HIT THE GROUND RUNNING:
MOBILIZING Vacant Land Tool Kits
RVP 2016!
Detroit Future City Releases Field Guide Tool to Help Detroiters Transform Vacant Land

Detroit – Detroiters, who have long been challenged with the liabilities of vacant land in their neighborhood, will now have a user-friendly tool developed by the Detroit Future City (DFC) Implementation Office and a range of partners to help guide their efforts to transform these vacant lots into assets.

The DFC Field Guide to Working with Lots is available online and in print and offers step-by-step instructions, guidance and resources to transform vacant land into a variety of landscapes.

“The DFC Implementation Office opened two years ago with a mission to improve quality of life by engaging and empowering Detroiters through participatory processes that yield innovative and impactful pilot programs and tools. The Field Guide is a great example of how we are achieving that mission,” said Dan Kinkead, DFC Implementation Office Acting Executive Director.

“While our office has made great strides to advance the shared imperatives laid out in the DFC Strategic Framework from a systemic level, the Field Guide puts the tools to fulfill those imperatives in the hands of Detroiters. It’s an equitable and actionable guidebook to improve our neighborhoods by improving physical appearance, contributing to a more resilient natural infrastructure, and stimulating job growth and economic opportunity.

The Field Guide was developed over the past year as the DFC Implementation Office engaged an array of community partners and stakeholders to help inform its content. This robust process was designed to ensure the Field Guide reflects the needs and aspirations of Detroiters and true conditions of the city’s land.

Andrea Perkins, community planner and engagement specialist for Black Family Development, served as
+ Gain awareness of two currently available, web-based resources for increasing land stewardship through participation
There's LOTS TO LOVE in the Pittsburgh region.

In fact, there are over 45,000 vacant lots in Allegheny County alone, many of which have negative impacts on our communities.
Urban Edge
The clean, hardy, and colorful living perimeter of this lot design is easy to build and works well on multiple lots.

Mix 'N Match Meadow
Choose-your-color native meadow with a crisp hedged edge.

Urban Neighborhood Initiatives (UNI)
Connecting Residents to Resources
This neighborhood-based organization connects residents and business owners to the resources to fight blight.

Syrup Maker
This maple tree mix creates beautiful shade, fall color, and offers routes to wealth creation over time.

Dumping Preventer
Colorful, hardy plants form a clean and urban edge while creating a barrier to limit lot access.

The Incredible, Edible Hut
(That's What it Is!)

Fisheye Farms
Inclusive Entrepreneurs

Cost
$1,000 to $2,500

People
Volunteer

Upkeep
Low

Stormwater
Good

Sun/Shade
Sun, Part Shade

COST
$2,500 to $5,500

People
Volunteer

Upkeep
Medium

Stormwater
Good

Sun/Shade
Sun, Part Shade

COST
$1,000 to $2,500

People
Volunteer

Upkeep
Low

Stormwater
Better

Sun/Shade
Sun, Part Shade, Shade

COST
$1,000 to $2,500

People
Volunteer

Upkeep
Intermediate

Stormwater
Better

Sun/Shade
Sun, Part Shade, Shade

COST
$1,000 to $2,500

People
Volunteer

Upkeep
Low

Stormwater
Better

Sun/Shade
Sun, Part Shade, Shade
+ Gain awareness of two currently available, web-based resources for increasing land stewardship through participation

+ Empower organizations and other institutions to compare approaches to developing web (and paper) based resource guides
+ Gain awareness of two currently available, web-based resources for increasing land stewardship through participation

+ Empower organizations and other institutions to compare approaches to developing web (and paper) based resource guides

+ Share lessons learned from implementation, or from what happens when your toolkit jumps off the internet and into the ground
VACANT LOT BINGO!
GROWTH THROUGH ENERGY AND COMMUNITY HEALTH STRATEGIES

MOBILIZING!

Evaine K. Sing
GROWTH THROUGH ENERGY + COMMUNITY HEALTH

Evaine K. Sing, RLA, LEED AP
COO
Why are toolkits necessary?

- **TRANSPARENCY:** Information can be hard to find
- **ACCESSIBILITY:** Unfamiliar terms and processes can be difficult to understand
- **CONSISTENCY:** Information might be different depending on who (and when) you ask
- **INSPIRATION:** If you see other people doing it, you have more confidence in your own ability to take on a project
- **SCALE:** In Allegheny County, there are over 50,000 vacant lots
About GTECH

GTECH invests in the potential of community.

Across the Pittsburgh region, we mobilize residents, local policy-makers, and like-minded organizations to transform vacant spaces into thriving places everyone can enjoy.

