



# **BRIGHTENING BRIGHTMOOR**

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## **MASTERS OF COMMUNITY DEVELOPMENT**

The Masters of Community Development (MCD) is one of the most uniquely developed programs not only at the University of Detroit Mercy but is unmatched across the nation with its integration of human, organizational, physical and economic disciplines and the intellectual, spiritual, ethical, and social development of its students that provides for a more holistic approach to the needs of the urban environment and the people who resides in it. Its mission is to focus on providing service and leadership in distressed and unacknowledged communities and to enhance the spirit of HOPE within those that live in it. So in the tradition of our program we are committed to maintaining the highest standards possible in our approach to community development and adhere to the *ideology* of MCD, that of service, social justice and sustainability.

**Service** work provides opportunities for learning through helping others, meeting the needs of a community, and working collaboratively with other organizations to accomplish common goals. Service work increases the awareness of special needs of a community and gain new perspectives that will help us to apply the skills developed through MCD to better serve the community.

**Social justice** is based upon the assumption that all individuals deserve equitable access and treatment in regard to rights, opportunities, and amenities. As such, social justice requires increased awareness of community problems and community development; when identified, injustice and discrimination must be addressed and rectified. The concept of social justice integrates increased knowledge with the tools necessary for advocacy and social action. Therefore one of our goals is to share the knowledge and tools taught to us in the MCD program with the Brightmoor community to assist them in understanding and addressing the issues of social justice within their community.

The final component of the ideology, **Sustainability**, literally deals with the long term health of a given community. The philosophy of sustainability is to provide sound and vital solutions with impacts that reach beyond the immediate concerns of any situation. The concept of sustainability is articulated by three primary components; economic, social (human), and environmental (physical) sustainability. A fourth category, organizational sustainability, addresses processes and issues specific to community development organizations. The concept in the MCD program is that communities cannot be built or studied without considering the complex interrelationships between human, economic, physical and organizational forces that together create whole communities.







## INTRODUCTION

The Brightmoor community (Fig. 1) is an isolated neighborhood on the border of Northwest Detroit that has been ignored by the City for years. To the naked eye, Brightmoor appears to be a reflection of the many distressed areas in the city. What makes this area unique is that in this small four square mile community there are many organizations pulling together for one common goal, “The Brightening of Brightmoor”.

Brightmoor has been described as a new American frontier because of its unknown potential; because what lies underneath this distressed area is a blank canvas waiting for those with innovative and creative vision to capture the potential beauty and sustainability of this neighborhood and bring the blank canvas to life.

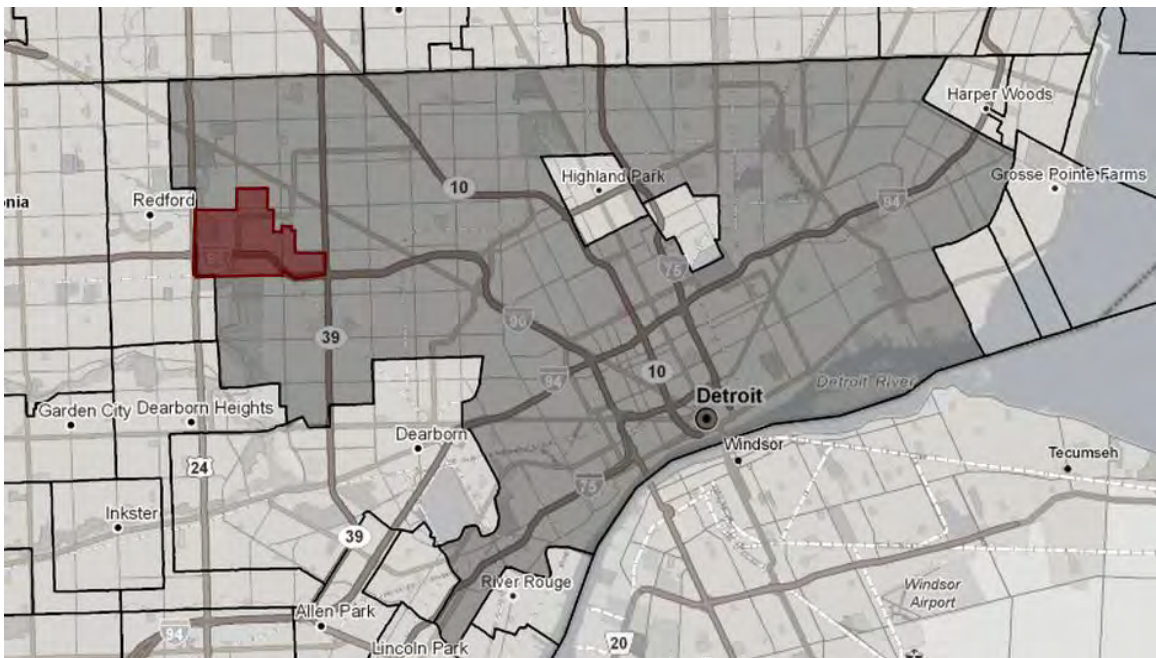


Fig. 1. Area of study's location (Web. <<http://open.cridata.org/maps>>, map modified by team members)

## **GENERAL PROJECT DESCRIPTION**

The general project is a comprehensive study of the human, organizational, physical and economic conditions of the Brightmoor neighborhood in terms of strengths, weaknesses, opportunities and threats. The scope of this project is to identify issues and assets of the neighborhood and to develop a proposal for the community, focusing on youth involvement and community efforts as one of the priorities.

The idea behind this capstone project is to empower youth from the schools, non-profits and grassroots organization active in the area involving them in the identification and enactment of an urban-streetscape intervention strategy capable of embodying community expectations in terms of future urban scenarios and making the neighborhood environment safer and more attractive. This project is designed to help implement an already existing proposed solution for the area and to restore the youth population the role as active participants as they envision change in their own neighborhood, and as they enact their ideas.

This project has the potential to highlight the important role of an urban intervention as a medium that transmits core values and promotes community participation. In particular, it can reveal the potentials of youth involvement in the re-shaping of their own urban environment and can become a catalyst for bringing together the community, spurring urban renewal, promoting place attachment, reigniting a sense of ownership in community members, and spurring community empowerment. Finally, this project has the potential to promote safety on the streets, beautify the image of the neighborhood and increase the quality of life of its neighbors. Does it beautify the area? It can! But beautification does not necessarily equate to safety. One of our goals is to inspire the youth and people of the community to help themselves to develop a safe environment.



The present analysis includes books and online data collection, historical research, team members' personal observations, neighborhood observations, and studies on economic, social and political influences that have impacted and are currently impacting the area of study. An Advisory Committee from the neighborhood provided valuable insights for both the establishment and the development of our capstone project.

**PROJECT'S GOALS:**

- promote community participation and collaboration
- promote youth involvement and intergenerational bonds
- promote short-term as well as long-term effects

**PROJECT'S OBJECTIVES:**

- beautify and create a safer neighborhood through an urban intervention
- encourage community empowerment and youth entrepreneurship
- promote self-sustainability

**PROJECT'S OUTCOMES:**

- improve the quality of life of the neighbors
- strengthen the resilience of the community
- promote place attachment, respect and dignity

# BACKGROUND RESEARCH

## HISTORICAL CONDITIONS

In 1830s most of Brightmoor was farmland and was part of Redford Township. By 1920s a rapid development was possible due to the increasing demand of autoworkers that came from Kentucky, West Virginia and Tennessee to work for Ford Motor Company (Brightmoor's Lyndon Greenway). In 1923, the development of the neighborhood started with B.E. Taylor plan, which in some degree shaped today's Brightmoor situation (see Fig. 2, 3 and 4). By 1925 Detroit annexed Brightmoor from Redford; it became one of the city's earliest suburbs. At that time the racial make-up of the neighborhood was quite different from the current one: it was largely populated by Whites, whereas African Americans were more concentrated to the West of the growing community, around Inkster Rd.



Fig. 2. B.E. Taylor Subdivision's location



Fig.3. Taylor Subdivision (<http://www.aabds.com>)

**B. E. TAYLOR'S**  
**BRIGHTMOOR JOHNSON SUB'N**  
 LYING SOUTH OF GRAND RIVER AVE.  
 BEING THE S. W. 1-4 OF SEC. 22  
 T. 1 S. R. 10 E.  
 REDFORD TWP.  
 WAYNE CO., MICH.

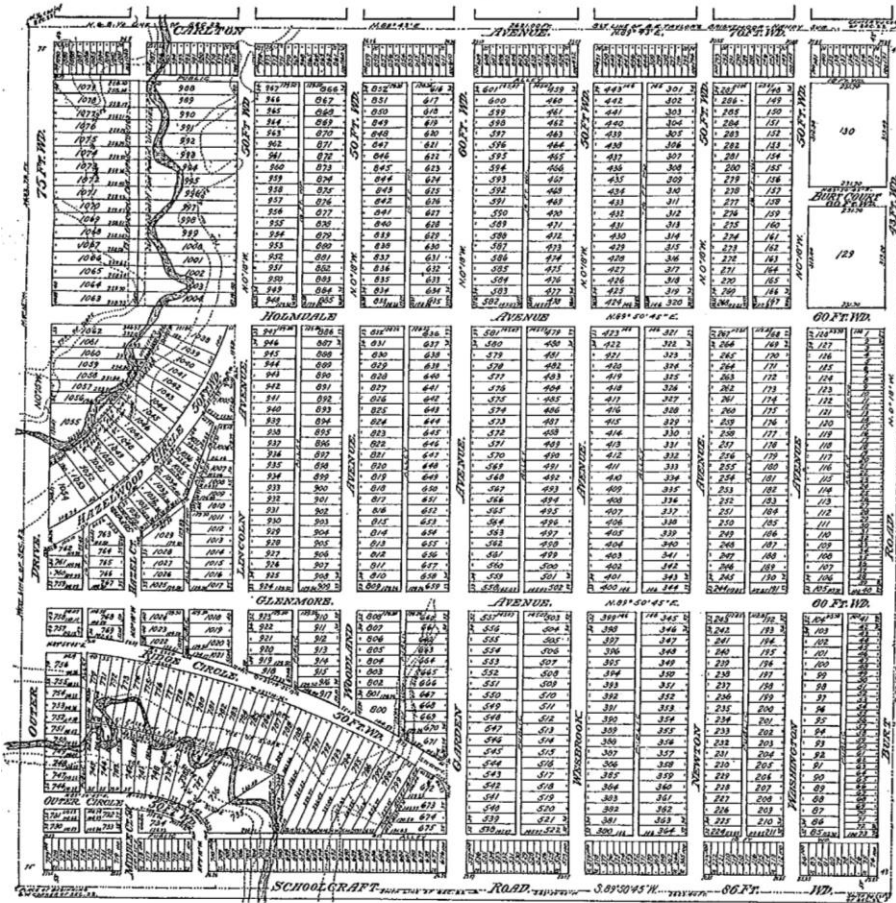


Fig. 4. Map of Taylor Subdivision, August 2, 1923. Courtesy of Brightmoor Community Center



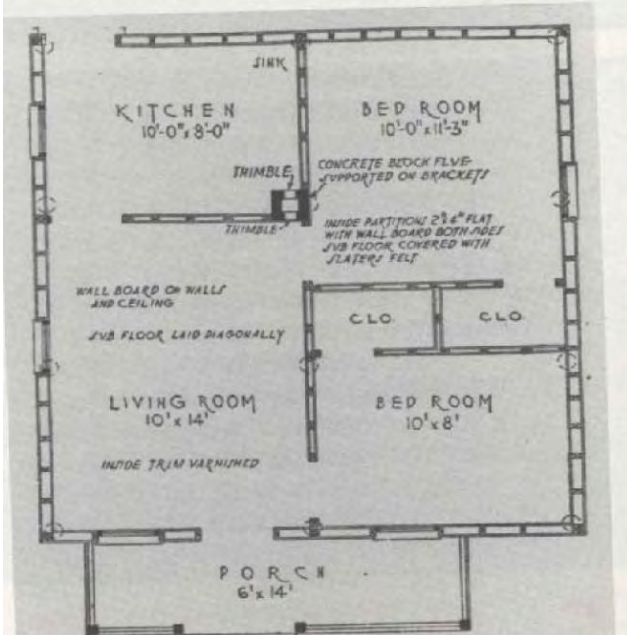


Fig. 5. **Original B.E. Taylor house and floor plan** from a land use plan for Brightmoor, Taubman College of Architecture + Urban Planning, University of Michigan, Ann Arbor, April 2008

Houses were cheap and purposely made for immigrants who relied entirely on Ford Motor Company jobs to survive (Fig. 5). They were modest, mass produced, single-family houses, built quickly and with inexpensive material: definitely not designed to last. This type of housing is known as “kitchen-houses”, no more than 400-600 square feet, with a decent size kitchen and a multi-purpose room (Brightmoor’s Lyndon Greenway).

Most of these houses were not improved or rebuilt mainly because of the crisis that came with the Great Depression. Even after the recovery from the depression, and the explosion of the auto industry, the movement of the auto industry out of the city and the steady reduction in population since the 1950’s lead to the flight of the people to follow the jobs. This continuous cycle is the reason why over 80% of the housing built in that era is now vacant.

## CURRENT HUMAN, ORGANIZATIONAL, PHYSICAL, & ECONOMIC CONDITIONS

Brightmoor community was fast to develop and just as fast to decline. In small scale it seems to have lived through similar struggles to the City of Detroit: drastic reduction in the population, loss of employment, and housing vacancy.

Geographically, Brightmoor is a four square mile neighborhood on the northwest edge of Detroit. It is located at Detroit's western border, adjacent to Redford on the east side, and limited by I-96 on the south side (see Fig. 6). However, these geographical boundaries can represent the main area in which the community is located, but not necessarily include its actual living space. Some of the shops and attraction where the community gathers, for instance, such as Scotty Simpson's Fish & Chips (local restaurant) and Redford Theater, are right outside the limits just mentioned. Very little retail and commercial is, indeed, available in the community and it is limited to the internal corridors of Fenkell and Schoolcraft.



Fig. 6. Skillman/Data Driven Detroit neighborhood boundary definition



Fig. 7. Various neighborhood boundary definitions



There are other definitions of Brightmoor's boundaries (Fig.7); the most common and the most recent match with the Skillman Foundation's definition explained below. Among the more common definition of Brightmoor's boundaries are the following:

- **Skillman/Data Driven Detroit definition** (Skillman's Good Neighborhood project, 2012): Fenkell Street/Puritan Street to the north, varying borders to the east (Fielding Street/Kentfield Street/Grandville Avenue/Southfield Freeway), Fullerton Street to the south, and Dale Street/Telegraph Road to the west.
- **Residents definition** (as stated in the previous research "Brightmoor Unearthed: A Neighborhood Analysis" conducted by MCD students in the summer of 2011): Grand River Avenue to the north, Evergreen Road to the east, Interstate 96 to the south and Telegraph Road to the west. It is difficult to define the resident's definition because there are many, discordant opinions and the one purposed here excludes the southern area where the DCS and few industrial buildings are.
- **University of Michigan/Brightmoor Alliance definition** (A land use plan for Brightmoor, April 2008): Puritan Street to the north, Evergreen Road/ Grandville Avenue to the east, Fullerton Street to the south, and Telegraph Road to the west.

On the west border, just east of Eliza Howel Park, the housing types and the reduced vacancy suggest the presence of another community and in many ways it is disconnected from the one under investigation. According to many residents description, the area outlined in blue on the map above defines itself as a different neighborhood called Eliza Howell. The housing is different, there are all brick single-family houses, the occupancy rate is about 100% and residents pay for private neighborhood security (Katharina and Scott interviews).



## CURRENT HUMAN CONDITIONS

Brightmoor is mostly residential, but has a low population density; this is caused by the large amount of abandoned homes and vacant lots that are present. Green spaces also characterize the area surrounding this neighborhood, such as Elisa Howell Park and the numerous gardens that occupy the vacant lots. According to the 2010 Census, the population of Brightmoor was 12,836 which is a 36% drop since the 2000; it represented a higher decline than the City of Detroit as a whole, which lost 25% of their population during the same period of time (U.S. Decennial Census, 2000 and 2010).

What was included in this population lost was the youth younger than 15 years of age. In Brightmoor they lost 47.5% of the population in this age group. These losses can be attributed to the decreasing number of births across the city, which is a result of less women of childbearing age having children and a decreased teenage birth rate. The greatest loss of the youth population was the 5-9 year olds; this was a result of people leaving the neighborhood when their kids reached the age to start school. In Brightmoor the 58.3% loss of the 5-9 age group was the largest in any other age group (U.S. Decennial Census, 2000 and 2010).

Additionally the prime working-age population, between 25 and 44 years of age had a large decrease in the area as well. This age group is the age group that would be having children so this decrease helped increase the total loss of school age children in the area. The baby boom generation, 45 to 64 years of age, increased to the point that it now represents almost a quarter of the population in the neighborhood. This is a mirror of what is happening in the city as a whole (U.S. Decennial Census, 2000 and 2010) (See Table 1 and Chart 1a,1b).



## POPULATION BY AGE

BRIGHTMOOR	2000		2010		Change
	N.	%	N.	%	%
<b>Total Population</b>	20,044	100.0%	12,836	100.0%	-36%
Under 5 years	2,022	10.10%	1,061	8.30%	-47.50%
5 to 9 years	2,564	<b>12.80%</b>	1,070	<b>8.30%</b>	-58.30%
10 to 14 years	2,035	<b>10.20%</b>	1,019	<b>7.90%</b>	-49.90%
15 to 17 years	917	4.60%	684	5.30%	-25.40%
18 to 24 years	1,942	9.70%	1,634	12.70%	-15.90%
25 to 34 years	3,565	17.80%	1,753	13.70%	-50.80%
35 to 44 years	2,976	14.80%	1,707	13.30%	-42.60%
45 to 64 years	3,032	15.10%	3,039	23.70%	0.20%
65 years and over	991	4.90%	869	6.80%	-12.30%
DETROIT	2000		2010		Change
	N.	%	N.	%	%
<b>Total Population</b>	951,270	100%	713,777	100%	-25%
Under 5 years	76,232	8.00%	50,146	7.00%	-34.20%
5 to 9 years	93,882	<b>9.90%</b>	49,550	<b>6.90%</b>	-47.20%
10 to 14 years	83,361	<b>8.80%</b>	52,705	<b>7.40%</b>	-36.80%
15 to 17 years	42,234	4.40%	37,946	5.30%	-10.20%
18 to 24 years	92,127	9.70%	81,753	11.50%	-11.30%
25 to 34 years	144,323	15.20%	86,390	12.10%	-40.10%
35 to 44 years	136,695	14.40%	92,873	13.00%	-32.10%
45 to 64 years	183,360	19.30%	180,489	25.30%	-1.60%
65 years and over	99,056	10.40%	81,925	11.50%	-17.30%

Table 1. Source: U.S. Decennial Census, 2000 and 2010

## POPULATION BY AGE BRIGHTMOOR 2000-2010

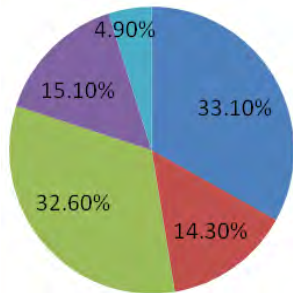


Chart 1a. Brightmoor population age, 2000

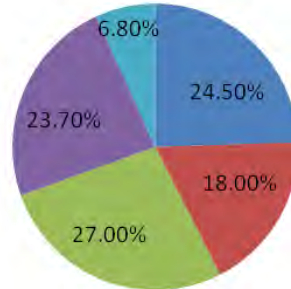


Chart 1b. Brightmoor population age, 2010

Like Detroit, Brightmoor population is mostly African American. Over the past ten years the African American population of Brightmoor has declined 31.8% (See Charts 2a-2b and Table 2). But because White, Latino, Native American, and Asian population significantly decreased, in comparison the African American population in the neighborhood increased from 81% to 86%. While the White population decreased by 56.9%, the Asian population moved out almost entirely, dropping from 304 in 2000 to only 21 in 2010 (Data Driven Detroit).

## RACE/ETHNICITY BRIGHTMOOR 2000-2010

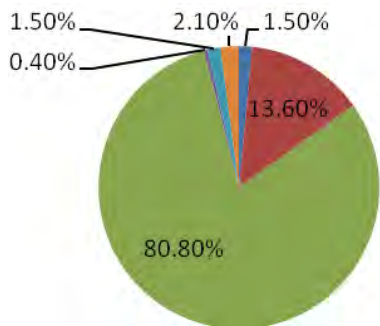


Chart 2a. Brightmoor ethnicity, 2000

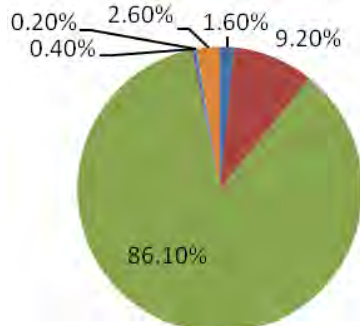


Chart 2b. Brightmoor ethnicity, 2010

## RACE/ETHNICITY

<b>BRIGHTMOOR</b>	<b>2000</b>		<b>2010</b>		<b>Change</b>
	<b>N.</b>	<b>%</b>	<b>N.</b>	<b>%</b>	<b>%</b>
<b>Total Population</b>	20,044	100.0%	12,836	100.0%	-36%
Hispanic or Latino	299	1.50%	205	1.60%	-31.40%
<b>White</b>	2,727	<b>13.60%</b>	1,175	<b>9.20%</b>	-56.90%
<b>African American</b>	16,197	<b>80.80%</b>	11,046	<b>86.10%</b>	-31.8%
Native American	89	0.40%	49	0.40%	-44%
Asian	304	1.50%	21	0.20%	-93.10%
Other Race	43	0.20%	18	0.10%	-58.10%
Multi-Race	373	1.90%	319	2.50%	-14.50%
<b>DETROIT</b>	<b>2000</b>		<b>2010</b>		<b>Change</b>
	<b>N.</b>	<b>%</b>	<b>N.</b>	<b>%</b>	<b>%</b>
<b>Total Population</b>	951,270	100%	713,777	100%	-25%
Hispanic or Latino	47,167	5.00%	48,679	6.80%	3.20%
<b>White</b>	99,921	<b>10.50%</b>	55,604	<b>7.80%</b>	-44.40%
<b>African American</b>	771,966	<b>81.20%</b>	586,573	<b>82.20%</b>	-24.00%
Native American	2,572	0.30%	1,927	0.30%	-25.10%
Asian	9,135	1.00%	7436	1.00%	-18%
Other Race	1,676	0.20%	994	0.10%	-40.70%
Multi-Race	18,664	2.00%	12,482	1.70%	-33.10%

Table 2. Source: U.S. Decennial Census, 2000 and 2010



Demographically, the community population has dropped dramatically in the recent years. Around 30,000 people were living in Brightmoor in the 80's (McKenna and ABB), around 20,000 in 2000, and only 12,800 in 2010 (Skillman Good neighborhoods). The neighborhood has a racial makeup that offers similarities with the one in Detroit: more than 86% African-American, 9% white, and reminder are multiracial (2.5%) or Hispanic (1.5%) (Skillman Good Neighborhoods) (See Tables 3a-3b).

