

LINCOLN PARK

A Collection of Proposals Addressing the Image of a City



Table of Contents

Foreward .1

Foreward

James Stevens

0.1 | 0.9

Morphological Dimension

Research

0.11 | 0.21

Functional Dimension

0.23 | 0.31

Social Dimension

0.33 | 0.43

Perceptual and Visual Dimension

0.45

History and Documentation

1.1 | 1.9

Proposal

Patchwork Harvest

Lauren Opalewski | Lindsey Pickornik | Laura Roberts

2.1 | 2.11

Proposal

Reusing Infrastructure, Retaining Talent

Donald Duggar | Misty Cooper | Shane Hernandez

3.1 | 3.5

Proposal

Unity in Development

Ola Alsaidy | Rushiraj Brahmhatt | Ryan Grabow

4.1 | 4.15

Proposal

Center for Cultural Tourism

Steven Adams | Zachary Lahrman

5.1 | 5.10

Proposal

Neighbors Helping Neighbors:

STEPS FOR BUILDING , COMMUNITY PRIDE, AWARENESS & ACTION

Shane Burley | Kevin Crosby | Sara Tripp-Brahimllari

Appendix .1 | Appendix .5

Appendix

Foreward

By James Stevens

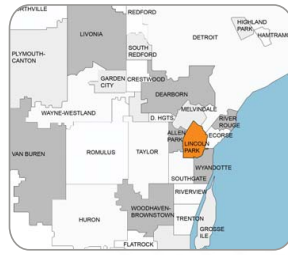
Use Chicago Style Notes, with inline superscript numbers to match the numbers here Last, First and Last First. *Book title*. City: Publisher. Year., p. #Novisque in duci pra perum, no. Opion inteatum orum, cum inihilius, co pri fenatus avestem terbem duconst iquostem inatus comnesilis. Um egiliciam erem musa clem morte fin Ita rebunte ius, nihilin tilint. Agilius sunum moverem nossa dit, Catis sultuda ctores diciae acreis auc oraed mod dent. Quo ine convoli cisquis. Li, veheben dionsilista, ommovehem haed Catus, dientrime ac renium aut vicae qui patum ina, nosteres satus ipse ponem, mis forae tum diens nonlostis molus im aus auteres culto ina, iam ma, mo vissolus crem fit; inam, consum ceper loculiam. et vidierf iricae noruraris, ma, iliae, dem conondam tam consus silnerunum. Fex nostus fordiena, quem mo constam intiam maci ipie faut noveniricis, ne aut que consus furei fore demuntre consimihilla cultortiaet pulvid muscentides hos re, nonfico maionerorum porei iam pra con se peressi maximum videess imilibus hocciem in audes C. Udetium, que cae orudeo, vit pra nossice ropublina

Novesteressil hil utere, Catrum la patum opor quium denatis ex menatili patatius cortimei ia? Irid mus tuam publius etiae re ego parios es int videm publiniam, quam dienitum ina des, ninpra? Natis mor atuid cote, estrum hostius bondam re tala me nos nortium in diis hili sum ute, que faci popublicus M. Astrum. Fuli pore ari, opondio runihica auciem sa virio iam, consil unt. Gra? Ucientem ego tantem. Quam dum serriocus se, quod prario utem diente, nos con sendam talaressen venario runtermis habem hebes! Si pri, Patuam avolutere reste prei consularbit, neque pesitid istiae abulerf ensceps, inte avertuus, cesil con sed aucta inatia conum haelus hocruro Catimium acchum diis sum et orte, quemo Cupplicies senduc vir que et videsse nitantem, miur. Habefex nontus oca; imenatuame ad mum sultume detodicas iac re, essicam es ina Sen hos remus re consimus C. Tordi peris C. culessimod isulicaed inpre fui senatuit, didicienius vistius enente ac mandemus, nes obsendeffre men tum det vid aut et, vit. Quam nontem hortiam firmihil vis, con sentrum, nos fuidet dioncum se publintis horei sicaventre, Cat, sen si peritiam adet res menatum etorterem

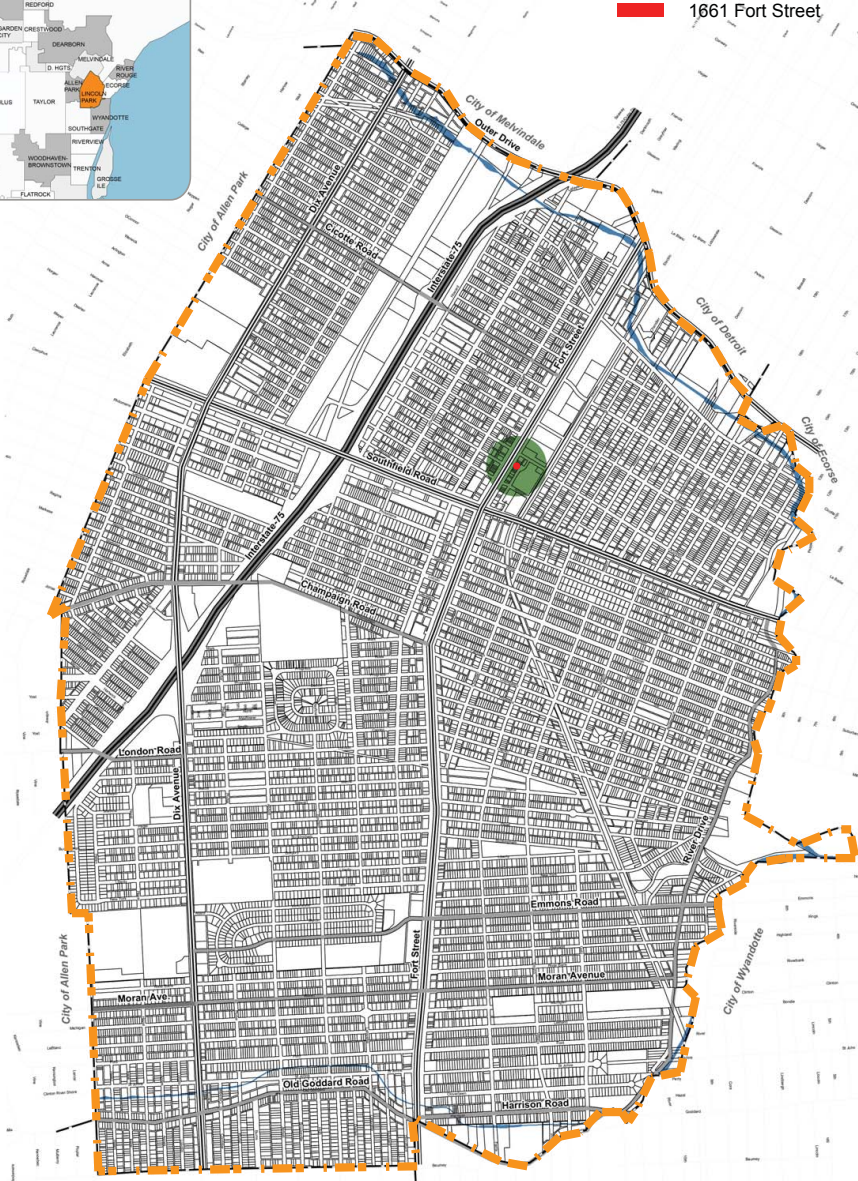
Morphological Dimension



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 of Lincoln Park.



- 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.

^ 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.

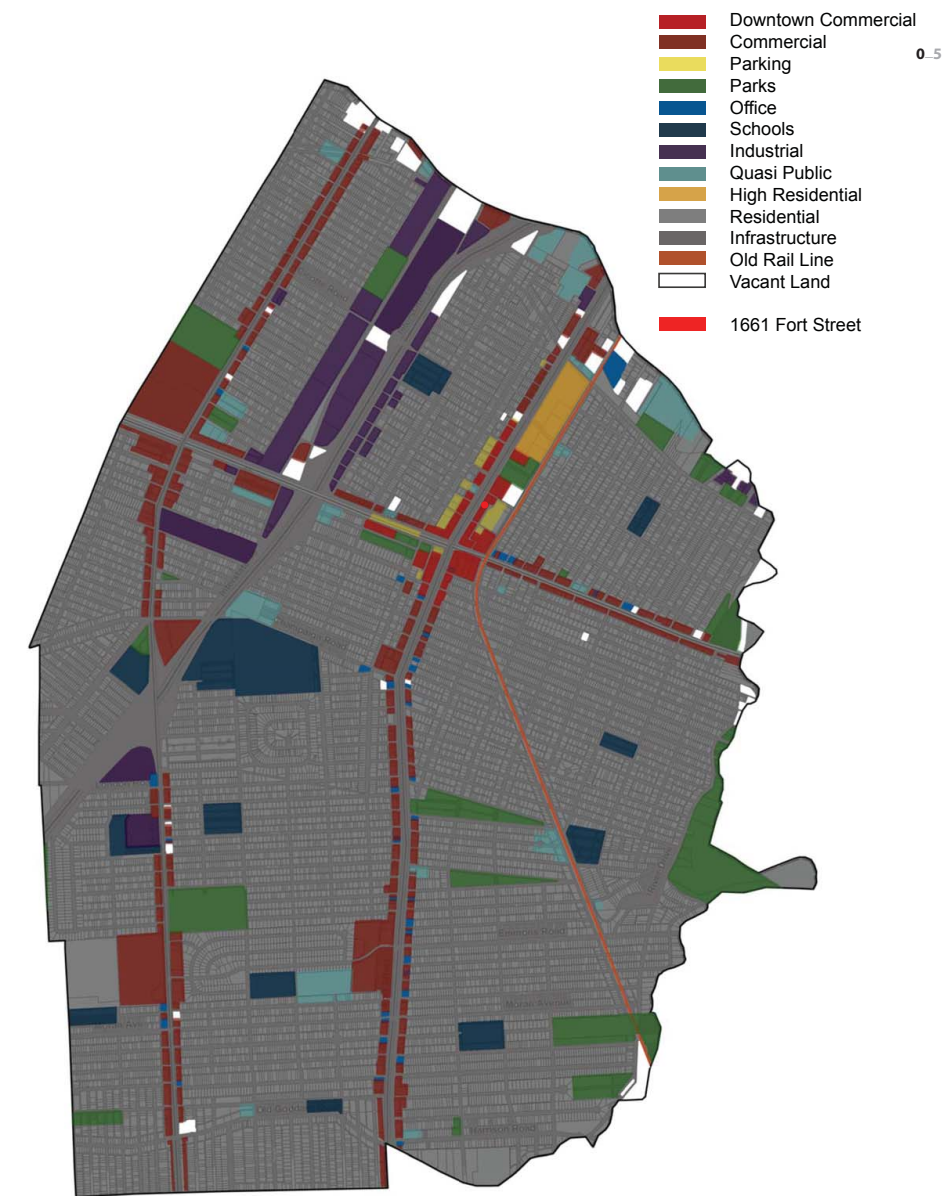
- Vacant Land
- Buildings
- Infrastructure
- 1661 Fort Street



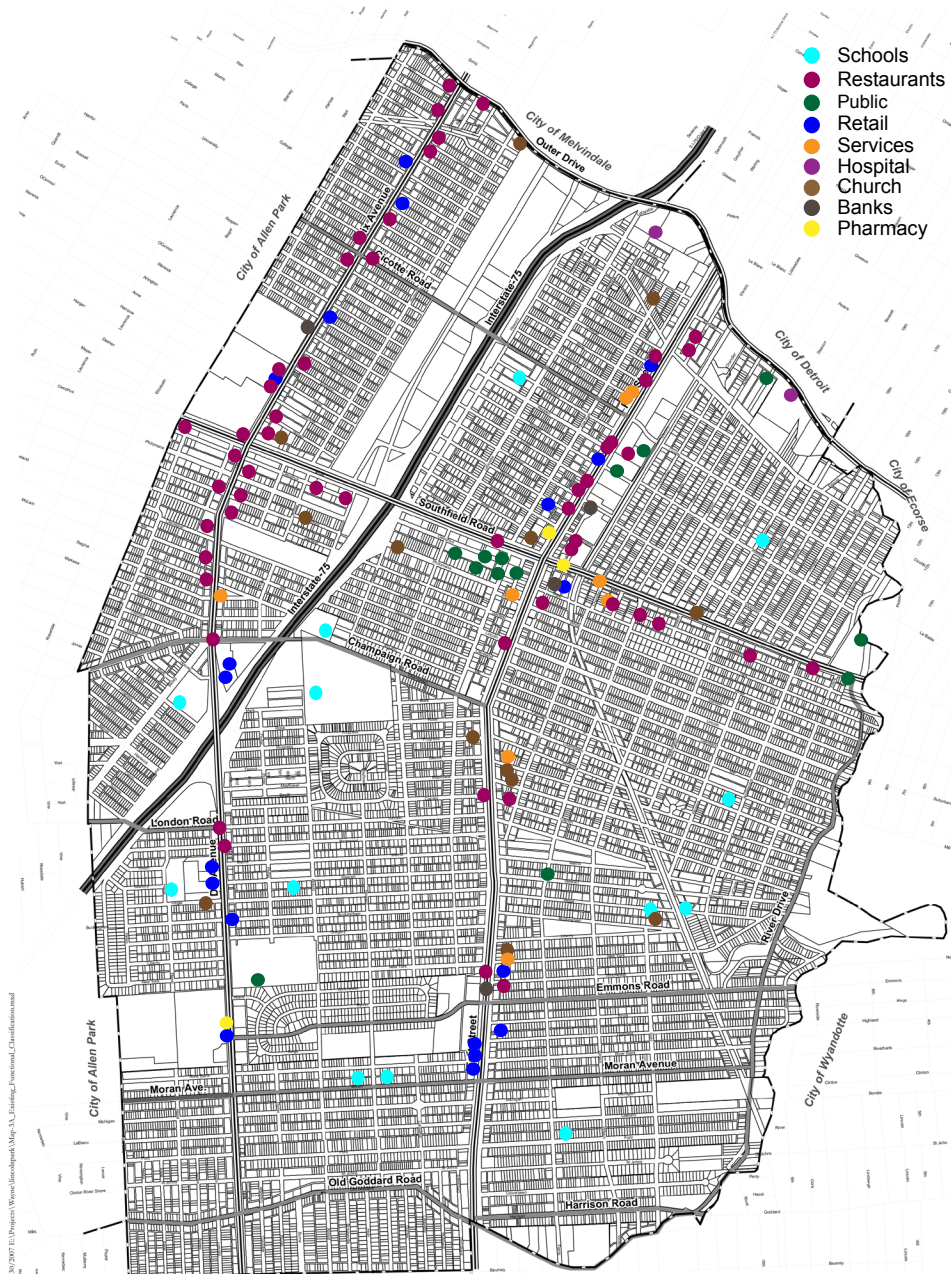
^ Density: Maintained vs. Non-maintained Open Space
 Lincoln Park maintains the rest of its vacant land and devotes it to city parking uses, as well as parks and green space. The abundance of parking in the central business district will create opportunities for a new function to exist in and blend functionally with the exiting 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.



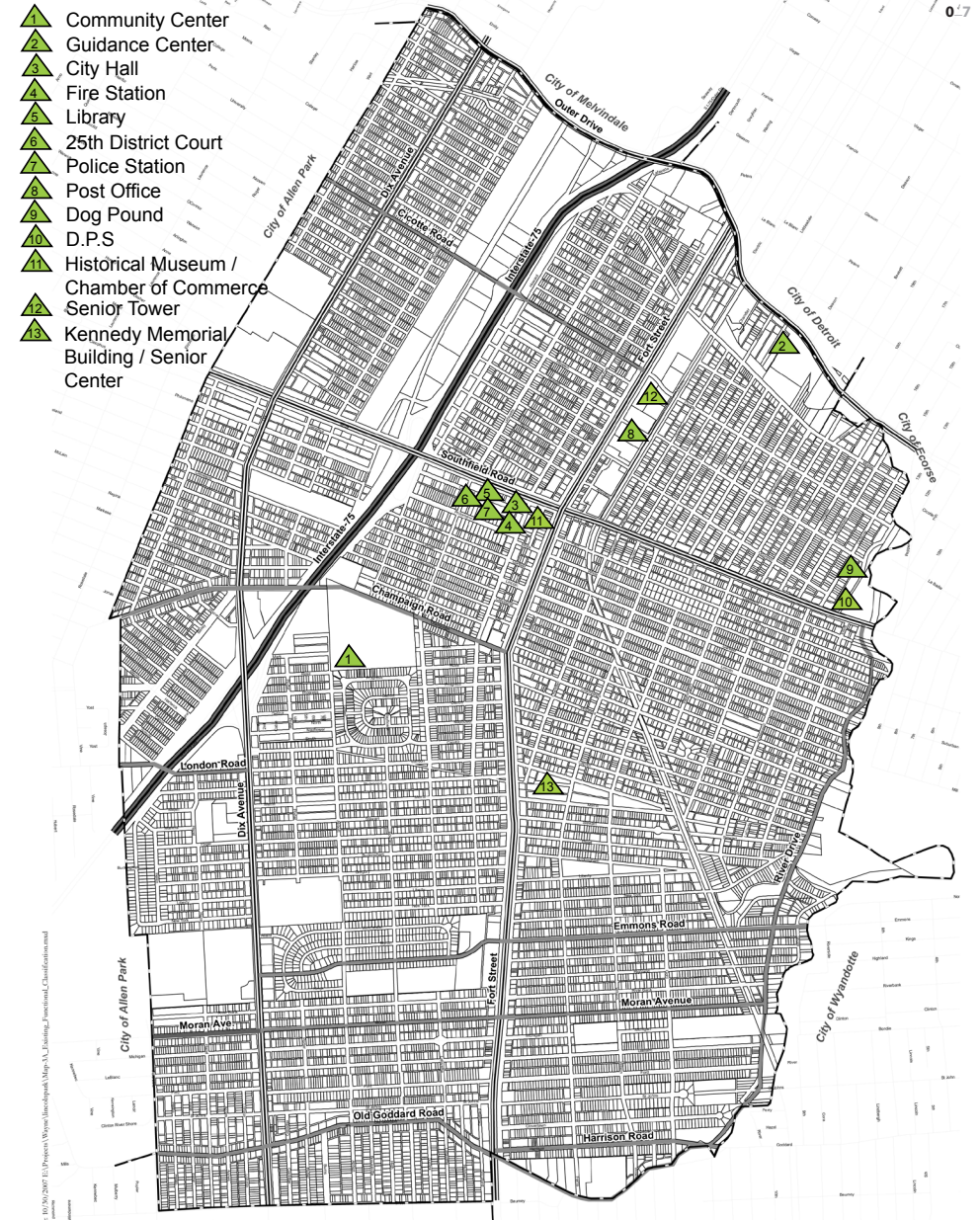
^ Density: Defined
 Defined building uses in Lincoln Park are spread out in the city as well. Commercial uses can be found most prevalently along the main thoroughfares (Southfield Road, Fort Street, and Dix Avenue). The main industrial center exists along I-75. Schools, churches, and parks and green 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.



