

Land Based Projects Community Engagement Notes

Moments of Engagement — 2019

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|--------------------|--|
| January 24 | <ul style="list-style-type: none">• Focus Group |
| February 12 | <ul style="list-style-type: none">• Northwest Growers Focus Group• Community Workshop #1 |
| February 13 | <ul style="list-style-type: none">• Community & Non-Agriculture Focus Group• Technical Assistance Focus Group |
| March 4 | <ul style="list-style-type: none">• West Side Growers Focus Group |
| March 14 | <ul style="list-style-type: none">• Community Workshop #2 (AM & PM) |
| March 26 | <ul style="list-style-type: none">• Plot Plan Focus Group |
| April 8 | <ul style="list-style-type: none">• Food Economy Focus Group• Focus Group PM Session |
| April 9 | <ul style="list-style-type: none">• Focus Group AM Session |

Estimated 234 total participants in 2019 engagement events

Land Based Projects

Community Engagement Notes

January 24 — Focus Group Key Takeaways

Georgia Street Community Collective

30 Participants — 18 community, 12 City / consultants

TRANSPARENCY

- There needs to be more transparency across the board, beginning with:
 - Interagency transparency at the City (and state) level.
 - Should not require an “angel lawyer” to accomplish this work
 - Land status (ownership, free and clear title, land use classification for tax assessment, tax exemption etc.)
- Recognize and support the full ecosystem of Detroit’s food economies from produce/production, food waste/composting, restaurants, and background start up / maintenance work (excavating, soil remediation, post hole digging, snow removal, etc.)
- Need to address inequity in treatment of small indie growers and corporation entities where cost affects access, and permitting.

IDEAS FOR IMPROVEMENT AT CITY LEVEL (AGENCIES)

- **Tax Assessor**
 - The urban agriculture community brings value into the city
 - Urban agriculture tax rate? Incentive zones?
 - Multiple options because not a one size fits all economy (place and scale based; for profit, not-for-profit, resident based, corporation based?)
- **Detroit Water & Sewerage Department** + Green Stormwater Infrastructure
 - Growing community (a water learning community) was left out of Green Stormwater Infrastructure study
 - There is a module at EPA level, can Detroit Water & Sewerage Department partner with the research?
 - Clarify definitions of Green Stormwater Infrastructure and blue-green infrastructure for growing community and city agencies to implement & work with policies
 - It would help to be more intentional and inclusive in sharing standards and best practices across all communities.
 - Make room for a “value search in net negative uses vs net positive (resources exist out there)

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Community Engagement Notes

January 24 — Focus Group Key Takeaways (continued)

- Water and drainage billing issues
 - Do irrigation accounts exist? There needs to be an urban agriculture usage classification for Detroit Water & Sewerage Department to properly bill for relevant services
 - Can fire hydrants be tapped – look at Cincinnati as a case study

- **Planning & Development Department**
 - similar to 20 minute neighborhoods, every community needs a connection to the local food economy – farm, garden, or services related to food – jobs, resources, intergenerational spaces, agri-tourism, visibility, safety etc.

- **Interagency**
 - Be clear about the value statement for all involved in both sides of this work
 - Value local expertise and hire experts for inspector roles who are able to recognize urban agriculture, the physical qualities of urban agriculture
 - An outcome of this work is for urban agriculture to be treated as a standard land use and be useful for the city to protect communities from agriculture business that is less dedicated to maintaining community benefits.
 - Develop a vetting process or Community Benefits Agreement
 - Look at Civilia
 - Look at Tech Town
 - Help make process less onerous

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Community Engagement Notes

February 12 — Northwest Growers Focus Group

Sacred Heart Church

9 Participants — 6 community, 3 City / consultants

- Native plants + vegetables serves neighborhood (youth ecology based learning), building relationship in community -- common gardens
- Interested in permaculture
- Looking to work with bees (partnership with other organizations) Bees in the D.
- Building has purchased 2 side lots
- More youth garden direction next door
- Navigating water bills & for drainage on farm is difficult
- Working with DWSD has been difficult and frustrating
- Combining parcels was easy - did paperwork themselves
- Interested in roadside market stand on site.
- Navigating neighbors who are not appreciative of Brightmoor Farmway Farms.
- Not all are interested in being labeled under this (Brightmoor Farmways Farm title. Not wanting to be near urban livestock.
- Where is livestock Ordinance?
- Hasn't looked into getting "organic certification" but focused on supporting local ecosystems, avoiding pesticides/chemicals.
- 2 acres permitted as urban gardens due to unconsolidated parcels.
- Avoided conditional use hearing. -- tree crops issue (10 trees is limit)
- Agroforestry is an interest but navigating urban garden/ farm situation
- Works with Nick Leonard property combination
- Trees have no distinction in zoning ordinance. Most they have planted are actually shrubs, not trees.
- Feels process/ permit path (as shown 2/12/19) is very accurate
- Sewerage fees are the killer on water bills.
- Bureaucracy in place not specific to land acquisition
- Is not a customer who struggles with navigating on internet
- Provided a plot plan, working with DLBA
- Path was not confusing, but there snags in areas of process
- Tree crops ---- vague in ordinance.
- Not adequate for city to only "streamline" this process.
- City should make easier to do other purchase land uses & land maintenance: trees grown for fuel, transplants, land management training.
- Land management training :
- Land acquisition
- Equitable grants
- Small business start up
- Outreach to help native Detroiters to manage their own land

Land Based Projects

Community Engagement Notes

February 12 — Northwest Growers Focus Group (continued)

- Outreach to help native Detroiters to manage their own land
- managing existing business practices.
- Only not suppressing innovation isn't enough -- need to make sure innovation is equitable reaching everyone, including Native Detroiters.
- design a profitable, low- capital business model (after best practices) & target interested youth/ young Detroiters: provide opportunity for equitable loads, TA training, ER. (Incubator), land agriculture.
- No land based training program to help build business MGMT, land MGMT, land entrepreneurship
- NBHD function is not very pointed, no large issues as Beaverland farms.
- Urban Agriculture in Brightmoor has been weaponized in the past as a social issue
- Interested in using property for hospitality --- agritourism
- Unsure what is permissible that is okay or not ok? (has not known who/ where to look)
- Nice to have an obvious point person/ place online.
- Have a city liaison (equivalent to Nick Leonard) to approach
- Review -- initial declaration of end goal, intent --- earlier in the process to allow activities to happen simultaneously. (permit + purchase)
- 2 acres, but not entirely intensive gardening (B. Land Farms)
- Eastern market growing communities.
- DFC vacant lot program ---- closed representation of land management program we have.
- Engage more 18-35 year old in urban agriculture in productive ways work that is profitable.

