

New Partners for Smart Growth
February 2014

DETROIT STRONG CITIES, STRONG COMMUNITIES

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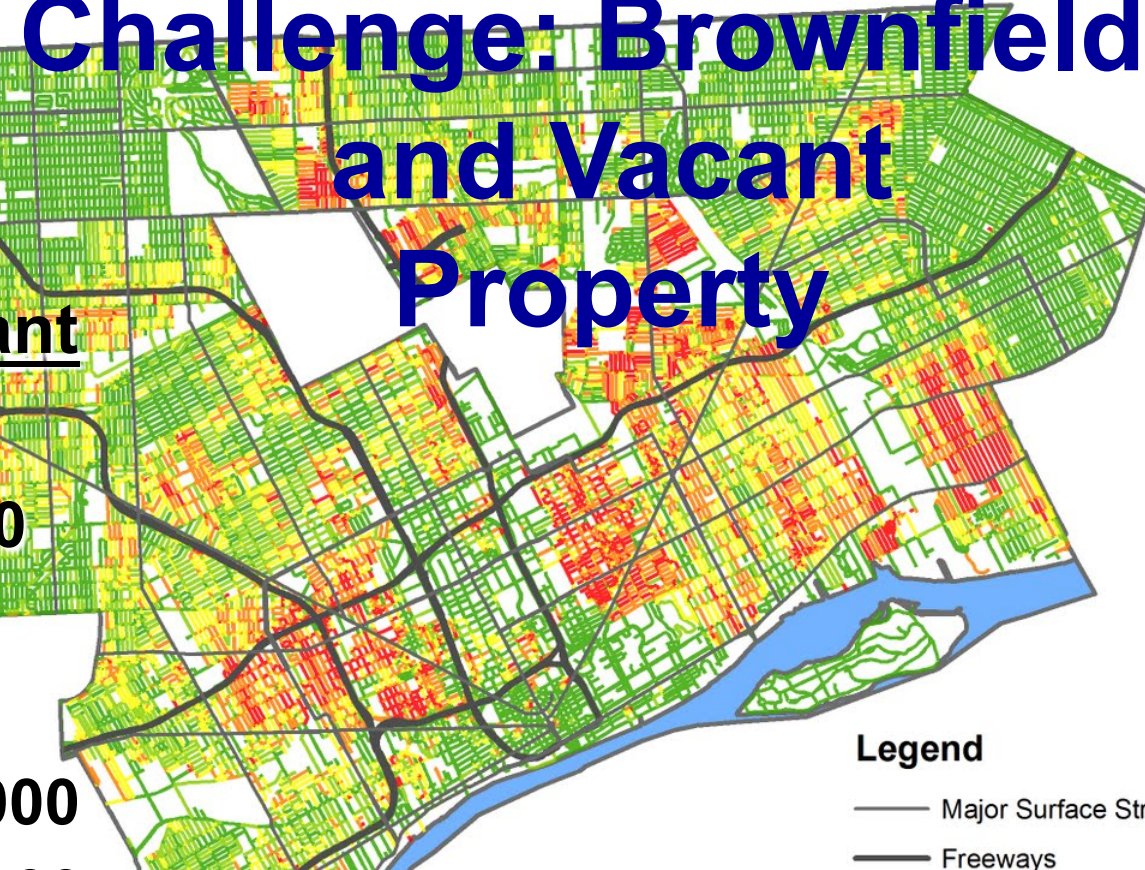
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Vacant Lots As A Percentage Of All Parcels, By Block, 2009

Challenge: Brownfields and Vacant Property

Numbers of vacant properties

- Pittsburgh - 15,000
- Buffalo - 40,000
- St Louis - 40,000+
- Indianapolis - 22,000
- Philadelphia - 30,000+
- Baltimore - 30,000
- **Detroit - 100,000+**
- Cleveland - 20,000

