

THE GREENING OF DETROIT VACANT LAND TREATMENT GUIDE 2.0

*A collection of treatments to
repurpose vacant lots using green
infrastructure techniques.*



CONTENTS

Introduction..... 3

Treatments

 Permanent Structures..... 5

 Clean and Clear..... 6

 Tree Stand..... 8

 Tree Nursery..... 10

 Orchard..... 12

 Pocket Park..... 14

 Garden..... 16

 Cut Flower Stand..... 18

 Native Planting..... 20

Resources..... 22



Prepared by: The Greening of Detroit

September 2014

All images are property of The Greening of Detroit



INTRODUCTION

Welcome

Welcome to The Greening of Detroit Vacant Land Treatment Guide! Now more than ever Detroiters are flipping the script on blight by turning vacant spaces into productive places. Communities and individuals alike are aiding the transformation of once blighted lots into neighborhood assets that establish resilient, healthy and prosperous communities.

Purpose of Guide

- 1.) Inspire residents interested in creating productive spaces in their neighborhoods,
- 2.) Provide information on The Greening of Detroit's vacant lot treatments, and
- 3.) Connect city-wide resources to communities looking to implement vacant lot treatments.

Usage

This Guide is part of The Greening of Detroit Vacant Land Program, which focuses on ecosystem restoration and blight mitigation. All treatments listed in this Guide have been selected based on their ability to beautify neighborhoods, capture stormwater, and improve safety.

As individuals and communities prioritize blighted lots, the Vacant Land Treatment Guide provides communities with treatment options, benefits, pricing, and estimated implementation time. People are encouraged to seek assistance from The Greening of Detroit and fellow community members throughout the process for additional guidance, resources and support. All cost estimates found in the Guide are averaged amounts based on local prices which may fluctuate. Additionally, listed amounts do not include delivery or implementation costs.



Getting Started

The Greening of Detroit encourages communication with neighbors and city and local officials regarding treatment plans. Doing so will ensure your treatment will not run the risk of removal.

Public owners may include:

Detroit Land Bank Authority

(313) 974-6869
www.detroitlandbank.org

Department of Neighborhoods

(visit website for your District Manager phone number)
www.detroitmi.gov/DepartmentsandAgencies/DepartmentofNeighborhoods

Detroit Water and Sewerage Department

(313) 267-8000
www.dwsd.org/

Detroit General Services and Recreation Department

www.detroitmi.gov/Departments/GeneralServices/
(313) 628-0900

Wayne County Treasury

www.waynecounty.com/treasurer/

This page is intentionally left blank.

PERMANENT STRUCTURES

RAISED BEDS



Untreated Pine Lumber, 4 x 8 beds.....\$30/
bed
Water sealer to protect wood.....\$25/gal
Hardware..... \$4
Compost/top soil per yard \$17
Total for 1 bed \$76

BOLLARDS



Bollards.....\$8/each
Quikrete 60lb. bag..... \$2/each

6 bollards\$48
12 60 lb. bags Quikrete (2/bollard)..... \$24
Total for 6 bollards\$72

SPLIT RAIL FENCE



Ranch fencing per foot \$5
Total for 45 ft ranch fencing..... \$225

Maximize your impact!

- Couple one or more of these structures with other treatments
- Engage the community to turn structure into art by painting or creative design
- Try using recycled materials