Land Based Projects

Community Engagement Notes

February 12 — Community Workshop #1

Sacred Heart Church

60 Participants — 45 community, 15 City / consultants

*Process Maps Exercise: *I need to purchase land for my project**

- No complaints about application process.
- Who is selling the property: When someone is selling the property notify everyone in 3 block radius and let them know what to do? Keep in mind of the bee impact
- Detroit Land Bank Authority: 1 year of back and forth process, unclear about staff
- Who do I call between Detroit Land Bank Authority when I am interested in purchasing a side lot or purchasing land that is not a side lot
- Purchaser acquires inspections for Title Insurance, Soil Tests: Can there be a checklist of activities that acquire a permit? Food truck, neighborhood harvest, parties etc.
- Community Partners: the process here needs more clarity and consistent community partner reps or consistent information at least.
- Why would I need a permit?
- Does the existing zoning allow it? How do I find out if I need a permit for gardening lots?
- If your land includes multiple parcels, request to combine parcels at City Assessor's Office: assembling all the properties as one parcel makes it easier to manage
- Submit change of use building permit application to BSEED at CAYMC on the 4th floor: gives examples of how to create a plot plan ----- massive fees must be segregated ---- include a glossary of farms use in the application ----- Building Permit Form: there is a legal contract on the form currently
- If your land includes multiple parcels, request to combine parcels at City Assessor's office: community partner program----- why not extend to other public interaction
- BSEED holds Special land use hearing (\$1260): what do you do to prepare for this? Cost prohibitive? ----- example- applications, big investment we want to get this right the first time ----- pre hearing review/ someone who understands these project ---- common issues/ FAQs
- No it is not allowed: What are the pros of getting permit? Seems mostly like spending and filling out forms and increased security. Why get "above board?"
- Consider pursuing a change to the zone! : Has this process been mapped too? Yes? No? Please share map if yes.
- Other necessary city departments review application and issue recommendation to BSEED: who are the departments reviewing the application & what is each reviewing----- how are issues, questions, request from other departments communicated to applicant?

Land Based Projects

Community Engagement Notes

February 12 — Community Workshop #1 (continued)

Process Maps Exercise: **I need to purchase land for my project**

- BSEED conditional approval : Need an “angel lawyer” on city staff
- We have so much land this should be easier?
What about leasing lots for 2-5 years?
- staff at land bank were obviously happy to be at their subs competent and welcoming ----- can't say enough about how helpful Gus Anderson has been
- Someone tell you about the whole process? May be start to finish combine the permitting? ---- have staff specific for land based projects ----- grandfather in gardens who couldn't purchase & cure in gentrified neighborhoods ---- How does
- Is your project the main use for the land? YES : need permission and solve form of official standing for gardens on city parts land, whether abandoned or still active NO: hearing community reaction to the proposed project
- Fill out a property application form: where do I find this? Hard to get app from city or DLBA
- City reviews application internally: planning holds are a problem ----- can we at least garden on land bank land in these neighborhoods? ----- I don't want gardens/ farms to be thought of as “temp” use ----- vacant commercial properties we should sell these to business to impact ---- commercial business must pay higher prices.
- Who is selling the property? Hearing: community reaction to the proposed project - not clear who owns neighboring property ----- not listed property on DLBA or wayne co parcel map ---- unclear ownership by which agency
- I am interested in purchasing a side lot: lots across street should count -----side lots eligibility differs by neighborhood/ site ----- need a site plan for commercial business owners ---- make it affordable to buy lots on which houses were torn down but it's too costly ---- haven't received tax bill also interested in purchasing additional adjacent lots
- Detroit Land Bank Authority: actually being permitted to get beyond the front desk at the office or make an appointment.
- I am interested in purchasing land that is: it would have been helpful to have been directed to the urban agriculture ordinance when I was informed of how to apply with DLBA or better yet just make a proposal application that clearly defines what information the DLBA wants in a way that is accessible to community members. It is currently setting people up to waste a lot of time figuring it out.
- More information request to complete application: no application exists
- Price of purchase is determined: price for business owners purchasing adjacent side lots real high ----- more transparency about pricing on different neighborhood

Land Based Projects

Community Engagement Notes

February 12 — Community Workshop #1 (continued)

Process Maps Exercise: **I need to purchase land for my project**

- Community partners: there should be a way that licensed contractors can become community partners, Rowsey construction 3133489202, we are not nonprofessional a nonprofit “economic development” plan ----- need the person who helps you become a community partner to stick with you all the way through ---- questions about what community partners can buy have program works ----- do i have to be 501c3 to discount? ----- local farmers should not have to become 501c3 to get community partner discount ---- shouldn't have to bother folks at meetings to get things done
- Sale review: who reviews sales to ensure project is in line with larger neighborhood vision? Especially for (non-snf areas) ---- we can't depend on the don't to reflect neighbor input ----community needs to be consulted on projects over certain size? 3 or 4 lots? ----- small community based projects pay higher rates for parcels than larger operation ---- too many meetings for working class people and often held during day work hours
- Sign purchase agreement: can't even get to this!!!!
- DLBA board Review: how to move from PA to close? Who to talk to? How to pay?
- Purchaser acquires inspection for title insurance soil tests, etc.: enthusiasm from DLBA but then lots of broken promises and increases money and nothing in writing. ----- city should remove inspection fee ----- actively discouraged from pursuing inspection insurance
- Closing with restricted deed: under what needs to be done to lift conditional deed
- Compliance with conditions: conditions are not clear ---- who is evaluating to ensure that conditions are reasonable and what are their qualification ----- clear path to an irrigation account through fire hydrants ---- city should not place the conditions on operating procedures ----- what if first 30 days are in winter? (can't take much action) ----- i.e. wanting a spray schedule.... Is a lawn fertilizing company complaining to the city by reporting every time they apply chemicals?
- Purchaser acquires inspections for title insurance soil tests, etc: provide a list of required inspections
- Closing with restricted deed: levels of investment by the project increase as certainty increase ----- this is a good thing that drawings are incremental
- Does the existing zoning allow it? - This should be asked at time of inquiry of buying land ----- how do i know?
- If your land includes multiple parcel, request to combine a parcels at City Assessor's office: needed an attorney to navigate
- Prepare and submit conditional land use application: needed an attorney to navigate
- Consider pursuing a change to the zoning: How?

Land Based Projects

Community Engagement Notes

February 12 — Community Workshop #1 (continued)

Process Maps Exercise: **I need to purchase land for my project**

- BSEED holds special land use hearing: tell me this before i pursue buying ----- what about animals
- Purchaser acquires inspections for title insurance, soil tests, etc.: didn't this happen long time ago in the process?
On here multiple times, when can i test soil?
- If your land includes multiple parcels, request to combine parcels at city assessor's office: vacant alleys? Told it too expensive to combine ---- ability to combine over alleys and streets (both for parcels & singular permit if use is consistent) ----- went through process to combine lots, 4 years later still receive separate tax statements don't know if actually is combined ----- was told that DLBA should have combined at time of sale and the told i had to get a letter from DLBA but DLBA said that i didn't need one i am stuck.
- Submit change of use building permit application to BSEED at CAYMC on the 4th floor: was told i can't have water attachment during my plan review; inspector did seem to know they were supposed to allow so lack of knowledge.
- Schedule BSEED inspection: scheduled inspection but when the inspector called did know what they were inspecting---- conditions state to have an annual inspection but BSEED inspector not trained on what to inspect? Also how often just once in a year?
- DLBA can negotiate PDD owned properties with community partner
- Other city department: oversized lot not for sale by DLBA
- Information requested to complete application: stuck because I can't get grants without a lease but I can't afford the maintenance
- Price of purchase is determined: not clear + inconsistent pricing for different interesting buyers, individual = expensive, developer = small price
- City council review: cost for review and public hearing is over \$1000 high for a community member to pay
- All other projects: on hold for planning process without clear end/date process
- Regional team review by city department and DLBA staff: what are they evaluating for? ----- Large developer in area given right of first refusal even though my application pre-dates ----- who is this? What are they evaluating please be transparent ----- being asked for more documents without clear reason.
- Final report + DLBA inspections: i was already done with install of project before being able to buy land since it took so long over 20 months
- Who can buy side lot? Who can be a community partner? What is all other project? : It is hard for commercial owners to buy side lots ----- why is a resident not considered a community partner? ----- When we live at our project site?

