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Foreward\_1

**Foreward**

James Stevens

1\_1 | 1-13

**Group 1 Title Here**

Name1 | Name2 | Name3

2\_1 | 2-13

**Group 2 Title Here**

Name1 | Name2 | Name3

3\_1 | 3-13

**Unity in Development**

Ola Alsaidy | Rushiraj Brahmabhatt | Ryan Grabow

4\_1 | 4-13

**Center for Cultural Tourism**

Steven Adams | Zach Lahrman

5\_1 | 5-13

**Group 5 Title Here**

Name1 | Name2 | Name3

Appendix\_1 | Appendix\_5

**Appendix**

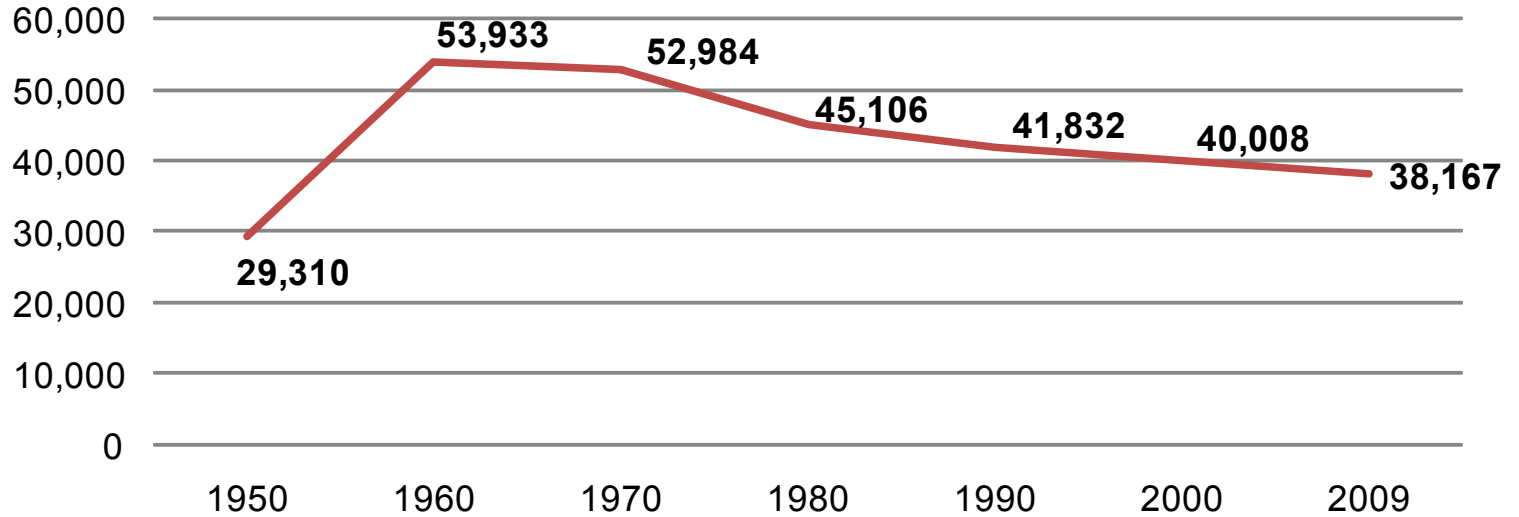


# U n i t y   i n   D e v e l o p m e n t

Social dynamics research revealed cultural diversity, population trends, and foreclosure concerns in the Lincoln Park community.

The Unity in Development proposal engages these issues by enabling community events and development projects.

