

February 8, 2024



JOE
LOUIS
GREENWAY

NEIGHBORHOOD PLANNING STUDY

Vacant Land

WELCOME!

TODAY'S AGENDA:

- About the JLG Neighborhood Planning Study 5 min
- What we **HEARD**: Community Input 5 min
- What we **FOUND**: Data Analysis 10 min
- Draft strategies and **IDEAS** 10 min
- Questions & Open Discussion 25 min
- Next Steps 5 min



JOE
LOUIS
GREENWAY

The Joe Louis Greenway is a recreational pathway that will unify Detroit's neighborhoods, people and parks. Through this greenway, we strive to honor Joe Louis by providing equitable spaces through arts, programming, and economic opportunities for all

JOE LOUIS GREENWAY

INTRODUCTIONS



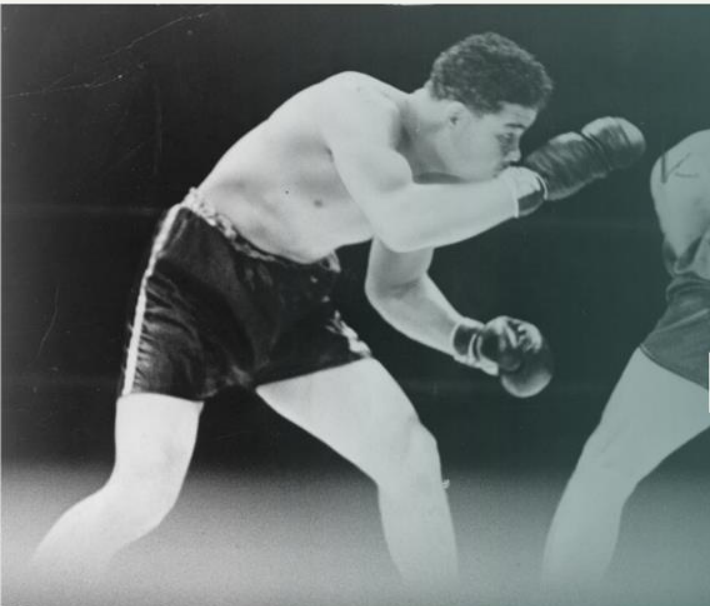
*PLANNING & DEVELOPMENT DEPARTMENT
JOE LOUIS GREENWAY, GENERAL SERVICES
DEPARTMENT OF NEIGHBORHOODS
GENERAL SERVICES DEPARTMENT
DETROIT LAND BANK AUTHORITY
LAND BASED PROJECTS TEAM*



JOE
LOUIS
GREENWAY
PARTNERSHIP



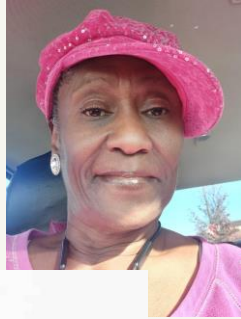
Leona Medley, Executive Director
WWW.JLGPartnership.org
info@jlgpartnership.org
313-482-1333



The **Joe Louis Greenway Partnership** is a
501c3 non-profit committed to
ensuring the JLG is a space that celebrates
the strength and determination of its
surrounding communities through **accessible,**
family-friendly programming, beautification,
and ongoing **community engagement.**

We focus on health and wellness, education, the environment, and thriving neighborhoods.

CLT

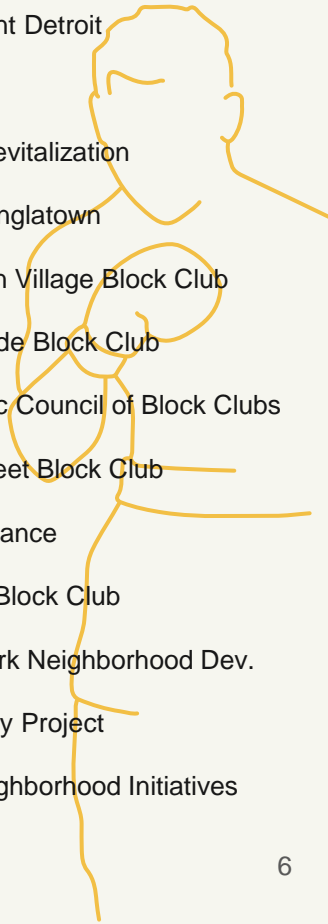


Members



Community Leadership Team (CLT)

- **Charlotte Blackwell**, Brilliant Detroit
- **Audra Carson**, Izzie LLC
- **Jeff Jones**, Hope Village Revitalization
- **Ali Lapetina**, Women of Banglatown
- **Miriam Smith**, East Davison Village Block Club
- **Crystal Simmons**, Sunnyside Block Club
- **Sheri Burton**, Midwest Civic Council of Block Clubs
- **Sabrina Luvane**, Esper Street Block Club
- **Deanna Stewart**, Equity Alliance
- **Sharlene Burris**, Kenyatta Block Club
- **Katrina Watkins**, Bailey Park Neighborhood Dev.
- **Erik Paul Howard**, The Alley Project
- **Lisa Rodriguez**, Urban Neighborhood Initiatives



JLG Framework Plan, 2021

GOAL 1

THE GREENWAY
WILL ENHANCE
RESIDENTS'
QUALITY OF LIFE
AND PROMOTE
COMMUNITY
DEVELOPMENT

GOAL 2

THE GREENWAY
WILL PROMOTE
EQUITY

GOAL 3

THE GREENWAY
WILL BE A UNIFYING,
CONNECTIVE,
MULTI-MODAL
TRANSPORTATION
NETWORK



INCLUSIVE GROWTH STRATEGY

HOUSING AFFORDABILITY + WEALTH CREATION

CREATE JOBS + SUSTAIN & GROW BUSINESSES

IMPACTS FROM OTHER GREENWAYS



South Platte River Greenway
Denver, CO

- Homes within a ½ mile of the South Platte River were valued 17% below the rest of the city in 1970 prior to Greenway, and 36% greater than the rest of the city as of 2017
- This transformation accounted for \$18B in home value appreciation, \$64M in additional tax revenue, and \$100M in additional school funding in Denver as of 2017

Source: [Doedderlein and Binnings, 2017](#)



Midtown Greenway
Minneapolis, MN

- From 2000–2019, property located within 500 feet of the Greenway increased in value by \$1.8B, and property located within 1 mile increased in value by \$7.9B
- During this time, more than \$360M was spent on residential building permitting fees within 500 feet of the Greenway, generating at least 2.5K new housing units

Source: [Midtown Greenway Coalition, 2021](#)



Indianapolis Cultural Trail
Indianapolis, IN

- Visitor spending is estimated to range from \$963K to \$3.2M for each segment of the Trail annually
- 50% of business owners located on the Trail have seen an increase in customers and 48% have seen an increase in revenue since the trail opened, leading to the creation of 40–50 new full-time jobs and 60 new part-time jobs

Source: [Majors and Burow, 2015](#)

