

LINCOLN PARK



Shaping the Urban Lifestyles of the Future
with the Values of the Past



ABOUT THIS DOCUMENT

This document summarizes the work of the Wayne State University, Master of Urban Planning students involved in the Historic Preservation & Local Economic Development class, during the spring/summer of 2007.

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The focus of this project was Historic Preservation & Local Economic Development in the downtown area of City of Lincoln Park, Michigan, USA.

Many thanks to **Ms. Leslie Lynch-Wilson**, President of LPPA (Lincoln Park Preservation Alliance), and **Mr. Gib Turner**, Economic Development Coordinator at City of Lincoln Park, who gave generously of their time and guidance to this project.

INTRODUCTION

Downtown Lincoln Park is at a crossroads both literally and figuratively . Years of disinvestment and antiquated zoning ordinances have left it a fragment of what it once was. Narrow and shallow lots hinder the development of traditional suburban development. Yet, the City is rebounding. It has created a DDA and hired a City Manger and Economic Development Coordinator. It has passed rigorous standards to become Redevelopment Ready. The question is not if Lincoln Park will rebuild, but how it will rebuild.

While exploring all of Lincoln Park's assets and interviewing community leaders, our team noticed that although Lincoln Park had many strong qualities such as a solid residential neighborhoods, unique retail establishments and a rich history, the City lacked one vital asset, A Unified Vision for It's Downtown.



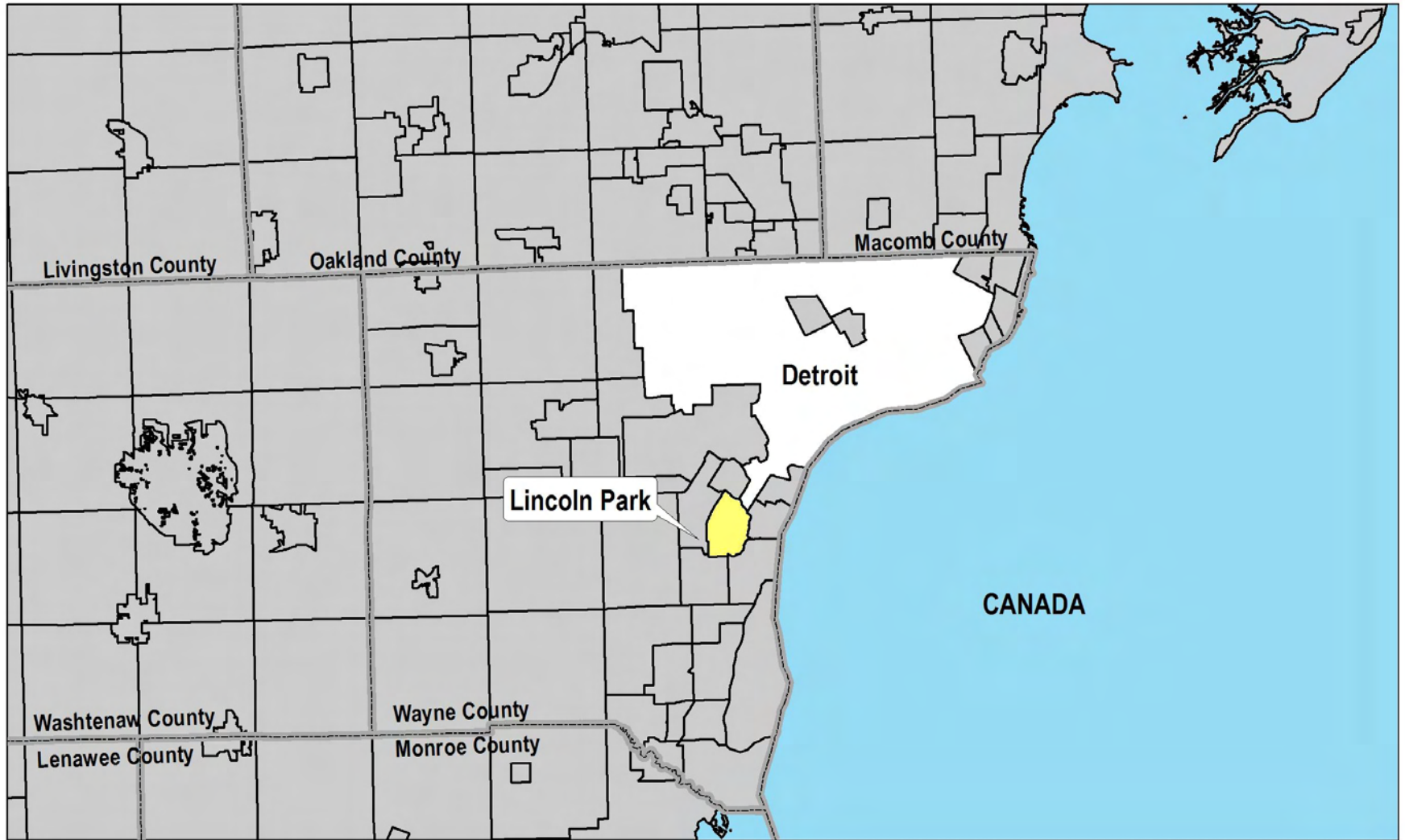
INTRODUCTION

Our Presentation attempts to show how forces such as economic development, urban design, and historic preservation can work in concert to help transform Lincoln Park's DDA from "Commercial Space" to a **"Downtown Place"**.



