

PARTIAL DECONSTRUCTION PILOT PROJECT

OVERVIEW

Although an abundance of data and research exists on the expediency and economics of deconstructing a healthy structure nationally, little work has been done to identify and evaluate the benefits of deconstruction generally on damaged structures, and specifically on deconstruction as it related to Detroit's unique inventory of vacant, open, and dangerous buildings. The Springwells Deconstruction pilot will capture Detroit-specific metrics around the ability of deconstruction contractors to partner with demolition contractors while removing vacant structures from neighborhoods *with moderate levels of vacancy*.

OBJECTIVES

The purpose of this study is to identify obstacles, benchmark productivity, and establish metrics for the optimization of the time-constrained pre-demolition salvage of building materials (aka deconstruction) from 10 single family homes in the Springwells Village neighborhood of Detroit, while understanding the implications of ambient lead dispersal associated with these activities in areas of moderate vacancy. This project will measure the economic viability (in terms of job creation and material retailing opportunities) of deconstruction labor when partnered with a demolition process on the compromised structures that emerge from the county auction process—buildings which have been damaged by fire, water, time, and underinvestment.

IMPLEMENTATION STRATEGIES

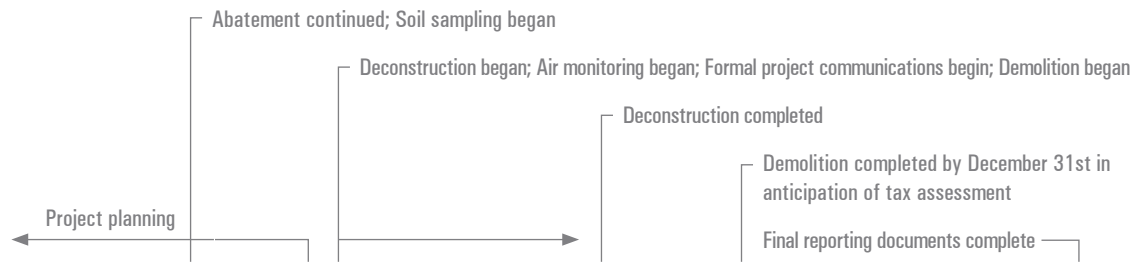
- C ENCOURAGE LOCAL ENTREPRENEURSHIP AND MINORITY BUSINESS PARTICIPATION
- E LAND REGULATIONS, TRANSACTIONS, AND ENVIRONMENTAL ACTIONS
- F ENACT INNOVATIVE REGULATORY REFORM
- A ADDRESS QUALITY OF LIFE CHALLENGES THAT AFFECT ALL DETROITERS
- D LINK PUBLIC FACILITY AND PROPERTY DECISIONS TO LARGER STRATEGIES
- F USE AGGRESSIVE REGULATORY TOOLS TO REINFORCE LAND DEVELOPMENT, REUSE, AND MANAGEMENT STRATEGIES

RESOURCES

- The Kresge Foundation generously supported the \$400,000 budget for this project
- NextEnergy, SDP LLC, Wayne State University, Catholic University of America, Loveland Technologies, Urban Neighborhood Initiatives, Bridging Communities, DEGC, Kresge Foundation

EVALUATION METRICS

- Per Unit Investment
- Size and Technique
- Deconstruction Labor Metrics
- Future Site Selection Criteria



SCHEDULE

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

JANUARY

FEBRUARY

MARCH

2013

2014

INITIATIVE VITALS

CONTRIBUTING ORGANIZATIONS: NextEnergy, SDP LLC, Wayne State University, Catholic University of America, Loveland Technologies, EcoWorks, Urban Neighborhood Initiatives, Bridging Communities, DEGC, Kresge Foundation

DFC INITIATIVE TYPE: Partner + Execute

DFC REPRESENTATIVE: Erin Kelly

INITIATIVE SCALE: Neighborhood / Springwells Village

INITIATIVE DURATION: August 2013 – March 2014

RELEVANT PLANNING ELEMENTS: Land Use, Economic Growth, Neighborhoods, Land and Buildings Assets

DFC APPROACH

Largely, the added value of DFC will be to expose the project as it is underway to stakeholders beyond the level of the neighborhood itself, and to convene stakeholders (in the public, private, and philanthropic sectors) to mobilize on the results of this study once project reporting is completed.

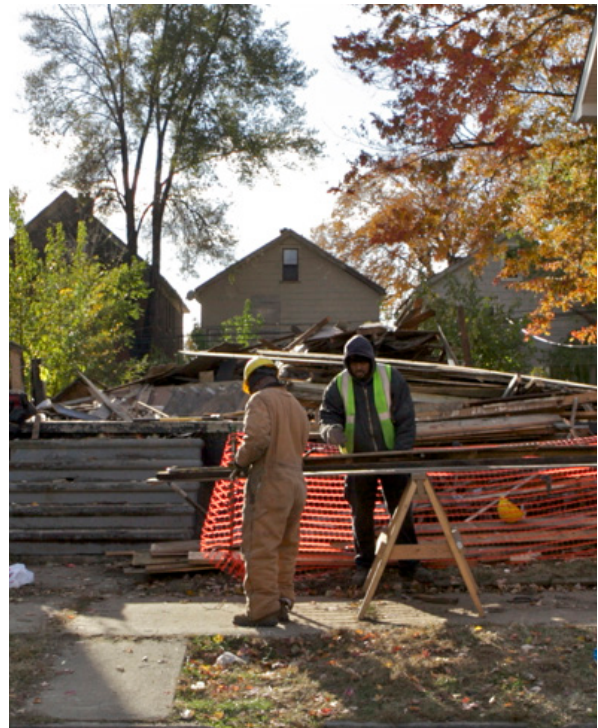


Image Credit: Erin Kelly