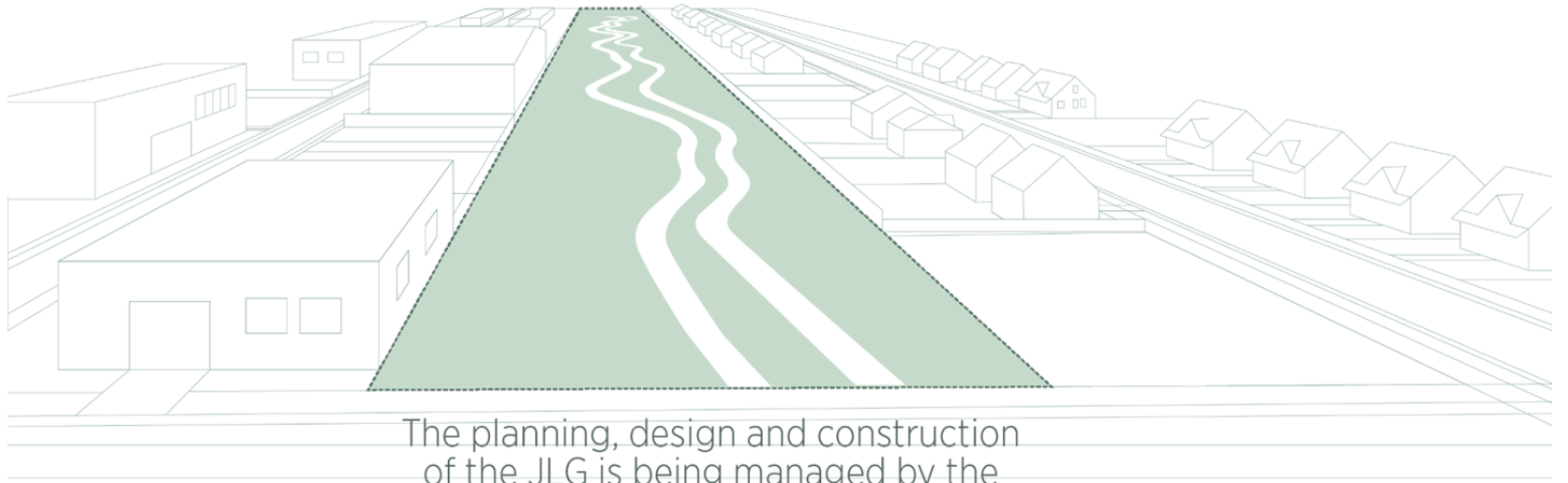


JOE LOUIS GREENWAY PLANNING AREAS

The Plan covers a half mile area on either side along the entire 29+ mile greenway route and considers the 23 distinct neighborhoods traversed by the greenway route.