It includes demographic analysis, local examples of Downtown Revitalization, and the GUP's vision for Lincoln Park's Unified DDA Plan. We hope that the analysis in this presentation will provide the necessary orientation of redevelopment ideas, so that the City, its advocate groups and entrepreneurs can form their own organic vision for Downtown Lincoln Park.

METRO MAP

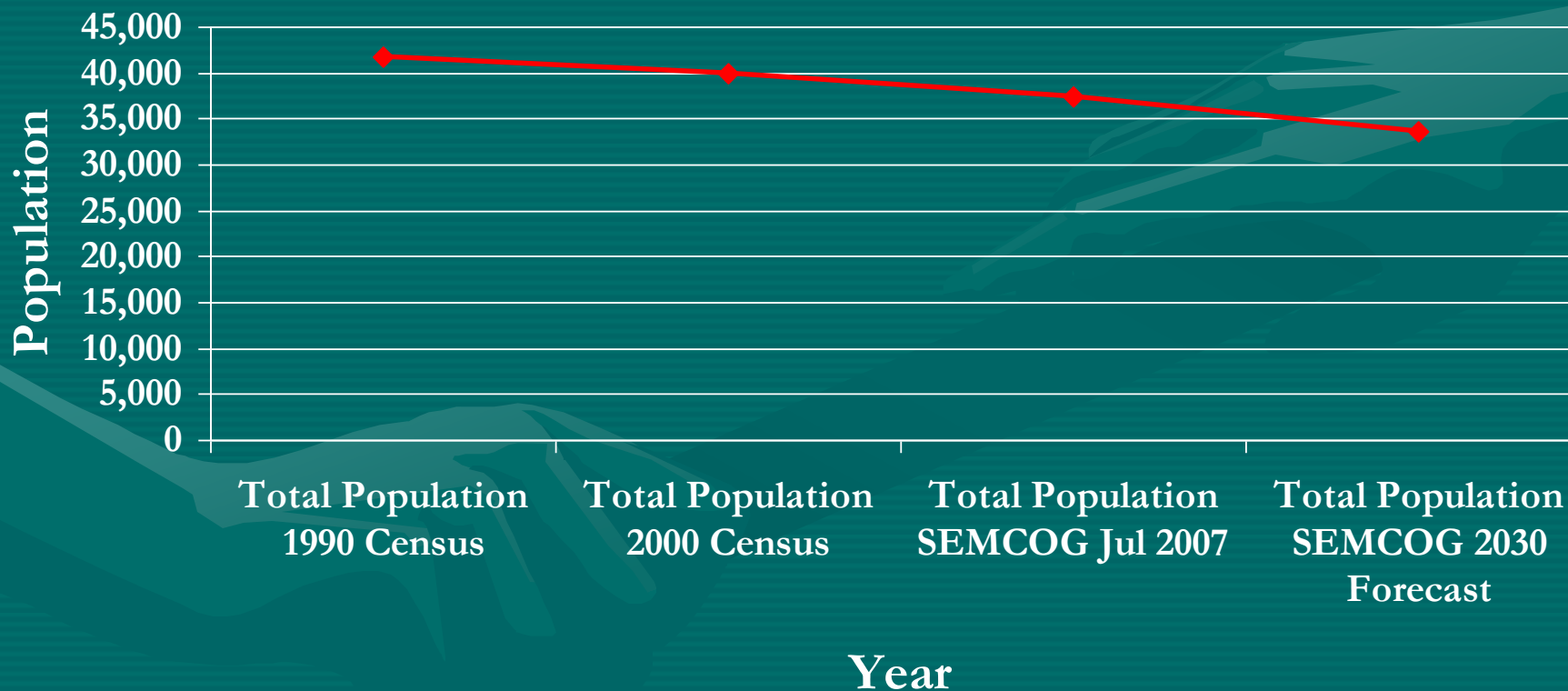


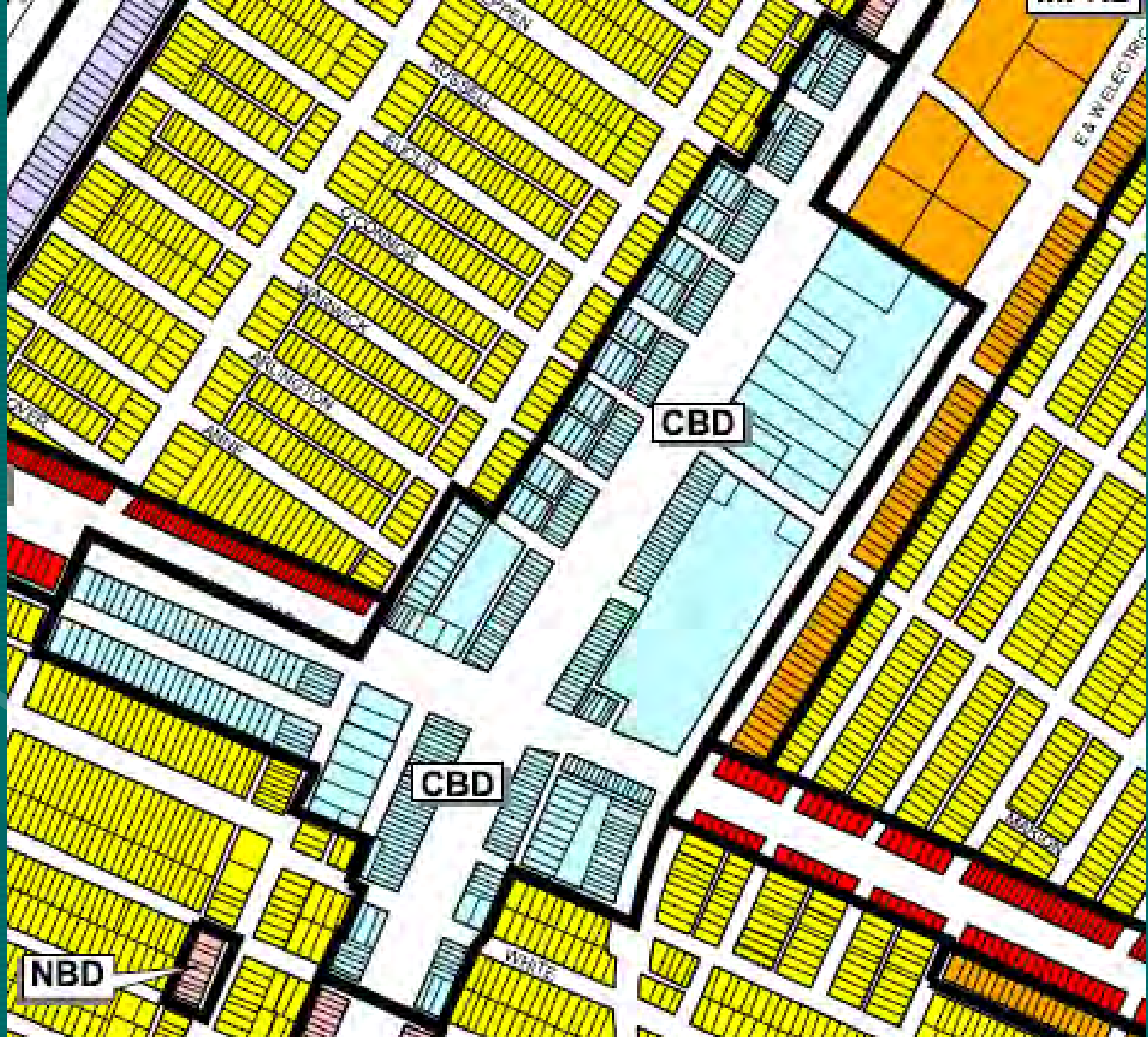
BACKGROUND & HISTORY

- City of Lincoln Park is located southwest of City of Detroit, in Wayne County, Michigan
- The City covers an area of 5.8 sq mi
- Lincoln Park was founded as a village in 1921 and incorporated as a city in 1925
- According to SEMCOG current population is 37,490, median household income in 2000 was \$42,515, and the majority of residents are between the ages 35-64

LINCOLN PARK'S POPULATION

City of Lincoln Park's Population





CBD

CBD

NBD

E & W ELECTRONIC

CURRENT CONDITIONS OF LINCOLN PARK DDA



Small Local Businesses

Mental Health and Social Service Agency



CURRENT CONDITIONS OF LINCOLN PARK DDA



