



Rosa Parks Neighborhood Study

**UP 7700 – Capstone Class
Summer 2007**



WAYNE STATE
UNIVERSITY

**Dept. of Geography & Urban Planning
College of Liberal Arts & Sciences**



Presentation Outline

- .. Neighborhood Overview
 - n Location & Study Boundaries
 - n History
 - n Rosa Parks Neighborhood Today
- .. Strengths and Weaknesses
 - n Housing
 - n Schools
 - n Recreation and Green Space
- .. Recommendations
 - n Housing
 - n Schools
 - n Recreation and Green Space
- .. Conclusion

Rosa Parks Neighborhood Study - Summer 2007



Neighborhood Overview

Location & Study Boundaries

Rosa Parks Neighborhood Study - Summer 2007

City of Detroit



Rosa Parks Neighborhood Study - Summer 2007

Rosa Parks Neighborhood and Surrounding Area



Rosa Parks Neighborhood Study - Summer 2007

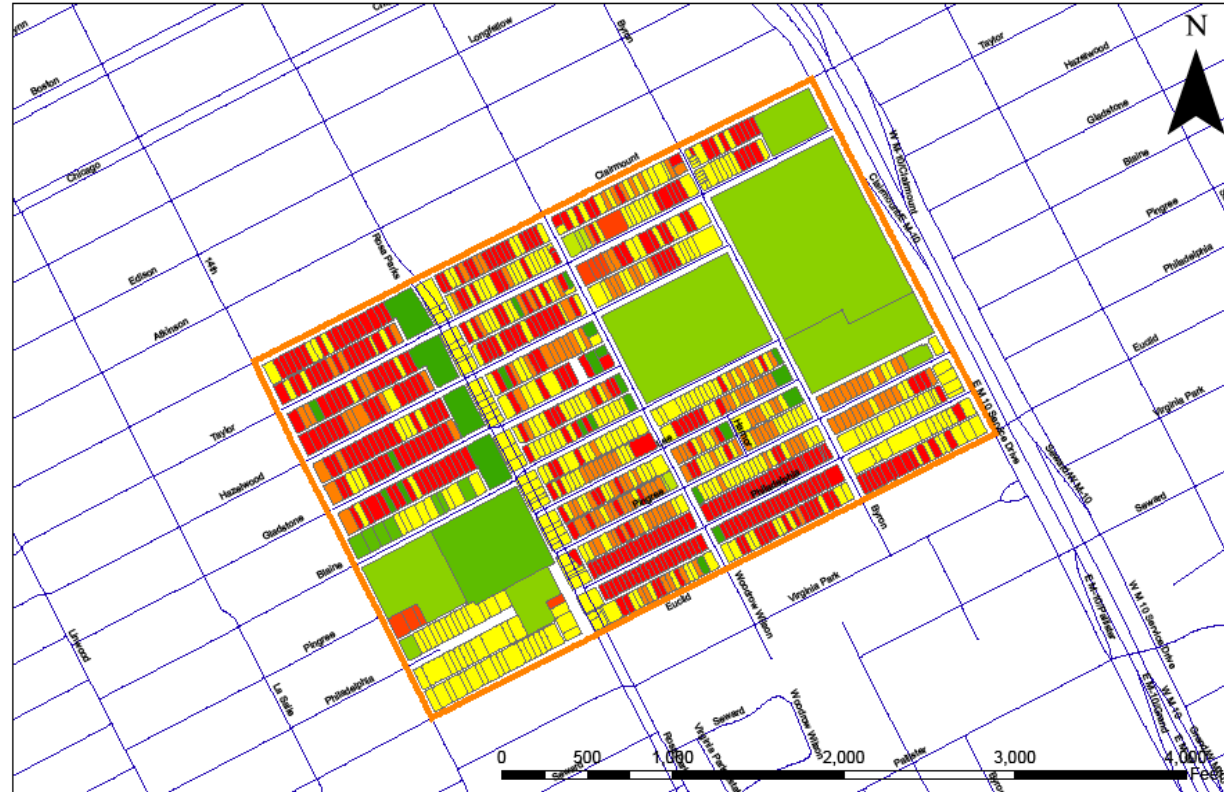
Rosa Parks Neighborhood

Rosa Parks Study Area

Land Use

Rosa Parks Neighborhood

- Rosa Parks Neighborhood
- Parcels**
- Land Use**
- Residential - Single Family
- Residential - Two Family
- Residential - Multi Home
- Commercial
- Government/Institutional
- Church/Non-Profit
- Vacant Land
- Parking Lot



July 31, 2007

UP 7700 Capstone Project

Rosa Parks Neighborhood Study - Summer 2007

Rosa Parks Neighborhood

Rosa Parks Study Area Existing Structures



Legend

- Rosa Parks Neighborhood
- Roads
- Vacant/Parking

Condition



July 31, 2007



UP 7700 Capstone Project

Rosa Parks Neighborhood Study - Summer 2007



Neighborhood Overview

History

Rosa Parks Neighborhood Study - Summer 2007

Jewish Community

- n Settled by Jewish Detroiters and Immigrants beginning in 1917
- n Part of historic and continuing trend of Jewish community moving northwest from downtown
- n Tried Stone is a former Jewish synagogue & school - Beth Tefilo Emmanuel & Taylor Shul
- n New St. Peter's on Pingree is a former Jewish synagogue - Beth Yehuda



Rosa Parks Neighborhood Study - Summer 2007

African American Community

- n As community conditions change, the financial classes of the African American Community changed in neighborhood
- n By 1967 population density is 2x city average
- n Black unemployment 2x that of whites
- n Political & financial sectors unresponsive
- n “The Strip” or “Sin Street”



