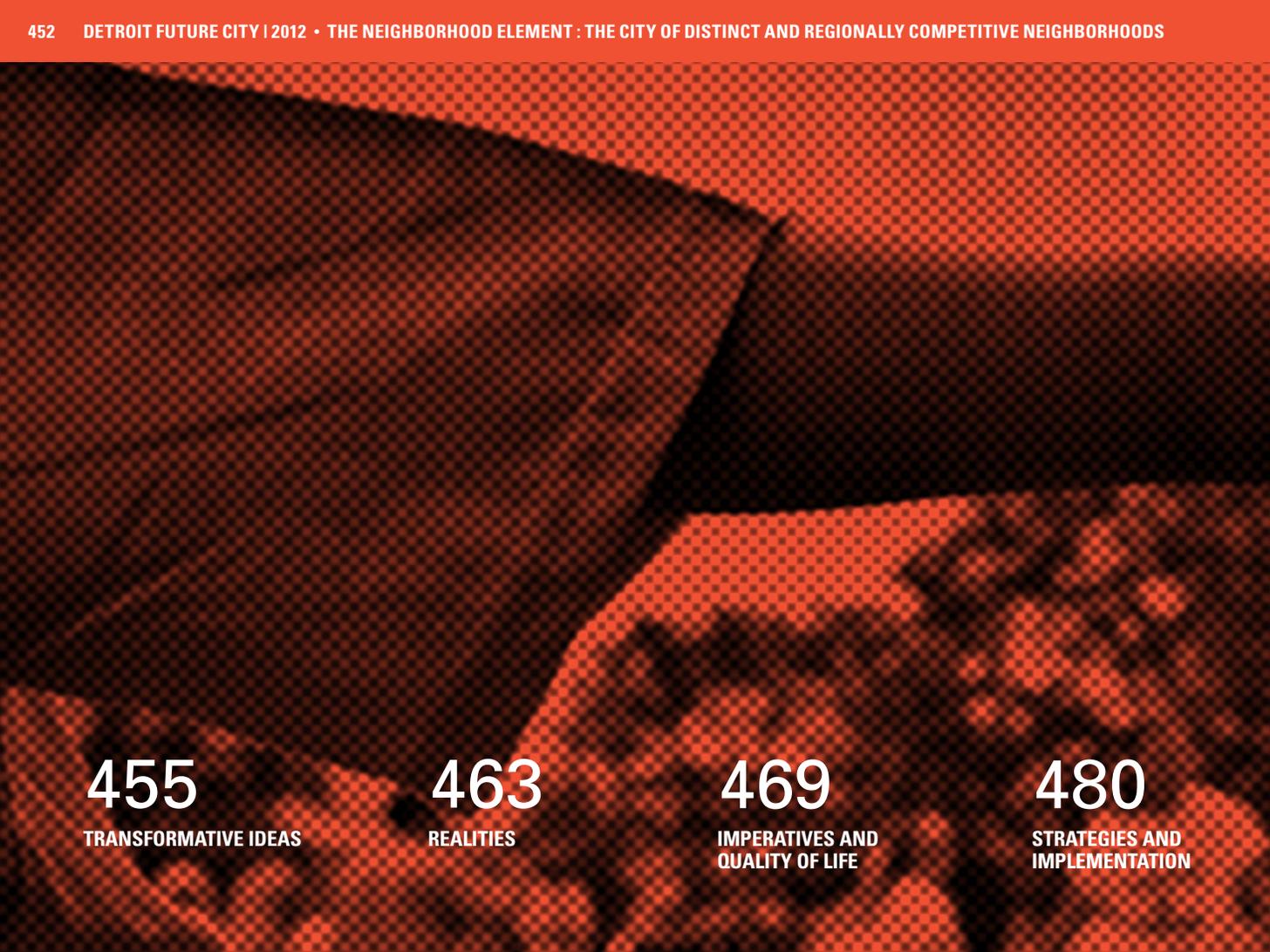


THE NEIGHBORHOOD ELEMENT

THE CITY OF DISTINCT AND
REGIONALLY COMPETITIVE
NEIGHBORHOODS



455

TRANSFORMATIVE IDEAS

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IMPERATIVES AND
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STRATEGIES AND
IMPLEMENTATION

DETROIT FUTURE CITY

A Day in the Life

Improving the Qualities of Life

Irma, Bill, and Aisha's neighborhood is having its first block party in 30 years today. That's because the Neighborhood Watch organization that Aisha started six years ago has gone from arson-busting and crime reports to moonbounces and cake walks. It hardly seems possible that the pleasant green space where neighborhood kids are playing and grown-ups are cooking out and talking was once a notorious vacant lot that neighbors used to call "The Blob."

It started when Bill, a bank teller, went to an open brainstorming session the CDC co-sponsored with the local church to gather "small but beautiful" ideas for making the neighborhood more healthy. He asked the CDC to talk to his bank's vice president about a small donation or micro-loan for a community garden. Then Irma—a neighbor Bill had seen but never really talked to—asked if her grandson's Boy Scout troop could volunteer. Aisha offered her group's watchful eye for clean-and-green efforts. With a grant for seeds and supplies from a local family foundation, the project was underway. "Take Back the Blob," became the neighborhood's rallying cry.

No one quite expected or foresaw the real bonus of that meeting: When the Detroit Strategic Framework was launched and the City called for transformative ideas for neighborhoods, Irma, Bill, and Aisha were ready with a vision. Their relationships with the CDC, bank, and the foundation helped them take their idea to reality.

Guiding their thinking is a technical facilitator who shows them how their plans for the neighborhood can fit into a bigger vision for the city and the region. It quickly becomes apparent that there are many possibilities, but not in every location. Irma is interested in creating a food co-op next to the new garden to increase access to healthy food. Both Aisha and Irma want to build in a strong youth component, and maybe even a new community center for kids to learn about food cultivation and sales, plus have a place to do arts projects and maybe even a “Study on the Green” space with plenty of natural light for after-school activities. Bill wants to make sure that seniors can stay in their homes as the neighborhood property values stabilize or even rise. All are interested in finding out how transportation can connect them—and their fresh produce—to the flourishing Eastern Market district.

That’s tomorrow, though. Today is the day Aisha lands on the number chosen for the ultimate prize: The Chocolate Blob cake Irma made with her grandson, complete with Blobberry filling (raspberries from the bushes in the garden). The future is bright, all right. But today is pretty sweet, too.

TRANSFORMATIVE IDEAS

NEIGHBORHOOD RECOMMENDATIONS

FUTURE OPPORTUNITY. For Detroit’s neighborhoods, challenge reveals opportunity. Many of Detroit’s neighborhoods today are defined by the innumerable challenges to quality of life, including public safety, education, health and employment, rather than their capacity to realize a thriving place in which to live. Yet within these challenges exist strengths in the city’s historic neighborhoods, such as Grandmont Rosedale and Indian Village; striking mid-century hallmarks of urban design, such as Lafayette Park; and emerging Live+Work environments in Corktown and Eastern Market. The breadth of these types of neighborhood provides the starting point for Detroit’s neighborhood transformation.

The Detroit Strategic Framework recommends a variety of ways to strengthen Detroit’s neighborhoods by leveraging existing assets and strengths while addressing specific challenges. The result will be more sustainable and attractive places to live; better quality of life; and inviting, affordable

living options for a diverse range of households. Whether low- or high-income; single or married; with or without children; retired, working, or in school; longtime residents or newcomers, Detroit residents need options that connect them to work opportunities, services, recreation—and each other. **Detroit must be welcoming to all, including those moving in from neighboring cities, those who are originally from other countries, and those with limited means.**

A series of framework zones can define a range of existing conditions shared by parts of the city, focusing specific strategies to address the real conditions of different neighborhoods, using a wide array of ideas for design (“typologies”).

More than two years of neighborhood engagement and information sharing has led to the creation of these strategies. The important feedback provided by this dialogue has been woven into a series of

tactics, tuned to the existing physical and market conditions within the framework zones, broken into implementation horizons, and targeted to achieve overall objectives for neighborhoods of all types. In each case, the strategies themselves are built to fulfill important quality-of-life objectives that have been defined through community feedback.

The overarching goal of the Neighborhood Element of the Strategic Framework Plan is to create a diversity of regionally competitive neighborhoods for Detroit. These diverse neighborhoods should provide many options to residents for all stages of their lives, from infancy to aging in place. Although Detroit has attempted land use strategies before, the Detroit Strategic Framework Plan has conducted a broad-scale consideration of the many and diverse possibilities for neighborhoods, engaging residents in an ongoing discussion of their vision for neighborhoods of all kinds. The challenges to neighborhoods are urgent and demand flexible, practical solutions that can grow and change with the city.

5

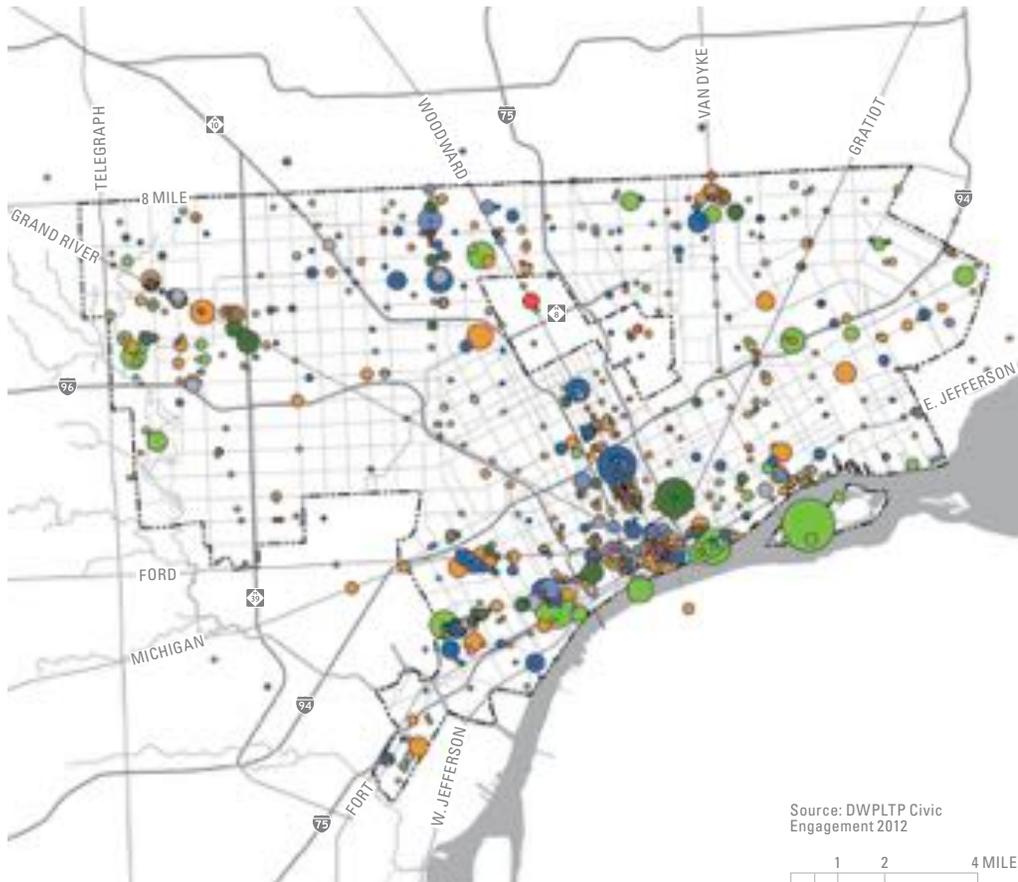
NEIGHBORHOODS TRANSFORMATIVE IDEAS

Proportional representation of the number of times a location was mentioned as an asset in open-ended feedback between September 2010 and June 2012.

1

A CITY OF MANY KEY ASSETS

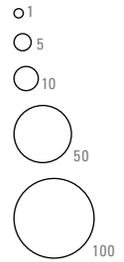
Neighborhood parks, educational institutions, centers for medical innovation, an iconic skyline, historic neighborhoods, and an unmatched international riverfront: Detroit has the foundational assets that make cities attractive. At the center of this are the assets woven within the city's neighborhoods, where families come together, communities are fostered, and dynamic life thrives. These include majestic trees, inherent civic capacity, neighborhood organizations, retail, churches, parks, recreation centers, schools, and cultural centers. Detroit must find a way to support these important places and qualities while cultivating an environment in which many more can be established through the capacity of Detroiters. To get there, resources must be strategically focused so that the investments will benefit all residents. In creating and sustaining such assets, the quality of life for Detroiters can improve as the city's attractiveness to potential new residents grows.



COMMUNITY CONVERSATIONS ASSETS MAPPING

- PARK, GREENWAY, RECREATION CENTER, GARDEN
- COMMUNITY CENTER, NEIGHBORHOOD, NONPROFIT
- SCHOOL, MUSEUM, LIBRARY, GALLERY
- RESTAURANT, BAR, COFFEE SHOP, SPORTING EVENT, CONCERT
- RELIGIOUS INSTITUTION
- FARMERS MARKET, GROCERY STORE
- RETAIL, COMMERCIAL CORRIDOR

NUMBER OF RESPONSES FOR EACH ASSET:



Source: DW/PLTP Civic Engagement 2012



2

A CITY OF NEIGHBORHOOD CHOICES

Smaller cities may be defined by one prevailing neighborhood type, or a center within which the majority of the population lives. Large-scale cities such as Detroit can provide a wider array of neighborhood choices. Unfortunately, today, Detroit has not fulfilled that opportunity. Although each neighborhood choice may not appeal to every household, each household should be able to find a neighborhood choice that suits it. **One of Detroit's most unique and powerful potential strengths is its potential to provide a range of regionally competitive neighborhoods to attract and retain a greater number of residents.** This is important because Detroit continues to lose residents to other nearby cities.

The strategies put forth in this element of the Strategic Framework show how to address specific existing challenges and leverage inherent strengths to create a range of neighborhood choices. These include traditional neighborhoods (low and medium density), neighborhoods of mixed-use and higher density (neighborhood center, district center, and city center), new neighborhoods for urban living and making (art and artisanal, clean-industry



innovation, and live+work entrepreneurship), and new neighborhoods for urban green living (green residential and green mixed-rise). While stabilizing and strengthening a number of Detroit's existing neighborhoods and mixed-use areas will contribute to a collection of attractive, well-known neighborhood types, it is within the new neighborhood typologies that Detroit may transform existing liabilities of vacancy, abandonment, and disinvestment into new dynamic urban areas for living that reinvigorate unused or overlooked assets to create completely new neighborhood models, establishing Detroit as a leader in urban revitalization and design.

3

A CITY OF DIFFERENT STRATEGIES FOR DIFFERENT NEIGHBORHOODS

Strategies used to strengthen and reinforce existing neighborhoods, and new neighborhoods for urban living, must be as diverse as the quality-of-life elements they seek to improve. To achieve this, each strategy must be defined by specific existing conditions, the range of possible future neighborhood typologies associated with those conditions, and the overall quality of the objectives being given priority. Beyond that, each potential strategy must be effectively coordinated to ensure its broad viability and impact across the city. Detroit can no longer withstand well-intentioned investments that may benefit one neighborhood, while ultimately undermining the viability of others.

Within this model, the range of potential implementers, from residents to institutions, can customize specific tactics to achieve their goals, operating within a common framework for decision making, linking overall objectives for land use, economic growth, and city systems with strategies tailored to achieve specific results. **This allows each strategy to address the unique needs, capacity, and assets of each neighborhood to maximize the impact of investment and effort.**



4

**A CITY OF DIVERSE HOUSING TYPES
FOR DIVERSE POPULATIONS**

Thriving contemporary cities are hallmarks of diversity, including employment options, income, ethnicity, social interests, and individual expertise. Within this context, Detroit must provide a diverse array of housing types to appeal to a range of people and households. At the height of the automotive boom within Detroit and its region, the single-family home came to dominate the city's housing spectrum, creating housing stock that has limited the city's ability to meet current market demand for greater multi-family housing.

To be viable and sustainable, Detroit's neighborhoods now need to provide a wider choice of housing types. The Detroit Strategic Framework coordinates neighborhood strategies with existing conditions and future typology objectives to create strategic, targeted housing rehabilitation, renovation, and new construction across multiple neighborhood types, including traditional neighborhoods; mixed-use centers; and new, innovative neighborhood types such as green mixed-rise, green residential, and live+make. The breadth of these neighborhood typologies provides a platform for creating a variety of housing options.



5

A CITY OF RESIDENTS WHO ENGAGE IN THEIR OWN FUTURES

Many Detroit residents are recognized, active participants in their future. They have long done for themselves what others could not, and they have been an integrated part of the planning process for the Detroit Strategic Framework. The process has capitalized on the insight, capacity, and commitment of all Detroiters to realize a comprehensive decision-making framework. **The means and methods for achieving the substantial transformative strategies identified within the process will require no less integration and engagement with all Detroiters—residents and civic leaders—ensuring a voice for everyone.** Residents bring with them a localized expertise that adds unmatched value to integrated strategies for investment. To ensure residents have the opportunity to participate in their future, the Detroit Strategic Framework provides a comprehensive framework for decision making that will facilitate better, more informed coordination for all residents. This includes continuing to facilitate neighborhood dialogue regarding how neighborhoods can use the Framework and its strategies, making sure that important strategies being used in one neighborhood can create a better-performing city at large.



Images Source: Marvin Shaouni



REALITIES



RETAIL & SERVICES

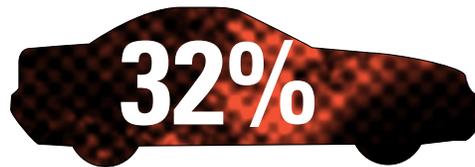
\$1.5B



**\$1.5 BILLION OF DETROIT
RESIDENT EXPENDITURES
ARE MADE OUTSIDE THE CITY
EACH YEAR¹**

\$200M

**\$200 MILLION OF
DETROIT RESIDENT
GROCERY EXPENDITURES
ARE MADE OUTSIDE THE
CITY EACH YEAR²**



**32% OF DETROITERS' ANNUAL INCOME IS
SPENT ON TRANSPORTATION³**

1) Social Compact 2010; 2) Social Compact 2010; 3) American Community Survey 2010 5-Year, Happold Consulting, Inc.

COMMUNITY

DETROIT HAS THE 2ND HIGHEST VIOLENT CRIME RATE IN THE U.S.

FOR UNITED STATES CITIES WITH OVER 100,000 POPULATION⁴



33,000 DANGEROUS BUILDINGS IN DETROIT⁵

1,600 CHURCHES, BLOCK CLUBS, AND COMMUNITY ORGANIZATIONS IN DETROIT⁶

25% LOSS IN TOTAL NUMBER OF DETROIT HOMEOWNERS BETWEEN 2000-2010⁷

66% LOSS IN DETROIT'S MEDIAN HOUSING SALES PRICE (2006-2010). MEDIAN SALES PRICE IN 2010: \$23,591⁸

21% OF DETROIT'S PARKS ARE IN GOOD CONDITION
DETROIT RANKS **LAST** IN ACRES OF PARK SPACE PER RESIDENT

ONLY 21% OF DETROIT'S PARKS ARE IN GOOD CONDITION⁹
DETROIT IS RANKED LAST IN ACRES OF PARK SPACE PER RESIDENT¹⁰

4) Federal Bureau of Investigation 2011, 5) Buildings, Safety Engineering, and Environmental Department; 6) City Planning Commission; 7) US Census 2000, 2010; 8) PolicyMap; 9) Detroit Recreation Department 2006; 10) Trust for Public Land 2010

HEALTH & EDUCATION

29%

29% OF CHILDREN IN
DETROIT SUFFER FROM
ASTHMA¹¹

3_x

DETROIT'S CHILDHOOD
ASTHMA RATE IS THREE
TIMES HIGHER THAN THE
NATIONAL AVERAGE¹¹

50%

HIGHER RISK OF DEATH
FROM HEART
DISEASE

69.1%

OBESSE OR OVERWEIGHT
DETROITERS

21%

OVERWEIGHT YOUTH

69.1% OF DETROITERS ARE OBESSE OR OVERWEIGHT¹²
DEATHS RESULTING FROM HEART DISEASE IN DETROIT
ARE 50% HIGHER THAN THE NATIONAL AVERAGE¹³
21% OF DETROIT'S YOUTH ARE OVERWEIGHT¹⁴

82%

82% OF DETROITERS
HAVE A HIGH SCHOOL
DIPLOMA OR LESS¹⁵

ONLY
32%

32% OF DETROITERS
WITHOUT A HIGH
SCHOOL DIPLOMA
ARE EMPLOYED¹⁶

**60%
DECLINE**

IN DETROIT PUBLIC SCHOOLS
ENROLLMENT FROM 2001-2010¹⁷

11) Detroit Alliance for Asthma Awareness; 12) Michigan Department of Community Health 2009; 13) Michigan Department of Community Health 2007; 14) Michigan Department of Community Health 2009; 15) American Community Survey 2010 5-Year; 16) American Community Survey 2010 5-Year; 17) Detroit Public Schools

THE STATE OF DETROIT'S NEIGHBORHOODS

Although Detroit's long and increasingly public decline has been documented as a monolithic event, population decline, disinvestment, and poor employment opportunities have specifically devastated the city's neighborhoods and residents. Over the last 10 years, the pace of this decline has increased, with another quarter of the population leaving, and the total number of vacant housing units doubling to 79,725 out of 349,170 overall. Resulting financial crises and market conditions reveal similar struggles, where tens of thousands of homes fall to tax foreclosure each year and 33,000 of the city's vacant housing units have become abandoned and declared open and dangerous buildings, contributing to localized blight and public safety challenges.