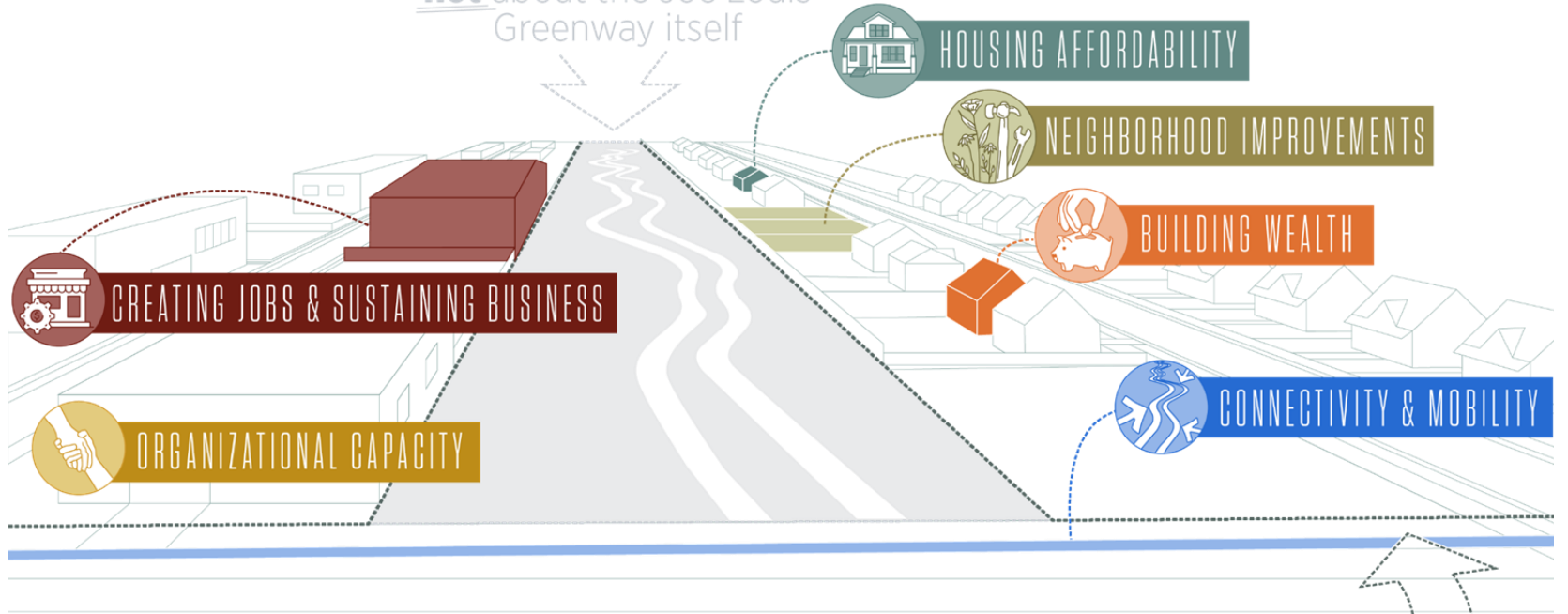


This **JLG Planning Study** is
not about the Joe Louis
Greenway itself



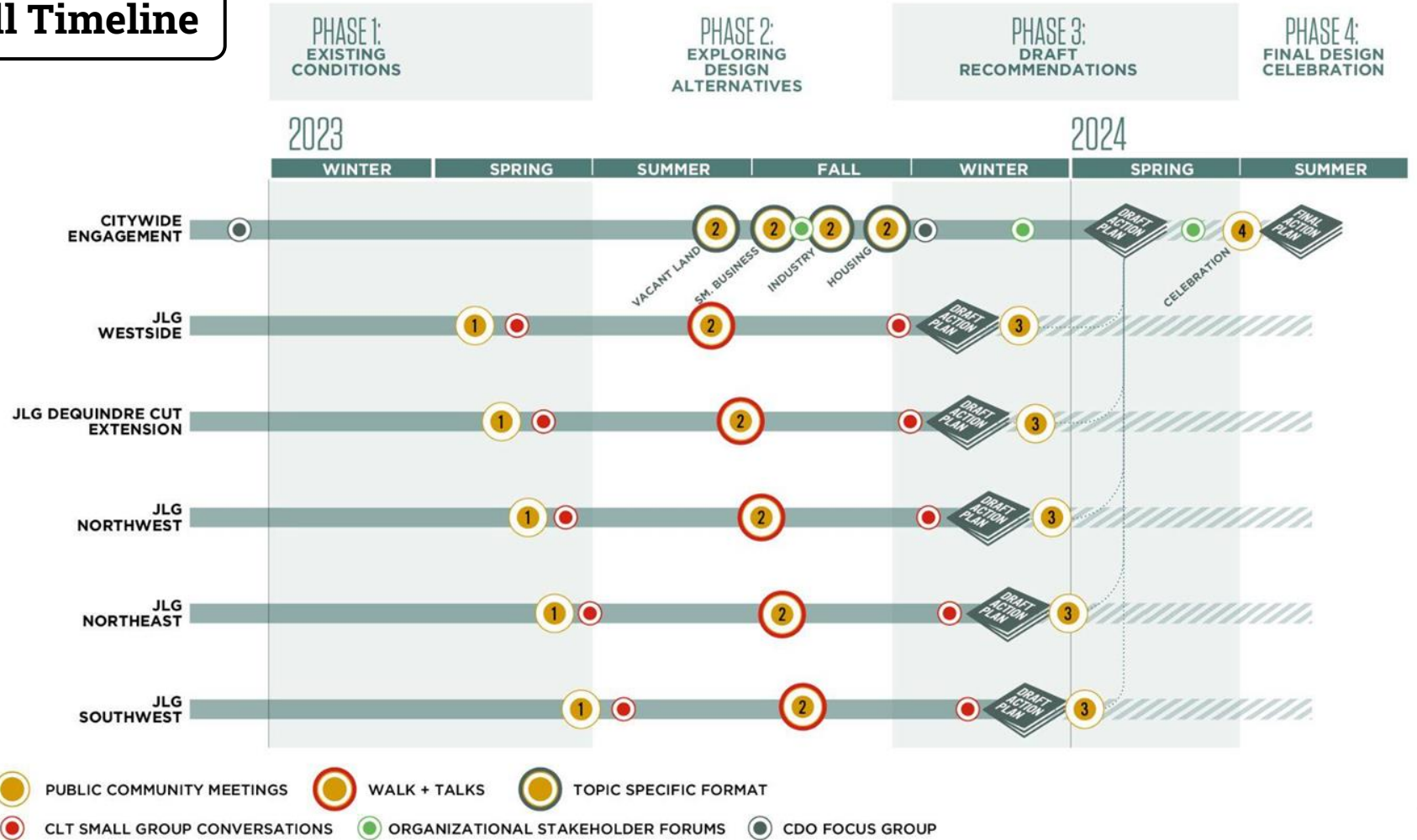
The planning, design and construction
of the JLG is being managed by the
General Services Department (GSD)

This **JLG Planning Study** is not about the Joe Louis Greenway itself



This **JLG Planning Study** ***is*** about making sure the investment in the greenway **benefits the neighboring communities**

Overall Timeline



JLG FRAMEWORK PLAN

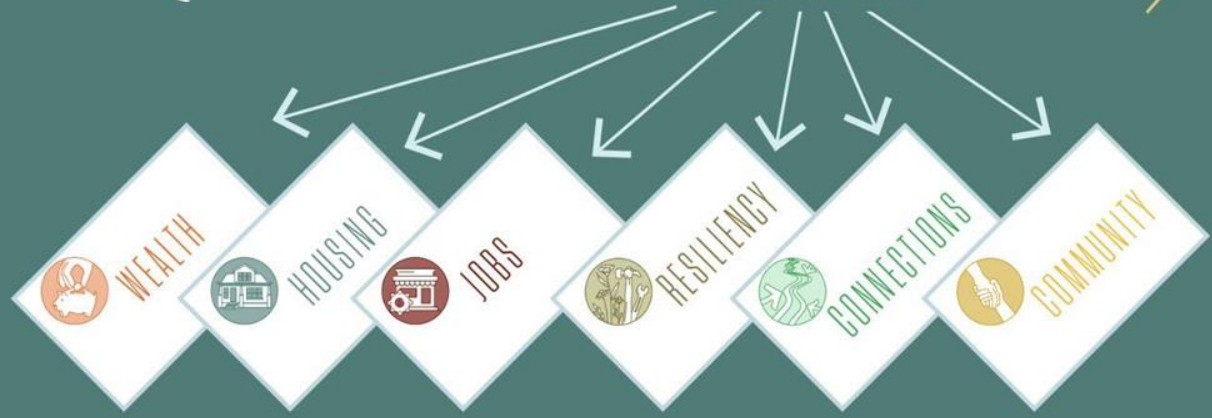


COMMUNITY INPUT



DATA COLLECTION

GOALS



= FINAL PLAN

IMPACTS FROM OTHER GREENWAYS



South Platte River Greenway
Denver, CO



Midtown Greenway
Minneapolis, MN



Indianapolis Cultural Trail
Indianapolis, IN



The 606
Chicago, IL



JOE
LOUIS
GREENWAY

How do we best leverage the investment in the Joe Louis Greenway to create more equitable outcomes?

One key way is thinking very strategically about publicly held vacant land.

