

St. Martha's Commons Community Vision

Michigan State University
Practicum 2012



Contributors

Client:

Presbyterian Villages of Michigan
St. Martha's Commons Planning Session
Canterbury on the Lake

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Presbyterian
Villages
OF MICHIGAN



Project Description

- Project Goals
- Community Commons' Vision
- Methodology
- Project Location
- Current Zoning/Future Land Use
- Historical Significance
- Site History
 - St. Martha's Church
 - St. Peter's Boys Home
 - Village of St. Martha's Senior Living

Project Goals

- Provide the client with relevant local and regional data to enable them to plan for the optimal re-use of St. Martha's Church and its surrounding sites.
- Build upon the authenticity and historic nature of the site to strengthen a sense of pride and identity in the community.
- Propose a plan for a Community Commons designed to build community cohesion, intergenerational cooperation; physical, spiritual, social health, and wellbeing.

Community Commons' Vision

Community commons that brings together people from diverse generations, spiritual and personal backgrounds, races and physical and mental capabilities to promote the well being of all.



Methodology

- Gather demographic data
- Conduct an on site inventory
- Conduct SWOT analysis
- Identify the needs of the community
- Develop a comprehensive and site specific plan for the St. Martha's Commons

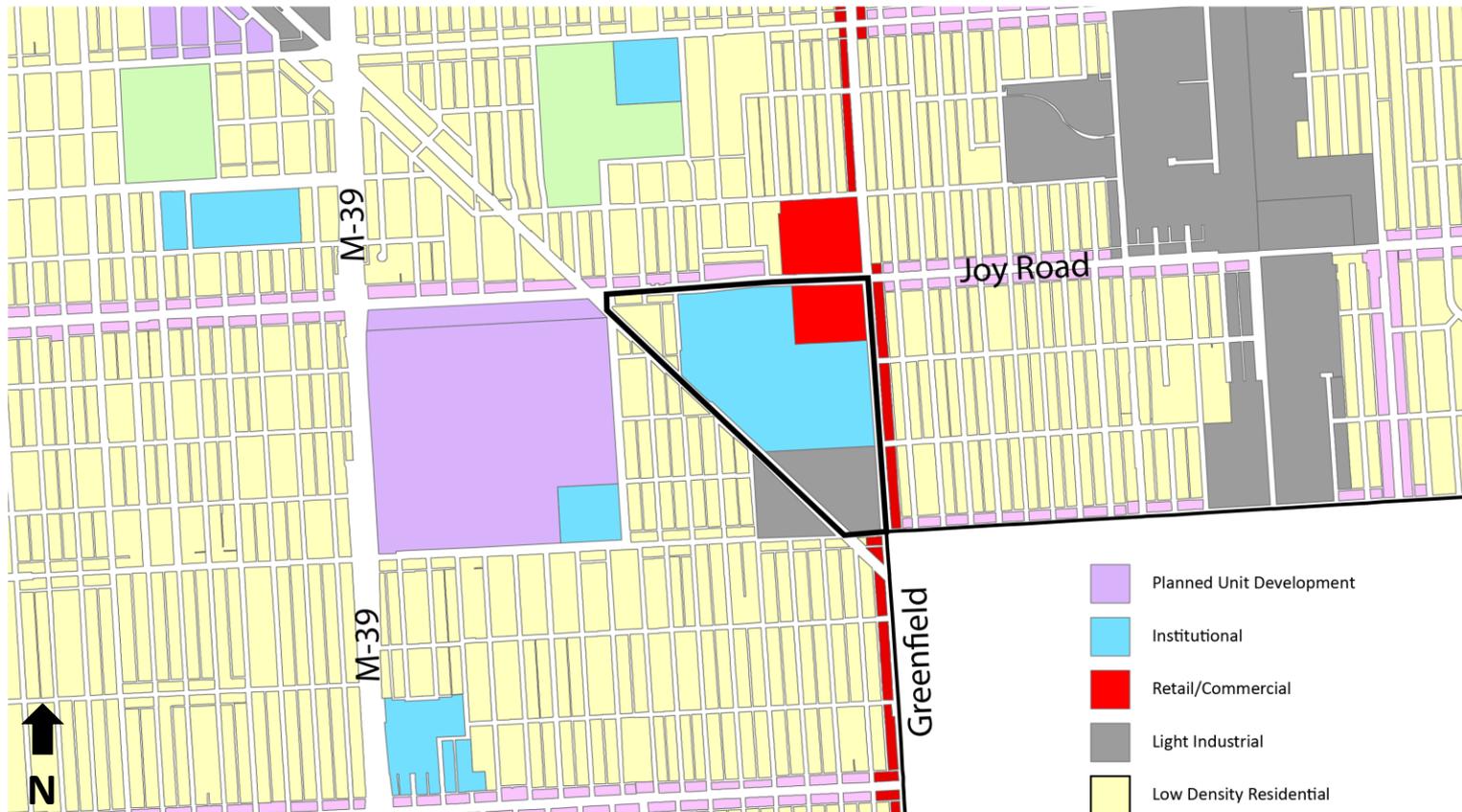
Location



Current Zoning



Future Land Use



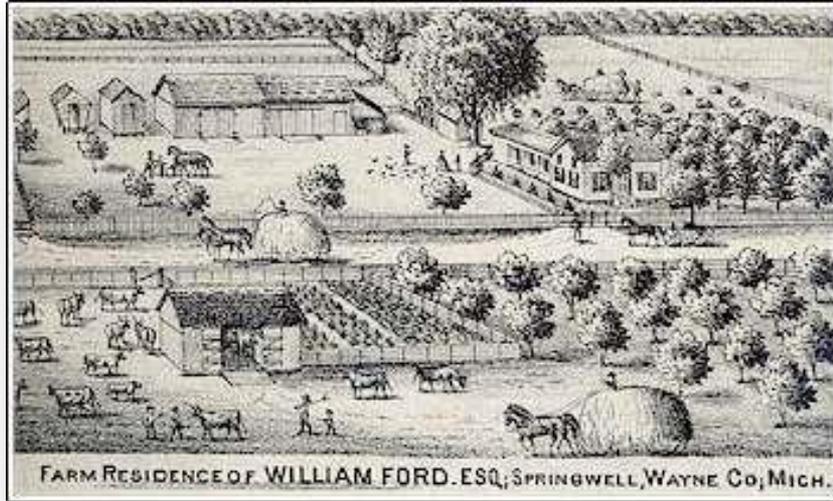
Description of the Project Site

- 80 acre site located in southwest Detroit.
- The area is bounded by Joy Road, Greenfield Road, Mettatal Avenue, and the C&O railroad track.
- 20 acres specifically include the St. Martha's Commons area.



