

Architecture Library
University of Detroit
THESIS

REINFORCEMENT/FITZGERALD COMMUNITY

CENTER V.T. LYONS

THESIS
HT
168
.D45
L9

REINFORCEMENT: FITZGERALD COMMUNITY DEVELOPMENT

A Senior Thesis Project

VINCENT T. LYONS

Candidate for Bachelor of Architecture Degree
School of Architecture
University of Detroit

April, 14, 1967



REINFORCEMENT: FITZGERALD COMMUNITY DEVELOPMENT

I. PREFACE

This brochure attempts to investigate the problems and aspirations of the people of one area within the complex urban pattern of Detroit, Michigan.

The area is the Fitzgerald Community, a one square mile cell within the gridiron structure of Northwest Detroit, immediately west of the University of Detroit campus. The area to be considered is bounded by McNichols, Livernois, Fenkell, and Wyoming.

The investigation shall try to find out what the Fitzgerald Community is; why it exists, and how it functions. Can a single cell within a complex urban system control in any way the conditions that most directly affect its very nature: How can such an organism cope with the inevitable common denominator of contemporary society--change?

The Fitzgerald Community, like any other smaller grouping of peoples within the urban system, is inextricably tied to complex local, state, and national systems of government, economics, and transportation, to name a few.

New federal legislation, changes in the national and regional economy, new directions in social theory, and world-national events all enter into and affect the daily lives of the people within this patch of the City of Detroit.

What can be done with an area like this, what can be done through it, in it, and by it? What is the role of the citizen, the community organization, the university, concerned individuals, architects, planners, or educators?

If this area, this grouping of people should be hopefully concerned, who then will be the initiators, and how shall they find effective methods and means of operation?

Can a grouping of people in a limited area of a city with a representative organization of active citizens provide the positive initiative to improve their own situation? If so, --how?

The problem that this thesis tries to define and come to grips with is not earth shaking. It is frustrating. The Fitzgerald Community is not a political entity, a geographic entity, a racial, economic or social entity. It is not large, but its 13,000 people do not represent something small. It is not a block, not a suburb, not a city, not a region.

Residents of the area form a community council and they begin to act. They pick the boundaries of the elementary school as their limits and the community is "formed."

The concept of change, and social consciousness, and organization play important roles in viewing this situation of the Fitzgerald Community.

This brochure is a product of my senior thesis effort in the School of Architecture at the University of Detroit. As a contribution to the accelerating field of urban research and planning it is small. For the community involved it is hoped that it can be significant.

ACKNOWLEDGEMENTS

Including my senior thesis year, I have spent three years working and living with the people of the Fitzgerald Community

Acknowledgement should be given to the special assistance received during this time from the Community Council. In particular, I would like to thank President Cecil Erbaugh, Recreation Chairman Bill Bunge, and Stan Lewin, Manager of the Neighborhood Improvements Program for the time, information, and encouragement that they have given me.

Finally, I would like to thank the faculty of the School of Architecture at the University of Detroit in particular my two thesis advisors, Mr. Robert Tucker and Mr. Joseph Vitt for their stimulation and guidance and for bearing with me in this project.

Vincent T. Lyons
April, 1967

REINFORCEMENT: FITZGERALD COMMUNITY DEVELOPMENT

III. OUTLINE

I. PREFACE.....	1.
II. THESIS STATEMENT.....	4.
IV. HISTORICAL CONTEXT.....	4
REGIONAL IMPACT.....	6
FITZGERALD COMMUNITY.....	7
V. SURVEY AND ANALYSIS.....	12
INTRODUCTION	12
APPROACH.....	12
SURVEY CLASSIFICATION SYSTEM	13
QUALIFICATIONS.....	15
1. PHYSICAL CONDITIONS.....	15
LAND USE INVENTORY.....	15
GENERAL ANALYSIS.....	15
A. COMMERCIAL	17
ANALYSIS	19
GENERAL OBJECTIVE	21
B. RECREATIONAL	22
ADULT	23
CHILDREN	24
ANALYSIS	26
GENERAL OBJECTIVES	27

C. RESIDENTIAL	28
ANALYSIS.....	29
GENERAL OBJECTIVE.....	30
D. EDUCATION.....	31
ANALYSIS.....	31
GENERAL OBJECTIVE.....	32
E. CIRCULATION.....	33
ANALYSIS.....	34
GENERAL OBJECTIVE.....	35
SUMMARY OF FINDINGS, PHYSICAL OBJECTIVES...	36
2. SOCIAL CONDITIONS.....	38
A. COMMERCIAL.....	38
ANALYSIS.....	39
GENERAL OBJECTIVE.....	39
B. RECREATION.....	41
ANALYSIS.....	42
GENERAL OBJECTIVES.....	42
C. RESIDENTIAL.....	44
ANALYSIS.....	49
racial composition.....	49
community council.....	50
student housing.....	50
crime.....	51
GENERAL OBJECTIVES.....	53
D. EDUCATIONAL.....	55
GENERAL OBJECTIVE.....	56
E. CIRCULATION.....	57
GENERAL OBJECTIVE.....	57
SUMMARY OF FINDINGS, SOCIAL OBJECTIVES.....	58

3.	<u>ORGANIZATIONAL CONDITIONS</u>	60
	a. FITZGERALD COMMUNITY COUNCIL.....	60
	GENERAL OBJECTIVE.....	62
	b. INSTITUTIONS.....	62
	UNIVERSITY OF DETROIT.....	62
	GENERAL OBJECTIVES.....	65
	c. CODE ENFORCEMENT PROJECT.....	66
	GENERAL OBJECTIVE.....	70
	d. COMMUNITY ACTION NEIGHBORS NORTHWEST ...	71
	GENERAL OBJECTIVE.....	73
	SUMMARY OF FINDINGS, ORGANIZATIONAL OBJECTIVES.....	74
4.	<u>ECONOMIC CONDITIONS</u>	76
	a. COMMERCIAL.....	76
	b. RECREATIONAL.....	78
	c. RESIDENTIAL.....	79
	d. EDUCATIONAL.....	81
	e. CIRCULATION.....	82
	SUMMARY OF FINDINGS, ECONOMIC OBJECTIVES.....	83
5.	<u>VISUAL IMAGE CONDITIONS</u>	85
	a. COMMERCIAL.....	87
	b. RECREATIONAL.....	88
	c. RESIDENTIAL.....	88
	d. EDUCATIONAL.....	
	e. CIRCULATION.....	89
	GENERAL OBJECTIVE	89
	SECTION SUMMARY-SURVEY AND ANALYSIS.....	90

VI. <u>EVALUATION</u>	91
The most critical problems.....	91
The relationship of problems.....	92
The most critical objectives.....	92
Qualifications.....	93
The feasibility of objectives.....	93
Vehicles for community development.....	94
Existing major physical planning elements.....	95
Summary of Evaluation.....	97
VII <u>POLICIES AND STANDARDS</u>	98
1. <u>PHYSICAL CONDITIONS?</u>	98
a. Commercial Facilities.....	98
b. Recreational Facilities.....	100
c. Residential Facilities.....	102
d. Educational Facilities.....	103
e. Circulation Facilities.....	103
2. <u>SOCIAL CONDITIONS</u>	104
3. <u>ORGANIZATIONAL CONDITIONS</u>	104
Fitzgerald Community Council.....	104
a. Commercial.....	104
University of Detroit.....	106
4. <u>Economic CONDITIONS</u>	
5. <u>VISUAL IMAGE</u>	107
<u>COMPREHENSIVE PLANNING FRAMEWORK</u>	107
VIII. <u>PROPOSALS</u>	
Introduction.....	108
synectics.....	108
Residential Units.....	109
General Policy Recommendations.....	109
Major New Land Use Proposals.....	111
a. Commercial.....	111
b. Recreation.....	111

c. Residential	111
d. Circulation.....	111
e. Visual Image.....	112
Clarification-Staging.....	112
Neighborhood Center.....	113
Recreation Spines.....	116
Conclusions-Proposals.....	119
IX. <u>MEASURING RESULTANT EFFECTS</u>	120
X. <u>CONCLUDING STATEMENT</u>	121

THESIS STATEMENT

II. THESIS STATEMENT

The topic area for the thesis investigation shall be limited to the Fitzgerald Community. The focus of attention shall be on the internal and unique aspects of the community, rather than on those aspects that are of a regional or typical local nature.

It can be shown that many of the problems that confront this community are typical to any similar sector of the Detroit area. However, there are several problems and conditions that may be analyzed and solved within the context of the community.

The thesis, then, attempts to describe the existing activities and conditions that are of importance to this community and to state the problems that are confronting it. The forces for growth and change will be analyzed and evaluated with specific objectives for the community being laid out. Ways of meeting these objectives will be proposed in the form of policy recommendations and physical proposals.

A specific area of concentration resulting from comprehensive studies will be analyzed and developed, leading to a schematic architectural solution.

IV. HISTORICAL CONTEXT

Detroit is one of America's great cities. Covering an area of approximately 140 square miles, it has a population of 1,618,000, and serves as a mother city to 3,762,000 people reaching from Ann Arbor, Pontiac and Toledo.

Detroit is "the birthplace of the shopping center" and the home of one of the largest in the world-Northland.

HISTORICAL CONTEXT

The population statistics for Detroit show a continual increase from the time this original frontier post became an American possession until the mid-1950's when it began to drop.

There were several periods of rapid growth in Detroit. The CRP describes Detroit as three cities--the Inner City, the Middle City, and the Outer City. Johnson, Johnson and Roy place relatively the same areas in a more historical context of 1) the Old City. Most of Detroit's houses, stores and industry built over 60 years ago were contained in a compact area, generally defined by Grand Boulevard. 2) The Middle-Aged City. By the second decade of the twentieth century, Detroit was synonymous with "automobile." Factories for mass production were the magnets which developed the crescent of growth beyond. Grand Boulevard reaching along the major arteries to the city limits provided for Detroit its greatest building boom. 3) The New City. An area totaling 40 square miles of predominately single-family homes built since 1934, comprises what is called the New City. Since the war, the suburban population has grown at increasingly faster rates than the city of Detroit. Between 1960 and 1962 the three counties of Wayne, Oakland, and McComb had a combined growth rate of 4%, while Detroit's growth rate decreased by 2.5%.

The Fitzgerald Community lies in the transitcore area from the Middle-Aged City to the New City. The city has expressed that "perhaps the greatest challenge to Detroit lies in the renewal of the Middle-Aged City." It is within this general context that we can view the Fitzgerald Community. Unlike homes in the Inner or Old City, the homes in the Middle-Aged City and Fitzgerald Community were built with the protection of a building code. While this housing is essentially sound, there are several environmental deficiencies which act as detriments to the area. Besides the non-conforming land uses, the area's major problem is a result of its plotting. Narrow lots, many of them thirty feet in width, characterize over 1/4 of the Fitzgerald Community. Surveys have shown that in many neighborhoods in the Middle City over 30 percent of the housing has less than six feet of side yards between structures.

The streets, narrow and laid out in a gridiron pattern, encourage through traffic and are often clogged with parked cars. These conditions, while less severe on the periphery of the Middle City, are still a problem. The area definitely lacks recreation space with only one acre per 1,000 persons.

The majority of the structures in the Middle City can be conserved, but the environmental deficiencies need correction.

REGIONAL IMPACT

There are several regionally significant aspects that will further clarify the Fitzgerald Community's current situation. Perhaps the first of these is the post World War II phenomenon of "urban sprawl," or the flight from the cities to the suburbs. In part, this sprawl resulted from a general increase in the population. Coupled with a booming economy, Detroit was put on wheels by the automobile. The extensive expressway system we know today began to make it easier to get in and out of the older, decaying Inner City. Northland took shape just north of the John C. Lodge expressway extension and the City of Detroit limits of Eight Mile Road. Today Northland is more than one of the world's largest shopping centers. It is described by planners as a potential metropolitan core or central city, second only to downtown Detroit. A new office, hotel, and apartment complex is nearing completion and it is valued at 300 million dollars.

The Fitzgerald Community is only a short ten minute drive away from this center, via the expressway that cuts through the lower half of the community boundaries. By the same means, the Detroit CBD is only a 20 minute drive.

The advent of the automobile as a necessity has introduced a powerful new type of community for urban residents. In addition to the community of place, the "community of TIME" now plays a critical role in determining the activity patterns of the city.

For the residents of the Fitzgerald Community is it no different. Mobility has increased dramatically. Choice is maximized. An individual is given access to the best facilities that are available. If he drives for five minutes he can just as easily drive for 25 minutes.

If this regional mobility factor is true for commercial based ventures, it is equally true for places of employment, recreation, and social activity patterns. The Fitzgerald Community, a one mile square patch in the regional pattern, is as equally subject to regional structure, function, and change as any other similar area. It should be apparent that from almost any viewpoint, the Fitzgerald Community is not an entity unto itself. It is tied to the region and the city in a life and death manner.

FITZGERALD COMMUNITY

In 1817, a surveying crew came through the area that is now Northwest Detroit and laid out the section roads that later became the main thoroughfares of the area. Farming was the occupation of the original pioneer families and they usually settled on the high ground mainly north of Puritan. The strip of land between Puritan and Fenkell was swamp and never was farmed. It was this area that was subdivided first. Subdividing started in earnest in the mid 1920's, except for the commercial land and the wooded area around Marygrove College, founded in 1922.

The landscape changed little after this time with the exception of the commercial land, which was not fully built up until the post World War II boom.

The City of Detroit annexed the Fitzgerald Community portion of the old Greenfield Township in 1922.

The final physical change of major consequence was the construction of the John C.

Lodge Expressway in the 1950's which removed homes and businesses from the built up half mile unit between Puritan and Fenkell.

Perhaps a more current subject for consideration here is the evolution of the Fitzgerald Community Council in the 1960's.

Mr. Bunge, the present Recreation Chairman of the Council, has been working on a book concerning the Fitzgerald Community, and excerpts from his preliminary draft are presented below:

"David Mitcham is the former Executive Vice President of the Fitzgerald Community Council, Maurice Lamar is a member of the Board of Directors. Although their contributions as officers of the Council have been significant of much more significance is the role they played in the dramatic events that led to the founding of the Council.

The Mitchams and the Lamars were the first Negro families to move into the Fitzgerald area. Being persons of experience and intelligence they were perhaps not surprised at the manifestations of hostility which followed their moving into their new homes. Jeering crowds, rubbish and garbage on their lawn, and tar spilled over their driveway were some of the annoyances experienced by the Lamars. The methods of the Mitchams' new neighbors were more subtle and sophisticated. Politely, and pleading for sympathy and understanding, they called upon Mr. Mitcham and presented alleged facts and figures showing, they said, how his family's presense in the community was causing them to suffer great financial loss because of the resulting decline in property value. Though offered a good price Mr. Mitcham was not persuaded to resell his new home to them.