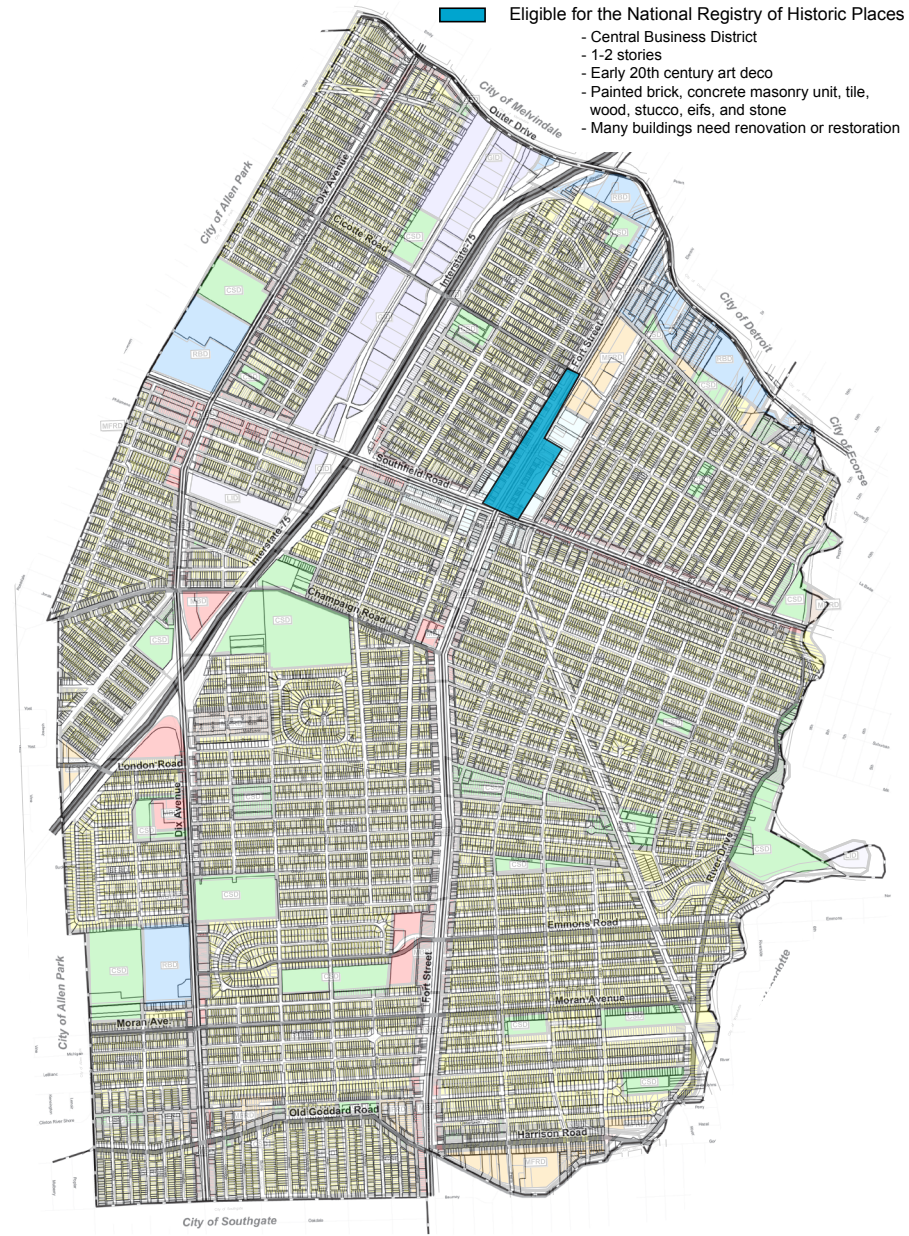
▲ Density: Building Types
 Most of the retail and other amenity type buildings are gathered along Southfield Road, Fort Street, and Dix Avenue. There is a surplus of restaurants at the intersections of Southfield Road. Schools and churches are spread through Lincoln Park. The majority of public and government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



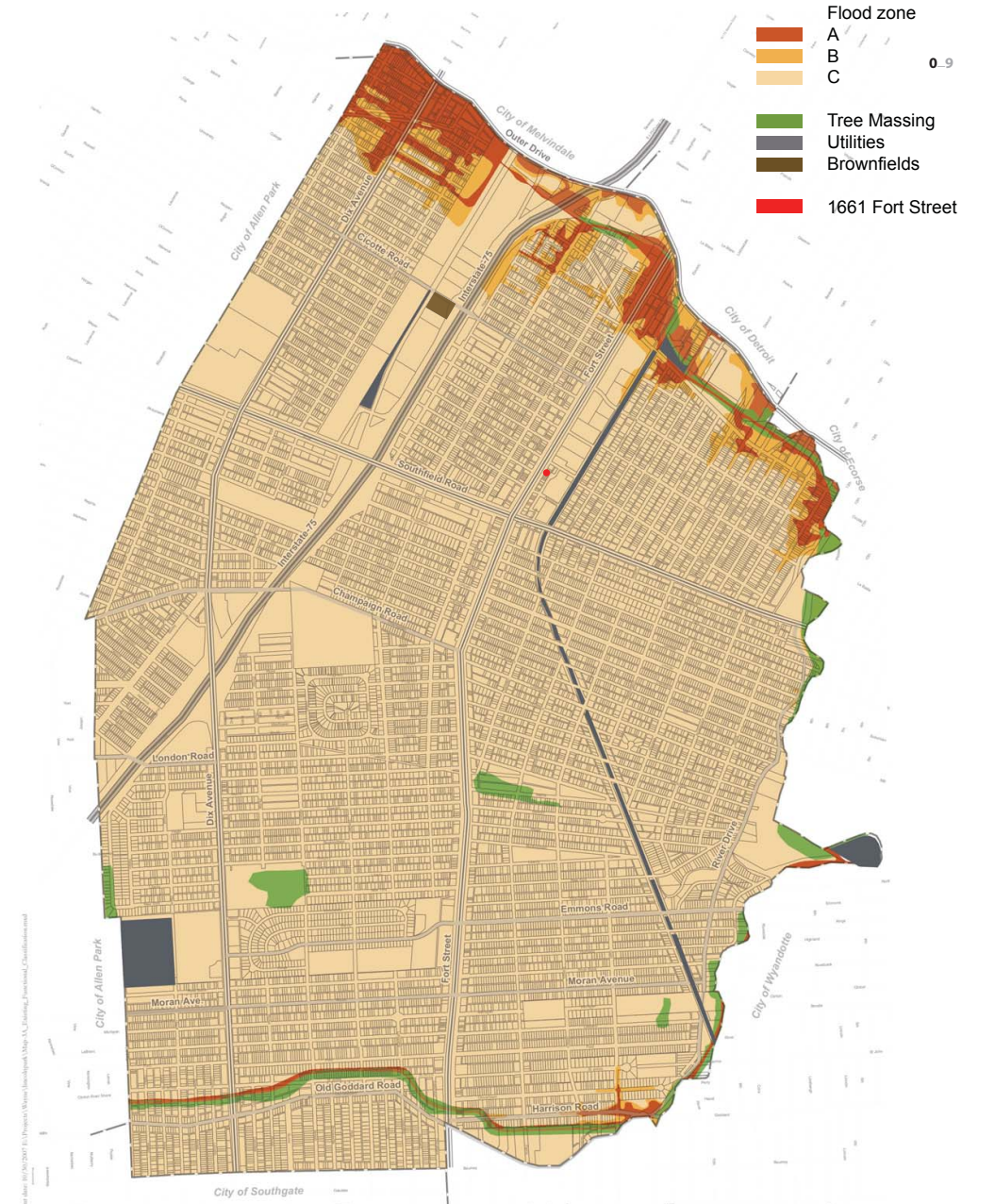
▲ Significant Buildings
 Most of the significant buildings that provide community and public centers are located along Southfield and Fort Streets. Provided is a library, historical building, senior community center, in addition to a guidance and community center.

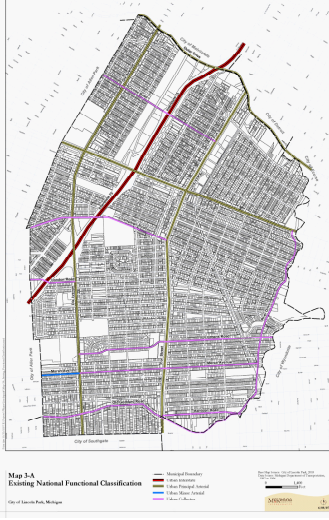


^ Buildings Eligible for the National Registry of Historic Places
 There is a strip of buildings along Fort Street that are eligible for the National Registry of Historic Places. These buildings make up the Central Business District and were built in the early 20th century. Most of them need some minor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

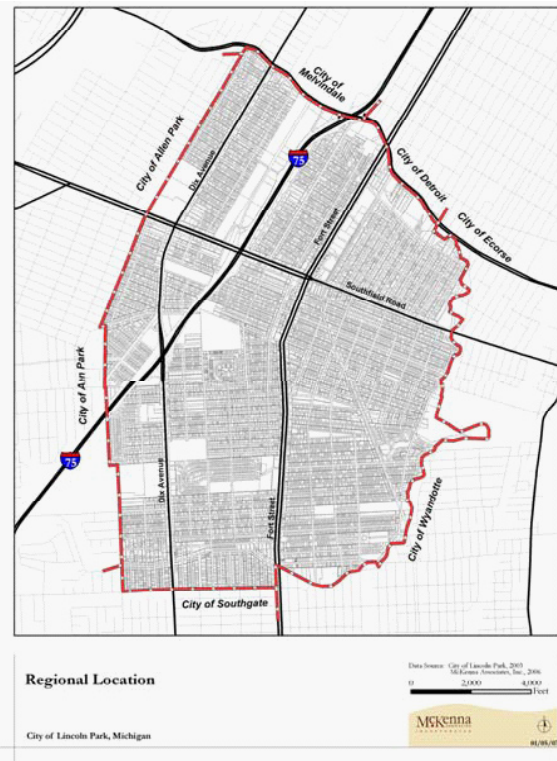


^ Environment
 Lincoln Park is located within a Flood Zone, with the more frequent floods along Outer Drive. There is tree massing in some of the residential neighborhoods, as well as along the perimeter of Lincoln Park. However, Lincoln Park does not have a wide selection of tree groves within their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





Reusing Infrastructure,
Retaining Talent
Functional Dimension

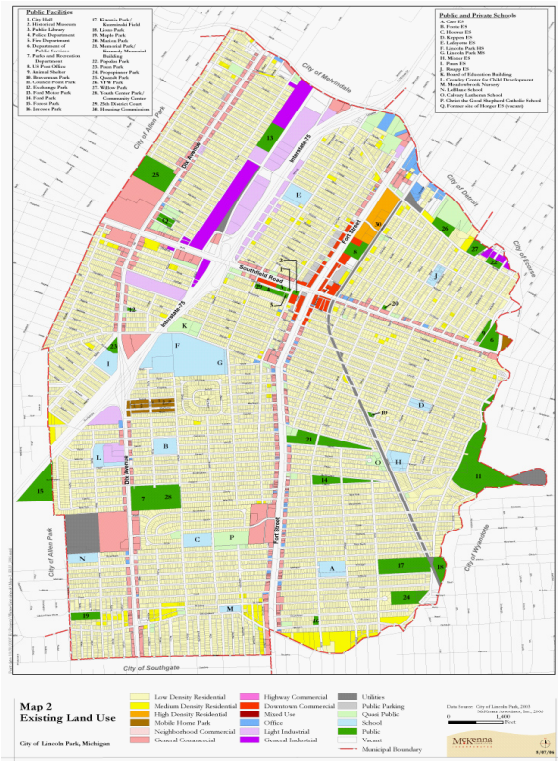


Regional Concerns

The 2007 Comprehensive Plan determined that there are no major land use conflicts between Lincoln Park and its neighboring cities

The plan listed the following as its regional goals:
-Protecting Neighborhoods and maintain the long term viability and appearance of the commercial corridors

- Attract and keep working families
- Address the changing needs of the cities residents



Existing Zoning and Land Use

Practically all land in Lincoln Park is developed, although the City is not completely saturated, as densities could be much higher.

Future land use policies should focus on maintaining and improving the quality of existing uses while encouraging proper redevelopment of vacant sites.

NAICS Industry Code	Industry Code Description	Number of Establishments	Number of Establishments by Number of Employees					
			1-4	5-9	10-19	20-49	50+	
44----	TOTAL RETAIL TRADE	148	67	35	26	15	5	
441120	Used Car Dealers	3	2	1	-	-	-	
4413--	Automotive Parts, Accessories, and Tire Stores	12 (8%)	2	3	4	3	-	
442110	Furniture Stores	4	1	2	1	-	-	
443111	Household Appliance Stores	2	1	1	-	-	-	
443112	Radio, Television, and Other Electronics Stores	7	5	-	2	-	-	
443120	Computer and Software Stores	1	-	1	-	-	-	
444110	Home Centers	1	1	-	-	-	-	
444130	Hardware Stores	2	1	-	-	1	-	
444190	Other Building Material Dealers	3	1	1	1	-	-	
445110	Supermarkets & Other Grocery (except Convenience) Stores	14 (9.5%)	5	3	1	2	3	
445120	Convenience Stores	9	6	-	3	-	-	
445291	Baked Goods Stores	1	1	-	-	-	-	
445292	Confectionery and Nut Stores	2	2	-	-	-	-	
445310	Beer, Wine, and Liquor Stores	7	5	2	-	-	-	
446110	Pharmacies and Drugstores	8	3	-	-	4	1	
446130	Optical Goods Stores	4	1	2	1	-	-	
44619-	Other Health and Personal Care Stores	4	3	-	-	1	-	
447110	Gasoline Stations with Convenience Stores	11 (7.5%)	8	2	1	-	-	
447190	Other Gasoline Stations	5	3	2	-	-	-	
4481--	Clothing Stores	8	3	3	-	2	-	
448210	Shoe Stores	5	-	3	2	-	-	
448320	Luggage/Leather Goods Stores	1	-	1	-	-	-	
451110	Sporting Goods Stores	4	-	2	1	1	-	
451120	Hobby, Toy, and Game Stores	1	-	-	1	-	-	
451140	Musical Instrument and Supplies Stores	1	-	-	1	-	-	
451211	Bookstores	1	-	1	-	-	-	
452111	Department Stores	1	-	-	-	-	1	
452910	Warehouse Clubs and Supercenters	1	-	-	-	1	-	
452990	Other Gen. Merchandise Stores	6	1	3	2	-	-	

Existing Land Use

NAICS Industry Code	Industry Code Description	Number of Establishments	Number of Establishments by Number of Employees					
			1-4	5-9	10-19	20-49	50+	
453110	Florists	1	-	1	-	-	-	
453220	Gift, Novelty, and Souvenir Stores	3	1	-	2	-	-	
453310	Used Merchandise Stores	5	3	-	2	-	-	
453910	Pet and Pet Supplies Stores	1	1	-	-	-	-	
453991	Tobacco Stores	3	3	-	-	-	-	
453998	All Other Miscellaneous Retail	5	4	1	-	-	-	
454113	Mail-Order Houses	1	-	-	1	-	-	
722----	EATING & DRINKING PLACES	68	23	14	13	15	3	
81----	TOTAL OTHER SERVICES (excluding Public Administration)	109	65	28	8	8	0	
8111--	All Automotive Repair and Maintenance	37 (34%)	21	9	4	3	-	
811211	Consumer Electronics Repair and Maintenance	1	-	1	-	-	-	
811212	Computer and Office Machine Repair and Maintenance	3	2	-	1	-	-	
811310	Commercial/Industrial Machinery Repair and Maintenance	1	-	1	-	-	-	
81141-	Personal and Household Goods Repair and Maintenance	3	2	1	-	-	-	
811420	Reupholstery and Furniture Repair	1	1	-	-	-	-	
811490	Other Personal/Household Goods Repair and Maintenance	5	5	-	-	-	-	
812111	Barbershops	1	1	-	-	-	-	
812112	Beauty Salons	11 (10%)	5	3	-	3	-	
812113	Nail Salons	1	1	-	-	-	-	
812191	Diet & Weight-reducing Centers	1	1	-	-	-	-	
812199	All Other Personal Care Services	3	3	-	-	-	-	
812210	Funeral Homes and Services	4	1	3	-	-	-	
812310	Coin-operated Laundries	2	-	1	-	1	-	
812320	Dry Cleaning and Laundry Services	10	6	3	1	-	-	
812332	Industrial Launderers	1	1	-	-	-	-	
812910	Pet Care (exc. veterinary services)	1	1	-	-	-	-	
812990	All Other Personal Services	3	1	2	-	-	-	
813110	Religious Organizations	12 (11%)	8	3	-	1	-	
8132-- 8134-- 8190--	All Other Grantmaking, Civic, and Professional Organizations	8	5	1	2	-	-	

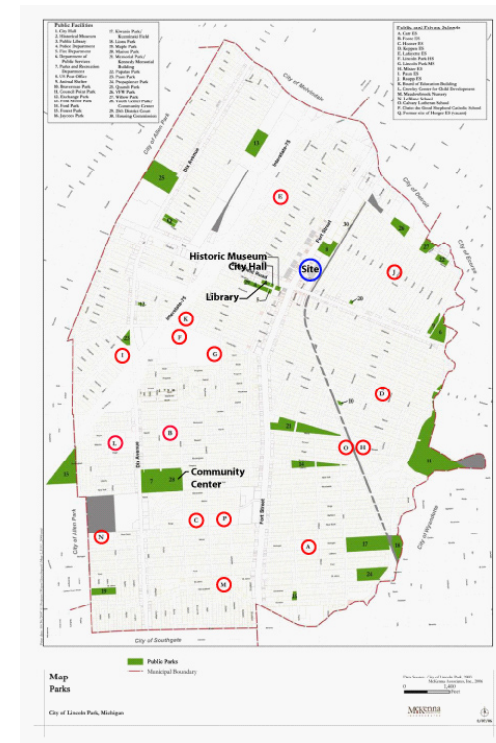


Historic Districts and Landmarks

Currently Designated Buildings:
 -Mellus Newspaper Building
 -Lincoln Park Post Office (Historical Museum)

Lincoln Park Preservation Alliance is currently working to establish a downtown historic district that would include:
 -The Park Theater
 -The Former National City Bank

The district would encompass the Northwest side of Fort Street between Southfield Rd. and Euclid Street.