Historical Significance

- Original Ford Farm settled by George and Samuel Ford in 1832
- Burial Site of Henry and Clara Ford

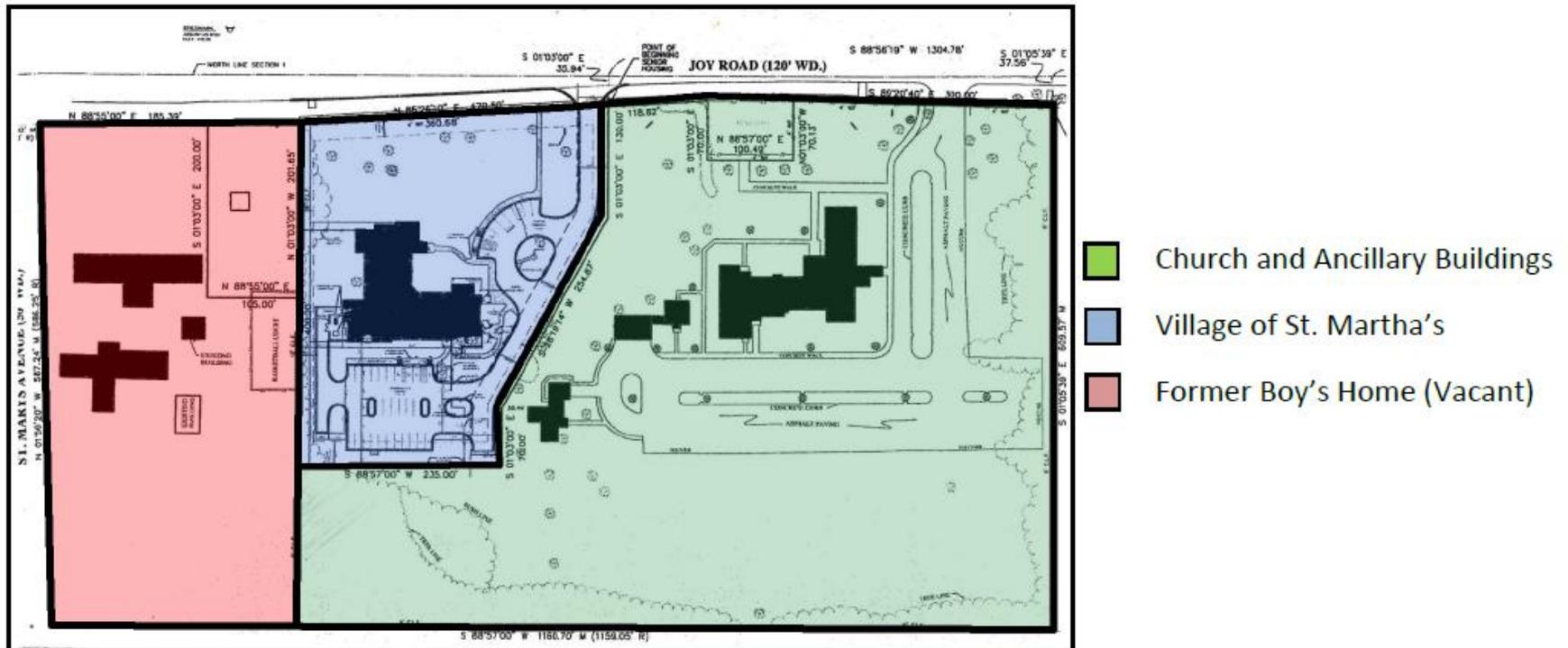


St. Martha's Church

- Constructed by Clara Ford in honor of her mother Martha Bryant
- Burial site of Clara & Henry along with other Ford family members
- The church is currently vacant and in need of repairs



St. Martha's Focus Area



Source: Village of St. Martha's

St. Peter's Boys Home

- Established in 1962, it was a residential facility for boys 11 to 19 years old.
- The facility has been depreciated with the appearance of extensive damage due to vandalism.
- The building closed in 2010 due to lack of funding.



Village of St. Martha's

- Presbyterian Villages of Michigan was established in 1945.
- The senior living center was constructed in 2005.
- The facility includes 45 one bedroom apartment homes for persons 62 years or older.

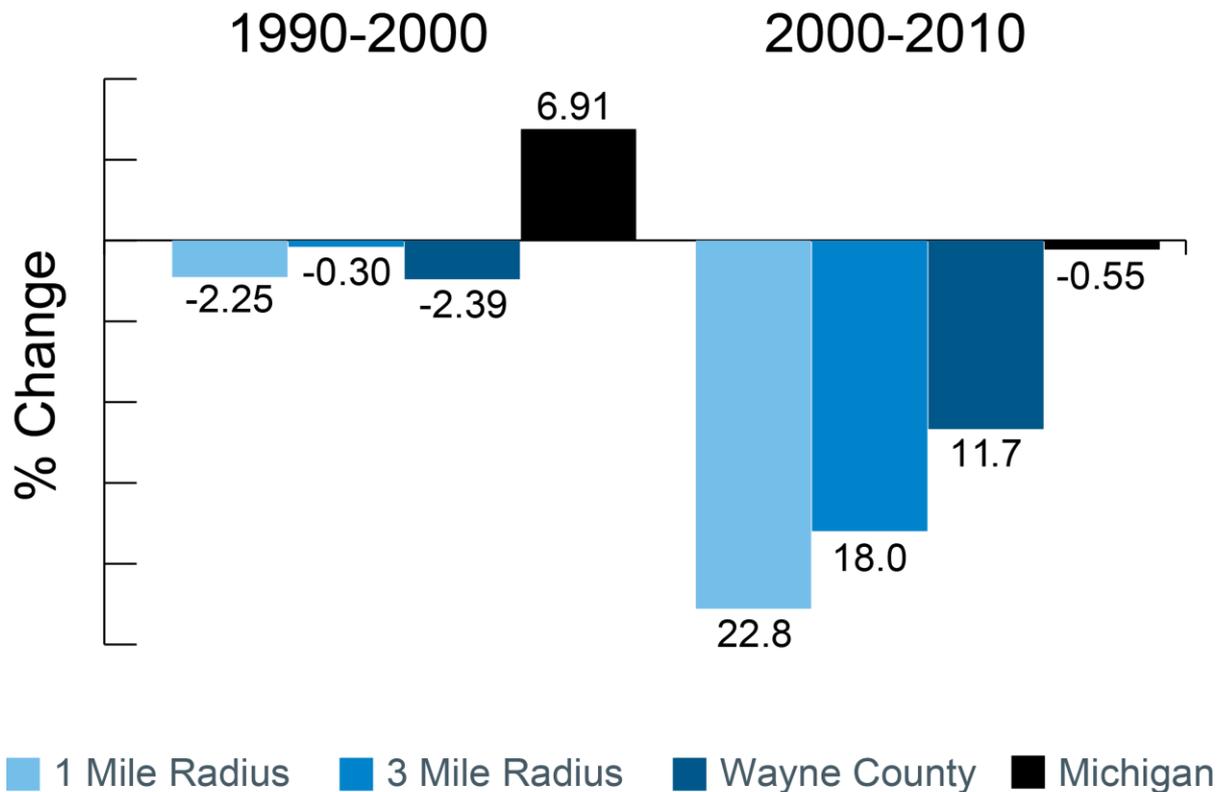


Demographics

- Population Trends & Age Distribution
- Race
- Housing Occupancy
- Employment vs. Unemployment
- Income
- Poverty Status
- Health Care Access

