

DFC-lots.com #DFCLots



DETROIT
FUTURE
CITY

**working
with lots**

A FIELD GUIDE

DESIGNED + BUILT IN DETROIT — FIRST EDITION 2015

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Learn about nature,
like birds and butterflies.



Help clean the
air so we can all
breathe easier.

Provide shade
to keep our
neighborhoods
cool.

Lots!

What can working with lots do for us?

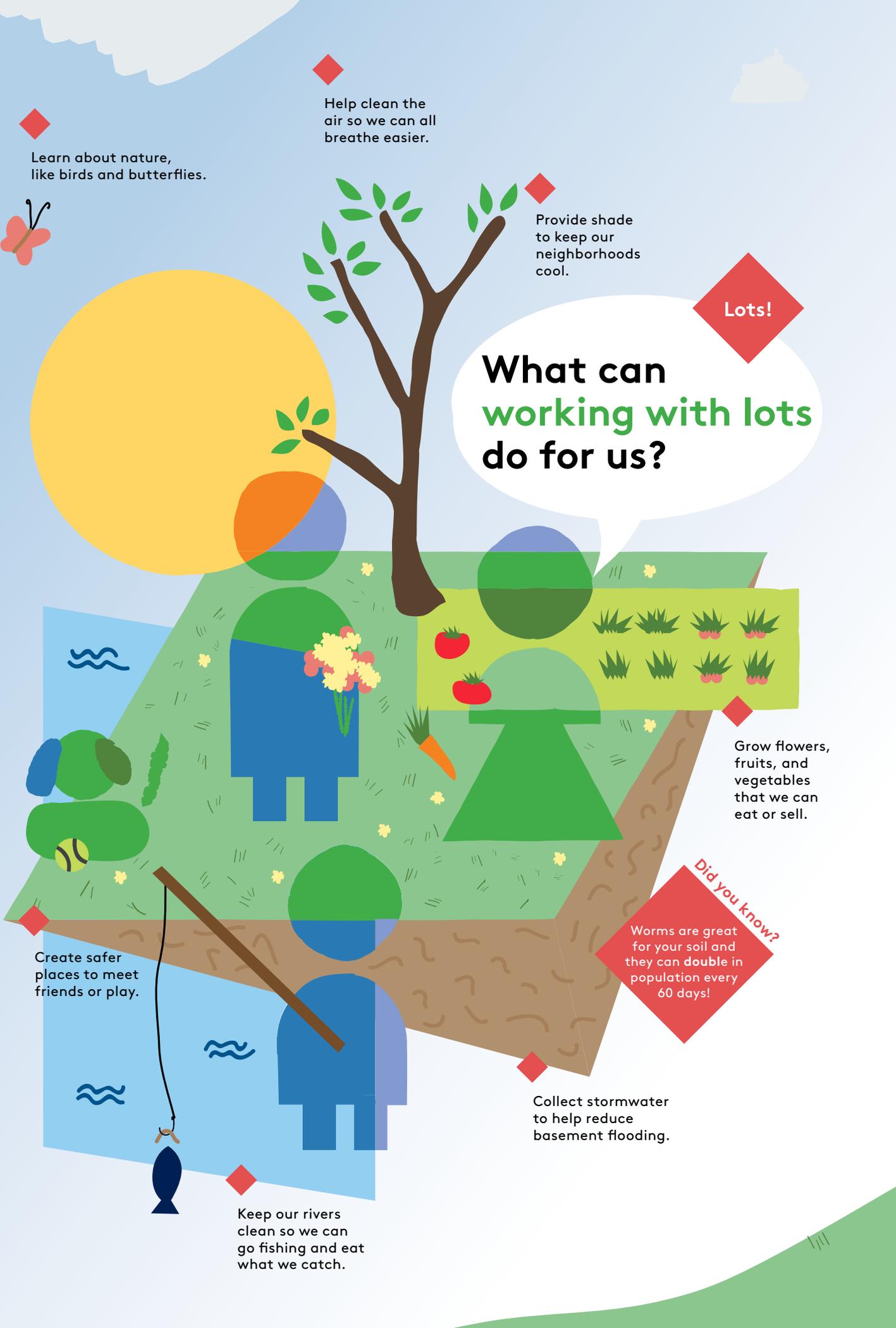
Grow flowers,
fruits, and
vegetables
that we can
eat or sell.

Did you know?
Worms are great
for your soil and
they can double in
population every
60 days!

Collect stormwater
to help reduce
basement flooding.

Create safer
places to meet
friends or play.

Keep our rivers
clean so we can
go fishing and eat
what we catch.



Welcome

LOOK FOR TIPS
THROUGHOUT
THE FIELD GUIDE.



The Field Guide is
also available online!

Check it out at
DFC-lots.com



The Detroit Future City (DFC) Field Guide to Working with Lots is a tool to better connect Detroit residents, businesses, and institutions to resources and to each other in order to learn, collaborate, and better practice land stewardship in Detroit.

This tool grew from a process that blends ideas from over 50 Detroit-based organizations with different voices and perspectives. You will see that the Field Guide draws inspiration from many projects that have been done in Detroit, from the region, and a few from beyond, too.

People and land are two of Detroit's most precious resources. The Field Guide will help connect you with information, inspiration, and others working towards a future of local resiliency. This is a future where residents and institutions are actively involved with the stewardship of Detroit's land. It is the DFC Implementation Office's intention to continue refining and building the resources in the Field Guide with your participation and feedback, to ensure it continues to be of value to you and our city.

ASK YOURSELF:

Are you curious about what this will cost? Turn to page 34 to get organized and make a budget.

Do you have a specific lot in mind? Turn to page 30 and map the sunlight and shade resources already on your lot.

Are you working with a small group? Turn to page 8 to gather your group and identify other neighborhood resources.

Are you starting from scratch? Congratulations! Turn the page and remember – when in doubt, reach out. Collaboration is key!

TIPS FOR USING THIS GUIDE

- ◇ Explore what is possible with your lot through activities in this Field Guide. The activities will help you think through ideas and plan ahead.
- ◇ Working with lots requires access to resources. You need the right people at the right time; it's not just about land!
- ◇ You can use this Field Guide over time. It is okay if you don't complete every step! Time is a resource—you may end up building your landscape in phases or across multiple seasons.
- ◇ Collaboration is key. You can achieve more when you partner and work with others.
- ◇ When in doubt, reach out. Call (313) 294-LOTS.
- ◇ Check out DFC-lots.com for more design ideas and resources.

Why This Matters

Rooted in the imperatives of DFC's Strategic Framework, the Field Guide provides us all with a meaningful and accessible tool to improve our communities and our city. It works to improve quality of life, increase value, and promote long-term resiliency. The Field Guide demonstrates how thoughtful and creative stewardship of vacant land can create unique assets within our neighborhoods. This thoughtful stewardship can establish:

- ◇ Places of beauty.
- ◇ Opportunities for shared learning and experiences that empower community, and bring us closer as Detroiters.
- ◇ Shade to keep our neighborhoods cool, and areas to play and interact with friends and neighbors.
- ◇ Green stormwater infrastructure to reduce runoff, lower sewerage system costs, and improve the health of our Great Lakes.
- ◇ A shared future in which our neighborhoods are stabilized and thriving.

Open Space Network

The Field Guide complements ongoing blight elimination efforts, and side lot dispositions, while contributing to the formation of an innovative Open Space Network. Such a network, when combined with stabilized neighborhoods and areas of focused growth, creates a powerful value proposition for our friends and neighbors, providing recreational amenities, employment opportunities, food production, and renewable energy generation. Our efforts in our own neighborhoods can begin to drive profound innovation and opportunity across the entire city.

Onward

The Field Guide is an important initiative of the DFC Implementation Office, and it is the culmination of a participatory process, wherein we engaged a multitude of partners to make this tool reflective of the diverse experiences, needs and opportunities in Detroit. On behalf of everyone involved, we are pleased to present the Field Guide to you, and we look forward to learning more about what we can achieve together.

GETTING STARTED

Contents



YOU CAN WRITE DIRECTLY
IN THIS BOOK, MAKE
COPIES, OR DOWNLOAD
AT DFC-LOTS.COM!

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NEED LAND?

Gaining legal access to land is an important step in this process. The resources on pages 66-70 and at DFC-lots.com can connect you with organizations that offer free support and assistance to Detroit residents.



My Lot

Name:

Start Date:

Parcel ID Number:

Address:

Length:

Width:

Council District:

Block Club Captain:

Emergency Contact:

Soil Texture:

Sun Exposure:

Helpful Neighbors:

Work Together

Discover what is important to you and your community.

Gather your group

GOALS:

- ◇ Learn more about who is interested in working with lots.
- ◇ Identify active hubs in your neighborhood.
- ◇ Make a list of people and existing resources.

SUPPLIES:

- ◇ pens or pencils
- ◇ highlighters
- ◇ blank paper

SUGGESTIONS:

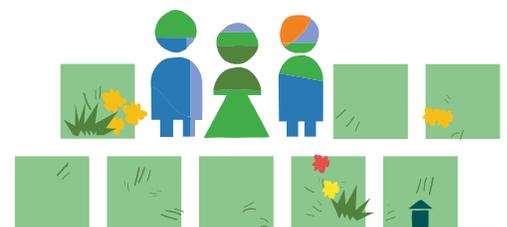
Working in groups with neighbors or friends will bring more energy to this process. As you create this visual reminder of those active in your neighborhood, describe the network of connections: people, things, places, and how people get together.

TIPS FOR ACTIVITIES!

You can write directly in this book or make copies for your groups. You can also download digital copies to print at DFC-lots.com.

Activity instructions

1. This activity can be done alone or in a group, although a group is always preferred! If you are in a group, place a large sheet of paper on a table that everyone can reach. If you are alone, sit at a table and sketch or write on page 9 and take notes on page 11. Keep a pile of blank paper handy in case you need more space.
2. Think about what happens in your neighborhood and where the neighborhood hubs are: places where people gather, run into each other and hang out. Imagine as many different scenarios as you can.
3. Sketch out a drawing or write a story to illustrate these hubs and make note of the people who go there (i.e. “Johnny and Jim always walk around and pick up trash on Fridays”). Write these names and notes on your drawing. Include as much detail as you can.
4. Based on the people you identified, who might be interested in collaborating on a lot project? List them on page 10 and make a note about what role they could play or what they may be willing to offer.



IDENTIFY NEIGHBORHOOD HUBS

LIST POSSIBLE
COLLABORATORS ON
THE NEXT PAGE.



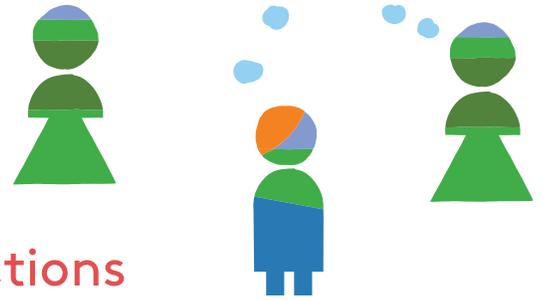
Where do different people connect? Sketch or write a story and consider the following:

- ◇ Public spaces (community garden, parks, bus stop)
- ◇ Businesses (corner store, barbershop)
- ◇ Homes (porches, backyards)
- ◇ Places of worship
- ◇ What organizations or groups are active in your neighborhood?
- ◇ Imagine different times of year—how do people change their activities based on the season?

Sketch or write

Notes

Discover what you value



GOALS:

- ◇ Work with a group to draw or write about the type of landscapes you want to see in your neighborhood.
- ◇ Identify common values in your visions.

SUPPLIES:

- ◇ pens or pencils
- ◇ highlighters
- ◇ blank paper (or you can use page 13)

SUGGESTIONS:

Part of this activity is to understand how your lot can benefit you and your neighborhood! Do not be afraid to ask questions in your group that start with “why” and “how.”