We believe that underutilized land serves as a platform for bigger change - that small, incremental, and tangible actions gain momentum and can inform economic and social investments as well as environmental improvements to increase community health.
About L2L

- Collaboration between GTECH, City of Pittsburgh Dept of City Planning and the Greenspace Alliance

- Over 200 projects registered so far
There’s LOTS TO LOVE in the Pittsburgh region.
There's LOTS TO LOVE in the Pittsburgh region.
There's LOTS TO LOVE in the Pittsburgh region.
Can type in address, neighborhood, or municipality to locate

Dark Gray = Publicly Owned Vacant
Light Gray = Privately Owned Vacant
Tan = Building Info
Color = Community Project
30 GRAPE ST PITTSBURGH

Lydia  Jan 15th 2015 - 1:12pm

What stage of project are you registering? This project has been implemented.
Type-of-Project: Food-Garden
Project Name: 30/32 Grape Street Garden
Location-Neighborhood-or-Municipality: Pgh---South--Hilltop yes
Year Implemented: 2014
Partners: Hilltop Alliance, GTECH, Carnegie Library of Pittsburgh-Knoxville
Project Description: This space has raised beds for growing food, a chalkboard, and a gathering space.

0 Comments
Lots to Love Pittsburgh

Sort by Newest

Login

Start the discussion...

32 GRAPE ST
Parcel ID 0033C00101000000
Municipality PITTSBURGH - 30TH WARD
Use VACANT LAND
Property Owner: PISO LINDA F
Residents can speak to each other directly about things happening in their community.
RECLAIM
YOUR LOT

- Engage Your Community
- Select a Lot
- Get Inspired
- Raise Funds
- Get Permission
- Build your Project
- Love Your Lot
Select a Lot

Find a lot that fits your project idea and learn how to look into the history and current state of your lot.
Select a Lot

RESEARCH
• Ownership
• History
• Zoning
• Capacity

ASSESSMENT
• Soil Quality
• Sun Exposure
• Water Access
• Slope
• Plant Growth and Maintenance
• Litter and Dumping
• Invasive Species
• Existing Infrastructure and Utilities
Get Inspired

- Goals of the project
- Capacity for the work
- Suitability of the lot
- Resources available

Check out some design ideas and work your lot to address the interests and needs of your community.

GO
Below are a list of design concepts that you can use as a starting point. Remember to consider what you’ve learned during your lot research, and use your creativity! For even more ideas, visit our Pinterest page or the Detroit Future City resource.

- **Clean & Green**
  - Cost: low
  - Workload: low
  - Time: low

- **Parklet**
  - Cost: moderate
  - Workload: high
  - Time: moderate

- **Flower Garden**
  - Cost: low
  - Workload: low
  - Time: moderate

- **Playspace**
  - Cost: high
  - Workload: high
  - Time: moderate

- **Food Garden**
  - Cost: high
  - Workload: high
  - Time: high

- **Pop Up Events**
  - Cost: low
  - Workload: low
  - Time: low

- **Gateway**
  - Cost: moderate
  - Workload: moderate
  - Time: moderate

- **Public Art**
  - Cost: high
  - Workload: moderate
  - Time: low

- **Green + Screen**
  - Cost: high
  - Workload: moderate
  - Time: high

- **Rain Garden**
  - Cost: high
  - Workload: high
  - Time: moderate

- **Wooded Lot**
  - Cost: moderate
  - Workload: moderate
  - Time: moderate

- **Trail**
  - Cost: moderate
  - Workload: moderate
  - Time: moderate
Playspaces are outdoor areas for children, particularly spaces without traditional playground equipment. Most urban areas have a lack of space for youth to safely play outdoors. Places with high amounts of vacancy often overlap with places that have few organized activities for youth. This means there is a huge opportunity and need for vacant lots to be converted into playspaces for kids.

Process

1. Hold a neighborhood meeting with families with children. Recruit a friend to help facilitate an activity for the kids in which they sketch their dream playspace. Meanwhile, facilitate a conversation with the parents to brainstorm ideas for the playspace, discuss rules for the space, and allow them the opportunity to voice any concerns.

2. Hold volunteer days to create your playspace. Find ways to get kids involved in actually creating the space. They’ll feel much more connected to it if they can say, “I made that!”

Suitability and Considerations

When most people think of a playspace, they think of traditional playground equipment: swing sets, a slide, and some monkey bars with woodchips underfoot. However, there are much more inexpensive, environmentally friendly, and creative ways to make a space that is welcoming for kids to play in. Playspaces can contain natural and recycled elements that prove to be just as fun as plastic and metal. Some examples include jumping logs, tire steps, sandboxes, and chess stumps.

To create a playspace, the qualities of the vacant lot being used will have to be considered. Check out the Lot Assessment page to see how different aspects of the site will affect how you should arrange your playspace. Safety concerns are likely to come up when talking with neighbors about the playspace. Consider elements of your vacant lot that could cause safety concerns. Are there trees with dead branches on the site? Poison ivy? Is a fence needed to keep kids from running into the street?
Raise Funds

If you’re not planning to dish out the dough for your project on your own, there are four main ways you can fund your vacant lot idea.
Raise Funds

Before you begin fundraising for your project, make sure you have a clear idea of your projected budget. Consider all of the different people that can benefit from your work, as well as the organizations that would support the goals of your vacant lot project. What is the best way to work with those people and organizations to fundraise for your vacant lot? There are four common ways that you can raise money for your project, including crowdfunding, applying for grants, and requesting donations, and getting sponsorships. For instructions and resources for each, follow the links below.

