

October 2024

Brightmoor Stormwater Improvements



Water & Sewerage
Department



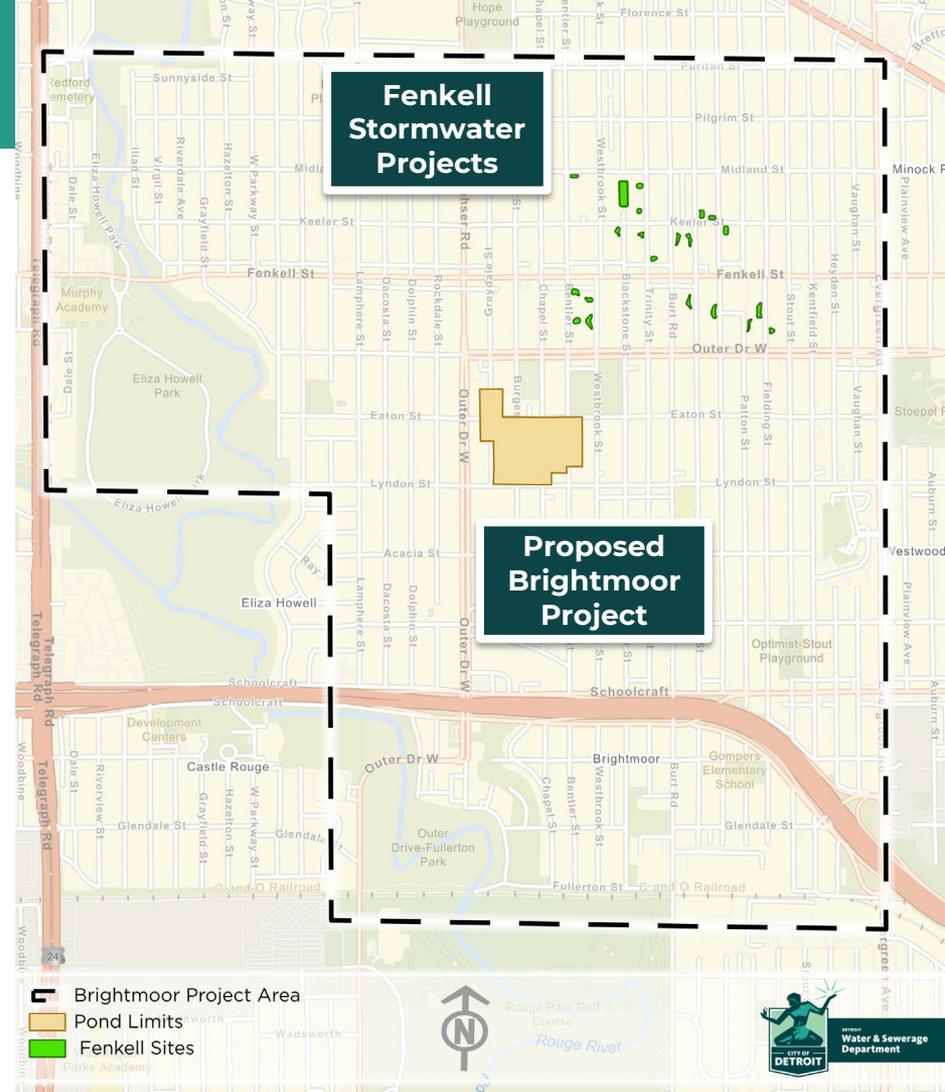
Brightmoor Stormwater Projects

DWSD has been advancing two initiatives within Brightmoor:

- **Fenkell Stormwater Improvement Projects**
- **Proposed Brightmoor Stormwater Improvement Project**

The **Fenkell Stormwater Improvement Projects**, slated for construction later this year, include 20 bioretention practices using 115 Land Bank parcels.

The proposed **Brightmoor Stormwater Improvement Project** is in study/design phase. Current efforts focus on a large stormwater basin and gaining community interest and property owners' support. DWSD is also actively seeking grant funding for the project via an **EPA Community Change Grant**.



Fenkell Stormwater Projects



Implementation of 20 bioretention practices including one street vacation – planting ~300 trees



\$1.6M grant funds secured and an additional \$1.8M matched by DWSD, totaling to \$3.4M



Stormwater runoff managed from roughly 50 acres



Manages 9 million gallons of stormwater annually



Benefits hundreds of homes in close proximity (neighborhood beautification investments, habitat, etc.) and reduces flooding for the neighborhood

DWSD will begin construction later this year on the street vacation bioretention on Blackstone Street



Proposed Brightmoor Stormwater Improvement Project



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Proposed Brightmoor Stormwater Improvement

Why Here?