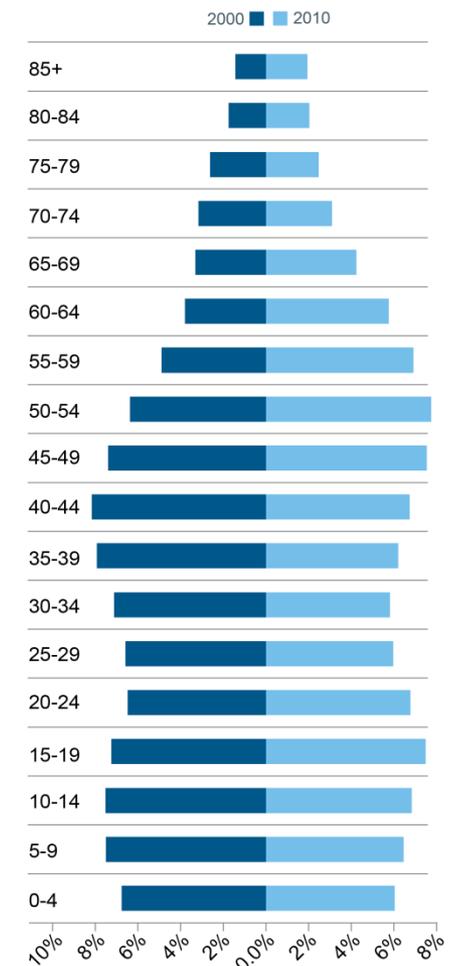
Population & Age Distribution

Percent Change in Population by Region



Source: U.S. Census Bureau

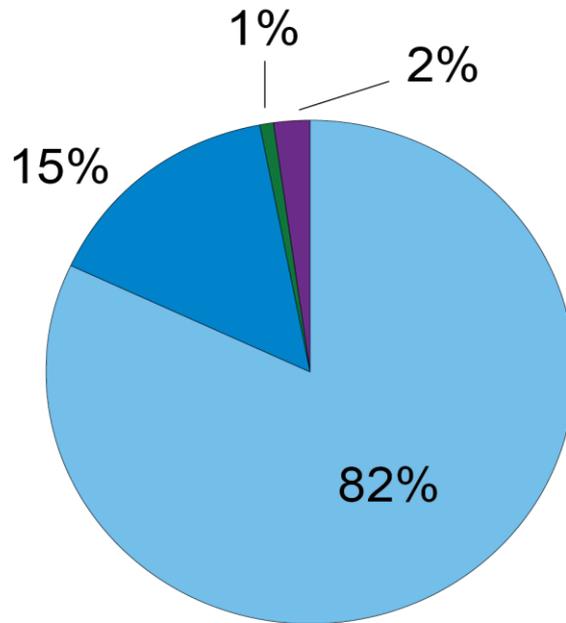
Age Distribution: 1 Mile



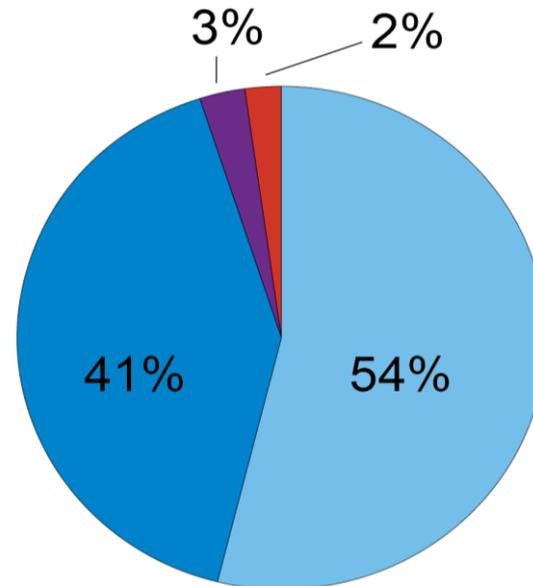
Source: U.S. Census Bureau

Race

State of Michigan



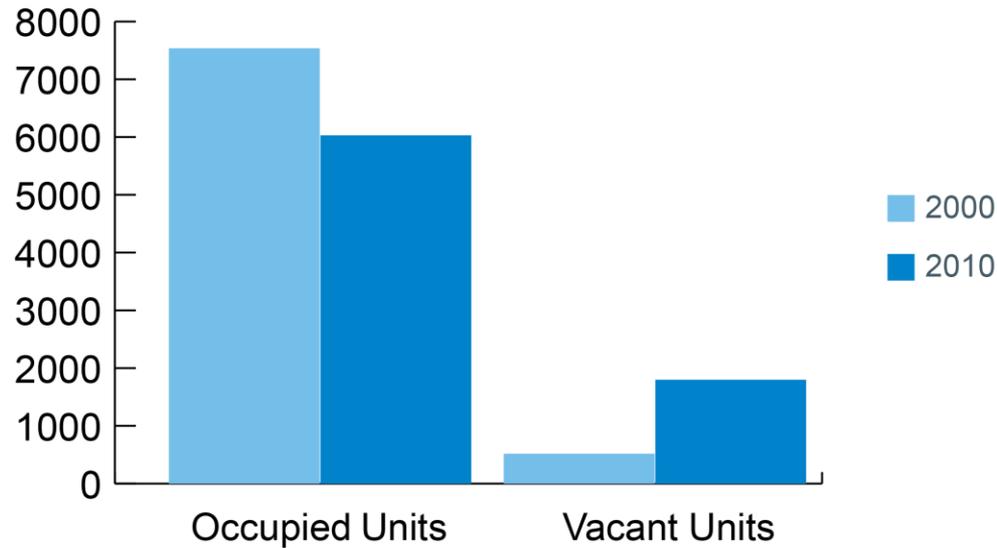
Wayne County



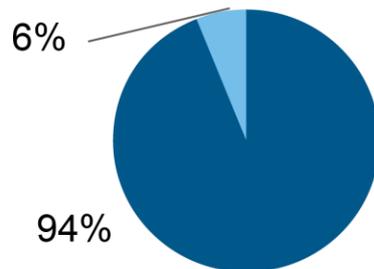
Source: U.S. Census Bureau

Housing Occupancy

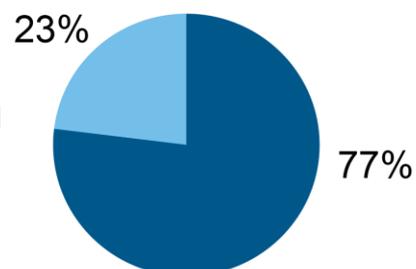
Housing Occupancy: 1 Mile



2000 (1-Mile)



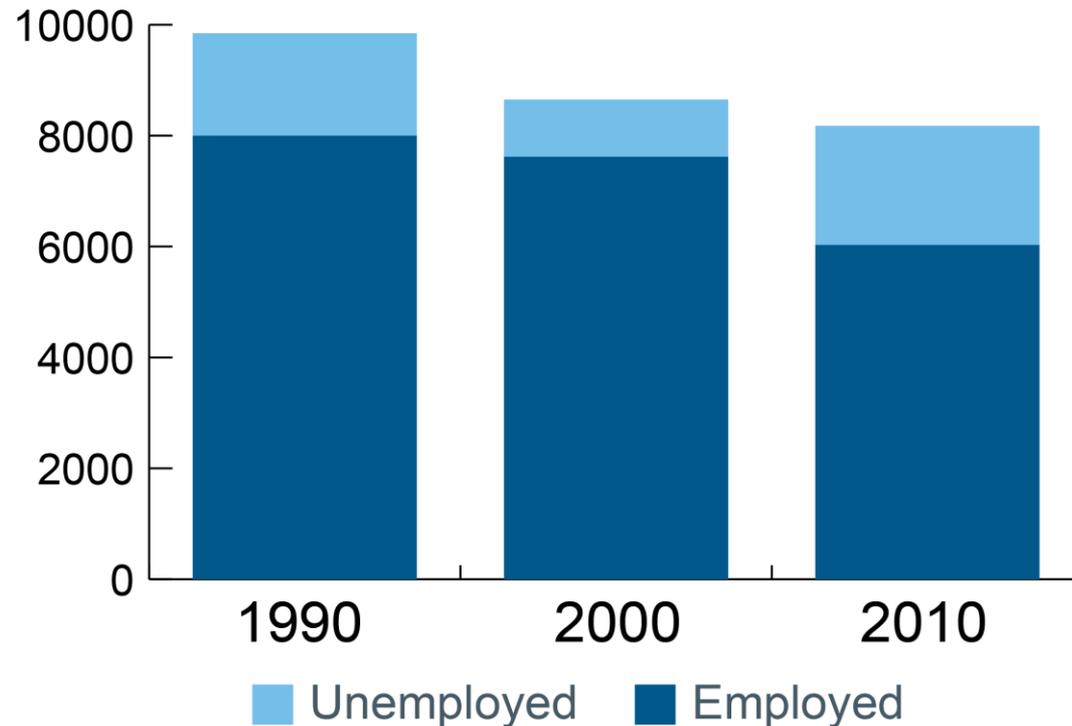
2010 (1-Mile)