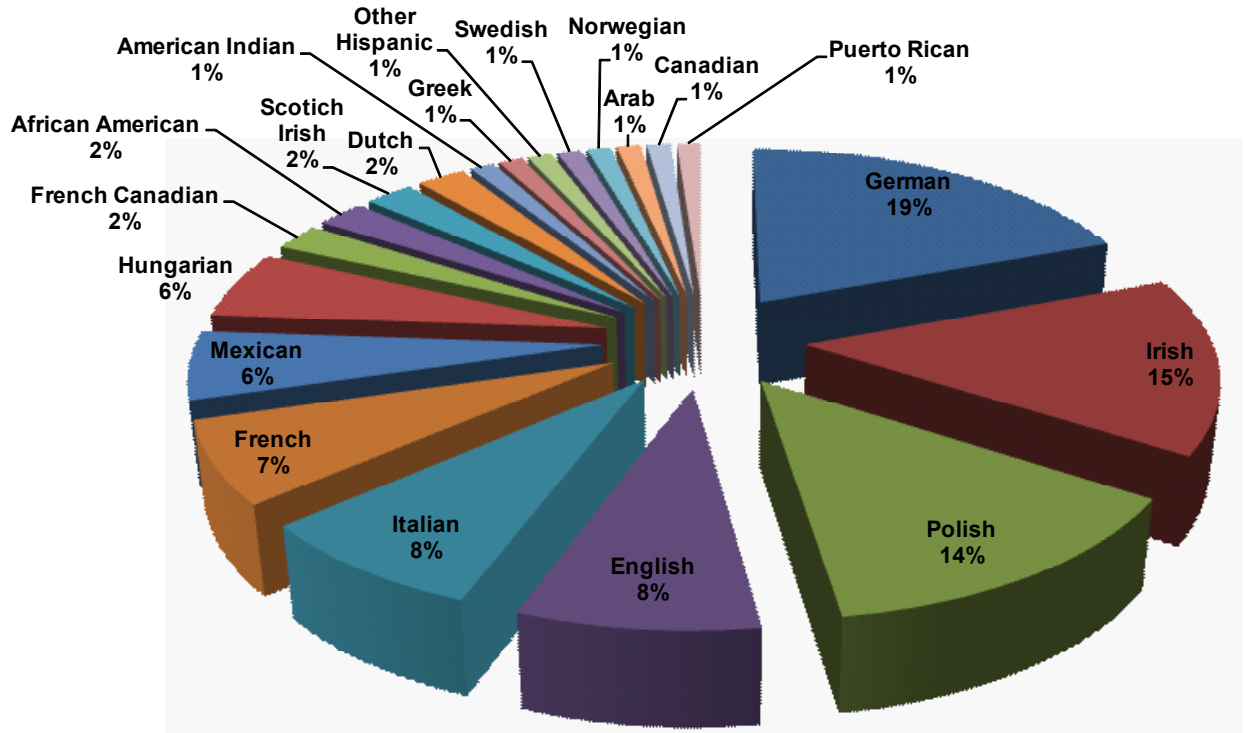
## City of Lincoln Park Total Population, 1950 to 2009



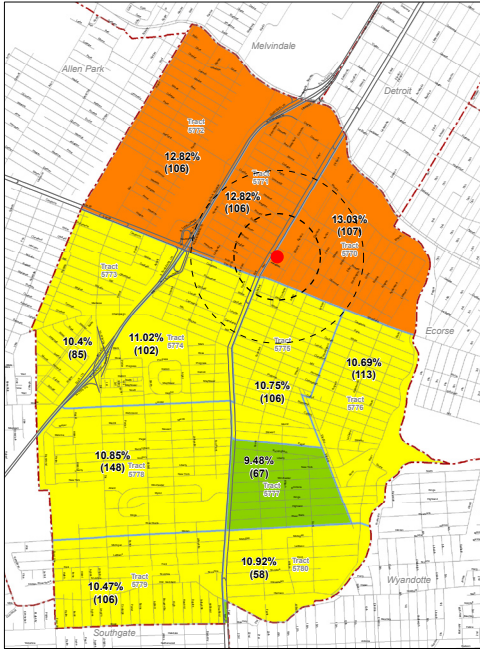
^ Population<sup>1</sup>

	LINCOLN PARK	MICHIGAN
Population, 2006 estimate	37,595	10,095,643
Population, percent change, April 1, 2000 to July 1, 2006	-6.0%	1.6%
Persons under 5 years old, percent, 2000	6.9%	6.8%
Persons under 18 years old, percent, 2000	24.3%	26.1%
Persons 65 years old and over, percent, 2000	14.1%	12.3%

Lincoln Park's overall population has been on a gradual decline since the 1960s.<sup>2</sup>

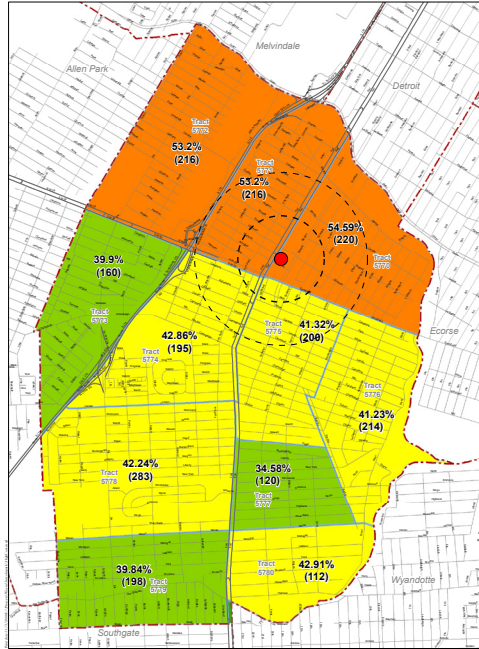


The pie chart shows that Lincoln Park has a mix of many different cultural backgrounds and communities providing an opportunity to explore a variety of diverse functions and events.