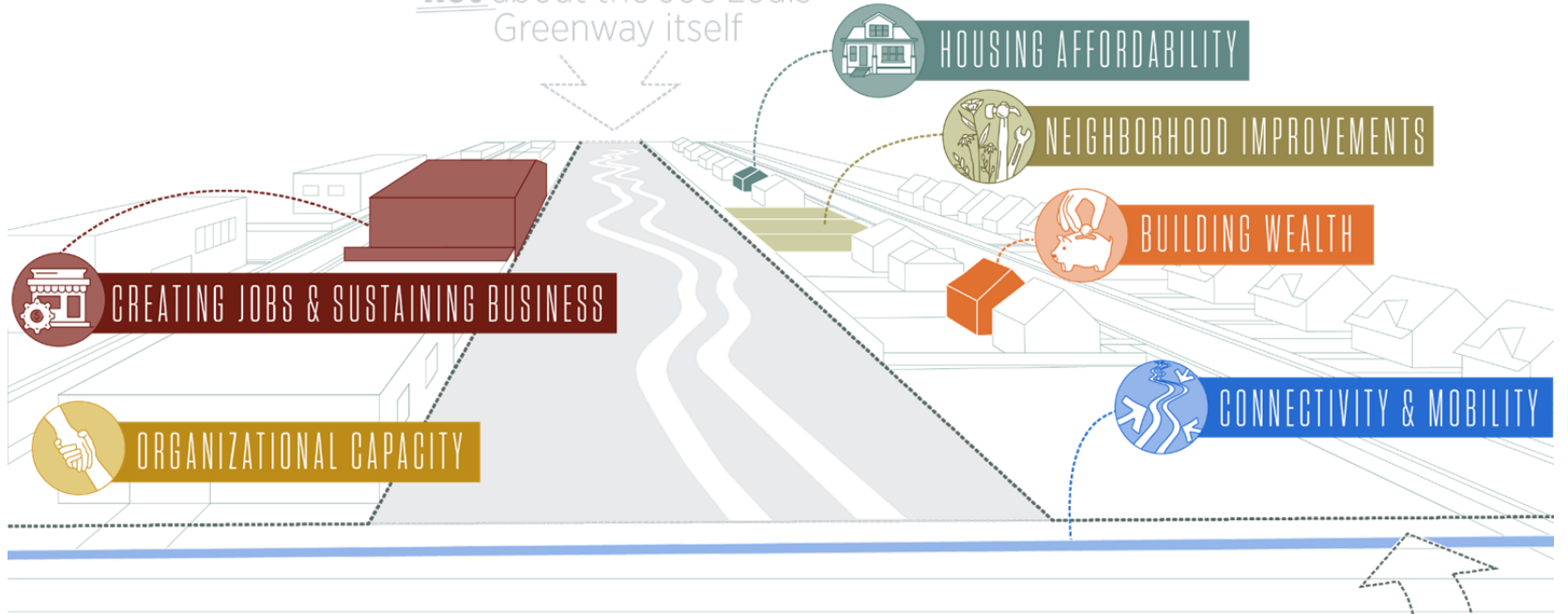


The 606
Chicago, IL

- From 2011–2015, per capita crime rates in neighborhoods along The 606 – especially low-income areas – fell significantly more than in similar Chicago neighborhoods farther from the trail
- Property crime rates fell fastest in the areas immediately adjacent to the 606, and gradually rose as proximity to the trail decreased

Source: [Harris, Larson, and Ogletree, 2015](#)

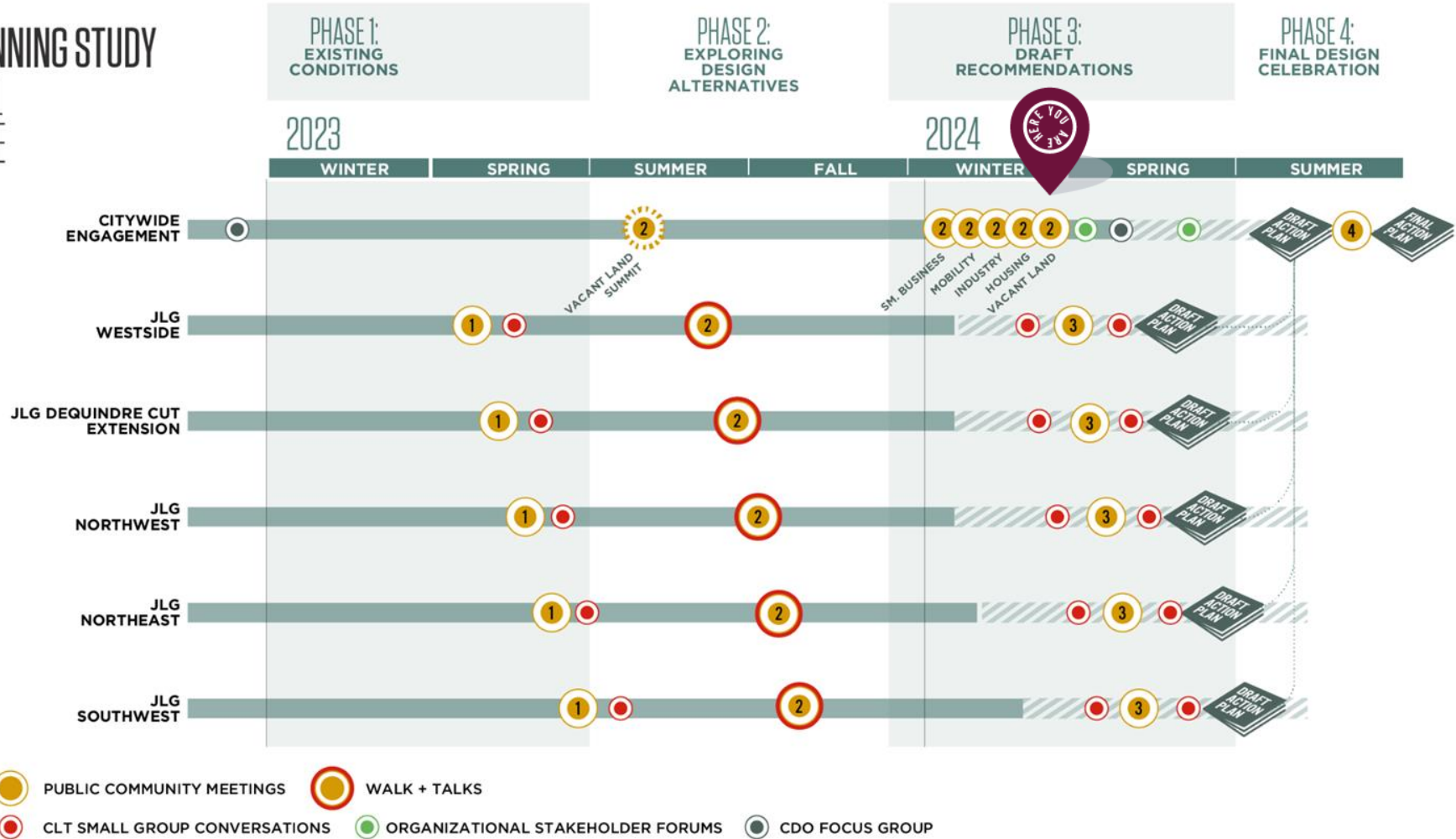
This **JLG Planning Study** is not about the Joe Louis Greenway itself



This **JLG Planning Study** ***is*** about making sure the investment in the greenway **benefits the neighboring communities**

JLG PLANNING STUDY

OVERALL TIMELINE



TODAY!

