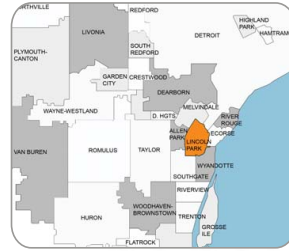


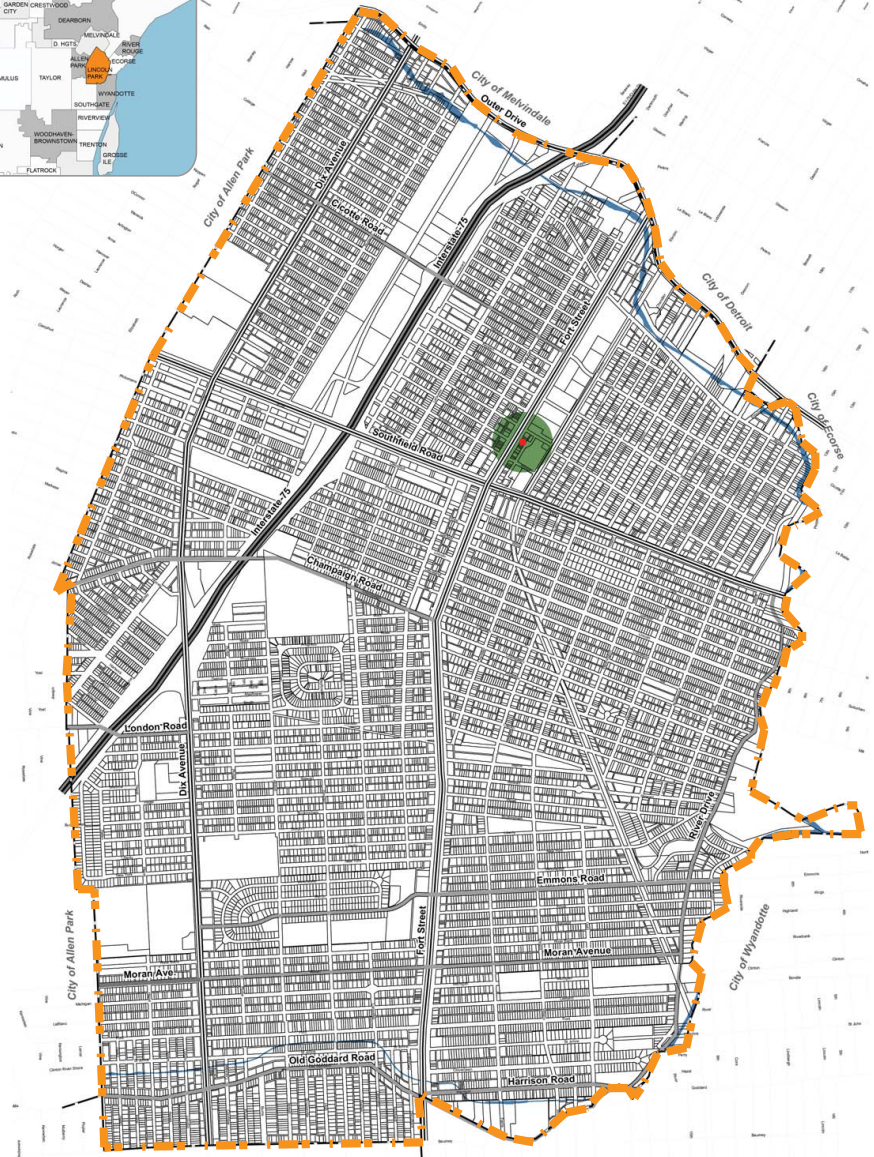
Morphological Dimension



The morphological dimension research phase takes a look at the context of Lincoln Park and its relationship with Detroit. Defined are the significant features of density, vacant land, key buildings, infrastructure, and the natural environment.



- City of Lincoln Park
- Area of Focus
- 1661 Fort Street



^ Context / Base Map

The city of Lincoln Park is bordered by Melvindale to the north, Detroit and Ecorse to the east, Wyandotte and Southgate to the south, and Allen Park to the west. Formerly the Mellus Newspaper building, 1661 Fort Street exists in the portion of the city north of Southfield Road, in the central business district.

- Vacant Land
- Buildings
- Infrastructure
- 1661 Fort Street



^ Density: Built vs. Vacant

The city of Lincoln Park has developed much of its land since it became a city in 1925. Due to the small amount of [non-maintained] vacant land that currently exists, opportunities for reuse, preservation, and demolition are more abundant. From the map, it can be seen that the majority of the land left to be developed is in the northern part of the city, including a lot by 1661 Fort Street.