While some signs of resurgence are being measured, including notable market demand for multi-family housing, Detroit's abundance of unused single-family properties continue to create tremendous burdens.

Ultimately, each of these conditions further constrains resources by limiting the financial capacity to support important services and systems, while stretching them to cover vast areas of the city with

diminished populations that can no longer sufficiently support them. At the same time, residents within the city are faced with an increasingly poor quality of life, including high rates of violent crime and property crime, remarkably low workforce participation, low educational attainment, and significant health issues. The amenities and services that many residents want are unavailable, leaving some without options for basic necessities, and contributing to over \$1.5B in lost spending each year as residents must seek goods and services outside of the city.

The intersection of such constrained resources and poor quality of life is illustrated within neighborhoods and across the city each day. Where a family cannot afford a car, they must rely on inadequately funded public transportation and endure such long commutes that getting and keeping a job is continually compromised. Or, where the same family has only a convenience stores within walking distance for food shopping, while unmaintained city parks and unsafe streets limit physical activity, family members are at higher-than-average risk for obesity, diabetes, high blood pressure, and heart problems.

In every way, the challenges facing the Detroit are rendered in the lives of its residents. The Detroit Strategic Framework recognizes that this reality is unacceptable, and proposes a comprehensive, coordinated approach to improve quality of life in neighborhoods while creating a more sustainable city overall. Business as usual will not work, and important actions can be taken today to lay the groundwork for long-term transformation.

IMPERATIVES AND QUALITY OF LIFE

We must promote a range of sustainable residential densities.

We must promote stewardship for all areas of the city by implementing short- and long-term strategies.

NEIGHBORHOOD ACTIONS AND IMPACT

Nowhere is the need for Detroit's quality of life to improve more evident than in its neighborhoods, where people live their lives, and plan for their futures. Two very important and interwoven objectives for neighborhoods must be achieved.

First, the quality of life for every Detroiter must be dramatically improved. Detroit's neighborhoods must again be able to offer residents the basic and important components to flourish: excellent schools, connections to jobs for a range of skills and backgrounds, safety on the street and in the home, and important retail services and amenities. The coordinated and organized strategies in the Neighborhoods Element are directed toward supporting and enabling this objective, suiting solutions to different types of neighborhoods and engaging residents as the authors of their future.

Second, we must promote a range of sustainable densities across the city. The traditional neighborhood densities in a vast area of the city are unworkable and cannot properly contribute the necessary revenues to provide the basic services

that form the foundation for a higher quality of life. The Strategic Framework offers several types of neighborhoods to achieve sustainable densities. The Framework also recognizes that not all neighborhoods can go everywhere—and in particular, areas with continually diminishing populations where quality of life is overwhelmingly compromised, will no longer be designated for future residential development. Even so, all Detroiters—regardless of where they may live—must have an improved quality of life, including in areas of land use change (that is, the Alternative Use neighborhoods; see page 553).

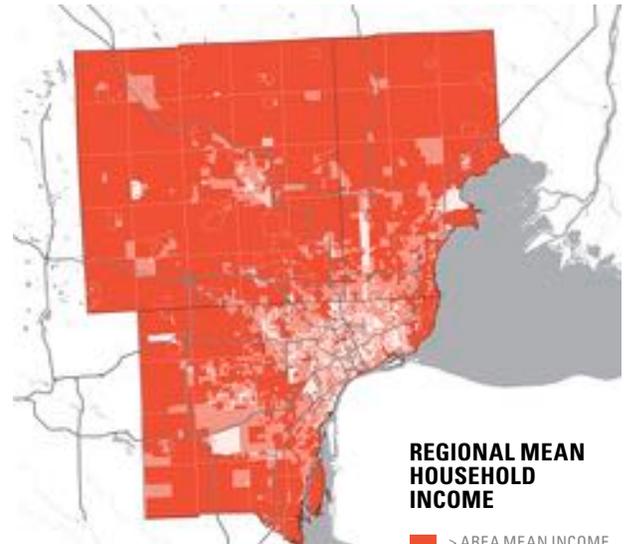
Achieving these objectives establishes a more efficient, sustainable, and equitable city with a collection of neighborhoods that will be significantly more attractive to potential future residents.

WHAT WE LEARNED FROM CIVIC ENGAGEMENT FEEDBACK

- Comments about NEIGHBORHOODS were the most frequent type of comment out of approximately 180 topics
- Over 1/2 of the survey respondents stated “getting together with a group of neighbors and fellow citizens” was an effective way of improving their neighborhoods
- Over 1/3 of neighborhood assets mentioned by participants fell into the category including neighborhoods, community centers, and neighborhood non-profits
- Top neighborhood strategies recorded from DWP participants included:
 - REDUCE BLIGHT by making properties cleaner and safer
 - ENCOURAGE INDIVIDUALS AND FAMILIES TO STAY IN DETROIT, contribute to community, be neighborly, MAINTAIN PROPERTY, and convince others to move to or stay in Detroit

QUALITY-OF-LIFE elements are a tracking mechanism for positive change within Detroit's neighborhoods. There are 13 total Quality-of-Life elements. Each Quality-of-Life element has a definition and a metric or set of metrics that can be mapped across the city's neighborhoods. Each Quality-of-Life element is also measured and mapped across the region to establish a regional benchmark for success. The goal is to ensure that Detroit's neighborhoods are both locally and regionally competitive places to live.

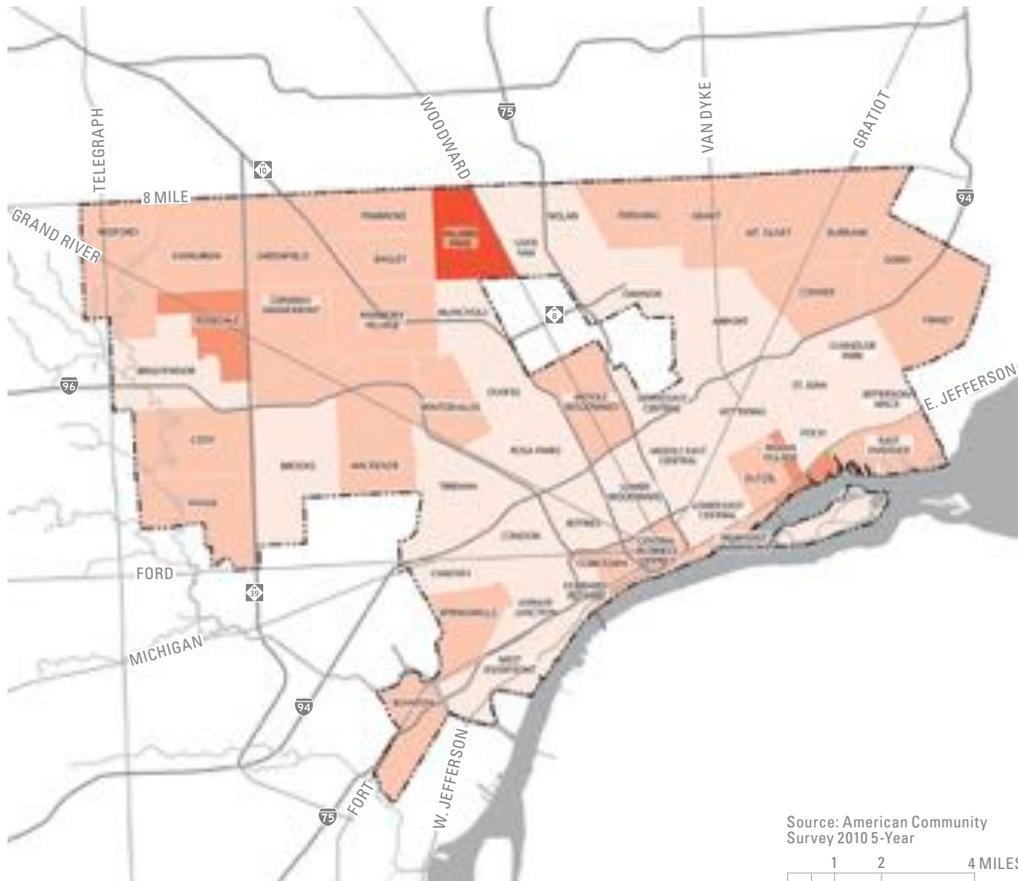
The composite quality-of-life scores across all 14 elements also provide a tool with which communities can prioritize resources to best serve the quality-of-life needs of its residents. For example, if a neighborhood is scoring poorly across the health metrics, resources could be prioritized to buffer neighborhoods against pollutants, provide additional healthy food options, remediate contaminated sites or provide recreational opportunities. Similarly, if an area has very high unemployment, resources could be deployed to provide additional jobs training opportunities. The metrics allow communities to evaluate their own opportunities and challenges and take action to improve quality of life.



REGIONAL MEAN HOUSEHOLD INCOME

- > AREA MEAN INCOME (AMI)
- 80-100% AMI
- 50-80% AMI
- 30-50% AMI
- < 30% AMI

When assessing quality of life within the city, it is important to set Detroit in context as part of a greater region. In the example of prosperity and income there are only a few areas within the City of Detroit that are regionally competitive in terms of household income.



DETROIT MEAN HOUSEHOLD INCOME

- > AREA MEAN INCOME (AMI)
- 80-100% AMI
- 50-80% AMI
- 30-50% AMI
- <30% AMI

Through tracking Quality-of-Life indicators within the city, the quality of life can be assessed for distinct neighborhoods. In the example above, it is clear that many neighborhoods require strategies to increase the Prosperity and Income of their residents.

Source: American Community Survey 2010 5-Year



QUALITY OF LIFE

DEFINITIONS

The quality-of-life definitions have been defined through the civic engagement process

METRICS

Standards of measurement by which efficiency, performance, progress, or quality of a plan, process, or product can be assessed

QUALITY-OF-LIFE ELEMENTS



SAFETY

The sense of physical and emotional security, primarily focused on the individual or family, but also extending to surroundings

Total crime/population



HEALTH

The physical and mental well-being for all Detroiters

Health indices: obesity, asthma, heart disease, childhood lead rates



EDUCATION

The opportunity to gain a quality education for all ages, incomes and abilities

Percent of population over 25 with Bachelor's degree or higher



PROSPERITY AND INCOME

The opportunity for long-term, fulfilling employment that allows for personal growth, self-sufficiency, and wealth creation

Average household income



COMMUNITY

The inherent sense of belonging with neighbors, sharing common interests and working together to achieve common goals

Number of active community organizations, including places of worship

QUALITY-OF-LIFE ELEMENTS



PHYSICAL CONDITION

The state of constructed and natural surroundings

Number of vacant, open and dangerous buildings, vacant housing units not for sale or rent (nonseasonal)



HOUSING

Quality dwelling options that provide shelter and safety for all residents

Percent of occupied housing units



PUBLIC SERVICES

Core services provided by the city government and allied providers, ranging from utilities to maintenance and sanitation

Road quality index



MOBILITY

The ability to effectively and efficiently access employment, housing and services

Average travel time to work



ENVIRONMENT

The physical, chemical, and biotic factors that affect the surroundings and conditions in which a person, animal, or plant lives

Pounds of toxic materials released



RECREATION

Places to accommodate physical activity and social interaction

Percent of population within 1/4 mile of park in good or fair condition, percent of population with convenient access to regional park



CULTURE

Numerous events and cultural activities that define the social composition of daily life

Number of community assets



RETAIL SERVICES AND AMENITIES

Places to facilitate material, service, and entertainment needs

Retail leakage to surrounding communities, locations and sizes of regional shopping centers

DETROIT'S HOUSEHOLD POPULATION COMPOSITION



FAMILIES WITH CHILDREN

10%¹

SINGLE PARENT FAMILIES

24%¹

SENIORS

11%¹

"Partner with the faith-based community in effecting change in the community and city, and allowing the faith-based community to play a major/important role in the process."

Eleazar, Faith-Based Summit, 3/29/2011



COUPLES

12%¹

NEW AMERICANS

5%²

COLLEGE STUDENTS

7%²

YOUNG ADULTS

18%¹

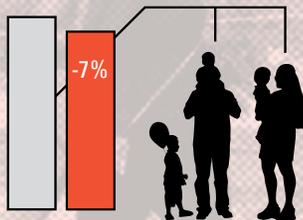
"I want to move to Detroit but I must feel safe and have safe greenways to ride my bike. I like a more populated neighborhood and trust among neighbors are important to me."

Kendra, Website, 2010-2011



LEAVING

The population leaving the city is primarily made up of skilled workers and families with school-aged children. One in four people leaving the city leaves the state altogether.

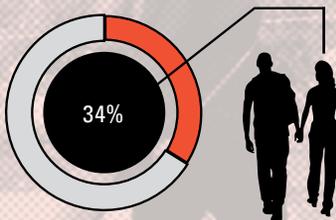


THE AVERAGE HOUSEHOLD SIZE IN DETROIT IS PROJECTED TO DROP 7%³



STAYING

Between 2010 and 2030, the senior population is expected to rise from 11% to 17%.

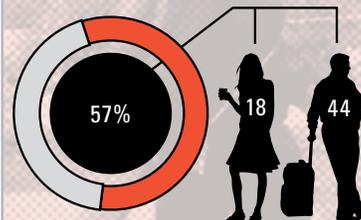


34% OF THE POPULATION IS YOUNG COUPLES WITH NO CHILDREN³



ARRIVING

The population moving into the city is primarily made up of new immigrants, singles, students, and young professionals, but Detroit is attracting newcomers at only half of the rate of the US average.



57% OF INWARD MIGRANTS ARE BETWEEN THE AGES OF 18 AND 44³

WHAT ARE CURRENT AND FUTURE RESIDENTS LOOKING FOR IN DETROIT?

Recognizing that Detroit must be welcoming to all, the city's neighborhoods must provide attractive choices for all types of people and families. At the start of the planning process we asked: Who will live in Detroit and where will they live?

VALUE PROPOSITION. Attracting new residents and retaining those who currently live in the city requires an effective “value proposition.” For Detroit, this proposition is firmly based on offering a high quality of life that is well within each resident's grasp. This is arguably a proposition the city has not been able to effectively make. People make decisions about cities based on what their neighborhoods offer, including access to employment opportunities, quality schools, efficient and effective public services, housing options, safety and security, and affordability. Detroit must deliver on these to make itself truly regionally competitive—where area residents, city residents, and those coming to the region for the first time can truly see themselves, and in many cases their families, living in Detroit.

Achieving this objective has been elusive for Detroit, and it will continue to be so until Detroit can make a viable value proposition. The city must do this while also confronting an inherent challenge faced by such a large minority-majority city: the cultural distances and misconceptions that fuel isolationist perspectives and neither work to improve the city's outlook, nor embrace the dynamism and change experienced by all cities. **Detroit should work to attract and retain all residents, regardless of race, gender, lifestyle, or household need.**

POPULATION DYNAMICS. All major American cities have population changes each year, representing people arriving and leaving. For those with stable populations, the number of people arriving and leaving remain in balance, and in many cases more people actually arrive than leave, contributing to net population gain. Today, Detroit attracts new residents, but its arriving population is smaller than those choosing to leave, resulting in a net population loss of over 25 percent in the last 10 years. The Detroit

Strategic Framework proposes to maximize those elements that attract residents (and compel others to stay), while directly confronting the obstacles that cause continual population loss or limit the attraction to newcomers.

LEVERAGING STRENGTH AND IDENTIFYING NEW OPPORTUNITIES. Developing and reinforcing a variety of neighborhood types to suit current residents and attract new ones calls for identifying and building upon the important attributes that have allowed Detroit’s most successful neighborhoods to rise. In many cases, it is important to note, these attributes represent the intersection of civic stewardship, political advocacy, and assets such as important services and amenities.

Together, Detroit’s neighborhoods must also contribute to a residential network that supports a wide range of lifestyles and households, improves overall quality of life, competes regionally and nationally, retains and attracts residents to the city, makes Detroit a more sustainable and efficient city, raises real estate market values, and accommodates a cultural shift — easing the tension between “insiders” and “outsiders.”

STRATEGIES AND IMPLEMENTATION

MOVING FROM CONDITIONS TODAY TO MORE DESIRABLE NEIGHBORHOODS FOR ALL

HOW TO USE THIS CHAPTER. The Neighborhoods Element of the Detroit Strategic Framework draws from and supports the Land Use Element. Like the Land Use Element, the Neighborhoods Element articulates a range of options for existing and new types of land uses (focused, in this case, on residential neighborhoods). The Neighborhoods Element extends the discussion toward quality-of-life measures and the performance of neighborhoods, in recognition that community and technical experts will need to engage in participatory planning and ongoing, fine-grained evaluation to strengthen, create, and sustain Detroit's neighborhoods in ways unique to each and every one. Such collaborative work will require patience, time, and significant investment resources from many sectors, including

government, nonprofit groups, neighborhood organizations, philanthropic organizations, business leaders, social support systems such as schools and service providers, and cultural groups.

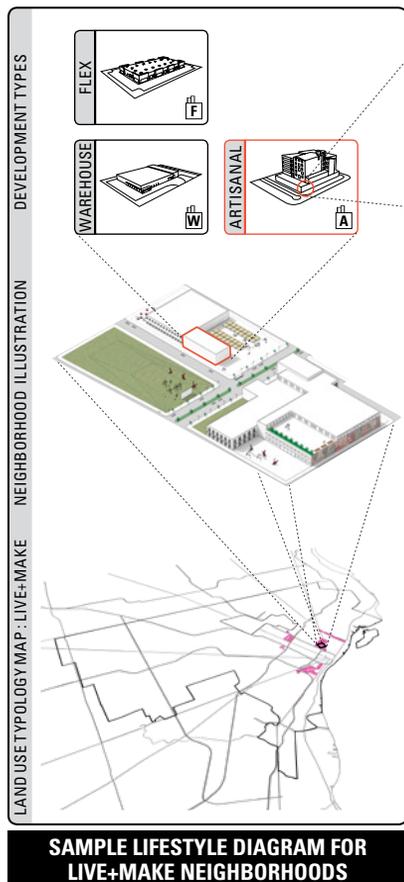
The following pages describe citywide and neighborhood-based strategies to address the quality-of-life issues Detroit residents face. There are five major neighborhood types: Urban Mixed-Use, Urban Live+Make, Urban Green, Traditional Neighborhoods, and Alternative Use. Within each neighborhood type, a map shows where these neighborhoods will be located in the 50-year land use horizon. Associated with each neighborhood type is a series of strategies organized around addressing the quality-of-life issues specific to that neighborhood,

and also intended to help neighborhoods achieve their vision for a vibrant and more sustainable future. The prioritized quality-of-life elements for each neighborhood type were developed through a combination of the civic engagement outreach and the planning expertise of the technical planning team. The strategies reflect public comments collected from a vast array of civic engagement tactics as well as precedents, best practices, and current initiatives within the community. Creating priorities for each neighborhood type helps focus limited resources to best address the quality-of-life issues specific to each type of neighborhood. Through the civic engagement process, it also became evident that certain quality-of-life issues are universal to all parts of the city. These issues—including public safety, education, prosperity/income, and physical condition, among others—are addressed under a full list of strategic interventions in the citywide strategies.

For each neighborhood type, a two-part illustration depicts (1) the necessary steps to stabilize that neighborhood, and (2) the strategies that can transform that neighborhood to achieve a vision for a better future. Stabilization strategies are geared towards stemming the tide of population loss and degradation of a neighborhood's physical

condition. Stabilization strategies within a specific neighborhood should be used in combination with citywide strategies that address public safety and improve education to have the greatest immediate impact. Strategies that transform neighborhoods are geared toward improving quality of life by building on the unique assets, resources, and community capacity associated with a particular neighborhood. The strategies for both stabilization and transformation are supplemented with current initiatives and proposed pilot projects that are well aligned with the overarching quality-of-life goals of the neighborhood. Many of the tactics necessary to improve quality of life in the city are already being tried and tested, but the Detroit Strategic Framework seeks to leverage these initiatives and expand their application to other neighborhoods when they are proven successful. Each neighborhood type has a Development Types Table that lays out which framework zones and development types are most compatible with that neighborhood. For instance, in a Live+Make neighborhood, the most appropriate form of residential development is limited to the adaptive reuse of industrial buildings for new multi-family residential uses; new single-family housing development would not be in keeping with the vision for the neighborhood typology. However, within

a Live+Make neighborhood, there is a wider array of industrial and landscape uses possible in order to encourage innovation, entrepreneurship, and economic growth. This development prioritization can help community development organizations, public leadership, and private developers steer resources to the most appropriate areas of the city to improve quality of life.