Rosa Parks Neighborhood Study - Summer 2007



Detroit Race Riots-July 23, 1967, 3:45 AM at 12th & Clairmount

- n The name “Race Riots” controversy
- n Blind pig raided with violent police response
- n Rage explodes over ongoing conditions and police treatment
- n 9 days of rioting across city
- n 43 dead, over 700 injured, over \$50 million in property damage
- n One of most significant events in SE Michigan history
- n Neighborhood and regional psyche and land use still affected today

Rosa Parks Neighborhood Study - Summer 2007

The Riot



Rosa Parks Neighborhood Study - Summer 2007

The Riot



Rosa Parks Neighborhood Study - Summer 2007

Rosa Parks Neighborhood Circa 1970



Rosa Parks Neighborhood Study - Summer 2007

Rosa Parks Neighborhood Today



Rosa Parks Neighborhood Study - Summer 2007



Rosa Parks Neighborhood

Strengths and Weaknesses

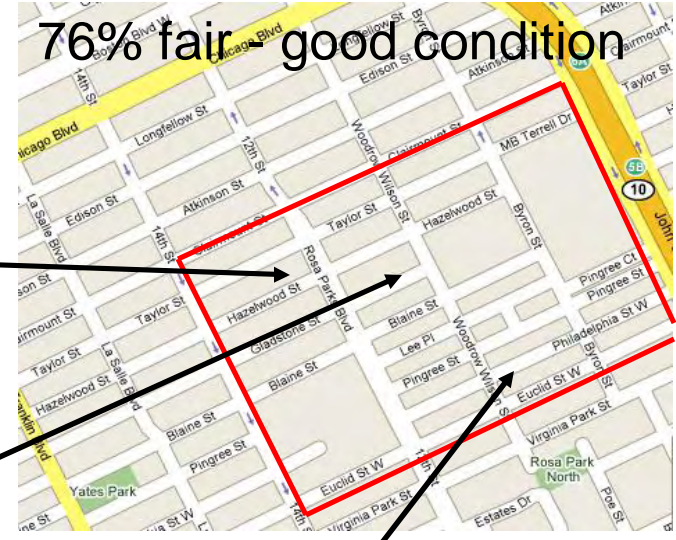
Rosa Parks Neighborhood Study - Summer 2007



Housing Strengths & Weaknesses

Rosa Parks Neighborhood Study - Summer 2007

Housing Strength: Condition



Rosa Parks Neighborhood Study - Summer 2007

Strength: Brick Construction



**Examples of Excellent
Condition housing on
perimeters**

Rosa Parks Neighborhood Study - Summer 2007

Strengths: Strong Rental Market



Gladstone & WW



Gladstone



Blaine & RP

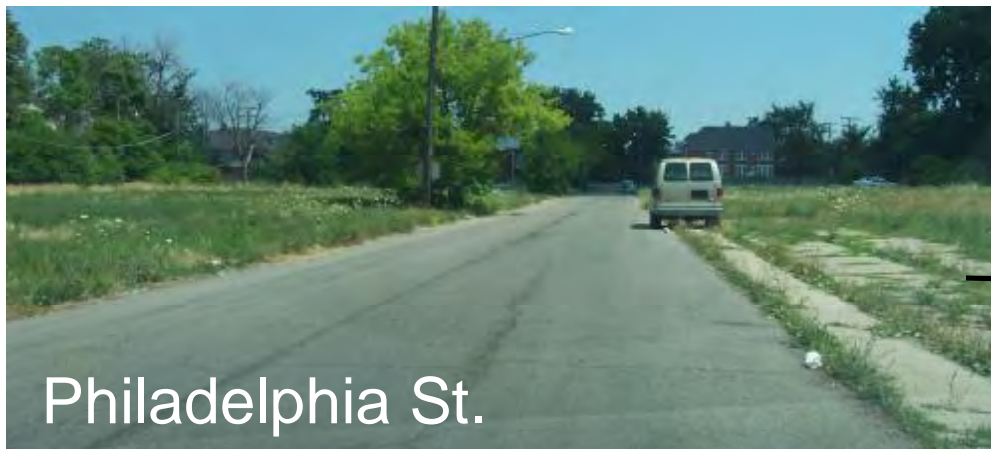
Rosa Parks Neighborhood Study - Summer 2007