- Maintained
- City Parking
- Parks
- Old Rail Line
- Buildings
- Non-maintained
- Vacant Land
- 1661 Fort Street



^ Density: Maintained vs. Non-maintained Open Space
 Lincoln Park maintains the rest of its vacant land and devotes it to city parking uses, as well as parks and green space. The abundance of parking in the central business district will create opportunities for a new function to exist in and blend functionally with the existing uses on Fort Street. Furthermore, parks and green spaces are spread out within the various neighborhoods in the city, including the central business district. Potential for development also exists along Electric Avenue, which cuts from north to south through Lincoln Park.

^ Density: Defined

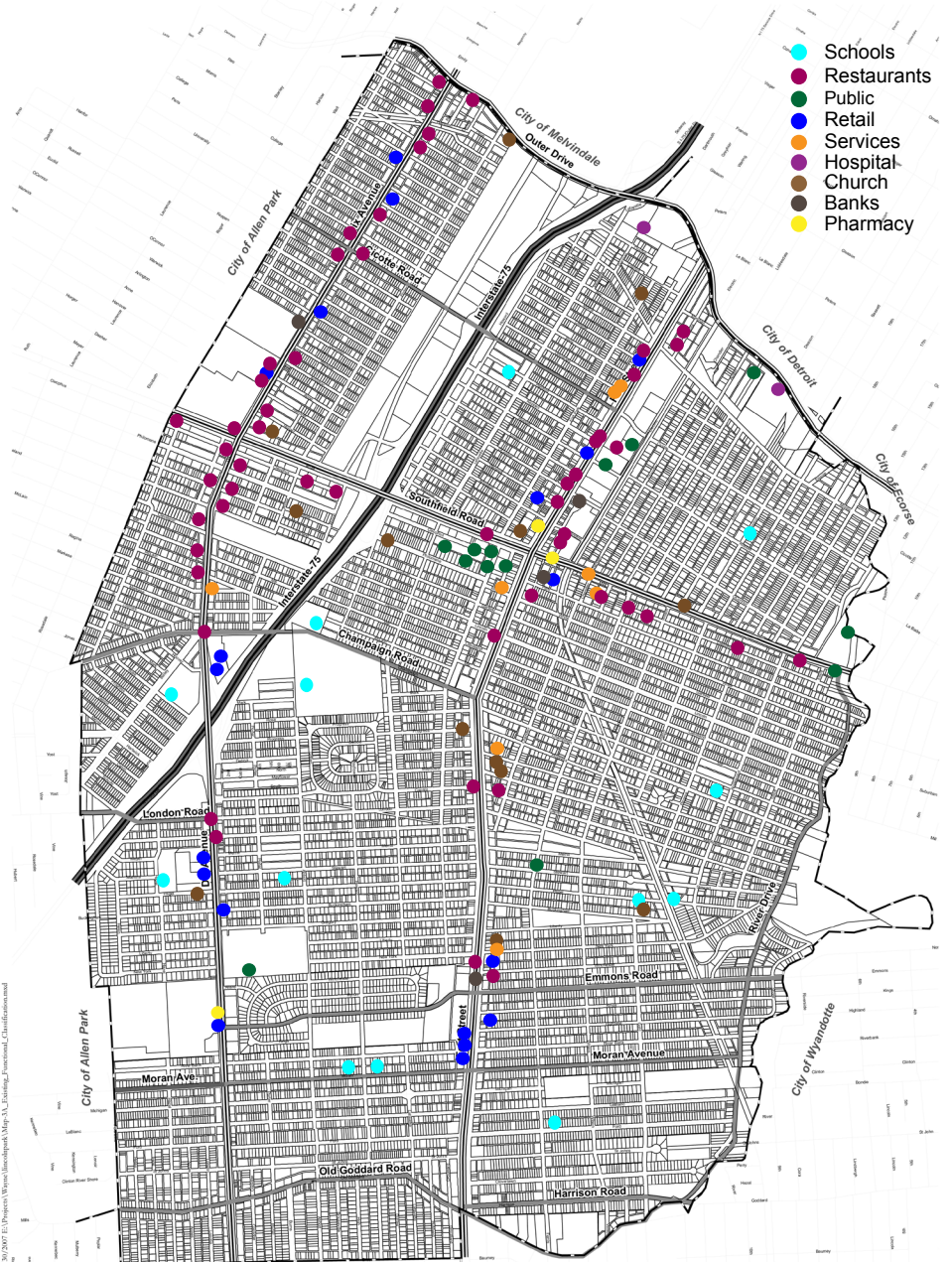
Defined building uses in Lincoln Park are spread out in the city as well. Commercial uses can be found most prevalently along the main thoroughfares (Southfield Road, Fort Street, and Dix Avenue). The main industrial center exists along I-75. Schools, churches, parks and green spaces are spread out among the various neighborhoods. The majority of the high density residential uses exist in the central business district, along with the downtown commercial structures, creating an interesting backdrop for the opportunities at 1661 Fort Street.