Land Based Projects

Community Engagement Notes

February 12 — Community Workshop #1 (continued)

Good Neighbor Guidelines Exercise

- Guidelines to help new buyers, understand the maintenance it actually takes to manage even a single lot.
- Out of town, non-engaged rude investor had some fencing installed that is architecturally uncharacteristic of the existing NBHD fabric/ aesthetic
- Investing in community and business in equitable way
- Maintain park
- 15-17 vacant house at worst but block kept street presence beautiful
- Better enforcement of DLBA contracts
- Employment , maintenance, block stabilization, visibility, security, fresh food, intergenerational spaces.
- Set standards for accountability for the incoming land based entrepreneurs to the community they joining
- Good neighbor go door to door to establish a meaningful relationship
- Compost, materials, woodchips, etc at back of property on intention. Think about adjacencies, thieves
- Holes removed from street
- Access to farms: still figuring out goals for edge
- Price for prepping land, titling and other land prep work
- Get input from existing community about vision for neighborhood---- respect existing community
- Understanding at city level ---- water department doesn't understand urban farming, lingo farming, lingo conversation, drainage change.
- Land bank: looking for cleaned up water every 3 months --- price
- Violations for woodchips etc. respect operations, clear + reasonable expectation
- Brightmoor flower farm: youth garden was very accessible. Now private business + extension of personal yard (privacy fencing) made it more intentionally separate. Eventually growing flowers elsewhere which is obvious from busy street.
- Neighbors struggle to balance to buffer in a nice way
- Perfect entry: low fencing on side, big middle arc entry in the middle which has sign on top.
- Community partners widen definition. Some definition means not totally open
- Church community gardens: from 1 to 3 lots. No fence to close off back but let kids come in to seating area (secure benches) ---- distribute food ---- fence with opening always open till a certain time.
- When giving setbacks needs to be careful for spillage
- Perennial shrubs can be helpful to grow fast with low water and visually interesting in winter.
- Perennial borders as high value time = valuable ---- also is there any easier solution/. Think about road conditions

Land Based Projects

Community Engagement Notes

February 12 — Community Workshop #1 (continued)

Good Neighbor Guidelines Exercise

- Clearing lots behind commercial buildings + maintain seating area for neighbors
- Instead of fence, benches can create great conversation in older generations.
- Neighborhood expectation different from past users.
- Appreciation for beauty
- Maintain edges by bringing neighbor into process.
- Bring connection in neighborhood
- Sunflower border which is accessible + visible + not too labor intensive + multiple purpose
- Open door policy but respectful to your boundaries --- children interface --- informal attraction --- check in with neighbors --- be a neighbor not just a project
- Perennial flower beams, ownership, neighbor kids help, low fence + privacy fence + open

Land Based Projects Community Engagement Notes

February 12 — Community Workshop #1 (continued)

Value Statement Exercise

We are writing a *Value Statement* about why land based projects matter to the communities and City of Detroit. Tell us why these projects matter, and describe the benefits they create!

- Preserve the foundation, gas, electric, water of properties that may not host residents for some time.
- Land based projects allow us to be creative in how we can benefit from generation of care and investment
- Preservation of community & instills pride. Comeback cities must include the neighborhood.
- Preserve green space and the wildlife that goes with it and the insight those foster in the neighborhood.
- Land based projects add commitment and encourage stakeholders to participate in the forward growth of their community. It also add value to the community
- Great meeting place
- farms /gardens are great buffers for stormwater, urban heat island, green space that enhanced community health, provide healthy food, and neighborhood jobs.
- LBP matters because they can be avenues to engage youth and adults in ecological education and resiliency practices.
- Must recognize that creative land reuse adds value to the neighborhood. This stuff is "economic development"
- Create a shared sense of ownership + value for land + encourage stewardship, prevent dumping etc.
- LBD helps beautify the area and give value to the community. It helps solidify blocks adding community pride to area where blight once stood ---- provide space for hands on education ----- helps neighborhood have more agency over their food system.

Land Based Projects

Community Engagement Notes

February 13 — Community & Non-Agriculture Focus Group

Sacred Heart Church

20 Participants — 15 community, 5 City / consultants

- 2015 attempting to purchase ----- had parcels purchased from under them--- have 8 lots now, leasing 14 2 years left on 3 years lease (DLBA), would like to purchase more but anxious about losing to a purchaser
- First right to purchase? Can this be implemented
- Feel a local community entity should be involved in these types of projects
- Funding for youth focused land/ecology education is needed
- What is process to acquire DLBA properties?
- What entities do i need to work with to acquire DLBA land?
- App for FAQs: generally make land acquisition information more accessible-- analog/digital/language
- Zoning: after policy change, procedure was still left unclear for path forward to meet the new policy (equine policy) ----- how to apply for this newly defined use?
- First time for land AQ. was smooth, attempt to purchase home is challenging as comm. partner who already has proven project---- easier to purchase if not a comm. partner.
- Land Acq. A funding dynamic is difficult, which comes first to allow others to drop? ---- missing opportunities due to time this takes navigate
- Common design charrettes with youth ---- led to better participation & buy-in
- 2016-19 haven't heard anything from DBA about a lot, have had to seek other parcels, even though still maintaining the other lot.
- Likes how DLBA looks for strong community partners who can prove they have common support for their projects before land sales occur.
- demo/feasibility projects: looking for creative solutions in a landlocked neighborhood, not a lot of dedicated green space to work with
- Working with BSEED --- need better coordination with BSEED & DWSD --- still missing links, but workings connect.
- Project in right of way BSEED/DPW/DWSD : had 3 submissions, separate with correspondence per each ----- BSEED is working on streamlining the permitting process between all city agencies
- 2 years to do 1st right of way bio shade (2014) ECN.
- Art pavilions: rain catchment systems in 3 communities ---- rain catchment is illegal ---- then DWSD says its okay ---- to what standards?
- Purchased DLBA house (2) prevented demo of house 1, received tickets for graf. --- How do we address these double standards?
- '04 bought bundle, lack of info about tax exemption/parcel consolidation led to a NFP losing a 25yr park project to tax foreclosure.

Land Based Projects Community Engagement Notes

February 13 — Community & Non-Agriculture Focus Group (continued)

- Way for people to track their project efforts? Quantity touch points to show commitment in community to help gain support & buy-in
- Sweat - equity ind. in policy: 10-12 years maintained 10-15 lots -- could not purchase once they had the capacity ----- their sweat equity could not offer any help towards First Right to purchase, or other.
- Navigation to understand how we fit into a gentrifying NBHD. --- church partner
- Common partners ----- will LLC low profits qualifying future?
- Streamline multiple applications for critical path ----- purchase, permit, funding, etc.

Land Based Projects

Community Engagement Notes

February 13 — Technical Assistance Focus Group

Sacred Heart Church

17 Participants — 12 community, 5 City / consultants

COMMUNITY

- Trees on vacant land in communities ---- who owns the land?
- Jeff/Chalmers vacant lot --- community trees on failed development site --- request failed due to ownership issues.
- Issues ---- access & cost.
- Who owns? (Then, who has access to? Make clear
- Clear cost & fee communication --- residential vs commercial
- When can get around permitting, or reduce permitting fees --- reduce costs barriers for purchase, permit, professional DWG services ----- costs & project benefits # market rates
- DWSD engineering costs add to project costs, just to capture credits.
- Clear fees guideline & streamlines permit process across all departments.
- Project scope documentation ---- having a plan to begin process, and building capacity to maintain project --- navigation both can lead to number of imbalances for presidents
- Be clear on DLBA expectation of what it takes for land acquisition ---- some tend to over sell with a year 20 vision --- why exactly are the min. Expectation to open this process?
- Incremental site plan development when many are doing for first time
- BLDG permit vs land based project permit
- "Room to grow" permit --- single fee tied to "X" size growth on small LBP?
- Expedited permitting? Public projects framework could prioritize what gets expedited-----Why not expedite all permits across the board?
- Recognition in policy, permitting, purchase of hand holding necessary for first time/ sweat equity/ learning curve common of this type/ scope of work
- Clarify benefits of being a community partner to DLBA ---- expedited land acquisition ---- cost benefits.

