

# WORKING WITH LOTS

## Workshop Series

Project Planning + Community Engagement Workshop  
3.5.2020  
6-8 PM

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Tomicka Robinson, [trobinson@detroitfuturecity.com](mailto:trobinson@detroitfuturecity.com)



Side Lots   Blendable   Time Spenders   Difficult Spot   Get Social   Rain Gardens   Stormwater Superstars

SORT BY

- ☰ Name
- ☰ Cost
- ☰ Upkeep
- ☰ Experience
- ☰ Stormwater
- ☰ [icon]
- ☰ [icon]

FILTER

- ☰ [icon]



### Friendly Fence

Rain garden and living fence provide a soft way to split a lot between neighbors while managing roof runoff.



### The Buzz

A barber-inspired pattern designed and cut into a lot using lines, edges, shapes or images.



### Infiltrator

Luscious rain garden for lots with crushed-in-place basements.



### Dumping Preventer

Colorful, hardy plants form a clean and urban edge while creating a barrier to limit lot access.

<b>COST</b>	<b>PEOPLE</b>
\$2,500 to \$5,500	Volunteer + Professional
<b>UPKEEP</b>	<b>EXPERIENCE</b>
Medium	Intermediate
<b>STORMWATER</b>	<b>SUN/SHADE</b>
Best	Sun, Part Shade

<b>COST</b>	<b>PEOPLE</b>
\$50 to \$1,000	Volunteer
<b>UPKEEP</b>	<b>EXPERIENCE</b>
Low	Beginner
<b>STORMWATER</b>	<b>SUN/SHADE</b>
Good	Sun, Part Shade, Shade

<b>COST</b>	<b>PEOPLE</b>
\$5,500+	Volunteer + Professional
<b>UPKEEP</b>	<b>EXPERIENCE</b>
Medium	Intermediate
<b>STORMWATER</b>	<b>SUN/SHADE</b>
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<b>UPKEEP</b>	<b>EXPERIENCE</b>
Low	Beginner
<b>STORMWATER</b>	<b>SUN/SHADE</b>
Good	Sun, Part Shade, Shade



### Paisley Patch

A collection of spreading



### Rear Parking



### 3 for 1



### Groundcover

...a brief overview of the  
**WORKING WITH LOTS PROGRAM**  
since 2016...

over  
**\$330,000**  
awarded



**42** grantees



**23**  
unique lot designs installed



**7** grantees designing for  
DWSD drainage credit



**8** acres transformed



# Land Based Projects: A Path to Purchase, Permit, and Design

March 5, 2020



# What is a Land Based Project?

Land based projects (LBP) use land for urban agriculture, gardening, beautification, and other productive uses, whether for profit or as a community based activity.



# Why are Land Based Projects Important?

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- Resident-driven LBP have been improving Detroit neighborhoods for decades.
- As the City redevelops, there is a need to ensure that...
  - Those who have been doing work can stay, grow, thrive, and benefit from the redevelopment.
  - Future projects are good neighbors, and that the City is a good partner.



# Initial Problems

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**Difficult, long, confusing process**

**Lack of permitted projects**

**Inconsistent pricing and standards**

**No LBP- specific forms or guidance**

**City doesn't demonstrate support**

**Dependent on individual champions**





We have 50000  
much land this  
should be  
easier

## Problem

# Approach

Difficult, long, confusing process

**Comprehensive & iterative process map**

Lack of permitted projects

**Review permitted projects & identify barriers**

Inconsistent pricing and standards

**Review & clarify of programs**

No LBP- specific forms or guidance

**Overhaul property applications and permit forms**

City doesn't demonstrate support

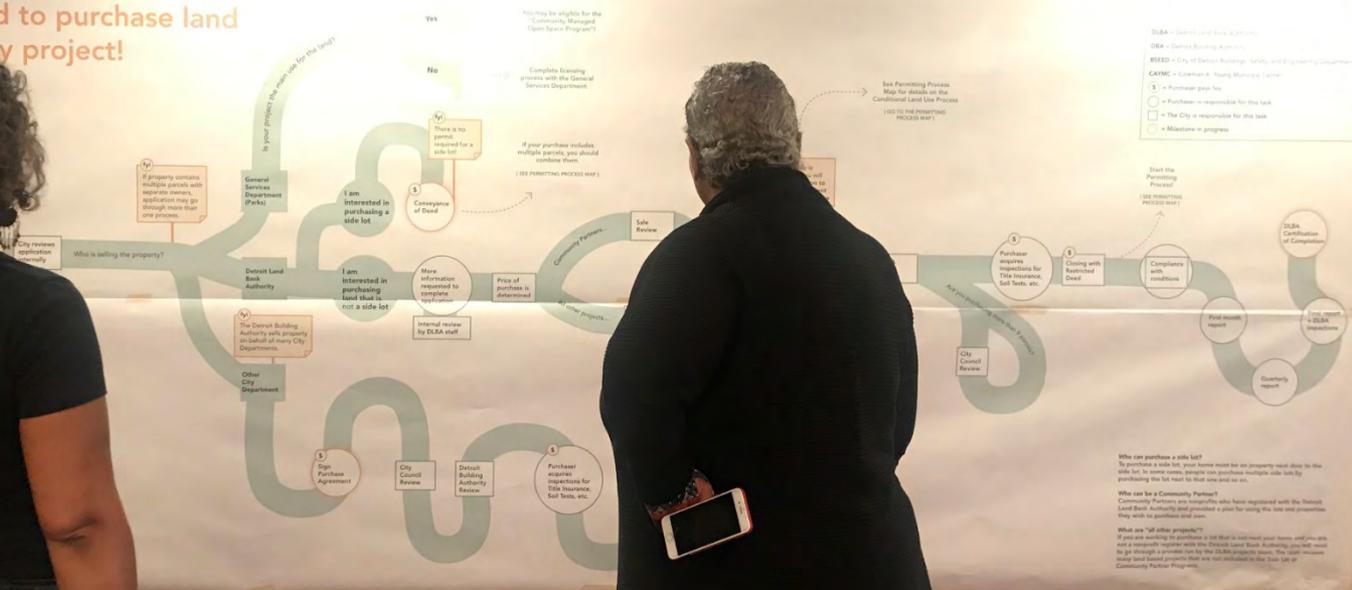
**Public focus groups & compile resources**

Dependent on individual champions

**Inter-departmental engagement**



# I need to purchase land for my project!



# I need to purchase land for my project!

## ENTRY POINTS

I am already doing a LRP and I need assistance want to get in trouble!! / don't need a permit

I know land I want to use

I have a grant

I ~~know~~ have a project that could go somewhere

~~The~~ Town ~~s~~ project land that needs a license (swap to permit)

- \* SAMPLE APPLICATIONS
- \* STORIES
- \* WEBSITE
- \* MORE DETAILED BUT FRIENDLY DOCS. THAT SET EXPECTATIONS THAT GENERAL INTAKE FORM

→ what are they?

Do you live on site or in neighborhood

needs labor notification

**fyi**

If property contains multiple parcels with separate owners, application may go through more than one process.