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**

That Equals

2



BELLE ISLES

OR 1,494 Football Fields

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**

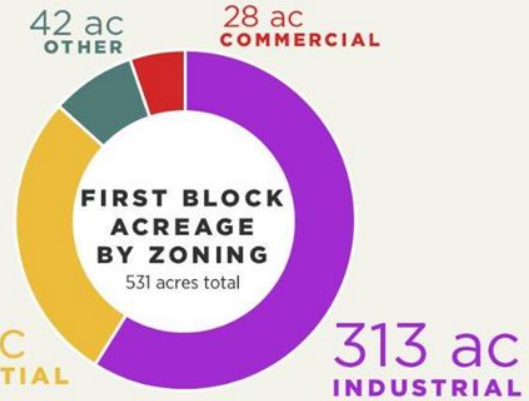
That Equals

FIRST BLOCK

1/2



BELLE ISLE



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

What can we do with Vacant Land?



Repair



Clean



EcoWork



Beautify



Activate



Reduce Harm

Add Value

Who is Best Suited to Lead?



Repair



Clean



EcoWork



Beautify



Activate

Who is Best Suited to Lead?



Repair



Clean



EcoWork



Beautify



Activate



City + Partners

Community

Is it Short-term or Long-term?



Repair



Clean



EcoWork



Beautify



Activate

Is it Short-term or Long-term?



Repair



Clean



EcoWork



Beautify



Activate



Short-Term

Long-Term

The Risk and Promise of the Joe Louis Greenway



Paul Draus





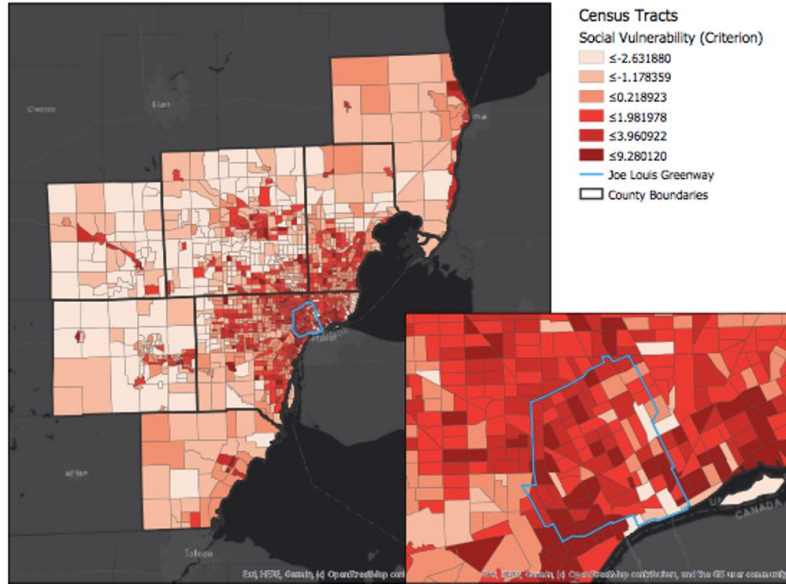
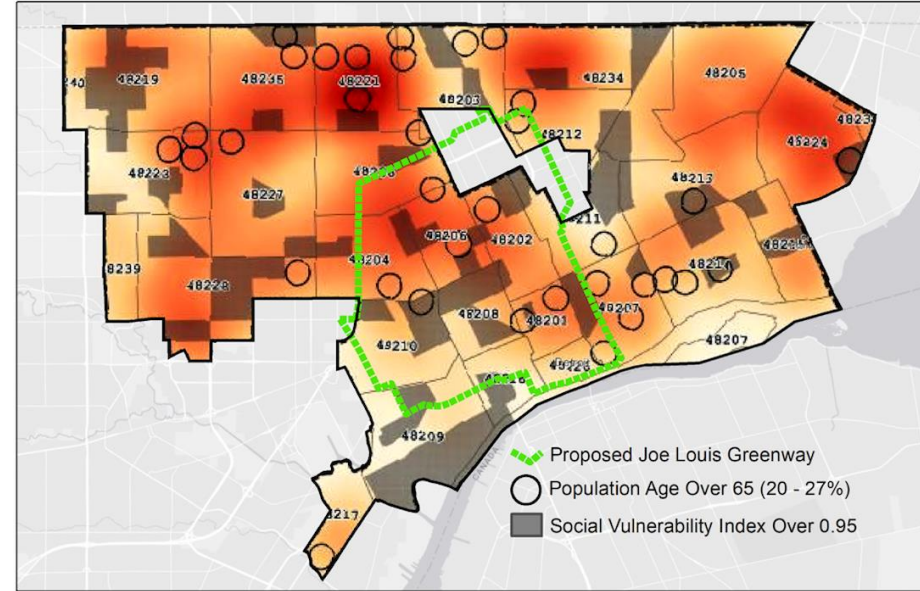
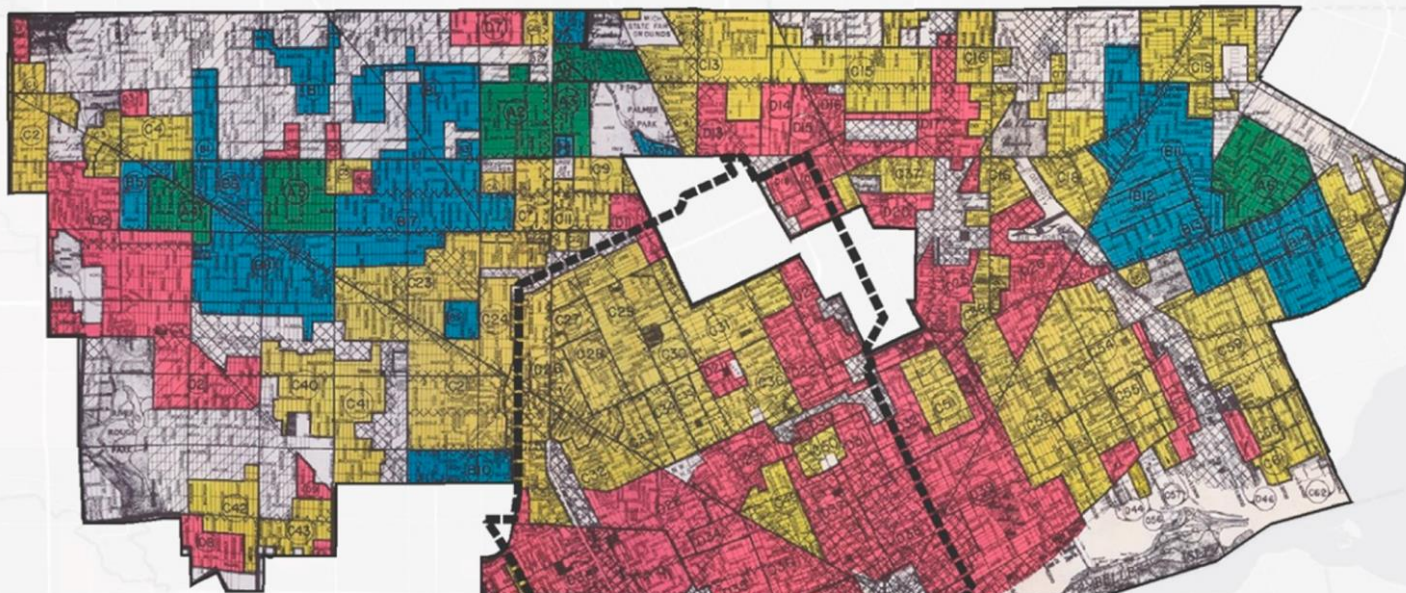


