# Re-Urbanization: The 21st Century Opportunity

FR404

Friday, June 22, 2018 | 9:45 AM–11:15AM

1.50 LUs – HSW, GBCI, RIBA

A'18 AIA Conference on Architecture 2018
June 21-23, New York City

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# Speakers List

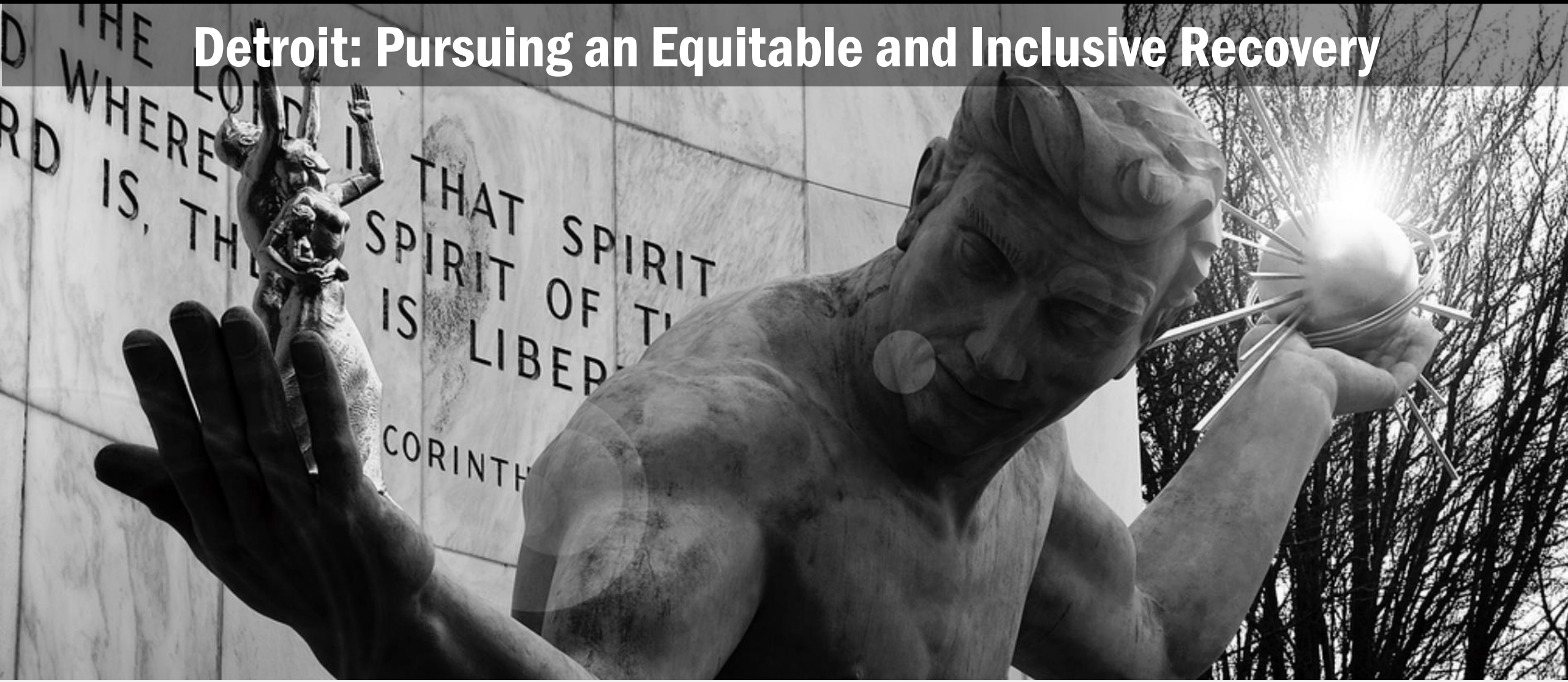
- Roger Steven Lewis, FAIA
  Design Director, City of Detroit Planning & Development Department, Detroit, MI
- James B. Lindberg
  Vice President, Research & Policy, National Trust for Historic Preservation, Denver, CO
- Andrew S. Potts
  Attorney, Nixon Peabody, LLP, Washington, DC
- David Spillane
  President – Principal for Planning and Urban Design, Goody Clancy, Boston, MA

# Course / Learning Objectives

- Discuss the 2030 United Nations Sustainable Development Goals designed to create best practices on urban sustainability and resilience.
- Learn about the National Trust's ReUrbanism initiative and the tools available to support successful, inclusive, and resilient cities.
- Explore the Detroit Strategic Framework and the specific actions that identify and align assets with opportunity.
- Compare many of the goals and tools that support prosperous, sustainable, and healthy cities.

CITY PERSPECTIVE

# Detroit: Pursuing an Equitable and Inclusive Recovery

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**R. Steven Lewis, FAIA**
City of Detroit Planning and Development Department | Detroit, MI

# The Detroit the World Sees

# Distress in Detroit

The city of Detroit has filed for Chapter 9 Bankruptcy, making it the largest-ever municipal bankruptcy in U.S. history. Once the centre of America's booming auto industry, the debt-riddled city has been in a drastic decline for 50 years.

**63%**
**drop in population**
since the auto-industry boom in 1950

| | |
|---|---|
| 1950 | 1.8 million |
| 2012 | 701,750 |

*Population has dropped 26% since 2000 alone*

**26.7%** are under 18 years old

**11.5%** are 65+

**82.7%** are black or African American

**27.8%** were unemployed in July, 2009

**16%** were unemployed in April, 2012

**40%** of streetlights don't work

**53.8%** home ownership rate
*Michigan average is 73.5%*

**78,000** abandoned buildings
**66,000** abandoned lots

**$18,000,000,000+**
in accrued obligations

**100,000**
creditors

**Even if the city could raise taxes to pay its obligations, its citizens would not be able to afford it. Detroit tax rates are at their current legal limits.**

**Per capita income**
**$15,261**
Michigan: $25,482

**Median household income**
**$27,862**
Michigan: $48,669

**36.2%**
**are below the poverty level**
*In Michigan it's 15.7%*

**2 out of 3**
**ambulances are out of commission**

**58 minutes**
on average for police to respond to calls
*National average: 11 min.*

**52**
out of every 1,000 girls aged 15-19 have given birth
*Michigan average is 24*

**1,000**
out of every 12,000 fires per year are arson

# The Unfair Portrayal

## *History Erased*

# The Unfair Portrayal

*History Erased*

# The Detroit We See

# The Beautiful Discovery

## *Detroit's People*

# The Beautiful Discovery

*Detroit's People*

# Moving Detroit Forward in a New Era

**2013** Mike Duggan elected to his first term as mayor of Detroit

# Mayor Duggan's Directive

**Increase Detroit's population by retaining and attracting residents.**

# Mayor's Top Areas of Focus

**Retaining and Growing Detroit's Population**

**Education and Workforce Training**

**Job Creation**

**Public Safety**

**Planning an Inclusive Vision for Detroit**

# The Role of the Planning & Development Department

**2016** Maurice D. Cox appointed by mayor Duggan to lead Detroit's Planning & Development Department

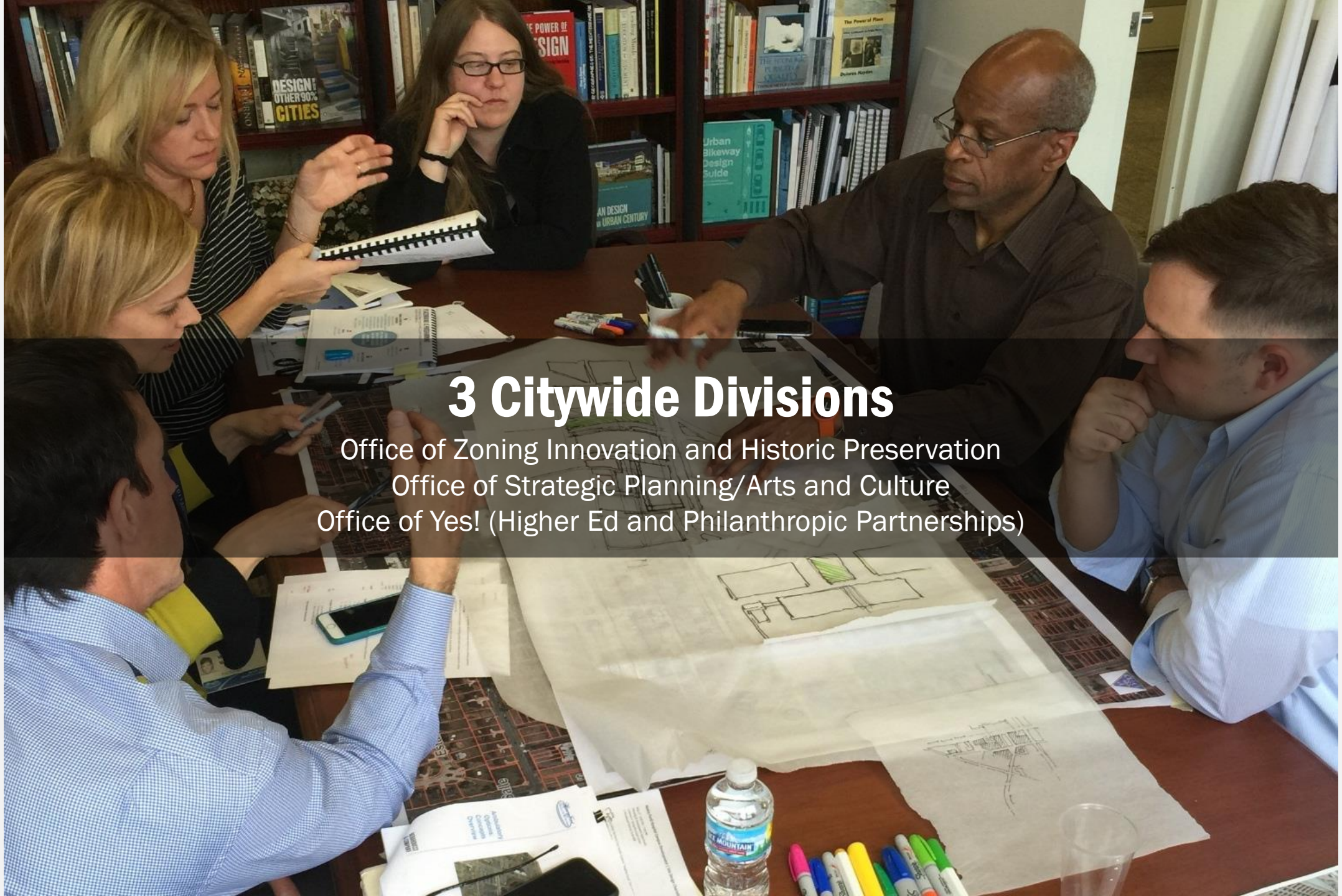
**PDD's 2021 Vision:**

A **Healthy** and **Beautiful Detroit**,
Built on **Inclusionary Growth**,
Economic Opportunity,
and an atmosphere of **Trust**.

# 3 Regional Urban Design Offices

## East, West & Central

5 architects, 5 landscape architects, 5 urban designers, 5 city planners, 5 historic preservationists
Each regional design office is composed on interdisciplinary design teams led by a Design Director




# 3 Citywide Divisions

Office of Zoning Innovation and Historic Preservation
Office of Strategic Planning/Arts and Culture
Office of Yes! (Higher Ed and Philanthropic Partnerships)