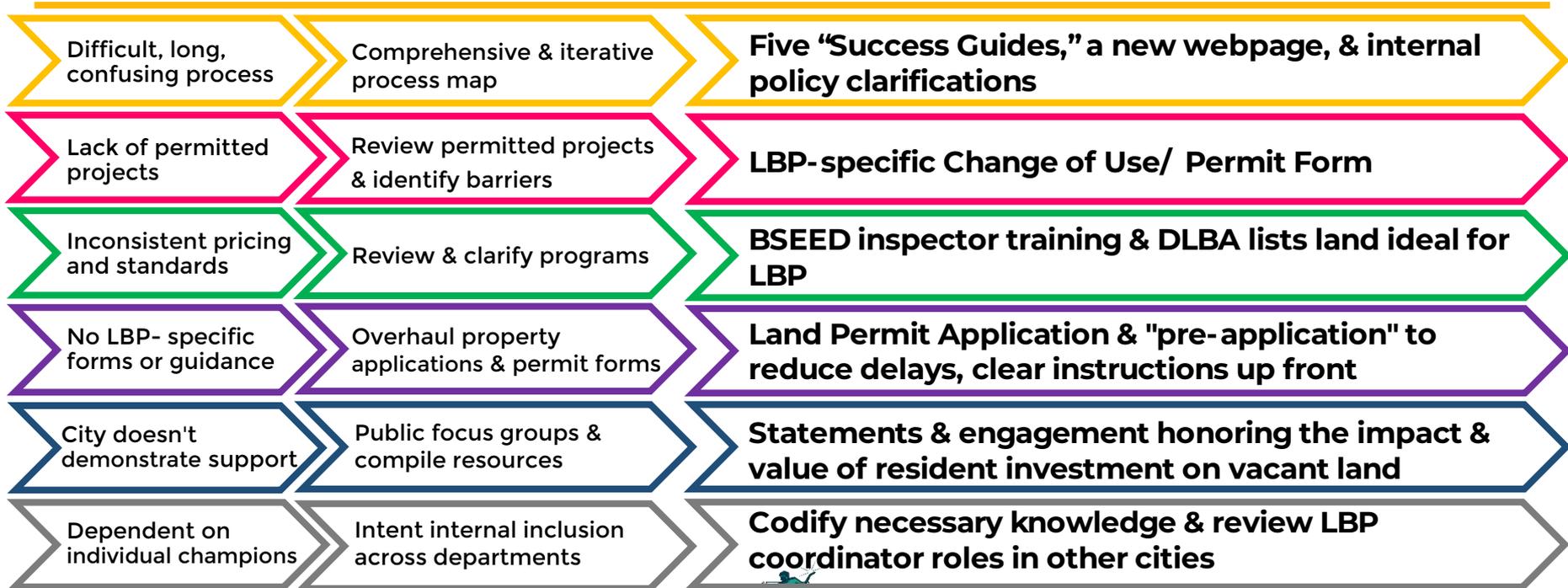
Fill out a



# Outputs

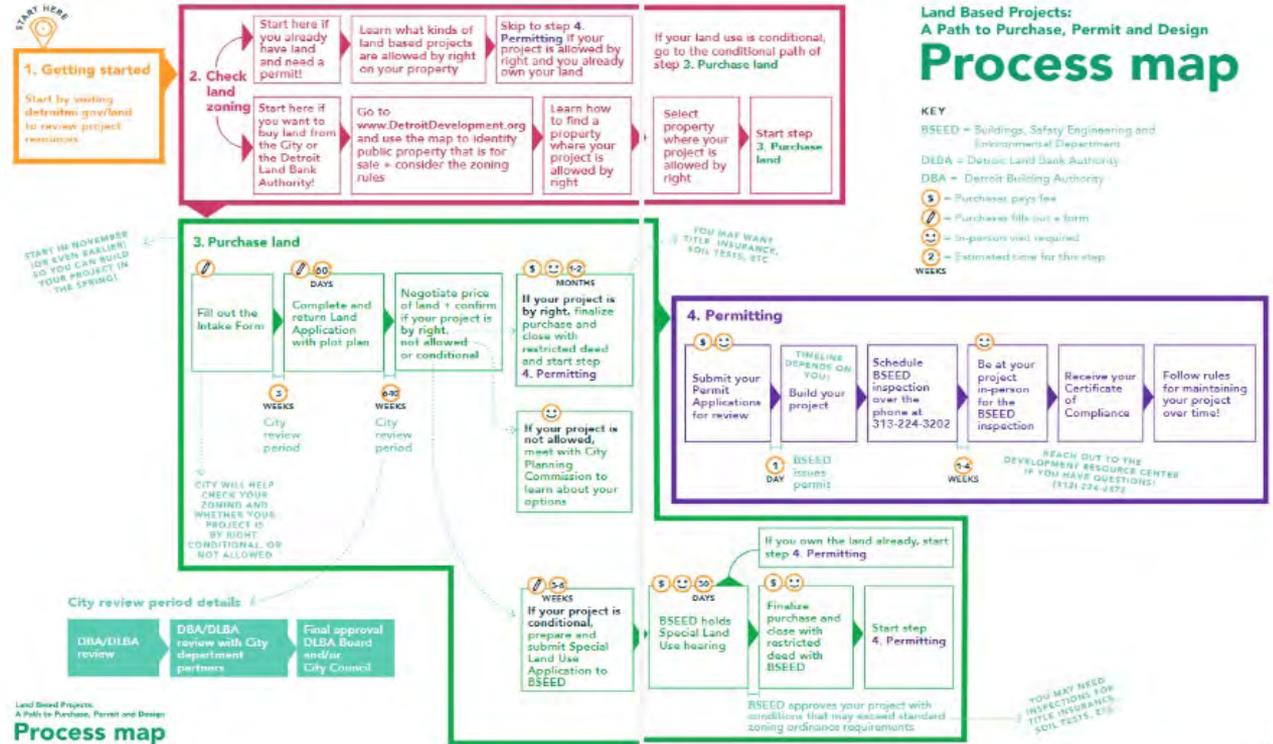
## Problem

## Approach



# Success Guides

- Five distinct informative packets detailing the “who,” “what,” “when,” “where,” & “why” on zoning, owning and maintaining a land based project
- They include brightly colored graphics, City contact information, step-by-step processes, and cross references



# Guiding Packet: Permits

- How to obtain permits
- Understand what you need
- Including Special Land Uses

## There are two ways to apply for a permit for your land based project and record your Change of Use with the City

You will only need to submit one of these forms, not both.

### Land Permit Form

The Land Permit form should be used for land based projects that:

- Are not going to be adding any new structures or buildings to the property, or are only adding structures under 120 square feet. Structures may include a greenhouse, shed, garage, shipping container, or other type of structure.
- Projects that meet the above criteria and include a hoop house or high tunnel should use this form.

For instructions on how to fill out this form, see **page 4**.

OR

### Building Permit Form

The Building Permit form should be used for land based projects that will add a new structure over 120 square feet, except for hoop houses or high tunnels.

Fences over 7 feet tall, walls over 3 feet tall, and play equipment also need Building Permits.

The Building Permit form is used for many kinds of building projects.

You can call the BSEED Development Resource Center at 313-224-2372 if you need help filling this form out.



# Types of Permitting

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- There are several kinds of permits that may be relevant for your land based project
- You might need more than one type of permit

## Permits

- Land Permit (BSEED)
- Project Area Option (BSEED)
- Plumbing (BSEED)
- Tap Permit (DWSD)
- And more



# Permitting Process

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- Step-by-step guidelines
- For example, how to receive your Land Permit from the City of Detroit's Building Safety, Engineering, and Environmental Department



## Land based project operator:

- Submit your permit form!
- Answer any questions.
- Schedule an inspection when your project is complete.
- Receive your Certification of Compliance.
- Update BSEED as necessary.



