



STRATEGIC ASSESSMENT AND TRIAGE TOOL (SATT)

OVERVIEW

Presently, remarkable consideration is being paid to the strategic identification of building removal sites, but the methods by which these buildings are removed must be equally considered. At the same time, the agencies overseeing and implementing the process of this unprecedented investment in building removal lack a diagnostic tool for evaluating and scheduling (and by extension, procuring) the transformation of blighted structures. In the absence of a means for routing blighted parcels through to a series of activities, the mobilization of these resources can only be evaluated by the outcome of dollars spent, or number of demolitions complete. This proposal is to support the ability of local agencies to diagnose and schedule structures for a more diversified process of neighborhood-scaled blight removal by creating a Strategic Assessment and Triage Tool (SATT). The SATT will be designed to objectively diagnose the physical status of a blighted structure in order to group and schedule the structure for condition-responsive services, by evaluating and analyzing the physical-material interior and exterior conditions. The SATT will provide a common tool to recommend either that a structure be removed through demolition or through a mix of deconstruction and demolition, rehabilitated, secured for future redevelopment, or that debris and trash removal services are deployed.

RESOURCES

- Detroit Future City Implementation Office
- Others, TBD

EVALUATION METRICS

- Number of structures evaluated by the SATT
- Net outcomes of a diversified blight removal initiative: number of structures renovated, deconstructed, mothballed, as well as removed

OBJECTIVES

- Develop a Strategic Assessment and Triage Tool to provide standard guidance to the Detroit Building Authority in its parcel intervention decisions
- Streamline property surveyor data collection from a range of City departments
- Convene local experts and practitioners to contribute to the creation of an effective, responsive evaluation tool
- Mitigate blight removal project budget risks associated with the highly variable costs of abatement
- Diversify blight removal progress metrics
- Create more employment opportunities for Detroit residents

IMPLEMENTATION STRATEGIES

- B** USE A PLACE-BASED STRATEGY FOR GROWTH
- A2** Base land use decisions on the fundamental physical and market conditions of the city: low vacancy, moderate vacancy, high vacancy, and Greater Downtown area.
- F** REDUCE WASTE AND INCREASE RECYCLING
- G** ACTIVELY MANAGE CHANGE
- B** CREATE DENSE, WALKABLE, MIXED-USE NEIGHBORHOODS
- B** USE VACANT LAND AS A TOOL FOR NEIGHBORHOOD STABILIZATION

Initiative launch

Initiative completion

SCHEDULE

MAY

JUNE

JULY

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

JANUARY

FEBRUARY

MARCH

2014

2015

INITIATIVE VITALS

CONTRIBUTING ORGANIZATIONS:

Detroit Future City, Detroit Building Authority, Reclaim Detroit, Michigan Historic Preservation Network, Loveland Technologies, United States Environmental Protection Authority, others to be announced

DFC REPRESENTATIVE: Erin Kelly

INITIATIVE SCALE: Citywide

INITIATIVE DURATION: Summer 2014–Winter 2015

RELEVANT PLANNING ELEMENTS:

Economic Growth, Land Use, City Systems, Neighborhoods, Land and Building Assets

DFC APPROACH

Support the Detroit Building Authority in developing the SATT diagnostic questions and logic flow; convene local stakeholders for feedback, review, and field testing; coordinate the production of training materials for building surveyors.



Image Source: Hamilton Anderson Associates