Marvin Schwab and Roy Hebert are two Catholic laymen who, at about the time the Mitchams and Lamars were moving into the neighborhood, had attend a meeting in their church sponsored by the Archbishop's Committee on Human Relations. Convinced of the need for action to promote racial justice, these two men began to mobilize the

neighborhood. They sought and obtained the cooperation of the Protestant ministers in the area. The pastors recruited key laymen. Someone thought to call the president of the Fitzgerald PTA. A meeting was held and an organization called itself the NEAR NORTHWEST COORDINATING COUNCIL was formed. This was October, 1961. The NNCC set boundaries for itself including a much larger area than that now served by the Fitzgerald Community Council. It did not see itself as a permanent community organization but rather as one which would initiate and co-ordinate action by the churches and other groups from which it drew its membership and then fade out expecting the work to be continued by these other organizations.

In early 1962 it conducted a series of four meetings in Post Junior High School. Racial equality was the theme with one evening devoted to each; employment, education, housing and community acceptance. The meetings were open to the public, were fairly well attended and at least one of them was picketed by members of an existing home owners group passing out segregationist and anti-semitic literature (a rabbi and other Jewish speakers were on the program).

Following the series of meetings, the steering committee met to consider the future. Among the members representing the area, adjacent to the Fitzgerald School there was much interest in forming a Community Council such as the Bagley Community Council which had been organized a few months earlier in the adjoining Bagley School District. A committee was chosen to draft a constitution and bylaws. These were adopted and officers elected in April of 1962. In June of that year the Council was certified as Non-profit Corporation by the Corporation and Securities Commission of the State of Michigan. The area served by the Council, as defined in the constitution, lies between Fenkell and McNichols extending west from Livernois to Wyoming, and south of Florence, to the Lodge expressway.

An elaborate statement of purpose was approved by the new organization and

incorporated in its constitution. A condensed and simplified three point version was later published as follows:

1. To know and make known the many advantages of our neighborhood.
2. To know ~~and~~ its need and work to make it an even better place in which to live for every family.
3. To uphold the right of every family to housing of its own choosing.

...Key moves in the Council can be clearly seen from the level of activity chart. The first round of membership was based on a strategy of nonviolent acceptance of Negro housing purchases. The support came from church and civil rights humanists and had "law and order" sentiment on its side. The period lasted from October of 1961 to July of 1964. By that time the original purpose was long since fulfilled and the Council was declining in membership and activity. Most other Councils in the city have yet to recover from this crisis of purpose.

However, in July of 1964, the Council was persuaded to tackle the real estate block busting tactics. This time the entire neighborhood was united though the Negro community was at first confused. Block busters use racism to sell houses. This eventually disgusted the Negro community especially when it was made clear that block busting was not necessary to obtain housing. The white community immediately joined the anti-block busting crusade and the real estate industry was isolated and eventually pressure caused a large segment of the real estate men to favor open housing. The sensational and true charges that whites were being discriminated against

allowed civil right champions to defend white rights and politically pull the rug out from under the racists all the way to the State Capitol. The second phase saw a rejuvenation of all Council activities to over ten times the previous peak. It also saw the advent of heavy city wide publicity.

...Starting in the fall of 1965 the Council began a third phase--the Americanization of a community. This strategy is to deepen the unity of the neighborhood... It hopes to institutionalize the process of neighborhood rejuvenation in the areas of education and housing on the permanent basis necessary for that task.

...As the council has evolved it has discovered that nothing ruins an attempt at integration more surely than making integration the subject of activity. Integration is an attempt to forget about a greatly unnatural stereotyping of people. It cannot be done by constantly harping on the theme since this actually heightens feelings of self-consciousness. It is done by stressing the common problems of the neighborhood and being sensitive to the different needs of different groups. The Council has learned this through consistent embarrassing experiences where the rule was violated. Gradually the various diverse strands of the community have produced a total community "plan." ...As its center is a democratic concern for the needs of our neighbors. It is necessary to read the remainder of the report to understand us. But in a sentence there is the evolution of Fitzgerald from an anti-mob violence group to a total way of life--The Americanization of a neighborhood. If Fitzgerald can make it, perhaps urban America can."

As the organized representative of the community, the Council continues to address itself to the needs of the residents. It is a source for individuals to identify within a meaningful way. It will play a critical note in any proposal that will affect the community.

SURVEY AND ANALYSIS

V. SURVEY AND ANALYSIS

INTRODUCTION

In a broad and general sense, the preceding sections have been seeking to place the selected area into its proper context. But the purpose of this study limits the degree to which any analysis can be conducted on the regional or metropolitan characteristics. The situation then presents itself in this fashion: to focus on one limited area subject to myriads of internal and external activities and influences. This is much different from approaching an area with the intention of centering on one specific human activity.

buffeted by change

The activities and patterns that are at play in the Fitzgerald Community are rooted in tangible and intangible sources. Social values parallel religious, economic, and personal values. Private and public parameters and interests overlap and intersect. Commercial activities serve but also oppose residential activities. Church groups, city agencies, schools and individuals all try to address themselves to the problems that an area buffeted by change has brought them...values, behavior patterns, and physical form.

APPROACH

What is needed then is a statement of basic approach to be used in dealing with the Fitzgerald Community--an hypothesis. We will assume that a document that analyzes the specific present problems and future potentials of this community can be utilized by the people that are the community itself as an effective tool to aid in the improvement of the community. For if a community knows itself from within and is

able to realize its potentials and is able to communicate its nature, its problems, and its desires to those entities who are in positions to effectuate change--then it shall have made a significant move in the critical effort of community self-betterment.

We will assume that this approach of internal initiation through heightened social consciousness is possible and that it is desired. And "social consciousness" here means the awareness of and response to human needs and potentials of others.

The approach employed can be called micro-planning for community action and development. As such the concern shall be with problems, objectives, and proposals that will affect primarily the Fitzgerald Community.

Therefore, in order to more effectively deal with the Fitzgerald Community it will be necessary to understand just why the problems that exist are problems. It will be necessary to clarify why certain objectives are desirable, and it will be necessary to substantiate why certain policy recommendations and proposals will be effective. Once this substantiation is developed, the ways and means of meeting the objectives must be outlined. Vehicles must be identified or established to implement programs, policies and physical changes in the community. Finally, an actual planning framework must be laid out that includes a physical design strategy.

SURVEY CLASSIFICATION SYSTEM

To begin, we must determine just what the Fitzgerald Community is and how it presently functions. All facts of the community must be surveyed and this necessitates the use of some classification system that will allow the most beneficial analysis to result. In words, a method of categorizing must be used that can relate in some continuous fashion, the problems, objectives, and recommendations. Survey methods used in the planning process vary according to the end purpose of the particular study. But "all planning

starts with and is for people." In the survey we want to find a method to impart continuity in talking about the community--about the people in the community. The method used here is by no means definitive--at best it can serve as a means.

The facets of the community are broken down into several primary conditions.

1. PHYSICAL CONDITIONS
2. SOCIAL CONDITIONS
3. ORGANIZATIONAL CONDITIONS
4. ECONOMIC CONDITIONS
5. VISUAL IMAGE CONDITIONS

Under each one of these categories above, five specific aspects are listed for analysis.

- a. COMMERCIAL
- b. RECREATIONAL
- c. RESIDENTIAL
- d. EDUCATIONAL
- e. CIRCULATION

In schematic form this classification system provides a degree of cross checking while still leaving flexibility.

QUALIFICATIONS

The first section of the report, SURVEY AND ANALYSIS, will contain the bulk of the material in this report. It is in this section that the problems confronting the community will be stated and analyzed.

From these problems and objectives the policies and proposals will filter out in a more succinctly presented fashion. Certain aspects of the community will find emphasis under only one category, while others will find emphasis in another. For example, the educational aspects will receive more emphasis under the social conditions of the community than under the organizational conditions.

PHYSICAL CONDITIONS

LAND USE INVENTORY

There is a typical pattern of land use in the Fitzgerald Community, similar to that of the rest of the outer city areas. Strip commercial ventures line the main East-West and North-South arteries, enclosing a residential community that has its street pattern orientated in a predominately North-South direction. The internal residential pattern is interrupted by the Fitzgerald-Post School complex, the Marygrove College Campus in the Northwest corner of the community, and by the John C. Lodge Expressway "river valley" that bisects the lower half of the community.

A generalized land use map shows quite a rigidly structured community.

GENERAL ANALYSIS

For the purpose of this investigation, the one square mile area is considered the

Fitzgerald Community. The structure of this square breaks down into four quadrants. Within these quadrants there are smaller sub-communities that are harder to differentiate. The Detroit Community Renewal Program analysis divided the Fitzgerald sub-community into six planning areas. An excerpt from their report will clarify their method.

"The CRP study involved the collection of large amounts of physical, social and economic data. To simplify data handling, an appropriate defined planning area which would be both meaningful and functional had to be adopted. The planning area also had to represent an area that could serve as a renewal project, containing the requirements of size, location and land use usually associated with urban renewal.

The City Plan Commission master plan offered a community pattern and neighborhood unit pattern which are based on senior high and elementary schools respectively. However, these patterns were considered too large for use as planning areas.

A new map was therefore drafted, with the following criteria serving as the basis for delineating planning:

1. Average size of area - 100 acres (no less than 50 acres nor more than 200 acres).
2. Area Boundaries: Salient physical features such as railroads, expressways, major highways, changes of

land use, water or changes of topography were used.

3. Minimum crossing of census tract boundaries.
4. Recognition of the Master Plan Generalized Land Use.

Sub-Communities

Due to the large number of areas (861) created by this definition, it was necessary to further identify groupings of these areas. A sub-community pattern, which had been devised by several social agencies in the city, was modified and used for this purpose."

Later in this thesis report, an even more detailed structural and planning breakdown will be possible.

Further analysis of this land use pattern will present a more revealing picture.

I. PHYSICAL CONDITIONS

A. COMMERCIAL

The commercial facilities can be broken down into three categories: 1) consumer goods facilities, 2) consumer service facilities, 3) general business. These categories yield still further classifications and an example is shown below:

I. CONSUMER GOODS

A. CONVENIENCE - NECESSITY

1. drugstores
2. restaurants - neighborhood
3. small grocery
4. bakery

B. COMPARISON

1. clothing stores
2. appliance
3. specialty stores - records
4. Food Markets - supermarkets

II. CONSUMER SERVICE

A. PERSONAL

1. beauty shops
2. laundry

B. PROFESSIONAL

1. Financial - banks, loan offices
2. Legal - lawyer, real estate
3. Medical - doctor, dentist
4. Technical - printer, engineer

III. GENERAL BUSINESS

- A. OFFICE USE
- B. WHOLESALE
- C. STORAGE

The General Business category attempts to include those facilities that do not deal with or depend on the individual community resident for their operations. There will be some facilities that will present a borderline case between General Business and Professional Consumer Service; however, the criteria for classifying them will depend on whether or not they are orientated primarily to use by the Fitzgerald Community.

The series of maps that follow attempt to show how the physical facilities break down according to the above analysis breakdown. The blocks of each of the commercial streets have been numbered, and a compilation of the actual use in March, 1966 appears in the appendix.

ANALYSIS

Analysis of these surveys will reveal several critical facets and problems of the physical commercial facilities.

1. There is a lack of adequate off-street parking for those consumer enterprises that still need such facilities.
2. There are many vacant commercial facilities.

TOTAL: _____ out of _____.

PARTICULAR:

- a) The burned out bowling alley on Puritan at Santa Rosa.
 - b) The old Kelly Chevrolet facilities on McNichols.
3. There is a high incidence of undesirable land usage on Livernois Avenue.
 - a) The low quality used car lots from Florence to the Expressway.
 4. There are distinct sets or groupings of high retail consumers orientated facilities along McNichols, Puritan and Fenkell.
 - a) Puritan avenue forms the commercial spine of the community.
 - b) The North-South streets facilities are predominately general business and not community based.
 5. Many of the necessity type enterprises do not have the most

advantageous location to benefit from the neighborhood patterns.

In general terms, the character and desirability of the commercial streets declines as one moves south from McNichols, which is best, to Puritan, and then Fenkell, which is in the worst condition.

GENERAL OBJECTIVE

At this point, only a general objective can be presented.

TO IMPROVE THE PHYSICAL CONDITIONS OF THE
COMMERCIAL VENTURES ON THE MAIN ARTERIES
OF THE COMMUNITY.

I. PHYSICAL CONDITIONS

b. RECREATIONAL

The category of recreational facilities can be broadened to include any leisure facilities. These facilities can be generally analyzed according to adult and children usage. These then can be sub-divided into public facilities, commercial facilities, and private facilities, and differentiated as to outside and inside facilities.

Example

I. Adult

A. Public

outside--golf courses, zoo

inside--libraries, museums

B. Commercial

outside--amusement parks, beaches

inside--taverns, bowling lanes

C. Private

outside--country clubs, yard, church

inside--home, church

II. Children

A. Public

outside--baseball fields, alleys

inside--gyms, pools, parks, libraries

B. Commercial

outside--

inside--theatres

C. Private

outside--yards

inside--home

In surveying the physical facilities for recreation we will restrict the area of investigation to that area within the immediate reach of the Fitzgerald Community. The map shows an area within approximately a ten-minute-drive radius with locations of major leisure facilities pin pointed. The intention is to limit the investigation to facilities that would most likely be used most frequently by people from the community.

Within the actual boundaries of the community there is a different situation regarding physical recreational facilities.

ADULT-PUBLIC

The public aspect of the adult leisure facilities within the community is almost non-existent. The facilities of Post Junior High School include a gymnasium, swimming

pool, and playgrounds. However the indoor facilities are primarily for the use of the students. The outside facilities have been described as "an anti-playground" consisting of one huge area of crushed glass and rough gravel, all enclosed by a high chain-link fence.

Palmer Park, to the near east of the community, is a city wide park primarily for the enjoyment of adults and families from the entire northern section of Detroit. Golf course, picnic areas, active play areas, tennis and the covered paths are available.

ADULT-COMMERCIAL

The physical facilities of a commercial nature are ample but mostly in one type of adult leisure activities. These are the bars, taverns, and small neighborhood night spot facilities.

ADULT-PRIVATE

The private facilities for adults consist of residential yards and church facilities. There is one large VFW Post Hall on Puritan and one on Fenkell.

CHILDREN-PUBLIC

The Fitzgerald Post School, complex is the major public outside and inside leisure facilities for children in the community. The indoor pool is small but effective and the gym is adequate. However, the "anti-playground" nature of the outside play area actually discourages children from playing on it.