We want to know your thoughts about the draft strategies for the Greenway

01:

Are these draft strategies **heading in the right direction?**

02:

Is there an idea that **excites you?**

03:

Are there potential strategies missing that **you would like to see?**

Where are we today?

VACANT LAND BY ZONING + ADJACENCY

TOTAL JLG WIDE ACRES OF VACANT LAND	
Zoned Commercial	176
Zoned Industrial	582
Zoned Residential	1135
Zoned Other	88
TOTAL ACRES	1,972

That Equals

2



BELLE ISLES

OR 1,494 Football Fields

Total Number of Vacant Lots: 16,825

57% of the vacant lots in the JLG Study Area are publicly owned

VACANT LAND BY ZONING + ADJACENCY

TOTAL JLG WIDE ACRES OF VACANT LAND	
Zoned Commercial	176
Zoned Industrial	582
Zoned Residential	1135
Zoned Other	88
TOTAL ACRES	1,972

27% OF THAT LAND IS WITHIN THE FIRST BLOCK OF THE JLG

➔ **531 ACRES**

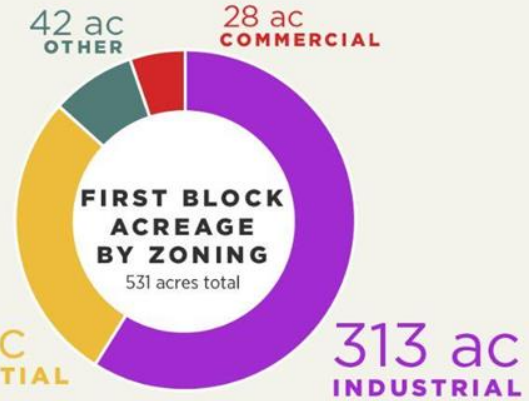
That Equals

FIRST BLOCK

1/2



BELLE ISLE

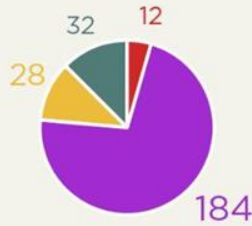


Most (55%) of the vacant land within the first block is industrial

VACANT LAND BY ZONING + ADJACENCY

TOTAL JLG WIDE ACRES OF VACANT LAND

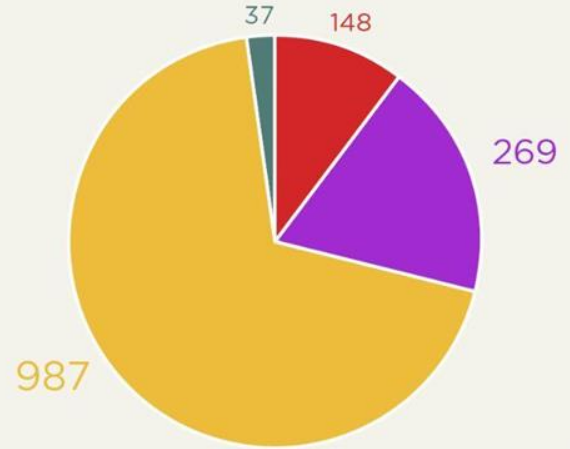
Zoned Commercial	176
Zoned Industrial	582
Zoned Residential	1135
Zoned Other	88
TOTAL ACRES	1,972



TIER 1
Immediately Adjacent
256 acres total



TIER 2
Within 1 block
275 acres total



TIER 3
Within a half mile (the rest)
1440 acres total

531 ACRES OF VACANT LAND WITHIN ONE BLOCK OF THE JLG
42% of that acreage is publicly owned

ACRES OF VACANT LAND

Zoned Residential	987
Zoned Industrial	269
Zoned Commercial	148
Zoned Other	37

Typical Site Conditions



Impacted

Potential
Contamination



Overgrown

Trash, Wild
Vegetation



Tended

Mowed or
Cleaned

What are our goals?

Vacant Land Community Summit

250+ PARTICIPANTS





DO IT THE
SAME WAY

YOU GET THE
SAME RESULT

-SUMMIT PARTICIPANT

KEY QUESTIONS FROM SUMMIT:

- When does it make sense to hold land for future affordable housing development?
 - If there's no clear interested party, and it's not a good candidate for nearer-term development, are there opportunities for enhanced vacant land treatment (i.e. large meadow or forest)?
 - What are the models for public/private partnerships that can test these ideas?
- Are there incentives or programs to support residents who are or wish to steward public land?

Former La Choy Headquarters Site at 8100 Schoolcraft in the Northwest

Engagement Key Takeaways

OPPORTUNITIES/NEEDS

- Improve the **ENVIRONMENTAL HEALTH** of the neighborhood along the JLG route.
- Vacant lots can help **COMBAT CLIMATE CHANGE**
- Turn vacant properties into **ELECTRIC VEHICLE CHARGING STATIONS**
- Citizens want to be **EMPOWERED TO ACQUIRE AND BE ACTIVE PARTICIPANTS** in vacant land strategies
- Desired activations on vacant lots range from **ACTIVE RECREATION AND GARDENING SPACES TO COMMERCIAL AND EDUCATIONAL PURPOSES** at a range of scales.

CHALLENGES

- **TREES** need to be maintained or they are a nuisance
- Many communities expressed interest in **NEW DEVELOPMENT, NOT THE MANAGEMENT OF VACANT LAND**. There's a tension between what the market can support vs. resident's desires for new development.
- There is a need to **EXPAND GRASSROOTS NETWORKS** and partnerships among participants in vacant land activities

Goals for Vacant Land

1. Utilize public vacant land as an asset to **improve neighborhood conditions**.
2. Develop typologies of vacant land that **improve environmental health** of the neighborhood and combat climate change.
3. Promote **community activation** of lots on clean land land where feasible.

What can we do?

What can we do with Vacant Land?



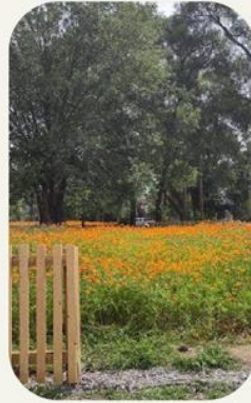
Repair

Action:
Industrial Cleanup



Clean

Action:
Clean and Clear



Beautify

Action:
Wildflower Lawn
Community Activation (Art)



EcoWork

Action:
Green Stormwater Infrastructure
Forests
Meadows



Activate

Action:
JLG Enhancement
Community Activation
Gardening/Farming

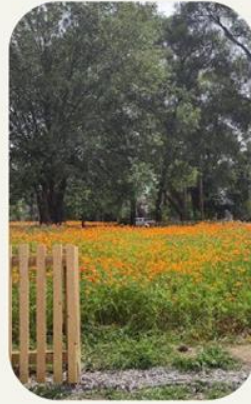
What can we do with Vacant Land?