### TOTAL POPULATION (1980-2010)

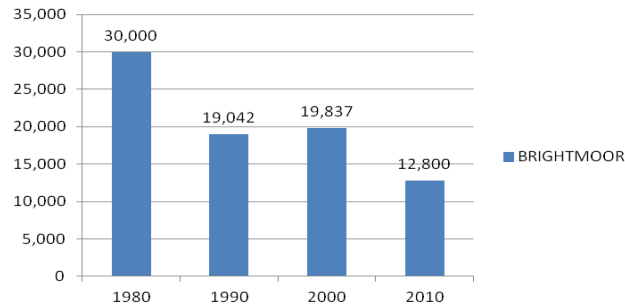


Table 3a. Source: U.S. Decennial Census, 2000 and 2010 & Data Driven Detroit

### POPULATION CHANGE COMPARED WITH DETROIT POPULATION (1980-2010)

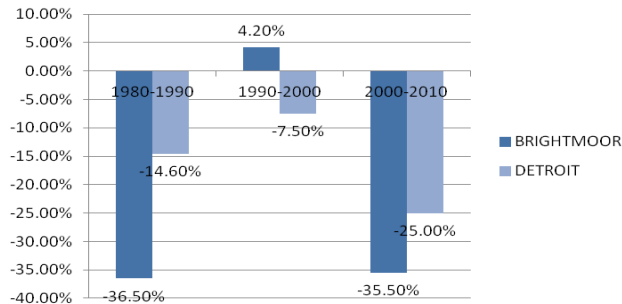


Table 3b. Source: U.S. Decennial Census, 2000 and 2010 & Data Driven Detroit

While Brightmoor lost a higher number of its households than the city of Detroit as a whole (29.3% and 19.9% respectively) the Brightmoor block groups containing the Smith Homes subsidized housing actually experienced an increase in households over the past ten years. It is located inside of a large area that had the highest loss of households in Brightmoor. While it increased in households, it lost population by the replacement of multi-person family households with single-person households (Data Driven Detroit).

The greatest factor in that change was husband-wife families that went down 49.4% in Brightmoor compared to 35.3% citywide. This shift was in the decrease in married couple families between 2000 and 2010 across the city and especially in Brightmoor, where their share decreased from 23.5 to 16.8% (Data Driven Detroit). Nonfamily households, such as single men living alone, increased their share of the total in Brightmoor and most of the 1-person households consisted of elderly residents living alone; they represents more than one of every four households in Brightmoor today.

Tables 4a and 4b allow us to see family structure trends as they relate to families with at least one child residing in the household. Family households account for nearly all of the households with children in Brightmoor and the city as a whole. These households decreased at a higher rate than families in general and thus represented a smaller share of total households in 2010. This is critical when determining community programs and service needs.

## HOUSEHOLD NUMBERS AND TYPES

<b>BRIGHTMOOR</b>	<b>2000</b>		<b>2010</b>		<b>Change</b>
	<b>N.</b>	<b>%</b>	<b>N.</b>	<b>%</b>	<b>%</b>
<b>Total Households</b>	6,925	100.00%	4,898	100.00%	-29.3%
Family Households	4,572	66%	3,062	62.5%	-33%
Husband-Wife Family	1,629	23.5%	824	16.8%	-49%
Other Family	2,943	45.7%	2,238	42.5%	-24%
Male, no wife	494	8%	391	7.1%	-20%
Female, no husband	2,449	37.7%	1,847	35.4%	-24.6%
Nonfamily household	2,353	37.5%	1,836	34%	-22%
Householder living alone	1,867	30.2%	1,477	27%	-20.9%
Male Householder	986	16.8%	823	14.2%	-16.5%
Female Householder	881	13.4%	654	12.7%	-25.8%
Householder not living alone	486	7.3%	359	7%	-26.1%
<b>DETROIT</b>	<b>2000</b>		<b>2010</b>		<b>Change</b>
	<b>N.</b>	<b>%</b>	<b>N.</b>	<b>%</b>	<b>%</b>
<b>Total Households</b>	333,428	100.00%	269,445	100.00%	-19.9%
Family Households	218,483	64.9%	162,924	60.5%	-25%
Husband-Wife Family	89,660	26.7%	57,982	21.5%	-35.3%
Other Family	128,823	38.3%	104,942	38.95	-18.5%
Male, no wife	22,437	6.7%	20,469	7.6%	-8.8%
Female, no husband	106,386	31.6%	84,473	31.4%	-20.6%
Nonfamily household	117,945	35.1%	106,521	39.5%	-9.7%
Householder living alone	99,861	29.7%	91,740	34.0%	-8.1%
Male Householder	46,946	14.0%	44,623	16.6%	-4.9%
Female Householder	52,915	15.7%	47,117	17.5%	-11.0%
Householder not living alone	18,084	5.4%	14,781	5.5%	-18.3%

Table 4a. Source: U.S. Decennial Census, 2000 and 2010

## HOUSEHOLD TYPES

<b>BRIGHTMOOR</b>	<b>2000</b>		<b>2010</b>		<b>Change</b>
	<b>N.</b>	<b>%</b>	<b>N.</b>	<b>%</b>	<b>%</b>
<b>Total Households</b>	6,925	100.00%	4,898	100.00%	-29.3%
Households with 1+people over 18	3,380	48.85	1,932	39.4%	-42.8%
Family Households	3,328	98.5%	,1910	98.9%	-42.6%
Husband-Wife Family	995	28.3%	362	18.7%	-62%
Female, no husband	2,068	61.2%	1,343	69.5%	-35.1%
Male, no wife	34	1.0%	14	0.7%	-58%
Household with 1 65 and older	818	11.8%	734	15.0%	-10.3%
1-person household	292	35.7%	258	35.1%	-11.6%
2-or more persons	526	64.3%	476	64.9%	-9.5%
Family households	476	58.2%	435	59.3%	-8.6%
Nonfamily households	50	6.1%	41	5.6%	-18.0%
<b>DETROIT</b>	<b>2000</b>		<b>2010</b>		<b>Change</b>
	<b>N.</b>	<b>%</b>	<b>N.</b>	<b>%</b>	<b>%</b>
<b>Total Households</b>	336,428	100.00%	269,445	100.00%	-19.9%
Households with 1+people over 18	139,663	41.55	92,574	34.45	-33.7%
Family Households	137,968	98.8%	91,632	99.0%	-33.6%
Husband-Wife Family	48,158	34.5%	26,751	28.9%	-44.5%
Female, no husband	77,532	55.5%	54,897	59.3%	-29%
Male, no wife	1,072	0.8%	579	0.6%	-46.0%
Household with 1 65 and older	76,862	22.8%	66,799	24.8%	-13.1%
1-person household	30,824	40.1%	27,723	41.5%	-10.1%
2-or more persons	46, 038	59.9%	39,076	58.5%	-15.1%
Family households	43,295	56.3%	36,544	54.7%	-15.6%
Nonfamily households	2,743	3.6%	2,532	3.8%	-7.7%

Table 4b. Source: U.S. Decennial Census, 2000 and 2010



The City of Detroit has one of the lowest college graduation rates of any major city in the country, at 12.1% (Data Driven Detroit). While this is a reflection of the low graduation rates in the Detroit Public Schools, it is also a reflection of Detroit's inability to attract those with a college degree to live within the city limits. While Brightmoor has a higher high school graduation rate than the city as a whole, it has lower shares of college graduates than the City of Detroit. The difference occurs because both show higher rates of residents with some college, but no degree, as well as those who have obtained Associates degrees (See table 5 and charts 3a-3b).

### EDUCATIONAL ATTAINMENT OF PERSONS OVER 25 YEARS OF AGE

	BRIGHTMOOR		DETROIT	
	Estimate	%	Estimate	%
<b>Population 25 year and over</b>	9,938	100.0%	567,500	100.0%
Less than 9th grade	292	2.9%	39,457	7.0%
9th to 12th no diploma	1,800	18.1	95,638	16.9%
HS graduate (GED)	3,926	39.55	195,158	34.4%
Some college, no degree	2,563	25.8%	133,887	23.6%
Associate's Degree	665	6.7%	68,809	12.1%
HS graduate or higher	7,846	78.9%	432,405	76.2%
Bachelor's Degree or Higher	692	7.0%	68,809	12.1%

Table. 5. Source: U.S. Census Bureau, 2005 and 2009 American Community Survey

### EDUCATIONAL ATTAINMENT, BRIGHTMOOR

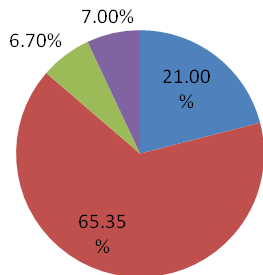


Chart 3a. Educational attainment, 2005-08

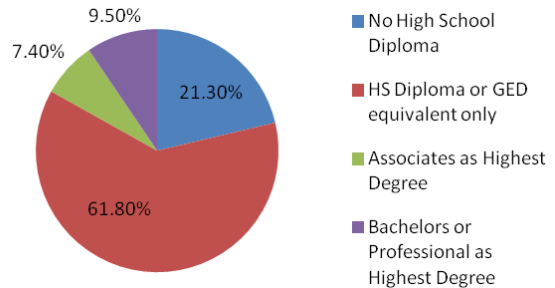


Chart 3b. Educational attainment, 2010

## **CURRENT ORGANIZATIONAL CONDITIONS**

Organizations are the string that unites a community and holds it together. These organizations bring together different thoughts and ideas of what is beneficial to the community. They meet needs where there are gaps such as in food, health and education. Economic and safety issues are addressed by them, as well as religious and questions of faith. It matters not if a community is rich or poor, organizations are still there to form bonds between members. Brightmoor is no different.

The organizations of Brightmoor are good at working together. In an effort to coordinate services, such as food distributions, in cooperation with Brightmoor Alliance/Brightmoor Food Alliance, the organizations agreed to make sure that distributions took place at different times and days so that all would have the greatest impact in the community. The Skillman Foundation, an organization from outside the neighborhood, has partnered with organizations inside the community for the betterment of the youth and children. Skillman has chosen Brightmoor as one of six communities that they have designated “Good Neighborhoods”, a program to help establish good schools and good neighborhoods where young people can grown up safe, healthy, educated and prepared for adulthood. In partnership with the community the program has three phases (<http://www.skillman.org/Good-Neighborhoods>):

1. Community Planning: where the organization’s members came together to decide on key goals and strategies for improving the lives of children.
2. Readiness: which included strengthening leadership and capacity for neighborhoods to make change.
3. Transformation: resources will be aligned, activities scaled, community strategies will be fully implemented, and improvements demonstrated.

The focus on youth is evident in the community of Brightmoor. Youth employment is a focus in most of the prominent organizations in the community; Brightmoor Alliance, Neighbors Building Brightmoor, Detroit Community School, Brightmoor Community Center and City Mission; all either have programs to prepare youth to obtain or maintain employment in the community. This can range from career discovery and resume writing at City Mission to summer employment service with Neighbors Building Brightmoor, but all have their proverbial hands on the issue.

Most of these organizations also maintain year round programs to assist the youth with homework and/or to empower them to be active members of the community. City Mission has tutoring and mentoring. Brightmoor Community Center has Tutoring, Cub Scouts, Detroit Young Citizens, which is focused on being active citizens, and the Brightmoor Youth Adventure Leadership Training Program, which is held every summer. Detroit Community Schools has entrepreneurial employment programs and a chapter of Youth Voice. Neighbors Building Brightmoor has Bright Teens, which gives a safe place for youth to hang out weekly, as well as connecting them to the community and the city through events.

Neighbors Building Brightmoor (Fig.8) is an organization that shows the diversity of the community. According to a recent blog post by Riet Schumack where she speaks of an abundant community she said:

*An association is a group of people working together on a common goal. When we get together with other people who have similar dreams and ideas and put aside our individual differences, our pooled gifts and talents allow us to achieve things that wouldn't be possible on our own. NBB's committees are examples of associations: groups of people passionate about certain key aspects of community-building such as safety, land use and youth. Some associations are centered around gifts and resources such as volunteer management, finances,*

*communication and physical resources, while others are organized around common activities, like our market gardeners work group. We also have as yet unnamed associations like small groups who are concerned about the Eliza Howell Nature Trail, interested in collecting maple syrup from neighborhood trees, beekeeping, and our latest one, starting some sort of dog club. All of these associations form NBB's framework. These associations are the roof under which our community shelters. They are the frame to which we attach the protective walls of kindness, generosity, hospitality, forgiveness, caring and cooperation. (<http://neighborsbuildingbrightmoor.org/association-and-the-abundant-community/>)*

This shows the diversity and abundance that makes up this community. There are members of organizations that criss-cross the community, those individuals who are involved in more than one organization and they are the strings that connect one to another.



Fig. 8. Neighborhood Building Brightmoor community meeting



Bart Eddy, founder of Detroit Community Schools, is one of those individuals. He is highly invested in this community working with Brightmoor Alliance, Neighbors Building Brightmoor and the Brightmoor Community Center, and we are sure even more organizations. This is the reason we choose him as our lead in this capstone; he has his pulse on what is happening in the community. It was through advisement with him that we came to have a focus on the Lyndon Greenway, in cooperation with the Brightmoor Community Center. It was this street that it was felt was the most difficult, raising concerns about safety for the children as they walked to school.

Mr. Eddy is focused on the youth of this community and city. He has started programs at the school which are economic ventures that empower youth; bicycle shop, t-shirt shop and a sign shop. In these ventures the youth learn that they can do more than they thought they were capable of. In a recent visit to the sign shop as the youth were being interviewed by City Councilman James Tate, they stated this fact over and over. They thought it would be difficult and found out it was not as hard as they thought it would be. One young lady has used her artistic talents in new ways at the sign shop, as she showed Councilman Tate the diversity of her artwork it was revealed that she will be attending the College of Creative Studies in the fall. The pride that Mr. Eddy has in these youth is evident from the smile on his face and in how he speaks about them (Campus visit on February 2, 2013)

To increase the voice of the youth and to empower them to make changes Mr. Eddy welcomed Youth Voice, a division of the Harriet Tubman Center, onto campus. This organization allows the youth to organize and speak out in a constructive manner the needs that they have. Youth Voice has been instrumental in getting the City to implement “Cease Fire”, a program to stop gang violence. According to Karen Brown, grant consultant to the City, the attention they drew to the issues assisted in the City being

awarded a \$1.5 million Community-Based Violence Prevention award from the Department of Justice (Discussion with Karen Brown on February 15, 2013).

This year Youth Voice has been predominately concerned with the blight of abandoned homes and vacant property. In December 2012 many chapters, including the Detroit Community Schools chapter, worked together on a cold Saturday morning with Motor City Blight Busters (another Brightmoor organization) to board up three homes as well as clean up the lots, so no one could hide in the brush next Central High School. The Detroit Community Schools chapter also has focused on bullying which has been an issue in their school. Another project city wide that Youth Voice has been championing this year is to prevent the school to prison pipeline that exists in cities like Detroit. This organization has been an excellent addition to the community of Brightmoor empowering the youth to make effective change not only in the community but in the city at large.

An overarching umbrella is the position of Brightmoor Alliance. It has been said that Kirk Mayes, the Executive Director of the organization, can be seen as an ambitious conductor that keeps the "influence centers" (the neighborhood leaders, the block club captains, the community groups) working together with a common focus of combating the deterioration of the Brightmoor community. The Alliance consists of a coalition of nearly 50 organizations that are organized around making sure that residents have opportunities to pray, grow, learn, thrive and play. One might see Brightmoor Alliance as the glue that bonds the strings of all the organizations together, or again being that overarching umbrella where they can all gather together, work cooperatively and effect change in their community.

One of the most important asset of any community are schools. There are only three schools in Brightmoor (as shown in chart 7 and fig. 9-10). Schools are the prime asset in regard to real estate because very often when people are looking for places to live they first look at the schools in the area. Schools can also serve as foundations for community programming for both children and adults. Quality schools are important to provide children with quality education and any chance at success in the future. If we look at the 3<sup>rd</sup> grade MEAP scores the average scores changed after 2011 because the state adjusted the standard and made the scores for passing higher, and this resulted in lower test scores.

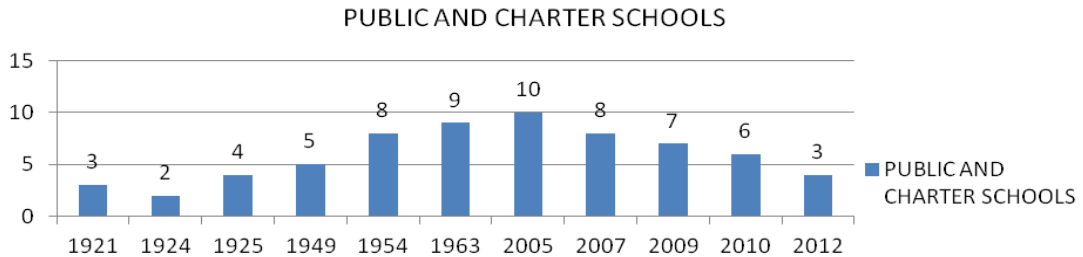


Chart 7. Public and charter Schools. Data source: Design Studio 2011

Churches serve as anchor institutions in Brightmoor (Fig. 9). There are 50 of them, according to data from the Brightmoor Pastors Alliance. The Pastors Alliance is an organization within the Brightmoor Alliance and has a membership of 22 individuals. Because of their location churches have the ability to affect life in Brightmoor by providing programming that would influence the lives of young children and their families. Currently Brightmoor churches do not directly offer programs for children ages 0 – 5 due to a lack of funding. Churches, like all other institutions, are victims of the recession which decreases their funds that limits their outreach activities (Fisher Foundation).



Fig. 9. Schools and churches location



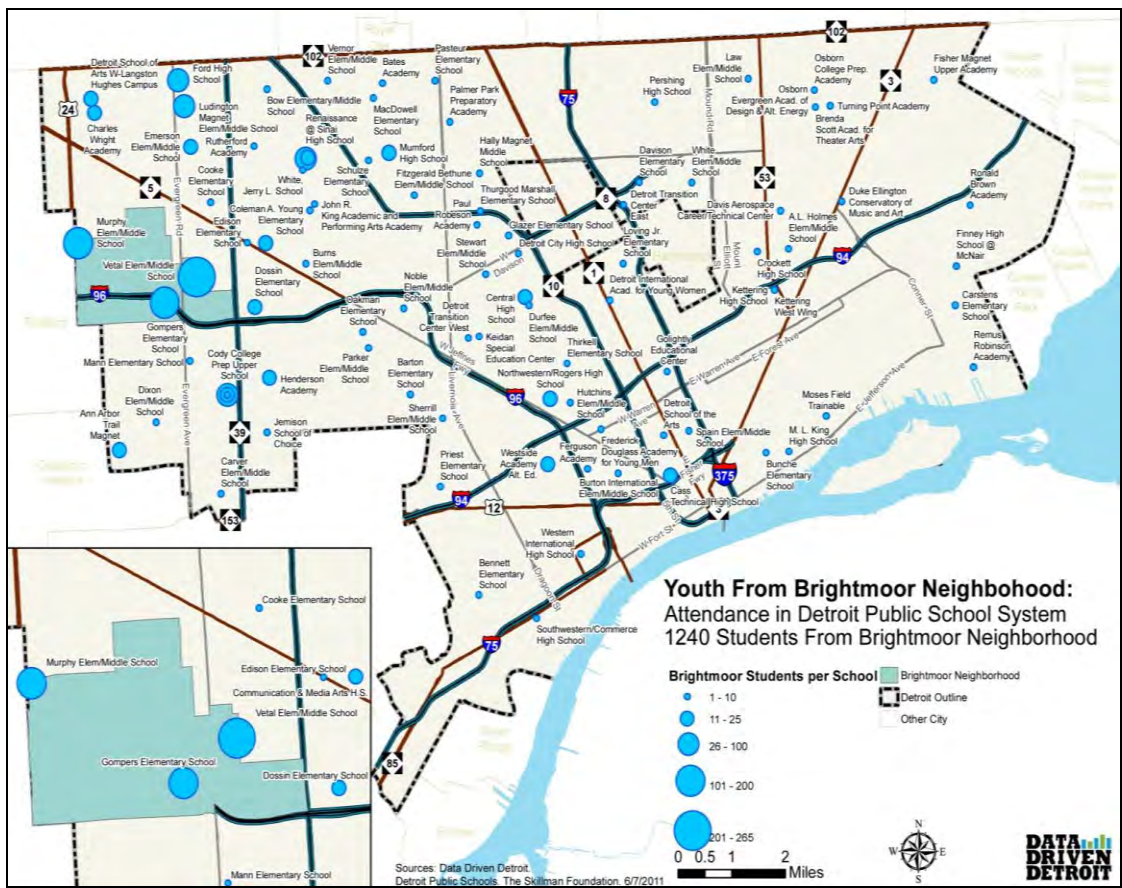


Fig. 10. Youth From Brightmoor Neighborhood, Data Driven Detroit, 6/7/2011



JOHANNES  
TREE DOME  
PARK



## CURRENT PHYSICAL CONDITIONS

Vacant lots are a predominant unwanted attraction of Brightmoor's landscape and have created additional problems such as illegal dumping and drug activity. Conversations held with residents indicated that this is the work of people who do not live in Brightmoor. Either way, the piles of trash and bulk items diminishes the physical appearance of neighborhood and creates an image of the residents that is looked down upon by surrounding communities (Fisher Foundation). Brightmoor has vacant lot rates of over 50%. The map below (Fig. 11) shows the ratio of vacant lots and open spaces in comparison to occupied lots.



Fig. 11. Residential and vacant lots

The residents of the community commented that cleaning up the physical environment was the best way to make residents proud of living in Brightmoor. There have been plenty of clean-up efforts occurring in many parts of the neighborhood. In fact, a number of vacant lots and vacant houses have been put to good use in Brightmoor. Neighbors Building Brightmoor have turned numerous vacant lots into community gardens; a burned out house has become a stage; the outside walls of vacant buildings have been used as artists' canvasses. Brightmoor has become a magnet for community gardens (Fig. 12).



