

# Clients

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



# St. Martha's Commons Community Vision

*"We believe that the St. Martha's Project should be a community commons that brings together people from diverse generations, spiritual and personal backgrounds, races, and physical and mental capabilities to promote the well being of all and the environment in which they live."*

# MSU Planning Team

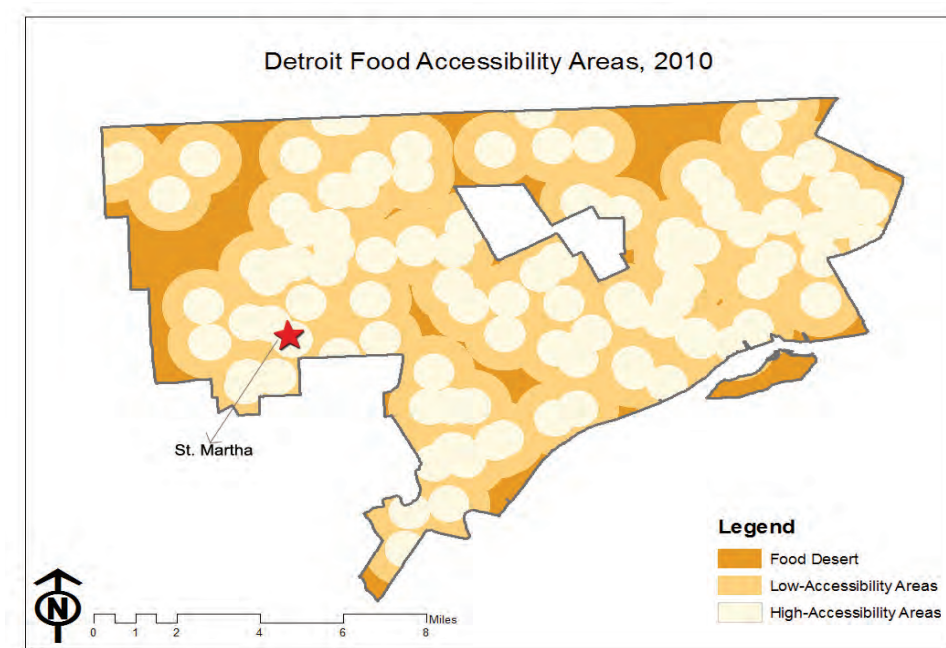
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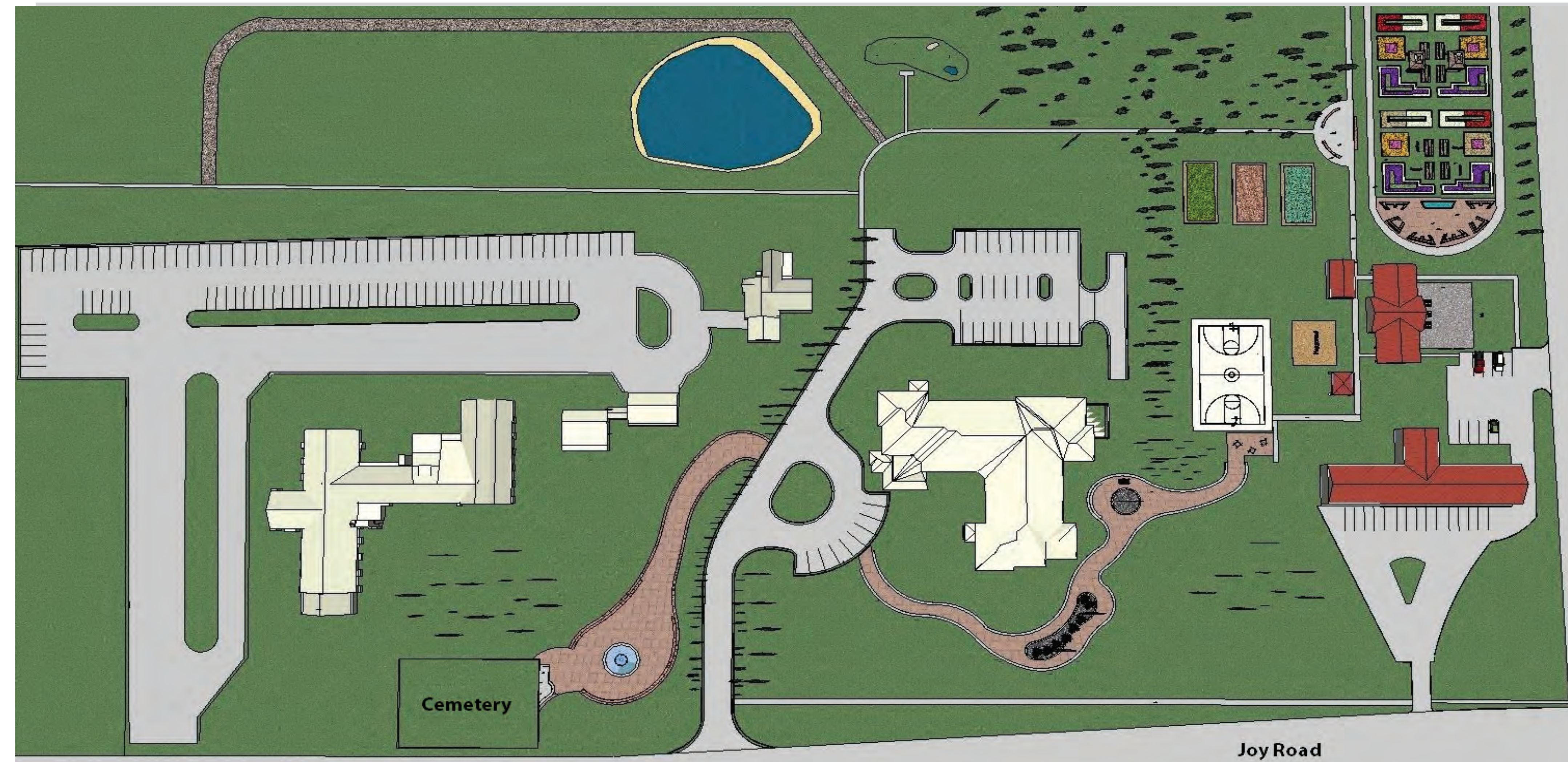
## St. Martha's Neighborhood