Repair



Clean



Beautify



EcoWork



Activate



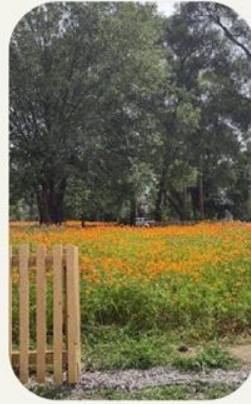
Who is Best Suited to Lead?



Repair



Clean



Beautify



EcoWork



Activate



City + Partners>

Community

Is it Short-term or Long-term?



Repair



Clean



Beautify



EcoWork



Activate



JLG IMPROVEMENT IN THE SHORT TERM

TRAILHEAD PARKING LOT

TRAILHEAD PARK

CLEAN AND CLEAR OR
WILDFLOWER LAWN



EXAMPLE OF A LONG TERM VISION



TRAILHEAD PARKING LOT

NEW ROADWAYS AND CONNECTION TO JOSEPH CAMPAU AVENUE

TRAILHEAD PARK

PROPOSED ACQUIRED AREA

NEW CORSSWALKS

FORMER REC CENTER

PRESERVED HOUSE

MULTI FAMILY RESIDENTIAL

TOWNHOUSE

JLG ROUTE

LEGEND

- Townhouse
16 units
- Multi Family Residential
113 units
- Preserved house
4 units
- JLG Route

LET'S TAKE A PAUSE:

POLL QUESTION

From the presented actions, What type is most needed in your community?



Repair



Clean



Beautify



EcoWork



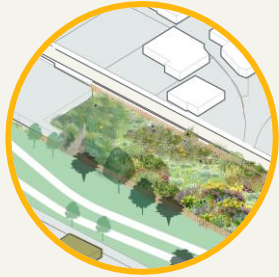
Activate

Where do we start?

Vacant Land **T**YPOLOGIES



**Targeted Clean
and Clear**



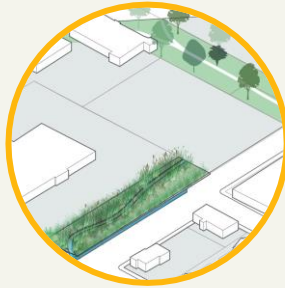
Wildflower Lawn



Industrial Cleanup



Meadow



**Green Stormwater
Infrastructure (GSI)**



**Tree
Planting**



**JLG
Enhancement**



**Community/Partner
Activation**



Action: Targeted Clean & Clear

Deploy Clean & Clear, Maintain as lawn, Mow 4x a year and consider barrier to prevent future dumping.

Before



After

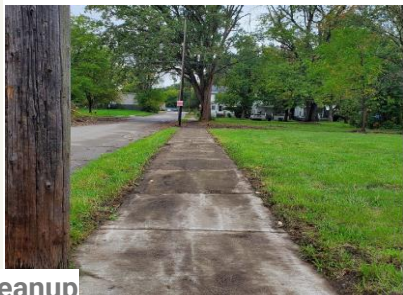


Site Selection Criteria

LAND USE TYPE: All
LOT SIZE: < 2 acres
SITE CONDITION: Impacted, Overgrown
SHORT/LONG TERM: Short

Implementation & Maintenance

- Determine if Hazard Testing is Required
- Clean & Clear: Remove Debris
- Prep Barren Areas and Seed if needed
- Mow 4x per Year



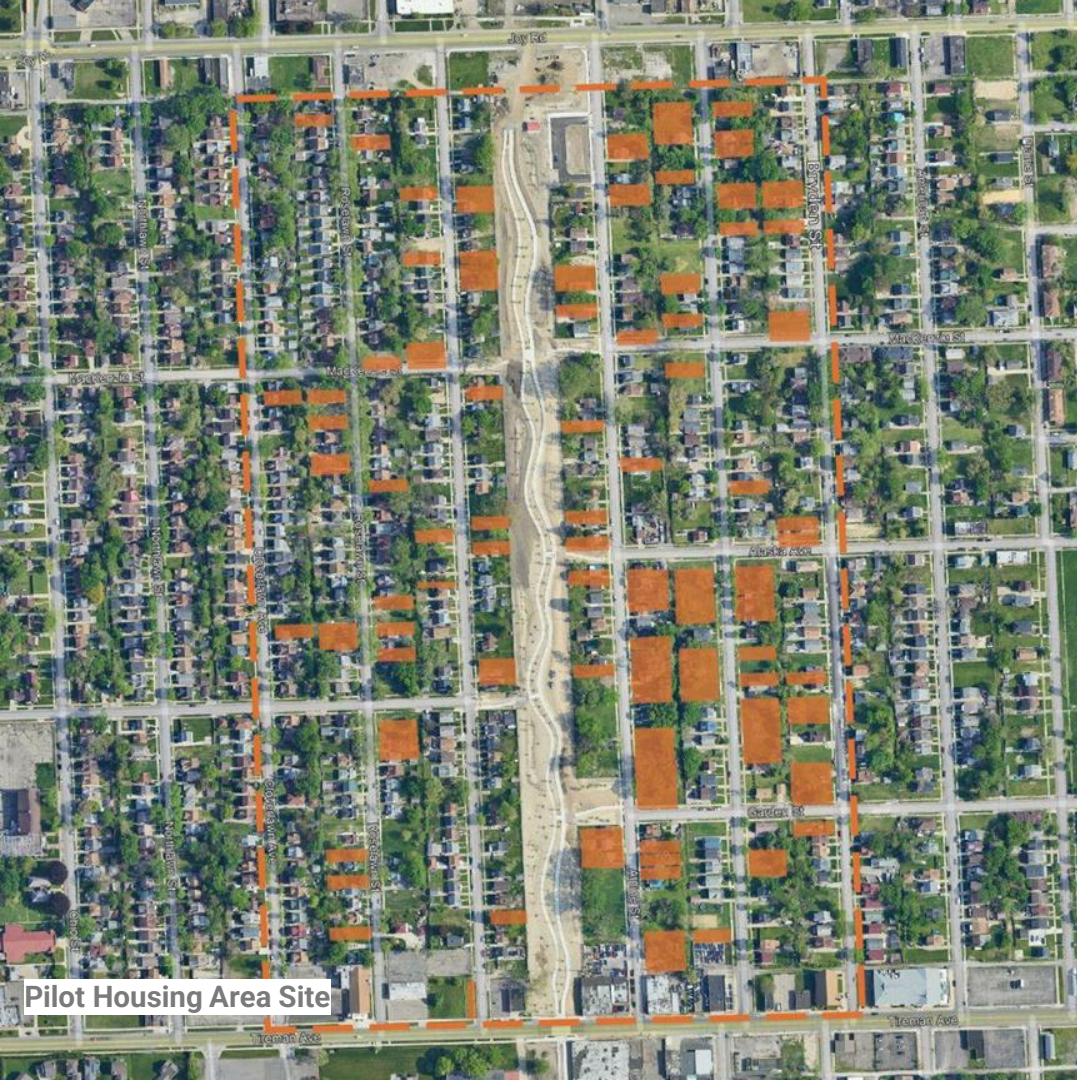
Old Redford Neighborhood Cleanup
GSD Contract with Motor City Grounds Crew

JLG WESTSIDE - VACANCY AND OPPORTUNITY SITES

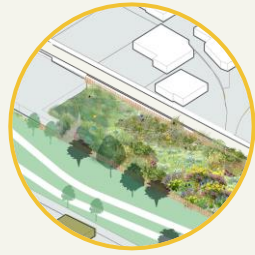


Approx. **110 DLBA** vacant lots within the
Pilot Housing Area.