Activity instructions

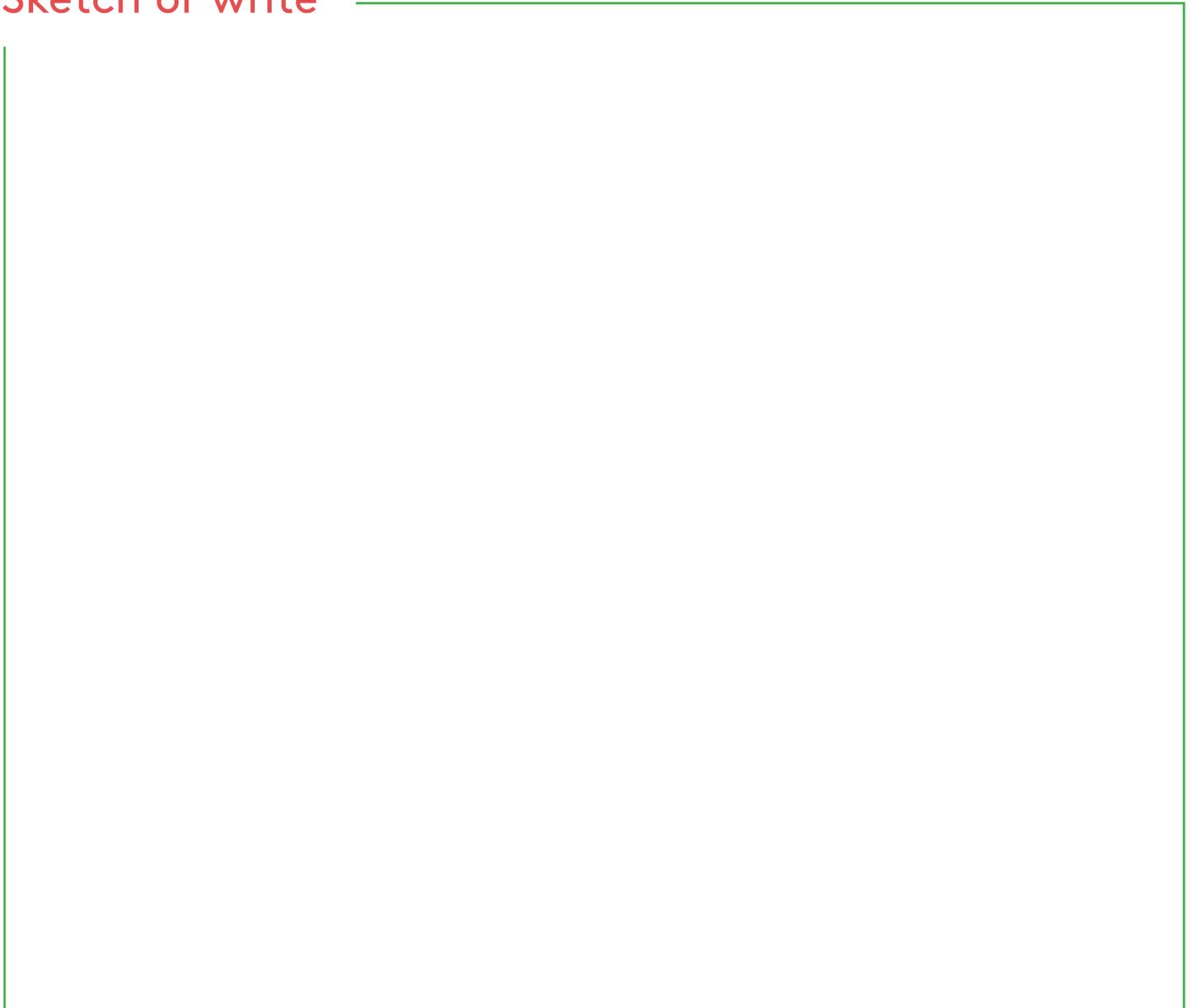
1. Gather your neighbors and friends who are interested in working with land on your block. If you are not sure who these people are or you do not have an organized group, make sure you complete the activity on pages 8-11 called “Gather Your Group.” Look at the list you created and reach out to connect with the people you’ve identified.
2. Once you are in a group, place a large sheet of paper on a table that everyone can reach. You can also use page 13 in this Field Guide.
3. Spend 20 minutes discussing the ways working with lots can benefit you. Listen to one another, and enjoy all of the ideas that unfold. Some examples include:
 - ◇ Beautification of a lot or block.
 - ◇ Learn more about nature, like birds and butterflies.
 - ◇ Help clean the air, so we can all breathe easier.
 - ◇ Provide shade to keep our neighborhoods cool.
 - ◇ Grow flowers, fruits, and vegetables that we can eat or sell.
 - ◇ Collect stormwater to help reduce basement flooding.
 - ◇ Keep our rivers clean, so we can go fishing and eat what we catch.
 - ◇ Create safer places to meet friends or play.

SKETCH OR WRITE IDEAS

Based on what you learn in your conversation, draw or write about the types of landscapes you would like to see in your neighborhood. What does your group share in common? What benefits do you want the most? Think about the following:

- ◇ Beautification, tidyness, cleanliness
- ◇ Safe public spaces
- ◇ Clean(er) air
- ◇ Trees and shade
- ◇ Community, involved neighbors
- ◇ Gardens or farms

Sketch or write



What is most important to you?

What does your group agree upon?

What is the most surprising idea?

Get Organized

Identify what you already have and what you might need.

Take inventory

ASK YOURSELF:

- ◇ What resources do I have the most of?
- ◇ What resources do I have the least of?
- ◇ What am I the most excited to learn more about?

Activity instructions

Consider the resources you already have access to that can help make your project a success. List everything in the columns below. Some resources will match more than one column!

People

Experience

Neighborhood friends

Herb garden

Church group

Block club clean up

Get to know your block: walk-and-talk

GOAL:

Observe and document your block to gain a better understanding of the land in your neighborhood.

SUPPLIES:

- ◇ pens or pencils
- ◇ highlighters
- ◇ copies of handout on pages 19-21
- ◇ clipboards or firm writing surfaces
- ◇ water to stay hydrated!

SUGGESTIONS:

Before doing this activity, interview a neighbor who has lived on your block for a long time. This will help you start to understand different historical perspectives. You can ask the same questions that you ask in your group, and include new questions that explore how things have changed over time. If your neighbor is up for it, invite them along for the walk and talk activity!

DON'T FORGET!

You can map your lot on page 24.

Activity instructions

1. Make copies of pages 19-21. You will need to provide enough copies for everyone who will participate in this activity.
2. Gather your neighbors and friends who are interested in working with land on your block.
3. Spend 10 minutes walking and talking around your block. Depending on the size of your group, you may want to break into smaller groups of three to four people.
4. Exchange stories and ideas with people in your group. Listen and observe, but do not take any notes yet!
5. Once you have spent some time in your “walk-and-talk,” go for another walk around the block. This time, consider the questions on the following page. Spend as much time as you need to answer each question.
6. As you discuss each question and seek to understand the answers, take notes and draw on the “block diagram” on page 20. The block diagram is a bird’s eye view of the block: just imagine it’s what a bird would see when flying over your block.
7. Make a key to explain any drawings you create. Have fun using different colors or patterns.
8. Come back together as a group to share your observations. Discuss what surprised you and all of the new things you learned.



**YOU CAN DO
THIS ACTIVITY ALONE,
BUT IT IS BETTER
IN A GROUP!**

BLOCK: WALK AND TALK QUESTIONS

Discuss each question. Take notes and draw so that you can remember all of the details that you observed. Remember to ask “why.”

◇ Where do people live?

◇ Are people walking on the street? Why?

◇ Where are people parking?

◇ What condition is the sidewalk in?

◇ Where are the vacant homes?

◇ Where is the open space?

◇ Do you see any gardens? Are they private? Well cared for?

◇ How many fences do you see?

◇ Where are the street lights and fire hydrants?

◇ What do you notice about the trees?

◇ Which lots have the most shade?

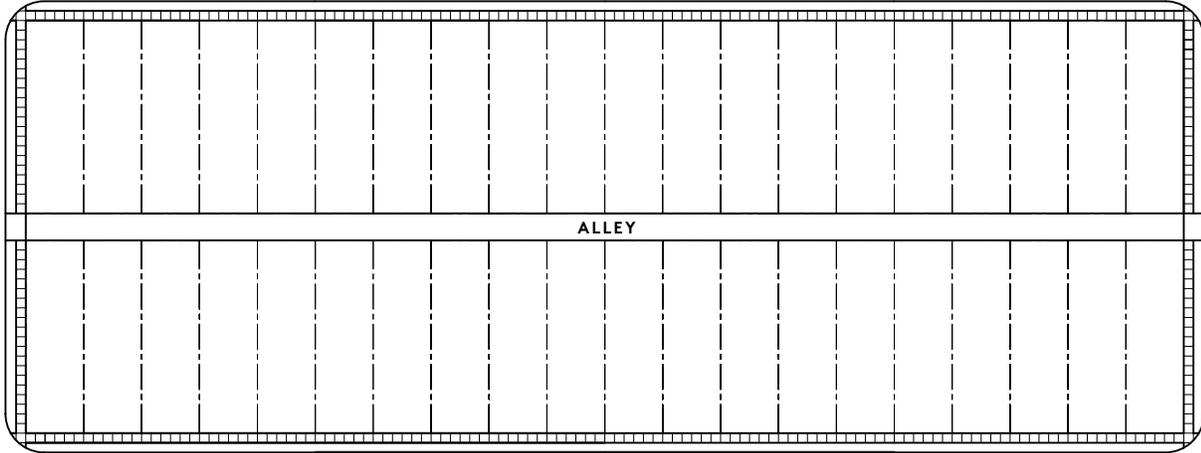
◇ Where are the public gathering spots?

◇ How many commercial buildings (stores or other businesses) do you see?

◇ Which lot(s) do you already take care of?

◇ Where is your lot or the lot(s) you would like to own on the block?

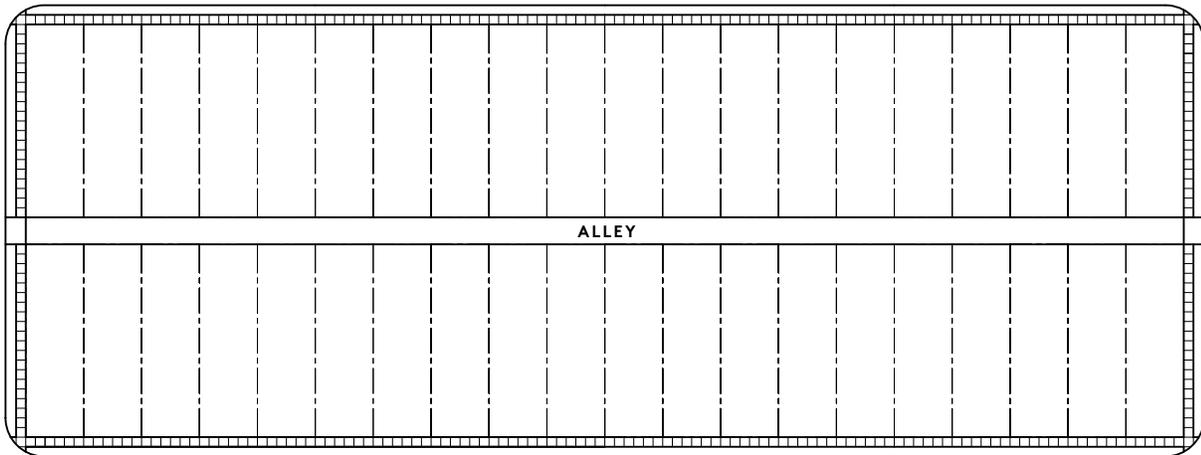
STREET



STREET

STREET

STREET



STREET

KEY



REMEMBER TO DRAW...

- ◇ Trees on your block
- ◇ Street lights and fire hydrants
- ◇ Open spaces and gathering spots

BLOCK SUMMARY ACTIVITY

**WE ALL SEE
DIFFERENT THINGS!**

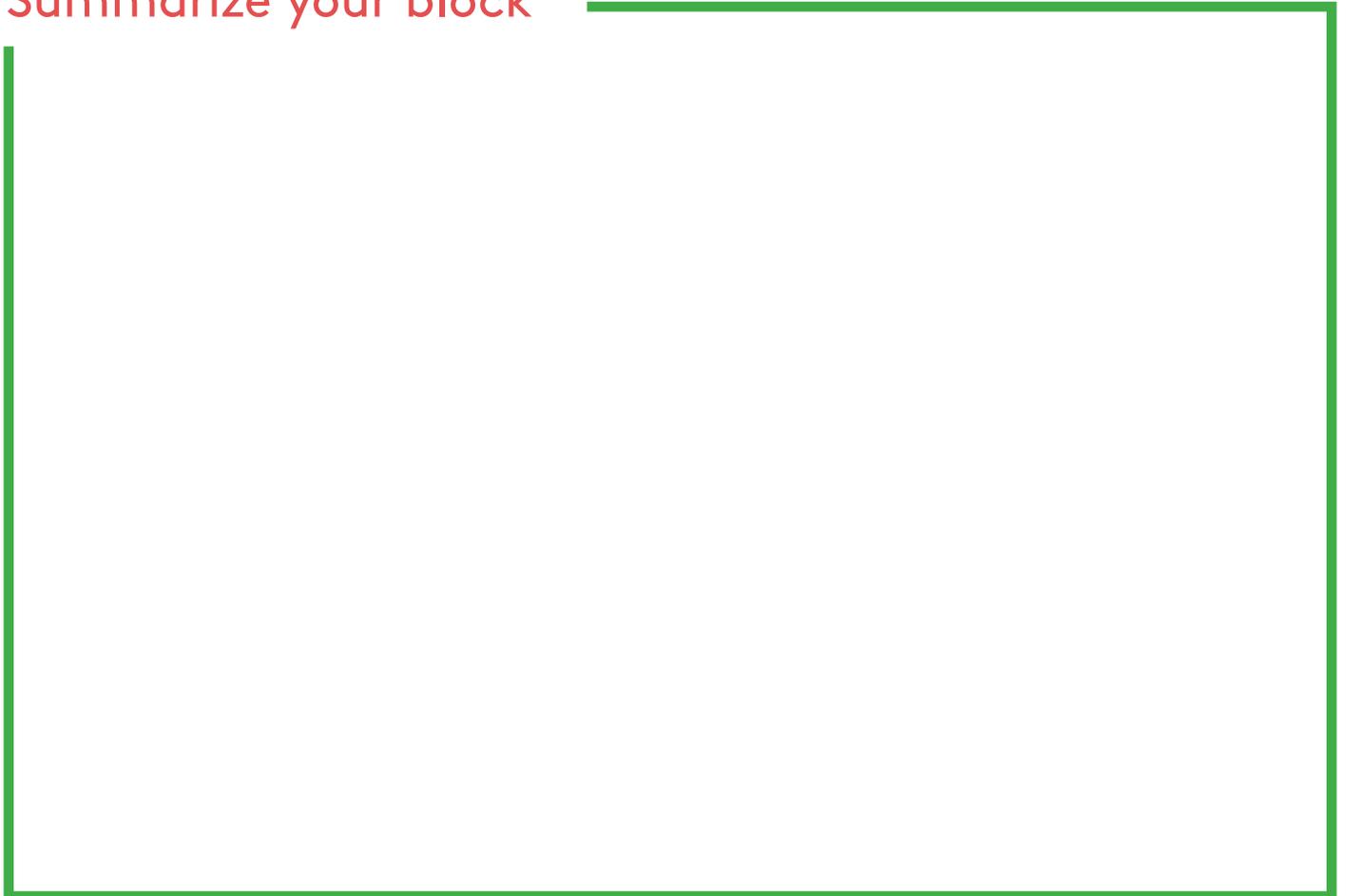


BLOCK: SUMMARY SLIDERS

What do you have more of on your block?
Draw a dot to show where your lot falls along
the sliders. Create your own categories on
the last slider.



Summarize your block



Get to know your lot: take a closer look

GOAL:

Better understand the condition of the land you are starting with.

SUPPLIES:

- ◇ pens or pencils
- ◇ highlighters
- ◇ copies of handouts on pages 23-25
- ◇ clipboards or firm writing surfaces
- ◇ protective shoes and long pants (in case you are walking through tall grass where debris may be hidden)
- ◇ water to stay hydrated!