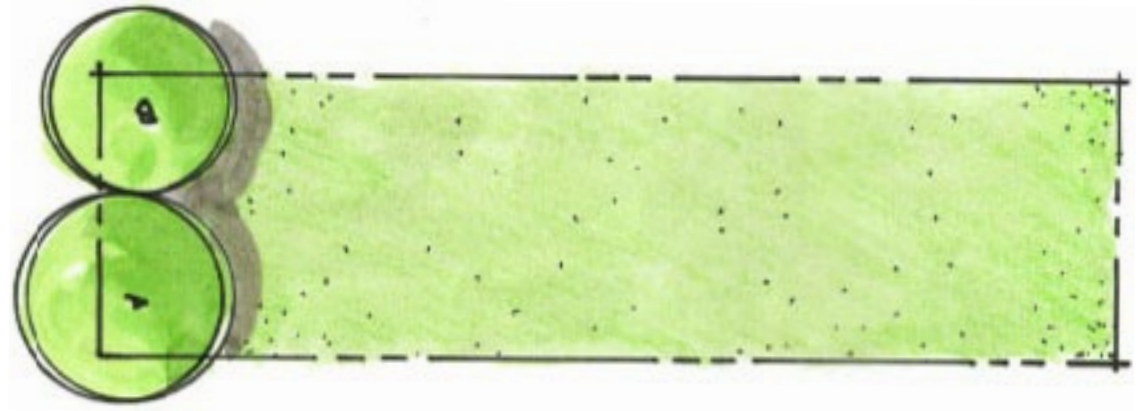
Benefits

- Dissuade dumping
- Neighborhood beautification
- Low maintenance

CLEAN AND CLEAR

Description

The clean and clear option can be used as a first step in preparing your vacant lot for any of the listed treatments, but also can be used as a stand alone treatment. Occasional mowing and litter pick-up will be needed to maintain this treatment.



Benefits

- Neighborhood stabilization
- Improved safety
- Increased visibility
- Low cost

Maximize your impact!

- Locate treatments near high traffic areas, such as bus stops, schools, playgrounds
- Organize a neighborhood clean up day
- Contact local tool lending organizations for resources



CLEAN AND CLEAR

Clean and Clear Steps

1. Site Assessment
2. Removing debris and low quality and unwanted vegetation
3. Haul out debris
4. Complete final mowing

Seasonality, Equipment, Technical Assistance

Implementation Seasons: Spring, Summer, Fall

Equipment needed: Heavy duty contractor trash bags, yards waste bags, gloves and eye protection, wire cutters, sawzall with metal cutting, pruning saws or loppers, chainsaw (if trained), lawnmower, wheelbarrows

Technical assistance: Chainsaw use

Bulk Debris Removal

Dumpster Types

20 yard dumpster allows for top loading
30 yard dumpster requires loading from dumpster door

Dumps in Detroit

Davison Yard-8221 West Davison
Southfield Yard-12255 Southfield Service Dr.
State Farm Yard - 19715 John R
J. Fons Transfer Station - 6451 E. McNichols

These locations are open to Detroit residents with proper identification only. Residents are limited to one load per household per day, not to exceed one cubic yard or 1,000 lbs. The City does not accept demolition, construction, or remodeling debris, household or commercial garbage, or tree stumps.



Don't forget to take safety precautions when working with heavy debris.

TREE STAND

Description

The tree stand treatment is a strategic arrangement of trees on an empty lot. Trees take about three years to establish with weekly maintenance of watering, weeding and pruning.

Benefits

- Dissuade dumping
- Increased Safety
- Reduced flooding
- Neighborhood beautification
- Education/nature based activities
- Home for pollinators
- Cleans air and gives off oxygen
- Reduces heat in a locality

Maximize your impact!

- Strategically place trees to dissuade dumping
- Organize a volunteer day
- Contact Greening of Detroit for trees and planting assistance



TREE STAND

Typical 30 x100 Lot Costs:

Tree (1.5" Caliper B&B)	\$100 each
Mulch per yard	\$45
Mulch per tree	1/10 yard
8 trees	\$800
1 yard mulch	\$45
Total	\$845

Installation time for 1 person

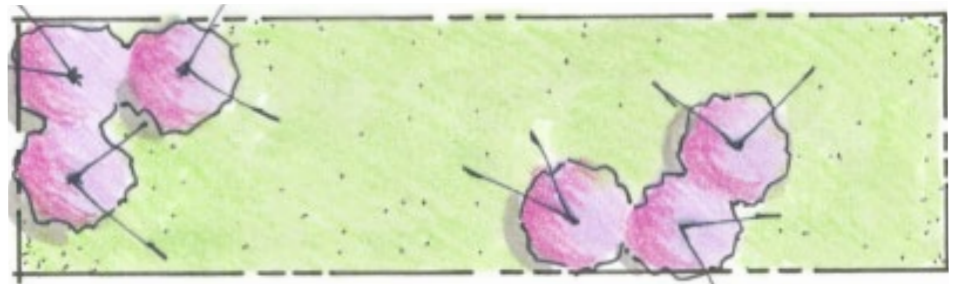
Pruning	8 hrs
Planting	4 hrs
Watering	1 hr
Total	13 hrs
Maintenance thereafter.....	1 hr/week

Seasonality, Equipment, Technical Assistance

Planting seasons: Spring and Fall

Equipment: Lawnmower, weed whips, shovels, tree guards, shovels, wheelbarrows, pitchforks, buckets

Technical assistance: Planting techniques, pruning methods



TREE NURSERY

Description

A tree nursery is a place to grow seedling trees to a mature height. Once mature, they can be sold throughout the neighborhood. Trees grow in the nursery for three to five years and are then prepared for transplanting.