60%
People of Color

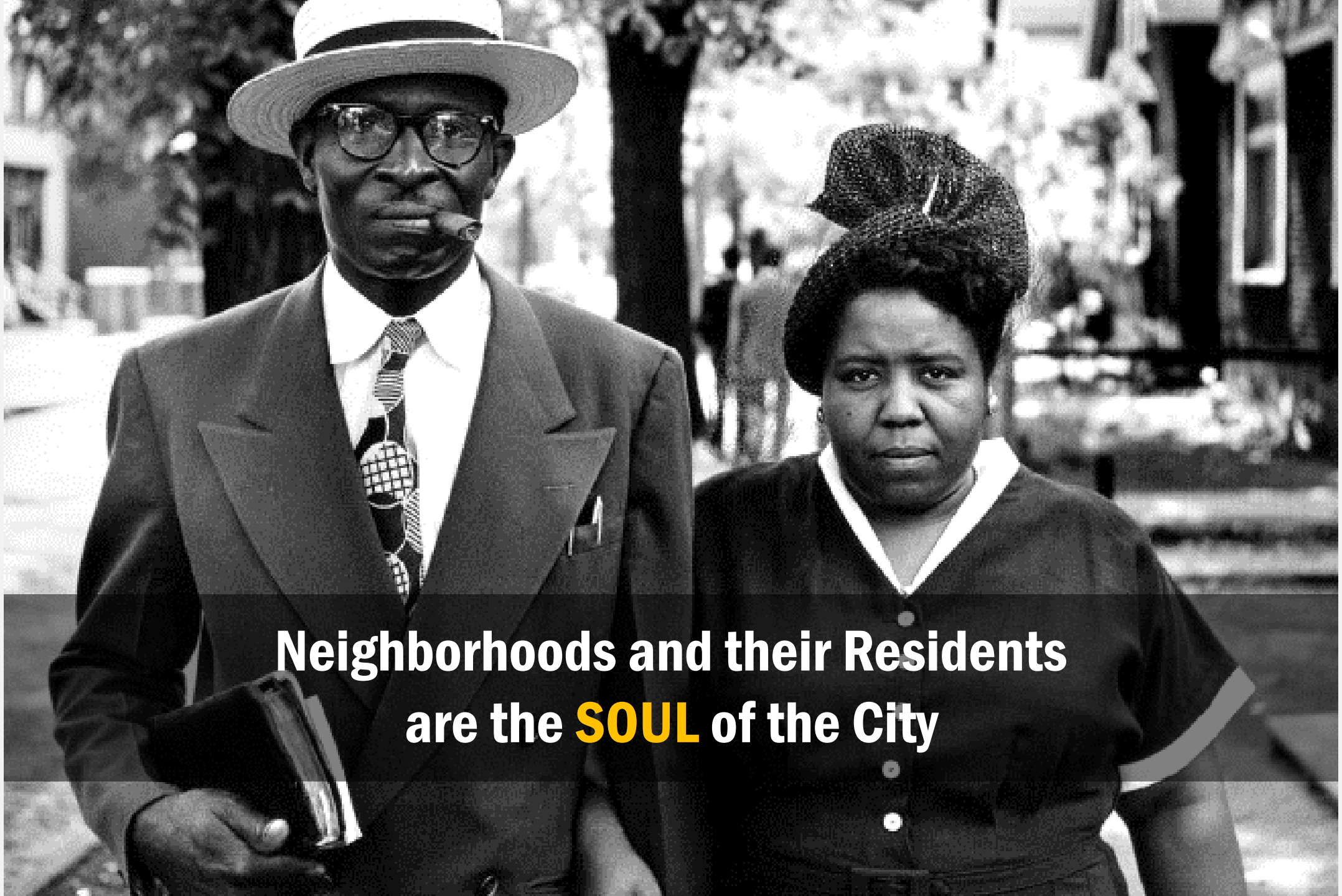
30%
From Michigan

55%
Leadership is Female

12
Languages Spoken

# Downtown is the HEART of the City

# ...it belongs to everyone


Neighborhoods and their Residents
are the SOUL of the City

# Life-long Detroiters

## *Planning to Stay*

# Detroit's Stronger Neighborhoods

**Boston Edison**

**University District**

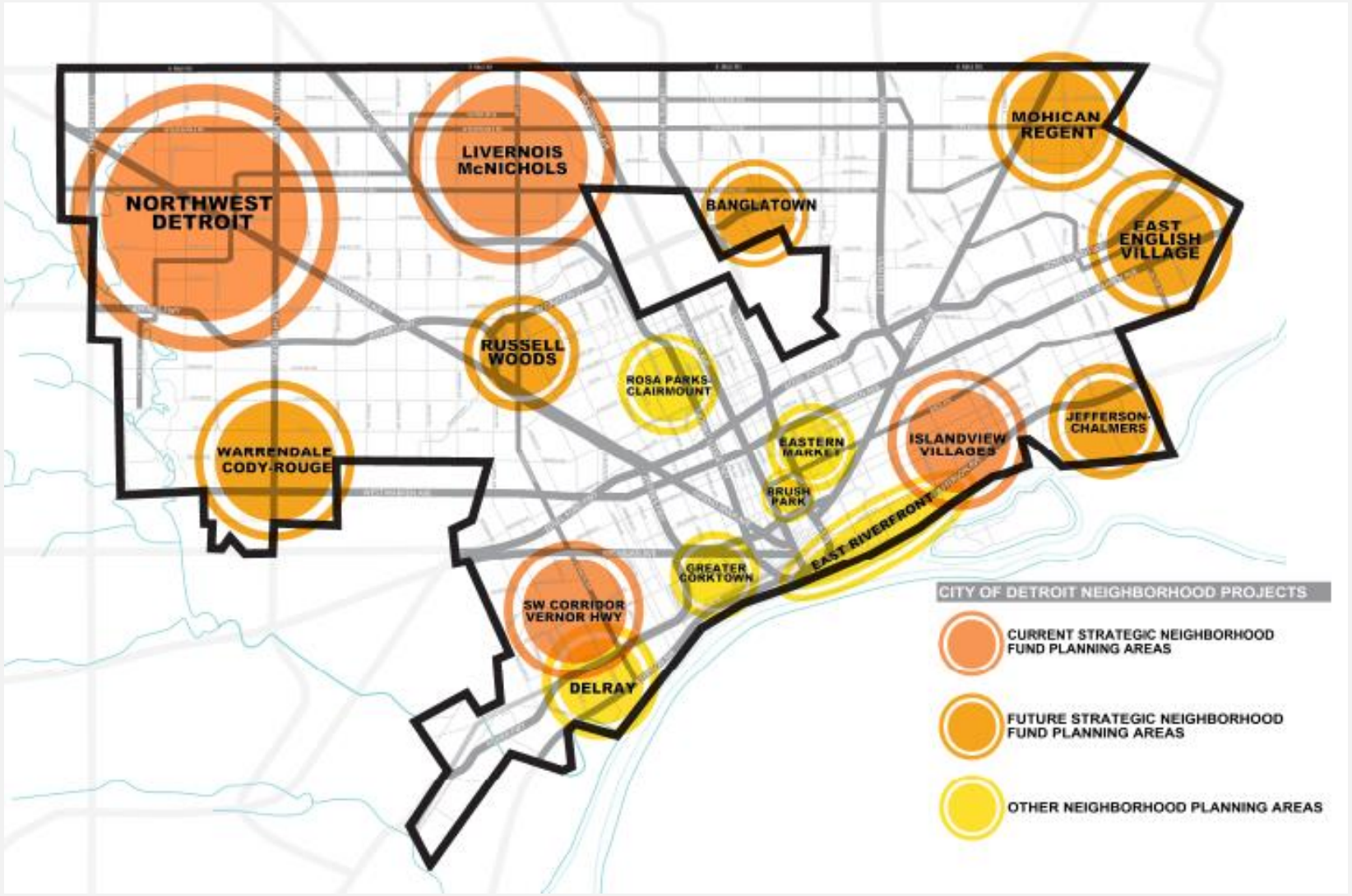
**Indian Village**

**Woodbridge**

**Lafayette Park Townhomes**

**Lafayette Park Towers**

# Strategic Neighborhood Planning Areas



# Key Strategies > *Outcomes:*

**Strengthen Single Family Housing > *Stability***

**Develop Multi-Family / Mixed-Use > *Opportunity***

**Enhance Neighborhood Retail > *Convenience***

**Extend Mobility > *Connectivity***

**Landscape / Land Stewardship > *Cohesion***

**and**

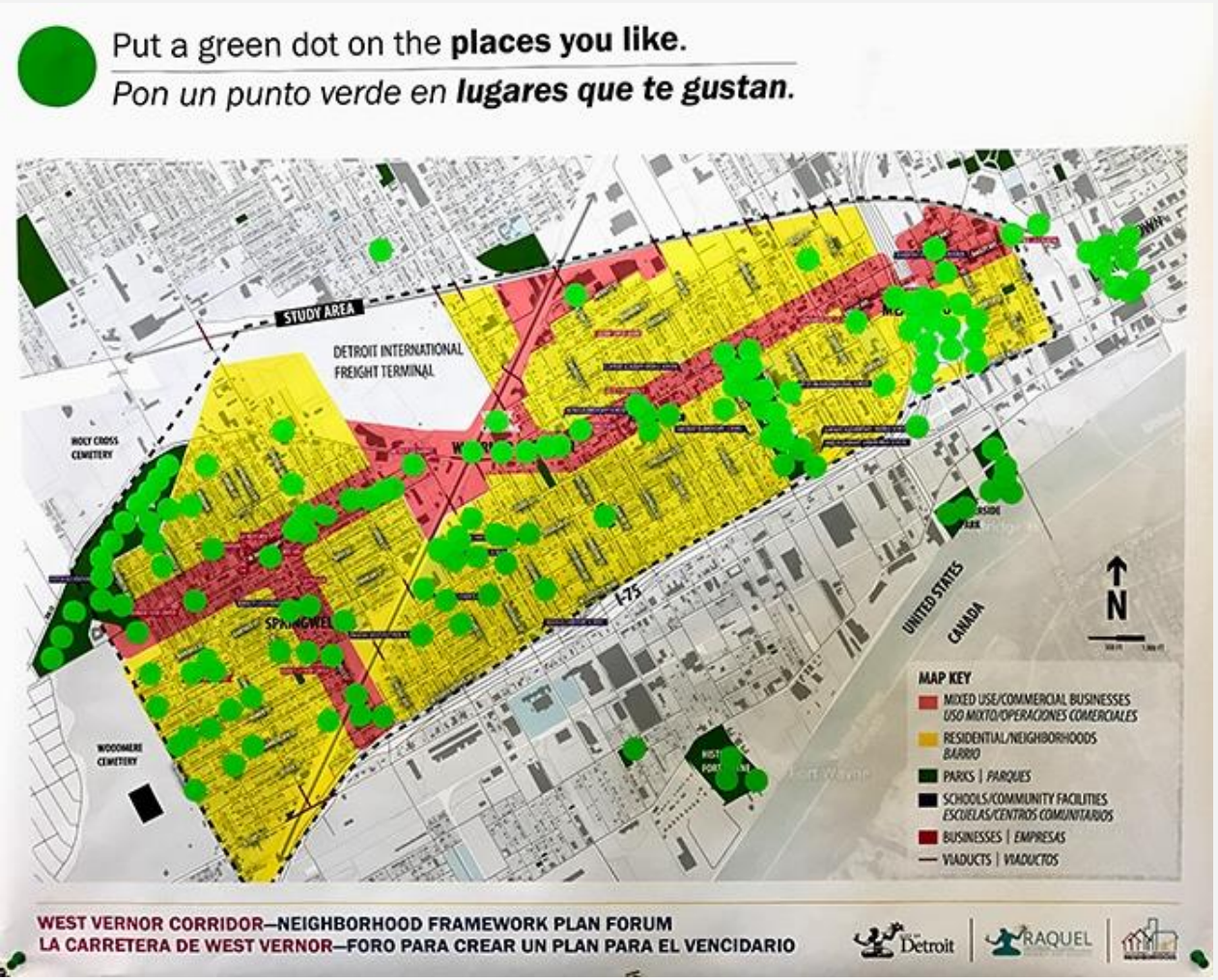
**Community Engagement > *Trust***

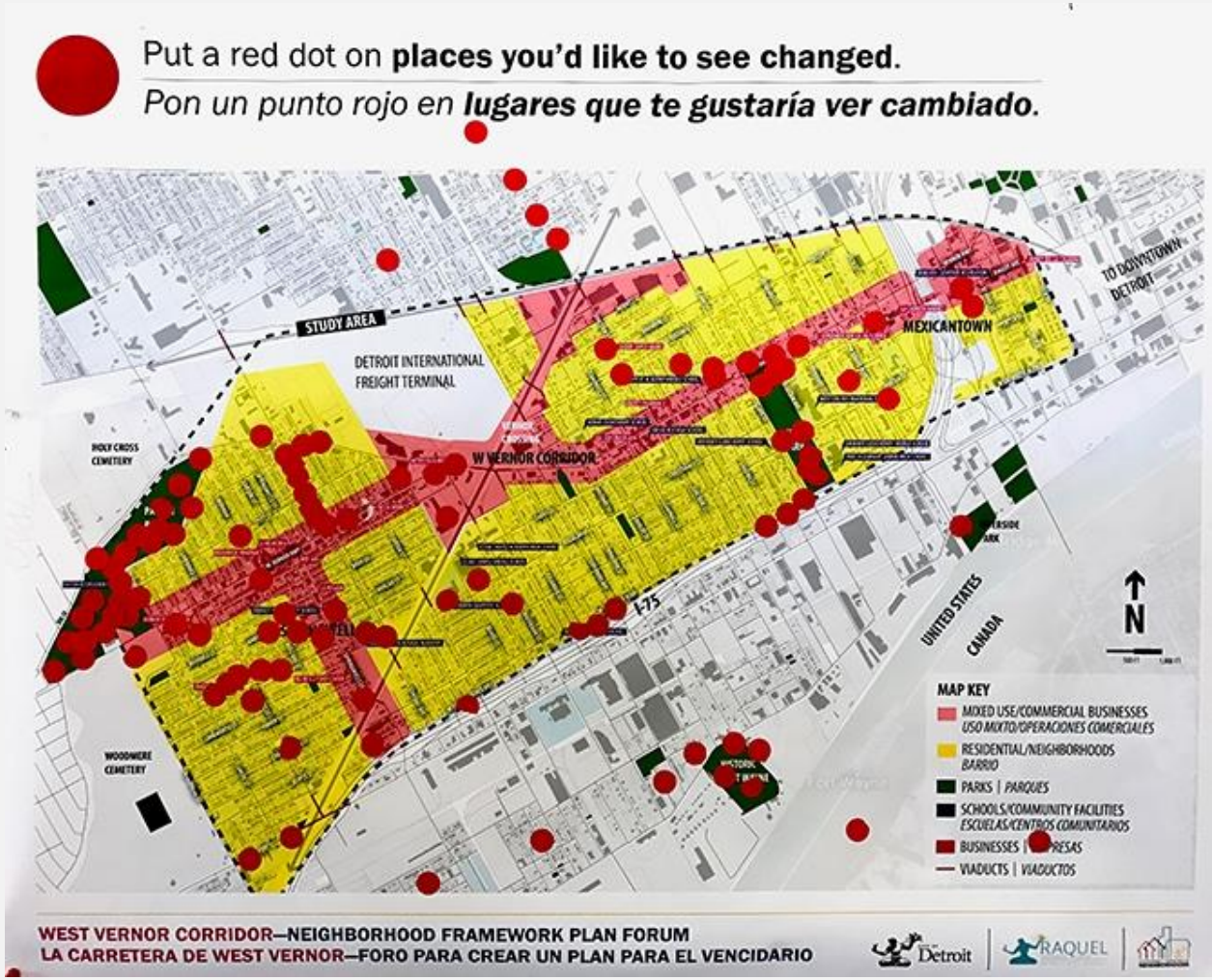
# Community Engagement:
# The Cornerstone of Our Planning Process

