



**OPEN
SPACE**

MARCH 2019 FOCUS GROUPS

OPEN SPACE WHAT WE HEARD

- 1. Vacant land and homes should be rehabbed or reprogrammed for new use**
- 2. Community managed spaces are preferred**
- 3. The Birney Site should host a combination of solar and agriculture**



OPEN SPACE

Connect open spaces to activities and owners that will enhance maintenance and stewardship

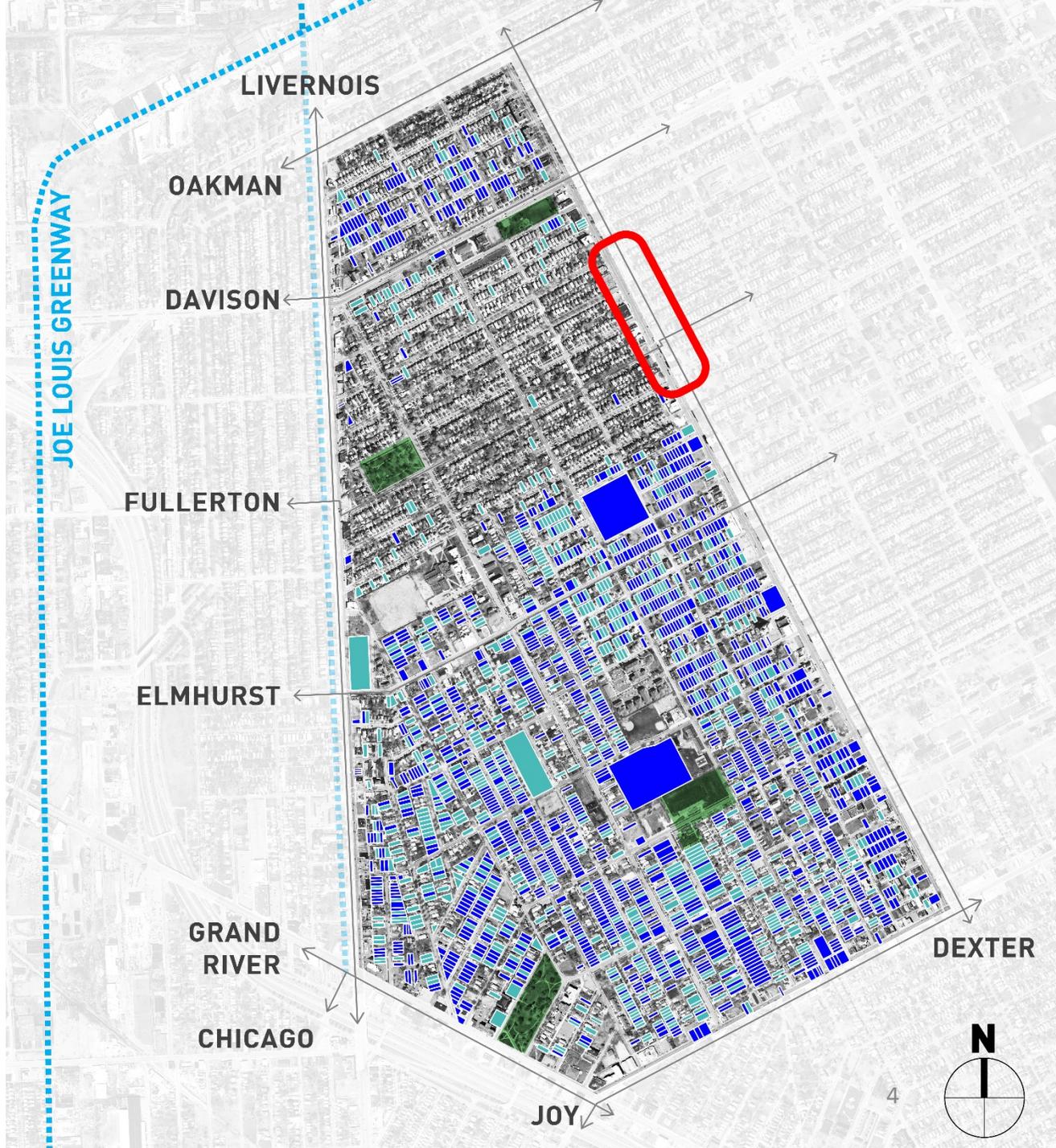
Residents are interested in home owners having access to land nearby and would like to **increase visibility + safety**



