



Blight Remediation & the Detroit Future City Plan

Detroit's blight is a key impediment to economic growth

STRUCTURES

263,569 STRUCTURES

LOTS

114,033 LOTS



BLIGHT – 84,641 PARCELS

78,506 STRUCTURES +
6,135 LOTS REQUIRE AN INTERVENTION



STRUCTURES THAT MEET
TASK FORCE DEFINITION
OF BLIGHT

40,077
STRUCTURES



STRUCTURES WITH
INDICATORS OF FUTURE
BLIGHT

38,429
STRUCTURES



BLIGHTED
VACANT
LOTS

6,135
LOTS

- City has only budgeted \$400 million over the next 10 years for remediation
- The Detroit Blight Removal Task Force Report is the only comprehensive analysis of the problem with recommended solutions

Remediation, Intervention, Salvation...

78,506 TOTAL STRUCTURES
NEEDING INTERVENTION

MOTOR CITY MAPPING CATEGORIES:

NEIGHBORHOOD STRUCTURES

SINGLE-FAMILY
Residential Structures
4 Units or Less (legally
defined as single-family)

72,328

MULTI-FAMILY
Residential Structures
Over 4 Units (legally
defined as multi-family)

707

**NEIGHBORHOOD
COMMERCIAL**
Commercial Structures
with lot size smaller
than 25,000 square feet

3,904

LARGE-SCALE COMMERCIAL STRUCTURES

LARGE-SCALE COMMERCIAL
Commercial Structures with lot size
greater than 25,000 square feet