(Areas like this in other neighborhoods
can utilize this typology)



Pilot Housing Area Site



Action: Wildflower Lawn

Annual wildflower lawn with dumping barriers at edge or mowed edge.



Site Selection Criteria

LAND USE TYPE: Industrial, Commercial,
Residential*

LOT SIZE: All

SITE CONDITION: All

SHORT/LONG TERM: All

(* = With approval of neighbors)

Implementation & Maintenance

- Site Prep + Seeding (Annual)
- Mow wildflowers after blooming period is over and maintain as lawn

JLG WESTSIDE - VACANCY AND OPPORTUNITY SITES



Joe Louis Greenway @ Garden St



WILDFLOWER LAWN
OPPORTUNITY AREAS
(Approx. 1.2 acres)



Action: Industrial Cleanup

Clean and remediate (as needed) industrial site; Establish Clean and Clear typology upon completion



Ongoing Environmental Remediation
Publicly-owned site along Joseph Campau JLG

Site Selection Criteria

LAND USE TYPE:	Industrial
LOT SIZE:	All
SITE CONDITION:	Impacted
SHORT/LONG TERM:	All

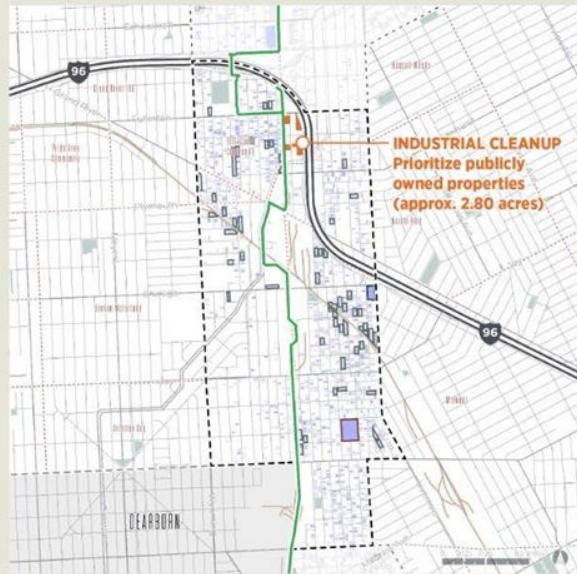
Implementation & Maintenance

- Test for Hazards, Remediate as Needed
- Establish New Typology (Clean and Clear, Meadow, or Forest depending on site future)
- Maintain as Needed



Littlefield Community

JLG WESTSIDE - VACANCY AND OPPORTUNITY SITES





Action: Meadow

MEADOW: Perennial meadow with dumping barriers at edge.



Meadow Installation at Callahan Park
City of Detroit, U.S. Fish & Wildlife Service

Site Selection Criteria

LAND USE TYPE:	Industrial, Commercial, Residential*
LOT SIZE:	< 2 acres**, 2 - 10 acres
SITE CONDITION:	All
SHORT/LONG TERM:	Long

(* = With approval of neighbors)

(** = Only as JLG Beautification)

Implementation & Maintenance

- Site Prep + Seeding (Year 1)
- Establishment Period (Years 2-3)
- Long-Term Maintenance Contract (Year 4)

Lawn to Meadow Timeline





Action: Green Stormwater Infrastructure

GSI: Sites that increase biodiversity, create habitat, and provide stormwater management.



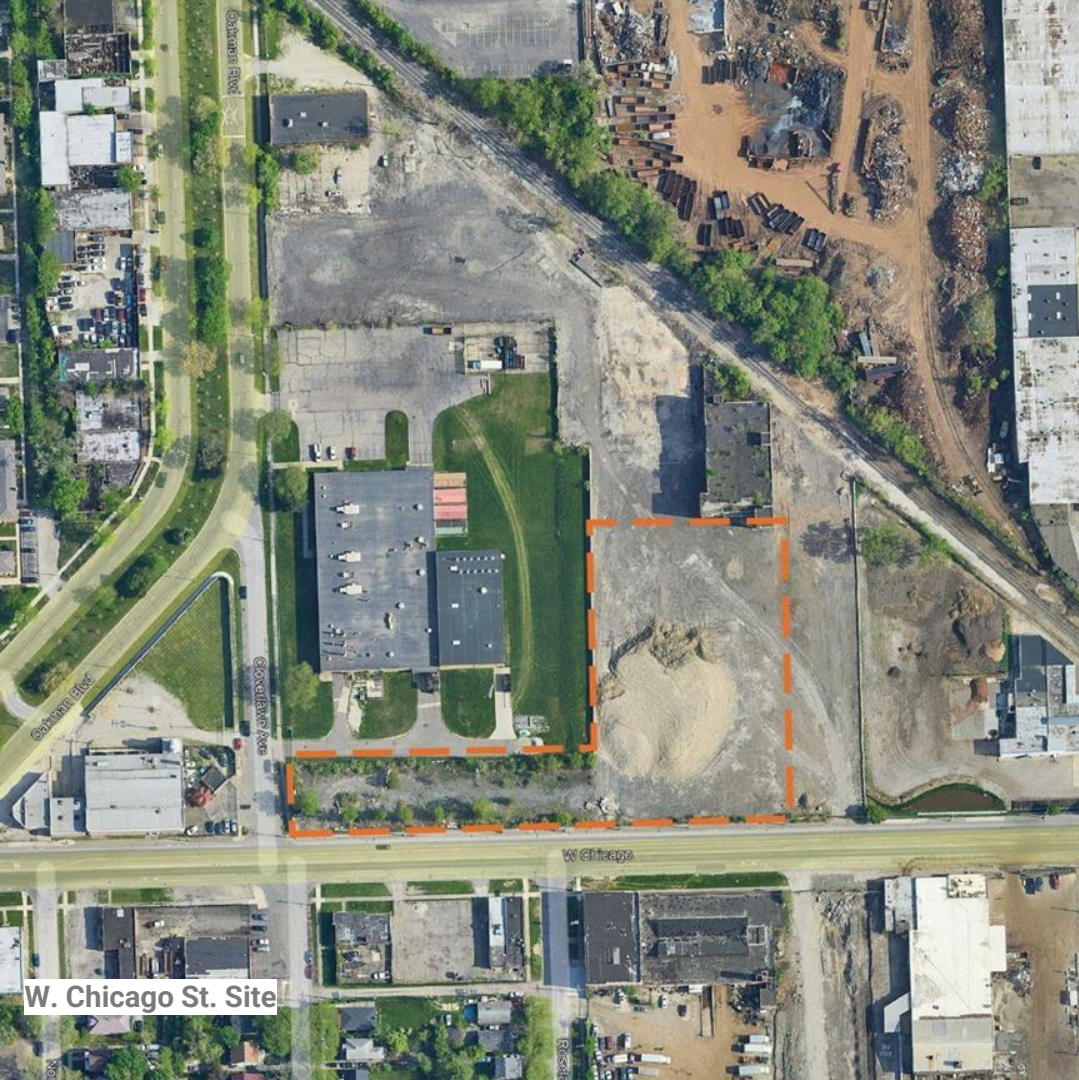
Site Selection Criteria

LAND USE TYPE:	All
LOT SIZE:	2-10 acres, > 10 acres
SITE CONDITION:	Tended*
SHORT/LONG TERM:	Long