The LOLLO TOT LOT on Puritan is a city park of approximately 17,500 square feet. The tot lot is designed to serve the needs of the pre-school children, and as such it is a supplement for the home yard. It is currently deficient in play apparatus and

equipment. It is wooded and centrally located however, and has received ample use by the pre-schoolers in the area plus undesired use by teenagers.

There are not other standard public leisure facilities within the community for children. The nearest public libraries, excluding the limited school libraries when plotted on a map, fall considerably out of the walking distance of most of the children in the community.

CHILDREN-COMMERCIAL

There are not standard outdoor commercial recreation facilities for children in the Fitzgerald Community. There are many "unofficial" inside commercial leisure facilities within the community--drugstores, record shops, grills--but in terms of programmed facility, such as a movie theatre, there are none. The Varsity movie theatre, just north of Six Mile Road on Livernois, has been closed for over a year, and is currently for sale or lease.

It is interesting to note that in terms of open space playgrounds, the commercial facilities in the community provide frequently used baseball and football surfaces in the form of asphalt parking lots. One such lot on Puritan is lodged between a bar and a funeral home. The funeral director is not too happy about the football games. The alleys and side streets also are more frequently used than the designated school facilities.

CHILDREN-PRIVATE

Although most of the yards in the community are small, they still provide play space for the younger age groups. The home and church facilities supply private inside facilities for the leisure time of community children. Marygrove College has opened up a small section of their property to the children, and it is used for baseball and football.

ANALYSIS

The existence of Palmer Park as a city park in proximity to the community is a positive asset. However, a good neighborhood or community plan does not exist for parks and recreational facilities providing for the needs of the less-mobile children and adults. There are really no neighborhood parks in the community that could provide facilities such as walks, benches, picnic facilities, landscaping, shade trees, and pleasant views.

There are several standards used in recommending gross area for park facilities. Kevin Lynch states "one and one quarter acres per thousand people will be required for playgrounds serving the 6-12 age group." Another standard suggests two acres per 1,000 persons for playfields and parks within 1/2 mile walking distance.

The Fitzgerald Community (census tracts 203,264) has approximately 14,000 people. This should yield between 17.5 acres and 28 acres. The facilities within the community only total about 13 acres, and that includes the two school buildings on the 11 acre Post Fitzgerald site.

The critical aspects of the recreation situation are presented below:

1. There is a lack of outdoor park and playground facilities of neighborhood nature in the community.
2. The existing playground facilities on the school site are in disuse because of the poor physical conditions of the site, and lack of equipment and apparatus.

At this point in the analysis of the community, only general objectives can be presented. The Social and Organizational Sections will survey and analyze different

aspects of the leisure and recreational situations. These include recreational programs, population characteristics, crime statistics and the educational conditions in the Fitzgerald Community. When this is completed, more detailed objectives can be delineated.

GENERAL OBJECTIVES

1. TO IMPROVE THE EXISTING CONDITIONS OF THE RECREATIONAL FACILITIES IN THE COMMUNITY.
2. TO PROVIDE ADDITIONAL LEISURE AND RECREATION SPACE AND FACILITIES IN THE COMMUNITY.

I. PHYSICAL CONDITIONS

c. RESIDENTIAL

A survey of the PHYSICAL CONDITIONS of the Residential situation can be gleaned from the 1960 census.

Selected basic data shall be presented in table form and is supplemented by descriptive maps. It should be noted here that in compiling census information, areas are designated as "census tracts" if they can be assimilated into somewhat of a homogenous unit showing fairly similar population and housing characteristics. While the population composition has changed since the compilation year of 1959, the housing conditions have not changed that significantly. If anything they have declined slightly.

1960 CHARACTERISTICS OF HOUSING UNITS			
	263	264	Total
All housing units	2,432	2,157	4,589
Owner occupied	1,380	1,492	2,872
% of total	56.5%	69.5%	62.5%
Deteriorating	96	64	160
Median rooms	5.1	5.3	-
2 + units in structure	1,327	1,842	4,172
<u>Year built</u> - 1950-60	12	63	75
1940-49	90	252	342
1939-	2,330	1,842	4,172

Value in thousands of dollars

less than 5	5	5	10
5 - 9.9	362	272	634
10 - 14.9	524	632	1,156
15 - 19.9	50	245	295
20 - 24.9	-	27	27
25 +	-	-23	23
Median	\$11,000	\$12,600	-
Number of blocks within tract with home value less than 10,000 dollars	21/84	2/35	-

ANALYSIS

As can be seen from the figures, the larger, newer, more expensive and better conditioned homes are in the area of the community north of Puritan and west of Woodingham in census tract 264. There is a greater percentage of single housing units in this northern sector of the community.

Using the indications, portrayed in map form, an attempt has been made to describe and locate the "soft areas" in the physical, residential conditions of the community. A "soft area" can be defined as an area highly subject to change due to poor physical and social conditions within it.

Here we are concerned with the indicators that focus on the physical problems. The indications used are: lots with width less than 35 feet; lots with depth less than 114 feet; homes valued at less than \$10,000; blocks with predominately frame homes; blocks with no side drives.

The Community Renewal Program survey conducted in 1965 by the City of Detroit indicated that this area would meet Federal eligibility requirements as a Code Enforcement area. The area was found to be basically a sound one, showing early signs of blight. Blighting code violations are presented in over 20% of the primary structures, and there are numerous environmental deficiencies present. These include unpaved, overgrown, unsightly alleys and poor berm conditions on the peripheral streets.

The major physical housing problems exist in the southeast section of the Fitzgerald Community. When community pressure for an adult park was exerted two years ago, a survey by the Detroit Planning Department identified a residential area bounded by Pilgrim, Monica, Midland and San Juan as the most feasible area based on the physical conditions and resulting financial feasibility of acquiring the property.

GENERAL OBJECTIVE

TO STABILIZE THE NEIGHBORHOOD IN TERMS OF THE
QUALITY OF THE HOUSING.

I. PHYSICAL CONDITIONS

d. EDUCATION

The schools in the Fitzgerald Community are the one common artery that link the residents to a common purpose. Fitzgerald Elementary School and Post Junior High School are visual symbols for the community. The quality of these schools is the constant concern of the parents in the community with school age children. And they should be concerned, especially at a time when so much depends on the quality and level of educational achievement. The school then, through their physical facilities and the children that they teach serve as a unifying element in the everyday process of the Fitzgerald Community.

The educational complex is located almost exactly in the center of the Fitzgerald Community. The northern part of the site is devoted to the Ella Fitzgerald Elementary School, to the south is Post Senior High School.

The Fitzgerald School, in January of 1967, had an enrollment of 2080 students in a school building with a capacity of 1,400 students. Post Junior High School had an enrollment of 1,870. The extent of the overcrowding can be evaluated as critical.

A map of the school boundaries shows the area serviced by the schools.

The change in population composition in the area is one reason for the overcrowded school conditions, and the expanded school boundaries beyond Livernois is another. A more detailed view of the educational conditions will be taken up in a subsequent section in SOCIAL CONDITIONS.

ANALYSIS

Expansion of the physical educational facilities at Fitzgerald or Post is definitely not

desired by the community. Everyday approximately 4,000 children explode from these two schools into the neighborhood, pouring down Puritan avenue, creating traffic hazards for the students and vehicles. The main in equity centers around the educational handicaps that are imposed on the students and teachers. The present teacher/student ratio is well over the recommended 1/25 ratio. The result is a poorer quality of education.

GENERAL OBJECTIVE

TO ALLEVIATE THE OVERCROWDED CONDITIONS AT
FITZGERALD AND POST SCHOOLS.

I. PHYSICAL CONDITIONS

e. CIRCULATION

Circulation systems have been surveyed according to several classifications depending on the scope of the study. For the purposes of this study the following breakdown will be used.

VEHICULAR

Expressways - limited access
Major Thoroughfares
Neighborhood collector streets
Alleys
Parking

PEDESTRIAN

Walks
Alleys

Roughly 29% of the land area of 725 acres in the community is devoted to streets. This figure does not include the alley system which is usually an 18 foot right-of-way that runs the full length of the block.

There are 19 streets that run North and South, only three of which run the full length of the community, and 10 streets running east and west, five of which do not run through from one side of the community to the other.

The expressway, submerged 20 feet below the normal grade of the community, has two interchanges, one at each edge of the community. There are three vehicular overpasses

located at Livernois, Greenlawn, and Wyoming. The John C. Lodge Expressway is Detroit's federally designated interstate, north-south highway. With this expressway an immediate access to the community, the resources and services of the entire region are available to the residents. The interchanges and sloped sides of the expressway are covered in the standard "tundra" grass, and present a bleak, unshaded scar as a reference point for the river valley that isolates the commercial and residential areas on both sides. Five pedestrian bridges provide access across the expressway.

Livernois, with eight lanes in 120 feet, is one of the major thoroughfares in Detroit. Running along the eastern boundary of the community, this street, by its very breadth, hinders easy cross-movement of pedestrians between blocks. This is particularly true between Puritan and McNichols. It is here that constant movement occurs for students and personnel from the University of Detroit across the street. Livernois may well carry an increasing volume of through traffic calling for a redesign of the avenue--possibly depressed slightly.

On the collector streets parking is permitted on both sides of the street and this often leaves room for only one car to pass thru.

ANALYSIS

In terms of the physical problems of the circulation, several situations can be listed. Refer to maps.

1. There are 16 problem intersections on the main streets that prevent easy cross-movement from the collector streets.
2. The flow pattern of the non-thru collector streets isolates the area east of Greenlawn and west of Paririe, resulting in only north-south movement.

3. There is a lack of adequate off-street parking for residential areas without drives.

GENERAL OBJECTIVE

TO ELIMINATE THE INTERNAL CIRCULATION
PROBLEMS IN THE COMMUNITY.

I. PHYSICAL CONDITIONS

SUMMARY OF FINDINGS

GENERAL OBJECTIVES

a. COMMERCIAL

TO IMPROVE THE PHYSICAL CONDITIONS OF
THE COMMERCIAL VENTURES ON THE MAIN
ARTERIES OF THE COMMUNITY.

b. RECREATION

TO IMPROVE THE EXISTING CONDITIONS OF
THE RECREATIONAL FACILITIES IN THE
COMMUNITY.

c.

TO PROVIDE ADDITIONAL LEISURE AND
RECREATION SPACE AND FACILITIES

c. RESIDENTIAL

TO STABILIZE THE NEIGHBORHOOD IN TERMS
OF PHYSICAL QUALITY OF THE HOUSING.

d. EDUCATIONAL

TO ALLEVIATE THE OVERCROWDED CONDITIONS
OF FITZGERALD AND POST SCHOOLS.

e. CIRCULATION

TO ELIMINATE THE INTERNAL CIRCULATION
PROBLEMS IN THE COMMUNITY.

II. SOCIAL CONDITIONS

INTRODUCTION

Human behavior and its resultant effects cannot be neatly catalogued into social factors, economic factors, political, or psychological factors.

So too, the community and its people cannot be things analyzed in isolation. "The community is a dynamic organism composed of transactions between man and man and between man and environment." The community as a living cell it is the dynamic relationships of the human components that must be understood. And they must be understood as process, with the principle of change inherent to the operation of living.

In surveying the social conditions of the community in this report, the above viewpoint must be kept paramount. And although it is necessary to talk about the social conditions in analytic terminology, we must not fall into the trap of viewing the community as a grouping of static components.

a. COMMERCIAL

It is difficult to discuss only the social aspects of the commercial element of the community. The relationship is really one of socio-economic dependence. The role that commercial ventures play and the impact they have can be discussed. These ventures play a dependent role and as such they exist as a result of and a translation of the needs of the population they serve. The type and conditions of commercial ventures there are indicate the type of community or area that they are located in. As such businessmen should have vested interest in the social nature of the community.

This is particularly true for those commercial enterprises that are primarily dependent on

the immediate Fitzgerald Community for their livelihood. At present there is not significant organized commercial group to act as a vital social link between the business community and the residential community.

ANALYSIS

The location of these community centered commercial entities establishes certain social identity modes. The proximity of location establishes distinct pedestrian movement patterns within the community--creating identifiable service areas. Refer to map.

A larger percentage of owners of businesses and commercial ventures in the community do not live in the community. This fact would tend to lessen the stake that they would have in the maintenance and improvement of the commercial conditions.

Retail trade follows the population, which is currently still pouring into the suburban areas of the region. Coupled with the growth of centers like Northland, the strip commercial ventures, like those in the Fitzgerald Community, have undergone a transition from consumer orientated facilities to non-consumer facilities such as wholesale distributors, general office use, and storage facilities.

A more pertinent exploration of this situation will be undertaken under the ECONOMIC CONDITIONS of the community.

GENERAL OBJECTIVE

At this point a general objective can be presented concerning the commercial aspect of the SOCIAL CONDITIONS:

TO ACHIEVE ADEQUATE INVOLVEMENT OF THE
COMMERCIAL INTERESTS IN THE OPERATIONS
OF THE COMMUNITY.

b. RECREATION

In our society today there is more leisure time available to all age groups. This results from shorter work weeks and longer vacations, and technological change that has created an employment base that is less active in a physical sense, thus necessitating outlets for unexpended energies. For the young adult, there is increased social-economic pressure to continue educational achievement on through the college level. Job responsibility comes at a later age for these individuals, and places many of them in a state of limbo between childhood and adulthood.

The physical facilities available to the Fitzgerald Community have been mentioned previously. The need for more space, facilities and programs for recreation has become one of the primary issues in the community, especially as represented by the Fitzgerald Community Council.

Of particular concern is the problem of the Negro teenager, 14-19. The meeting place for these young adults has been the local drugstores and parking lots. Several "gangs" exist to provide a source of social interaction and personal identity for these teenagers. To provide for the leisure time of the teenagers, the community Council has recently helped set up a working teen club that has officers and sponsors dances in the community churches. A jukebox has been donated for their favorite pastime of dancing. In March, a store front on Puritan was rented by the club and plans are being developed to turn this 15 x 55 foot vacant store into a teen club or community youth club. They are going to call it The Inferno.

In social terms the individuals of this age group in the community have been "displaced persons." Their needs are not recognized and their actions that often result from frustration are not correctly understood.

In the Fitzgerald Community, the only entity that is actively working with this problem is the Community Council. Their Recreation Committee has dedicated leadership and has provided many recreational and social programs for the needs of the community at large and for the needs of individual age groups:

1. Summer baseball league for children.
2. Annual "kids day" at the University of Detroit Stadium.
3. Clean-up days for LOLLO TOT LOT.
4. Ensured the future installation of a "MAGIC SQUARE multi-purpose play surface on the school playground.