Strength: Available Parcels for Infill

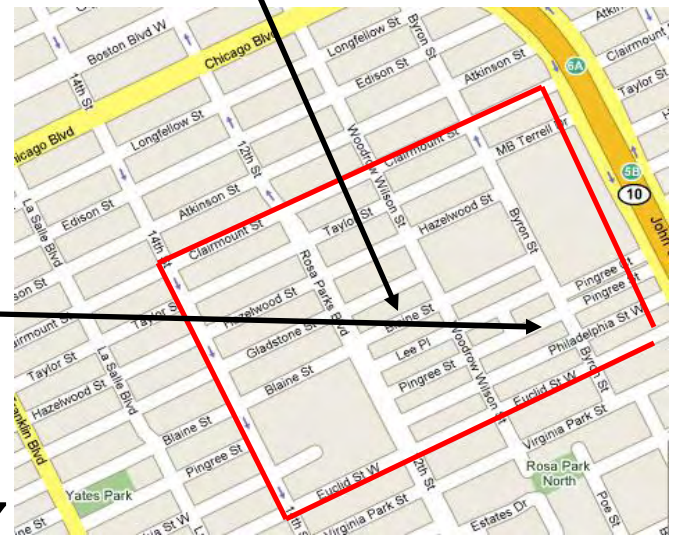


Blaine

398 vacant parcels



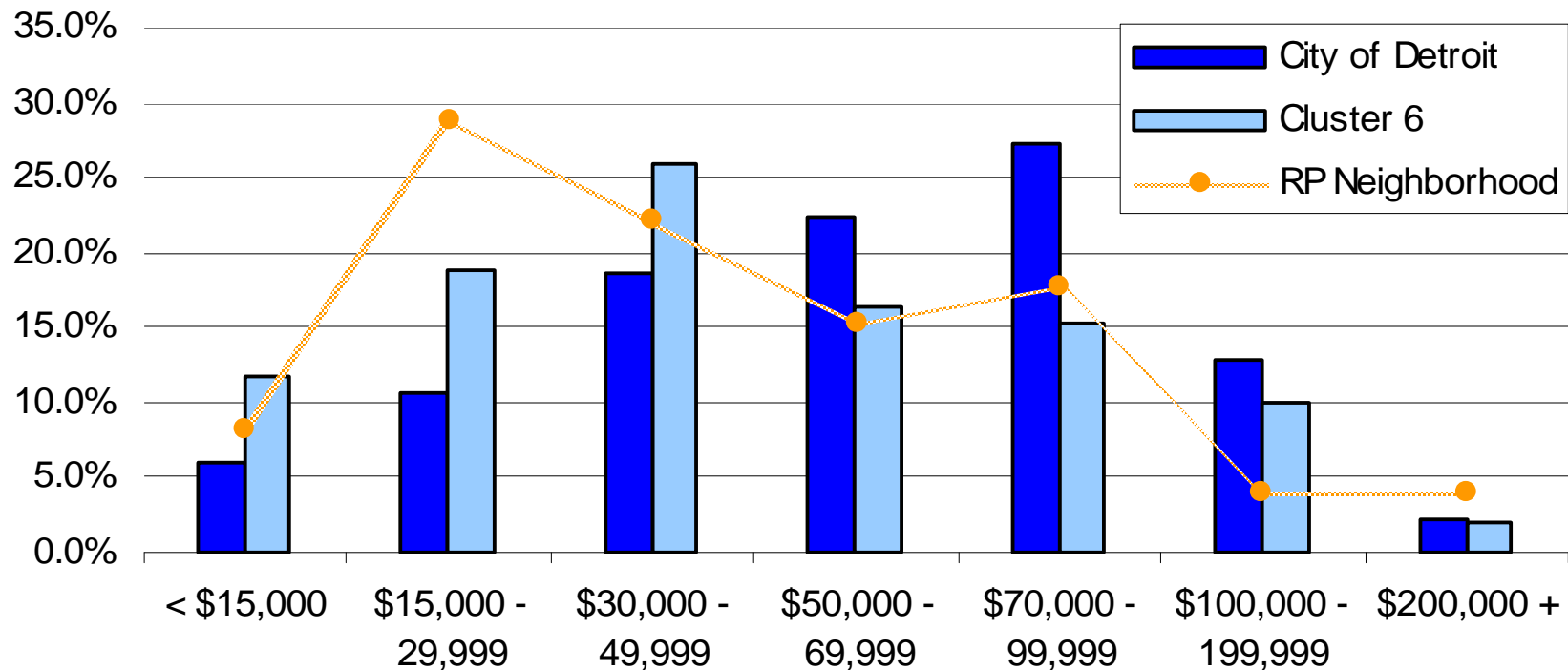
Philadelphia St.