# Community Engagement At All Scales

# Community Mapping Exercise

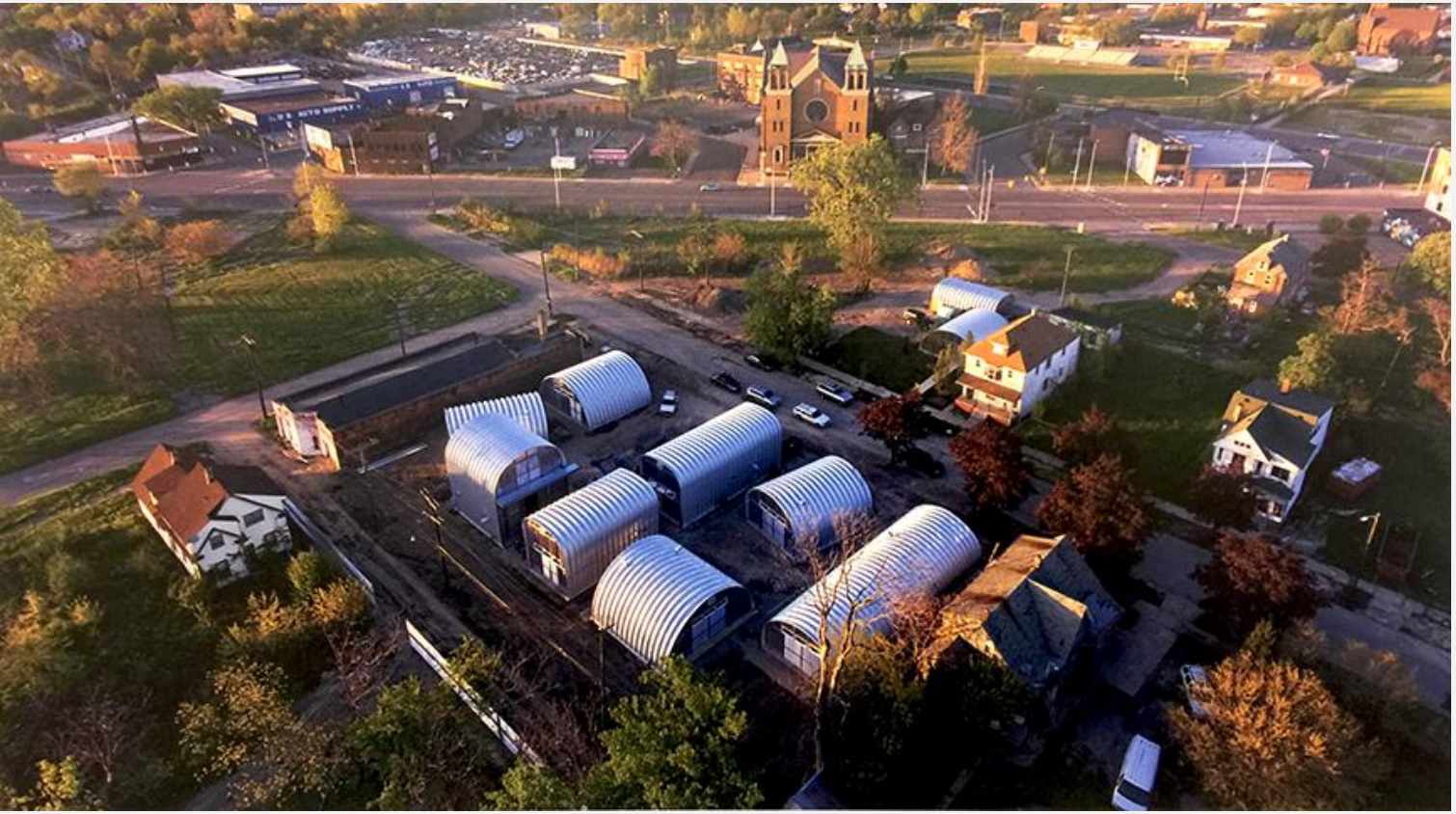
## *St. Gabriel's Church, Southwest Detroit*



# Innovation in Single-Family For-Rent Housing

## *True North Quonset Hut Community*



# Increase Density while Respecting Neighborhood Scale

## FORM-BASED ZONING

**A land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code.**

# Neighborhood Density

*The Coe*

# Neighborhood Density

## *Urban Meijar Grocery with Apartments Above*

# Multi-Family / Mixed-Use Development

## *Cass and York, Midtown Detroit*

# Multi-Family / Mixed-Use Development

## *Stone Soap Development, Detroit East Riverfront*

# Neighborhood Districts Like This...

# Will Look Like This...

# And This...

# Will Look Like This...

# And This…

# Will Look Like This...

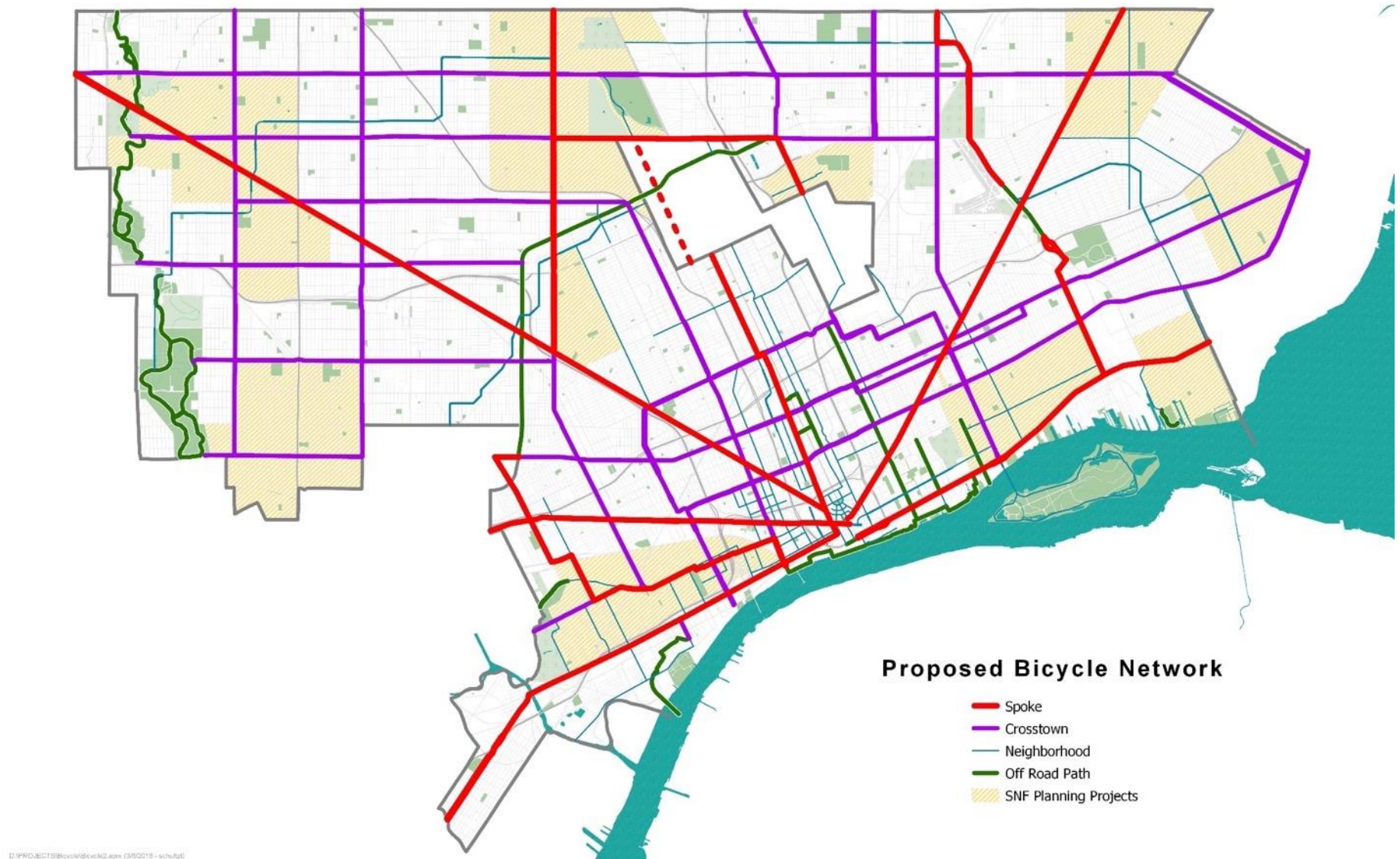
# Motor City Match Awards $500,000 for New Business Each Quarter

# After 10 Rounds…$5 Million in Grants Have Leveraged $33 Million in New Investment

# A Model for Detroit's Future

# Mobility / Non-Motorized Transportation

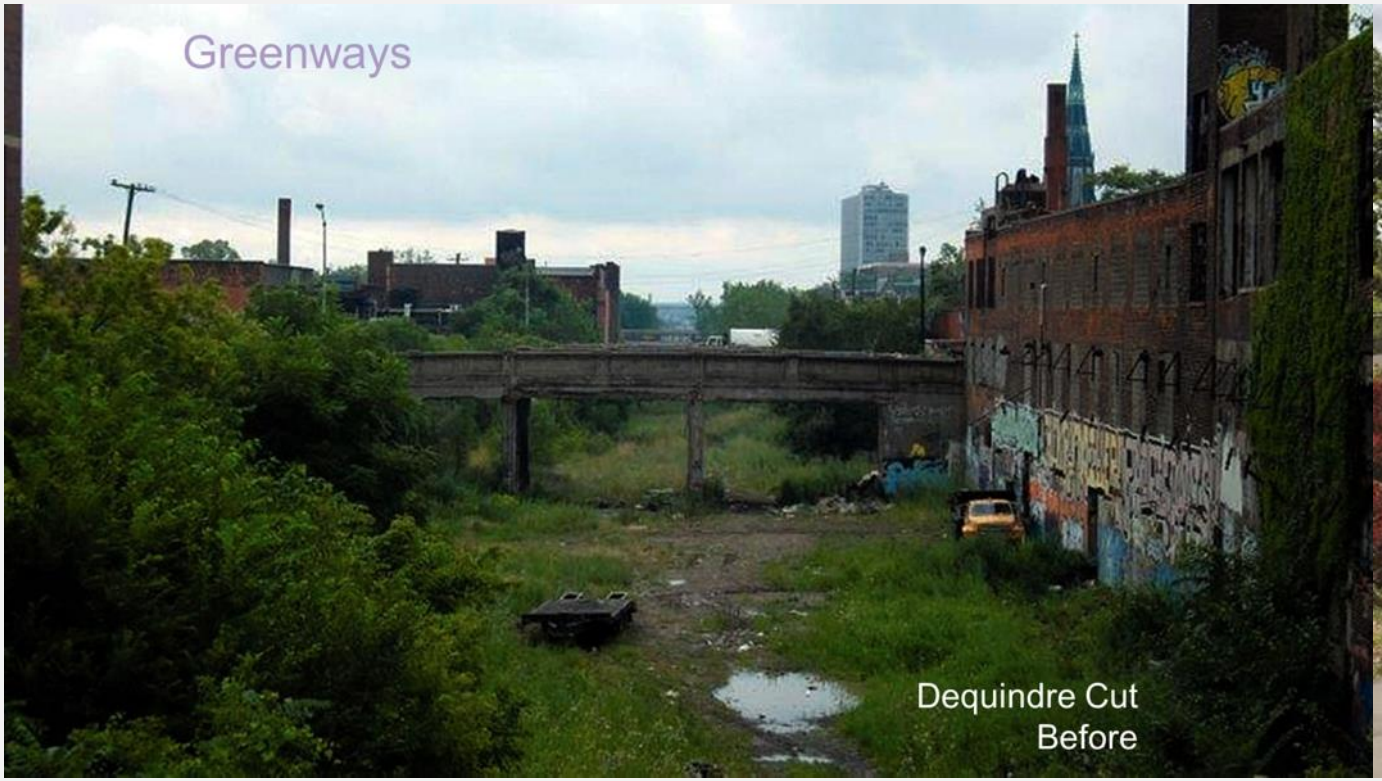
## *Bike Network Strategy*



# Mobility / Non-Motorized Transportation

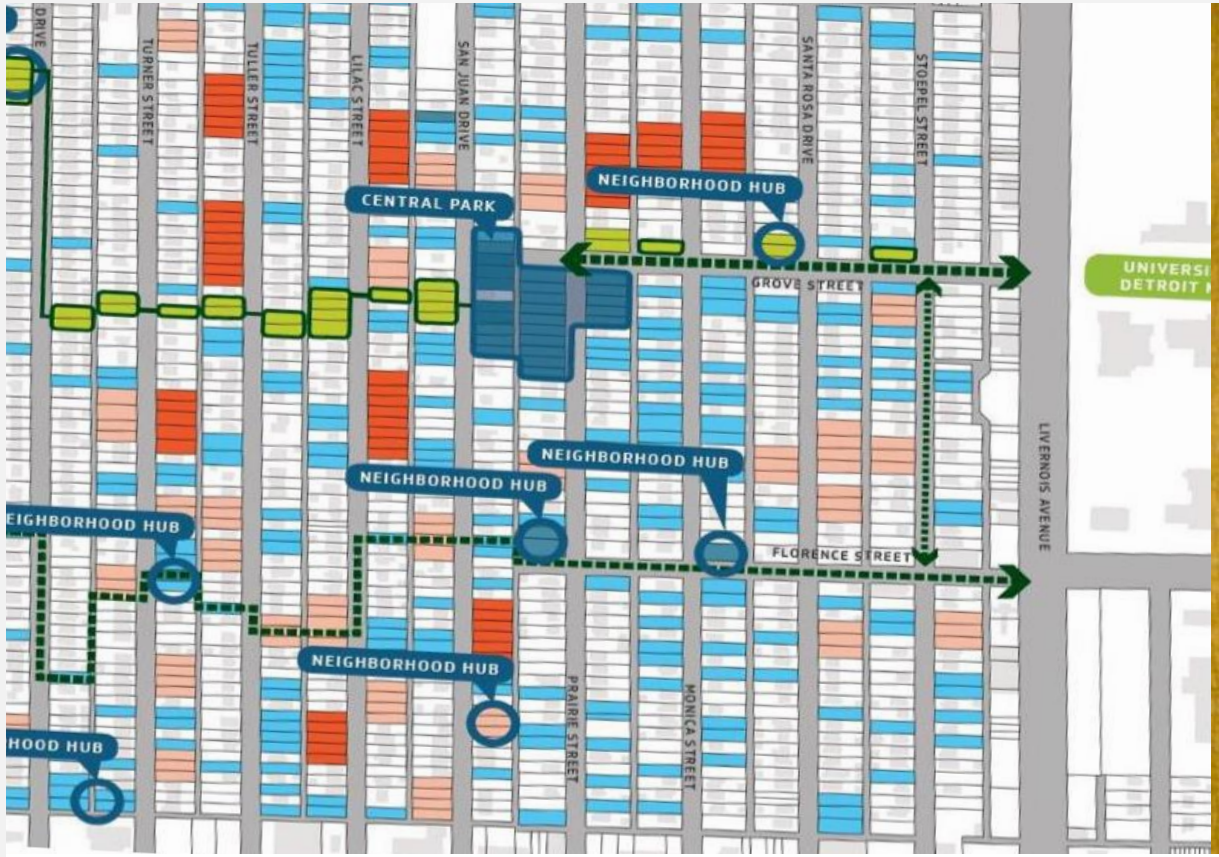
# Mobility / Non-Motorized Transportation