SUGGESTIONS:

This activity focuses on a single lot. You can learn what role your lot plays in your neighborhood.

DON'T FORGET!

You can map your block on page 20.

Activity instructions

1. Make copies of pages 23-25. You can also download digital copies to print at DFC-lots.com/resources. You will need to provide enough copies for everyone who will participate in this activity.
2. Gather your neighbors and friends who are interested in working with specific lots on your block.
3. Spend 10 minutes walking around your lot. Listen and observe everything that you can on the lot. Look for some of the following:
 - ◇ cars or truck tracks
 - ◇ power lines
 - ◇ light posts
 - ◇ sounds and smells
 - ◇ fences
 - ◇ birds and bees
 - ◇ signs of people
4. Take note of what you see, hear, smell, and think. Write and draw on the lot diagram on page 24.
5. Make a key to explain any drawings you create. (Have fun using different colors or patterns.)
6. Explore your lot further by answering the questions on the following page. Continue to make notes and draw what you observe.
7. Come back together with your group to share your observations. Discuss what surprised you and all of the new things you learned. Dig deeper and ask “why.”

LOT: CLOSER LOOK QUESTIONS

VISIT 
"DISCOVER YOUR LOT"
ON DFC-LOTS.COM
FOR MORE INFO!

Answer the following questions about your lot. Take notes and draw so that you can remember all of the details that you observed.

◇ Where do you see standing water? Or is it dry?

◇ What does the grass look like? Is it tall or does it appear to be trimmed?

◇ Are there plants other than grass growing on this lot? Do you recognize them?

◇ Does this lot look more lumpy or smooth?

◇ Does this lot slope in one particular direction?

◇ How much shade does this lot have?

◇ Where do you see birds or butterflies?

◇ What is the condition of the alley?

◇ Would anything make it difficult to maintain this lot in its current state?

◇ Does this lot feel more private or more exposed and out in the open?

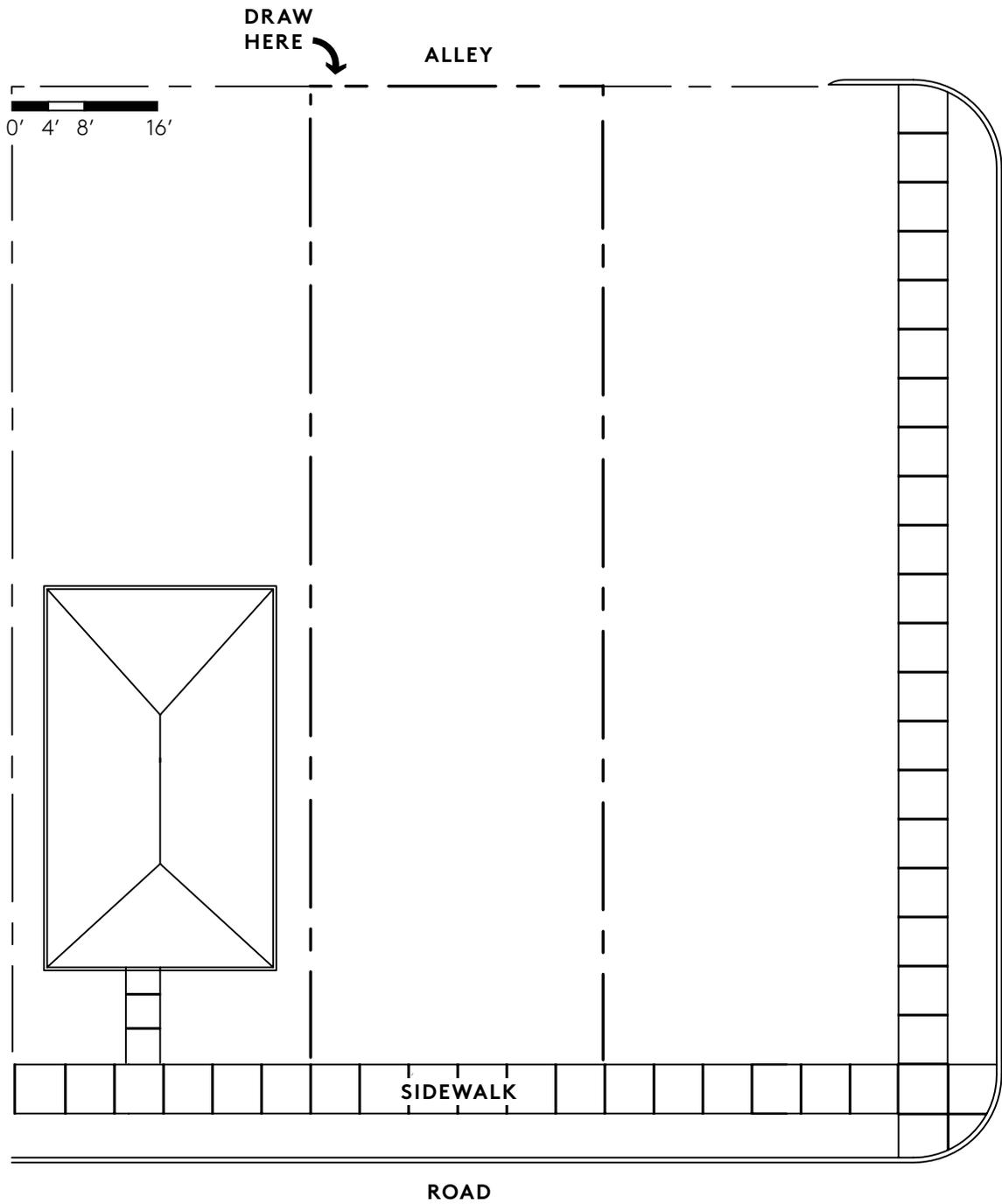
◇ Look above—do you see any powerlines?

◇ Are there any water sources? Can you see a hydrant or an outdoor spigot?

◇ What would you like to keep or protect on this lot?

NOTE:

You can draw a more detailed version of your lot on page 33.



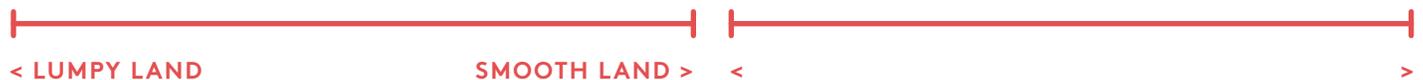
 **KEY**



LOT SUMMARY ACTIVITY

LOT: SUMMARY SLIDERS

What do you have more of on your lot? Draw a dot to show where your lot falls along the sliders. Create your own categories on the last slider.



How does your lot compare to the block?

What does your lot have that you want to keep?

What is currently missing from your lot?

Know your soil: texture

GOAL:

Discover and explore the soil you are starting with.

OVERVIEW:

Before you start your project it is important to know what is on and beneath your lot. In addition to lab-based soil testing (see additional information on page 27 and resources on page 67) these activities will help you discover your soil texture and moisture levels.

SUPPLIES:

- ◇ clean, empty jar
- ◇ soil from your lot
- ◇ clean water

Outside one-day activity

1. Find a clear, clean empty jar or tall container with a tight lid. A mason jar is ideal.
2. Fill your jar half full with soil from your lot. Be sure to collect soil from the area where you plan to build your landscape. If you are planting in more than one area, you may need to fill more than one jar.
3. Next, fill your jar a little less than half with clean water. Make sure you leave enough room to shake your mixture.
4. Close the jar and shake for a few minutes, or until the soil and water are mixed.
5. Place your jar on a table and let it rest for several hours (until the mixture has a chance to settle). The soil will separate into three layers: clay, silt, and sand. Sand will settle to the bottom, silt in the middle, and clay on top. The three different bands of color will help you understand the texture of the soil you've sampled.

SEEK TO
UNDERSTAND
YOUR SOIL BEFORE
YOU BEGIN.



SAND: The largest soil particles such as rocks and sand will be located at the bottom layer of your jar. Sandy soil is great for draining stormwater because of its large particle size.

SILT: Medium sized particles such as small rocks and minerals will rest above sand in the mason jar. Silt has a smooth, floury texture. It does not drain as well as sand but it is better than clay.

CLAY: The smallest mineral particles sit closely together and settle on top of silt and sand. Clay's tight fitting particles and stickiness make this soil poor at stormwater drainage.

ADDITIONAL INFORMATION

Harmful pollutants, like lead and arsenic, have made their way into some of our urban soils. The Field Guide strongly recommends having your soil tested by a laboratory before digging in. Two great options exist.

Soil testing is free to members of Keep Growing Detroit's Garden Resource Program. Call (313) 757-2635 for more information or visit detroitagriculture.net for more information.

If you are not yet a member, you can work directly with Michigan State University's (MSU) Extension Program. They have a Home Lawn and Garden Soil Test Mailer for \$25. Call (888) 678-3464 or visit msusoiltest.com for more information.

If you are concerned about the presence of lead or other contaminants in your soil, call the Michigan Department of Health and Human Services at (866) 691-5323 or (800) 424-LEAD.

Know your soil: moisture

GOAL:

Identify the changes in the temperature and moisture levels in the soil on your lot.

SUPPLIES:

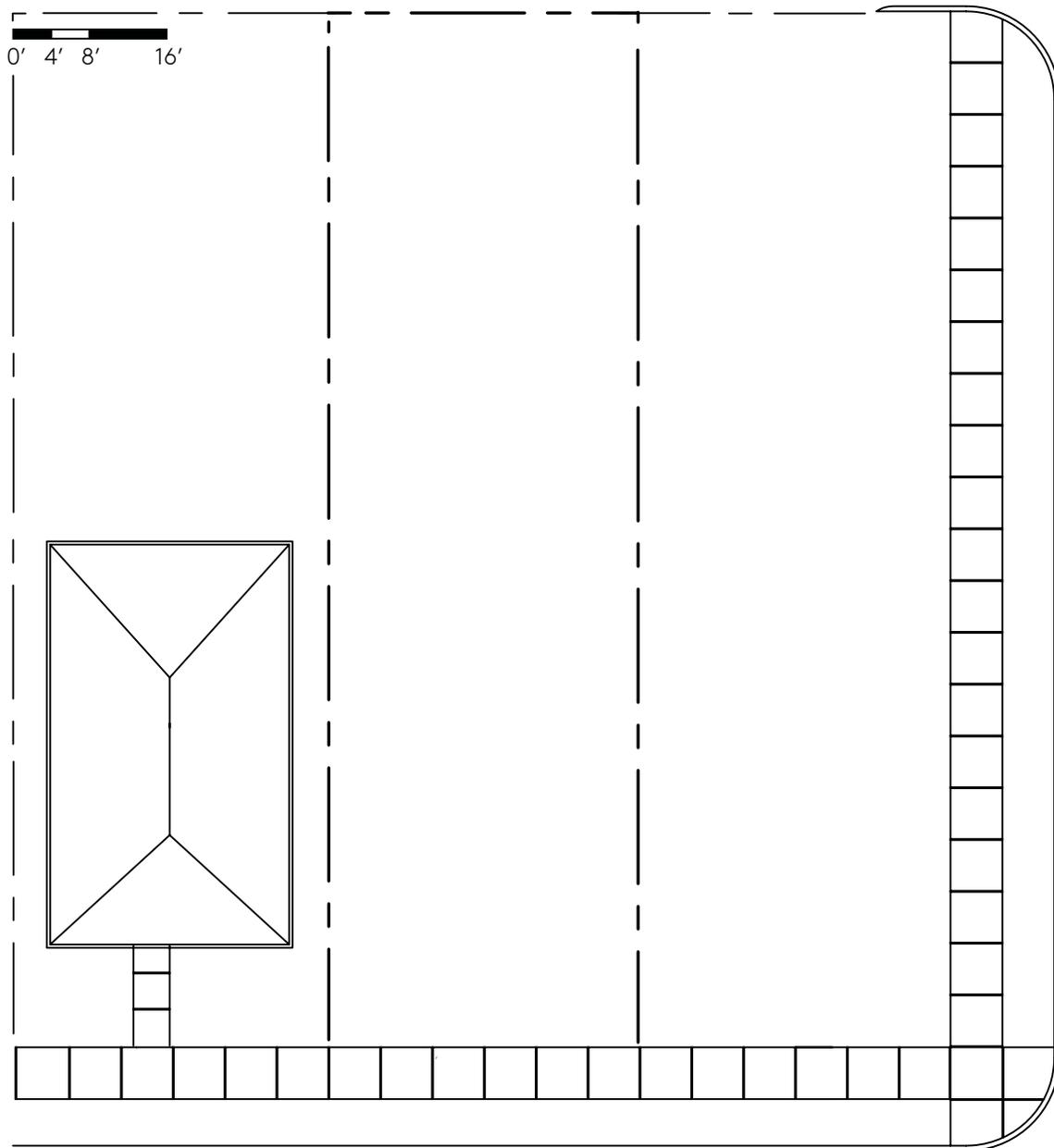
- ◇ curious hands
- ◇ copies of handout on page 29
- ◇ pens or pencils

SUGGESTIONS:

Make the time to do this activity twice, once on a normal day and the second time shortly after it rains. This is also a fun activity when everything starts to melt and thaw in the springtime.

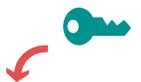
Outside two-day activity

1. Examine the behavior of water on your lot. Take note of any:
 - ◇ Standing water
 - ◇ Puddles
 - ◇ Slippery or muddy soil
2. Now, use your hands and feel the ground. Touch at least six different spots. Do some areas feel wet? Are some areas drier than others?
3. What can you learn from the plants? Are there certain plants growing in damp areas and others growing in drier areas?
4. Overall, would you say your lot is more damp or dry?
5. Take note of all your water observations on your lot diagram. Have fun using different colors or patterns to note areas that are damp, dry, or different than the others.
6. Remember to try this twice, once on a dry day and once after it rains. What differences do you notice?



Map the different soil and moisture conditions on your lot.

Fill in this key with your different soil moisture level colors or patterns.



VERY DRY

MUDDY

DAMP

PUDDLE / STANDING WATER

Understand sun and shade: select the right plants

GOAL:

Select the best plants for your lot by understanding the sun and shade assets on your lot.

