



Neighborhood Revitalization Strategic Framework Neighborhood Typology

Detroit's community development trade organization, the Community Development Advocates of Detroit (CDAD), sees the need for a bold new vision for Detroit's neighborhoods – one that acknowledges that the loss of population will not be reversed for the foreseeable future and that current conditions in Detroit's neighborhoods are socially, economically, and environmentally no longer sustainable. Detroit must truly reinvent itself – from the core downtown to the city limits.

CDAD has brought together Detroit community development organizations (CDOs) and professionals – individuals who have worked for many years every day in Detroit's neighborhoods – and created a consensus process with a wide array of other public and private agencies and institutions that have long been contributors to neighborhood development – to create neighborhood revitalization recommendations. These recommendations suggest a framework for how we can collaboratively focus on revitalizing Detroit's neighborhoods, what strategies would be appropriate, and what role CDOs should play. Equally important, CDAD's framework is complemented by community development system reform recommendations that are focused on the role that community development organizations – those frontline place-based organizations dedicated to neighborhoods – can play to implement the neighborhood revitalization strategic framework.¹

Like many stakeholder groups now looking at this issue, CDAD believes that mapping data indicating recent changes in neighborhoods is an important tool to help determine where to invest in neighborhoods. Parts of neighborhoods that have experienced disinvestment for years and perhaps even decades require significantly greater investment to bring them back to their previous condition. Other parts of neighborhoods that have remained largely intact either through the efforts of the private sector, the governmental or nonprofit sectors or all three, require relatively little investment to stabilize or even

improve their condition. Basing neighborhood investment decisions on this cost-effectiveness approach is a major shift in Detroit's resource allocation policies.

CDAD's work looks not just at current condition, but provides a set of neighborhood typologies to help determine an appropriate, sustainable, and realistic future direction for each area in the city. The framework suggested below describes a vision for every type of area in the city including residential, commercial and industrial areas. It adds a fourth major category, Greenscapes, to encompass typologies for low and no density areas of the city (residential, commercial and industrial) that – according to indicators and – should be totally reinvented for different purposes.

By looking at current condition for any given neighborhood area using a data approach, everyone – local residents and businesses, their representative CDO's, funders, developers, and local/state/federal government – can make collaborative choices about the future direction in any given neighborhood area. These same stakeholders can then decide together about the most cost-effective allocation of resources for the neighborhood.

The Strategic Framework outlines a set of suggested strategies to realize that future direction. These strategies would be implemented by the various stakeholders: City of Detroit, residents and block clubs and associations, foundations, intermediaries and CDOs. Suggested CDO roles are highlighted as CDAD believes that realistically, every area of the city must be addressed at the right time through the right intervention in some way – even when the right intervention is the clearance of buildings and population – and that CDOs are uniquely positioned to play the appropriate role along with the right partners.

¹ Outlined in CDAD's Detroit Community Development System Reform Recommendation due to be released in May of 2011.

Traditional Residential Typology



Vision

For specifically identified areas of the City that are high-density single family residential, these sectors feature many older, historic single-family homes and quiet, friendly streets away from the hustle and bustle of shopping hubs and job zones. Families push strollers down the sidewalks as neighbors mow their lawns. Block clubs close streets and hold block parties. While some of these neighborhoods are close enough to walk to the bus or light rail train stop, many of the residents will drive from their home to the main street neighborhood store several blocks away, or to the shopping hubs. Each of these neighborhoods has a community center where young people and seniors can use their free time productively for learning and recreation, and families can take classes and hold community meetings.

Description of Current Condition

Higher density single-family homes along with some duplexes and quadplexes. Yards can range from 30 ft. lots, to 60 ft. They serve as a transition from a Village or City Hub to either a Country Living Area, Commerce Corridor or Green Venture typology.