# Guiding Packet: Site Design and Maintenance Guide

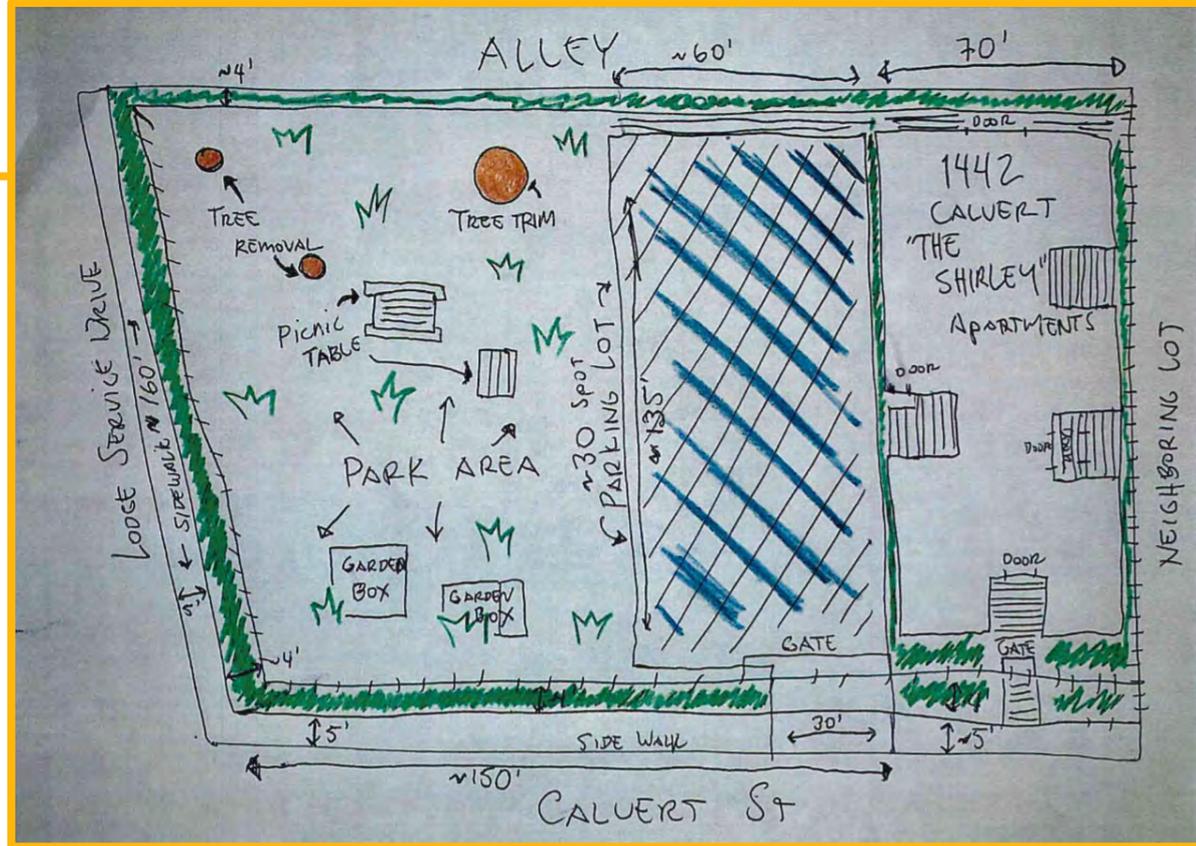
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- Maintenance: breaks down ongoing & seasonal maintenance requirements and suggested best practices, including information on...
  - Animals and plants
  - Signage
  - Setbacks
  - Structure and hoopouses
  - Community gathering and play spaces
  - Lighting
  - Compost and trash
  - Initial site design considerations



# Site Design

- Check-list for what to include in a plot plan, which LBP operators need to make to purchase or permit land. This rough, but detailed, drawing helps the City understand the projects impact on you and your neighbors.
- It should include
  - Dimensions and configurations
  - Existing and proposed features and changes



**Thank you!**

**Questions?**



# Information Packets

## Getting Started:

- Overall process map
- What to expect
- Why you should engage your neighbors

## Land Based Projects: A Path to Purchase, Permit, and Design

# Getting started

# 1.

This guide is one of five packets on how to buy publicly owned land and create land based projects in Detroit. Download these resources at [www.DetroitMi.gov/Land](http://www.DetroitMi.gov/Land) or pick up at 2 Woodward Ave.

1. Getting started 2. Check land zoning 3. Purchase land 4. Permitting

Plot Plan, Site Design, and Maintenance Guide

### Read on if you...

- + Want to buy land for a land based project
- + Have land and/or need to complete your permit to protect your rights as a property owner

### Inside you will find...

Process Map .....	2
Tips for engaging neighbors .....	4
Overview of all resources .....	6

### What is a Land Based Project?

A land based project uses land for activities such as urban agriculture, gardening, or beautification, whether for profit or community activation.

### Have questions or need help?

Call the **Development Resource Center** at: 313-224-2372

### Costs and time, at a glance

The current zoning of a property is one of the most important things to find out before you start. Learn more about this in **Packet 2. Check land zoning.**

#### If your project is "by right"

Estimated Timeline for Purchase: 1-2 months

Minimum Cost for Permit: \$150 

Estimated Timeline for Permit: 25 days

#### If your project is "conditional"

Estimated Timeline for Purchase: 2-4 months

Minimum Cost for Permit: \$1,160 + \$150 

Estimated Timeline for Permit: 13 weeks



# Information Packets

## Check land zoning

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1. Getting started

2. Check land zoning

3. Purchase land

4. Permitting

Plot Plan, Site Design, and Maintenance Guide

### Check Land Zoning:

- How to understand zoning & how it will affect you
- How to find property that works for your project

#### Read on if you...

- Need to understand how to select a property and a land based project that will be allowed by the City's zoning code
- Want to look up which properties are owned by the City of Detroit or the Detroit Land Bank Authority so you can identify a property to buy

#### Inside you will find...

Choosing a property and a project .....	2
Understanding zoning.....	4
How to look up a property online .....	6
City contact information .....	8

#### Need internet or computer access?

Visit or call the Detroit Land Bank Authority, the Detroit Building Authority, or the Public Library. Your District Manager can provide additional information about locations where you can access the internet for free in your City Council District. Turn to **page 8**.

#### What is a land based project?

A land based project uses land for activities such as urban agriculture, gardening, or beautification, whether for profit or community activation.

#### Why do you need to know about zoning?

Zoning defines what land uses are allowed on every parcel of property in Detroit.

- If you are purchasing land, this packet can help you find a property where your project is allowed "by right." This is the cheapest and fastest way to complete your project.
- If you already have land and need a permit, this packet can help you understand what types of projects are allowed "by right" on your property.



# Information Packets

## Purchase Land:

- What documents you'll need – and what pre-requisites you'll need to meet – to purchase land from City or Detroit Land Bank Authority
- How to fill out the application

## Purchase land

This guide is one of five packets on how to buy publicly owned land and create land based projects in Detroit. Download these resources at [www.DetroitMi.gov/Land](http://www.DetroitMi.gov/Land) or pick up at 2 Woodward Ave.

1. Getting started ▶ 2. Check land zoning ▶ 3. Purchase land ▶ 4. Permitting

Plot Plan, Site Design, and Maintenance Guide

### Read on if you...

Want to purchase land from the City of Detroit or Detroit Land Bank Authority

### Inside you will find...

What you need to do before buying land owned by the City or Land Bank ..... 2

How the City and Land Bank sell land ..... 3

How to fill out the **Properties Intake Form and Land Purchase Application** ..... 5

City contact information ..... 14

### Need internet or computer access?

Visit or call the Detroit Land Bank Authority, the Detroit Building Authority, or the Public Library. Your District Manager can provide additional information about locations where you can access the internet for free in your City Council District. Turn to **page 14**.

### What is a land based project?

A land based project uses land for activities such as urban agriculture, gardening, or beautification, whether for profit or community activation.

### Why is there so much information to fill out?

The City wants to know that you will be able to complete a successful project before selling you the property. This packet will help you gather important information you will need to fill out a successful Land Purchase Application.

### Still need to choose land or ready to get your permit?

If you don't know what land you want to buy, go back to **Packet 2. Check land zoning**. If you already own your land and are ready to start your project, skip ahead to **Packet 4. Permitting**. You can find these packets at [www.DetroitMi.gov/Land](http://www.DetroitMi.gov/Land) or at 2 Woodward Avenue, Suite 434.



# Information Packets

## Permitting:

- How to obtain permits
- Understand what you need
- Including Special Land Uses

## Permitting

This guide is one of five packets on how to buy publicly owned land and create land based projects in Detroit. Download these resources at [www.DetroitMi.gov/Land](http://www.DetroitMi.gov/Land) or pick up at 2 Woodward Ave.



### Read on if you...

- Need to obtain your permit(s)
- Want to understand current city requirements for site design and maintenance

### Inside you will find...

List of the different types of permits and projects that require permits.....	2
Land Permit Form instructions .....	4
Special land use process .....	7
Getting a permit for multiple parcels .....	9
City contact information .....	11

### Need internet or computer access?

Visit or call the Detroit Land Bank Authority, the Detroit Building Authority, or the Public Library. Your District Manager can provide additional information about locations where you can access the internet for free in your City Council District. Turn to **page 11**.

### What is a land based project?

A land based project uses land for activities such as urban agriculture, gardening, or beautification, whether for profit or community activation.

### Why do you need a permit?

A permit is required to register and record your project with the City. **A permit protects your rights as a property owner.**

There are several kinds of permits that may be relevant for your land based project. You might need more than one type of permit, depending on your project. **See pages 2 and 3** for a list of permits and projects that will require them.