Implementation & Maintenance

- Determine Ecological Needs
- Engage Neighbors in Design Process

JLG WESTSIDE - VACANCY AND OPPORTUNITY SITES





Action: Tree Planting

FOREST OR BUFFER/SCREENING: Trees planted 12' - 15' on center, ground naturally mulched, and trim branches to 6' height for visibility.



Detroit Tree Equity Partnership
Planting site along I-94

Site Selection Criteria

LAND USE TYPE: Industrial, Residential*

LOT SIZE: All

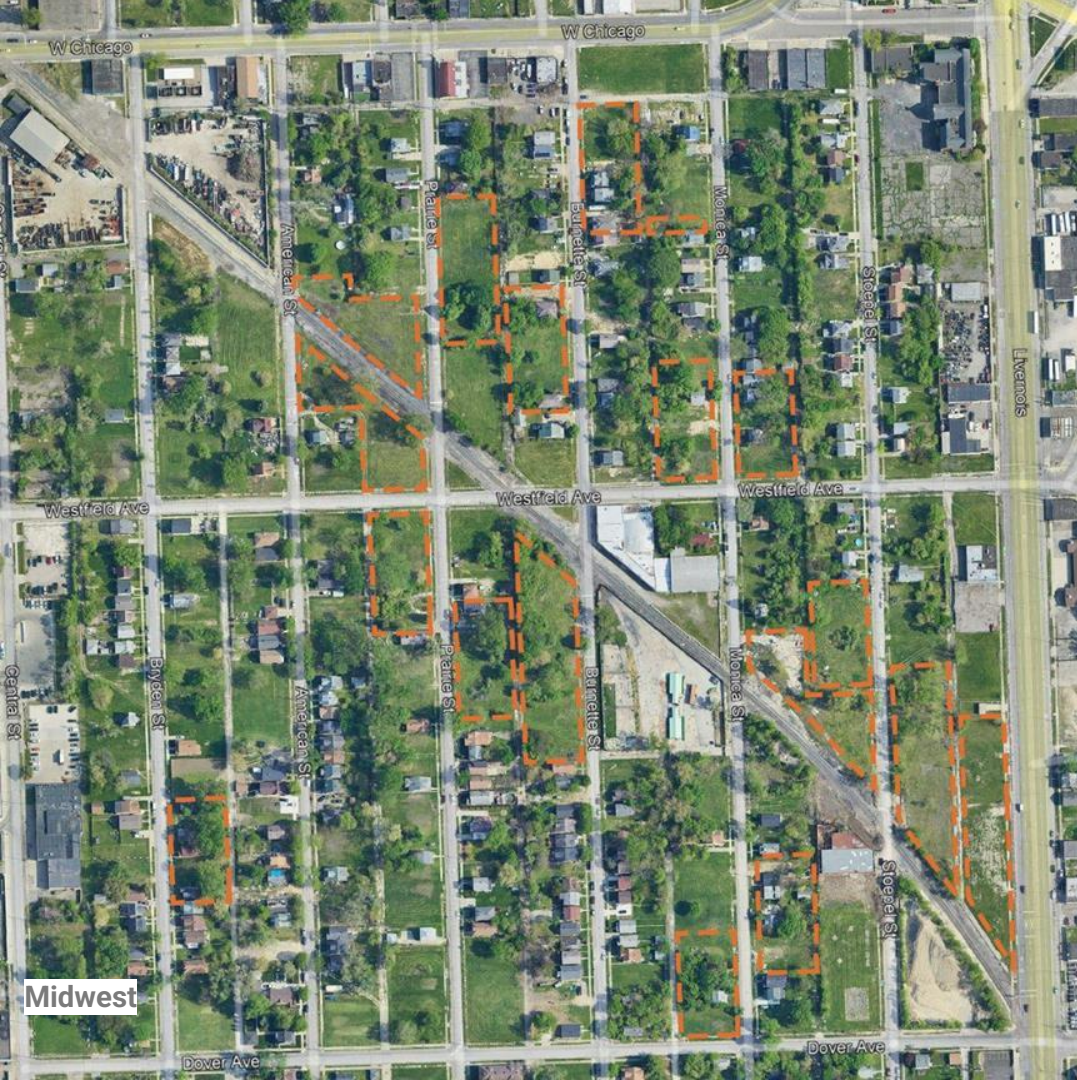
SITE CONDITION: All

SHORT/LONG TERM: Long

(* = With neighbor buy-in)

Implementation & Maintenance

- Site Prep (Clean and Mow)
- Planting + Establishment (Years 3-5)
- Long-Term Maintenance Contract (Years 5+)



JLG WESTSIDE - VACANCY AND OPPORTUNITY SITES



Midwest



Action: JLG Enhancement

JLG ENHANCEMENT: Cut through greenway, trailheads for greenway or neighborhood connection and access.



Site Selection Criteria

LAND USE TYPE:	All
LOT SIZE:	All
SITE CONDITION:	All, Impacted*
SHORT/LONG TERM:	Long

(* = Impacted will be more costly)

Implementation & Maintenance

- Site Selection (with Neighbors)
- Design Drawings
- Construction + Maintenance



JLG WESTSIDE - VACANCY AND OPPORTUNITY SITES



Potential to close Elmhurst St and maintain as pedestrian connection.



Action: Community/Partner Activation

COMMUNITY ACTIVATION: Sites that promote community or partner activation scale as pop-up, gardens, gathering or event spaces, or productive uses such as urban ag or solar.