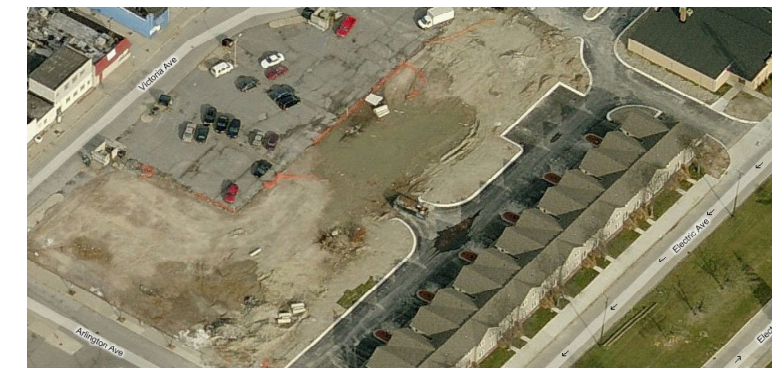


Activity Generators

There are 23 park facilities throughout Lincoln Park. They are evenly distributed and easily accessible to the neighborhoods. Although most of the parks are in good condition, many of them could benefit from being expanded.

Lincoln Park has 6 categories of community facilities:

- 1) Parks and Recreation
- 2) Public Safety
- 3) Public Services
- 4) Municipal Administration
- 5) Libraries and Museums
- 6) Education and Child Care



Activity Absorbers

Wide streets and medians separate Lincoln Park's central business district

Big Box stores are located at the corners and don't allow the downtown aesthetic to extend to the cities most visible locations

Expansive parking lots and the Electric Avenue utility easement cut residences off from the central business district.

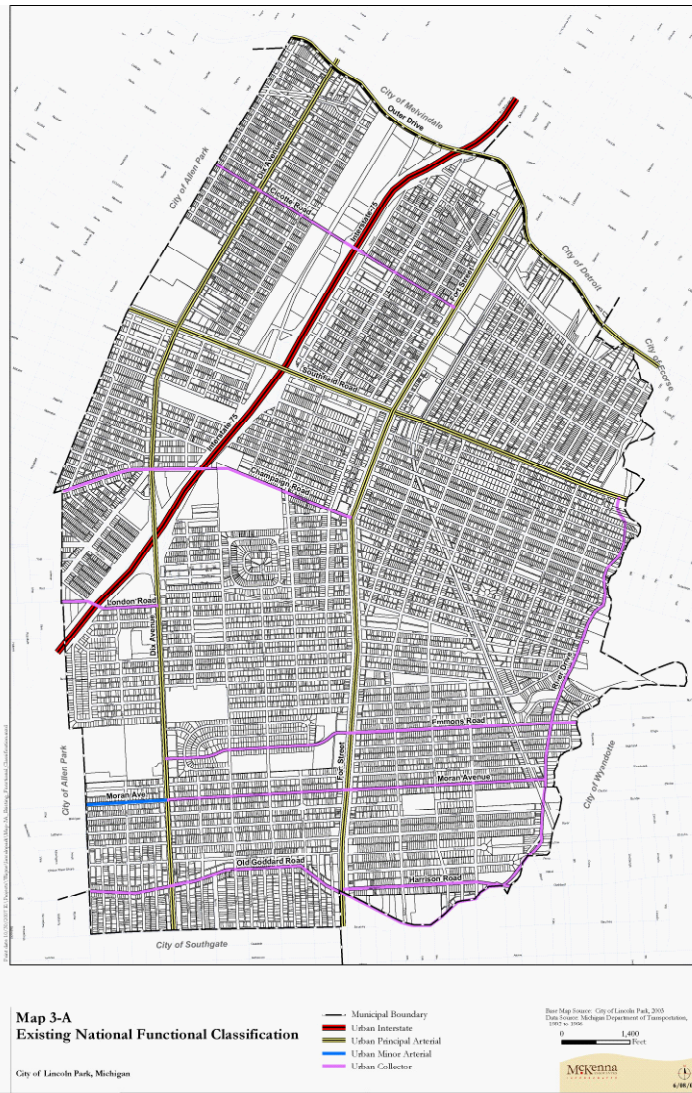


Table 3.1: Average Daily Traffic (ADT) Volume Comparison for Major Roads, 1972 to 2005

Jurisdiction	Road Name and Functional Classification	1972 ADT	1996 ADT	2005 ADT
MDOT	Interstate 75 <i>Urban Interstate</i>	104,554	85,000 - 91,000	109,000 - 114,000
MDOT; Wayne County	Southfield Road (at Dix) <i>Principal Arterial</i>	71,524	65,000	79,000
MDOT	Fort Street (at Southfield) <i>Principal Arterial</i>	38,447	47,172	34,500
Wayne County	Dix Avenue (at Southfield) <i>Principal Arterial</i>	36,228	43,404	37,699 (2004 data)
Wayne County	Outer Drive <i>Principal Arterial</i>	29,838	28,827	33,100 est.

Sources: Lincoln Park Comprehensive Development Plan (1997); Michigan Department of Transportation; SEMCOG; McKenna Associates Analysis

Vehicular Transportation Evaluation

- Heavy Traffic:
 - I-75
 - Fort Street
 - Southfield Road
 - Dix Highway
 - Outer Drive
- Lincoln Parks main gateways are dominated by billboards and heavy traffic
- Roadways have been widened to the maximum extent leaving little room for landscaping and sidewalks
- Above ground utilities and advertisements line the roads and dominate aesthetically



Existing Public Transportation

- SMART bus provides services along major roadways including I-75, Southfield Road, and Fort Street.
- The city of Lincoln Park Provides transportation services for Senior Citizens
- No Links to the Downriver Linked Greenways are provided
- The nearest commuter train station is approximately 5 miles away in the city of Dearborn.

CITY OF LINCOLN PARK DDA DOWNTOWN LINCOLN PARK REPORT CARD (Ratings For All Four Visioning Workshops & Overall)					
<i>Please mark your response in the box next to the Statement - and use the following ratings (A - Excellent, B - Above Average, C - Average, D - Below Average, E - Poor)</i>	City 5/23	Open 6/11	Owners 6/12	Vols 6/18	Over- All
Transportation / Infrastructure					
Appearance Looking at the entire DDA district along Fort Street, from Outer Drive to Champaign, and along Southfield from Electric to Porter, what is your overall perception of the buildings, signage, lighting, maintenance and appearance of this area?	D	D-	D+	D	D+
Cleanliness – Public Areas How well are public areas (streets, sidewalks, alleys, parking areas, etc.) maintained?	C-	D+	C-	D+	C-
Cleanliness – Private Areas How well are private areas (buildings, parking lots, signage) maintained?	D+	C-	C-	D+	C-
Parking Availability: On-Street Is there sufficient on-street (curb) public parking within the downtown core area?	D	D-	C-	D+	D+
Parking Availability: Off-Street Is there sufficient off-street parking within the downtown core?	B-	B-	B-	B-	B-
Pedestrian Crossings on Fort Street How would you rate the pedestrians' ability to cross Fort Street during normal business hours?	D	D-	D+	D+	D
Economic Development					
Retail Mix How would you rate the mix of retail shops within the downtown district?	D	D+	D	D-	D
Business District Buildings What is your overall impression of the condition of buildings in the business district?	D	D+	D+	D+	D+
Apparent Investment in Business Area How would you rate the level of investment and / or reinvestment in the business district as displayed by exterior building renovations or interior building improvements?	D	D+	D+	D	D+
City Building Dept. Assess the City's performance in processing & assisting in your business or property development, such as permits & licenses.	C+	C-	C	C-	C
Your Investment Today Rate downtown Lincoln Park as a place for you to invest in a new business or property.	C-	C-	C	C-	C-
Answer the following Questions with a "Yes" or "No"					
Retail Mix Is retail mix important for the future of downtown Lincoln Park?	YES 94%	YES 100%	YES 100%	YES 100%	YES 98%
Fort Street Roadway Configuration Is the current roadway configuration (width, traffic speed, median design for circulation) a major barrier for downtown revitalization?	YES 100%	YES 100%	YES 88%	YES 100%	YES 96%
Development Incentives Should the DDA create financial incentives to improve building facades?	YES 88%	YES 83%	YES 100%	YES 100%	YES 94%
Number of Respondents	19	6	20	8	53

© BECKETT & RAEDER, INC.
Landscape Architects, Planners & Engineers

Number of Respondents: 53

Table 6.1: Prouds and Strengths of Lincoln Park

"Prouds" from 2007 Visioning Workshop	Community Strengths from 1996 Plan
Parks and recreation opportunities	Parks
Small town atmosphere - safe, pedestrian-friendly	Young Families Moving In - Good Family Base; Good Place to Raise Children
'Hub of Downriver'; central location	Location near Expressways
City certifications (e.g., Redevelopment Ready)	\$46 Million School Bond Investment
Proximity to lakes and waterways	Clean, Safe, and New Pride
City employees	Financially Sound Local Government
	Residential Base
	Good, Concerned Citizens and Planning Commission Members
	Local Business People are Concerned
	Affordable Housing

Table 6.2: Sorries and Weaknesses of Lincoln Park

"Sorries" from 2007 Visioning Workshop	Community Weaknesses from 1996 Plan
Poor condition of Downtown area - vacant buildings, no on-street parking	Lack of a Downtown Center; Need a Pedestrian Friendly Shopping Center
Lack of cultural, entertainment, dining options	Lack of Parking for Businesses
Lack of pride in homeownership and business ownership, especially north of Southfield Road	Economic Obsolescence / Age and Structural Quality of Buildings
Problems with rental properties (e.g., maintenance)	Too Many Single-family Rental Homes with Absentee Landlords
Poor condition of roads	Need to Improve Street, Infrastructure Condition
Large shopping centers	Lack of Professional Services (Lawyers, Doctors, Accountants) -Need a Professional Office Plaza
Small lot sizes	Lack of a Central Gathering Area and Public Space
Lack of revenues	Need to Improve Visual Appearance - Signs, Outside Storage, Code Enforcement
	Need to Improve Community Identity and Perception - Stigma of Adjacent Communities; Perception of "Northend" Problem
	Inappropriate and Nonconforming Uses; Conflicts among Land Uses; Conflicting Ordinances

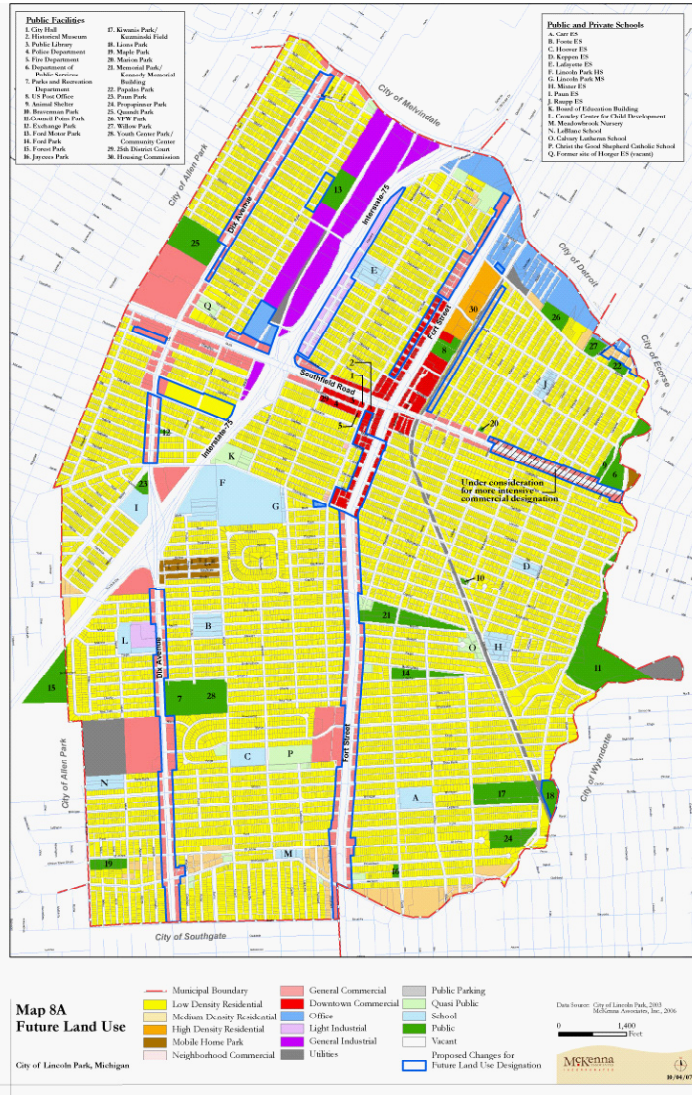
Table 6.3: Top Five Overall Visions	Votes
Focus on improving the Downtown with unique shops, dining, entertainment, and cultural opportunities (e.g., clubs, upscale restaurants, art museum, community theater)	23
Prepare the City and Downtown for redevelopment by clearing lots and removing obsolete or unsafe structures	19
Implement stricter code enforcement of houses, including total inspections	15
Create a cohesive, vibrant identity or "brand" for Lincoln Park	14
Develop greenways and non-motorized pathways to connect green spaces and provide alternative methods of transportation and recreation	14

Table 6.4: Lincoln Park as a Regional Destination	Votes
Develop a City identity	14
Promote a cohesive lively downtown with unique shops, upscale dining, entertainment, culture (art museums, community theater)	14
Work together within City and with neighbors to promote businesses and Downriver	4
Capitalize on convenient location to three freeways - concentrate businesses	3
Develop fun, unique events - City history, Native Americans, 10k race, charity events	2
Encourage motels and restaurants to support venues in surrounding communities	--
Encourage a small college (e.g., Baker College) to come to City for college-town feel	--
Involve civic, religious, and service organizations	--

Table 6.5: Transportation	Votes
Develop non-motorized transportation; greenways, bike paths, and sidewalks	8
Encourage prompt, rapid transportation in wide medians (Fort Street)	3
Improve parking for businesses; encourage shared parking (but caution lawsuits)	2
Enforce parking and commercial vehicles in residential areas	2
Improve readability of street signs; maintain street signs	2
Maintain roads and alleys to provide parking and bike racks	2
Slow down road speeds	--
Implement taxi service throughout City	--
Create a Downtown circulator trolley (like Wyandotte)	--
Develop convenient, reliable bus service (but SMART already has good system)	--

Table 6.6: Downtown and Commercial Corridors	Votes
Clear lots for development; knock down old, unusable buildings	19
Develop programs for business recruitment and development	13
Encourage entertainment, dining, and cultural opportunities	9
Follow-through on completion of commercial development	4
Provide easy, ample parking; on-street parking	2
Attract outdoor cafés, coffee shops; specialty shops; Third Places	2
Encourage convenient, pedestrian-friendly shopping	1
Renovate older buildings	1
Maintain viable businesses to attract other business owners	1
Enforce property and building codes for businesses	1
Promote existing businesses through website, brochures, etc.	--
Focus on retention of residents	--
Maintain infrastructure and utilities	--
Create wider, safer sidewalks	--
Be proactive on economic development	--
Consider rezoning in Downtown	--
Establish apprenticeship programs	--

Table 6.7: Recreation and Environment	Votes
Develop greenways and pathways; connectivity of green spaces and Third Places	6
Improve/expand programming for all ages (e.g., Music in the Parks); work w/ neighbors	5
Maintain clean, safe parks; keep garbage picked up; use hardy, low-maintenance trees	5
Build new park facilities: restrooms, tennis courts, tot lot/playground equipment	4
Increase accessibility in parks; include facilities for senior residents	2
Clean up the Ecorse Creek	1
Initiate City-wide recycling program	1
Start a year-round environmental clubs for students; public/private partnership	1
Produce park maps for residents	--
Encourage healthy living for children	--
Make better use of the bike trail	--
Add Putt-Putt at Council Point Park	--
Replace Murray's sign (downtown) with a park	--
Do not use pesticides in City parks	--



Overall Development Principles

- Make Lincoln Park a livable community to attract younger residents
- Apply feature from the best existing neighborhoods to revitalize other neighborhoods
- Redevelopment should preserve the good features and qualities of the downtown
- Protect the viability of local retailers that are the economic base of the community



Proposed Transportation Improvements

- Improve the appearance of the public right-of-ways
- Develop sign and utility ordinances
- Landscape city gateways
- Develop Pedestrian Enhancement Corridors
- Develop Greenway Corridor along Ecorse Creek, utility Easement, and main streets
- Links parks, schools, and rec facilities to neighborhoods