Rosa Parks Neighborhood Study - Summer 2007

Weaknesses: Housing Values

59% of units valued less than \$50,000

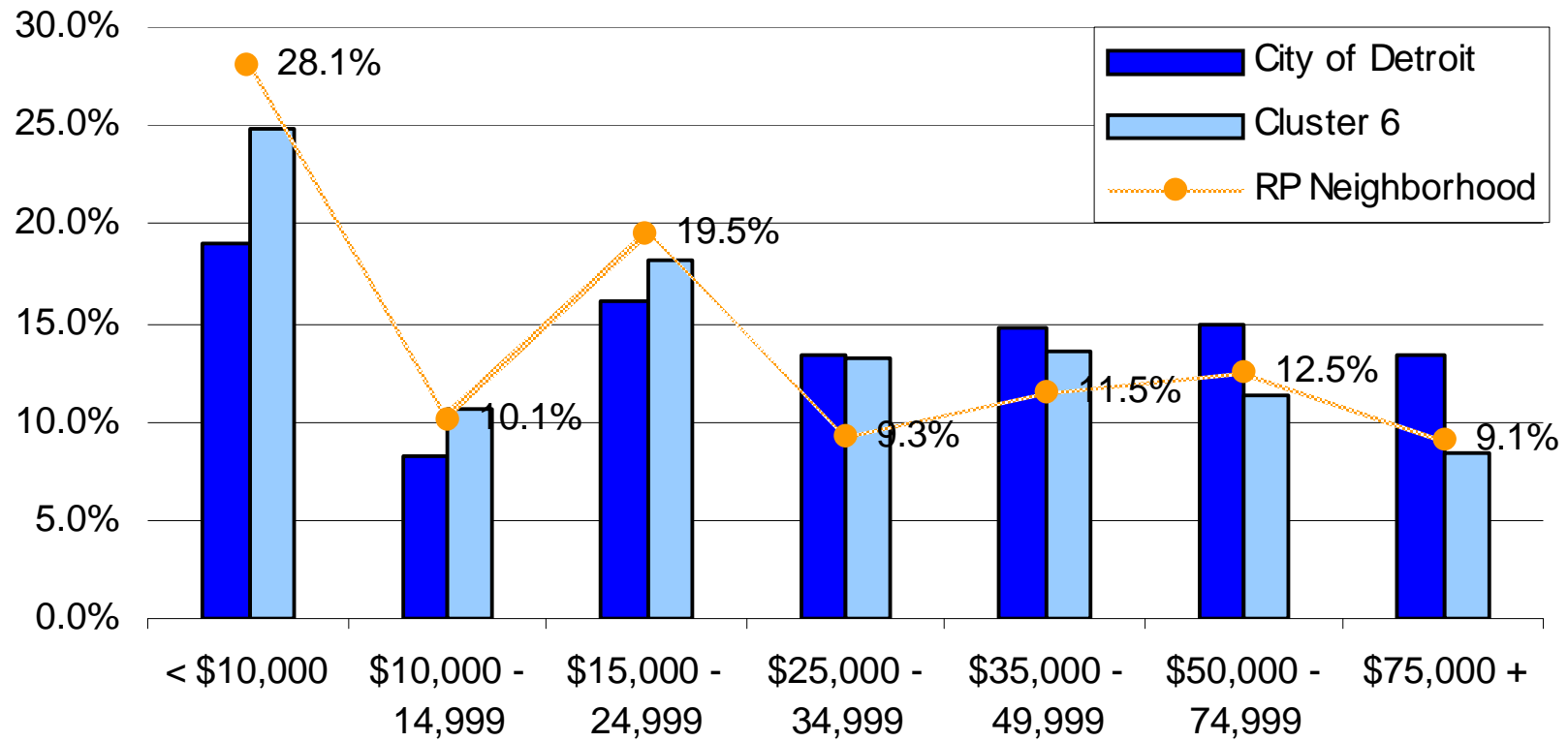


2000 US Census Bureau. Decennial Census. STF1-STF3

Rosa Parks Neighborhood Study - Summer 2007

Weaknesses: Affordability

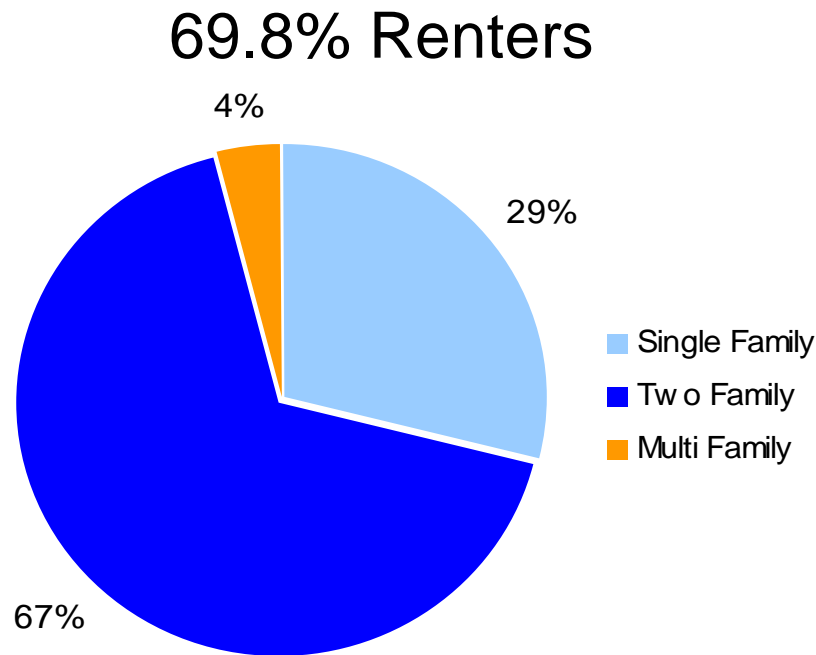
Low Income Households



2000 US Census Bureau. Decennial Census. STF1-STF3

Rosa Parks Neighborhood Study - Summer 2007

Weaknesses: Tenure



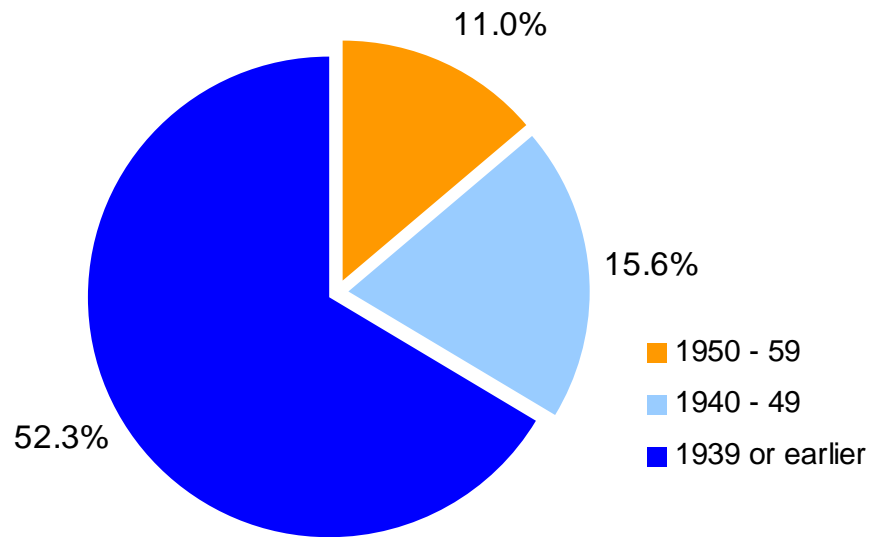
2007 WSU MUP Class Physical Inventory
2000 US Census Bureau. Decennial Census. STF1-STF3

