Eastern Market
Green Stormwater Management Strategy

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Eastern Market Corporation
Detroit: Geography and Size Impact Quality of Life

Comparing Detroit to three other major cities

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

Source: University of Detroit Mercy

Detroit Free Press
How Does Eastern Market Corporation (EMC) Leverage Resources for Maximum Impact?

• 125-year history

• Existing infrastructure and assets (place-based economic development)

• Re-connecting local and regional food system (cluster-based economic development)

• Innovative food access pilots and programs

• Land use and infrastructure systems planning
Eastern Market: Nourishing Detroit Since 1891
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Eastern Market: 20 Acres of Produce, Fun, and Hustle
Eastern Market District: 200 Acres of Food and Ag
Eastern Market: Not One But Many Markets...

Seasonal Wholesale Market

Year Round Saturday Market

Seasonal Tuesday Market

Seasonal Sunday Street Market
Place-Based Economic Development

- Over $17 million invested in market structures
- Over $4 million invested in market infrastructure / streetscapes
- Enhancing placemaking function
- Improving non-motorized transportation access
- But most importantly...
Maintaining Authenticity of a Working Food District
Cluster-Based Economic Development

• Building local components into the food systems
• Creating jobs
• Increasing household income
• Providing access to market for urban and rural growers
• Nurturing entrepreneurs by building a comprehensive ecosystem of support
EASTERN MARKET 2025: Role of Green Stormwater Infrastructure

- Residential plans
- Build up the market core with greater density (which will increase development momentum of non-food uses)
- Develop vacancy to expand food industry for growth
- Infill with mixed uses
Innovative Light Industrial Mixed-use Neighborhood Anchored by Green Stormwater Infrastructure

- 200-acres
- 90% vacancy
- 65% public agency ownership
- 850 jobs retained and 1,500 jobs created in 3-5 years
- Innovative mixed-use neighborhood development template
- If we do nothing → Loss of authenticity as a working food hub
What Does Loss of Authenticity Look Like?

Meatpacking District, New York

1985

2013
Ensuring Next 125 Years: Role of Green Stormwater Infrastructure
Food Innovation Zone: Anchored in Green Stormwater Infrastructure Plan
A Districtwide Green Stormwater Infrastructure and Management Strategy
Eastern Market District: Green Stormwater Infrastructure Project Examples

40 acres of parking lots in the existing district
$27,000 in reduced drainage charges per month combined
Eastern Market District: Green Stormwater Infrastructure Project Examples

23.6 acres of public right of way could be green streetscapes more than $70,000 in annual savings
Eastern Market District: Green Stormwater Infrastructure Project Examples

14 acres of rooftop water could be collected in green alleys drainage charge savings of $50,000 annually
Eastern Market District: Green Stormwater Infrastructure Project Examples

up to 27,000 gallons of runoff per storm
$1,000 annual drainage charge reduction for this site
$5,000 in additional annual savings for parking lot
Districtwide Approach: Triple Bottom Line Benefits

• DWSD meets EPA mandates
• Food Cluster Development Incentives
• Economic Development / Job Creation
• Improved Property Values
• Enhanced Placemaking
• Environmental Stewardship
WATERSHED IMPROVEMENT DISTRICT CONCEPT

Slide courtesy of The Nature Conservancy
WATERSHED IMPROVEMENT DISTRICT CONCEPT

DWSD

WID

LAND OWNER

LAND OWNER

LAND OWNER

LAND OWNER

LAND OWNER

LAND OWNER

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LAND OWNER

LAND OWNER

PCSWO COMPLIANCE

DRAINAGE CHARGE

EXISTING PROPERTIES

NEW/REDEVELOPMENT

GI PROJECT

RECEIVE A REDUCED DRAINAGE CHARGE

Slide courtesy of The Nature Conservancy
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Open Space Planned for Stormwater Infrastructure: Where Place-Based and Cluster-Based Economic Development Meet