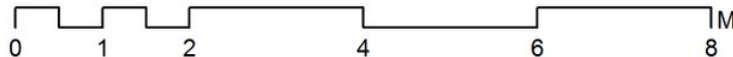


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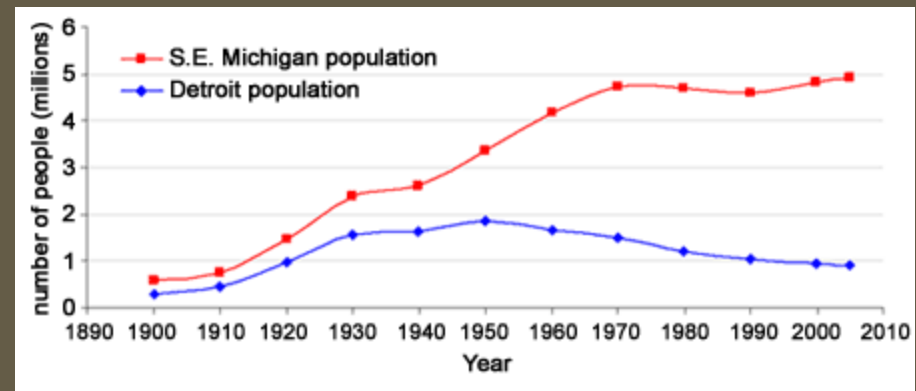
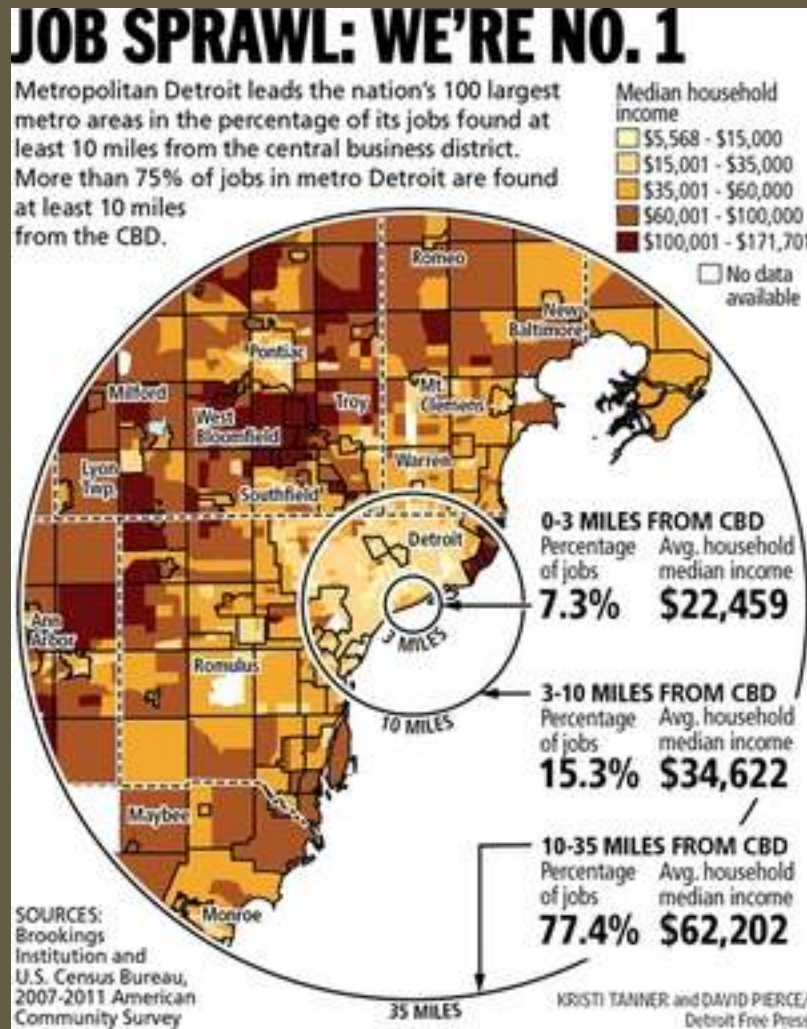
- Major Surface Streets
- Freeways
- Detroit River

Block Vacancy Rate Percent Vacant Lots

- 0% - 9%
- 10% - 27%
- 28% - 47%
- 48% - 72%
- 73% - 100%



These are all the same...