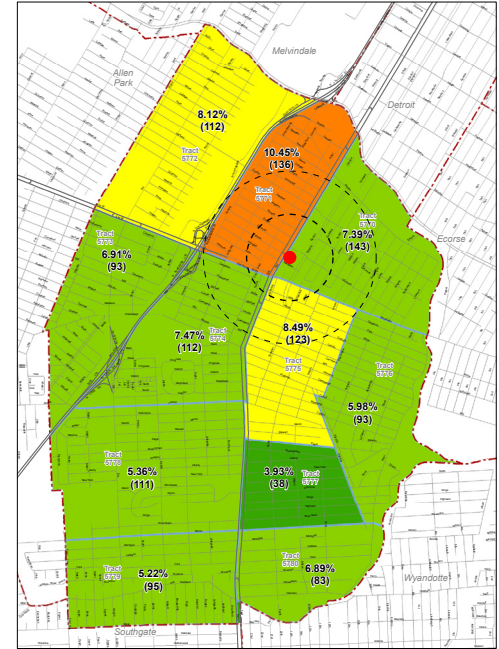
**Map 1: Foreclosure Rate**  
**Estimated Foreclosure Rate**  
**(106) Number of Foreclosures**

0% - 7.5%	12.51% - 15%
7.51% - 10%	15.01% - 25%
10.01% - 12.5%	



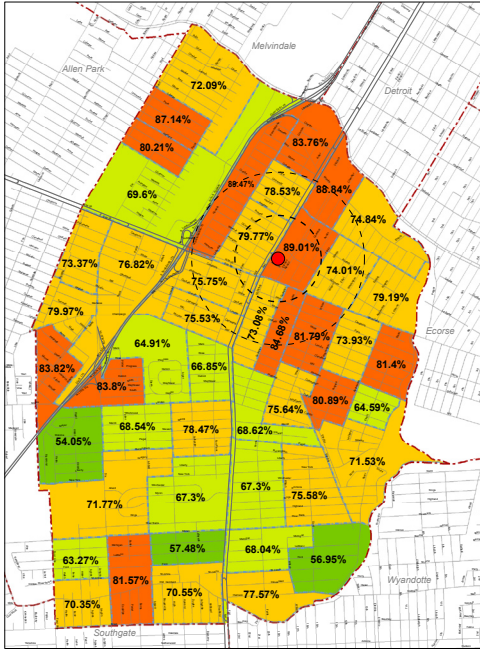
**Map 2: High Cost Loan Rate**  
**Lincoln Park, Michigan**  
**Estimated Loan Rate**

0% - 30%	50.01% - 60%
30.01% - 40%	60.01% - 100%
40.01% - 50%	

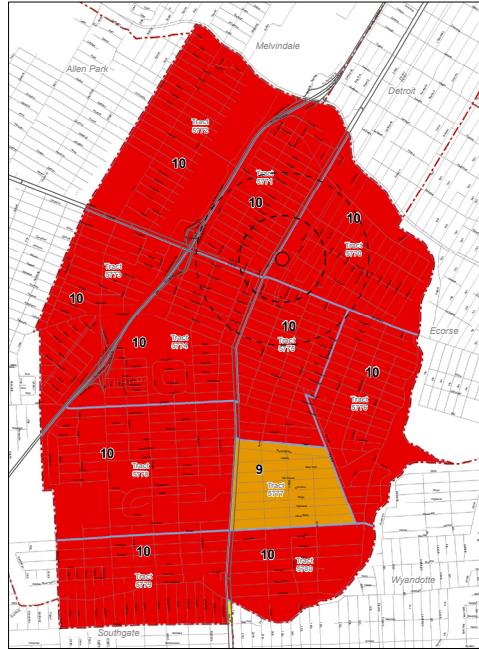
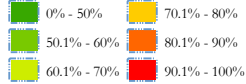


**Map 3: Residential Vacancy Rate**  
**Lincoln Park, Michigan**  
**Estimated 90-Day Vacancy Rate**  
**(136) Number of Residential Vacancies**