Strategies to Move from Current Condition to Future Direction

Short Term Impact (1-2 yrs)

- Community-based land use planning
- Community-based housing strategy development
- "Broken Window" Policing;
- Housing preservation and home repair including residential matching façade grants
- Code enforcement
- Community Engagement

Mid Term Impact (3-5 yrs)

- Creation of collective ownership structure for community ownership of vacant land
- Green codes
- Home greening/energy efficiency programs
- Affordable and market-rate infill housing;
- Creation of a community center;
- Workforce development;
- Side lot acquisition planning

Long Term Impact (6+ yrs)

- School reform
- Mixed income housing development to prevent gentrification

Role of Community Development Organization

- Community Engagement for land use planning and planning for distribution of vacant land according to collective plan
- Blight Awareness/Code Enforcement & Blight Reduction organizing
- Housing strategies to catalyze private market housing activity:
 - Home Repair
 - Purchase/Rehab/Resale of select homes
 - Vacant Home boarding
 - Select housing infill
- Housing weatherization/greening assistance
- Senior housing
- Community Center Coordination/Staffing
- Partner with Specialty Organizations for workforce development, Human Development strategies coordinated out of community center
- Partner with Specialty Organizations for community gardening, pocket park development & Maintenance in low density areas
- Liaison to city planning
- Monitor/organize to promote resident cohesion and prevent gentrification

Spacious Residential Typology



Vision

Covering many residential areas of the city, these sectors are low density with many vacant lots, unoccupied buildings and homes. One block may include a few homes or low-density apartment buildings. In these Spacious Residential Sectors, homes will feature very large side lots and back yards. Even though the population is less dense, residents organize to prevent crime, maintain vacant lots, create community gardens and improve the parking lot or playground around the local school. Residents are provided a multiplicity of needed social services to help

them gain employment, improve their basic skills, resolve family challenges, and gain access to better quality shopping at the Shopping Hubs. This unique category suggests that these neighborhoods will evolve over time into a “Naturescape” or “Urban Homestead” sector. Residents are provided information and support to help them make choices on which other neighborhoods to move to, when appropriate.

Description of Current Condition

Low and medium-density single family homes along with some duplexes and quadplexes. Yards can range from to even a quarter acre. In five years, the neighborhood is reassessed to determine whether it is moving in the direction of “Traditional Residential” sector, or “Country Living” sector. New housing development is restricted or prohibited.

Strategies to Move from Current Condition to Future Direction

Short Term Impact (1-2 yrs)

- Community planning sessions
- Community education sessions
- Zoning changes to accommodate larger lots and new housing development restrictions
- “Broken Window” Policing
- Housing preservation including residential matching façade grants
- Code enforcement
- Community garden program
- Community organizing to build relationships among residents, prevent crime

Mid Term Impact (3-5 yrs)

- Community influenced reassessment of indicators and re-classification
- Green codes
- Local school improvement projects
- Workforce development and family support services
- Side lot acquisition
- Land banking

Long Term Impact (6+ yrs)

- Transition to Urban Homestead or Naturescape

Role of Community Development Organization

- Community Engagement for land use planning and planning for distribution of vacant land according to collective plan; and to promote residential cohesion
- Creation of a “collective land ownership” structure to assemble and conserve vacant land that is not used for sidelots
- Coordination of side lot acquisition program
- Blight Awareness/Code Enforcement & Blight Reduction organizing
- Home Repair strategies
- Community Center Coordination/Staffing to bring necessary services together under one roof
- Partner with Specialty Organizations for workforce development, Human Development strategies coordinated out of community center
- Partner with Specialty Organizations for community gardening, pocket park development & maintenance of land in low density areas

Urban Homestead Typology



Vision

Country living in the City! A family harvests some vegetables that they intend to sell at their local farmer's market. They enjoy their large older home, surrounded by a natural landscape comprising the huge lot/yard/small farm that comprises their property, away from the high-energy, noisy activity in other places in the city. Many city services (IE public lighting) are no longer provided, and homeowners enjoy lower taxes, in exchange for experimenting with and using alternative energy programs for heat and electricity, and where possible, well-water services. However, they are still close enough to the rest of the city where they can easily sell produce at Eastern Market, enjoy a ball game downtown, and take advantage of the city's cultural amenities.