Note, you do not need a Land Permit form if you are doing a project on a side lot next to your house and you have combined the parcels. However, you may still be required to obtain other permits.



# Information Packets

## Plot Plan, Site Design, and Maintenance Guide:

- How to draw up, design, and maintain your project



## Plot Plan, Site Design, and Maintenance Guide

This guide is one of five packets on how to buy publicly owned land and create land based projects in Detroit. Download these resources at [www.DetroitMi.gov/Land](http://www.DetroitMi.gov/Land) or pick up at 2 Woodward Ave.



### Read on if you...

- Need to create a plot plan to purchase land or apply for a permit
- Want to understand current city requirements site design and maintenance

### Inside you will find...

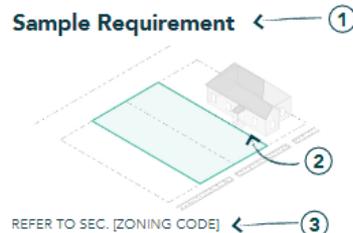
How to draw a <b>Plot Plan</b> .....	2
<b>Site Design Guide</b> with details on <b>zoning requirements and best practices</b> .....	8
Instructions on ongoing and seasonal <b>Site Maintenance</b> .....	15
City contact information .....	20

### What is a land based project?

A land based project uses land for activities such as urban agriculture, gardening, or beautification, whether for profit or community activation.

### Using the Site Design Guide to draw the Plot Plan

The Site Design Guide on **pages 8-14** will help you understand important design considerations for your project, and will help you draw your Plot Plan to meet City requirements. As you read through, watch out for ① the title of a requirement or best practice, ② a graphic that illustrates site design requirements or best practices, and ③ a reference to the city ordinance for more information.



## Initial Problem

Difficult, long, confusing process

Lack of permitted projects

Inconsistent pricing and standards

No LBP- specific forms or guidance

City doesn't demonstrate support

Dependent on individual champions

## Results

Getting the full process on paper = better internal and external clarity

Flexible process means fewer projects stalled and better resource use

Marked increase in quality of submissions and more efficient process

Better expectations up front decreases staff needing to revisit and monitor

Rebuilding of trust and open channel for communication w. project leaders

Fewer SOS calls to champions since engagement – both internal and external

## Moving Forward

Comfort with formalizing Project Area permitting and launching materials

Fee study with benchmarking and conversations on how to provide value with permit

Reevaluation of pricing structure for LBP and expansion of eligibility for discounts or access

Dedicated focus from DoIT to launch new items, consolidate web presence of property information

Review Value Statement with Mayor and work with Communications for support

Ongoing commitment to staff participating in process improvement and trying new ideas



# Engagement

- The big interagency “walk through” - which let about 50 city employees experience the process
- Tours of existing land based projects and onsite interviews with consultants and project team
- Trainings with BSEED inspectors and advocates
- Over 200 email addresses of interested residents, 150 survey responses, and 500 photos
- **“The Doctor is In” problem solving sessions**

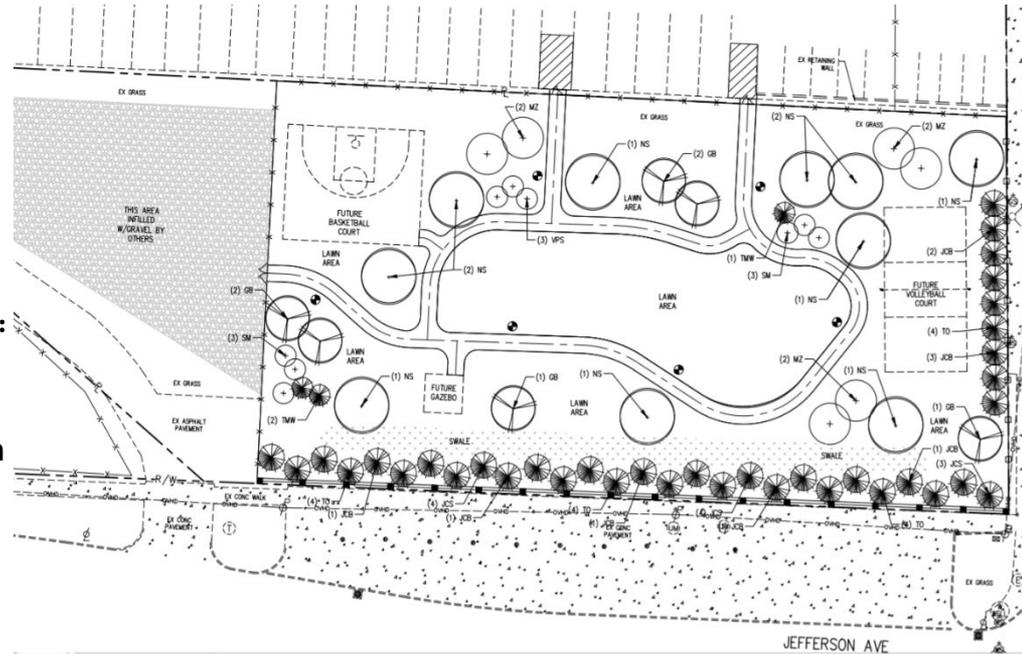


- January 24* • Focus Group
- February 12* • Northwest Growers Focus Group  
• Community Workshop #1
- February 13* • Community & Non-Agriculture Focus Group  
• Technical Assistance Focus Group
- March 4* • West Side Growers Focus Group
- March 14* • Community Workshop #2 (AM & PM)
- March 26* • Plot Plan Focus Group
- April 8* • Food Economy Focus Group  
• Focus Group PM Session
- April 9* • Focus Group AM Session



# Special Land Use Cases

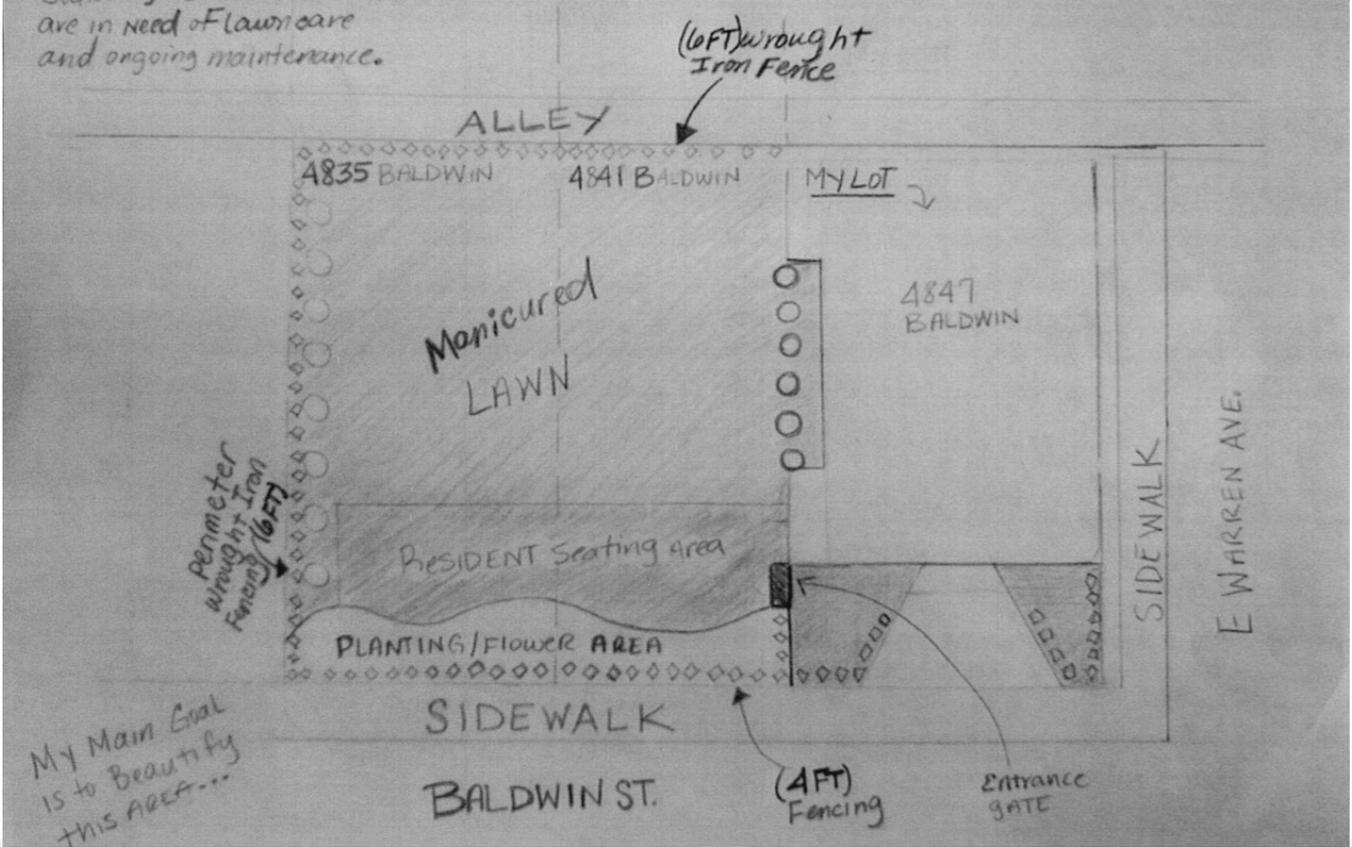
- At least **7 SLU cases** so far in 2019
- Including:
  - Gathering space with art exhibitions & musical performances (2905 Beaufait St.)  
Outdoor stage
  - Multiple **tree nurseries** that have benefited from the **Permitting on Project Area process**:
    - Arboretum Detroit (3327 Farnsworth)
    - Herman Kiefer (1657 Gladstone)
  - Park/Outdoor recreation Facilities (16182 San Juan Dr.)
  - Pocket parks with recreation & stormwater management (1627 W. Fort St.)



