

The Dynamic City: Futures for the Past - Boston University

April 1st, 2016

Maurice Cox

**”I AM NOT
A
PRESERVATIONIST”**

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RIDGE STREET

NEIGHBORHOOD ASSOCIATION

“Why are structures like these in my neighborhood not protected as in other Charlottesville neighborhoods?”

Maurice Cox, President, RSNA

The Re-education of a Preservationist as Community Organizer

I live here







Race & Place

Oral History Projects

Race & Place



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**Interview of Joan and Theresa Woodfolk by Lois McKenzie and Kay Peaslee of the Ridge Street Oral History Project on February 24, 1995.
(Oral History)**



Everyday buildings need the same attention in preservation as high style buildings designed by important architects. They tell the stories of everyday life, neighborhoods, and people.



The Nimmo House after restoration was completed in February 2008.
Photo: Bill Beyer

The James D. Nimmo House

In 1882, local carpenter James D. Nimmo built a Gothic Revival-style house on Charlottesville's Hartman's Mill Road. By the summer of 2006, the building had been vacant for over a decade and the owners hoped to replace it with a new structure. The building is listed as an Individually Protected Property; however, and demolition was not an option. After numerous contractors claimed that the building was unsalvageable and would be too expensive to restore, Preservation Piedmont and Lohic Construction worked with the homeowners to achieve an affordable, award-winning restoration with a significant return from Virginia's Historic Rehabilitation Tax Credit Program. The monthly utility bills are now 50% lower than the house next door built in the 1970s, while the house's unique architecture has been preserved.

The Nimmo House is an example of how a structure that has architectural and historical merit, but is deemed unsalvageable due to its decayed condition, can be revived in both an economically and environmentally sustainable manner. Despite local efforts, Charlottesville has lost significant portions of its historic fabric in recent years. The rejuvenation of the Nimmo House counteracts this trend and provides a practical alternative to demolition and rebuilding, or simply demolition by neglect. The homeowners, Preservation Piedmont, and Lohic Construction worked together to reclaim this locally significant house that had been deteriorating for decades for a unique 21st-century dwelling. It now provides a moderate-income family with efficient, well-designed living space, for a lower final cost than that of demolition and new construction on the same site.

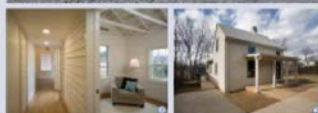


Presentation drawing of the SEAM House.

ecoMOD3: The SEAM House

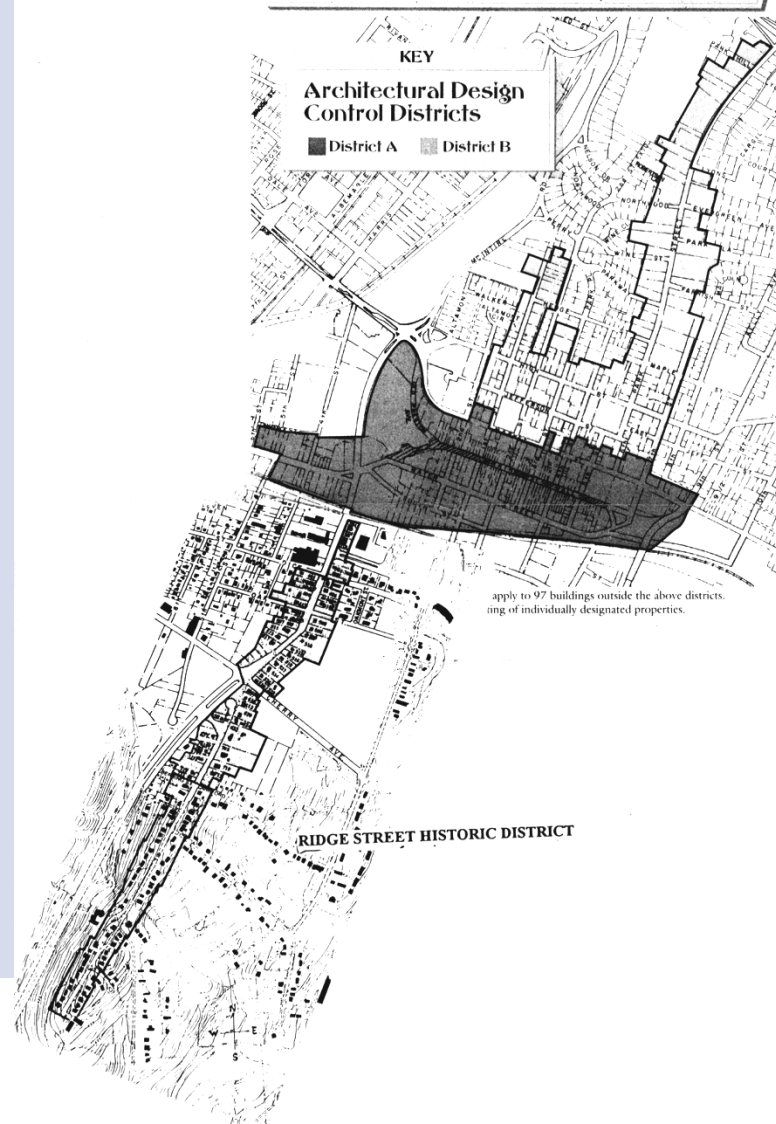
Built around 1840 by either a freed slave or a local farmer and slave-owner, this one-and-a-half-story house was inhabited by several generations of working class African-American families in Charlottesville's Filiole neighborhood. As time progressed, additions were built to accommodate changing needs. By 2006, the Piedmont Housing Alliance purchased the dilapidated house. After the Board of Architectural Review refused a demolition permit, it came to the attention of the ecoMOD Project, an interdisciplinary design initiative for contemporary, sustainable, modular affordable housing units at the University of Virginia's School of Architecture. Rather than waste the energy already embodied in the existing structure and expend more energy to demolish it, ecoMOD used a "build with" approach to both rehabilitate the original house and design a contemporary addition to meet the LEED for Homes sustainability criteria. Called the "SEAM" house, the building conceptualizes the "seam" between new and old, embracing the 19th-century historic structure while incorporating contemporary design. Graduate and undergraduate students rehabilitated the historic house and designed a modular addition, creating two separate affordable housing units.

Historic homes possess embodied energy, are constructed of local, often sustainable materials, and if properly maintained, are highly energy efficient. Drawing on these principles, the modern, "green" SEAM House addition not only complements its historic counterpart, but also carries forward the tradition of sustainability and quality craftsmanship embodied in the original house. The SEAM House is firmly grounded in the history of Filiole, yet its addition constitutes a new chapter in that history, proving that historic preservation, contemporary design, sustainability, and affordable housing are interrelated and mutually beneficial goals.



CHARLOTTESVILLE, VIRGINIA

KEY
Architectural Design
Control Districts
District A District B



apply to 97 buildings outside the above districts,
including individually designated properties.

RIDGE STREET HISTORIC DISTRICT

A TALE OF THREE HOUSES

The James D. Nimmo House
ecoMOD3: The SEAM House
Belmont Hall

**WHO
WILL
PRESERVE
OUR
COMMUNITIES?**



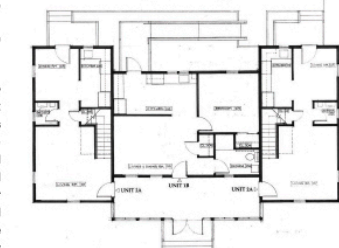
“Nothing About Us, Without Us, Is For Us”

South African Slogan



AFFORDABLE HOUSING WITHOUT STIGMA

This was the desire of residents throughout community design process. For them, this meant seamlessly blending into their surroundings and drawing from their rich local heritage. The series of 32 affordable rental housing units realized in Phase 1 of their village were therefore based on a careful study of housing types indigenous to the rural landscape of the Eastern Shore. They are all variations on the “American stack house” type. These simple farmhouses transcend style by exhibiting the architectural honesty and integrity of construction so characteristic of vernacular architecture. The strategy developed to create more complex massing articulations was the juxtaposition of basic forms joined by long one-story porches. Considering that the single rental unit size was relatively small, ranging from 700-1400 sq. ft., their combinations in duplex and triplex groupings began to approximate the size and appearance of large single family house.



upper left: community members gathering stories; lower left/lower right: eastern shore vernacular farm houses .