COMMUNITY NEEDS FOR TA

- Pricing through common partnership ---- based on comps for residential. Vs commercial. ---- clear fee structures of programs: side lot program, community partner program, zoning type---- customer friendly interface
- Evaluation? For city agencies & intermediaries to vet common projects throughout P-P process.

Land Based Projects Community Engagement Notes

February 13 — Technical Assistance Focus Group (continued)

- TA Hand Holding --- we can better partner to get all information out to our communities --- better coordinate ourselves as a TA network---- understand breadth of TA available to residents ~~~ phased TA from ie. HUD counseling to purchase --- professional services to permit --- bus development for capacity building. etc.
- Webinar , LDC friendly access to TA resources (going downtown sucks)
- Make policies & procedures more transparent--- remove the need of an inside guide --- there's nowhere to go to see "it all"
- 3D in-persons at city hall --- follow project through entire process--- checklist checking of process & timeline.
- Community Outreach - Project Notification --- what can ensure neighborhood support to outsider projects that is By-Right--- in case of more vacant land communities (300+) ----- coaching from "x" to encourage developers to communicate with existing comm. members.
- Equity in information outreach & office hour availability---- inter departmentally coordinated training for face to face
- Letters of support request in case of comm. tree program petitions.
- How to address property/land maintenance realities in communities? ---- education, communication, reduce gap between project & city best practices-policy
- Good Neighbor guideline: how are they quantified & enforced/ referenced & encouraged? ----- not burdensome requirements
---- visualizing what is already required
- Communicate the why? value

Land Based Projects

Community Engagement Notes

March 4 — West Side Growers Focus Group

KAN Books

17 Participants — 12 community, 5 City / consultants

- Efforts to beautify, add hope but we constantly fight off ----- theft without a lot in return, dumping, blight
- Now all of a sudden, the city is here with a project
 - Feel a need for recognition
- Vacant city parcels decreasing homeowners properties values
 - Unkept, disrupt utility lines, lighting, trash, dumping ----- when will city take responsibility for these?
- Retribution for those who have stayed and paid their taxes?
- Encourage LBP on City owned properties.
- Annual cost associated with city owned lot? Could those be sold to PPL?
- Like us to maintain and improve
- City should repay. Recognize resident efforts to maintain their (city) parks & land.
 - Gas, maintenance, labor
 - 9 lots for \$100 per month for comm/NBHD. purchase but really is single resident's effort and funds
- Tax: no tax exempt status even for 501c3 is concerning
- Life long struggle to witness decline over decades
 - now , never has there been clarification on axing og property when all the sudden taxing land came back into focus.
 - So unclear, many people just walked away

Lifelong land stewardship with no recognition:

- No transparency to how equitable land land purchasing could exist.
- Feel penalized by no lot next to his house, no tax breaks for all efforts.
- LBP deters blight & dumping
 - City should be earnestly looking for more LBP
 - Giving to people who have history of doing this work for them
 - Or supporting those doing the work
- This feels like a project for developers. We are the city. The land should be inexpensive and easy to access.
 - Don't feel as if participation here actually matters, land will be sold to highest bidder
 - Underlay for the (dev.) overlay
- I have been maintaining land, so pay me

Land Based Projects

Community Engagement Notes

March 4 — West Side Growers Focus Group (continued)

- DLBA has become less communicative in past X years
 - Define “Market Value” when there hasn’t been a market
 - Parameters seem to change when the project doesn’t involve housing
 - Many times the is “Devalued” for example buried demo. buildings
 - Why a purchase agreement on vacant devalues land?
 - Fast track for tax exempt for commercial partners/ 501c3
 - 9/lots for \$12 monthly.... Work selectively
- Be very transparent and forward moving
- Feel like city is trying to deter land growth
 - Infill at demo. Projects is still problematic
- Brownsfield..... Clean up what we have
- Why haven’t all applicable city departments worked together since the beginning of city land disposition processes? be clear and upfront
- Consistency..... side lot worked..... Had to pay market rate which was more than Hantz, 300 yards away for vacant house lot on other side of residence
 - Side lot plus one? Or downtown street?
- NBAD. Parking case study in nation: commercial benefits agreement - redirect benefits back to that community.
- Infantilization of urban agriculture is rooted in white supremacy
 - On set of gentrification but this land disposition is an opportunity to build equity rather than maintaining white status quo once again.
- Now that there is interests in selling off detroit land. Who is the city being prepped for?
- Hard to watch land maintenance inequities across different neighborhoods. Equity is not coming from top of city down government.
- Feeling this inequity is deeper than plots and lots over decade of flight out of city and flight back in
 - Cultural implication of being left out of the process
 - Goes beyond checks and balances
- Where is the city’s deed, origin of deed to land they shouldn’t have even “owned”
- City should be open to offsetting city led maintenance by selle to residents who can be land and community stewards
- Why assume worst from growers when we are land base stewards?
- Feel sabotages by DLBA side lot policy. Re: Community partners
 - Had to pay \$1000 + in private for a lot sold from agreement to private ownership

Land Based Projects

Community Engagement Notes

March 4 — West Side Growers Focus Group (continued)

- We want the policy book for DLBA operation - Transparency
- Native lands should be shared
 - What are entry points to these programs?
 - Hasn't been communication for long time residents about new land programs
 - City communication goes all the way to those at the city doing the land work
- Who is city trying to attract?
- Does the city know it is urban farming capital? Does not have to do a lot to own that
- Lot of talent in this room ----- as a younger person, don't want to relive these experiences shared in 10-20 years.

Land Based Projects Community Engagement Notes

March 4 — West Side Growers Focus Group

KAN Books

Value Statement Exercise

We are writing a *Value Statement* about why land based projects matter to the communities and City of Detroit. Tell us why these projects matter, and describe the benefits they create!

- Practice humanity ----- root of people's pain ----- this not being practice
- Practice transparency ----- what determine "appropriate use"
- Don't need more statements rather need practice. People are the value
- Lost in the sauce ----- need more communication in and throughout NBHD ---- more transparency and periodic tractor cutting
- LBP already brings value ----- tourism, model for leadership in post industrial city
- Food economies and local spending
- Perennial knowledge! It exists here and inform gaps in institutional knowledge (DLBA) etc.
- Don't "deland: yet another generation of Detroit
- Make sure we are hitting all communities ----- language barriers + culture ----- values are still land stewards
- Knowledge BLDG training to be self sufficient

Land Based Projects

Community Engagement Notes

March 14 — Community Workshops (AM Session)

MSU Extension Center

67 Participants — 52 community, 15 City / consultants

ACTIVITY 1: VALUE STATEMENT

What do you think works so far?

- Repurpose.
- Being a part of community gives lots of community pride
- [All LBP] should be assets to community
- [neighbor] who is out of the [???] community asset should be reviewed
- Intersectional gathering spaces
- Economic and equitable neighborhoods
- Create access to healthy food/ contribute to beautification
- Farming
- Think it's a façade/ nothing & was pre-settled as usual/ was just a performance of difficult processes/ not transparent

What else is important to you and your work that should be included in this value statement?

