

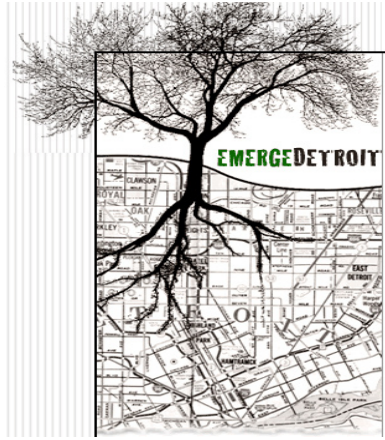


## Reusing Infrastructure, Retaining Talent

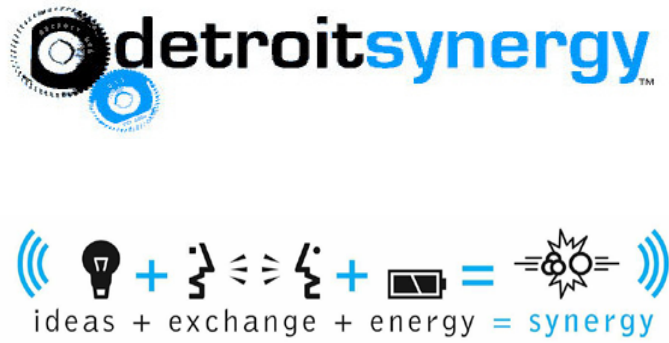
Metro Detroit and Lincoln Park are filled with vacant properties and buildings. Unfortunately, many residents focus on the negatives of these vacant properties rather than the unique opportunities that they provide. While many other urban and suburban areas are built out and will struggle to adapt to changing times, Detroit and its surrounding area has the ability to learn from its mistakes and carefully plan the reuse of its historic structures as well as the proper in fill of its vacant lots.

Along with the issue of the proper use of these lots and structures, the Metro Detroit area must also deal with the stereotypes placed on it by years of sitting idle without growth. Studies have shown that many of the local youth who graduate from Metro Detroit colleges and universities see a greater opportunity to succeed in other cities.<sup>1</sup>

The City of Lincoln Park has a unique opportunity to address both of these issues with the rehabilitation of the Mellus Newspaper Building.



Providing Opportunities  
Lincoln Park Young Professionals



Lincoln Park's Comprehensive Plan talks extensively about attracting young families. Many of the young people Lincoln Park is looking to attract already reside in the area. They simply need to be provided with opportunities to stay and be successful. With the introduction of an organization that provides potential young business owners with networking opportunities, the resources they need to get started, as well as the continuing education and support necessary to become successful, Lincoln Park can become a place where 18-35 year olds can start and eventually grow their businesses.