Figure 3. Donut 1: Distribution of Vulnerability in Metro Detroit, with Joe Louis Greenway route outlined in blue.



Map of COVID-19 cases (first wave) by Alex Hill, superimposed with JLG route



RESIDENTIAL SECURITY MAP

LEGEND

- A FIRST GRADE
- B SECOND GRADE
- C THIRD GRADE
- D FOURTH GRADE
- SPARSELY BUILT UP
(COLOR INDICATES GRADE)
- INDUSTRIAL & COMMERCIAL
- UNDEVELOPED OR FARMLAND
(NO PROBABLE CHANGE WITHIN 5 YEARS)

PREPARED BY
DIVISION OF RESEARCH AND STATISTICS
FEDERAL HOME LOAN BANK BOARD
WITH THE CO-OPERATION OF THE
APPRAISAL DEPARTMENT
HOME OWNERS' LOAN CORPORATION
JUNE 1, 1939



Joe Louis Greenway

HEARNE BROTHERS
PRESENT
POLYCONIC PROJECTION MAP OF
GREATER DETROIT

AMERICA'S LARGEST PUBLISHERS OF CITY STREET MAPS

ENGINEERS-IN-CHARGE

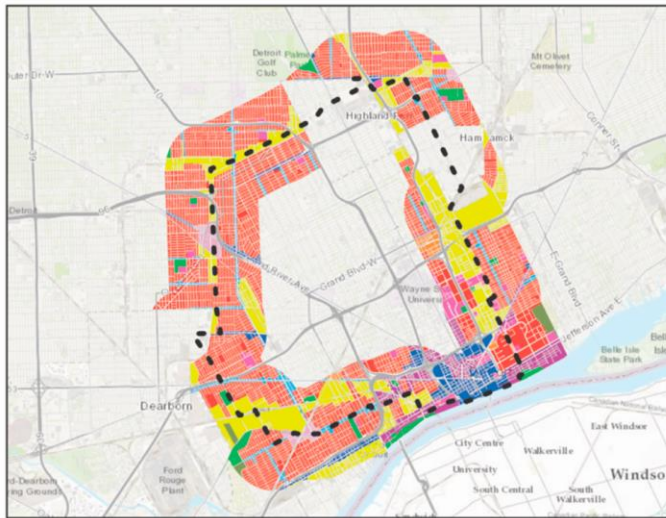
RICHARD C. GILLER
JOHN B. McDONNELL
CHARLES D. ROBERTS
FREDERICK L. WHITMORE
JULIUS F. WILKE

As often as changes warrant, a Hearne Brothers' engineer will call to solicit your subscription for a new map. Entry of your subscription with a Hearne Brothers' engineer, when that with an advance solution of a questionable publication, is your only guarantee of an accurate, up-to-date map of your city, made by engineers who have thoroughly over the requirements.

HOME OFFICE
Secorston Cadillac Square
DETROIT

This is the
OFFICIAL MAP
of the
DETROIT BOARD OF
COMMERCE

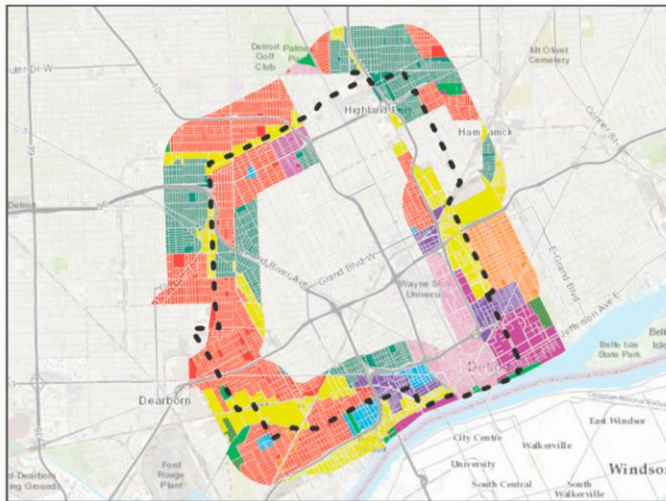
ALLEN DEAN, Map
Inspector, Bureau



Master Plan - Current

Land Use

- Cemetery
- Distribution / Port Industrial
- General Industrial
- High Density Residential
- Institutional
- Light Industrial
- Low / Medium Density Residential
- Low Density Residential
- Major Commercial
- Medium Density Residential
- Mixed - Residential / Commercial
- Mixed - Residential / Industrial
- Mixed - Town Center
- Neighborhood Commercial
- Recreation
- Regional Park
- Retail Center
- Special Commercial
- Thoroughfare Commercial
- Joe Louis Greenway



Detroit Future City 50-year Framework

Land Use

- City Center
- Cemetery
- District Center
- Green Mixed-Rise
- Green Residential
- Innovation Ecological
- General Industrial
- Light Industrial
- Innovation Productive
- Low Density Residential
- Live-Make
- Large Park
- Medium Density Residential
- Neighborhood Center
- Joe Louis Greenway

We hypothesized two potential trajectories in Detroit relative to the JLG: (1) green gentrification and (2) green reparations.