Fig. 12. Community garden

The economic downturn has had a devastating impact on housing across the Detroit metropolitan area. By 2010, 22.8% of the city's housing stock was vacant. Brightmoor's vacancy rate was at 29.4% (Data Driven Detroit). While most of the vacant housing is available for rent, they are not typical rental stock. Instead, most are single family homes where the quality and value are so low that owners can only get money out of them by renting them. Brightmoor at one time led the nation in owner-occupancy, but now is a leader in decaying city neighborhoods and housing stock (Data Drive Detroit). If you just look at the number of renters you immediately think that there were a lot of apartment housing, but the housing types show that the majority of rental housing in Brightmoor are single family homes and account for 78.5% of the total housing stock. Multi-unit buildings containing 5 or more units, account for only 6% of Brightmoor's housing stock (see Tables 8-9-10 and charts 4-5 for more details).



## HOUSING UNITS AND PRESENCE OF CHILDREN

<b>BRIGHTMOOR</b>	<b>2000</b>		<b>2010</b>		<b>Change</b>
	<b>N.</b>	<b>%</b>	<b>N.</b>	<b>%</b>	<b>%</b>
<b>Total Housing Units</b>	<b>7,782</b>	100.00%	<b>6,940</b>	100.00%	<b>-10.80%</b>
Occupied	6,925	89.00%	4,898	70.60%	-29.30%
Vacant	857	11.00%	2,042	29.40%	138.35%
<b>Owner Occupied</b>	NA	X	2,149	43.90%	X
With children under 18	NA	X	617	28.70%	X
No children under 18	NA	X	1,532	71.30%	X
<b>Renter occupied</b>	NA	X	2,749	56.10%	X
With children under 18	NA	X	1,313	47.80%	X
No Children under 18	NA	X	1,436	52.2%	X
<b>DETROIT</b>	<b>2000</b>		<b>2010</b>		<b>Change</b>
	<b>N.</b>	<b>%</b>	<b>N.</b>	<b>%</b>	<b>%</b>
<b>Total Housing Units</b>	<b>375,096</b>	100.00%	<b>349,170</b>	100.00%	<b>-6.90%</b>
Occupied	336,428	89.75%	269,455	77.20%	-19.90%
Vacant	38,668	10.30%	79,725	22.80%	106.20%
<b>Owner Occupied</b>	NA	X	137,730	51.10%	X
With children under 18	NA	X	41,510	30.10%	X
No children under 18	NA	X	96,220	69.90%	X
<b>Renter occupied</b>	NA	X	131,715	48.90%	X
With children under 18	NA	X	50,958	38.70%	X
No Children under 18	NA	X	80,757	61.30%	X

Table 8. Source: U.S. Decennial Census, 2000 and 2010

## BRIGHTMOOR VACANCY RATE

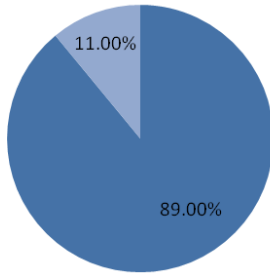


Chart.4a. Brightmoor vacancy rate, 2000

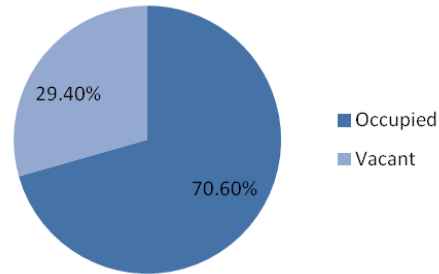


Chart 4b. Brightmoor vacancy rate, 2010

## DETROIT VACANCY RATE

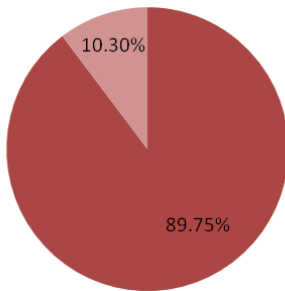


Chart.5a. Detroit vacancy rate, 2000

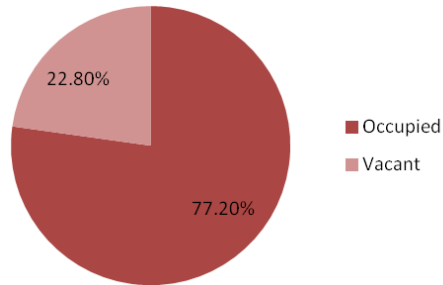


Chart 5b. Detroit vacancy rate, 2010

## HOUSING STRUCTURE TYPE AND PERIOD OF RESIDENCY

	BRIGHTMOOR		DETROIT	
	Estimate	%	Estimate	%
<b>Total Housing Units</b>	8,204	100.0%	404,496	100.0%
1-unit, detached	6,438	78.5%	264,672	65.4%
1-unit, attached	431	5.3%	27,491	6.8%
2-4 units	207	2.5%	46,613	11.5%
5-19 units	495	6.0%	21,484	5.3%
20 or more units	624	7.6%	42,788	10.6%

Table 9. Source: U.S. Census Bureau, 2005-2009 American Community Survey

## HOUSING UNITS BY TENURE AND PRESENCE OF CHILDREN

<b>BRIGHTMOOR</b>	<b>2000</b>		<b>2010</b>		<b>Change</b>
	<b>N.</b>	<b>%</b>	<b>N.</b>	<b>%</b>	<b>%</b>
<b>Total occupied Housing Units</b>	<b>6,925</b>	<b>100.0%</b>	<b>4,889</b>	<b>100.0%</b>	<b>-29.3%</b>
Owner occupied	3,136	45.3%	2,149	43.9%	-31.5%
Owned w/Mortgage or loan	NA	(X)	1,367	63.6%	(X)
Owned free and clear	NA	(X)	782	36.4%	(X)
Renter Occupied	3,789	54.7%	2,749	56.1%	-27.4%
<b>Total Vacant Housing units</b>	<b>857</b>	<b>100.0%</b>	<b>2,042</b>	<b>100.0%</b>	<b>138.3%</b>
For rent	273	31.9%	848	41.5%	210.6%
For sale only	66	7.7%	128	6.3%	93.9%
Rented or Sold, not occupied	134	15.6%	71	3.5%	-47.0%
Seasonal recreational, or occasional use	14	1.6%	10	0.5%	-28.6%
Other vacant	370	43.2%	985	48.2%	166.2%
<b>DETROIT</b>	<b>2000</b>		<b>2010</b>		<b>Change</b>
	<b>N.</b>	<b>%</b>	<b>N.</b>	<b>%</b>	<b>%</b>
<b>Total occupied Housing Units</b>	<b>336,428</b>	<b>100.0%</b>	<b>269,445</b>	<b>100.0%</b>	<b>-19.9%</b>
Owner occupied	184,647	54.9%	137,730	51.1%	-25.45
Owned w/Mortgage or loan	NA	(X)	80,851	58.7%	(X)
Owned free and clear	NA	(X)	56,879	41.3%	(X)
Renter Occupied	151,781	45.1%	131,715	48.9%	-13.2%
<b>Total Vacant Housing units</b>	<b>38,688</b>	<b>100.0%</b>	<b>79,725</b>	<b>100.0%</b>	<b>106.2%</b>
For rent	13,696	35.4%	29,248	36.7%	113.6%
For sale only	2,970	7.7%	5,593	7.0%	88.3%
Rented or Sold, not occupied	4,457	11.5%	3,578	4.5%	-19.7%
Seasonal recreational, or occasional use	632	1.6%	705	0.9%	11.65
Other vacant	16,887	43.7%	40,597	50.9%	140.4%

Table 10. Source: U.S. Census Bureau, 2005-2009 American Community Survey

The general rule of housing affordability is that housing costs should be less than 30% of a person’s income, but overall in the city people are exceeding the 30% mark and renters are paying 50% or more (Fisher foundation). According to the data, almost half of all homeowners with mortgages are paying more than 30% of their income on housing costs. While the rates are lower than those without a mortgage, they represent less than one-third of homeowners in Brightmoor. Since most of the households in Brightmoor are renters (74%) the economics stress of nearly three-quarters of the households paying more than 30% of their income for housing makes spending on anything else next to impossible, and keeps economic stimulation of the community to a bare minimum (Fisher foundation). The bottom line is that for many households in this community difficult choices must be made every day in regard to food, utilities, clothing, and the things that have to be sacrificed in order to maintain a roof over their head.

There is one full-service family practice clinic that recently re-opened in Brightmoor (Brightmoor Medical Center, located at 20510 Fenkell St). The clinic is located in the northern part of the community. Brightmoor formerly had a free medical clinic and a dental clinic, but both moved out of the area. Residents identified dental services for the children as a primary concern (Fisher foundation) (Fig. 13).



Fig. 13. Healthcare resources. Source: Data Driven Detroit

A major issue in Brightmoor is the quality of public transportation that services the area. Brightmoor has two bus routes that run east and west, one is the route 18 on Fenkell and the other is the route 43 on Schoolcraft. It is about a mile in between the two streets, which leave those residents in the middle with a half mile walk to the bus line. Depending on which line you need to take, it could be a longer walk from the street you are located on. There is one North-South route that actually runs through Brightmoor, which is the route 60 down Evergreen road; another North-South route runs down Telegraph road, the Smart Bus route 275, which is two miles away (See Fig. 14).

For seniors, parents with little children, and disabled residents using public transportation can be challenging. The limited routes in addition to the sporadic schedules the buses run on have left Brightmoor residents in isolation. About a quarter of the households in Brightmoor have no vehicles available to them, and the inadequate public bus system leaves many residents of this community with no reasonable way to access services (Fisher foundation).



Fig. 14. Bus routes. Source: Data Driven Detroit



DETROIT BASKETBALL.



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## CURRENT ECONOMIC CONDITIONS

It is very difficult to get accurate number on unemployment because the Department of Labor does not include those who never filed for unemployment and those who have just given up on looking for work. For the most part unemployment rates are time sensitive and without being able to go door to door asking who is employed we could not get an exact measurement. The best source at the neighborhood level is the Census Bureau's American Community (see Chart 6). While the rates shown here are low, surely the rates in Brightmoor are higher. Another significant issue is that the unemployment rate for males is considerably higher than that of females across all areas. The role that African American males have with the work force in Detroit is a major problem. This situation perpetuates into acts of criminal behavior (see Chart 7) and lack of fathers in the home because they have no economic means to support a family, which creates single mothers; the lack of work also creates homelessness and drifting.

TOTAL POPULATION 25 AND OLDER

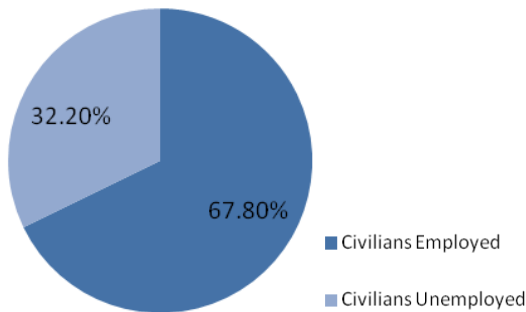


Chart 6. Unemployment rate, Brightmoor, Census Bureau's American Community

CRIME RATE 2012

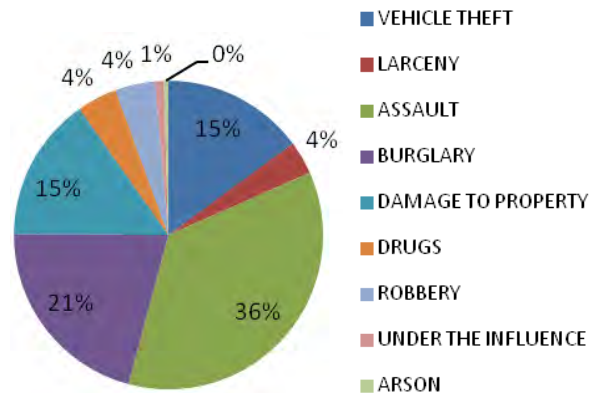


Chart 7. Crime rate from 6/12/2012 to 11/27/2012, Brightmoor

As we drove and walked through the area we saw that there are few employment opportunities within Brightmoor (Fig. 15), and this situation is not expected to get any better in the near future. A Data Driven Detroit study conducted for Goodwill Industries found that of the four fastest growing job sectors in the Detroit area (Education and Medicine, Information Technology, Industrial and Local Entrepreneurship) none is operating in Brightmoor. There is some action in regard to addressing this matter. TechTown, Wayne State University's research and technology park and business incubator, has established a partnership with the Brightmoor Alliance to provide business support services to area entrepreneurs. TechTown and the Brightmoor Alliance are working together to identify struggling businesses that are integral to the long-term stability of the neighborhood which includes trying to get entrepreneurs who can fill existing gaps with products and services that residents want and need (Wayne State University Public Relations).



Fig. 15. Commercial and industrial areas

There was a possibility of a new Meijer store being opened on the location of the closed Redford High School presented itself as a possible future source of jobs for Brightmoor residents. However, these would be low-paying jobs and has not happened yet.

The earning capacity of Detroiters has been very difficult over the past ten years. The ten year recession has brought a 33% decrease in the income of the average Detroit household. As can be seen in Table 11, almost 29% of Detroit households had incomes less than \$15,000 in 2009, and the average household's income was just under \$40,000 (open.cridata.org).

#### HOUSEHOLD AND FAMILY INCOME

	BRIGHTMOOR		DETROIT	
	Estimate	%	Estimate	%
<b>Total Households</b>	<b>6,198</b>	<b>100.0%</b>	<b>317,734</b>	<b>100.0%</b>
Less than \$10,000	1,399	22.6%	60,857	19.2%
\$10,000 to \$14,999	648	10.5%	29,797	9.4%
\$15,000 to \$24,999	1,032	16.7%	47,828	15.1%
\$25,000 to \$49,999	1,699	27.4%	89,581	28.2%
\$50,000 to \$74,999	700	11.3%	46,109	14.5%
\$75,000 to \$99,999	527	8.5%	22,572	7.1%
\$100,000 or more	193	3.1%	20,990	6.6%
<b>Mean Household Income (2009 \$)</b>	<b>\$33,442</b>	<b>(X)</b>	<b>\$39,838</b>	
With earnings	4,370	70.5%	220,309	69.3%
With Social Security	1,485	24.0%	95,303	30.0%
With Retirement Income	1,096	17.7%	68,299	21.5%
With Food Stamps/SNAP benefits (past 12 months)	2,334	37.7%	88,878	28.0%
<b>Mean family Income (2009 \$)</b>	<b>\$37,018</b>	<b>(X)</b>	<b>\$45,370</b>	

Table 11. Source: U.S. Census Bureau, 2005-2009 American Community Survey

The situation in Brightmoor is slightly worse compared to Detroit, with one-third of all household incomes less than \$15,000 of which half was below \$25,000 (see Fig. 16). Brightmoor average household income was \$6,400 below that of Detroit. This indicates that a third of all Detroit residents lived in households with an income below the poverty line and about 50% of residents in poverty are in Brightmoor. While families overall did better, those with children did much worse. This resulted in a child poverty rate of 46.5% during a five year period (2005-2009). A 2010 release for the City of Detroit shows that rate is over 56%, which leads to the question of housing affordability (open.cridata.org).

### POVERTY RATE BRIGHTMOOR

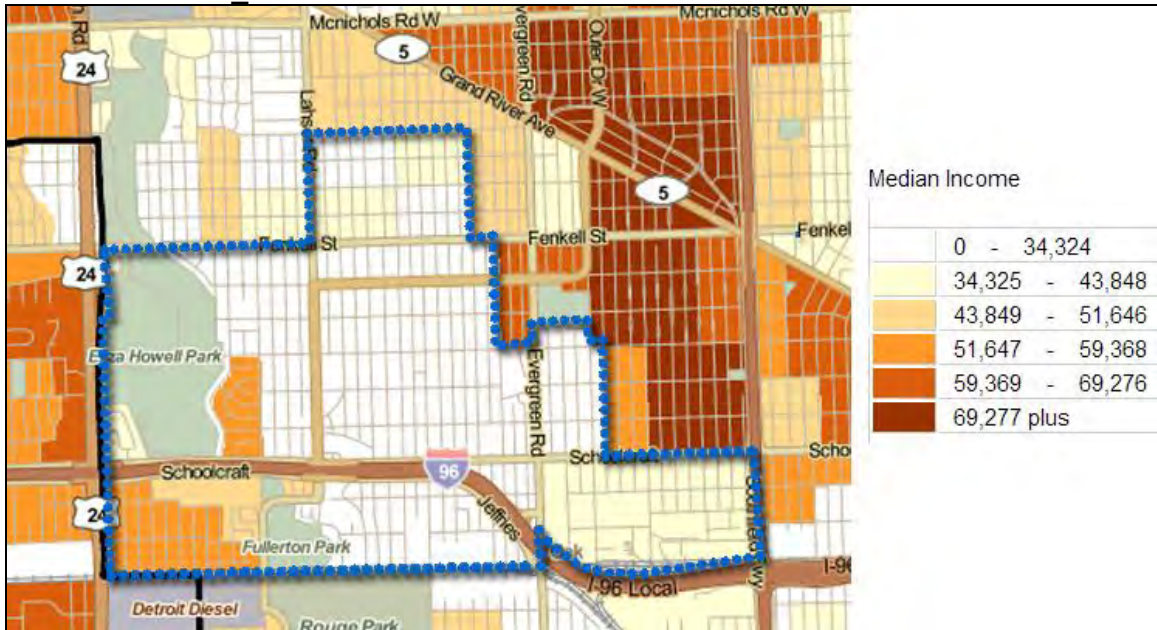


Fig. 16. Median Income, from <http://open.cridata.org/maps/>



It is astonishing that only 21% of adults aged 25 or older in Brightmoor had less than a high school diploma in 2005-2009, and just over one-third of Brightmoor mothers who gave birth in 2008–09 had not graduated from high school. While people at all educational levels have lost jobs in the current recession, those with minimum education suffer the most. There is some availability in Brightmoor for residents to obtain G.E.D. preparation classes and job training, but not very many (U.S. Census).

Development Centers Incorporated (DCI) is a privately contracted agency for the City of Detroit’s Workforce Development Department. Its goal is to provide job search and placement services through the Jobs Education and Vocational Education Training programs. While their administrative office is located on McNichols Road, clients can choose a site for their training. The most popular training programs are in health care, food service, and hospitality services. They also offer other courses such as truck driving and different computer-related training (Fisher Foundation).

Rising Advocates for Young Children in Brightmoor runs a summer daycare training program with a grant from the Max M. and Marjorie S. Fisher Foundation. This program not only teaches job skills but also prepares Brightmoor youth for working with young children, a critical need in Brightmoor.

Goodwill Industries of Greater Detroit is proposing to open a Center for Working Families in Brightmoor. The center will offer two programs: “Flip the Script” for troubled, low-income young men 16-30 who want to turn their lives around, and “Flip the Script Women’s Services.” It would address the root causes, obstacles and barriers that adversely affect the lives of single mothers, and women dealing with chronic unemployment, underemployment and emotional dilemmas. Additionally single mothers would be able to take advantage of Flip the Script’s latest program service “Beyond Jobs” which would offer a range of opportunities including career development, placement assistance and life coaching (Fisher Foundation).



## **INFLUENCES OF DIVERSITY, JUSTICE ISSUES, AND REGIONAL FORCES**

Detroit, as well as many other American Cities, experienced decline and regional polarization issues that created concentration of poverty and growing social needs. Due to this polarization process, city's downtowns as well as inner suburbs started to become places characterized by poverty, racial segregation, and segregation between adults and youth. The result was isolation, increased criminal activity, destabilization of schools, and increased costs for the local government due to new and growing needs, such as lighting and public safety in areas such as Brightmoor where the population density is minimal; a decreased tax base to cover cost of services in an already budget strapped city such as Detroit.

Formation of ghettos (a ghetto is defined as neighborhoods with more than 40% of people living below the poverty line) developed considerably during the 1970s in Northeastern US cities (Orfield). Usually, the first casualties of this polarization are schools dominated by poor children and young residents that drop-out of high school, which affect the number of those that can attend college. In this scenario, violent crime and social disorder grows dramatically, properties lose value, and unemployment rate grow rapidly.

The economic and social instability did not only effect the central cities, but expanded and intensified in inner suburbs, especially the ones that once where blue-collar and middle-class neighborhoods. Those suburbs, lacking the central city support, having high taxes and needs, and few resources, services and polices infrastructure, can decline more rapidly than the central cities characterized by social, fiscal, and governmental infrastructure (Orfield).

Poor and segregated neighborhoods are usually characterized by high concentration of single or unemployed parents, school dropouts, teenager mothers, crimes

and homicides. Children and youth lack role models and connection to opportunities outside their neighborhoods. Their role models become negative figures such as gang leaders or drug dealers that replace nonexistent family structures; other factor such as anger, hopelessness and frustration create violence and antisocial behaviors (Orfield).

The fiscal crisis that the City of Detroit is facing is the result of long structural problems, such as the shrinking population, which eroded the tax base of the city. On the surface, this problem may appear to be a city problem but in actuality it is a regional problem that was allowed to happen over several decades. To fix the structural problems of the city will require a strong regional commitment. Dan Gilmartin, the executive director of the Michigan Municipal League, says “Detroit simply does not have the tools to address the problem on its own, and that the region is much too fragmented and divided which has created too many obstacles for growth. Any holistic solution has to address the suburbs as well.”

Detroit remains one of the most polarized and segregated regions in the country. If a combination of regional governance, tax-base sharing, and desegregation had been pursued by city, state, and suburban officials, it is possible that Detroit could have decreased its reliance on the auto industry, which would have been beneficial not only for the city but for the suburbs and the state as a whole. The relocation of Detroit’s industrial base out of the city, and to other parts of the country was a major factor in Detroit’s decline.

Thomas J. Sugrue, a historian at the University of Pennsylvania and the author of *The Origins of the Urban Crisis: Race and Inequality in Postwar Detroit*, discussed in his book, that during 1950’s and 1960’s as more African Americans moved into Detroit, automotive and other manufacturing plants left the city; white families began moving in large numbers to suburban communities outside of the city to be close to those plants that had relocated. Due to the regional housing policies at the local, state, and federal levels

during that time most African Americans were excluded from new housing and employment opportunities in the suburbs.