## *Recreational Access for All Detroiters*



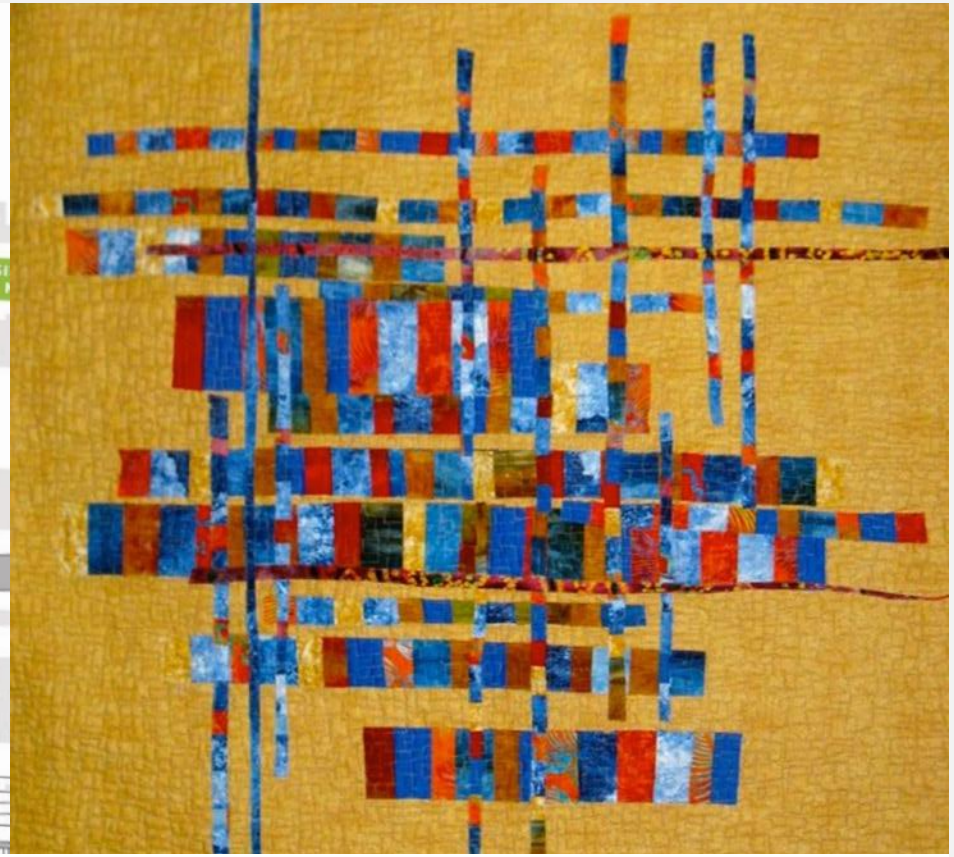
# Landscape / Land Stewardship

## *Quilted Neighborhood Landscapes*




**Neighborhood Framework Plan**

- *Central Park*
- *Greenway*
- *Crops*
- *Orchards*
- *Meadows*



**Dwayne Wanner, Fiber Artist**

# Organized Urban Farms

# From Urban Ag as Land-Use of Last Resort

# To Urban Ag as Productive Land Enterprise

Keep Growing Detroit

Michigan Urban Farming Initiative

Brother Nature Produce

Fresh Cut Flower Farm

Spirit of Hope Farm

Earthworks

Freedom Freedom

Oakland Avenue Community Farm

ACRE Community Farm

# Neighborhood Land-Based Businesses

## *Rosa Parks/Clairmount Tree Nursery*

RESPECT for
HISTORY.
Because this is about more than
just bricks and mortar...

RESPECT for
NATURE.
Door Afro
Leader

RESPECT for
MOBILITY.

RESPECT for
BEAUTY.

RESPECT for
LOCAL ENTREPRENEURS.
With Local Businesses such as Detroit Sip
Opening This Summer on McNichols

RESPECT for
WORK.

RESPECT for
our YOUTH.

"Nothing About Us, Without Us, Is For Us"

South African Slogan

# RESPECT for COMMUNITY VOICES.

"We were one of the first African American families to move here... my grandfather lived in Black Bottom, got a job at Chrysler... put down $1 for a house on Clairmount... and we've stayed in the neighborhood."
Lamont Causey, Clairmount Ave., Detroit

"I grew up in Detroit &
(after college) moved back here
from New York to teach.
My mother & father lived in
Northwest Detroit, my grandparents
lived in this neighborhood."
Terry George, Old Redford, NW Detroit

*“Nothing About Us, Without Us, is For Us”*

# Contact Information

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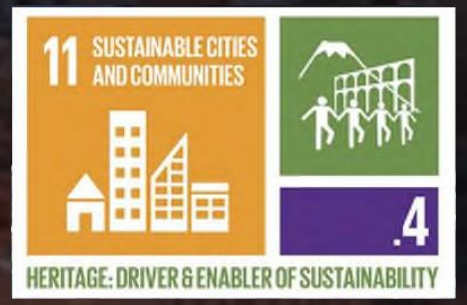
GLOBAL PERSPECTIVE




# Re-Urbanization: the 21st Century Opportunity

Cultural Heritage as an Asset for Contemporary Urban Resilience and Sustainability

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**Andrew Potts**
Nixon Peabody, LLP | Washington, DC

# CULTURAL HERITAGE IN THE GLOBAL INTERNATIONAL SUSTAINABILITY CONVERSATION

SDG #Goal 11

# CITIES & HUMAN SETTLEMENTS

**Make cities inclusive, safe, resilient and sustainable:**

- Housing, basic services and upgrade slums
- Transport systems
- Planning and management capacity
- Cultural and natural heritage
- Disasters risk reduction
- Environmental quality
- Green and public spaces

# Target 11.4 #HeritageTarget

Making cities and human settlements sustainable, resilient, safe and inclusive by…

Strengthening efforts to protect and safeguard the world's cultural and natural heritage.

# NEW URBAN AGENDA

, we take note

10. The New Urban Agenda

**culture and cultural diversity** are sources of enrichment for humankind and provides an important

sustainable development

human settlements, and citizens,

empowering them to play an active and unique role in development initiatives; and further recognizes that culture should be taken into account in the promotion and implementation of

**new sustainable consumption and production patterns** that contribute

the responsible use of

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# CULTURE & **HERITAGE** in the New Urban Agenda

- **Spatial Planning** (Section 97,124)
- **Quality, Decent Jobs** (Section 60)
- **Inclusive Economic Growth** (Section 45)
- **Participation, Social Cohesion** (Section 125)
- **Environmental Resilience**

CULTURAL HERITAGE
IN THE NEW URBAN AGENDA –

# SPATIAL PLANNING

Include culture as a priority component of urban plans and strategies (Section 124)

Promote planned urban extensions and infill, prioritizing revitalization of urban areas,… while preserving cultural heritage and preventing and containing urban sprawl. (Section 97)

# SPATIAL PLANNING

## Portland, OR

133.5 mi² | Pop: 632,309 | 26th Most Populous U.S. City | Est. 1845

**Blocks of older, smaller, mixed-age buildings** play a critical role in fostering robust local economies, inclusive neighborhoods, and sustainable cities. The Preservation Green Lab report, ***Older, Smaller, Better***, leveraged the ideas of **Jane Jacobs** to show why preservation and building reuse matter for successful communities. The ***Atlas of ReUrbanism*** expands this research to 50 U.S. cities, demonstrating that **Character Counts.**

In **Portland**, compared to areas with large, new structures, character-rich **blocks of older, smaller, mixed-age buildings** contain...

- **Twice the population density**
- **About twice the number of jobs in small and new business**
- **Twice the number of women and minority-owned businesses**

The building blocks for an inclusive, diverse, economically vibrant city, Portland's older, smaller buildings are irreplaceable assets. For more information about Portland's high-character areas, **please see reverse.**

**The Atlas of ReUrbanism** | *A Tool for Discovery*

Developed by the **Preservation Green Lab**, the Atlas of ReUrbanism is part of the National Trust for Historic Preservation's **ReUrbanism** initiative. Explore the buildings and blocks of Portland and other American cities further by visiting:

www.atlasofreurbanism.com

Preservation Green Lab

## Built Character in Portland

133.5 mi² | Pop: 632,309 | 26th Most Populous U.S. City | Est. 1845

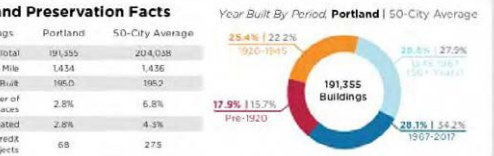
*The Atlas of ReUrbanism uses the Character Score to classify building stock by age and size. Higher scoring areas in **red** represent blocks of older, smaller, mixed-aged buildings. Lower scoring areas in **blue** represent newer, larger, similar-aged development.*




### Building and Preservation Facts

| Parcels/Buildings | Portland | 50-City Average |
|---|---|---|
| Total | 191,355 | 204,038 |
| Per Square Mile | 1,434 | 1,436 |
| Median Year Built | 1950 | 1952 |
| On Nat'l Register of Historic Places | 2.8% | 6.8% |
| Locally Designated | 2.8% | 4.3% |
| Historic Tax Credit Projects | 68 | 275 |

*Year Built By Period,* **Portland** | 50-City Average




### High v. Low Character Score

*Use the table below to compare high- and low-character score areas in terms of their density and diversity, inclusiveness, and economic vitality.*

| | High Character Score Areas | Low Character Score Areas |
|---|---|---|
| **Density & Diversity** | | |
| Avg. Population/Grid Square* | 60.8 | 30.1 |
| Median Age (Years)* | 37.5 | 40.0 |
| Avg. Between Age 18-34* | 29.0% | 23.5% |
| Avg. Foreign Born** | 11.4% | 16.0% |
| Avg. New to County** | 7.4% | 6.9% |
| Avg. People of Color* | 24.4% | 27.2% |
| Avg. Housing Units/Grid Square* | 28.4 | 13.0 |
| Avg. Vacant Homes* | 5.3% | 5.7% |
| Avg. Owned Homes* | 62.5% | 65.0% |
| **Inclusiveness** | | |
| Total Women and Minority-Owned Businesses*** | 2,485 | 1,183 |
| Avg. Affordable Rental Housing Units* | 90.5% | 92.5% |
| **Economic Vitality** | | |
| Total Jobs in Small Businesses*** | 44,586 | 20,285 |
| Total Jobs in New Businesses*** | 7,214 | 3,660 |
| Total Jobs in Creative Industries*** | 33,286 | 17,016 |

*Data from the 2010 Census
**Data from the 2005-2014 5-Year Estimates of the American Community Survey
***Data from LEHD LODES, 2014

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CULTURAL HERITAGE
IN THE NEW URBAN AGENDA –

# ASSET FOR INCLUSIVE ECONOMIC GROWTH

Urban economies, building on endogenous potentials, competitive advantages, cultural heritage and local resources. (Section 45)

# CULTURAL HERITAGE IN THE NEW URBAN AGENDA – **EMPLOYMENT**

The creation of quality, decent, and productive jobs,… through cultural and creative industries, sustainable tourism, performing  arts, & heritage conservation activities. (Section 60)

CULTURAL HERITAGE IN THE NEW URBAN AGENDA –

# PARTICIPATION, SOCIAL COHESION

Leverage cultural heritage for its role in stimulating participation and responsibility…
engage indigenous peoples and local communities (Section 125)

# SOCIAL COHESION

# #NATURE CULTURE RESILIENCE

# Contact Information

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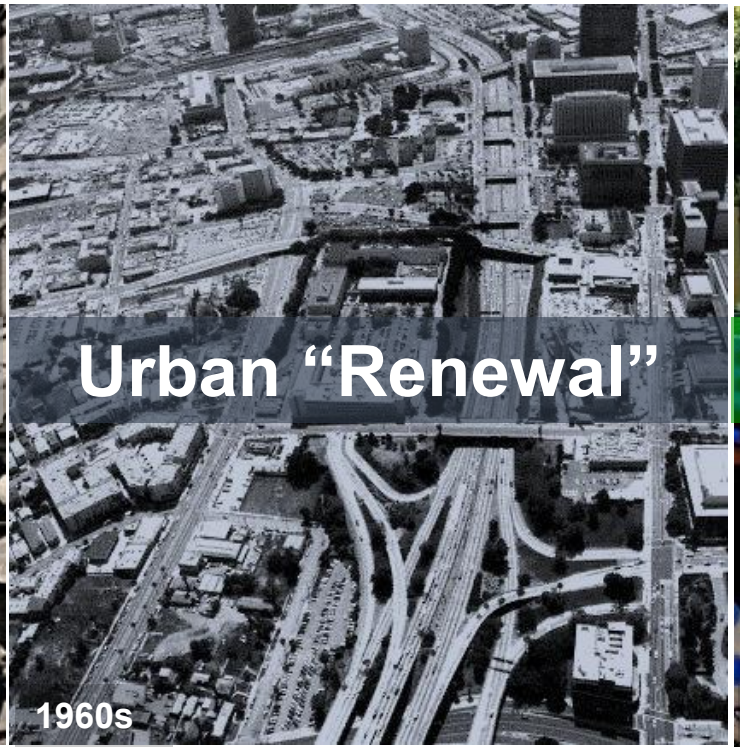
# ReUrbanism