“Make unique neighborhoods. Some of the world’s best cities are known for their unique, walk-able neighborhoods/districts that connect to each other via rail, bus, bike etc.”

Antonio, Planning Cluster Meetings, 1/27/2011



The adjacent illustration explains how each neighborhood type lays out a series of implementation actions necessary to achieve its land use vision. The implementation actions are organized around quality of elements prioritized for that typology. A range of appropriate development types for each neighborhood type is also included to ensure that new development supports the larger neighborhood vision.

“I imagine [the] Detroit that amazed me when I was a child in the ‘70s! The well-kept neighborhoods and businesses. The Downtown area full of shopping and tourists.”

Eva, Town Hall Meeting, 1/29/2011

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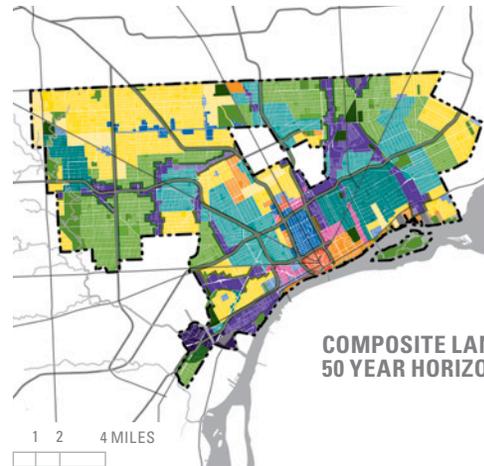
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FIVE TRANSFORMATIVE IDEAS : SIX IMPLEMENTATION STRATEGIES
A
**ADDRESS QUALITY-OF-LIFE
CHALLENGES THAT AFFECT ALL
DETROITERS**

Certain challenges facing Detroit's neighborhoods cut across all parts of the city. They include public safety, education, health, and city services. While there may be place-based strategies to address these issues in specific neighborhoods, a larger set of coordinated strategies must be developed to address these challenges on a citywide scale. Similarly, effective strategies developed in one neighborhood hold the potential to benefit neighborhoods across the city. **The citywide strategies represent recommendations that can be applied within all of Detroit's neighborhoods.** Many of these recommendations came directly from Detroit residents and neighborhood organizations who witness the challenges to their neighborhoods on a daily basis.



This set of strategies contains the seeds of change to improve quality of life across all neighborhoods that will need further development as the Detroit Strategic Framework moves into implementation.

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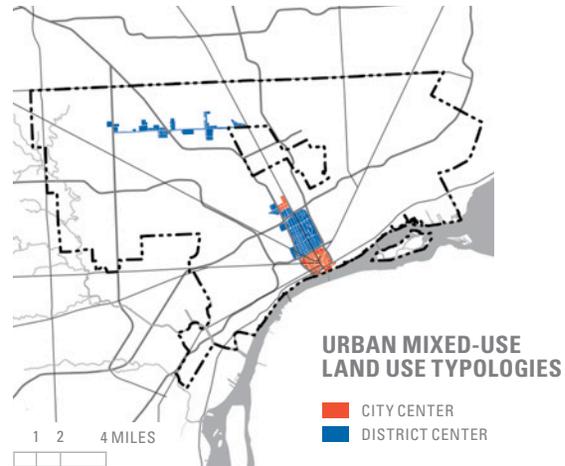
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FIVE TRANSFORMATIVE IDEAS : SIX IMPLEMENTATION STRATEGIES

B

CREATE DENSE, WALKABLE,
MIXED-USE NEIGHBORHOODS

URBAN MIXED-USE NEIGHBORHOODS seek to leverage employment districts to create higher-density, mixed-use residential communities. Growth in these areas builds on the economic engine of medical centers, universities, industry, and corporations to catalyze future residential, retail, and economic development. These areas include the Central Business District, Midtown, New Center, and the McNichols corridor. **The character of these districts is shaped by the major cultural and institutional assets within them, including high-quality parks and public spaces, museums, theaters, stadiums, and schools.** Urban Mixed-Use districts are the hubs of a regional



transit network that can connect the city to the larger region, state, and Detroit Metropolitan airport.

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FIVE TRANSFORMATIVE IDEAS : SIX IMPLEMENTATION STRATEGIES

C

REGENERATE NEIGHBORHOODS
THROUGH FUSION OF ART AND
INDUSTRY

URBAN LIVE+MAKE NEIGHBORHOODS are built from functionally obsolete industrial areas within the city. The spaces afforded by former industrial buildings allow for their creative reuse for a wide range of entrepreneurial and artistic uses. Residential lofts may be incorporated into the redevelopment, but **the focus of the district is on entrepreneurship, creativity, and innovation, leading to new forms of business, production, art, and lifestyle.** Open space on the fringes of these districts provides opportunity for research or artistic exploration and events. These areas reinvent entrepreneurship for the 21st century within the space of discarded 20th century industry.



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FIVE TRANSFORMATIVE IDEAS : SIX IMPLEMENTATION STRATEGIES

D

REPURPOSE VACANT LAND TO CREATE GREEN NEIGHBORHOODS

URBAN GREEN NEIGHBORHOODS take landscape as the predominant transformational development. **These neighborhoods transform a perceived liability (vacant land) at multiple scales, from the individual side lot to interconnected greenways, integrating it with the residential fabric of the neighborhood.** Central to these neighborhoods is the creation of a unified, neighborhood-scale vision for repurposing its land and rebuilding community.



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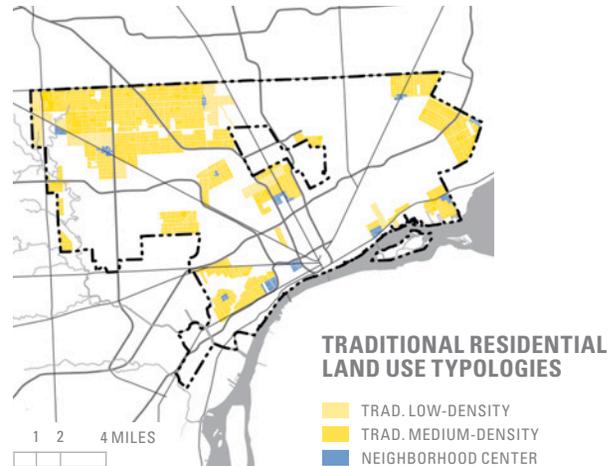
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FIVE TRANSFORMATIVE IDEAS : SIX IMPLEMENTATION STRATEGIES

E

RENEW TRADITIONAL NEIGHBORHOODS

TRADITIONAL NEIGHBORHOODS. Today a large percentage of the city consists of traditional neighborhoods made up of detached single-family homes on tree-lined streets, and ringed by commercial corridors. However, many of these neighborhoods have lost some of their luster as residents have left, foreclosures have occurred, and the cost of maintaining the physical environment has placed a major burden on residents. Traditional Neighborhoods need improvements to their city systems and infrastructure to make them competitive with peer neighborhoods in the region. **When transformation is achieved in these neighborhoods, by all appearances they**



will be competitive with their regional peers, but the means and methods to have achieved their transformation will be different.

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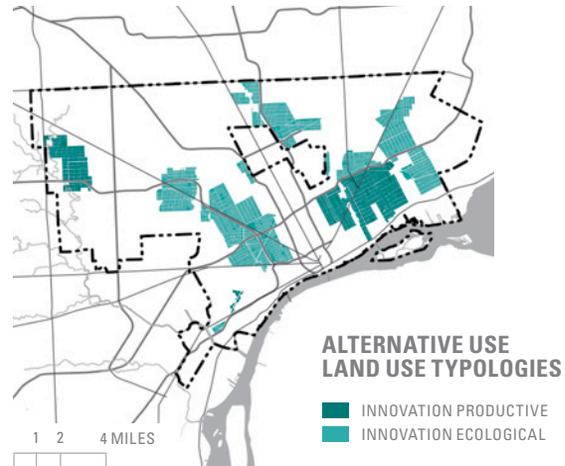
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FIVE TRANSFORMATIVE IDEAS : SIX IMPLEMENTATION STRATEGIES

F

UTILIZE PRODUCTIVE LANDSCAPES AS THE BASIS FOR A SUSTAINABLE CITY

ALTERNATIVE USE AREAS are areas that are anticipated to see declining population and the expansion of vacant land. Given the challenges associated with very high-vacancy, many people living in these areas would move to a safer, amenity-rich neighborhood if provided the opportunity. At the same time, many residents have a loyal devotion to their properties and larger communities. While the opportunity to rebuild these neighborhoods into what they were is no longer a possibility, action must be taken to improve the quality of life for residents who will continue to live in these areas. **These areas hold the potential for reinvention through new productive land uses,**



and the rights of existing residents must be upheld by integrally involving residents in the reinvention process.

A ADDRESS QUALITY-OF-LIFE CHALLENGES THAT AFFECT ALL DETROITERS

Citywide strategies may be applied within any or all neighborhood types. Many citywide strategies should be deployed in conjunction with more specific neighborhood-based strategies. For example, safety strategies are fundamental to the long-term stabilization and transformation of all neighborhood types. They should be given priority in all neighborhoods, and used in conjunction with more place-based, neighborhood-specific strategies (such as neighborhood stabilization around public and charter schools). Many of the citywide strategies were collected directly from the recommendations of city residents. They reflect the community's collective response to the issues that most directly affect residents on a daily basis.

"Help create a plan for building new, viable, self-sustaining communities of the future with an emphasis on changing the culture of our youth...by promoting the development of a community workforce that will help improve the quality of life for city residents within their neighborhoods and communities. The goal is to build healthy, strong, vibrant, self-sustaining neighborhoods and communities in Detroit."

Ann, Planning Cluster Meeting,
2/5/2011



PRIORITIZED CITYWIDE STRATEGIES



SAFETY

- 1 Institute citywide, neighborhood-based CompStat program.¹
- 2 Realign police districts and station locations with current population densities.
- 3 Incorporate Crime Prevention Through Environmental Design (CPTED) standards.
- 4 Establish dedicated police liaison for each neighborhood.
- 5 Create systems to coordinate community-based, institutional and public safety networks.



EDUCATION

- 1 Co-locate community learning centers within existing successful public and charter schools.
- 2 Develop comprehensive community-based schools program and implement corresponding pilot projects.
- 3 Develop continuing education programs to focus job training around emerging local economies.²



PROSPERITY AND INCOME

- 1 Develop programs that prioritize hiring of Detroit residents.
- 2 Leverage capabilities of local immigrant workforce by expediting naturalization process for permanent residents.
- 3 Train prisoner reentry work force to participate in the implementation of citywide DFC pilot projects.
- 4 Provide mentorship to steer informal economies towards business-to-business (B2B) opportunities.
- 5 Incentivize neighborhood-based entrepreneurial businesses.



HEALTH

- 1 Assess citywide ground conditions and feasibility of urban agriculture.
- 2 Empower nonprofits to coordinate citywide urban food systems initiatives.³
- 3 Leverage local food system economies through expanded institutional Buy Local programs.
- 4 Prioritize establishment of connected citywide greenway systems.

Precedents and Examples: 1) Detroit Police Department, Wayne State University, Detroit Medical Center, Henry Ford Hospital System; 2) Deconstruction, agriculture, advanced manufacturing, etc.; 3) Detroit Food Policy Council

PRIORITIZED CITYWIDE STRATEGIES



COMMUNITY AND IDENTITY

- 1 Establish policy and funding to organize block clubs, neighborhood organizations, and community development organizations (CDOs) to implement the Strategic Framework.⁴
- 2 Create neighborhood-based, publicly accessible database of land ownership, vacancy, and building conditions to hold private owners responsible to communities for maintenance of properties.⁵
- 3 Create a neighborhood resource kit that provides financial, legal, real estate, and economic development resources tailored to each community.
- 4 Utilize co-located community learn center space to centralize all components of the neighborhood resource kit.
- 5 Provide support to neighborhood-based events and festivals.



PHYSICAL CONDITION

- 1 Prioritize code enforcement programs targeting absentee property owners and landlords.
- 2 Prioritize neighborhood stabilization programs within ½ mile of community-based schools.
- 3 Coordinate large-scale deconstruction pilot projects.
- 4 Develop expedited side lot and adopt-a-lot disposition programs.
- 5 Develop coordinated citywide, neighborhood-based vacancy management program addressing preservation of historic structures and maintenance of vacant land.

PRIORITIZED CITYWIDE STRATEGIES



MOBILITY

- 1 Develop tiered transit hierarchy to improve overall service delivery.
- 2 Incentivize development of on-demand, non-fixed route feeder services including mini- and micro-bus services.
- 3 Improve bus stops and facilities for bus riders.
- 4 Expand use of information apps providing real time service information.
- 5 Create transit lane network with priority signalization.
- 6 Prioritize development of Complete Streets as part of all right-of-way improvements.



HOUSING

- 1 Implement home ownership programs focused on incentivizing market demand.
- 2 Extend demand benefits to ensure retention of existing residents.⁶
- 3 Assess and address the city's current property tax system.
- 4 Provide online tools to streamline review and payment plans for tax foreclosed properties.



RETAIL SERVICES AND AMENITIES

- 1 Incentivize strategic nodal development of retail services and amenities.
- 2 Develop corridor design standards to improve visual appearance and walkability.
- 3 Create policy constraints that restrict the number of liquor and lotto stores that do not offer affordable fresh food or healthy options.



ENVIRONMENT

- 1 Prioritize reuse of vacant land for blue infrastructure.
- 2 Prioritize reuse of vacant land as industrial buffers and carbon forests.
- 3 Prioritize the strategic remediation of contaminated sites.

Precedents and Examples: 6) Greater mortgage availability, marketing, homeowner equity insurance, etc.

PRIORITIZED CITYWIDE STRATEGIES



RECREATION

- 1 Complete additional phases of existing greenway systems to create a connected, citywide network.⁷
 - 2 Promote alternative park maintenance strategies such as adopt-a-park where community capacity exists.
-



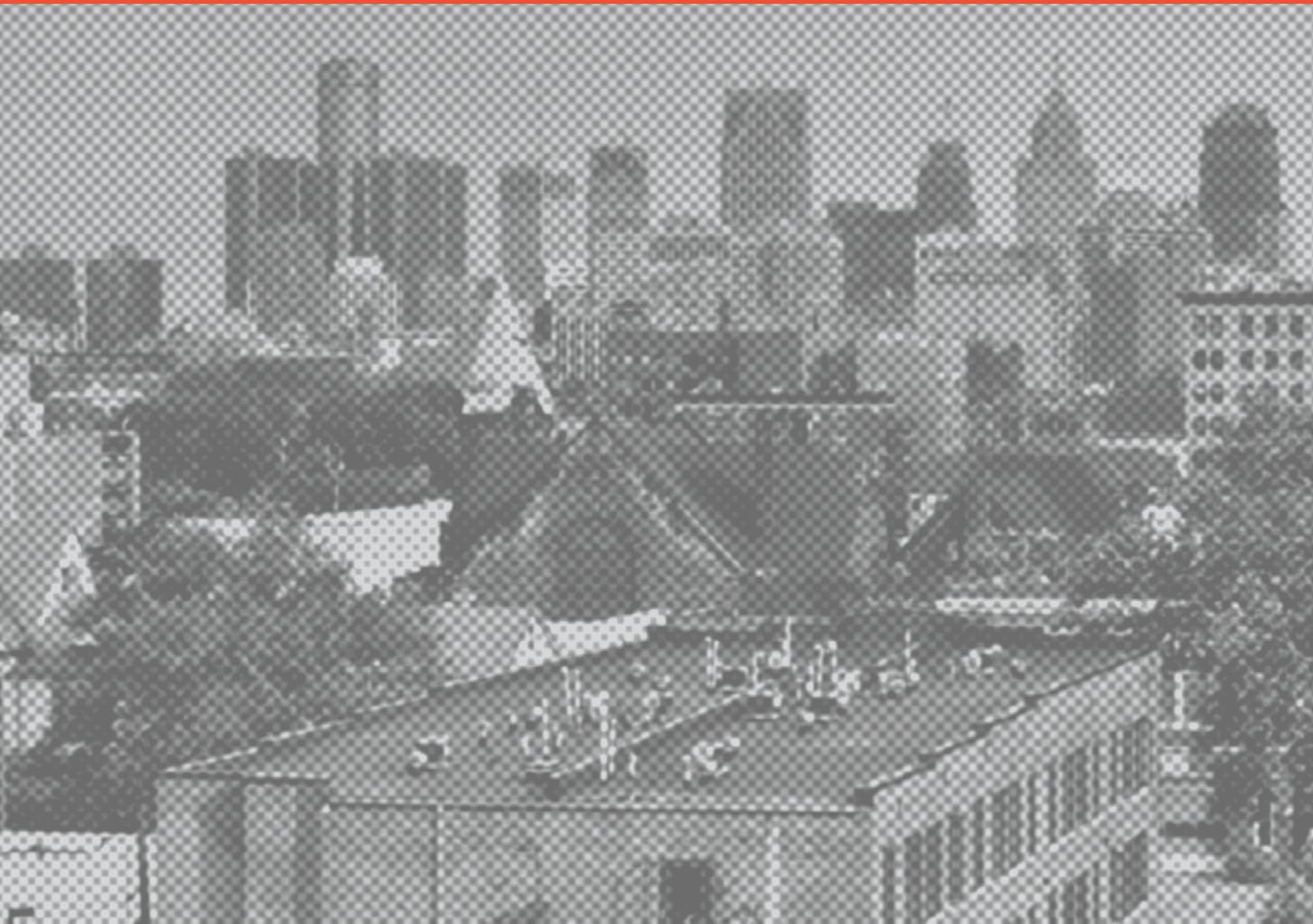
PUBLIC SERVICES

- 1 Implement infrastructure strategies recommended by the Strategic Framework.
 - 2 Facilitate establishment of business improvement districts and special assessment districts where neighborhood interest exists.
 - 3 Implement a citywide recycling program.
-



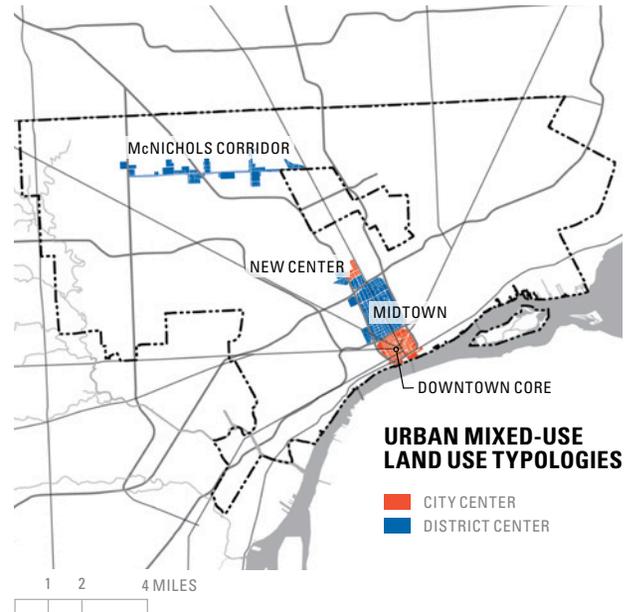
CULTURE

- 1 Establish long-term, dedicated funding sources to cultural institutions.
 - 2 Support neighborhood-based public art.
-



B CREATE DENSE, WALKABLE, MIXED-USE NEIGHBORHOODS

URBAN MIXED-USE NEIGHBORHOODS include the City Center and District Center land use typologies. These neighborhoods strive to achieve the highest densities of residential population in the city within active commercial environments. Employment opportunities around retail, office, medical, and education abound and should be leveraged to increase the residential population and create a 24/7 mixed-use environment. A wide variety of incubator space is available for small-business start-ups. These neighborhood types offer high-quality retail services and amenities in a walkable environment that is well connected to bus and rail transit networks, as well as bikeways and pedestrian routes. Public space improvements to parks and along streets will include sidewalk cafes, public art, and pocket parks, providing the catalyst for more active streets and future residential and commercial development opportunities.



In addition to the active street life associated with dense urban living and vibrant retail districts, Urban Mixed-Use supports a wide range of cultural and recreational amenities to attract residents and visitors. Support for existing and future artistic, cultural, and historic institutions is critical to fostering community identity and achieving long-term goals for quality of life. Creative, innovative, and artistic uses should be encouraged in addition to preservation and adaptive reuse of historic structures to celebrate the authentic and unique assets of each district. Equitable development ensures that each district will support a diverse population of existing residents and new residents within a wide range of racial, ethnic, age, and income levels.

URBAN MIXED-USE NEIGHBORHOOD STRATEGIES

PRIORITIZED QUALITY-OF-LIFE ELEMENTS AND STRATEGIES FOR URBAN MIXED-USE NEIGHBORHOODS



HOUSING

- 1 Establish density targets and focus development in high-density areas.
- 2 Leverage major employers and anchor institutions to create residential market demand incentives in geographies targeted for population growth.¹
- 3 Implement tax abatement and other buyer incentives to incentivize demand in target development areas.
- 4 Create and utilize gap financing mechanisms to enable development of mixed income/ mixed-use multi-family developments and build market strength.²
- 5 Incentivize adaptive reuse of historic structures to preserve authenticity of districts.
- 6 Target 20% low to moderate income units in key new development to ensure mixed-income communities.
- 7 Leverage federal and state programs³ to develop mixed-income communities around public housing and adjacent neighborhoods.⁴
- 8 Develop and incentivize green building standards for new construction and retrofit development.