^ Density: Building Types

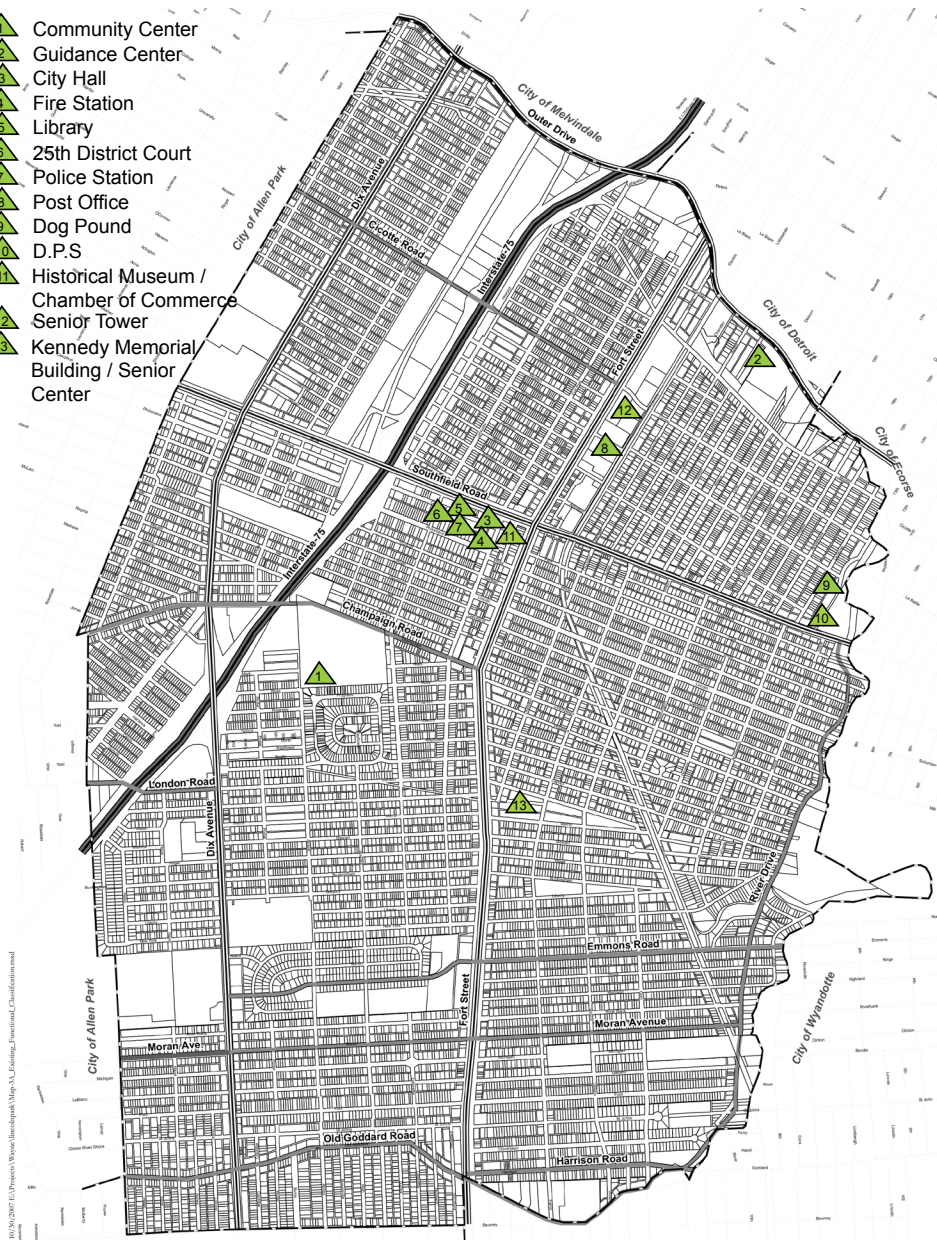
Most of the retail and other amenity type buildings are gathered along Southfield Road, Fort Street, and Dix Avenue. There is a surplus of restaurants at the intersections of Southfield Road. Schools and churches are spread throughout Lincoln Park. The majority of public and government buildings are centrally located at Southfield Road and Fort Street.