OVERVIEW:

Mapping out the sunny and shady areas of your lot will help you select appropriate plants for different areas of your lot.

SUPPLIES:

- ◇ pens or pencils
- ◇ highlighters
- ◇ copies of handout on page 31

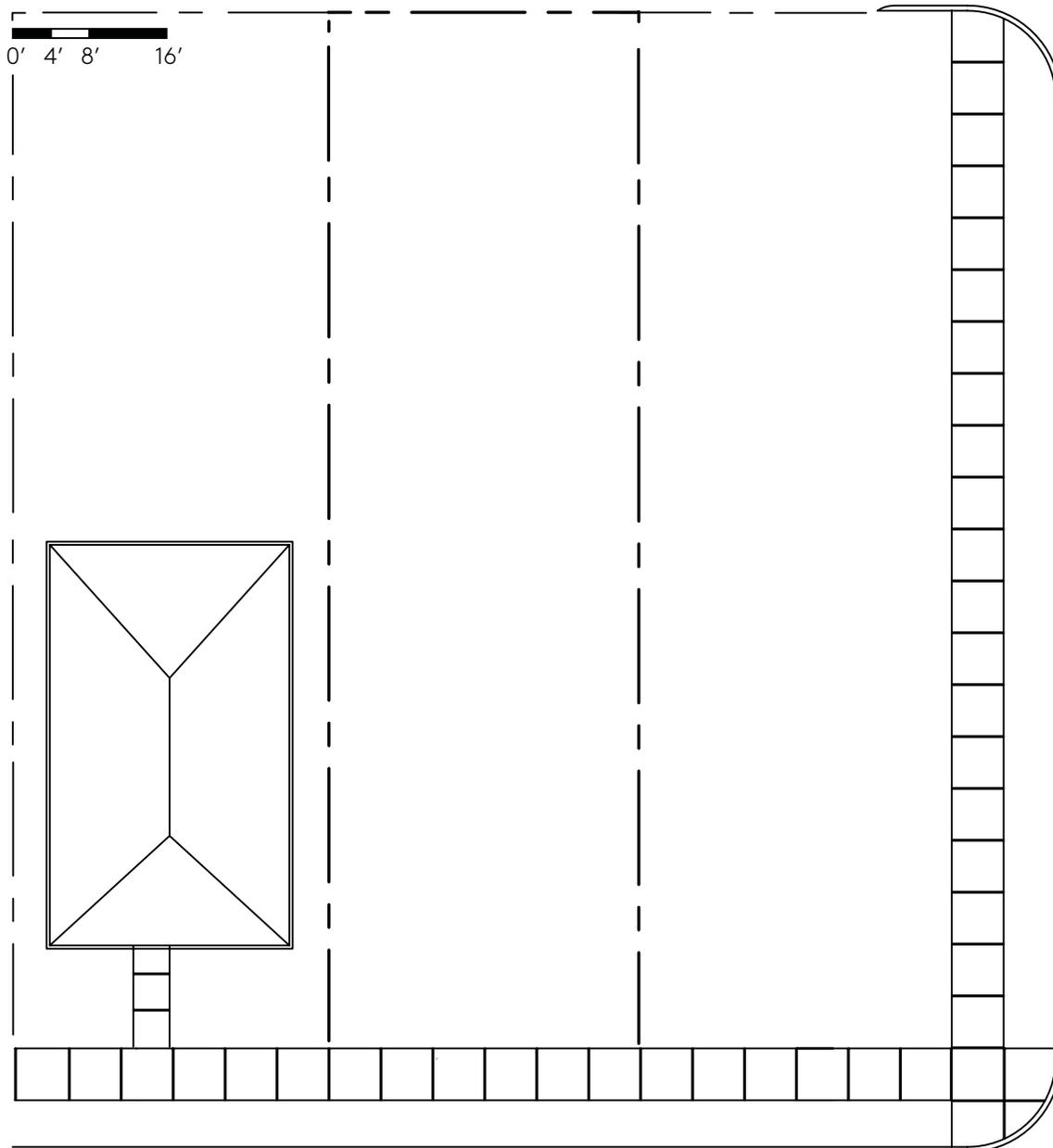
SUGGESTION:

Start by determining what direction north is on your lot. If you are using a smart phone, there are a range of free apps available with a compass to help you orient to the cardinal directions.

Activity instructions

1. Use page 31 to note where you see shady patches and at what time of day you see the shade.
2. As you draw, notice what is making shade on your lot:
 - ◇ Buildings
 - ◇ Large trees
 - ◇ Existing fences or walls
3. Complete this exercise on a few different days and at different times. Notice what changes, or if some areas are always in shade.
4. Re-draw the shade conditions on your lot, using your lot observation notes. Use different colors or patterns to represent each amount of sun exposure in the sun-shade key.
5. When it is time to purchase potted plants, plugs, or seeds, be certain to ask or check labels to understand how much sun exposure is required for each plant.





Map the sunny and shady areas to select appropriate plants for different lot areas.

FULL SUN: Lot area that receives direct sunlight for six hours or more each day, including some or all afternoon sun.

PART SUN: Lot area that receives sun through part of the day, either morning and evening or afternoon sun.

LIGHT SHADE: Lot area that receives several hours of sunlight throughout the day—there may be shade under a single tree or a cluster of younger trees with little foliage.

PART SHADE: Lot area that receives a few hours of sunlight throughout the day. This can be a north-west or north-east side of a building, fence or slope, or under a cluster of trees.

FULL SHADE: Lot area that receives minimal to no direct sunlight. This could be the north side of a building, the north side of a tall fence, or under a dense cluster of trees.

Fill in this key with your different sun and shade colors and patterns!



FULL SUN

PART SUN

LIGHT SHADE

PART SHADE

FULL SHADE

Draw your lot

GOAL:

Draw and measure your lot with attention to detail. This will help you better tailor the design you select to the lot you have.

SUPPLIES:

- ◇ pens or pencils
- ◇ highlighters
- ◇ tape measure or string

SUGGESTIONS:

All of the lot designs in the Field Guide have been designed and price-estimated based on the typical dimensions of a 30 x 100-foot lot. While this is a common dimension in Detroit, it may not be the exact size of your lot. Having precise dimensions will help you interpret the Field Guide Lot Design you select, and apply it to your existing lot.

Activity instructions

1. Measure your lot with a tape measure or string. Make note of these dimensions and re-draw your lot on the grid paper provided on the next page. Note, each small square is equivalent to one foot.
2. Where is north? Remember to note this on your site plan.
3. Are there any big trees or flowering bushes already growing on your lot that you like? Note the location of plants you want to keep.
4. Is there any infrastructure on or near your lot? Draw and note the presence of:
 - ◇ Overhead power lines
 - ◇ Fire hydrants
 - ◇ Sidewalks
 - ◇ Curb cuts
 - ◇ Water cisterns
 - ◇ Downspout location on your home
5. If there is trash or debris on your lot, how much time will it take to clean this up? An hour? An afternoon with a whole dumpster? Can any of this be recycled? Remember to note expenses on your project budget sheet on page 37.
6. Consider who else is already using your lot. Is there evidence of:
 - ◇ People (pathways or benches)
 - ◇ Birds (look up!)
 - ◇ Butterflies
7. What else do you see?

Length: _____

Width: _____



Budgeting: organize your time

GOAL:

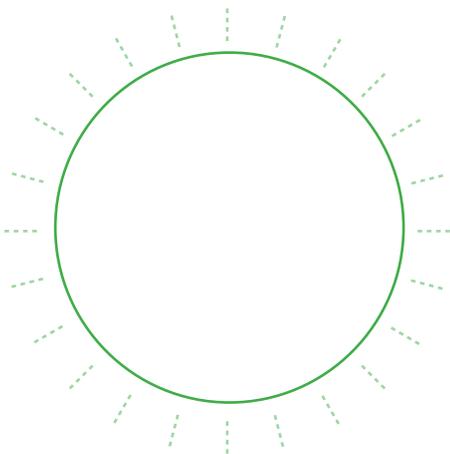
Discover the time required to make your landscape project a reality.

SUPPLIES:

- ◇ pens or pencils
- ◇ highlighters
- ◇ paper

SUGGESTIONS:

How much time do you have to dedicate to your landscape on a daily basis? Draw a circle like the one below to show how you spend your time in a typical 24-hour day.



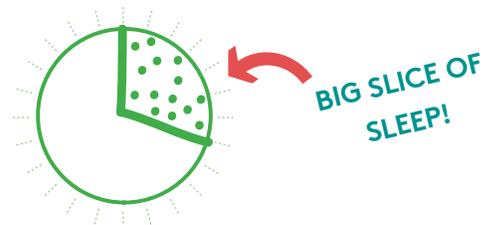
Activity instructions

1. Using page 35, brainstorm the next steps you will need to take to move your project towards completion.
2. Ask yourself: What can I do in the next hour to advance my project? How about in the next week?
3. Consider if these activities will be a one-time event or repeat events? Check the related boxes. If they will repeat, will it be on a weekly, monthly, or yearly basis?
4. Highlight the steps you will enjoy the most. How will you share responsibility for these steps with your partners?
5. Highlight the steps that feel challenging. Is there someone else you can speak with about this part of your project?
6. Make note if any of these steps will require money.
7. Finally, consider when you plan to build your lot design.

The Field Guide recommends ensuring you have extra time available the two weeks prior to construction as well as the six weeks following construction.

NOTE:

Think of each slice of time as a part of your day. What does this mean for a week or month? Be honest with yourself!



ANSWER THE FOLLOWING QUESTIONS AND IMAGINE THE STEPS TO MOVE YOUR PROJECT FORWARD.



TIME: CONSIDER YOUR RESOURCES

1. How much time do I have to attend and organize neighborhood meetings?
2. Do I need to fundraise?
3. When will I be able to connect with local organizations to help with my project?
4. How much time will I need to organize my volunteers?
5. How will I transport materials to the lot?
6. Upkeep and watering are important, especially during the first six weeks after construction. How can I make time to be available during this 'establishment' window?
7. Will any of these steps require money?

STEPS	ONCE	REPEAT	\$	EST. TIME
Organize block club meeting, revisit existing visions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4 hours/mo
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

HIGHEST PRIORITY STEPS

TOTAL TIME REQUIRED

WHEN IN DOUBT, REACH OUT!
 Surprised by how many repeating tasks you've identified? Check out the activity on page 8 to identify who in your neighborhood might be interested in working together.

Budgeting: consider other costs

GOAL:

Consider the potential costs and risks associated with making your landscape project happen.

SUPPLIES:

- ◇ pens or pencils
- ◇ highlighters
- ◇ calculator

SUGGESTIONS:

After you build your landscape, return to this sheet and compare—how did what you imagined today match up with what happened on the ground? What can you learn from this and share with others?

Activity instructions

Some costs for building a landscape won't change, whether you select the least or most expensive lot design. This activity will help you identify these fixed costs that exist above and beyond the actual construction costs.

1. Take 10 minutes to write down any costs you can imagine outside of the actual lot design. For this first step, simply list the item. Here are a few ideas to get you started:
 - ◇ How much driving and gasoline will this take?
 - ◇ Do you currently have access to water on the lot you are considering? What will this add to your water bill?
 - ◇ Have you already installed a rain barrel to collect rainfall?
 - ◇ Do you have time to get a hydrant permit from the Water Department, or do you need to hire someone to help you?
 - ◇ Can you buy or borrow an extension hose to reach from your water source to the lot?
 - ◇ What type of insurance do you need and what will this cost?
2. Follow-up on the costs as you complete your research—and take note of all potential costs.
3. Take 10% of this amount and add it to the “contingency” line—you always want to save funds for a rainy day!
4. Add everything together and record this number on your project budget sheet under “total landscape cost.”

PROJECT BUDGET SHEET

STEPS	COST	ONCE	WEEK	MONTH	ANNUAL
Property taxes, Wayne County		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Change to homeowner's insurance		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roll-off dumpster, 30 yard		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Soil testing, MSU	\$25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garden hose extension	\$36	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Party to celebrate		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10% contingency		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

TOTAL LANDSCAPE COST

\$

TAKE IT EASY!
 You don't have to complete your entire project all at once. Work in phases and over seasons to add more time to your project budget and learn along the way.

Summarize!

What have you learned about your lot?

How much time can you devote to upkeep of your lot?

What is your biggest budget surprise?

Have you identified an adequate number of collaborators?