Precedents and Examples: 1) Live Midtown/Downtown; 2) Tax credits, grants, low interest loans and other subsidies; 3) U.S. Department of Housing and Urban Development's Choice Neighborhoods program; 4) Potential locations: Brush Park, Brewster Douglass

PRIORITIZED QUALITY-OF-LIFE ELEMENTS AND STRATEGIES FOR URBAN MIXED-USE NEIGHBORHOODS



RETAIL SERVICES AND AMENITIES

- 1 Incentivize retail nodes to create walkable retail districts.⁵
- 2 Create mixed-use design guidelines to ensure retail design that reinforces walkable districts.
- 3 Develop, fund, and sustain programs that support entrepreneurship and small business start-ups.⁶
- 4 Support pop-up retail initiatives as catalysts to permanent future retail districts.
- 5 Work with CDOs to establish retail recruitment programs to ensure mix of high quality retail services and amenities.
- 6 Establish and fund comprehensive retail development packages that include recruitment, site selection/acquisition, employee training, interior/exterior renovations, infrastructure improvements, and start-up costs in identified retail districts.



RECREATION

- 1 Incorporate public space improvements to catalyze areas targeted for new development.⁷
- 2 Establish programming and park improvements around prioritized city parks.⁸
- 3 Design, construct, and connect network of bike paths and greenways within the public right-of-way.⁹



CULTURE

- 1 Secure long-term funding for major city/ regional cultural attractions.¹⁰
- 2 Develop, market, and fund local ecosystem of arts organizations.¹¹
- 3 Develop and support events that promote creative culture and unique Detroit assets.¹²

Precedents and Examples: 5) Potential locations: Woodward, Cass Corridor, Livernois, Vernor; 6) D:hive, HATCH Detroit; 7) Capitol Park, RiverWalk, Livernois Streetscape; 8) Think Detroit PAL (Police Athletic League), Detroit Futbol League, New Center Park events, Friends of Palmer Park, Clark Park Coalition; 9) City of Detroit Non-Motorized Transportation Plan, Dequindre Cut Greenway, Midtown Loop; 10) Tri-County Detroit Institute of Art millage, Tri-County Detroit Zoo millage; 11) Detroit Creative Corridor Center; 12) Detroit Design Festival, Movement, Dally in the Alley

PRIORITIZED QUALITY-OF-LIFE ELEMENTS AND STRATEGIES FOR URBAN MIXED-USE NEIGHBORHOODS



PUBLIC SERVICES

- 1 “Upgrade and Maintain” city systems infrastructure per City Systems Element to accommodate increased future residential capacity and expanded employment districts.
- 2 Prioritized renewal of public lighting grid around high-density residential areas, employment centers, and major event locations.



MOBILITY

- 1 Prioritize completion of the M-1 Rail streetcar project.
- 2 establish downtown as hub of the regional transit system.
- 3 Tie in multimodal connections at the New Center commuter rail station.
- 4 Prioritize frequent, dependable crosstown bus service along the McNichols corridor.

PRECEDENTS

- 1 Live Downtown / Live Midtown: Detroit
- 2 DLECTRICITY: Detroit

EARLY ACTION

- 1 M-1 Rail Streetcar Project

PILOT PROJECT

- 1 Comprehensive Retail District Program

The tables below describe the range of appropriate Framework Zones, neighborhood typologies, and development types for Urban Mixed-Use neighborhoods. They are intended to focus development to the appropriate locations within the city to achieve the overall land use vision for these neighborhoods.

FRAMEWORK ZONES

Greater Downtown

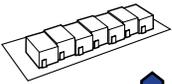
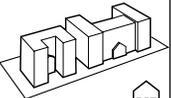
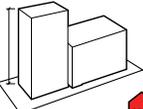
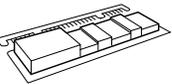
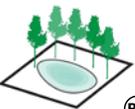
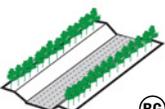
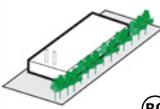
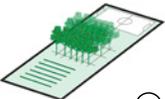
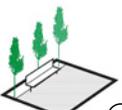
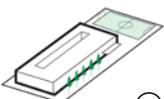
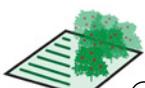
Low-Vacancy¹

“Increase the attractiveness for young professionals and businesses to locate Downtown by promoting a strong retail environment for locally-owned businesses, in addition to cultural and sports amenities.

Kristin, Planning Cluster-based Meetings, 1/2011-3/2011



APPROPRIATE DEVELOPMENT TYPES FOR URBAN MIXED-USE NEIGHBORHOODS

RESIDENTIAL	TOWNHOUSE  T	MULTI-FAMILY  MF	HIGH-RISE  HR		
	TRADITIONAL  TR	MIXED-USE RESIDENTIAL RETAIL  MU			
BLUE AND GREEN INFRASTRUCTURE	SMALL RETENTION  BG	STORMWATER BLVD.  BG	CARBON FOREST  BG	INDUSTRIAL BUFFER  BG	
COMMUNITY OPEN SPACES	PARKS  CO	PLAZA  CO	RECREATION CENTER  CO	GREENWAYS  CO	URBAN GARDEN  CO

TYPOLOGIES

- CITY CENTER ONLY
- DISTRICT CENTER ONLY
- APPROPRIATE FOR BOTH TYPOLOGIES

CURRENT: URBAN MIXED-USE NEIGHBORHOODS TODAY



LEGEND



VACANT STRUCTURE



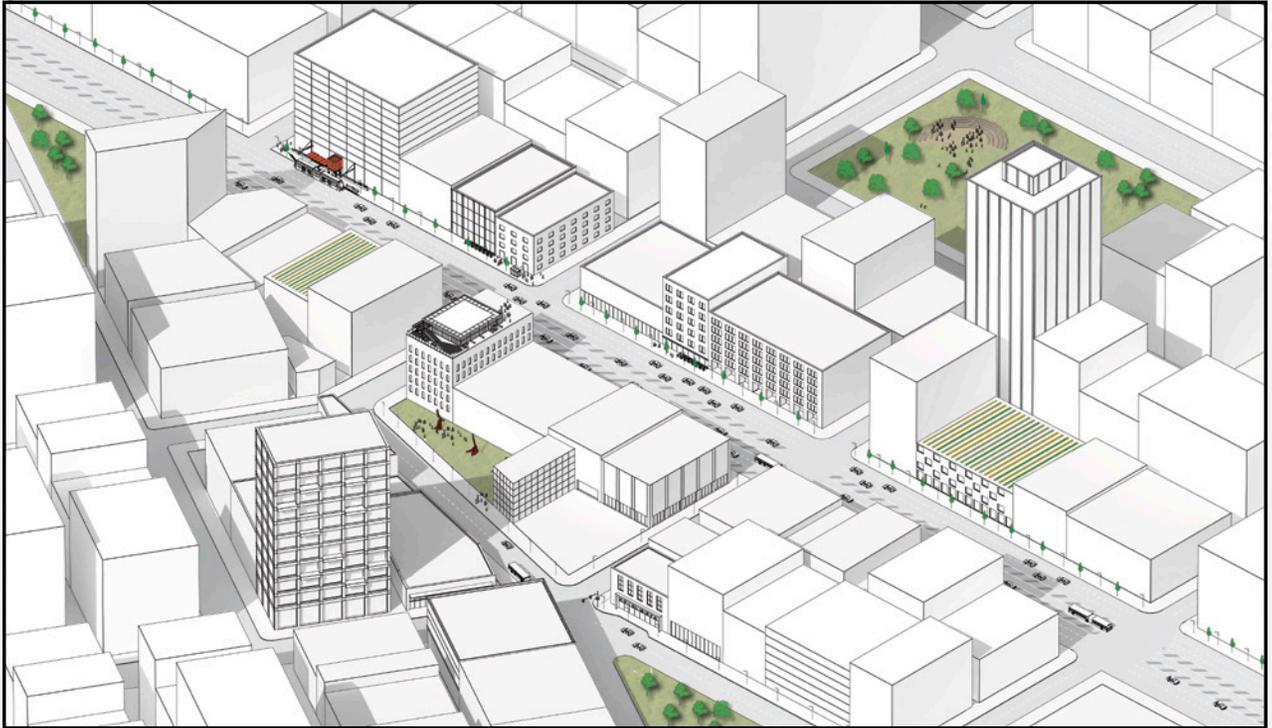
VACANT LAND

URBAN MIXED-USE CURRENT CONDITIONS

Urban Mixed-Use neighborhoods are characterized by their adjacency to major commercial, educational, and medical employment anchors. These employment anchors act as catalysts to future mixed-use growth, including residential and retail development. While these areas frequently have many of the ingredients necessary for a mixed-use environment, including some existing multi-family housing, pedestrian-scaled retail, and proximity to transit, these areas still lack the commercial and residential densities to support a more vibrant urban environment.

Short-term efforts will focus on greatly increasing the number of residents in these specific areas. The use of specific financing tools will be critical first steps to establishing market-rate development. Preserving and adapting existing structures should be a priority so that each neighborhood can retain its authentic character. Strategic investment in parks and public spaces can spark new commercial and residential development. City systems would be upgraded to support the establishment of the employment districts and accommodate increased residential density. Light rail and Bus Rapid Transit would serve major connections between these neighborhoods and others. Connectivity would be supported by major crosstown bus routes, connections to a citywide system of bicycle routes, and opportunities to walk places.

PROPOSED: URBAN MIXED-USE NEIGHBORHOODS IN 50 YEARS



URBAN MIXED-USE LONG-TERM VISION

Once unsubsidized market-rate development is established, the focus will be on using development to reinforce the specific identity of each mixed-use district. Eds and Meds serve as anchor institutions to vibrant walkable communities in Midtown and throughout the McNichols corridor. Private-sector investment around the Digital/Creative firms catalyzes growth in the downtown. New green building standards or design guidelines establish Detroit at the cutting edge of energy and environmental design issues. Similarly long-term funding sources for both major cultural institutions and small, independent arts organizations should be secured to solidify Detroit's place as a cultural center both nationally and internationally. As residents return and visitors discover these destinations, retail districts in these neighborhoods will serve residents and attract shoppers from the city, region, and state. To attract high-quality stores, a comprehensive retail start-up package will need to be assembled that focuses on the most appropriate retail types for each such district. A combination of access to bus rapid transit, conventional buses, zip cars, and in some cases light rail, will be offered in Mixed-Use districts to provide efficient connections within the city, as well as to the region and Detroit Metro Airport.

- 1 Incorporate multi-modal transportation options including light rail, bus rapid transit, bike lanes, and car sharing to better connect residents to jobs and amenities.
- 2 Provide incentives to create density through new infill construction or adaptive reuse of historic structures for residential and commercial uses.
- 3 Develop walkable retail nodes with services and amenities to support neighborhood residents and attract citywide and regional visitors.
- 4 Incorporate high-quality public spaces to act as civic gathering spaces and catalyze new development.

A DAY IN THE LIFE OF AN URBAN MIXED-USE NEIGHBORHOOD...

"Our architectural heritage is our least appreciated asset."

William, Planning
Cluster-based
Meeting, 1/27/2011



"I love that Detroit has a world-class art museum that engages with the community. Art is vital to the health and growth of strong communities...having a solid foundation in the arts is one of the strengths of Detroit."

Ashley, Detroit 24/7 "Beautiful Detroit," 5/2012

PILOT PROJECT

COMPREHENSIVE RETAIL DISTRICT PROGRAM

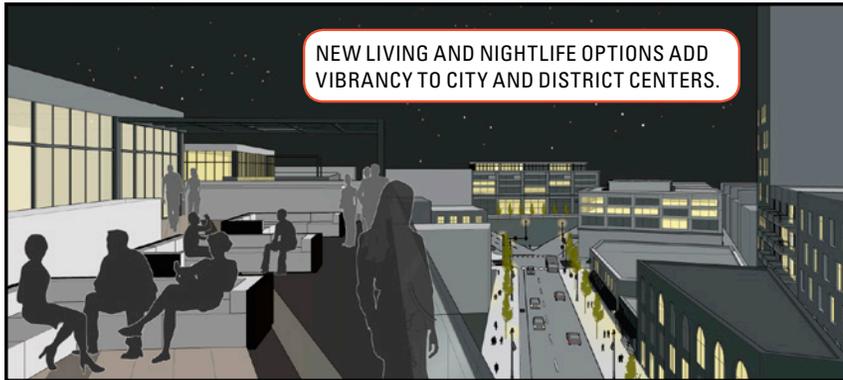
Establish and fund comprehensive retail development packages that include site selection/acquisition, employee training, interior/exterior renovations, infrastructure improvements, and start-up costs in identified retail districts.

Image Source: Hamilton Anderson Associates



URBAN MIXED-USE NEIGHBORHOODS PROVIDE NEW BUSINESS AND ENTREPRENEURSHIP OPPORTUNITIES FOR ALL DETROITERS





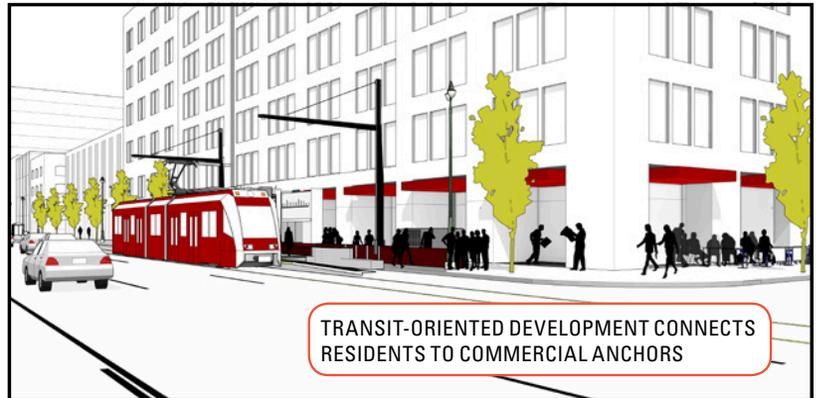
NEW LIVING AND NIGHTLIFE OPTIONS ADD VIBRANCY TO CITY AND DISTRICT CENTERS.

EARLY ACTION

M-1 RAIL STREETCAR PROJECT

The M-1 rail streetcar project is an opportunity to invest in the future of Detroit with an efficient and modern transit alternative that reestablishes key linkages among downtown, cultural destinations, health and educational facilities, and stadia. It will complement and support intercity passenger rail services and future envisioned bus rapid transit within the region.

Image Source: M-1 Rail



TRANSIT-ORIENTED DEVELOPMENT CONNECTS RESIDENTS TO COMMERCIAL ANCHORS

PRECEDENT

DLECTRICITY

DLECTRICITY is Detroit's new contemporary light festival that debuted in 2012. Receiving 200+ entries from around the world, DLECTRICITY sponsors selected 35 artists and designers to illuminate the historic architecture of Midtown for this weekend event.

Image Source: Marvin Shaouni





A MIXTURE OF USES AND GREATER DENSITY CAN SUPPORT INNOVATIVE TRANSIT ALTERNATIVES SUCH AS BIKE-SHARE AND CAR-SHARE PROGRAMS LIKE “ZIP CAR”



PRECEDENT

LIVE MIDTOWN/DOWNTOWN

In effort to repopulate and improve quality of life in Midtown and Downtown Detroit, several anchor institutions have offered their employees incentives to relocate to these districts. These programs have been wildly successful, with not enough supply of multifamily housing to meet demand.

Text Source: Joann Muller, www.forbes.com
Image Source: Hamilton Anderson Associates



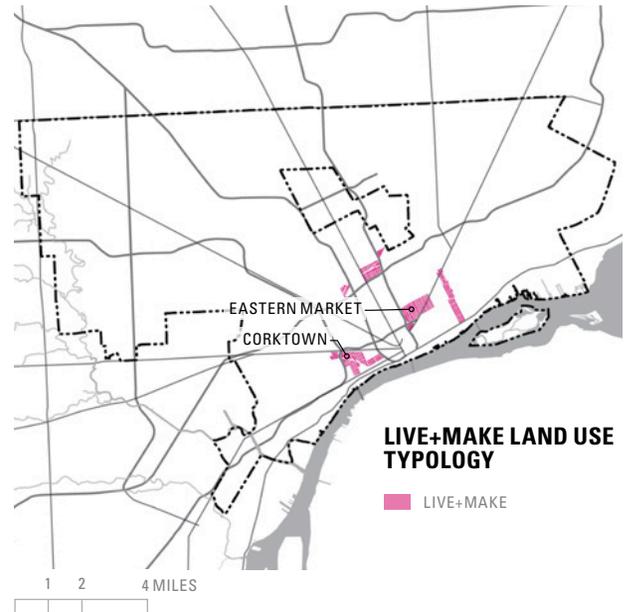
MIXED-USE DEVELOPMENT INTEGRATES RESIDENTIAL LIVING WITH IMPORTANT FUNCTIONS, INCLUDING RETAIL SERVICES AND CULTURAL DESTINATIONS





C REGENERATE NEIGHBORHOODS THROUGH FUSION OF ART AND INDUSTRY

LIVE+MAKE NEIGHBORHOODS occur within or next to formerly industrial areas. Vacant industrial buildings, at times historic in character, provide space for economic, creative, or productive reinvention. Entrepreneurship and artistic expression are celebrated as integral components of district identity. Residential uses are mixed with productive uses, providing the opportunity for either residential loft conversion or flex space within new development. Research, small-scale production, and commercial activities stimulate economic growth and entrepreneurship. These districts also provide opportunity for jobs and skills training around emerging economies such as computer numeric control (CNC) fabrication and advanced manufacturing. While limited, commercial activities and production/artisanal retail are integrated to create a greater mix of uses and stimulate more active streets and public spaces. Tax and regulatory structures should be modified to give incentives for entrepreneurship in these areas.



In less dense areas of Live+Make, where there is greater availability of vacant land, landscape-based productive uses such as agriculture, research plots, aquaculture, and energy fields are encouraged. To address environmental issues associated with former industrial areas, environmental remediation of brownfield sites and integration of green technologies associated with the growth of new industries within the district are highly encouraged. These districts are also suitable for establishment of university-sponsored research programs or extension locations.

URBAN LIVE+MAKE NEIGHBORHOOD STRATEGIES

PRIORITIZED QUALITY-OF-LIFE & -BUSINESS ELEMENTS AND STRATEGIES FOR URBAN LIVE+MAKE NEIGHBORHOODS



PROSPERITY AND INCOME

- 1 Establish programs that provide resources and skills development training around unique local economies such as deconstruction, urban agriculture, CNC manufacturing, etc.¹
- 2 Incentivize adaptive reuse of obsolete or historic industrial buildings to develop new productive uses.²
- 3 Offer comprehensive support system for new business start-ups.
- 4 Provide incentives for new business start-up including, but not limited to tax abatement.
- 5 Relax business start-up and use regulations to allow a greater array of commercial activity and promote informal economy.



ENVIRONMENT

- 1 Incentivize brownfield remediation as part of redevelopment costs.
- 2 Prioritize open space uses that remediate contaminated soils.
- 3 Prioritize locations for blue infrastructure pilot projects.
- 4 Prioritize locations for experimental green technology and research pilot projects.



CULTURE

- 1 Promote arts and events spaces and landscapes.³
- 2 Identify and organize arts or gallery districts.
- 3 Curate and fund the creation of public art.⁴

Precedents and Examples: 1) Focus: HOPE; 2) Russell Industrial Center; 3) Detroit Design Festival, Art Basel Miami Beach; 4) Lincoln Street Sculpture Park, Wynwood Arts District Miami

PRIORITIZED QUALITY-OF-LIFE & -BUSINESS ELEMENTS AND STRATEGIES FOR URBAN LIVE+MAKE NEIGHBORHOODS



COMMUNITY

- 1 Establish / empower CDOs and public and private stakeholders to oversee district vision and implementation.
- 2 Promote unique district identity based on existing assets.
- 3 Incorporate public space/community gathering space as part of district visions.



PUBLIC SERVICES

- 1 “Upgrade and Maintain” city systems infrastructure per City Systems chapter to meet demands of new productive uses and increased residential capacity.

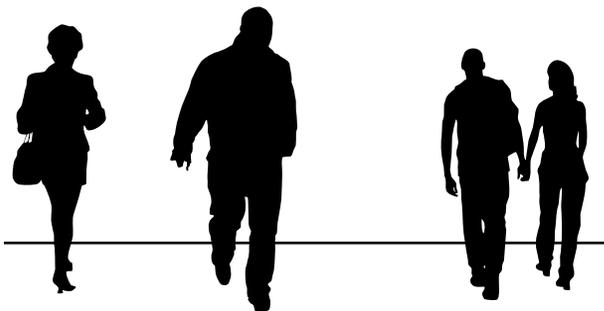


HOUSING

- 1 Prioritize gap financing for adaptive reuse of industrial structures as multi-use spaces, including residential lofts.