Preservation of Rural Culture



AFTER



Portraits of People Preserving Culture - Rebuilding Community



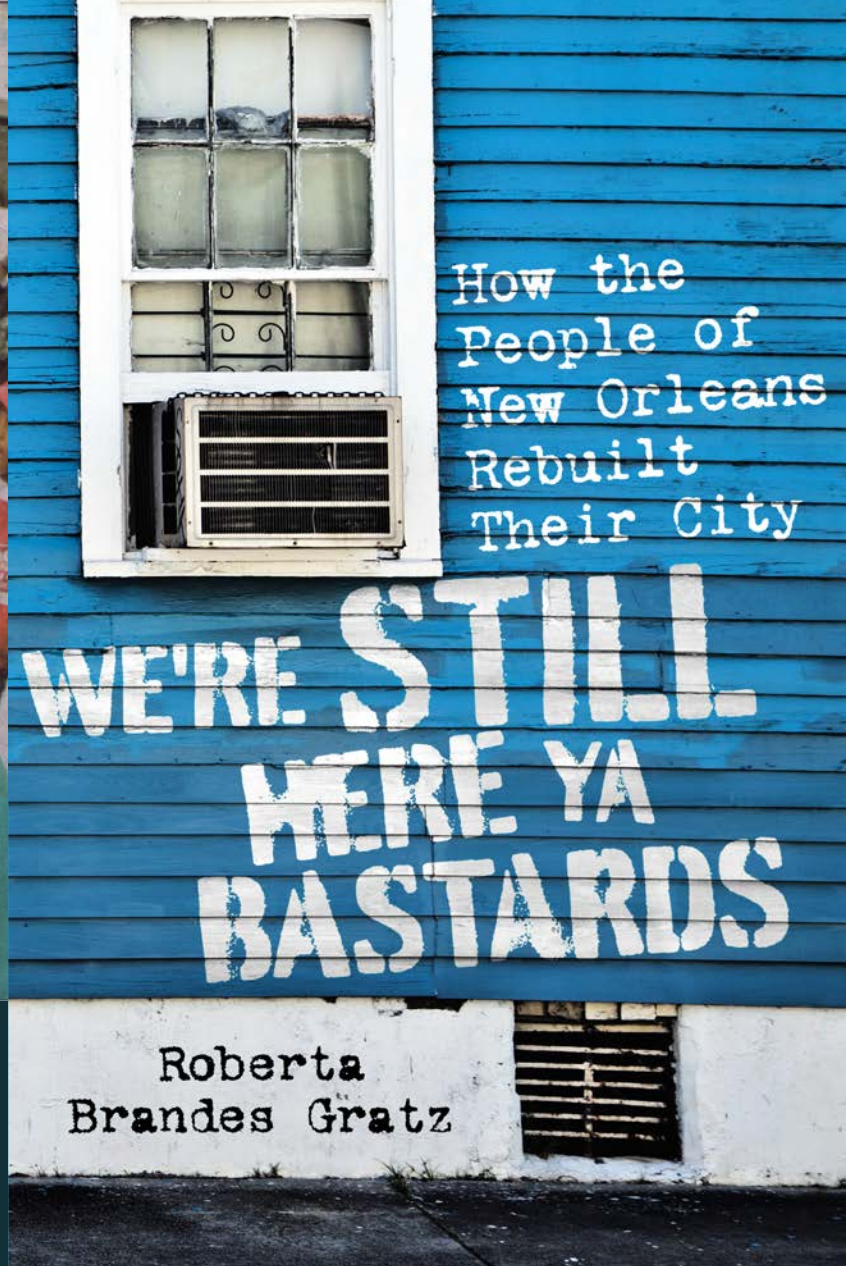


We the displaced people of New Orleans and the Gulf Coast can and will take charge of our own recovery and rebuilding and...

we will demand the appropriate support from the government. We call on all to engage us in a process of imagination, discipline, accountability, and building.

Peoples Hurricane Relief Fund and Oversight

Coalition, 2006



Reducing Blight: On the Path to 10,000



Mayor Landrieu's Blight Strategy Announcement
October 2010



The Context

BLIGHT?





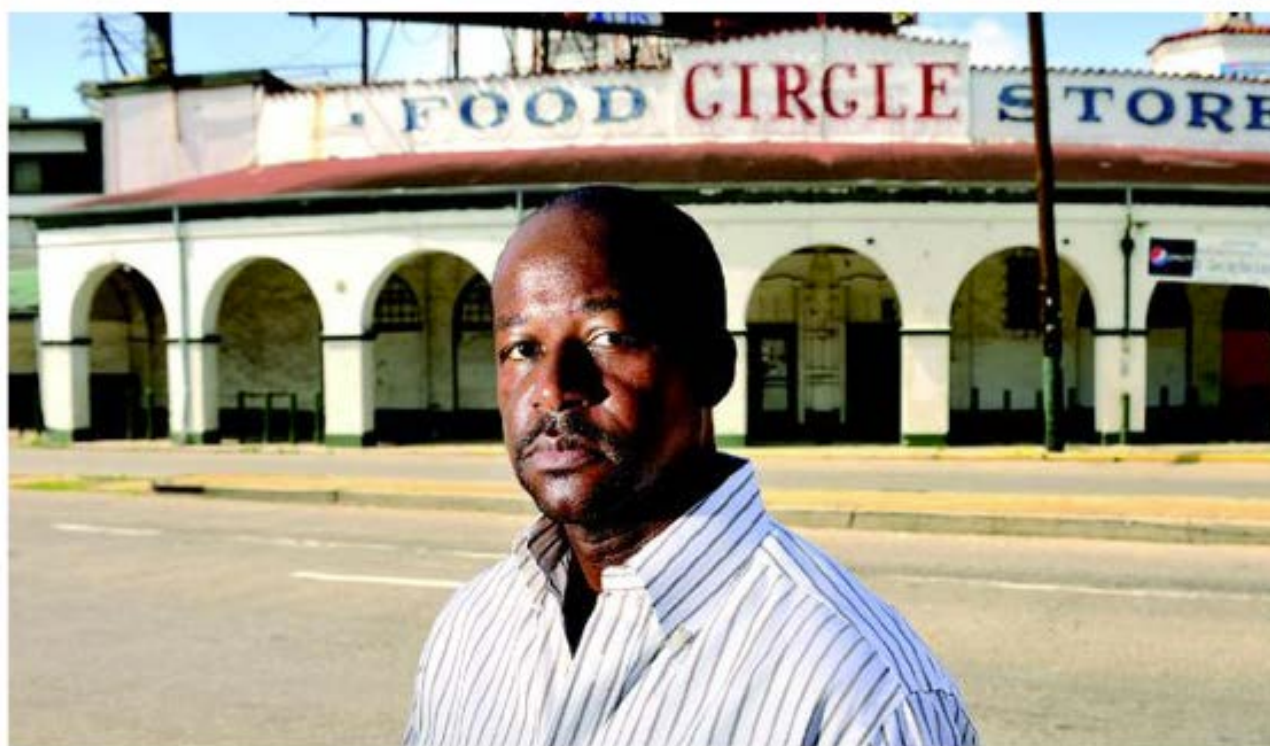
First Community-based home of the Tulane City Center

Neal Morris,
Developer and Attorney
Redmellon, Restoration and Development
TSA Adjunct Lectures, MSRED





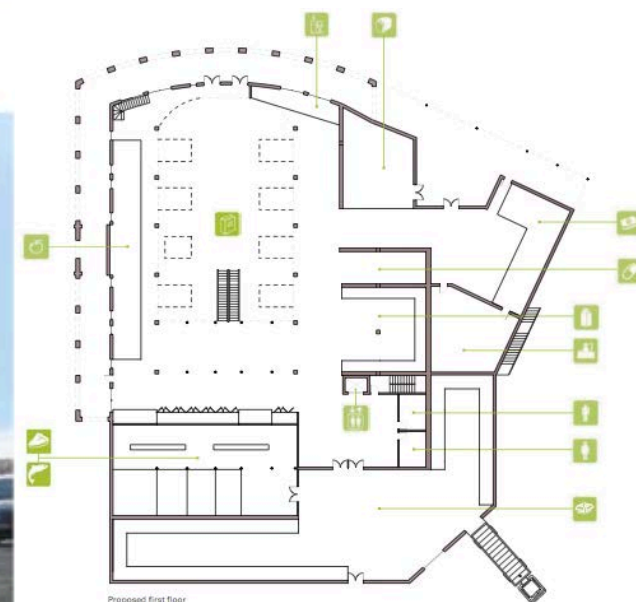




Circle Food owner Dwayne Boudreaux in front of the store (Image from People magazine)

Circle Food Store

the rebirth of the one stop shop



Proposed first floor



THE DEW DROP INN

A Renovation Project Led By:
THE PAINIA FAMILY
MILNE INSPIRATION CENTER
HARMONY NEIGHBORHOOD DEVELOPMENT

In Collaboration With:
TULANE CITY CENTER



*"Meet those fine gals,
Your buddies and your pals,
Down in New Orleans on a street they call LaSalle
Down at the Dew Drop Inn,
You meet all your fine friends.
Baby do drop in,
I'll meet you at the Dew Drop Inn." Little Richard*

DEW
DROP
INN

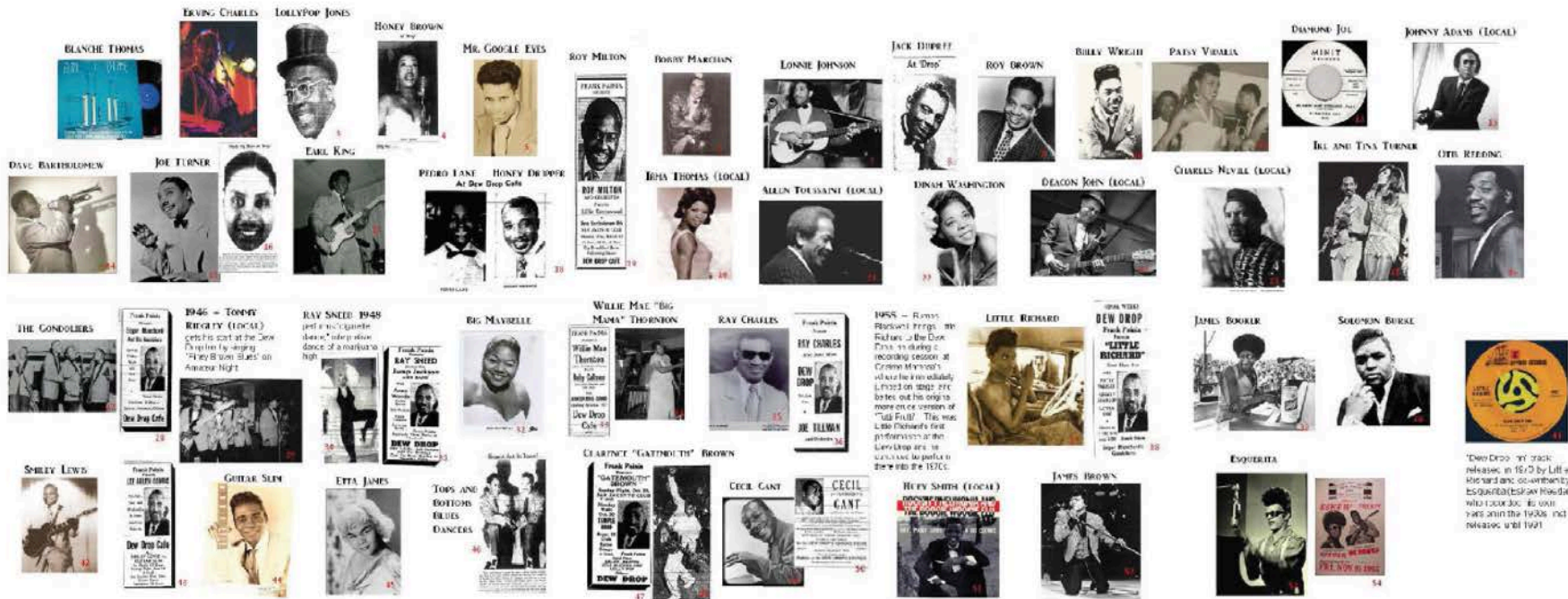
NOTABLE PERFORMERS AT THE DEW DROP INN 1945-1970

1940s

1950s

1960s

1970s





PROJECT MISSION: *to activate the site by reintroducing and reinterpreting its historical uses in collaboration with youth cultural programming and intergenerational workforce development*



Proposed renovation of the Dew Drop Inn

REACTIVATING HISTORY

The Dew Drop Inn complex, located at 2836-2840 LaSalle Street in Central City, represents one of the most significant music heritage sites in New Orleans. It opened as a music venue in 1945 and soon expanded in a multi-use facility, consisting of a barbershop, a hotel, a restaurant and a music and entertainment venue. At the peak of its fame in the '50s, the music venue was open 24 hours, 7 days a week and was considered the "symbol of New Orleans jazz" according to the Louisiana Weekly. Its success continued well into the '60s as a rendezvous place for some of the greatest blues, jazz and R&B musicians in the country. It was also a place for freedom of expression when segregation laws and social prejudices were in full force, playing an important role in both the civil and gay rights movements.