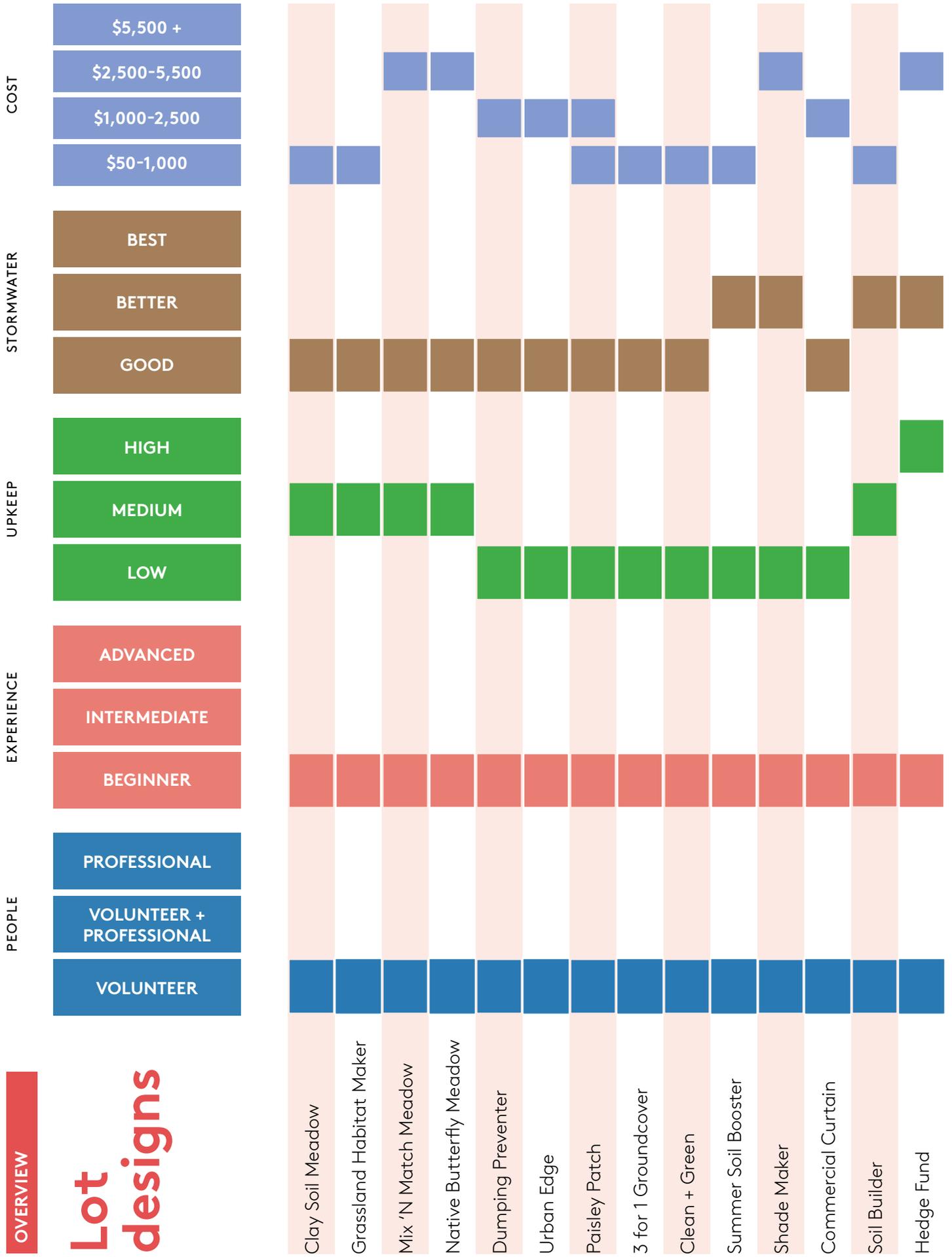
What experience do you and your collaborators bring?

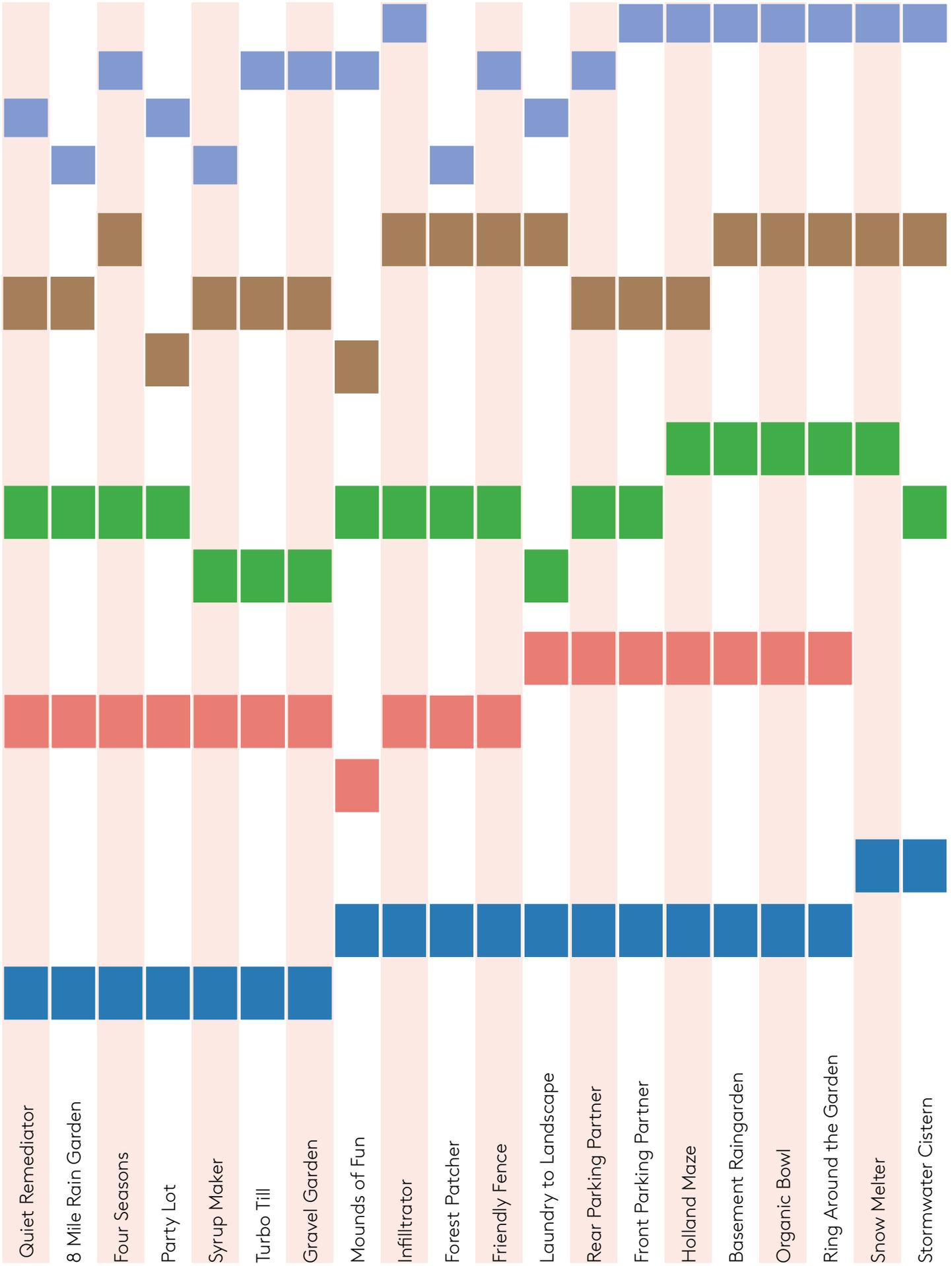
What are you excited to learn more about as you explore lot designs?

Explore Lot Designs

Get to know some of your options.

Lot designs





Learn about the lot designs

GOALS:

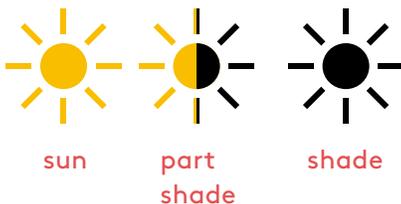
- ◇ Explore the lot design flash cards.
- ◇ Gain an initial understanding of what resources are required to make them a reality in your neighborhood.

SUPPLIES:

- ◇ pens or pencils
- ◇ blank paper
- ◇ lot design cards removed from pages 45-64
- ◇ snacks for the group

SUGGESTIONS:

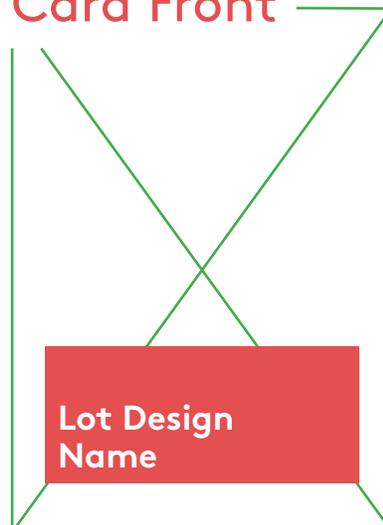
Welcome group discussion and debate about which lot designs will work best. The more input you get from your group, the easier it will be to make an informed decision about your lot.



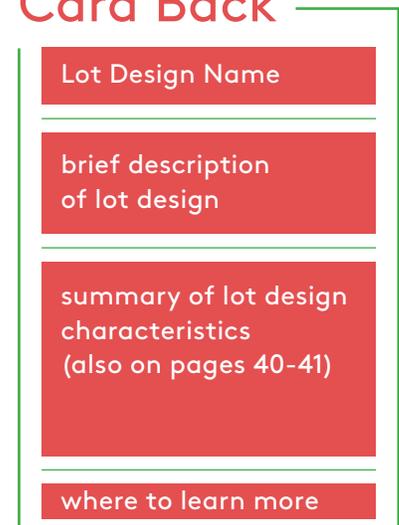
Prepare your lot design flash cards

1. Separate all of your lot design cards from the Field Guide along the perforated edge.
2. Understand what you're looking at by reviewing the lot design "key" card below.
3. The lot designs are also located with much more detail on DFC-lots.com. Visit the website so that you may take a closer look.
4. Work in a group and follow the directions for either activity A or B.
5. Have fun and invent your own combinations, too!

Card Front



Card Back



A: Pick a good option

1. Distribute all of the cards evenly to everyone in the group. Each person should lay their cards face up in front of them.
2. Ask your group the following initial question:
Based on what you know about your lot and your vision, which design(s) would you want in your neighborhood?
3. Each person will select one or more lot design cards from their bundle, and share a brief explanation of why they selected the lot design(s) in response to the question.
4. Discuss any emerging ideas as a larger group. Take note of questions or concerns in the section below for notes. If someone does not have a site design that responds to the question prompt, they can share a lot design card with someone who does.
5. Continue to go around the circle and answer the following questions:
 - ◇ Does the cost of the lot design fit within your budget?
 - ◇ Do the skills of your identified volunteers match with the experience required for the lot design?
 - ◇ Do you think you will have time for upkeep of the lot?



EFFORT AND PRICE WILL CHANGE BASED ON EXISTING LOT SIZE AND CONDITIONS AS WELL AS THE AMOUNT OF TAILORING OR CHANGES.

Notes

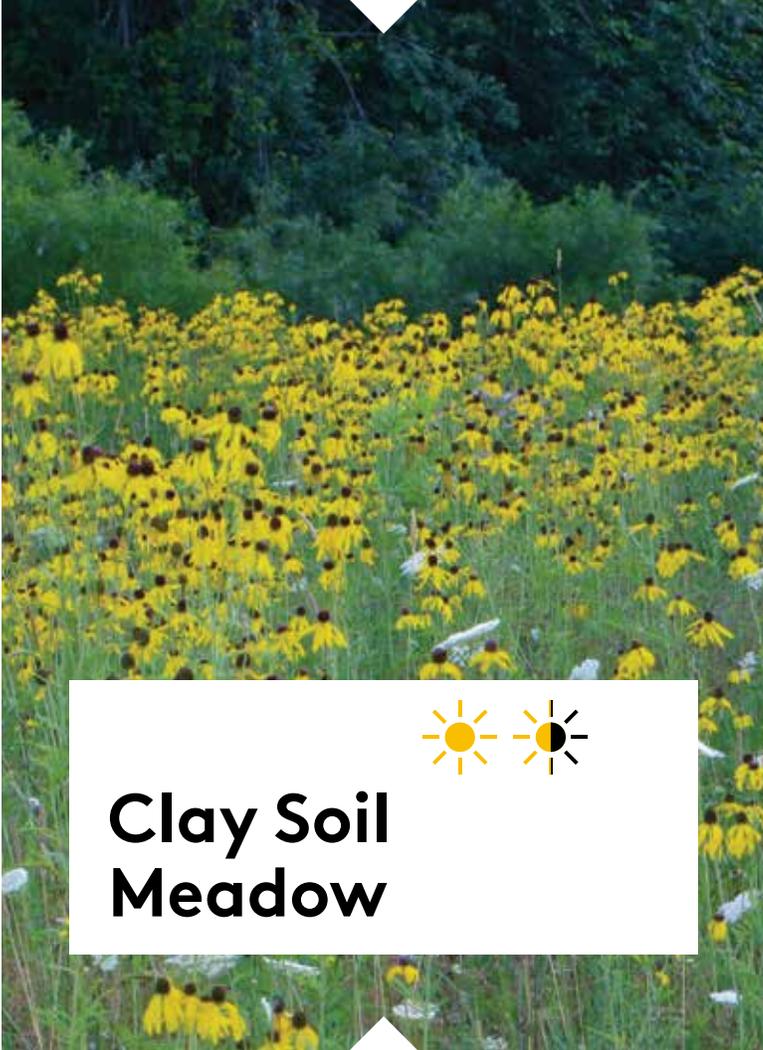
B: Combine or make your own

1. Gather together the cards everyone selected from their individual piles and discussed in activity A. Lay them down in the middle so everyone can see them. Ask your group the following questions:
 - ◇ Would a combination of two or more of these lot designs work better for our lot?
 - ◇ Are there ideas we could take from the lot designs or from elsewhere and then combine with some of our own to create a unique lot design? For example, what about including food production?
2. Give each group member a chance to share their thoughts. Record everyone's ideas on a large sheet of blank paper.
3. If your group is leaning in the direction of combining lot designs, begin to group cards together. Take notes on what parts of each lot design the group wants to blend.
4. If your group is excited about creating a unique lot design, consider the variables listed on the back of the lot design cards.
 - ◇ How does your lot design compare?
 - ◇ What features does it have?
5. Fill out the blank lot design cards or print additional ones, if needed.
6. Engage on social media using #DFClots and hashtagging your lot designs.

YOU HAVE THE
FREEDOM TO MIX
AND MATCH, TOO!



Notes



**Clay Soil
Meadow**



**Grassland
Habitat Maker**



**Mix 'N Match
Meadow**



**Native Butterfly
Meadow**

Grassland Habitat Maker

Very affordable mix of warm and cold season grasses provides habitat and nesting grounds for birds.

People	Volunteer
Experience	Beginner
Upkeep	Medium
Stormwater	Good
Cost	\$50-1,000

Learn more: [DFC-lots.com](https://dfc-lots.com)

Image Credit: Nick O'doherty, "Pheasant in hay meadow 2." 23 May 2009 via Flickr CC BY 2.0



Native Butterfly Meadow

A clean, planted edge borders this native meadow—a pollinator-friendly option for every neighborhood.

People	Volunteer
Experience	Beginner
Upkeep	Medium
Stormwater	Good
Cost	\$2,500-5,500

Learn more: [DFC-lots.com](https://dfc-lots.com)

Image Credit: Liz West, "Monarch." 16 September 2008 via Flickr, CC-BY-2.0



Clay Soil Meadow

Native meadow design for lots with clay soils.