## Learning from the past to shape better cities for all



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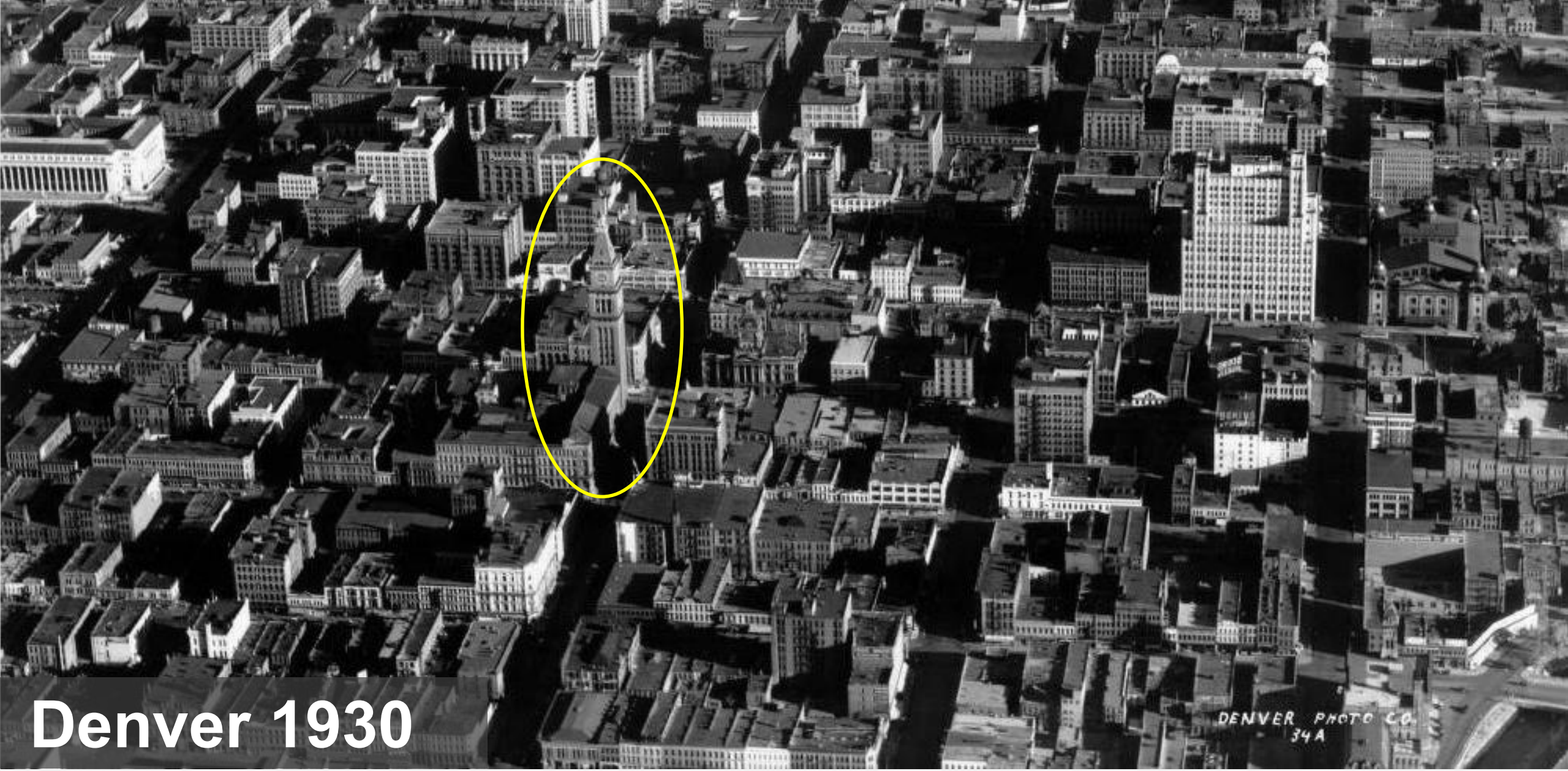
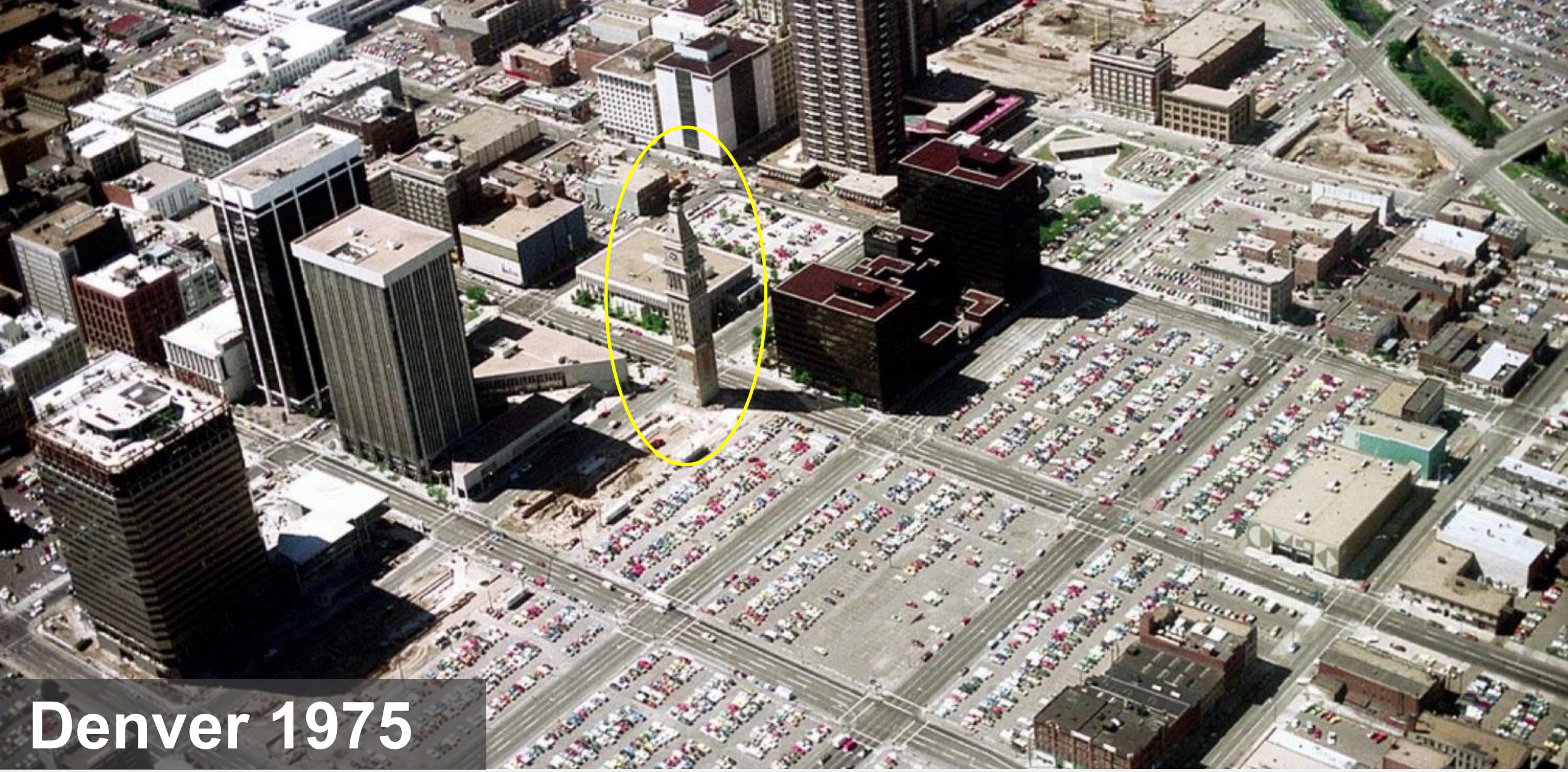
**Jim Lindberg**
National Trust for Historic Preservation | Denver, CO




# Denver 1930



# Denver 1975

# Denver 1975

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# *ReUrbanism*
# is about great cities.

Larimer Square

# Cities that are *for people,* not cars, that are *diverse, authentic* and *vibrant.*

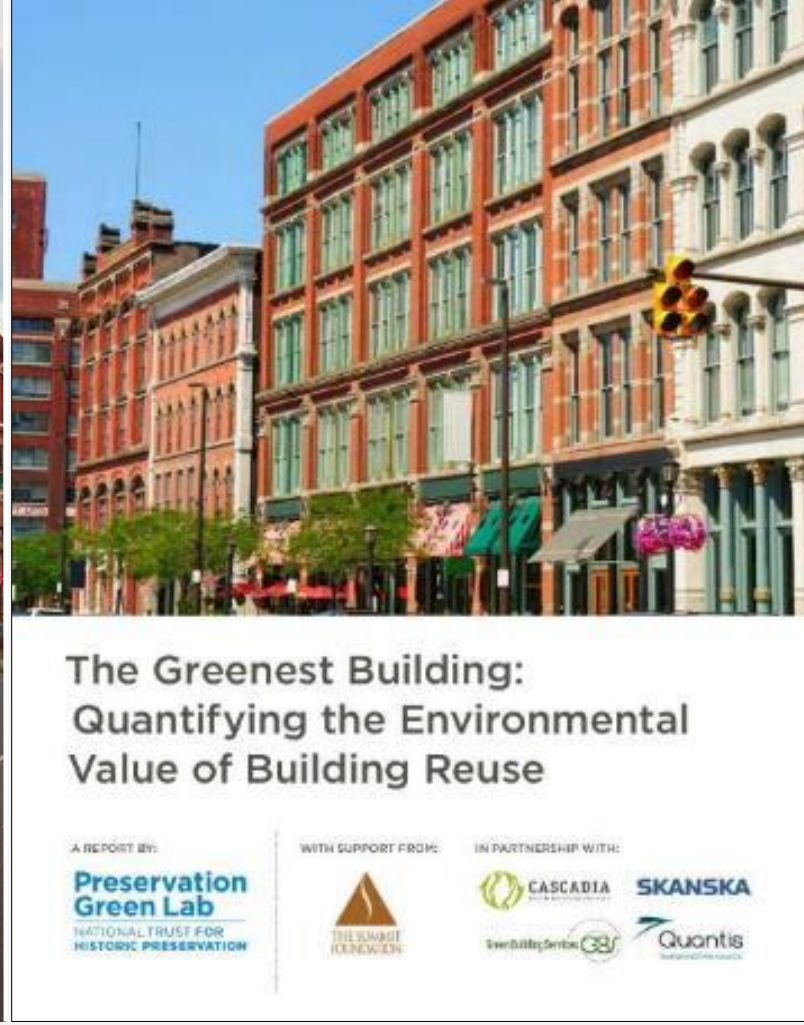
Larimer Square

Cities that *conserve* and *reuse* older buildings to create a more *sustainable, equitable* future.
Larimer Square

Challenges for cities
affordability and displacement
loss of character and diversity
climate change and sea level rise
Baltimore

# *Make reuse the default choice for cities* and demolition the last resort

Cincinnati




# ReUrbanism Research

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It takes 10 to 80 years to overcome the climate change impacts of demolition and new construction