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- ▲ 1 Community Center
- ▲ 2 Guidance Center
- ▲ 3 City Hall
- ▲ 4 Fire Station
- ▲ 5 Library
- ▲ 6 25th District Court
- ▲ 7 Police Station
- ▲ 8 Post Office
- ▲ 9 Dog Pound
- ▲ 10 D.P.S
- ▲ 11 Historical Museum / Chamber of Commerce
- ▲ 12 Senior Tower
- ▲ 13 Kennedy Memorial Building / Senior Center

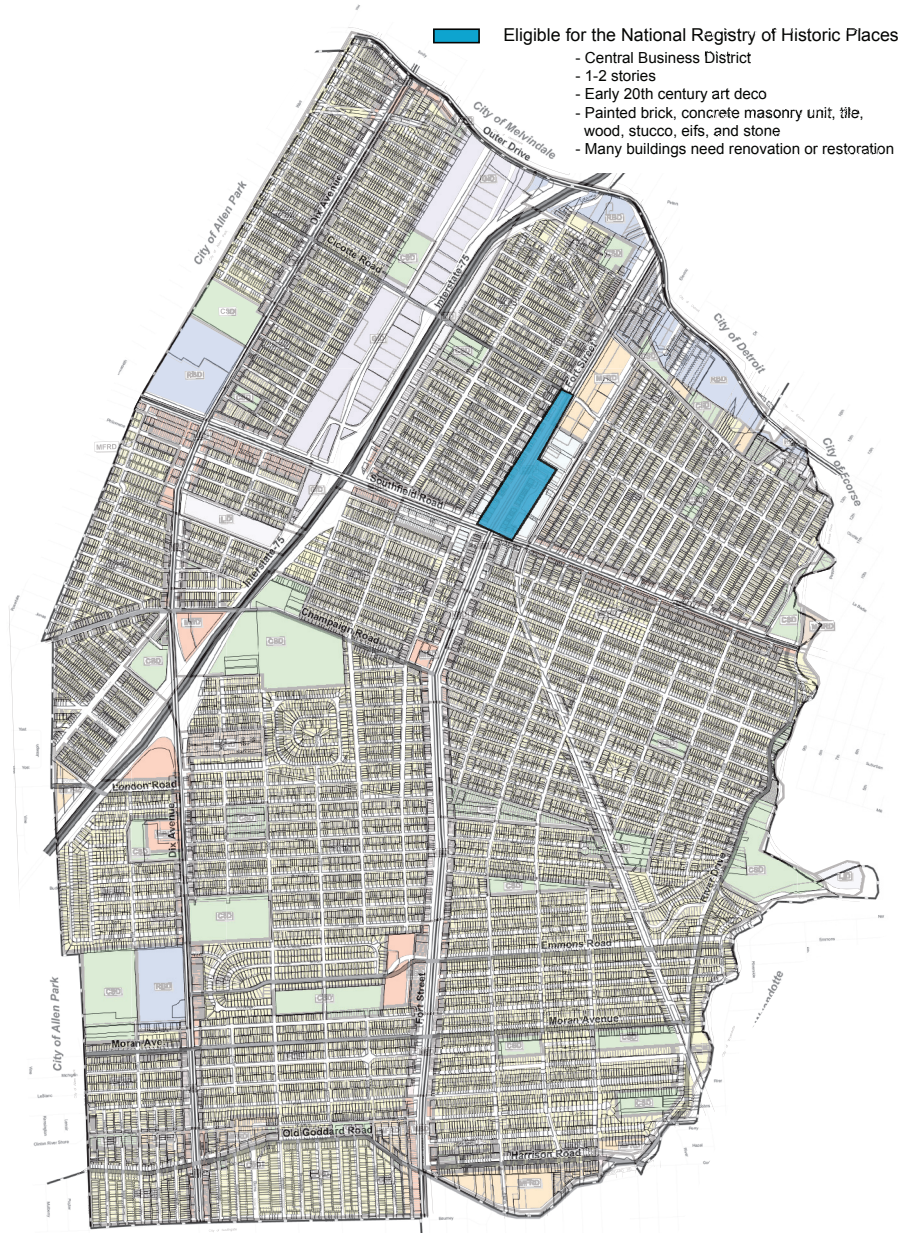
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▲ Significant Buildings

Most of the significant buildings that provide community and public centers are located along Southfield Road and Fort Street. In addition to a guidance and community center, the city also provides a library, a senior community center and historical buildings.

Buildings Eligible for the National Registry of Historic Places
 There is a strip of buildings along Fort Street that are eligible for the National Registry of Historic Places. These buildings make up the Central Business District and were built in the early 20th century. Most of them need some minor attention, but overall they are in good condition. The architecture consists of painted brick or tile, concrete masonry units, wood, stucco, EIFS, and stone.



^ Environment

Lincoln Park is located within a Flood Zone, with the more frequent floods along Outer Drive. There is tree massing in some of the residential neighborhoods, as well as along the perimeter of Lincoln Park. However, Lincoln Park does not have a wide selection of tree groves within their parks.