In the green gentrification scenario, we predict that green space projects will result in more market-oriented development and more open space will move into private hands, rather than being dedicated to community or public use. Lees, Slater and Wyly define gentrification as “the transformation of a working-class or vacant area of the central city into more middle-class residential and/or commercial use” [38] (p. xv). Specific negative social impacts potentially caused by gentrification include residential displacement; exclusion; transformation of public, social and commercial space; polarization; and homogenization [39] (p. 90).

In the green reparations scenario, green space projects would be undertaken with a specific intent of achieving social equity. Their benefits would systematically target the very areas and populations most harmed by historic trauma, including racial segregation, economic disinvestment, institutional abandonment and environmental injustice [40]. As expressed in demands for a “Green New Deal for Detroit”, distributed in advance of the Democratic Presidential Debates in Detroit in July of 2019, any new development in the city would seek to “address historic harm and prevent present and ongoing industrial harm”, with a special focus on “frontline communities” that “have had to deal with the impact of industrial plants, toxic waste sites, incinerators and pollution within close proximity to their homes” [41].

SO WHICH IS IT?



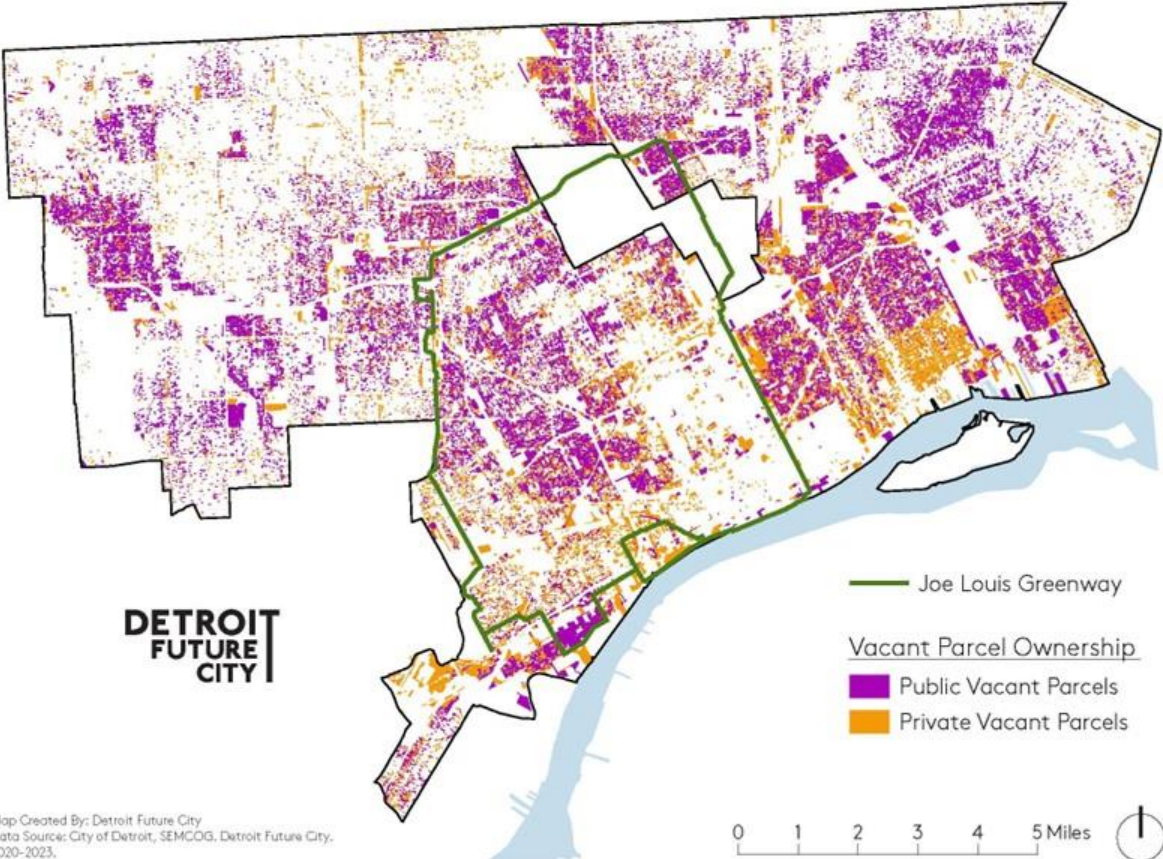
<https://www.youtube.com/watch?v=5UrEZTqtZ-Q>



<https://www.cnu.org/highways-boulevards/campaign-cities/detroit>

“Descendants and former owners should get first dibs on new property; small African American business owners and developers should be next.” –Jamon Jordan

Vacant Land in Detroit

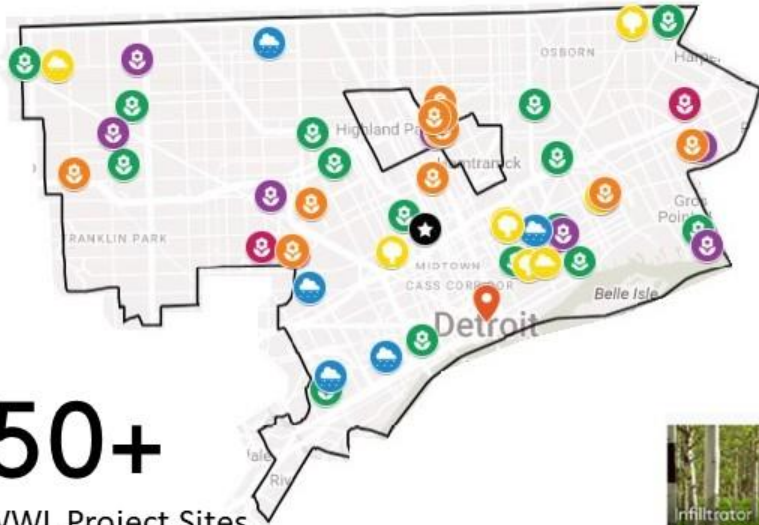


~ **19** square miles



Map Created By: Detroit Future City
Data Source: City of Detroit, SEMCOG, Detroit Future City, 2020-2023.