In the first three years, weekly watering is needed. Weeding will be needed in all years.

Benefits

- Source of revenue
- Dissuades dumping
- Increased Safety
- Reduced flooding
- Neighborhood beautification
- Education/nature based activities
- Home for pollinators
- Cleans air and gives off oxygen
- Reduces heat in a locality

Maximize your impact!

- Add a split rail fence or bollards to the lot
- Organize a community planting event
- Display creative signage for tree types



TREE NURSERY

Typical 30 x100 Lot Costs:

Trees (.5" Caliper)	\$25
Mulch per yard.....	\$45
8 trees	\$200
2 yards Mulch x \$45	\$90
Total	\$290

Estimated installation time for 1 person (8 trees)

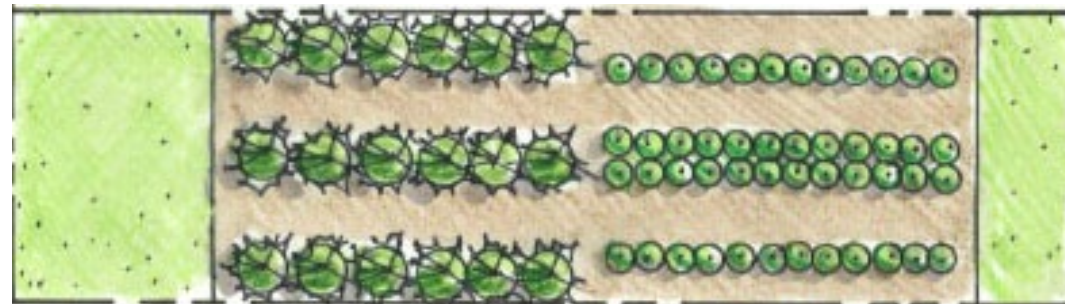
Pruning	8 hrs
Planting	4 hrs
Watering	1 hr
Total	13 hrs
Maintenance thereafter.....	1 hr/week

Seasonality, Equipment, Technical Assistance

Planting seasons: Fall and Spring

Equipment needed: Lawnmower, weed whips, shovels, tree guards, shovels, wheelbarrows, pitchforks, buckets

Technical assistance: Planting techniques, pruning methods



ORCHARD

Description

An orchard is an arrangement of fruit trees. Orchards are a great way to provide food for the community, while still gaining all the benefits of planting trees.

Fruit trees will begin to bear fruit after three years and will continue to produce fruit for 15 to 20 years.

Benefits

- Source of revenue
- Food production
- Potential revenue source
- Increased Safety
- Reduced flooding
- Neighborhood beautification
- Education/nature based activities
- Home for pollinators
- Cleans air and gives off oxygen

Maximize your impact!

- Add benches for a sitting area
- Organize community planting and harvesting days
- Lead educational tours of tree species



ORCHARD

Typical 30 x100 Lot Costs:

Trees	\$200 each
Mulch	\$45 per yard
8 trees x \$200	\$1,600
5 yards Mulch x \$45	\$225
Total	\$1,825

Estimated installation time for 1 person (8 trees)

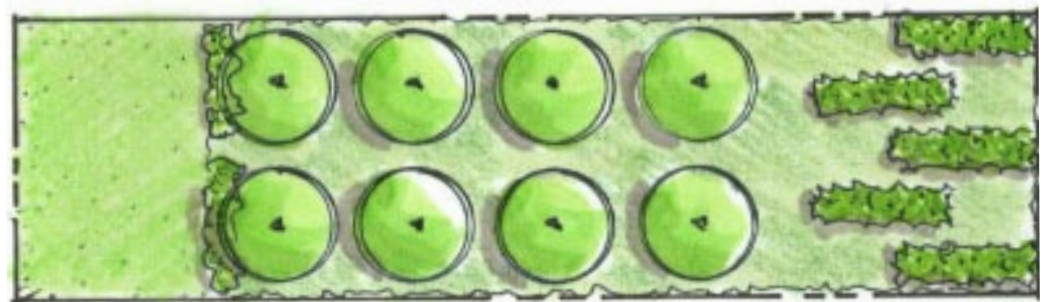
Pruning	8 hrs
Planting	4 hrs
Watering	1 hr
Total	13 hrs
Maintenance thereafter.....	1 hr/week

