Fitzgerald Revitalization: Inclusive Redevelopment Through Partnership

Reclaiming Vacant Properties Conference 2019 | October 3 | 8:30 – 10:00 am
The Power of the Commons
The percent of people living in predominantly poor or affluent neighborhoods rose from 15% to 31%.

In the 1970s, nearly 30% of Americans reported spending time with their neighbors. Today only about 20% do.

The income share of the richest 1% has doubled while the poverty rate has held steady.

Just 32% of people believe most people can be trusted.
Reimagining the Civic Commons
Civic Engagement
Socioeconomic Mixing
Environmental Sustainability
Value Creation
Reimagining the Civic Commons

Measuring the Civic Commons

Reimagining the Civic Commons is a three-year, national initiative that seeks to foster engagement, equity, environmental sustainability and economic development by revitalizing and connecting public places such as parks, plazas, trails and libraries.
Principles of Reimagining the Civic Commons

Principle 1
Principle 2
Principle 3
Principle 4
Principle 5
Principle 6
Principle 7
Principle 8
Principle 9
Download resources at CivicCommons.US/learn
Our Panel

Lynn M. Ross, AICP, Spirit for Change Consulting (@mslynnross)

Alexa Bush, City of Detroit Planning and Development Department (@DetroitPlanning)

Devon Buskin, The Greening of Detroit (@GreeningDetroit)

Caitlin Murphy, Live6 Alliance (@Live6Detroit)

Download Resources: civiccommons.us/learn | Follow: @CivicCommonsUS
Fitzgerald Revitalization Project:
Inclusive Redevelopment Through Partnership

Reclaiming Vacant Properties Conference
October 2019
SAN FRANCISCO
Population: 751,682
Square-mile area: 46.69

BOSTON
Population: 581,616
Square-mile area: 48.43

MANHATTAN
Population: 1,537,195
Square-mile area: 22.96

DETOUR
Population: 933,043
Square-mile area: 138.77

**Boston, Manhattan, San Francisco**
TOTALS
Population: 2,870,493
Square-mile area: 118.08

Source: University of Detroit Mercy

Detroit Free Press
2016 Targeted Multifamily Housing Areas

% November 6, 2013

Sources: Detroit Planning & Development Dept., 2010; Detroit Housing & Revitalization Dept., 2010
Reinvesting in Civic Life in Detroit’s Neighborhoods

- Part of larger planning effort in the Livernois/McNichols area including 10+ neighborhoods
- Anchored by University of Detroit Mercy, Marygrove College
- Create a model of neighborhood revitalization that can be adapted across the city to address disinvestment and vacancy
- Leverage key private, public, philanthropic partnerships, build from areas of strength
Demographics

• Annual Median Household Income
• Some of strongest neighborhoods in Detroit in close proximity

• Project Area
  – 95% African American
  – 24% Youth
  – 12% Seniors
  – 28% Don’t have access to a vehicle
  – 17% Unemployment
Fitzgerald Revitalization Project

Project Goals:
• Transform every public owned property
• Improve neighborhood perception
• Develop a replicable strategy that could benefit other neighborhoods in Detroit

Ownership:
• 1,133 Total Parcels
• 419 Total Public owned parcels (~40%)  
  – 117 Structures  
  – 302 Vacant lots

Creating a blight-free quarter square mile in the Fitzgerald neighborhood
Central Park
Neighborhood Framework Plan
Fitzgerald Revitalization Project

- Analysis
- MARYGROVE COLLEGE
- UNIVERSITY OF DETROIT MERCY

- Fitzgerald Revitalization Project
- Neighborhood Framework Plan
- Central Park
- Greenway
- Crops
- Groves
- Meadows
- Structures
**Greenway**

- Half-mile blocks
- Need for better pedestrian access, especially for youth and seniors
- Reduce speeding on long blocks to improve safety
- Improve connections between the community and universities
Greenway

- Using vacant lots to improve walkability of the urban grid
- Non-motorized neighborhood trail

Elevated Crosswalks
Ensuring residents contribute to and benefit from the transformation of their neighborhoods

- Partnership with The Greening of Detroit to train Fitzgerald and District 2 residents in green jobs through the Detroit Conservation Corps (DCC) Program
- Two locally trained crews began clearing lots in Fitzgerald on April 4, 2016
- Grants provided paid work to continue in summers 2016, 2017
COMMUNITY + TOWN HALL MEETINGS

BLOCK CLUB + NEIGHBORHOOD ASSOCIATION MEETINGS

POP-UPS + EVENTS
Student Service Days: Aug 24-25, 2016

Greenway Pop-Up Demonstration
Aug 24-25, 2016
Greenway Pop-Up Demonstration
Aug 24-25, 2016
Economic Development Opportunity

Public Spaces as a Platform

• Use public spaces to connect people to services

• Identify most vulnerable populations to displacement due to real estate growth (eg. Renters)

• Targeted outreach, focus on homeownership opportunities

• Resource fairs with partners

• Find opportunities for residents to participate in redevelopment of neighborhoods

• Hyperlocal workforce opportunity
Fitzgerald Revitalization Project

The Fitzgerald Revitalization Project is an initiative led by the City of Detroit to stabilize and strengthen a neighborhood by transforming publicly owned vacant land and buildings into community assets.

Rather than work on one lot at a time, the project is focused on holistically addressing every publicly owned vacant building and lot at once for maximum impact and effectiveness.

The City has been working with residents and other stakeholders to develop a vision for the project and is adding more partners to turn it into a reality.

Fitzgerald Revitalization Project

RFP Timeline

- Posted: July 5, 2016
- Pre-Proposal Meetings: July 15 and July 19
- Project Area Walk-Throughs: July 28 and Aug 4
- Question Deadline: Aug 12
- Proposals Due: Aug 26
- Short List Notified: Sept 16
- Interviews: Sept 28
- Public Presentation: Oct 4
- Final Recommendation: Spring 2017

http://www.fitzgerald-detroit.com
13 Proposals Received
5 FINALISTS

• Public presentations by finalists
• Over 130 residents, community organizations and local stakeholders attended a public presentation
• Panel of city and neighborhood representatives and planning professionals

Fitzgerald Revitalization Project

http://www.fitzgerald-detroit.com
• Community Murals Project:
  – Engage artist Hubert Massey
  – 140’ mosaic mural installed in seat wall
  – Community design and process
  – Avenue for community to tell their story, put their mark on the park
  – Address the conversation: for whom is this park?
Insititutional Anchors

Marygrove College

University of Detroit Mercy

Public Agencies

City of Detroit

Mayor’s Office
Planning and Development
Housing and Revitalization
Department of Neighborhoods
Public Works
General Services Department
Parks and Recreation
Police Department

Stakeholder Partners

Detroit Economic Growth Corporation

Detroit Land Bank Authority

Invest Detroit

University Commons

LIVE:6

The Greening of Detroit

DEGC

buildingdetroit.org

DCDC

THE TRUST FOR PUBLIC LAND

DETOUR HOME MORTGAGE