Topography



Proximity to Rouge River



Combined sewer overflows

Why Now?



Trends in greater flood risk mitigation

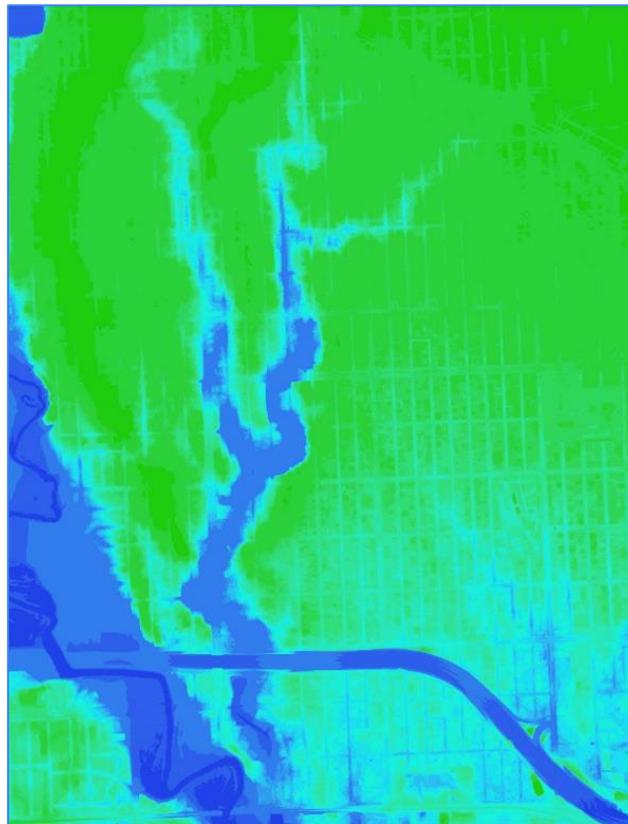


Land holds

What is it?



Large-scale stormwater management project



Large-Scale Green Stormwater Infrastructure

Large-scale GSI captures stormwater runoff from a much larger area and can benefit multiple tributaries along a river rather than just localized areas.



Activates vacant land



Cost effective



Large enough to gradually reduce CSOs



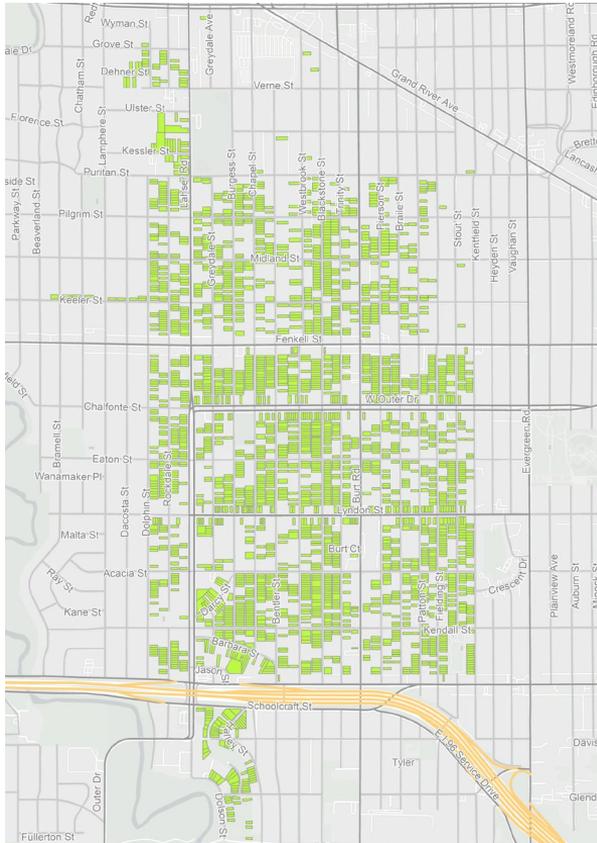
Options for green spaces and functional amenities