The Bloc, Los Angeles. Image Credit: Ratkovich Companies

# Reusing existing buildings is green

***"Cities need old buildings"***

-Jane Jacobs

# ReUrbanism Research

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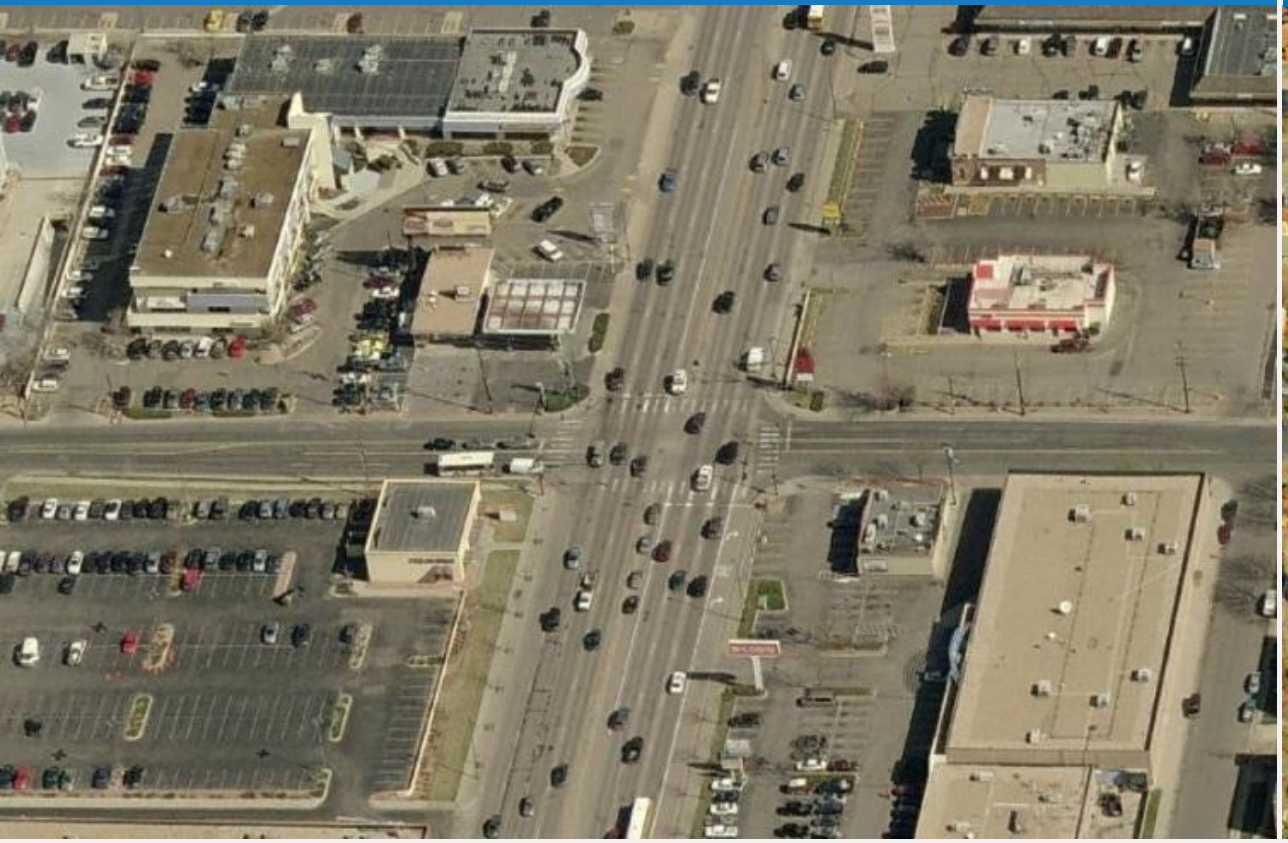
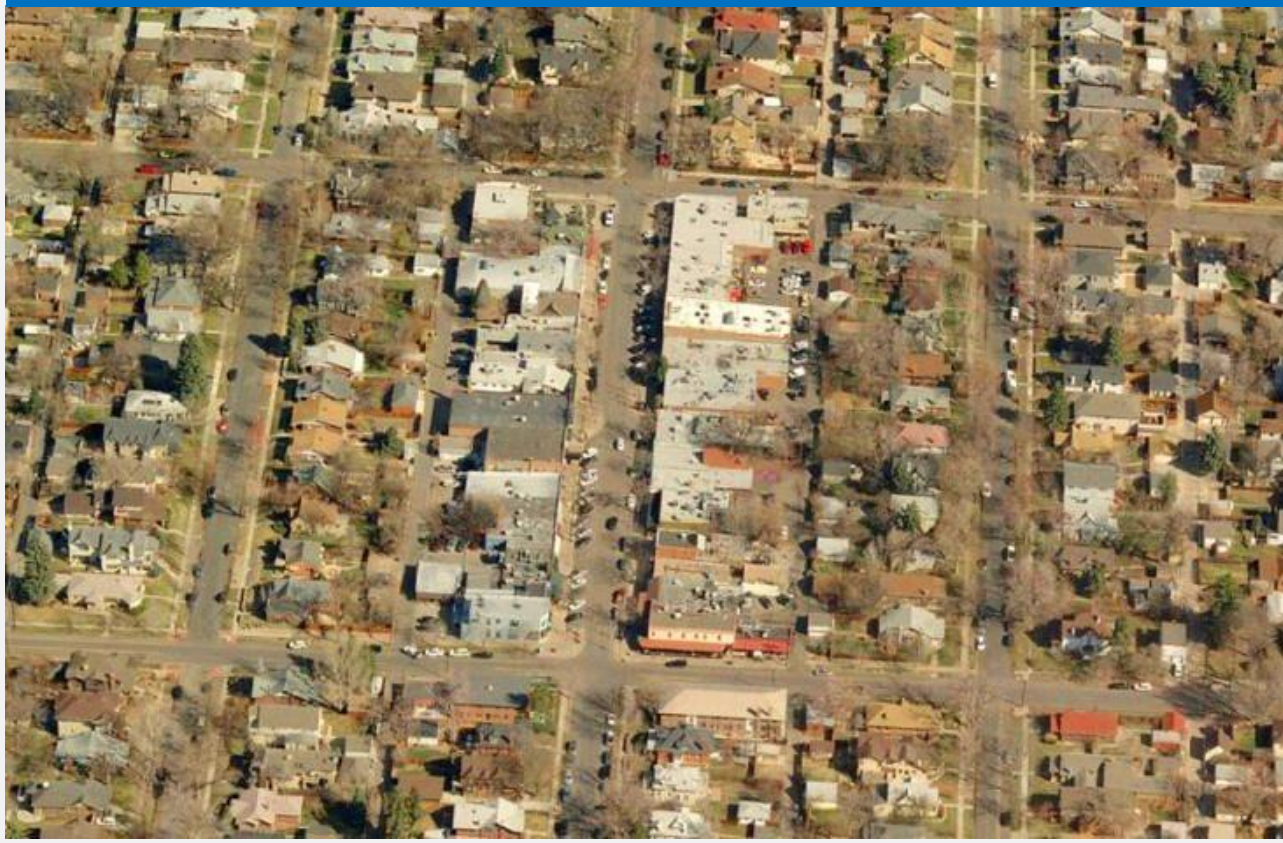
# Does built character matter?

- Street life and walkability
- Restaurants and small business
- Employment
- Diversity
- Affordability
- Residential density
- Energy efficiency

## Newer, larger, similar-age



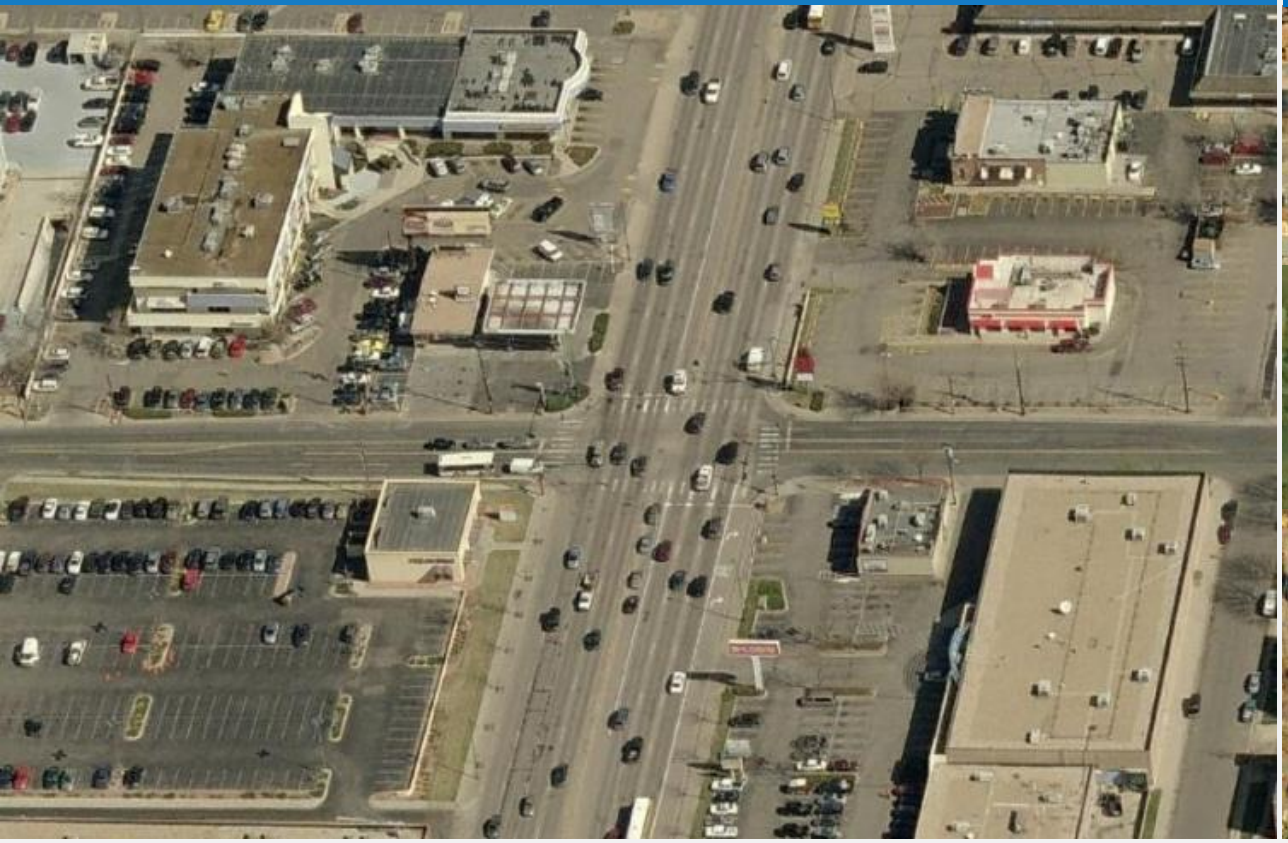
## Older, smaller, mixed-age



# Does built character matter?

Google maps Illustration images: Denver

## Newer, larger, similar-age



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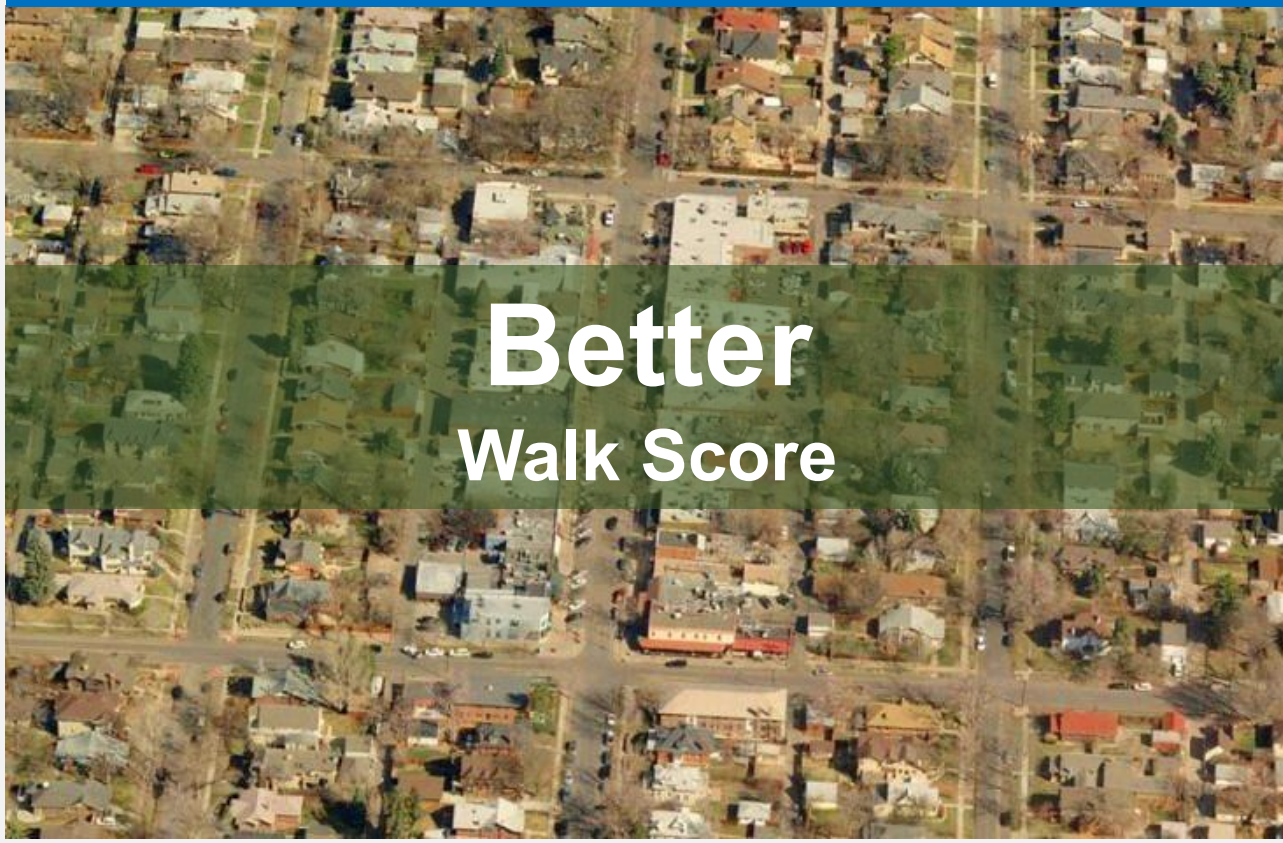
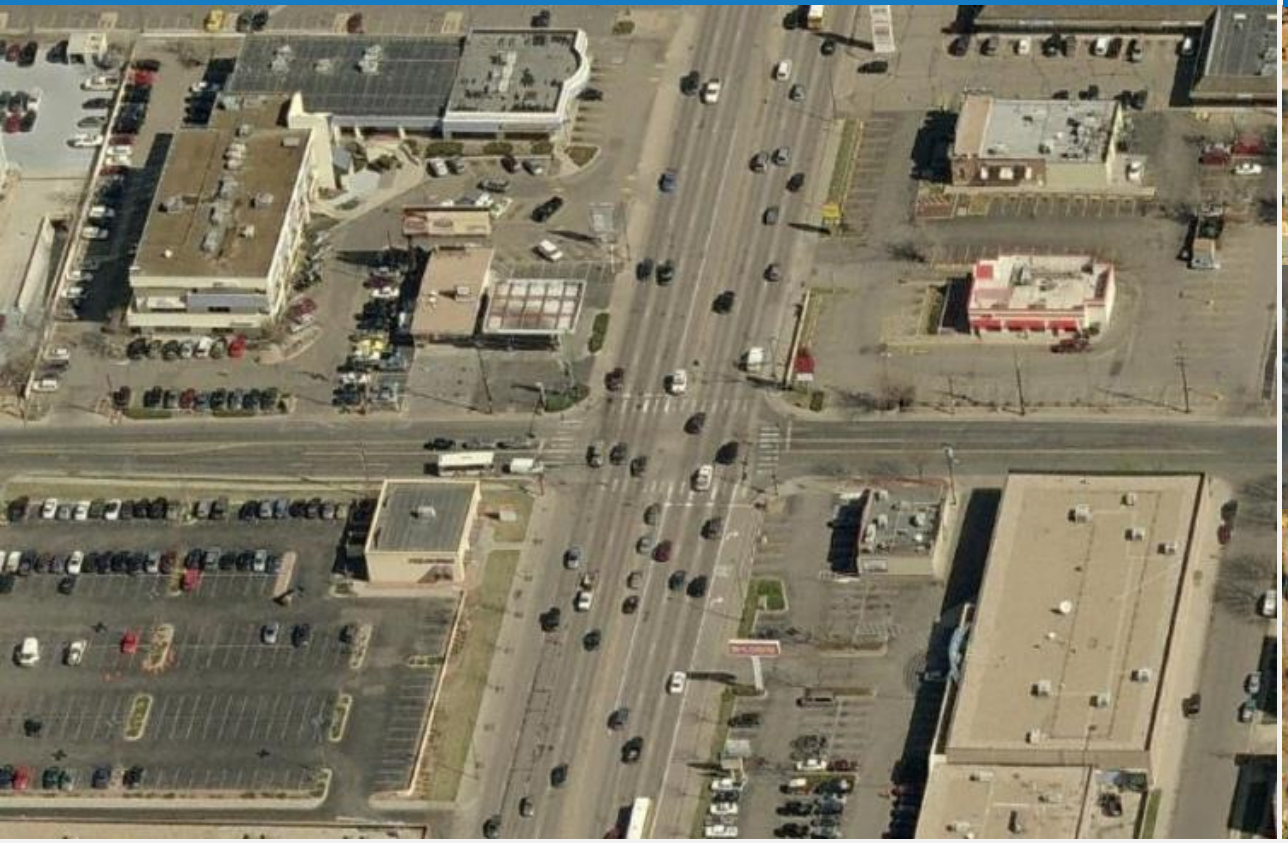