Vacant Buildings



CURRENT CONDITIONS OF LINCOLN PARK DDA



Vacant store fronts

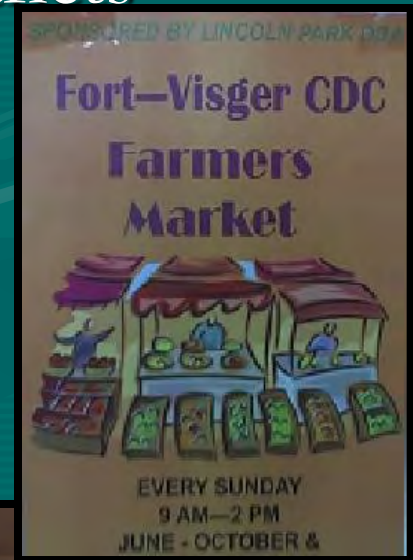


ISSUES IDENTIFICATION

- Large number of vacant businesses within DDA
- Appearance of vacant businesses within DDA
- Lack of investment until recently within DDA/Historical Alliance
- Lack of preservation of historical buildings within DDA
- Externalities of location of social service/faith based organizations within DDA district
- Lack of spatial containment / awareness of "Place"
- Historical Alliance & City should join forces
- Perception of safety for pedestrians due to walkability limitations

HISTORIC PRESERVATION IN LINCOLN PARK

- Attracting/retaining small business
- Back to the city = back to historic districts
- Previous infrastructure investments
- Public commitment
- Leverage outside investment



BUSINESS DEVELOPMENT

- Annual Business Expo is a great way to show off the existing businesses - Several small businesses featuring direct services have exhibits
- Demonstrated joining of forces key city organizations – ex: LPPA DDA EDC & LP