Seasonality, Equipment, Technical Assistance

Planting seasons: Spring and Fall

Equipment needed: Woodchips, tree guards, shovels, pitchforks, wheelbarrows, loppers, ladder, lawn mower, tree watering bags (optional)

Technical assistance: Planting techniques, pruning methods



Description

Gardens provide access to healthy food and build the local food network. If desired, selling fruits and vegetables can serve as an additional source of income.

Gardens can be developed using in-ground beds or raised beds. Programs in the city such as the Build-A-Garden Program and the Garden Resource Program provide support, resources and training for gardeners.

Benefits

- Fresh produce
- Potential revenue source
- Increased Safety
- Reduced flooding
- Neighborhood beautification
- Education/nature based activities

Maximize your impact!

- Organize local residents to create a community garden
- Add seating areas to enjoy the garden view
- Add honeybees for honey production and pollination promotion
- Create a space for local art



Typical 30 x100 Lot Costs with 6 beds

Compost/topsoil for beds per yard	\$20
Seed pack	\$2
Transplants (optional) 6 pack	\$5
6 yards of compost/topsoil	\$120
15 seed packs	\$30
6 six-pack transplants	\$30
Soil testing	\$15
Total	\$195

Implementation for 1 person in Spring:

Spring bed prep (tilling 3' x 30' bed).....	45min/bed
Planting	6 hrs
Total	10.5 hrs

Seasonality, Equipment, and Technical Assistance:

Planting seasons: Cold crops: February-April, Hot crops: May-June, Fall Crops: July-August

Equipment needed: lawn mower, shovels, hard rakes, hoes, pitch forks, drill (for raised bed)

Technical assistance: planting, design, soil testing, harvesting, post harvest handling, community organizing



Don't forget to look into the city's urban agriculture ordinance for permissible activities.

CUT FLOWER STAND

Description

Perennial wildflowers come back every year using the same root system. Once established, many perennials last for decades. Annuals are often used in addition to perennials in cut flower stands and must be planted each year.

Cut flower stands will need to be seeded once and watered twice a week until established. Continually remove invasive plants when necessary. Mowing is necessary on an annual basis.

Benefits

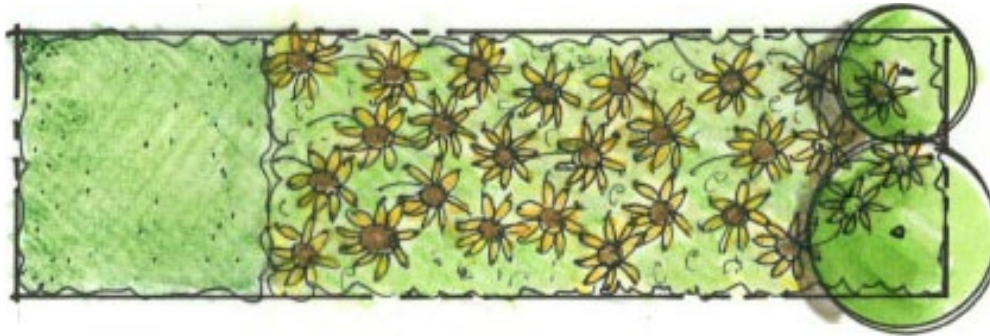
- Neighborhood beautification & stabilization
- Potential revenue source
- Education/nature based activities
- Reduced flooding

Maximize your impact!

- Use flowers native to Michigan
- Locate treatment in highly visible areas
- Try planting edible flowers
- Sell flowers at a local farmers' market
- Dry flowers to make wreaths



CUT FLOWER STAND



Seasonality, Equipment, Technical Assistance

Planting seasons: Spring and Fall

Equipment needed: Shovels, rakes, trowels, hand pruners, rain barrel or hose, buckets, sod-kicker (optional), tiller (optional)

Technical assistance: Planting techniques, pruning methods

Typical 30 x100 Lot Costs

Soil per yard	\$20
Seed mix per acre	\$400
Straw per bail	\$6
27 yards of soil	\$540
1/2 acre of perennial wildflowers seed mix	\$200
20 bails of straw	\$120
Cost Estimate	\$860

Implementation time for 1 person

Glyphosate	1 hr
Grass Removal	12 hrs
Pruning	4 hrs
Grading	4 hrs
Seeding and Straw	4 hrs
Watering	1 hr
Total.....	26 hrs

Maintenance thereafter.....up to 8 hrs/
week of removing invasives, weeding and watering until
establishment

NATIVE PLANTING

Description

Native planting consists of native grasses and wildflowers. Vacant lots receiving this treatment will beautify neighborhoods while providing a habitat for pollinators.