Due to the cycle of disinvestment of more white families and later more prosperous black families leaving the city to pursue jobs in the suburbs, Detroit became more and more impoverished and isolated from the rest of the region, creating a continuous cycle of disinvestment. Contrary to what was happening in Detroit, many of Detroit's suburbs were booming, taking advantage of business growth and cheap land. While Detroit's population has fallen more than 60 % from a high of 1.85 million people in 1950 to 713,777 today, the Detroit-Warren-Livonia Metropolitan Statistical Area, which includes the City of Detroit as well as several dozen suburban communities in six counties have seen a population increased by more than 40 %, and currently has a population of 4.35 million people (Sugrue).

If the outward sprawl of the metro area would have been reduced you probably would not have a 30% vacancy rate in the city. A lot of the neighborhoods that were stable then might still be there today. How is this relevant to Brightmoor? As it was discussed in the history section, Brightmoor was developed for the automotive industry and the movement of auto manufacturing left the neighborhood of Brightmoor devastated. When visiting Brightmoor you can see firsthand the ruins and devastation and the impact that the regional conflict between city and the suburbs created. The question is now is whether the City of Detroit thinks that redeveloping and investing in Brightmoor is a viable option.

In 2010, Bing launched the Detroit Works Project, a sweeping effort to make the city more clustered and efficient. He did not offer a finished plan but rather advocated a series of steps for shifting Detroit's population toward its center. The city would tear down 10,000 vacant and dangerous houses. It would also steer development subsidies toward relatively stable districts that needed bolstering. "We've got to reinvest in the



stronger neighborhoods,” Bing says. “Otherwise they will deteriorate to a point where you can’t fix them, either” (Woodruff).

Bing said he wanted to move people out of the declining parts of the city but relocation incentives were too costly; so instead he planned to goad them by cutting back services like garbage collection and street lighting, which is a major concern of the youth in the Brightmoor area. Bing did not endorse specific cuts, but he made it clear that service reductions to sparsely populated areas would be essential to the success of Detroit Works project (Woodruff).

Brightmoor resembled many of the areas Bing considered a drain on city services. It is not hard to understand why the mayor wanted residents of Brightmoor to move elsewhere. But many outsiders see this place as a laboratory for envisioning what a sustainable postindustrial neighborhood might look like. We understand there are areas in Brightmoor where house after house is vacant, but on those very blocks there are one or two people that are still hanging on. The hope is that through discussion, and through cooperative planning, the neighborhood can take on much of the responsibility by approaching those families and pointing out to them that it does not make sense anymore to stay on those blocks. If those holdouts can be relocated within Brightmoor and stay close to their friends and churches it would make it easier to concentrate city services and the vacant land can be turned into large urban gardens, alternative energy solar fields, and natural greenways.

Early in September of 2012, there was a community led house swapping project. The project is one of the first such projects in Detroit. This group is led by John O'Brien of the Brightmoor Neighborhood Development Corp., Brightmoor Alliance and Baber Memorial AME Church and others residents. Their intent is to move people into different housing as they identify available properties and match them to Brightmoor residents. The plan consist of buying devalued but repairable houses in some of the more well-

maintained parts of Brightmoor, and give them to people in exchange for their old houses in the desolate blighted parts of the neighborhood (Satyanarayana).

The house-swapping project came about when Mayor Dave Bing announced a few years ago a plan to move Detroiters out of sparsely populated areas destroyed by blight into denser areas of the city. To John O'Brien and other community leaders in Detroit, the plan seemed perfect for neighborhoods like Brightmoor. But they were concerned about eliminating established neighborhoods, even though they were sparsely located, and moving them to places where they did not want to go, or not even be wanted by their new neighbors (Woodruff).

## **YOUTH AND SOCIAL JUSTICE**

Social justice barriers play a significant role in the ways urban youth can get involved in community development. There are structural and personal barriers that youth have to contend with. The structural are those that come from local leadership, such as the government or organizations, and the personal barriers makes the youth feel unworthy of participating in the process of planning and development (Richards). But this can be remedied by allowing the participation of youth and allowing them to feel the sense of empowerment.

Youth, like any other group, deal with stereotypes that can hinder their involvement in communities. They face the stereotypical images due to their manner of dress: they are disrespectful to elders, violent, and are only interested in social networking such as MySpace and Facebook. The youth are not considered to be equipped to participate in the planning of zoning changes, environmental sustainability or housing and economic development. Such stereotypes and assumptions impact how others view youth such that youth views may not be taken seriously. Also, the inaccessibility to the planning processes is another barrier for youth. Important meetings and public engagements occur during the day, which makes it inconvenient for youth to be engaged

and be active participants since school occurs during the mornings and end in mid afternoon. Community organizations have been guilty of the same thing; if the youth are not the focus of the meeting they are not a demographic that is invited or encouraged to participate in the meeting. These meeting are usually held in the evening and adults feel that the youth have other things that are of more importance to them.

These situations create a sense of powerlessness. Powerlessness can come about in various forms through planning and local government (Richards). For instance, the ability to speak one's mind and use his/her voice can be a form of power. However, if there are no places for that voice to be heard that becomes problematic. As many adults have some power over various projects or are in positions of power in government, education, public policy, and so forth, there is unwillingness for adults to give up some of that power and channel it to others, especially to the youth. The real world can be intimidating and, as a result of their isolation, youth do not feel integrated into society. This is why planning must be connected to schools and educational programs. The goal should be not only achieving academic success but also connecting youth with the resources necessary for future accomplishment. Education in many schools in the urban areas is seeing an increase in poor testing and shortages in attendance. The lack of interest in school could be remedied by making the school experience more than reading and math but about community engagement and civic pride.

In the article from a journal of Social Justice, it states “how we now live in a global economy that has shown no mercy to the urban poor” (Ginwright, Cammarota and Noguera). The social economic conditions have affected the youth of the urban environment like no other group (see rates of youth under 18 years of age living in poverty in Brightmoor, Table 12 and 13).

POVERTY RATE\_BRIGHTMOOR

	BRIGHTMOOR		DETROIT	
	Estimate	%	Estimate	%
<b>All Families</b>	<b>40.3%</b>	<b>(X)</b>	<b>28.3%</b>	<b>(X)</b>
<b>With related children under 18 years of age</b>	36.1%	(X)	38.2%	(X)
<b>Families with female householder, no husband</b>		(X)	40.9%	(X)
With related children under 18 year of age	30.6%	(X)	49.6%	(X)
<b>All People</b>	<b>42.5%</b>	<b>(X)</b>	<b>33.2%</b>	<b>(X)</b>
Under 18 years of age	54.9%	(X)	46.5%	(X)
18 years and over	36.2%	(X)	27.9%	(X)

Table 12. Source: U.S. Census Bureau, 2005-2009 American Community Survey

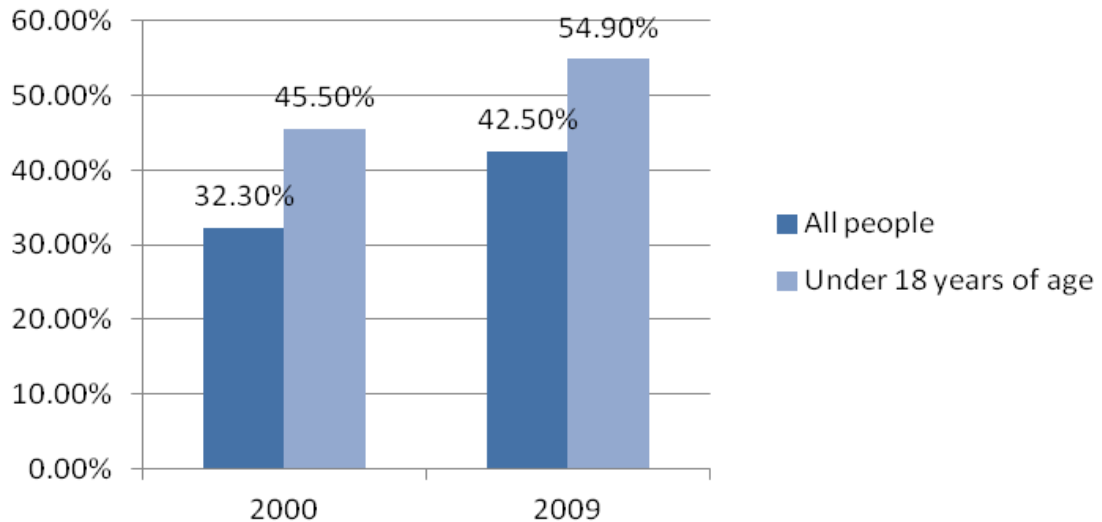


Table 13. Source: U.S. Census Bureau, 2005-2009 American Community Survey and U.S. Census Bureau, Census 2000 SF3 P87

The failure of the school systems have left young people with substandard academic education and limited exposure to civic engagement. With funding issues affecting productive after school programs and the increase in crime, our youth are being left with very few options. Local governments and policy makers appear to be blind to the injustices that affect the poor urban neighborhoods, especially the youth (Ginwright, Cammarota and Noguera).

Those in power to make policy expresses concern for the youth but there is very little action taking place in regard to the issues that affect their social and economic conditions. Nowhere this is more visible than in the urban neighborhoods of people of color. The failure to produce policy that addresses the important issues of the youth, results in youth's lack of trust in the political system and an obstacle that prevents them from full participation in the political process and their educational achievement. What is even more disturbing is the lack of attention as to how the youth deal with economical and social injustice that is so prevalent in the environment in which they live (Ginwright, Cammarota and Noguera).

There are five points that are necessary to the policy making for youth to shift from "control and containment to proactive methods to increase their participation in civic activity" (Winter). First, get rid of policies that make youth second class citizens and that prevent them from participating in issues that impacts their environment. Second, the problem driven approach, which views youth as a threat to society, and the possibility driven approach, which views youth as passive consumers of civic life, has to be looked at, because those approaches to youth policy leaves a lot of the unseen issues out of the process. Third, the youth behavior should be looked at with the inclusion of the environment in which they live, taking into consideration the economic and social conditions, such as urban decay, economic deprivation, poor health care, racism, police harassment and a poor education system that limit their participation in civic activities.



Fourth, we must figure out a way to make the political, economic and social framework of communities more appealing to youth, show them the potential they have and encourage them to play a vital role in community problem solving. Fifth, we must look at the successes that youth groups have made in helping to change their communities and encourage and support them in their efforts in civic engagement, so that they can be the ones that attract more youth in the process of revitalizing the communities (Ginwright, Cammarota and Noguera).

Civic engagement has several characteristics that make it a promising strategy for youth involvement and development (Winter). Having youth participate in community service inspires them to become participants in the community efforts for revitalization. Having the youth involved in civic activities will help keep them engaged later in life (Winter). The rewards of youth engagement can be seen in the youth groups within the Brightmoor community, those youth that are involved in community service and participate in community projects (Fig.17). This helps develop a sense of ownership of their neighborhood and pride in the projects that they participate in. It is very refreshing to see the imprint of the youth in the neighborhood.



Fig. 17 Volunteers working on gardening



## **STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS ANALYSIS**

It is the consensus that the Brightmoor community lacks the readily availability of many services, from grocery stores (the closest is a Kroger 5 miles away) to libraries and a safe and inviting environment for its residents, especially for kids and youth. Approaching Brightmoor the housing value drops drastically, the majority of the houses range from \$0 to \$50,000.

Many Brightmoor's residents are struggling just trying to meet the basic necessities to sustain themselves and their families. Most parents are poorly equipped to raise their children; they are young, poorly educated, single, no job prospects, not to mention those that suffer from substance abuse, which makes an already difficult situation worse. Many have little knowledge of parenting skills or where to get help with raising their children.

These problems are compounded by the isolation many families experience as they struggle with immediate daily demands, especially in neighborhoods where they are physically isolated from other homes, due to abandonment and the wide open space between vacant houses on a block. This removes the concept of next door neighbors and a sense of belonging to a community, which is constantly being depleted by the transient type of living that goes on in Brightmoor. This also effects and makes it difficult the distribution and access to information relating to services that may be available.

Residents shared that “living in such a community makes people feel alone with no place to get help” (Gwen Shivers, a member of Rising's Childcare). When information was made available to them, their lack of education made it difficult to understand it and make use of what was available. Much of the information about organizations that can provided help comes through the internet, and many households in Brightmoor has no computer or internet access; therefore the most effective way of communicating information in Brightmoor was either through church or conversations that may occur on the streets by neighbors. There is no public library in Brightmoor. The Redford Branch of

the Detroit Public Library has computers and is used by Brightmoor residents, but it is not located in Brightmoor.

Katharina and Scott, both residents of Brightmoor and active participants in activities performed by Neighborhood Building Brightmoor Association (NBB), listed a series of issues that the community is currently facing: the lack of long-term plans and sustainable projects, the need of youth engagement, the need of economic opportunities for young people, the issue of safety and crime, the lack of basic urban furniture such as trash cans, benches, signage etc., and the lack of beauty in the surrounding environment that kids in Brightmoor too often do not even have the opportunity to experience in their own home.

In the past years, the waves of projects and plans from universities and organizations that the two residents we interviewed directly experienced, revealed a series of issues that need to be taken in consideration: often the plans remain on the paper and are not useful to the community; it can happen that those organizations or groups that work on the area do not interact with residents, and, as a result, do not really understand what the real needs of the community are; often the projects are long-term plans that do not address their immediate needs.

Even when the project is good, such as “The Talking Fence and Illuminated Garage” project, an innovative art project that use solar lights and art installations with a public garage that can be used by the community residents, the location of these projects can be a problem: it can be difficult for kids to reach it or the place may not be served by public transportation that in general is lacking within the entire neighborhood.

Improvement in the education system that motivates students to go to college is felt as a critical need of the community. Very often youth start high school but most of them end up not completing it; even the ones that graduate, most of the time do not continue their education, and end up working at low-paying unskilled labor jobs.

The community needs job availability, especially for youth during the summer, to give them a sense of engagement and, at the same time, prepare with skills for the future. A number of community-based organizations (Greening of Detroit, Neighbors Building Brightmoor, Trinity Corporation, Lear Corporation, Detroit Community and Detroit Youth Energy Squad/WARM Training) have been able to find seasonal jobs for 175 youth who live in the community. The community's bigger strengths are, in fact, the numerous churches and community organizations that are helping and supporting the community through gardening, boarding up of abandoned houses, creation of community events and art installation projects.

These organizations are promoting small new urban gardens where houses have been demolished to help address some of the community food demand and providing summer jobs to local youths. The phenomenon of urban agriculture, characteristic of Detroit, has spread to Brightmoor and community leaders like John George, Jeff Adams and Reit Schumack who are active in these grassroots efforts. Community gardens are a big part of the efforts to revitalize Brightmoor, providing not only food for residents but adding a sense of community. It allows the young and old to meet on common ground and develop a sense of neighborhood. However, local gardening and aquaponic represent emerging realities that are still too unstable to be considered strong economical sources.

Among the organizations' programs happening in the area are the following:

- Sign program that represent not only an economic opportunity but also the opportunity to teach work ethics principles to young residents;
- Saving program: which foster collaboration and interaction among kids of different ages that teach other kids how to save money;
- Brightmoor youth development collaborative, which includes gardening, bicycling, wood working, open space painting/ boarding up houses;



- Local talents: which include gardener, farming, nurses and represent an opportunity for kids living in the neighborhood to get stipend;
- Kids corners: a youth art program that foster creativity and collaboration.

The outsource volunteers are also numerous and represent a strength for the community: many young people and students from University of Michigan come very often to participate and help in organized events, study the area and design plans to improve the neighborhood. This strength in some degree represents a weakness for long-term sense of ownership, for empowerment and feelings of attachment to the place. At the same time, the existing organizations very often suffer from these waves of plans and projects.

The Detroit Community School offers many extra curriculum activities: gardening, sport programs (Sherman, a student of the school, plays basketball there in the afternoon), tutoring after school hours and, during classes, there is an additional room for students who require extra help. However, it is known that a strong education system is still a far target to reach.

Another Brightmoor's asset is the numerous food pantries located within the area: there are nine food pantries located in Brightmoor with some additional ones in the surrounding area that can be utilized by the Brightmoor residents (Fig. 18). There is also a client choice food pantry located at the Mt Vernon Missionary Baptist Church, located on Burt Road south of Fenkell where the residents can actually pick the items they want from the shelves. This food pantry is operated by Gleaners Food Bank and is open three days a week. Forgotten Harvest operates a mobile pantry at God Land Unity Church on Schoolcraft.

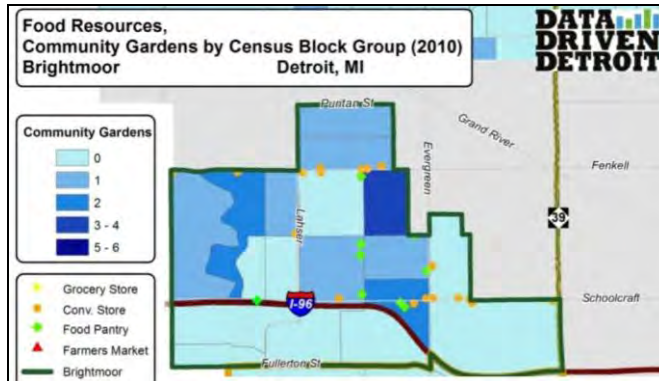


Fig. 18. Food resources from Data Driven Detroit

Providers Network conducts most of their summer day care activities in “Miss Gwen’s Edible Playscape” where children play among the vegetables that the organization Neighbors Building Brightmoor began through the creation of the Brightmoor Youth Garden in 2006. It was started by Sheila Hoerauf and Riet Schumack as a way to fight blight, illegal drugs and prostitution in the vacant lots and behind vacant buildings. It provided a healthy and safe place for local children to learn about entrepreneurship and evolved into a youth market garden that started in 2007 and 2008. This enabled long term relationships with a group of 12 local youth which in turn kept them in school, taught them life skills and gave them their own source of income. The size of the garden increased from one city lot in 2006 to six lots by late 2009.

The resident of Brightmoor welcome the thought of Meijer’s coming to the area since there are no major supermarkets in Brightmoor. There are numerous convenience stores in the area which is where most of the residents shop, due in large to a lack of transportation. This limits them to the quality of food that they can purchase, especially fruits and vegetables. Besides not providing quality food, the stores take advantage of the residents by charging much higher prices for items in comparison to large supermarkets (See Appendix A\_SWOT Matrix).



## NEEDS ASSESSMENT AND ASSETS ANALYSIS

The group has met with various organizations, schools, institutions and youth groups to understand the community needs and assets. Among the methods used to address the community needs are the following: urban analysis, multi data collection, on site observations, in-depth and informal interviews, surveys, document analysis, group discussions, meetings with stakeholders, and site visits. From those meetings and the conducted analysis emerged the need for projects involving youth and their attachment and understanding of the neighborhood potentials.

Another method used to better understand the neighborhood issues and features is the direct experience of the place: participation to community events, such as “The Harvest Party” (See Fig. 19) and “The Talking Fence and Illuminated Garage” (See Fig. 20), and participation in community meetings helped identify key problems and assets of the area. Furthermore, being awarded with a little grant from Ford Community Corps gave us the opportunity to work with local artists, volunteers and youth from the neighborhood in an art installation project in Brightmoor.



Fig. 19. The Harvest Party event





Fig. 20. The Talking Fence and Illuminated Garage event

The art installation project consisted of the selection, boarding up and painting of three abandoned houses on Chapel Street, just south of Fenkell Ave. The purpose of this project was to bring together older neighbors, youth and members of Neighbors Building Brightmoor non-profit organization to identify core community themes and to envision creative solutions. The product consisted of themed-art pieces that reflect community ideals and give new meaning to the place.

The first step of the art installation project was the selection of a specific site that greatly impact the urban landscape (Fig. 21-22). Neighborhood Building Brightmoor's members helped us in the choice of the place. The second step was the boarding up of the selected houses that covered windows and doors in order to create a big canvas (Fig. 23-26). The next phase of the project was the application of the base coat of paint with a roller (Fig. 27-28). Volunteers have been very helpful in this phase and helped with having things prepared for the painting event occurring during the weekends.





Fig. 21. Selected place for art installation



Fig. 22. Selected houses for art installation





Fig. 23. Boarding up



Fig. 24. Boarding up



Fig. 25. Boarding up



Fig. 26. Boarding up

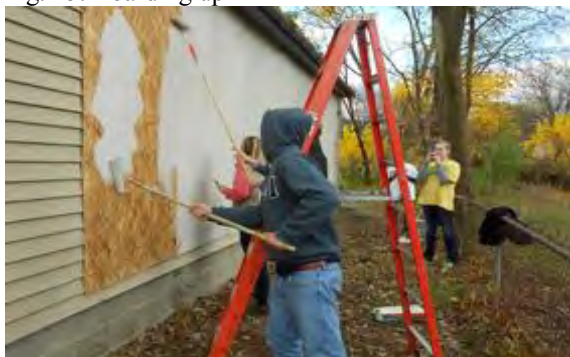


Fig. 27. Application of the base coat of paint



Fig. 28. Application of the base coat of paint



Fig. 29. Murals



Fig. 30. Murals

The final phase of the project was the sketch and actual painting of the murals (Fig. 29-31). Drawing and painting gave the local artists who participated to the project the opportunity to express themselves and their ideas through art. The joint participation between our capstone team, the community organization members, and the youth demonstrated how age, race and gender barriers could be eliminated when working together on a community project such as this.

The art installation project was a great learning experience in regard to having volunteers in and out of the community participate to realize the project in such a short time. The people involved were really helpful in the realization of the project, each with his/her expertise and positive contribution. The organization has been really helpful in providing materials and tools for the installations.

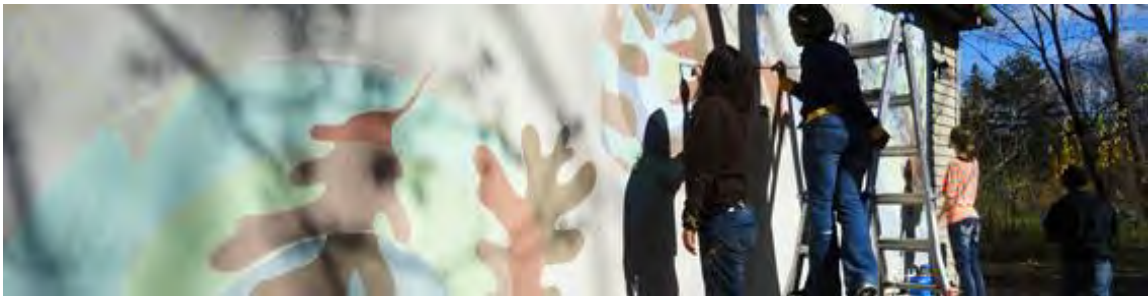


Fig. 31. Murals

The biggest challenge we faced during the process was scheduling youth participation due the fact that we were on a time line to complete this project in four weeks, it was during fall, and the youth had already returned to school. Another factor that inhibited youth participation was the difficulty for them to move from one place to another. Public transportation of course is a big issue, but also safety problems make it difficult for young people to reach different places of the neighborhood, especially those areas, such as the one where the installation project took place, which is isolated and characterized by a very high percentage of abandonment. However, the few young people involved in the process were very happy and enjoyed their participation in this project. Few people from the community passing by the art installation site also congratulated us for what we were doing, and this make us think that other residents were happy with our intervention.