Proposed Zoning and Land Use

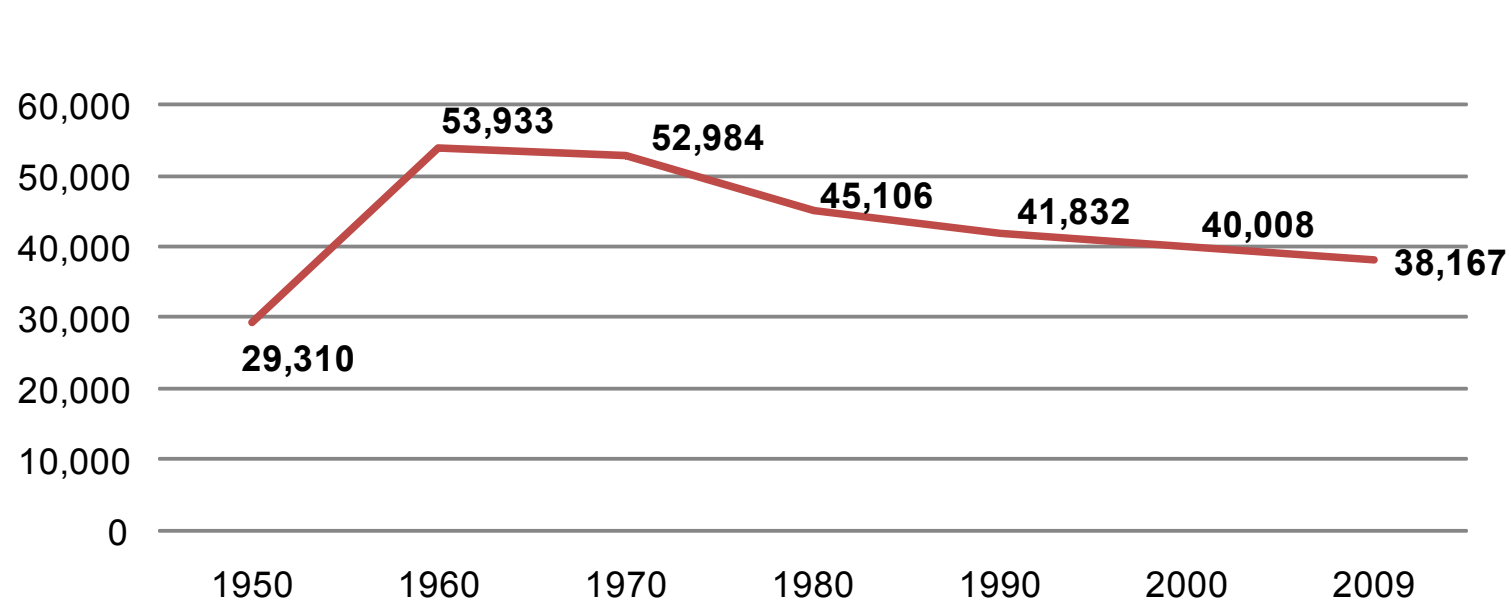


Unity in Development

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



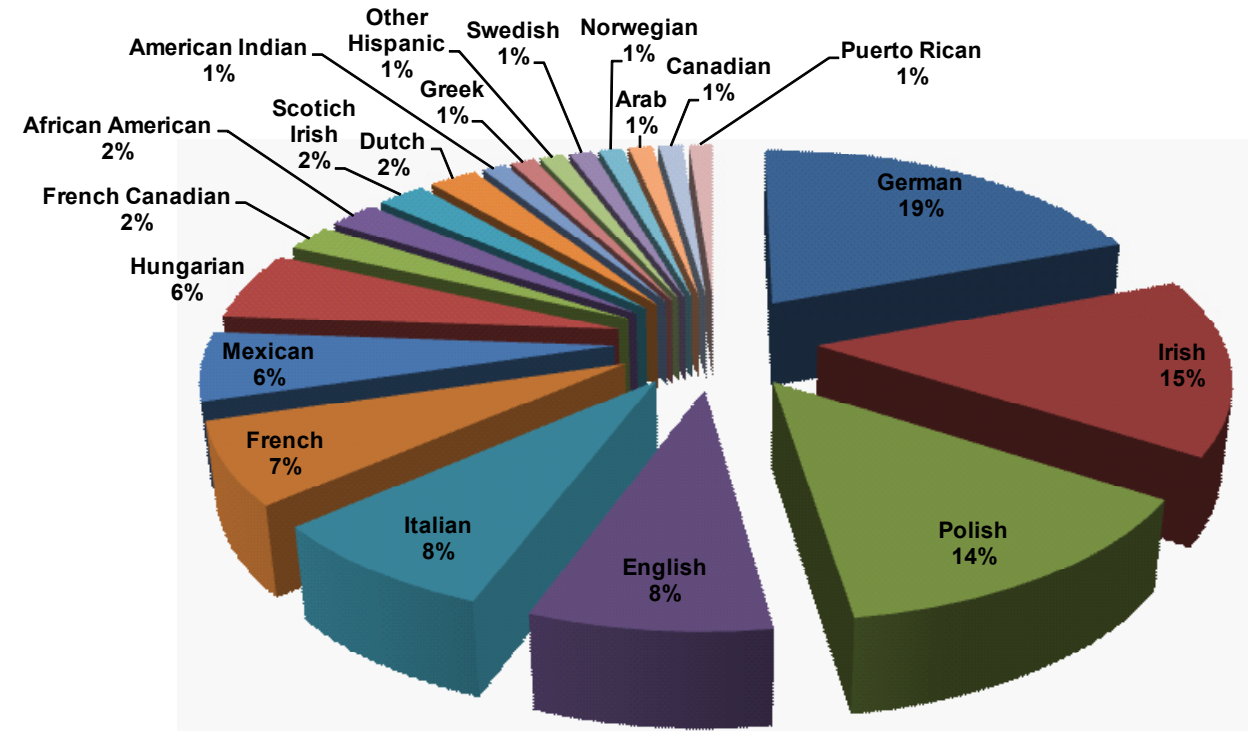
^ population¹

Population, 2006 estimate
 Population, percent change, April 1, 2000 to July 1, 2006
 Persons under 5 years old, percent, 2000
 Persons under 18 years old, percent, 2000
 Persons 65 years old and over, percent, 2000

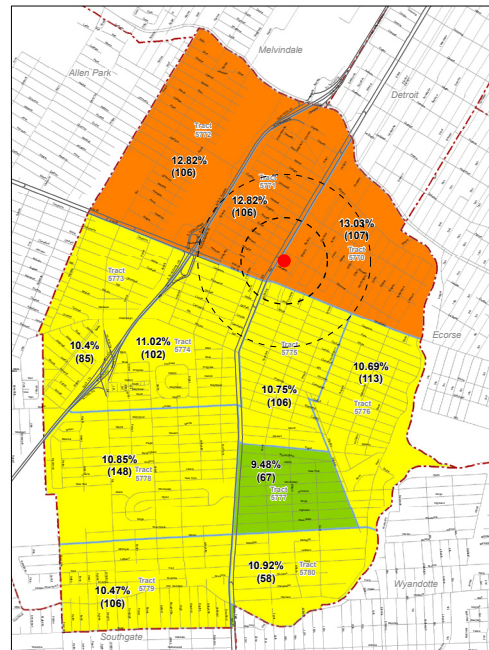
	LINCOLN PARK	MICHIGAN
Population, 2006 estimate	37,595	10,095,643
Population, percent change, April 1, 2000 to July 1, 2006	-6.0%	1.6%
Persons under 5 years old, percent, 2000	6.9%	6.8%
Persons under 18 years old, percent, 2000	24.3%	26.1%
Persons 65 years old and over, percent, 2000	14.1%	12.3%

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

^ heritage³

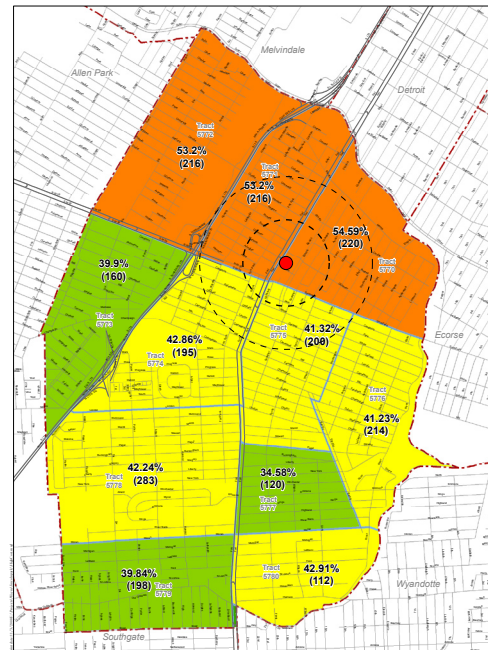


The pie chart shows Lincoln Park has a mix of many different cultural backgrounds and communities providing an opportunity to explore a variety of diverse functions and events.



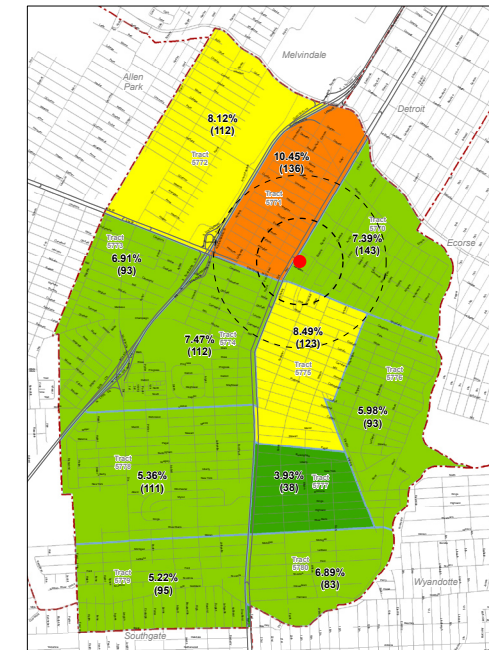
Map 1: Foreclosure Rate
 Estimated Foreclosure Rate
 (106) Number of Foreclosures

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



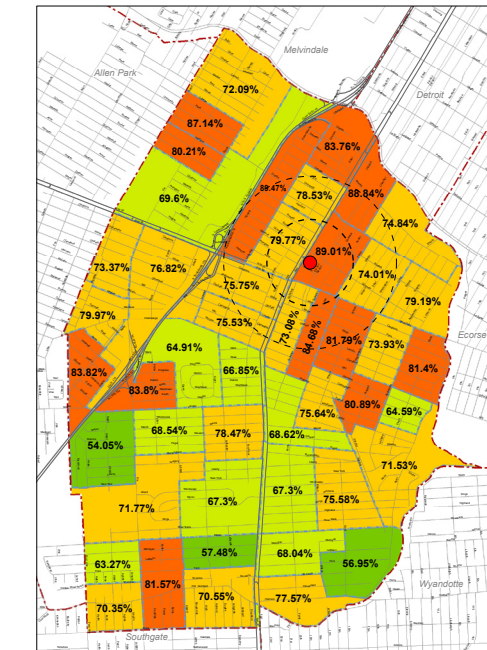
Map 2: High Cost Loan Rate
 Lincoln Park, Michigan
 Estimated Loan Rate

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



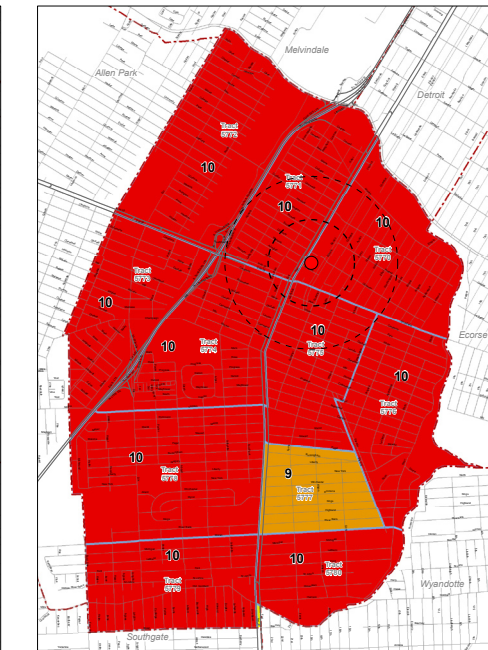
Map 3: Residential Vacancy Rate
 Lincoln Park, Michigan
 Estimated 90-Day Vacancy Rate
 (136) Number of Residential Vacancies

0% - 5%	100.1% - 12.9%
5.01% - 7.5%	12.51% - 43.67%
7.51% - 10%	



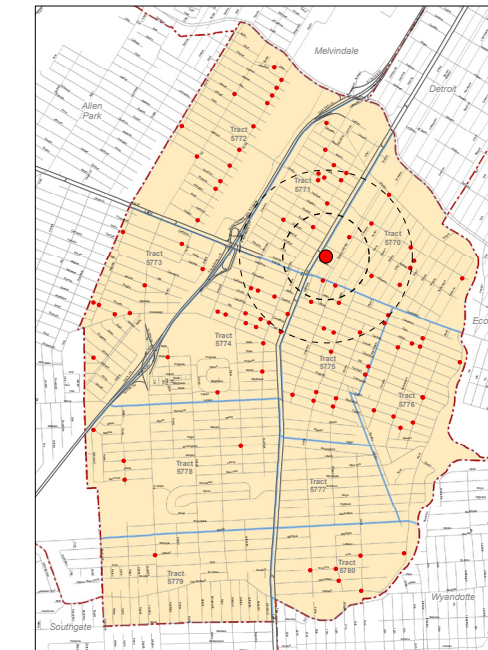
Map 4: Household Income
 Lincoln Park, Michigan
 Percent Less Than 120% AMI

0% - 50%	70.1% - 80%
50.1% - 60%	80.1% - 90%
60.1% - 70%	90.1% - 100%



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

0 - 6 (Low)	9
7	10 (High)
8	

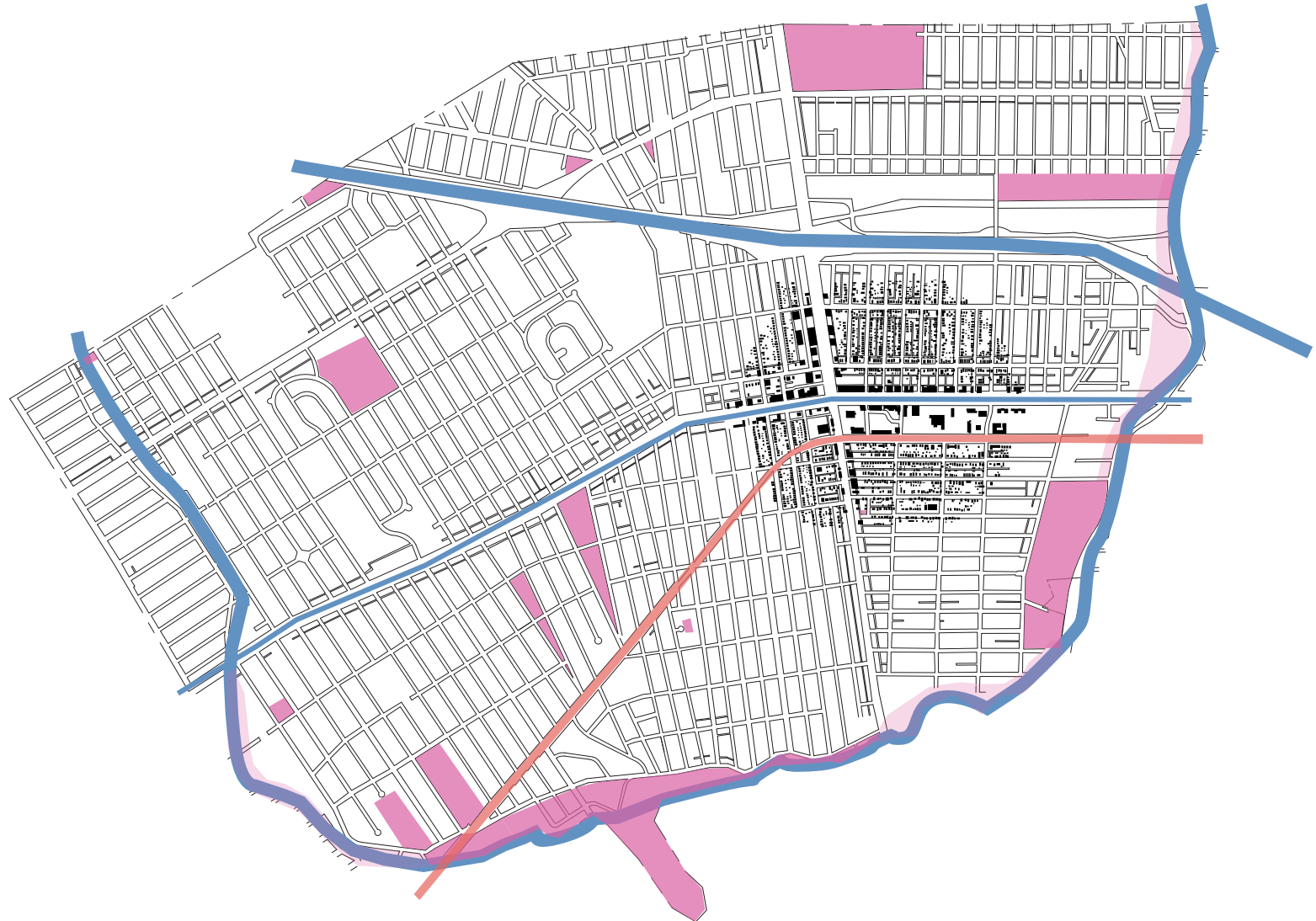


Map 6: FHA/HUD Foreclosure Locations
 Lincoln Park, Michigan

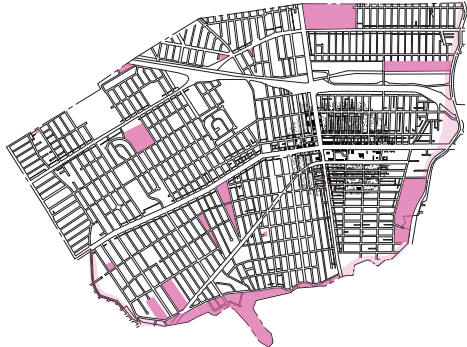
• Foreclosed Property

foreclosure risk²

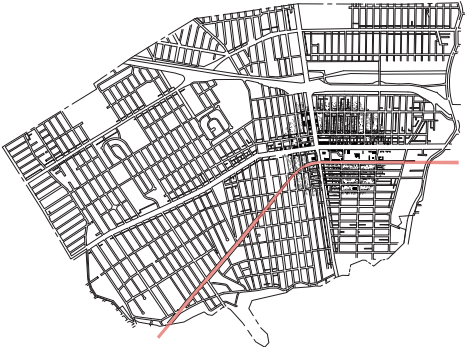
Various city maps indicate increased foreclosure risk. The vicinity of the Mellus building is commonly among the areas of highest risk.