SC2 1.0 (2011-2013)

1. Douglas Brewster Housing Demolition
2. M1 Rail Funding
3. GSA Computers –
Detroit Public
Schools

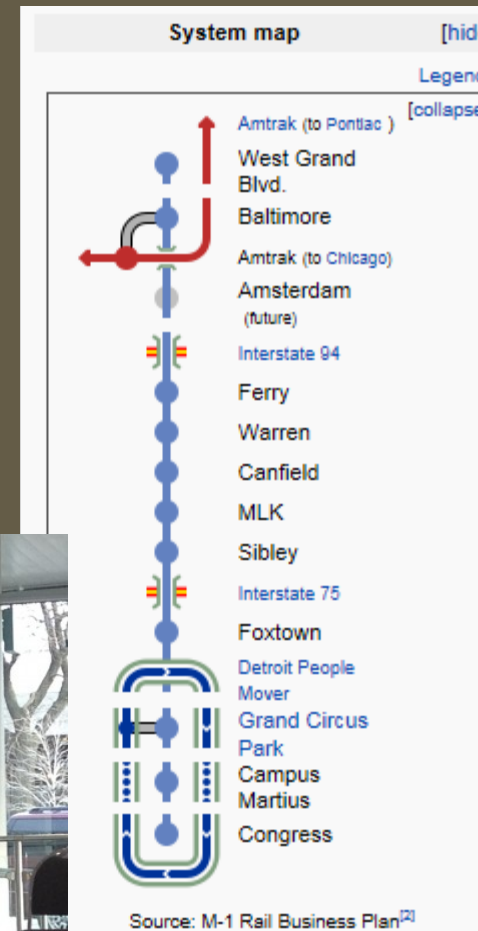
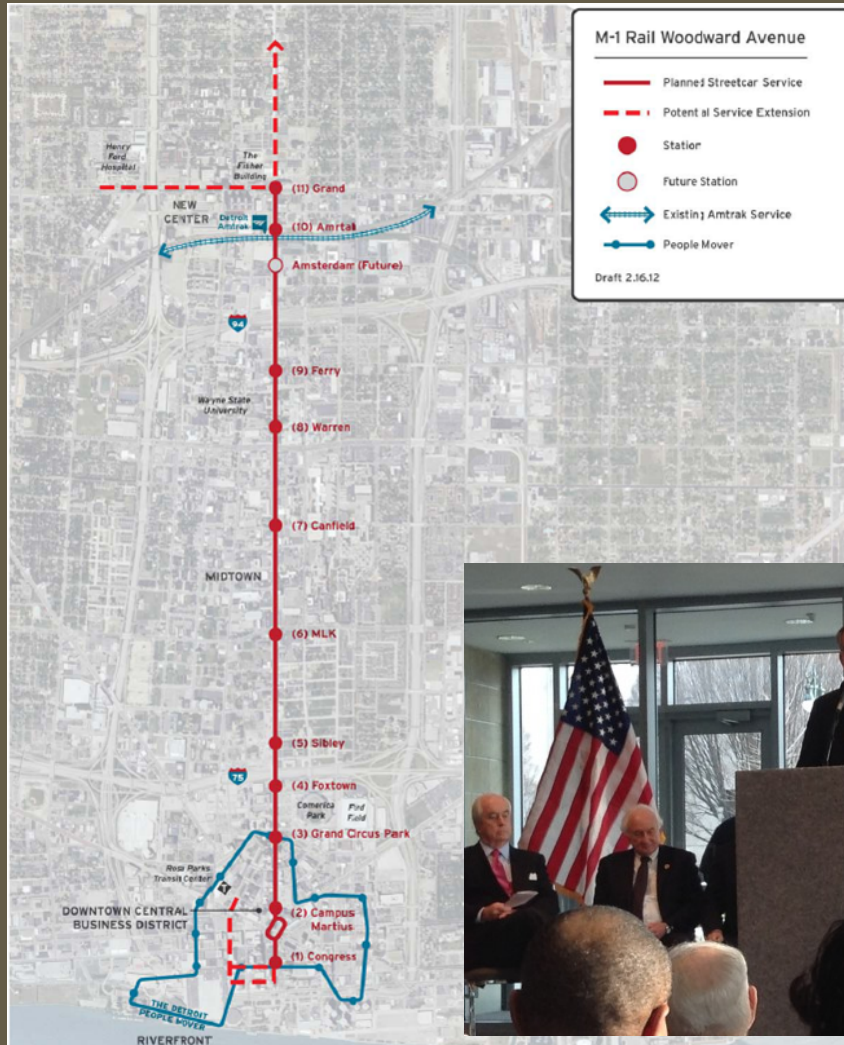