- land stays in hands of community residents
- support current historic uses of lot will strengthen future use – efforts going to bought – neighborhood shared values?
- Reaching out to whole neighborhood as a part of this – wider neighborhood might not see – outreach and communication
- Parking for business in warren ave
- Firm statement that there are values outside of economic value. Other values should be stated more clearly
- Black and brown people should be centered
- City inspectors need to be educated in the fields they are working. And if not, they need to listen to those who do know what they are talking about and those who already using property successfully
- Provide neighbors to learn about and participate in nature and natural process. Learning about natural works and its process, requirement and the personal benefits to be gained from connection with the natural world
- Resilience/ brilliance, trust, legerity
- Defining each point

Land Based Projects

Community Engagement Notes

March 14 — Community Workshops (AM Session continued)

- Stormwater management/ neighborhood character identity/ natural space improves mental health/ educational value around food in natural world/ low financial barrier to development and wealth building for those historically disadvantaged
- Community control + power/ really think about land trust, alternative ownership models

Each of these key ideas is broad and can be further detailed. What should we be sure to consider for the listed here?

- Performance spaces
- Importance of pollinators
- Help with neighborhood heat island
- Remove damaged dead trees
- environment/ ecosystem benefits: help on structure development (eco-friendly structures)
- Large poster graphics should be handed out in copies. How are we to talk about what people aren't here time to see or read?
- Throw it all out away and start over
- Urban agriculture contributes to gentrification. How can we face that right on? Everyone should be aware of this value statement. Acknowledging the past injustices on black and brown residents.

Backside notes

- Part 2 – space for “pause” together in the city
- Believe traditional brick and mortar development is preferred. If investors with what brick and mortar they get values
- Percentage for residents 11% of [???
- Something hosted quality of life
- Good middle ground. Based on need – percentages are negotiable
- Financial support – grant applications for farms prioritizing existing
- No surveys or questions
- [planner] committees were [very slowly than] listening

Land Based Projects

Community Engagement Notes

March 14 — Community Workshops (AM Session continued)

- could on brownfields, instead of 'pristine' letting pristine go to farms, mirroring demos of city in who gets land.
- Accessibility – larger pollution problem – green – prioritize that.

ACTIVITY 2: PURCHASE TO PERMIT PROCESS PROGRESS

Did we miss any key bottlenecks or places to improve upon or clarify?

- How can we make pricing clearer and fairer? Are there maps online or at the DLBA to click on streets/ addresses? And the list of zoning info and pricing?
- Make it easier and clearer to rezone with understanding the city isn't always right. They are actually rarely right
- Marijuana and cannabis are coming
- Create a map that carries folks through the path they took to get to the department/ desk/ rep. Include name of the Rep. department, time and day, case numbers, etc.
- Is there a way to project the taxes that will be changing on vacant land attempting to be purchased?
- grants/ funding available for land department
- Vacant commercial property
- Plan to include gardens who never purchased and whose property is in a gentrifying neighborhood.
- Applicant is also hiding on DLBA web. More communication between DLBA and BSEED.
- Social impact discount for people maintaining lots and clear price structure
- Please explain title process for permit variance and cost
- Didn't mention language barriers, tech literacy barriers, and literacy barriers
- Where do rooftop farms & gardens fit in land use decisions?
- Time table, farm season doesn't stop for meetings where we missed valuable time
- Please educate all staff members on the information to ensure consistency

Are the graphics clear? Are they helpful? How so?

- Yes, but please give definition of land uses
- Yes, but need time forms.
- They are fine but right now it doesn't seem they match up to reality
- Yes & N

Land Based Projects

Community Engagement Notes

March 14 — Community Workshops (AM Session continued)

Think back to when you were starting the process. what else would you need to know?

- Need the city to step back and get out of the way
- Still lack of clear understanding as of how to determine if to complete parcels
- What offices do I need to go to in order to combine lots, apply for conditional zoning, specific permits. Flow charts/ infographics of those offices and what they can help with would be useful with land cost associated with permits.
- "By Right" conveys just allowing the use of land for gardens and define "with a permit"
- Create a city phone tree for process
- Are all property purchases essentially the same process? Are there grants available? Are the grants linked to on the website?
- Zoning is very unclear and the process of finding out ownership
- Is there money (loan/ grants) to improve commercial property? How to find out zoning for property?
- Pricing + taxes applicable
- Is there a different process for when you want to purchase side lots and non-side lots?
- Is there a different process for land-based projects and land development (i.e. structure building)?
- After permits are granted is there something that needs to be done with the county?
- What can help me get my land faster and with the most discounts? Who ultimately gets to say "yes"?
- History of demos, time and scale. Confused on R-Z zonings. Farm vs garden is a topic that needs more work
- Please include "By Right with The Permit"
- Provide step by step in structure on the process and include which departments to visit

Land Based Projects

Community Engagement Notes

March 14 — Community Workshops (AM Session continued)

ACTIVITY 3: MAINTENANCE/ GOOD NEIGHBORHOOD GUIDELINES

What are we missing? What else goes into site layout?

- environment/ habitat/ water stewardship/ urban heat island abatement
- What are the responsibilities of the land bank to the community member? Especially when someone is interested in purchasing a lot/ parcel. There should be a clear list of the DLB responsibilities to the potential buyer. Also, could this include pre-purchase soil + contamination testing at potential sites?
- What if community neighbors aren't respecting the site (dumping)? how to report when we will be responsible for the land?
- Cleanup of lots/ property you don't own yet
- What help can city provide for lot clean to get vacant lots to an acceptable usual/ physical appearance? It takes time to bring unintended lots back to their norms.
- Meditation
- Hedges and windbreak

Land Based Projects

Community Engagement Notes

March 14 — Community Workshops (PM Session)

MSU Extension Center

58 Participants — 43 community, 15 City / consultants

ACTIVITY 1: VALUE STATEMENT

What do you think works so far?

- Good start, pretty clear
- This is my first meeting - I appreciate having a forum for the community to express themselves
- Like the key points

What else is important to you and your work that should be included in this value statement?

- Equity, not equality. Honoring respecting longtime residents and existing efforts.
- Organic production, clear info on tree choice, equity and reparations for long term Detroiters.
- I belong in that process -- need to be a voice for the people, help create resources for people without them out the block, to have first right of refusal, immediate residents should know about it first and have first start at purchasing it
- Person in charge has to help the buyer person with all the opportunity
- Ease of acquiring land for residents that do not live next door to the lots. I should be able to purchase lots without a community partner
- Preventing predatory practices, place making, building ownership/ wealth/ economic app. through multi generations.
- Protect and reinforce those elements (art, craft, innovation, community interaction) that are unique and specific to Detroit, not allow city land to allow redevelopment becomes like other places that are developer led.
- Land is a resource that can be used to repair broken relationships between the city government and citizens that have been discriminated against (personally/ systematically)

Land Based Projects Community Engagement Notes

March 14 — Community Workshops (PM Session continued)

What can the city do to show that the City values Land Based Projects?

- Prioritize project proposals that provide additional value and benefit to the current property owners/ residents in the neighborhood.
- Offer community partner prices to groups or individuals who are low income, create liaisons to work directly with individuals to provide one-on-one help, hold corporations accountable through CBA's (or other things) to make sure these values are upheld
- Actually, use this statement to guide decisions, make it easier for us and harden for predatory land developer/ grabber
- Have some integrity, do what you say, live by the key points, stop giving favoritism to outside individuals.
- Provide mulch from trees that is torn down at no cost to proponents/ doers of Land Based Projects
- Trust and comfort - people who have lived with these neighborhoods have been pushed very far with lack of trust of city officials. Lot of people trying to fill out this but still need picture for it to be fixed. Can't leave foggy areas. Words are not enough - what action is taken by the city is. It has been dehumanizing. How to get this to be equal playing field?
- Increased transparency, accessibility of land to long term Detroiters
- Share the same financial benefits (subsidies, tax cuts, etc.) to land projects as business.