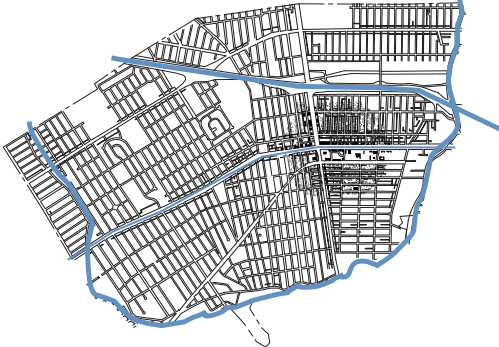
PARKS



RAILROAD

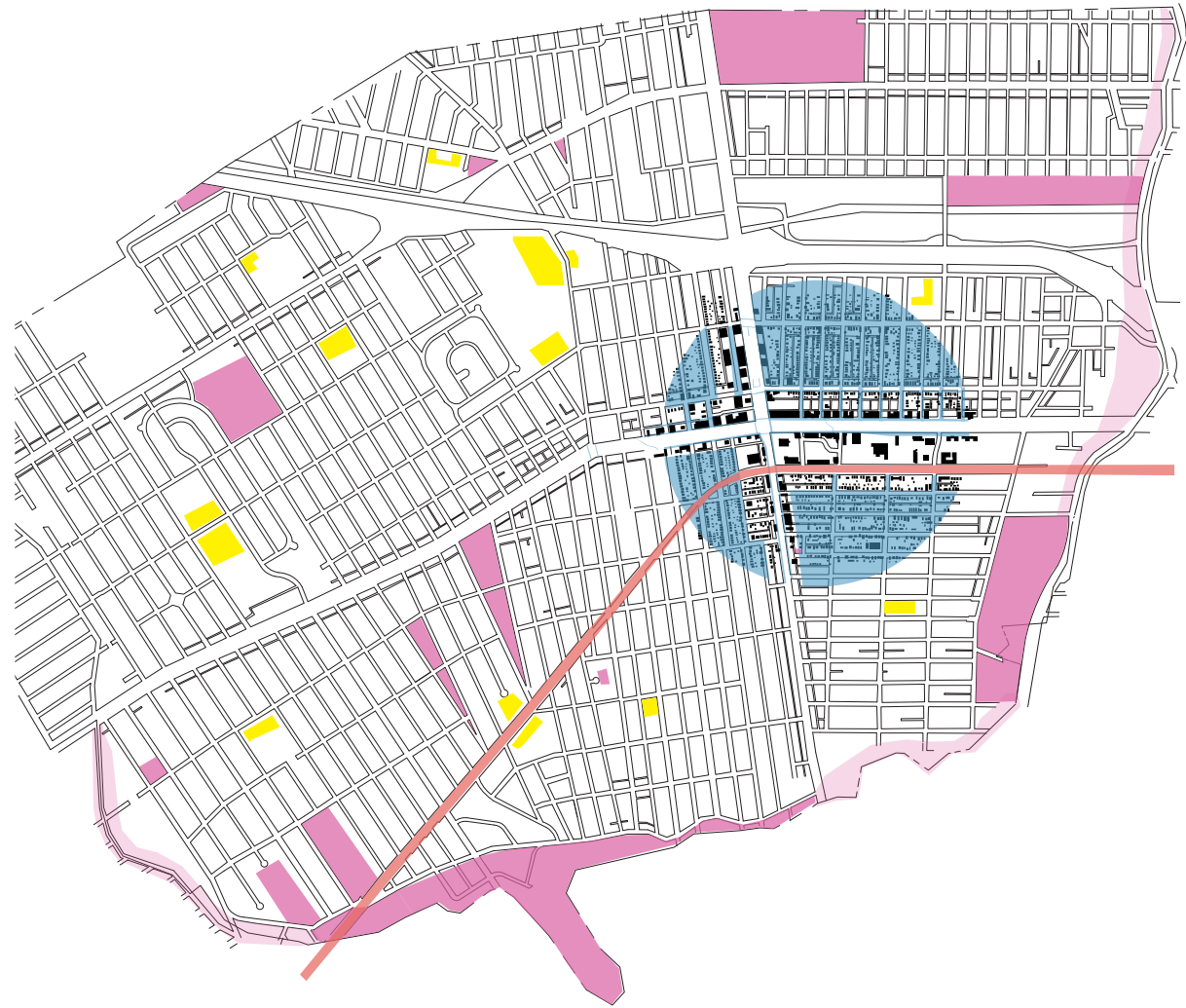


BOUNDARIES



< Boundaries + Parks

Boundaries within Lincoln Park, can be used to create walk-able connections between locations that would otherwise be driven to.



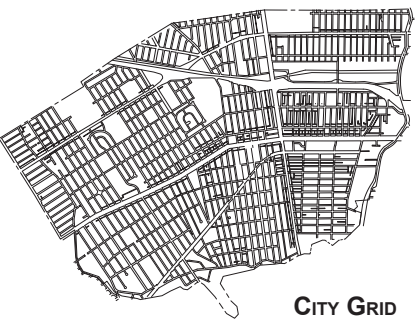
< Pedestrian + Park

Currently the abandoned Rail Road acts as a boundary for pedestrian movement. By adapting the fragmented stretches of the Rail Road into Park space and connecting it with the river boundary, a green belt is introduced into the city center.

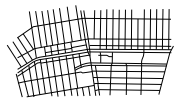
Plentiful park space is diversely located in neighborhoods. Yet, because the locations of the parks are disconnected from the urban core they limit the

current potential of the green belt. This is further exacerbated by the two major thoroughfares bifurcating the city.

INFORMATION AS GRAPHIC



CITY GRID



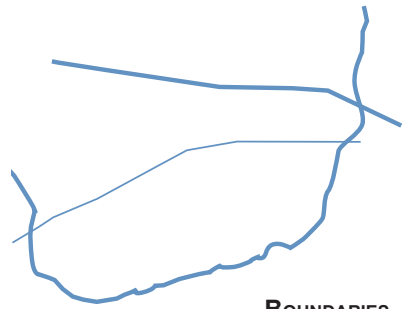
ROAD GRID



BUILDING GRID



PARKS



BOUNDARIES



PEDESTRIAN MOVEMENT



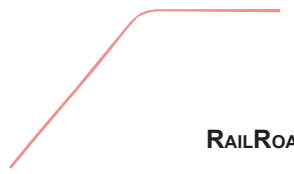
PEDESTRIAN PERCEPTION



VEHICULAR PERCEPTION



PARKING SPACE



RAILROAD



SCHOOLS

Center for Cultural Tourism

Perceptual and Visual Dimension

Steven Adams | Zachary Lahrman



< Pedestrian + Boundaries

Fording the Great Fort Street Barrier.



EAST WEST



NORTH SOUTH



PARKING

^ Car + Parking

The positive aspects of Fort Street occur in the perceived narrowing of the street corridor leading past the site. While this narrowing is a positive perception, the distance to cross Fort Street still prohibits ease of pedestrian movement when crossing from one side to the other.



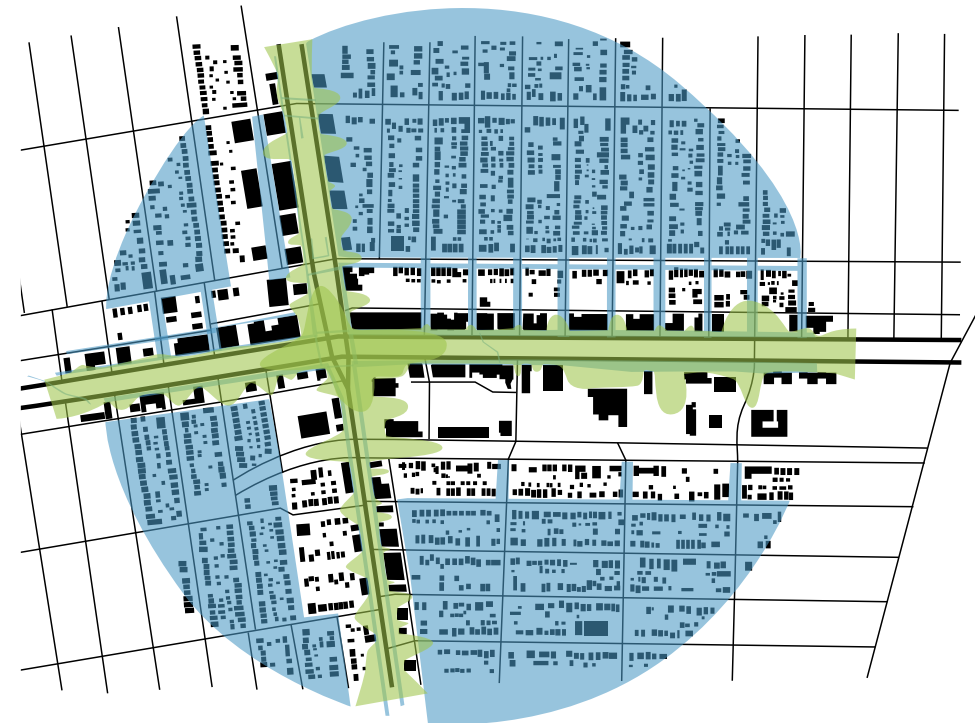
^ Spatial Proximity
 < Car + Perception



Because of the perceived compression of the streetscape from a vehicular perception, one perceives more of a 'downtown' feel. However, the discontinuation of this edge along the south side of Fort street reduces the impact of this presented image.



^ Pedestrian + Car
 < Pedestrian + Perception



Higher density perceptions of pedestrian movement along the other three corners showcase the need for an intervention into the remaining quadrant of Fort and Southfield. Adaptations of the Rail Road into a pedestrian corridor combined with connections to the park system will convert a negative aspect of this boundary into a positive aspect for the entire community. Gaps in the infrastructure between pedestrians and vehicles provide a

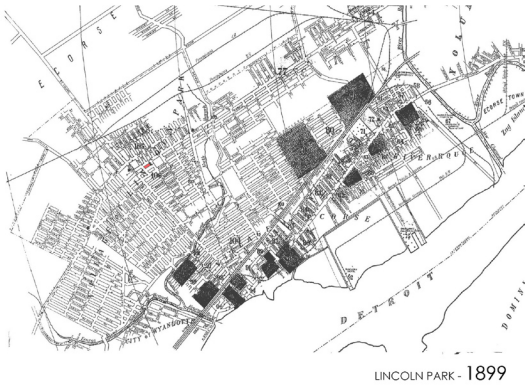
barrier for successful management of the vehicle in relation to the pedestrian. Another important aspect is to identify the arrangement of the access to the major streets.

- The first is that all of the streets on the opposite 3 corners empty onto Fort Street as a major connection
- The remaining quadrant is separated not only by the Rail Road but by the street grid emptying onto Southfield.



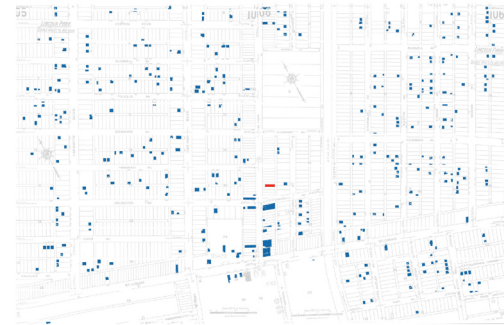
^ Pedestrian + Experience

The increased number of vacancies on the south side of Fort Street, become evidence of gaps in development. This however, provides great possibility to either adaptively re-use the entire south side of Fort Street economically.

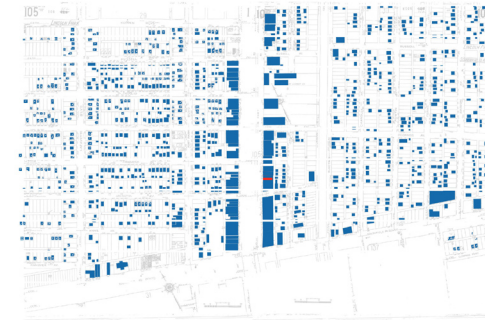


LINCOLN PARK - 1899

HOW DID WE GET HERE?



LINCOLN PARK - 1924



LINCOLN PARK - 1950



THE EVENT:
Between June 1922 and January 1923, Lincoln Park's population grew from 300 to 6,000. During such spontaneous growth, urban planning became an after thought. Nevertheless, the city remained prosperous for over 50 years. When bleak modern times call for a new plan of action, it's important for cities in similar situations to remember that destroying the legacy of the past will not necessitate prosperity for the future.

Patchwork Harvest



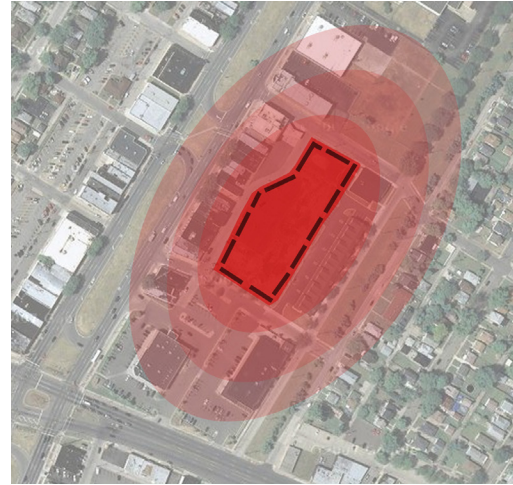
Patchwork Harvest is the result of a process where Lincoln Park and 1661 Fort Street are critically analyzed in areas of urban and community design, real estate potentials, and social concerns. Patchwork Harvest hopes to instigate a dialogue about what is necessary for the revitalization of Lincoln Park.

The hope for 1661 Fort Street is that its preservation sparks a fresh perspective on the possibilities of reuse in a community that is hurting. For a downtown community to thrive, it must be adaptable while keeping its buildings over time. Concerns about adaptability, seasonal attraction, walkability, neighborhood connectivity, public spaces, and ecological health are addressed in the following proposal.



^problem

Three problems that are currently affecting Lincoln Park were identified during the research phase of this proposal. The first is the nature of Fort Street. A major and fast-paced thoroughfare, this street contains four lanes of traffic in either direction. The second problem is the vacant and desolate lot that exists behind the buildings that line the east side of Fort Street. The identification of this problem led to the realization that there are not many green spaces or parks within the central business district. The third problem is the harsh boundary and division between the downtown buildings and



the neighborhood. The downtown is disconnected, thus reducing the walk-ability of the city. Patchwork Harvest is a market and garden that strives to reconnect the community to the downtown through the reuse and adaptation of the Mellus Newspaper building, a structure that is historically relevant to the city. It is proposed that a lane of traffic is removed from each side of the street and replaced with green space. This green space will act as a buffer for the pedestrians in the area from the traffic on the street.



^solution

Furthermore, the speed of the street will be reduced to 30 miles per hour through the downtown. The vacant lot will be utilized as a community garden and farm to bring in the community and break the division between the main street and the neighborhoods. Lincoln Park will benefit from walk-ability proposed and encouraged through the implementation of Patchwork Harvest.



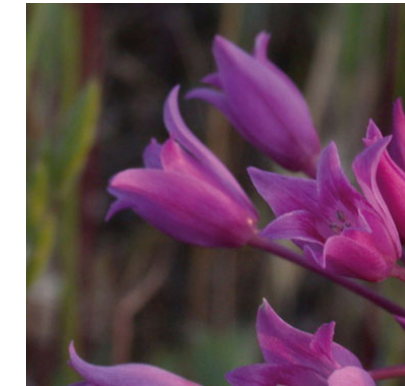
^ objectives



1661 Fort Street and the surrounding historic neighborhood of Lincoln Park have the potential to be a walkable, lively community. The proposal for 1661 Fort Street is an urban garden, where the local community is welcome to participate. Flowers in spring, vegetables and fruits during summer, pumpkins and apples in fall, and christmas trees in winter provide seasonal attraction. 1661 Fort Street becomes a gateway



and link between Fort Street and the parking lot that exists behind it. Transforming the parking lot into a seasonal event, hosted by 1661 Fort Street will bring life and color to the downtown district. The front facade opens up, to reveal the arcade of activity beyond. The narrowing of the street slows the traffic, facilitating easy parking and pedestrian movement across and along the street. These changes hope to bring life to the community.



^ Spring



Summer



Fall gardens and flowers celebrating spring.... potted, bulbs, arrangements, bouquets.

summer vegetables, flowers and fruits... a harvest from the community's work.

mums, apples, and pumpkins...autumn is here, and fall is ripe for harvests.

holiday trees, ornaments, and hot cocoa... preparation for the coming spring.



Winter



^ Spring



Summer
Patchwork Harvest attempts to restore some of the walk-ability to the downtown through the integration of a pedestrian circulation loop that reconnects the former Mellus Newspaper building back to the downtown. Pedestrians are encouraged to begin in the market, meander through the displays, out back to the farm, over the bridge where displays exist in various plots, to the median and back into the market.



Fall
Pavers exist to denote that circulation path from the street, through the market, over the bridge, into the median, and back into the building.

^ Site Plan - n.t.s.

Proposed market location	1
outdoor seating	2
farm plots	3
pedestrian bridge	4
narrowing of Fort St.	5



Winter



Pedestrian movement across Fort Street is signalled by walkway of interlocking permeable concrete pavers

Outdoor seating for patrons to enjoy the harvest

Trees and parallel parking buffer the pedestrian sidewalk and increase the walk-ability of Fort Street



Crates displaying the produce made from recycled wood panelling

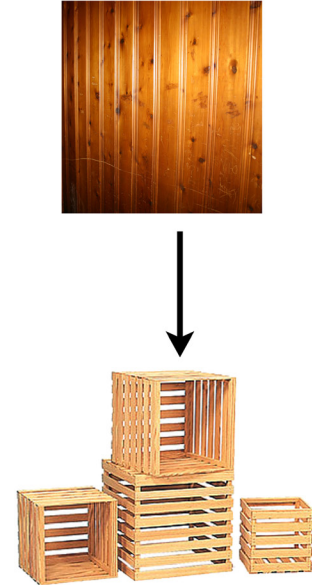
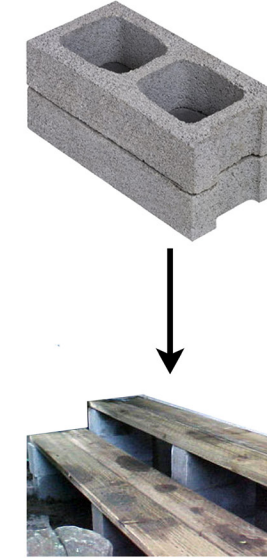
Exterior windows removed and replaced with folding doors, increasing porosity of the building

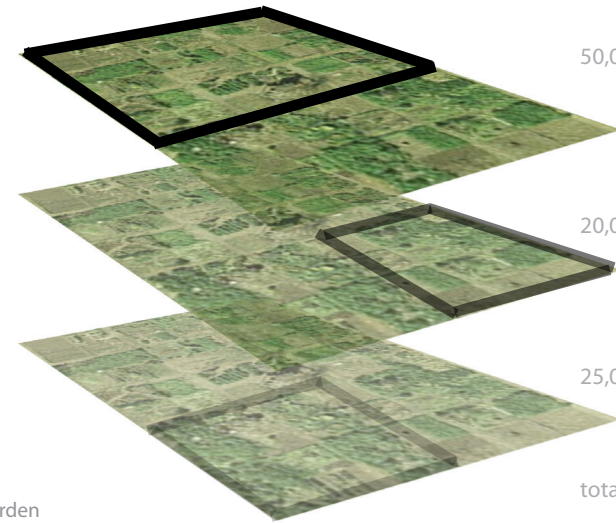
Stairs and elevator to the second level, which houses the support spaces

^Floor Plan - n.t.s.

The experience of 1661 Fort Street is casual and flowing, with seating areas in front of the building that are cocooned within trees and shrubs. A walkway extends across Fort Street, and leads into the building, which now becomes porous through the opening up of the exterior walls. The layout inside the building is flowing, with crates of displays arranged with a similar language as the farm.