Crowdfunding

Crowdfunding is a way of raising money by collecting small amounts from many people, typically via the internet.

Grant

Grant: A grant is an amount of money given to a person or organization that does not need to be returned at any point. A grant typically requires an application and some follow-up reports.

Donation

Donation: A donation is simply an amount of money that is given in charity.

Sponsorship

Sponsorship: Funds given to an organization or group in return for access to the commercial potential associated with that organization and/or event.
Fundraise for a Lot YOU Love

Is there a vacant space in your neighborhood that you and your neighbors want to turn into something better? Need to raise some cash to get started?

ioby is partnering with GTECH Strategies on the Lots to Love program to offer training and one-on-one support to any local leader who would like to run a crowdfunding campaign for their Lots to Love project.

GTECH Strategies (Growth Through Energy + Community Health) cultivates the unrealized potential of people and places to improve the economic, social, and environmental health of our communities in Pittsburgh, PA. Through the Lots to Love initiative, they are supporting local communities to reclaim and transform vacant space, one lot at a time.

If you've checked out the materials at lotstolove.org, have permission to access your lot, and are ready to rally the community and begin fundraising, ioby is here to help you out.

It's easy to get started! Simply share your project idea with us via the brief form at ioby.orgidea and select that you heard about ioby from GTECH strategies in the drop down. Then an ioby team member will be in touch to talk about your project and begin helping you to develop a fundraising plan for your crowdfunding campaign.

Click here to share your idea today and show a vacant lot some love!
Organization Directory

Allegheny Cleanways
View Details

Allegheny Land Trust
View Details

Allegheny River Towns Enterprise Zone
View Details

Amity Harvest Community Garden
View Details

Bike Pittsburgh
View Details

Bloomfield-Garfield Corporation
View Details

City of McKeesport
View Details
GTECH Strategies
6587 Hamilton Avenue, #1W Pittsburgh, PA 15206

412.361.2099
http://www.gtechstrategies.org
Type: NonProfit

Growth Through Energy and Community Health (GTECH) cultivates the unrealized potential of people and places to improve the economic, social, and environmental health of our communities. We work county wide addressing land use issues using vacant land as a platform for to engage communities and distribute capacity so they can take ownership of the solutions.

SERVICES

- Consulting
- Design
- Education/Training
- Implementation
- Outreach
- Planning
- Technical Assistance
- Volunteer Coordination

EXPERTISE

- Community Development
- Greenway/Trail
- Planning
- Stormwater Management
- Sustainability
- Urban Agriculture
A chance for people to learn from each other and share their success
Surprising Effects of Community Gardens

A community garden is a wonderful idea for a vacant lot. The benefits outside of fresh produce, became very real to Lisa Freeman after founding the Manchester Growing Together Community Garden in 2011. Just a few blocks from her home in Pittsburgh’s Northside, the garden has had a lasting impact not only on her, but the surrounding community as well.

Gardens Are a Tool for Crime Prevention

Lisa had a hard time ignoring the illegal activities happening on the corner near her garden. She would walk past young men selling drugs while her arms were full of compost and tools. Instead of overlooking their behavior, she began to ask them for their help. Soon those that were engaged in illicit activities became garden volunteers.

"Elements that we assume as bad became part of the community — part of the garden. It has a redemptive value. They were pulled into this"
Lessons Learned

- With so much information, toolkits can sometimes seem overwhelming. That said, there is still information missing (vacant properties).
- Many communities who would most benefit from the tool, are less apt to be digitally connected.
- As municipalities begin to think about toolkits, rules and regulations are revisited, which can sometimes be in conflict with intent for quick and tangible action.
- Need to keep talking about it to keep it relevant!
CITY OF DETROIT [FUTURE CITY] - MAKING!
Erin Kelly
Native Butterfly Meadow
A clean, planted edge borders this native meadow—a pollinator-friendly option for every neighborhood.

3 for 1 Groundcover
Improve soil quality on your baid lot with this suite of low cost and low maintenance ground covers.

Land Trust
A Policy Tool for Open Space
A Land Trust is a model for ownership that can be used to preserve vacant land as part of an Open Space Network.

Hantz Woodlands
Growing Trees for Economic Growth
Hantz Woodlands uses mass tree planting to improve quality of life and the economic growth of surrounding communities.

The Incredible, Edible Hut (That's What It Is!)
The Edible Hut and Memory Field in Calimera Park show how the productive reuse of underutilized park space can strengthen community.

Lots of Love
Mobilizing Lot Maintenance and Stewardship Citywide
Lots of Love serves neighborhoods across Detroit from a sweet (former) ice cream truck: a fully outfitted mobile tool library.
DFC-lots.com
Discover Your Lot

Determining type of lot you are starting with is a great way to find the most appropriate lot design option(s). Browse and select from lot types below to learn more. Answer the quiz ( Quiz button ) to narrow down.