By the mid-1960s the Dew Drop's success in the music business began to decline because of desegregation, changes of tastes in music, and the health of its owner. After the

music venue closed in the late '60s, the building began to fall into disrepair. The hotel and barbershop continued to operate until Hurricane Katrina hit in 2005, flooding everything with 3-4 feet of water and stripping off the building's siding. In an effort to preserve it as a cultural institution, the Dew Drop was given Historic Landmark status in 2010 and listed as an endangered New Orleans historic site by the Louisiana Landmarks Society.

Today there is renewed interest in the revitalization of the historic LaSalle corridor. The Dew Drop Inn complex represents a focal point of that vision and has great potential to bring live music and other main street commercial activity back to LaSalle, thus contributing to the larger revitalization of the corridor and neighborhood as a whole.



Current conditions of the Dew Drop Inn

The Context

BLIGHT ?



MARDI GRAS INDIAN CULTURAL CAMPUS

ARTPLACE AMERICA GRANT PROPOSAL 2015

A COLLABORATIVE PROJECT OF FOUNDATION FOR LOUISIANA, THE MARDI GRAS INDIAN COUNCIL AND TULANE CITY CENTER

NAVIGATION TOOLS





Question

How should the Mardi Gras Indian community and the Social Aid and Pleasure Club organizations drive community economic development to further the development of local cultures?

The Mardi Gras Indians Council at a conference at the Tulane City Center in October 2014. (Matty A. Williams)





People Wild West Big Chief Howard Miller, right, gives sewing instructions. (Matty A. Williams)

Question

What community and economic development mechanisms are there for the long-term transfer of the cultures from one generation to today's youth?



HOUSE OF DANCE & FEATHERS



Guardians Institute Mardi Gras Indian Museum
Finished Project



Question

How should the Mardi Gras Indian community and the Social Aid and Pleasure Club organizations drive economic business development to further the development of local cultures?

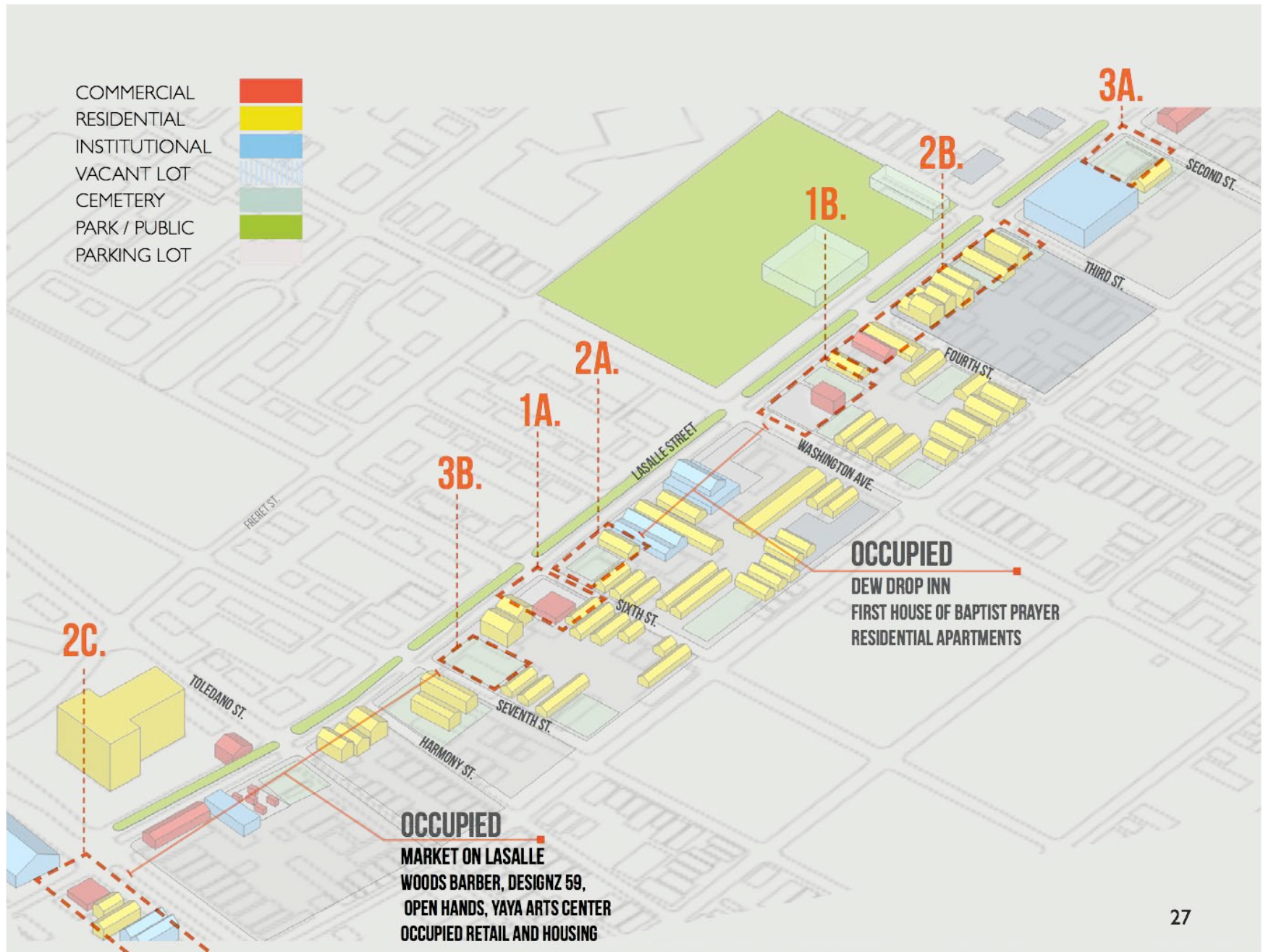
MARDI GRAS INDIANS / LASALLE CORRIDOR



Photograph by Charlie Lockwood from Cyril 'Big Chief Iron Horse' Green's funeral.

WORKING WITH A CULTURAL COMMUNITY TO ESTABLISH REINVESTMENT ALONG LASALLE CORRIDOR

WE WORK WITH MULTIPLE LOCAL PARTNERS, TO AGGREGATE DIVERSE PROJECTS FOR GREATEST IMPACT





A Central City shotgun house will serve as part of the site of a new Mardi Gras Indians Cultural Campus. Tulane City Center helped a group of Mardi Gras Indians get the grant that will make the center a reality. (Photo from Tulane City Center)



THE NEW ORLEANS MARDI GRAS INDIAN

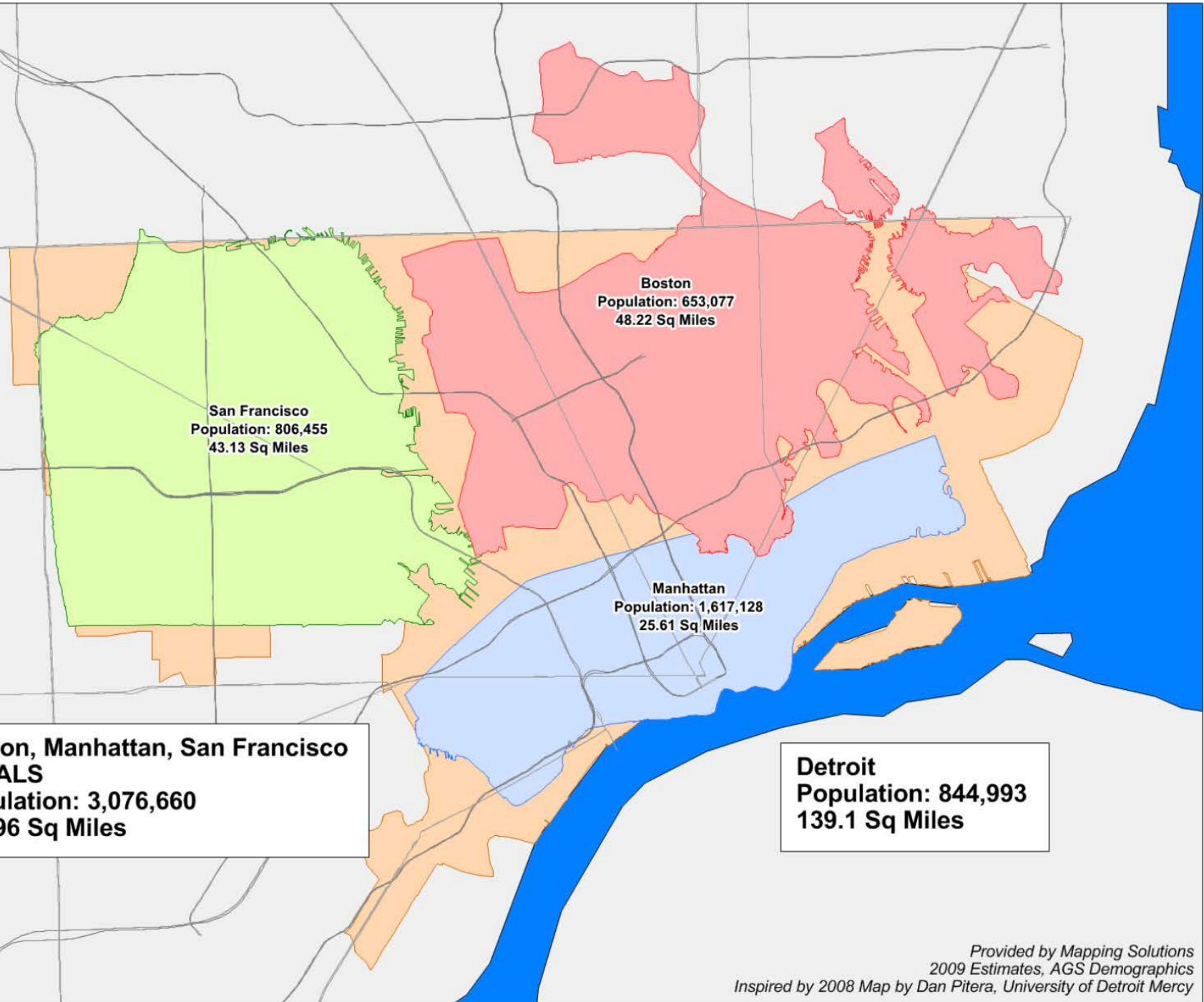
CULTURAL CAMPUS ON LASALLE STREET

Driving Arts & Placemaking

A perspective view illustrating the event pavilion overlooking the performance courtyard and community porch. Both components are directly across from A.L. Davis Park, providing the Mardi Gras Indians with “eyes on the park”. The project is in partnership with the Tulane City Center and LSU School of Landscape Architecture.

