

USE

The Detroit Water & Sewerage Department (DWSD) is acquiring 102 Detroit Land Bank Authority (DLBA) parcels through this property transfer for the Brightmoor Stormwater Improvement Project. In the last 10 years, DWSD has collaborated with DLBA to hold all parcels in its inventory in the Brightmoor neighborhood while studying the area and conducting an engineering analysis to determine the feasibility of a large-scale green stormwater infrastructure (GSI) project. The delays in completing the study and making a determination was due to the COVID-19 Pandemic and securing federal funding specific to the project. Through these efforts, DWSD has determined the optimal location and size for a GSI project. GSI is a cost-effective way to manage stormwater to enhance our combined sewer system which is being challenged by more intense, frequent rainstorms which may result in city-wide flooding.

Project Details

DWSD is constructing a large-scale GSI project in the Brightmoor neighborhood to manage stormwater, resulting in reduced risk for basement backups and street flooding and improved water quality for the Rouge River. The project includes installing an underground network of storm sewers which will capture stormwater (rainfall and snowmelt) from catch basins and direct it to a bioretention pond. Based on the topography of the area, proximity to the Rouge River, and the density of DLBA parcels, the pond area is between Outer Drive (north) and Lyndon (south) from Outer Drive (west) to Bentler (east). This area of the Brightmoor neighborhood includes historic streambeds and is currently visibly a low-lying area, requiring less excavation and engineering by DWSD to convey and temporarily hold stormwater. The stormwater will slow down and filter out debris and sediment while flowing through the shallow pond. The stormwater will then be carried through an underground storm sewer and released into the Rouge River. Reducing the amount of stormwater from entering the combined sewer systems enhances the capacity, reducing the risk of basement backups and street flooding, both locally and regionally. Additionally, this project is expected to reduce the amount of combined sewer overflows on the Rouge River, improving the water quality of the river.

Phase I of the project is funded by \$25M of the \$346M 2023 CDBG-DR allocation which was approved by City Council. Phase I includes installing the first portion of the storm sewer network, the pond, and the outfall at the Rouge River. DWSD is seeking additional grant funding for Phase II of the project which includes installing the larger network of storm sewers to collect and redirect more stormwater to the pond.

Rec'd 7-16-25

Property Acquisition

DWSD has met with each Councilmember and/or their staff to discuss the Brightmoor Stormwater Improvement Project including the property acquisition process. A Resolution of Necessity will be presented to the Planning and Economic Development Committee in July to request support for the project. The Resolution will detail the properties within the pond area that are privately owned. There are 62 private parcels amongst a total of 18 different owners. **This property transfer request from DLBA to DWSD is only for the 102 DLBA properties within its inventory and inside the boundaries of the DWSD project.**

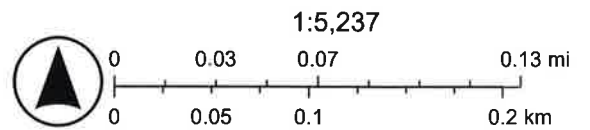
DWSD Brightmoor Bioretention Project



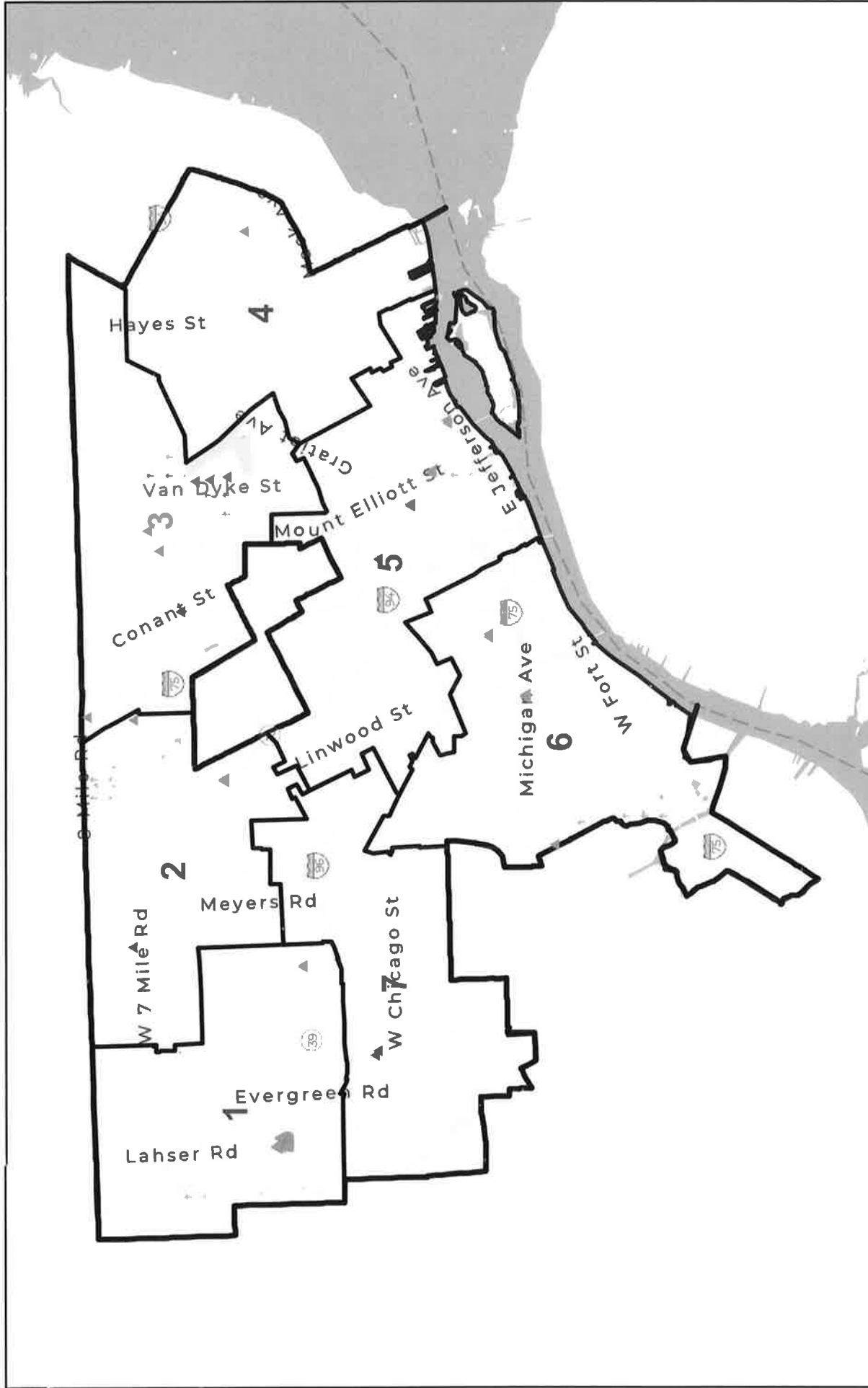
7/1/2025

City/DLBA Property Transfer - July 2025

▲ DLBA to City



City/DLBA Property Transfer - July 2025



7/1/2025

City/DLBA Property Transfer - July 2025

- ▲ DLBA to City
- ◻ City to DLBA
- ◻ Council Districts

1:214,505