The Council is also responsible for initiating the proposal for a neighborhood park in the community. At the present time there is no public open space for adults to spend their leisure time. There is no park situation that could provide a facility for residents to meet and mutually enjoy the benefits of a natural surrounding.

ANALYSIS

Recreation programs and facilities have become the topic for a real issue in the community. The problem centers around the needs of the teenager. As an issue it has provided a point of unity for the community through the Community Council.

GENERAL OBJECTIVES

1. TO PROVIDE ADEQUATE RECREATION PROGRAMS AND FACILITIES FOR THE TEENAGERS.

2. TO PROVIDE NEEDED COMMUNITY OPEN SPACE
FOR ADULT USE.

c. RESIDENTIAL

In this section the characteristics of the community population shall be considered.

The population composition has changed dramatically in the Fitzgerald Community in the past six years. The non-white population has gone from 0.3% in 1960 to an estimated 50% in 1967. In a like manner, it is assumed that many other characteristics have also changed that will affect the nature of the community. Occupation, educational level, and the number of school-age children are prime indicators for determining the nature of the change. Its population is at its peak, and unless the density is allowed to change through rezoning, the numerical population will remain stable, with a definite ceiling to it.

The community is made up of two census tracts, which include exactly the one square mile bounded by Livernois-Wyoming, and McNichols-Fenkell. Census tract 263 is that area south of Puritan, and tract 264 is that area north of Puritan. For the purpose of this enumeration, these tracts will comprise the Fitzgerald Community. A description of the population characteristics of the community in 1960 will give us a basis for comparison to the present situation. In order to achieve a general comparison, figures from the 1960 census that apply to the subcommunity immediately east of the Fitzgerald Community will be used. The justifications for this decision are:

1. This area has approximately the same population density, same locale in relation to the University of Detroit, expressway, and commercial patterns.
2. In 1960 this area showed a non-white population of 56.6%, which is similar to the estimated percentage in Fitzgerald.
3. No other comprehensive data of this type is available at this time

without a substantial sampling survey in Fitzgerald.

In the discussion that follows, reference will be made to the following code numbers and the areas that they stand for.

- 10A Fitzgerald Community-General
Livernois-Meyers, McNichols-C&O R.R.
- 10B College Park (Eastern Subcommunity)
Livernois-Highland Park boundary, McNichols-D.T.R.R.
- 10C Bagley-Hampton (Northern Subcommunity)
Woodward-Meyers, McNichols-Pembroke

263, 264 Fitzgerald Community-Actual

Please refer to the map for the actual location of these areas and their relation to one another.

The eastern subcommunity, 10B, was recognized as a limited problem area by the city around 1960, and a large part of the area has been designated as a non-assisted conservation area. In 1966 the Fitzgerald Community, 263, 264, was designated as the city's first federally assisted code enforcement project. For these reasons of similarity in timing and because of its population composition in 1960, this area, 10B, will be taken as generally representative of the General Fitzgerald Community, 10A, in 1967. Area 10C will be used as a third control and point of comparison.

1960 CENSUS EVALUATION	*		
	10A	10B	10C
Median income	\$ 6,892	\$ <u>5,776</u>	\$10,135
Percent of managerial, professional, or technical workers	22.8%	<u>19.6%</u>	47.8%
Percent labor-service	10.2%	<u>19.9%</u>	4.2%
Percent manufacturing	33.3%	27.1%	18.1%
Percent non-white	<u>0.3%</u>	<u>56.6%</u>	0.4%
Percent owner-residence	69.0%	62.0%	73.0%
Median value of homes	\$11,700	\$10,300	\$19,300
Median number of people per housing unit	3.1	3.5	3.0
Rank on a city scale of 1-49, with 49 being the highest ranking of all subcommunities in Detroit	40	<u>36</u>	49
Density-people per square mile	12,677	13,518	7,837

Age Distribution

Under 6	2,957	2,711	2,287
% of total	9.8%	<u>13.1%</u>	5.9%
6-13	3,332	3,311	4,852
% of total	11.0%	<u>16.1%</u>	12.6%
14-17	1,701	1,032	2,807
% of total	5.6%	5.0%	7.3%
18-24	3,424	2,021	2,543
% of total	11.3%	9.8%	6.6%
25-64	15,470	9,845	21,103
% of total	51.1%	47.7%	54.7%
65 +	3,402	1,708	5,023
% of total	11.2%	8.3%	13.0%

School Age - 1964 School Census*

Total under 5	2,660	1,792	1,732
Total 5-19	6,656	6,046	8,827
Total Children	9,316	7,838	10,559
Total # of families	9,761	5,970	13,327
Ratio of children/family	0.95	1.31	0.79

School Enrollment	Fitzgerald	Post
Winter of 1965	1,690	1,680
October of 1966	2,217	1,874
Winter of 1967	2,080	1,800

As a limited means of checking the previous data, a more specific picture of the community will be described by figures pertaining to census tracts 263, and 264 the areas south and north of Puritan between Livernois-Wyoming, and McNichols-Fenkell. It should be noted that there is a rather distinct difference in the figures for these two tracts in the 1960 census material, which again, is assumed to have changed radically in 263.

Census Tracts 263, 264 - Fitzgerald Community-Actual	1960		
	263	264	Total
Total Population	6,769	6,882	13,651
Population/household	2.91	2.99	
School Enrollment	1,345	1,880	3,225
Public elementary	556	509	1,065
Public High school	250	322	572
Total 5-19	1,353	1,476	2,829
Total under 5	582	450	1,032
Total Children	1,935	1,926	3,861

ANALYSIS

From an analysis of the figures presented and from others not noted here, and from experience in these areas, several statements can be made concerning the probable population characteristics of the current Fitzgerald area. The purpose of enumerating these characteristics is to elicit general relationships and shifts in the population that will be used to establish particular demands and needs. The changes that have occurred have affected the nature and function of the community and will be helpful to explore some of these conditions.

The percent of managerial, professional, and technical workers has declined in the community, resulting in a drop of the median income from the 1960 level. As the older residents of the community have moved or died, they have been replaced by families that are larger and have larger numbers of children of school age. The decline in income has resulted in a somewhat lower level of home maintenance over the last six years. The increase in the percentage of larger families has resulted in a larger strain on community facilities, especially the school system, recreation facilities and the law enforcement agencies. Many of the residents that have moved from the community previously sent their children to parochial schools. Today, as non-Catholic families move in, the demand is increased on the public schools. Coupled with the economic aspect of the problem, the racial shift has caused a slight decrease in the home values in the community.

racial composition

The racial composition of the Fitzgerald Community cannot be ignored, but in a like manner, it should not be overplayed. In 1960 the Negro population in the community was 0.3% and it is estimated to be about 55% in 1967. This proportionate increase in the Negro population is not unique in the community or in Detroit. That segment of the population that has been leaving the Detroit area is the younger white families with children. The middle aged and elderly whites who are beyond the child rearing

years have tended to remain in the city. As a result, those most needed for re-establishing racial balance--younger families with children--are leaving the city in substantial numbers. This is the typical cycle of urban out-migration.

the community council

However, what is not typical is the way in which the Fitzgerald Community eventually reacted to the influx of Negro families. The Fitzgerald Community Council was formed in response to the initial violence that accompanied the first Negroes into the community. Since 1962 the Council has:

1. Successfully stopped block busting real estate practices.
2. Established and operated an open-housing referral service in offices on McNichols.
3. Achieved equal racial representation on its board of directors.

An ideal seemed to take hold in the Council that the best way to achieve a good community relations was to work together for the good of the entire community. More recently it has discovered that nothing ruins an attempt at integration more surely than making integration the subject of activity, and they have turned their efforts to the problems of all people--problems of education, recreation, and the quality of the physical conditions of the neighborhoods.

student housing

Another peculiar aspect of the social condition of the residential element of the community is the large number of students from the University of Detroit who reside

in homes within the community's boundaries. The files of the University show 724 students in off-campus housing. Approximately 450 of these live in the Fitzgerald area. In the three streets west of Livernois alone there are 125 students. Although these students do not have a long term stake in the community, they do avail themselves of certain community facilities and add a desired element of diversity to the community.

TOTAL OFFENSES 2 MONTHS - 3 YEAR PERIOD

Census Trace	1967 Feb.	Total	1967 Jan.	1966 Feb.	Total	1966 Jan.	1965 Feb.	Total	1965 Jan.
263	53	<u>139</u>	86	30	<u>76</u>	46	14	<u>39</u>	25
264	53	76	<u>129</u>	25	39	<u>64</u>	18	19	<u>37</u>
Total	106	<u>286</u>	162	55	<u>140</u>	85	32	<u>76</u>	44

Source: RECORDS DIVISION, DETROIT POLICE HEADQUARTERS

MAJOR CRIMES IN THE 12TH PRECINCT

1955 - 2,753	1961 - 3,617
1956 - -	1962 - 5,014
1957 - -	1963 - 5,163
1958 - -	1964 - -
1959 - 3,672	1965 - 9,924
1960 - 3,811	1966 - 11,168

The inclusion of an analysis of the area crime here does not mean to infer that the offenders are from the community. In 1963, Youth Bureau statistics showed 283 boys apprehended for offenses who lived in the 12th Precinct. This number was the second lowest of all precincts in Detroit. In 1966 there were ____ apprehended.

The point is that criminal offenses have increased, in the area and create a critical social problem in the community.

A table is presented that shows total offenses by scout car area for the 12th Precinct compared to the 10th Precinct and the 14th Precinct. The 10th Precinct is immediately south of Fitzgerald Community and has been one of the serious problem areas. The 14th Precinct is presented for control purposes.

TOTAL OFFENSES BY SCOUT CAR AREA - JANUARY & FEBRUARY, 1967

Scout Car:	12th Precinct		10th Precinct		14th Precinct	
	February	January	February	January	February	January
1	48	84	87	85	48	45
2	57	72	130	101	18	25
3	59	55	79	62	81	83
4	108	117	101	85	18	17
5	34	52	22	27	67	96
6	33	27	101	137	63	80
7	43	73	76	88	51	55
8	54	80	58	104	61	61
9	89	120	28	50	28	36
10	61	87	67	75	75	104
11	72	89	76	91	23	26
12	60	69	67	88	68	36
13			52	67	53	38
14			77	72	27	41

15	101	123
16	74	88
17	23	29
18	40	37

Source: RECORDS DIVISION, DETROIT POLICE
HEADQUARTERS

The Fitzgerald Community is primarily patrolled by scout car #9, with only expressway falling into the area of scout car #10

A map is presented of the locations of major offenses in the area of the community. The majority of offenses are:

1. Breaking and entering either a business place or a dwelling.
2. Breaking and entering or stealing - automobile

The offenses occur primarily on the strip commercial streets and their intersections. There is no doubt that criminal offenses are increasing. Inspector Shoemaker of the Detroit Police Records Division states that "crime is increasing six times as fast as the population is increasing." The crime problem is not solely a community problem or even a local problem. Easy solutions are not available.

GENERAL OBJECTIVES - RESIDENTIAL

1. TO ACHIEVE RACIAL STABILITY IN THE COMMUNITY.
2. TO ENCOURAGE GREATER SOCIAL INTERACTION OF

THE RESIDENTS

- 3. TO REDUCE THE INCREASING INCIDENCE OF
CRIMINAL OFFENSES IN THE COMMUNITY**

d. EDUCATIONAL

Fitzgerald and Post schools are the only public schools within the community. Catholic schools in the area are outside of the boundaries and draw mostly white elementary students.

The racial composition of the public schools that serve the Fitzgerald Community appears below:

	White	Non-White	Total
Fitzgerald Elementary	350	1,857	2,217
Post Junior High	190	1,684	1,874

CENTRAL RACIAL DISTRIBUTION OF STUDENTS BY HIGH SCHOOL AREAS 1964

High School	White	Non-White	Total
Central	0.4%	99.5%	13,902
MacKenzie	35.5%	64.5%	19,786
Mumford	37.5%	62.2%	13,181
Cooley	85.0%	15.0%	13,804

The Fitzgerald PTA membership is the third largest in the state and gives indication of the concern of parents over the quality of the education being offered in the school. Besides the overcrowding condition mentioned previously, there is a concern over the nature of the curriculum being offered. A movement has been in operation to

"Americanize the curriculum." In broadest terms, this is an effort to enrich the curriculum by including elements of ethnic and racial history--with the hope of founding an objective understanding of racial and ethnic backgrounds and of eliminating prejudice in the education of young children.

GENERAL OBJECTIVE - EDUCATION

TO ENRICH THE OVERALL CURRICULUM OF THE
SCHOOLS IN THE COMMUNITY.

e. CIRCULATION

The circulation system has been surveyed adequately under the PHYSICAL CONDITIONS section. It can be stated again, however, the patterns of movement set up and the barriers to movement, coupled with other physical conditions, has set up distinct social groupings in the community.

The John C. Lodge Expressway has had the most detrimental effect on the community. It has amputated one residential and commercial element of the lower half of the community from what was once a homogenous sub-community.

With the assistance of the Community Council, residents in the area of the Greenlawn exit ramp, successfully petitioned for its closing due to the inordinate traffic load on the residential streets near the school. It is now permanently closed and will be removed.

GENERAL OBJECTIVE

TO ELIMINATE THE ADVERSE SOCIAL EFFECTS OF THE
JOHN C. LODGE EXPRESSWAY.

II. SOCIAL CONDITIONS

SUMMARY OF FINDINGS

GENERAL OBJECTIVES

a. COMMERCIAL

TO ACHIEVE ADEQUATE INVOLVEMENT OF THE
COMMERCIAL INTERESTS IN THE OPERATIONS
OF THE COMMUNITY.

b. RECREATION

TO PROVIDE ADEQUATE RECREATION PROGRAMS
AND FACILITIES FOR THE TEENAGERS.

c.

TO PROVIDE NEEDED COMMUNITY OPEN SPACE
FOR ADULT USE.

c. RESIDENTIAL

TO ACHIEVE RACIAL STABILITY IN THE COMMUNITY.

TO ENCOURAGE GREATER SOCIAL
INTERACTION AMONG THE RESIDENTS

TO REDUCE THE INCREASING INCIDENCE OF
CRIMINAL OFFENSES IN THE COMMUNITY.

d. EDUCATIONAL

TO ENRICH THE OVERALL CURRICULUM OF THE
SCHOOLS IN THE COMMUNITY.

e. CIRCULATION

TO ELIMINATE THE ADVERSE SOCIAL EFFECTS
OF THE JOHN C. LODGE EXPRESSWAY.