People	Volunteer
Experience	Beginner
Upkeep	Medium
Stormwater	Good
Cost	\$50-1,000

Learn more: [DFC-lots.com](https://dfc-lots.com)

Image Credit: Rachel Kramer, "A beautiful night at Millennium Park." 24 July 2013 via Flickr, CC BY 2.0



Mix 'N Match Meadow

Choose-your-color native meadow with a crisp hedged edge.

People	Volunteer
Experience	Beginner
Upkeep	Medium
Stormwater	Good
Cost	\$2,500-5,500

Learn more: [DFC-lots.com](https://dfc-lots.com)

Image Credit: Peter Gorman, "Rough Blazing-Star." 01 September 2008 via Flickr, CC BY-NC-SA 2.0





**Dumping
Preventer**



**Urban
Edge**



**Paisley
Patch**



**3 for 1
Groundcover**

Urban Edge

The clean, hardy, and colorful living perimeter of this lot design is easy to build and works well on multiple lots.

People	Volunteer
Experience	Beginner
Upkeep	Low
Stormwater	Good
Cost	\$1,000-2,500

Learn more: DFC-lots.com

Image Credit: Manuel., "jardin Botanico de Madrid" 18 September 2012 via Flickr CC BY-SA 2.0



3 for 1 Groundcover

Improve soil quality on your bald lot with this suite of low cost and low maintenance groundcovers.

People	Volunteer
Experience	Beginner
Upkeep	Low
Stormwater	Good
Cost	\$50-1,000

Learn more: DFC-lots.com

Image Credit: Philip Chapman-Bell, "Red Clover and Vetch." 03 June 2009 via Flickr, CC BY-NC-SA 2.0



Dumping Preventer

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

People	Volunteer
Experience	Beginner
Upkeep	Low
Stormwater	Good
Cost	\$1,000-2,500

Learn more: DFC-lots.com

Image Credit: Framboise, "Berberis." 08 May 2005 via Flickr CC BY-NC SA 2.0



Paisley Patch

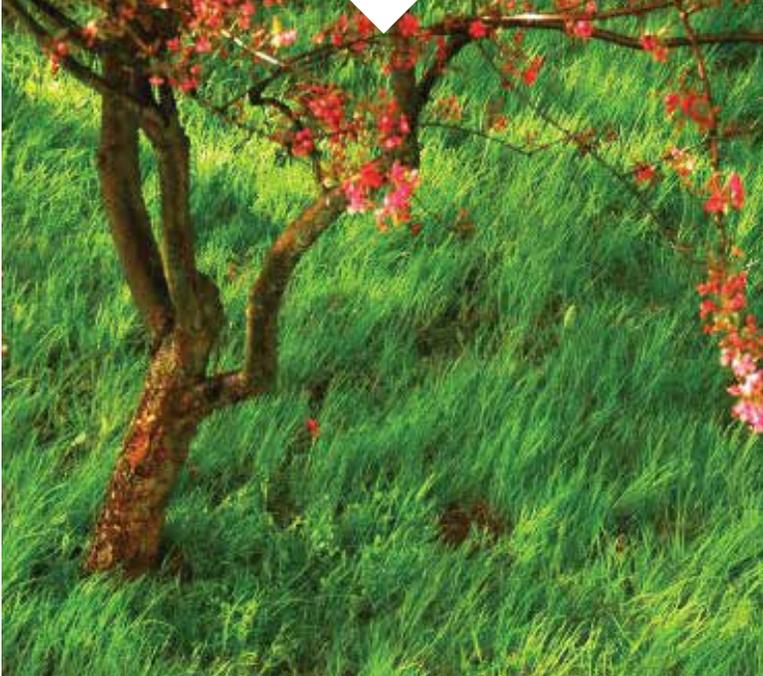
A collection of spreading groundcovers that can be planted over your entire lot, or planted and maintained as distinct paisley patches.

People	Volunteer
Experience	Beginner
Upkeep	Low
Stormwater	Good
Cost	\$50-1,000; \$1000-2,500

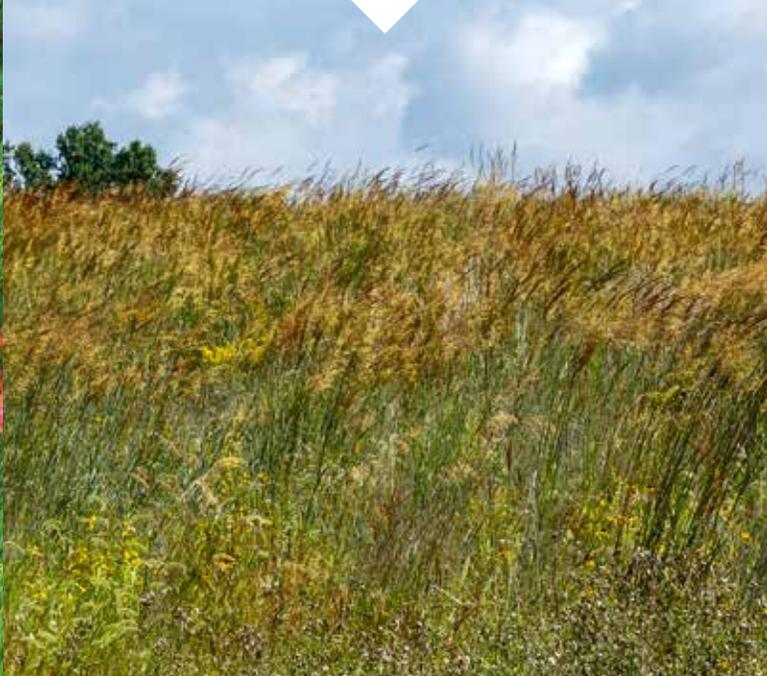
Learn more: DFC-lots.com

Image Credit: TM Weddle, "Ravine - Ajuga - April 25." 25 April 2010 via Flickr CC BY-NC-SA 2.0

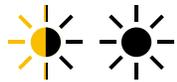
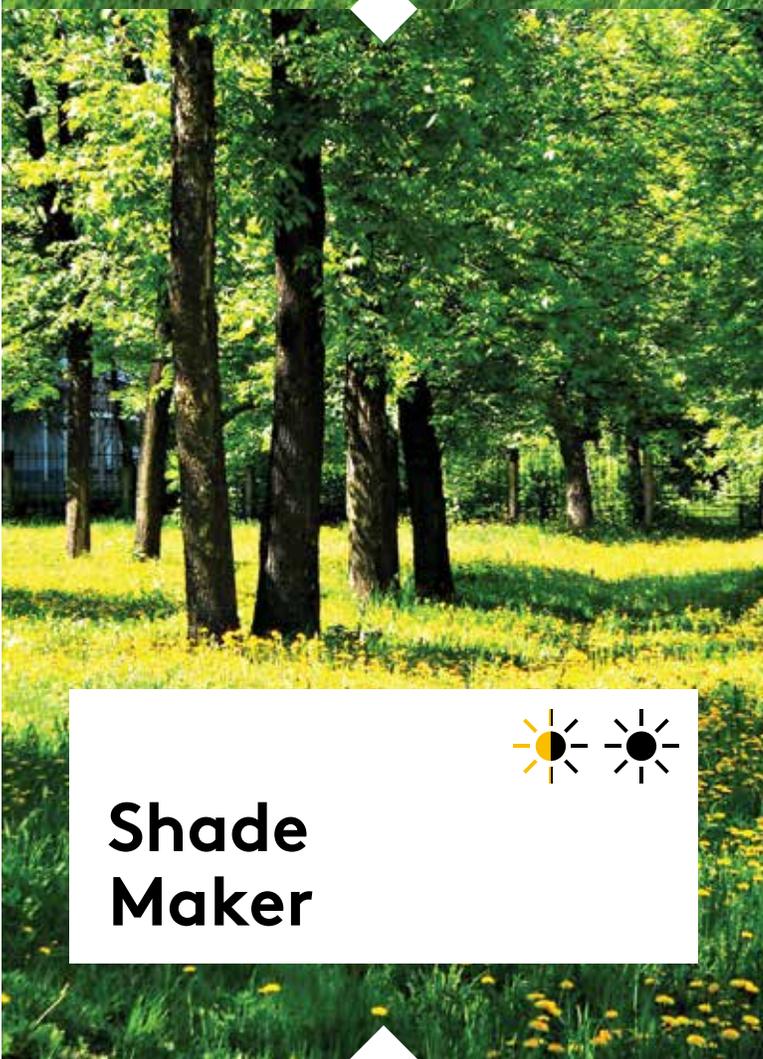




**Clean +
Green**



**Summer Soil
Booster**



**Shade
Maker**



**Commercial
Curtain**

Summer Soil Booster

Temporary planting scheme improves soil health, prepares your lot for what's next.

People	Volunteer
Experience	Beginner
Upkeep	Low
Stormwater	Better
Cost	\$50-1,000

Learn more: DFC-lots.com

Image Credit: Tom Potterfield, "Sorghastrum nutans (Indian grass) mowed path edge." 13 August 2014 CC BY-NC-SA 2.0



Commercial Curtain

Reduce drainage fees, manage dust, and enhance the identity of your commercial corridor with this colorful and fragrant edge-maker.

People	Volunteer
Experience	Beginner
Upkeep	Low
Stormwater	Good
Cost	\$1,000-2,500

Learn more: DFC-lots.com

Image Credit: Rachel Greenbelt, "Koeleruteria paniculata, Roosevelt Center." 16 June 2014 via Flickr, CC BY-NC-SA 2.0



Clean + Green

A set of guiding principles for preparing any lot for a happy, healthy, and lower maintenance future.

People	Volunteer
Experience	Beginner
Upkeep	Low
Stormwater	Good
Cost	\$50-1,000

Learn more: DFC-lots.com

Image Credit: Jurek D., "Morning Lawn." 11 May 2007 via Flickr, CC BY-NC 2.0



Shade Maker

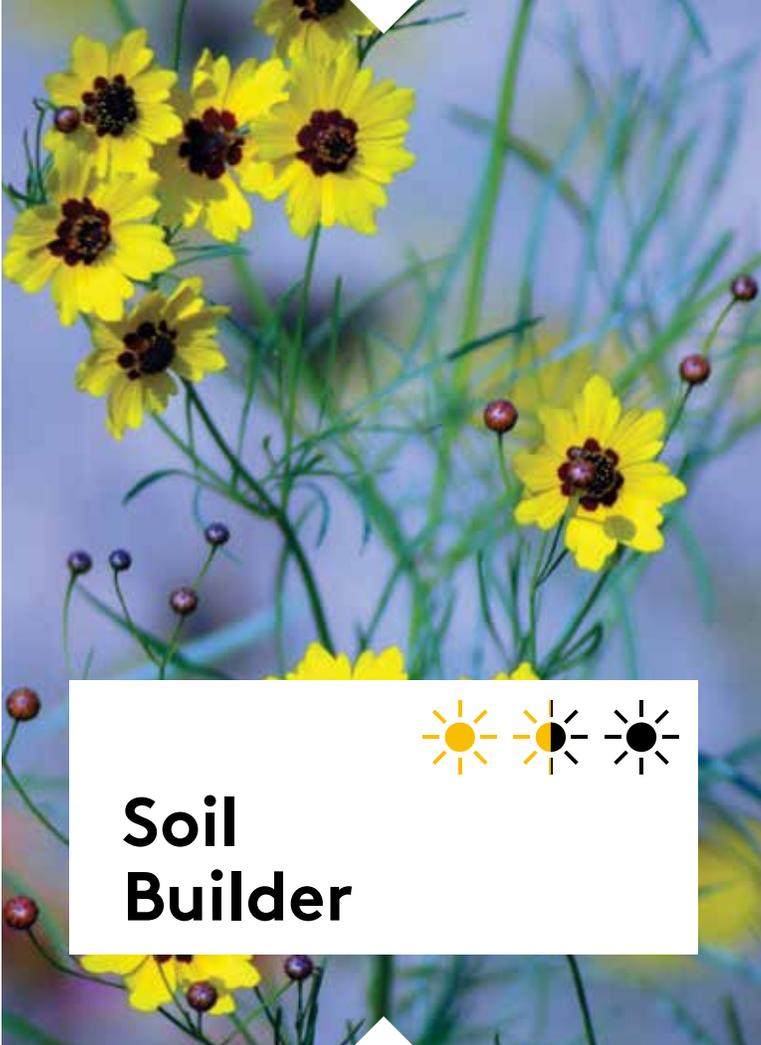
Neighborhood-friendly tapestry of small and large trees reduces mowing maintenance and creates energy savings.