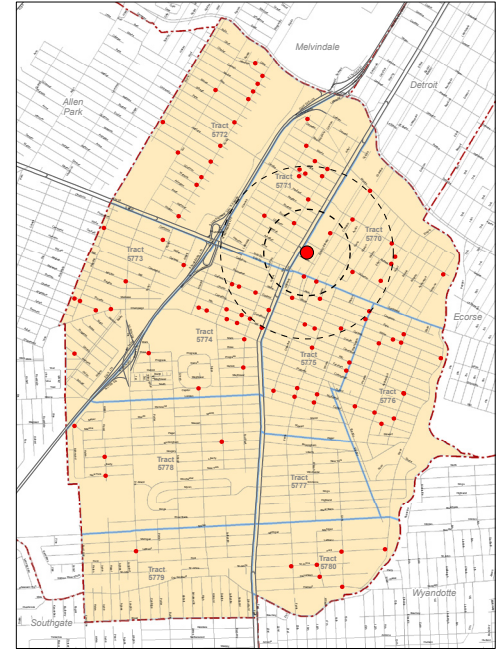
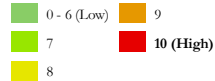
0% - 5%	1001% - 12.5%
5.01% - 7.5%	12.51% - 43.67%
7.51% - 10%	



**Map 4: Household Income  
Lincoln Park, Michigan  
Percent Less Than 120% AMI**



**Map 5: Est. Foreclosure  
Abandonment Risk  
Lincoln Park, Michigan  
Abandonment Risk Score**



**Map 6: FHA/HUD Foreclosure Locations  
Lincoln Park, Michigan** • Foreclosed Property

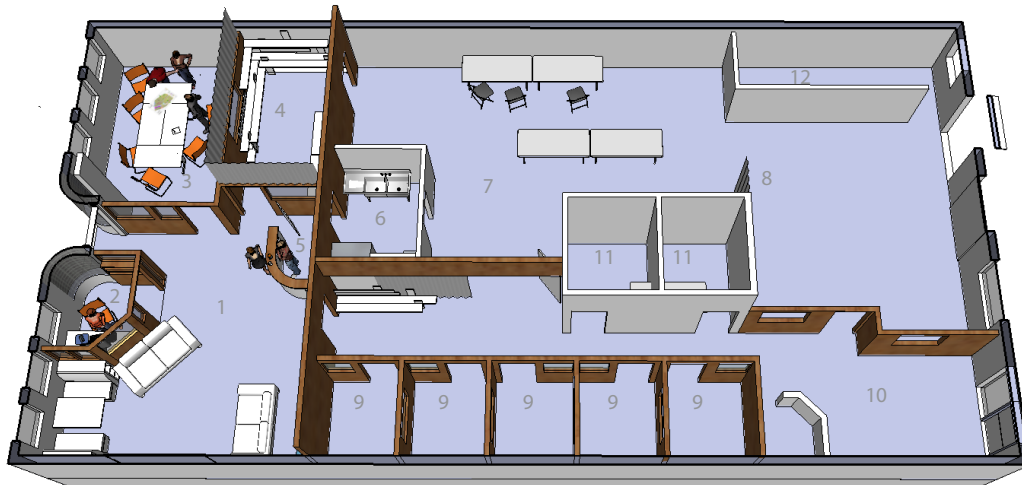
Various city maps indicate increased foreclosure risk. The vicinity of the Mellus building is commonly among the areas of highest risk.





## Unity in Development Proposal

The Unity in Development proposal positions the Mellus building to be a driving force in the physical and social development of the local community. This multifaceted role requires a flexible project capable of adapting to current projects and providing social stability.