Repurposing Technology: Computers for Learning Program (CFL)

- 4,760 computers and related devices donated to the Detroit Public Schools
- GSA facilitated the removal of excess property and thereby cut costs while simultaneously re-purposing the computers to serve disadvantaged school children.



M-1 Rail Woodward Ave



New buildings in heart of Detroit

Three new buildings are slated for downtown Detroit, including a proposed 16-story office building.

New office tower:

\$111-million, 16-story office building on Monroe Street downtown near Campus Martius. The two-parcel development site would be 32 Monroe and 825 Bates St.

"Z" Building:

Dan Gilbert's Rock Ventures is currently building a 535,000-square-foot, zig-zag shaped parking garage and retail development. It runs from the corner of Broadway and East Grand River to the corner of Gratiot and Library.



Source: Detroit
News research
The Detroit News

Rivertown: \$55 million mixed-use residential and retail development plan in the area along Atwater and Franklin streets between the Dequindre Cut Greenway and Riopelle Street.

SC2 1.0 (2011-2013)

- M1 Rail Funding
- Douglas Adams Demolition
- GSA Computers – Detroit Public Schools



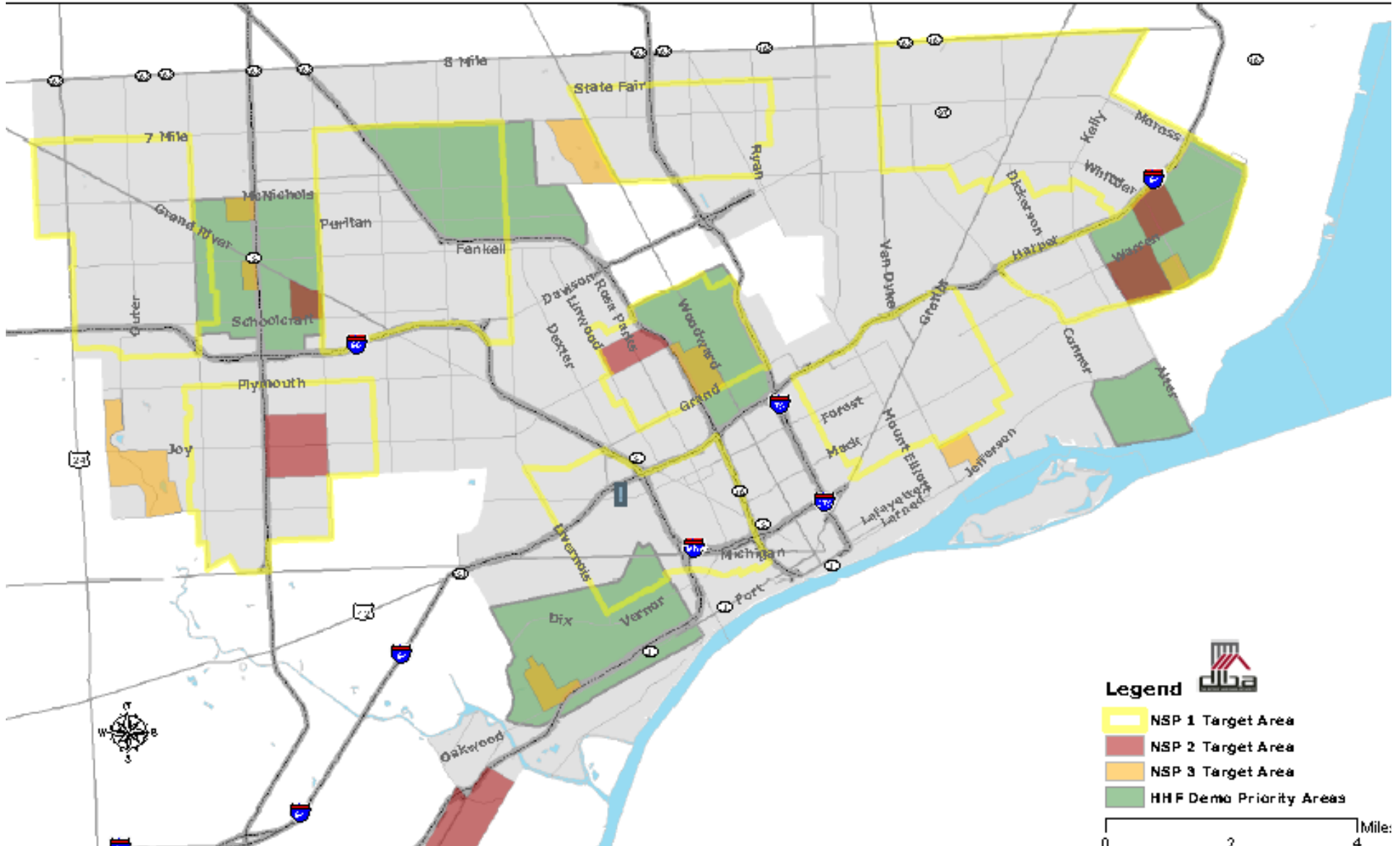
SC2 2.0 – Sept 27, 2013



Detroit Assets

- **Blight Eradication and Land Use**
 - Economic Development
 - Public Safety
 - Infrastructure
 - Transportation
 - Education, Workforce, Social Services
- **Hardest Hit Funds for Residential Demolition**
 - **NSP III Funds for Residential Demolition**
 - **NSP III Funds for Commercial Demolition**
 - **Brownfield Funds**