“I think it’s great when artists are able to harness their visions and engage community in meaningful ways. You can see that in the Power House neighborhood, in the North End, and in the Artist Village in Brightmoor.”

George, Detroit 24/7
“Strengthening Community,”
5/2012



PRECEDENTS

- 1 Ponyride: Detroit
- 2 Roosevelt Park: Detroit
- 3 Red Bull House of Art: Detroit

EARLY ACTIONS

- 1 Recovery Park
- 2 Bloody Run Creek

PILOT PROJECT

- 1 Live+Make co-housing development

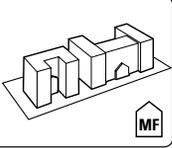
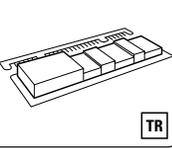
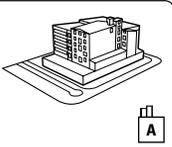
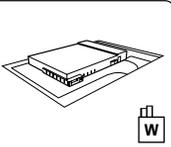
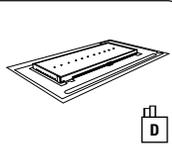
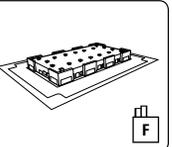
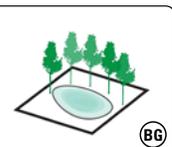
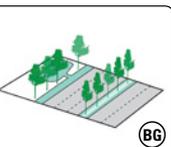
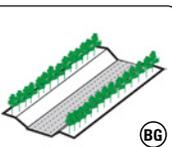
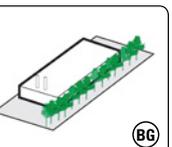
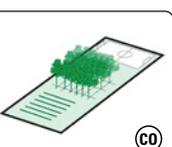
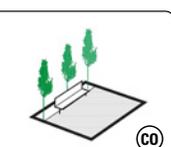
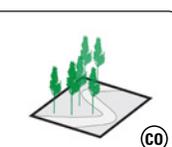
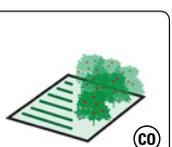
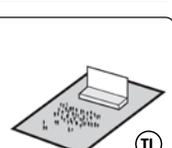
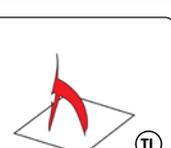
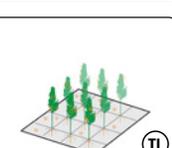
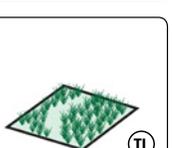
The tables below describe the range of appropriate Framework Zones, neighborhood typologies, and development types for Live+Make neighborhoods. They are intended to focus development to the appropriate locations within the city to achieve the overall land use vision for these neighborhoods.

FRAMEWORK ZONES

Industrial Land Use Change

High-Vacancy

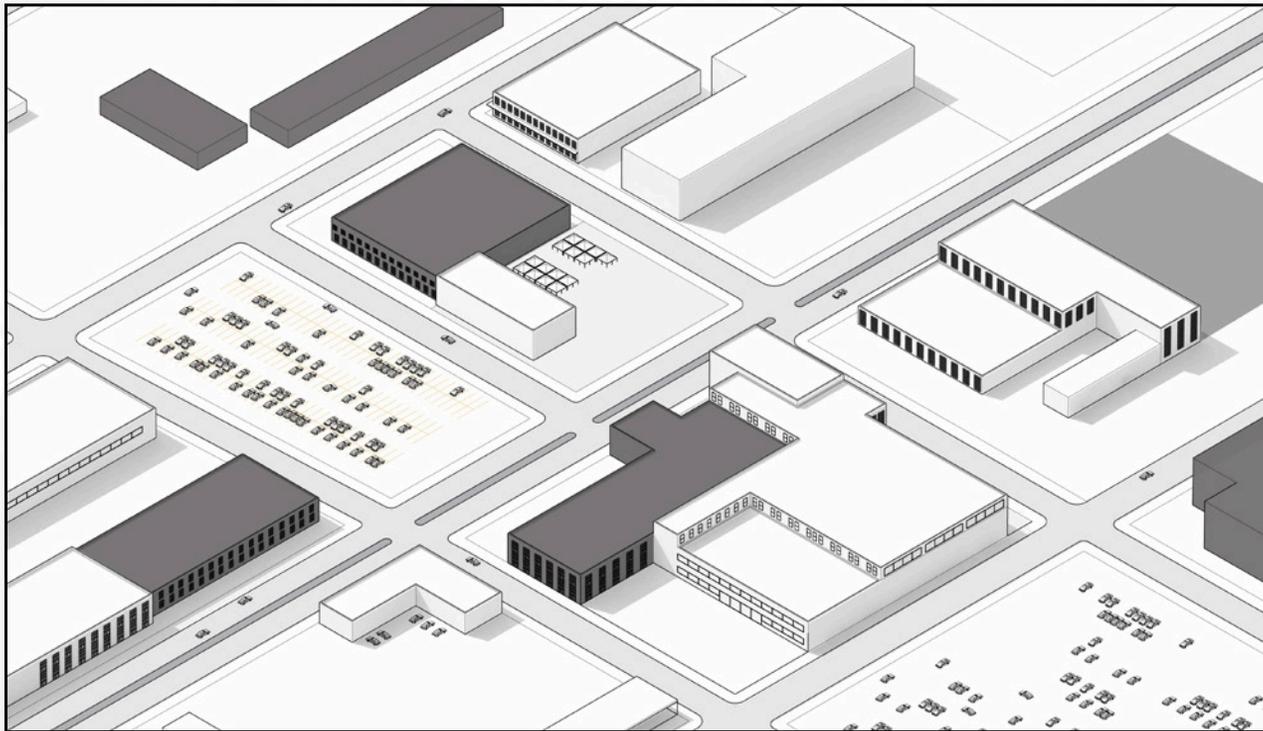
APPROPRIATE DEVELOPMENT TYPES FOR URBAN LIVE+MAKE NEIGHBORHOODS

RESIDENTIAL	MULTI-FAMILY  MF	RETAIL	TRADITIONAL  TR	MIXED-USE  MU
INDUSTRIAL	ARTISANAL  A	WAREHOUSE  W	DISTRIBUTION  D	FLEX  F
BLUE AND GREEN INFRASTRUCTURE	SMALL RETENTION  BG	STORMWATER BLVD.  BG	CARBON FOREST  BG	INDUSTRIAL BUFFER  BG
COMMUNITY OPEN SPACES	PARKS  CO	PLAZA  CO	GREENWAYS  CO	URBAN GARDEN  CO
TRANSITIONAL LANDSCAPES	EVENT LANDSCAPES  TL	ARTSCAPES  TL	PHYTOREMEDIATION  TL	URBAN MEADOW  TL

TYPOLOGIES

LIVE+MAKE

CURRENT: LIVE+MAKE NEIGHBORHOODS TODAY



LEGEND



VACANT STRUCTURE



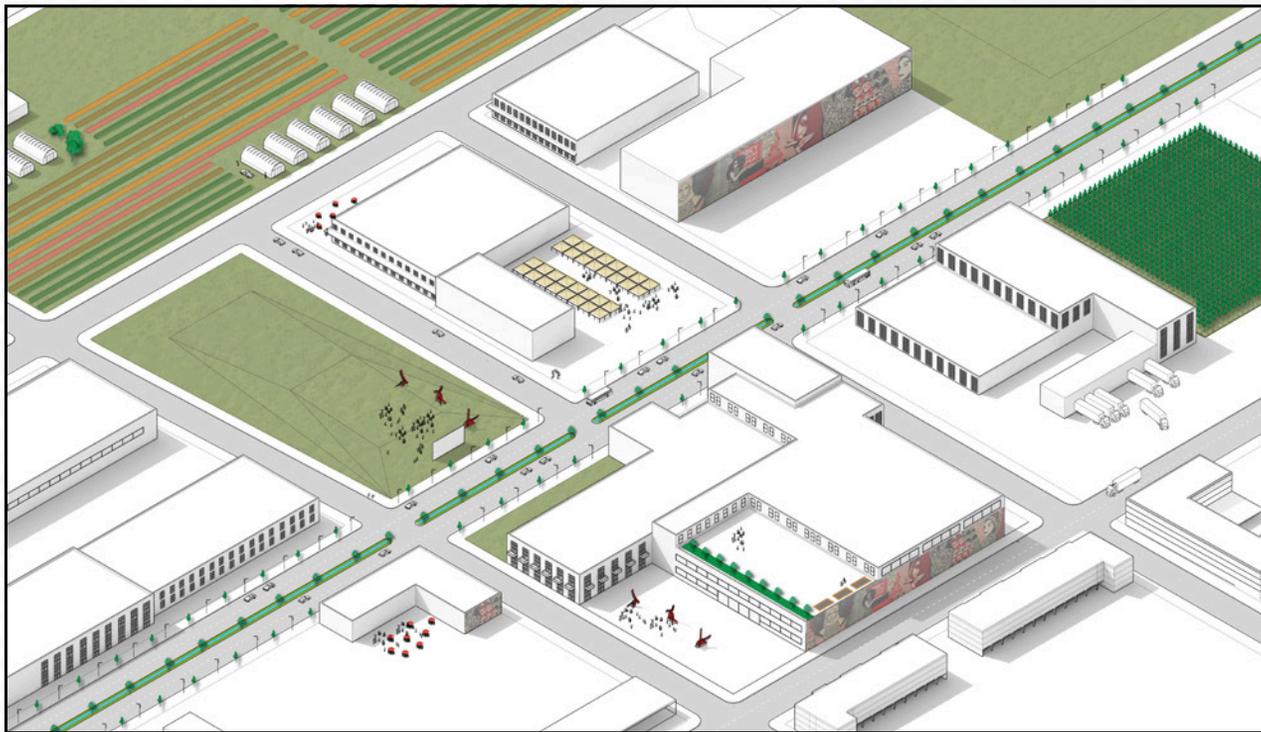
VACANT LAND

LIVE+MAKE CURRENT CONDITIONS

Places designated as potential Live+Make neighborhoods are characterized by vacant and functionally obsolete industrial buildings, interspersed among vacant land and surface parking. Few, if any, residents live in these areas now. Existing businesses within Live+Make neighborhoods tend to be open during set business hours, but upon closing, leave these areas feeling desolate and abandoned. Street infrastructure has largely been left unmaintained, and there are few pedestrian-scaled public spaces.

Initial strategies should focus on creating the environment for entrepreneurship, small modern production and creative expression. Priority should be placed on public infrastructure improvements, including streets, sidewalks, and lighting to promote safety and walkability within the district. Development financing should be identified for the adaptive reuse of industrial buildings for new productive uses. Where environmental conditions impede future redevelopment of the district, brownfield and environmental remediation will be needed. Arts-related events should be actively programmed to promote the identity and culture of the district.

PROPOSED: LIVE+MAKE NEIGHBORHOODS IN 50 YEARS



LIVE+MAKE LONG-TERM VISION

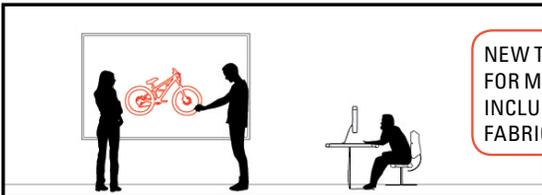
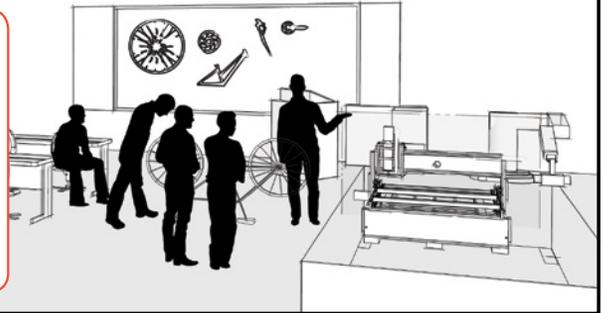
The transformation of Live+Make neighborhoods is primarily focused on giving people ample opportunity to imagine, invent, and create new forms of industry and art. Incentives packages, including development of support networks and start-up funding/financing, should be developed to lure artists, small businesses and entrepreneurs to the district. Regulatory frameworks should be put in place to allow a wide range of uses while still protecting public health, safety, and well-being. To support the innovative and entrepreneurial endeavors within these districts, skills and jobs training could be integrated in some Live+Make districts to allow employment creation at all levels of education and experience. As with the Innovation areas, the public space of Live+Make districts also has the potential to act as research incubators for experimentation around new green technologies or blue and green infrastructure. Outside of employment districts or areas where residential use is already growing, Live+Make neighborhoods should renew city systems at a reduced capacity to meet lower industrial and residential demands from its former intensive industrial uses.

- 1 Adaptive reuse of obsolete vacant or underutilized industrial buildings for entrepreneurial activity, artisanal production or residential dwelling.
- 2 Repurpose large-scale vacant land for Live+Grow opportunities that tie into adjacent networked entrepreneurial activities: warehousing, distribution, and commercial uses.
- 3 Remediate contaminated former industrial land by integrating phytoremediation and other landscape-based uses.
- 4 Define and program outdoor event spaces to establish neighborhood identity.

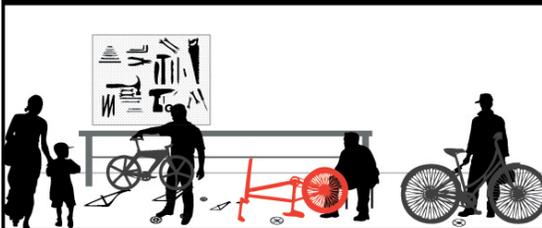
A DAY IN THE LIFE OF A LIVE+MAKE NEIGHBORHOOD...



THE ADAPTIVE REUSE OF VACANT INDUSTRIAL BUILDINGS INTO WORKFORCE TRAINING SPACES SUPPORTS SMALL BUSINESS BY PROVIDING OPPORTUNITIES FOR BOTH YOUTHS AND ADULTS



NEW TRAINING FACILITIES FOR MODERN INDUSTRIES, INCLUDING DIGITAL DESIGN FABRICATION



PRECEDENT

PONYRIDE

“Ponyride nurtures collaboration using shared resources, knowledge, and ideas to cultivate opportunities created by the strengths and crises of Detroit. They engage a diverse group of creative socially conscious entrepreneurs giving them the opportunity for production, community outreach, and education.”

Image and Text Source: Ponyride

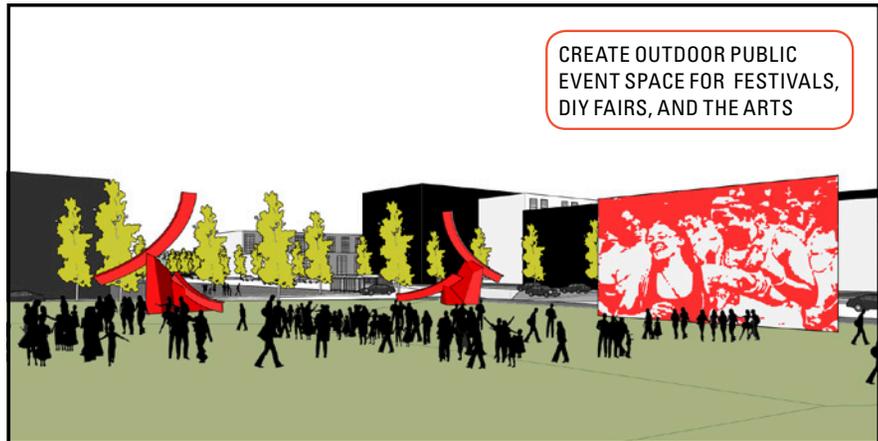


PRECEDENT

ROOSEVELT PARK

Renovations to the park adjacent to the Michigan Central Depot provide a shared public open space amenity for the local community and visitors alike. The Park provides a venue for various organized arts, music, food, and athletic events throughout the year.

Image Source: UrbanDetail



CONVERSION OF
FORMER INDUSTRIAL
BUILDING INTO CONDO
UNITS FOR BOTH
LIVING AND WORKING



**MICROBUSES CONNECT RESIDENTS
BETWEEN NEIGHBORHOOD EVENTS
AND REGIONAL TRANSIT SYSTEM**



**LIVE-MAKE NEIGHBORHOODS FOSTER
INNOVATION, CREATIVITY AND COLLABORATION**



PRECEDENT

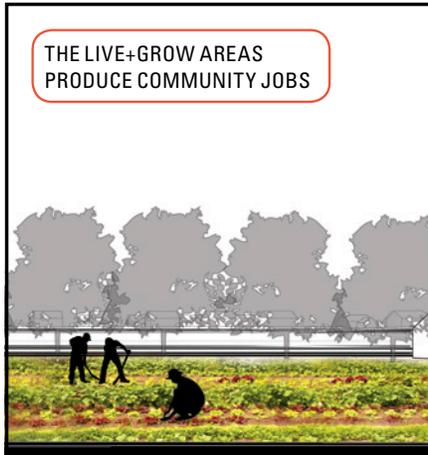
RED BULL HOUSE OF ART

This artist residency program provides Detroit-area artists with studio space, supplies, and support to expand their personal work. Red Bull intends to provide an authentic platform for the local artist community to grow through exposure and interaction in a professional gallery venue.

Image Source: Tadd Heidergerken, Architect



**THE LIVE+GROW AREAS
PRODUCE COMMUNITY JOBS**



EARLY ACTION

RECOVERY PARK

Recovery Park aims to revitalize Detroit through innovative job creation projects benefiting those persons and communities in recovery. Within five years, the nonprofit expects to incubate numerous businesses that will provide hundreds of jobs for Detroit residents.

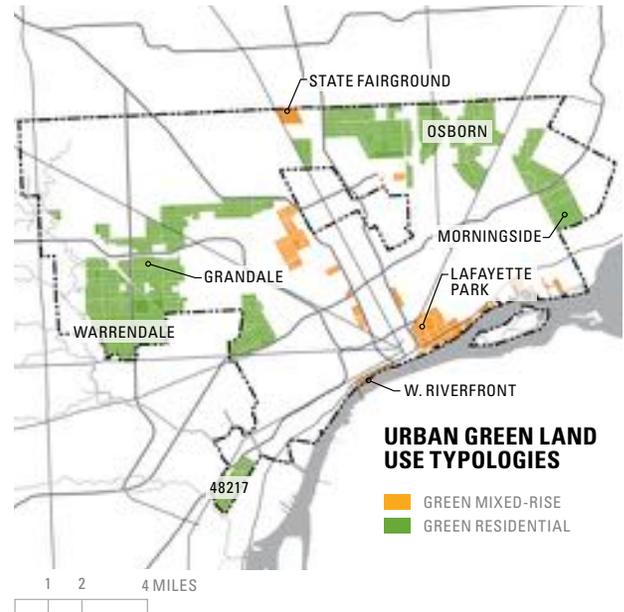
Image Source: Detroit Collaborative Design Center





D REPURPOSE VACANT LAND TO CREATE GREEN NEIGHBORHOODS

URBAN GREEN NEIGHBORHOODS include the Green Residential and Green Mixed-Rise land use typologies. These neighborhoods occur in areas of moderate land vacancy. Here the creative repurposing of vacant land provides the greatest opportunity to improve quality of life for residents. New residential development is only targeted for Green Mixed-Rise neighborhoods where dense multi-family and townhouse residential development types mix with commercial uses and are integrated with the landscape in a park-like setting. Three variations of Green Mixed-Rise exist, depending on location in city. One variation is water-based and occurs along the riverfronts. An ecological variation provides habitat/recreation (Lafayette Park is closest to this form). Finally, a productive version includes community gardens or other types of productive open space.



Although no new residential development should occur in Green Residential neighborhoods, neighborhood improvements should be focused on the repurposing of open space and maintenance of the existing housing stock. Residents would be encouraged to take possession of vacant side lots and use them for gardens or a wide range of small-scale agricultural or artisanal uses. Larger areas may be assembled for greenway projects or blue infrastructure. New commercial development in Green Residential neighborhoods should be consistent with productive use of open space. For instance, garden-to-table cafes and fresh food markets associated with local food production should be encouraged to improve access to healthy foods. Artisanal uses and small-scale production should have a means of commercial sale to the communities in which they are located.

While repurposing of open space provides the freedom for greater experimentation with land uses, the development of community is also a critical component to these neighborhoods. Public amenities such as community gardens and public art create distinct and unique neighborhood identities. **Neighborhood planning around vacant land helps to unite communities and provide direction to guide neighborhood improvements.** Such efforts catalyze neighborhood and grassroots efforts to repurpose vacant land, clean neighborhoods and eliminate blight. In specific neighborhoods where strong civic organizations have galvanized efforts to clean, program, and improve neighborhood parks and schools, the ability to organize and improve their communities will continue to be an important support for the transition to Green Neighborhoods.