What we also learned from this experience is that volunteers need to be guided and motivated; if they come once and do not know what to do it can be frustrating to them and they may not show up for the next project. So it is important to know what the volunteers are willing to do and what their skills are in order to match task with talent and skills.

Finally, we observed that the boarding up and painting of abandoned houses do not really solve the problems of the neighborhood. It helps to beautify the neighborhood and helps with safety issues, but the abandoned houses are so spread out in Brightmoor that a plan is needed to decide which houses need to be boarded up or torn down first and to proceed from there. Therefore, what was taken from this project was a concept of urban intervention; through youth and any artist improvements that they can participate in, along with a systematic demolition and strategic selection of the houses left and programming for the open green spaces, would help to improve to the built environment and allow for the youth to participate in the beautification creating a sense of empowerment and ownership.

## SURVEY ANALYSIS

To better understand the needs of the community and, in particular, the needs of the youth population of Brightmoor, a survey was administered to young people from the community (see Appendix B). Thirty-two young residents participated to the survey. Their age range from 10 to 22, but the majority of the youth interviewed were 13 to 17 years old. Almost all of them are African American, except one White (female); 15 are females and 16 males.

The first questions are related to what they enjoy and how they perceive the neighborhood in which they live, study, and sometimes work. The second section of the survey analyzes what the youth are concerned about, and the last section asks what, in their opinion, are the services, opportunities and projects that can be done in order to improve their neighborhood.

What the youth enjoy the most is to listen to music (26), followed by watching movies (21), sport (16), computer (15) and art (13). Only 11 of them like reading and dance. Among the people that select the option “other” they indicated as preference writing, play videogames, singing and robotics (See Table 14). The majority of young people live in Brightmoor (19) and 11 of them study there. Only 4 are there for work. “Other” includes participation in art programs (2); one of the youth that lives, studies, and works in Brightmoor indicate that he is there “to have fun” (See Chart 8).

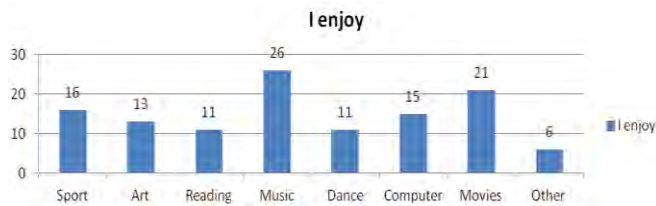


Table 14. I enjoy...

Why are you in Brightmoor?

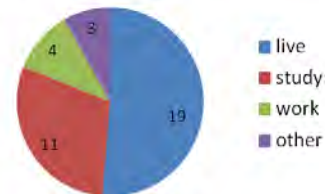


Chart 8



Thirteen of the youth interviewed live in the neighborhood since their birth, five of them live or study in the neighborhood only since a few weeks or a few months, nine of them live and study there since 2 to 4 years, and the last four from 6 to 9 years. Despite the majority of them is in the neighborhood from a consistent number of years, more than a half of the youth interviewed (17 out of 32) do not feel to belong to the neighborhood (See Chart 9). Interesting to note that it does not matter if people have been in Brightmoor for only a few months or have lived their entire lives there, they still do not feel as being part of the neighborhood.

Fourteen of the young residents interviewed describe Brightmoor atmosphere as to be “Mediocre”, twelve of them as to be “Run Down”, and only two of them selected the option “Well Kept”. This reveal a consciousness among the youth about the state of their neighborhood. Among the other definitions that youth gave about their community are the following: “you find a selected few places that are decent”, “dark (need more lights), untrustworthy, not safe”, “I feel unsafe at times”, “it’s unsafe”, “Dead neighborhood”, and “Brightmoor is sometimes well kept” (See chart 10). “Safety”, in fact, is the issue youth from the community are most concerned about (27) followed by “abandoned homes” (25) and “street lighting” (22) (See Table 15).

**Do you feel like you are part of the neighborhood? How would you describe Brightmoor’s “atmosphere”?**

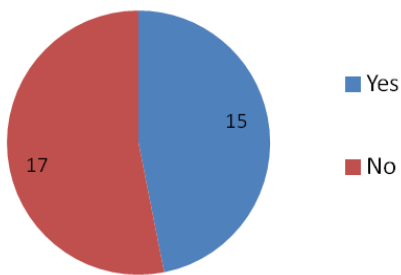


Chart 9

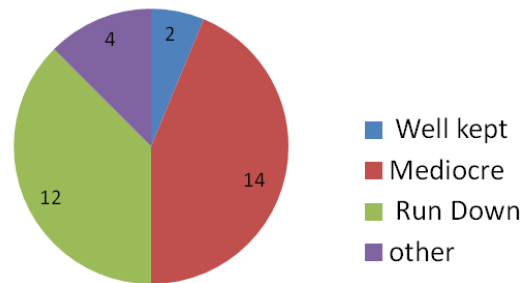


Chart 10

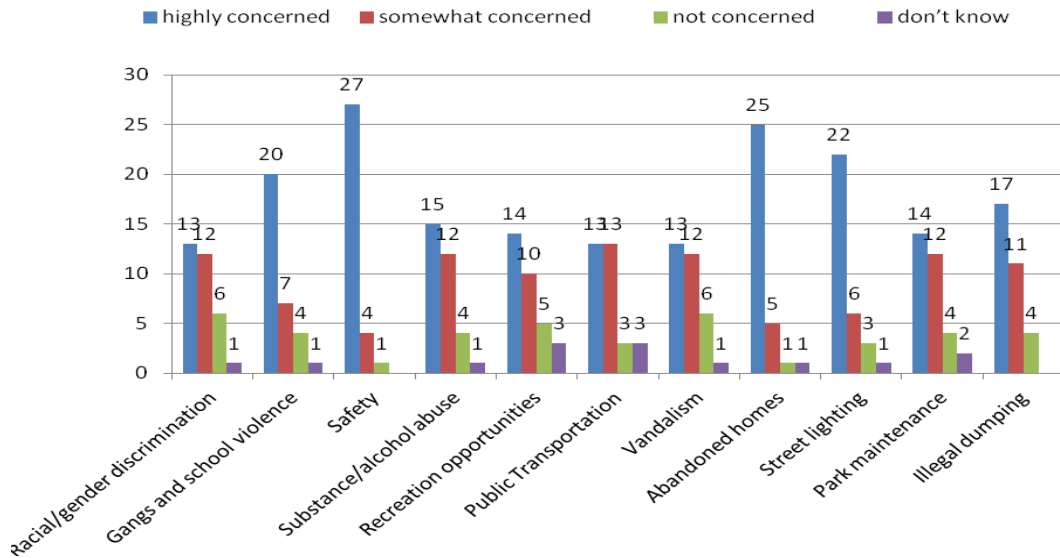


Table 15

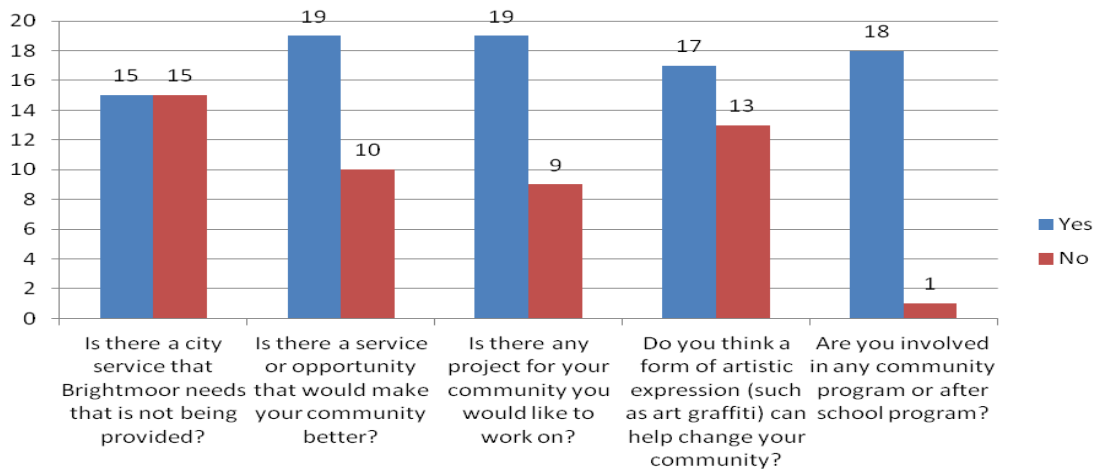


Table 16

Services that are not being provided and, according to the youth interviewed, are critical for the area are the following: “more safety”, “a few entertainment”, “streets light”, “cleanup crew”, “more houses”, “trash cans”, “cutting vacant fields”, “abandoned houses”, “homeless shelter” and “Detroit Public Service”. Services and opportunities that would make the community better are the following: “entrepreneurship”, again “streets light and clean up” and “trash crew”, “helping”, “knock down old houses”, “more churches”, “transportation”, “programming” and “mentoring”.

The majority of the youth (19) seems willing to participate in a project for the community. Many of them indicated that they would like to be involved in “clean up” of the streets, and “boarding up of houses” but also helping in areas of “homeless” and “gardening”. They would also like to participate in projects of “leadership development and self education” and “research”.

Forms of artistic expression are considered useful to “get people together”, to positively “influence” people from the community and “to keep kids off the street”, including the fact that those art installations can be useful in “fixing” the neighborhood. Currently, the majority of the youth interviewed are already participating in community programs and after school programs, such as Detroit Young Citizens, DECA and Youth Voice (See Table 16).

At the question “In your opinion, what would it take for people to move to Brightmoor?” the majority of the youth agrees on “safety” and “beautification”: the neighborhood needs “more safety”, “new and better houses”, “cleaner streets” and more in general a “cleaner and nicer environment”, “to take down rundown homes”, “more housing, more job and less violence”, and “to build better people”. They also indicated the following: “prayer and peace”, “on regentrification”, “streetlights”, “toughness”, “an opportunity” “a lot”, “study”, and “J. Cole/famous people”.

Comments and suggestions at the conclusion of the survey again stress the importance of safety and beautification: “We seriously need streetlights, better transportation, clean up and a safer community”, “clean up vacant lots, destroy abandoned homes”, ‘...and get all criminal in jail”. One of the comments explain how the current situation is creating among young people distrust in adults and society: “I believe that the fault lays on three parts: teaching moral conduct, the corrupt political system, and the mindset that was imposed on us”.



Fig. 32. Youth bicycling in Brightmoor neighborhood







## **PROBLEM IDENTIFICATION SECTIONS**

The final step of the Masters of Community Development program was the creation of a comprehensive community development project that integrates economic, human, organizational and physical concerns. This was accomplished in collaboration with a local organization.

The challenges of the Brightmoor community are nothing new. The social and economic hardship of the neighborhood along with the abundance of vacant and blighted property and poor public lighting and has made the streets of Brightmoor undesirable and unsafe. The objectives of this capstone project was to look at the history and social change of the community, conduct a general demographic overview of Brightmoor, to look at the social impact on the youth of the community and to get a better understanding of their concerns in regard to their living environment.

The goal of this capstone project is to encourage youth empowerment, so that they can take an active role in envisioning and creating change in their neighborhood by combating blight and promoting social change, by demonstrating leadership and service to their community. This section of the paper analyzes the general problem of the area identified through research, literature review, interviews to key people from the organizations and schools, surveys analysis administered to young residents of Brightmoor and team observations. It also consists of an analysis of the influence of public policy and other external forces on the general problem and the identification of possible action proposals.

## GENERAL PROBLEM IDENTIFICATION

Through the needs assessment and assets analysis, a key problem has been identified. Informal interviews, onsite observations and surveys results (see Appendix B for an example of the administered survey) have confirmed that young people from 13 to 17 years old are mainly concerned with safety and blight, and that many of them are willing to participate in activities that will help in improving their community. The idea of the project was to coordinate planning effort bringing together neighbors and youth to beautify and make a safer environment all around the abandoned houses.

The current city council wants to have the residents of the more depleted areas such as Brightmoor (Fig. 33-34) relocate to more dense neighborhoods; the city is having issue with providing city services to such a spread out population. There are foundations that are supporting the art and garden projects in Brightmoor but there is not support from the city in regard to tearing down houses or cutting the grass of the vacant lots.



Fig. 33-34. Brightmoor neighborhood

## **IDENTIFICATION OF SEVERAL POSSIBLE ACTION PROPOSALS**

In Brightmoor there are areas in which nothing happens and other areas in which activities are performed but there is no a general program/plan. Through on site observations analysis and key stakeholders people from the community, it appears necessary to work around the place in which something is already happening, try to fix it and then move on: find paths that need to be rehabilitate and connected to existing redevelopment projects.

The involvement of the entire community is a key factor: finding a way to create more knowledge and more connection with existing for profit and non-profit organizations working in the area can be a useful way to involve a larger number of people. It appears that currently the community organizations are working well together and collaborating successfully (Bart interview, January 2013).

Considering the fact that different people from different backgrounds are working on the program, a project could be envisioned where multiple groups of people work in the same community, sharing their different skills toward a common goal. The outside volunteers represent a strength but also a weakness for long-term, sense of ownership, empowerment and place attachment.

It is important to create an economic/sustainable long term project along with mid-term result to maintain the action orientation: you have to ensure that what you are doing is measurable and have short-term projects. Action orientation is important to keep us on track, involved and interested in the process. An idea could be to make the thesis a proposal to complete the day to day solution.

It is crucial to provide to the youth from the community an alternative. Find a place in which it is possible to work with kids and organization members during the winter. Accessibility of services is key. A bike lines project could be included.

## ANALYSIS OF RELEVANT CASE STUDIES

### ALLEY PROJECT

The Alley Project (TAP) is a graffiti art project developed in 2010 by the photographer and community activist Erik Howard in Southwest Detroit (Fig. 35). The goal of this project is to foster self expression and positive development through creative process among young people of the community, involving them in art design projects: *“a place of teaching, learning, and self-expression for our urban youth within the refuge offered by the homes of their families, friends and neighbors”*. (TAP)

The site chosen for the art installations is a site in Southwest Detroit used in 2004 as place for youth to create their art on the back sides of garages donated by community residents. The process requested and promoted activism, participation in the design process, and community responsibility.



Fig. 35. Alley project, from <http://dcdc-speaks.blogspot.com/>

*“Our youth desperately need a space for self-expression and an opportunity to participate in creating that space. Moreover, creating an art gallery greenway between the art park (located near Weiss Park which we developed last summer) and Springdale Green (our first park) will allow community residents to be inspired while accessing safe community gathering places.”* Dennis Nordmoe, Executive Director Urban Neighborhood Initiatives

*“TAP Gallery incorporates community development and youth programming to create public art that our community can take pride in while at the same time reducing available space for graffiti. Southwest Detroit is becoming more and more known for its murals and other forms of public art. These murals not only have beautified the neighborhood immensely, but have given our young artists a strong sense of pride and given the community a strengthened sense of pride in community’s youth.”* Rashida Tlaib, State Representative 12th District, Southwest Detroit

### **EXAMPLE OF YOUTH PARTICIPATION IN ACTION: NELSON CITY, NEW ZEALAND PIONEERS PARK**

Pioneers Park is one example of youth participation in action at Nelson City Council. The project was youth initiated and young people were involved in planning and implementation of the project. Adults (council staff) provided technical input and supported the project, and allowed the youth to participate in the decision-making process. The group of youth were called the Youth Council.

In 2001 the Youth Council conducted a survey and found that young people wanted more youth facilities available to them. The general population supported an increase in facilities for young people and a youth park was suggested by the Youth Council and other young people and the general population endorsed the idea.



A steering group comprising youth council members and the adult council members was established and met regularly throughout the planning process. From the beginning, much of the work was done by youth with the support of the adult council members. The Youth Council conducted interviews, first with young people, then with the wider community. This process helped them in identifying and surveying key stakeholders, facilitating workshops to discuss the project and addressing any concerns in conjunction with the feedback from adult council members. From these workshops and meeting a concept plan was drafted and presented again to the community.

*“The Youth Council did an amazing job of consulting on the concept plan. After they were done, we asked anyone with any concerns to attend a meeting about the park, and only two people turned up. [The Youth Council] had consulted so well that everyone’s issues had been addressed. A lot of work went into this and they did an amazing job. (Nelson City Council staff member)”*

The concept plan of incorporating a skating area, half basketball court, volleyball court, seating area for socializing, and addressing safety issues such lighting was approved by young people, stakeholders, and council’s Parks and Recreation Committee. As a result, Pioneers Park youth park is currently under construction.

*“Youth Council’s involvement with Pioneers Park turned it into something really great. The park they are getting now would have been very different if the Youth Council hadn’t been involved. They would have got a standard playground, a nice big mowed lawn and some hydrangeas. And the consultation wouldn’t have been nearly so good. Instead, what they have got is something really awesome that the residents and the young people have said they’re really happy with.” (Nelson City Council staff member)*

The Pioneers Park project demonstrates how youth participation can have positive outcomes not only for young people, but for the whole community.

## **ROCHESTER, NY FROM BLIGHT TO BRIGHT: PROJECT GREEN**

This project was to determine if the city should pursue a strategic Project Green program over a two decade period that focused on the removal of vacant residential structures. The results of such removal would be more scattered vacant lots that would in effect highlight declining neighborhood conditions. A strategic removal of housing units going block by block would contribute to fixing the housing market by stabilizing the surrounding blocks, creating green amenities for potential future development. Similar to Brightmoor the bulk of Rochester's current vacant structures are single family detached houses that lack the amenities that would appeal to the unsubsidized market. In agreement with the administration's Priority Investment Strategy, the Project Green's strategy focus on demolition and reconstruction allowing for new development to be built around new neighborhood green assets created by the demolition of the vacant homes.

The strategic demolition program would consolidate vacant parcels and create central green spaces, urban forest areas, community gardens and new development possibilities in the North Marketview Heights study area. This strategic restructuring will allow the neighborhood to react to an increased vacancy while planning for the future and providing residents access to significant green amenities. The Project Green solution focuses the majority of its efforts on the creation of active community gardens located within the neighborhood blocks and the development of cohesive, holistic street frontages and neighborhood structure. These holding strategies can be used to manage the abundance of vacant land and establish a sense of ownership and care in transitional neighborhoods and are intentionally low-cost and low maintenance. They are most effective in areas where development is likely to happen in the near-future. If large enough parcels are created as part of the Project Green strategy, they may be marketable for private parks or recreation facilities such as natural or artificial turf fields for soccer, lacrosse, football, or used for the most popular community gardens.

Over the past several years, 300 community gardens have been developed in Rochester - both floral and produce. The “urban gardeners” make gardens thrive with dedication and hard work. Neighborhood groups on vacant lots within the city often develop community gardens, and at least one former gasoline station site was established. As positive as community gardens are, it must be acknowledged that not every vacant lot created as part of a Project Green initiative will find a dedicated neighborhood or community group to maintain a garden, therefore other options for greening or dealing with the vacant land must be developed. These “complete” blocks are then linked through an extensive system of urban greenways.

### **HEIDELBERG PROJECT**

The Project is an art installation on the Eastside of Detroit at Mt. Elliott and Heidelberg (Fig. 36-38) started by Tyree Guyton a world renowned artist in 1986. The artist started cleaning up vacant lots and transform the community in an art environment when he was only 12 years old. His purpose was to take a stand “against the decay, crime and apathy” of the neighborhood he was raised in ([www.heidelberg.org](http://www.heidelberg.org)). The project has grown over the years despite parts of it being demolished by the city. The installation has won numerous awards and caught the attention of world-wide visitors to the city.

The installation has developed into a community organization whose goal is to improve the lives of people and neighborhoods through art and by doing so also improve the social and economic health of the greater community. The area where the installation is now becoming a Cultural Village, that embraces ecological principles rooted in art and culture. It is poised to include small sustainable business in partnership with the community with a focus on agriculture and sustainable building practices to employ local residents and educate out through an apprenticeship program.



Fig. 36. Heidelberg project from <http://www.folkartlife.com/articles/heidelberg.shtml>



Fig. 37. Heidelberg project



Fig. 38. Heidelberg project







## **CONCLUSIONS LEADING TO THE PRIMARY PROJECT PROPOSAL**

The group has met with various organizations, schools, institutions and youth groups to understand the community needs. From those meetings emerged the need of projects involving youth and their attachment and understanding of the neighborhood potentials. The project focuses on developing a youth led community project.

When you drive through the neighborhood of Brightmoor, the sight of vacant and abandoned homes and building cannot be missed. There is very little in the community of Brightmoor that has not been touched by the blight, declining population and economic duress. The growing number of vacant and unmaintained properties in the Brightmoor area has had a tremendous impact on the lives of the individuals and families that live there, and more importantly the youth.

From the beginning of this cycle of abandonment and blight that started it has continuously transcended the neighborhood from one of density and an economic stability to one of distress and economic implosion. As more and more homes are left vacant due to foreclosures and abandonment, the occurrence of housing and property blight can begin to overwhelm neighborhoods, thus leading more residents to move and creating more housing vacancy, increased criminal activity and a variety of other environmental and social problems.

The ongoing presence of dangerous conditions in neighborhoods such as abandoned buildings, junk vehicles, and illegal dumping are symptoms of the onset of a socially destructive process that can render an entire neighborhood virtually uninhabitable. Residents who live in these conditions live their daily life with increasing frustration and despair.

Despite these challenges, there are opportunities that exist in Brightmoor today. Brightmoor is a highly organized neighborhood with active churches, community groups

and neighborhood associations willing to take significant responsibility for redeveloping the neighborhood. Public and private organizations are already working in the area to help the many of the local neighborhood organization increase their efforts and restore a sense of hope to the community.

The Lyndon Greenway project (Fig. 39) seeks to address neighborhood revitalization through changes to the physical environment by addressing the blight of the abandoned homes and beautification of the streetscape of Lyndon Street to serve as a model as to what can be done throughout the Brightmoor community.