Circle Forest, located on 12 city lots in East Poletown
Arboretum Detroit

Site Selection Criteria

LAND USE TYPE: Commercial, Residential
LOT SIZE: < 2 acres
SITE CONDITION: Tended, Overgrown*
SHORT/LONG TERM: Long

(* = Overgrown lots to be converted to No Dump Eco-Lawn before activation and tested for contamination)

Implementation & Maintenance

- Test Site for Contamination
- Clean Site and Establish Ecowork Strategy (as needed)
- Work with City / Partners to Activate

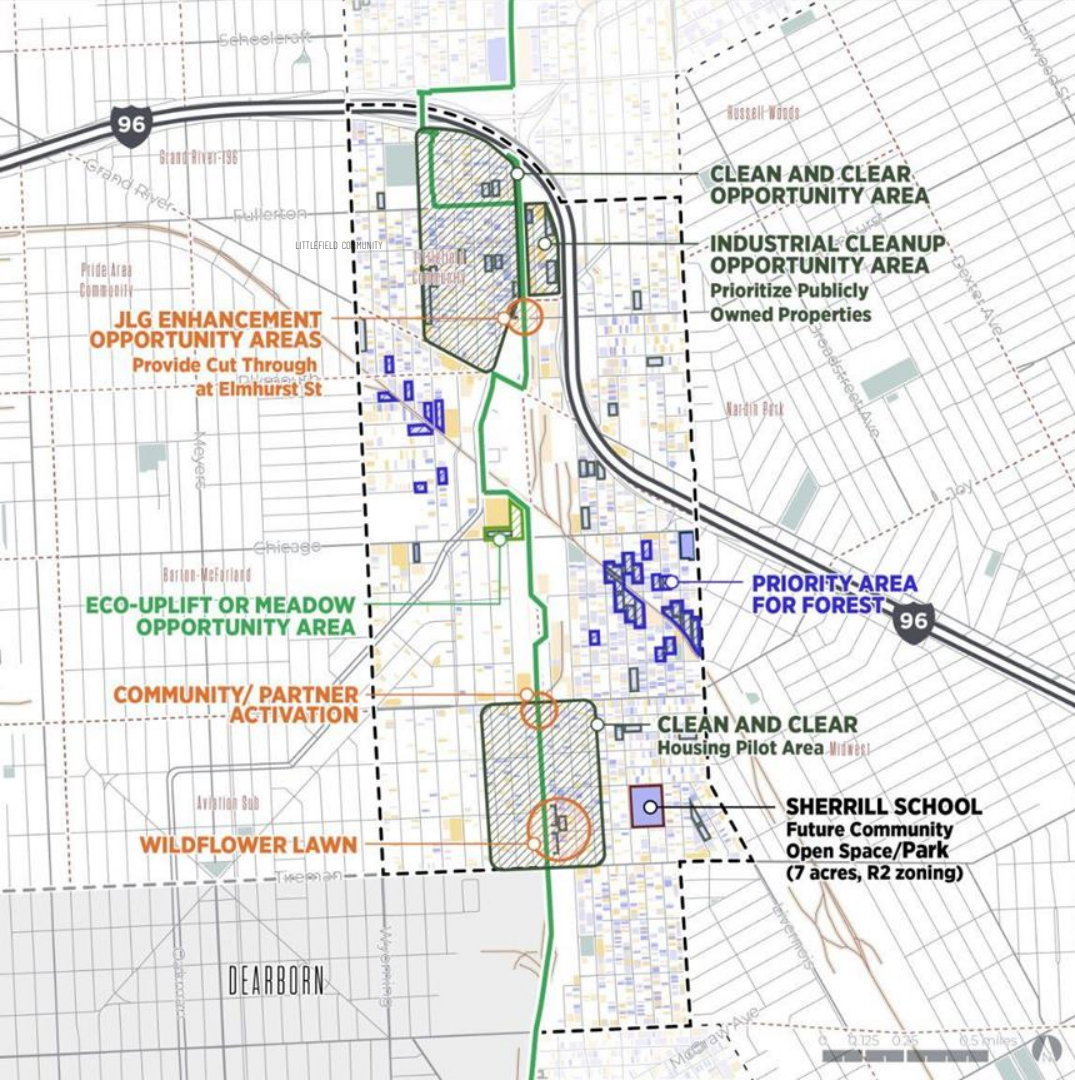


Joy Road and the JLG alignment

JLG WESTSIDE - VACANCY AND OPPORTUNITY SITES



JLG WESTSIDE - VACANCY AND OPPORTUNITY SITES



Vacancy Type	# of parcels	Acres
Vacant Land	2,269	228
Residential-Vacant Building	799	69
Commercial-Vacant Building	73	11
Industrial-Vacant Building	38	22
Institutional-Vacant Building	5	12
Mixed Use-Vacant Building	3	0
Transportation & Utilities-Vacant Building	0	0

LEGEND

- Vacant Land - Public
- Public Assembly Site (0.5 - 2 acres)
- Vacant Structure - Public
- Public Assembly Site (2 - 5 acres)
- Vacant Land - Private
- Public Assembly Site (5+ acres)
- Vacant Structure - Private

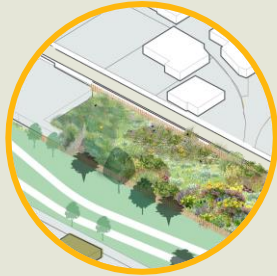
LET'S TAKE A PAUSE:

POLL QUESTION

Which of these Typologies would you be most excited about in your neighborhood?



Targeted Clean and Clear



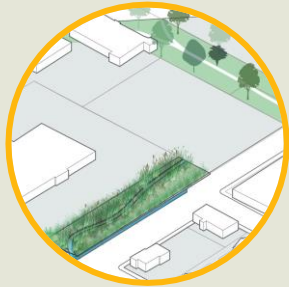
Wildflower Lawn



Industrial Cleanup



Meadow



Green Stormwater Infrastructure (GSI)



Tree Planting



JLG Enhancement



Community/Partner Activation

Vacant Land Programs



Check out more on our website at
<https://buildingdetroit.org/land-reuse-programs>

Email: inquire@detroitlandbank.org

Phone: (313) 974-6869



**DETROIT LAND BANK
AUTHORITY**
BuildingDetroit.org



Side Lot



Neighborhood Lot



Create-a-Project

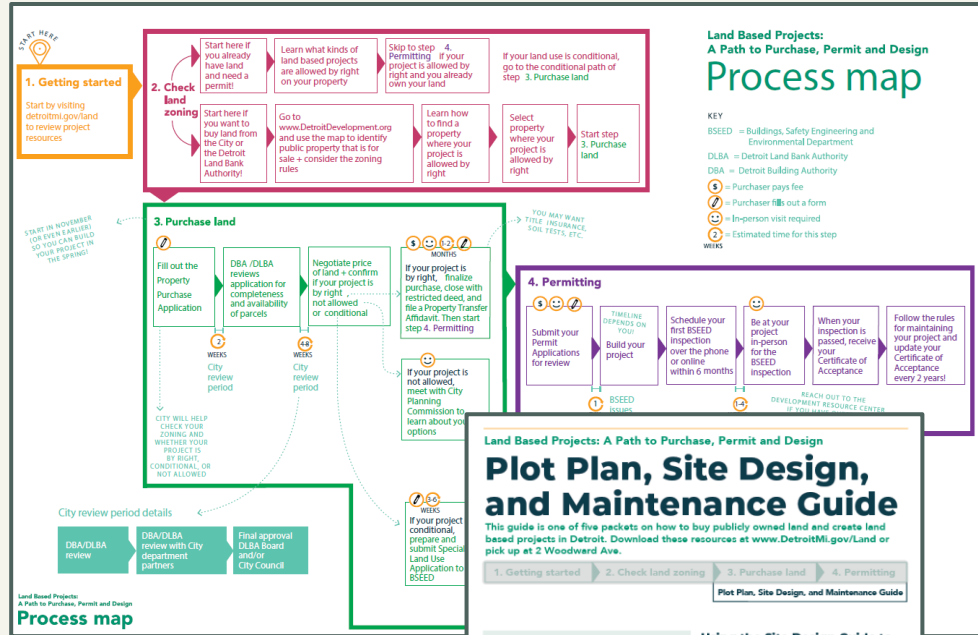
Land Based Projects

Land based projects enhance the quality of life in Detroit. The City recognizes the role neighborhood stewards have played in preserving community through their investment into these projects over time. The City commits to enacting transparent standards that will allow these projects to thrive, and creating process that are clear, fair, and understandable.