BUSINESS DEVELOPMENT

- Business recruitment should focus on the aging population by recruiting the companies that provide:
 - Home Health Care Providers
 - Home Maintenance and Repair
 - Lawn Service and Gardening

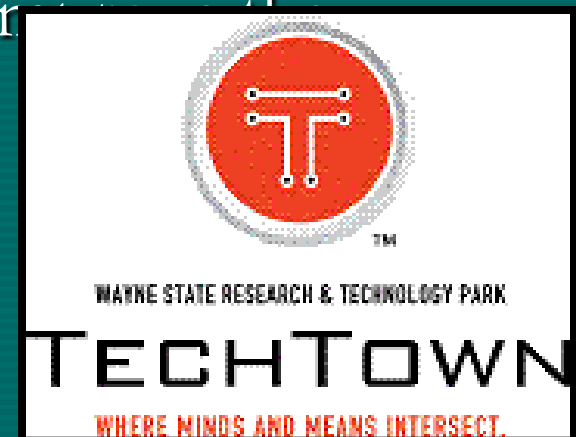
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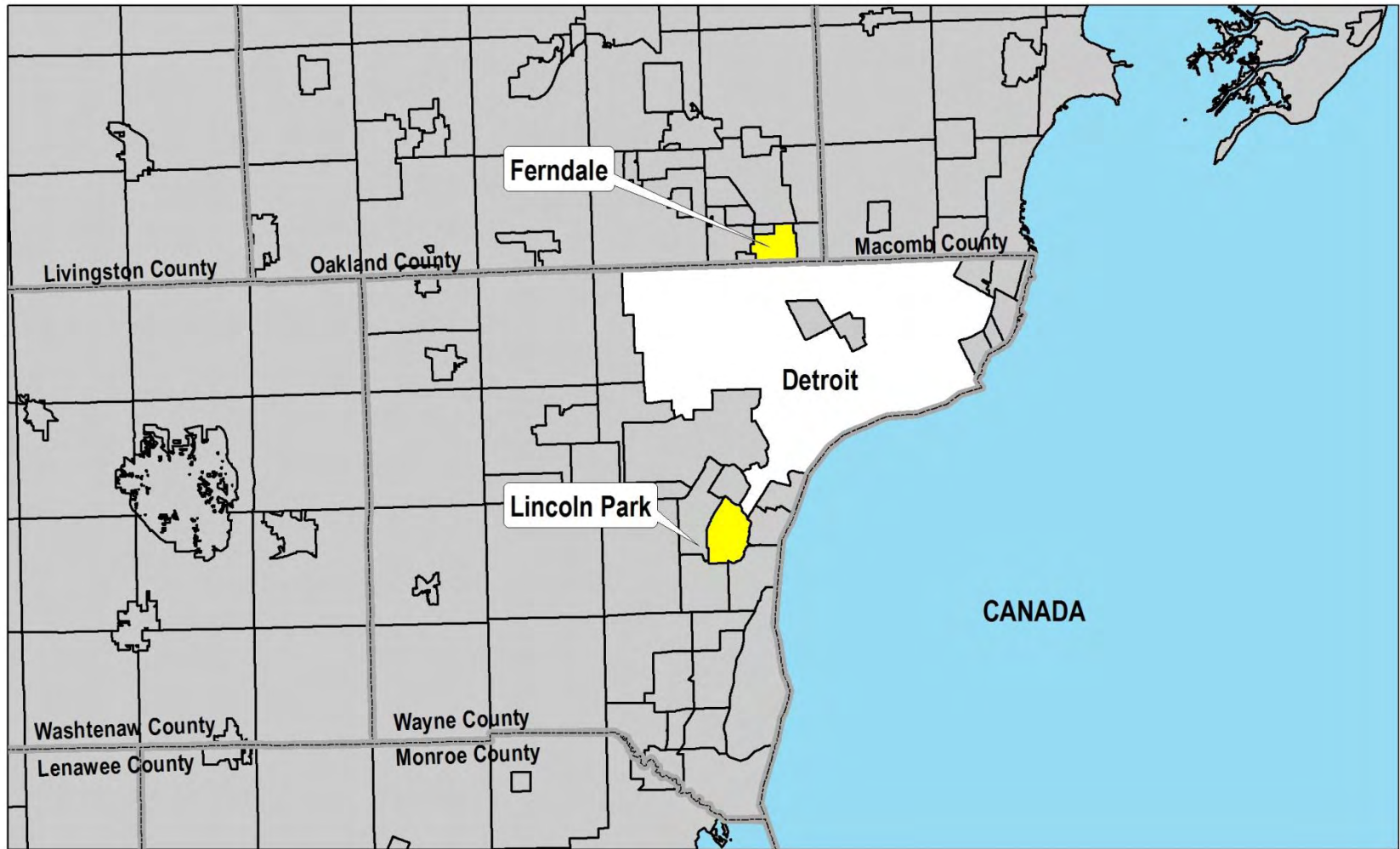
THE ORIGINAL HOME IMPROVEMENT SPECIALISTS™