Fig. 39. Lyndon Greenway

## **HISTORY OF GREENWAYS**

Greenways are linear corridors that are either natural or manmade. They are really hard to describe because they can take on any form. It is a matter of human adaptation to the physical and social needs of the time. Greenways have undergone three generational shifts. The first and second generations of greenways existed primarily to serve the human needs of movement, recreation, and open space. Although the third generation of greenway design maintains this emphasis but the purpose has been expanded to include regional environmental needs such as habitat and biodiversity loss, water quality, and flood damage (Lee). Now greenway planning has to be viewed as “multi-objective” and provide a resource to satisfy the public’s demands for recreation, environmental protection, and alternative transportation (Lee).

Boulevards and parkways were the first forms of greenways that started in the 1700’s and continued to evolve into the 1960’s. These routes were designed to connect significant points in an area that allowed for relaxing travel in which one could observe and enjoy the natural beauty of the greenways along the way. The second generation of greenways began in the 1960’s and lasted through the mid 1980’s, during that time car travel became the most common method of travel in cities, but it was the noise and street congestion that influenced the need for an evolution to urban greenways. This adaptation consisted of walking and bike trails off of the main arteries and on to less traveled roads and in parks for a more quiet and enjoyable mode of travel without the traffic noise and congestion. The second generation of greenways also included the Rails to Trails movement. This movement consisted of using abandoned rail lines as converted walking paths and bike trails. During this period the American Greenways Program was established by the Conservation Association to promote greenways and greenway systems across the United States (Moore).

In the United States, Fredrick Law Olmstead and others utilized the idea of greenways to reintroduce nature into the industrial cities. Olmstead was an American journalist and landscape designer. He is popularly considered to be the father of American landscape architecture. Olmsted was famous for co-designing many well-known urban parks with his senior partner Calvert Vaux, including Central Park and Prospect Park in New York City. Other projects that Olmsted was involved in include the country's first and oldest system of public parks and parkways in Buffalo, New York; the country's oldest state park, the Niagara Reservation in Niagara Falls, New York; one of the first planned communities in the United States, Riverside, Illinois; Mount Royal Park in Montreal, Quebec; the Emerald Necklace in Boston, Massachusetts; Highland Park in Rochester, New York; and Belle Isle Park, in the Detroit River for Detroit, Michigan (Bischoff).

Greenway initiatives started in Detroit in the 1970's with plans to link the riverfront parks with walkable trails but those plans were never implemented. In the mid 1980's, greenway systems received national attention with the creation of the Rails-to-Trails Conservancy and in 1989 a Michigan Rails-to-Trails Field Office was established. In the early 1990's a regional plan for greenways was underway and The Southeast Michigan Greenways Initiative was established in 1990 as a part of the Michigan Chapter of the Rails-to-Trails Conservancy. In 1994 the City of Detroit developed a land use master plan that also included greenways. The Greater Detroit American Heritage River Initiative was established under the Metropolitan Affairs Coalition in 1998 and in 2002, the City of Detroit created a riverfront vision with several stakeholders participating in the process and The Detroit Riverfront Conservancy was established in 2003 to create and build the Detroit RiverWalk that would stretch from the Belle Isle Bridge to the Ambassador Bridge (Bischoff).

Greenways are an attractive element in any community by promoting outdoor recreation, economic development, and attracting people to the area increasing property values; it also can allow for children and families to connect to the natural resources of the area and promote sustainable communities. Greenways can create a sense of place; they improve the quality and enhance the character of communities; they provide friendly places to meet and socialize with neighbors and can be a source of neighborhood, community, and regional pride. Many greenways are designed and constructed with this concept of community identity in mind especially when it is of special significance to a particular ethnic population. Greenways in a sense are becoming the new "front porches" of many communities (Bischoff).

The Lyndon corridor site analysis required numerous visits to the area to get an understanding of the greenway project that is proposed. The visits focused on the notable conditions of Lyndon Street, such as traffic volume, housing conditions, lighting, vacant lots, and pedestrians using the streets. We observed the community culture, and different modes of transportation and land use. The process of gathering this information was done by observing the area by car and by foot. To assist us with the field work we used historical maps and photographs of the area.

We conducted inventory of 1.5 miles of the Lyndon corridor between the streets of Evergreen and W. Outer Drive. We observed and took note of the vehicle traffic, street and sidewalk widths, number of vacant houses, the square footage of each house, the setback distance of the houses from the curb of the street, lot size, number of vacant lots, streetlight, fire hydrants, estimated window count and names of the last recorded owners of the vacant house with parcel ID Numbers (See Appendix C).





## **PROJECT PROPOSAL**

The vision of “Brightening Brightmoor” is to inspire and empower the youth of the Brightmoor community by fostering creativity and opportunities for changes that can have a lasting impact on the stabilization of their neighborhood; by introducing them to the skills and community resources necessary to bring about community change.

### **Goal**

The project aims to reveal to the young people from the community that everything can be changed and that they represent a strength of their community and a hope for a better future. Commitment, creativity and collaboration are essential ingredients to bring the community to shine again. A process of imagination and creation can allow youth to discover the unlimited opportunities for change in fighting the blight and the neglect of their own neighborhood. This is accomplished by creating an environment of trust, collaboration, and inspiration.

### **General Objectives:**

The project focused on developing a youth led community project in order to:

- Encourage youth empowerment
- Beautify and create a safer neighborhood
- Promote self-sustainability

### **Comprehensive final project action plan**

The action plan consisted of conducting a survey of the youth concerns and assisting with the Lyndon Greenway Corridor project, which was presented to us by our advisor Bart Eddy and by Peter Lisiecki, Program Director at the Brightmoor Community Center. A street analysis of Lyndon Street from Evergreen to West Outer Drive was conducted, and workshops with youth from different organizations were organized in

order to better understand youth concerns and to assist them in achieving their desired goals of improving their environment (See Appendix D).

A needs assessment and asset analysis and a study of community involvement techniques specifically geared toward youth were at the core of the study. The project involved the interacting with community leaders, community groups and individuals from the community for the design and administration of creative workshops to introduce youth to the skills and resources necessary to bring about community change.

This project connected and expanded upon the existing Lyndon Corridor analysis with the existing youth groups from the community. Neighbors, students and volunteers engaged in planning and in the final installation process. The group defined core community themes on specific sites that greatly impact the urban landscape, and envisioned creative solutions. The interventions also included the creative design of trash cans, benches and other elements of the urban environment, all made from recycled materials that affect the overall appearance of the selected street. The idea is to use this research material in the future for submissions of proposals to provide funds for materials and for incentives and reimbursement for youth/students volunteers for helping with the project.

While working on the project the youth benefit from an important skill-building process for basic applied skills (organizational skills, professional conduct, hands-on technical skills), and conceptual skills (visual and graphic design, urban design concepts such as sense of place, community identity, participatory design). The general community and the elderly benefit from the participation of brainstorming meetings in which they experience decision making, mediation techniques, discuss urban design issues, and assist with their hands-on expertise or learn from the training as they participate in the project.

## **Outline of proposed project assessment methods**

Among the methods used to address the community needs are the following: urban analysis, multi data collection, on site observations, in-depth and informal interviews, surveys, document analysis, group discussions, meetings with stakeholders, participation in community events and community meetings, site visits, workshops with youth, meeting with community developer to gather ideas on basic techniques to be utilized during workshops and meetings.

Community involvement is intended to create a sense of team work, engage in collaboration, understand people, discovering their interests, and help establish deeper relationships. Understand circumstances and let data be the guide to ensure objectivity and comprehensive understanding is very important in the development of a community project.

The project involved Lyndon Corridor analysis and community organizing as youth from the neighborhood gathered to participate in workshops. During the meetings, youth were spurred to ask themselves questions about their neighborhood and to seek directions/ideas for change, through the lenses of urban design and graphic communication. Outcomes from the workshops include: a strengthening of community bonds for youth, a sense of empowerment and participation in a creative process that can spur change in the neighborhood, and to use creative products that can be utilized by local organizations to work on funds for future project with our assistance.





**Activity 3:**

**Module Objectives:**

- 1) Students will gain a better understanding of site context
- 2) Students will learn about sustainability and use of materials
- 3) Students will be able to conduct a project from concept to build

**Graded:**

- Sense of place
- Sustainability
- Form vs. Function
- Site Context

**Materials:**

**Design:**

- Module template
- Site Image
- Paper
- Pencil
- Ruler
- Modulo Pallets
- Paint
- Hammer
- Nails
- Chisel
- Hand plane
- Saw
- Crowbar
- Nails
- Saw
- Nails

**SESSIONS:**

- Session 1 - Site, Module Design
- Session 2 - Module Assembly
- Session 3 - Module Build

**Activity 5**

**Concept to Design to Build**

**Building a Better Brightmoor**

Inspire youth to change their community

Build security and create a safer neighborhood

Promote self sustainability

**Site:**

Lyndon

**Concept:**

1. 2-3rd grade into 2 projects
2. 2nd grade is assigned a road or an brighter area
3. Safety
4. Sustainability
5. Design
6. Concept

Earth Group is given one 30' x 50' in Lyndon Street.

Based off the world they are given space within their section of the lots and any other recycled materials

**Design:**

1. Work with group individuals ideas relating to the world you were in
2. Once individual sections are well come together in their group of help them pick the best ideas in the group design
3. Design considerations:
  - Manipulate the pallets to create individuality these determine
  - Think about connections, intersections, composition, space perception, space
  - Consider to consider
  - How do these spaces relate to the world?
  - How do these spaces relate to the world?
  - How do the individual spaces relate?
  - What can the outside of the can, pallets, etc.]





## YOUTH WORKSHOPS

The purpose of the workshops was to make the youth feel a sense of empowerment and to participate in the creative process of the Lyndon Greenway Project, which is a project design for the programming of the green spaces (Fig. 40-41). The workshops purpose was to help break down some of the social justice barriers that plague the youth in community development and to expand on the efforts by the youth organizations already active in the community to give the youth a voice on behalf of their neighborhood. It was important to help break the stereotype of the youth as not being able to participate in the planning of zoning changes, environmental sustainability or housing and economic development by allowing them to participate in the planning stages of this important phase of the Lyndon Greenway Project, giving them the possibility to express needs and concerns that need to be addressed in order to make this project a success.

The workshops brought together youth from various organizations and targeted the theme of the street and its safety and appearance. Three groups have been involved in the design process: City Mission, Detroit Young Citizens and Bright Teens. A team of University of Detroit Mercy Architecture students was also working with students of Detroit Community Schools on design concepts the entire winter semester and were involved in the actual processes of realization of the final installation project.



Fig. 40-41. Lyndon Corridor

In order to get an understanding of the needs and concerns of the youth we first analyzed the results of the administered questionnaire to the youth from the various groups and from some of the youth that we encounter outside of the previous mentioned groups. This allowed us to develop some general questions to ask during the workshops to generate some brainstorming ideas and discussions about the issues that were most prevalent in the surveys.

More in detail, during the first and the second workshops we analyzed the survey's results with the youth of two different groups: City Mission (Fig. 42) and Detroit Young Citizens from Brightmoor Community Center. Then we asked them to brainstorm possible solutions to the issues. The third workshop brought all brainstorming sessions back to City Mission group for more input on solutions. The fourth workshop was a design built project of urban art installations made from recycled materials with the Bright Teens group. Finally, the involvement of Architecture students and students from Detroit Community School made it possible to realize an urban/art installation and a final community event in one of the vacant lot on Lyndon Greenway Corridor.



Fig. 42. City Mission youth group

## WORKSHOP 1: CITY MISSION

Our first of a two part workshop with the second youth group was held at the City Mission Youth Center. This group consisted of 15 young males that range in ages of 13 - 17. They are part of an afterschool mentoring program where adult males help these young men learn how to deal with the everyday issues that occur in their lives so that they may learn to become productive active members of society.

During the first meeting we presented the youth the results of the surveys that we had conducted and discussed with them the accuracy of the results. We presented them with a map that we developed of Lyndon Street that showed the vacancies and open spaces along the street (Fig. 43). During our discussion we circulated blown up photos of houses and vacant spaces on Lyndon Street (Fig. 44) so that they could have a better understanding of the proportions of the space, which helped with the discussion before moving on to the second phase of the workshop.



Fig. 43. Lyndon Street map showing vacant lots and abandoned houses



Fig. 44. Lyndon street

The second phase of the workshop challenged them to write their thoughts on notes that would be placed on a chart that had five categories of main concerns that we developed from the survey analysis. The categories were: (1) Houses; (2) Lots; (3) Garbage; (4) Lights and (5) Streets. We moved onto an activity that would get them out of their chairs but also had them thinking about specific questions we were asking with regards to houses, lots, street, garbage and lighting.

The youth had five notes of different colors. The different colored notes represented one of the five categories and once they had completed their thoughts they would go up and place their colored notes in the space of the appropriate category (Fig. 45-46). Once every one had placed their notes on the chart we asked that they look at the chart and see where the notes were and to think about what they represented in regard to the issue on Lyndon Street. We then ended the workshop to analyze the exercise results for the next workshop (See Appendix D for more details).



Fig. 45. City Mission youth group



Fig. 46. Brainstorming ideas on post-it



## WORKSHOP 2: BRIGHTMOOR COMMUNITY CENTER

The workshop at the Brightmoor Community Center was the second youth group that we held a workshop with (Fig. 47). The workshop began with the display of the mapping and pictures we did of Lyndon Street (See Fig. 40-41 and 43-44). Our goal was to get feedback from the photos that we had taken of Lyndon Street as part of our street analysis. One of our objectives was to see if this group had the same concerns as the youth group that we have meet previously at the City Mission. This was a smaller group with only 6 youth, 3 males, and 3 females. Their ages ranged from 13 to 16 years of age; only one of the youth actually lived in the Brightmoor community.

The group found the photos quite disturbing. Although they pass by the blight often it was apparent that they had never really taken in the totality of the situation in Brightmoor. When we explained to them that all the photos (18) came from our observation of just Lyndon Street they were a little shocked that they all were on one street. Within those photos were the open green spaces that had been created by the demolition houses and the spaces between those houses that were left. The questions proposed was; what to do with the open space; and what to do with the abandoned houses?



Fig. 47. Brightmoor Community Center youth group



The first solution that the group all agreed on was to clean the spaces up. The illegal dumping and the trash they thought made a bad situation even look worse. The second issue that they all agreed on was safety. They indicated that they did not feel safe walking the streets of Brightmoor, not even in the daytime. This was a consistent concern with each group we encountered, which was a legitimate concern because during our many visits to the area there was very little, and most times no police presence at all. They indicated that the vacant houses that could be saved should be and have people move in them so that the neighborhood would not be so empty and the ones that could not be saved torn down. The group also discussed what to do with the space and the concept of the greenway in general, their position was, “ok we have this greenway to walk, but walk to where?”.

This led to an exercise of creativity and imagination for the group; we gave them different colored pencils and had them draw and write down the things that they would want to do on the greenway. What they came up with were places to socialize such as youth parks and sitting areas. They wanted Brighter and more streetlights, and lights within the new designed green space areas. They indicated that they would like space for sports, and places to picnic (See Appendix D for more details).

What we learned and what we took from these ideas was that the youth of Brightmoor felt isolated and imprisoned in their own neighborhood because of fear. This is a common thread among the different groups. They would love to have safe places to go walk, ride their bikes and hang out with other youth in the community. But as of right now what they have are places such as school and the community centers as the only safe place to be outside of being at home or with their parents. It was clearly indicated that safe well lit open community space is what the youth of the community want for their existing environment.

### **WORKSHOP 3: CITY MISSION**

At the opening of the third workshop with the City Mission group that we met for the second time we discussed the results of the last workshop exercise. What we had asked was what they liked, disliked and what was their vision as it related to each category. When it came to the housing category what we found was that the youth liked the fact that those people that make Brightmoor their home took care of their houses and when that happens they liked the way the houses looked, and it was encouraging to them to see people out trying to fix their homes. What they did not like was the vacant neglected houses; the exercise indicated that they felt that the vacant houses were magnets to vandalism and fires that ultimately ruined a block and has ruined the overall look of a large portion of Brightmoor. Their vision is for the houses to be occupied and the grass cut and more people living on the blocks taking care of the houses. And no drug dealers living on the blocks and hanging out on the streets.

The lots had a very relevant response to the questions. It was the consensus that the lots were good for playing ball and having a place to play without car traffic, and for some reason the lots do not have as much garbage as the streets does. What they did not like about them were that they are havens for stray dogs. What they vision is well kept lots free of stray dogs and again drug dealers out and about. The garbage and the lights, no one likes garbage in the streets and they all had major concerns about the lighting situation in Brightmoor. What they vision is no trash on the streets brighter and more streetlights, they believe that brighter and more streetlights that work would make the streets safer at night and curb the drug traffic that occurs.

It was interesting in their perception of the streets of Brightmoor. They liked the streets because they are wide and that there are a lot of churches in Brightmoor, but they were very aware of the condition of the streets and sidewalks and how bad they are. They described the sidewalks as not even usable in a lot of areas. The vision smoothed paved

streets and wide side walk and think that the street would make a great place for block parties that would inspire people to come out of the house (See Appendix D for more details). This led to the next exercise with this group; the creation of collages of what type of neighborhood they would like to live in.



Fig. 48. City Mission group



Fig. 49. City Mission group

The group was split into two teams and we show them pictures from different places to show certain concepts of density and building designs (Fig. 48-49). After discussing the different types of concepts we asked if a side favored a specific design or concept. We then gave both sides numerous pictures of all concepts and gave them 3-fold boards to make a collage of what concepts they preferred to be used in Brightmoor. What surprised us at the end was no matter what their initial reaction was to density both teams choose to put a mix of densities into the community. Both teams chose materials that were both natural and manmade. They liked built meeting places as well as keeping a sense of nature and natural green space in the community (Fig. 50).

The final exercise was to give the youth the pictures from the first night and ask them to draw on those photos what they would want in a particular space, to indicate a removal of an object by crossing it out, and to write things on those pictures that were distributed to them (See Fig. 51 and Appendix D).



Fig. 50. City Mission group's collage



Fig. 51. City Mission group's drawing

## **WORKSHOP 4: BRIGHT TEENS**

The fourth workshop was a design workshop for streetscape products. We had a creative group, the Bright Teens group, composed by 9 youth that we thought would be a great asset to our proposed project. Like the previous groups we presented them with the map of Lyndon Street, and talked about the abandoned houses and the open green space. We also displayed the work from the City Mission group to help give them some concept ideas that the other group had come up with. We then gave a PowerPoint presentation on various styles of benches, meeting places and trash receptacles (Fig. 52). Some were more elaborate and some were fairly common designs that were built with reusable products such as metal (pipes, bike parts) and pallets. We encouraged them to use their imagination in how they could use recycled materials to design spaces.

The Bright Teens started by sketching designs on paper, including notes on materials used and information that we may not be able to render from the design itself (Fig. 53 and Appendix D). Once that process was done they were free to build prototypes of their designs using a variety of materials that were brought into represent actual materials that could be used (Fig. 54-55). This group was very creative in their designs; some of them were the same kids that has been working on murals with Neighbors Building Brightmoor in the past, so they kind of had an understanding of what space concepts and what was unique and innovative but also possible to build. It was clear that the youth can think outside the box of the time and place of where they are to a future they want but cannot currently see.





Fig. 52. Bright Teens\_ Power Point Presentation



Fig. 53. Bright Teens\_ design phase



Fig. 54. Bright Teens\_ modeling phase



Fig. 55. Bright Teens\_ modeling phase

## **SCHOOL OF ARCHITECTURE/ DETROIT COMMUNITY SCHOOLS PROJECT**

Students from University of Detroit Mercy (UDM) School of Architecture and students from Detroit Community High Schools (DCHS) participated to the final project: a design build project of an urban art installation and a final community event in one of the vacant lots on Lyndon Greenway. The UDM students participating to the project were 7 while the DCHS students were 22.

The activity included the creative design of elements of urban environment, all made from recycled materials. The class was split into three groups. Each group was assigned a word or an issue relating to the Brightmoor area that derived from the workshops and previous groups discussions. The issues were the following: safety (community, activity, shelter, greens cape, lighting), transportation (walkability, bicycling, rest, sit) and music (listen, perform, energy, play, dance). Based off the word students were given, each group was responsible of the design of a space within a vacant lot that was selected along the Greenway corridor.

Once sketching and design were completed, the students came together to the university with a prototype of their ideas for a critique and to come up with a cohesive group design (Fig.56-58). DCHS students were spurred to think about how to manipulate and connect pallets, how to use the material, but also to think about concept explored earlier in the semester, such as composition, spatial perception, solid versus void, and positive versus negative space.

The activity concluded with the realization of the urban/art installation (Fig. 59-63) and its assemble (Fig. 65-68) during the final community event that took place in the selected vacant lot along Lyndon Greenway corridor (Fig. 64).



Fig. 56. DCHS students at UDM



Fig. 57. DCHS students at UDM



Fig. 58. Art installation's prototype



Fig. 59. DCHS/UDM students\_ design build activity



Fig. 60. DCHS/UDM students\_ design build activity

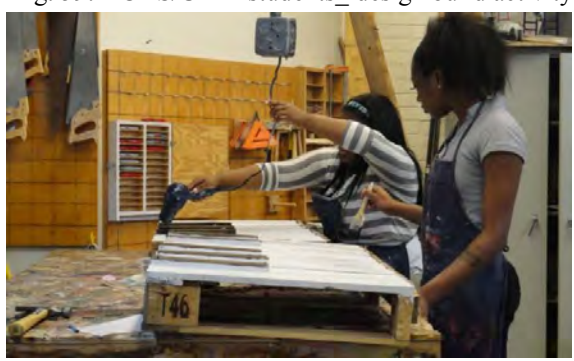


Fig. 61. DCHS/UDM students\_ design build activity





Fig. 62. DCHS/UDM students design build activity



Fig. 63. DCHS/UDM students design build activity



Fig. 64. Area along Lyndon corridor selected for the installation project



Fig. 65. Final installation



Fig. 66. Final installation



Fig. 67. Final installation



Fig. 68. Final installation





## **FINAL CONCLUSION AND RECOMMENDATIONS**

This capstone project has been very successful in terms of youth involvement in planning and neighborhood analysis. The youth involved in this project had the possibility to express their ideas and concerns and to work together to find a creative solution to the issues of their community. They demonstrated competence, motivation, care about their place and capability to work both individually and in group.