III. ORGANIZATIONAL CONDITIONS

At this point it is felt that enough general survey information has been presented in detail. The remaining sections will try to deal with the various analytic categories in topic form, and will develop in detail only those aspects of the community process that are unique, and need explanation.

Under this section of ORGANIZATIONAL CONDITIONS, the institutional aspects of the community will be surveyed, including governmental services and agencies and shall replace the usual sub-headings.

a. THE FITZGERALD COMMUNITY COUNCIL

I. A NON PROFIT CORPORATION SINCE 1962 WITH CONSTITUTION AND BY-LAWS

22 MEMBER BOARD OF DIRECTORS

COMMITTEES

RECREATION

EDUCATION

BEAUTIFICATION

CODE ENFORCEMENT

MEMBERSHIP - GENERAL, 426

MEETINGS - GENERAL 6/YEAR

BOARD 12/YEAR

SERVICES

NEWSLETTER, BI-MONTHLY

HOUSING OFFICE REFERRAL

SUCCESSFUL ACTION - SELECTED

COOPERATED IN PRODUCTION OF TELEVISION

DOCUMENTARY ON THE COMMUNITY

CLOSED GREENLAWN EXPRESSWAY RAMP

COOPERATED IN INITIATING FEDERAL CODE

ENFORCEMENT PROPOSAL AND PROGRAM

It is through this Council that the individuals in the community achieve added identity as members of the "community." It is a common organization with a clear purpose that provides programs and opportunities for the residents in the community to participate in and benefit from. The Council itself does not represent a problem per se. On the contrary, it is a moving, dynamic, and significant force in the area, that has won local and national acclaim. One individual in authority has said that there are two citizen

organizations in Detroit that are listened to, West Central Organization and the Fitzgerald Community Council. As an organization representing over 13,000 people, they are in a position to command the anxious ear of many politicians. If there is a problem, it is in determining how to expand the effectiveness of the Council.

GENERAL OBJECTIVE

TO EXPAND THE EFFECTIVENESS OF THE COMMUNITY
COUNCIL TO A GREATER PERCENTAGE OF THE
COMMUNITY RESIDENTS.

block clubs

There are nine block clubs in the community which form a more detailed organization to represent the residents. Only one of the block club presidents is on the Executive Board of the Community Council. A map shows that they are clustered into three distinct areas, with the northeast quadrant and the area south of the expressway being the only major areas without any block clubs.

b. INSTITUTIONS

The primary institution to be considered here will be the University of Detroit, which borders the Fitzgerald Community on its northeast edge.

Outside of the normal "overflow" of an urban university into the surrounding community, the University of Detroit has not fully taken advantage of the opportunities or

responsibilities it has for community involvement and development. Since it would be beneficial for the university to preserve and upgrade the surrounding community for its own benefit alone, it must be said that the university has been very ineffective to date. The situation has existed in the past due to many reasons, perhaps chief among these being the very parochial nature of this religious, private university. There was also no need for the university to become concerned about the neighborhood until around 1959. Up to that time the area was "white, middle class, and Catholic" and the University of Detroit catalog makes note of the fine wooded residential community surrounding the growing campus. Obviously the situation has changed.

Beyond the point of moral responsibility however, there are definite facts that would indicate cause for the university's involvement in the community:

1. There are approximately 750 students living off campus in neighborhoods around the university, and approximately 485 of these students live in the Fitzgerald area. In the three streets west of Livernois alone, there are 125 students in houses of the community.
2. The university owns property and facilities along Livernois' West side, and there are several related commercial enterprises that support the university by providing service to students, staff, and faculty.
 - a. Foley Hall Women's Dormitory (150)
 - b. Faculty Club
 - c. St. Francis Club (90)

- d. O.T.C. Club house
 - e. Restaurants, bars, discount stores, theatres, laundaries, clothing stores, and other supporting facilities.
3. Many of the faculty and young married graduates and married students reside in the community, to be at easy access to the university.
 4. There are students from the Architecture School and the Residence Halls actively involved in the Community Council operations and the Educational system and programs such as tutoring, substitute teaching, and student teaching.

Several aspects of the University of Detroit's future expansion plan will have an affect on the community, and should be of concern in this light to the university and the community:

1. There currently is a petition for the closing of Florence Avenue to facilitate this expansion.
2. The construction of a parking garage adjacent to Livernois.
3. Room for 1,000 more students is being planned for, with the long range transition toward a totally residential campus.
4. The extension of the actual campus to the John C. Lodge Expressway at Livernois.

5. The possible construction of a residence hall for seminarians and programs on this campus for Jesuit training.
6. The expressed need by Father Malcolm Carron for a "major entrance to this campus...We do not want to become a cloister."

GENERAL OBJECTIVES

The effects that the University of Detroit's growth will have on the community behooves the administration of the university to become involved in community improvement as well. The technical and financial resources that are available to the university should be channelled into programs, services, and physical improvements for the area surrounding the University of Detroit.

TO SIGNIFICANTLY UTILIZE THE FINANCIAL AND
TECHNICAL RESOURCES OF THE UNIVERSITY OF
DETROIT FOR COMMUNITY IMPROVEMENT.

c. GOVERNMENTAL SERVICES AND AGENCIES

CODE ENFORCEMENT PROJECT - NEIGHBORHOOD IMPROVEMENTS

PROGRAM

Besides the normal community services available to the Fitzgerald Community, there is a federally funded code enforcement project. The program is the first such project set up in Detroit. It went into operation in the summer of 1966 and will run until July 19, 1969. This type of project is designed for use in those areas of a community that are relatively sound, yet are sufficiently deteriorating to call for a planned systematic approach to bring them up to standard in a reasonable period of time. The primary method used in this type of project is the application of building and housing codes.

Since it has been initiated in part by the community and since community participation is an essential ingredient in the program, it will be helpful to clarify the purpose, scope, and ramifications of what is now called the Neighborhood Improvements Program.

Statement explaining the basis for selection of the area:

- a. "Community Renewal Program survey data of the city of Detroit indicated that the area would meet Federal eligibility requirements. The area is basically a sound one, showing early signs of blight. Blighting code violations are present in over 20% of primary structures, and at least two environmental deficiencies are present.

Unpaved, overgrown, unsightly alleys are one of the major environmental deficiencies. The conditions of curbs and berms on peripheral and main thoroughfares is another environmental deficiency.

- b. The area is adjacent to an existing non-assisted conservation area, carrying the (city's) policy of building on to existing projects.
- c. The structures in the area conform to basic building and housing code requirements. This indicates the problems is one of fixing up scattered violations rather than wholesale renovation.
- d. The citizens of the area through the Fitzgerald Community Council have requested a code enforcement program for the area. This indicates active citizen support can be expected for the program. The F.C.C. has traditionally shown a sophisticated concern for the deeper social and physical problems of the neighborhood and has gained familiarity with the purposes and operation of neighborhood conservation and code enforcement through steady liaison with the field office for the adjacent College Park non-assisted neighborhood conservation project, and by representation on the city-wide advisory committee for neighborhood conservation. It is therefore a community familiar to and on friendly terms with the LPA. This is important in a program with the novel aspect of close house-to-house scrutiny for code enforcements in a relatively new and stable neighborhood.

- e. There is 78% home ownership in the area based on a simple survey.
- f. Income in the area is satisfactory for this project. The median income is \$6,760 as compared with the City (of Detroit) median of \$6,069 - based on conservation data."

These statements were taken from the program manual of the project. Certain eligible improvements under the provisions of the Federal legislation for Code Enforcement Grants (Section 117) are to be used as credit to cover the City of Detroit's one-third share of the total program expenditure. Eligible as credit toward the one-third share are the following improvements:

- 1. Streets
- 2. Curbs, gutters, and public sidewalks
- 3. Alleys
- 4. Street lighting
- 5. Traffic signs and lights
- 6. Street name signs
- 7. Street tree planting

Public improvements to be provided under the program are:

- 1. As part of Detroit's one-third share

Street lights	\$261,500
Street resurfacing	60,000
Alley paving	311,705
Street tree planting	8,000

II. As other public improvements

Sewer and Water maintenance and improvements

Close permanently the Greenlawn expressway ramp

Alley resurfacing - 5,200 lineal feet

Curb repair - 60,000 lineal feet

Sidewalks - all broken sidewalks to be repaired

Berm-area between sidewalk and curb to be paved on
peripheral thoroughfares and commercial strip
streets

Intersection sidewalks-repair and replace 15,000 square
feet.

The cost of alley paving will be paid for by assessment of the one third share of the cost to the property owner, with the cost of sidewalks on commercial and residential streets being paid for by full assessment of the property owners. The estimated number of buildings to be demolished in the program:

Residential garages	175
Residential primary	2
Commercial	1

The general plan and schedule for bringing all properties in the project area into compliance with the comprehensive system of codes:

- a. Education and communication - Community support
- b. Field office establishment
- c. Home inspections
- d. Violation notice
- e. Non-compliance measures

- f. Technical and financial advisory services - 3% loans
- g. Resolve hardship cases

ANALYSIS

The nature of this program should be quite clear from the information presented here. So should its limitations. Again, like the Community Council, if there is a problem here it is in determining how to fully utilize the programs and funds now available. As it is laid out, the code enforcement project is essentially a treatment type of effort, which, at its level of operation, is hardly undesirable. It was felt that an intensive code program would be able to stop increasing blighted conditions and provide certain incentives for necessary and required home improvements. So the program is a definite advantage to the community.

GENERAL OBJECTIVE

TO ACHIEVE THE MAXIMUM BENEFITS FROM THE
CODE ENFORCEMENT PROJECT.

d. COMMUNITY ACTION NEIGHBORS NORTHWEST (C.A.N.N.)

This organization is in the embryonic stage of development. Its area is shown on the map.

Purpose:

1. **To promote greater understanding and cooperation among institutions, organizations and individuals.**
2. **To originate programs and coordinate activities when wide participation is needed to address the problems of the community.**

Objectives:

1. **To take advantage of the local college and university interest in and concern for their neighborhood, and to form a resource through which university-community cooperation can further develop.**
2. **To provide a framework wherein religious organizations, business groups, and health institutions can work with citizens to maintain and improve conditions to their mutual benefit.**
3. **As a non-profit corporation to obtain funds when needed to implement programs which promote the goals of the organizations.**

Action Goals:

1. **To promote excellent education at all levels. To promote inter-**

cooperation of school systems - public, private and parochial - in order to bring the attention of all the citizens to the problems of the schools as they effect the educational and cultural welfare of the children.

2. To promote an open housing market. To cooperate with citizens groups working for open housing throughout the metropolitan area.
3. To further the development of well-planned recreational facilities for children and adults.
4. To insure well-maintained city services - zoning, law enforcement and transportation.
5. To increase participation in community councils.
6. To develop new leadership among able, non-involved people to assist those already committed to action.
7. To improve land use and commercial development.
8. To support cultural events offered throughout the community. To implement new approaches to cultural programs which will provide a vehicle for shared experience and understanding at all age levels.

ANALYSIS

This group, on a larger scale, represents the same generating motive that initiated the Fitzgerald Community Council in 1962. However, due to the larger area encompassed

by C.A.N.N.'s boundaries, they will be able to exert substantially greater power in effectuating policy and program implementation. The area represents part or all of five CRP major community planning areas, whereas Fitzgerald Community Council represents part of one planning unit.

C.A.N.N. represents a method for councils like Fitzgerald to coordinate their programs into a much broader schema. This new organization has several problems to overcome, one of which is how to ensure an adequate representation from the sub-communities within its boundaries. At the present time the proposal calls for a minimum of 45 members on the Board of Directors. Forty-five members would have serious problems as an efficient decision making, policy leveling body.

GENERAL OBJECTIVE

TO ACHIEVE A COORDINATED AND EFFECTIVE
RELATIONSHIP BETWEEN THE FITZGERALD COMMUNITY
COUNCIL AND THE EMBRYONIC COMMUNITY ACTIONS
NEIGHBORS NORTHWEST.

III. ORGANIZATIONAL CONDITIONS

SUMMARY OF FINDINGS

GENERAL OBJECTIVES

- a. FITZGERALD COMMUNITY COUNCIL
TO EXPAND THE EFFECTIVENESS OF THE
COMMUNITY COUNCIL TO A GREATER
PERCENTAGE OF THE COMMUNITY RESIDENTS.
- b. UNIVERSITY OF DETROIT
TO SIGNIFICANTLY UTILIZE THE FINANCIAL
AND TECHNICAL RESOURCES OF THE UNIVERSITY
OF DETROIT FOR COMMUNITY IMPROVEMENT
- c. GOVERNMENTAL AGENCIES & SERVICES
NEIGHBORHOOD IMPROVEMENTS PROGRAM
TO ACHIEVE THE MAXIMUM BENEFITS FROM THE CODE
ENFORCEMENT PROJECT.

IV. ECONOMIC CONDITIONS

a. COMMERCIAL

Larry Smith, of Larry Smith & Company has performed a marketing analysis of the Northland Shopping Center operation since its opening. He has found that its yearly sales have consistently doubled what was originally projected. The main reason is that Northland's marketing reach has also doubled what was predicted for it. In other words, twice as many people have been taking advantage of the commercial facilities at Northland.

This finding briefly sums up the economic problems of the commercial ventures in the Fitzgerald Community. The commercial facilities cannot compete for the market that Northland has captured.

Also, any retail trade investors contemplating the potential of the Fitzgerald Community will hold off investing to ascertain three things:

1. The effects of the code enforcement project.
2. The actual expansion plans of the University of Detroit.
3. Community mobilization for stabilization.

Land costs along Livernois are still prime value, selling for approximately \$300.00 per lineal foot. This cost factor has also discouraged speculative development.

GENERAL OBJECTIVE

TO IMPROVE THE ECONOMIC CONDITIONS AFFECTING

**THE COMMERCIAL VENTURES ON THE MAIN
ARTERIES OF THE COMMUNITY.**

b. RECREATIONAL

Problems

Lack of adequate local funds to implement recreation improvements

Lack of financial backing from private sources such as the University of Detroit.

GENERAL OBJECTIVE

TO ACHIEVE ADEQUATE FUNDS FOR THE
IMPROVEMENT OF RECREATIONAL FACILITIES
IN THE COMMUNITY.

c. RESIDENTIAL

The economic conditions of the residential element center around the financial ability or inability of the residents to maintain and improve their homes. There should be no problem of achieving the minimum financial ability now that the code enforcement project is in operation:

"Since the primary purpose of this project is to encourage as much housing rehabilitation and renovation as possible, special long-term, low-interest (3%) loans of up to \$10,000 will be available to all owners. Special cash subsidies for code required repairs will be available to occupant-owners with incomes of less than \$3,000 per year. Architecture, contractual, financial and supervisory assistance will be also available."