Source: U.S. Census Bureau

Employment Vs. Unemployment

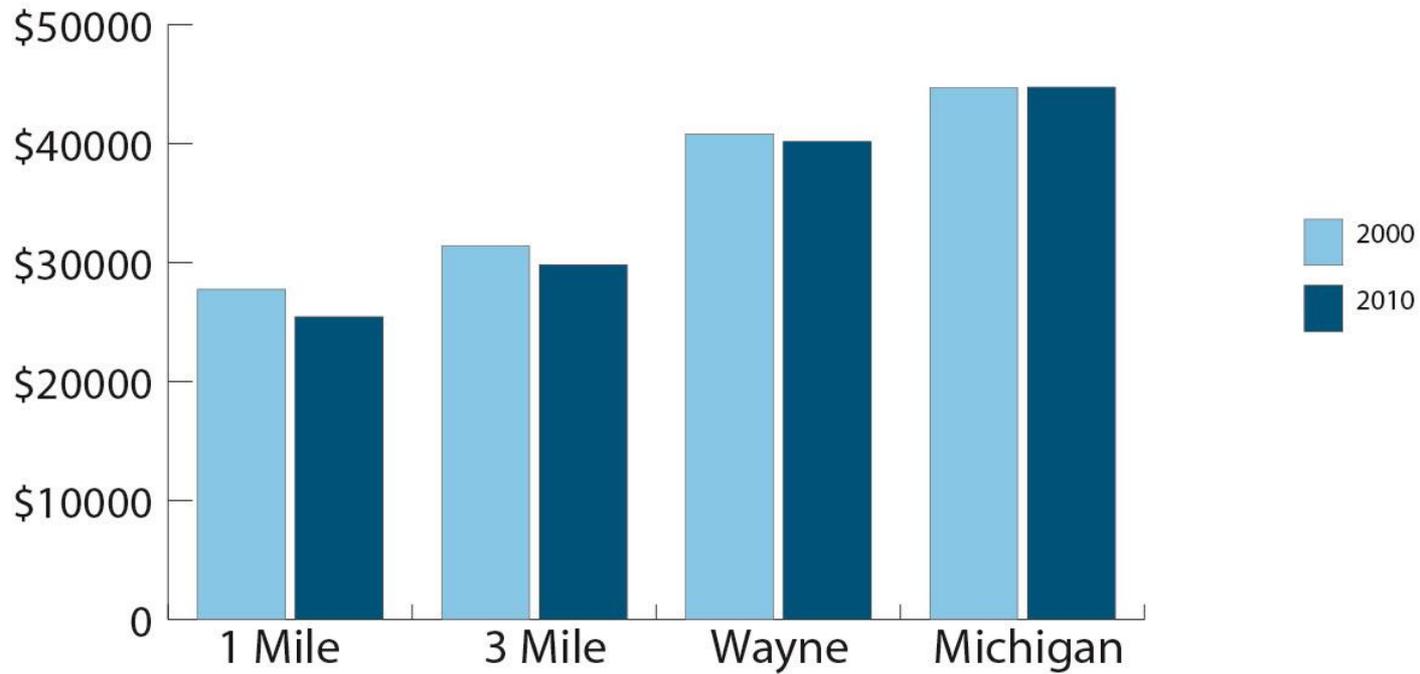
Employment Status: 1 Mile



Source: U.S. Census Bureau

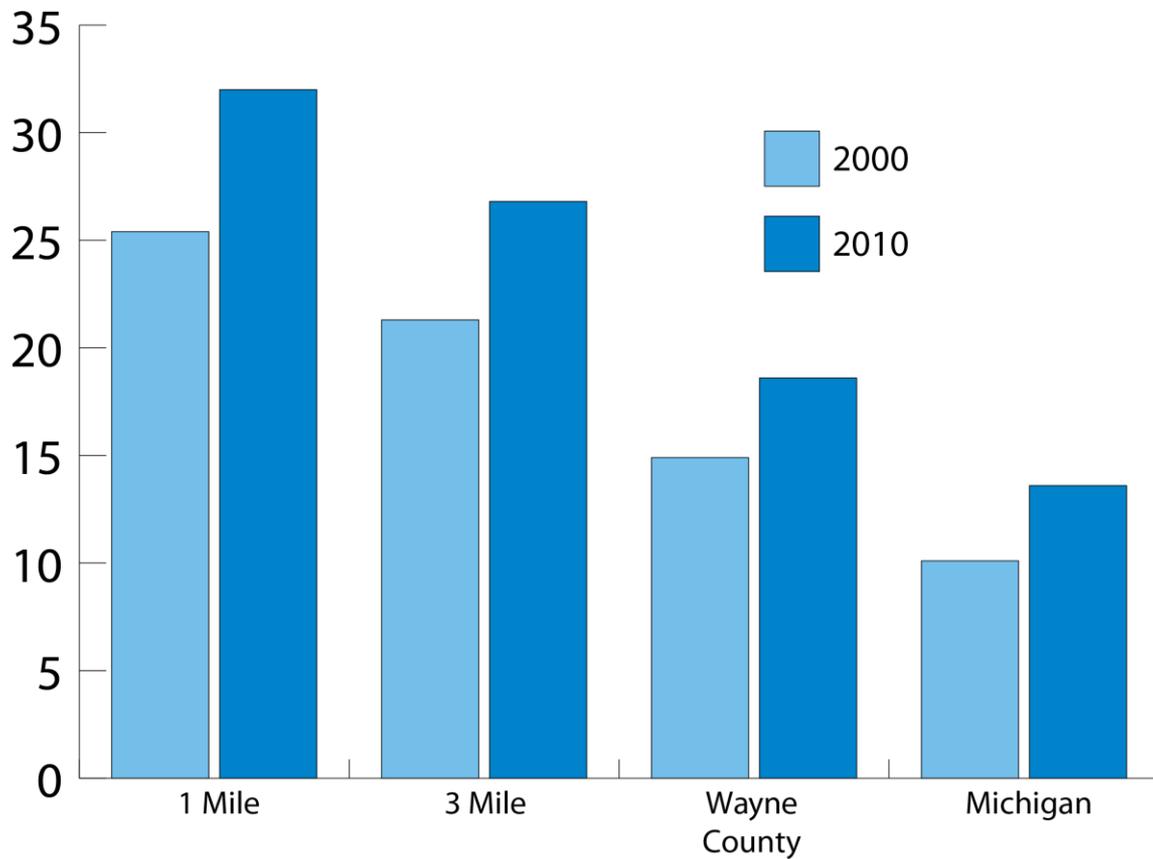
Income

Median Income



Poverty Status

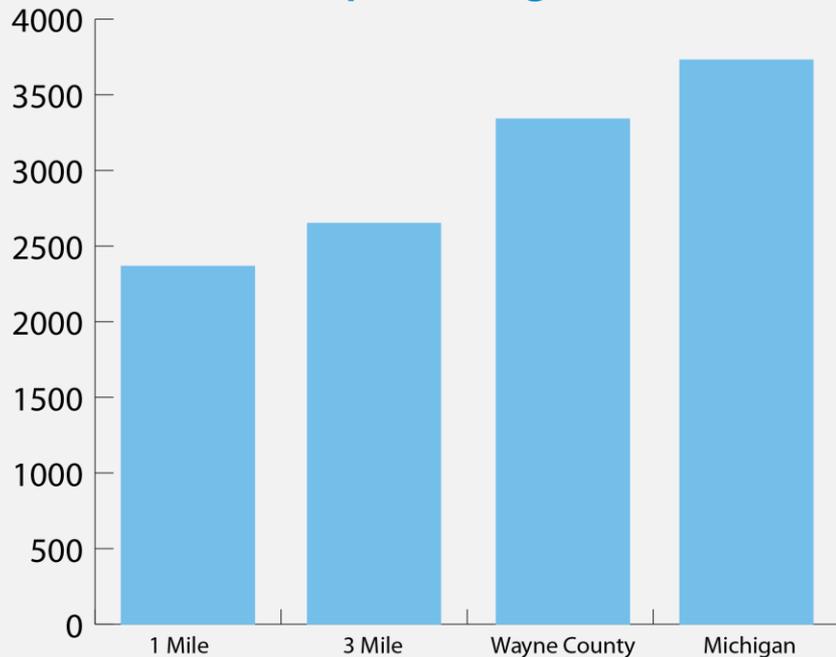
Poverty Trends



Source: ESRI Business Analyst

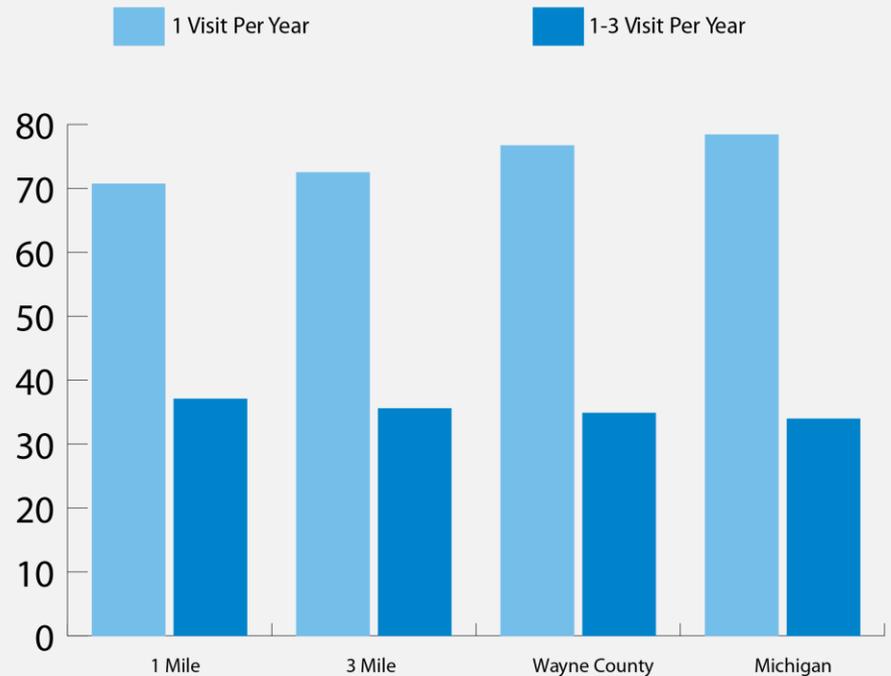
Health Care

Average Health Care Consumer Spending



Source: ESRI Community Analyst

Percentage of Doctor Visits



Source: ESRI Community Analyst