Native planting can come in the form of perennial wildflowers, rye and flower mix and short grass prairie. All three native planting options require seeding once, removal of invasive plants for first 2-3 years and annual mowing. Additionally, treatments will need to be watered twice per week during establishment.

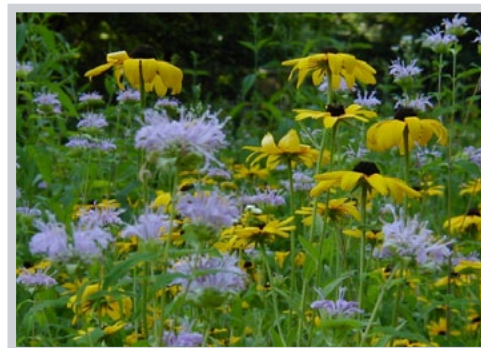


Benefits

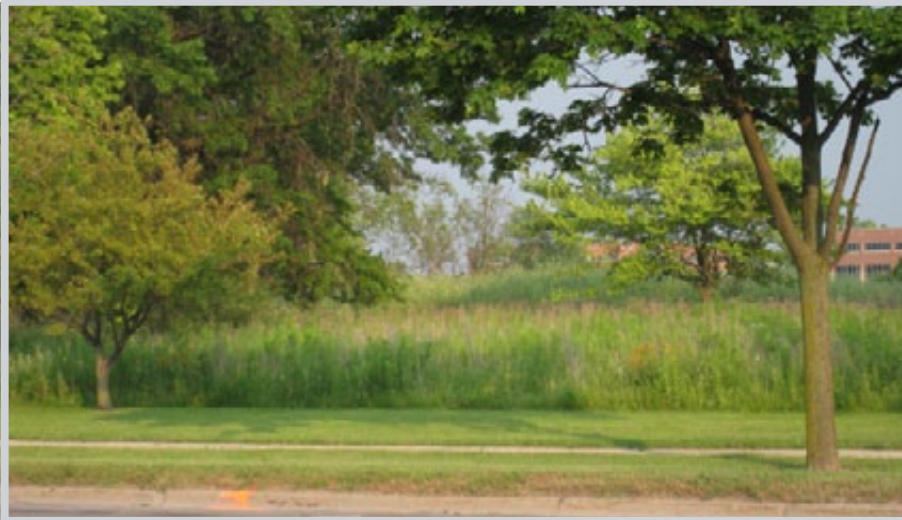
- Increased Safety
- Reduced Flooding
- Neighborhood beautification
- Education/nature based activities
- Home for pollinators

Maximize your impact!

- Plan a nature walk
- Add creative signage to identify plant species
- Ask a neighbor to help with planting



NATIVE PLANTING



Seasonality, Equipment, Technical Assistance

Planting seasons: Spring and Fall

Equipment needed: shovels, rakes, trowels, hand pruners, rain barrel or hose, buckets, sod-kicker (optional), tiller (optional)

Technical assistance: planting techniques, pruning methods

Typical 30 x100 Lot Costs

Soil per yard	\$20
Seed mix per acre.....	\$400
Straw per bail	\$6
27 yards of soil.....	\$540
1/2 acre rye and wildflower seed mix	\$200
20 bails of straw	\$120
Total	\$860

Implementation time for 1 person

Glyphosate	1 hr
Grass Removal	12 hrs
Pruning	4 hrs
Grading	4 hrs
Seeding and Straw	4 hrs
Watering	1 hr
Total	26 hrs

Maintenance thereafter.....up to 8 hrs/week of removing invasives, weeding and watering until establishment

POCKET PARK

Description

Pocket parks allow communities to create an area with usable amenities that meet their needs. Amenities such as seating areas, gazebos, gravel paths offer interesting spaces for residents to enjoy.