BUSINESS DEVELOPMENT

- Incubators are a great resource for small business development; A new generation of "virtual" business incubators is jump-starting start-ups nationwide
- Wayne State University's Technological Park – Tech Town – has been instrumental in launching successful small businesses
- Tech Town empowers entrepreneurs to build successful technology businesses that improve the quality of life for all people



SOME EXAMPLES FROM CITY OF FRENDALE



FAÇADE RESTORATION & PRESERVATION

Ferndale's Pinwheel Bakery

- Façade style similar to historic Lincoln Park Woolworth Building
- Roof tiles replaced and restored
- Decorative tile façade cleaned
- Leaded glass transom window uncovered and restored



FAÇADE UPDATES

Elegance by Design

- Simple updates to this building, an anchor in the middle of 9 Mile Road, make it more visually appealing during the day and safer-looking at night



MARKETING EVENTS/STRATEGIES



- Ferndale DDA's marketing dollars go to:
 - Downtown events like monthly "Thursdays on the 9" nights, Pub Crawl, Art Fair
 - Group Advertising
 - Downtown Business Guide
 - Downtown Ferndale website
- Ferndale DDA plans to hire full time marketing manager

COMPARISON OF FERNDALE AND LINCOLN PARK TRADE AREAS

- While Ferndale's 2005 trade area analysis identified an area of 340 square miles covering 3 counties, Lincoln Park's "Open for Business" plan focused on a drastically smaller area
- Through development and investment downtown Ferndale has attracted retail, service and dining expenditures from around the region that Lincoln Park has not
- It is those unique dining and retail opportunities, presented in a traditional downtown atmosphere, not big box or chain stores, that have attracted people to Ferndale from all over the metro area

SUCCESSFUL APPROACHES BY OTHER DOWNRIVER COMMUNITIES



Landscape designs - Trenton, Michigan



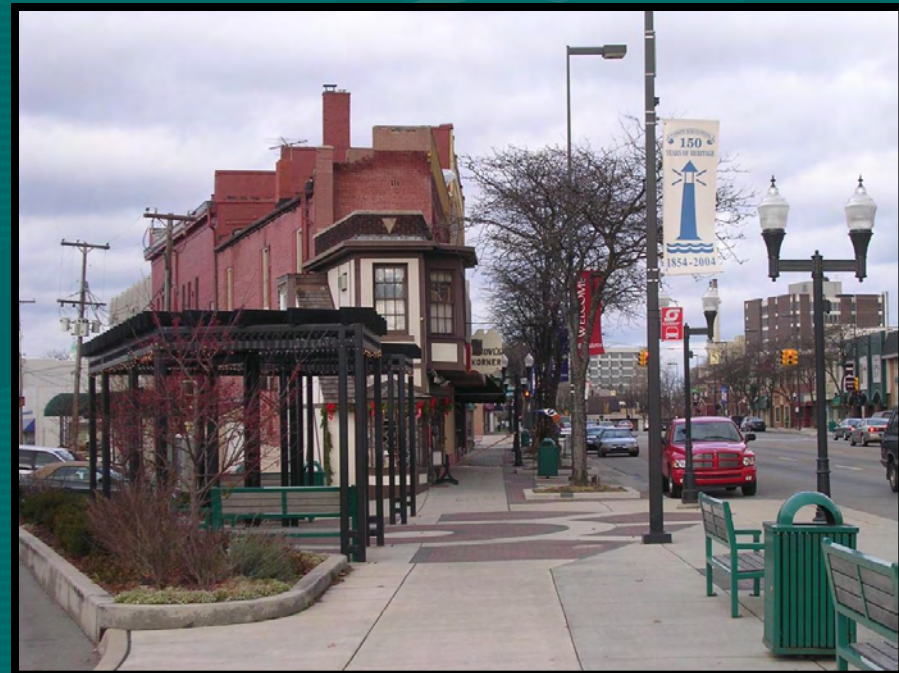
Enhanced storefronts - Trenton, Michigan

SUCCESSFUL APPROACHES BY OTHER DOWNRIVER COMMUNITIES



New development demonstrates preservation and rehabilitation Wyandotte, Michigan

Pedestrian friendly walkways and seating along main corridor - Wyandotte, Michigan