The project studied several characteristics of the neighborhood surrounding St. Martha's Church. These areas included a 1-mile and 3-mile radius created around our site as well as Wayne County and the state of Michigan. During the study we found that access to quality recreational facilities and parks was very low. River Rouge would have been the greatest recreational asset to our community however the park has lost funding and is recently not been efficiently maintained.

The United States Department of Agriculture defines a "food desert" as areas in which the nearest full-service grocery store is more than one mile away. St. Martha's site is not considered a food desert because a grocery store is located within 1 mile of the site. However when a retail market profile was conducted it became clear that there is a large leakage of grocery store consumers to outside areas. This data would suggest that there is not a problem with food access, but maybe with quality or costs.



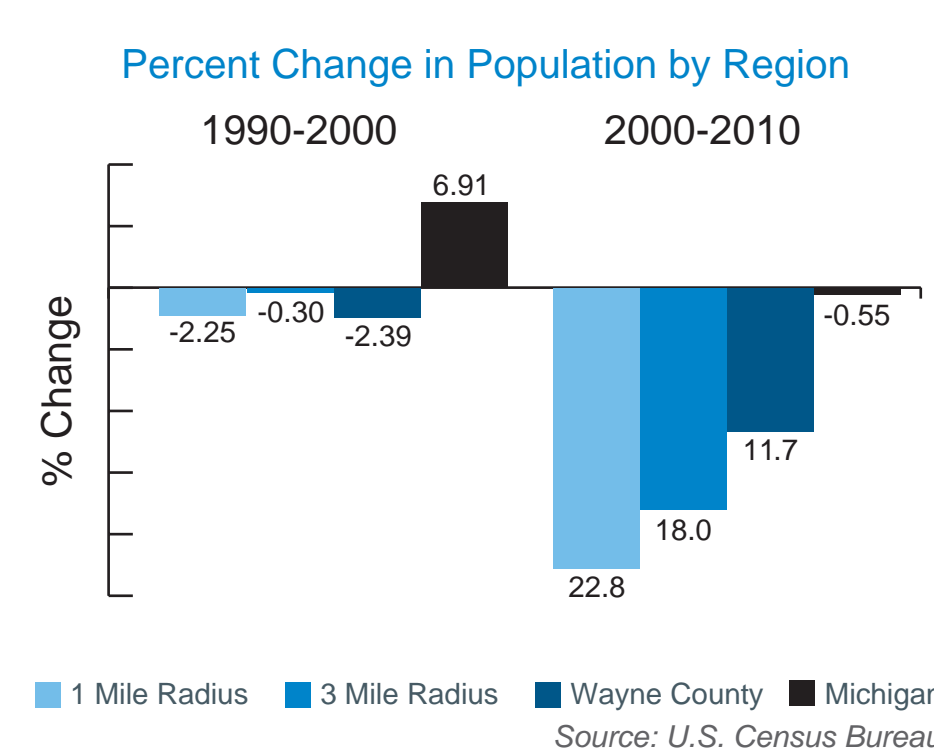
Within the one mile radius there is only one grocery store, US Quality Foods, which is located across the northern site boundary (Joy Rd). Within the 3 mile radius, there are 2 farmers' markets: Sowing Seed Farmers' Market and the Northwest Detroit Farmers' Market. These are the only two markets within a 5 mile radius of the St. Martha's site.



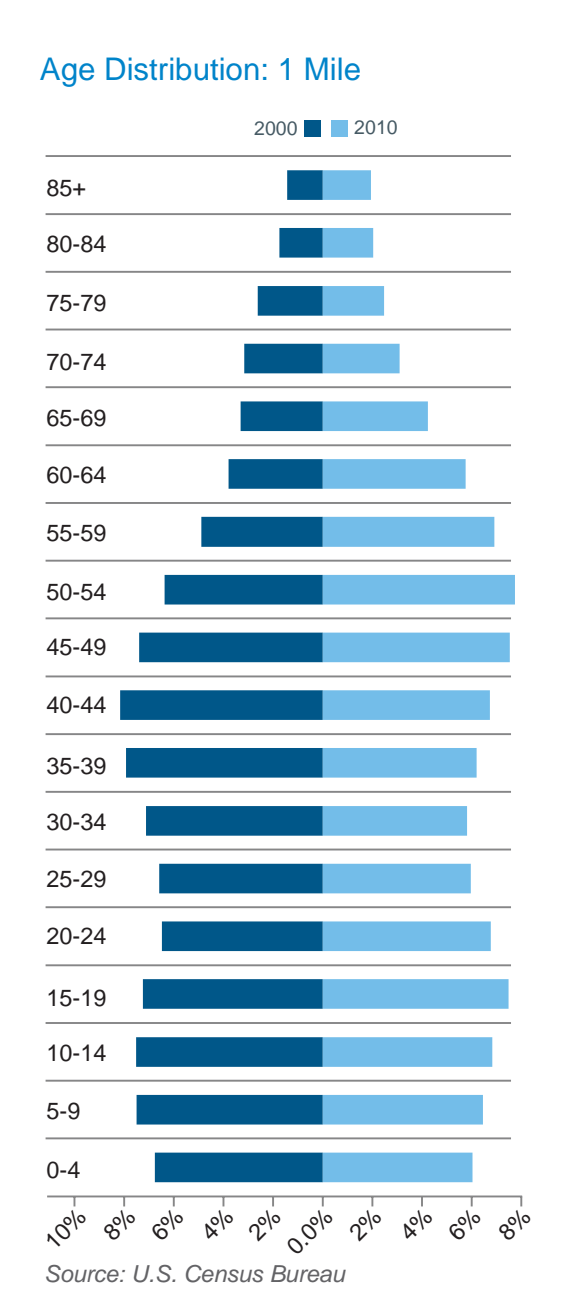
## St. Martha's Focus Site Recommendations