Are you having difficulty determining which lot type you are starting with? Remember to reach out to someone with experience you trust in your neighborhood. You can always call 313-294-LOTS for additional assistance.

Click on an image to enlarge it and learn about each lot type.

- Forest Patch
- Pangaea
- Scrub Along the Fence
- Happy Lawn
- Hustling Lawn
- Bigger Street Trees
- Fresh Demo
- Bald
Buffalo Wallows
Resilience through Diversity
When buffalos wallow, they create ecological potholes, something we can learn from here in Detroit.

Neighbors
Building Brightmoor
Land Stewardship Through Community Building
Fifteen blocks of the Neighbors Building Brightmoor target showcase numerous ways land that stewardship can support community—especially youth.

Lots of Love
Mobilizing Lot Maintenance and Stewardship Citywide
Lots of Love serves neighborhoods across Detroit from a sweet (former) ice cream truck: a fully outfitted mobile tool library.

Local Lavendar Fields
Smelling Great in Southeast Michigan
At one acre, this Oakland County lavender farm demonstrates a large-scale version of lavender planting and production in southeast Michigan.
What was the initial idea?
What can you do with me?
Multi-Functional Landscapes
DWSD Alerts and News

DWSD to Add New Parcels for Equitable Drainage Billing
posted on 8/19/2016 11:01:00 AM

In an effort to ensure all property classes are fairly and equitably billed, the Detroit Water and Sewerage Department (DWSD) will add more than 20,000 parcels to its billing system beginning October 2016. Included will be parcels that do not receive a water bill such as surface parking lots but drain into the city's combined sewer system.

Adding never billed parcels is the first phase of the 36-month program to transition all parcels to a fair and equitable rate based on impervious-acreage billing. Impervious surfaces are roofs, sidewalks, driveways, parking lots and similar hard surfaces that prevent or limit the ability of storm water to soak into the ground. The program will ensure that all parcels which drain into the city's combined sewer system are billed for their share of the city's annual drainage costs. Residential customers will be included beginning in July 2017, the last phase of the program.

To preserve water quality, DWSD incurs more than $125 million annually in cost to transport, treat and store billions of gallons of contaminated storm water and ice melt. Detroit storm water flows into a combined sewer system that must be treated before the water is released into the environment. While most customers are being billed for drainage, many are not. The storm water management program has been adopted by more than 800 communities across the country.

"Since 1975, most DWSD customers have paid for drainage as part of their water and sewer bills," said DWSD Director Gary Brown. "With recent updates to our billing system and with assistance from the city Assessor's Office, we have identified more than 20,000 parcels that contribute to the city's drainage flows but are not being billed for their share of drainage. Adding these parcels to our billing system is an important first step in establishing fair and equitable charges for all customers of the system."

Newly billed parcels will be charged a rate of $750 per impervious acre per month. Parcels will not be back-billed for drainage service.
PARTICIPATION!

Funder + Client Interests
The Approach
Primarily a Website
The Incredible, Edible Hut

The Edible Hut and Memory Field in Calverna Park show how the productive reuse of underutilized park space can strengthen community.

One dream lead to another, until picnics, potlucks, community organization collaborations and the Friends of Calverna Park evolved.

Kate Daughdrill, artist and farmer, has a passion for connecting people. She built a farm in Hamtramck, next to her home, which is an artistic expression of her work and social interests. Food gatherings keep her surrounded with friends and neighbors. She co-founded SOUP, a public soup dinner whereby guests pay $5 for a pot-luck variety of soups; listen to presentations about creative projects taking place in Detroit; and then vote on which project to fund with the proceeds from the dinner.

Four years ago, Kate and her collaborator, Mira Burack would spend time in Calverna Park on Detroit’s eastside, and talk of ways to improve the park and enhance the quality of life in the surrounding neighborhood. The concept for the Edible Hut was formed in conjunction with the community from the very beginning. Through a two-year, community-driven public arts process with Community+Public Arts Detroit (CPAD), a program of the College for Creative Studies, they collaborated via monthly public meetings with the Greenbrier/Pulaski community organization to plan a shady, peaceful, beautiful gathering space for their community—a shelter—to reactivate the park, bring neighbors together and strengthen relationships.

Inspirational Imagery
Budgeting: organize your time

**Activity instructions**

1. Using page 35, brainstorm the next steps you will need to take to move your project towards completion.
2. Ask yourself: What can I do in the next hour to advance my project? How about in the next week?
3. Consider if these activities will be a one time event or repeat events? Check the related boxes. If they will repeat, will it be on a weekly, monthly, or yearly basis?
4. Highlight the steps you will enjoy the most. How will you share responsibility for these steps with your partners?
5. Highlight the steps that feel challenging. Is there someone else you can speak with about this part of your project?
6. Make note if any of these steps will require money.
7. Finally, consider when you plan to build your lot design. The Field Guide recommends ensuring you have extra time available the two weeks prior to construction as well as the six weeks following construction.

**Activity instructions (continued)**

Think of each slice of time as a part of your day. What does this mean for a week or month? Be honest with yourself!