SUCCESSFUL APPROACHES BY OTHER DOWNRIVER COMMUNITIES



Entertainment and updated façade -
Allen Park, Michigan



Specialty business recruitment and retention
efforts - Allen Park, Michigan

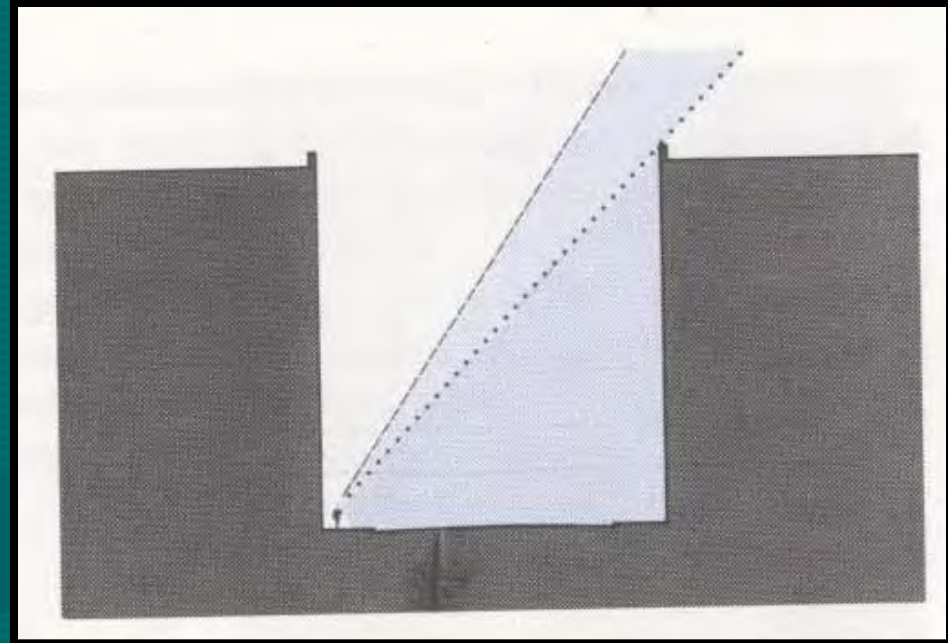
REDEVELOPMENT TOOLS

- Historic Tax Credit
- Obsolete Property Rehabilitation Act
- Commercial Rehabilitation Act
- Corridor Improvement Act
- Michigan State Housing Development Authority

URBAN FORM AND CREATION OF SPATIAL CONTAINMENT



Poor Vertical Containment along
Southfield



Good Vertical Containment at the 1:1 Street
Width to Building Height Ratio

SPATIAL CONTAINMENT

Ratio of height of the structures
to width of the street

$$25' / 200' = 0.125$$

Below the 1:4 Ratio

Very Weak Containment!!



SPATIAL CONTAINMENT



Poor horizontal containment along Southfield



Appropriate treatment for surface parking areas to address a loss of horizontal containment in the INTERIM from Oakville, Ontario, and Comerica Park, Detroit, MI.

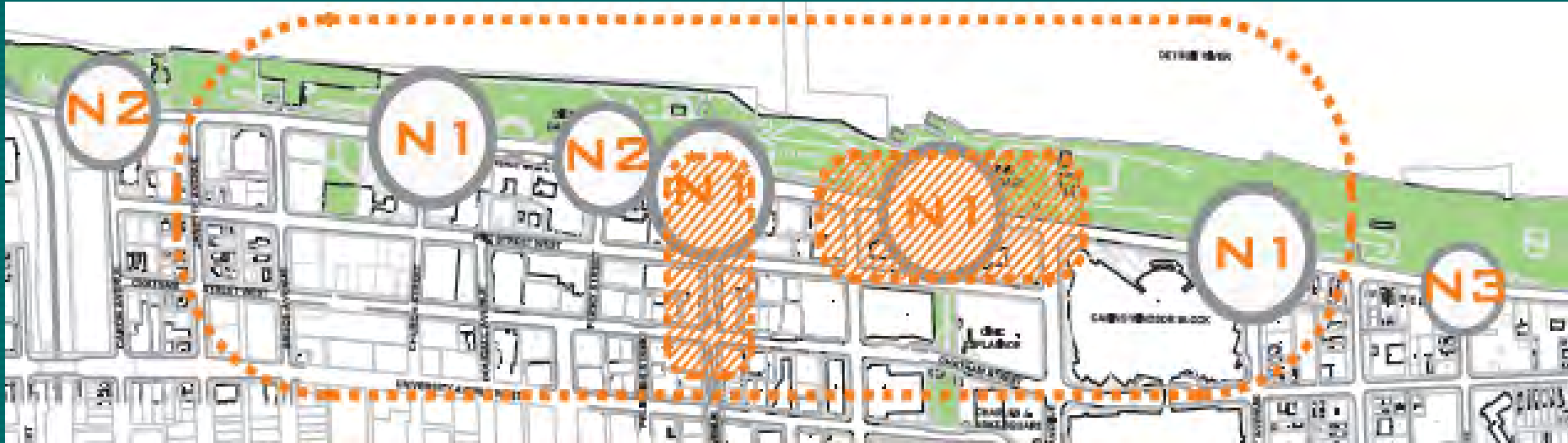
ADDRESSING APPEARANCE OF STRUCTURES THROUGH FAÇADE ARTICULATION AND DESIGN LINKAGES

- Proportion and location of windows and doorways link the homes and storefronts and provide a connection with the street
- Scale and Massing of the buildings are designed for human proportions
- Surface material and finish are of a high quality and thoughtfully applied. Provides interest for pedestrians

Storefronts in Walkerville , Windsor, Ontario



PEDESTRIAN SAFETY EXAMPLES – WINDSOR, ON



Nodes used in Windsor, Ontario provide links across busy 4 street, traffic calming, landscaping and art



N1-Signalized intersection



N2-Pedestrian Signal only



N3-function as refuge areas

HERITAGE PRESERVATION

PRESERVATION VS. REHAB



Ford Theater, Washington, D.C. is an example of Preservation (Top) Vs.
The Willys Overland Lofts renovation is an example of a Rehab(bottom)



HERITAGE EVALUATION CRITERIA



HERITAGE PROPERTY EVALUATION SYSTEM

PROPERTY: address	WHPI #
PROPERTY NAME : (if applicable)	