URBAN GREEN NEIGHBORHOOD STRATEGIES

PRIORITIZED QUALITY-OF-LIFE ELEMENTS AND STRATEGIES FOR URBAN GREEN NEIGHBORHOODS



PHYSICAL CONDITION

- 1 Prioritize boarding, code enforcement, and removal of vacant and dangerous structures within ½ mile of public schools and along Safe Routes to community-based schools.¹
- 2 Leverage public funding for demolitions to establish jobs-creating, skills-development programs around deconstruction of vacant structures.²
- 3 Create new economies around deconstruction of vacant properties.³
- 4 Prioritize disposition of publicly owned land to responsible private land ownership.⁴
- 5 Target code enforcement programs on absentee property owners and landlords.

- 6 Identify and assemble large, contiguous tracts of land for public greenways, blue/green infrastructure projects, and alternative land uses.



COMMUNITY

- 1 Develop community-based neighborhood plans to address repurposing of vacant land.⁵
- 2 Organize grassroots and community-based vacant land and building maintenance program.⁶
- 3 Encourage a wider range of artistic uses for vacant land and buildings within neighborhoods.⁷



HEALTH

- 1 Prioritize locations for U.S. Department of Housing and Urban Development's *Healthy Homes Initiative* to assess health risks inside and outside of older homes.
- 2 Prioritize locations for carbon forest pilot projects along major highways.

Precedents and Examples: 1) Neighborhood Stabilization Program, City-funded demolitions, State-run foreclosure settlements; 2) Detroit GreenWorks Solutions; 3) Architectural Salvage Warehouse, latent energy production in non-reusable building materials; 4) Genesee County Land Bank Adopt-A-Lot Program, Detroit side lot disposition program; 5) Lower Eastside Action Plan, Urban Neighborhood Initiatives; 6) Motor City Blight Busters, Detroit Mower Gang, Philadelphia Vacant Lot Program, Genesee County Clean and Green Program; 7) Power House, Squash House, Yellow House

PRIORITIZED QUALITY-OF-LIFE ELEMENTS AND STRATEGIES FOR URBAN GREEN NEIGHBORHOODS

- 3 Target disposition of public land for urban agriculture and community gardens.
- 4 Incentivize purchase of locally produced foods.⁸
- 5 Incentivize commercial uses that leverage neighborhood-based food economy.⁹
- 6 Incentivize institutional/commercial buying of locally produced food.¹⁰
- 7 Support efforts to establish local food networks.¹¹



RECREATION

- 1 Assemble land for trails and greenway connections inside and outside of the public right-of-way.¹²
- 2 Prioritize sites along rivers and major parks for development of public recreational amenities that serve the city at large.
- 3 Promote alternative park maintenance strategy where community capacity exists.
- 4 Reuse / reinvent vacant land for recreational uses.¹³

Precedents and Examples: 8) Fair Food Network Double Up Food Bucks program; 9) Central Detroit Christian CDC's Peaches and Greens program, Café Sunshine; 10) Anchor Strategies Buy Local program; 11) Detroit Black Community Food Security Network, Eastern Market Corporation; 12) Conner Creek Greenway; 13) Ride It Sculpture (Skate Park)



HOUSING

- 1 Identify historic and key assets for renovation and reuse.
- 2 Assemble large tracts of land adjacent to parks and natural assets for Green Mixed-Rise development.

"I think I would use residential vacant land for communal purposes. Have bonfires, rent swim-mobiles in the summer, market area, meeting space, picnics, sack races and of course, farming. Having such a place that adults and young people alike shared would improve safety while promoting and teaching a long-term blue print for civic engagement."

Detroit 24/7



PRECEDENTS

- 1 Lower Eastside Action Plan (LEAP): Detroit
- 2 Conner Creek Greenway: Detroit
- 3 Peaches and Greens: Detroit

EARLY ACTION

- 1 Extended Side-lot disposition program

PILOT PROJECT

- 1 Large-scale demolition/deconstruction

The tables below describe the range of appropriate Framework Zones, neighborhood typologies, and development types for Urban Green neighborhoods. They are intended to focus development to the appropriate locations within the city to achieve the overall land use vision for these neighborhoods.

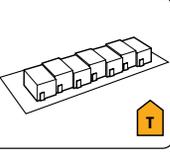
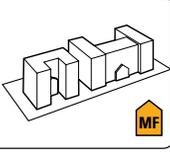
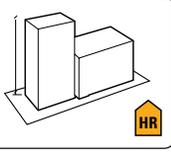
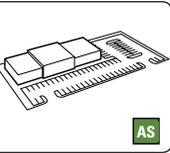
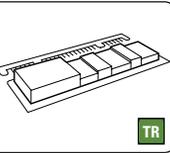
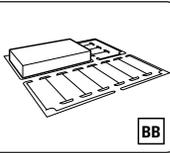
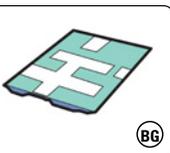
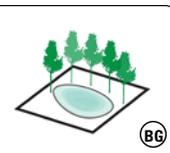
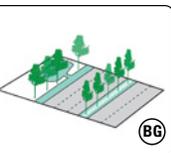
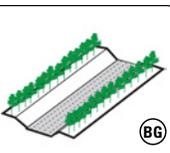
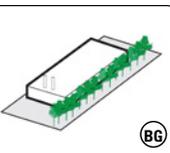
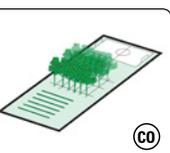
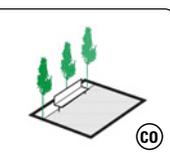
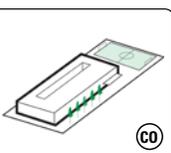
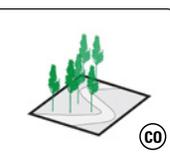
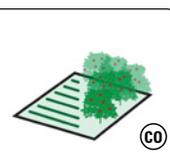
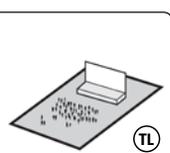
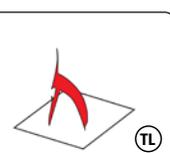
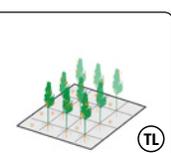
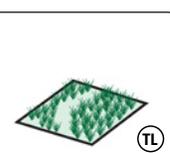
FRAMEWORK ZONES

Low-Vacancy 2

Moderate-Vacancy 1

Moderate-Vacancy 2

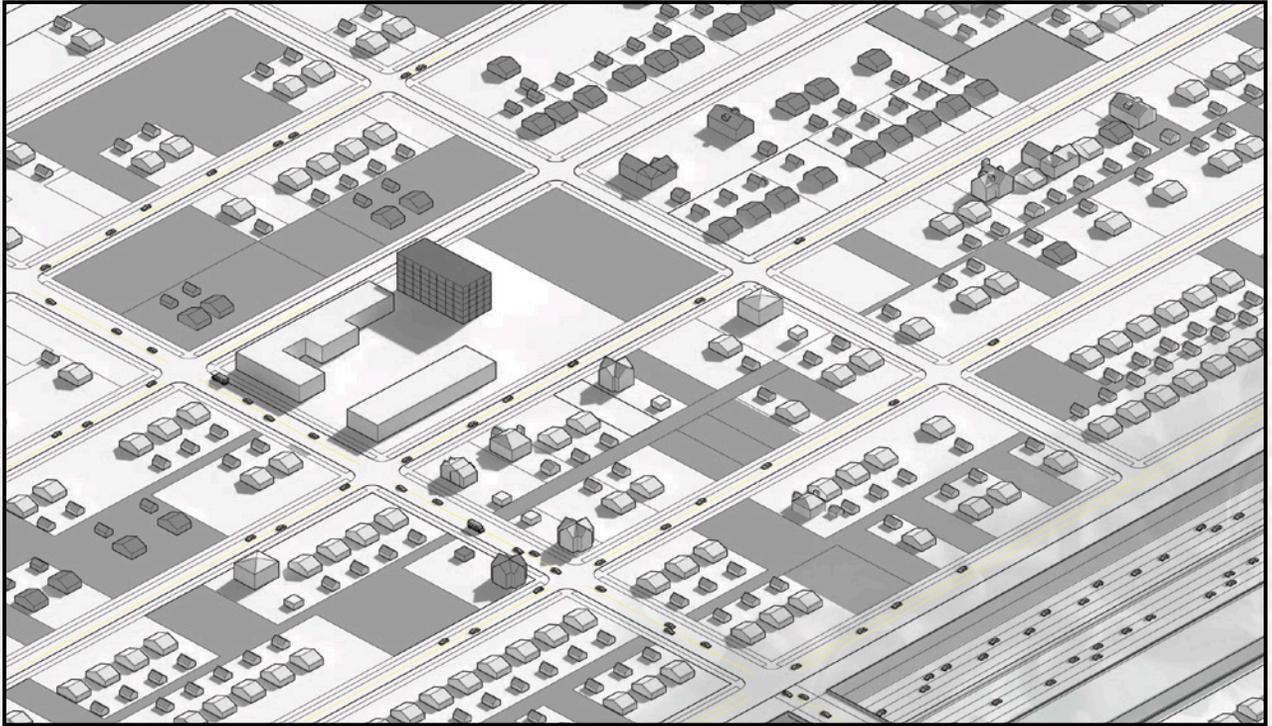
APPROPRIATE DEVELOPMENT TYPES FOR URBAN GREEN NEIGHBORHOODS

RESIDENTIAL	TOWNHOUSE  T	MULTI-FAMILY  MF	HIGH-RISE  HR		
	RETAIL	AUTO-ORIENTED STRIP  AS	TRADITIONAL  TR	MIXED-USE  MU	BIG BOX  BB
BLUE AND GREEN INFRASTRUCTURE	LOW-LYING LAKE  BG	SMALL RETENTION  BG	STORMWATER BLVD.  BG	CARBON FOREST  BG	INDUSTRIAL BUFFER  BG
COMMUNITY OPEN SPACES	PARKS  CO	PLAZA  CO	RECREATION CENTER  CO	GREENWAYS  CO	URBAN GARDEN  CO
TRANSITIONAL LANDSCAPES	EVENT LANDSCAPES  TL	ARTSCAPES  TL	PHYTOREMEDIATION  TL	URBAN MEADOW  TL	

TYPOLOGIES

-  GREEN MIXED-RISE ONLY
-  GREEN RESIDENTIAL ONLY
-  APPROPRIATE FOR BOTH TYPOLOGIES

CURRENT: URBAN GREEN NEIGHBORHOODS TODAY



LEGEND



VACANT STRUCTURE



VACANT LAND

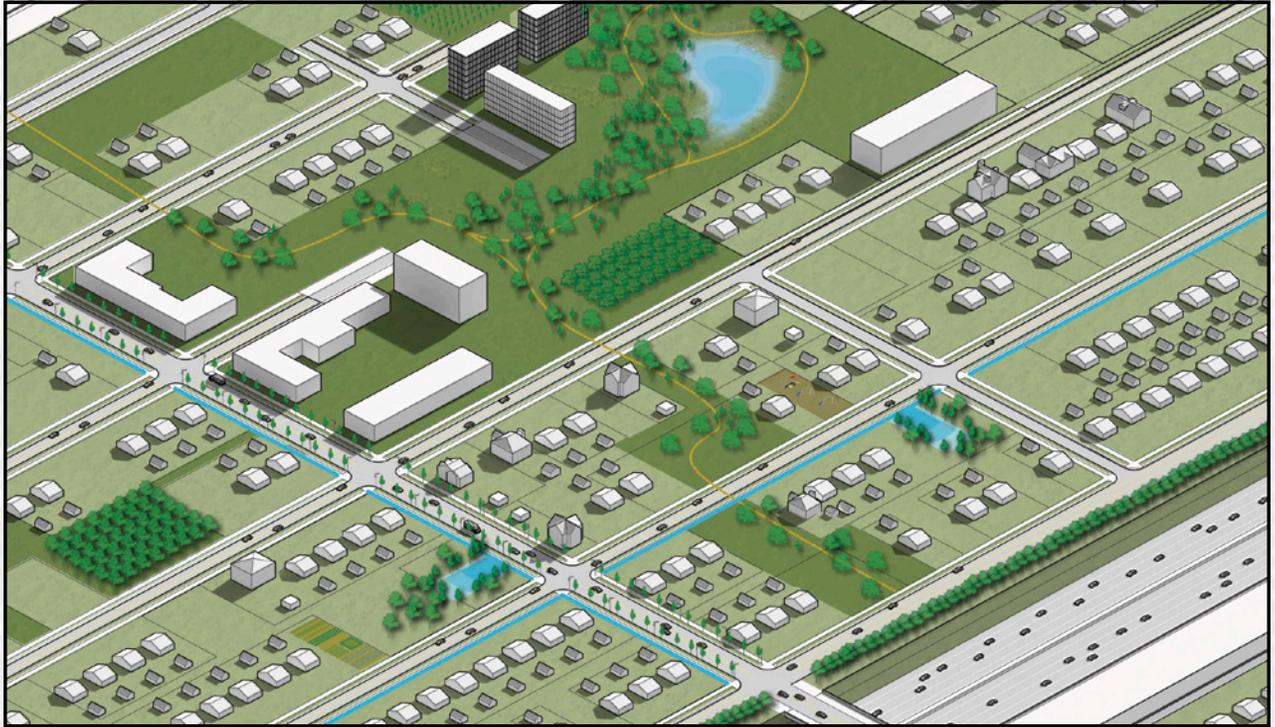
URBAN GREEN CURRENT CONDITIONS

Neighborhoods best suited to become Urban Green (Green Residential and Green Mixed-Use) are characterized by widely varying degrees of land and building vacancy. Some areas appear nearly completely intact, while others have few, if any, occupied houses on a block. Frequently, vacant land and buildings are not maintained, challenging the neighborhood environment for remaining residents. Areas adjacent to major highways or industry further pose major health hazards to residents, leading to even greater land and building vacancy.

The first priority for Green Residential Neighborhoods should be stabilization of the physical environment. It will be critical to evaluate the condition of homes, both interior and exterior, to ensure the safety and health of residents. Community and neighborhood organizations must be closely engaged in developing vacant land management plans to ensure that a community-based vision for the repurposing of vacant land is achieved, and that

demolitions and other efforts to eliminate blight are integrated with each neighborhood's overall objectives. With such engagement and collaboration, a focused and responsive demolitions program should be instituted to remove vacant and dangerous structures from neighborhoods. If the opportunity can be developed, philanthropic investment should be leveraged against public funds to create a new economy around deconstruction of vacant structures and provide needed jobs and skills training in economically distressed communities. Cleared land should then be promptly returned to responsible private ownership within the neighborhood or assembled for medium-to-large-scale blue infrastructure or greenways projects. City systems in these neighborhoods are renewed at a reduced capacity to reflect a smaller and more dispersed residential population from its original capacity. There will be no changes in the level of service delivery to properties, however.

PROPOSED: URBAN GREEN NEIGHBORHOODS IN 50 YEARS



URBAN GREEN LONG-TERM VISION

Open space is the greatest asset of Urban Green neighborhoods and provides the opportunity for small-scale economic development, environmental remediation, and neighborhood amenities. Land should be returned to productive use, including urban agriculture that could create new commercial opportunities around fresh foods markets or restaurants; as well as multiple scales of blue and green infrastructure. In some particular neighborhoods where larger-scale blue infrastructure projects might make sense, coordination with public landholding entities would provide the opportunity to “think big.” Given the large amounts of vacant land, Urban Green neighborhoods are appropriate locations to integrate industrial buffering and carbon forest projects. Land adjacent to large parks, natural assets, or transit networks should be assembled and disposed for new Green Mixed-Rise development. Neighborhood identity should be cultivated through public art integration. Urban Green neighborhoods also offer the greatest opportunity for greenway development.

- 1 Eliminate blight to stabilize neighborhoods, prioritizing areas around schools, through demolition or deconstruction of vacant structures.
- 2 Engage in neighborhood-based planning to strategize reuse of vacant land around a comprehensive, community-endorsed planning process.
- 3 Identify and assemble land in areas suitable for long-term green mixed-rise development.
- 4 Integrate blue and green infrastructure into vacant land strategies.

A DAY IN THE LIFE OF AN URBAN GREEN NEIGHBORHOOD...

"Recycle the materials from demolished buildings - there is such a huge amount of housing stock - mostly beautiful buildings - that it would be stupid not to save at least the material from most of them for rehab on the rest."

Sam, Planning Cluster-based Meeting, 1/27/2011



"The most crime is where the majority of condemned houses are located...I wouldn't walk out the door by myself, and it's still not all that safe during the day. If we started demolishing these houses, we wouldn't have to worry as much about the crime. I can't walk to the store because of the crime."

Seniors Working Session, 2/15/2012

PILOT PROJECT

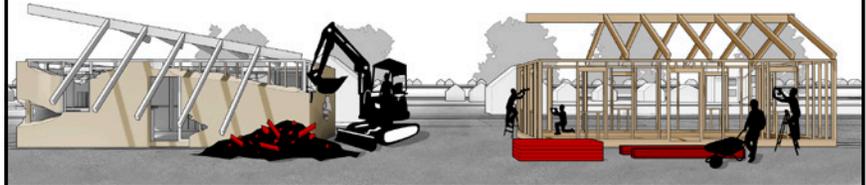
LARGE-SCALE DEMOLITION / DECONSTRUCTION

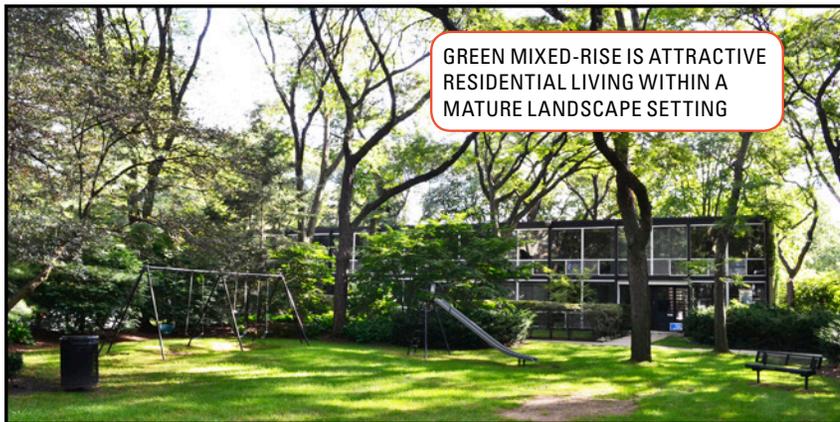
Large-scale deconstruction programs are designed to change Detroit's urban blight from a liability into an asset by using the materials and resources obtained from decaying buildings as an economic stimulant for deprived neighborhoods.

Image Source: WARM Training Center



DECONSTRUCTION REMOVES BLIGHT AND PROVIDES A SYSTEM OF NEW JOB OPPORTUNITIES TO NEIGHBORHOOD RESIDENTS AROUND SUSTAINABLE INDUSTRY





GREEN MIXED-RISE IS ATTRACTIVE
RESIDENTIAL LIVING WITHIN A
MATURE LANDSCAPE SETTING

PRECEDENT

LOWER EASTSIDE ACTION PLAN (LEAP)

LEAP is a community-driven project designed to engage people in a process to transform vacant land and property into uses that improve the quality of life in Detroit's neighborhoods and surrounding areas.

Text and Image Source: LEAP



PRECEDENT

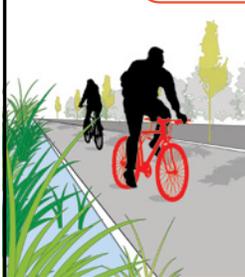
CONNER CREEK GREENWAY

Conner Creek Greenway is nine miles of cycling infrastructure that traces the original Conner Creek and links people, parks, green spaces, neighborhoods, schools and shops. The Greenway is sponsored by the Detroit Eastside Community Collaborative (DECC).

Image Source: Hamilton Anderson Associates



NEW GREEN INFRASTRUCTURE SUCH AS CARBON
FORESTS AND INDUSTRIAL BUFFERS IMPROVE THE
HEALTH OF RESIDENTS BY REDUCING POLLUTANTS
AND PROVIDING RECREATIONAL OPPORTUNITIES



DEQUINDRE CUT
BEFORE: OBSOLETE
INFRASTRUCTURE
LIES UNSAFE,
UNMAINTAINED
AND OVERGROWN



Image Source: Detroit Riverfront Conservancy

DEQUINDRE CUT
AFTER: TURNING
LIABILITY INTO
COMMUNITY
ASSET

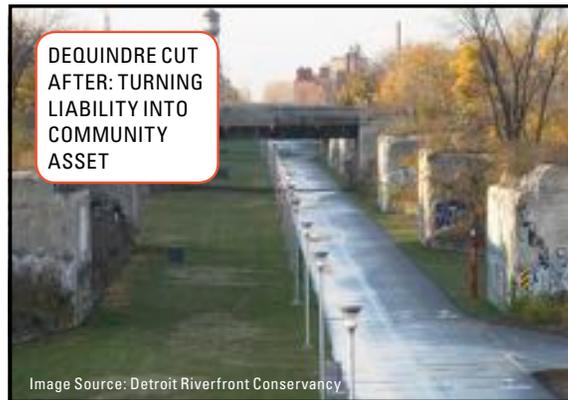


Image Source: Detroit Riverfront Conservancy

BETWEEN REHABILITATED HISTORIC PROPERTIES, SIDE LOT DISPOSITION, AND
BLOTTING STRATEGIES, RETURN VACANT LAND TO PRIVATE OWNERSHIP AND
PROVIDE SPACES FOR PLAY-LOTS, GARDENS, AND SMALL RETENTION PONDS.