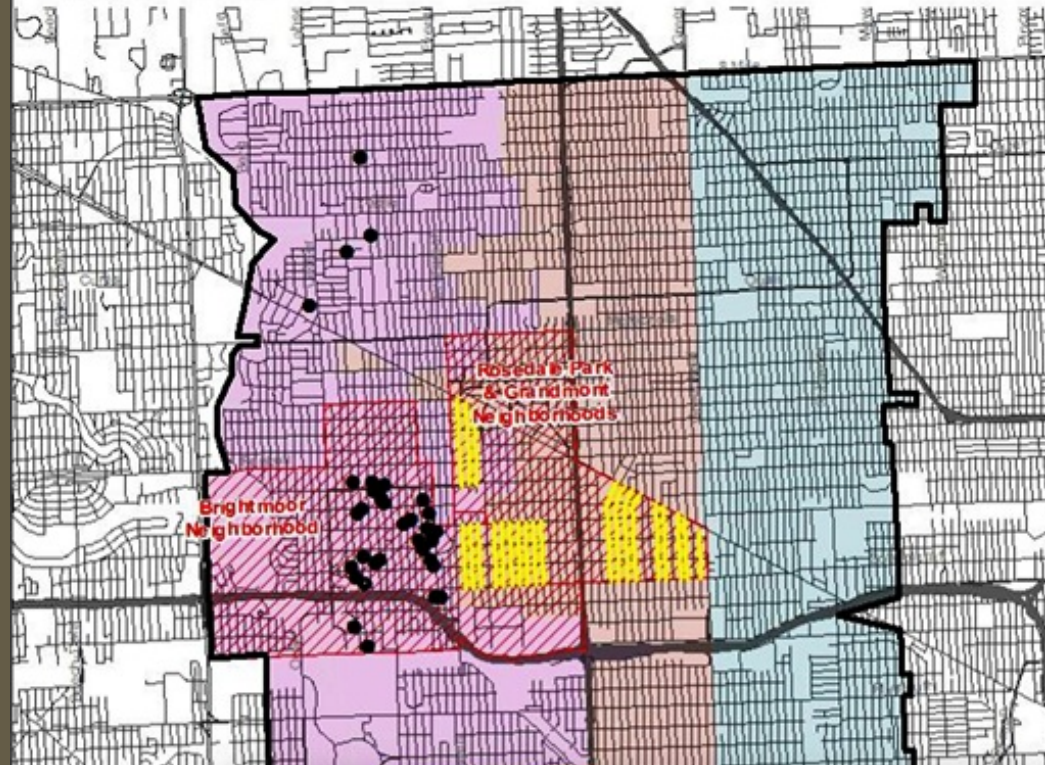
Demolition Target Areas



EPA in Detroit

- Residential Demolition - Technical Assistance
- Green Infrastructure
 - Regulatory
 - Grants
- Brownfields Assistance
- Environmental Data
- Air Quality

Green Infrastructure Implementation FY2012 - 2013



SEMCOG
Southeast Michigan Council
1001 Woodward Avenue
Phone (313) 961-4200, F
www.semog.org C

Challenge: Poor Demolition Practices

1. Place debris and contaminated soil in hole.
2. Clay soils with no organic matter.
3. Large rocks on surface. Not level.
4. Compacted soil - Bulldoze 100x
5. No grass seed or groundcover.
6. Send everything to the landfill – even if there is a market for reuse or recycling.
7. Leave driveway and foundation for next user

EPA Region 5 Residential Demolition Bid Specification Development Tool

Communities can download the toolkit at:
<http://1.usa.gov/15vzqyt>



On the Road to Reuse:
Residential Demolition Bid
Specification Development Tool









DO NOT MOW

Coming soon...

Re-Imagining Cleveland Pilot Project

The Re-imagining a More Sustainable Cleveland Pilot Projects are sponsored by the City of Cleveland and Neighborhood Progress, Inc.