	Possible Score	Awarded Score
1. HISTORICAL VALUE		
National or Provincial association	25-40	
<input type="checkbox"/> Rare, original, unique building associated with an event or person		
Local association	15-30	
<input type="checkbox"/> Local celebrity		
<input type="checkbox"/> Physical remnant of area's history		
Neighbourhood association	0 - 20	
<input type="checkbox"/> Neighbourhood landmark		
<input type="checkbox"/> Owned by original family or descendants		
Subtotal	40	
2. ARCHITECTURAL VALUE		
Architect or Builder (person or firm)	0 - 10	
<input type="checkbox"/> International, national, provincial note		
<input type="checkbox"/> Government agency (i.e., Public Works)		
<input type="checkbox"/> Local, regional note		
Style	0 - 10	
<input type="checkbox"/> Recognized architectural style or type		
<input type="checkbox"/> Culturally expressive style		
<input type="checkbox"/> Rare survivor of a style		
Construction Method or Material or Technique	0 - 10	
<input type="checkbox"/> Example of method (i.e., log, curtain wall)		
<input type="checkbox"/> Example of material (i.e., cobblestone, cast iron)		
Context	0 - 8	
<input type="checkbox"/> Neighbourhood landmark		
<input type="checkbox"/> Evocative of early streetscape		
<input type="checkbox"/> Isolated remnant of early neighbourhood		
Condition	0-8	
<input type="checkbox"/> Original		
<input type="checkbox"/> Compatible additions		
<input type="checkbox"/> Major but reversible alterations		
<input type="checkbox"/> Damaging, irreversible alterations		
Age	0 - 2	
<input type="checkbox"/> Very early		
<input type="checkbox"/> Old in context of community		
Use	0 - 2	
<input type="checkbox"/> Original		
<input type="checkbox"/> Compatible		
Subtotal	50	
3. DOCUMENTATION	0 - 10	
<input type="checkbox"/> Early plans, photos, etc.		
<input type="checkbox"/> Plans for similar buildings		
TOTAL SCORE	100	

ZONING

What You Mandate Is What You Get

- Many developers will not think about design sensitivity
- The Z.O. Is law ... if it is not specified, it is illegal to require
- A master plan is a useless document, if zoning code is not updated to reflect new master plan

ZONING

CBD has good regulations for our “Vision”

- Reoccurring theme of mixed use & pedestrian oriented design
- Zero setback requirements, 100% lot coverage
- Fenestration regulations & requirements
- Minimum of 2 stories or 28 ft; maximum of 3 stories or 40 ft
- Discourage individual parking and drive-thrus
- Good site plan review including elevations of site