**TIME: CONSIDER YOUR RESOURCES**

1. How much time do I have to attend and organize neighborhood meetings?
2. Do I need to fundraise?
3. When will I be able to connect with local organizations to help with my project?
4. How much time will I need to organize my volunteers?
5. How will I transport materials to the lot?
6. Upkeep and watering are important, especially during the first six weeks after construction. How can I make time to be available during this "establishment" window?
7. Will any of these steps require money?

**STEPS**

<table>
<thead>
<tr>
<th>Organize block club meeting, revisit existing visions</th>
<th>ONCE</th>
<th>REPEAT</th>
<th>$</th>
<th>EST. TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4 hours/mo</td>
</tr>
</tbody>
</table>

**HIGHEST PRIORITY STEPS**

When in doubt, reach out! Surprised by how many repeating tasks you’ve identified? Check out the activity on page 8 to identify who in your neighborhood might be interested in working together.

**TOTAL TIME REQUIRED**

-
The Guide is **sustainable** if it:

- produces economic benefits/ opportunity
- updated regularly
- useful and used
- fosters neighborhood capacity
- uplifts local suppliers

As a product versus a sustainable ecosystem?

Adapts to new research

Is relevant to individuals/groups with few resources/money.

Can be added to as new techniques/ideas emerge and has continued communication of these new ideas.
The Methods
Exquisite Corpse
RESIDENTS
Residents are individual homeowners who are near structure-free parcels. They want to or already have legal access to a structure-free parcel, and may require support in navigating the acquisition process. They live across the city, but are most prevalent in areas of moderate and high vacancy.

NEIGHBORS
Neighbors are close to structure-free parcels, and want to be stewards of their area. This could be neighbors working together, a church group, or a block club. They want to or already have legal access to a structure-free parcel, and may require support in navigating the acquisition process.

INSTITUTIONS
Institutions who are stewards of a particular area. This could be a community development corporation, hospital, business, or government entity. These institutions want to be stewards of nearby structure free land or their own structure-free land. Institutions may work with individual home owners and small groups as part of their stewardship.

GOVERNMENT IN ACTION
Government in Action are various departments working to implement land transformation, and who desire specific outcomes, for example, enhanced stormwater management for DWSD, the repositioning of structure-free commercial parcels (PDD), or site treatments requiring less soil, for DBA.
City of Baltimore
GREEN PATTERN BOOK
USING VACANT LAND TO CREATE GREENER NEIGHBORHOODS

RE-IMAGINING CLEVELAND
VACANT LAND RE-USE PATTERN BOOK

BROWNFIELDS TO GREENFIELDS
A Field Guide to Phytoremediation

Pick a plant that will...

Features + Motivation
<table>
<thead>
<tr>
<th>Guide Title</th>
<th>Funder</th>
<th>Number of Designs</th>
<th>User</th>
<th>Land Type</th>
<th>Implementation?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cooking NYT</td>
<td>self</td>
<td>n/a</td>
<td>Residents, Small Groups</td>
<td>any</td>
<td>indirect</td>
</tr>
<tr>
<td>James Urban</td>
<td>self</td>
<td>n/a</td>
<td>Residents, Small Groups</td>
<td>any</td>
<td>indirect</td>
</tr>
<tr>
<td>596 Acres</td>
<td>many: <a href="http://596acres.org/en/about/funders/">http://596acres.org/en/about/funders/</a></td>
<td>n/a</td>
<td>Residents, Small Groups</td>
<td>any</td>
<td>indirect</td>
</tr>
<tr>
<td>WDWOT</td>
<td>private investors</td>
<td>n/a</td>
<td>Residents, Small Groups</td>
<td>any</td>
<td>indirect</td>
</tr>
<tr>
<td>Washtena County Raingardens</td>
<td>MDOT grant 219</td>
<td>7</td>
<td>Landscape professionals</td>
<td>any</td>
<td>indirect</td>
</tr>
<tr>
<td>Urban Tree Foundation</td>
<td>CalFire Grant</td>
<td>n/a</td>
<td>Gov't in action, Institutions</td>
<td>any</td>
<td>indirect</td>
</tr>
<tr>
<td>SEMCOG - GI</td>
<td>Gov't</td>
<td>n/a</td>
<td>Gov't in action, Institutions</td>
<td>any</td>
<td>indirect</td>
</tr>
<tr>
<td>GI Values</td>
<td>Kresge</td>
<td>5</td>
<td>Gov't in action, Institutions</td>
<td>any</td>
<td>indirect</td>
</tr>
<tr>
<td>Cleveland Pattern Book</td>
<td>Surdna Foundation, Cleveland Foundation</td>
<td>24</td>
<td>Institutions - planning for development</td>
<td>residential</td>
<td>direct</td>
</tr>
<tr>
<td>KGD - Guide</td>
<td>Jericho Road Episcopal Housing Initiative</td>
<td>11</td>
<td>Residents, Small Groups</td>
<td>residential</td>
<td>direct</td>
</tr>
<tr>
<td>Tulane City Center</td>
<td>Michigan</td>
<td>6</td>
<td>Institutions - planning for development</td>
<td>residential</td>
<td>n/a</td>
</tr>
<tr>
<td>Greening - Guide</td>
<td>self</td>
<td>9</td>
<td>Residents, Small Groups</td>
<td>residential</td>
<td>direct</td>
</tr>
<tr>
<td>You Are The City</td>
<td>Kickstarter</td>
<td>n/a</td>
<td>Residents, Small Groups</td>
<td>any</td>
<td>n/a</td>
</tr>
<tr>
<td>LID Manual - Michigan</td>
<td>Gov't</td>
<td>n/a</td>
<td>Gov't in action, Institutions</td>
<td>any</td>
<td>indirect</td>
</tr>
<tr>
<td>City of Baltimore - Green Pattern Book</td>
<td>Gov't</td>
<td>8</td>
<td>Gov't in action, Institutions</td>
<td>any</td>
<td>direct / indirect</td>
</tr>
<tr>
<td>MCR - Vacant Property Toolkit</td>
<td>Very Many Including Chase</td>
<td>7</td>
<td>Residents, Institutions</td>
<td>any</td>
<td>indirect</td>
</tr>
<tr>
<td>GCDP - Making Policy Public</td>
<td>DCDC - Impact Detroit</td>
<td>n/a</td>
<td>Residents, Small Groups, Institutions, Gov't In Action</td>
<td>any</td>
<td>indirect</td>
</tr>
<tr>
<td>Grounded in Philly</td>
<td>Garden Justic Legal Initiative</td>
<td>n/a</td>
<td>Residents, Small Groups</td>
<td>any</td>
<td>direct</td>
</tr>
<tr>
<td>LA Open Acres</td>
<td>LA via 596</td>
<td>n/a</td>
<td>Residents, Small Groups</td>
<td>any</td>
<td>n/a</td>
</tr>
<tr>
<td>Living Lots NOLA</td>
<td>Knight, via 596</td>
<td>n/a</td>
<td>Residents, Small Groups</td>
<td>any</td>
<td>n/a</td>
</tr>
</tbody>
</table>