PUBLIC OWNERSHIP

1424
Lots

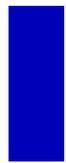
774
Buildings



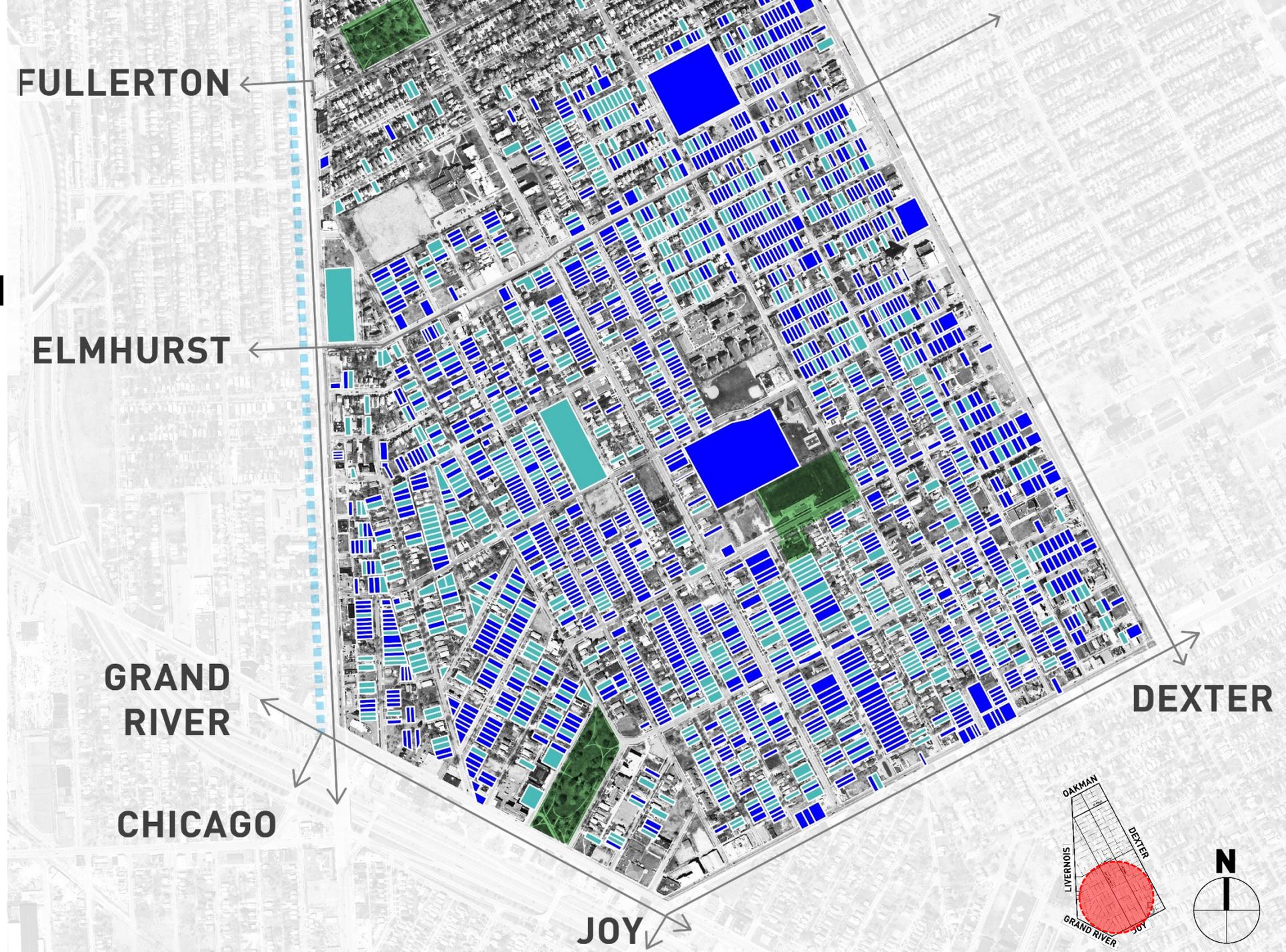
Nardin Park

≥ 65%

of publicly-owned
property are lots

 **1308**
Lots

 **699**
Buildings



STRATEGY TO STABILIZING THE NEIGHBORHOOD

184

DEMOLITIONS COMPLETED

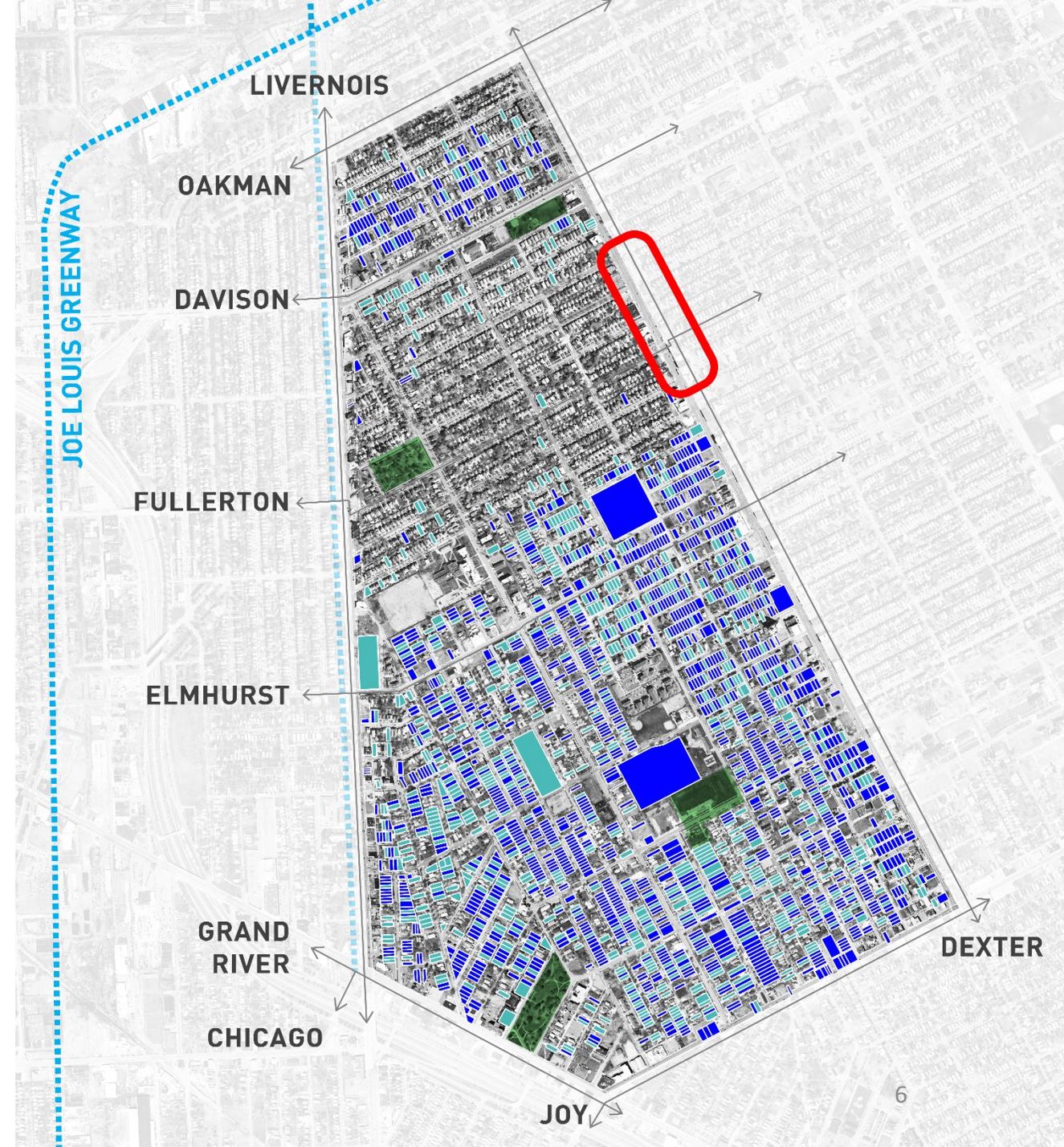
5

DEMOLITIONS COMPLETED IN THE LAST 90 DAYS

7

DEMOLITIONS SCHEDULED

DATA.DETROITMI.GOV



OPEN SPACE

- **Long Term**

- Repurpose Birney for Solar, Agriculture, and Community Use
- Create Community Managed Spaces on Vacant Land
- Homesteads
- Vacant Land Screening Strategies



OPEN SPACE

• Key Considerations:

- Youth-based Core
- Safe Routes to School
- Reprogramming for additional use
- Vacant Land Screening
- Productive Land Use

Priority Order

- 1 DEXTER AVE**
Vacant land pop-up retail
- 2 YOUTH-BASED CORE**
Area around Cortland, Broadstreet, Boston, and Petoskey where most youth activity exists (Hope Academy, Keidan Elementary, Boys and Girls Club and McCabe and Shultz parks)
- 3 ELMHURST ST**
Residential homestead
a house or house with lots that is used for more than residential purposes (may contain a land based business or nonprofit organization)
- 4 BIRNEY SITE**
Neighborhood anchor
a large vacant lot or lots (usually above 1 acre) that could be repurposed to stabilize the neighborhood