### Space Planning

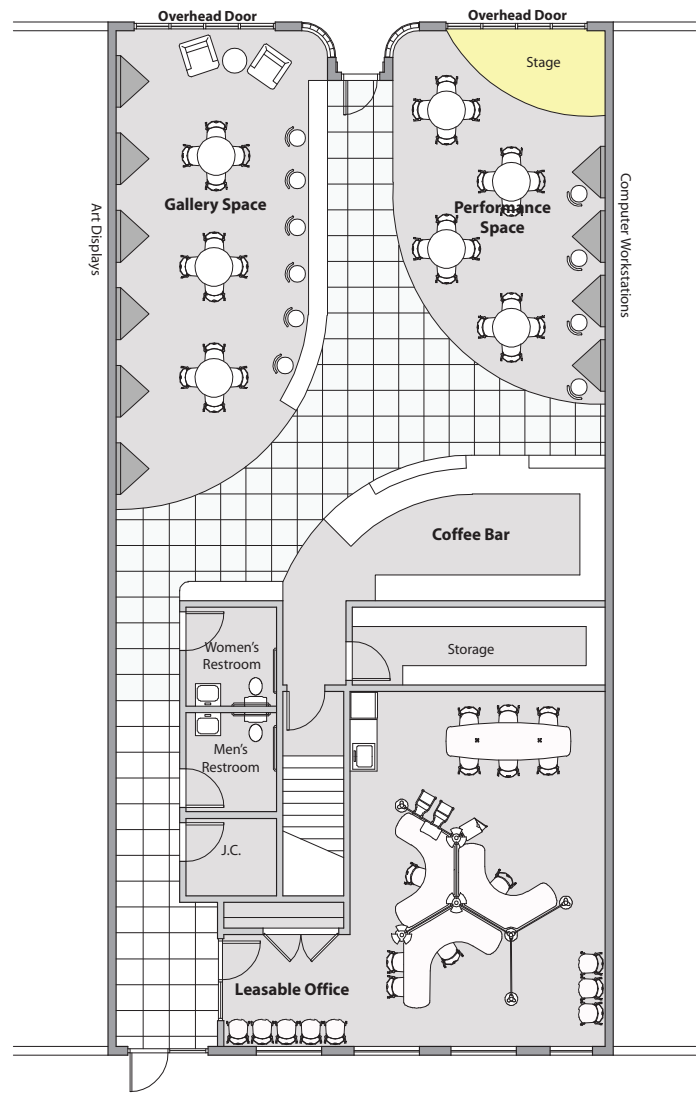


#### 3 MAJOR PROGRAM SPACES:

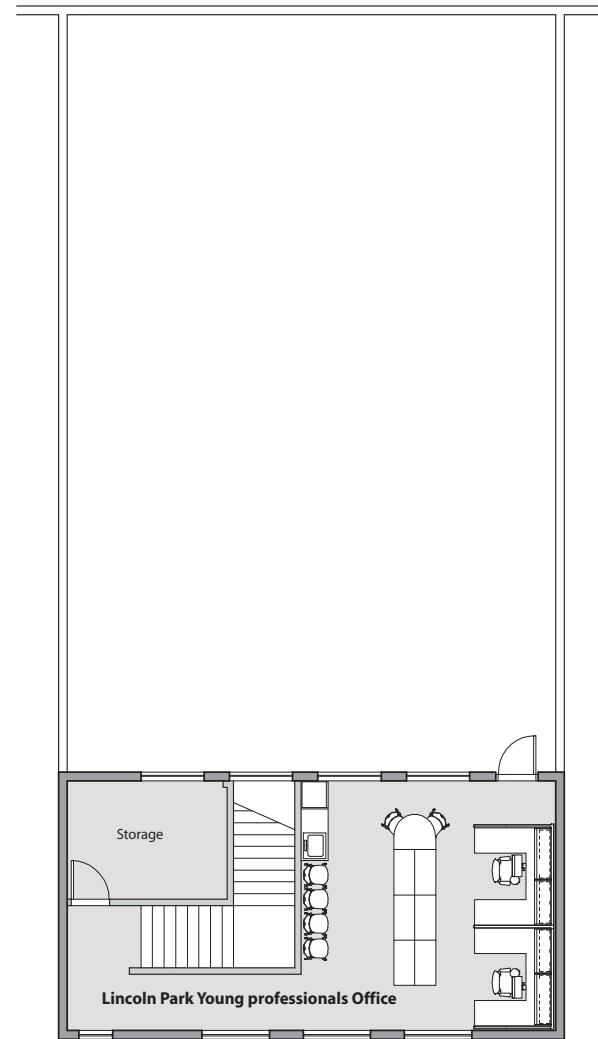
- 1) PUBLIC SPACE / STREET SIDE OF BUILDING
- 2) BUSINESS INCUBATOR / FACING PARKING IN REAR
- 3) YOUNG PROFESSIONAL ORGANIZATION OFFICES / UPSTAIRS

The public space located along the current front of the building can host art displays, book readings, performances, and networking events. Sidewalk space and space reclaimed from the road can be used as spill out space bringing the activity to Lincoln Park's main street.

The business incubator in the back brings a new interest to the area between Electric and Victoria Avenue, which can contribute to the rehabilitation of the expansive parking area and run down lots between the business strip and the residential neighborhoods. Easy access is provided to the neighborhoods making the two sided plan a model for neighboring buildings. The upstairs office follows continues the dual facade concept. Along with the build out of the two office spaces, reclaiming the back alley for pedestrian use can bring additional life to the area.



First Floor Plan



Second Floor Plan





Although the rehabilitation plan is heavily focused on the building itself, the site plan becomes an integral part of the projects overall success. A small outdoor gathering space (1) located in what was the parking lane is now an area for outdoor exhibitions and performances, allowing the activity to be seen by passers by. With the introduction of a separate use at the rear of the building, a pedestrian access path (2) and green space (3) are proposed along with the rehabilitation of the existing parking lot. All three proposed changes are in an effort to encourage similar developments by neighboring buildings.