People	Volunteer
Experience	Beginner
Upkeep	Low
Stormwater	Better
Cost	\$2,500-5,500

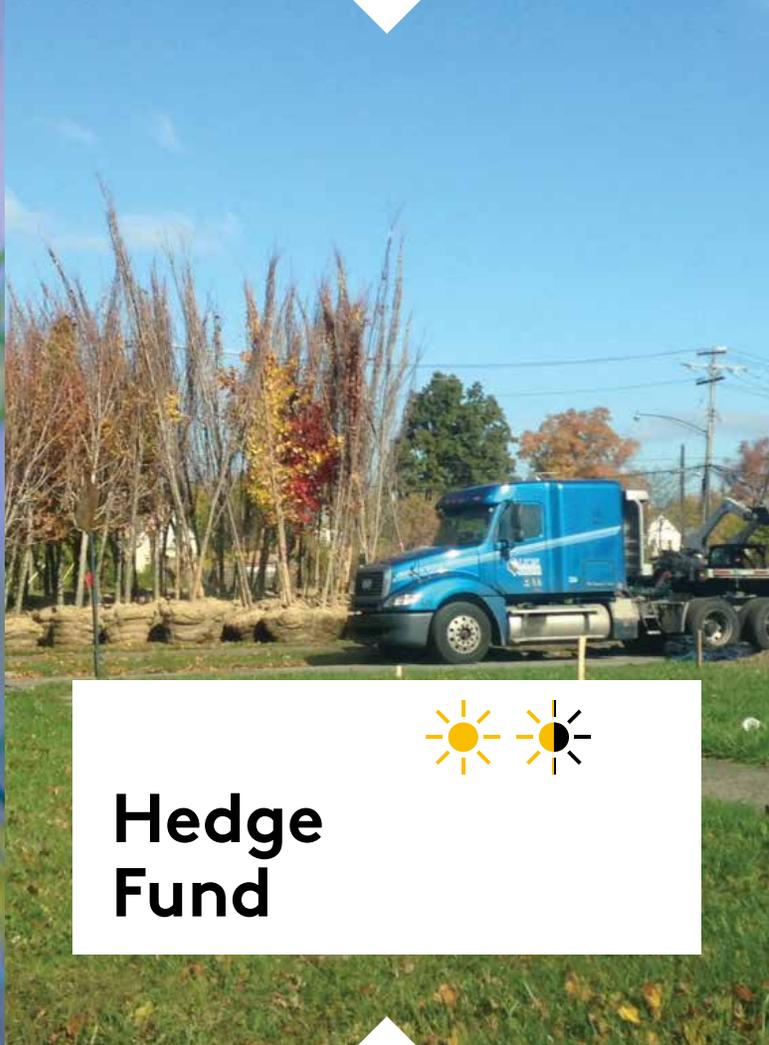
Learn more: DFC-lots.com

Image Credit: Tjukka2, "In the park." 24 May 2012 CC BY-NC SA 2.0

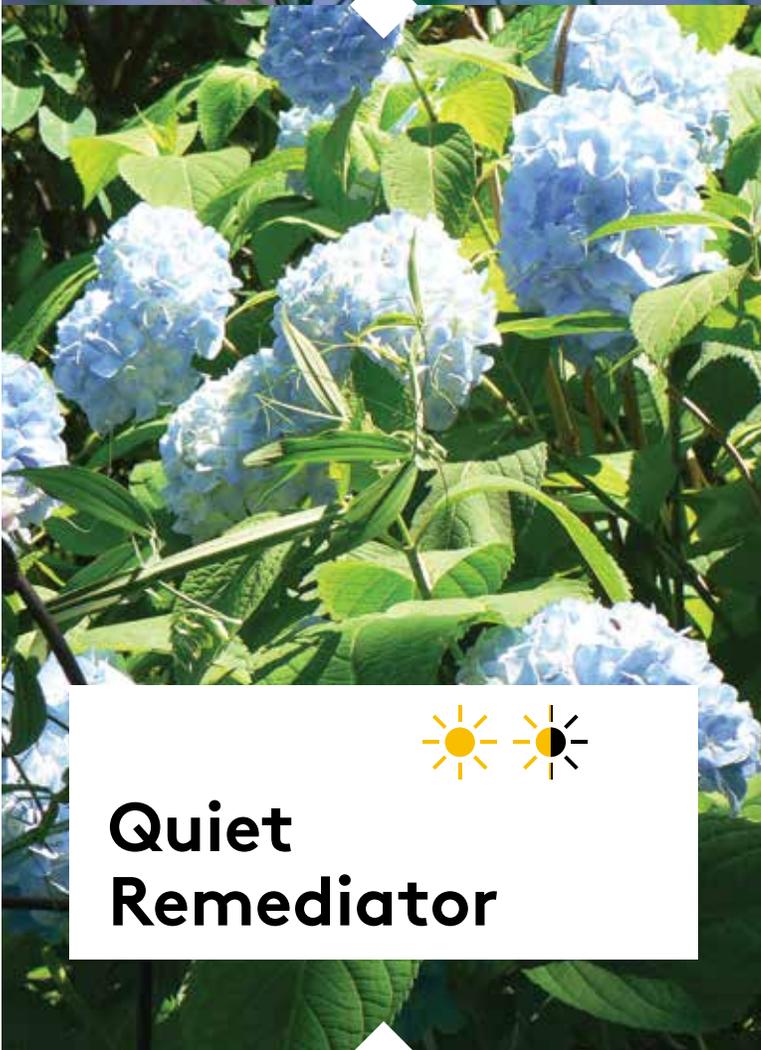




**Soil
Builder**



**Hedge
Fund**



**Quiet
Remediator**



**8 Mile
Rain Garden**

Hedge Fund

Make money with trees over time with this hedge-organized space for growing and selling trees within neighborhoods.

People	Volunteer
Experience	Beginner
Upkeep	High
Stormwater	Better
Cost	\$2,500-5,500

Learn more: DFC-lots.com

Image Credit: Lambert, Rotherstien & Associates, "Hantz Tree Installation" Used by permission



8 Mile Rain Garden

Easy-to-build side lot rain garden designed with plants commonly available at local shops and national chains.

People	Volunteer
Experience	Intermediate
Upkeep	Medium
Stormwater	Better
Cost	\$50-1,000

Learn more: DFC-lots.com

Image Credit: Pat Dumas, "Ruby Throated Hummer in Bee Balm 1." 04 July 2010 via Flickr, CC BY-NC-SA 2.0



Soil Builder

An inexpensive, hands-on method for improving the soils on your lot.

People	Volunteer
Experience	Beginner
Upkeep	Medium
Stormwater	Better
Cost	\$50-1,000

Learn more: DFC-lots.com

Image Credit: Soil Builder: U.S. Fish and Wildlife Service, "Coreopsis close-up." 09 June 2012 via Flickr, CC BY 2.0.



Quiet Remediator

A floral landscape that stabilizes lead in the soil while registering your household caffeine levels.

People	Volunteer
Experience	Intermediate
Upkeep	Medium
Stormwater	Better
Cost	\$1,000-2,500

Learn more: DFC-lots.com

Image Credit: Blucolt., "hydrangeas," 4 July 2004 via Flickr, CC BY-SA 2.0





**Four
Seasons**



**Party
Lot**



**Syrup
Maker**



**Turbo
Till**

Party Lot

A colorful, full-season design creates space to accommodate social gatherings while providing privacy to neighbors.

People	Volunteer
Experience	Intermediate
Upkeep	Medium
Stormwater	Good
Cost	\$1,000-2,500

Learn more: DFC-lots.com

Image Credit: Magnus Manske, "Lilac." N/A Date via Wikimedia CC BY 1.0



Turbo Till

A low-maintenance lawn custom tailored for Detroit.

People	Volunteer
Experience	Intermediate
Upkeep	Low
Stormwater	Better
Cost	\$2,500-5,500

Learn more: DFC-lots.com

Image Credit: Ernst Conservation Seeds, with permission



Four Seasons

This theatre of seasonal design features four ornamental trees, each crowned by a seasonal rain garden.

People	Volunteer
Experience	Intermediate
Upkeep	Best
Stormwater	Medium
Cost	\$2,500-5,500

Learn more: DFC-lots.com

Image Credit: Ernst Conservation Seeds, with permission



Syrup Maker

This maple tree mix creates beautiful shade, fall color, and offers routes to wealth creation over time.

People	Volunteer
Experience	Intermediate
Upkeep	Low
Stormwater	Better
Cost	\$1,000-2,500

Learn more: DFC-lots.com

Image Credit: CAFNR., "Mapling Basket" 8 March 2013 via Flickr, CC BY 2.0





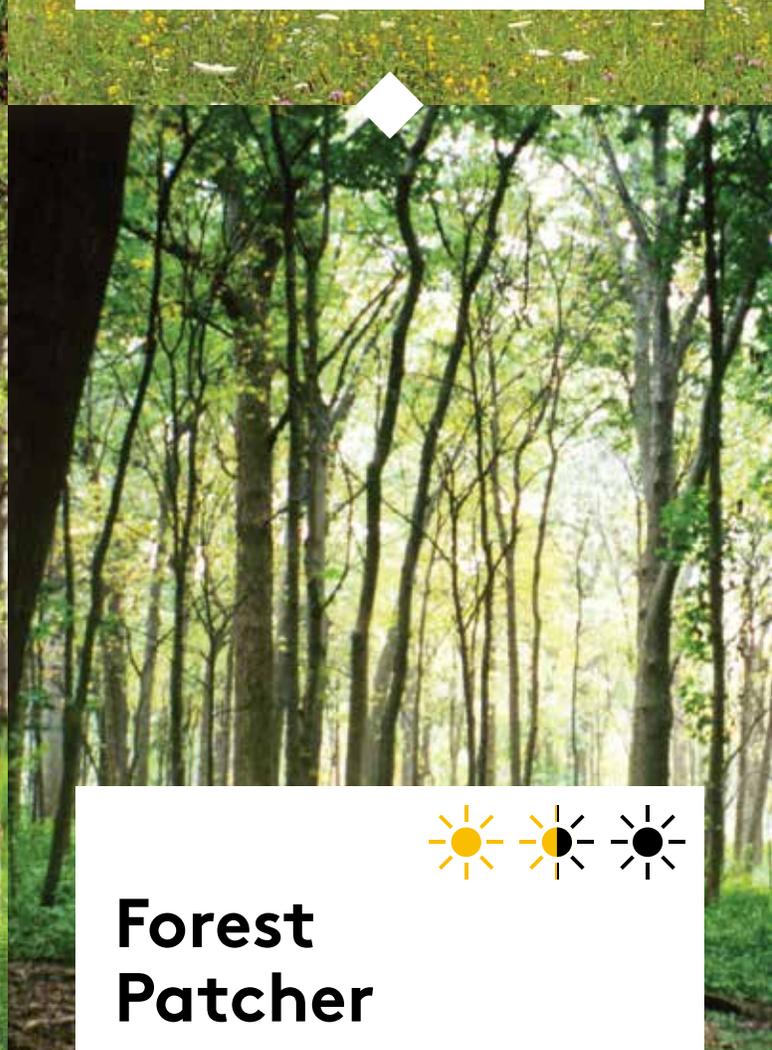
**Gravel
Garden**



**Mounds
of Fun**



Infiltrator



**Forest
Patcher**

Mounds of Fun

Three playful mounds create an area for play and informal gatherings.

People	Volunteer + Professional
Experience	Beginner
Upkeep	Medium
Stormwater	Good
Cost	\$2,500-5,500

Learn more: DFC-lots.com

Image Credit: Julia Manzerova. "Maya Lin" 8 August 2009 via Flickr, CC BY-NC-SA 2.0



Forest Patcher

Create habitat and improve biodiversity with this set of guiding principles for managing an existing forest patch or emergent stand of trees.

People	Volunteer + Professional
Experience	Intermediate
Upkeep	Medium
Stormwater	Best
Cost	\$50-1,000

Learn more: DFC-lots.com

Image Credit: Lambert, Rotherstien & Associates, "IMG_2104." Used with permission



Gravel Garden

Embrace the poor quality rocky soils of commercial lots in Detroit with this mix of succulents in a range of painterly colors and textures.

People	Volunteer
Experience	Intermediate
Upkeep	Low
Stormwater	Better
Cost	\$2,500-5,500

Learn more: DFC-lots.com

Image Credit: rd G., "Living roof of the California Academy of Science, Golden Gate Park." 30 October 2008 via Wikimedia, public domain



Infiltrator

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

People	Volunteer + Professional
Experience	Intermediate
Upkeep	Medium
Stormwater	Best
Cost	\$5,500+

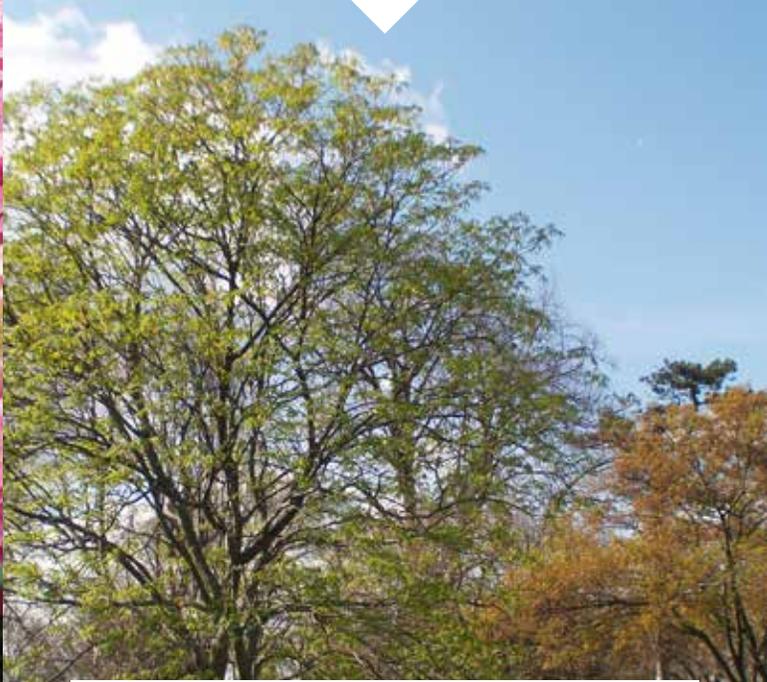
Learn more: DFC-lots.com

Image Credit: Dmitry Marochko, "Birch Grove." 31 May 2009 via Flickr, CC BY-NC-SA 2.0





**Friendly
Fence**



**Laundry to
Landscape**



**Rear Parking
Partner**



**Front Parking
Partner**

Laundry to Landscape

Save water and money with this sidelot greywater harvesting system.

People	Volunteer + Professional
Experience	Advanced
Upkeep	Low
Stormwater	Best
Cost	\$1,000-2,500

Learn more: [DFC-lots.com](https://dfc-lots.com)

Image Credit: Maggie_and_her_camera, "Aesculus x pavia (Red Buckeye)." 14 April 2008 via Flickr CC BY-NC 2.0



Front Parking Partner

This off-street parking design holds two vehicles with extra room for a lawn—great for sharing with a neighbor who also needs parking.

People	Volunteer + Professional
Experience	Advanced
Upkeep	Medium
Stormwater	Better
Cost	\$5,500+

Learn more: [DFC-lots.com](https://dfc-lots.com)

Image Credit: Immanuel Giel. "Rasenpflasterstein_1.jpg" 25 September 2007 via Wikimedia, Public Domain



Friendly Fence

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

People	Volunteer + Professional
Experience	Intermediate
Upkeep	Medium
Stormwater	Best
Cost	\$2,500-5,500

Learn more: [DFC-lots.com](https://dfc-lots.com)

Image Credit: Raul654., "Hydrangea Macrophylla Bigleaf Hydrangea1.jpg" 1 May 2005 via Wikimedia, CC-BY-SA 3.0



Rear Parking Partner

Off-street parking option for those with alley access.