PRECEDENT

PEACHES AND GREENS

In response to the lack of access to fresh foods in the city, this program provides residents with access to fresh fruits and vegetables via a mobile produce truck and produce market. Peaches and Greens is a program of Central Detroit Christian Community Development Corporation.

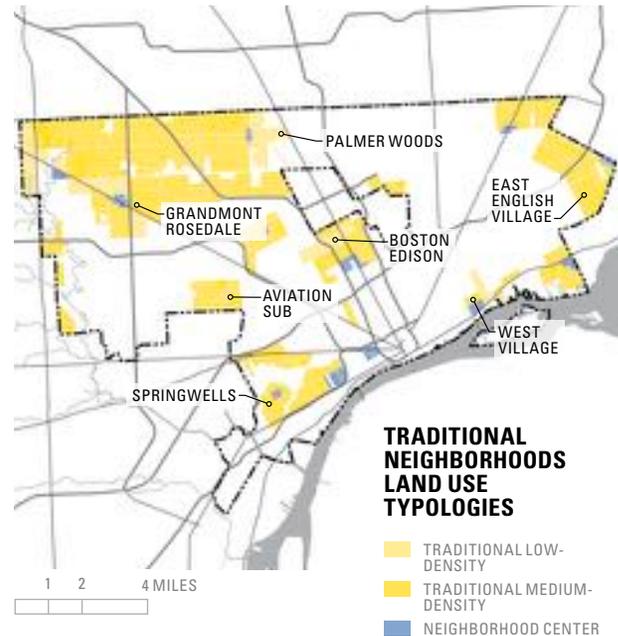
Image Source: Central Detroit Christian CDC





E RENEW TRADITIONAL NEIGHBORHOODS

TRADITIONAL NEIGHBORHOODS include Traditional Low-Density, Traditional Medium-Density, and Neighborhood Center land use typologies. Traditional Low-Density consists primarily of Detroit's existing neighborhoods, some of which are historic, where lot widths exceed 45'. Traditional Medium-Density consists of primarily detached single-family houses on lots ranging from 30' to 45' in width and is the predominant historical neighborhood form of the city. These neighborhoods will maintain their existing character as primarily residentially-focused neighborhoods and attempt to improve city services and infrastructure to make them regionally competitive with peer neighborhoods. As in all Detroit neighborhoods, decisive and immediate action must be taken to ensure Traditional Neighborhoods have safe, well-lit streets, and that overall public and residential safety is enforced. Again, as in all Detroit neighborhoods, other essential services will need to achieve higher levels



of reliability. Well-maintained sidewalks and roads are part of this vision. Over time, where additional residential growth capacity and demand exist, infill housing that complements the character of the neighborhoods should be encouraged to increase density.

Clustering commercial and social activities will help to reinforce symbiotic uses and improve walkability within commercial areas. In keeping with aspirations for all neighborhoods in Detroit, schools should function as neighborhood hubs and provide space for both learning and recreational opportunities for the greater community. Retail services and amenities should be clustered to create nodes that serve adjacent neighborhoods. The road and transit network serving Traditional Neighborhoods should be designed with complete streets to accommodate all modes of transit including pedestrians and bikes as well as blue infrastructure to manage stormwater. Innovative improvements to bus and transit service should be implemented to improve service efficiencies and travel time for residents.

TRADITIONAL NEIGHBORHOOD STRATEGIES

PRIORITIZED QUALITY-OF-LIFE ELEMENTS AND STRATEGIES FOR TRADITIONAL NEIGHBORHOODS



SAFETY

- 1 Implement CompStat program in cooperation with neighborhood stakeholders and CDOs.¹
- 2 Coordinate network of block clubs and neighborhood organizations to secure public safety funding, share strategies, and facilitate communication with the Detroit Police Department to address neighborhood safety issues.
- 3 Coordinate neighborhood CB patrols with public safety officers to improve response times.²
- 4 Create partnerships between the City and neighborhood CDOs to secure vacant homes, clear titles, and quickly return homes to responsible private ownership.



PHYSICAL CONDITION

- 1 Target code enforcement programs on absentee property owners and landlords.
- 2 Prioritize neighborhood stabilization within 1/2 mile of community-based schools by demolishing vacant structures in poor condition.



HOUSING

- 1 Secure and rehabilitate homes in good condition and return to private ownership.

Precedents and Examples: 1) Midtown Wayne State University Police CompStat Program;
2) Detroit 300, AmeriCorps Urban Safety Project

PRIORITIZED QUALITY-OF-LIFE ELEMENTS AND STRATEGIES FOR TRADITIONAL NEIGHBORHOODS



EDUCATION

- 1 Implement community-based schools pilot project(s) where community capacity exists:

Redefine the school's attendance area to a walkable neighborhood geography (1/2 mile radius around the school); eliminate overlapping geographies and open enrollment at pilot school.

Outreach to students and parents within the neighborhood to build community capacity.

Coordinate with Safe Routes to Schools to maximize walking and reduce busing costs.

- 2 Co-locate Community Learning Centers, community services, and amenities in strong community-based schools during non-classroom hours.³



PUBLIC SERVICES

- 1 Create CDO-organized Special Assessment Districts to supplement city services for safety, snow removal, and mosquito abatement where community interest and capacity exist.
- 2 Advocate for Special Assessment District legislation to permit neighborhood special districts for infrastructure, public space, and service improvements similar to existing Business Improvement District (BID) legislation.



RETAIL SERVICES AND AMENITIES

- 1 Prioritize development of retail nodes per Land Use chapter corridor recommendations.
- 2 Partner with CDOs, neighborhood organizations, building owners and retailers to identify neighborhood-compatible retail mix.
- 3 Develop pop-up retail pilot projects to assess market demand for new retail services and amenities.

Precedents and Examples: 3) Playfields, playgrounds, gymnasiums, kitchen facilities, libraries, theaters, music rooms, art rooms;

PRECEDENT

- 1 Community Learning Centers: Cincinnati, OH

EARLY ACTION

- 1 Neighborhood pop-up retail

PILOT PROJECTS

- 1 Code enforcement and landlord strategies
- 2 Neighborhood-based CompStat program
- 3 Community-based schools

The tables below describe the range of appropriate Framework Zones, neighborhood typologies, and development types for Traditional Neighborhoods. They are intended to focus development to the appropriate locations within the city to achieve the overall land use vision for these neighborhoods.

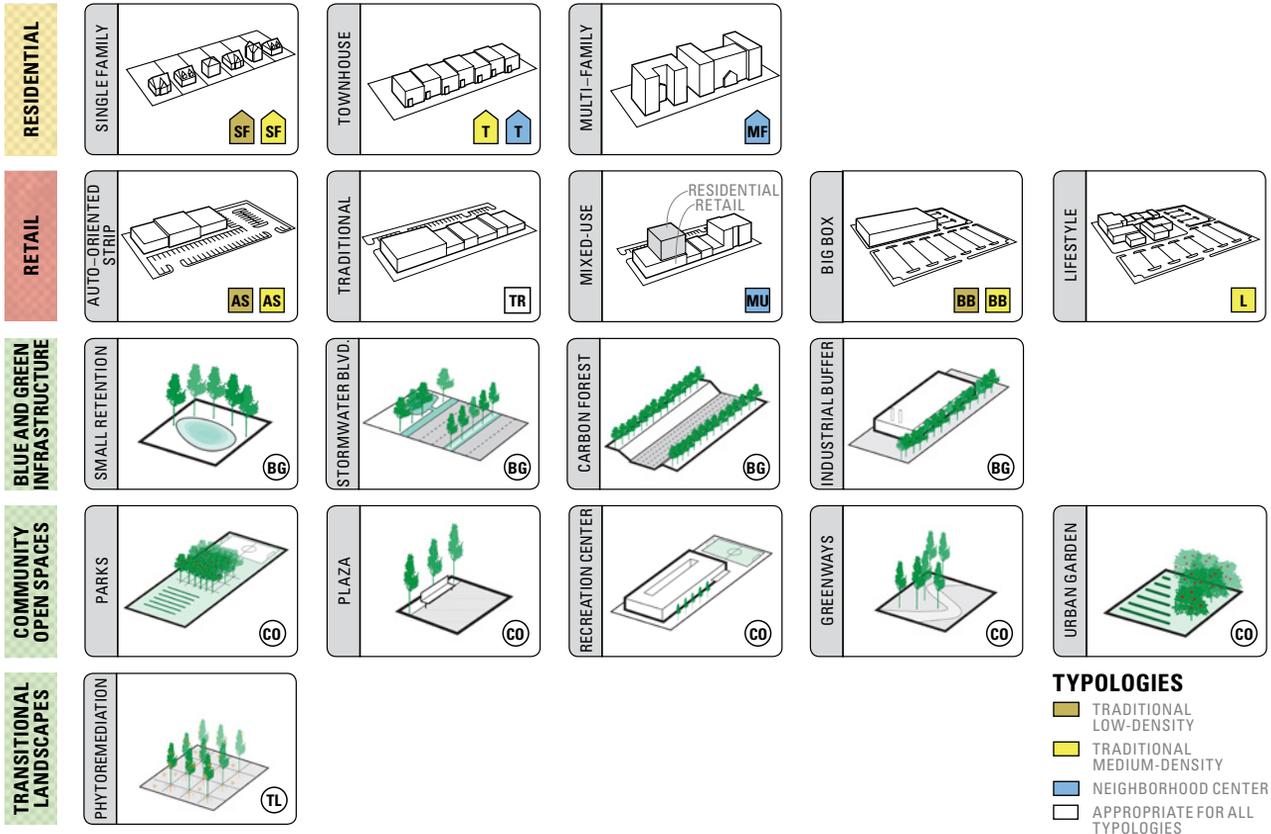
FRAMEWORK ZONES

Low-Vacancy 1

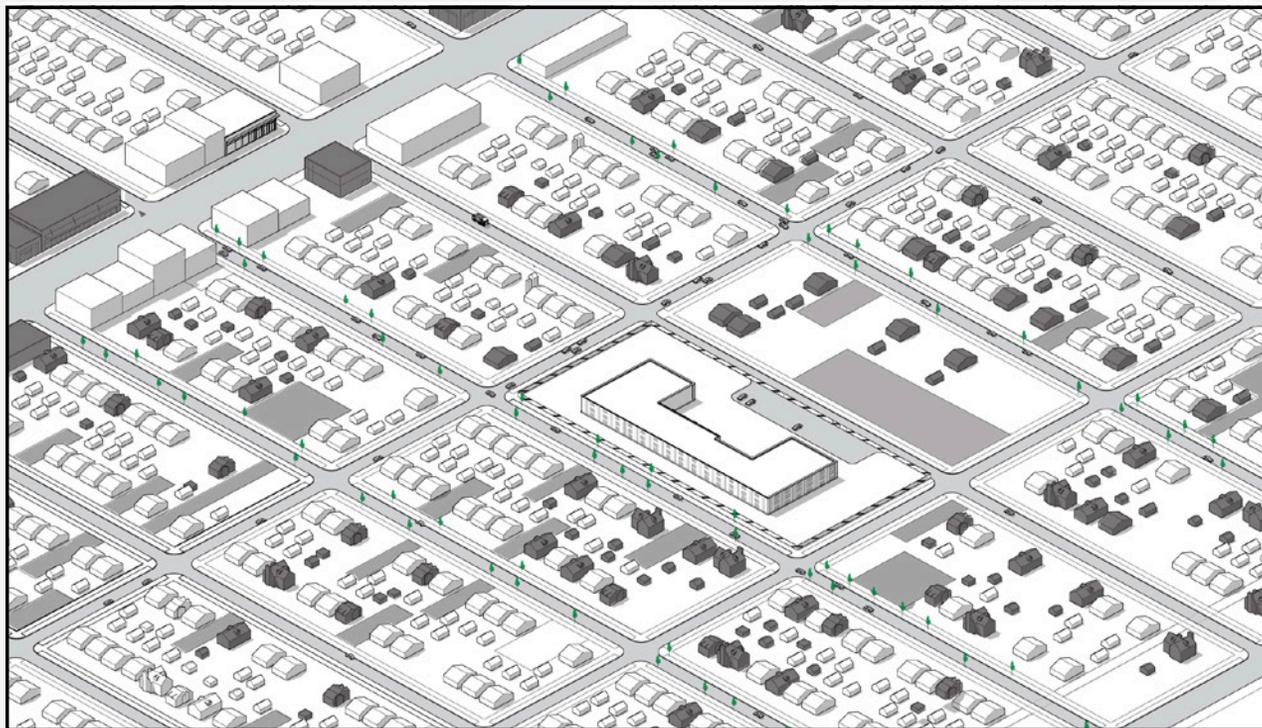
Low-Vacancy 2

Moderate-Vacancy 1

APPROPRIATE DEVELOPMENT TYPES FOR TRADITIONAL NEIGHBORHOODS



CURRENT: TRADITIONAL NEIGHBORHOODS TODAY



LEGEND



VACANT STRUCTURE



VACANT LAND

TRADITIONAL NEIGHBORHOODS CURRENT CONDITIONS

Traditional neighborhoods, often anchored by neighborhood schools, largely maintain their original historical appearance as blocks of occupied detached single-family homes. However, particularly in light of challenges such as the mortgage and property tax foreclosure crisis and a declining overall citywide population, these areas have begun to see increasing building vacancy and more absentee landlords. Commercial corridors, both traditional and auto-oriented, have similarly experienced significant vacancy and no longer provide goods and services to meet residents' needs.

Initiatives to address safety and crime should be the highest priority to stabilize Traditional Neighborhoods. Development of a comprehensive, fully funded, and staffed public safety strategy is critical to Traditional Neighborhoods' long-term viability. In order to address actual and perceived issues of safety, the physical condition of the Traditional Neighborhoods should be improved by an upgraded and well-maintained public lighting grid and demolition of vacant and dangerous structures. Vacant houses in good condition should be quickly rehabilitated and returned to private ownership where market demand exists. Code enforcement, particularly targeting absent and negligent landlords, must be well funded and staffed. As part of the safety strategy, areas immediately around public and charter schools, bus stops, and Safe Routes to Schools must be prioritized to ensure the safety of children.

PROPOSED: TRADITIONAL NEIGHBORHOODS IN 50 YEARS



TRADITIONAL NEIGHBORHOODS LONG-TERM VISION

After safety, improving the quality of education to attract and retain families is the next-highest priority for Traditional Neighborhoods. Schools should be seen as neighborhood hubs and should open their facilities to a wide range of community uses and services, including community learning centers, gathering spaces, and recreational opportunities. City services should be renewed at full capacity with the introduction of recycling services and right-of-way improvements, including sidewalk and street maintenance and street tree planting. New street and roadway design should support complete streets with bicycling and walking, blue infrastructure, and a larger system of bike and greenway connections. Utility maintenance and renewal should be prioritized in Traditional Neighborhoods. Infill housing should be encouraged to increase densities where demand exists. Similarly, where demand exists, a comprehensive strategy should be developed to attract and support small business retail start-ups in walkable nodes that serve adjacent neighborhoods. Traditional neighborhoods are connected to employment centers and retail services and amenities through proximity to rapid bus transit and crosstown bus routes, and supplemented by non-fixed route, on-demand mini-bus service.

- 1 Renew city systems including street lighting with coordinated public safety initiatives and revised tiered transit hierarchy.
- 2 Prioritize stabilization and code enforcement in areas within a 1/2 mile of public and charter schools.
- 3 Establish public and charter schools as community learning centers to provide neighborhood gathering space, jobs and skills training, lifetime learning, and recreational opportunities.
- 4 Develop retail nodes around transit stops to provide services and amenities to neighborhood residents.

A DAY IN THE LIFE OF A TRADITIONAL NEIGHBORHOOD...

“Existing, strong neighborhoods of single family homes should also be reinforced with focus on cleaning up commercial corridors and neighborhood amenities.”

Margaret, Planning Cluster-based Meetings, 1/2011-3/2011



“Safety at a school is the number one thing that determines whether or not a parent will send their child to that school - is my child safe and do you care about my child?”

Education Session, 6/20/2012

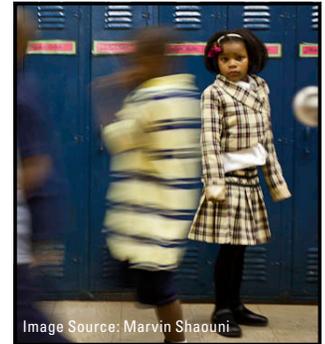


Image Source: Marvin Shaouni

PILOT PROJECT

SCHOOLS AS COMMUNITY ANCHORS

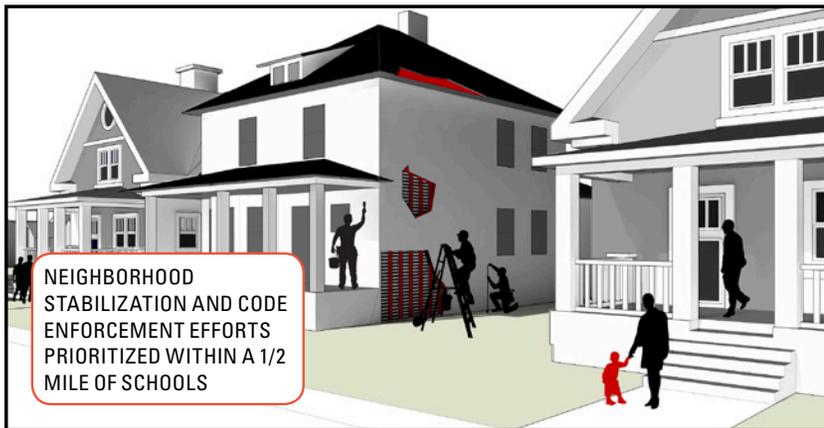
The aim of this pilot project is to reestablish schools as community anchors by redefining schools' attendance areas to only include their surrounding neighborhoods. Schools and partnering organizations may hold outreach activities for students and families to reinforce the importance of education in the community.



SCHOOL FACILITIES CAN ACCOMMODATE LEARNING OPPORTUNITIES AND PROVIDE RESOURCES FOR THE ENTIRE COMMUNITY BEYOND THE TYPICAL SCHOOL DAY



Image Source: Doug Coombe



PILOT PROJECT

CODE ENFORCEMENT AND LANDLORD STRATEGIES

Build a code enforcement partnership between the City, CDOs, and neighborhood association in a single neighborhood target area focusing on strategies to deal with problem absentee landlords.

Image Source: Hamilton Anderson Associates



PILOT PROJECT

NEIGHBORHOOD-BASED COMPSTAT PROGRAM

CompStat is an interactive mapping systems that monitors crime rate within Detroit. The goal of the program is to reduce crime and enhance Detroit's quality of life by making neighborhood's aware of the crime-rate within their area.

Image Source: CompStat



EARLY ACTION**NEIGHBORHOOD POP-UP RETAIL**

In the pop-up retail model, businesses set up temporary sales locations to gain exposure, quickly sell limited merchandise, test market potential in a new location, and/or build interest in a specific neighborhood commercial area.

Image Source: Margarita Barry, huffingtonpost.com

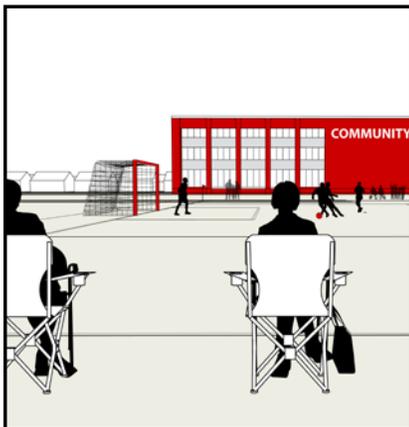


"Please make neighborhoods safe to walk and bike in. Link these safe, walkable neighborhoods to compelling destinations: transit, stores, schools, etc."

Brian, Detroit 24/7, 5/2012



TRADITIONAL NEIGHBORHOODS SUPPORT A RANGE OF TRANSIT OPTIONS, INCLUDING STANDARD BUS SERVICE

**PRECEDENT****COMMUNITY LEARNING CENTERS**

The Community Learning Center Institute leads the development of schools as community learning centers, each with a set of financially self-sustaining, co-located community partnerships responsive to the vision and needs of each school and its neighborhood.