Description of Current Condition

Low and extremely low density. Lots can be as large as an acre or more. Low-impact agricultural activities can be allowed in the zoning. This area is adjacent to Spacious Residential Sectors, Naturescapes and Green Job Areas.

Strategies to Move from Current Condition to Future Direction

Short Term Impact (1-2 yrs)

- Assisting property owners to assemble neighboring lots
- Marketing initiatives
- Zoning changes
- Deconstruction of selected structures
- Community listening sessions
- Community planning sessions
- Community organizing to promote cohesion among residents
- Relocation assistance thru partnerships with other more dense neighborhood CDO's
- Residential matching façade grants
- Other housing preservation/home repair strategies

Mid Term Impact (3-5 yrs)

- Marketing initiatives
- Devolution of some utilities and city services
- New property tax rates/codes
- Waste disposal/stormwater regulations
- Gravel road services (dust mitigation, snow plowing, pothole repair, draining ways, tree/weed removal, mail services, school bus access)
- Alternative energy program;
- Community garden programs
- Continuing relocation assistance

Long Term Impact (6+ yrs)

- New property tax/land value codes
- Identification of utility corridors
- Gentrification prevention strategies
- Workforce development focused on farming/green jobs for placement in Green Venture typology

Role of Community Development Organization

- Facilitate community engagement/community planning for public space reuse and to promote cohesion among residents
- Create and articulate the vision and marketing plan
- Assist/facilitate assembly of existing residential lots and home purchasing
- Community planning for use of public green spaces
- Implementation of public space re-use (parks, gardens, etc)
- Vacant land management (cutting, litter pick up, community patrols)

Naturescape Typology



Vision

These are areas that offer beautiful, low-maintenance, managed natural landscapes intended to bolster air and water quality, and support indigenous wildlife. No one lives in these areas – they have been reinvented to highlight and preserve special natural indigenous features and plant/animal species. Detroit's former creeks and rivers are daylighted, offering new opportunities for recreation. Families hike along marked paths. A hundred yards away, residents hike through some natural wooded walking

trails. These natural areas help to filter air and water pollutants, creating a healthier city. They are distinct from Detroit's major city parks (which offer more active and built amenities including golf courses, zoos, nature centers, tennis courts, swimming pools, boating and canoeing).

Description of Current Condition

Recreational uses and passive aesthetic uses. Rezoning into parks and passive "meadows" that are connected to the rest of the city's transit system via bus stops. These Naturescapes are focused in areas that have extremely low density, and that are most ecologically important. Special consideration is given as to how ensure such transition areas remain safe. Greenways connect these areas to other, denser areas of the city. Special consideration is given to the ownership and maintenance responsibilities of these areas, possibly involving federal ownership. These areas may now be owned by a separate conservancy, or by the state or federal government.

Strategies to Move from Current Condition to Future Direction

Short Term Impact (1-2 yrs)

- Gradual reduction in public utilities and roads;
- Park/meadow development
- Zoning changes
- Deconstruction of buildings
- Community education/listening sessions
- Relocation Assistance thru partnerships with other more dense-neighborhood CDO's and other stakeholders
- Land banking
- Environmental remediation

Mid Term Impact (3-5 yrs)

- Gradual reduction in public/private utilities and roads
- Park/meadow development
- Creation of land conservancy and/or land trusts
- Phyto-remediation code and zoning changes

Long Term Impact (6+ yrs)

- Land use planning for daylighting streams, forestry, meadow development, etc.

Role of Community Development Organization

- Community engagement to facilitate community education/information and to push for creation of land conservancy
- Facilitate relocation of residents to clear area for naturescape development
- Community policing
- Marketing of area
- Partner with special organizations or businesses for deconstruction of homes/buildings

Green Thoroughfare Typology



Vision

Green well-lit wide traveling corridors, flush with trees and other low-maintenance foliage, are interspersed throughout the City. These corridors provide tasteful way-finding directions to nearby neighborhoods, separate incompatible uses, and convey a sense of beauty, safety and spaciousness. Bus and bike lanes help form complete streets. They are distinguished from “Nature Scope” areas in that they are auto and/or mass transit corridors, not intended for visitors or recreation.