DFC Programming: Vacant Land Activation



50+
WWL Project Sites

Supporting community leaders in advancing open space land transformation in support of building thriving, resilient neighborhoods

- Network Building
- Research, Resource + Toolkit Development
- Technical Assistance + Implementation Support
- Project Funding/Fundraising Support

DETROIT
FUTURE
CITY

working
with lots
A FIELD GUIDE

Achieving an
Integrated Open Space
Network in Detroit

DETROIT
FUTURE
CITY

A Detroit
Property Owner's
Guide to
Bioretention

How to manage stormwater so that non-residential property can get DSDO drainage credit

DETROIT
FUTURE
CITY

| | | |
|---|--|---|
| <p>Infiltrator</p> <p>Low-cost water garden for lots with crushed-stone basements</p> <p>COPI \$3,500+ PEOPLE Women + Professional</p> <p>UP/GRP Medium EXPERIENCE Intermediate</p> <p>DIS/INFRASTRUC None</p> <p>Best Best front yards, streets</p> | <p>Front Parking Partner</p> <p>High-cost parking design helps low-income, part-time users get a space great for sharing with a neighbor who also needs parking</p> <p>COPI \$5,000+ PEOPLE Women + Professional</p> <p>UP/GRP Medium EXPERIENCE Advanced</p> <p>DIS/INFRASTRUC None</p> <p>Best Best front yards</p> | <p>Party Lot</p> <p>A colorful, full-season display garden space for commemorative social gatherings while providing privacy to neighbors</p> <p>COPI \$1,000 to \$2,000 PEOPLE Women</p> <p>UP/GRP Medium EXPERIENCE Intermediate</p> <p>DIS/INFRASTRUC None</p> <p>Best Best front yards</p> |
| <p>Hedge Fund</p> <p>Make money with trees that flow. With 1 to 6 residential lots, space for growing and selling trees within neighborhoods</p> <p>COPI \$2,000 to \$5,000 PEOPLE Women</p> <p>UP/GRP High EXPERIENCE Beginner</p> | <p>Summer Soil Booster</p> <p>Temporary planting scheme improves soil health, prepares your lot for winter's end</p> <p>COPI \$50 to \$2,000 PEOPLE Women</p> <p>UP/GRP Low EXPERIENCE Beginner</p> | <p>Snowmelter</p> <p>A new neighborhood-scale infrastructure designed to better manage snow as it accumulates</p> <p>COPI \$5,000+ PEOPLE Professional</p> <p>UP/GRP High EXPERIENCE N/A</p> |



DFC Programming: Vacant Land Activation



Field Temple



Detroit Hives



Detroit Puppet Company



Arboretum Detroit

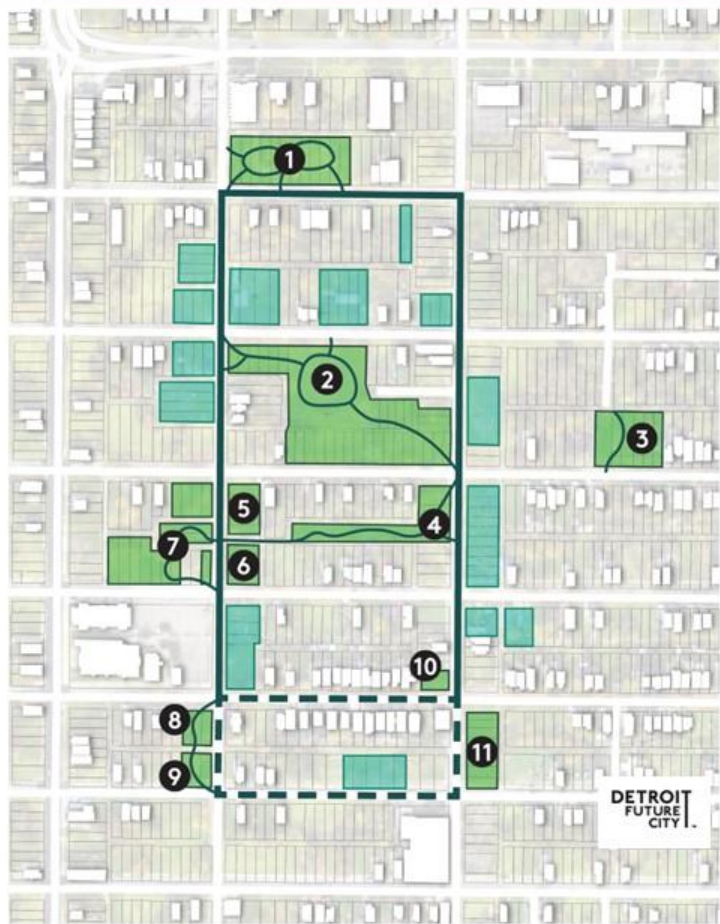


Emerald Isles CDC



Northwest Goldberg Cares

Neighborhood Resiliency Projects



 Greenspace Connections

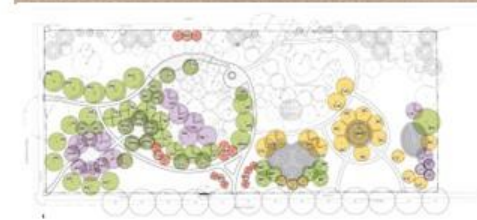
 Off-Street Pathways

 Public Greenspaces

- ① Circle Forest
- ② Callahan Park
- ③ Kirby Senior Garden
- ④ Oxygen Alley
- ⑤ Wawyeyawen Planting
- ⑥ Treetroit 2
- ⑦ Field Temple
- ⑧ Tree Nursery
- ⑨ Treetroit 1
- ⑩ Farnsworth Community Garden
- ⑪ Heritage Apple Orchard

 Other/Private Greenspaces

Include urban farms, community gardens, flower farms, plant nurseries, etc.



Detroit's Interconnected Resiliency Challenges



ECONOMIC



SOCIAL



INFRASTRUCTURE &
NEIGHBORHOODS



CLIMATE &
ENVIRONMENT

**COMPOUNDED
VULNERABILITIES**



SEVERE STORMS → FLOODING, CSOS



POOR AIR QUALITY = POOR HEALTH



AGING ENERGY INFRASTRUCTURE



INCREASED TEMPS → HEAT ISLAND

Land for Resiliency Tool for Community Decision-Making



Roof Mounted Solar



Ground Mounted Solar



Community Solar



Prairie



Tree Stand



Green Stormwater Infrastructure



Community Solar: Overview

DOLLARS: \$226,195/ sf

DURATION: 20 YEARS +

EMBODIED CARBON: 5120000.54 kg CO2 eq.