- XL SITE ANCHOR**
(BIRNEY ELEMENTARY + CONTIGUOUS LOTS)
- L SITE ANCHOR / COMMUNITY MANAGED**
(4+ CONTIGUOUS LOTS)
- M SITE COMMUNITY MANAGED**
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- M SITE COMMUNITY MANAGED / LAND-BASED VENTURES**
(2 CONTIGUOUS LOTS)
- S SITE LAND-BASED VENTURES**
(1 LOT)
- AREA OF FUTURE INTEREST**



DEXTER AVENUE

**STABILIZE VACANT LOTS ON DEXTER AVENUE
NODE 1 – DEXTER AT TYLER**



Dexter at Tyler

STREETSCAPE + CONNECTIVITY

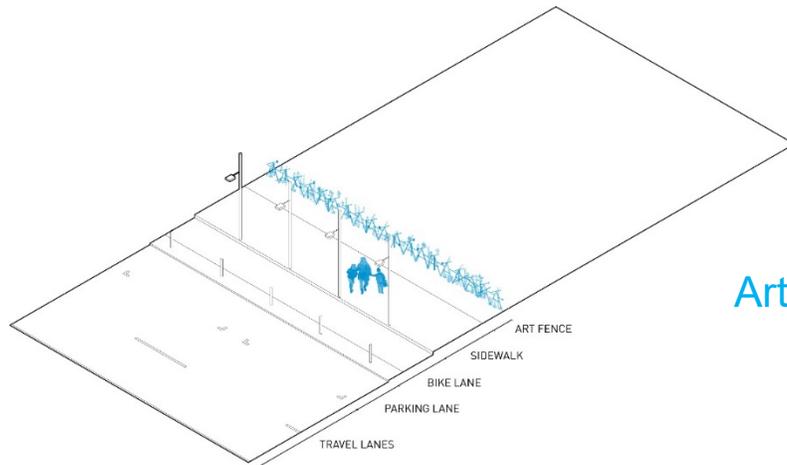
- **VACANT LOT STRATEGY**



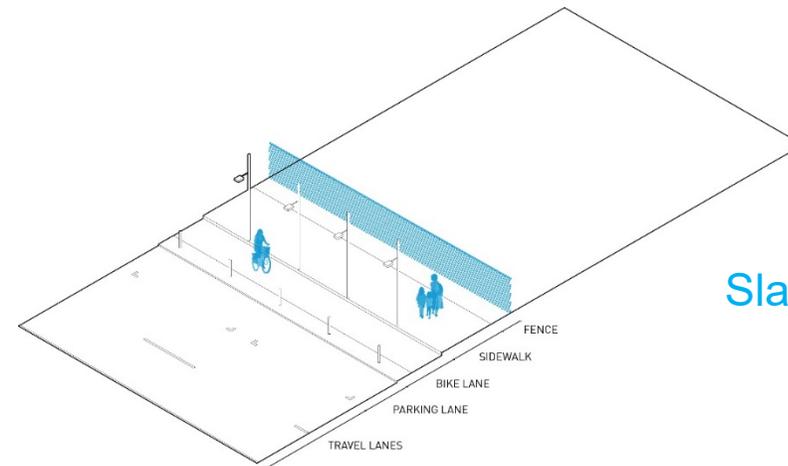
**COME OUT THURSDAY MARCH 28TH
FOR THE FOCUS GROUPS!**

- **ARTS + HERITAGE**
 - 2:00- 3:00 PM
- **ECONOMIC DEVELOPMENT + RETAIL**
 - 3:00- 4:00 PM
- **STREETSCAPE + MOBILITY**
 - 4:00- 5:00 PM