REBIRTH
OF
DETROIT





Boston
Population: 653,077
48.22 Sq Miles

San Francisco
Population: 806,455
43.13 Sq Miles

Manhattan
Population: 1,617,128
25.61 Sq Miles

**Boston, Manhattan, San Francisco
TOTALS**
Population: 3,076,660
116.96 Sq Miles

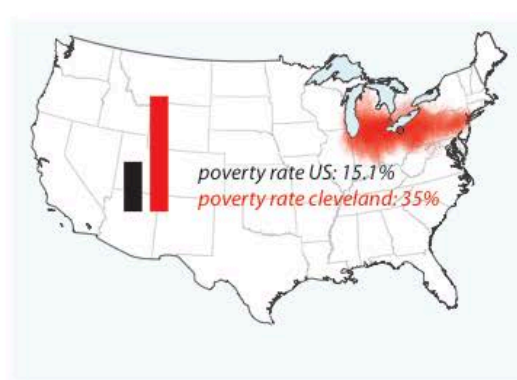
Detroit
Population: 844,993
139.1 Sq Miles



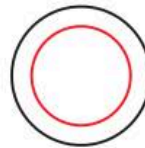
vacant land
4.69 sq mi
6%



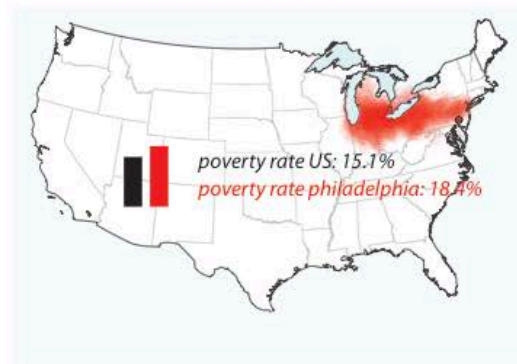
peak population: 0.9 million
current population: 0.4 million
-55%



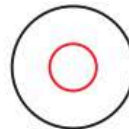
vacant land
5.55 sq mi
4%



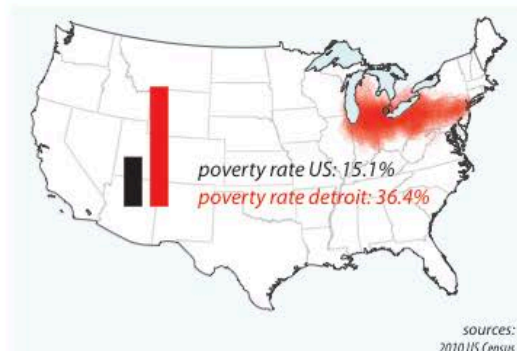
peak population: 2.1 million
current population: 1.5 million
-29%



vacant land
17.11 sq mi
12.3%



peak population: 1.85 million
current population: 0.71 million
-62%



sources:
2010 US Census

http://www.nypost.com/p/news/national/detroit_cleveland_buffalo_poorest_xg9YRt76wF57xG8mTwBtqL

http://www.mlive.com/news/detroit/index.ssf/2009/09/detroit_has_more_vacant_land_t.html

<http://americacity.org/magazine/article/clevelands-comeback/>

<http://planphilly.com/rda-vacant-land-report-released>

Mayor Duggan's Directive



"My dream for Detroit is to see its population grow again for the first time in my lifetime,"

Mayor Duggan.

Increase Detroit's population by retaining and attracting residents.



1952: Just a few years later though, urban renewal and other city-clearing initiatives were already leaving their mark.



1967: By the mid-1960s, land was cleared and buildings destroyed to make way for Interstate 375.



Detroit Mayor Louis Miriani (holding shovel) was forced to pick up the pieces after Mayor Cobo died of a heart attack in 1957. Above, Miriani is taking the first ceremonial shovel of earth for one of the

BRIEF CHRONOLOGY

993,678
DETROIT POPULATION
40,838
BLACK POPULATION

1,568,662
DETROIT POPULATION
149,119
BLACK POPULATION



1,709,115
DETROIT POPULATION, AVG
224,813
BLACK POPULATION, AVG



1940

1930

1920



1943: THE DETROIT RIOTS



OF BLACK BOTTOM

1,849,568
DETROIT POPULATION
300,506
BLACK POPULATION

1,670,144
DETROIT POPULATION
482,229
BLACK POPULATION

423 RESIDENCES
109 BUSINESSES
022 FACTORIES
093 VACANT LOTS
003 THREE MILES
FROM JEFFERSON AVE TO PALLISTER ST
CONDEMNED



JEFFRIES AND THE DETROIT PLAN

The Detroit Plan was a controversial urban renewal project that aimed to clear the Black Bottom area and replace it with a new residential and commercial district. The plan was named after the city's mayor, George Jeffries, who was a strong advocate for the project. The plan was met with significant opposition from the Black community, who felt that the project would displace them and destroy their homes and businesses. The plan was eventually abandoned, and the Black Bottom area remained largely intact.



1944 AERIAL

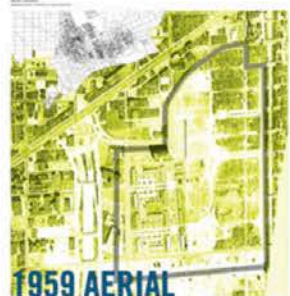


ONE NARRATIVE OF A BLACK BOTTOM RESIDENT

My name is [Name], and I was born in the Black Bottom area of Detroit. I grew up in a small, crowded house with many other families. The area was known for its high density and poverty, but it was also a place of great community and resilience. I remember the day when the Detroit Plan was announced, and how everyone was excited at first. But then, as the plan became more detailed, we realized that it would mean the end of our homes and the businesses that had built our lives. We fought back, and eventually, the plan was abandoned. Today, the area has been largely rebuilt, but the memory of the Black Bottom remains a powerful part of our history.



1950 AERIAL



1959 AERIAL

- BLACK BOTTOM BUSINESS STATS**
- 350 BUSINESSES
 - 017 PHYSICIANS
 - 022 LAWYERS
 - 013 DENTISTS
 - 012 CARTAGE AGENCIES
 - 011 TAILORS
 - 010 RESTAURANTS
 - 010 REAL ESTATE AGENTS
 - 008 GROCERS
 - 006 DRUGSTORES
 - 005 UNDERTAKERS
 - 004 EMPLOYMENT OFFICES
 - 001 CANDY MAKER



1967: By the mid-1960s, land was cleared and buildings destroyed to make way for Interstate 375.

thanks for
the view,
mr. mies:
lafayette
park
detroit

*Edited by
Danielle Aubert
Lana Cavar
Natasha Chandani*



LAFAYETTE PARK – The city in a park



A photograph of a residential street featuring a row of historic houses. In the foreground, a concrete sidewalk runs alongside a grassy area with some small plants. Large, leafless trees line the left side of the street. The houses are multi-story, with a prominent teal-colored house with white trim and a bay window. Other houses in the background show various architectural styles, including brick and gabled roofs. The sky is overcast.

