

THE FIELD GUIDE TO WORKING WITH LOTS

OVERVIEW

The Field Guide to Working With Lots provides user-friendly technical resources to residents, small groups and organizations for continued and enhanced participation in innovative land transformation and stewardship. The Field Guide is available online and in print, and describes a series of designs through step by step instructions, showcasing local best practices, and providing an action-oriented resource for a range of users. The materials within the Field Guide are developed as a collaborative tool, to complement both an exploratory process and the practical needs of Detroiters.

OBJECTIVE

- Provide resources and routes to participation in land stewardship activities in Detroit.

RESOURCES

- Erb Family Foundation

EVALUATION METRICS

The success of the Field Guide will be measured by the increase in collaboration and partnership between organizations and residents actively working in Detroit towards a future of equitable land stewardship.

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 lots 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:

DFC Implementation Office, Hamilton Anderson Associates, Gyro Creative, The Work Department, Keep Growing Detroit, Detroit Farm and Garden, Neighbors Building Brightmoor, Lots of Love, The Greening of Detroit, SEMCOG, Center for Community Progress, the Detroit Collaborative Design Center, Congress of Communities, Michigan Community Resources, NextEnergy, Focus HOPE, City of Detroit General Services Department, Detroit Building Authority, Living Lab, Urban Neighborhood Initiatives, Sierra Club, Grandmont Rosedale Community Development Corporation,

Eastside Community Network, TetraTech, Erb Family Foundation.

DFC INITIATIVE TYPE: Execute

DFC REPRESENTATIVES: Erin Kelly, Allandra Bulger, Victoria Byrd Olivier

INITIATIVE SCALE: Citywide

INITIATIVE DURATION: August 2014–September 2015

RELEVANT PLANNING ELEMENTS: Land and Building Assets, Land Use, City Systems

DFC APPROACH

The Field Guide is part of the Detroit Future City Implementation Office’s (DFC) open space research and planning efforts. DFC engaged with a stakeholder advisory group (SAG) throughout the creation of the Field Guide, to help shape the process for creating the Field Guide and to inform the content of the final product. DFC also worked with a team of consultants to design the Field Guide.

The Field Guide includes a set of designs for existing and newly created “vacant” land in Detroit. These designs specify strategies for single site application on residential and commercially zoned lots in Detroit. The Field Guide provides both construction-ready specifications for hired professionals as well as step by step instructions for a volunteer based installation process. The Field Guide also provides a forum 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 Field Guide include stewards of land in Detroit who wish to procure services, benchmark costs, and engage in planning and implementation for neighborhoods, districts, and

multi-site initiatives. The Field 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 Field Guide is individuals in other communities facing similar challenges, who are turning to Detroit for innovative and tested solutions.

The Field Guide launches in September of 2015 as a web-based resource, through real-time workshops and events, and will be complemented by a book, filled with hand on activities for Detroit residents that progress from the aspirational to the practical.



Image Source: DFC