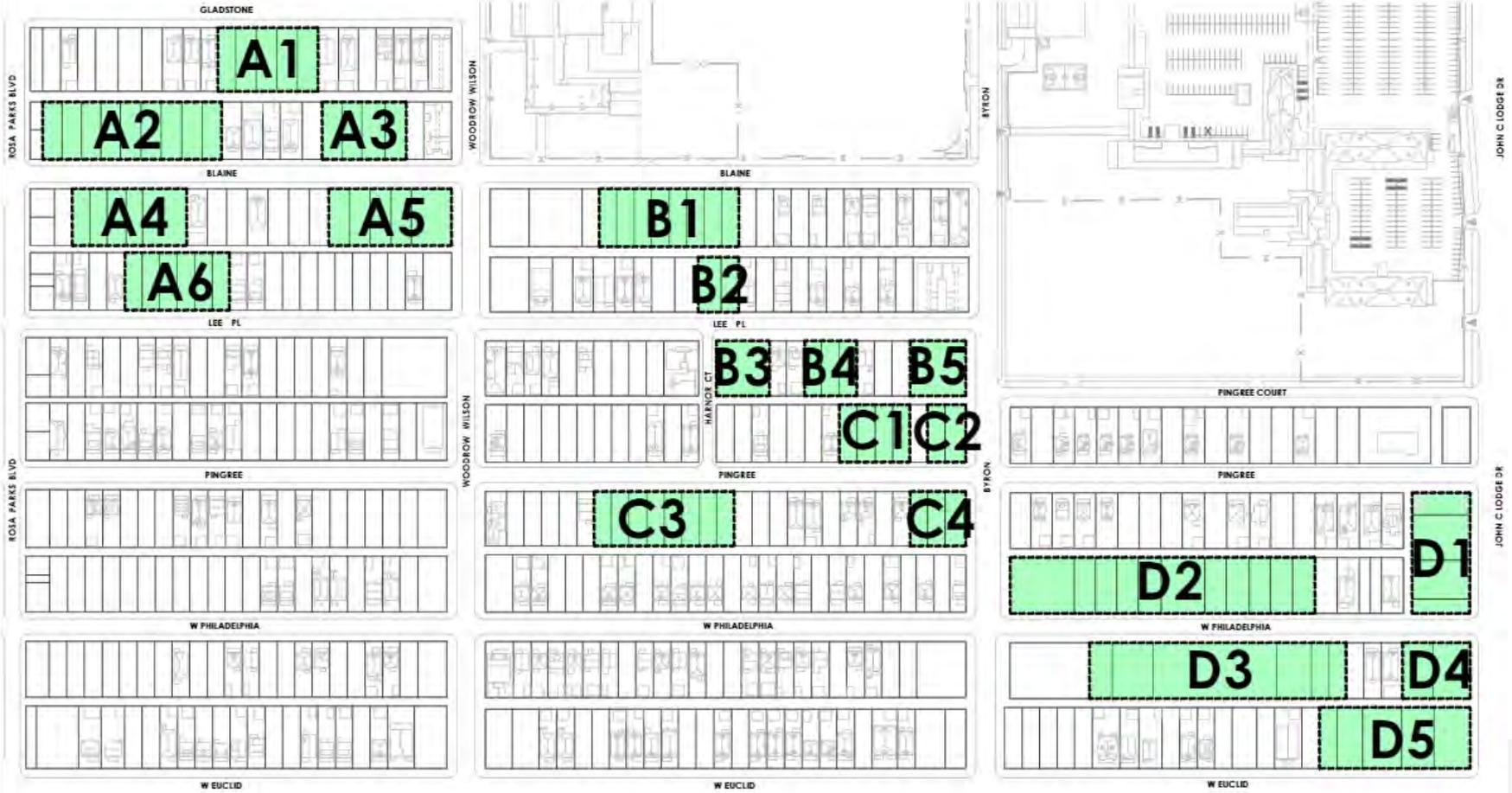
LOTS 4835, 4841 BALDWIN Det. MI 48214

ARE ADJACENT TO  
my 26 unit Residential  
Building. Both Lots  
are in need of Lawn care  
and ongoing maintenance.

\* SITE PLAN \*



# TREE NURSERY



# Building Permits/Change of Use

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- Previously: **total of 38** urban gardens or farms
- Since January 1<sup>st</sup>, 2019: already at least 10 cases
  - Many directly from the Land Based Project community groups, interested in becoming compliant



# Photos

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### Schedule for Tonight!

- 6:30 – 6:40: Arrivals, Sign in, Dinner
- 6:40 – 6:55: City Presentation
- 6:55 – 7:20: Workshop Activities Round One (Good Neighbor or Process Map)
- 7:25 – 7:50: Workshop Activities Round Two (Switch!)
- Throughout: Help Us Write a Value Statement; Consult Land Bank and BSEED Staff







We are writing a value statement about why land based projects matter to the communities and city of Detroit. In your words, tell us why these projects matter and describe the benefits they create!

- Preserve the foundations, gas, electric, water, of properties that may not have residents for some time.
- Land based projects allow us to be creative in how we can benefit from generations of care and investment
- Preserve green space and the wildlife that goes with it - and the insight those foster in the neighborhood.
- Land Based Projects add commitment and encourage stakeholders to participate in the forward growth of their community. They add value to the community and invites the whole neighborhood together.  
farms/gardens are great

Land based projects matter because they can be converted to manage storm water in a practical way and education to residents

Must recognize that creative land reuse adds value to the neighborhood!

This stuff is "economic development."

create a shared sense of ownership + value for land - encourage stewardship, prevent dumping, etc.



Partners...

local farmers (expand deb)  
Should NOT  
Have to become  
501C3 to get  
Comm partner  
disc

Questions  
about what  
community  
partners can  
do / how  
program  
works

Do I have  
to be 501C3  
to ~~be~~ get  
discount?

existing  
zoning  
allow it?