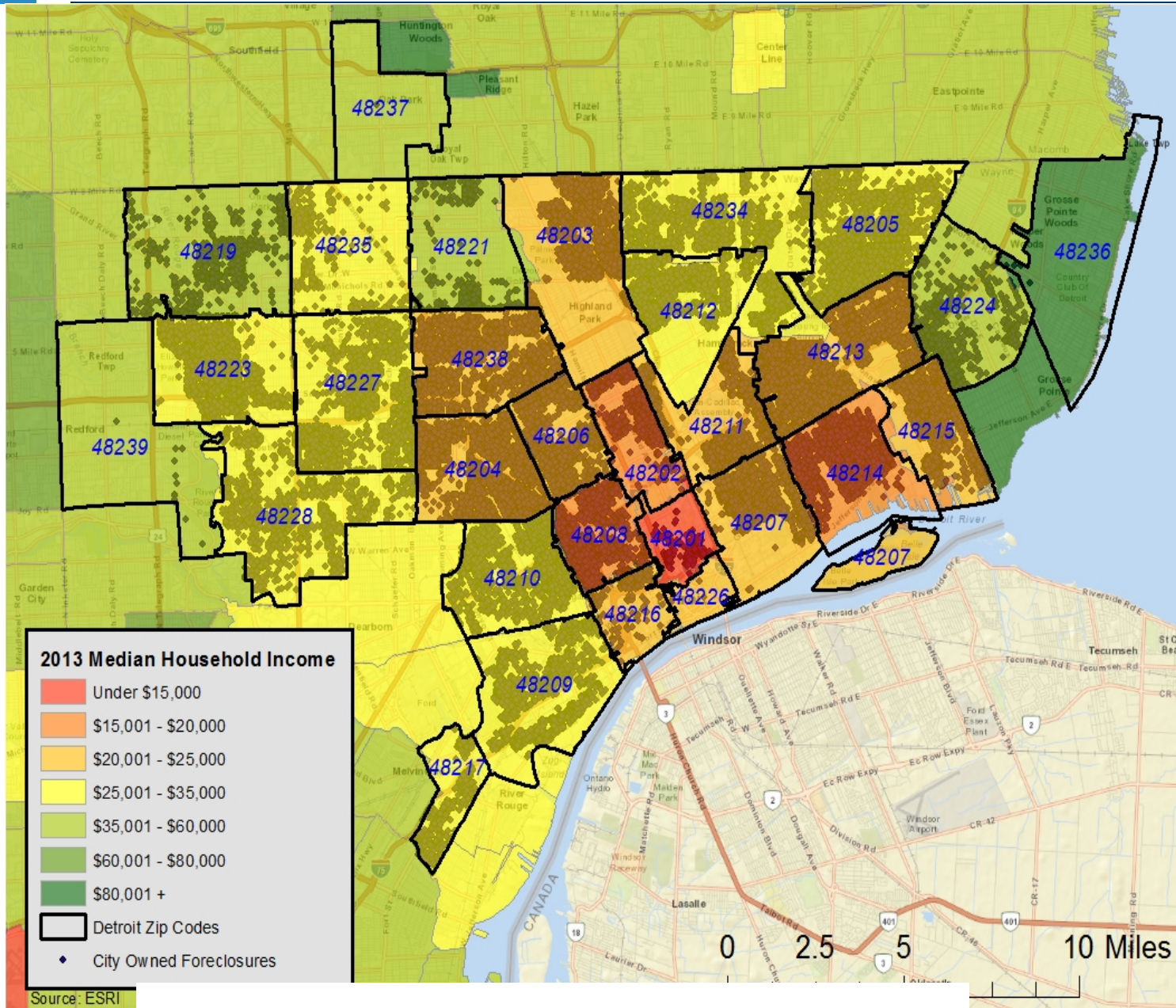
220

INDUSTRIAL
Industrial Structures with lot size
greater than 25,000 square feet

339

- Blight remediation costs
 - RESIDENTIAL
\$677MM - \$800MM
 - COMMERCIAL
\$500MM - \$1 billion
 - TOTAL ESTIMATED COST
\$1.3 - \$1.8 billion

City Owned Foreclosure Portfolio by Median Income & Zip code





Detroit Future City Plan Summary



Detroit Future City Plan – January 2013

- **A comprehensive Urban Renewal Plan for the City of Detroit with a 20 year implementation horizon:**
 - **Stabilize** – public safety and blight removal: Years 1 – 5
 - **Improve** – development of businesses, housing, retail: Years 5 – 10
 - **Sustain** – new City infrastructure systems in place: Years 10 – 20
- **Assumes stabilized population between 600,000 and 800,000**



Five key elements for policy

- **Economic Growth** – Establishes four primary employment districts: (1) Digital/Creative; (2) Eds & Meds; (3) Industrial/Creative; (4) Global Trade/Industrial
- **Land Use** – Bases land use decisions on physical & market conditions; reorganizes around neighborhoods, industry, and landscape; and converts vacant land into a new open space system
- **City Systems** – Realigns transportation infrastructure for a smaller population and creates faster connections between the Employment Districts and neighborhoods
- **Neighborhoods** – walkable, mixed-use neighborhoods and prioritizes safety initiatives and City services
- **Land and Buildings Assets** – Targets vacant land and buildings in Employment Districts for economic growth; transforms largely vacant areas into greenways

Detroit Future City Plan – Employment Districts

■ Southwest – Capitalizing on International Trade

- 4th among domestic MSA's in terms of export value - \$49B
- Leverage current assets: Detroit Intermodal Freight Terminal and Port of Detroit
- Develop new international trade crossing with aim to become world's largest non-coastal transportation, logistics and distribution hub

■ Mt. Elliot – Creating a modern Industrial and Intermodal Freight District

- Largest industrial corridor in the city by employment
- Capture growth in resurgent auto industry and investment in industrial park
- Future geared toward assembly and distribution of automobiles, aerospace and other technologies

■ Eastern Market – Center for food-related jobs and production in the region

- Focus on retail, packaging, food/beverage processing
- Leverage current assets: Pepsi Co Plant and Resource Recovery Plant
- Invest urban farms and markets to create a thriving, food based marketplace

■ Corktown – A new entrepreneurial district

- Goal to make the City's most desirable 24/7 work and live neighborhood
- Leveraging close proximity to downtown amenities to attract investment in vacant lots
- Vision of tech incubators, education centers and premier office and retail space

■ Downtown – A city center with an Information Technology hub

- Leverage key assets: including 3 professional sports stadiums and 3 casinos
- Poised to become the best location for small/medium corporations, tech incubators, and financial services firms