The project revealed that the youth of Brightmoor have a vision for their community; they are aware of what they like and what they do not like and are creative in their approach to solving the issues and in redesigning their community. It appears that, although they would accept a place in their neighborhood where nature is preserved, they also want it rebuilt with new dwelling structures, businesses, and meeting places that draw people back to the community. In particular, music appeared to be very important to these youth; during the workshops they expressed the idea to have an outdoor music venue, such as an Amphitheater for the enjoyment of the city, immerse in a natural landscape surrounded by trees. Not only would this draw people into the community for living and enjoyment, but it would establish traffic for other businesses to grow from.

The project's goals that we believe have been met are the following: the promotion of community participation and collaboration has been very successful having had many organizations involved in the project and very supportive to it; meaningful and active youth participation was promoted together with inclusion of adults and people of different ages in the planning process (mentors, facilitators, community members, professors, volunteers etc.); finally, short-term effects have been successfully reached as the youth gained a better understanding of their community and began to see their potentials and to recognize their ability to give a positive contribution to their place.

We also believe that the project demonstrated that urban art interventions have the ability to beautify a neighborhood and then to improve the quality of life of its community members. It can also create a safer neighborhood and can promote self-sustainability. A better place can foster place attachment, respect and dignity, encourage community empowerment and youth entrepreneurship.

Current concerns include the challenge of anticipating long-term effects on youth participating in this activity, as well as the overall project's ability to generate a ripple effect in the community. Two semesters of activity is really a positive experience for the community, however it is not enough to achieve the intended long-term goal. It is important not to interrupt this activity so that people do not feel abandoned, rather know that they can still be supported. The social market aspect also is very important in order to keep people from the community informed with updates on upcoming events.

## **RECOMMENDATIONS**

The following recommendations are to address the issues that youth determined affected their community; vacant lots and abandoned homes, safety and lighting, recreation and entertainment spaces, plus the lack of business and employment throughout Brightmoor.

### **1. Youth Participation**

The most important recommendation is the participation of the youth in future redevelopment. This practice would allow adults and organizations to have a better understanding of the real needs of youth, to grow potential new leaders and workers who come from the communities they serve, and to gain support from them. Active youth can become a positive role models for other peers and inspire them to participate in their

community in positive ways, increasing a sense of civic engagement, ownership and empowerment.

Youth's ideas and recommendations should be sought out and heard by the organizations of the community. The youth can have answers that adults may not think of as their minds are not crowded by what might be economically possible or what conforms to standard practice. If the youth are not encouraged and empowered to have an impact on their neighborhood they will probably leave as soon as they come of age. The youth should also be involved in the creation and design of spaces that would be for their own use. It is important for the community at large to hear this from the next generation as they move forward in their strategic planning process for the community.

## **2. Lighting**

The darkness of Brightmoor affects the safety of residents. It is recommended that the community organizations obtain grant funding to implement short term and long term solutions to the issue. A short term solution would be the funding of efficient long charge holding solar lights that would then be installed on all occupied structures, and possibly on vacant structures pending future removal. A long term solution would be the installation of solar light poles in residential and heavily traveled commercial zones. A Detroit company Walker-Miller Energy Services is currently working on such a project in Highland Park and have offices in Tech Town.

## **3. Public Safety**

Brightmoor community needs to continue to work with Detroit Police and Wayne County Sheriff that serve their area. Community members should attend meetings held by these safety organizations and these safety organizations should have a representative who attends the community meetings. It is recommended that regular neighborhood walks through the community should be held as a show of presence. The more the

neighbors and the safety officers are seen in the community the more likely the negative aspects of the community will move on. This walking the community is currently being done in Southwest Detroit by Congress of Communities and Detroit Southwest Pride. They hold regular peace marches and events to put the neighbor back in hood.

#### **4. Demolition**

A complete mapping of abandoned homes and vacant lots should be completed in order to determine what swaths of land should be vacant with demolition. This will allow the community the opportunity to arrange housing swaps for the few neighbors that might remain in an area and allow for a complete natural landscape in some areas.

Brightmoor should use phased demolition strategies along with proper clearing of abandoned and blighted houses within the community. Although this will create a lot of open green space it should create an atmosphere for future redevelopment and create a connection between the remaining built environment and green space that would improve the quality of life and long term benefits for the area. The old and new green space that is created by strategic demolition and rehabilitation could be used to create in-block parks. The space can be created for all ages; from young children to adults and seniors along the greenway. There can be space for picnics and safe places for the teenage youth to get together and socialize outdoors.

#### **5. CDC/Urban Agriculture**

The community organizations should be collaborating to establish themselves into a strong CDC and move in the direction of land acquisition in order to establish themselves as strong stakeholders; giving them the freedom and options to redevelop Brightmoor into an area that the community wants. Leasing the land for urban agriculture; urban agriculture is not like having community vegetable gardens. Urban farms are private businesses where agricultural products are grown for a specific market.



Often these markets are for perishable, profitable items such as organic and/ or heirloom vegetables. These urban farms are usually done with greenhouse technology and green house structures may need to be erected on the open green spaces.

The CDC may wish lease this land on a medium to long-term basis, rather than selling outright, in order to retain control of the land should market conditions change in the long term and the residential market returns. In addition, there may be zoning or other regulatory issues involved in constructing greenhouses or other agriculturally related structures on land that is zoned residential; the CDC should file request for rezoning, variance or a special use permit. Plus continue advocating on a state level for the legality of urban farms, with full rights as rural farms.

## **6. Art and Music Focus**

Although art was not the subject of our project, it is one of the most powerful community building tools in community development. There should be artistic expression along the greenway from painting mural with glow in the dark florescent paint to musical kiosk along the greenway. This area being the gateway to the western suburbs would be an ideal location for the embracing of Music and Art, historically this has been a strength of the city. With the Artist Village at the top of Brighthmoor, it is recommended that the community embrace more music and art venues, possibility even an Amphitheater, that could co-exist with the urban agriculture ventures. Green space along the greenway can be converted to outdoor theatres for music shows where youth can express themselves musically.

The general idea is that Brightmoor has to become a very unique niche in the City of Detroit it has to be a tourist spot that people would want to come and see and enjoy the greenway, thus helping to create an economic stimulus to the area and allow for the rebirth of Fenkell Avenue and Schoolcraft.

## **7. Economic**

Through urban agriculture and venues for music and art will bring a variety of traffic back through Brightmoor. This traffic will have needs that to be met, such as gas stations, restaurants, convenience stores and could also led to the re-establishment of more services for the community. Traffic through an area is seen as lead reason for establishing a business in an area. Safety being also important the changes recommended will lend to the public having a sense of safety that will encourage them to do business in the community.

Brightmoor is all about the cooperation of the citizens, so it is recommended that they work as a cooperative in building business for their own use, such as market that would supply their needs beyond that which the urban farms do. A cooperative market would be one of the venues by which the urban farms could distribute their goods. A cooperative works much like Costco and Sam's Club, in that you as a member of the community can have a membership in the cooperative. Together funds are pooled, needs determined, and products purchased at reduced costs. You pre-order what you need, which leaves little or no revolving stock in a warehouse.

Beyond the urban farms the community should look at other cottage industries that it can establish. These are manufacturing industries done on small scale or from homes; local examples already exist at Detroit Community School in their sign and bike shops, and the t-shirt venue. They can resemble cooperatives in that everyone shares equally in the profits. These industries can have retail shops located on the commercial corridors. if production takes place at the retail establishment it becomes another venue that attracts traffic into the community. The general idea is that Brightmoor has to become a very unique niche in the City of Detroit it has to be a tourist spot that people would want to come and see and enjoy the greenway, thus helping to create an economic stimulus to the area and allow for the rebirth of Fenkell Avenue.

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## APPENDIX A \_ SWOT MATRIX

	<b>HUMAN</b>	<b>ORGANIZATIONAL</b>	<b>PHYSICAL</b>	<b>ECONOMIC</b>
<b>STRENGTH</b>	<p>NEIGHBORS THAT ARE LEFT AND STILL ARE CONCERNED</p> <p>CHURCHES AND THE AID THAT THEY DELIVERS</p> <p>GROUPS OF ACTIVE RESIDENTS</p>	<p>NUMEROUS ORGANIZATIONS</p> <p>COMMITTED RESIDENTS</p> <p>NUMEROUS OUTSIDE GROUPS INTERESTED IN BRIGHTMOOR</p>	<p>OPPORTUNITY TO CREATE SOMETHING NEW</p> <p>ART AND NATURE</p>	<p>SUPPORT FROM FOUNDATIONS</p>
<b>WEAKNESSES</b>	<p>DECREASING POPULATION</p> <p>ISOLATION</p> <p>DISPARITY</p> <p>LACK OF UNITY AND SENSE OF BELONGING</p> <p>YOUTH LOSS FROM THE COMMUNITY</p> <p>HOSTILITY AGAINST OUTSIDERS</p> <p>CRIME</p>	<p>SEPARATION</p> <p>TOO MANY OUTSIDERS</p> <p>NOT CONSISTENCY</p> <p>DISORGANIZATION IN SOME CASES</p> <p>DAY BY DAY SOLUTIONS</p>	<p>BLIGHT</p> <p>VACANCY AND ABANDONMENT</p> <p>UNUSED SPACE</p> <p>LACK OF DEVELOPMENT</p> <p>LACK OF REAL COMMUNITY PLANNING</p>	<p>NO BASE INDUSTRY</p> <p>THE BUSINESSES THAT ARE LEFT EMPLOY 3-5 PEOPLE</p> <p>LACK OF SAFETY MAKES NEW BUSINESS APPREHENSIVE</p> <p>NO REAL RETAIL AVAILABILITY</p> <p>FEW JOBS AVAILABLE</p>

<b>OPPORTUNITIES</b>	<p>FIGHT DRUGS AND ADDICTION</p> <p>JOB TRAINING</p> <p>LIFE SKILLS</p> <p>MORE POLICE PRESENCE</p> <p>YOUTH ENGAGEMENT</p>	<p>COALITION OF THE COMMUNITY ORGANIZATIONS</p> <p>CREATE A TASK FORCE</p> <p>NOT TO REPEAT SAME PROGRAM BY DIFFERENT GROUPS BUT LET DIFFERENT GROUPS FOCUS ON SPECIFIC PROJECTS</p> <p>VISION</p>	<p>CONSOLIDATION OF AREAS TO CREATE DENSITY</p> <p>DEMOLITION OF UNUSABLE PROPERTY</p> <p>MAINTENANCE OF VACANT LAND</p> <p>ALLOW MORE LENIENT SQUATTING LAWS IN THE AREA</p> <p>ADJACENT LOT GIFTS TO CURRENT HOMEOWNERS</p> <p>HOUSE SWAPPING TO CREATE DENSITY</p> <p>ORIGINALITY</p> <p>SPACE AVAILABILITY</p>	<p>CREATE BUSINESS SERVICE CENTER</p> <p>CITY CONTRACT FOR NEW LANDSCAPE COMPANIES TO MAINTAIN VACANT LOTS</p> <p>NEIGHBORHOOD GROCERY STORE</p> <p>SAFETY AND STREET LIGHTS</p> <p>COME UP WITH AN EFFECTIVE PLAN</p>
<b>THREATS</b>	<p>CRIME</p> <p>POVERTY</p> <p>TRANSIENCE</p> <p>DRUGS</p> <p>SCHOOLS</p>	<p>SEPARATION</p> <p>LACK OF COMMITTED UNIFIED AGENDA</p> <p>TUNNEL VISION (SELF-INTEREST)</p> <p>HOSTILITY TO OUTSIDER'S HELP</p>	<p>FIRE DESTRUCTION</p> <p>SAFETY</p> <p>SEPARATION FROM SURROUNDING NEIGHBORHOODS</p> <p>SPARSELY POPULATED</p> <p>HOUSING STOCK</p> <p>CONNECTION BETWEEN AREAS OF ACTIVITY</p> <p>BEAUTY</p>	<p>LACK OF ECONOMIC SUSTAINABILITY</p> <p>LACK OF GROCERY AND RETAIL ESTABLISHMENTS</p> <p>BASE INDUSTRY</p> <p>ALTERNATIVE ENERGY</p> <p>LACK OF RESOURCES</p>

# APPENDIX B \_ NEIGHBORHOOD SURVEY

## NEIGHBORHOOD SURVEY \_ November 2012

### First, we would like to know some information about you

Age: \_\_\_\_\_ Name \_\_\_\_\_ Gender:  Male  Female  
 Race/Ethnicity:  African American  Asian American  Caucasian/White  
 Hispanic American  Native American  Other (please specify) \_\_\_\_\_

### I enjoy:

Sports  Art  Reading  Music  Dance  Computer  Movies  other \_\_\_\_\_

Why are you in Brightmoor?  live  study  work  other \_\_\_\_\_

How long have you lived/studied/worked in Brightmoor? \_\_\_\_\_

Do you feel like you are part of the neighborhood?  Yes  No

How would you describe Brightmoor's "atmosphere"?  Well kept  Mediocre  Run down  
 Other (please specify) \_\_\_\_\_

### How concerned are you about:

highly concerned    somewhat concerned    not concerned    don't know

Racial/ ethnic/gender discrimination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gangs and school violence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Substance/alcohol abuse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreation opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vandalism	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abandoned homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Park maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Illegal dumping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### A few more questions:

Yes No If yes, what

Is there a city service that Brightmoor needs that is not being provided?  Yes  No \_\_\_\_\_

Is there a service or opportunity that would make your community better?  Yes  No \_\_\_\_\_

Is there any project for your community you would like to work on?  Yes  No \_\_\_\_\_

Do you think a form of artistic expression (such as art graffiti) can help change your community?  Yes  No \_\_\_\_\_

Are you involved in any community program or after school program?  Yes  No \_\_\_\_\_

In your opinion, what would it take for people to move to Brightmoor? \_\_\_\_\_

### Comments and suggestions

\_\_\_\_\_  
 \_\_\_\_\_



## APPENDIX C \_ STREET ANALYSIS



### LYNDON CORRIDOR ANALYSIS

#### Safety and Streetlights

One of the main issues of the youth that were surveyed was the issue of streetlights. Many of Brightmoor's streets are without functioning streetlights (Fig. 1-2). This creates a very unsafe environment for youth traveling back and forth to school early in the morning or when going home, especially if they participate in any afterschool activities. Streetlight and Fire hydrants are located at the intersection of each cross street.

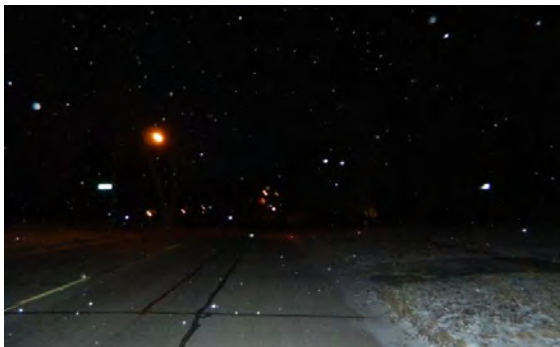


Fig. 1. Brightmoor at night

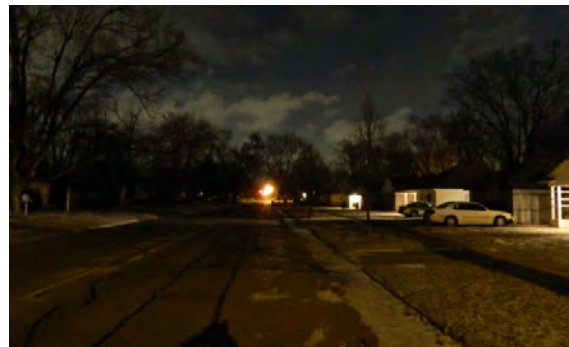


Fig. 1. Brightmoor at dawn

## Traffic Volume

The traffic volume on Lyndon is minimal. It has no traffic lights with only stop signs every other block. This is an asset of the street that will allow for more creative design, and make the greenway more enjoyable due to a lack of heavy traffic noise, and making crossing at the intersections less cumbersome.

## Streets and Sidewalks

Although the street is wide it does allow for horizontal parking on both sides of the street for residential parking, but still is wide enough for cars to move in each direction with the two remaining lanes. There are numerous trees that line Lyndon Street that makes for a natural greenway look. The sidewalks on Lyndon vary in its physical condition. There are sections that are in fairly good condition and sections that are in need of replacement or repair. There are also points which the side walk just ends in the middle of the block (Fig. 3).



Fig. 3. Brightmoor's streets and sidewalks

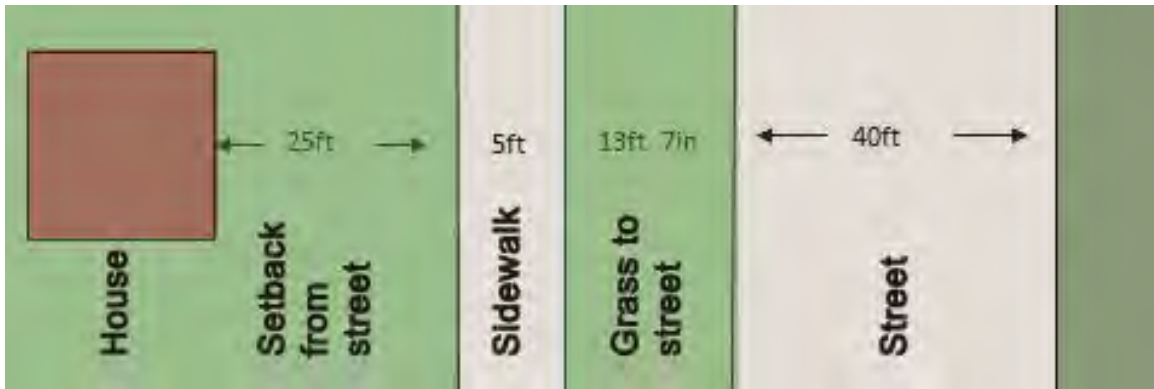
## Abandon Housing and Vacant Lots

The abandon housing issue is one of the primary dilemmas in Brightmoor. The street analysis revealed out of the 150 original plotted lots, 110 housing structures still exists but 57 are abandoned or burned out and there are 40 vacant lots. The majority of the vacant houses have broken out windows and no doors. The numerous vacant lots are overgrown and full of debris (Fig. 4).



Fig. 4. Abandoned houses and vacant lots

## STREET MEASUREMENTS



## HOUSING ANALYSIS \_ CITY OF DETROIT, MI, 48223



<b>Address</b>	<b>20303 Lyndon St</b>
Yr Built	1949
Sq. Ft	696
Lot Size Sq. ft.	3833
Owner	Thomas & Gwen Webster
Parcel Number	22009944-001



<b>Address</b>	<b>20304 Lyndon St</b>
Yr Built	1949
Sq. Ft	724
Lot Size Sq. ft.	4487
Owner	John C Bird
Parcel Number	22010382-3



<b>Address</b>	<b>20321 Lyndon St</b>
Yr Built	1949
Sq. Ft	689
Lot Size Sq. ft.	4356
Owner	Walter Hollins
Parcel Number	22009944.003



<b>Address</b>	<b>20329 Lyndon St</b>
Yr Built	1949
Sq. Ft	689
Lot Size Sq. ft.	5227
Owner	Kirk Williams
Parcel Number	22009944.004





<b>Address</b>	<b>20330 Lyndon St</b>
Yr Built	1949
Sq. Ft	
Lot Size Sq. ft.	
Owner	City of Detroit Planning & Developm.
Parcel Number	22010376



<b>Address</b>	<b>20337 Lyndon St</b>
Yr Built	1949
Sq. Ft	672
Lot Size Sq. ft.	5009
Owner	NICO Homes
Parcel Number	22009944.005



<b>Address</b>	<b>20400 Lyndon St</b>
Yr Built	1959
Sq. Ft	962
Lot Size Sq. ft.	3267
Owner	Darrell Nettles
Parcel Number	22010372



<b>Address</b>	<b>20426 Lyndon St</b>
Yr Built	1949
Sq. Ft	925
Lot Size Sq. ft.	4008
Owner	City of Detroit
Parcel Number	22010366-7





<b>Address</b>	<b>20440 Lyndon St</b>
Yr Built	1949
Sq. Ft	696
Lot Size Sq. ft.	3833
Owner	Thomas & Gwen Webster
Parcel Number	22009944-001



<b>Address</b>	<b>20501 Lyndon St</b>
Yr Built	1949
Sq. Ft	925
Lot Size Sq. ft.	4225
Owner	Viola I. Boyle (Foreclosed)
Parcel Number	22009953-4



<b>Address</b>	<b>20520 Lyndon St</b>
Yr Built	1949
Sq. Ft	925
Lot Size Sq. ft.	4008
Owner	Phillip Adams
Parcel Number	22010355-6



<b>Address</b>	<b>20521 Lyndon St</b>
Yr Built	1949
Sq. Ft	805
Lot Size Sq. ft.	4008
Owner	J.B. Harshfield
Parcel Number	22009957-8



<b>Address</b>	<b>20528 Lyndon St</b>
Yr Built	1949
Sq. Ft	985
Lot Size Sq. ft.	5009
Owner	Lionel Ricks
Parcel Number	22010353-4



<b>Address</b>	<b>20540 Lyndon St</b>
Yr Built	1949
Sq. Ft	758
Lot Size Sq. ft.	4225
Owner	City of Detroit
Parcel Number	22010350-1



<b>Address</b>	<b>20605 Lyndon St</b>
Yr Built	1948
Sq. Ft	752
Lot Size Sq. ft.	6229
Owner	Jennifer M. Jeannero
Parcel Number	22009964-6



<b>Address</b>	<b>20612 Lyndon St</b>
Yr Built	1949
Sq. Ft	716
Lot Size Sq. ft.	4008
Owner	Maybin, Diriki, Butlert
Parcel Number	22010346-7



<b>Address</b>	<b>20640 Lyndon St</b>
Yr Built	1950
Sq. Ft	840
Lot Size Sq. ft.	2004
Owner	Hillbubb Limited Llc
Parcel Number	22010339-40



<b>Address</b>	<b>20705 Lyndon St</b>
Yr Built	1949
Sq. Ft	805
Lot Size Sq. ft.	4748
Owner	Ajit H & Madhu A Subnani
Parcel Number	22009976-7



<b>Address</b>	<b>20712 Lyndon St</b>
Yr Built	1949
Sq. Ft	805
Lot Size Sq. ft.	4008
Owner	Kenneth Johnson
Parcel Number	22010334-5



<b>Address</b>	<b>20715 Lyndon St</b>
Yr Built	1949
Sq. Ft	805
Lot Size Sq. ft.	4008
Owner	Viola Boyle
Parcel Number	22009978-9