www.detroitmi.gov/land



from publicly owned land **700+ Parcels Sold to Land Based Projects** in neighborhoods surrounding the **Joe Louis Greenway**



Land Based Projects: A Path to Purchase, Permit and Design Plot Plan, Site Design, and Maintenance Guide

This guide is one of five packets on how to buy publicly owned land and create land based projects in Detroit. Download these resources at www.DetroitMI.gov/Land or pick up at 2 Woodward Ave.



Read on if you...

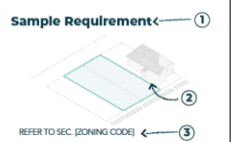
- Need to create a plot plan to purchase land or apply for a permit
- Want to understand current city requirements for site design and maintenance

Inside you will find...

- How to draw a **Plot Plan** 2
- Site Design Guide** with details on zoning requirements and best practices 8
- Instructions on ongoing and seasonal **Site Maintenance** 15
- City contact information 20

Using the Site Design Guide to draw the Plot Plan

The Site Design Guide on pages 8-14 will help you understand important design considerations for your project, and will help you draw your Plot Plan to meet City requirements. As you read through, watch out for ① the title of a requirement or best practice, ② a graphic that illustrates site design requirements or best practices, and ③ a reference to the city ordinance for more information.



What is a land based project?

A land based project uses land for activities such as urban agriculture, gardening, or beautification, whether for profit or community activation.

HOW TO APPLY FOR THE NEIGHBORHOOD BEAUTIFICATION PROGRAM

Funded by the Neighborhood Improvement Fund



WHAT IS THE NEIGHBORHOOD BEAUTIFICATION PROGRAM?

The Neighborhood Beautification Program (NBP) provides funding to Detroit-based block clubs, neighborhood associations, nonprofits and faith-based organizations to conduct projects on vacant lots in their community. **Nonprofit and faith-based organizations must partner with a City-registered block club.**

Applicants must currently own the lots or purchase them from the Detroit Land Bank Authority. Awards range from \$500 to \$15,000.



APPLICATIONS WILL BE OPEN 1/15 - 2/23 ON THE [WAYNE METRO WEBSITE](https://www.waynemetro.org/neighborhood-beautification-grant/)

<https://www.waynemetro.org/neighborhood-beautification-grant/>

Recap of Key Strategies

GOALS:

1. Utilize public vacant land to **improve neighborhood conditions**
2. Develop typologies of vacant land that **improve environmental health** of the neighborhood and combat climate change
3. Promote **community activation** of lots on clean land where feasible

KEY STRATEGIES:

1. **Prioritize lots that Reduce Harm and Add Value**

Are there lots that are a nuisance to the neighborhood? Are there places where Community Activation could enhance the neighborhood?

Example: Overgrown lots with dumping in residential neighborhoods are ideal for a Clean and Clear program to reduce harm

1. **Choose the right group to lead the project**

Some vacant land projects need to be led by the City, and some should be led by the Community.

Example: An industrial clean up may have toxic materials on site, and needs the City or another agency to lead. A pop-up market or community garden is better for a community or individual to lead.

GOALS:

1. Utilize public vacant land to **improve neighborhood conditions**
2. Develop typologies of vacant land that **improve environmental health** of the neighborhood and combat climate change
3. Promote **community activation** of lots on clean land where feasible

KEY STRATEGIES:

3. **When choosing a typology for a lot, think long-term and short-term**

Are they short-term or long-term properties? Are they likely to be developed in the next decade or to remain as open space?

Example: Most future housing sites should be converted into Clean and Clear while waiting for development. Long-term holds could be converted to forest or Community Activation.

4. **Pilot vacant land typologies in key sites; continue to learn what works and how it fits within a neighbourhood**

Which lots should be the pilot projects? How do we get neighborhood feedback on the pros and cons of a typology?

Example: Clean and Clear could be piloted in the housing pilot areas and neighborhood feedback used to improve the techniques.

LET'S TAKE A PAUSE:

TIME FOR Q&A

Do you have any questions so far?

2-3 min per question

FOR DISCUSSION

We want to know your thoughts about the strategies for the Greenway

01:

Are these draft strategies heading in the right direction?

02:

Is there an idea that excites you?

03:

Are there potential strategies missing that you would like to see?

FOR DISCUSSION:

POLL

On a scale of one to five:

Are these
draft strategies
**heading in the right
direction?**

FOR DISCUSSION:

POLL

Select Multiple:

Is there a key strategy that excites you?

KEY STRATEGIES:

1. Prioritize lots that Reduce Harm and Add Value

Example: Overgrown lots with dumping in residential neighborhoods are ideal for a Clean and Clear program to reduce harm

1. Choose the right group to lead the project

Example: An industrial clean up may have toxic materials on site, and needs the City or another agency to lead. A pop-up market or community garden is better for a community or individual to lead.

1. When choosing a typology for a lot, think long-term and short-term

Example: Most future housing sites should be converted into Clean and Clear while waiting for development. Long-term holds could be converted to forest or Community Activation.

4. Pilot vacant land typologies in key sites; continue to learn what works and how it fits within a neighbourhood

Example: Clean and Clear could be piloted in the housing pilot areas and neighborhood feedback used to improve the techniques.

FOR DISCUSSION:

POLL

Put your answer in the chat:

Are there potential strategies missing that you would like to see?

Next Steps

1. Topic-specific virtual public meetings

- Commercial/Small Business Thursday - **January 25**
- Mobility Tuesday - **January 30**
- Industrial Thursday - **February 01**
- Housing Tuesday - **February 06**
- Vacant Land Thursday - **February 08**

1. Stay tuned via **detroitmi.gov/jlgplanning** for more details about upcoming events.

THANK YOU!

Please join our next virtual meetings, and spread the word with your friends and neighbors!



detroitmi.gov/jlgplanning

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Next Steps

1. **This is the end of our topic meeting series! To view the additional presentations, visit our website!**

Commercial/Small Business: Thursday - **January 25**

Mobility: Tuesday - **January 30**

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Is the site a **SHORT/LONG** term hold?

< 10 Years

> 10 Years

Short Term

Potential for
return to market

Long Term

Not likely to be
developed in the next
decade