\$\$ PAYBACK: 10 YEARS

WHERE WILL THIS LAND USE THRIVE?

| | | | |
|-------------|------------|------------|----------------------------------|
| LOW | MEDIUM | HIGH | Appropriate Neighborhood Density |
| RESIDENTIAL | BUSINESS | INDUSTRIAL | Zoning |
| PARKS | FORMER OPS | | Special Settings |
| ≤ 3 LOTS | 4 - 9 LOTS | 1 BLOCK | Appropriate Scale |
| 1 ACRE | 5 ACRES | 10 ACRES | |

Micro Grid

Introduces everyday energy independence and resilience during power outages for a group of neighbors working together.

- Participating Households Require Inverter
- Transmission Through Existing Poles
- Battery Storage
- 3 Lots Serve 7 Households, All on One Block

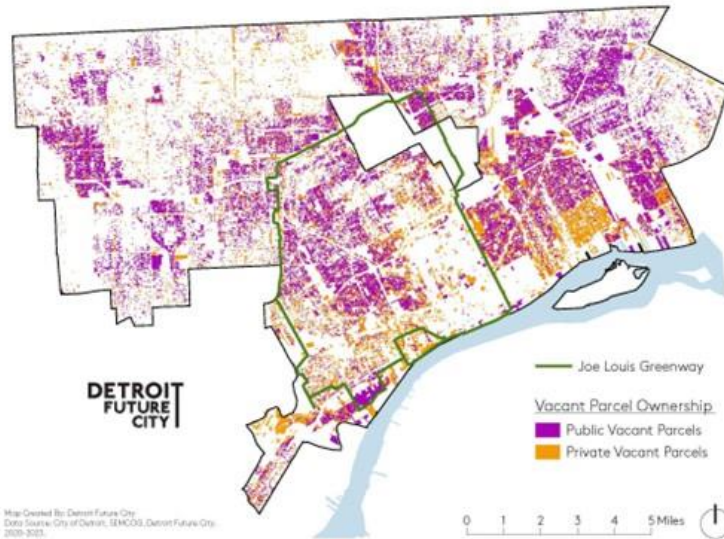
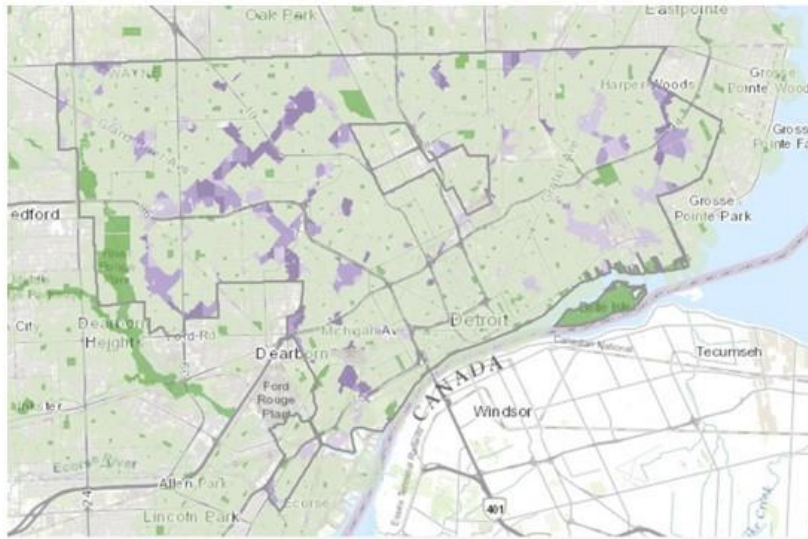


Prairie



Forest Stand

Vacant Land as a Tool for Building Resiliency



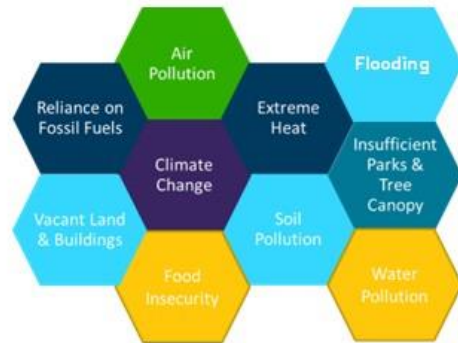
~ **19**
square
miles of
vacant
land

Trust for Public Land, 2023

- Parks
- Park Gap Areas

6% of Detroit's land
area is parkland.

The national average for the 100 ParkScore
cities is **12%** of land area dedicated for parks.





MANISTIQUE COMMUNITY TREEHOUSE CENTER

A HOLISTIC COMMUNITY
EMPOWERING SPACE

WHAT IS THE MANISTIQUE COMMUNITY TREEHOUSE CENTER



MENTAL HEALTH SERVICES IN SPACES OF NATURE

Depression
Anxiety
Employment difficulties
LGBTQI issues
Seniors in crisis
Cultural and social Issues
Senior/Youth day programs
ADD/ADHD
Aggression
Behavioral issues
Obsessive-compulsive disorder
PTSD
School issues
Social issues

We work with...

Individuals
Families
Couples
Veterans
Seniors
Children (3yrs-12yrs)
Adolescents (13yrs-18yrs)
LGBTQI of all ages

couples, and family counseling, the center strives to raise public awareness to the needs of some of the residents of our community.

Services are designed to strengthen and increase self-esteem, self-respect, and respect for other in society, promoting healthy living, and addressing issues relating to improving the quality of life.

As a multicultural center we respect the world views of all persons regardless of race, ethnicity, gender, religion, age, marital status, sexual orientation or disability.

CECS gives the client the option to have sessions in a space of nature.



Intergenerational art therapy activity

Person-centered Therapy
Reality Therapy
Solution Focused Brief (SFBT)
Art Therapy
Horticultural Therapy
Animal Therapy
Music Therapy
Strength Therapy

..... and more!



Senior day program - meet and greet

learn to be independent and self-reliant.