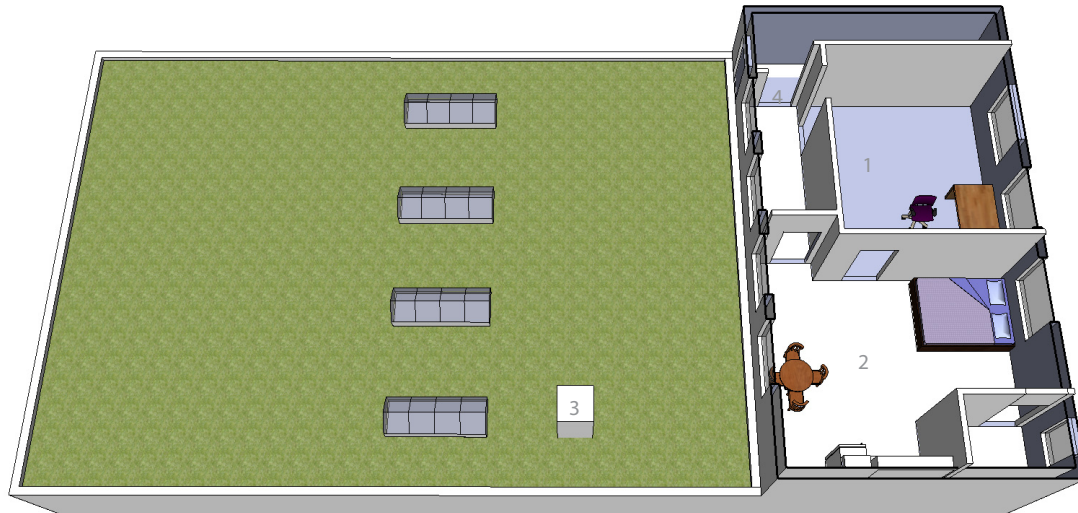
^ Floorplans

- 1 - Community Lounge
- 2 - Community Computer\*
- 3 - Meeting\*
- 4 - Document Production\*
- 5 - Coffee/Snack station\*
- 6 - Coffee/Snack backroom
- 7 - Flexible Workroom\*
- 8 - Flexible Workroom servicing park\*
- 9 - Temporary rental offices\*
- 10 - Park lobby and information
- 11 - Restrooms
- 12 - Stairs
- \* - Indicates potential income

1. The Community Lounge provides a public place where people can come inside to talk, grab a coffee, or just warm up on a winter day. 2. The Community Computer station is provided (in addition to wireless access) for short term use for the Lincoln Park community. This could potentially generate revenue, or work on a volunteer credit system to encourage volunteerism throughout the community. 3. The Meeting Room provides a low cost meeting space for the office users or the community. For

instance, a home based real estate agent may use it to meet with clients to discuss options available in the area. 4. The production workroom supplies document production for the office tenant, events, or to the public. 5. The Coffee/Snack Station provides convenience and revenue. 6. The backroom supports the coffee station and can provide limited catering support to meetings or events. 7 & 8. The Flexible Workrooms can host a variety of gatherings or projects. Sliding panels provide configuration

options. The rear windows are replaced with overhead doors allowing access for equipment, materials or crowds. 9. The offices provide development encouragement either through rental to upstarting businesses, or providing office space for events or community projects. 10. The park lobby serves the normal park entrance and the existing booth becomes an information station.

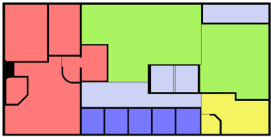
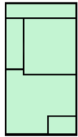


- 1 - Administrator Office
- 2 - Efficiency Suite\*
- 3 - Green Roof
- 4 -Stairs

The upper level is the administrator's suite. This live/work arrangement provides security for the park by providing some observation capacity. It promotes street life by incorporating a residence along Fort Street in a mixed-use building. The administrator uses the various spaces provided in the lower level on a daily basis; however, this office provides a stable and secure place for the overall administration of the complex.

The administrator has a multifaceted role. Functions such as grant procurement, social event planning, and facility maintenance are all hats the administrator may wear on any given day. The proposal includes enabling citizens to proactively initiate and execute projects and events. The apartment provides an incentive to attract talent. If the primary administrator lives locally, the efficiency apartment may be used to attract interns or be used as a means of income from exhibitors.

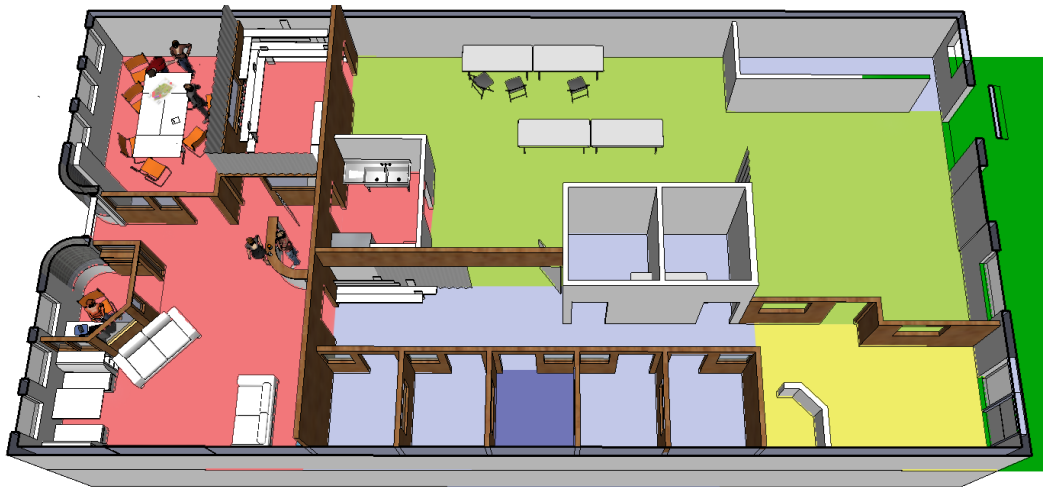
- Community Lounge
- Temporary / Rental Offices
- Flexible space
- Event information
- Administration suite