Mowing of grass is necessary on a biweekly basis. As well as regular litter pick-up.

Benefits

- Neighborhood beautification & stabilization
- Education/nature based activities
- Discourages illegal activity
- Fosters safer neighborhoods
- Promotes physical activity

Maximize your impact!

- Hold a community planning event for park design
- Encourage public art
- Use reclaimed materials
- Add trash receptacles



POCKET PARK



Costs

Due to large variability in design, pocket park prices can range anywhere from \$500 to \$10,000.

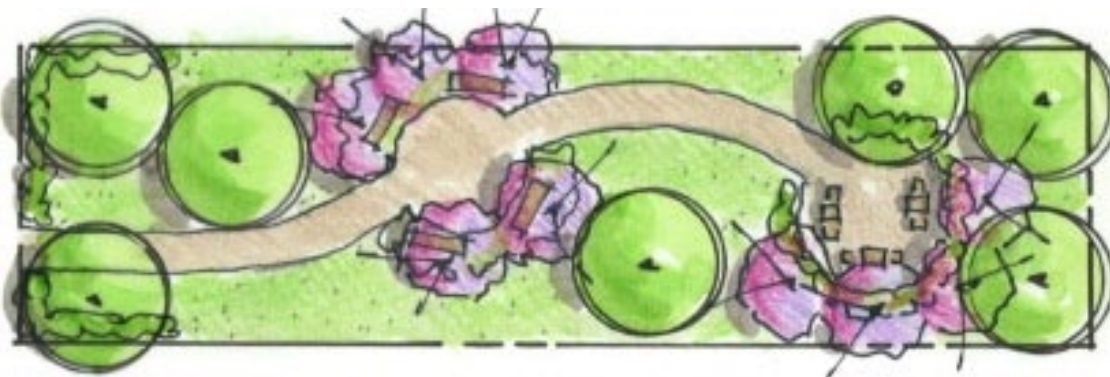
For more information regarding this treatment please contact The Greening of Detroit (313) 237-8733

Seasonality, Equipment, Technical Assistance

Planting seasons: Spring, Summer and Fall

Equipment needed: Marking paint, measuring tape, shovels, wheelbarrows, trowels, pitchforks, lumber, post hole digger, lawn mower, drills/power tools, trash cans

Technical assistance: Park design



Dumps for Detroit Residents

1. Davison Yard 8221 West Davison
2. Southfield Yard 12255 Southfield Service Dr.
3. 5840 Anthon between Cavalry and Campbell
4. State Fair Yard 19715 John R
5. J. Fons Transfer Station - 6451 E. McNichols

These locations are open to Detroit residents with proper identification only. Residents are limited to one load per household per day, not to exceed one cubic yard or 1,000 lbs. The City does not accept demolition, construction, or remodeling debris, household or commercial garbage, or tree stumps.



Suppliers (Local and/or Reasonably Priced)

Machine Rental

Ever-Joy Rent All (313) 846-3130
Hull Brothers (313) 291-3333
Lewis Rental: (586) 445-1593
Sunbelt Rentals: (248) 348-7270
Home Depot (313) 341-7750

Soil

Detroit Dirt (compost) (313) 397-1613
Detroit Farm and Garden (313) 655-2344
Main's Landscape Supply (248) 356-8660

Straw

Main's Landscape Supply (248) 356-8660
Detroit Farm and Garden (313) 655-2344

Plants

Eastern Market
Hall & Sons Nursery (313) 834-6131
Fanny's Floral (313) 928-3569
Cardno/JF New (734) 222-9690
Lodi Farms (734) 665-5651
Christensens Plant Center (734) 454-1400
Allemons Landscape Center (313) 882-9085
Home Depot (313) 341-7750
Lowe's, Allen Park location (313) 633-2961

Tools

Lots of Love Tool Lending (313) 766-6281
Greening of Detroit Tool Lending (313) 237-8733
Third Avenue Hardware (313) 832-7241
Lowe's, Allen Park location (313) 633-2961
Home Depot (313) 341-7750

Thank you for taking the time to read The Greening of Detroit Vacant Land Treatment Guide. We hope you found it to be helpful. The Greening of Detroit is happy to answer any questions you may have regarding the document. You can contact The Greening at (313) 237-8733 or e-mail at info@greeningofdetroit.com.