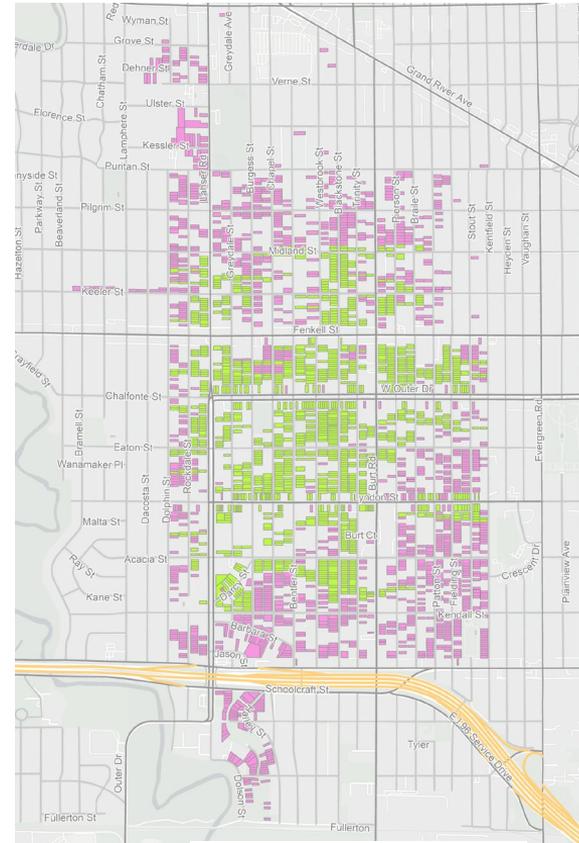
Example - Far West Stormwater Improvement Project Rendering



DWSD Parcel Hold/Release Summary



Parcels from original hold (2,769)

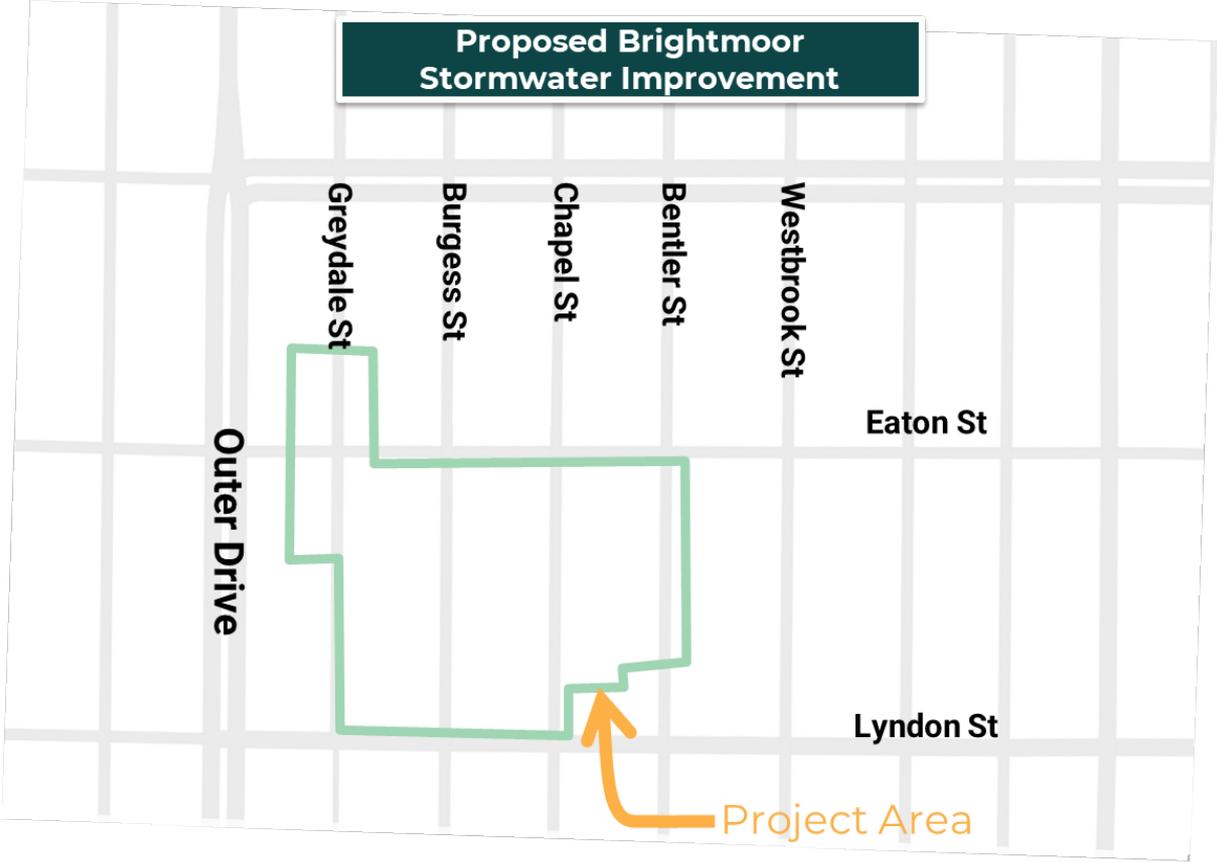


Parcels held (1,325)
Parcels released (1,444)