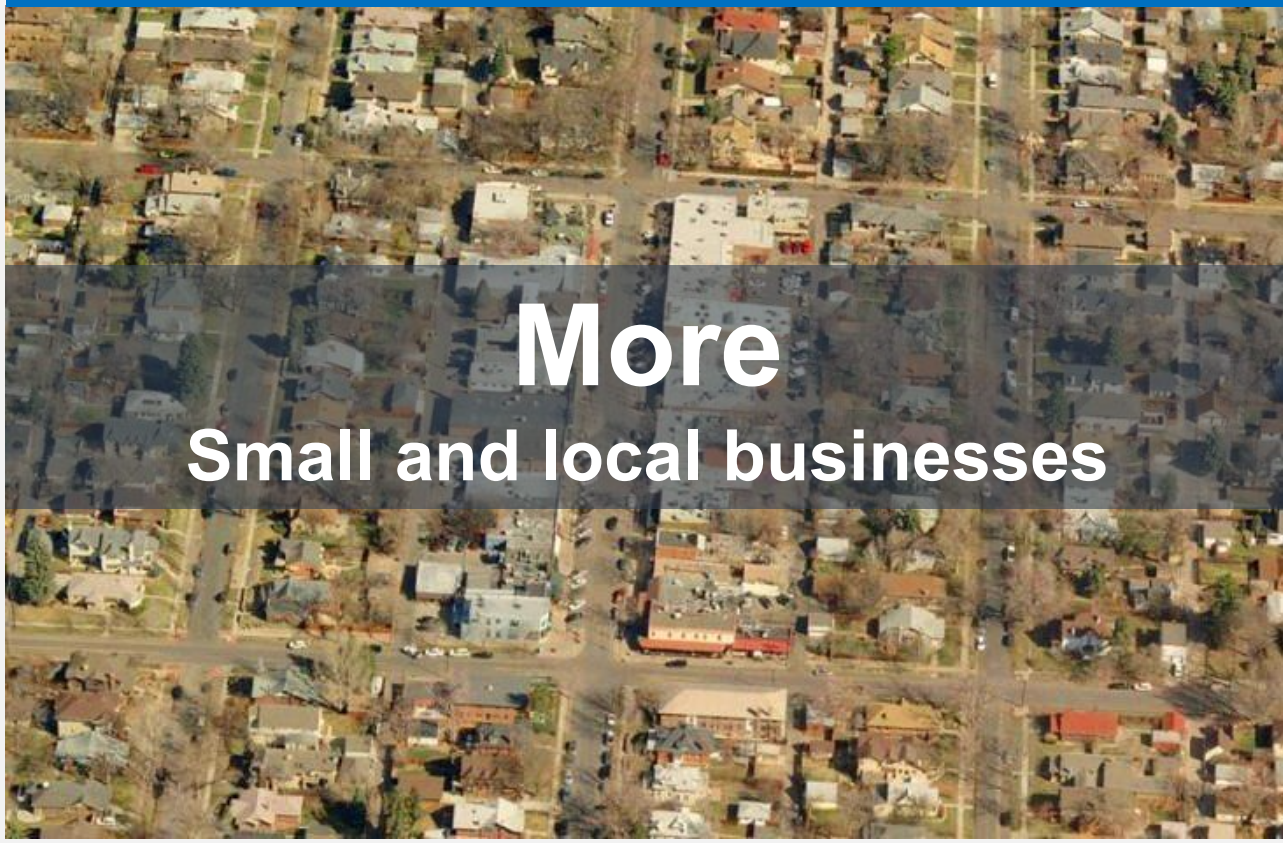

# Healthy and connected

Google maps Illustration images: Denver

## Newer, larger, similar-age



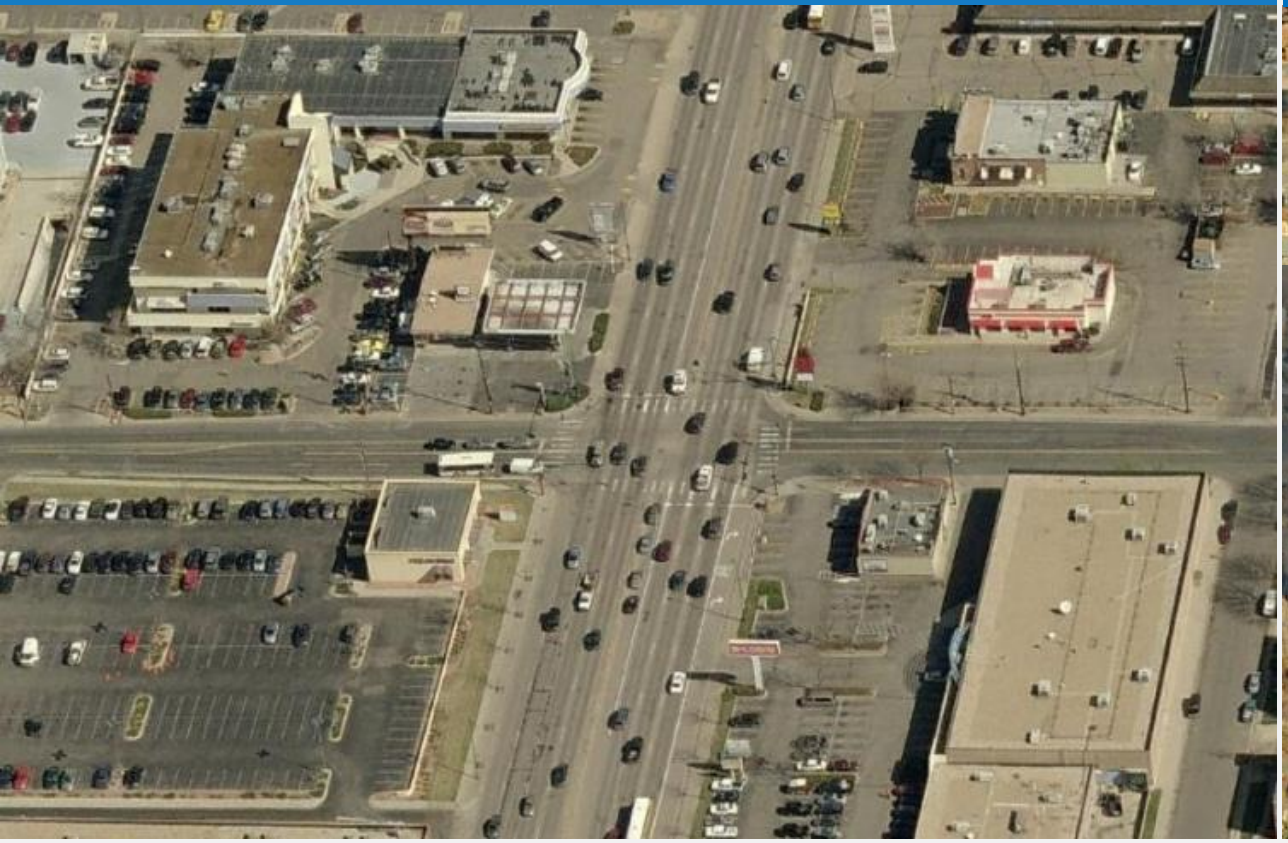
## Older, smaller, mixed-age




# Economically diverse

Google maps Illustration images: Denver

## Newer, larger, similar-age

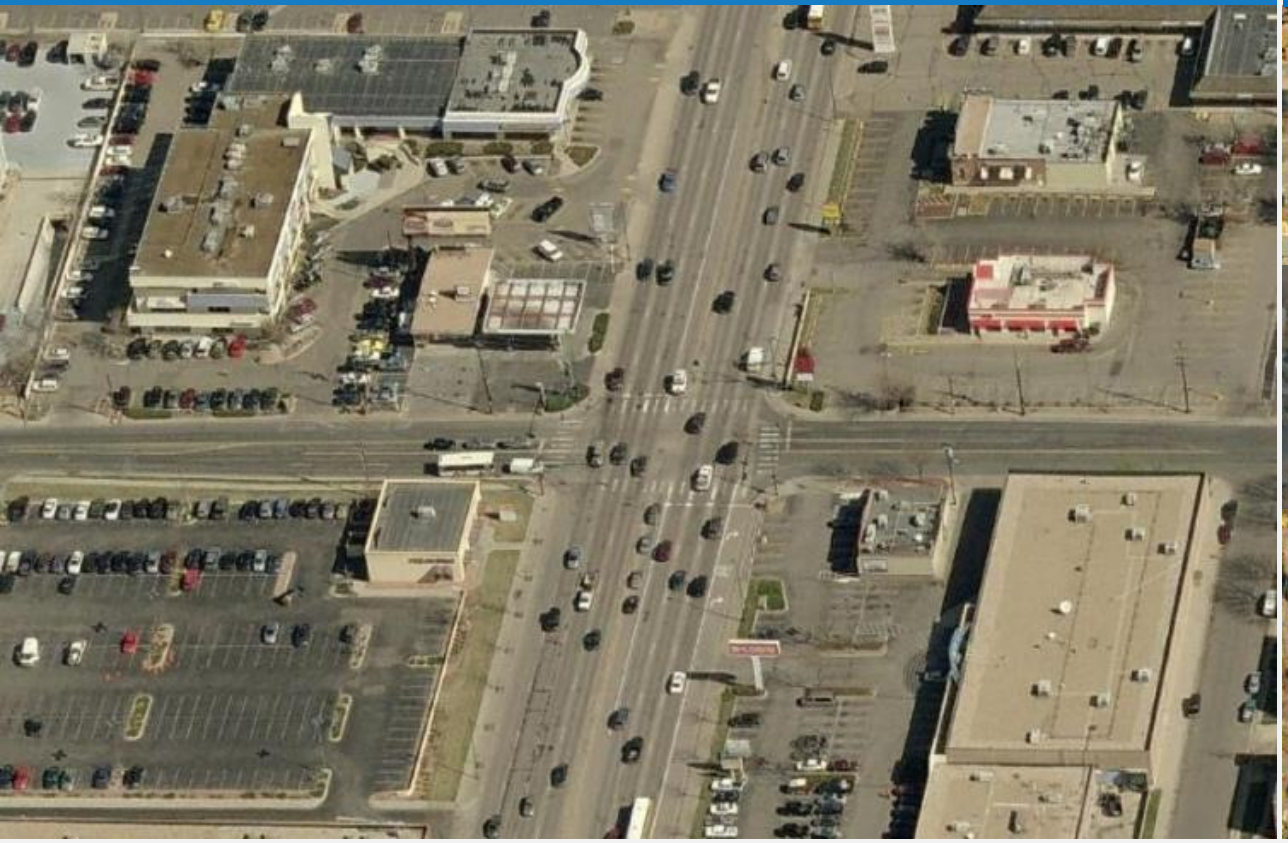


## Older, smaller, mixed-age

# Socially inclusive

Google maps Illustration images: Denver

## Newer, larger, similar-age

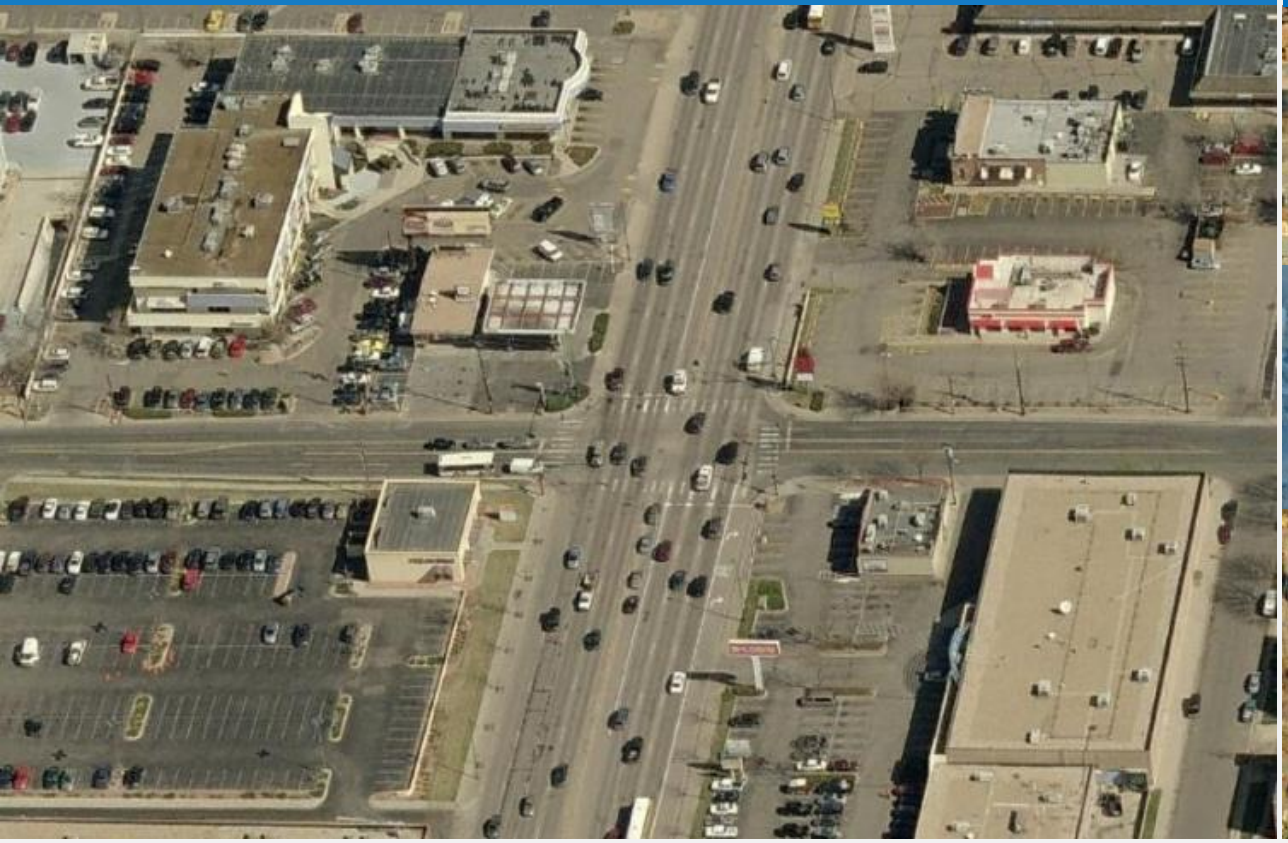


## Older, smaller, mixed-age

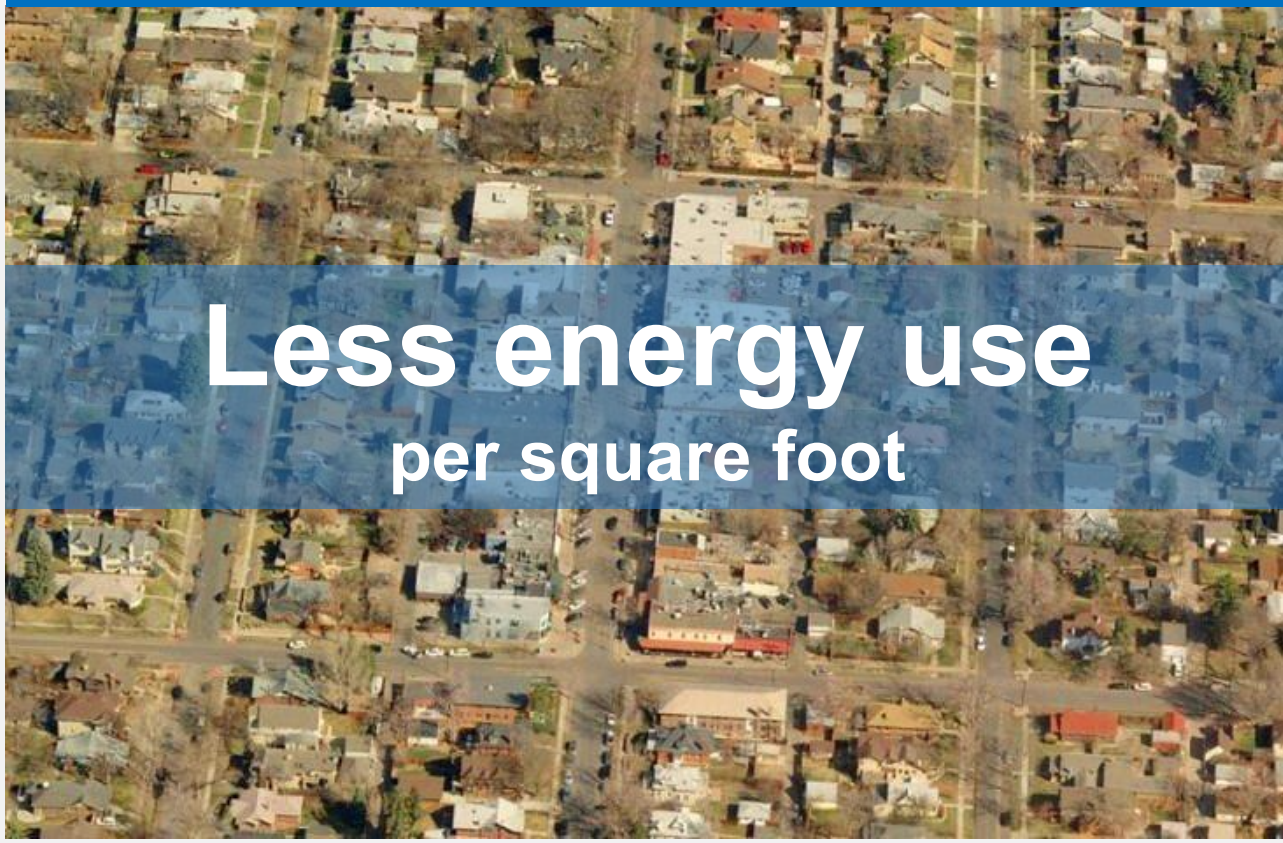
# Economically vibrant

Google maps Illustration images: Denver

## Newer, larger, similar-age



## Older, smaller, mixed-age



**Less energy use**
**per square foot**

# Energy efficient

Google maps Illustration images: Denver

## Newer, larger, similar age

# Character counts

## Older, smaller, mixed-age

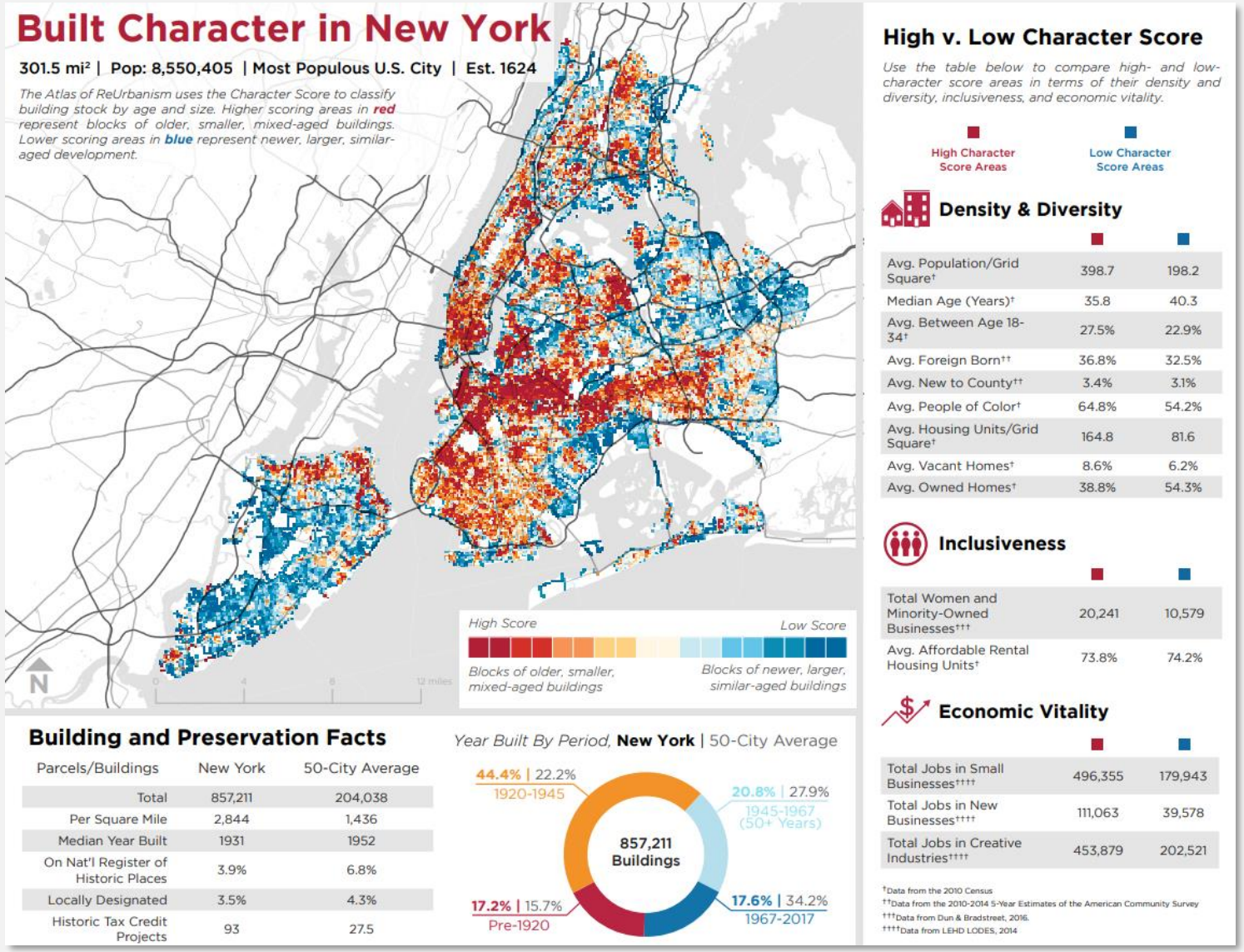
# Cities need old buildings

East and west sides of same block, same day and hour: 2nd Street, San Francisco

# Atlas of ReUrbanism

## 50 Cities

- Buildings & blocks
- Designations
- Economics
- Demographics
- Performance




# New York City

## Buildings by the Numbers

- 857,211 buildings
- 82% 50 years or older
- 62% built pre-1945
- 1931 median year built
- 3.9% on National Register
- 3.5% locally designated