Demographic Summary

- Population Trends & Age Distribution
- Race
- Housing Occupancy
- Employment vs. Unemployment
- Income
- Poverty Status
- Health Care Access

Community S.W.O.T. Analysis

- Strengths
- Weaknesses
- Opportunities
- Threats

Strengths

- Historical Background
- St. Martha's Church
- St. Martha's Planning Session



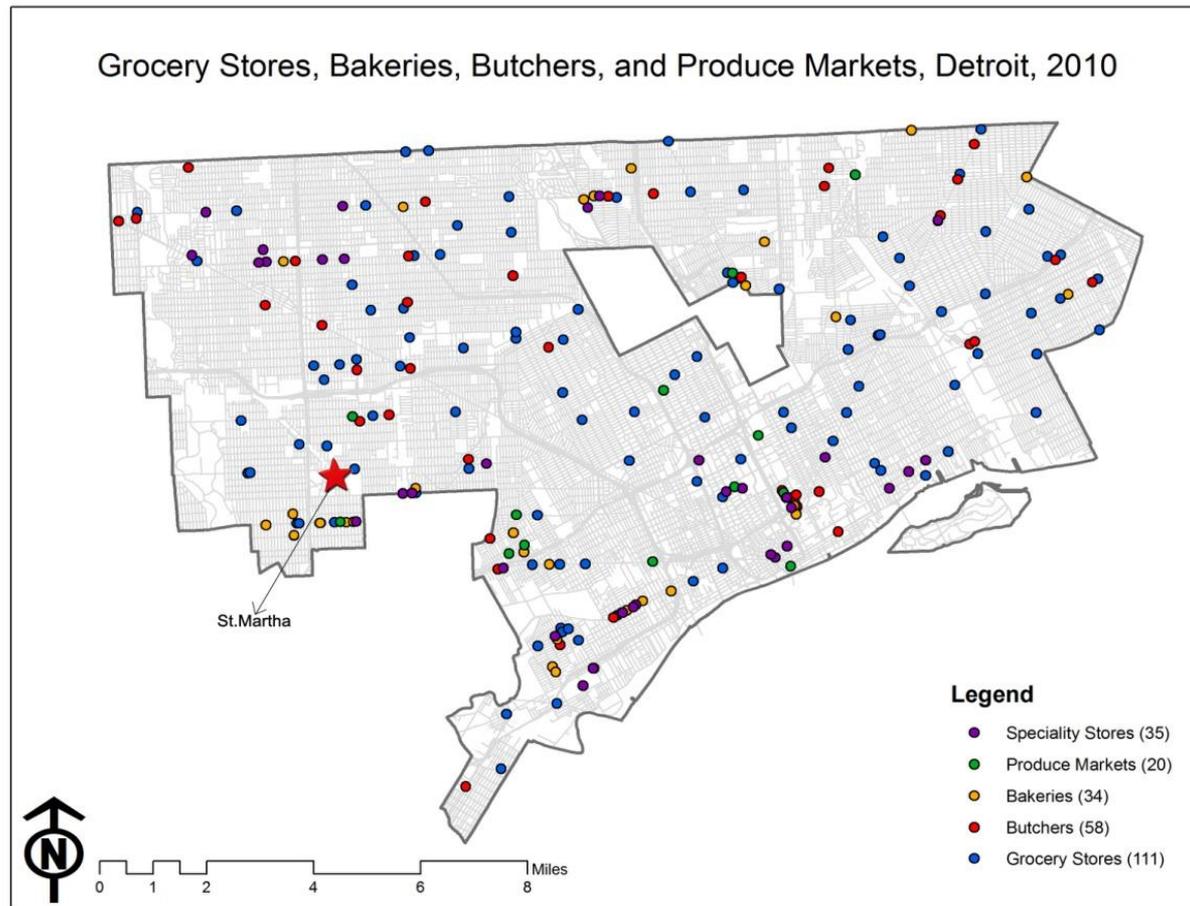
Weaknesses

- Disinvestment in the surrounding area
- Poor accessibility to quality recreation
- Poor accessibility to healthy foods