ACTIVITY 2: PURCHASE TO PERMIT PROCESS PROGRESS

Did we miss any key bottlenecks or places to improve upon or clarify?

- Highlight tax breaks available for whom farming. Land based projects
- User test your cities and documents
- Clarify further what is by right

Are the graphics clear? Are they helpful? How so?

- No really graphics, perhaps think about using a more visual form of concept mapping to explain terms. The fact that you had to spend most of the small group session explaining concepts should tell you a lot.
- Not good. Please have definitions of the different uses.
- Yes, they are clear. However, when going through it, the process is not clear

Land Based Projects

Community Engagement Notes

March 14 — Community Workshops (PM Session continued)

Think back to when you were starting the process - what else would you need to know?

- Why can't I buy lots on my block that are not right next to me? Why do I have to go through a community partner? I was denied purchase of empty lots that have been empty for over 30 years. I was denied the ability to beautify my neighborhood
- When will the DLBA clear titles?
- How complex the paperwork/ political process is? The disorganized mess that is any attempt to communicate between local/ city + county offices. How to navigate the logistical process in step by step process map?
- Permits are entirely inaccessible across alleys and street- these types of projects are not minority.

ACTIVITY 3: MAINTENANCE/ GOOD NEIGHBORHOOD GUIDELINES

What are we missing? What else goes into site layout?

- Not allowing pesticide, fungicide etc. of different classification and the requiring pesticide applicators licensed.
- Example of land between residential homes
- Process for appeal? My wildflower garden may look no beautiful before/ after blooming, which could trigger a citation. How would I appeal this?

Are these graphics easy to read? Are they clear?

- "Neat" is not generally how you would describe most farms and gardens. What standards are you expecting people to meet?
- They are okay, but keep working to merge image + text into infographics
- Yes

Land Based Projects

Community Engagement Notes

March 14 — Community Workshops (PM Session continued)

What else should we think about to make this as useful as possible?

- Concerns about how residents are notified when there are conditional land use hearing or zoning change public hearing. Opposition is not always heard because residents are unaware that some things may be changing
- References to more specific citation “best practices” “orderly” “neat” are all relative terms.
- Would like to see Infor/ ideas partnership to community parks.
- “Tall grass” = cover crops. We need cover crops? “weed” means something different to most people. If these inspectors aren’t familiar with farming, how are they expected to know what they are looking for?

Land Based Projects Community Engagement Notes

March 26 — Community Workshops (AM & PM)

MSU Extension Center

Value Statement Word Cloud Exercise Results



VALUE STATEMENT POLLING EXERCISE					
14-Mar-19					
13 PARTICIPANTS		34 RESPONSES			
RAW RESULTS		COMBINED (SIMILAR RESPONSES)			
3	REPARATION-MINDED				
3	EQUITY	5	EQUITY	equity (3)	equitable distribution (1) land access for all (1)
3	INCLUSIVE				
2	COMMUNITY	8	INCLUSIVE	inclusive (3)	community (2) accessibility (2) neighbors (1)
2	TRANSPARENCY				
2	ACCESSIBILITY				
1	EDUCATION				
1	ENVIRONMENTALLY RESPONSIBLE	4	ENVIRONMENTALLY RESPONSIBLE	environmentally responsible (1)	air quality (1) green (1)
1	CENTERING				
1	BEAUTIFUL				
1	SUSTAINABLE				
1	LAND ACCESS FOR ALL				
1	VALUE				
1	NON-RESTRICTIVE				
1	AIR QUALITY				
1	GREEN				
1	EQUITABLE DISTRIBUTION				
1	REPURPOSE				
1	CARE				
1	HONORING HISTORIC USE				
1	NEIGHBORS				
1	COMMUNITY ASSETS				
1	PEOPLE				

Land Based Projects Community Engagement Notes

March 26 — Community Workshops (AM & PM)

MSU Extension Center

Value Statement Word Cloud Exercise Results

Participant Log - March 14, 2019

13 participants — 34 responses

1001605	Beautiful
1022970	Land-Based-Projects
541415	Land access for all
479574	People, Community
596846	Community Assets ,Neighbors, Green
733078	Accessible, Transparency, Inclusive, Repurpose
196279	Honoring historic use, Airquality
384789	Care, Equitable distribution, Accessibility
625725	Inclusive, Nonrestrictive, Transparency
982419	Community, Inclusive, Value, Sustainable, Equity
663484	Centering, Reparation-minded, Inclusive, Equity, Equity, environmentally-responsible, reparation-minded
836748	Reparation-minded
687571	Education

Land Based Projects Community Engagement Notes

VALUE STATEMENT DRAFT ACTIVITY RESULTS

We are writing a value statement about why land based projects matter to the communities and city of Detroit.

In your words, tell us why these projects matter and describe the benefits they create!

WHAT WE HEARD: *(Summarized responses from community workshops and focus groups)*

Land Based Projects:

- Are intergenerational spaces for folks of all ages to be creative in the ways they provide places for community gathering, stabilization, stewardship, and entrepreneurship
- Are a form of community preservation that sustains and builds pride and reinforces the sense of community-belonging and value.
- Provide an offset for urban heat islands, while adding access to local food economies.
- Build and support existing local economies related to food, sustainability, habitat, education, and community stewardship through productive use of land.
- Promote the preservation of community & instills pride, Land Based Projects are an opportunity to recognize and honor the residents who have stayed and have been doing the work at their own cost.
- Preserve green space and the habitat that goes with it – and the insight those foster in the neighborhood.
- Add commitment and encourage stakeholders to participate in the forward growth of their community. It also adds value to the community and whole neighbor togetherness.
- Knowledge is power!
- Must recognize that creative land reuse adds value to the neighborhood! This stuff is “economic development”
- Matter because they can be avenues to engage youth & adults in outdoor spaces within their home communities.

Land Based Projects Community Engagement Notes

VALUE STATEMENT DRAFT ACTIVITY RESULTS *(continued)*

We are writing a value statement about why land based projects matter to the communities and city of Detroit.

In your words, tell us why these projects matter and describe the benefits they create!

WHAT WE HEARD: *(Summarized responses from community workshops and focus groups)*

- Create a shared sense of ownership & value for land – encourage investment, stewardship, prevent dumping, and remove blight through beautification of vacant spaces and neighborhoods
- Help beautify the area and give value to the community. It helps solidify blocks adding community pride to areas where blight once stood.
 - Provides a space for hands on education
 - Helps neighborhood have better access and control over their local food systems
- Are an opportunity to practice humanity in ways that have not been practiced before.
- Are an opportunity to tap into “perennial knowledge” of all the work that has been happening for decades, as a way to inform the future work that needs to happen.
- Promote people as the doers of this work and their practices should be supported and protected.
- Are cross-cultural and should recognize the need to engage all communities across language barriers and acknowledge the cultural differences in how green spaces shared together.