In **New York**, compared to areas with large, new structures, character-rich **blocks of older, smaller, mixed-age buildings** contain...

**Nearly twice as many women and minority-owned businesses**

**Twice the number of jobs in small and new business**

**More diverse residents in terms of race, country of origin, and sexual orientation**

Louisville, KY

Philadelphia, PA

# National Treasure campaigns

NTHP Illustration images: Colfax Avenue, Denver

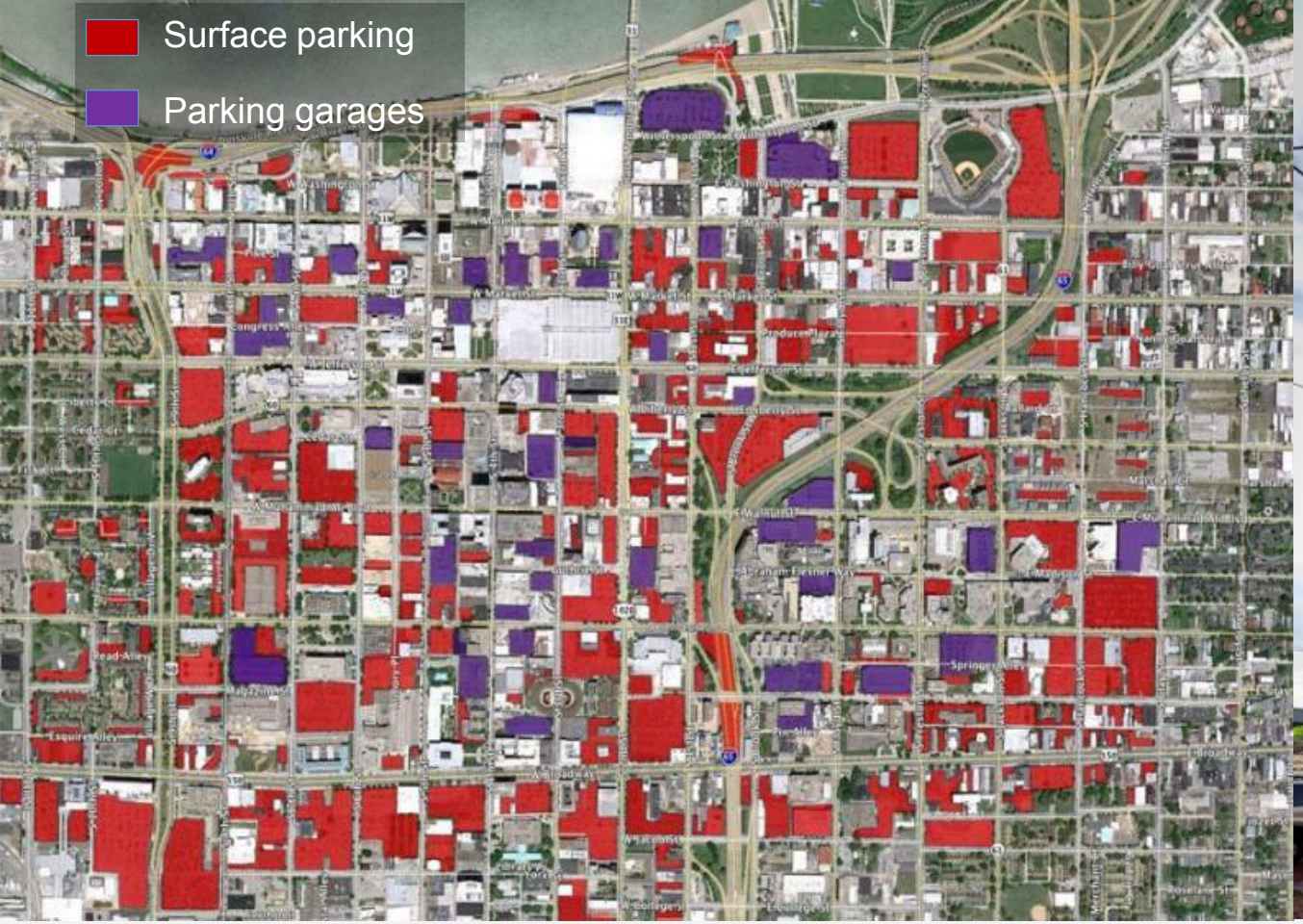
# Old Codes

NTHP Illustration images: Colfax Avenue, Denver

# Better Codes

## Phoenix Adaptive Reuse Ordinance

- Regulatory relief, expedited plan reviews
- Fee waivers
- 85+ projects completed



Left: Downtown Louisville, KY. Map credit: Erik Weber

Right: Louisville, KY. Image credit: Andy Snow

# Density without Demolition

611
609
REURBANISM
Shaping Communities Through Reuse
Louisville

# Contact Information

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National Trust for Historic Preservation:
www.savingplaces.org/reurbanism

Preservation Green Lab Research Reports:
www.savingplaces.org/preservation-green-lab

Atlas of ReUrbanism:
www.atlasofreurbanism.com

# Re-Urbanization:The 21st Century Opportunity
# Panel Discussion Topics

- Are we succeeding?
- What are the consequences of failure?
- What are the most challenging obstacles to overcome?
- What's most critically needed to drive progress?

# Thank you!