The market value of the land in the area of the University will be subject to fluctuation depending upon their growth plans. There are two exterior directions of growth as pointed out in a study conducted by the firm of Johnson, Johnson, and Roy. One is south to the expressway, west of Livernois, and the other is west across Livernois to Marygrove College, south of McNichols.

The C.R.P. report states:

"It is expected that in five years the University will be ready to expand southward into a 50-acre area bounded by Livernois, Florence, Fairfield and the John C. Lodge Freeway. This expansion will take place, however, only if the land is made available through urban renewal... The University of Detroit's plans are still tentative and are further complicated by the fact that the area they want to expand into probably will not qualify for redevelopment.

GENERAL OBJECTIVES

TO UTILIZE THE FINANCIAL MEANS TO STABILIZE
THE RESIDENTIAL COMMUNITY.

d. EDUCATIONAL

The educational problems in the Fitzgerald Community, as well as in the city, can be traced to the State Fiscal Budget, especially that affecting the educational budget. It has been indicated by Board of Education members that the solution to these problems can only be accomplished by thorough state fiscal reform.

GENERAL OBJECTIVE

TO ELIMINATE THE ECONOMIC BARRIERS AFFECTING
THE IMPROVEMENT OF THE COMMUNITY SCHOOLS.

e. CIRCULATION

The code enforcement project has funds allocated for the improvement of streets, berms, sidewalks and alleys.

Their financial efforts will bring the existing circulation system back up to standard, adequate condition. More funds would be needed for several substantial improvements that would improve the community.

The John C. Lodge Expressway, as a part of the federal interstate highway system, qualifies for funds under the Highway Beautification Act of 1965, which is allocating about \$200-million.

GENERAL OBJECTIVE

TO ACQUIRE FUNDS FOR THE IMPROVEMENT OF
THE CIRCULATION SYSTEM OF THE COMMUNITY.

IV. ECONOMIC CONDITIONS

SUMMARY OF FINDINGS

GENERAL OBJECTIVES

a. COMMERCIAL

TO IMPROVE THE ECONOMIC CONDITIONS
AFFECTING THE COMMERCIAL VENTURES ON
THE MAIN ARTERIES OF THE COMMUNITY.

b. RECREATION

TO ACHIEVE ADEQUATE FUNDS FOR THE
IMPROVEMENT OF RECREATIONAL FACILITIES
IN THE COMMUNITY.

c. RESIDENTIAL

TO UTILIZE THE FINANCIAL MEANS AVAILABLE
TO STABILIZE THE RESIDENTIAL COMMUNITY.

d. EDUCATIONAL

TO ELIMINATE THE ECONOMIC BARRIERS AFFECTING

THE IMPROVEMENT OF THE COMMUNITY

SCHOOLS.

e. CIRCULATION

TO ACQUIRE FUNDS FOR THE IMPROVEMENT

OF THE CIRCULATION SYSTEM OF THE

COMMUNITY.

V. VISUAL IMAGE SURVEY

The total image of a community is formed through long association with it and is soaked in memories and meanings. Most often, perception of the community is not sustained, but rather partial, fragmentary, and mixed with other concerns. Nearly every sense is in operation and the "image" is the composite of them all. To an individual it is the meaning that his environment has for him.

There can be meaning as evidenced in social and functional structures of the community, and there can be meaning as evidenced in the visual structure of a community. In this final section of the SURVEY & ANALYSIS, we shall investigate the visual image of the Fitzgerald Community.

Just as we can read the character of and personality of a man by observing the sequence of his expressive actions, so too can we read the character of the community. These surface expressions of the community can be grouped under the headings below:

I. NATURAL COMPONENTS

A. STATIC-landscaping, topography

B. MOVING-people

II. MAN-MADE COMPONENTS

A. STATIC-buildings, circulation floor, street furnishings

B. MOVING-vehicles, lighting

Without a doubt, the man-made components of the community dominate the visual structure and image of the community. All of the other conditions within the community

that were mentioned previously have significant impact on the visual character of the area. The most dominant of these in terms of scale and intensity are listed below:

POSITIVE

1. The University of Detroit campus on the eastern boundary of the Community gives definition to the edge of the community, and also acts as a physical and visual barrier. Several of its structures give a vertical relief and orientation point to the surrounding area for up to 1/2 mile. The tower, and its bell, and the new administration center at Livernois and Florence are the prime man-made structural images that have definite, positive relationship to the community.
2. Marygrove College and Immaculata High School, in the north-west corner of the community acts as a wooded pivotal point for that corner and edge of the community. Again, it too acts as a physical and visual barrier, especially for that residential area bordering its southern perimeter. Seven of the 17 internal community feeder streets "deadend" into Marygrove Drive on the southern edge of the campus. Its long, formal "snake" fence, and the extreme density of the landscape on this campus form a distinct and desirable visual image for the community to relate to.

NEGATIVE

1. The John C. Lodge Expressway, with its sharp, undeveloped grade change forms a physical barrier as well as an ironic historical orientation point.
2. The monotonous commercial construction pattern of Puritan,

McNichols, and Fenkell renders an undesirable appearance to the commercial stores and the residential housing behind it.

3. The density and character of the housing in the older sections of the community.

The negative or undesirable aspects can be developed in greater detail.

a. Commercial

1. The shallow building set backs and narrow sidewalks create an undesirable "corridor" street effect.
2. The poor visual organization of graphic advertising.
3. The undesirable appearance of the used car lots on Livernais.
4. The lack of shade trees for sidewalks.
5. The poor building and sidewalk lighting.
6. The miscellaneous undesirable land use ventures.
7. The inadequate off street parking.

3. The overgrown, ill-kempt berm areas.
- b. Recreational
1. The under-developed and barren appearance of the community playground space.
 2. The lack of any visual identity for the community and the community council through any common facilities or institutions other than the neighborhood schools.
- c. Residential
1. The overgrown, poorly light, and ill-kempt alleys.
 2. The overcrowded street parking situation.
 3. The miscellaneous lots with two homes.
 4. The high percentage of homes with small front and back yards.
 5. The lack of adequate trees and landscaping
 6. The high percentage of homes with narrow passage between adjoining houses.
 7. The overall poor residential street lighting conditions.

8. The monotonously uniform 1-2 story scale of the residences in the community.
- d. Educational
 - e. Circulation
 1. The immensity, or overposing scale of the expressway.
 2. The undesirable condition of the permanently closed Greenlawn expressway ramp.
 3. All alleys.
 4. The poor condition of major intersections as entrances to the community.

In Fitzgerald there is adequate reason to be concerned about the visual quality of the environment. Many of the proposals contained in this study will have a positive effect on the visual image of the community. At this point, it is enough to state a general objective for the community.

GENERAL OBJECTIVE

TO DEVOTE SPECIFIC EFFORTS TOWARD THE IMPROVEMENT
OF THE VISUAL IMAGE OF THE COMMUNITY.

I. SURVEY & ANALYSIS

SECTION SUMMARY

This past section of SURVEY & ANALYSIS has been a tedious task to compile and no doubt has been anything but a literary gem to read. I can make no excuse for my prosaic efforts, but the material at hand has to be broken down into some system that affords a detailed and logical method of description and analysis.

The general objectives that have been presented under the sub-headings are just that-- general, and in the next section of the report they will be evaluated. This will entail the determination of the most critical problems facing the community, the interrelating of those objectives that are similar or contingent, and the establishment of levels of priority considerations for solutions to these problems and objectives.

EVALUATION

VI. EVALUATION

With this evaluation, we hope to narrow down the parameters at play in the community and prepare the way for the required policies and programs.

THE MOST CRITICAL PROBLEMS

The most critical situation is the adverse effect that a poor socio-physical environment has on the people who make up the community. All other problems must relate back to the degree that they adversely affect the people most directly concerned. All objectives must basically relate to this tenet.

The remaining major, critical problem situations are;

1. PHYSICAL

- a.) overcrowded school conditions
- b.) blighted areas of housing
- c.) inadequate recreation and leisure facilities
- d.) inadequate off-street parking
- e.) internal circulation problems
- f.) expansion of the Fitzgerald Elementary School boundaries

2. SOCIAL

- a.) the population shift in the community that has resulted in a state of racial transition
- b.) large numbers of school age children
- c.) increasing crime in the community

3. ORGANIZATIONAL

- a.) lack of any real financial involvement by the University of Detroit in community development
- b.) the limited penetration of the Fitzgerald Community Council in reaching a majority of the residents

4. ECONOMIC

- a.) commercial shift from consumer-oriented facilities to non-consumer facilities
- b.) State Fiscal Budget as it affects the school allotment

5. VISUAL IMAGE

- a.) visual monotony of the community as a whole
- b.) undesirable appearance of the John Lodge Expressway
- c.) lack of any identity for the community and the community council through any common facilities, excluding the school

Many of the major problems center around the children in the community... the overcrowding at the schools and the lack of adequate recreational facilities, open space, and programs. The needs of these children and the conditions that affect them are felt more sharply by the adults than perhaps by any others.

THE RELATIONSHIP OF PROBLEMS

Many of the problems that have been stated in separate analytic terms are actually integrally related. For example, the population shift, the large number of school age children, the lack of adequate recreation space and facilities, and the increase in crime are all problems that are symptomatic of a large urban syndrome. The origins of the Community Council were based on the crises that accompanied the first stage of the shift, and many of their efforts are still of the treatment nature. Ten years ago the University of Detroit had no will to be anxious about the surrounding area, including the Fitzgerald Community. Now the situation is quite different.

The subcommittees in the community will be assigned either a solid value or a soft area value according to the intensity of the interrelating problems affecting them. (Refer to map.) The only real stable or solid area in the community is that area south of Marygrove College and north of Puritan.

THE MOST CRITICAL OBJECTIVES

One question that overrides all others in viewing the problems and objectives of the community is this: **HOW CAN THE UNDESIRABLE CONDITIONS IN THE COMMUNITY BE CHANGED OR IMPROVED?**

The answer to this involves the development of three things:

1. The financial means to improve the community
2. The organizational or leadership vehicles to initiate and administer change
3. The comprehensive planning framework and design strategy to guide improvement efforts.

As such, the two objectives that will receive the most consideration in this thesis are

1. ORGANIZATIONAL OBJECTIVES
2. PHYSICAL OBJECTIVES

RELATIONSHIP OF OBJECTIVES

It is felt that if these objectives can be met, then their results will filter down to effectuate the economic, social visual image objectives.

For the most needed objectives to be met are the SOCIAL OBJECTIVES, of course, but the interrelationships or contingency of the objectives will allow this study to focus on the objectives stated above.

QUALIFICATIONS

With these statements in mind, achieving the educational objectives of the community shall be considered beyond the scope of this thesis effort. The roots of the educational problems are entrenched in the complexities of state and local fiscal operations, and improvements in this area could encompass the whole question of state fiscal reform.

THE FEASIBILITY OF OBJECTIVES

The most feasible objectives are those that deal with aspects of the community that are there already -- physical, organizational, and visual image structures that already exist. The most pliable of these are the ones that are based on people -- the hardest, yet the easiest entity to change ... hardest to change values, easiest to move from one interest to another.

VEHICLES FOR COMMUNITY DEVELOPMENT

In order to better understand the feasibility of achieving objectives, vehicles or implementation must be identified. The possible listing:

- a.) Federal, State and local community development programs
- b.) The Fitzgerald Community Council
- c.) Neighborhood Improvements Program
(Code Enforcement Program)
- d.) University of Detroit
- e.) Marygrove College
- f.) Church organizations
- g.) Private business interests

For the purpose of this study, those entities that are closest to the community will receive the highest priority as the initiators of action that may eventually have to utilize more remote sources. The entities that are of particular importance to the Fitzgerald Community are:

1. Fitzgerald Community Council
2. University of Detroit
3. Neighborhood Improvements Program

It has been the function of those organizations to coordinate and utilize the other tools for community development that have been mentioned. In a more significant fashion, it is hoped that they shall be the vehicles for the future development of the Fitzgerald Community.

One point has remained implicit in the discussion so far, and it should be stated here. A general framework of guidelines in the form of policies, proposals and design strategy has not been developed that would allow these implementation vehicles to involve themselves in a coordinated, directed line of community action.

It is this point at which this thesis aims. Assuming that this comprehensive framework shall evolve in the next two sections, we must

consider here what the barriers to effective action are:

1. AWARENESS OF NEED
2. DIFFUSION OF RESPONSIBILITY FOR INITIATIVE
3. FINANCIAL MEANS FOR ACHIEVEMENT
4. RESISTANCE BY LOCAL DECISION-MAKERS
5. ETHICAL CONSIDERATIONS -- RIGHTS OF INDIVIDUALS

"It has been stated that the public demand for the ubiquitous ball-point pen was nil prior to its development and initial marketing." Richard Duke points out the peculiarity of need awareness and "marketability." For the thesis and the Fitzgerald Community this first barrier to action is critical. If the community is aware of their own critical needs, they will also have the potential to develop "created needs" -- or positive goals. The SURVEY AND ANALYSIS section attempted to provide an organized classification of the community's current needs (problems and objectives). If any potential "created needs" are to come about, it will come through the community's organized representative -- the Fitzgerald Community Council. And if the Council is going to communicate a sense of awareness to the residents and to other outside vehicles, they must have a comprehensive framework to give their actions meaning.

It is the Council'S task to take up the initiative and to involve and utilize the other two vehicles, the University of Detroit and the Neighborhood Improvements Program.

EXISTING MAJOR PHYSICAL PLANNING ELEMENTS

There are certain physical elements of the community that form a skeletal framework, and that should be utilized as advantageous for the community.

1. Marygrove College grounds
2. University of Detroit grounds
3. Fitzgerald-Post school grounds
4. The John Lodge Expressway land form
5. The distinct boundaries created by the major thoroughfares
6. The flat topography
7. The concentration of "soft" areas

SUMMARY OF EVALUATION

A comprehensive planning framework is needed for the achievement of the community objectives. It should act as an effective guide for the Community Council and its associates in initiating directed action toward the resolution of the community's problems. Priority should be given to the physical and visual image conditions of the commercial and recreational elements, and to the acquiring of financial means of implementation. The basis of any action must center around the effects that it will have on the social conditions in the Fitzgerald Community.

POLICIES AND STANDARDS

VII. POLICIES AND STANDARDS

So far we have been talking about what is and what is actually happening. In this section we will develop policies for what should be and enumerate standards by which these policies can be related to the Fitzgerald Community. This section contains the theory and principles that will be used to support proposals to be made in the next section. We will be discussing, for example, what recreation should mean, what its role is in the community, where facilities should be located, and how they should be organized.