Two Family Structure



Rosa Parks Neighborhood Study - Summer 2007

Weaknesses: Age of Housing



2000 US Census Bureau. Decennial Census. STF1-STF3



Weathering



Rosa Parks Neighborhood Study - Summer 2007



Schools Strengths & Weaknesses

Rosa Parks Neighborhood Study - Summer 2007

School Strengths- Schools in neighborhood area



**HUTCHINS MIDDLE
SCHOOL**



**SANDERS
ELEMENTARY**



**CROSMAN
ALTERNATIVE ED**

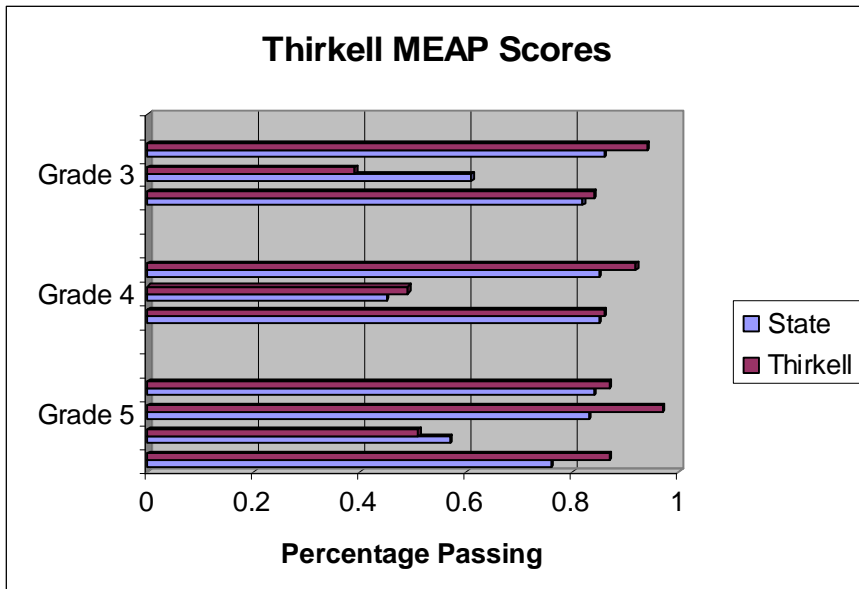
- n Outstanding Design
- n Significant Investments
- n Well Maintained
- n Will Be Reused

- n Large Site
- n Possible Reuse

- n Outstanding Design
- n Well Built
- n Large Site
- n Good Reuse Candidate

Rosa Parks Neighborhood Study - Summer 2007

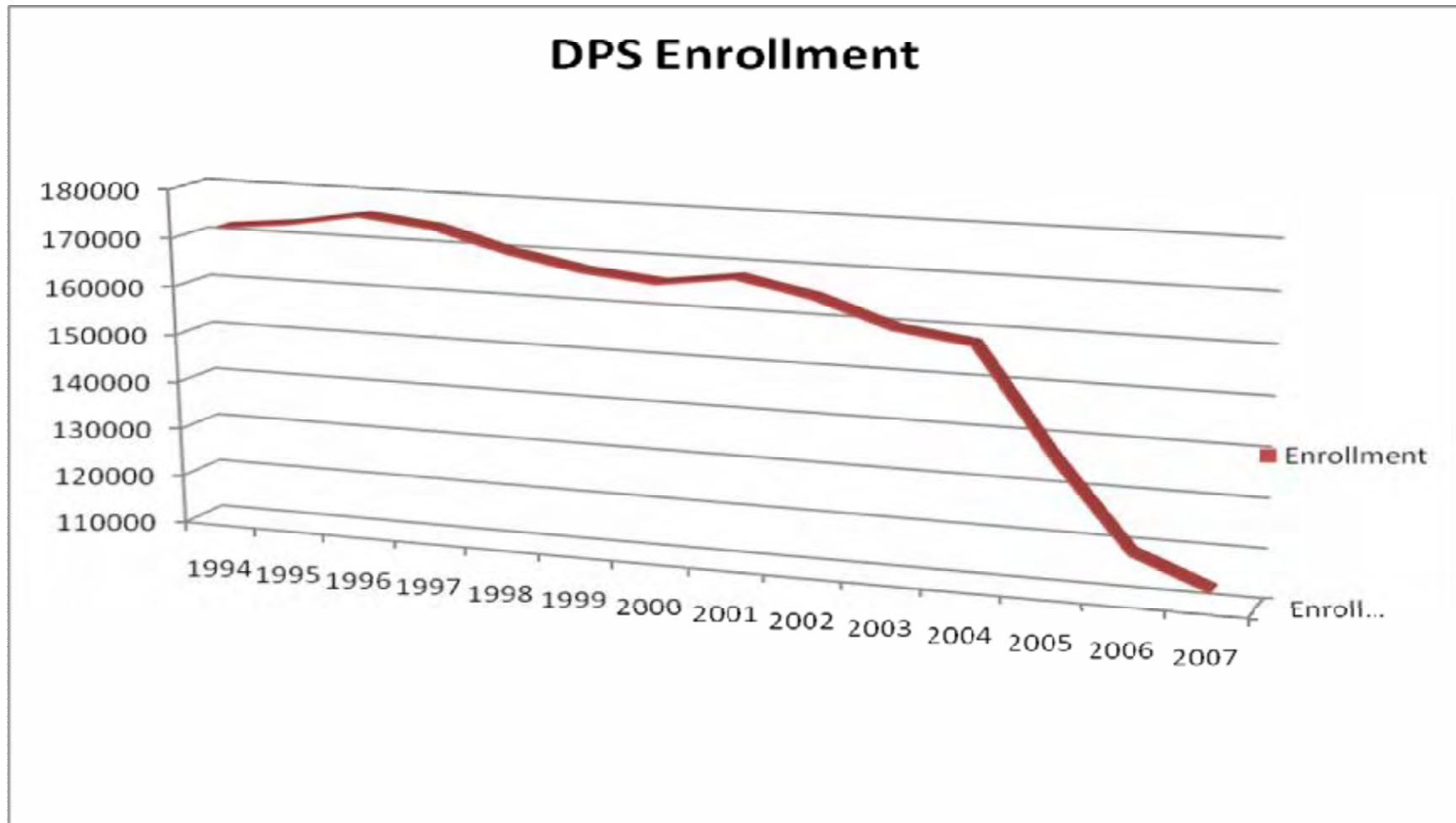
School Strengths- Schools in Neighborhood Area



- n Outstanding Test Scores
- n Great Enrichment & After School Programs
- n Organized Staff, Faculty & Parents