People	Volunteer + Professional
Experience	Advanced
Upkeep	Medium
Stormwater	Better
Cost	\$2,500-5,500

Learn more: [DFC-lots.com](https://dfc-lots.com)

Image Credit: Jean-Pol Grandmont, "Feuilles du Chêne écarlate - Quercus coccinea." 04 October 2008 via Wikimedia, CC BY-SA 3.0





**Holland
Maze**



**Basement
Raingarden**



**Organic
Bowl**



**Ring Around
the Garden**

Basement Raingarden

Transforms the basement area of a recently-demolished house into a series of stepped raingarden tiers.

People	Volunteer + Professional
Experience	Advanced
Upkeep	High
Stormwater	Best
Cost	\$5,500+

Learn more: DFC-lots.com

Image Credit: Frank Mayfield. "Carex Stricta Common" 23 May 2008 via Flickr, CC BY-SA 2.0



Ring Around the Garden

A graceful double-lot solution for large scale stormwater management.

People	Volunteer + Professional
Experience	Advanced
Upkeep	High
Stormwater	Best
Cost	\$5,500+

Learn more: DFC-lots.com

Image Credit: Sosanna., "Redbud_Bee.JPG" 30 March 2015 via Wikimedia CC BY-SA 4.0



Holland Maze

A playful adaptation of the tulip fields found in the Netherlands.

People	Volunteer
Experience	Advance
Upkeep	High
Stormwater	Better
Cost	\$5,500+

Learn more: DFC-lots.com

Image Credit: Illia Frenkel, "Purple Tulips." 26 September 2014 via Flickr, CC BY-NC-SA 2.0



Organic Bowl

A people-friendly green infrastructure solution that creates flexible spaces for neighborhood gatherings and manages stormwater on site.

People	Volunteer + Professional
Experience	Advanced
Upkeep	High
Stormwater	Best
Cost	\$5,500+

Learn more: DFC-lots.com

Image Credit: Vmenkov., "North-Bend-Uplands-Runoff-pond-3942.jpg" 5 May 2007 via Wikimedia CC BY-SA 3.0





Snow Melter



Stormwater Cistern



Stormwater Cistern

This underground water storage tank is a long-term solution to save money and water, reduce risk of basement flooding, and contribute to the health of our Great Lakes waterways.

People	Professional
Upkeep	Medium
Stormwater	Best
Cost	\$5,500+

Learn more: DFC-lots.com

Image Credit: Adrian Benko, "Rain_on_grass2.jpg." 15 May 2005 via Wikimedia, CC BY-SA 3.0



Name:

Description:

- People
 - Experience
 - Upkeep
 - Stormwater
 - Cost
-

Engage on social media using #DFClots to share your design.



Snow Melter

A new, neighborhood-scaled infrastructure designed to better manage snow as it accumulates.

People	Professional
Upkeep	High
Stormwater	Best
Cost	\$5,500+

Learn more: DFC-lots.com

Image Credit: Hormiguita Viajera mir., "Snow day in Adams Morgan," 5 March 2015, via Flickr CC BY 2.0



Name:

Description:

- People
 - Experience
 - Upkeep
 - Stormwater
 - Cost
-

Engage on social media using #DFClots to share your design.





Name:

Description:

People
Experience
Upkeep
Stormwater
Cost

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Make Connections

Open up the door to resources.



Helpful organizations

Here is a list of organizations, City departments, and businesses with experience, practical knowledge, and resources. Visit DFC-lots.com for a more

up-to-date and comprehensive list of Detroit-based businesses and helpful organizations, as well as other specialty suppliers located in the region.

NAME	PHONE	WEB	MAILING	NOTES	MORE
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DETERMINE LAND OWNERSHIP

Detroit Land Bank Authority	(844) 289-3522	buildingdetroit.org	500 Griswold St., Suite 1200 Detroit, MI 48226	Public authority dedicated to returning Detroit's vacant, abandoned, and foreclosed property to productive use.	info@buildingdetroit.org
Land Forum		For more information, contact Rosie Sharp at srosesharp@greeningofdetroit.com		Council District-based workshop series designed to help Detroit residents through the process of buying vacant property in Detroit.	Founding coalition members include the Keith Center at Wayne State, Michigan Community Resources, Loveland Technologies and the Greening of Detroit.
Motor City Mapping		motorcitymapping.org		Comprehensive effort to digitize Detroit's property information and create communication between the public, the government, and city service providers.	
Wayne County Register of Deeds	(313) 224-5854	waynecounty.com/deeds/index.htm	400 Monroe Ave., #700 Detroit, MI 48226	Search online for free or for a small fee, or file an in person request for documentation. Open Monday - Friday, 8:00a - 4:15p.	rodhelp@waynecounty.com

RESOURCES

NAME	PHONE	WEB	MAILING	NOTES	MORE
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UNDERSTAND SOIL

Michigan State University Extension - Lawn and Garden	(888) 678-3464	msusoiltest.com		\$25 for a kit; results in 10 days. Order the kit online or pick up at select locations.	Soil testing
Keep Growing Detroit's Garden Resource Program	(313) 757-2635	detroitagriculture.net	76 E. Forest Ave. Detroit, MI 48201	Free soil testing and access to a massive, Detroit-based network of people and groups experienced and interested in working with land.	Soil testing
Sierra Club Detroit	(313) 965-0055	sierraclub.org/michigan	2727 2nd Ave., #320 Detroit, MI 48201	Detroit's chapter of the Sierra Club has been working with residents to build rain gardens since 2012.	Rain gardens, rain barrels
Detroit Farm and Garden	(313) 655-2344	detroitfarmandgarden.com	1759 21st St. Detroit, MI 48216	Detroit owned and operated shop with quality, natural and organic landscaping, farming, and gardening supplies.	Bulk Soil, mulch, compost and more

REPORT YOUR CONCERNS

City of Detroit BSEED, Property Maintenance Division	(313) 628-2451			Property maintenance	
City of Detroit, Department of Public Works (DPW) Solid Waste Division	(313) 224-6000			Illegal dumping	
City of Detroit Building Authority (DBA)	(888) 338-3366			Suspicious demolition activity	

RESOURCES

	WHAT	NAME	PHONE	MAILING	NOTES
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EASY AND SAFE CONSTRUCTION

UTILITIES + PERMITTING	Free Underground Utility Location Service	Miss Dig	(800) 482-7171	missdig.org	Michigan’s free and easy utility notification system.
	Report a Downed Power Line	DTE	(800) 477-4747		
	Water Department, Construction and Permits	DWSD	(313) 964-9299		Necessary for any lot design that connects to DWSD pipes.
	Fire Hydrant Use Permit	DWSD		964 Randolph St. Detroit, MI 48226	Permits start at \$70 for 7,800 gallons or less. Must initiate in person at DWSD’s downtown location.
	Report a Broken Water Main / Hydrant	DWSD	(313) 267-7401		
	Plan Review, Permitting, and Change of Use Forms	City of Detoit, Building Safety Engineering and Environment Department BSEED	(313) 224-3233	4th floor (west), Coleman A. Young Municipal Center 2 Woodward Ave. Detroit, MI 48226	Most lot transformation projects are currently required to submit a Change of Use Form to the City’s BSEED Department.

TREES	Report A Fallen Tree	City Forestry Department	(313) 628-0900		Report a fallen tree on City property.
	Arborist + Tree Services	Kaibil Tree Service	(248) 667-1791	8040 Dayton St. Detroit, MI 48210	Tree trimming, limbing, and maintenance
	Arborist + Tree Services	Positive Men Network	(248) 755-3438	12818 Archdale St. Detroit, MI 48227	Tree trimming, limbing, and maintenance
	Arborist + Tree Services	Powell & Son Landscaping	(313) 865-0745	12730 Woodrow Wilson St. Detroit, MI 48238	Tree trimming, limbing, and maintenance
	Citizen Forester Program	Greening of Detroit	(313) 237-8733	greeningofdetroit.com 1418 Michigan Ave. Detroit, MI 48216	Develop leadership skills, network with urban environmentalists and gain technical tree planting experience.

RESOURCES

	WHAT	NAME	PHONE	MAILING	NOTES
WASTE + DEBRIS	Roll Off Dumpster Rental	Metro Sanitation	(586) 756-1006		For Detroit customers, roll offs only, no trailers.
	Dumpster Program - Wayne County Residents	Wayne County's CLEAN Program	(734) 326-4494	Apply online: waynecounty.com/doc/1064.htm	Free roll off containers for community groups.
	Landfill - City of Detroit Residents	Davison Yard		8221 West Davison	Tuesday - Saturday 10:30a - 6:00p, closed from 2:30 - 3:30
	Landfill - City of Detroit Residents	Southfield Yard		12255 Southfield Service Dr.	Monday - Saturday, 10:30a - 6:00p, closed from 2:30 - 3:30p
	Landfill - City of Detroit Residents	J. Fons Transfer Station		6451 E. McNichols Rd.	Monday - Friday, 8:00a - 4:00p, closed from noon - 1p
	Landfill - City of Detroit Residents	Anthon		5840 Anthon St. (between Cavalry and Campbell)	Tuesday - Saturday 10:30a - 6:00p, closed from 2:30 - 3:30
	Landfill - City of Detroit Residents	State Fair Yard		19715 John R Rd.	Tuesday - Saturday 10:30a - 6:00p, closed from 2:30 - 3:30
	Brush + Bulk Debris Collection, West Side	Advanced Disposal	(844) 233-8764	advanceddisposal.com Click on "Detroit"	Every other week bulk pick up and yard waste. Yard waste runs mid April to late November. Will not collect yard waste in plastic bags.
	Brush + Bulk Debris Collection, East Side and south of I-94	Rizzo Services	(866) 772-8900	rizzoservices.com/detroitresidents.asp	Every other week bulk pick up and yard waste. Yard waste runs mid April to late November. Will not collect yard waste in plastic bags.
	Dead Animal Removal	City of Detroit, DPW	(313) 876 - 0004		DPW will collect dead dogs and cats from residential households and from city streets when reported. Commercial property is not currently serviced.

RESOURCES

	WHAT	NAME	PHONE	MAILING	NOTES
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EASY AND SAFE CONSTRUCTION

TOOLS	Tool rental	Ever-Joy Rent-All	(313) 846-3130	20425 Joy Rd. Detroit, MI 48228	
	Tool rental	Hull Brothers	(313) 291-3333	6677 Telegraph Rd. Taylor, MI 48180	
	Tool rental	Home Depot	(313) 341-7750	18700 Meyers Rd. Detroit, MI 48235	
	Free Mobile Tool Library	Lots of Love	(313) 766-6281	loldetroit.org	Volunteer-run organization offers a free tool library on wheels.

SUPPLIES	Masonry	Sanchez Masonry & Landscaping	(313) 681-5032	1403 Livernois Ave. Detroit, MI 48209	
	Paving	Motor City Marking	(313) 831-6648	269 Edmund Pl. Detroit, MI 48201	motorcitymarking.com
	Lumber	Public Lumber	(313) 891-7125	1001 Seven Mile E. Detroit, MI 48203	publiclumber.com
	Salvaged Wood	Reclaim Detroit	(313) 731-7511	14310 Hamilton Ave. Highland Park, MI 48203	reclaimdetroit.org
	Fencing	Artistic Ironworks	(313) 843-2477	420 Oakwood Detroit, MI 48217	
	Fencing	Casey Fence Co.	(313) 841-5290	7660 Dix St. Detroit, MI 48209	caseyfence.com
	Fencing	Igancio's Ironworks	(313) 433-8810		
	Fencing	Disenos Ornamental Iron	(313) 961-6966	6789 Goldsmith St. Detroit, MI 48209	info@dironwork.com

Acknowledgements

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Alliance for the Great Lakes
Arise Detroit!
Black Family Development
Center for Community Progress
City of Detroit, Department of Health and Wellness
City of Detroit, Forestry Department
City of Detroit, General Services Department
City of Detroit, Horticulture
City of Detroit, Recreation Department
Classic Landscape
Community Development Advocates of Detroit (CDAD)
Congress of Communities
Data Driven Detroit
Detroit Building Authority
Detroit Collaborative Design Center
Detroit Economic Growth Corporation
Detroit Farm and Garden
Detroit Land Bank Authority
Detroit Revitalization Fellows
Detroiters Working for Environmental Justice (DWEJ)

Duke Engage
Eastern Market Corporation
Eastside Community Network (ECN)
Excellent Schools Detroit
Focus: HOPE
Grandmont Rosedale Community Development Corporation
The Greening of Detroit
Henry Ford Health Systems
Impact Detroit
Keep Growing Detroit
LAND, Inc.
Land Forum
livingLAB
Lots of Love
Loveland Technologies
Metro West
Michigan Community Resources (MCR)
Michigan Department of Environmental Quality – Water Quality Division (MDEQ)
Michigan Historic Preservation Network
NextEnergy
Morningside Neighborhood Association
Neighbors Building Brightmoor
Osborn Neighborhood Alliance
ProSeeds Consulting
Rock Ventures
Southeast Michigan Council of Governments (SEMCOG)
Sierra Club Detroit
Smallville Learning Farms
Southwest Detroit Environmental Vision (SWDEV)

Southwest Solutions
Tetra Tech
University of Michigan Detroit Community Based Research Program
U.S. Environmental Protection Agency, Region V (EPA)
Urban Neighborhood Initiatives (UNI)
Vanguard Community Development Corporation

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DFC-lots.com

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(across the street from the Fisher Building)

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- ◇ Pick up a printed copy of the Field Guide
- ◇ Get help using this book or the website

ADDITIONAL PRINTED COPIES OF THIS BOOK AND THE LOT DESIGNS ARE AVAILABLE AS REFERENCE AT ALL DETROIT PUBLIC LIBRARY LOCATIONS.