**Every Neighborhood
Has A Future...**

**And It Doesn't
Include Blight**

The Context

BLIGHT

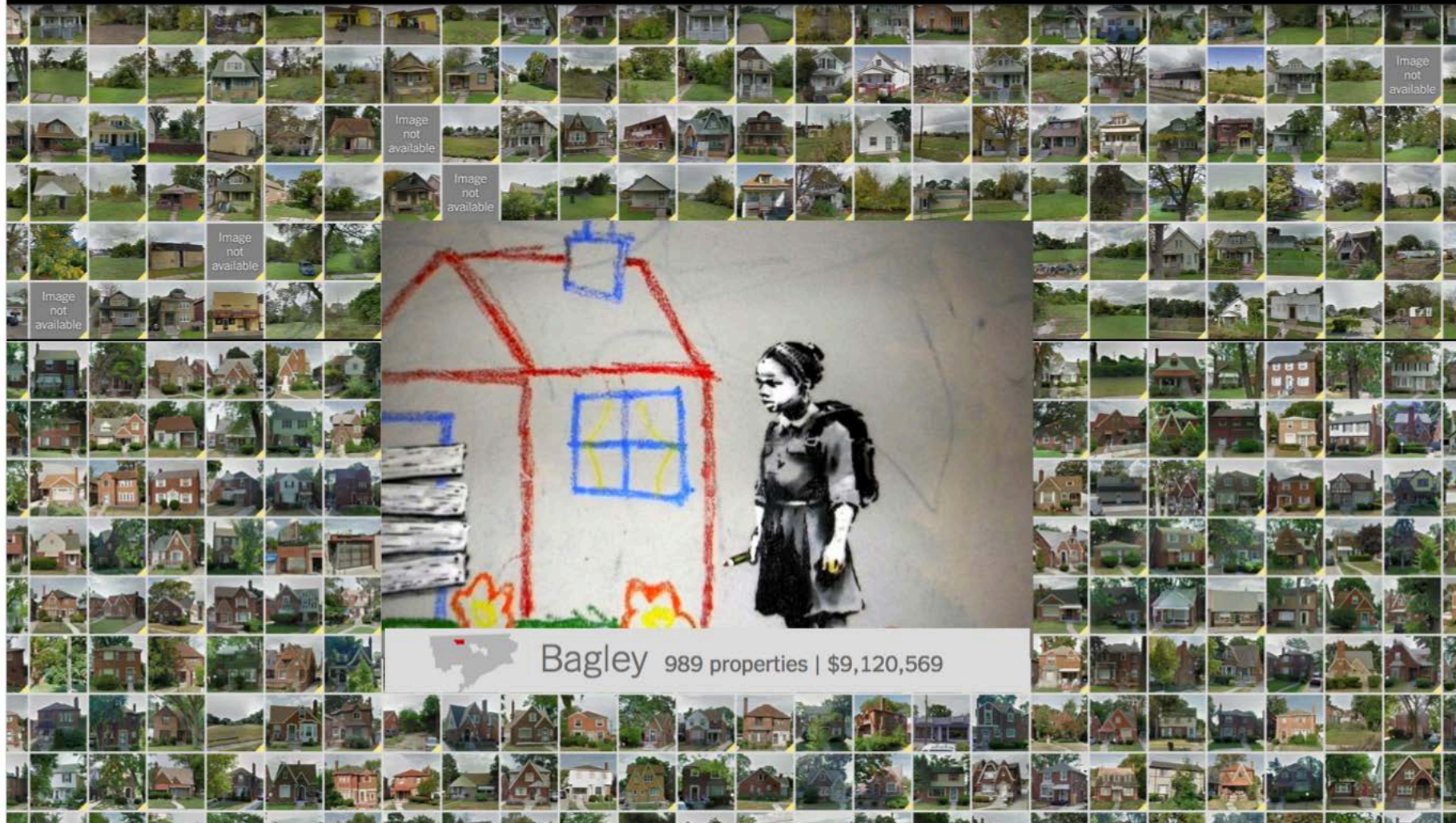


Detroit Blight Removal Task Force Plan, May 2014

With 80,000 vacant structures in Detroit low property values leave owners few incentives to maintain their properties and many walk away.

Properties Viewed: 762 / 43,634 Total Amount Owed: \$5,120,454

SHARE



The Challenge of Preserving Detroit, NOW



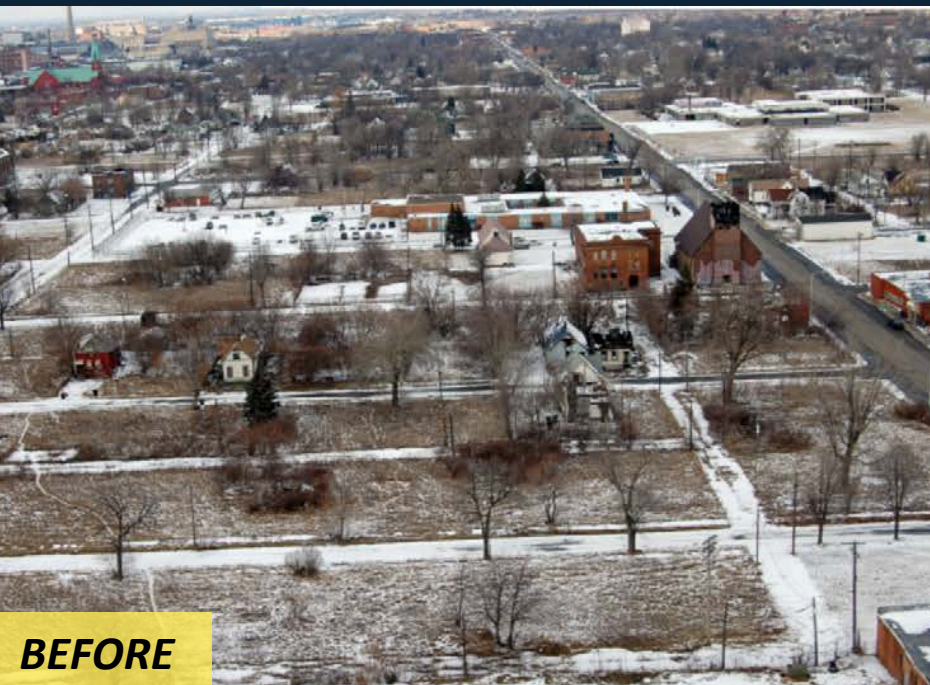
Detroit Building Authority

Under the Hardest Hit Fund Program (107 Million Dollars)

Round ONE: 3,370 (properties already demolished)

Round TWO: 3,828 (to be demolished by the end of 2015)

TOTAL: 7,198

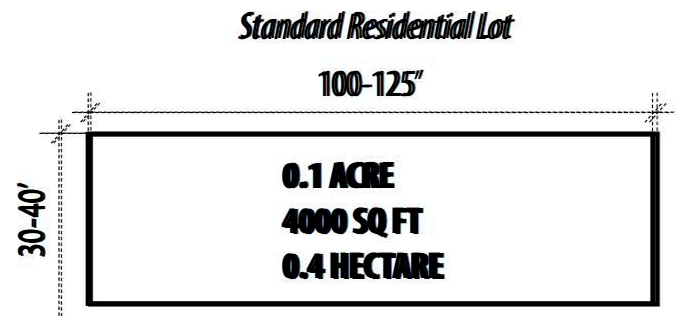
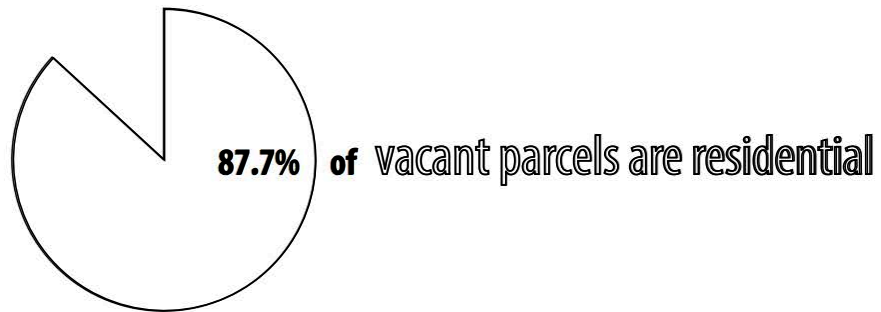
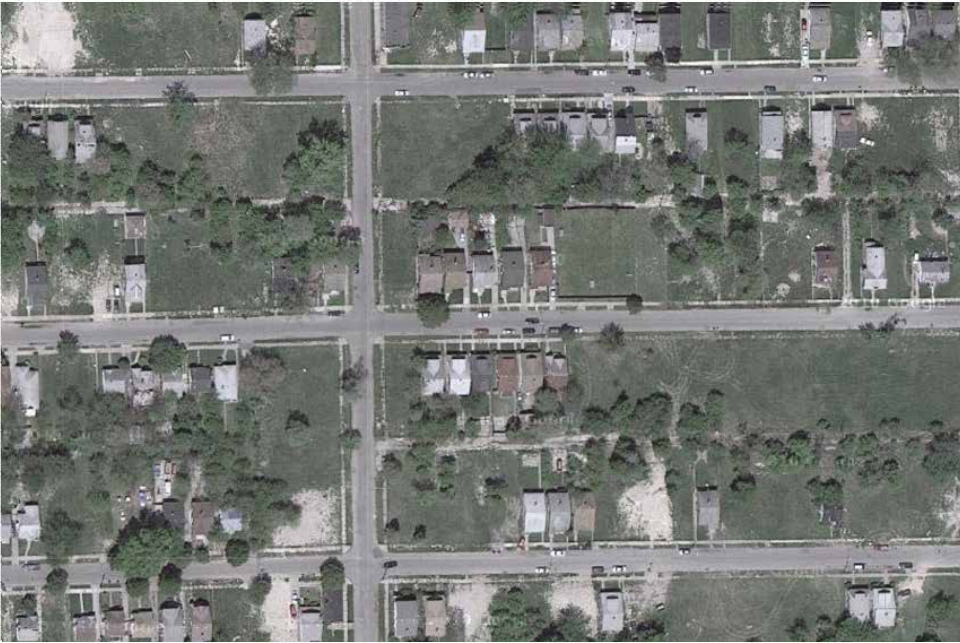