^ Building use



The lounge area is a multi-use public area providing social and business interaction. Assuming significant portions of the partitions are minimally damaged, the historical character of the front end of the building can be preserved while providing various services to the central business district of Lincoln Park.



Bill comes to the Mellus Building and tells the administrator, Alice, that he wants to build a gazebo.

Alice assigns Bill a temporary office to use for the project.

Alice arranges Bill to meet with Paul the planner to review the proposal.

Eddie the engineer, who donates 1 Saturday a month to community projects, reviews the plans and helps Bill prepare submittals.

Bill coordinates a community yard sale and auction in the park where the proceeds goes towards gazebo materials.

Fliers are produced for distribution to the community

The event is advertised in the Community Lounge to help build a volunteer construction team.

To explain the role of the Mellus Building in promoting grassroots based community development, a short timeline example of Bill the Boy Scout that wants to build a Gazebo for his Eagle Scout project is given.

Chuck the carpenter gives construction and safety training in the workroom.

Supplies are collected and preparations are made in the park side of the work room.

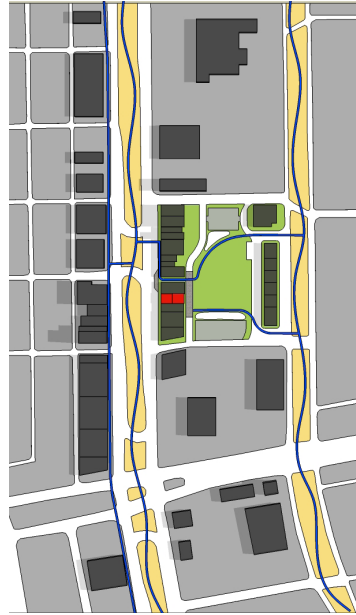
The coffee station provides lunch for the volunteers. Snacks and refreshments are available at the info desk.

Lincoln Park is enriched both physically and socially by it's new community built gazebo.