To report problems at this site, please contact
City of Cleveland, Department of Community
Development at (216) 684-4054



CITY OF CLEVELAND
Mayor Frank Jackson



\$100 million in federal funds to be dispersed to 5 Michigan cities

Detroit to see \$52.3 million for blight removal; Flint, Grand Rapids, Pontiac, Saginaw also receiving funds

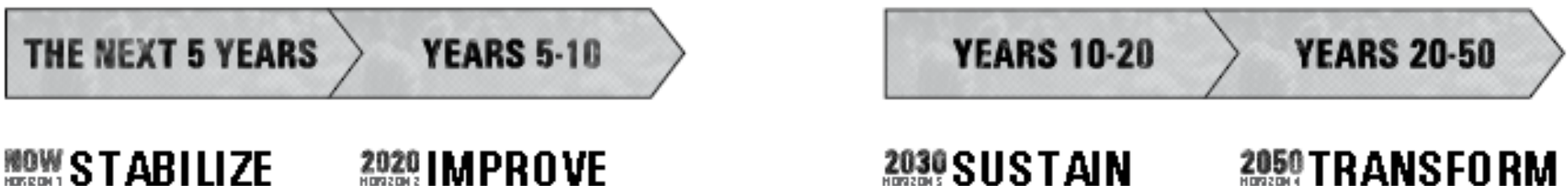
Author: Joanne Marie Hoopes, ClickOnDetroit.com writer



Detroit is the place to be:

- Detroit Future City
 - Strategic Plan to Guide Investments
- New Partners and Funding Available
- New City Administration
- Restructuring Well Underway
 - “New Normal”

IMPLEMENTATION HORIZONS FOR CHANGE



Vacant Land – Emerging Lessons

1. Inventory and align resources in target areas.
2. HHF \$\$ (Land banks) have a key role in revitalization
3. Neighborhood stabilization necessary in “tipping point” neighborhoods
4. Demolition practices matter!
 - Improved demolition practices can set stage for later success.
 - Partnerships can form around clean/green sites
5. Green development can be Smart Growth