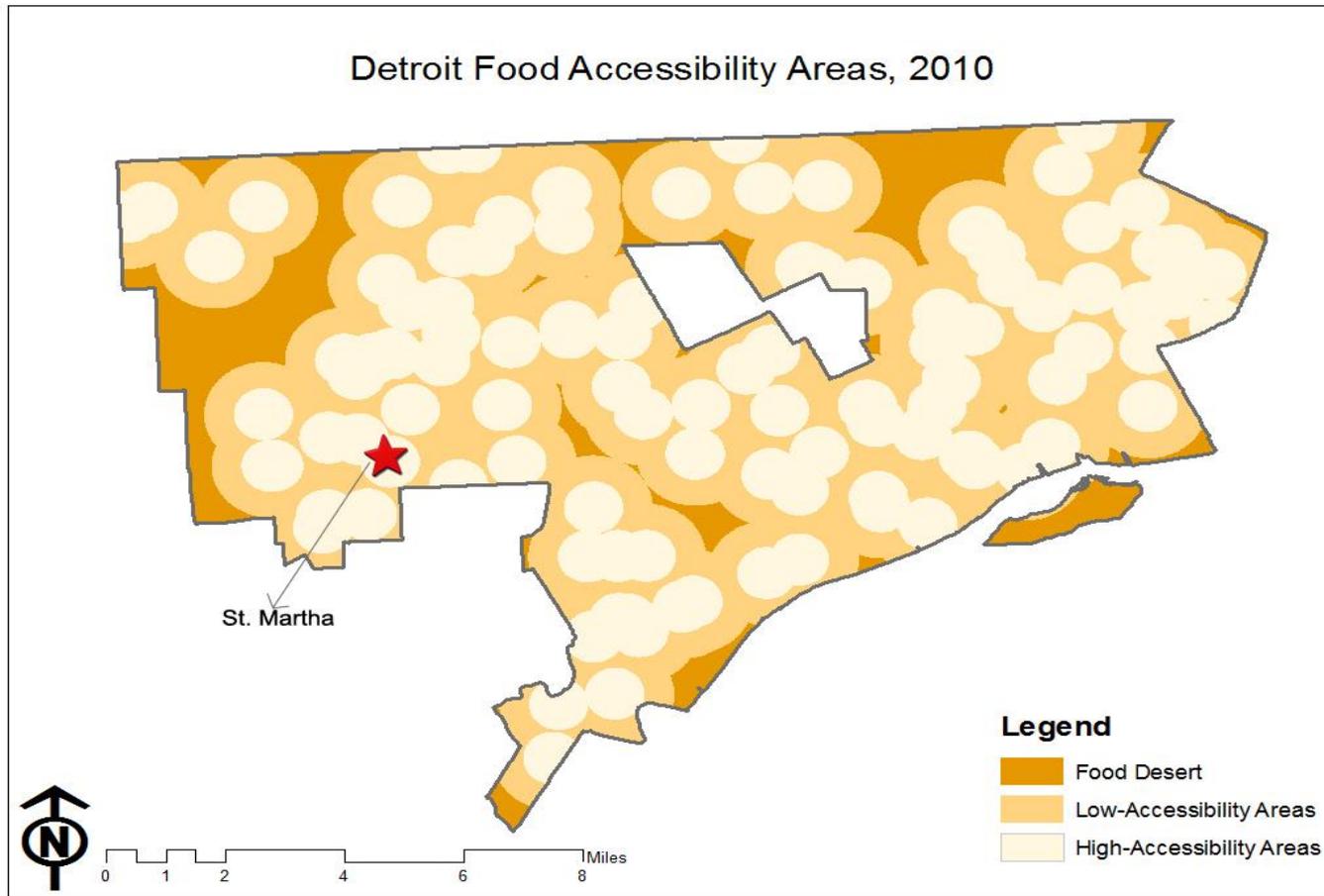


Healthy Food Access

Grocery Stores, Bakeries, Butchers, and Produce Markets, Detroit, 2010

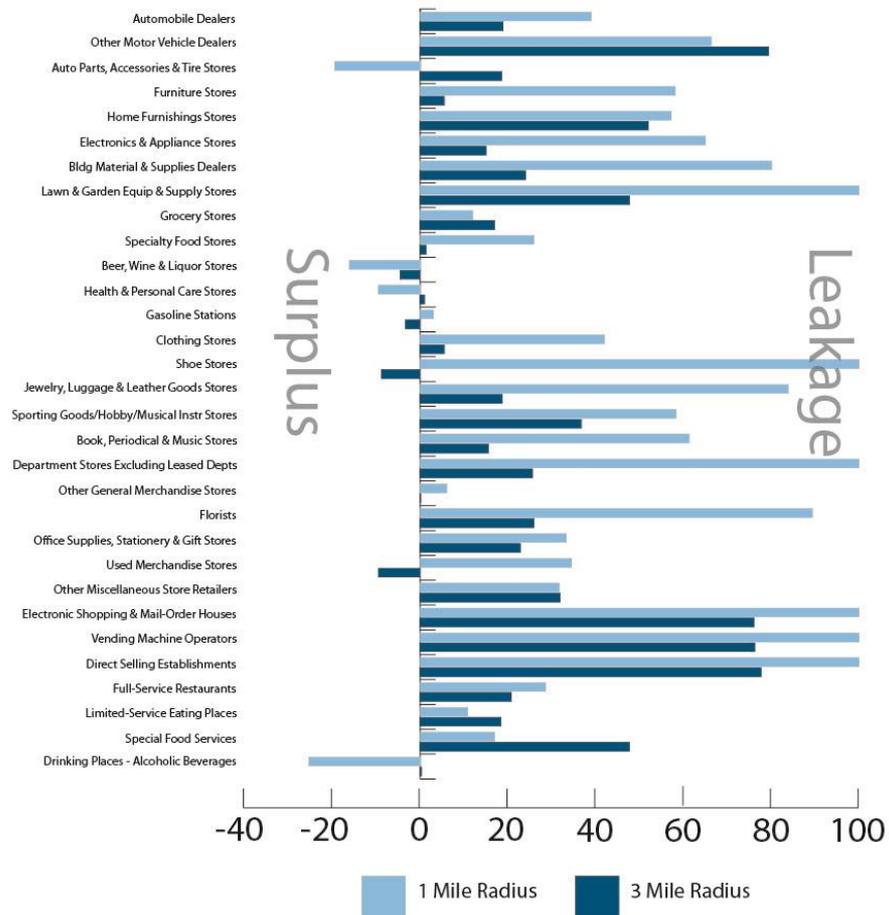


Healthy Food Access



Healthy Food Access

1 & 3 Mile Surplus/Leakage Factor by Industry Group



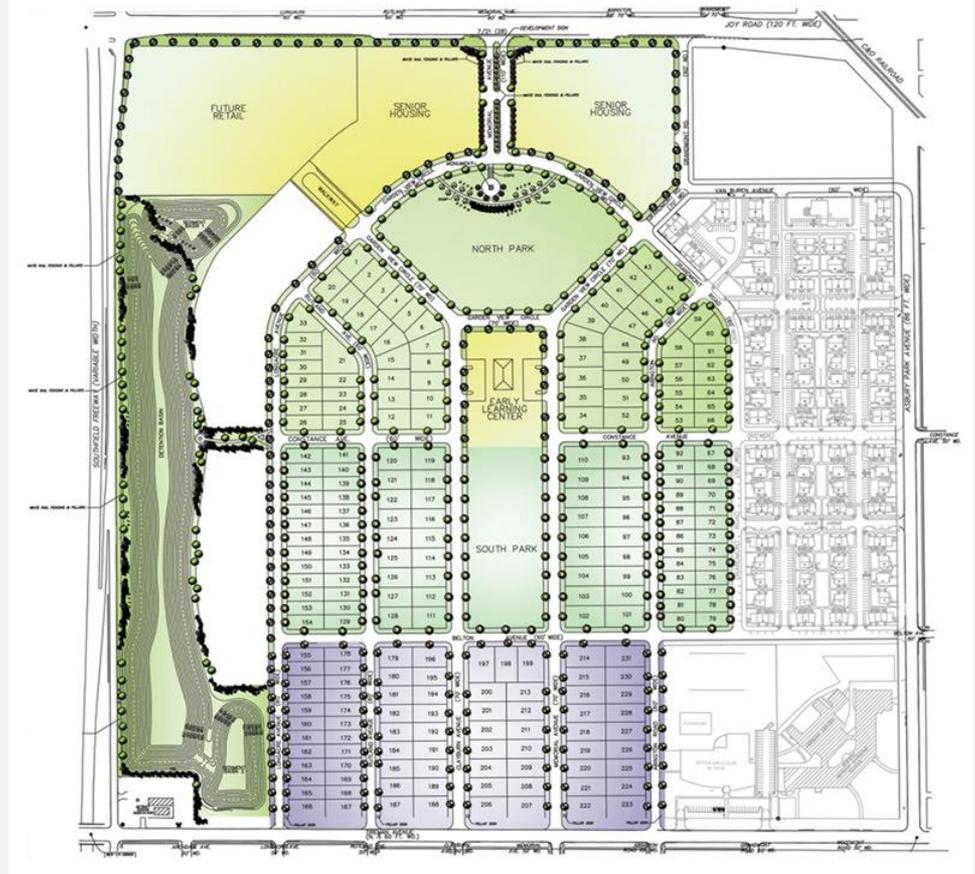
Opportunities

- Available Real Estate
- Community Organizations
- Community Involvement
- Gardenview Estates



Garden View

- Planning began in 1996 after the demolition of Herman Gardens.
- The plan includes 4 phases equaling \$228 million in investments.
- Once completed there will be over 1000 new units:
 - 231 market rate single family homes
 - 833 rental units of varying types



Threats

- Security Issues
- Vandalism
- High cost of church maintenance

Recommendations

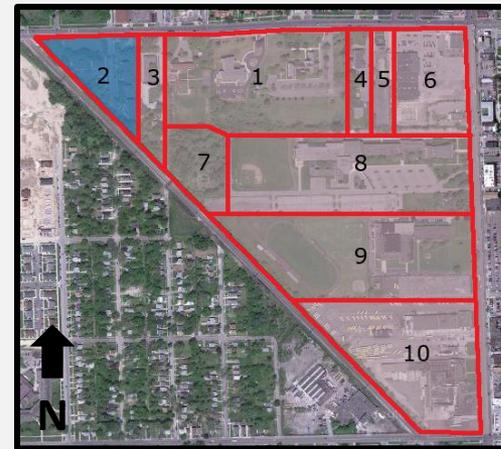
- Districts 2 - 10