This should  
be asked  
at time of  
inquiry of buying  
land!















































Wrightsville Artisan  
10000  
www.wrightsvilleartisan.com  
10000













# GARDEN RESOURCE PROGRAM COMMUNITY HUB

HOSTED BY KEEP GROWING DETROIT &  
OAKLAND AVENUE URBAN FARM



### 2018 DIG IN DETROIT CALENDAR

FOR THE GROWING SEASON

**Community Hub**  
Oakland Avenue Urban Farm  
1701 E. Grand Ave.  
Detroit, MI 48202  
978.462.1111

**Community Garden**  
1701 E. Grand Ave.  
Detroit, MI 48202  
978.462.1111

**Community Market**  
1701 E. Grand Ave.  
Detroit, MI 48202  
978.462.1111

Month	Event	Location
April	Planting Day	Community Garden
May	Planting Day	Community Garden
June	Planting Day	Community Garden
July	Planting Day	Community Garden
August	Planting Day	Community Garden
September	Planting Day	Community Garden
October	Planting Day	Community Garden
November	Planting Day	Community Garden
December	Planting Day	Community Garden

### Grow With Us

Spring 2018

Community Garden

1701 E. Grand Ave.  
Detroit, MI 48202  
978.462.1111

### Grow With Us

Spring 2018

Community Garden

1701 E. Grand Ave.  
Detroit, MI 48202  
978.462.1111

### Grow With Us

Spring 2018

Community Garden

1701 E. Grand Ave.  
Detroit, MI 48202  
978.462.1111

### Garden Resources for GRP Members

The resources distributed at the Community Hub are made available for "seeded" Garden Resource Program (GRP) members. "seeded" members are those who have signed up at least one community registered garden in Detroit at the designated check-in dates. GRP "seeded" members are eligible to receive these resources.

**Community Hub Contact:**  
Jerry Allen & Billy Ingham  
Oakland Avenue Urban Farm  
jerry@kgt.org

### PICKING UP WOODCHIPS

All gardens can take as much as you need!

A photograph showing a pile of dark, mulched woodchips in a garden bed.

### CHECKING OUT TOOLS

Tools can be checked out for one week.

Contact the Community Hub coordinator to schedule a time to check out tools!

A photograph of various garden tools, including shovels, rakes, and wheelbarrows, arranged on a table.

### PICKING UP COMPOST

Family gardens can take up to one cubic yard (about the size of a washing machine) or the back of a small pickup truck.

Community, Market, and School gardens can take up to three cubic yards.

A photograph of a pile of dark, rich compost in a garden bed.

### DETROIT

Community Garden

### DETROIT GARDENERS

Community Garden























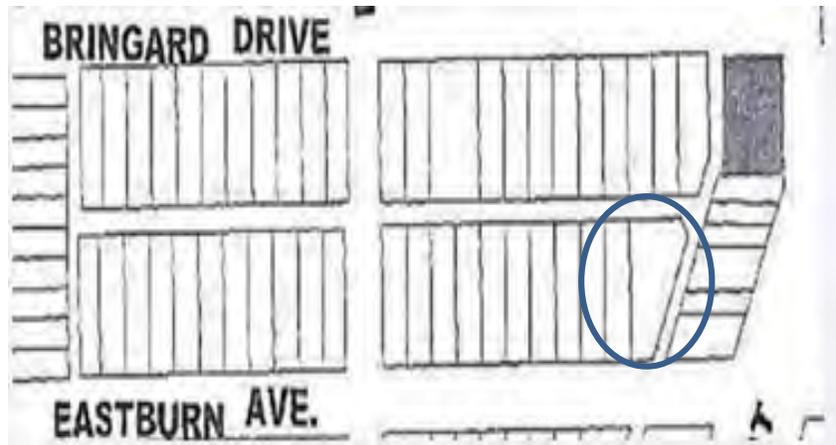


# Mohican Regent Residents Association **Community Garden Update 2020**

DFC Project Planning and  
Community Engagement Workshop

# Our Mission: Removing Drugs & Blight

- Working through the City Clerks Office, and with the support of residents, and the District 3 Manager, MRRA once considered a petition to the Detroit City Council to vacate a portion of the residential alley behind the vacant lot for safety due to opioid drug use and other illicit behavior.



# 2018 Summer Clean-Ups develop into strong Community Partnerships



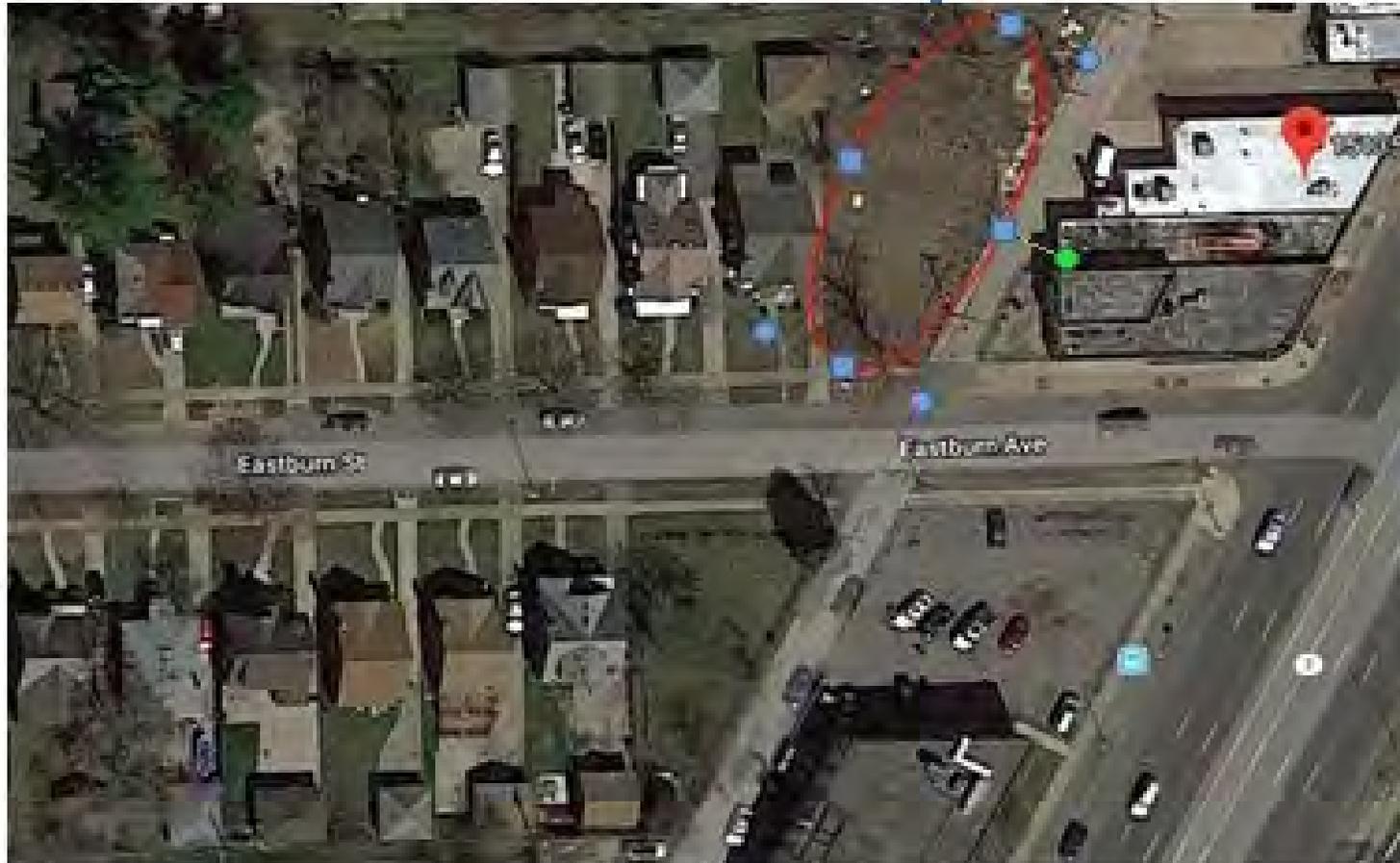
9 Lot site - State Fair & Anvil

Eastburn/Bringard Alley

In the Fall of 2018  
we purchased the Lot from DLBA  
Our Community Garden  
14685 Eastburn Street

It's Official!