The same format that was used in the SURVEY AND ANALYSIS section will be used here. Modifications are applied to facilitate consideration of priority elements, but these should still be adequate. They are the means to relate the problems and objectives to these policies.

1. PHYSICAL CONDITIONS

The physical environment should be a direct and contemporary translation of the needs and desires of the community. The people should not have to adapt to an imposed environment, but should be able to change the environment to coincide with their needs. The physical environment should act as a stimulation for positive social exchange and personal discovery. It should offer a maximum of choice and diversity to the people who will utilize it. The physical environment should be an element to be lived with and through -- not put up with and put on. It should be organized such that it can be easily moved through and identified with in detail. The physical environment should be a tool to aid man in realizing his ultimate potential as a human being.

PHYSICAL POLICIES

a. Commercial Facilities

1. The commercial facilities in the community should exist primarily to serve the needs of the immediate community.

2. The commercial facilities, serving primarily walk-in buyers, should be located in proportion to population densities and ease of pedestrian access.
3. There should be a definite separation of commercial and residential use.
4. Commercial facilities needing off-street parking should have such facilities in adequate quantities.
5. Consumer and non-consumer enterprises should be isolated from each other.
6. All commercial facilities should be oriented to the pedestrian scale and not to the automobile.
7. The commercial walkways should be safe and pleasant without dangerous exposure to street traffic.
8. Undesirable commercial land use should be phased out.
9. Commercial facilities should not intrude on the privacy of adjacent residential property.
10. Convenience and necessity commercial facilities should be consolidated into identifiable areas or units.

The above policies are not meant to be all inclusive, as they are primarily intended for application to the pedular commercial situation in the Fitzgerald Community. However, they indicate the nature of what the commercial facilities should be. Kevin Lynch develops some general standards for small commercial use in his book, Site Planning, that can be applied here.

"About two thirds of an acre/ 1,000 inhabitants is required for neighborhood convenience shopping. This is exclusive of community and central shopping, but includes such facilities as supermarkets, drugstores, laundries, beauty parlors, barbershops, shoe repair shops, and filling stations. This acreage provides for the stores, their access, and customer parking at a ratio of 2 sq. ft. of parking each square foot of selling space. It takes a market area of at least 4,000 or 5,000 people to support a center of any competitive strength and interest, and even this is small."

He indicates that such a neighborhood center should preferably not be devoted to stores alone, but should also contain restaurants, clinics, libraries, meeting rooms, and other common facilities that neighborhoods or communities need. "It should be in close contact with the housing, highly accessible to it and to the 'outside' world."

b. Recreational Facilities

1. There should be adequate recreation and leisure facilities to provide for the needs of the integral community.
2. Neighborhood facilities should provide both indoor and outdoor space and facilities.
3. Outdoor facilities should be provided in the form of tot lots, playgrounds and parks.
4. All facilities should be located in proportion to population density.
5. The facilities should conform to national recreation standards.
6. Indoor and outdoor facilities should be organized for most effective use within the facilities themselves
 - a) Maximum use of facilities
 - b) Maximum flexibility of space and equipment.
7. The needs of recreation and leisure should provide for the needs of the separate age groups.
 - a) Pre-school children
 - b) Elementary children
 - c) Teenagers
 - d) Adults
 - e) Elderly persons

Tot Lot:

In part the tot lot supplements or substitutes for the home yard. The tot lot, or "vest pocket" park, is designed to serve the needs of pre-school children, and should be located with this fact in mind. Facilities may include:

- Space for group games
- Limited types of apparatus
- Benches and shade trees for adult supervision

Neighborhood Playground

This recreational facility is designed to serve the elementary and junior high school student, and should be centrally located in the community, as the Fitzgerald-Post complex is. Facilities should include:

Open areas for active field games, such as softball and ice skating.

Apparatus area.

Paved areas for group activities, such as dancing, roller skating.

Wooded, grassy areas.

Shelter area with rest rooms.

Neighborhood Park

The neighborhood park should be centrally located within each neighborhood or community. A preferred location for the neighborhood park is adjacent to the playground and school complex. It should be the place for passive recreation and leisure activities. It is also desirable, in the case of a larger park, to designate certain areas for active use. These parks should be primarily for the enjoyment of adults and family groups. A variety of facilities and spacial treatment is warranted. Facilities should include:

Walks, benches and limited picnic facilities.

Apparatus areas and shelter facilities.

Areas of tree cover left in a natural state for landscaping, shade and pleasant views.

Possible location for swimming pool, skating rink and sledding areas.

The National Recreation Association suggests (1966) that an urban community should provide 10 acres of recreation land (including schools) for each 1,000 persons.

Another source, Vilican-Leman & Associates, uses the standard of 2.4 acres per 1,000 population for just park and playground sites for areas where lots are less than 12,500 sq. ft. All lots in the Fitzgerald Community are substantially less than this figure. The American Public Health Association uses the standard of 2 acres per 900 population for Neighborhood Playgrounds and neighborhood parks. Detroit's Master Plan uses the standard of 3 acres per 1,000 for major park space.

c. Residential Facilities

1. Dwelling units should conform to local code restrictions.
2. There should be adequate off-street parking for residential facilities.
3. Residential areas should be so structured that there is a proper transition established between single-family and multiple-family areas and between residential and nonresidential areas.
4. Multiple-family housing should be located in close proximity to the expressway.
5. Residential neighborhoods should be relatively self-contained units with easy access to:
 - Elementary school
 - Playground
 - Neighborhood park
 - Neighborhood convenience shopping
6. Residential streets should be designed to serve only the the residences and should discourage any through traffic.
7. The neighborhood unit should be considered the basic planning unit.

d. Educational Facilities

Elementary:

1. A 1/4 to 1/2 mile walk should be required for children attending elementary schools.
2. The school should be centrally located so that children can walk to it in the relative safety of residential streets.
3. Ideally, 400-600 students should be taught within a elementary school.

Junior High:

1. Secondary schools should be centrally located to the area served and should have access to one and preferably two major thoroughfares.
2. Optimum enrollment for a junior high school is 700-1500.

General school policies:

1. Community schools should be organized for most effective use within the facilities:
 - a) There should be adequate facilities for adult and community centered activities.
 - b) Park and playground facilities should be incorporated into the school complex site.
2. Adequate teacher/student ratio is 1/25.
3. School boundaries should coincide with social and physical grouping determinants.

e. Circulation Facilities

1. Neighborhood streets should have a right-of-way of at least 60 feet, with 27 feet for pavement and room for 2 moving lanes of traffic.
2. All streets should conform to engineering design standards.
3. All commercial alleys should be paved.
4. All residential alleys should serve a multiple use purpose.

2. SOCIAL CONDITIONS -

a. Commercial

(See Physical Conditions)

b. Recreational

1. Recreation should be interpreted in its widest scope as leisure activities.
2. Leisure activities should provide the opportunity for social interaction on all levels for all cross sections of the population.

c. Residential

1. Residential units should be composed of homogeneous groupings of people in terms of race, religion and economic level.

d. Educational

e. Circulation

1. Circulation systems should provide a meaningful internal flow pattern for the community.

3. ORGANIZATIONAL CONDITIONS

a. Commercial

1. There should be a representative organization of the commercial interests in the community.
2. There should be commercial representation or agencies dealing with the community.

Fitzgerald Community Council

1. The Council should be **VOLUNTARY**.
It should depend on the participation of interested citizens; it should not be supported by law, but rather by enlightened public opinion.
2. The Council should be representative.
Ideally, it should be a representative of all segments of community life, such as business, youth, religion, etc. It should be composed of representatives of selected agencies and organizations operating in the community.
3. The Council should be dedicated to making the community it represents a better place in which to live for all people.
4. The Council should be an **ACTION** organization, employing preventative measures as well as treatment measures.
5. The Council should not be an isolated entity, separate from the communities that adjoin it.
6. The Council should mobilize communal interests in order to achieve self-determination, coherence and self-consciousness for the

2. SOCIAL CONDITIONS

a. Commercial

(See Physical Conditions)

B. Recreational

1. Recreation should be interpreted in its widest scope as leisure activities.
2. Leisure activities should provide the opportunity for social interaction on all levels for all cross sections of the population.

c. Residential

1. Residential units should be composed of homogenous groupings of people in terms of race, religion and economic level.

d. Educational

e. Circulation

1. Circulation systems should provide a meaningful internal flow pattern for the community.

3. ORGANIZATIONAL CONDITIONS

a. Commercial

1. There should be a representative organization of the commercial interests in the community.
2. There should be commercial representation on agencies dealing with the the problems of the community.

Fitzgerald Community Council

1. The Council should be VOLUNTARY.
- 2 It should depend on the participation of interested citizens; it should not be supported by law, but rather by enlightened public opinion.

2. The Council should be REPRESENTATIVE
Ideally, it should be representative of all segments of community life, such as business, youth, religion, etc. It should be composed of representatives of selected agencies and organizations operating in the community.
3. The Council should be DEDICATED to making the community it represents a better place in which to live for all people.
4. The Council should be an ACTION organization, employing positive preventive measures as well as treatment measures.
5. The Council should not be an isolated entity, separate from the communities and organizations that adjoin it.
6. The Council should mobilize communal interest in order to achieve self-determination, coherence and self-consciousness for the people in the community.
7. The Council should be the common source of power by which a community makes its interests and needs known
8. The Council should have the POWER to exert political influence, to effect social change, and to achieve the means by which the people in the community gain dignity through awareness that they have a voice in determining their destiny.
9. The Council should be the COMMUNICATION vehicle of the community.
10. The communication system in the Council must be two-way. City operations must filter down through the Council to residents, and the needs of residents must flow up to the Council through the channels of block clubs and individuals.
11. The Council should constantly use the approach of being positive in their operations.

The concept of power is a controversial subject. Saul Alinsky defines power as "organized energy". He elaborates on what he means when he says,

"A true understanding of the principles, practices, purposes or the actual character of any popular organization, whether it be for economic, political, religious or social goals such as community organization---demands an understanding of the concept of power. The only reason people have ever banded together, past, present or future, is so that through organization they can create a power instrument with which to implement or realize their desires or needs, or their program. There never has been any other reason. This must be clearly understood and accepted. Every slogan of organization, ranging from "In Union There Is Strength" to the "Propagation of the Faith" all attest to this simple fact. While this is laboring the obvious, the fact is that the obvious is often glossed over because of its obviousness. We come dangerously close to missing this central thesis or *raison d'etre* for organization. Even when we talk of a community lifting itself by its own bootstraps we are talking of power. It takes a great deal of power to lift oneself by one's own bootstraps. Try it and see."

In simple terms, the Community Council should not be a social club only. It should operate as a powerful agent for community self-determination.

University of Detroit

1. The facilities and resources of the university should be available to the community.
2. The growth plans of the university should consider the resultant effects on the community.
3. The university should be integrally related to the community in physical, financial, and programmatic terms.

4. ECONOMIC CONDITIONS

5. VISUAL IMAGE

- a. The community's structure, form, and character should be a symbol of meaning derived from a healthy and fitting ecological system.
- b. There should be physical expressions by which an identification can be established with the Community Council.
- c. The community should have identifiable and distinct entrances.
- d. Natural elements should play an important part in the composition of the community image.
- e. Commercial facilities should be screened from automobile circulation routes.
- f. The major physical planning elements of a positive nature should be accentuated and otherwise capitalized on.

COMPREHENSIVE PLANNING FRAMEWORK AND PROPOSALS

1. Guidelines and proposals must be representative of what people want, IMAGINATIVE in projecting what the community potential is, and REALISTIC in recognizing what is possible for the community.
2. The planning framework should be based upon present knowledge and goals, flexible so that it can be a useful guide in the face of change, and should be an effective guide for decision making affecting the community.
3. Proposals should be cognizant of the City Detroit's Master Plan proposals and standards.

PROPOSALS

VIII. PROPOSALS

INTRODUCTION

This is the section where we will explore the potentials of the community, especially those that apply to possibilities for physical development. The proposals presented do not represent the ultimate goal of the form and structure of the Fitzgerald Community. They should not be interpreted as a rigid unchanging plan, or the final answer to the problems of the community.

There should be no ultimate goals, no unchanging plans, or any final answers. These proposals should primarily serve as a heuristic principle---to provoke the imagination, to offer a guide for environmental decisions. They should aid individuals and the community as a whole to better know themselves and to be more able to communicate their needs, hopes, and plans to each other and to those who can help them realize some of their potentials.

The proposals will be as specific as possible, but still can only be indications of possible choices open to the community and its associates.

synectics

In one of the creative problem solving methods, synectics, there is a technique called fantasy analogy. If we applied this method to the residents and asked them "Given anything at all you could have, what would you want?" They could and perhaps should reply, "The best of all possible worlds in which to live in... instant transportation, lush green valleys, constantly mild weather, a good job, no crime, fountains and pools, friendly people,..." and he could go on into more symbolic fantasies. If he used a direct analogy, he might compare what he desires for a physical environment to a friendly accomplice in the game of life.

In the planning game, any projections on the environment should hope to be as imaginative, but they must deal with techniques of compromise and terminology.

Residential Units

Residential or Neighborhood Units must be established to facilitate the description of more specific proposals. The map presented shows 12 units, with the approximate current population indicated:

#1-----	2,000
#2-----	2,500
#3-----	800
#4-----	800
#5-----	800
#6-----	1,000
#7-----	1,500
#8-----	800
#9-----	1,500
#10-----	1,000
#11-----	600
#12-----	300

13,600

General Policy Recommendations

1. Establish a co-operative effort between the University of Detroit and the Council for the development of financial and organizational vehicles for the improvement of the community.

The university recently formed the position of Director of Neighborhood Relations, and it is through this position that such action should be taken. A combined effort of the Fitzgerald Community Council and the Citizens Action Neighbors Northwest must designate a reciprocal position to represent the community.

2. Analyze and utilize any and all federal, state, and local financial assistance programs.
 1. Open Space Act, 1965
 2. Highway Beautification Act, 1965
 3. Grants for Neighborhood Facilities, 1965
 4. Senior Citizens Housing Programs, 1965
 5. FHA Mortgage Insurance for Land Development, expanded
 6. Small Business Administration Programs
3. Form a non-profit corporation as a supplement to the Council to direct its energy at buying up the older, dilapidated houses in the community, and either improving them, or removing them for reuse as off-street parking, recreation space, open space lots, or for the improvements needed in the circulation system of the community.

Such a non-profit agency will qualify for federally financed programs such as the 221-d3 program and other benefits, especially those under the Housing and Urban Development Act of 1965. These programs will be discussed at greater length later in this section.

4. Establish a working business-commercial organization based on block similarity to develop the major arteries' physical and economic conditions.

