

PARTNERSHIP FOR BUILDING REUSE

OVERVIEW

Partnership for Building Reuse is a collaboration between National Trust for Historic Preservation's Preservation Green Lab and Detroit Future City Implementation Office (DFC) that brings together local real estate developers, land use professionals, preservationists, architects and designers, community development officials, planners, and policymakers to study the technical, financial, and regulatory barriers to building reuse in Detroit. The Partnership for Building Reuse has initiated projects in Los Angeles, Philadelphia, Baltimore, Chicago and now Detroit. The project will result in identification of high opportunity areas for successful, market-driven investment in character-rich areas of the city, analysis of key market, financial, technical, and regulatory barriers to building reuse, and an action plan for overcoming barriers to building reuse and realizing the potential of high-opportunity areas.

OBJECTIVES

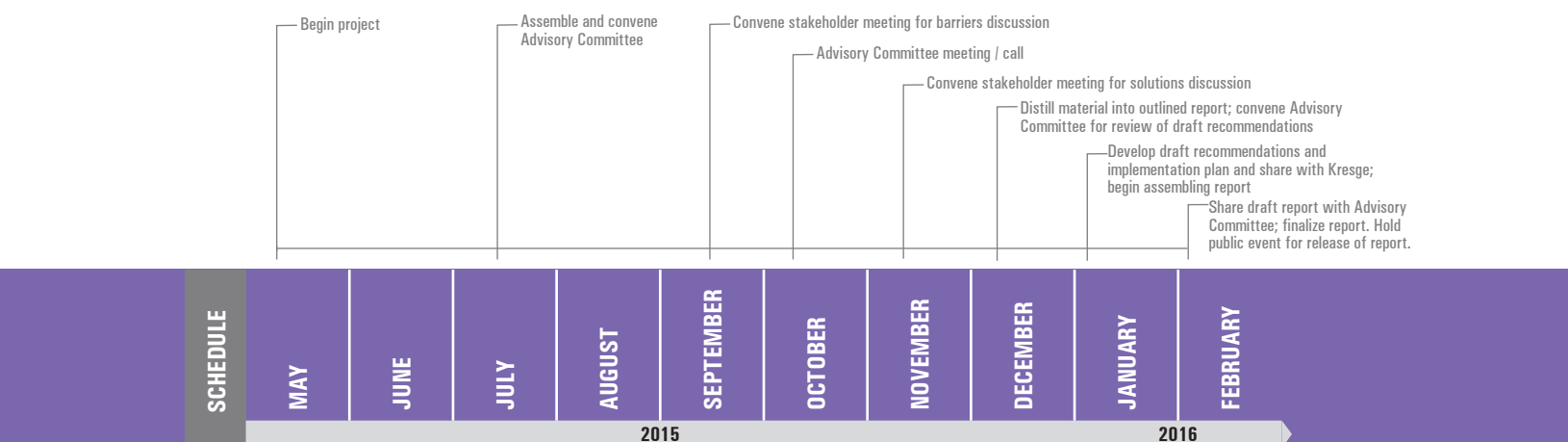
- Analyze and map building character and measures of economic, social, and environmental performance.
- Identify high opportunity areas for successful, market-driven investment in character-rich areas of the city
- Analyze key market, financial, technical, and regulatory barriers to building reuse
- Develop an action plan for overcoming barriers to building reuse and realizing the potential of high-opportunity areas

RESOURCES

- Kresge/National Trust for Historic Preservation Funding

EVALUATION METRICS

- Level of participation by steering committee and advisory group
- Level of promotion and awareness to stakeholders and decision makers
- Actions recommended by final report that are implemented



INITIATIVE VITALS

CONTRIBUTING ORGANIZATIONS:

Detroit Future City; Preservation Green Lab

DFC REPRESENTATIVES: Victoria Olivier, Dan Kinkead

INITIATIVE SCALE: Citywide

INITIATIVE DURATION: May 2015 to February 28, 2016

RELEVANT PLANNING ELEMENTS: Economic Growth, Land Use, Neighborhood and Land and Building Assets Element

DFC APPROACH

Detroit Future City Strategic Framework promotes the creation of dense, walkable, mixed use neighborhoods that improve accessibility to an array of housing types and commercial amenities. Reuse of our existing building fabric is a tool to achieve this vision of vibrant neighborhoods and corridors. Project Green Lab has established themselves as experts in removing barriers to make building reuse a more attractive option for real estate developers, community development officials, and policymakers in cities across the country. Detroit Future City Implementation Office (DFC) will serve as the local partner to ground the work here and help tailor it to Detroit's unique market conditions, complimentary initiatives, revitalization challenges and opportunities. DFC is performing outreach to create an advisory group and stakeholder group that represents a variety of interests and expertise that can strategically come together and shape this initiative for highest impact. DFC will provide technical assistance to the Project Green Light team and committees throughout development. DFC will be focused on a strategy for action so the report is a living document that can leverage meaningful change across stakeholders to promote building use.

IMPLEMENTATION STRATEGIES

- D** IMPROVE SKILLS AND SUPPORT EDUCATION REFORM
- A** ADDRESS QUALITY OF LIFE CHALLENGES THAT AFFECT ALL DETROITERS
- B** CREATE DENSE, WALKABLE, MIXED-USE NEIGHBORHOODS
- E** RENEW TRADITIONAL NEIGHBORHOODS
- B** SUPPORT A NETWORK OF NEW AND EXISTING NEIGHBORHOOD TYPES
- F** ENACT INNOVATIVE REGULATORY REFORM
- F** USE AGGRESSIVE REGULATORY TOOLS TO REINFORCE LAND DEVELOPMENT, REUSE, AND MANAGEMENT STRATEGIES