Land Based Projects Community Engagement Notes

What We Heard: Purchase Process*

**Presented at March 26th Community Workshops*

General Areas for Improvement:

- Need for clarity around **expectations** and the City's decision-making processes
- A desire to know important information upfront, rather than later in the process
- Planning holds are a major roadblock
- Meeting times can be during working hours and prevent attendance
- Need to clearly communicate value of land based projects and projects need to align with those values

Application Access

- It is unclear where people can find the application to purchase land

Property Ownership

- Not always clear who owns the property

Side Lot Eligibility

- It is not clear who is eligible to buy side lots and what qualifies as a side lot

Pricing

- Pricing needs more transparency and consistency across neighborhoods and agencies

Community Partners Eligibility

- Confusion about eligibility and frustrations around the eligibility criteria for non-profits only. There is a feeling that community-based for profits should also receive discounts.

Conditions for Restricted Deed

- Need for clarity around what conditions applicants are to meet under the Restricted Deed

Land Based Projects Community Engagement Notes

What We Heard: Permitting Process*

**Presented at March 26th Community Workshops*

General Areas for Improvement:

- Many are unsure why and when a permit is needed.
- Registering your change of use protects your rights as a property owner .
- Also a desire to know important information upfront, rather than later in the process.
- Costs associated with permitting are unclear or not up front.

Zoning and Land Use

- Applicants don't always know what zoning is, how to look up zoning, and how it relates to they type of project they want to .

Combining Lots

- Need for clarity on when to combine lots and which lots can be combined.

Inspections

- Inspectors need more training on how to inspect land based projects.

Land Based Projects

Community Engagement Notes

March 26 — Plot Plan Focus Group

MSU Extension Center

12 Participants — 7 community, 5 City / consultants

- Zoning: The term is a bit alien, could be defined to help people understand why it relates to, and affects their projects.
- Yes, it would help to have a google earth reference image to work with
- Yes, we feel like a PowerPoint format would be helpful/ would try.
- Explain setbacks in examples
 - o Where is setback distance calculated on trees?
 - Trunk line or canopy dripline?
 - Need to specify species?
- Would like examples to be of same scale as plot plan worksheet for users (trees, houses as reference)
- List: must have --- "always required" items separate from list of "good to include"
- Overall it is helpful
 - o Still intimidating --- looks so professional
 - Seems/ feels as if "it" is asking for professional drawings
 - Hand drawn examples would help us digest and feel able to create one
- Words in document are ok. should make some segments read more urgent and directional.
 - o Help seem less "wordy"
- What if proposed use is strictly for beautification?
 - o Include beautification/ community protects examples
- KGD: wildflower plants requirements don't seem to fit in structure of these examples.
- 3 examples, rendered differently--- farming/ orchard/ beautification / wildflowers
- <Contractor liability for poor demolition and site work maintenance is an issue>

Land Based Projects

Community Engagement Notes

April 8 — Food Economy Focus Group

Focus:HOPE

15 Participants — 10 community, 5 City / consultants

- Need to de-mystify taxes, liens, other background info on parcels before purchase.
- Level playing field ---- timing!
- Is city reaching out to small scale farmers about parcel reactivation for project implementation?
- Understanding the value add can lead to a better regional food system, rather than an adopted system that looks like all the others
- Food diversity/ affordability/ supply dynamics could be improved by sharing the value of local land-based projects
- Path sharing across KGD partners happens, to help growers track supply and demand growth and losses each year
- Understand the economy of scale in context of our existing food system.
- Who are the stewards of urban agriculture supporting institutions? Be better about supporting them so they can better support the small-scale growing operations
- Michigan farm to freezer ----- a success story extending 6 months grow season to 12 months
- The issues of scale affect “backyard growers” up to 50, 150, 1500-acre farms
- Space limitation and growth season is limiting in crop diversity
- What if 25% of restaurant’s food supply was local sourced mandatory?
- City could run marketing campaign about the larger food economy – food supply system
- Is a struggle to do the right thing and support local, and avoid SYSCO type institutions
- Trying to get more small-scale growers typed into food distribution systems
- Detroit vineyards
- Example of scaling up through partnerships
- The chain of grape to wine sales
- How do you connect and scale up the smaller sized growth operations and get into growers, other distribution networks?
- World is looking to Detroit/ USA to build/ rebuild a better regional food system, outside of SYSCO and US. Foods
- People are driven by convenience, so fresh produce sales continue to decrease.
- Child nutrition programming (subsidy issue)
- Offsetting food costs for parents
- Institutional meals should have more nutritional options for youth
- Support local growers to better help these institutions
- Procurement issues to access supply
- Small margins, small list of providers

Land Based Projects

Community Engagement Notes

April 8 — Food Economy Focus Group (continued)

- Phil's asparagus experiment ---- locals went to compost ---- cost barrier
- These conversations are above the head of those who it affects most
- We need to create the audience for this work, we see the value, but customers don't (in food economy)
- Smooth effort and time and cost is low hanging fruit for city
- Perception vs reality of where people buy their food ----- change the perception
- Vocational opportunities for NBHD's?
- Folks who want to add value via LBP but don't know how
- Politicians, leader city and policy can be game changer just by talking about local food systems and supporting them in tangible ways.
- 52k farms in Michigan
- 1500 acres farms are in 1% still face many challenges
- Anyone under right size faces many more struggles
- Bridge street model to groceries (city hasn't stepped up to acknowledge the potential of these policies)
- Smaller, local, accessible
- Local incentive for community
- Trying into other institutions like liquor/party stores
- Need to engage in the packaged healthy foods and communities who reply of these stores
- Important piece + fabric of many NBHD's
- Fresh food corner is a pilot
- Reinventing people's palettes is not right approach/ insulting
- Have to build relationships to educate about the value add
- Convenience drives many people day to day (time and cost to cook meals)
- Food economy infrastructure needs education component to ensure the value is carried through to the end users across the board in all communities
- Consider audience and what they eat. More effect to make local, healthy and appealing to those not before exposed to X
- Youth component ----- education market to new generation
- Reconnecting to health over convenience ensure is culturally "cool"
- Knit traditional economic development to health metrics
- Systematic issue of decline in homeownership
- Side lot program doesn't work without ownership
- Purchasing side lots as a renter. How?

Land Based Projects Community Engagement Notes

April 8 — Food Economy Focus Group (continued)

- There are traceable growth trends in introducing healthy foods and sustaining accessibility over time to crops ----- changing patterns of consumption over time.
- Deliver and commit to this process and project
- Is city setting land aside and off limits to big developers to save space for small scale growers/ projects?
- Are there plans to build trust? Restore trust outside of these meetings
- Make sure to infuse accountability into all of this/ the project.

Land Based Projects

Community Engagement Notes

April 8 — Focus Group PM Session

Focus:HOPE

16 Participants — 10 community, 6 City / consultants

GOOD NEIGHBOR GUIDELINES:

- Is it anything more than site design and maintenance?
- see insert about engaging neighbors and informing about project
- Be clearer throughout document about each step of the process ---
ex: page 3 but on step 4
- Clearer about calling out references to zoning ordinance see sec x..... for orchards as ex. Tell them in step 2 rather than step 5
- Side setback specifics
- Cumulative dimensions
- Hard limits like front and back
- Signage
- Left out of this, reference the signage ordinance?
- Fines associated with how can/can't apply on signage
- How does use affect signage possibilities ---- ex: page 6. Neighbors..... indicate many dollar signs associate with this step
- Art based projects with signage – parameters for art projects.
- Play structure regulations
- Can intro help direct individuals NBHD organize corps? Rather than later in the process/ document
- Any preference to current projects or residents who have wanted to do a project?
- Insert ----- removing barriers and language barriers
- Telling your story
- Although not mandated, it's still good practice/ right thing to do
- Can you be more positioned on this?
- Broader definition of good neighbor examples outside of farms and gardens
- Resource to help people understand property line, location, and scale of a parcel
- How does a new develop be a good neighbor if next to an LBP?
- Better cross reference the materials/ documents for each step.
- Call out nuisances, the must nots Go beyond only "LBP" so we can be more general about these guidelines across the board
- Encouraged, not required or monitored what happens if this causes targeting around a project ---- if engagement goes sideways?
- How to address events on land in context of this document?
- Tall grass
- DLBA is worst offender of this guideline
- Permaculture, seed banking also doesn't align.
- Articulate the city is moving in this direction to follow and be accountable to the standards of the G.N.G.'s