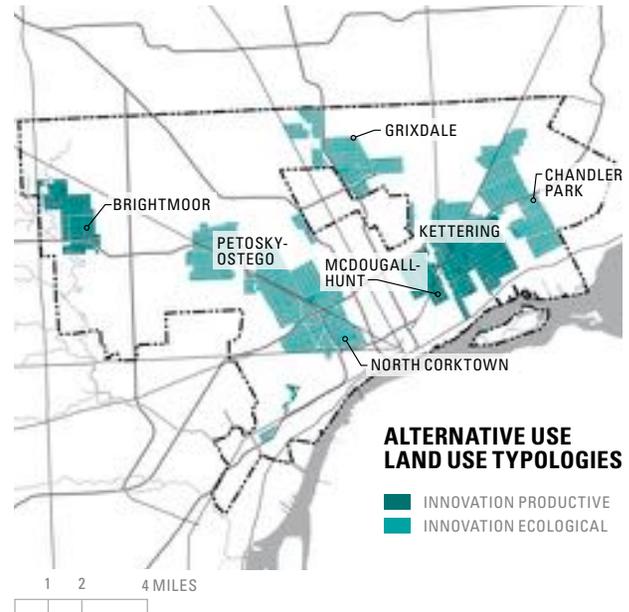
Image Source: Marvin Shaouni
Text Source: <http://clcinstitute.org/>





F UTILIZE PRODUCTIVE LANDSCAPES AS THE BASIS FOR A SUSTAINABLE CITY

ALTERNATIVE USE AREAS consist of Innovation Productive and Innovation Ecological land use typologies. The Detroit Strategic Framework recommends a gradual depopulation of these areas, but recognizes that there will be residents still living in these areas for years, if not decades, to come. These areas are comprised of both residents who feel strongly attached to their neighborhoods and do not want to leave, and others who would gladly relocate to a more traditional neighborhood if they had the means or opportunity. For those who would choose to relocate, programs should be developed to allow them to do so. For those who choose to stay, it is imperative to ensure that their basic levels of service are met, including provisions for safety and security. New alternative land uses provide jobs opportunities for residents around agriculture, aquaculture, energy fields/ forests and research plots. Pilot projects around alternative city services such as waste collection, recycling, and non-fixed route



transit (“transit on demand,” available to residents by appointment or by diverting nearby routes on request) should be developed in these areas while vacant commercial corridors should be repurposed for blue infrastructure. While the long-term identity of these neighborhoods should not be residential in character, they still must sustain and support the people who live within them.

ALTERNATIVE USE AREAS STRATEGIES

PRIORITIZED QUALITY-OF-LIFE ELEMENTS AND STRATEGIES FOR ALTERNATIVE USE AREAS



HOUSING

- 1 Establish voluntary House-to-House programs to assist residents in the High-Vacancy areas to move to more densely populated areas.



PHYSICAL CONDITION

- 1 Assemble large contiguous areas of vacant land under public ownership for economic uses or alternative productive land uses.
- 2 Develop large-scale blue infrastructure projects such as low-lying lakes.
- 3 Transition underutilized commercial land to blue infrastructure.¹
- 4 Organize neighborhood-based removal of vacant housing units and clean-up program.²
- 5 Create pilot program to test low-cost means to prevent illegal dumping.



COMMUNITY

- 1 Create neighborhood-based vacant land utilization and management plans.³
- 2 Work with community organizations to align mission / goals with Strategic Framework land use recommendations and improve service delivery to existing residents.



PROSPERITY AND INCOME

- 1 Incentivize new economies and job creation around productive land uses that leverage vacant land, such as agriculture, aquaculture, energy fields/forests, and research plots.⁴
- 2 Revise zoning and regulatory framework to allow greater range of alternative uses and informal business opportunities.

PRIORITIZED QUALITY-OF-LIFE ELEMENTS AND STRATEGIES FOR ALTERNATIVE USE AREAS



ENVIRONMENT

- 1 Rubbelize underutilized secondary roads.
- 2 Retire secondary gas and water at trunk lines on 100% vacated blocks.
- 3 Create incubators for innovative waste collection and recycling program.
- 4 Partner with universities and research institutions to create innovation centers focused on agriculture, brownfield remediation, energy production, and land research.
- 5 Establish low maintenance ecological landscapes.⁵



MOBILITY

- 1 Develop pilot projects for Tier 4 micro-transit routes.



PUBLIC SERVICES

- 1 “Replace, Repurpose, or Decommission” city systems infrastructure per City Systems Element, based on existing and anticipated population.
- 2 Maintain core services for remaining residents.

“Low density will not work. Sadly for the people who won’t or can’t leave their homes when they’re the last remaining 2 or 3 houses on the block - they might just have to. How can the city afford to maintain all of that green space?”

Janet, Facebook, 5/2012



PRECEDENTS

- 1 Motor City Blight Busters: Detroit
- 2 D-Town Farm: Detroit

EARLY ACTIONS

- 1 Hantz Farms
- 2 MSU Innoversity: MetroFoodPlus Innovation Cluster @ Detroit
- 3 Urban agriculture zoning ordinance revision

PILOT PROJECTS

- 1 Voluntary house-for-house swap program
- 2 Large-scale blue infrastructure

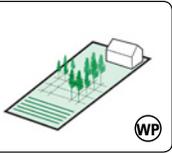
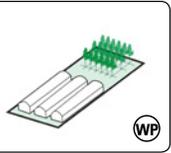
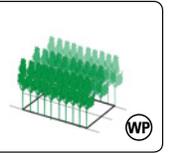
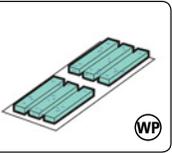
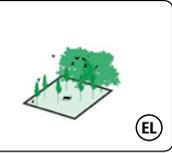
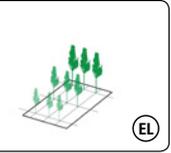
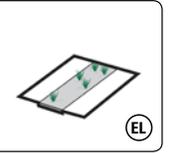
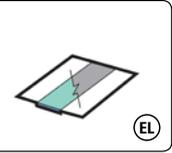
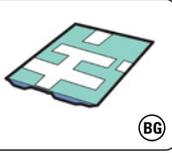
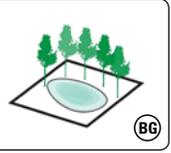
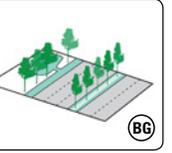
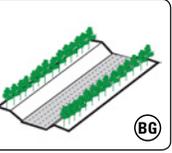
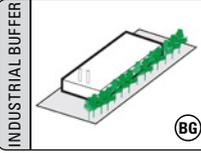
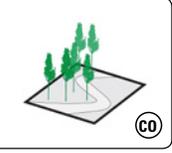
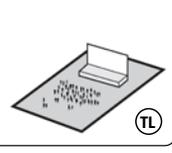
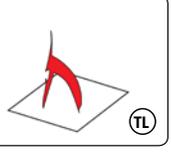
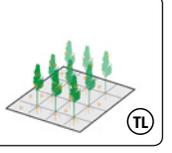
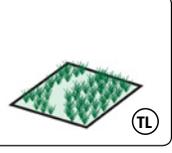
The tables below describe the range of appropriate Framework Zones, neighborhood typologies, and development types for Alternative Use Areas. They are intended to focus development to the appropriate locations within the city to achieve the overall land use vision for these neighborhoods.

FRAMEWORK ZONES

Moderate-Vacancy 2

High-Vacancy

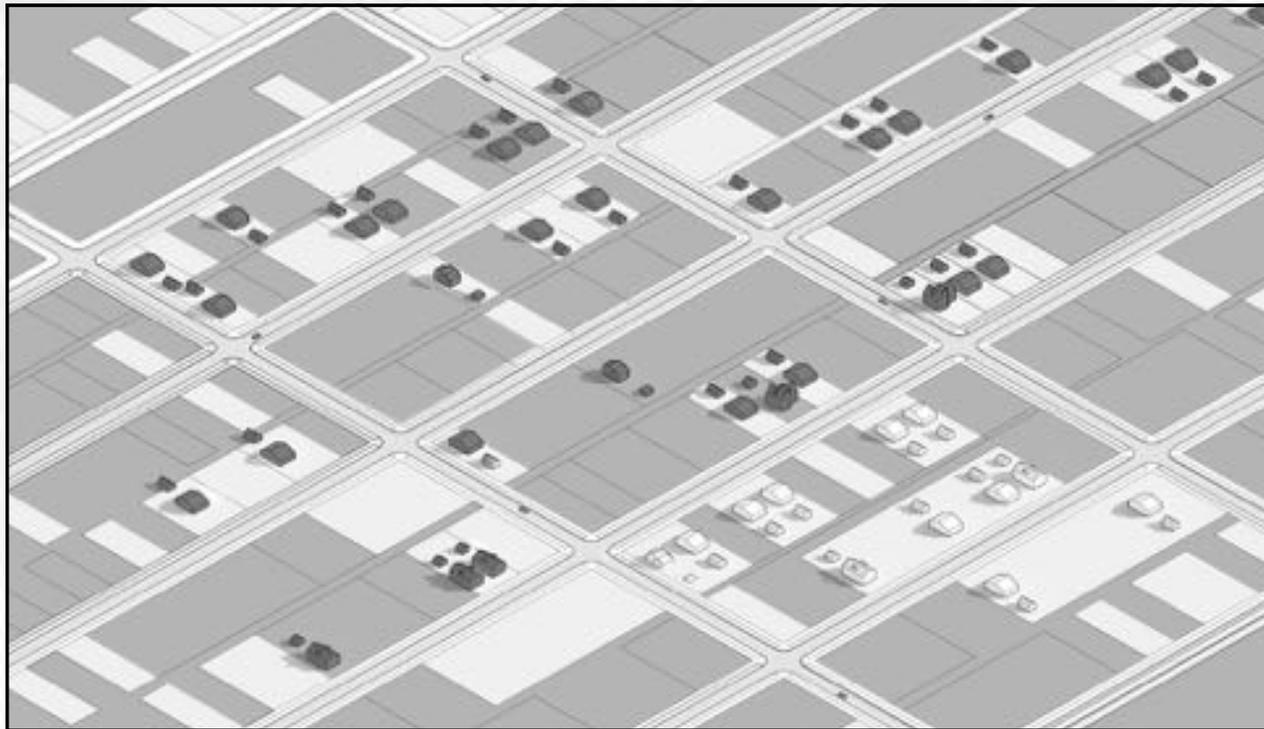
APPROPRIATE DEVELOPMENT TYPES FOR ALTERNATIVE USE AREAS

WORKING/ PRODUCTIVE	RESEARCH PLOT  (WP)	URBAN FARM  (WP)	ENERGY FIELD/ FOREST  (WP)	AQUACULTURE  (WP)	
	NATURE PARK  (EL)	RAPID REFORESTATION  (EL)	SUCCESSIONAL ROADS  (EL)	ROADS TO RIVERS  (EL)	
BLUE AND GREEN INFRASTRUCTURE	LOW-LYING LAKE  (BG)	SMALL RETENTION  (BG)	STORMWATER BLVD.  (BG)	CARBON FOREST  (BG)	INDUSTRIAL BUFFER  (BG)
	GREENWAYS  (CO)				
TRANSITIONAL LANDSCAPES	EVENT LANDSCAPES  (TL)	ARTSCAPES  (TL)	PHYTOREMEDIATION  (TL)	URBAN MEADOW  (TL)	

TYPOLOGIES

 APPROPRIATE FOR BOTH
TYPOLOGIES

CURRENT: ALTERNATIVE USE AREAS TODAY



LEGEND



VACANT STRUCTURE



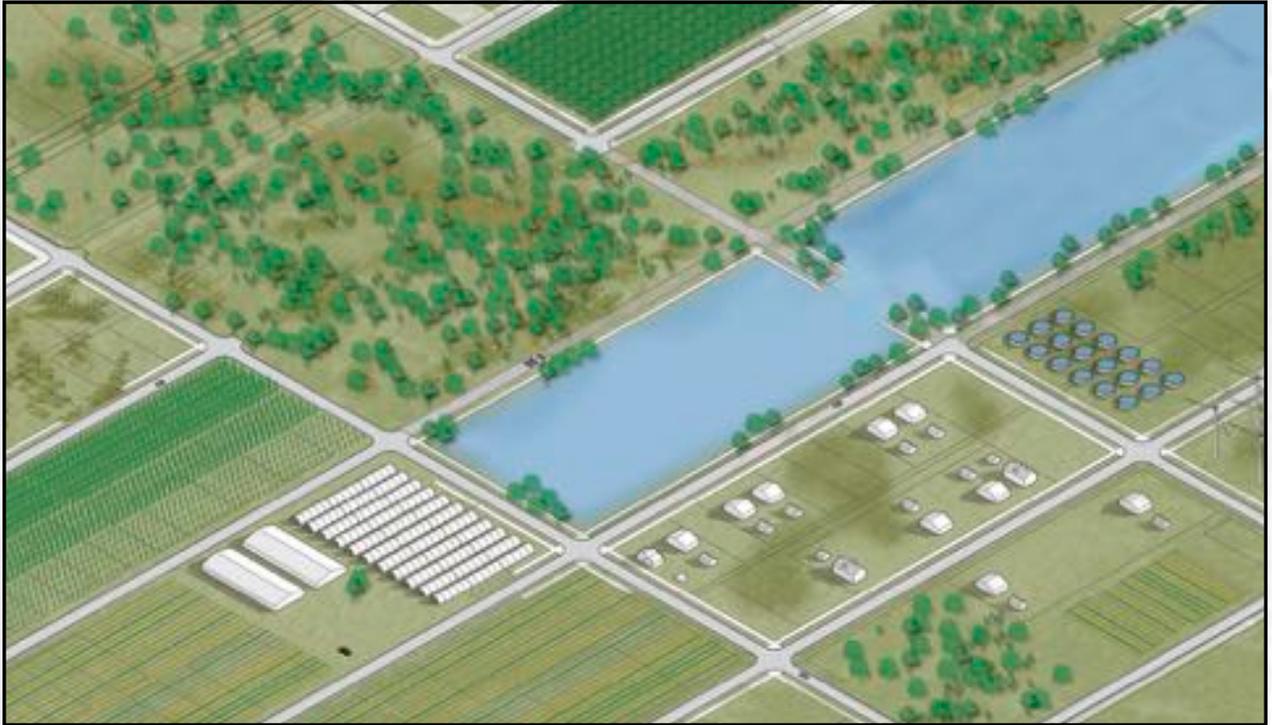
VACANT LAND

ALTERNATIVE USE AREAS CURRENT CONDITIONS

Alternative Use neighborhoods in their current state are characterized by a high degree of land vacancy. While there still remain pockets of residential homes, many areas are nearly completely vacant or, if houses do still remain, they are no longer occupied. Vacant land and houses are frequently unmaintained, leaving them vulnerable to illegal activities, such as scrapping, squatting, arson, or dumping. Commercial areas similarly reflect very high degrees of land and building vacancy. Street and sidewalk infrastructure have largely been poorly maintained.

In order to stabilize Alternative Use neighborhoods, two major tactics should be employed. For residents who wish to move to other, more densely populated neighborhoods in the city, public- and private-sector entities might develop modest incentive programs that allow residents to find and secure their own options for new housing choices. City systems should be replaced, repurposed, or decommissioned. However, core systems such as gas, electricity, and water will remain in place until residential areas are 100% vacated. Due to very low population densities, transit services could be provided by on-demand micro-buses and vans that feed major bus rapid transit and crosstown bus routes although it is important to be realistic about the costs and capacity of the regional transportation system, as well as residents' ability to pay. For residents who wish to stay, neighborhood-based planning would clearly support the transition to new land uses but would mitigate impacts on existing residents and improve quality of life during the transition. Opportunities should be identified to ensure that local residents are offered employment opportunities associated with new land uses.

PROPOSED: ALTERNATIVE USE AREAS IN 50 YEARS



ALTERNATIVE USE AREAS LONG-TERM VISION

The long-term transformation of Alternative Use neighborhoods hinges on the re-imagination and reuse of vacant land for productive uses or, where there is excess vacant land, returning it to an ecologically and environmentally sustainable state. Large contiguous areas should be assembled under public control for future disposition and productive reuse. Where former residential areas are completely vacated, roads can be rubbleized and infrastructure decommissioned to diminish the cost and maintenance burden on city systems. A few of these areas are suitable for university research extensions. As part of these facilities, programs should be developed that benefit Detroit residents with educational and skills-training opportunities. In all new development for productive land uses, Detroit residents should be prioritized for hiring and employment opportunities.

- ➊ Revise zoning to allow expanded range of landscape-based reuse options.
- ➋ Assemble public land for large-scale reuse for blue infrastructure, ecological or productive landscape development types.
- ➌ Prioritize job opportunities associated with productive reuse for neighborhood residents.
- ➍ Replace, repurpose, or decommission city systems infrastructure and develop alternative systems delivery such as on-demand micro-bus bus connections to regional transit system.

A DAY IN THE LIFE OF AN ALTERNATIVE USE AREA...

"Motor City Blight Busters works to improve the neighborhood around Grand River/Lahser. [They] have been instrumental in reviving the business strip with groups like Artists Village."

Colleen, Detroit 24/7, 5/2012



"If the current residents were provided housing swaps into planned and safe communities - it would enable the city to enact some eminent domain and demolish urban blight. Giving current residents the opportunity to move to better housing, improved services and a safe environment for their families."

Craig, DWP Website



PRECEDENT

MOTOR CITY BLIGHT BUSTERS

Motor City Blight Busters cleans dump sites and neighborhoods, tears down blighted houses, builds new homes, and paints homes; using over 21,000 gallons of paint, 15,500 pounds of nails and 15,470 sheets of plywood, and demolishing 113 houses in a 23-year period. MCBB also founded Angel's Night to counteract Halloween arson.

Image Source: detroitmoxie.com



SURFACE LAKES AND INFILTRATION PARKS REDUCE THE BURDEN PLACED ON THE CITY'S SEWER SYSTEM



PILOT PROJECT**VOLUNTARY HOUSE-FOR-HOUSE SWAP PROGRAM**

A trial house-for-house swap program would allow residents in High-Vacancy areas to move to higher-density, safer areas of the city with better services. This pilot project must be preceded by an in-depth civic engagement program to ensure residents' confidence in the program.

Image Source: Marvin Shaouni

**PILOT PROJECT****LARGE-SCALE BLUE INFRASTRUCTURE**

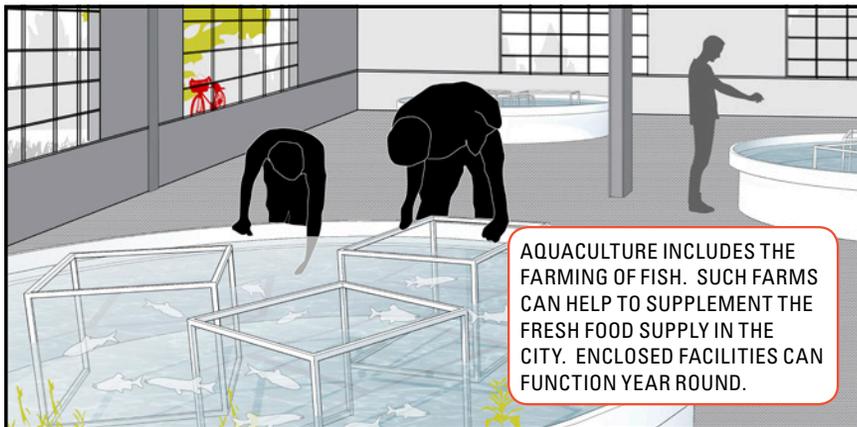
Large areas of vacant land can be assembled for large-scale blue infrastructure projects, like surface lakes and infiltration parks. Blue infrastructure projects will help alleviate the burden of stormwater on the city's combined sewer system to decrease sewer discharges into the Detroit and Rouge Rivers.

Image Source: Hamilton Anderson Associates

**EARLY ACTION****MSU INNOVERSITY**

Partner with universities and research institutions, such as Michigan State University, to create innovation centers focused on agriculture, brownfield remediation, energy production, and land research.

Image Source: ceres.net



AQUACULTURE INCLUDES THE FARMING OF FISH. SUCH FARMS CAN HELP TO SUPPLEMENT THE FRESH FOOD SUPPLY IN THE CITY. ENCLOSED FACILITIES CAN FUNCTION YEAR ROUND.

EXTENDED GROWING SEASONS CAN BE ACCOMMODATED IN TRANSLUCENT, SEMICIRCULAR STRUCTURES, KNOWN AS "HOOP HOUSES." LONGER GROWING SEASONS MEAN GREATER PRODUCTION OF FOOD.



LANDSCAPE FOR ENVIRONMENTAL REMEDIATION AND AS A VISUAL AMENITY



PRECEDENT

D-TOWN FARM

In operation for six years and recently acquiring a 10-year lease from the City of Detroit, D-Town Farm has expanded from a 2-acre plot to a 6-acre production, growing chemical-free, organic vegetables.

Image Source: downtownfarm.blogspot.com



RAPID REFORESTATION CAN BE USED TO QUICKLY ESTABLISH FORESTS. FAST-GROWING TREE SPECIES CAN ACT AS FILTERS TO CLEAN POLLUTANTS FROM AIR AND AS SPONGES TO ABSORB STORMWATER RUN-OFF