BEFORE



AFTER

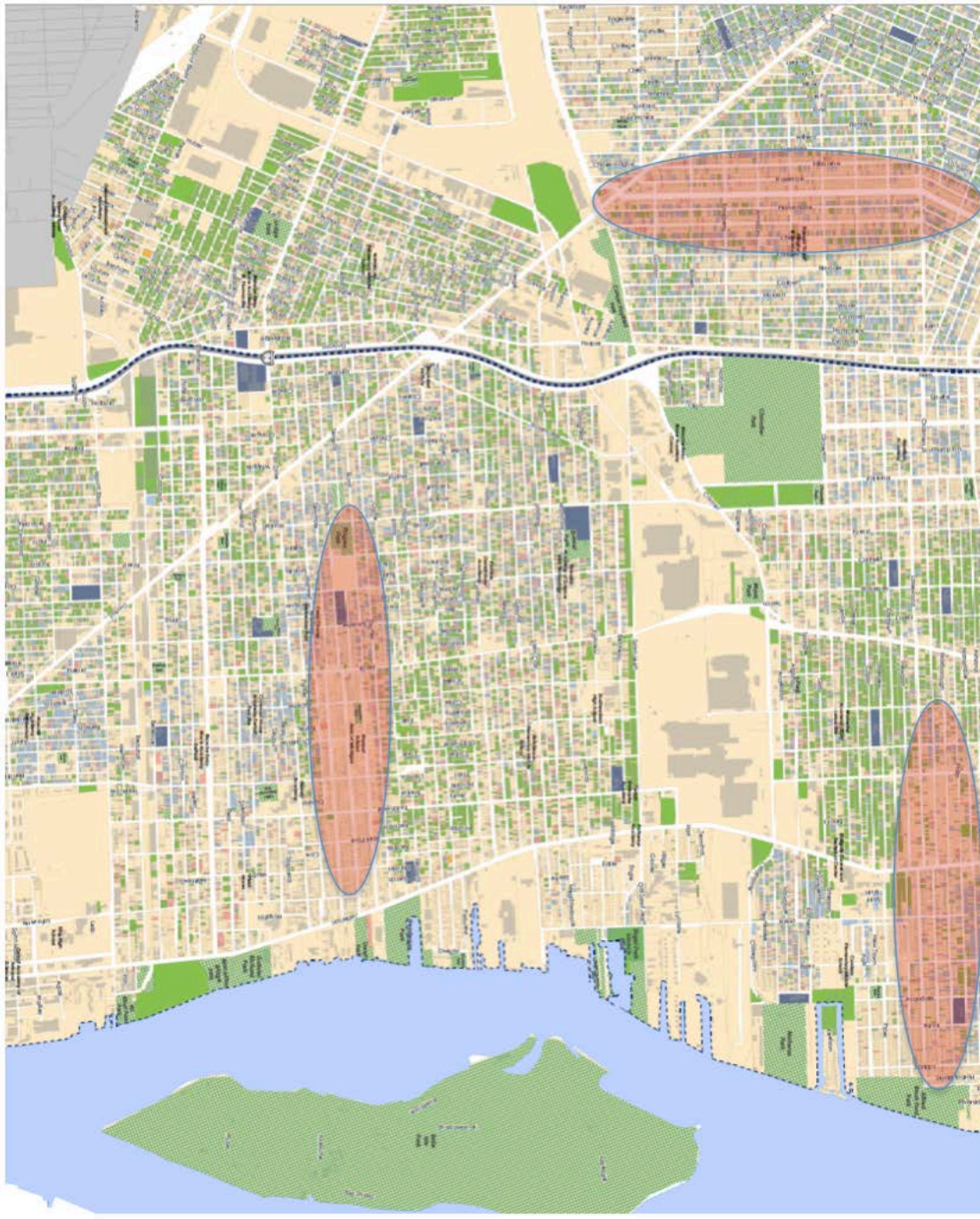
VACANCY IN DETROIT : RESIDENTIAL LOT MOSAIC

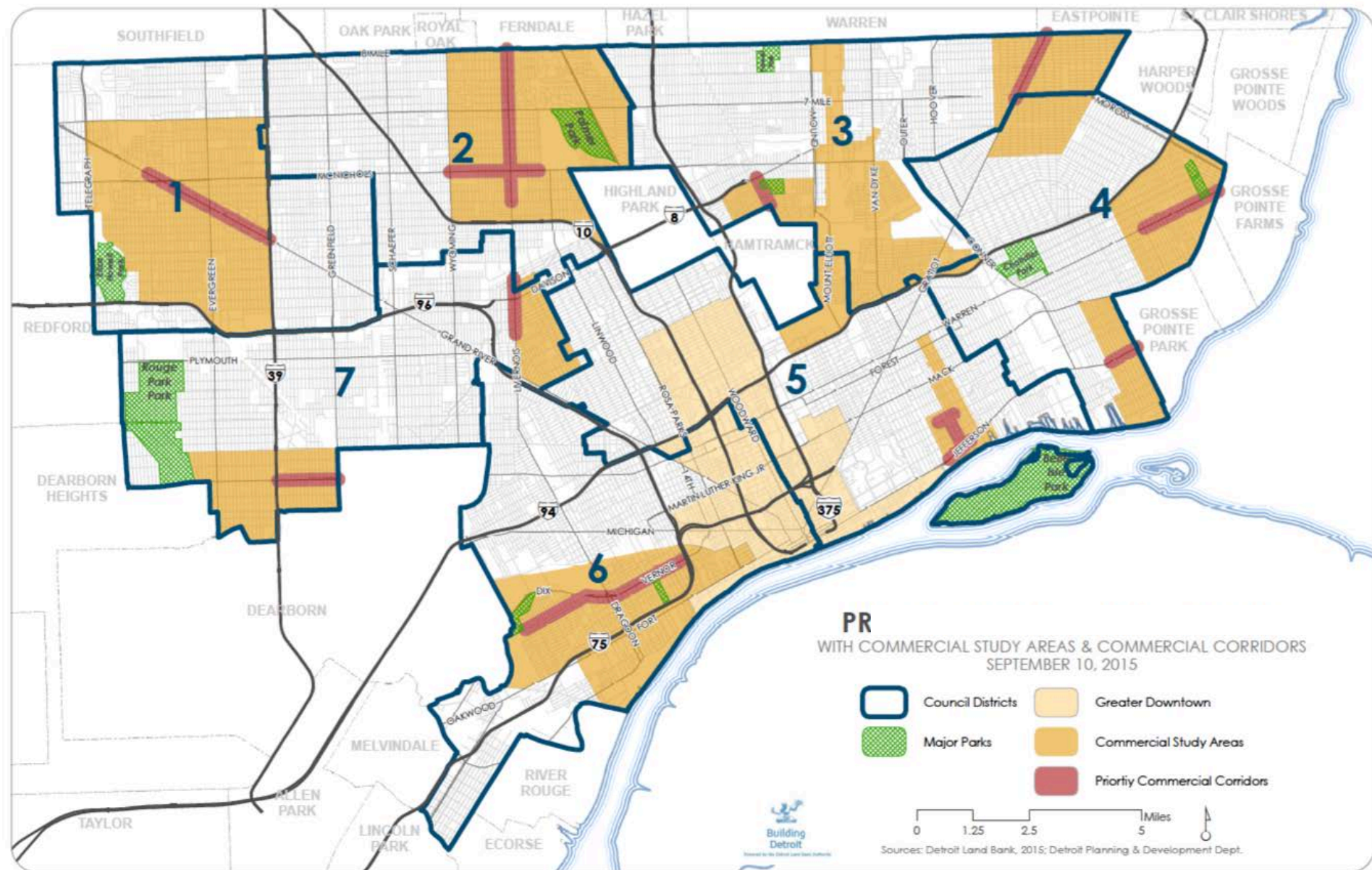






WEST VILLAGE







1 Planning Area

Wyoming to Woodward/Highland Park
8 Mile to the Lodge

Neighborhoods:

Fitzgerald

Martin Park

Bagley

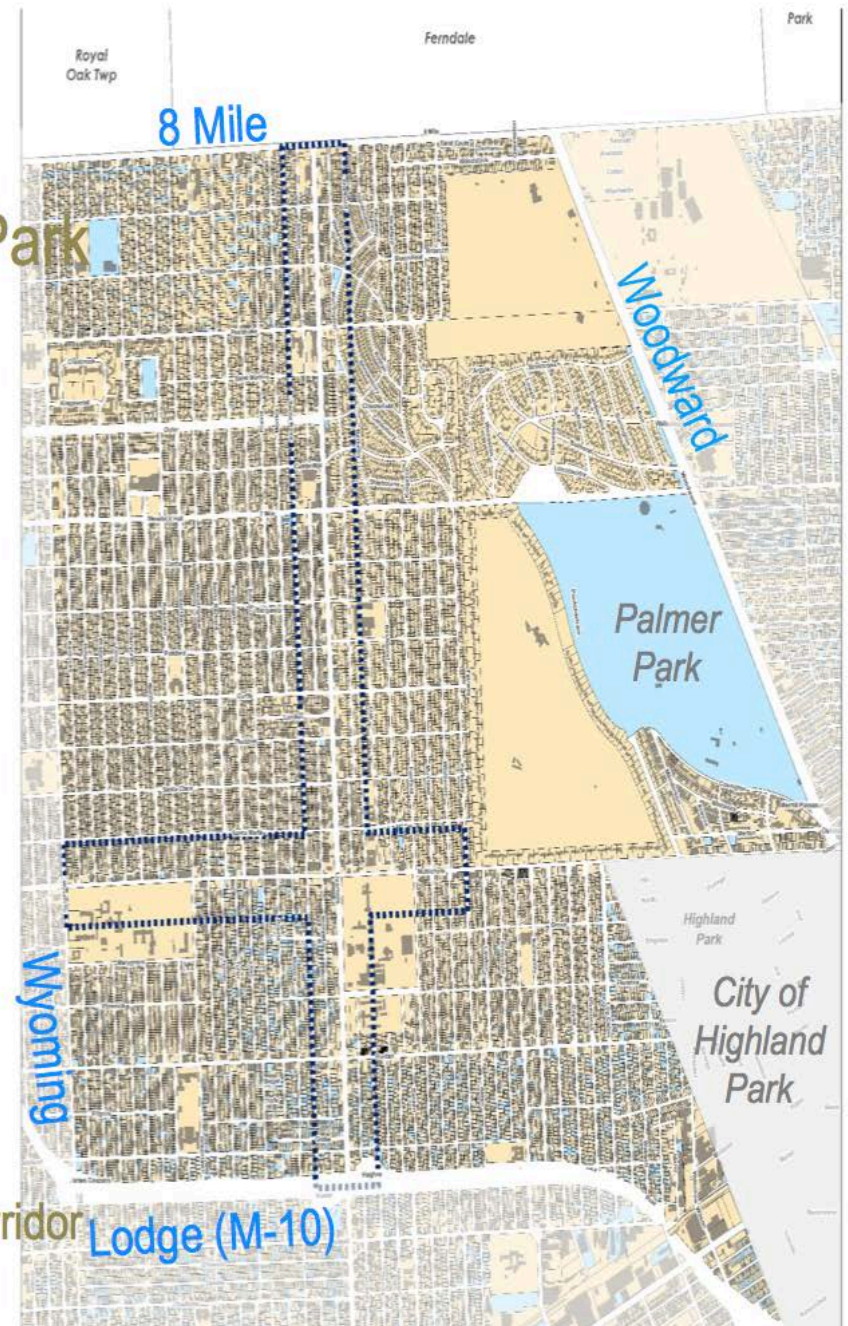
University District

Palmer Woods

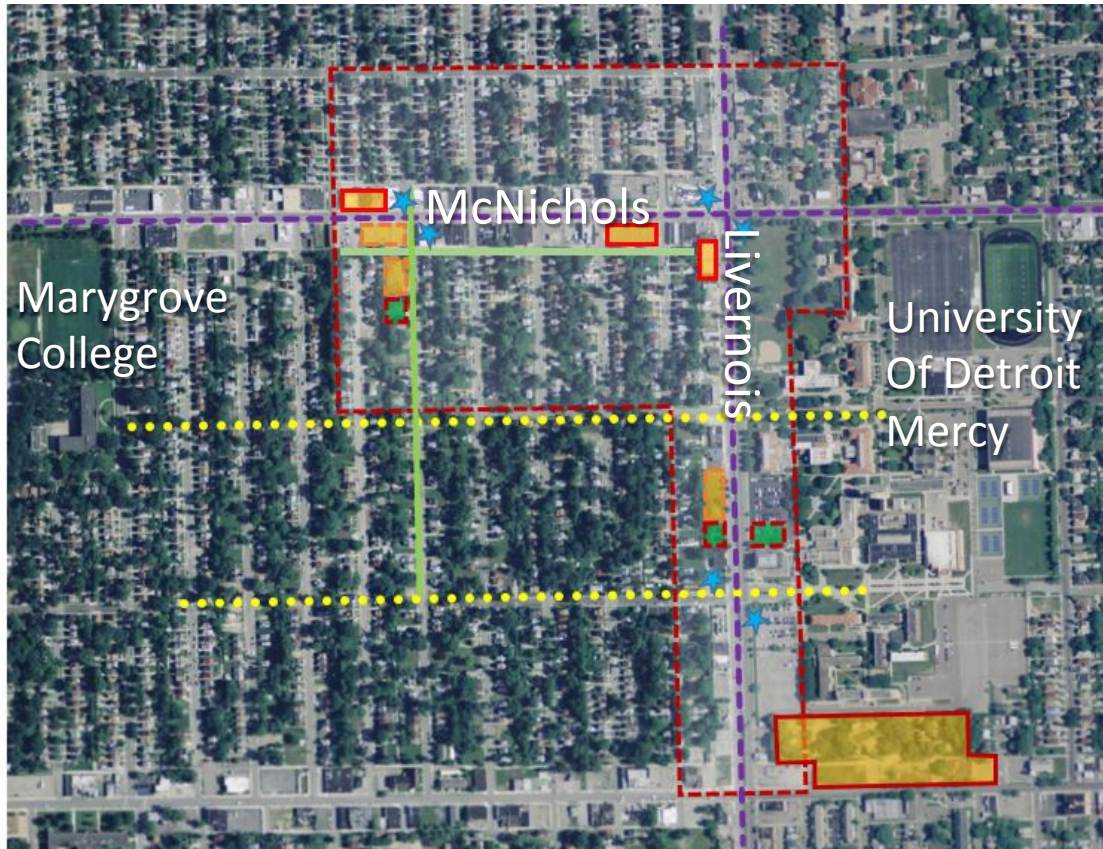
Sherwood Forest

Green Acres

 Commercial corridor
Lodge (M-10)

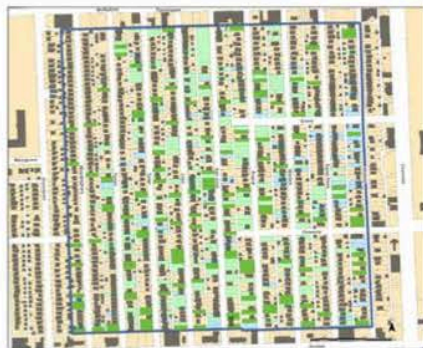


LIVERNOIS-McNICHOLS MICRODISTRICT STRATEGY



MICRODISTRICT INVESTMENT ELEMENTS

-  PRIORITY DEVELOPMENT SITES
-  FUTURE DEVELOPMENT SITES
-  PEDESTRIAN STREET LAMP SYSTEM
-  BLUE-GREEN ALLEY IMPROVEMENTS
-  MOBILITY INTERVENTIONS
-  BIKE LANE
-  INNOVATION OPEN SPACE SITES



2 ANCHOR INSTITUTIONS
25 ACRES PUBLIC-OWNED VACANT LOTS
100+ PUBLIC-OWNED STRUCTURES
10 ACRES PRIVATE-OWNED VACANT LOTS

1 FITZGERALD

West Side



WOODINGHAM DRIVE

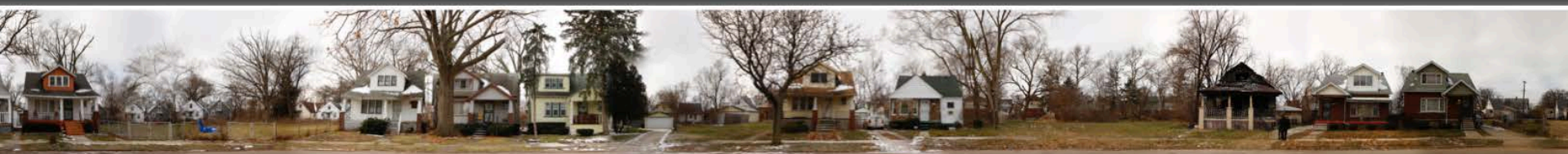
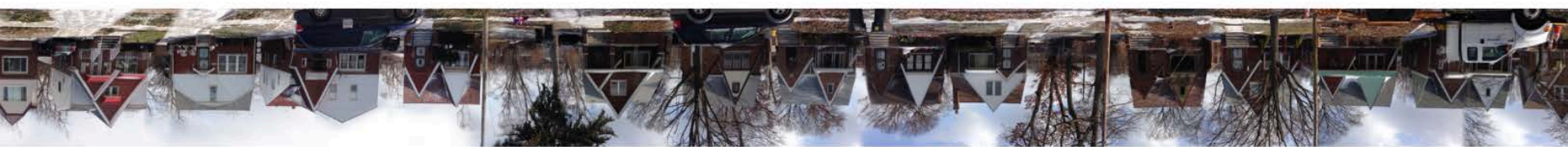
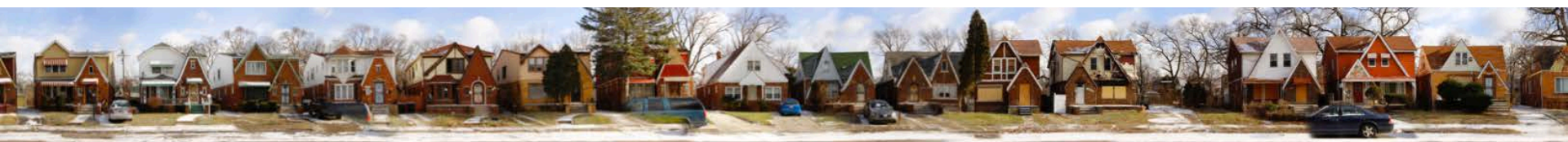


East Side

West Side



SAN JUAN DRIVE



Neighborhood Preservation Strategy



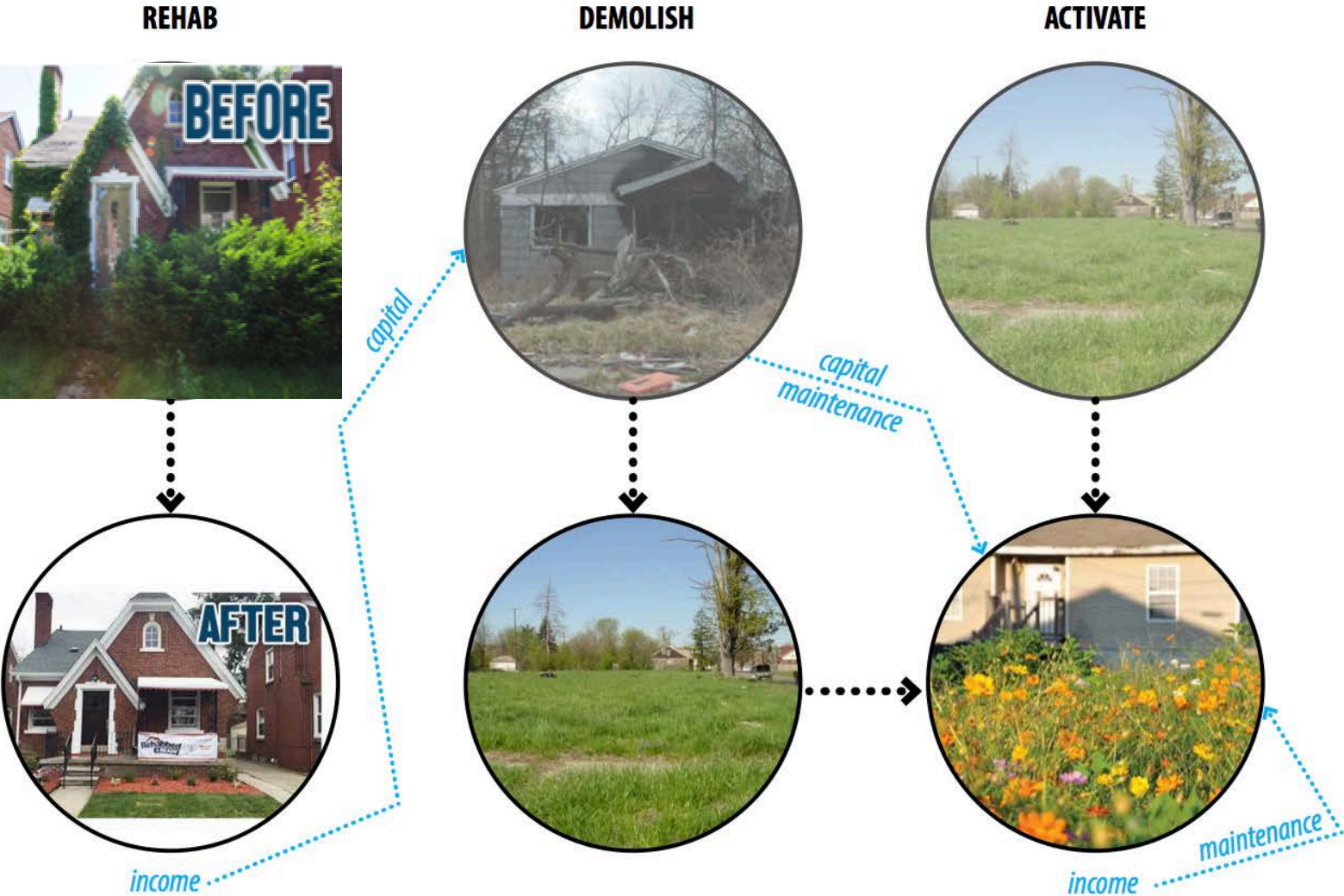
Single-Family Home Rehabilitation, Demolition and Infill