Description of Current Condition

Sections of former 5-10 lane commercial corridors that once provided entertainment, restaurants and retail goods and services for a population of 2 million, have been reinvented as “green gateways” into the various other sectors of the City. Commercial and industrial development

is restricted and steered to nearby Shopping Hubs, Green Job Zones and Heavy Industrial Job Zones. High-density housing development is restricted and steered to streets in the City Hubs, Village Hubs and Downtown areas. Low-density housing development is restricted and steered to streets in the Traditional Residential Sectors. Green Thoroughfares could eventually become integrated into a Naturescape sector.

Strategies to Move from Current Condition to Future Direction

Short Term Impact (1-2 yrs)

- Land use planning
- Land assembly program
- Rezoning
- Deconstruction of buildings
- Relocation of commercial property owners/businesses
- Owner education and listening sessions
- Streetscape planning and implementation

Mid Term Impact (3-5 yrs)

- Utility planning (stormwater, energy connectivity)
- Relocation of existing viable businesses to Shopping Hubs
- Property/landscape management and maintenance

Long Term Impact (6+ yrs)

- Rezoning

Role of Community Development Organization

- Business organizing/engagement for purposes of land use planning and market analysis
- Assistance with land assembly
- Facilitation of/assistance with relocation of businesses to Shopping Hub, Green Venture or Industry typology areas
- Property and landscape management

Green Venture Typology



Vision

These are “green and blue” industrial areas that have been reinvented from vacant land and vacant industrial buildings to economic generators. Fish hatcheries, hydroponic gardens and newly rehabbed warehouses take up once-abandoned factories, while local foresters harvest

trees to ship across the county, local horticulturists grow acres of nurseries for sale, and small market farms dot the landscape. No one lives in these zones, but they are well managed, safe, and create hundreds of jobs for local residents in farming, warehousing and logistics, forestry, horticulture and fish production.

Description of Current Condition

These are manufacturing areas with minimal negative externalities (pollutants either through the air, water, or noise). Manufacturing uses developed from vacant land and buildings producing flowers, fish, food and wood. These Green Job Areas act as buffers between Country Living Areas and Commerce Corridors or Traditional Industrial Areas.

Strategies to Move from Current Condition to Future Direction

Short Term Impact (1-2 yrs)

- Economic Development planning and feasibility studies
- Zoning changes/Green codes
- Deconstruction to remove structures;
- Rehabilitation of viable structures
- Workforce Development/ training and placement into new local jobs.
- Land banking
- Environmental remediation

Mid Term Impact (3-5 yrs)

- Infrastructure/Site Preparation
- Storm water planning
- Business recruitment
- Relocation assistance through partnerships with other more dense neighborhood CDOs

Long Term Impact (6+ yrs)

Role of Community Development Organization

- Facilitation of site preparation to set the table for green/blue companies to come in
- Community engagement, outreach and education to facilitate economic development planning
- Facilitation of relocation, including engagement of necessary partners
- Industrial association organizing and management
- Facilitation of employment through partnership with specialty organizations, city of Detroit, new businesses

Industrial Typology



Vision

These are heavier industrial areas, buffered by Naturescapes and Green Job Zones because of their typical disruptive environmental factors such as noise, heavy truck traffic and various forms of pollution. Factories produce everything from cars and car parts to solar panels and wind turbines and hydrogen energy cells that are then shipped overseas. Large-scale commercial growers raise sunflowers which are then sent to a processing plant to make bio-fuel. Inter-modal transportation centers serve as transfer and transport points for truck, rail, shipping and air -freight traffic.

Description of Current Condition

These industrial uses are adjacent to and buffered from either green job areas or Naturescapes, which act as buffers between these zones and the Resident Living Sectors. These areas are then connected to a larger inter-modal transportation infrastructure.