Land Based Projects

Community Engagement Notes

April 8 — Focus Group PM Session (continued)

- Graphics are good and clear
- Signage
- 75% of surface area
- Clearer wording needed
- What's allowed, not allowed should include on sign
- What's the 25% and what can be on it?
- More context on cover crops
- Nonprofit process: reason for denial unclear also need to go to Lansing to contest it ----- assessor's office
- 8" height limit doesn't work for buckwheat
- people will have opportunity to tell BSEED what to expect during inspection through plot plan
- need to train inspectors on this
- but what if you change your crops?
- Need to directly say "urban agriculture ordinance" at beginning
- Composting at rear might be issue
- Bulk materials + drop off of materials compost
- Delivered compost vs compost being made on site
- Wood chips + compost --- where should they go? They shouldn't be ticketed
- Also need to. Be 20ft from other property
- Solved with signage?
- Let BSEED know if a site is a resource hub – BSEED needs to know why things are KGD + inspector training!
- "neat + orderly" us subjective ---- be explicit also based on plot plan
- Encroachment graphic is not clear ---- 3ft max or what?
- Text is very dense
- Page 3 what is the "impervious surface ordinance?"
- Engagement implementation shouldn't be a barrier or requirement
- Don't want it to be more difficult than any other development project
- Annual form/ follow – up to original good neighborhood statement
- Some sort of annual check in that's not very time consuming

Land Based Projects Community Engagement Notes

April 8 — Focus Group PM Session (continued)

GETTING STARTED / PATHS PROCESS:

- Add a potential/ projected timeline? ----- is first doc.
- How often will resource websites be updated with real time data?
- How do you understand what "use" if you dont know what a "use" means?
- P92 definitions – orchards be included 2 lots, 11 trees = a farm.
- Can DLBA clarify first right of refusal rulings for side lot, community partners, etc.
- Next to "residential properties" ---- is house, or property ----- side lot clarification
- 10 lots maintained, not eligible for side lots has to use economic development program at DLBA, not really getting land into residents' hands ---- if this barrier is not removed
- Will LBP become its own DLBA program for purchase?
- We are addressing with the Land Based Project
- Not even neighbors want to own land, but still dedicated to land beautification and stewardship
- This effect purchasing dynamics for some comm. groups and in turn effects grant funding
- Do most you can to protect your rights and your investments
- U at beginning of Doc
- why residents should do this process?
- Risk one can assume
- Budget, they afford
- What metrics exist or will be tracked after this project rolls out?
- Contact information throughout docs to help direct users
- Parcels commination
- Tax assessor won't combine, DLBA wont issue letter
- Land sales across DLBA, MI-LBA, Wayne LBA do not combine easily
- Make sure TA providers speaking same language and information. I.e. – hoop housed do require a permit
- Rain catchment system
- Reconveyance deeds being released in inequivalent ways.
- Any better regulation of post-demo infill on land?
- Is there anything in the works for the inevitable tax increases tied to property value increases?
- Legal land usage of zoning ordinance does not accurately represent projects we do ----- garden and farm distinction
- The 2 docs look so similar. Color theme each document? Better distinction between steps/docs.
- Glossary, examples of jargon things.

Land Based Projects

Community Engagement Notes

April 8 — Focus Group PM Session (continued)

- Where can people access this?
- Online, planning department, BSEED
- Documents by neighborhood areas?
- No general documents for all areas
- Motricity mapping ---- website on back taxes
- Department contact information or cover letter?
- Inset customizable? ---- page order not clear, need page numbers
- Zoning table ----- Tee covered it well with KGD meetings.
- Website inset ----- URL needs to be more prominent and broken up into 2 lines
- Too many things numbered ---- confuses pager order
- Keep it together/tabs/ order
- Think about how people access it online ---- organization
- All of the steps on one page in all do's
- Application as [art of packet
- City pushing for online application
- Can still fill out paper ---- scan
- Add a preview of the application
- Clarity on when to/not to get a permit
- What type of permits?
- Even by right projects need permits!
- Process map for permit + zoning in introduction document
- Hoop houses exempt from building permit (reg'd for structure over 120 square foot) ---- this needs to be clear ----- greenhouses not exempt, need to be separated from hoop houses
- Things to do first need to clearly tied to rest of document
- Not super clear that by-right = easiest but need to constantly refer to introduction or other documents
- Zoning use table is awesome but add orchard to urban farm definition

Land Based Projects

Community Engagement Notes

April 9 — Focus Group AM Session

Focus:HOPE

8 Participants — 4 community, 4 City / consultants

GETTING STARTED:

- Knowledge about a set pathway forward – even if a little, intimidating would be still be encouraging
- Establish a set team. Roster of interagency people to address the L.B.P projects and checklists per each project, throughout the process.
- Nice to have G.S.D. and D. Park and Rec. information included
- Plant nursery is not covered in current zoning/ legal language and other terms --- permaculture, seed banking, orchards, tree nurseries, etc.
- Would be helpful to streamline process for storm water acknowledgement and policy for LBP ----- WE WANT WATER
- Not fair for L.B.P to have to pay rainwater taxation
- We want t put these systems in place, but don't want. Ned to hire engineers just to perform calculations to then capture tax credit.
- Singular payment for alleyway diversion subsequent additions to parcels/ projects fee waived.
- LBP is easiest pathway forward to alleviate the storm water system for entire city. Pilot example to get other residents and business on board with this concept of capturing and utilizing rainwater
- Curb cut/storm water illustrations

GOOD NEIGHBOR GUIDELINES:

- This helps us cover our backs by establishing standard expectations
- List of prohibited trees and plants should be included here
- Does make regulations clearer, land appear a little less random.
- Ruling on strip of land between property line and sidewalk/ street?
- G.S.D. wants to unify farm with little pine perimeter
- Convert 10' storage container into a restroom/ outhouse
- For a permitted farm that wants more events not wanting to continue port a putty
- Need more permanence
- Rezoning? Conditional land use? Even space on land
- This is a helpful educational tool for training.
- Big step up from zoning ordinance great illustrations.
- This helps me organize my project which is nearly an entire city block
- Tells me information on what needs building permit, how to maintain, where to locate certain elements.

Land Based Projects Community Engagement Notes

- Great to see all agencies I need to work with all throughout the process (in one place)
- Lends itself to encourage people to play a greater role in their communities
- Put together very well
- Looks great and aesthetic
- The way this is laid out – you had be a fool not to follow these guideline (even if these technically are not enforced)
- My experience is that 99/100 could support a project, but city often will accommodate the 1/100 who does not support
- Can be costly and prohibitive, even preventative
- Shouldn't there be some degree of accountability?
- It is kind of a nebulous concept to be able to require
- How will these all be accessed and made public?
- Interesting to see the lifestyle changes from just 10/12 years ago. Refocus on natural systems of ecology, food, water, quality of life ---- utilizing side lots and being land stewards, stewards of community.
- Great to see all agencies / need to work with all throughout the process ----- in one place.
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