**WE WILL DISCUSS VACANT LOTS ON
RETAIL CORRIDORS**



Art Installation

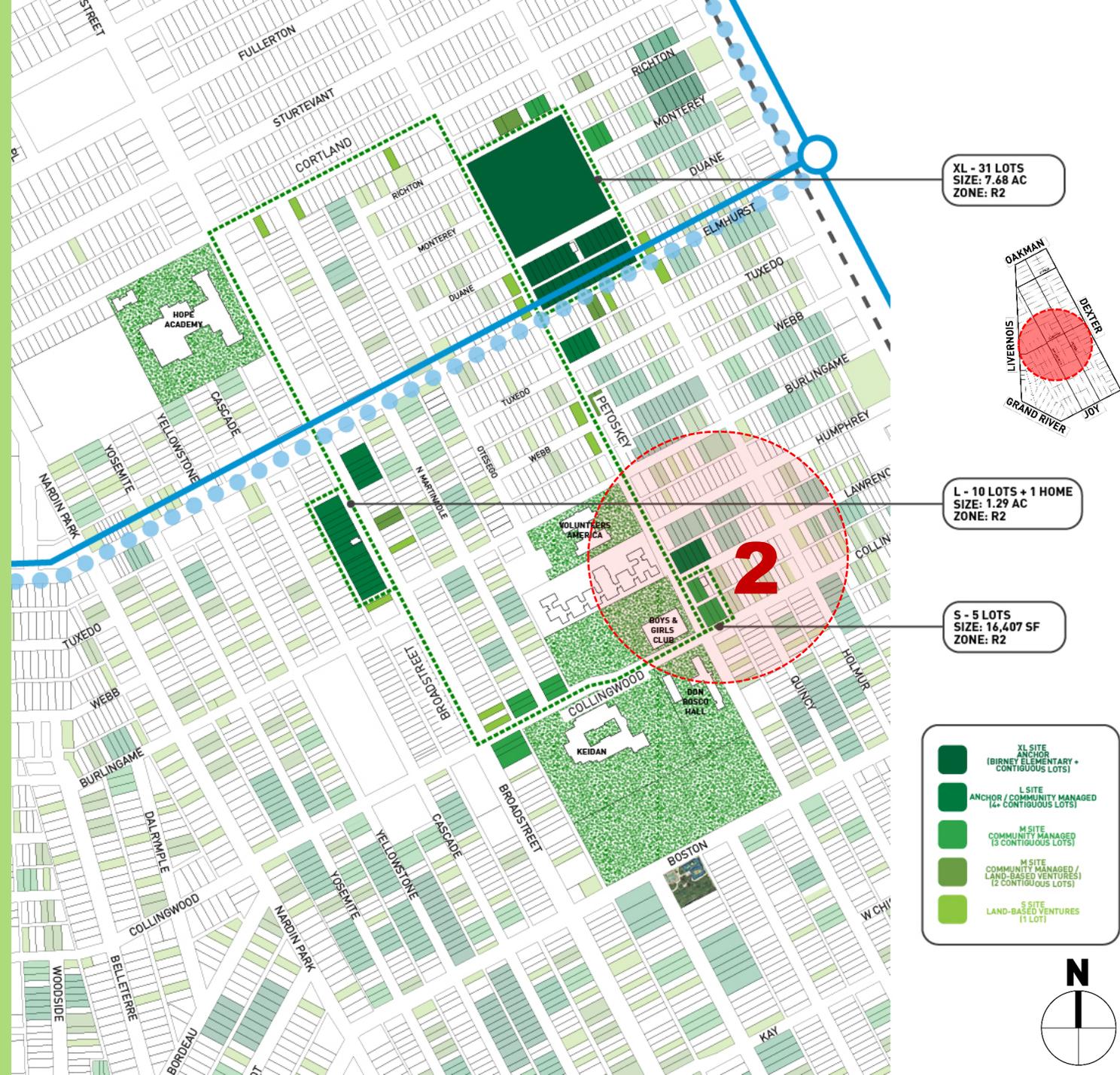


Slatted Fence

OPEN SPACE CONCEPT

Connect open spaces to existing activities and places of interest

Focused land based efforts near the Youth-based core



LAND STEWARDSHIP

COMMUNITY MANAGED SPACES TO ACTIVATE AND REPURPOSE VACANT AND UNDERUTILIZED LAND



CURRENT

LAND STEWARDSHIP

COMMUNITY MANAGED SPACES TO ACTIVATE AND REPURPOSE VACANT AND UNDERUTILIZED LAND

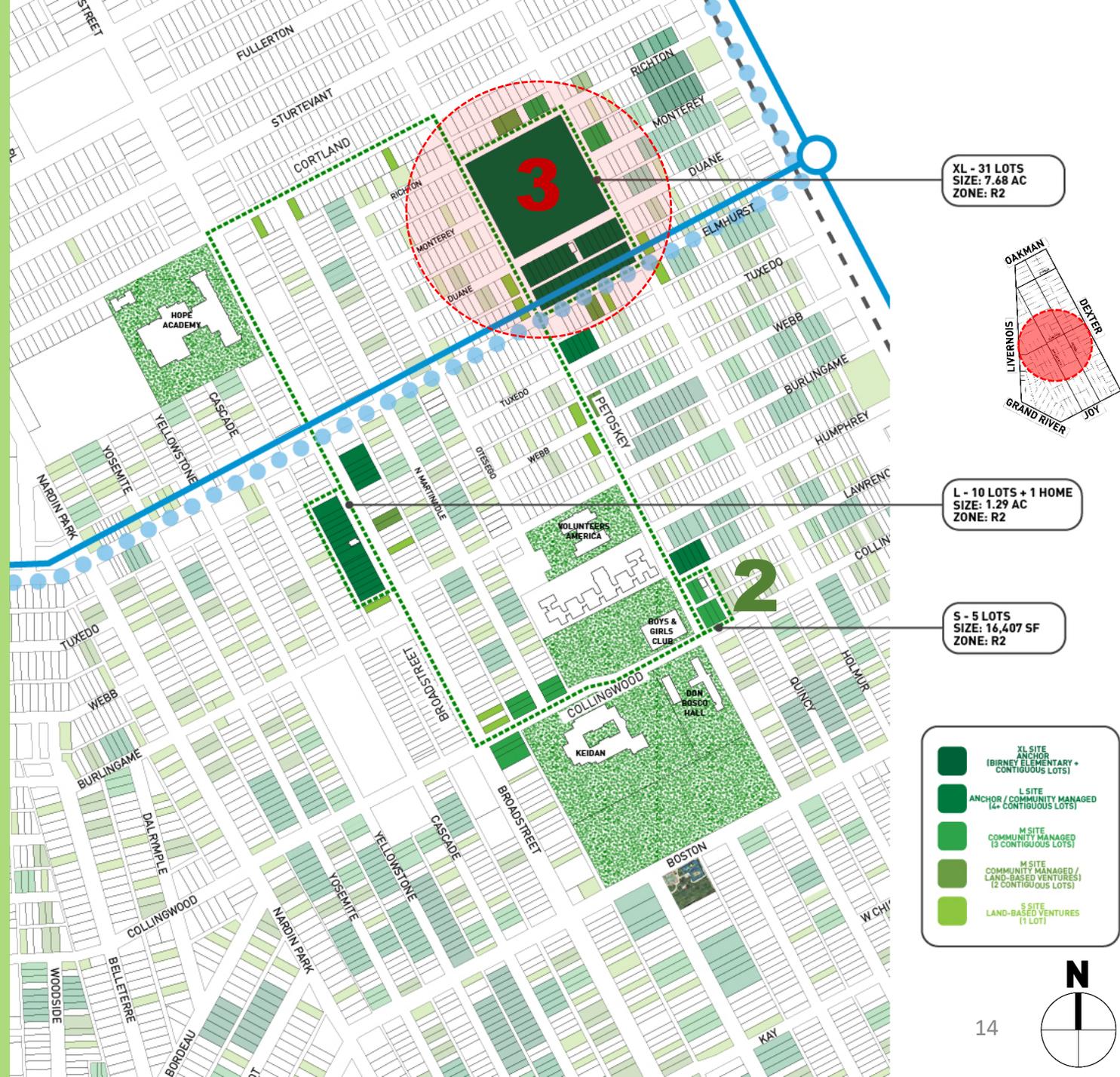


PROPOSED

OPEN SPACE CONCEPT

Connect open spaces to existing activities and places of interest

Focused efforts near the Youth-based core



OPEN SPACE

BIRNEY SITE

- **Site Stats**
 - 5 Total Acres
- **Former use**
 - Elementary school site
- **Current condition**
 - Low mowed site
- **Key considerations**
 - Large site
 - Location of the site to neighborhood amenities
 - Maintenance is important to the community



OPEN SPACE

**REPURPOSE VACANT SITE INTO PRODUCTIVE
LAND USE: SOLAR, AGRICULTURE, AND
COMMUNITY USES**



BEFORE

BIRNEY SITE TRANSFORMED

- **Site Stats**

- 5 Total Acres

- **Solar**

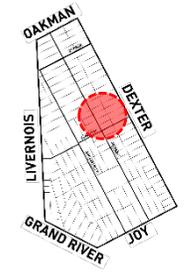
- 2 Acre Solar Farm

- **Urban Ag**

- 0.6 Acre Production Farm

- **Community**

- 0.3 Acre Community Farm
- 0.3 Acre Market Space
- 0.5 Acre Public Orchard
- 1.3 Acres Public Space / Visual Buffer Plantings