phase 1



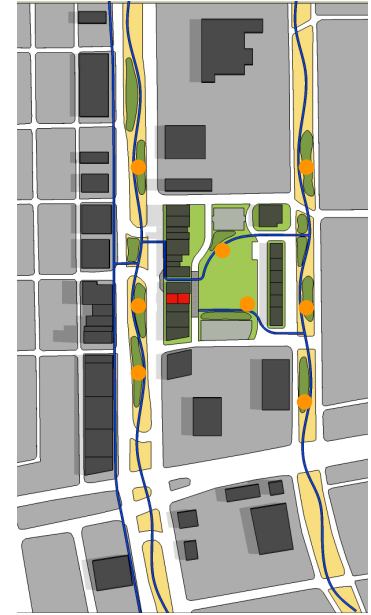
phase 2



phase 3



phase 4

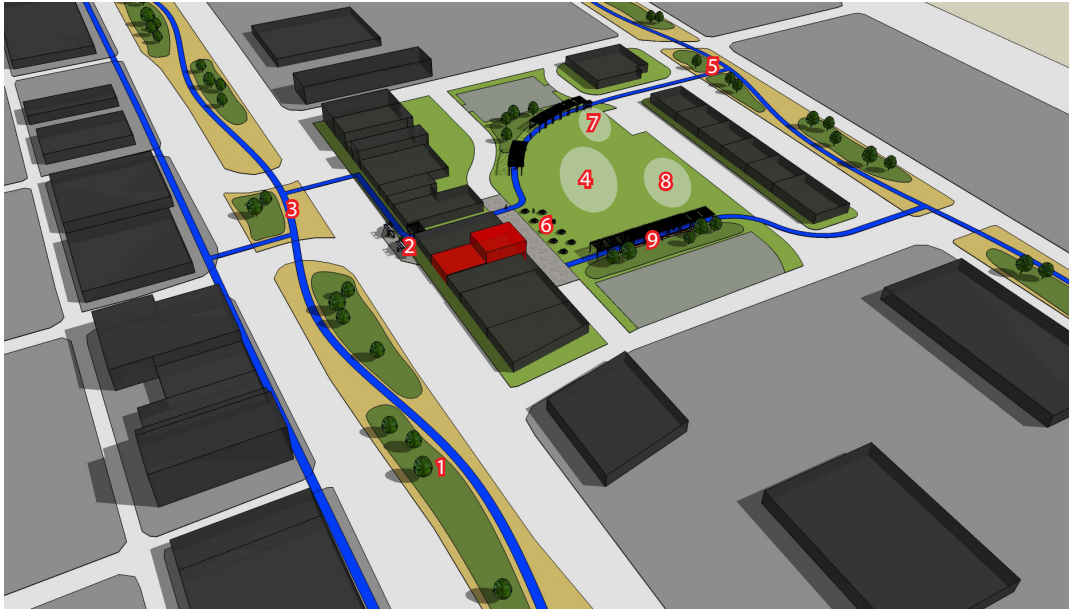


^ Site plan

This proposal bridges the gap between Fort Street and Electric Ave. visually and physically by making it more pedestrian friendly. The medians are approximately 70 feet and 60 feet wide. Bike paths are proposed in the median on Fort Street as it has commercial strips and heavy vehicular movement on either sides. A pedestrian/bike trail is proposed in the median on Electric Avenue as well. 2. The two medians can now be given more functional context

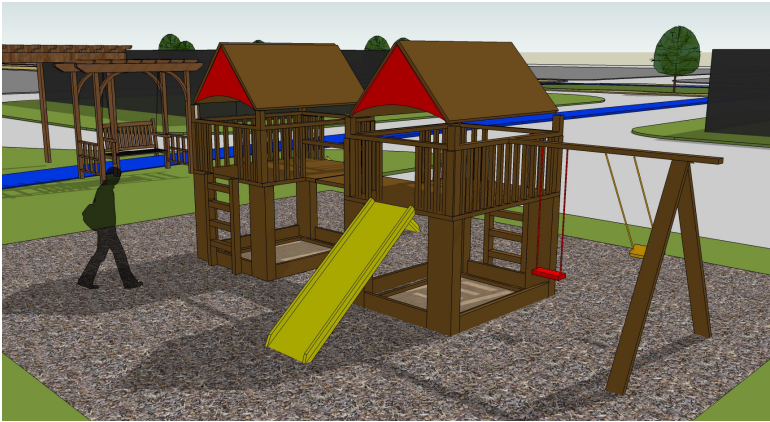
to the available space. A human scale can be developed through a variety of nodes through the strip. 3. The space behind the building (450x260 ft) is divided as multi-functional event space like an exhibition area, open air theatre, open air cinema, space for wedding, ground for children etc. The building is an age old structure depicting the culture and history of the area. As the rest of the site is promoted to be beneficial to the whole of the community rather

than one particular business, the building promotes itself to be the main administration office for these events. 4. To further bridge the gap, 'nodes' are provided along the bike/pedestrian path hosting functions like a BBQ station, garden, gazebo, drinking water fountain etc. Such nodes will be encouraged to be developed through grassroots community development and the building can serve as the administration center to promote these nodes.



- 1 - Trees & Shrubs
- 2 - Bus Stop
- 3 - Bike & Pedestrian Paths
- 4 - Play field
- 5 - Gazebo
- 6 - Eating Area
- 7 - Playground
- 8 - BBQ Station
- 9 - Trellis & Benches

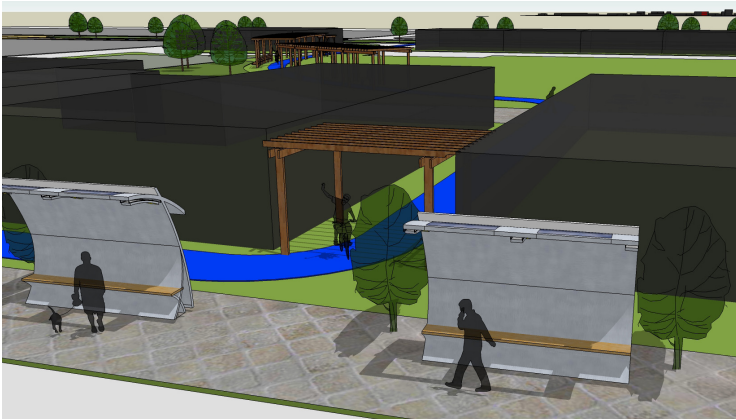
The rehabilitation of the site around the Mellus Building aims to take advantage of the wasted space and create opportunities for community space. The proposal to add the bike paths and landscaping is an attempt to cure the problem with an efficient and inexpensive solution that benefits the community surrounding the Mellus building as well as providing room for future development.