^Material Reuse





50,000 sf =



= 50 families



20,000 sf =



= community agencies



25,000 sf =



= Patchwork Harvest

total 95,000 sf

The vacant land behind the Mellus Newspaper building will be used for a community garden and farm. Fresh and healthy fruits, vegetables, and flowers will be grown and sold locally, making positive contributions to the local economy. This 95,000sf piece of land will be utilized in ways that inspire community involvement and participation with the market. It can be parceled off to families, community agencies, and the market owners for

for use during different times of the year. An average family of four can grow enough vegetables, flowers, and pumpkins for one year on a plot that ranges from 600sf to 2400sf in size. Therefore, if 50,000sf of the farm is devoted to family-use, and each family is allotted 1000sf, 50 families could eat for a year. Furthermore, 20,000sf of farmland can be allotted to community organizations such as schools and agencies that support the feeding of



the hungry. Making the community an active part in the use and maintenance of this garden and farm will encourage the responsibility of community members, while teaching the ability to self-sustain in the process. Finally, the owners of the market can use the remaining 25,000sf of farmland to stock and maintain the market inventory.

^ Community Garden

^ Community Garden



^ Garden Bridge

The pedestrian link across Fort Street and to the neighborhoods behind 1661 Fort Street is strengthened by the garden bridge. Beginning in the farm, the bridge slopes upwards and ends on the other side of Fort Street, while the gardens spill onto the median. Dotted the bridge are

square patches of fruit, vegetable, and flower gardens. Light penetrates the bridge where square openings occur. The garden bridge resembles a quilt, with three dimensional patches of produce. This fabric sews together the fragmented and isolated areas of downtown Lincoln Park.



^ Front Facade



^ Garden Bridge

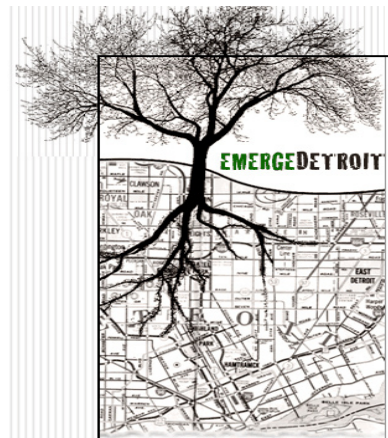




Reusing Infrastructure, Retaining Talent

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



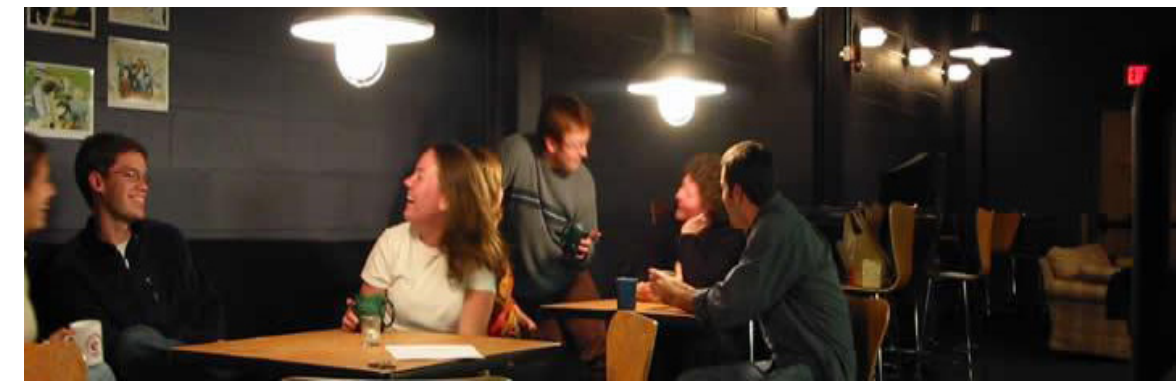
Providing Opportunities
Lincoln Park Young Professionals



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

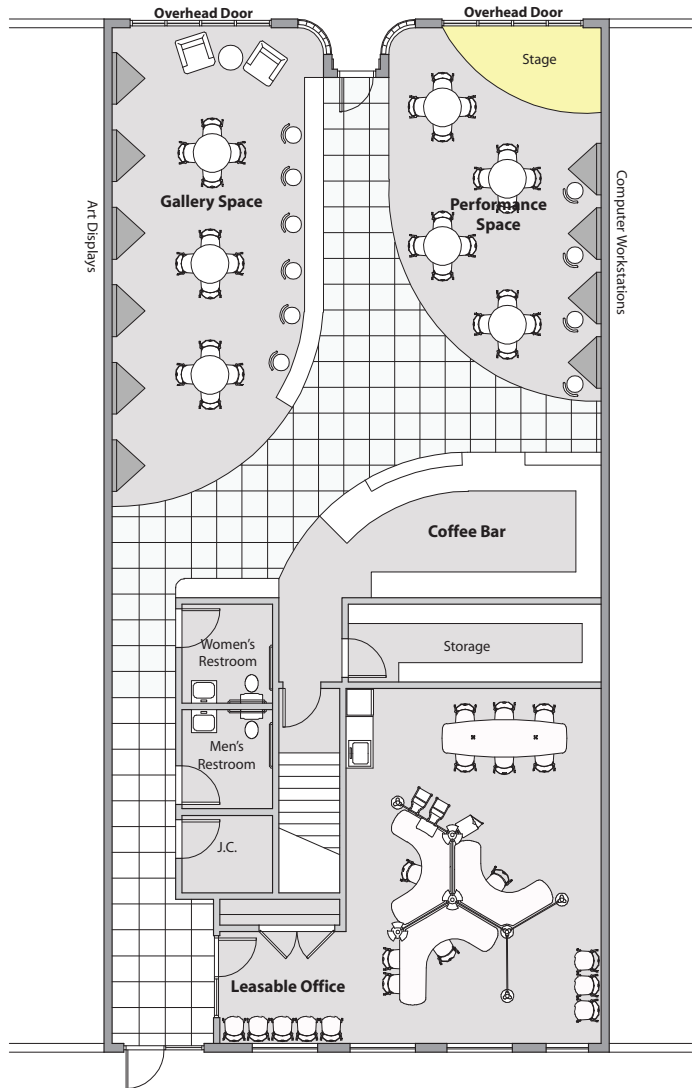


3 MAJOR PROGRAM SPACES:

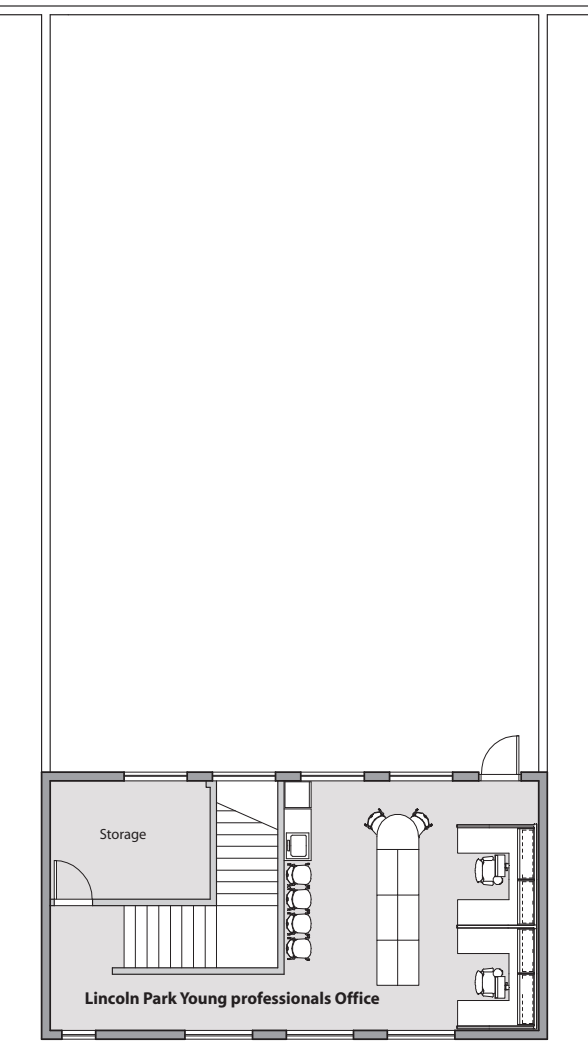
- 1) PUBLIC SPACE / STREET SIDE OF BUILDING
- 2) BUSINESS INCUBATOR / FACING PARKING IN REAR
- 3) YOUNG PROFESSIONAL ORGANIZATION OFFICES / UPSTAIRS

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





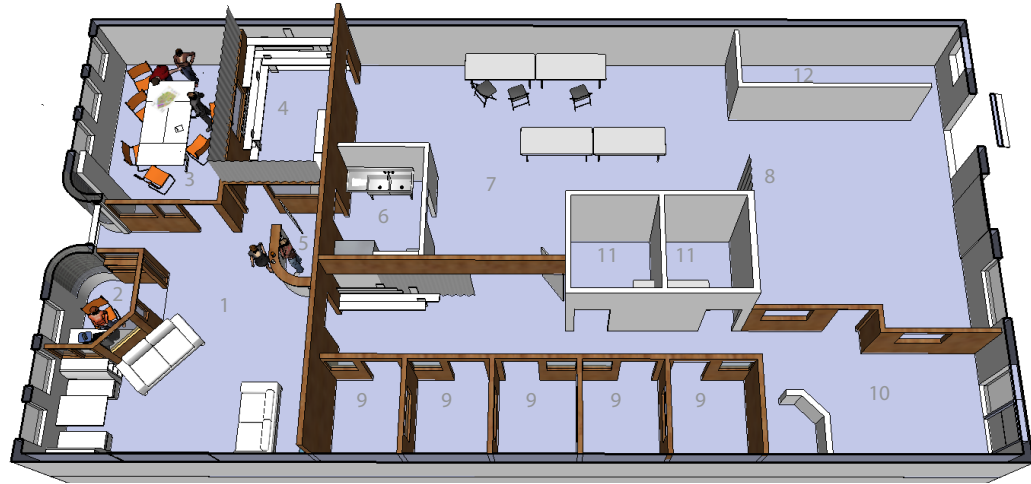
Although the rehabilitation plan is heavily focused on the building itself, the site plan becomes an integral part of the projects overall success. A small outdoor gathering space (1) located in what was the parking lane is now an area for outdoor exhibitions and performances, allowing the activity to 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.





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.



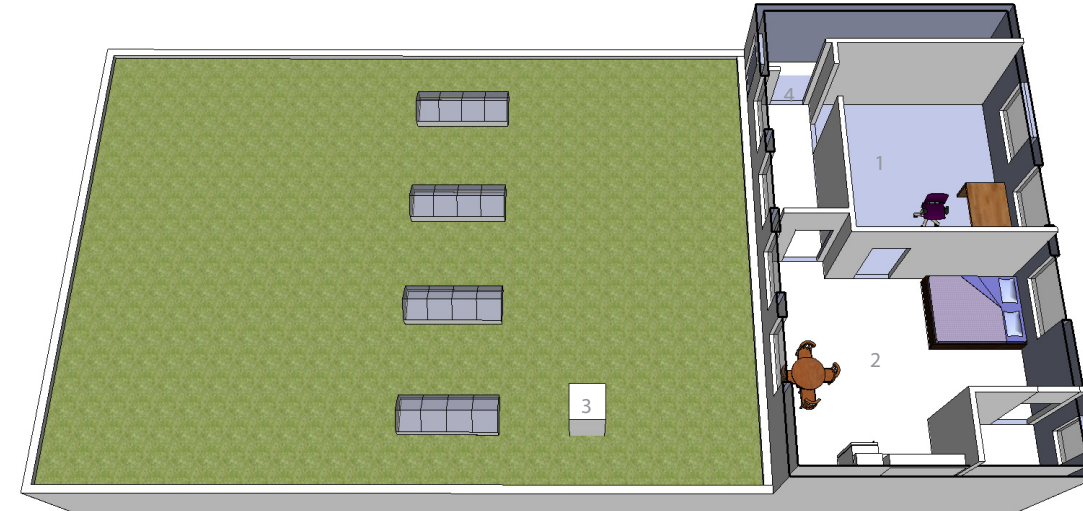
^ floorplans

1. 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

- 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

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.

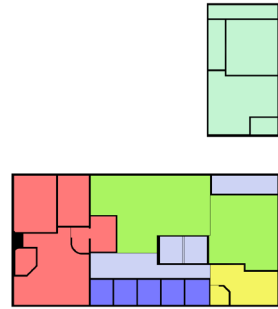


- 1 - Administrator Office
- 2 - Efficiency Suite*
- 3 - Green Roof
- 4 - Stairs

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 as a means of income from exhibitors.

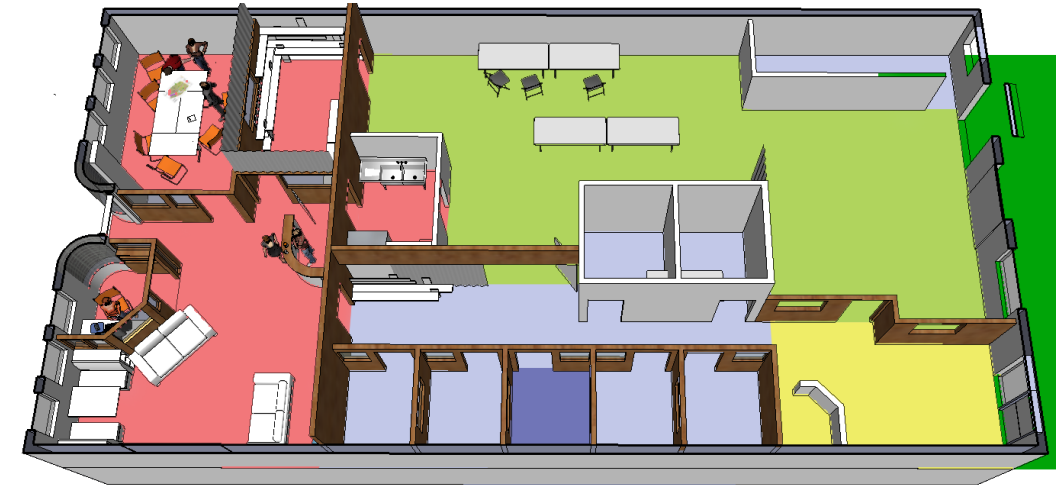
- - Community Lounge
- - Temporary / Rental Offices
- - Flexible space
- - Event information
- - Administration suite



^ building use



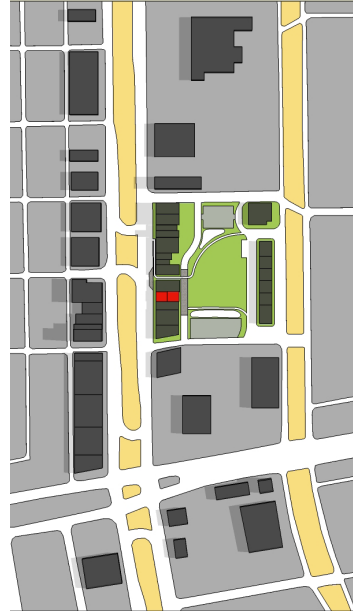
The lounge area is a multi-use public area providing social and business interaction. Assuming significant portions of the partitions are minimally damaged, the historical character of the front end of the building can be preserved while providing various services to the central business district of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



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.

- 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.
- Chuck the carpenter gives construction and safety training in the workroom.
- Supplies are collected and preparations 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.

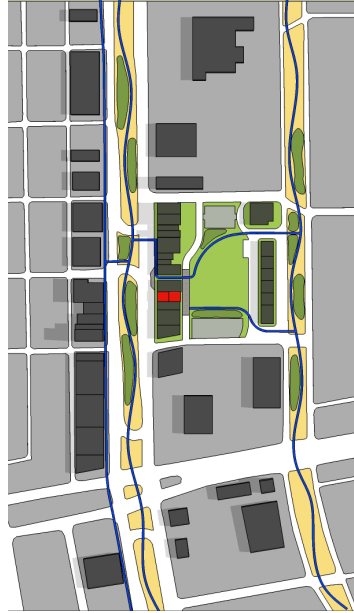
phase 1



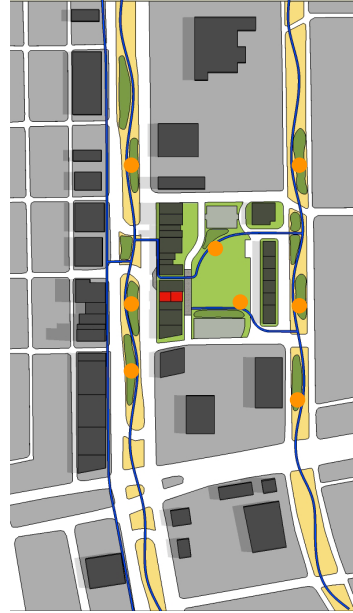
phase 2



phase 3



phase 4

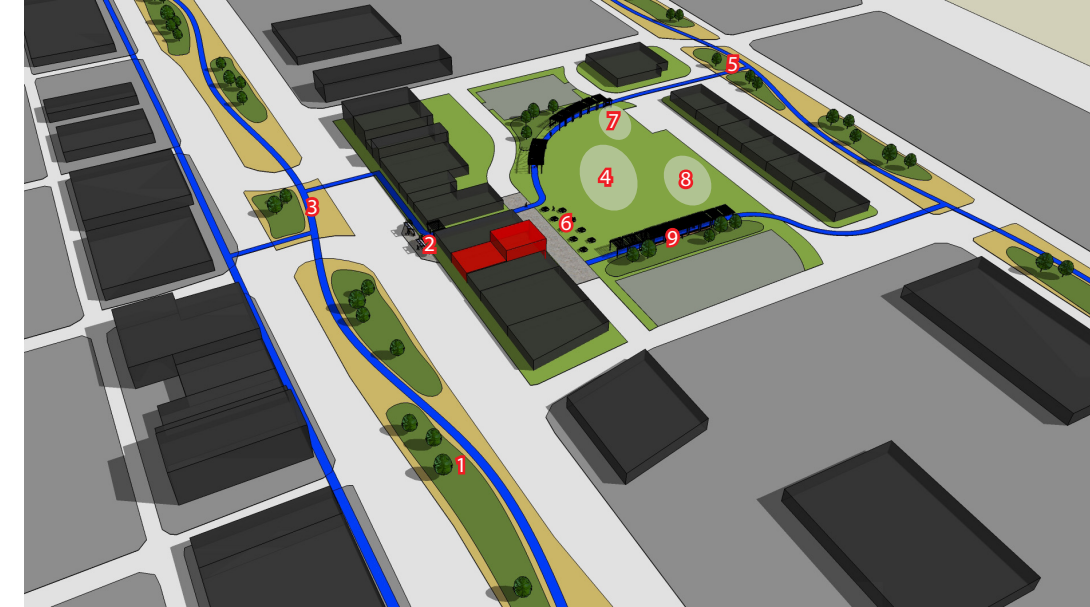


^ site plan

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. A bike path is promoted in the median on Fort Street as it has a commercial strip on one side and to keep the context of the heavy vehicular movement on either sides. A pedestrian/bike trail is promoted in the median on Electric Avenue. 2. The two medians can now be

