

# VACANT LAND TRANSFORMATION GUIDE

## OVERVIEW

The purpose of The Guide is to provide technical resources to individuals and organizations for innovative land transformation in Detroit, through a website as well as through a printed resource. The Guide launches in the Spring of 2015 so that best practices for creating and maintaining structure free land are available for individuals and organizations looking to transform Detroit's vacant land.

## OBJECTIVE

- Support the transformation of vacant lots by informing interested parties across the city with technically supported options and best practices

## RESOURCES

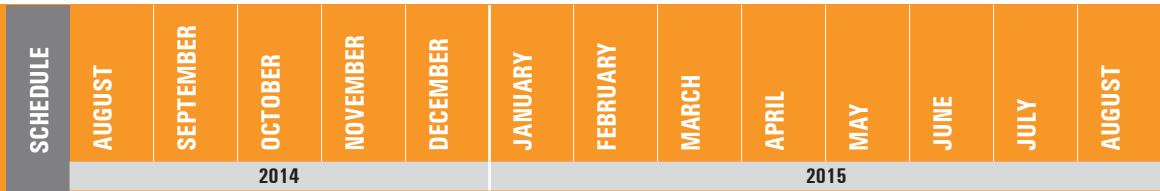
- DFC Implementation Office and Technical Advisers
- Hamilton Anderson Associates' Design and Production Resources
- The Work Department
- Michigan Community Resources, Technical Advisers
- Additional technical input as needed
- Local Stakeholder Advisory Group
- Peer review from local, regional, and national partners

## EVALUATION METRICS

The success of The Guide is measured by the number of lots transformed as a result of The Guide.

## IMPLEMENTATION STRATEGIES & ACTIONS

E	LAND REGULATIONS, TRANSACTIONS, AND ENVIRONMENTAL ACTIONS
E1	Create an industrial side-lot program.
D	CREATE A NEW AND DIVERSE OPEN SPACE SYSTEM FOR THE CITY
D1	Implement blue and green infrastructure projects.
D2	Encourage reuse of vacant land with productive landscapes.
B	CREATE LANDSCAPES THAT WORK
B1	Deploy surplus land as multifunctional infrastructure landscapes, primarily addressing flood water mitigation and air quality.
B2	Bring health and social benefits associated with landscapes and green facilities to lower income groups with poor access to transportation.
D	REPURPOSE VACANT LAND TO CREATE GREEN NEIGHBORHOODS
D3	Deploy a variety of low cost, low maintenance open space improvements.
B	USE VACANT LAND AS A TOOL FOR NEIGHBORHOOD STABILIZATION
B1	Reuse vacant loss to enhance neighborhood stability.
E	MAKE LANDSCAPE INTERVENTIONS CENTRAL TO DETROIT'S RENEWAL
E3	Refine set of landscape maintenance typologies and develop cost estimates to implement.
B	INFORMED, INCLUSIVE DECISIONS: DEVELOPING AND SHARING KNOWLEDGE AND INFORMATION



## INITIATIVE VITALS

### CONTRIBUTING ORGANIZATIONS:

Keep Growing Detroit, The Greening of Detroit, SEMCOG, Center for Community Progress, the Detroit Collaborative Design Center, Congress of Communities, Michigan Community Resources, NextEnergy, Focus HOPE, Lots of Love, City of Detroit General Services Department, Detroit Building Authority, Michigan ASLA, Living Lab, Neighbors Building Brightmoor, Sierra Club, TetraTech, Erb Family Foundation.

**DFC INITIATIVE TYPE:** Execute

**DFC REPRESENTATIVES:** Chris Dorle, Erin Kelly

**INITIATIVE SCALE:** Vacant Lots - Citywide

**INITIATIVE DURATION:** August 2014–August 2015

**RELEVANT PLANNING ELEMENTS:**  
City Systems

### CIVIC ENGAGEMENT OPPORTUNITY:

The Vacant Lot Transformation Guide will empower officials, community groups, and individual residents to transform vacant lots

## DFC APPROACH

The Guide includes a set of landscape treatments for existing and newly created structure free (or “vacant”) land in Detroit. These treatments specify the use of landscape materials, installation techniques, and maintenance strategies for single site application on residential and commercially zoned land in Detroit. The Guide provides both construction-ready specifications for professionals as well as information intended to help communities make decisions about vacant land treatments. The Guide is also a template through which new solutions and case studies, as well as existing demonstrated successes, can be catalogued and shared with others.

The intended users of The Guide include stewards of structure free land in Detroit who wish to procure services, benchmark costs, and engage in planning and implementation for neighborhoods, districts, and multi-site initiatives. The Guide is also a resource for individual property owners or community based groups stewarding locally-based redevelopment efforts in Detroit. A third audience of The Guide are individuals in other communities facing similar challenges, who are turning to Detroit for innovative and tested solutions.

The Guide launches publicly in late spring of 2015 as a web-based resource, through real-time workshops and events, and will be complemented by a small printed publication.