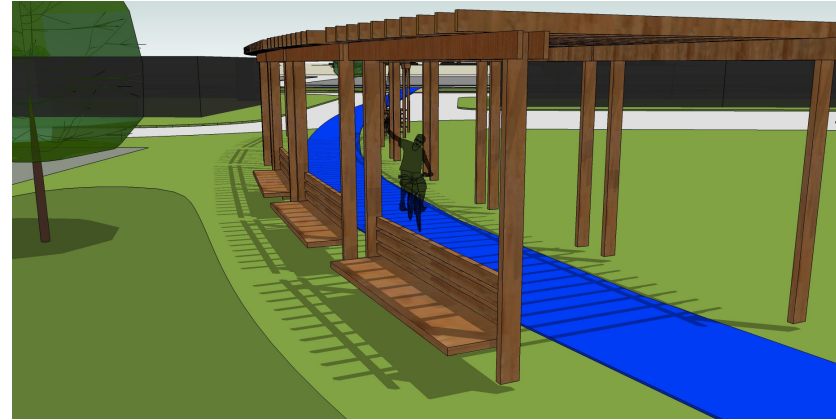
^ Nodes



The nodes proposed here are intended to provide the residents near the Mellus building outdoor spaces and activities in the hopes of bringing a sense of community to the area. The nodes on the block between Fort Street and Electric Avenue act as outdoor seating areas and a children's playground.



^Nodes



The nodes here are created along the bike and pedestrian paths. A bus stop is proposed in the alley which links the back of the complex to the front of Fort Street. Trellises are proposed to provide temporary shelter from the elements which allow for further activities to take place by acting as exhibit shelters.



^ Activities

The images above are representations of the different activities which take place in the proposed bike path in the median. The first image shows a secured bike path in the median with vehicular movement on both sides. The second and the third image show a gazebo and a drinking water fountain which will be used as one of the nodes in the path through the city to serve bikers and pedestrians.



^Activities

Lincoln Park plays host to a lot of mixed communities; there is a need to promote all the different communal and cultural activities. The above images show a representation of community activities which will take place in the event space. The first two images show an open air exhibition area encouraging a festive spirit amongst the neighborhoods. The third image shows a community gathering and an open air theater, the last image is an eating area.

# Unity in Development

## Notes

p.0\_23 Fedstats. "Lincoln Park (city) MapStats from FedStats." <http://www.fedstats.gov/qf/states/26/2647800.html> (accessed April 26, 2009)

p.0\_24 Chegash, Dennis J. 2007 Comprehensive Development Plan. Lincoln Park, MI: City of Lincoln Park Building and Engineering Department, 2007.

p.0\_25, 26, 27 ePodunk, "Lincoln Park, MI Ancestry & Family History." ePodunk. <http://www.epodunk.com/cgi-bin/genealogyInfo.php?locIndex=21939> (accessed April 26, 2009)

## Image Credit

p.0\_26 Chegash, Dennis J. 2007 Comprehensive Development Plan. Lincoln Park, MI: City of Lincoln Park Building and Engineering Department, 2007.

p.0\_27 Images adapted from Chegash, Dennis J. 2007 Comprehensive Development Plan. Lincoln Park, MI: City of Lincoln Park Building and Engineering Department, 2007.

p.3\_4 Lynch-Wilson, Leslie

p.3\_10 NYC Bike Maps. <http://www.nycbikemaps.com/wp-content/uploads/2007/08/Ocean-Parkway-Bike-Path-4.jpg>.

p.3\_10 M&M Timber. <http://www.mmtimber.co.uk/images/gazebo.jpg>.

p.3\_10 Municipality of Aerodrom. <http://www.aerodrom.gov.mk/admin/images/00%202009/1602/cesma.jpg>.

p.3\_11 Talbot Street Art Fair. [http://www.talbotstreet.org/images/600\\_P6110050.JPG](http://www.talbotstreet.org/images/600_P6110050.JPG)

p.3\_11 <http://z.about.com/d/goindia/1/0/2/4/-/-/kalaghoda.jpg>.

p.3\_11 Beach Hut Media. [http://www.beachhutmedia.com.au/images\\_news/coffs\\_cinema\\_4.jpg](http://www.beachhutmedia.com.au/images_news/coffs_cinema_4.jpg).

p.3\_11 The New York Times. <http://graphics8.nytimes.com/images/2008/07/09/travel/09frugal533-3.jpg>.