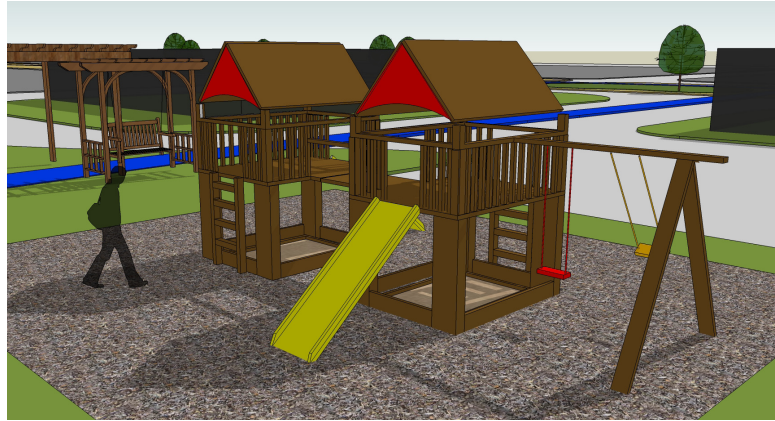
given more functional context to the available space. A human scale and can be developed through a variety of nodes through the strip. 3. The space behind the building (450x260 ft) is divided as multi-functional event space like an exhibition area, open air theatre, open air cinema, space for wedding, ground for children etc. Our 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 1 particular business, the building promotes itself to be the main admin 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 admin centre 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

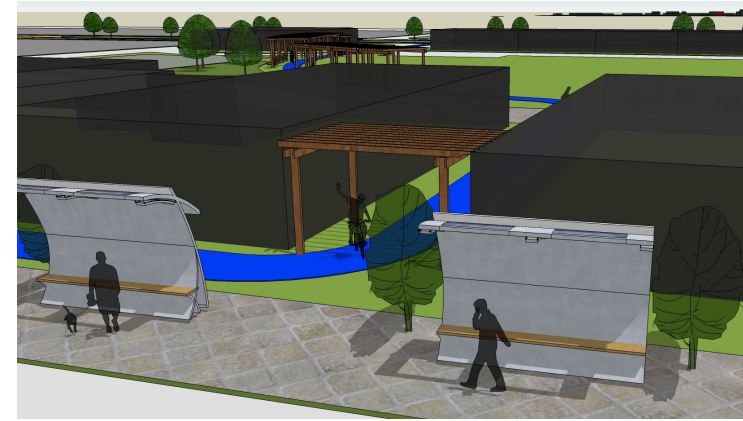
The rehabilitation of the site around the Mellus Building aims to take advantage of the wasted space and create opportunities for community space. The proposal to add the bike paths and landscaping is an attempt to cure the problem with an efficient inexpensive example that would most benefit the community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



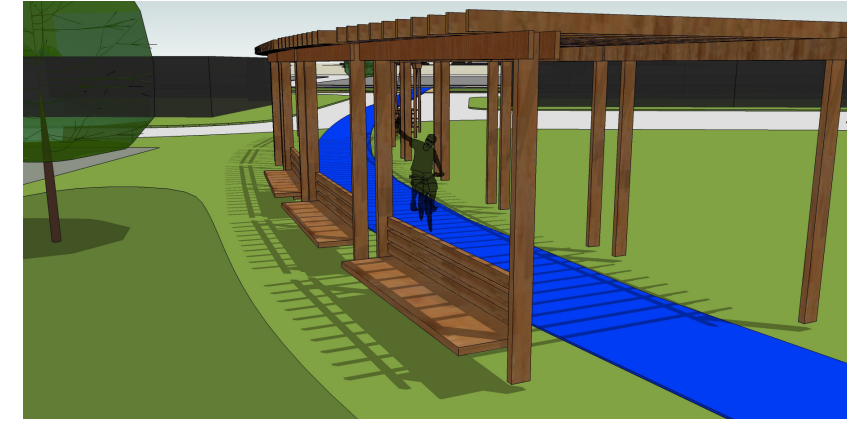
^nodes



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.



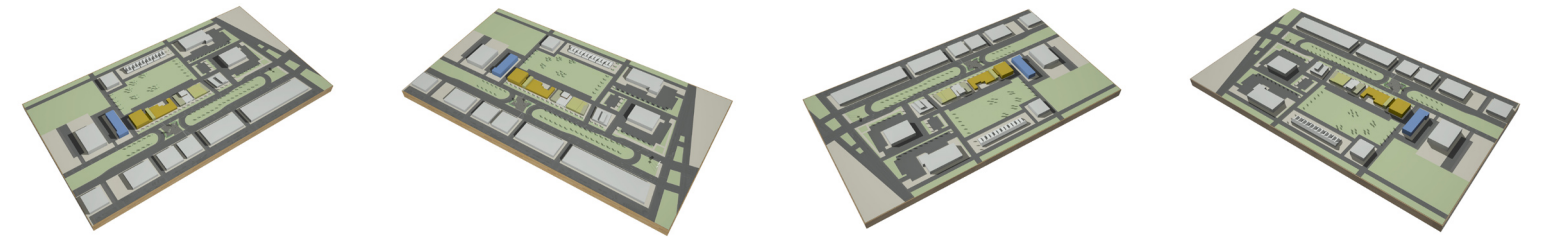
^activities

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.



Center for Cultural Tourism

Steven Adams | Zachary Lahrman

This proposal seeks to introduce a series of interventions to create a new district to celebrate the diversity and create a marketable commodity for the central business district of Lincoln Park, Michigan. The creation of the cultural district addresses the many challenges that face this strip of commercial frontage. Instead of seeking to preserve a singular entity this proposal seeks to identify the hidden potential that lies within this

strip. What has been identified from analyzing 1661 Fort Street, the former Mellus Newspaper Building, is that preserving or demolishing this single building will not solve the depression that is present along this frontage.

The first step in addressing the issues of this site is to identify the hidden potential and exploit that potential as a tool in the creation of this new district. The buildings that are identified above as blocks of color represent close to 80%

Renovate Park Theater into a Performance Hall

Renovate existing vacant bank into After School Art Center

Additional Artist [Live / Work] Gallery

Additional potential space for After School Art Center

Existing Mellus Newspaper Building converted into Artist [Live / Work] Gallery

For Future Use



^ Hidden Potential

vacancy between O'Connor Avenue and Arlington Avenue. This level of vacancy has profound impacts on the perception of the surrounding area. Because of this perception, pedestrian movement is affected on multiple fronts.

One front is to be selective in what buildings are chosen to be adapted to determine the greatest impact that can be generated with minimal input. Within this district three buildings

are identified which can offer the greatest amount of activity at various times of the day and season. A major component of this proposal relies upon either the city or an individual purchaser to conduct a search for artists who will take residency within the Live / Work Gallery for a determined period in exchange for reduced or free rent.

Starting with the conversion of the Mellus Newspaper Building into an Artist Live / Work Space. The conversion



^ Site Strategy

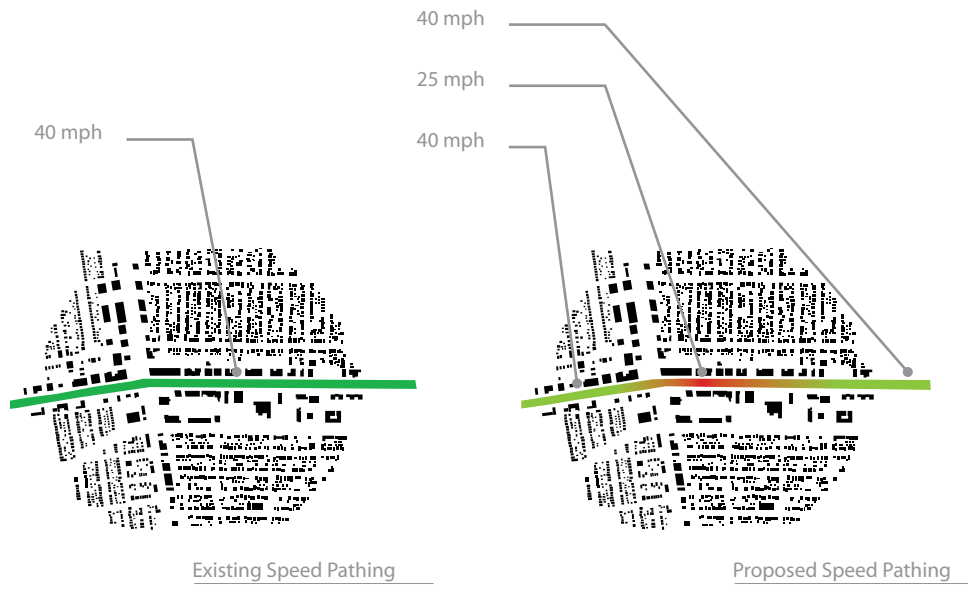
True North
Master Plan

provides space for the resident artist to both display and sell their work. This action works to help Lincoln Park in two ways; first it provides a spotlight onto the culture of Lincoln Park and secondly, it begins to act as an activity generator, by those seeking the produced works.

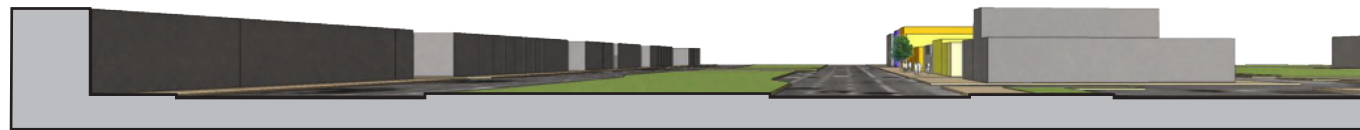
The second conversion is the former bank into an After School Art Center, which creates a place where teens can express themselves by finding a creative outlet. The third building

will introduce entertainment into the district by converting the Park Theater into a performance space, for the purpose of providing creative outlets for a broader audience.

To sustain this development this proposal calls for the introduction of a Geo Field in the empty lot behind the Mellus Building. This area will provide athletic fields and a small park covering a field of the geothermal wells providing energy for the district.



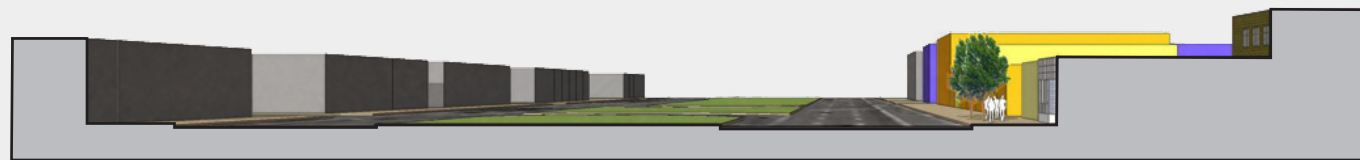
Another issue involving this site is the lack of connection between one side of Fort Street and the other. Because Fort Street is identified as a state highway and includes parking lanes, turn lanes, 6 lanes of traffic traveling at speeds of 40+ mph and a 60' median, reducing the speed and shifting the visual perception for both the pedestrian and the vehicle are integral components to the success of the central business district.



[1] Vehicle Dominant Spatial Perception
[Existing Condition]



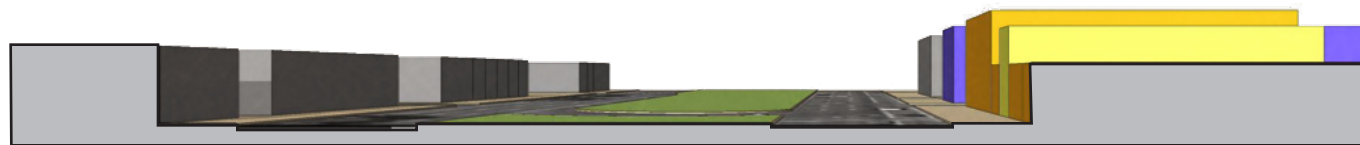
[1] Compressed Vehicular with
Increased Pedestrian Perception
[Proposed Condition]



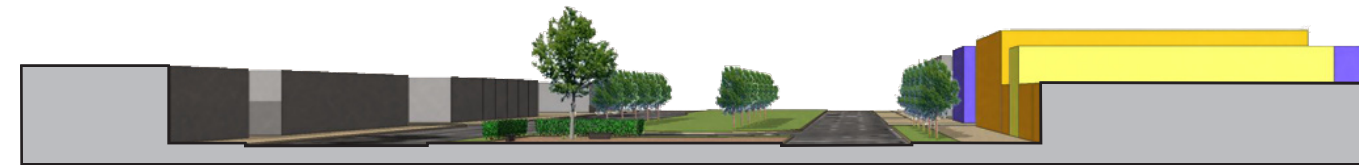
[2] Vehicle Dominant Spatial Perception
[Existing Condition]



[2] Compressed Vehicular with
Increased Pedestrian Perception
[Proposed Condition]

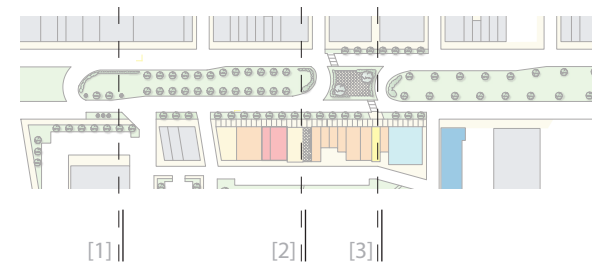


[3] Vehicle Dominant Spatial Perception
[Existing Condition]



[3] Compressed Vehicular with
Increased Pedestrian Perception
[Proposed Condition]

^ Compression



For the pedestrian, it is the removal of the parking lane along Fort Street. This allows for 12 feet of additional pedestrian zone to act as a buffer to reduce nose and also increase the space perceived from the sidewalk. This reduced the perceived width in the car from 180 feet to 60 feet. This overall new friendlier pedestrian zone compresses the perception felt by the driver as they pass through this location.

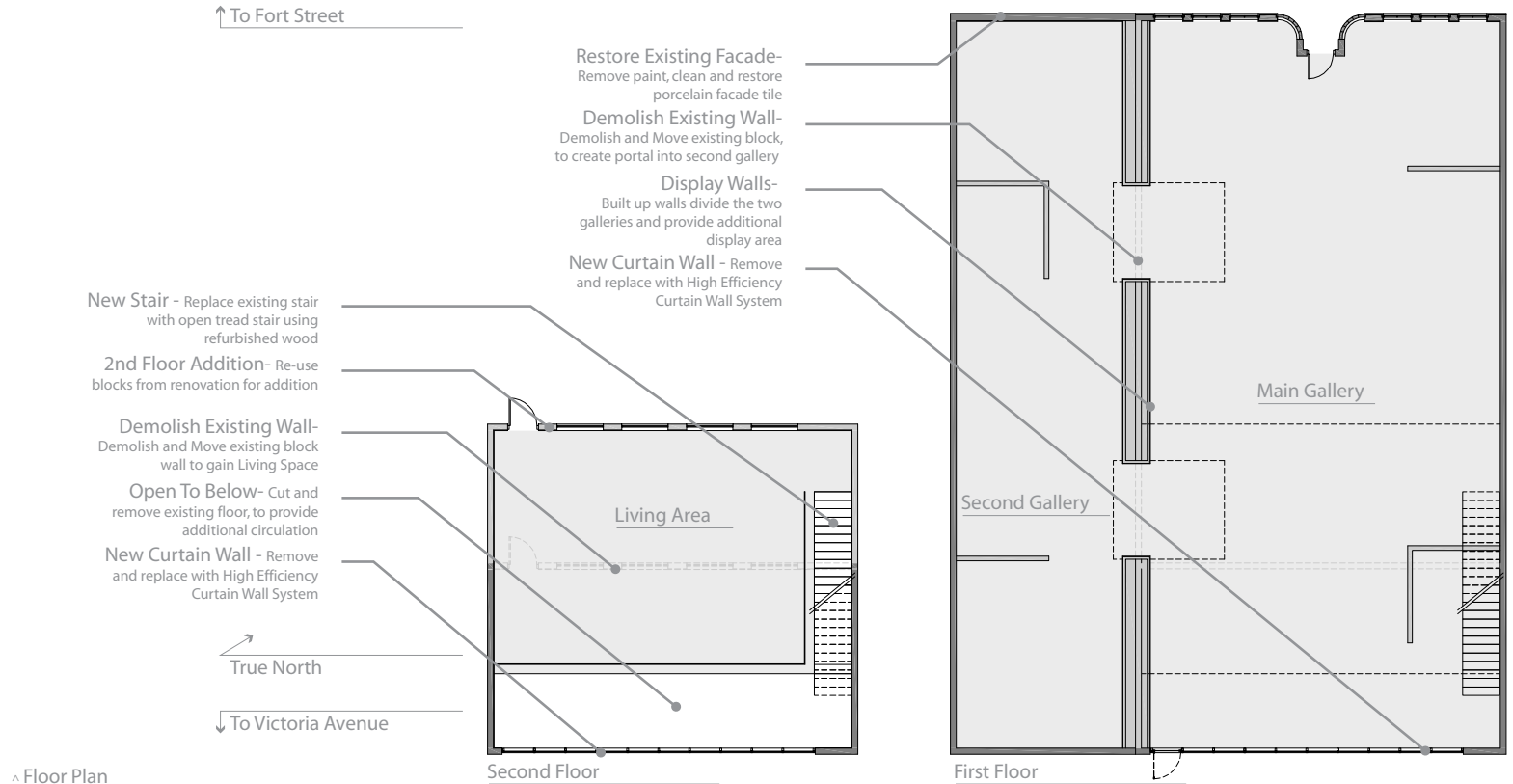
One positive aspect of the reduction of the lanes and the speed is that Lincoln Park will gain increased visibility that will distinguish their Central Business District apart from the rest of Fort Street.



Artist Live / Work Space

One component of this proposal is the conversion of the Mellus Newspaper Building into a space where chosen artists can live and work for free for a set amount of time before moving on. This program combined with the After School Arts Center is intended to create collaboration and mentoring between the visiting artist and the local teens at the center. To accomplish this the artist will need space to work as well as display their works. The restoration

of the Fort Street Facade of the Mellus Newspaper Building serves to further enhance the cultural diversity of Lincoln Park. However, the Virginia Avenue elevation could deviate from the restoration to accommodate the expansion of the second floor for larger living quarters. To effectively create an atmosphere of vibrancy and activity the Virginia elevation receives a new design intended to create interest while providing comfort to the artist.