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Location of the Proposed Brightmoor Stormwater Improvement Project



Project Area



Occupied Houses



Unoccupied Houses



30 Urban Farm Parcels



20 Vacant Private Parcels

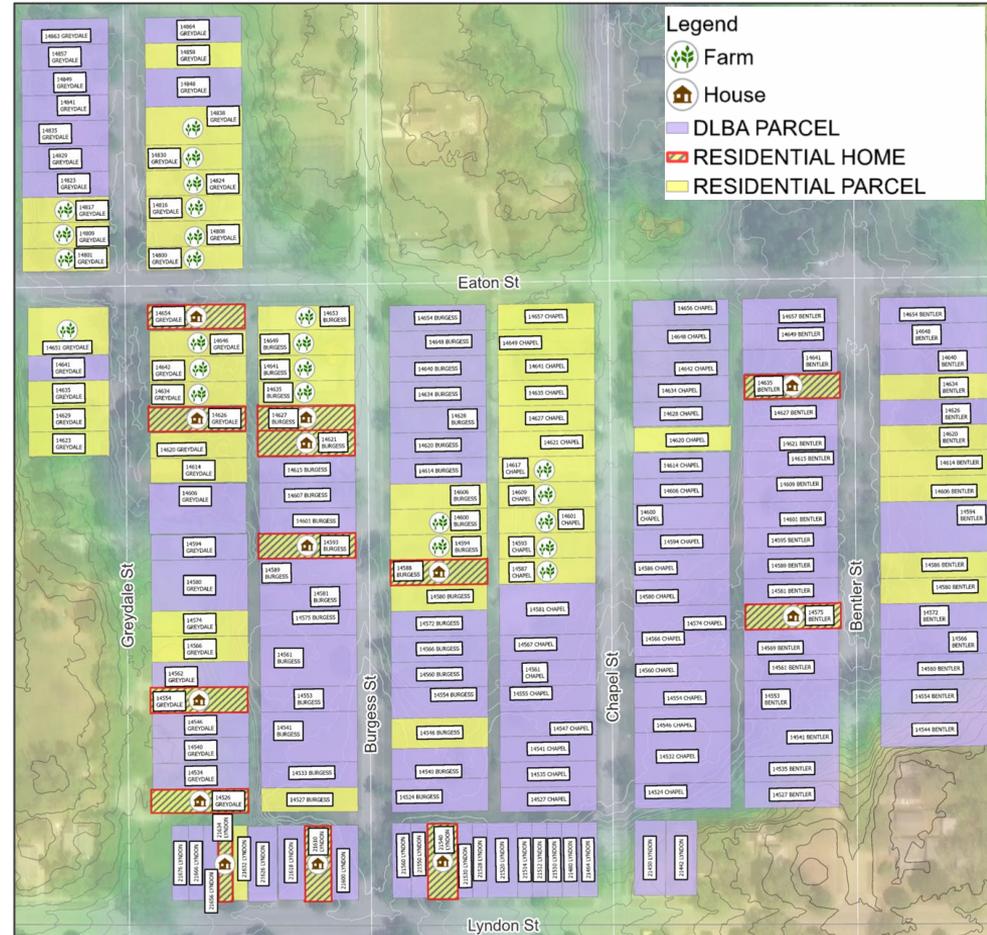


111 Vacant Land Bank Parcels



Voluntary Acquisition

- DWSD is seeking to acquire parcels using a method similar to the current Solar Program.
- Principal Residence Exemption (PRE) homes will receive an offer of 2x the appraised value (\$90,000 minimum).
- Rental properties will receive an offer of fair market value based on appraisals; tenants to receive 18 months of rent.
- Farms will receive an offer of going concern value.
- DWSD is engaging with the property owners and neighborhood and will move forward when the project is supported by impacted property owners.



Wide Impact of the Proposed Brightmoor Stormwater Improvement Project

- A new dedicated network of storm sewers will be installed in Brightmoor and surrounding neighborhoods to redirect stormwater
- Shallow ponds will be installed in Brightmoor to slow down the flow and filter the stormwater before moving it to the Rouge River
- A new stormwater outfall will be installed at the Rouge River