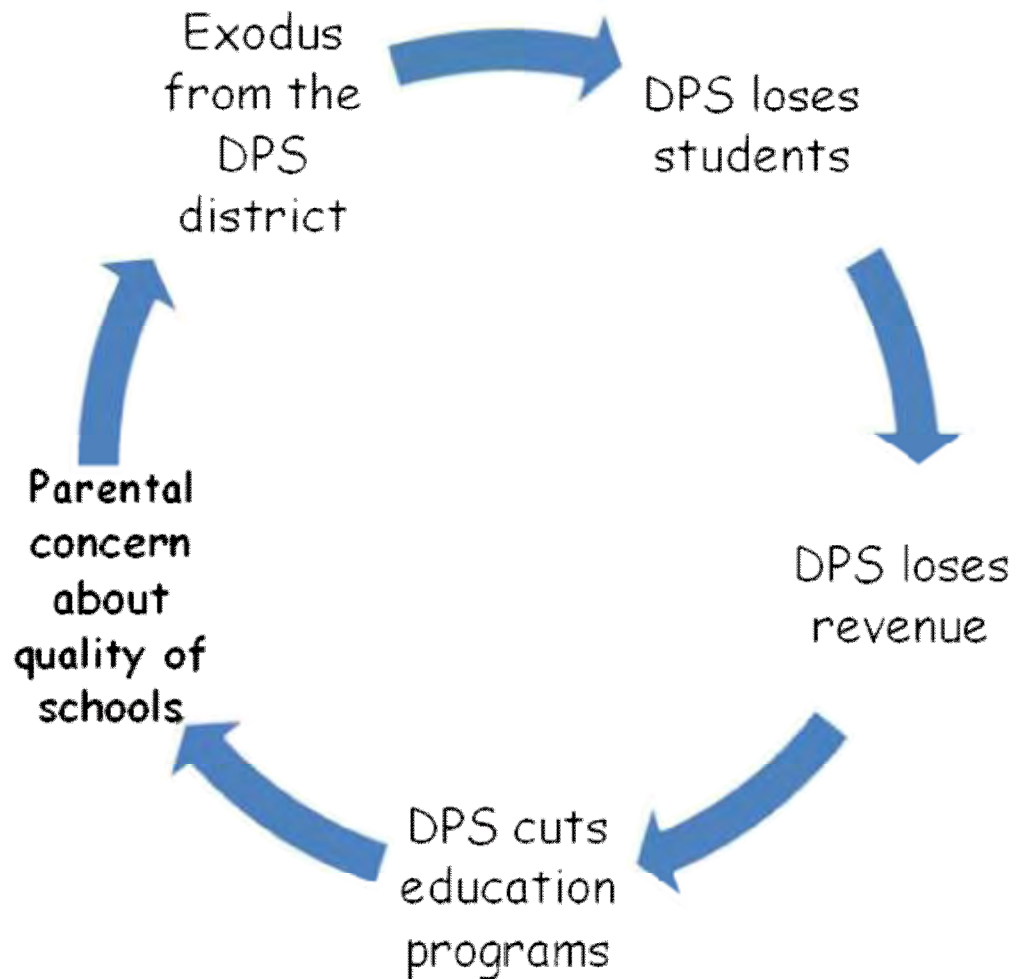
Rosa Parks Neighborhood Study - Summer 2007

School Weaknesses- DPS 13 Yr. Enrollment Trend



Rosa Parks Neighborhood Study - Summer 2007

School Weaknesses- Declining Enrollment Cycle



Rosa Parks Neighborhood Study - Summer 2007

School Weaknesses

Neighborhood Schools

n Elementary

- **Was:** Sanders Elementary – *In neighborhood*
- **Now:** Thirkell Elementary – ½ mile away

n Middle School

- **Was:** Hutchins Middle School – *In neighborhood*
- **Now:** Durfee K-8 or McMichael PK-8 – 1 mile away

n High School

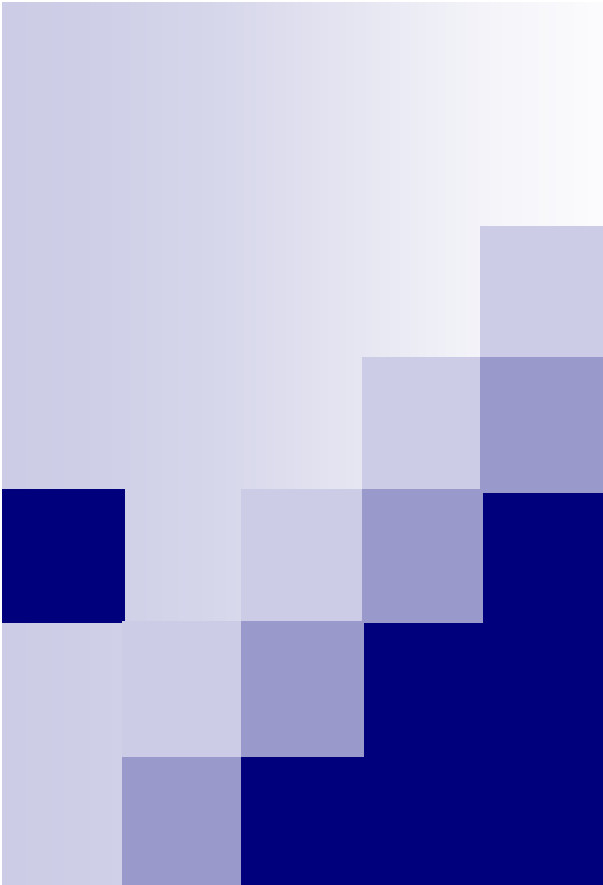
- **Was:** Northern High School– 1 mile away
- **Now:** Northwestern High School– 2 miles away