- District 1 (St. Martha's Site)

Recommendations



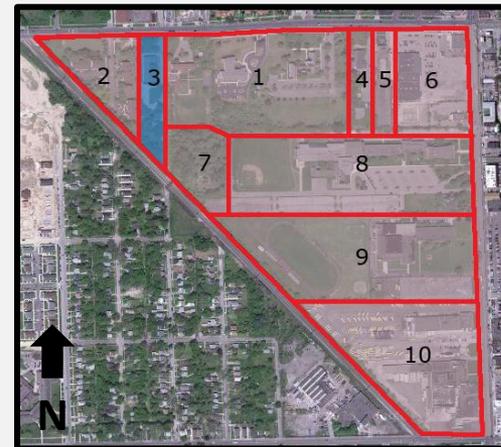
District 2: Joy West Apartments

- Currently occupied
- Viable investment
- Recommendation:
 - Continue current use
 - Incorporate residents in Commons activities



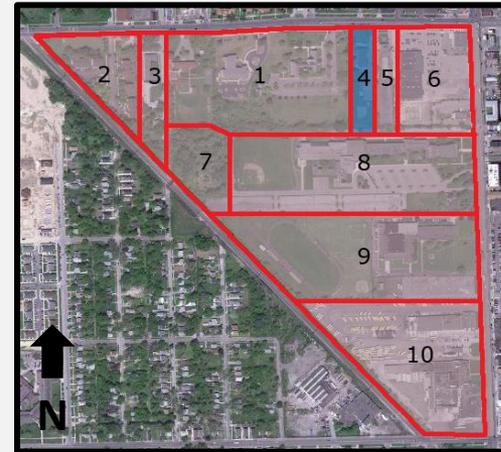
District 3: Abandoned Homes

- Multiple abandoned and vandalized single and multi-family dwelling
- Ownership has reverted back to the City of Detroit
- Recommendation:
 - Demolish buildings
 - Green space will serve as a buffer



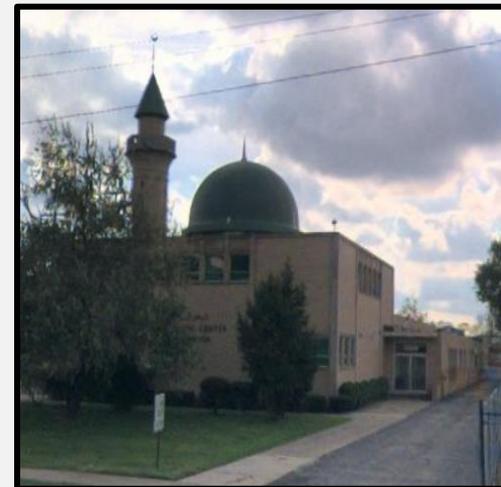
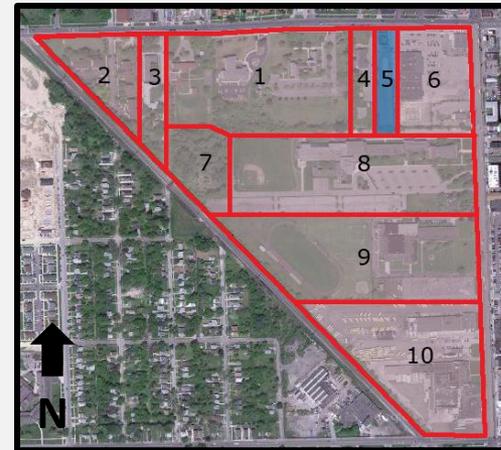
District 4: Christ Child Society

- Operating facility for at-risk boys in the community
- Has built a relationship with Presbyterian Villages of Michigan
- Recommendation:
 - Continue to build upon existing relationship with St. Martha's Commons