Owner Engagement

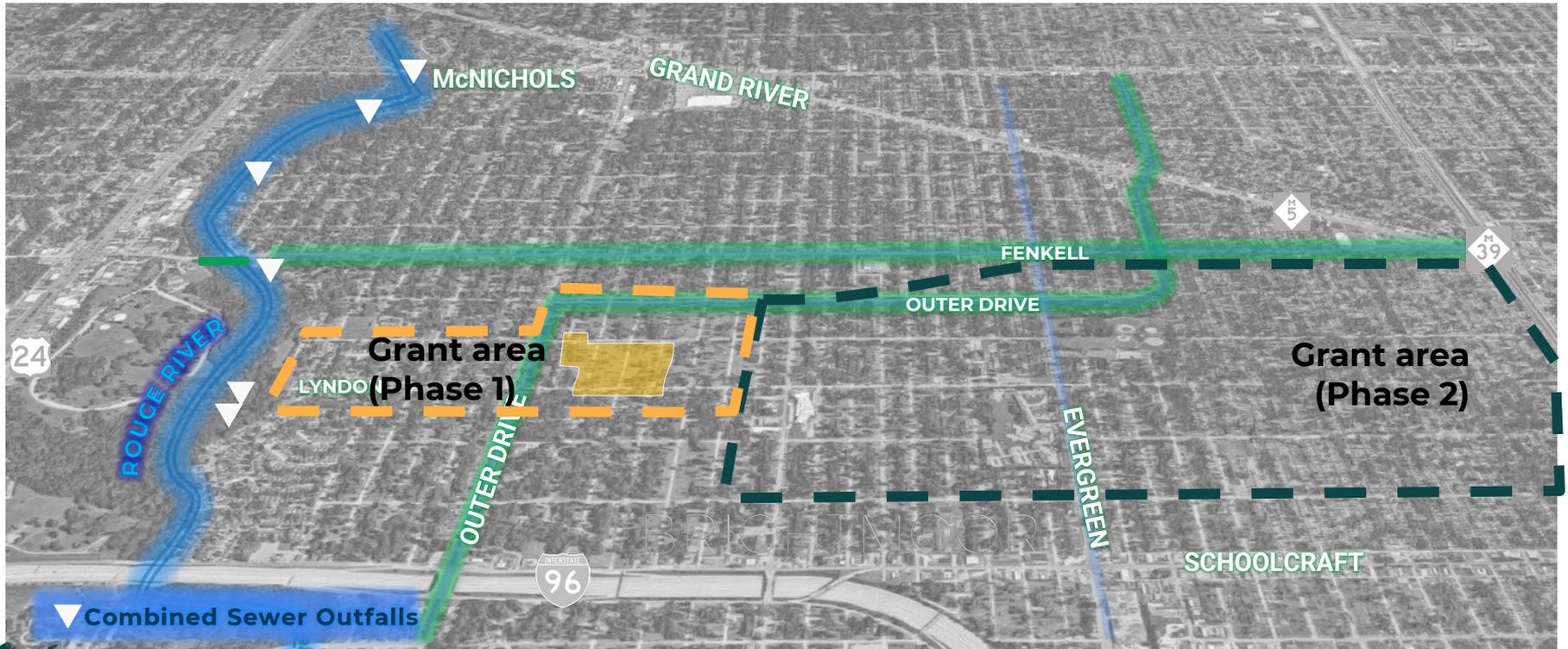
- The project was first introduced to private property owners within the project area in December 2023.
 - Larger, Brightmoor-wide community meetings were held in January, February and March 2024.
- Since then, DWSD is meeting one-on-one with property owners.
 - Appraisals and letters of intent have been distributed and most have been accepted.
- DWSD is collaborating with Deputy Mayor Todd Bettison, Council President Pro-Tem James Tate and his staff, and the Department of Neighborhoods, all of whom attended project community meetings.

Project Funding

DWSD is applying for the **\$20M** EPA Community Change Grant

- \$18M for DWSD and \$2M for community benefits
- Brightmoor Alliance, Brightmoor Artisans Collective, and other community partners will drive community outreach, workforce development, and community benefits.
 - New advisory council to develop workforce opportunities for Brightmoor residents
 - Fruit tree plantings throughout neighborhood
 - Downspout disconnections
 - Final project design based on community feedback
- DWSD is seeking additional funding opportunities to extend the project.

Brightmoor Area



Schedule for Evaluating Large-Scale GSI in Brightmoor

Task	Phase 1					Phase 2
	Summer 2023	Fall/Winter 2023	Spring/Summer 2024	Fall/Winter 2024	Spring/Summer 2025	(Future)
Currently looking into feasibility of large-scale infrastructure						
Locate large-scale infrastructure (approximately 8 acres)						
Work with community for look and feel						
Outreach and Design						
Secure funding						
Construction						

Schedule Subject to Change

Thank You

Questions?

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 www.detroitmi.gov/DWSD



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