Area School Map



Note: Sanders and Hutchins are not marked

Rosa Parks Neighborhood Study - Summer 2007



Recreation and Green Space Strengths & Weaknesses

Rosa Parks Neighborhood Study - Summer 2007

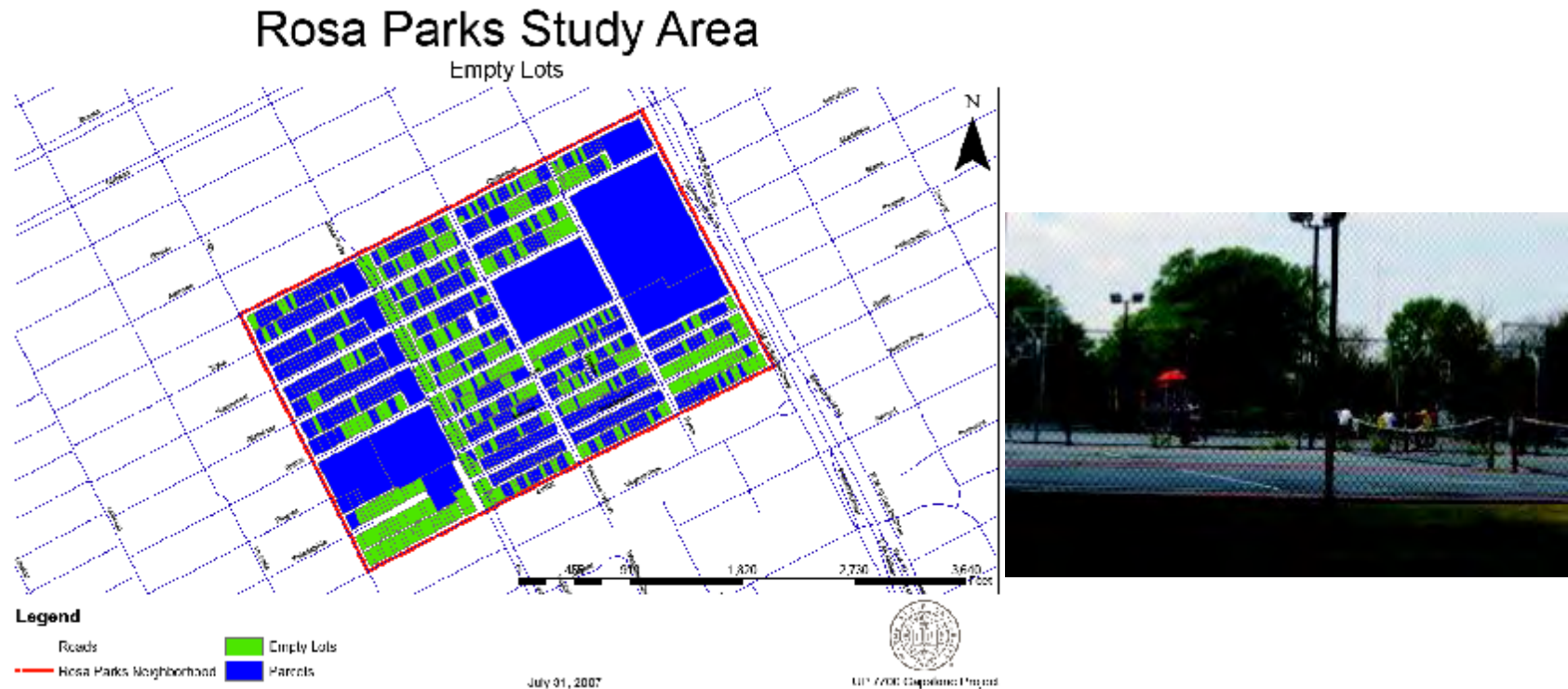
Recreation and Green Space Strengths

- n Surrounding Neighborhoods
 - .. Virginia Park
 - .. Boston Edison
 - .. LaSalle Garden
- n Existing Investment Plans for the area
 - .. Rosa Parks Streetscape



Rosa Parks Neighborhood Study - Summer 2007

Recreation and Green Space Strengths



- n Availability Open space- Opportunities for additional parks, gardens, and community involvement
- n Existing Parks and Recreational Opportunities
 - Joseph Walker Williams Recreation Center
 - Gordon Playground
 - Hutchins Playfield

Rosa Parks Neighborhood Study - Summer 2007

Recreation and Green Space Weaknesses

n Current Condition- Open Space

- .. Poorly maintained landscape
 - n High grass and weeds
 - n No grass
- .. Neighborhood looks unfriendly
 - n Homes not maintained
 - n Area appears abandoned and unsafe



Rosa Parks Neighborhood Study - Summer 2007

Recreation and Green Space Weaknesses

- n Conditions- Parks and Recreation Facilities
 - .. Gordon Playground
 - n Benches and equipment need repair
 - .. Joseph Walker Williams Center
 - n Entrance of building is unclear to new visitors
 - n Building appears unused
 - n Exterior of building needs improvement



Rosa Parks Neighborhood Study - Summer 2007



Rosa Parks Neighborhood

Recommendations

Rosa Parks Neighborhood Study - Summer 2007

Target Existing Housing for Investment

- 1) Clairmont: (RP to WW)
- 2) Pingree: (RP to M10)
- 3) Hazelwood: (14th to Byron)
- 4) Philadelphia: (WW to Byron)
- 5) Taylor: (14th to RP)



Rosa Parks Neighborhood Study - Summer 2007

Target Vacant Parcels for New Construction

- n Taylor: (RP to Byron)
- n Blaine: (RP to Byron)
- n Pingree: (WW to Byron)
- n Philadelphia: (14th & RP)
- n Euclid: (RP to 14th)



Rosa Parks Neighborhood Study - Summer 2007



Organizational Recommendations- Housing

n Create a landlord association

- .. Obtains a stake in the neighborhood
- .. Invests and manages difficult tenants

n Build Social Capital

- .. Non-profit company
 - n Employs residents for housing repair & maintenance services
 - n Directs homeowners to Tredco/Patch approved contractors & landlords
 - .. oversee rental rates & reputation
 - n A Guarantor of home equity loans