Program Information:

Youth will meet in the garden at 261 Manistique Kids Community Garden, a minimum of one day a week for 4 hours a day (10:30am-2:30pm). The program will run all year round. In-door months will be October-April email or call for time and location changes during these months.

What Youth Will Learn:

During their visits, they will learn...

- How to grow and care for a variety of plants and what certain plants can be used for
- Different potting techniques, soil types needed for growing different plants in different conditions and contexts (i.e. potted vs. in the ground, outdoor vs. indoor, sun plants vs. shade plants)
- How to work together to create and install their own planting designs
- How to use and care for a wheel barrow, hose, and other gardening tools
- How to dig proper holes for planting, plant from seed, germinate, weeding, thinning, harvest and prepare fruits, vegetables, herbs, and ornamentals.

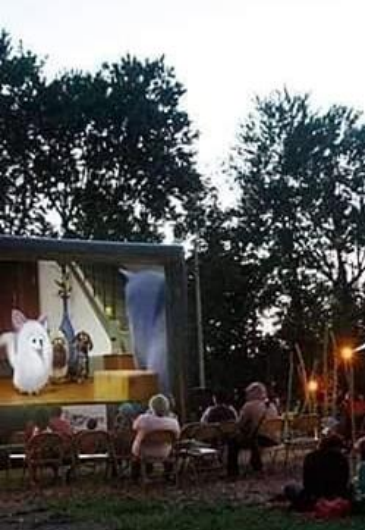
Program Evaluation:

There will be on-going evaluations completed by the children to let the program leaders know their feeling about the program and how it can be improved. The program leader will review and make changes to ensure that the children are successful and grow in confidence.



For More Information Contact:
Tammy Black 313- 903- 0639
creativeempowermentcounseling@gmail.com





- **CREATIVE EMPOWERMENT GARDEN WITH WHEELCHAIR ACCESSIBILITY**



- **MANISTIQUE COMMUNITY GARDEN**



**COMMUNITY
TREEHOUSE CENTER
DETROIT – SOLAR
INSTALLATIONS OF
ROOFTOP /GROUND
MOUNT SOLAR ON 25
HOMES IN THE
JEFFERSON
CHALMER
COMMUNITY**



Solar Tour 2018



- CREATIVE
EMPOWERMENT
GARDEN

- SOLAR MOVIE
THEATER

- EMERGENCY
POWER-
STATION

- GARDEN FOR
MENTAL
HEALTH



CLIMATE CLINIC THAT WILL TRAVEL FROM EVENT TO EVENT

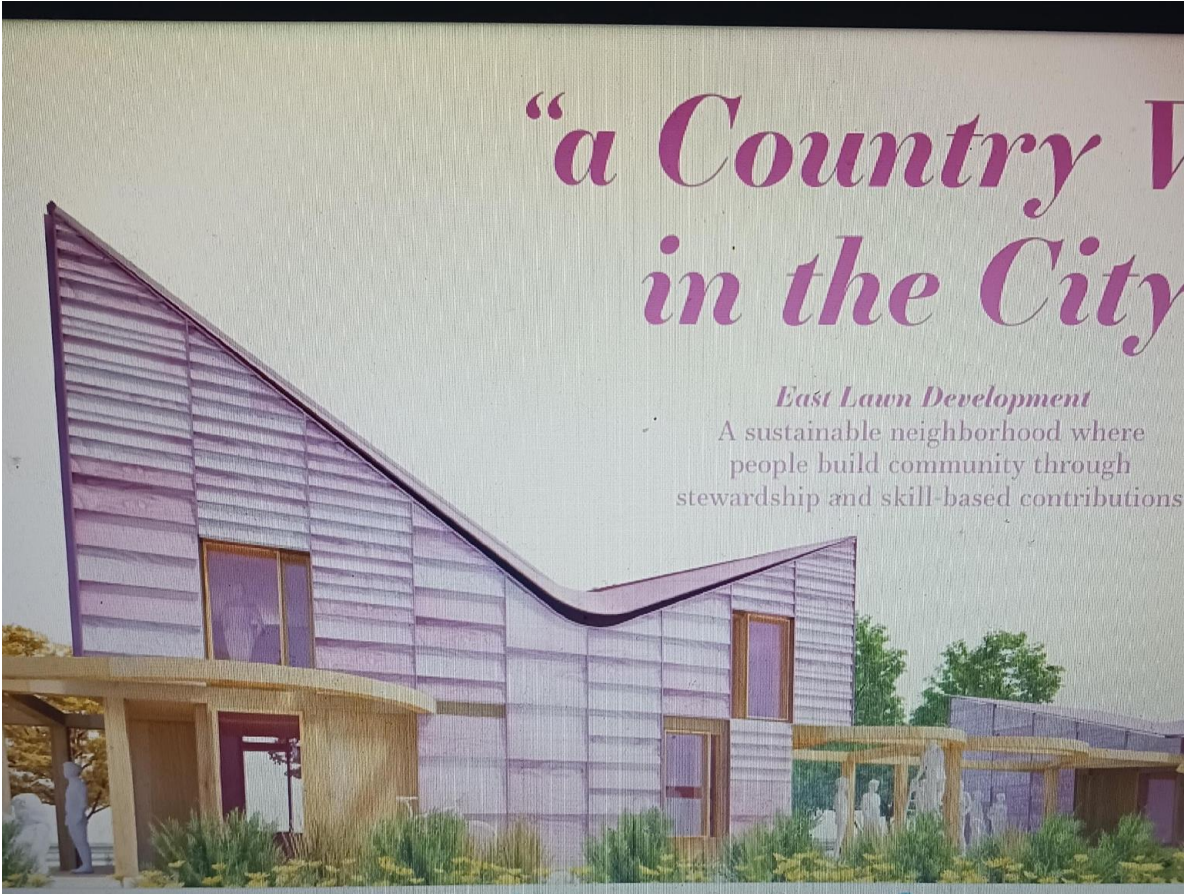


1/10



SOLAR POWERED COMMUNITY SEVERITY KITCHEN





*“a Country V
in the City*

East Lawn Development

A sustainable neighborhood where
people build community through
stewardship and skill-based contributions

**EASTLAWN
HOUSING
DEVELOPMENT**