<b>Address</b>	<b>20720 Lyndon St</b>
Yr Built	1949
Sq. Ft	805
Lot Size Sq. ft.	4008
Owner	Elizabeth Sammut
Parcel Number	22010332-3



<b>Address</b>	<b>20728 Lyndon St</b>
Yr Built	1949
Sq. Ft	805
Lot Size Sq. ft.	4008
Owner	Wendell Jones
Parcel Number	22010330-1



<b>Address</b>	<b>20734 Lyndon St</b>
Yr Built	1949
Sq. Ft	805
Lot Size Sq. ft.	4008
Owner	Dream Star Properties Llc
Parcel Number	22010328-9



<b>Address</b>	<b>20804 Lyndon St</b>
Yr Built	1949
Sq. Ft	745
Lot Size Sq. ft.	4138
Owner	City of Detroit
Parcel Number	22010324-5





<b>Address</b>	<b>20824 Lyndon St</b>
Yr Built	1959
Sq. Ft	745
Lot Size Sq. ft.	4008
Owner	Shelson Stovall
Parcel Number	22010319-20



<b>Address</b>	<b>20920 Lyndon St</b>
Yr Built	1949
Sq. Ft	745
Lot Size Sq. ft.	4008
Owner	Anthony Beam
Parcel Number	22010310-1



<b>Address</b>	<b>20941 Lyndon St</b>
Yr Built	1949
Sq. Ft	696
Lot Size Sq. ft.	10585
Owner	Ronnie A Lyles
Parcel Number	22009994-8



<b>Address</b>	<b>20944 Lyndon St</b>
Yr Built	1949
Sq. Ft	745
Lot Size Sq. ft.	6098
Owner	John R. Lofts
Parcel Number	22010304-6





<b>Address</b>	<b>21100 Lyndon St</b>
Yr Built	1949
Sq. Ft	925
Lot Size Sq. ft.	4095
Owner	Lee Johnson
Parcel Number	22010302-3



<b>Address</b>	<b>21112 Lyndon St</b>
Yr Built	1949
Sq. Ft	925
Lot Size Sq. ft.	4008
Owner	Vauero Mtyus
Parcel Number	22010300-1



<b>Address</b>	<b>21136 Lyndon St</b>
Yr Built	1958
Sq. Ft	920
Lot Size Sq. ft.	4008
Owner	Lillie Tatum
Parcel Number	22010294-5



<b>Address</b>	<b>21213 Lyndon St</b>
Yr Built	1949
Sq. Ft	716
Lot Size Sq. ft.	4008
Owner	Michiganelle Mondo
Parcel Number	22010013-6



<b>Address</b>	<b>21241 Lyndon St</b>
Yr Built	1949
Sq. Ft	696
Lot Size Sq. ft.	4356
Owner	Terrence Lamarr Mcneal
Parcel Number	22010019-21



<b>Address</b>	<b>21256 Lyndon St</b>
Yr Built	1951
Sq. Ft	711
Lot Size Sq. ft.	4487
Owner	Charles D Weidenof
Parcel Number	22010277-8



<b>Address</b>	<b>21300 Lyndon St</b>
Yr Built	1949
Sq. Ft	925
Lot Size Sq. ft.	4312
Owner	Leroy Chatman
Parcel Number	22010275-6



<b>Address</b>	<b>21313 Lyndon St</b>
Yr Built	1949
Sq. Ft	924
Lot Size Sq. ft.	4008
Owner	City of Detroit
Parcel Number	22010028-9



<b>Address</b>	<b>21319 Lyndon St</b>
Yr Built	1949
Sq. Ft	925
Lot Size Sq. ft.	4356
Owner	Detroit Residential Management
Parcel Number	22010030-1



<b>Address</b>	<b>21335 Lyndon St</b>
Yr Built	1949
Sq. Ft	924
Lot Size Sq. ft.	4008
Owner	Rahim A Berry
Parcel Number	22010034-5



<b>Address</b>	<b>21344 Lyndon St</b>
Yr Built	1949
Sq. Ft	1134
Lot Size Sq. ft.	4356
Owner	Stewart Crighton
Parcel Number	22010265-6



<b>Address</b>	<b>21432 Lyndon St</b>
Yr Built	1949
Sq. Ft	924
Lot Size Sq. ft.	4182
Owner	Elizabeth Sammut
Parcel Number	22010253-4



<b>Address</b>	<b>21442 Lyndon St</b>
Yr Built	1949
Sq. Ft	924
Lot Size Sq. ft.	4182
Owner	Gregory Brown
Parcel Number	22010251-2



<b>Address</b>	<b>21450 Lyndon St</b>
Yr Built	1949
Sq. Ft	924
Lot Size Sq. ft.	4182
Owner	Hillbubb Limited Llc
Parcel Number	22010249-50



<b>Address</b>	<b>21505 Lyndon St</b>
Yr Built	1950
Sq. Ft	924
Lot Size Sq. ft.	4748
Owner	Walter W White
Parcel Number	22010054-5



<b>Address</b>	<b>21514 Lyndon St</b>
Yr Built	1947
Sq. Ft	807
Lot Size Sq. ft.	2004
Owner	Wells Fargo Bank, Na
Parcel Number	22010244





<b>Address</b>	<b>21520 Lyndon St</b>
Yr Built	1954
Sq. Ft	835
Lot Size Sq. ft.	2004
Owner	D & Flynn Berry
Parcel Number	22010242-3



<b>Address</b>	<b>21531 Lyndon St</b>
Yr Built	1950
Sq. Ft	1348
Lot Size Sq. ft.	8015
Owner	Darrell Fegins
Parcel Number	22010058-6



<b>Address</b>	<b>21547 Lyndon St</b>
Yr Built	1950
Sq. Ft	924
Lot Size Sq. ft.	6752
Owner	Ernest Gulban, Sr.
Parcel Number	22010064-6



<b>Address</b>	<b>21600 Lyndon St</b>
Yr Built	1966
Sq. Ft	932
Lot Size Sq. ft.	3528
Owner	Sam Tzelepis (Trustee)
Parcel Number	22010234-5





<b>Address</b>	<b>21603 Lyndon St</b>
Yr Built	1957
Sq. Ft	769
Lot Size Sq. ft.	4356
Owner	US Bank, NA
Parcel Number	22010067-8



<b>Address</b>	<b>21618 Lyndon St</b>
Yr Built	1966
Sq. Ft	925
Lot Size Sq. ft.	3615
Owner	Hillbubb Limited Llc
Parcel Number	22010231



<b>Address</b>	<b>21700 Lyndon St</b>
Yr Built	1923
Sq. Ft	684
Lot Size Sq. ft.	2222
Owner	Ernest W Gulban, Sr.
Parcel Number	22010222



<b>Address</b>	<b>21706 Lyndon St</b>
Yr Built	1923
Sq. Ft	684
Lot Size Sq. ft.	2222
Owner	Ernest W Gulban, Sr.
Parcel Number	22010222



<b>Address</b>	<b>21710 Lyndon St</b>
Yr Built	1923
Sq. Ft	486
Lot Size Sq. ft.	2091
Owner	Ernest W Gulban, Sr.
Parcel Number	22010220



<b>Address</b>	<b>21725 Lyndon St</b>
Yr Built	
Sq. Ft	
Lot Size Sq. ft.	
Owner	
Parcel Number	



<b>Address</b>	<b>21735 Lyndon St</b>
Yr Built	1932
Sq. Ft	1124
Lot Size Sq. ft.	2004
Owner	William Lantz
Parcel Number	22010085

## APPENDIX D \_ WORKSHOPS

### WORKSHOP 1: CITY MISSION GROUP



#### HOUSES

##### What do you like about it?

Like how people try to fix up their streets, homes

The abandoned house (2)

I like my house because it's mine

Most are not empty

The people

My house store some people the Basketball Court Good Houses

There are good houses

I like the houses because they are nice sizes and they are good looking when well treated

I like my house

I like the houses because they look nice

##### What do you dislike about it?

I don't like all of the abandoned houses

I don't like people set abandon houses on fire

Abandon houses (2)

I don't like vacant houses

##### What is your dream?

No weed dealer's

More people

Green grass

No abandon houses

My dream for my neighbor is to get everyone off the streets and no abandon house

Lot more people

More houses

Green grass

My dream for my community is for all of the houses not to be abandoned

## **LOTS**

### **What do you like about it?**

I like the lots because I can play football in them

Get to play in the field the empty lots

I like the lots because they don't got that much garbage

The empty lots

### **What do you dislike about it?**

Big loose dogs

Loose animals

Lots because dogs and trash get in them

### **What is your dream?**

No homeless people

No bucket shoes mince

No drug dealers

## **GARBAGE**

### **What do you like about it?**

I like that the garbage come on time every week

### **What do you dislike about it?**

I hate that it is garbage in the streets

Trash

Lot of garbage

Garbage because I don't like it

Loitering

I don't like the people they be coming to street

Garbage on the street

Loitering

A lot of trash

The dogs

### **What is your dream?**

Clean up street's

No garbage on the streets

Less garbage

## **LIGHT**

### **What do you like about it?**

The street light (2)

The lights turn on/off (that's good)

### **What do you dislike about it?**

No street lights

The light in the streets dim and some dark

I don't like the lights

No street lights

Neighbors

### **What is your dream?**

Sunny skies

More street lights

## **STREET**

### **What do you like about it?**

Church on the block

The hood! ☺

Like the streets because they are wide

Some good people

I like the street because it got of nice snow

I like that there is snow

No loose dogs

A shown head V TRUE TRBJ

There are some good streets

### **What do you dislike about it?**

I don't like the sidewalk

Shoot out's

Crack up street

I don't like how the streets are empty

The dogs (2)

The police

### **What is your dream?**

I have one dream that my community will have

smooth pavements and nice neighbors

A lot of inspiring block party's

More females

To see better streets

Clean streets

No prostitutes for it to be no crack heads.

## **WORKSHOP 2: BRIGHTMOOR COMMUNITY CENTER GROUP**

### **1. What do you like about Brightmoor?**

- a) One thing that I like about Brightmoor is that there is a community center where children, teens and adults can go to enjoy themselves.
- b) The only one reason why I like Brightmoor is this program (Community Center).
- c) What I like about Brightmoor is that there are very friendly people here and it's a great place to meet others.
- d) Some things I like about Brightmoor is that it has parks and centers.
- e) There is a small group of people in Brightmoor who do care. They do what they can to help and get others involved. They just need more resources and way of helping the community.

### **2. What do you dislike about Brightmoor?**

- a) The thing that I dislike the most about Brightmoor is that there are a lot of abandon houses.
- b) I don't really come here that often. I don't dislike anything because I don't come here that often.
- c) What I don't like about Brightmoor is that there is a lot of violence that goes here and most issues don't get solved.
- d) The things that I dislike the most is the trashiness and the abandoned houses.
- e) The vacant land and large amounts of abandoned home is a distraction and make the area less desirable to visit.

### **3. What would you like to change/do about Brightmoor?**

- a) Remove/Board Houses, Street lights for safety, taking care of the land (cut down grass in fields, removing litter)
- b) What I want to change in the streets, as I could see is the houses. Some look abandoned and unable to live in.
- c) What I would change is the way we are taught in school. I would make sure every student learns.
- d) I would change the lighting on the streets, board up the houses, put an emergency pole on each block (like they have on college campuses).



e) I would put more street lights up, fix up the abandoned homes, build new homes in vacant lots, clean up the trash, and maybe even build a store or ice cream shop on the vacant lots the youth can go to.

#### **4. Where do you feel safe? (Exclude home, school)**

a) Brightmoor Community Center

b) I would feel safer in the Brightmoor Community Center

c) I feel safe whenever I'm with my friends. Theres my home away free home. I would be safer if we would have street lights on more and lots of the them!!!!!!

d) With my parents. I would feel safe if we had lights on every street and a emergency pole.

e) You have to be cautious everywhere you go, but I feel safer in places outside of Detroit. Detroit can be safer is we had more police who cared about the people. Would feel safer if Brightmoor had lights or an emergency button on a pole like college campuses do.

#### **5. What should we do with the abandoned houses and empty lots?**

a) Remove/Board/Rebuild Houses, Use empty lots for gardening

b) Rebuild it to a better house, I want to clean empty lots

c) I would like to rebuild them or make them in to murals! Make the lots cleaner & have the city rent them to the people to make some moolah (money)!

d) Reuse them if we can (homes). Reuse them (lots).

e) Abandoned homes can be rebuilt into a better home or built into something else that can make Brightmoor some money like and internet café.

#### **6. Economically what should we do?**

a) Fast food restaurants, gas stations, Supermarkets, Coney's

b) Yes I would like a business in my community, I would like a car business.

c) NA

d) Yes, I don't know what streets. Clothing store, rehab center, auto repair shop, community centers.

e) More business can be on Outer Drive, Burt Road, such as Fed Ex, health food store, recreation center, boys & girls club.

### WORKSHOP 3: CITY MISSION GROUP



Fig. 1-2. Collage



- = non needed trees  
 O = fixed

X = ~~Vegean~~ Houses



Fig. 3-4. Sketches





Fig. 5-6. Sketches



Fig. 7-8. Sketches





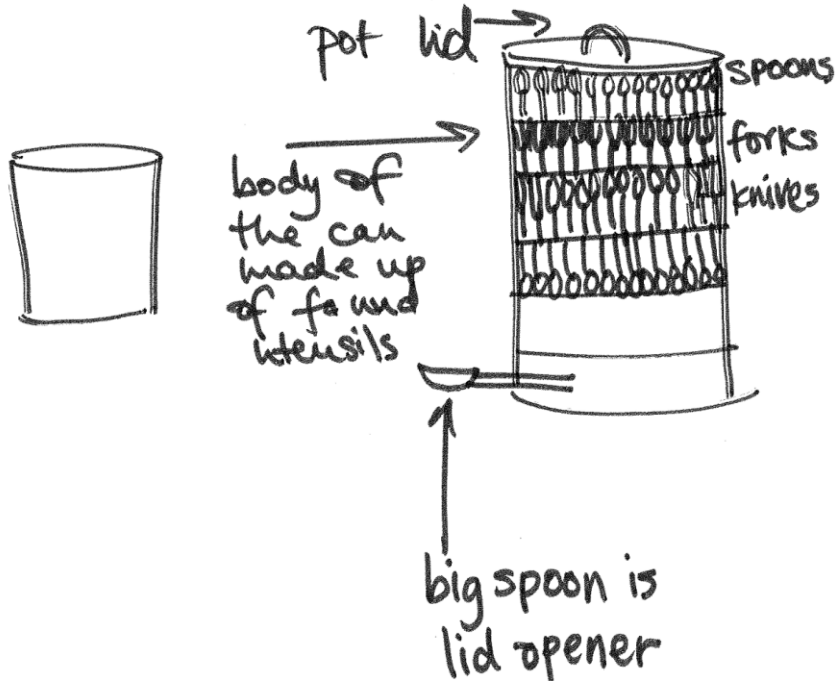
Fig. 9-10. Sketches

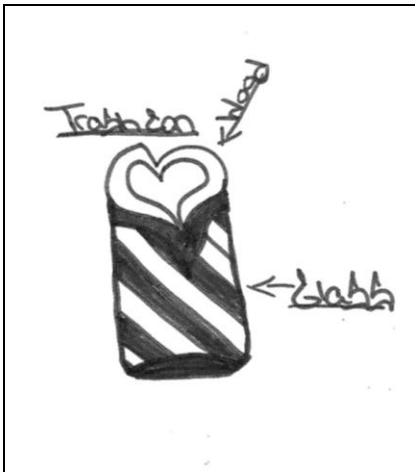
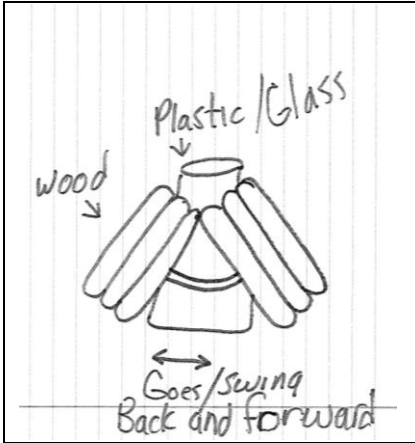
WORKSHOP 4: BRIGHT TEENS

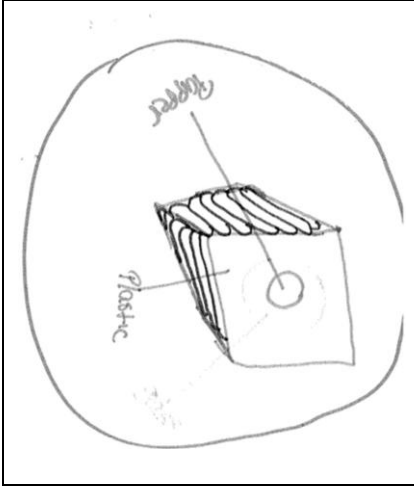
James Perry  
3-29-13

Utensil Trash Can

Spoon, forks, butter knives



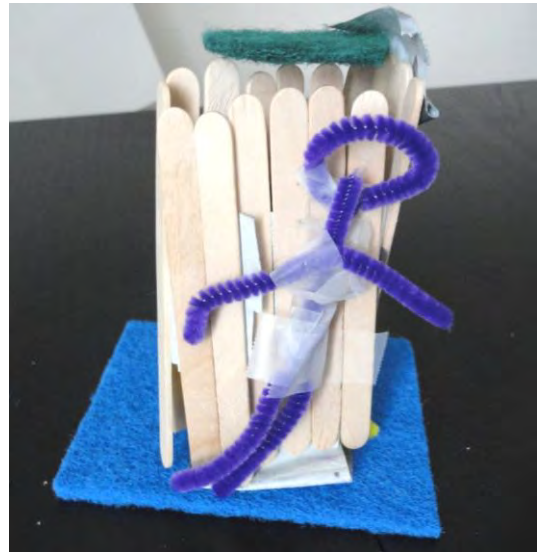




Piping holdings  
it together



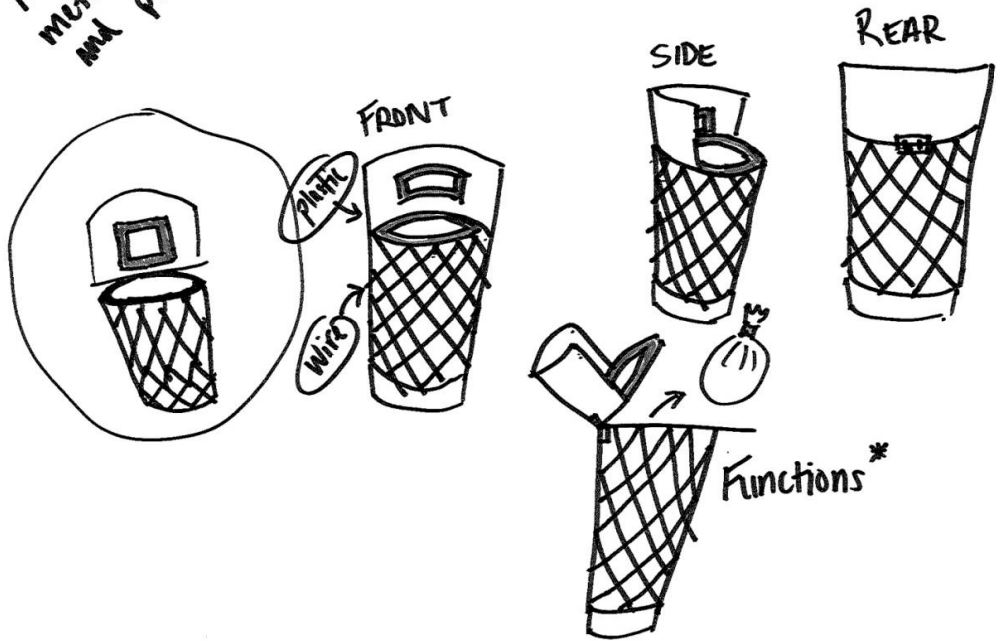
Cup  
Trash  
Can  
wood  
NO wood





Made from  
metal wires (net)  
and plastic (back board)

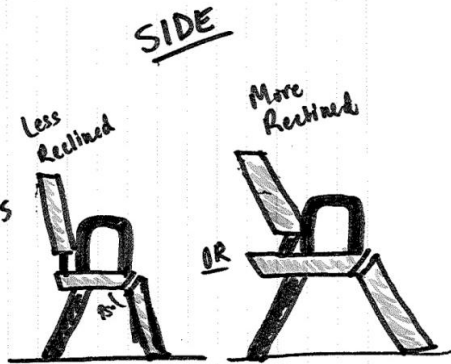
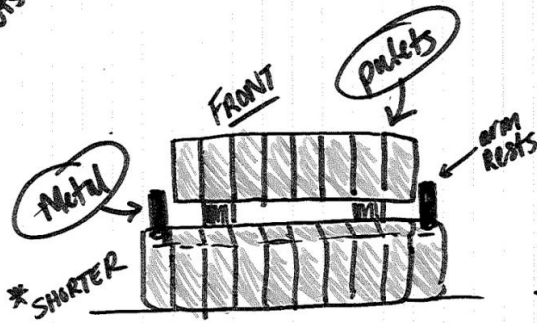
# TRASH CAN



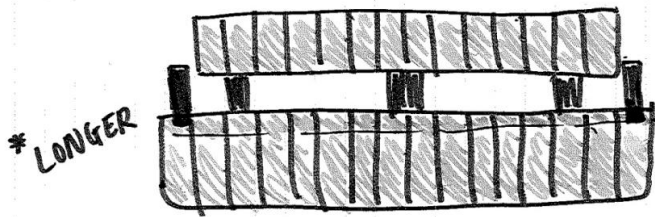


Made from  
pallets

# BENCH



OR

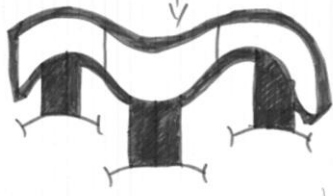


SEAT CUSHIONS



BRANDON EASON

Shanellie all  
wood



## SCHOOL OF ARCHITECTURE/ DETROIT COMMUNITY SCHOOLS PROJECT







**UNIVERSITY OF DETROIT MERCY - SCHOOL OF ARCHITECTURE  
MASTER OF COMMUNITY DEVELOPMENT**

**MCD 5950**

# **capstone project**

**Coordinators:**

**S. Vogel, L. Balter Blume**

**Faculty Advisor:**

**C. Bernasconi**

**Committee Advisors:**

**B. Eddy (DCS) & D. Johns (UDM)**