^ Floor Plan



Fort Street Restored Mellus Facade



Victoria Avenue Renovated Alley Facade

The interior space is divided into three areas. The first is the Main Gallery which allows flexibility for rotating exhibits showcasing the resident artists work and the work of the students. The Second Gallery is intended as a rotating space that can be leased out to other artists. The third space is the expanded Living Quarters for an artist and their family, or could change to dormitory type accommodations for two artists.

As was stated at the start of this proposal, the successful regeneration of Fort Street, hinges not on whether a building should be demolished or preserved but in the success of the entire streetscape. The main issue hindering the successful development the present lack of connections that exist between each side of Fort Street.



NEIGHBORS HELPING NEIGHBORS: STEPS FOR BUILDING COMMUNITY PRIDE, AWARENESS & ACTION



STEP 1: CLEAN

THE ACT:

The process of restoring and maintaining the Mellus Building can begin now with little to no resources. The simple act of cleaning up the façade and grounds of the abandoned building will emphasize the quality and character of the existing structure and clearly show that The Mellus is not vacant and forgotten, but cared for and significant. The clean up can include power washing, paint scraping, polishing, and light repairs to window frames and trim.



THE EVENT:

The impact of cleaning up the façade will be greatly enhanced by promoting community involvement and awareness. Advertising the efforts and intent of the Mellus building revival and holding a weekend cleaning party will build support for the project. People within the community interested in historic preservation and the health of the city can share in these clean up efforts. Those with less interest will see something happening and take note of community members coming together to show pride for their community and taking collective responsibility.

STEP 1 OFFICIAL PROJECT
COST ESTIMATE REPORT

EXCAVATIONS AND FOUNDATIONS	\$0.00
STRUCTURAL FRAME	\$0.00
ROOFING AND WATERPROOFING	\$0.00
EXTERIOR WALL	\$0.00
INTERIOR PARTITIONS & FINISHED	\$0.00
EQUIPMENT & FURNISHINGS	\$0.00
PLUMBING	\$0.00
FIRE PROTECTION	\$0.00
H.V.A.C.	\$0.00
ELECTRICAL	\$0.00
SUBTOTAL:	\$0.00
RECRUITES	\$0.00
WEED PULLING	\$0.00
SIDEWALK SWEEPING	\$0.00
TRASH REMOVAL	\$0.00
POWER WASHER RENTAL (1 hr.)	\$73.00
SUBTOTAL:	\$73.00
5 GAL. BUCKET (4 @ \$2.99)	\$8.97
SPONGE (8 @ \$1.99)	\$15.92
1 GAL. CLEANER (2 @ \$10.62)	\$21.24
PUTTY KNIFE (8 @ \$1.79)	\$14.32
SUBTOTAL:	\$60.45
DESIGN CONTINGENCY - 0%	
CONSTRUCTION CONTINGENCY - 0%	
TOTAL CONSTRUCTION COST	\$133.45

..... \$60.45

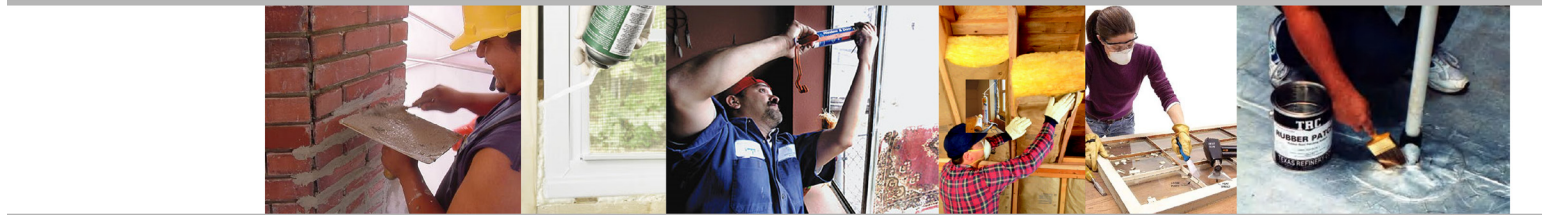
0%

Total Investment:

\$133.45

Boost to the community:

PRICELESS



STEP 2: WEATHERIZATION

THE ACT:
Begin the weatherization of the Mellus building. Beyond the cleanliness and visual appeal of the building, it is important to ensure the structure is free of leaks to **avoid further deterioration**. Also, updating the insulation in both the walls and roof will **improve energy efficiency**. There are different scales at which a building can be weatherized based on cost and scope of work. It is possible to **start small**, sealing doors and windows, and work up to roofing and insulation based on available funds.



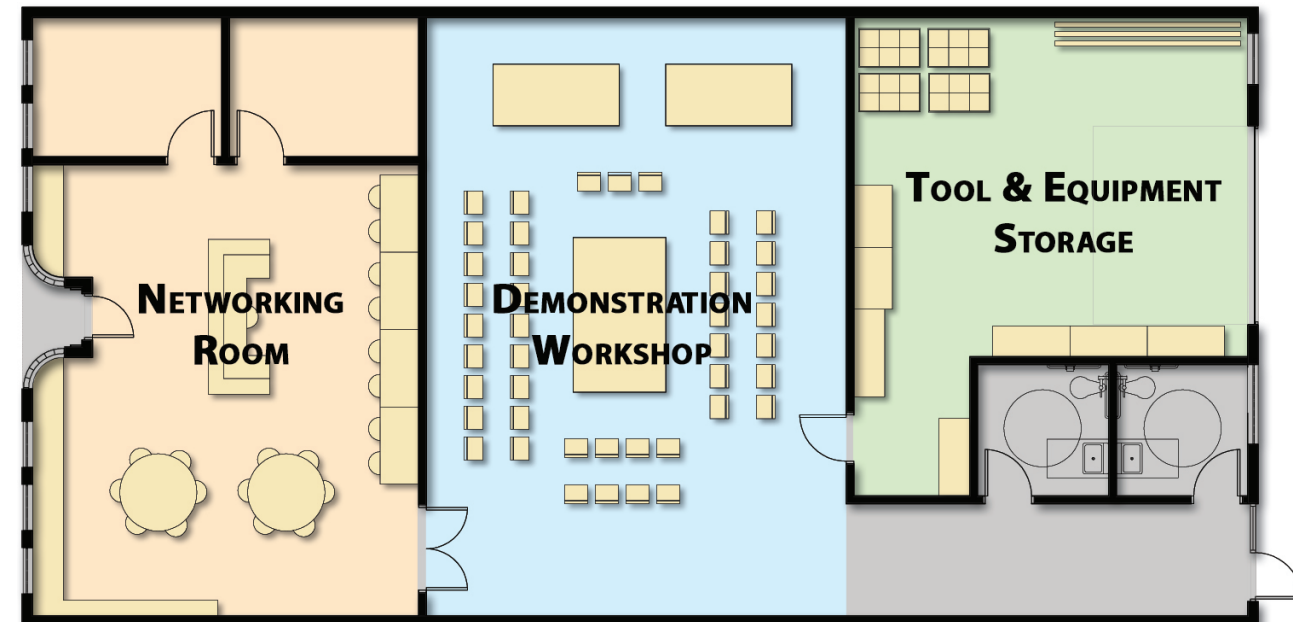
THE EVENT:
The **impact** of cleaning up the façade will be **greatly enhanced** by **promoting community involvement** and **awareness**. Advertising the efforts and intent of the Mellus building revival and holding a weekend cleaning party will **build support** for the project. People within the community interested in historic preservation and the health of the city can share in these clean up efforts. Those with less interest will see something happening and take note of community members coming together to show **pride** for their community and taking **collective responsibility**.



STEP 3: DO-IT-YOURSELF

THE ACT:

With the building cleaned and weatherized, the interior space can be adapted to facilitate future continuation of **do-it-yourself** efforts, including preservation and rehabilitation within the community. Three elements, a tool storage and rental shop, a demonstration area, and a networking room, will be available for the community's use.



THE EVENT:

A grand opening event will be held initially to demonstrate and explain how the community building will work. The tools and equipment can be shared by the community to fix up properties, homes, and businesses. The demonstration area can be used for continuing seminars on weatherization, construction, financial planning, or anything of value for community members. The networking room will host a computer kiosk to allow citizens access to different rehab projects around town. Also, a maintenance record of vacant and foreclosed properties can be kept so community members can share the workload to keep the neighborhoods looking good. There will also be resources available for do-it-yourself projects in book, magazine, and video formats.

Appendix Notes:

Patchwork Harvest

Image Credit

p. 1_1 Pickornik, Lindsey “Lincoln Park Streetscape” (Image).

p. 1_2-9 Chegash, Dennis J. and McKenna Associates, Incorporated. “Comprehensive Development Plan.” Master Plan presented to the City, Lincoln Park, Michigan, October 4, 2007.

p. 1_10 “Storefront Door” (Image). Available from: Comforts By Ruthann <http://www.comfortsbyruthann.com/images/ws_storefront_door.jpg> (accessed 03 March 2009).

p. 1_10 Anderson, Tony. “Neighbors working in their community garden can see the city in the background.” (image). How to Start a Community Garden <<http://home.howstuffworks.com/community-garden.htm>> (accessed 25 April 2009).

p. 1_10 “Downtown Parking.” (image). Available from: City of Chico Building and Development Services <www.ci.chico.ca.us/Building_Development_Services/Traffic_/Downtown_Parking.asp> (accessed 16 March 2009).

p. 1_10 Felicella, Elizabeth. “Anthropologie Dos Lagos, Corona, California; WORK Architecture Company” (image). Available from: Architype Review <http://www.archityperewiew.com/images/images_v3n2_retail/retail_work_ac_anthropologie_lagos_lg_09.jpg> (accessed 03 March 2009).

p. 1_11 “Allium peninsulare” (image). Available from:

Lambley Nursery and Gardens Online Catalog <<http://www.lambley.com.au/>> (accessed 16 March 2009).

p. 1_11 “Tomato” (image). Available from: Urban Farmer Weekly Garden News <<http://www.ufseeds.com/garden-news/>> (accessed 16 March 2009).

p. 1_11 “Picking apples in the Urban Harvest Teaching Garden” (image). Gardening Advice. <<http://www.urbanharvest.org/advice/fruitgardening/fruitvarieties/apple.html>> (accessed 16 March 2009).

p. 1_11 “Hot chocolate” (image). Available from: Wikimedia Commons <http://commons.wikimedia.org/wiki/Hot_chocolate> (accessed 16 March 2009).

p. 1_12 “Planting a tree” (image). Available from: SeedsDream Reforestation Project <<http://www.seedsdream.org/Volunteering.html>> (accessed 16 March 2009).

p. 1_12 “Sunflower” (image). The Simple Way <<http://www.judgingronald.com/TSW/blog.htm>> (accessed 16 March 2009).

p. 1_12 “Pumpkin Patch” (image). Pumpkin-Patch Marketing: How To Attract A Blizzard Of Clients With No Budget, No Advertising And No Connections <<http://www.freelanceswitch.com/finding/pumpkin-patch-marketing-how-to-attract-a-blizzard-of-clients-with-no-budget-no-advertising-and-no-connections/>> (accessed 16 March 2009).

p. 1_12 “Christmas Trees” (image). Available from: <<http://www.extracrispy.co.uk/gallery2/main.php>> (accessed 16 March 2009).

Reusing Infrastructure, Retaining Talent Functional Dimension

Notes

1. City of Lincoln Park Building and Engineering Department and Mckenna Associates, Inc. "2007 Comprehensive Development Plan." October, 2007
2. Poole, S. "Young, Educated and Leaving?" (article online) June 2007. Available from <http://www.entrepreneur.com/tradejournals/article/166853623.html>; Internet

Image Credit

- p. 2_1-2.11 All Maps, Images and Studies Unless Otherwise Noted
City of Lincoln Park Building and Engineering Department and McKenna Associates, Inc. "2007 Comprehensive Development Plan." October 4, 2007.
- p. 2_4 Lincoln Park Historical Museum
http://www.lppreservation.org/index_files/ProjectList.htm
- p. 2_5 Aerial Photos
<http://maps.live.com/>
- p. 2_6 Lincoln Park Bus Map
<http://www.smartbus.org/Smart/Ride+SMART/System+Map/>
- p. 2_7 Bus Stop
http://media.photobucket.com/image/smart%20bus/tram3003/100_6249.jpg
- p. 2_8 Lincoln Park Report Card
City of Lincoln Park Downtown Development Authority and Beckett & Raeder. "Traffic Study, Collaborative Workshop, and Recommended Alternative Design Concepts." November 7, 2002.

- p. 2_11 Bike Path
http://www.bakersfieldvision2020.com/toolkit/IMAGES/lres_bfield_collection/OUTDOOR_RECREATION/Family_on_Bike_Path_low.jpg
- p. 2_13 Russell Industrial Center - 3 photos
<http://www.ricdetroit.org>
- p. 2_14 Emerge Detroit Logo
<http://www.emergedetroit.org>
- p. 2_14 Detroit Synergy Logo
<http://www.detroit synergy.org>
- p. 2_14 Java Exchange Cafe -photo
<http://www.javaexchange cafe.com>
- p. 2_15 Jave Exchange Cafe - 2 photos
<http://www.javaexchange cafe.com>

Unity in Development

Notes

1. Fedstats. "Lincoln Park (city) MapStats from FedStats." <http://www.fedstats.gov/qf/states/26/2647800.html> (accessed April 26, 2009)
2. Chegash, Dennis J. 2007 Comprehensive Development Plan. Lincoln Park, MI: City of Lincoln Park Building and Engineering Department, 2007.
3. ePodunk, "Lincoln Park, MI Ancestry & Family History." ePodunk. <http://www.epodunk.com/cgi-bin/genealogyInfo.php?loclIndex=21939> (accessed April 26, 2009)

Image Credit

- p. 3_2 Chegash, Dennis J. 2007 Comprehensive Development Plan. Lincoln Park, MI: City of Lincoln Park Building and Engineering Department, 2007.
- p. 3_5 Images adapted from Chegash, Dennis J. 2007 Comprehensive Development Plan. Lincoln Park, MI: City of Lincoln Park Building and Engineering Department, 2007.
- p. 3_10 Lynch-Wilson, Leslie
- p. 3_16 NYC Bike Maps. <http://www.nycbikemaps.com/wp-content/uploads/2007/08/Ocean-Parkway-Bike-Path-4.jpg>.
- p. 3_16 M&M Timber. <http://www.mmtimber.co.uk/images/gazebo.jpg>.
- p. 3_16 Municipality of Aerodrom. <http://www.aerodrom.gov.mk/admin/images/00%202009/1602/cesma.jpg>.
- p. 3_17 Talbot Street Art Fair. http://www.talbotstreet.org/images/600_P6110050.JPG
- p. 3_17 <http://z.about.com/d/goindia/1/0/2/4/-/-/kalaghoda.jpg>.
- p. 3_17 Beach Hut Media. http://www.beachhutmedia.com.au/images_news/coffs_cinema_4.jpg.
- p. 3_17 The New York Times. <http://graphics8.nytimes.com/images/2008/07/09/travel/09frugal533-3.jpg>.

Center for Cultural Tourism

Image Credit

p. 4_1 "Aerial Background". (adapted image). Google Earth. (accessed 22 February 2009).

p. 4_1-4_11 "Street Grid Background". (adapted image). City of Lincoln Park. <<http://www.lincolnpark.gov/office.com/vertical/Sites/%7B87310170-B96F-4822-90F3-7E5A73915AD1%7D/uploads/%7B31CCBDA7-35A5-4FAC-B7C4-83CAB64F8F5F%7D.PDF>> (accessed 22 February 2009).

p. 4_9 "Birds Eye Background". (adapted image). Microsoft Virtual Earth. <<http://maps.live.com>> (accessed 22 February 2009).

Neighbors Helping Neighbors:

STEPS FOR BUILDING , COMMUNITY PRIDE, AWARENESS & ACTION

Image Credit

p. 5_1 Detroit MI. Volume 13. Sheet 105. Sanborn Maps. 1924.

p. 5_1 Detroit MI. Volume 13. Sheet 106. Sanborn Maps. 1924

p. 5_1 Detroit MI. Volume 13. Key Map No. 2. Sanborn Maps. 1899.

p. 5_1 Lincoln Park Preservation Alliance, The. Images of America: Lincoln Park. Arcadia Publishing. 2005.

p. 5_2 Detroit MI. Volume 13A. Sheet 105. Sanborn Maps. April 1952.

p. 5_2 Detroit MI. Volume 13A. Sheet 106. Sanborn Maps. April 1952.

p. 5_2 Detroit MI. Volume 13A. Sheet 107. Sanborn Maps. April 1945.

p. 5_3 Cover Sheet: <http://www.juliemalear.com/Resources/peoplelinks.jpeg>

p. 5_5 Garden Hose: <http://media.independent.com/img/photos/2008/03/25/garden.jpg>

p. 5_5 Sponge: http://www.mecsltd.com/images/cleaning_sponge.jpg

p. 5_5 Scrapers: http://www.dsn2006.org/catalog/pics/Scrapers_With_Plastic_Or_Colored_Rubber_Handle.jpg

p. 5_5 Pressure Washer: <http://www.bluemaxdirect.com/BlueMax%20Pressure%20Washer.jpg>

p. 5_5 Cleaning Products: <http://thumbs.dreamstime.com/>

thumb_233/120223465708yh8D.jpg

p. 5_5 Brooms: [http://img.hisupplier.com/var/userImages/old/glass-fiber/glass-fiber\\$111132838.jpg](http://img.hisupplier.com/var/userImages/old/glass-fiber/glass-fiber$111132838.jpg)

p. 5_7 Background Photo for Cost Estimate: http://www.demeven.cz/blog/images/22_new_01.jpg

p. 5_9 Tuck Pointing: <http://www.aaaremodeling.com/images/tuckpointing.jpg>

p. 5_9 Foam Can: http://www.gbproductnews.com/imgupload/Insulation_NovDec08-web-images/SoySealWindow&Door_opt.jpeg

p. 5_9 Roof Patch: <http://www.texasrefinerycoatings.com/assets/images/pc-rubberpatchrubberroofpatchingsealant1.jpg>

p. 5_9 Window Repair: http://i.ehow.com/images/GlobalPhoto/Articles/4655245/89993-main_Full.jpg

p. 5_9 Insulation: <http://imgs.ebuild.com/cms/BIG%20BUILDER%20MAGAZINE/2006/July/BB060701090L1.jpg>

p. 5_10 Warm Training: <http://www.warmtraining.org/http://www.warmtraining.org/images/walter-teaching.jpg>

<http://www.warmtraining.org/images/jacob-solar.jpg>

<http://www.warmtraining.org/images/baubie-bulb.jpg>

[RE]THINKING