Without any organization representing this element of the community, their needs and potential sources will never come together.

5. Establish formal liaison between the Community Council and the School of Architecture at the University of Detroit to provide a continuing source of specific design alternatives for the detailed problems and objectives of the community.
6. Exert formal pressure through C.N.N.N., U of D, PTA, and the Council on the proper personnel and agencies to alleviate the community's overcrowded school situation.

Major New Land Use Proposals

a. Commercial

Establish neighborhood commercial centers on Puritan, McNichols, and Fenkell, containing convenience consumer goods stores, personal service facilities, and community service space. The centers should serve a market area of a minimum of 5,000 neighborhood people and a maximum of 15,000 overall. Provide between 1 and 3 acres for parking service, and open space for each site. Re-use the strip space that has been opened up for multiple family housing or greenbelt space.

b. Recreation

Provide substantial open space in each of the dense eastern and southern quadrants of the community in the form of neighborhood parks containing active and passive areas for primarily teenage and family use. Parks must be at least 2 acres, varying up to 5 acres.

c. Residential

Construct multi-family housing along Livernois, and at the intersection of Livernois and the expressway, combining housing with specialty commercial facilities, including a motel, art studios, restaurants, and movie theatre.

Purchase (by U of D) the first 3 streets in planning unit #4 and develop area as off-campus student housing, fraternity housing, and supporting services and open space. Co-ordinate this development with recreation spine in planning unit #2.

Develop alleys as added back-yard space or communal recreation space.

d. Circulation

Construct 30' through access lanes between all streets in planning

unit #2. CoOrdinate development with recreation space in unit #2 and the U of D development.

Comstruct an access deck over Livernois (when it is expanded) to co-ordinate with development of multi-family housing, U of D development, and recreation spine.

e. Visual Image

Landscape the John Lodge Expressway with trees and flowers, especially the two large land forms enclosed by the entrance ramps at Livernois, and the one entrance ramp at Wyoming.

Plant trees along the west side of Livernois in the same fashion as those existing on the east side of Livernois on U of D's campus.

Place community kiosks and benches throughout the community to be serviced by the Council and the School of Architecture.

Institute a bi-weekly community newsletter through the joint efforts of the Council and the Journalism Department of the University of Detroit.

Illuminate all sidewalks in the community separately from the DPL street lighting system.

Accentuate the major intersections of the community as entrances to the community by opening up the corners to special landscaping treatment, including kiosks, benches, specially designed bus shelters, and special paving.

Clarification

Staging

Any proposals of such magnitude can not be realized with one stroke

of the pen, however, and there must be a gradual and sequential development leading up to the realization of any of these proposals. The motive for choosing a point of beginning should be to implement those proposals that will prove most beneficial to the community, that will cause the least social disruption, and that will be the most feasible to implement.

For these reasons, the GENERAL POLICY RECOMMENDATIONS should be implemented first. This will put the financial and organizational vehicles behind the comprehensive framework and ensure a directed course of action over a sustained period of time.

Of the land use proposals, those pertaining to a neighborhood center and to open space park and playground facilities should receive first consideration.

An enumeration of these two proposals and the potential for their realization will clarify this decision.

Neighborhood Center

"The neighborhood Center should be the focal point for community action and community involvement. The center should belong to the people it serves. It should be a place where neighborhood people can always find a ready welcome, not simply as petitioners seeking help from outside the community, but as proprietors seeking ways to improve personal and social conditions from inside the community itself." This statement is taken from the July, 1966 Community Action brochure on Neighborhood Centers. It is primarily concerned with decentralizing services and programs available to low and moderate income peoples. The Fitzgerald Neighborhood Center can utilize this program and should incorporate several of the suggested functional alternatives.

The neighborhood center can help to shorten the distance between

people and the services available to them, by offering services in the neighborhood. It should encourage centralized agencies to decentralize into the neighborhoods where the people they are designed to serve happen to live.

~~Some~~ of the most common decentralized programs include the following:

- Head Start
- Small Business Development Programs
- Youth Opportunity Centers
- Credit Unions
- Senior Citizen Programs
- Police-community relations programs
- Recreation Department Programs

The above facilities and programs are federal or local in origin, and should not compose the bulk of the facilities in the center. The existing functions of the Community Council can be incorporated into such a center. These include the Housing office on McNibhols, the Neighborhood Improvements Program offices on Livernois, various general meeting facilities presently located in churches in the community, and office space currently in homes of the residents.

Facilities can also be provided in the form of a Youth Center, or teen nightclub for the young adults of the community. Space in the center can be designed for general adult leisure activities such as reading rooms, arts-craft shop, and games room.

finances

Section 703 of the HUD act of 1965 authorizes grants to public bodies to finance projects for neighborhood facilities. The grants will cover up to $66 \frac{2}{3}$ percent of the cost or 75 percent in a "redevelopment" area. \$50 million a year is authorized for these facilities for four years. Projects may be undertaken by a local public body or agency through a non-profit organization.

phasing

The CRP refers to the neighborhood center as a Family Center, and recommends a twophase program for the establishment of them. The first stage would consist of the installation of temporary facilities in available buildings---storefronts or office buildings. The Fitzgerald Community is currently in this stage. Phase two of the program would be the construction and operation of a permanent Family Service Center. In the CRP PROPOSAL the services planned for each Family Service Center would include a branch library, mental and physical health clinics, a neighborhood conservation office, a United Community Service field office, as well as complete recreation facilities for youth, adult and senior citizen activities. Where they are appropriate to the needs of the community being served, these facilities should include home management instruction, cultural arts programs, and small business development guidance.

location

Such a center would serve primarily the general influence area of the Fitzgerald Community. As such it should be centrally located in the community and at easy access to circulation routes. For these reasons it would be advantageous to locate this center in conjunction with a neighborhood convenience shopping center in either planning unit #2 or #8 on Puritan Avenue.

Recreation Spines

Any mature community such as Fitzgerald would find it difficult to add needed open space for leisure activities. However, it is one of the more critical needs of this community, and a framework must be developed within which several of the inter-related objectives of the community can be realized.

The proposal presented here centers around the attempt to establish recreation or open space "spines" in the community that can be inter-connected and provide space for active and passive leisure activities, as well as an unobstructed route for internal pedestrian circulation.

planning units #2, #3, #4, #5

To provide approximately a 3 acre open space spine connecting Greenlawn and Prairie Avenues. A maximum of 45 homes would have to be removed or relocated. At present, this residential section of the community is one of the densest. The lots are 30' x 100' and are the smallest in the community. There are few side drives, and the 5 streets running thru planning unit #2 have no east-west cross streets, further accentuating the environmental deficiencies of the area.

This particular spine would be developed to include picnic space, wooded walkways, game areas, and scattered tot lot areas.

The ultimate implementation of this proposal would necessitate the diversion of north-south vehicular traffic via loop access roads between, say, Tuller and Lilac, on both the north side of the spine and the south side.

staging

The first step would be to gradually buy up the homes in the path of the spine, converting them to "vest pocket" parks.

By-pass access loops can be constructed to connect in the east-west direction, enabling the isolated open spaces to be connected up.

finances

The OPEN SPACE AND URBAN BEAUTIFICATION GRANTS program assists communities in acquiring and developing land for open space uses and in carrying out urban beautification programs. Urban Beautification includes such activities as street landscaping, park improvements, tree planting, and upgrading of malls and squares. Relocation payments are provided for individuals, families, and businesses displaced by land acquisition. Federal assistance has been increased to a level of 50 percent to help public agencies acquire and preserve urban lands having value for park, recreation, or scenic purposes. However, grants of up to 90 PERCENT are authorized to carry out projects of special value for demonstrating new and improved methods and materials for open space use and urban beautification.

This latter point should be of particular significance to the Fitzgerald Community and the University of Detroit. A combined effort of these two entities could surely produce a significant DEMONSTRATION program applicable to the above proposal and financial program.

Planning units #3, #4, #5 would receive consideration as greenbelts along their eastern edge, linking up the proposed U of D housing-service proposal and the recreation spine.

planning units #6-#11

The major recreational open space proposal here centers around the provision of a spine to bridge the expressway and to connect up the educational-recreational complex to the southern part of the Fitzgerald Community. This would be accomplished thru the same staging method mentioned for planning unit #2. An open space corridor would be extended from Midland Avenue south to Fenkell between Roselawn and Greenlawn, and could absorb a minimum of 26 homes and a maximum of 54. If the spine

ran between Roselawn and the dividing alley, approximately 2½ acres would be provided, while 5 acres would result if the spine ran the full width of the block.

concluding open space statement

If these various opportunities in the community begin to emerge in reality, the benefits of them can be ascertained. At present, The above proposals have been presented as first goals because of the greater overall benefit that they would render to the community in terms of circulation, visual image, and social interaction.

Two other subordinate proposals will be outlined here as desired long range goals.

planning unit # 9

A three acre park connecting the internal part of the unit to Livernois between Pilgrim, Globe, and Monica.

planning units #6-#12

Expressway greenbelts for recreation to run along the presently under-used service drive of the expressway and several lots into those planning units to act as another link in the internal open space pattern proposed.

These proposed recreational open space spines would greatly enhance the community's sense of orientation and would provide pleasant, unobstructed links where pedestrians could walk from a shopping area to the university or from a neighborhood park to their homes, finding respite from the auto-mobile filled streets.

CONCLUSIONS-PROPOSALS

Because of the more complex nature of the other major land use proposals, and because of the more analytic nature of this thesis, only general possibilities will be explored in graphic form here. Those proposals of a more simple, or detailed nature, such as commercial street lighting, expressway landscaping, alley re-use should receive the attention of the underclass design course students in the School of Architecture at the University of Detroit, in concert with the Community Council.

The possibilities for re-use of the Penkell-Livernois commercial area has received the attention of two separate classes in the School of Architecture, and several aspects of their proposed solutions bear further investigation. In this report it has been proposed that the section around Livernois and the expressway be developed as multi-family use and speciality commercial ventures. A section in Highland Park has successfully redeveloped as such a speciality center, in existing structures, and such a phasing effort should be pertinent to any business-commercial organization that must address itself to this problem.

A complete appendix of SBA programs for incentives to small businesses will be compiled at a later date, and can be utilized toward this long range goal. A detailed inventory of existing commercial use has been compiled for this thesis study and will also be included at a later date for use in conjunction with the Neighborhood Improvements Program and the Community Council.

It is hoped that the verbal proposals presented here and the accompanying drawings showing several alternate possibilities will be just a beginning to a much more detailed and sustained planning effort by the School of Architecture and the University and the community.

MEASURING RESULTANT EFFECTS

IX. MEASURING RESULTANT EFFECTS

Planning of any sort, regional or community, implies the need for an information system capable of estimating current states; the prediction of future states; the interpretation of this information in the public interest; the translation of significant findings into alternatives; the development of devices for the public evaluation of these alternatives; and the dissemination of these findings. These words are taken from a paper by Richard D. Duke called URBAN PLANNING AND METROPOLITAN DEVELOPMENT: THE ROLE OF TECHNOLOGY, and they point out the critical problem for planners concerned with environmental change: How can the effects of a proposed change be accurately gauged in terms of human activity patterns? And that is what we must ask here in this study. The answer is contained in the intelligent utilization of computer technology to planning analysis and proposal.

A senior thesis project running parallel to this thesis effort has been involved with this very process of compiling a method to analyze and predict the effects of activity, forms, and human behavior patterns, thru the utilization of computer technology. The University of Detroit should consider the possibility of establishing an urban information system or of tying into one if such a system is beyond the means of the university. Such a system could be applied to the area immediately surrounding the university including the Fitzgerald Community, and with the interpretation and environmental decisions resulting from a joint effort of the School of Architecture and the Community Council, a current and reliable running system could be set up to program and analyze any projected effects of the community, development plans.

This description of the computer system does not do justice to the proposal as developed, and further inquiry should be made through the School of Architecture and the two thesis students who have developed the system, Thomas Anglewicz and Paul Mirski.

CONCLUDING STATEMENT

X. CONCLUDING STATEMENT

The Fitzgerald Community is a unique grouping of people in the urban pattern of Detroit. But even in their uniqueness, they, the community, are EVERYONE, EVERY-COMMUNITY, and the problems and goals of this type of social unit must receive the increased attention of planners and architects throughout the country. There is a Fitzgerald Community in every major city in this country, and their needs, problems, and goals are real.

A new breed of comprehensive planners are placing less emphasis on negative hopes while pursuing the objectives of developing an increased understanding of the community and the positive exploration of alternatives. This system of planning will function best when the community and its decisions makers have more complete knowledge of their own problems, objectives, and potentials.

This thesis effort has been directed at this need of comprehensive planning for one community, the Fitzgerald Community. It is hoped that it can REINFORCE the efforts of community development that are beginning in the Fitzgerald Community. As such, it has been primarily an investigation and a learning experience for the author. For the community and its associates it should be able to serve as a useful tool in undertaking the large task before them. It can not be a definitive document. If anything can be presented as a synthesis, it is the need for a continuing planning system which can serve as an advance warning system for anticipating changes in the locus of community activity patterns. With this final word looking to the future task, I respectfully submit this thesis report.



3 1723 00504157 9

750.364 LARCENY; FROM LIBRARIES

SEC. 364. LARCENY FROM LIBRARIES--
ANY PERSON WHO SHALL PROCURE, OR
TAKE IN ANY WAY FROM ANY PUBLIC
LIBRARY OR THE LIBRARY OF ANY
LITERARY, SCIENTIFIC, HISTORICAL
OR LIBRARY SOCIETY OR ASSOCIATION,
WHETHER INCORPORATED OR UNINCOR-
PORATED, ANY BOOK, PAMPHLET, MAP,
CHART, PAINTING, PICTURE, PHOTO-
GRAPH, PERIODICAL, NEWSPAPER,
MAGAZINE, MANUSCRIPT OR EXHIBIT
OR ANY PART THEREOF, WITH INTENT
TO CONVERT THE SAME TO HIS OWN
USE, OR WITH INTENT TO DEFRAUD
THE OWNER THEREOF, OR WHO HAVING
PROCURED OR TAKEN ANY SUCH BOOK,
PAMPHLET, MAP, CHART, PAINTING,
PICTURE, PHOTOGRAPH, PERIODICAL,
NEWSPAPER, MAGAZINE, MANUSCRIPT
OR EXHIBIT OR ANY PART THEREOF,
SHALL THEREAFTER CONVERT THE SAME
TO HIS OWN USE OR FRAUDULENTLY
DEPRIVE THE OWNER THEREOF, SHALL
BE GUILTY OF A MISDEMEANOR.

MICHIGAN COMPILED LAWS.

University of Detroit Mercy Libraries
McNichols Campus