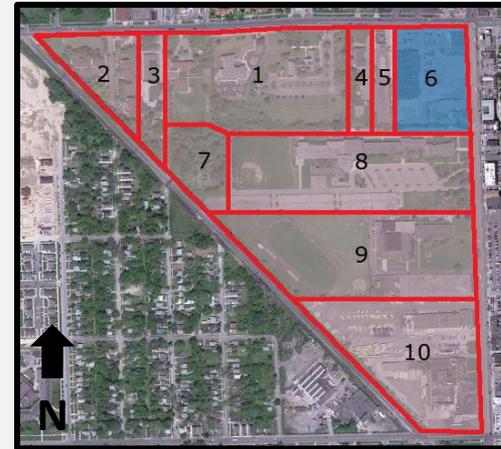
District 5: Former Islamic Center

- Vacant facility
- Former owners have moved operations to a newly constructed building
- Recommendation:
 - Advocate for a new Islamic group to occupy the facility



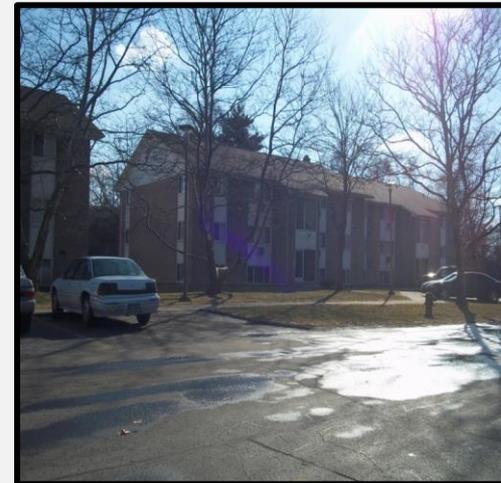
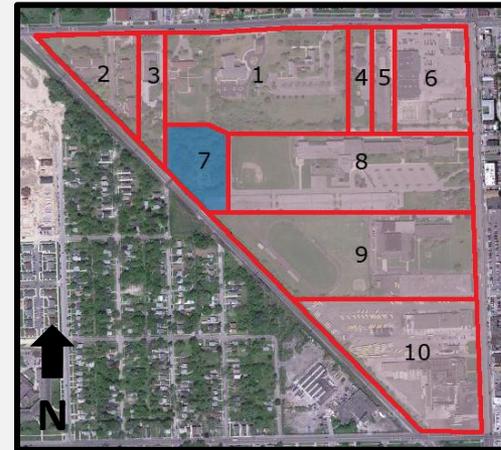
District 6: Existing Commercial

- Commercial uses unlikely to change in near future
- Recommendation:
 - Continue current use
 - Improve parking lot with landscaping and pedestrian friendly walkways
 - Monitor future commercial proposals



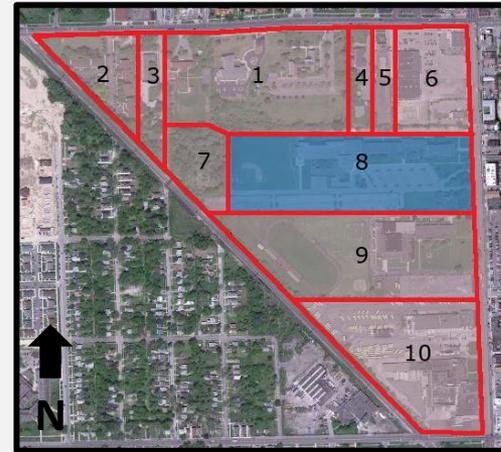
District 7: Wooded Lot

- One of the last undeveloped natural areas in Detroit
- Provides a natural buffer to railroad tracks
- Recommendation:
 - Preservation



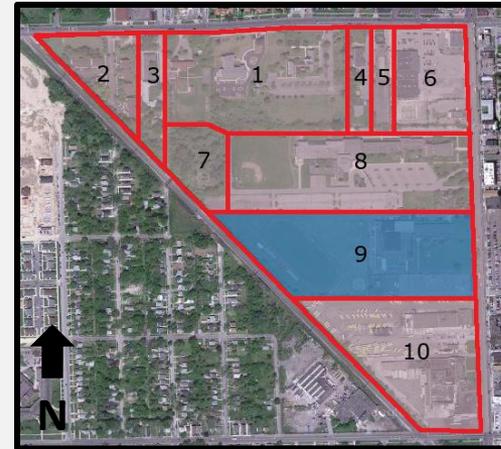
District 8: Former Wayne County Community College

- Northwest College campus was relocated
- The building is falling into disrepair due to vacancy
- Recommendation 1:
 - Repurpose for technical or training facility
- Recommendation 2:
 - Demolish campus
 - Encourage cottage style senior assisted living housing



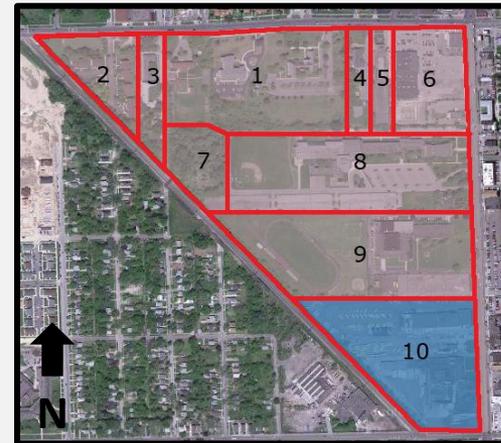
District 9: Former Detroit Urban Lutheran School

- Former K-12 school
- Abandoned & deteriorating
- Recommendation:
 - Advocate for a K-12 school to once again occupy the building



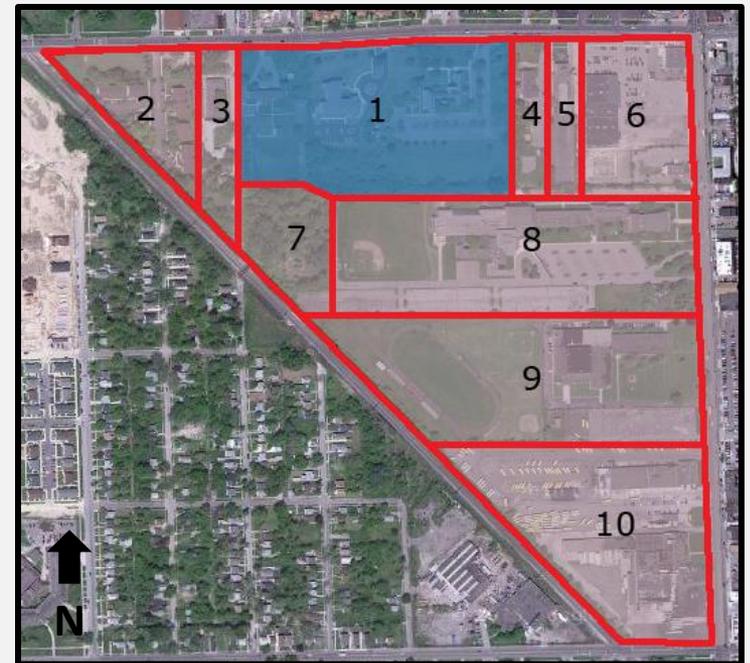
District 10: Existing Industrial

- City of Detroit Bus Terminal
- CF Burger Creamery
- Recommendation:
 - Continue current use



District 1: St. Martha's Commons

- Place church on historic registry
- Establish a non-profit entity to manage the Commons
- Establish Women of Ford Museum in church
- Find a full time tenant for the church
- Establish St. Martha's Community Center/Health Clinic
- Create Community Farmers' Market
- Incorporate community organizations





We would like to thank our clients and
everyone involved in this project

Questions?