**TREATMENT ATTRIBUTES**

<table>
<thead>
<tr>
<th>Guide Title</th>
<th>Site Design</th>
<th>Plants</th>
<th>Location + Context</th>
<th>Plant Heights</th>
<th>Garden Construction Tips</th>
<th>Built Examples (Photos)</th>
<th>Construction Details</th>
<th>Pricing</th>
</tr>
</thead>
<tbody>
<tr>
<td>596 Acres</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WDWOT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Washtena County Raingardens</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Tree Foundation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SEMCOG - GI</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GI Values</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cleveland Pattern Book</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>KGD - Guide</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tulane City Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Greening - Guide</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>You Are The City</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LID Manual - Michigan</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City of Baltimore - Green Pattern Book</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MCR - Vacant Property Toolkit</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GCDP - Making Policy Public</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grounded in Philly</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LA Open Acres</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Living Lots NOLA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
3. In your experience, what are the three greatest concerns people have related to vacant, or structure-free land, in Detroit?

Choose as many as you like:

A. Maintenance Concerns
B. Health
C. Understanding Ownership
D. Beautification
E. Safety
F. Wealth Generation (triple bottom line)
G. City Process Navigation
H. Wildlife / Habitat

4. What is another concern you encounter (or imagine) that was not on the previous list?
What is Green Infrastructure?

It's not a highway for trees!

Green Infrastructure creates jobs, too!

Detroit is made up of systems and services like: roads, sewers, garbage removal, power lines, and the Internet. This is called infrastructure.

Green Infrastructure is when we use the land and plants in special ways to help the land absorb more water, instead of it flowing into pipes underground. This makes less work for our sewer system and keeps our water clean, which saves us money and helps Detroit become healthier, too.

Here are some types of Green Infrastructure that help land absorb more water:

- Planting trees
- Making hills, valleys, or other shapes with the land
- Paving streets and driveways differently

By making these changes, Green Infrastructure can:

- Help clean the air we breathe
- Keep water out of our basements

Remember, all landscapes need upkeep!

To take care of green spaces!

Landscape Technicians

To grow plants from seeds!

Seed Farmers

Mowers

Teachers

Composters

To take care of trees!

Arborists

Drivers

Engineers

Growers

To study plants and animals!

Ecologists

Tour Guides

These are called, vermiculturists!