Aerial View of the Mohican Regent Community Garden Project Site

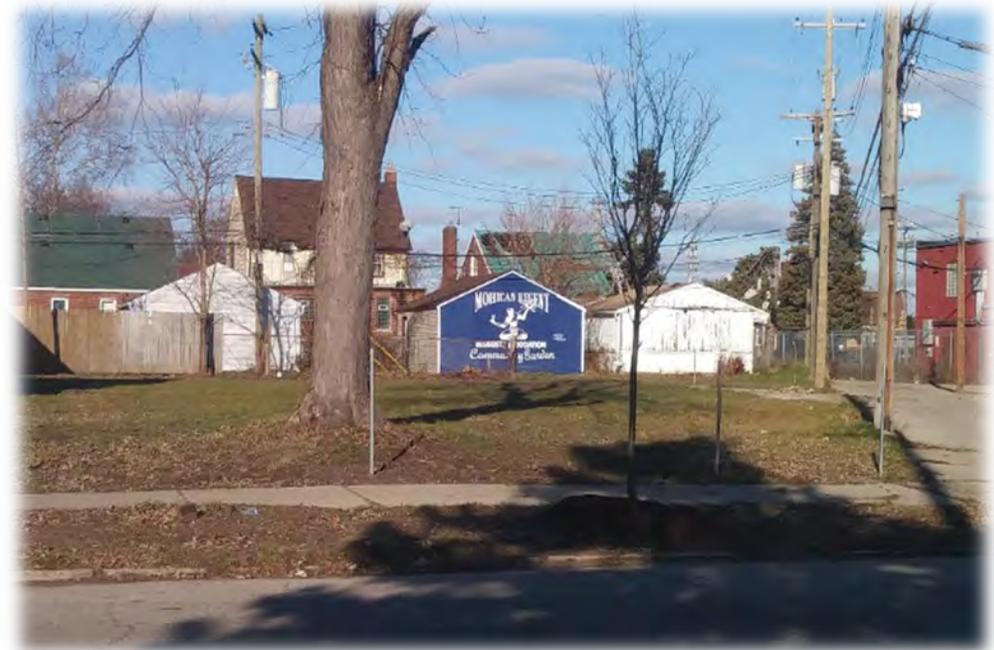


# Demonstrating Good Stewardship...



After the demolition in 2014, this location was an eyesore in the neighborhood.

It became an illegal dumping site, and was a frequent hangout for opioid drug users crossing 8 Mile.



Through the hard work and dedication of our volunteers and Board of Directors, Mohican Regent (MRRRA) has transformed this once derelict vacant lot into the clean, well maintained and visually pleasing location it is today.

# We started getting involved...



<http://detroitagriculture.net/our-work/garden-resource-program/>

# We began to Cultivate a Community...



**Community Gardening in Mohican Regent...**



No experience necessary, all are welcome.  
Come share your skills and learn from others.

**Beautification Committee Meeting**  
Held the last Saturday of every month  
April thru October  
12:00 – 1:00 pm  
Ford Resource & Engagement Center  
15491 Maddelein St, Detroit, MI 48205

Activities include planting beautiful flowers – cultivating – weeding – watering – harvesting – Planning our Community Garden, and enjoying the fruits of our labor.  
Call Wendy Edwards at (313) 888-2128 to join in the fun!

Join us in turning a vacant lot into a Beautiful, Bountiful social space for everyone to enjoy!



- Plans include expanding our Urban Gardening educational and outreach efforts for youth and young adults through community partnerships.
- We connect with our friends and neighbors through e-mail, and on social media.
- This flyer was “Tweeted”... and posted to the app. [“NextDoor Detroit”](#) in 2019 to recruit new Beautification Committee Members.
- We have also developed an electronic Newsletter called the “Voice” for volunteers and residents who regularly attend our monthly community meetings.

# Successful Flower Box Build-Out



**Camp Restore Detroit**  
Restoring Hope

*A demonstration of capacity:* Building a strong *Community Partnership* with Camp Restore, who graciously provided consistent volunteer groups throughout the 9<sup>th</sup> Precinct in 2018, and has a continued commitment for 2019. The Home Depot generously donated the lumber.





# Get Plugged in – Make **Brilliant** Connections in the Community

- Our community programming plan includes partnerships with other strong community organizations within Mohican Regent, such as the **Boys & Girls Club** and **Brilliant Detroit** Osborn House.



# We began "spreading the word" about DFC in the Community...

Spring has arrived in the **Mohican Regent** Community  
- Let's Build a Garden!!!



Save the Dates!!! Our 2 big events in May will be:

- **Saturday May 11<sup>th</sup> 10 am - Motor City Makeover - Project Prep Day**
  - Featuring a **FREE Tee-Shirt & Soul Food Lunch** for the **First 25 Volunteers!**
- **Saturday May 25<sup>th</sup> 10 am - Instillation of Trees/Shrubs - Planting Day!!!!**
  - **COME BACK - Wear your Tee-Shirt and bring a friend!** - (Group Photo)



**Location: 14685 Eastburn (corner of Gratiot)**

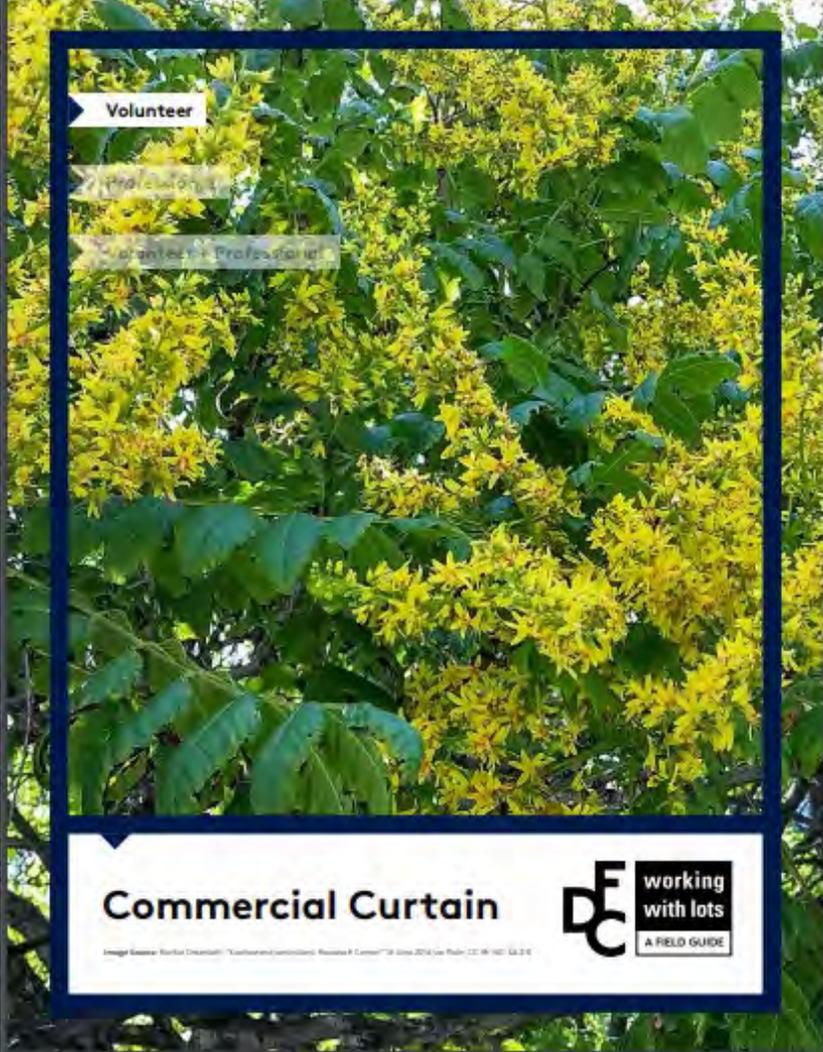
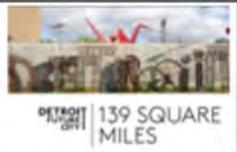
Join us in turning a vacant lot into a Beautiful, Bountiful social space for everyone to enjoy!

Check out these links for more info on the Grant...

<https://dfcinc.com/>

<https://dfcinc.com/development/2019/05/11/>

<https://dfcinc.com/development/2019/05/25/>



Volunteer

Professional

Professional

**Commercial Curtain**



working with lots

A FIELD GUIDE

Image Source: Richard Orlowski, "Eastburn Community Garden" (2019) via Flickr (CC BY-NC-SA)

## Let's build a Community Garden!

**EVENT: Motor City Makeover**  
**May 2019 w/DFC & Camp Restore**



**Here are the beautiful results!**

Our efforts were featured on Fox2News, the Michigan Chronicle, and Roots. And the world (wide web) is taking notice...