- Put the Property on the National Register of Historic Places:**
  - This will help preserve the church and cemetery for future generations to enjoy and protect the property from unwanted development.
  - Beyond simply preserving and protecting the site, registration will have the added benefit of opening new funding sources through historic preservation grants.
- Establish A Non-Profit Entity:**
  - This recommendation results from the necessity of a singular entity to provide for the on-going management of the St. Martha's Commons.
- Create a Museum Within the Church:**
  - A "Women of Ford" museum could be operated within the church itself without using any permanently fixed exhibits, preserving the architecture inside.
- Identify a Facility for Operations:**
  - Many of these recommendations cannot be achieved without adequate facilities.
  - We have identified the former St. Peter's Boy's Home dormitory building as containing the greatest potential around which to center some of these operations.
- Establish a Non-Profit Health Care Clinic:**
  - Our conclusion regarding the need for a non-profit health care clinic was identified through analysis of the community profile and inventory of community assets which identified a gap in non-profit health care clinical services.
- Develop Multi-Use Gardens, Trails and Landscaped Pathways:**
  - The need for multi-use gardens was identified through meetings with the St. Martha's Planning Session.
  - In addition to the new gardens, other portions of the site could be devoted to a walking trail for seniors living in the Villages facility.
- Establish a Community "Farmers" Market:**
  - It is also recommended that the site serve as the location of a new community farmer's market.
  - A community market would draw attention to the site on a regular basis which would help to establish the St. Martha's Commons concept and solidify the commons as a destination for community partners.
- Mutual Agreements With Community Organizations and Non-Profits:**
  - The success of the Commons plan will likely be determined by the strength of coordination and agreements with existing non-profit entities serving the local community.

## Demographics Excerpt



Trends show that population between 1990 and 2000 didn't see much change except in the state at a 6.91% increase. Between 2000 and 2010 however, population greatly decrease by 22.8% in the 1 mile, 18% in the 3 mile, 11.7% in Wayne County and .55% in Michigan overall.



The population within the 1 mile radius is aging. For example, in the year 2000, residents over the age of 85 within a 1 mile radius accounted for only 0.84% of the total population but by 2010 this age bracket had increased to 1.38%. This is about 58 more residents over the age of 85. Again for the 60-64 age bracket, the distribution changed from 2.71% to 5%. This amounts to an increase of 256 residents who will reach retirement age in the next 2 years. This trend has also increased the median age for the neighborhood from 28.0 years old in 1990 to 32.2 years old in 2010.



## Site Recommendations

- District 1: St. Martha's Commons**
  - Recommendations listed in the center
- District 2: Joy West Apartments**
  - Continue current use
  - Incorporate residents in Commons activities
- District 3: Abandoned Homes**
  - Demolish buildings
  - Green space will serve as a buffer
- District 4: Christ Child Society**
  - Continue to build upon existing relationship with St. Martha's Commons
- District 5: Former Islamic Center**
  - Continue Islamic community service use
- District 6: Existing Commercial**
  - Continue current use
  - Improve parking lot with landscaping and pedestrian friendly walkways
  - Monitor future commercial proposals
- District 7: Wooded Lot**
  - Preservation
- District 8: Wayne County Community College**
  - Option 1: Repurpose for technical or training facility
  - Option 2: Demolish campus & encourage cottage style senior assisted living housing
- District 9: Detroit Urban Lutheran School**
  - Advocate for a K-12 school to once again occupy the building
- District 10: Existing Industrial**
  - Continue current use