BIRNEY SITE EDGE TREATMENT



OPEN SPACE

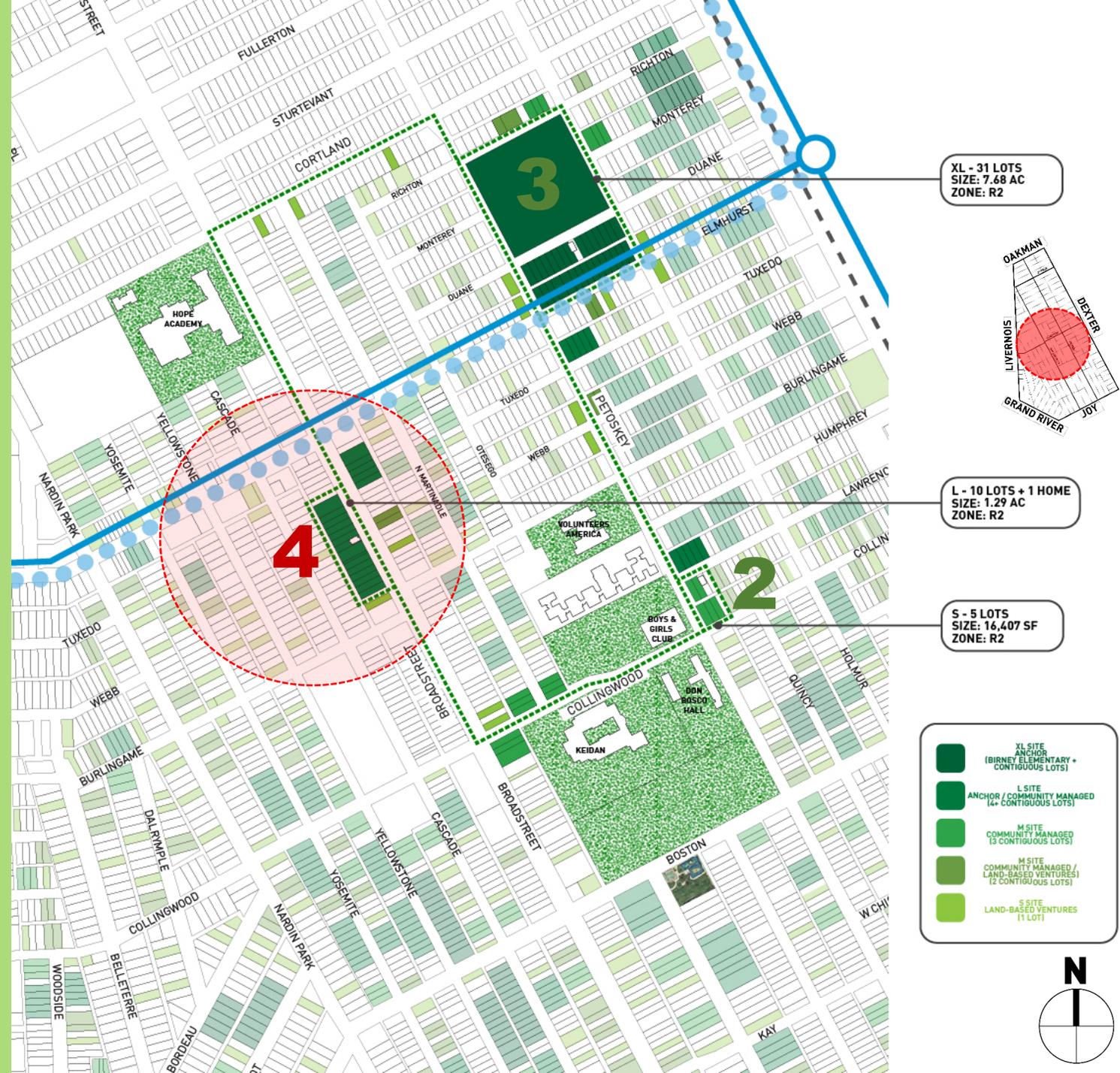
**REPURPOSE VACANT SITE INTO PRODUCTIVE
LAND USE: SOLAR, AGRICULTURE, AND
COMMUNITY USES**



OPEN SPACE

HOMESTEADS

- Residential
- Urban Garden
- Nonprofit based





LAND STEWARDSHIP

People also would like to see vacant homes rehabbed and lots maintained:

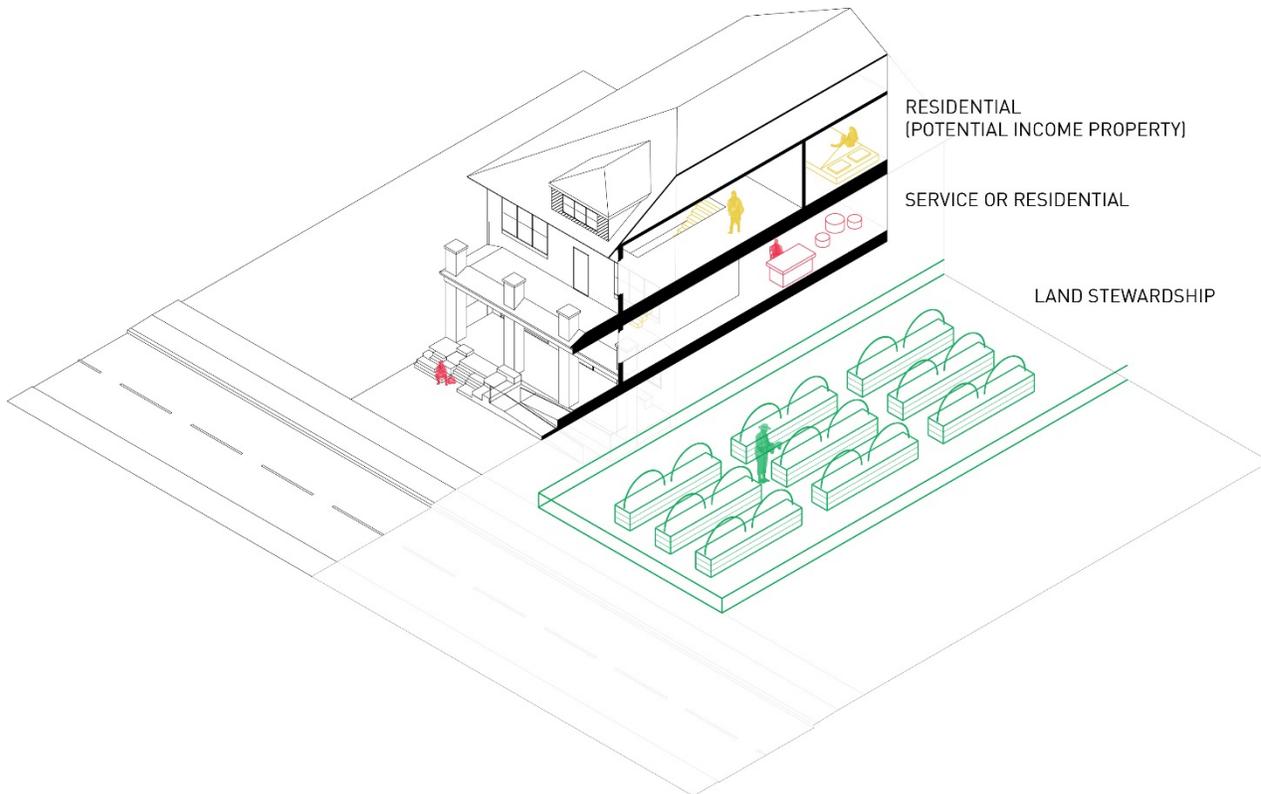
Possible solution:
Homesteads

- Residential
- Urban Ag/ Garden
- Nonprofit based

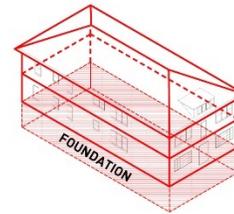
OPEN SPACE

• Homestead Strategy

- Land + Structure
- Sectional Land Use

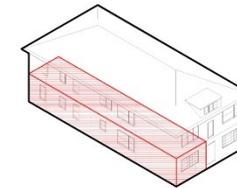


Step 1



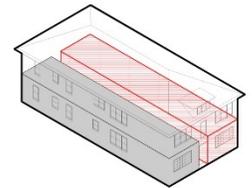
STRUCTURE
+ FOUNDATION

Step 2



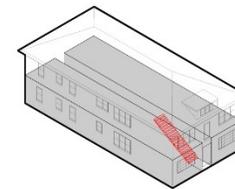
OWNER UNIT

Step 3



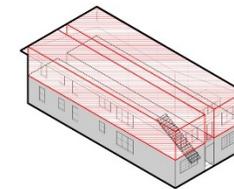
LOWER RENTAL UNIT

Step 4

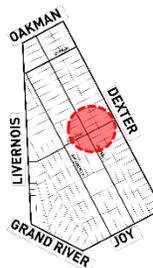


STAIRS

Step 5



UPPER RENTAL UNITS



OPEN SPACE

RESIDENTIAL HOMESTEADS RESIDENT PURCHASING HOUSE AND SIDE LOTS



BEFORE

OPEN SPACE

RESIDENTIAL HOMESTEADS RESIDENT PURCHASING HOUSE AND SIDE LOTS



AFTER

OPEN SPACES

• Vacant Land Strategy

- Large Portion of Study Area is Currently Vacant Land

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a space cared for and programmed by the community

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QUESTIONS FOR THE GROUP

STABILIZATION

Where in the neighborhood would you prioritize board ups and beautification?

Would you like more information on current Detroit Land Bank Authority programs (such as auction, own it now, and side lots, etc.) sales at the fourth meeting?

STEWARDING LAND AND BEING A GOOD NEIGHBOR

A LAND BASED PROJECT is a project that uses land for urban agriculture, gardening, and other productive uses, whether for profit or as a community based activity.

In what way could a land based project be a good neighbor to existing residents?

www.detroitmi.gov/land

FEEDBACK

- Residents would like Birney to have a job training or education component to the solar/urban agriculture. We discussed solar/urban agriculture as a long term strategy for the Birney site and more information has to be explored regarding this site. They are also still concerned about maintaining the site overtime.