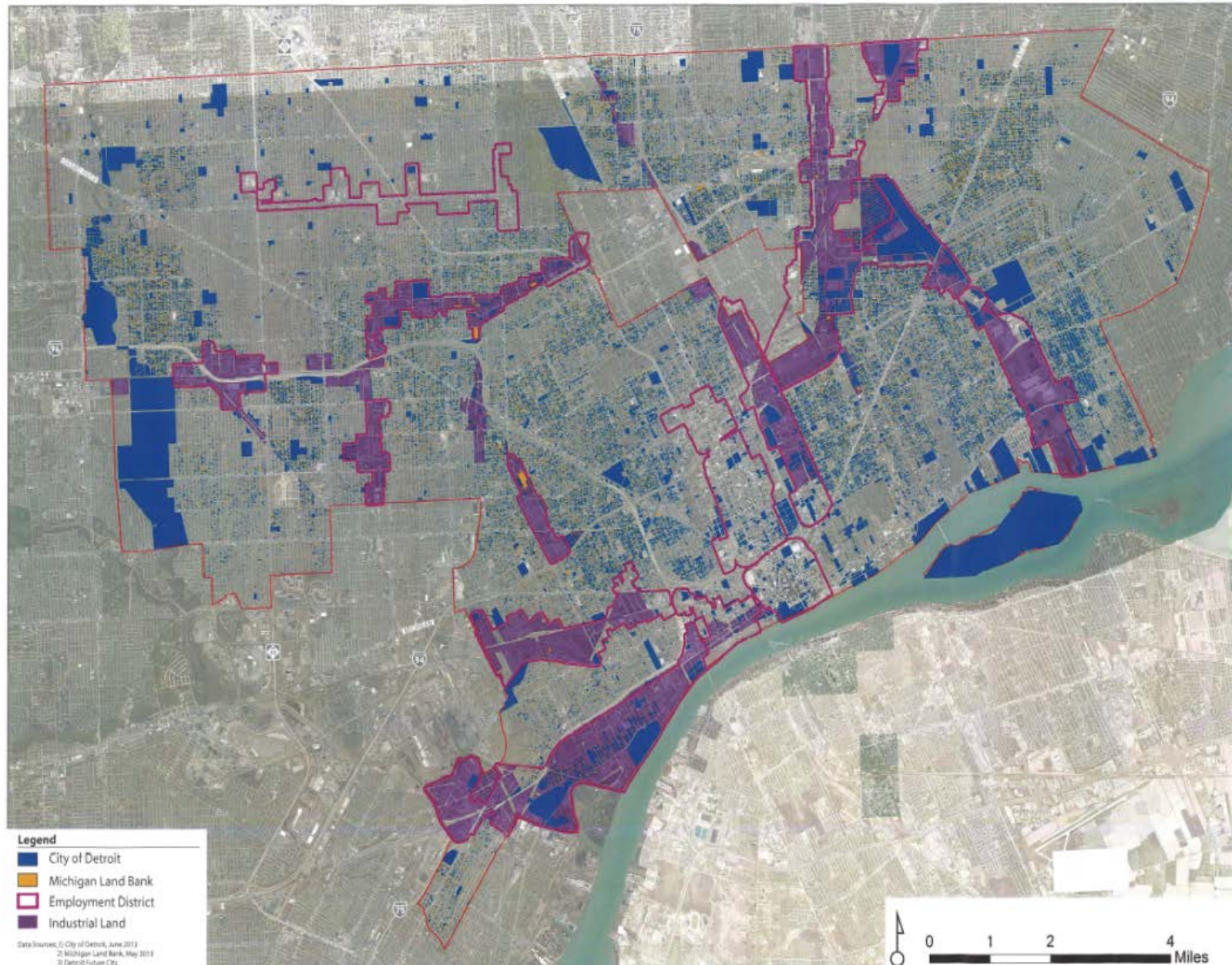
■ Midtown – Education and Medical center

- Henry Ford Health System has invested \$1B to create a 300-acre, mixed-use campus
- Goal to create world class health, arts and entertainment center, using Wayne State University as an anchor

■ McNichols – Detroit's Secondary Education and Medical Corridor

- Requires targeted investment from districts primary hospitals and universities to improve physical character of the area
- Goal to connect education and medical institutions
- Mixed use retail and supporting services, using medical and education as an anchor

City of Detroit Owned Properties – Detroit Future City Plan



Source: Detroit Future City Plan