Strategies to Move from Current Condition to Future Direction

Short Term Impact (1-2 yrs)

- Rezoning
- Buffering installations
- Phyto-remediation
- Industrial association organizing for cohesiveness and business recruitment/ marketing
- Organizing for partnerships between surrounding residential/commercial areas to continuously push for environmental safety
- Community Benefits Agreements

Mid Term Impact (3-5 yrs)

- Environmental clean-up
- Green building codes
- Fencing/buffering
- Business retention and recruitment
- Creation of BIZ

Long Term Impact (6+ yrs)

- New energy systems: water conservation, air pollution strategies
- Freight/transport planning

Role of Community Development Organization

- Industrial association coordination
- Community Organizing of residents adjacent to these zones, to continuously monitor and push for environmental safety
- Liaison with City Planning/BS&E to influence decisions and mitigations for new industrial businesses
- Facilitate Community Benefits Agreement

Shopping Hub Typology



cleaners, donut shop or grocery store before or after work. Some Shopping Hubs are intermixed with tracts designated for Green Corridors.

Description of Current Condition

Focused along existing major surface commercial corridors and inter-state thruways, these are low commercial density, low-rise shopping sectors. Mainly car-oriented, these are areas that allow big-box retail stores, comparison shopping, and tall signposts. There are minimum parking requirements and parking is often found in front of the store. Because of their car-orientation, they do not rely solely on surrounding residents for their customer base and aren't necessarily next to residential uses. Bus stops line the corridor.

Vision

City residents from across town as well as suburban commuters leaving their downtown offices or factories, pull into a "node" shopping center on an existing commercial corridor, to comparison-shop on the weekend, buy large-ticket items, or make a quick stop at the

Strategies to Move from Current Condition to Future Direction

Short Term Impact (1-2 yrs)

- Land Use Planning for citing of projects (new or existing)
- Zoning restrictions to restrict inappropriate uses
- Land assembly strategies
- Neighborhood identity design codes
- Infrastructure changes for project development
- Streetscape planning and implementation
- Business organizing including BID and TIF districts

Mid Term Impact (3-5 yrs)

- Mass transit with coordination with bus stops
- Connectivity through paths to neighborhoods
- Business recruitment and retention programs

Long Term Impact (6+ yrs)

Role of Community Development Organization

- Community engagement for land use planning, streetscape planning, rezoning and business recruitment
- Facilitation of shopping center development
- Community organizing for code enforcement, blight reduction
- Facilitation of streetscape installations

Village Hub Typology



Vision

This all-in-one neighborhood hub offers residential living, nearby shopping, and entertainment all wrapped in an authentic urban lifestyle. With a small main-street feel, these high-density streets include neighborhood shopping districts and gathering spots for the surrounding residents. A young couple exits their single-family house or town home to walk to the local bakery for some pastries, and then go upstairs to where their accountant has his office. A retiree street-parks his car in front of his barber – who also happens to be his next-door neighbor. A young single leaves his apartment building to ride his bike along the local greenway path. Libraries and schools cater to active families including the influx of new immigrant residents, catering to their unique cultural/religious customs, and providing “English as a Second Language” (ESL) and other immigrant services. An array of ethnic restaurants and stores attract a variety of customers including a growing mix of new immigrant residents who enjoy the neighborhood along with long-time residents.

Description of Current Condition

Medium to high density with mid and low-rise buildings connected to narrower, walkable “main street” commercial districts occupied primarily by locally owned businesses providing retail and service amenities to surrounding residents. The mixed-use development is centered on an intersection or possibly a single street. The mixed-use streets are pedestrian-oriented with zero-lot lines. This is delineated slightly from the single-family homes (with a small yard) that exist behind the mixed-use streets. These smaller apartment buildings and single-family homes serve as a transition to a surrounding lower-density or residential fabric. Bus stops and occasionally, rail stops, connect the village hub to the rest of the city’s transportation system.