Earthworm Farmers

Machine Repairpeople

Soil + Rock Suppliers

Machine Operators + Renters

Beta-Testing & Early Wins
Lessons Learned
COMMUNITY LAW CENTER

ADOPT A LOT HCD

GREEN SPACE

URBAN AGRICULTURE

URBAN FOREST

CMOS

SWM

GREEN PARKING

Baltimore Farm Alliance

Office of Sustainability

Tree Baltimore

UM Extension

Baltimore Orchard

POWER IN DIRT

CPHA

Baltimore Green Map

Baltimore Green Space

Blue Water Baltimore

DPW / SWM

Relationships
Erin Kelly
Lead Landscape Designer — Office of Strategic Planning

City of Detroit
Planning & Development Department
Coleman A. Young Municipal Center
2 Woodward Avenue – Suite 808
Detroit, Michigan 48226
Phone 313-224-3517 TTY:711
kellyer@detroitmi.gov

www.detroitmi.gov
DETROIT FUTURE CITY
MOBILIZING!
Victoria Byrd Olivier
+ Strengthen awareness and understanding
+ Equip partners with the tools they need
+ Develop partnerships and acquire further resources
+ Document and communicate implementation
+ Achieve diversity
+ Develop effective method for feedback
Roll Out in the Community

• Examples:
  • Conferences
  • DLBA Side lot fairs
  • Community forums
  • Michigan Association of Land Bank’s Leadership Summit
  • Stakeholder tour
Osborn Neighborhood with Black Family Development

- Supporting implementation of two lots
- Developing “mini-lots”
- Storytelling with Ms. Baker & Ms. Hardeman
- Vacant Land Transformation Strategy
2016 Field Guide Mini-Grants
Technical Assistance

• Up to 5 meetings per applicant
• Beginning, mid-point and final convening
• Two special topic workshops
Lot Implementation

- Urban Edge
- Rear Parking Partner
- Party Lot
- Four Seasons
- Clean + Green
- Native Butterfly Garden
- Friendly Fence
- Paisley Patch
- Mix n’ Match Meadow
- VARIATIONS
Leveraging Partnerships

Example: Challenge Detroit
• Implementation
• Ambassador Program Development
• Funding Strategies
• Video
• Evaluation
What's Next?

• Field Guide Workbook & Website Update
• Mini-grant Round 2
• Tackling stormwater management and building capacity of landscape contractors
Lessons Learned

• Funding for maintenance and education in grant
• Technical assistance is crucial
• Growing “organically” isn’t so organic
GRANDMONT ROSEDALE DEVELOPMENT CORPORATION
MOBILIZING!
Chelsea Neblett
COMMUNITY-BASED ORGANIZATION WORKING TO PRESERVE AND IMPROVE THE GRANDMONT ROSEDALE NEIGHBORHOODS OF NORTHWEST DETROIT.
Five Neighborhoods
5,800 homes
14,000+ residents
2.2 sq miles
Stahelin Avenue
Grandville Road
Southfield Service Drive

+ High residential vacancy
+ Numerous demolitions
+ Publically owned lots
+ Engaged residents
Timeline of a vacant lot project

- **2006**: Mower Crew & GRDC Initiatives
  - GRDC builds three new homes on Stahelin
- **2006**: Mower Crew Begins
- **2006**: Installation of Grandmont Rosedale Tree Nursery
- **2006**: Installation of split rail fence
- **2006**: Demolition of dangerous, open to trespass properties begins
- **2006**: Partner with Detroit Future City
- **2014**: Lot Prep & Volunteer Activities
  - Lot Treatments Begin
  - Second Stahelin Stakeholder Meeting
  - First Stahelin Stakeholder Meeting
  - Fundraising
Timeline of a vacant lot project

- **2006**: Mower Crew & GRDC Initiatives
  - GRDC builds three new homes on Stahelin
  - Installation of Grandmont Rosedale Tree Nursery
  - Mower crew begins

- **2010**: Demolition of dangerous, open to trespass properties begins

- **2014**: Lot prep & volunteer activities
  - Lot treatments begin
  - Second Stahelin stakeholder meeting
  - Fundraising
  - First Stahelin stakeholder meeting

- **Partner with Detroit Future City**
Challenges
Maintenance

THANKS FOR YOUR SUPPORT!

FRIENDLY FLOWER FENCE

DETROIT FUTURE CITY working with you
Maintenance
Labor Contracted
Expectations

Goal
Expectations

Reality
Mounds of Fun Details

Detail 1 - Mound Section

A. Property line - ensure water does not drain onto adjacent property.
B. Proposed finish grade
C. Existing grade
D. Soil fill
E. Optional slide and ladder
Budgeting: organize your time

Activity instructions

1. Using page 35, brainstorm the next steps you will need to take to move your project towards completion.
2. Ask yourself: What can I do in the next hour to advance my project? How about in the next week?
3. Consider if these activities will be a one-time event or repeat events? Check the related boxes. If they will repeat, will it be on a weekly, monthly, or yearly basis?
4. Highlight the steps you will enjoy the most. How will you show responsibility for these steps with your partners?
5. Highlight the steps that feel challenging. Is there someone else you can speak with about this part of your project?
6. Make notes if any of these steps will require money.
7. Finally, consider when you plan to build your lot design.

The Field Guide recommends ensuring you have extra time available the two weeks prior to construction as well as the six weeks following construction.

NOTE:
Think of each slice of time as a part of your day. What does this mean for a week or month? Be honest with yourself!