Rosa Parks Neighborhood Study - Summer 2007



Organizational Recommendations- Housing

Partner with existing CDCs / Programs / Stakeholders

- n Virginia Park CDC
 - .. Custodian of Virginia Park Urban Renewal Plan
- n Henry Ford Non Profit Corp & Virginia Park CDC
 - .. New housing planned for Philadelphia
 - n Low to Moderate incomes
- n New Center Council
 - .. Rosa Parks Streetscape
- n West Grand Boulevard Collaborative
 - .. Business corridor on WGB
- n LISC
 - .. Central Woodward Strategic Investment Area
 - .. Assist CDCs in revitalization efforts and improve quality of life

Rosa Parks Neighborhood Study - Summer 2007

Organizational Recommendations- Housing

Direct Homeowners to Gov't backed lending

n City of Detroit Planning & Development

.. Housing Services Division

n Senior Emergency Repair Program:

- .. Ages 65 +
- .. Ages 55 + & Disabled
- .. Very Low Income
- .. No prior acceptance of grants

\$ 12K MAX

n Minor Home Repair Program:

- .. Single Family Dwellings
- .. Within Boundaries of Sponsoring Organization
- .. Structure must be feasible for repair(s)

\$ 15-24k

Furnaces
Plumbing
Roofs
Electrical Systems
Structural Repairs
Lead Based Paint
(MHRP only)

<http://www.ci.detroit.mi.us/plandevl/housingservices/default.htm>

Rosa Parks Neighborhood Study - Summer 2007



Organizational Recommendations- Housing

Direct Homeowners to Gov't backed lending

n HUD Title 1 Ownership Programs

.. FHA Title 1

- n Single Family House
- n Manufactured House
- n Multi Family Structures
- n 12 – 20 yr. Loan Terms

\$7.5 – 60k

n 203K Improvement Programs

.. HOME & CDBG funds

- n 1-4 unit family dwelling
- n Meet Energy Cons Standards
- n Appraisal
- n Minimum property standards
- n Estimate, Plan & review process

\$ LTV MAX

Repair – Modernize

http://www.hud.gov/offices/hsg/sfh/title/ti_abou.cfm



Rosa Parks Neighborhood Study - Summer 2007

School Recommendations- Physical

Adaptively Reuse- Crosman Building - Senior Housing



- n Former Ypsilanti, MI High School
- n Now Senior Housing



- n Former New Chicago Elementary School, North Memphis, TN
- n Now Senior Housing & Community Center

Rosa Parks Neighborhood Study - Summer 2007

School Recommendations - Physical

Adaptively Reuse- Sanders Building – Community Ctr.

Salem Community Center;
Salem, IL

- Former High School

Center for Community
Collaboration; Detroit

- Formerly Rose Elementary
- Now Home to Communities in Schools of Detroit & ARISE Detroit

OR

Demolish for other
development

Rosa Parks Neighborhood Study - Summer 2007



School Recommendations- Organizational



Prevent Further School Closures

- n Form strong, supportive relationship with Thirkell Elementary School
- n Incorporate family friendly housing into neighborhood housing strategy



Rosa Parks Neighborhood Study - Summer 2007

School Recommendations- Organizational



Carefully Consider Charter Schools

- n If DPS trends continue to the detriment of the neighborhood and declining enrollment causes Thirkell Elementary to close
- n **Don't** initiate if it will be to the detriment of Thirkell Elementary



Rosa Parks Neighborhood Study - Summer 2007

Recreation and Green Space- Physical Recommendations

- n Utilize the Available Green Space for Neighborhood Beautification
 - .. Community or Individual Gardens
 - .. Additional Parks
- n Establish programs to assist community residents in maintaining property
 - .. Tree Planting



Rosa Parks Neighborhood Study - Summer 2007

Recreation and Green Space- Physical Recommendations

- n Improve condition of existing parks and recreation facilities
 - Joseph Walker Williams Center
 - n Façade improvements
 - n Signage
 - Gordon Park
 - n Work with the city of Detroit, local organizations and surrounding neighborhood



Rosa Parks Neighborhood Study - Summer 2007

Recreation and Green Space- Physical Recommendations



Rosa Parks Neighborhood Study - Summer 2007



Recreation and Green Space- Organizational Recommendations

- n Partner with established organizations
 - .. Detroit Agriculture Network
 - .. Greening of Detroit
- n Partner with established beautification efforts
 - .. Motor City Makeover
- n Utilize City of Detroit Resources
 - .. 311 Call Center
 - .. City of Detroit Ombudsman Office

Rosa Parks Neighborhood Study - Summer 2007



Rosa Parks Neighborhood Final Recommendations

- n Demolition of Dilapidated Buildings
- n Home Improvement Loans
- n Strengthen Existing Recreational Programs
- n Hold City Services Accountable
- n Community Involvement
- n Adaptively Reuse of School Buildings

Rosa Parks Neighborhood Study - Summer 2007

Thank You

LaMonica Arrington
Matthew Baka
Katrina Balog
Lorrie Bates
Eric Borrell
Trina Ellis

Jeff Gunther
Patrick Howe
Alex Hritcu
Steven A. Lambert
Brian Vosburg

Rosa Parks Neighborhood Study - Summer 2007



Recognition

- n Reverend Wilson
- n Joseph Luellen Jr.
- n TREDCO Board
- n Professors Robin Boyle and Gary Sands
- n Marilee Bylsma, Detroit Public Schools
- n Francis Grunow, Preservation Wayne
- n Cecil Norde, Crosman Alternative H.S.
- n Russell Kramer, VP Henry Ford Non-Profit Housing

Rosa Parks Neighborhood Study - Summer 2007