Strategies to Move from Current Condition to Future Direction

Short Term Impact (1-2 yrs)

- BIZ organizing
- Organizing to strengthen relationship between local business owners and local residents and do “main street” strategic planning
- Commercial matching façade grants
- Housing preservation (foreclosure prevention, rehab and matching grants)
- Blight reduction & code enforcement
- Community organizing
- Business organizing including BID and TIF districts

Mid Term Impact (3-5 yrs)

- School Reform
- Small business micro loans and technical assistance
- Greening and weatherization programs
- Housing rehab/greening
- Complete street installations
- Capital access strategies for immigrant and other local businesses
- Marketing to attract new residents, as well as immigrant populations

Long Term Impact (6+ yrs)

- Integrated mass transit
- Smart grid district energy systems
- Mixed-income housing development to prevent gentrification

Role of Community Development Organization

- Community engagement for code enforcement, to push for school reform and to form cohesive bonds between local businesses and residents
- Community engagement for regular liaison to city planning to monitor and advise on development projects
- Provide technical assistance to local businesses
- Facilitate and shape signature project by assembling development team, funding, stakeholders
- Local small business recruitment, development, lending
- Create local BIZ or TIF
- Manage Main Street commercial district
- Housing preservation, greening and foreclosure counseling
- Partner with local schools/ethnic organizations to facilitate ESL programs



Vision

The center of the city, and perhaps even the metropolitan region, the City Hub is the primary location for government, employment, entertainment and culture. Morning traffic jams herald the arrival of a new day as business executives, government officials, engineers, secretaries, and attorneys rush get to their office on time. Office workers exit their high-rise buildings to grab a quick lunch and run a few errands, retirees sip coffee and read newspapers into the late at coffee shops getting busier and louder as students gather to do homework, text and chat. An evening ball game attracts fans from across the region as couples leave a museum art opening to have dinner. As they leave, they pass the restaurant lounge filling with young professionals eager to begin their evening tour of the clubs.

Description of Current Condition

While still the primary location for governmental and

cultural uses, it is only one of several major employment centers and may compete with other areas in the region as an entertainment region. Years of activity loss combined with auto-oriented policy and private sector decision-making has meant the demolition of many structures and chronic vacancy. An incomplete transit system and the orientation toward cars makes pedestrian-oriented first floor retail spotty. Private sector investment is risky and often requires government and foundation subsidy. The area is able to attract visitors for specific events and is able to market residential options to people primarily to the young adults and empty-nesters.

Description of Future Direction

At the nexus of the region's major transportation systems, the area is dominated by highrise and midsize buildings with zero lot line setbacks well served by transit. The pedestrian orientation supports first-floor commercial uses with a mix of office and residential above. The concentration of business and governmental activity is complemented by the clustering of cultural and entertainment destinations. This cosmopolitan atmosphere attracts tourists and visitors as well as a residential population that prefers an urban housing choice.

Strategies to Move from Current Condition to Future Direction

Short Term Impact (1-2 yrs)

- System to link economic development with educational and medical institutions
- BIZ/TIF organizing
- Complete street policy
- Clean and safe
- Organizing to connect corporate/institutional anchors
- Historic Rehab
- Matching business façade grants

Mid Term Impact (3-5 yrs)

- Mass Transit to integrate bus system with light rail system
- Green zoning/building codes
- Fresh food/green initiatives
- Smart Grid district energy systems
- Community Benefits Agreements
- Recruit grocery store
- Workforce development matching local residents with local jobs
- Greenway and park development

Long Term Impact (6+ yrs)

- New energy sources
- Mixed income housing development and other strategies to prevent gentrification

Role of Community Development Organization

- Community engagement for planning of complete streets, neighborhood identification/marketing, etc.
- Infill housing
- Business/institutional organizing to create a BIZ
- Commercial district management w/ emphasis on marketing strategies
- Historic housing rehab/historic preservation
- Housing weatherization/greening
- Partner with city wide specialty organization to facilitate workforce development
- Coordinate events and festivals



Notes