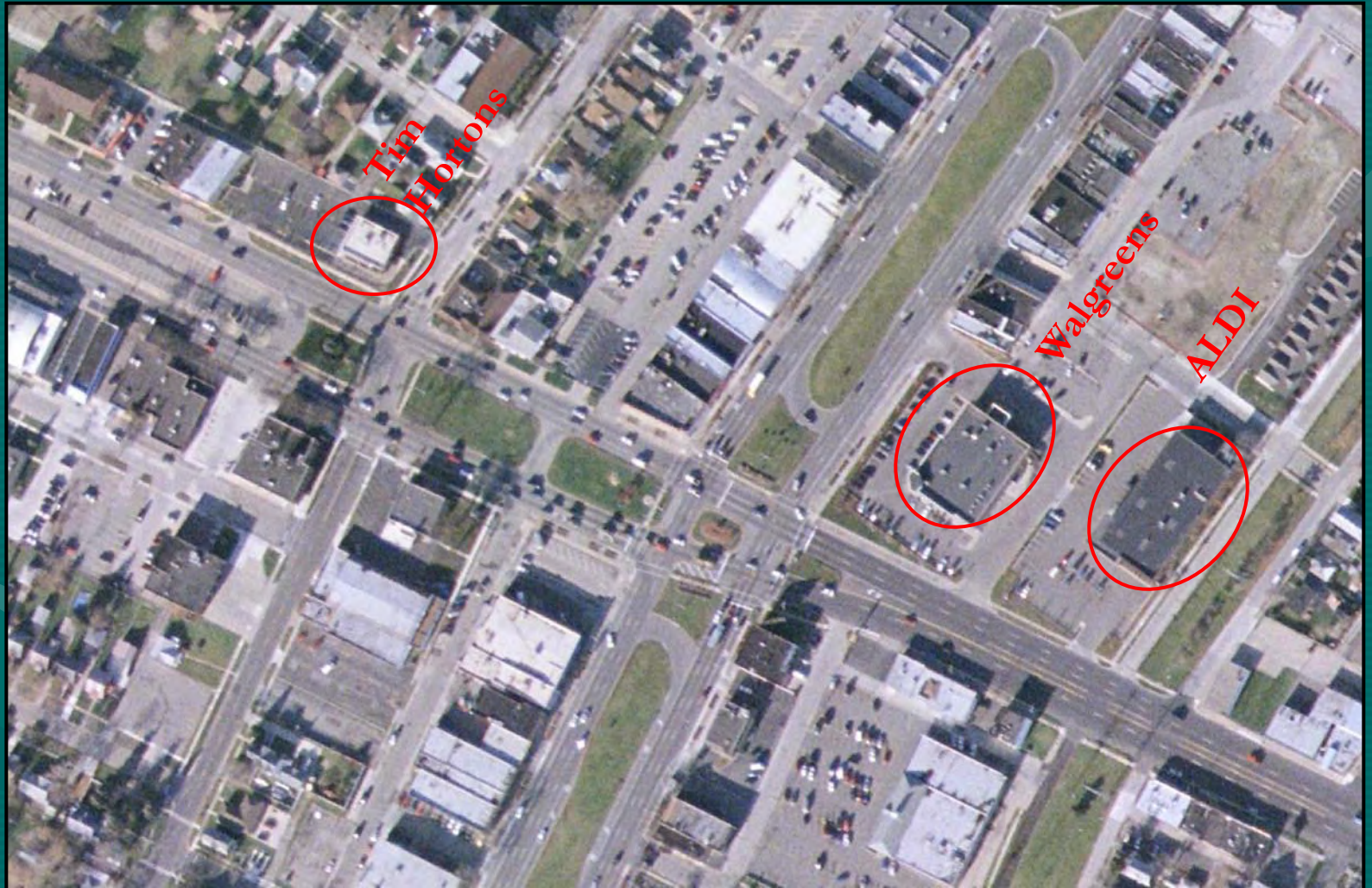
ZONING

Good regulation, not so good development!

Somehow three of the newest developments have circumvented the intent and standards of the CBD district

- Walgreens
- Aldi Grocer
- Tim Hortons

ZONING



ZONING

TIM HORTONS



ZONING WALGREENS & ALDI



ZONING PATTERNS

- One (1) story design
- Does not match existing architectural design or building setbacks
- Private parking lots
- Drive through services

Why??? **Lack of Communication w/
ZBA??**

THE QUADRANT (STUDY AREA)



F.W. WOOLWORTH BUILDING



THE QUADRANT

○ Tree

■ Intense Activity Area

⊙ N1 Major Gateway Node

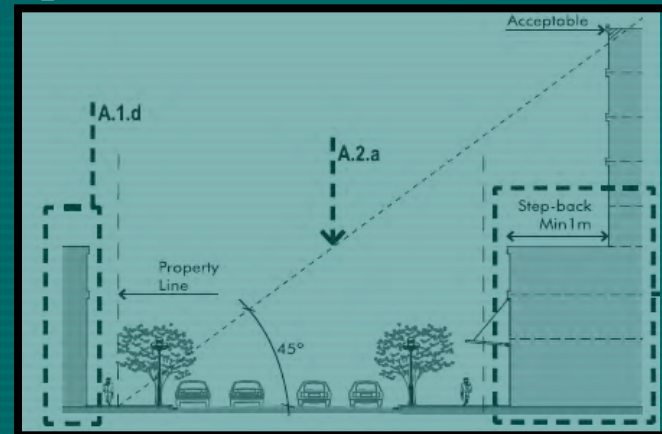
⊙ N2 Node with IPS



Sculptures and landscaping attract pedestrians to crossings



Upper Floors setback at 2-3 stories maintain a human scaled development and provide containment



THE QUADRANT

Fort St. West Between Southfield Rd. & Arlington Ave.



Existing



Possible Future

THE QUADRANT

Fort St. West Between Arlington Ave. & Warwick Ave.



Existing



Possible Future

POSSIBLE FUTURE



CONCLUSION: ACTION ITEMS

#1 Decide “together” on the design of Lincoln Park’s downtown

- What is the desired urban form for the area?
- What type of zoning standards are needed?
- How will Lincoln Park enforce these standards?

CONCLUSION: ACTION ITEMS

#2 Decide if Lincoln Park will preserve its past

- Should the City conduct a heritage evaluation criteria survey?
- What combination of historic preservation and rehabilitation?
- How will Lincoln Park enforce these standards?

CONCLUSION: ACTION ITEMS

#3 Decide what style of businesses the City will encourage

- Small businesses or franchises and corporations?
- How will the City encourage small business?
- Will the City / Chamber of Commerce create an incubator program?

CONCLUSION: ACTION ITEMS

#4 Decide the role of the DDA

- Will the DDA be the marketer for the Downtown?
- How will TIF funds be spent?
- Will the DDA create a façade restoration / improvement program?
- What kind of events can the DDA sponsor?

CONCLUSION: ACTION ITEMS

#5 Decide how Lincoln Park will seek funding

The appendix includes information on:

- Historic Tax Credit
- Obsolete Property Rehabilitation Act
- Commercial Rehabilitation Act
- Corridor Improvement Act
- Michigan State Housing Development Authority

CONCLUSION: ACTION ITEMS

Five major action items:

1. Decide “together” on the design of Lincoln Park’s downtown
2. Decide if Lincoln Park will preserve its past
3. Decide what style businesses the City will encourage
4. Decide the role of the DDA
5. Decide how Lincoln Park will seek funding

THANK YOU

- **Leslie Lynch-Wilson**, Lincoln Park Preservation Alliance
- **Gib Turner**, Economic Development Coordinator
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QUESTIONS?