**From prostitution, drugs & blight to a neighborhood garden, a Detroit woman is reclaiming her block**

Image Gallery



Wendy Edwards ties rope around a bush recently planted in a new community garden. She's spearheading an effort to restore a blighted property into

**Mohican Regent**

From page B-1

He's looking forward to continuing the association's five-year-old tradition of working together on Neighborhoods Day.

In past years, the group has cleaned up vacant lots and adopted a neighborhood Park, the Edmore-Marbud Park, located on Edmore near Gratiot.

This Neighborhoods Day it's planning to improve other lots.

"One of the sites will be the lot on Eastburn that we just purchased from the Detroit Land Bank," Preston said.

"We expect to have about 30 people in our group," he said. "We'll send other people to clean up vacant lots and blighted homes that we will identify. We're also looking forward to getting kids involved to work in the garden. Boards will be put up for the Girl Scouts to come, be creative and decorate the boards. The whole point of our working at the lot on Eastburn is to show the community what can be done if we work together."

He said the garden on the lot will get special attention. "We will need people to put in various planter boxes, cut the grass and whatever needs to be done. Wendy Edwards is our beautification coordinator. She will assign our volunteers," Preston said.

Edwards is excited about the garden. "We are in partnership with Wayne State University's horticultural group," she



said. "We're working with students at Wayne State. They have a greenhouse on campus. On Neighborhoods Day we'll have a children's garden. The children will be making birdhouses and planting perennials."

Preston and his wife raised their family in the Mohican Regent area and have lived in the area for 30 years.

"There are 60 blocks and 1200 homes in this neighborhood, and we try to keep everyone involved to keep the neighborhood safe and clean," Preston said. "I don't plan on moving, so if I'm going to be here, I want to improve the neighborhood. One person can make a difference."

The Mohican Regent Residents Association meets every third Thursday, and features a guest speaker.

"We put out a flyer so that everyone is aware of the meetings. Many of the city officials attend the monthly meeting; City Councilman Scott Benson, the district manager representing the Mayor's office, the state representative and local police officers regularly attend the meeting," Preston said.

The group's work has resulted in fewer abandoned cars and less debris making the area cleaner and safer. Preston said, adding, "We want to create an environment where people can live and play," he said.

The Mohican Regent Residents Association meeting is held on the third Thursday of each month at Ford Resource Center, 15491 Madeline, 6 pm - 7:30 pm. For more information, call (313) 715-6206.

**Roots.**

NEIGHBORS



**Detroit Sidewalk Festival Adds Music and Arts to city wide event**

By Rhina Kalle

DETROIT (WZZM) — The Detroit Sidewalk Festival is set to kick off on Thursday, June 13, with a parade down Woodward Avenue from City Center to the West End. The festival will feature live music, art, and food.

**COMMUNITY GROUPS PRAISE IMPACT OF NEIGHBORHOODS DAY**

By Rhina Kalle

DETROIT (WZZM) — Community groups across the city are praising the impact of Neighborhoods Day, an annual event that encourages residents to clean up their neighborhoods and improve their communities.



**A DAY WHEN THE CITY RISES**

13TH ANNUAL ARISE DETROIT: NEIGHBORHOODS DAY: AUG. 3, 2019

DETROIT (WZZM) — The 13th Annual Arise Detroit: Neighborhoods Day is set for August 3, 2019. The event will feature live music, art, and food.



**Celebrating Neighborhoods Day By Bringing In Change**

By James W. Phillips

DETROIT (WZZM) — The Detroit Sidewalk Festival is set to kick off on Thursday, June 13, with a parade down Woodward Avenue from City Center to the West End. The festival will feature live music, art, and food.

**Mohican Regent Residents Spruce Up And Beautify Neighborhood**

By Liquid Visual Project

DETROIT (WZZM) — The Mohican Regent Residents Association is working to beautify their neighborhood. They are planting trees and flowers, and cleaning up vacant lots.



<http://www.fox2detroit.com/news/local-news/from-prostitution-drugs-blight-to-a-neighborhood-garden-a-detroit-woman-is-reclaiming-her-block>

# EVENT: ARISE Detroit Neighborhoods Day 2019

## Mohican Regent teams up in the Garden with The Girl Scouts & The Detroit Biodiversity Network



August 2019

# EVENT: We held a Bulb Planting Workshop in the fall

## Mohican Regent 2019 Fall Bulb Planting

Please join us in the Community Garden...

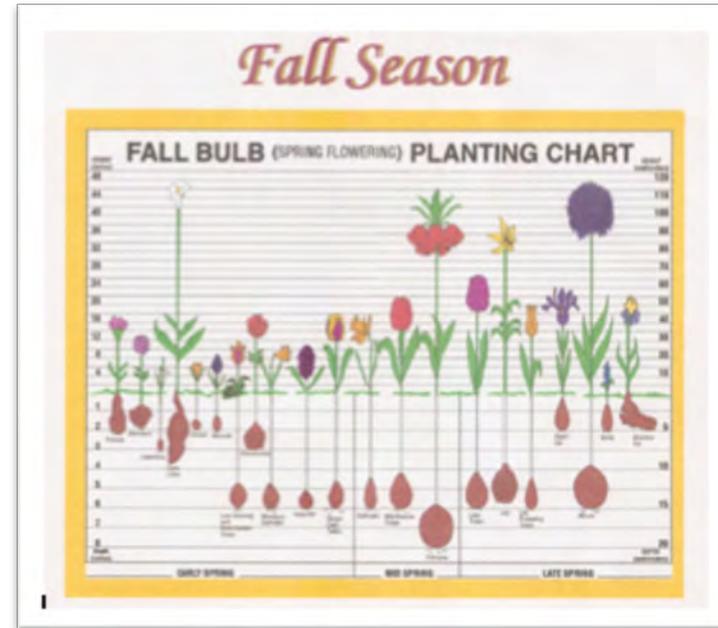
### FREE BULB PLANTING WORKSHOP

12pm - 2pm

- ❖ Learn new skills
- ❖ Meet new neighbors
- ❖ Grow with us as we demonstrate how to plant fall Daffodils and Tulip bulbs for beautiful spring blooms.



Sunday September 29, 2019



Hosted by: The Mohican Regent Beautiflcation Committee

### MOHICAN REGENT COMMUNITY GARDEN

Location: 14685 Eastburn

(Corner of Gratiot behind GeeBee Cleaners)

Join us in turning a vacant lot into a Beautiful, Bountiful social space for everyone to enjoy!

Contact: Wendy Edwards,  
Beautiflcation Chair for more details  
(313) 886-2128



Planning was HARD work, and yes it Rained on us...

# Trees for Christmas...



- **ALWAYS BE PREPARED FOR A BLESSING:** Thanks to a very generous donation from Camp Restore Detroit, MRRA was chosen to receive over 75 evergreen trees and shrubs, and 7 fruit trees from English Gardens in West Bloomfield.

The Volunteers included a group of Medical Students from Southern Florida, and my coworker Eric from Ford, who lives in the community.



December 2019

# Heavy Equipment lends a hand...

**BUILD RELATIONSHIPS** – Our neighbor Mr. Miller and his associate brought out the heavy equipment to assist with building a 3 ft. deep incubator for the plants. This area will become the perfect evergreen planting bed in the spring, and will add much needed winter interest in the Garden.



# Share your vision - Provide a visual aid...



The Beach Area



Girl Scouts  
Pollinator Garden



The Rose Garden



# For Volunteers, Keep it Simple...

## Volunteers Needed for A day at the Beach...



We are trying to create a **diagonal dividing line** between the Beach area and the rest of the Garden. The line will extend from the shipping container over to the neighbors' garage.

1. The red wood chips need to be swept away and removed along the diagonal line to make room for a barrier to separate the space.
2. The displaced wood chips can be redistributed into low spots in the garden.

Finally, we have selected 3 landscape timbers to act as a barrier to separate the space. Ideally we want to leave enough space in between for a person to walk in without tripping.

3. The timbers need to be sunken into the ground along the diagonal line to look like this...



3-4 feet apart