TIME: CONSIDER YOUR RESOURCES

1. How much time do I have to attend and organize neighborhood meetings?
2. Do I need to fundraise?
3. When will I be able to connect with local organizations to help with my project?
4. How much time will I need to organize my volunteers?
5. How will I transport materials to the lot?
6. Upkeep and watering are important, especially during the first six weeks after construction. How can I make time to be available during this ‘establishment’ window?
7. Will any of these steps require money?

STEPS

<table>
<thead>
<tr>
<th>Organize black club meeting, revisit existing visions</th>
<th>ONCE</th>
<th>REPEAT</th>
<th>$</th>
<th>EST. TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>X</td>
<td></td>
<td>4 hours/mo</td>
<td></td>
</tr>
</tbody>
</table>
Chelsea Neblett
Building Sustainable Communities Program Director

313.837.4132 x103
cneblett@grandmontroosedale.com

@myGMRD
facebook.com/mygrandmontroosedale
HILLTOP ALLIANCE
MOBILIZING!  Tim Dolan
Hilltop Alliance

Our mission is to preserve and create assets in the Hilltop community through collaboration and coordination of resources.
GREEN TOOLBOX REPORT
HILLTOP COMMUNITIES • 2012

HILLTOP PROFILES

ASSESSMENT OF EXISTING GREEN ASSETS

POTENTIAL GREEN ASSETS

RECOMMENDATIONS

Prepared for the Hilltop Alliance by
WESTERN PENNSYLVANIA CONSERVANCY • GTECH STRATEGIES
Knoxville Incline Greenway

Welcome to your Greenway.
This greenway is a shared public passive open space provided for your enjoyment. Have a fun and safe time, be courteous and respectful to others, and please keep the greenway clean.

Greenway hours are Sunrise to Sunset

The following is prohibited:
- Littering or dumping debris
- Using illegal drugs or alcohol
- Prohibiting or solicitation
- Rummaging through trash bins

Permits are required for:
- Amplifying sound
- Commercial activity or concessions
- Consuming alcohol
- Performing or holding

Stewards:
- South Side Slopes
- Knoxville Incline Greenway
- Knoxville Incline
- South Side Slopes Association
- Historic Knoxville
- Development Corporation

For more information about the greenway, please visit: greenway.knoxville.org
Knoxville Incline Greenway

Knoxville Incline

The Knoxville Incline transported passengers and freight between the South Side and Allentown, the Street Railway Annual Survey in October 1891, reported. This longest of all the inclines it "the Knoxville Incline which is located near the 9" Oak Hill Street, bringing from Broad St (Broadway) street off the foot of the hill, and rising to the top of the University Avenue. This line has a total length of 2,440 ft and a rise of 375 ft. The peculiarity of this construction, which always means of a real grade, is its many curves. The incline has an eight-degree curve for 330 ft at a point about 100 ft from the lower turn. This curve is a 6 ft. on a stringer truck and is designed to carry fifty tons or more. The rails are possible heavy and there is a very heavy traffic both of foot passengers and wagons.

Today, anyone standing on the middle of the bridge sees heavy stone retaining walls below and the trestle through which the line passes.

Timeline:
1890: Incline is built by the Knoxville Incline Company which served as a connection between the South Side Road and the Hilltop.
1918: Incline transitioned from steam to electric operation.
1953: A sunny day on March 3, 1953, a boy named F. H. Schlegel was killed while hanging from a car.
1970: June 3, 1970, the first day of operation, 100 people rode the Knoxville Incline. Incline was destroyed.
2005: Major cleanup by the South Side Slopes Neighborhood Association removing over 200 trees.
2011: A new shelter was completed at the intersection of Briarville Road and E. Washington Avenue to recognize the spot where the lower trestle station once stood.
2014: The Knoxville Incline Greenway was officially dedicated on July 19.
2018: The Knoxville Incline Greenway was expanded on July 19.

References:
1. Street Railway, Annual Survey, October 1891.
2. Knoxville Incline Company records.
Tim Dolan
Program Manager

tim@pghhilltopalliance.org
412-586-5807
pghhilltopalliance.org
@hilltopalliance
MOBILIZING! Five Conclusions! RVP!
People, relationships, interconnected network of collaborating organizations are required. The tool supports the process, and the process is driven by and for people.

(Despite beautiful web-based resources, the technocratic solution is only part of the answer!)
+ The greatest benefit or outcome might not be the direct one sought.

(Neighbors also begin to make improvements to their properties)

(This can lead to steward’s involvement with other organizations/agencies)
Unforeseeable roadblocks are bound to come up; however, the vitality of the network and its ocean of ripples make overcoming these roadblocks possible.

(And worth it!)
+ Sometimes it is about taking existing knowledge and translating it into new information. Other times, it may simply be about making connections between information that already exists.
Evaine K. Sing
e.sing@GTECHstrategies.org
Erin Kelly
kellyer@detroitmi.gov
Victoria Byrd Olivier
vbyrd@detroitfuturecity.com
Chelsea Neblett
cneblettgrandmontroseedale.com
Tim Dolan
tim@pghhilltopalliance.org