Before

After

LAND STEWARDSHIP MODEL





NEIGHBORHOOD

Fitzgerald Neighborhood Stabilization + Greenway

Reactivate 25 acres of publicly held vacant land to link the community, college and university with a new land stewardship development model

Potential civic commons as greenways, passive recreation space and linear connections

Provide an open space amenity to drive future redevelopment; "cues to care" to improve safety, property values

Workforce development through green jobs training, installation, maintenance, green infrastructure

Green Infrastructure, neighborhoodscale between Marygrove and Univ of Detroit Mercy

Vacant and unbuilt land activation and stewardship

Gathering spaces for youth engagement, programming

Sustainability goals include: increasing canopy cover; storm watermanagement; habitat creation; promoting non-motorized mobility; reducing need for mowing, fertilizers, pesticides; promoting civic health; economic sustainability and workforce development



SITE 3 | FITZGERALD NEIGHBORHOOD + GREENWAY

DENSEST AREA - 3 BLOCKS

84% Occupied Houses
6% Buildings Assumed Vacant
6% Maintained Vacant Lots
4% Unmaintained Vacant Lots
1 - NORA Owned Lot

COMMERCIAL AREA - 0.5 BLOCKS

25% Occupied Commercial Space
75% Buildings Assumed Vacant
4 - Total Commercial Properties

PINCH POINT - 2 BLOCKS

36% Occupied Houses
12% Buildings Assumed Vacant
32% Maintained Vacant Lots
20% Unmaintained Vacant Lots
4 - NORA Owned Lots

I-610

COMMERCIAL AREA - 1.5 BLOCKS

100% Occupied Commercial Space
0% Buildings Assumed Vacant
4 - Total Commercial Properties

UNMAINTAINED LOT

MAINTAINED LOT

VACANT HOUSE*

NORA OWNED LOT

MOST REMOTE - 3 BLOCKS

37% Occupied Houses
16% Buildings Assumed Vacant
43% Maintained Vacant Lots
4% Unmaintained Vacant Lots
3 - NORA Owned Lots

NEIGHBORHOOD EXISTING VACANCY

368 TOTAL PROPERTIES

26 BLOCKS

51% Occupied Houses - 181

10% Building Assumed Vacant* - 34

28% Maintained Lots - 100

11% Unmaintained Lots - 38

15 Commercial Properties

60% Commercial Vacancy Rate

33 - NORA Owned Lots

I-10

5M M

LSU URBAN LANDSCAPE LAB

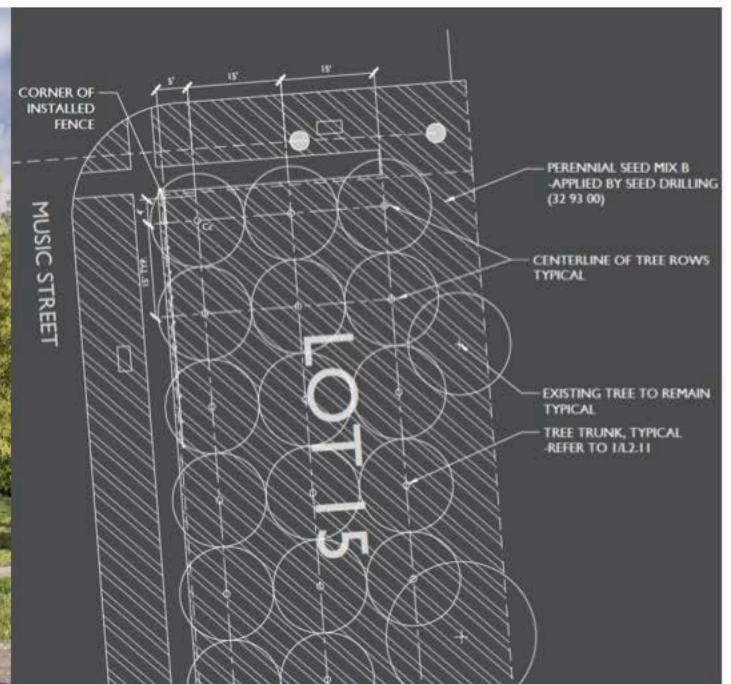
* Any building with an open code enforcement case was assumed vacant. Confirmation was attempted through on-site investigation.

One Tactic: PLANT “LOTS” of TREES, Lot-by-Lot
For every lot of blight removed, a lot of trees are planted in its place



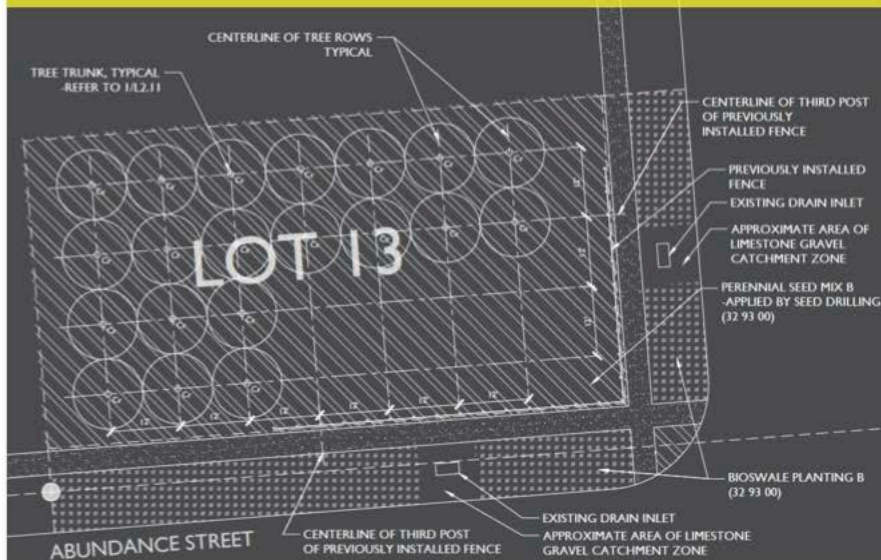


SM=M
LSU URBAN LANDSCAPE LAB



Cues We Care

New Orleans Redevelopment Authority Test Sites 2014



SM=M
LSU URBAN LANDSCAPE LAB



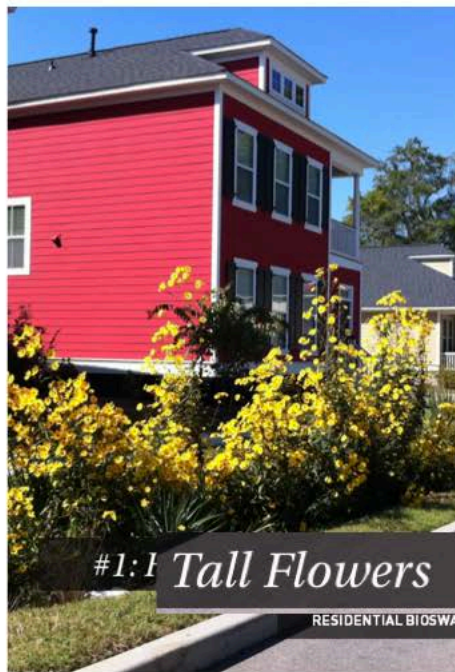


plot 13 blooming! look how gorgeous



#1: Height: Low Grasses,

MEADLOCKAME TASTING ROOM, CALI



#1:1 Tall Flowers

RESIDENTIAL BIOSWAL



FLOWERING UNDERSTORY PLANTS



FLOWERING UNDERSTORY PLANTS



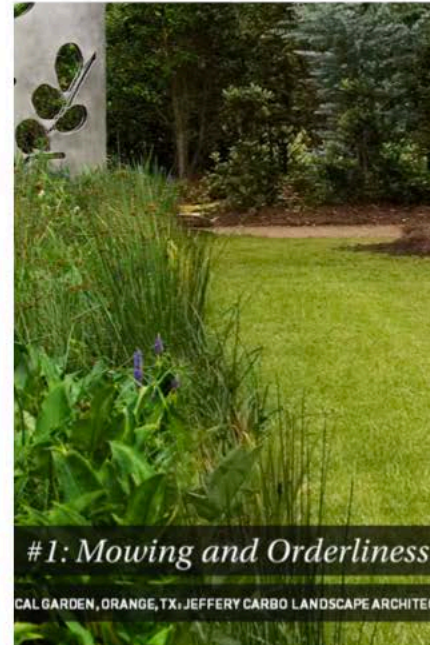
#3: Seasonal Memory

SHEFFIELD BOTANIC GARDENS, JAMES HITCHMOUGH



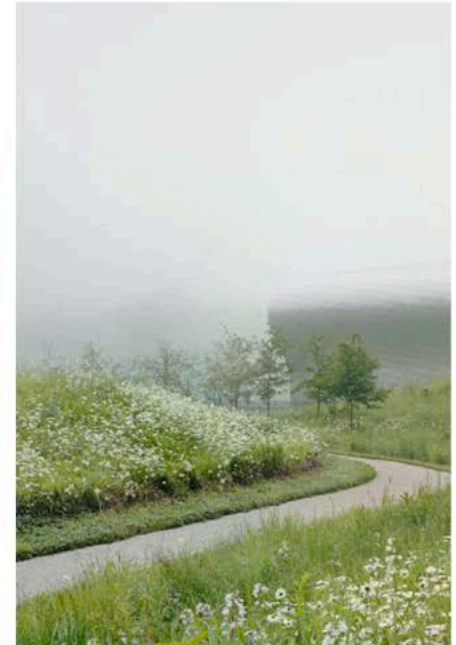
#4: Cultural

LONDON OLYMPICS BIOSWALE, HARGREAVES ASSOCI



#1: Mowing and Orderliness

CAL GARDEN, ORANGE, TX, JEFFERY CARBO LANDSCAPE ARCHITECT



JOBS, JOBS, JOBS

By Creating Green Collar Employment

Goal

1



Green Collar Tree Specialist
From The Greening of Detroit

Goal: Encourage land uses that create more jobs for Detroiters
Integrate with city-wide Green Collar workforce training programs

The Detroit Conservation Corps



Our Competitive Advantage



Sharon McClinton cares for the vacant land around her Detroit home.

**Goal: Transform vacant land while making every
Detroiter an equity investor in the
revitalization of their neighborhood.**

Each Resident a Steward



**McClellan and Lessing St.
Hantz Woodlands Eastside, Detroit**

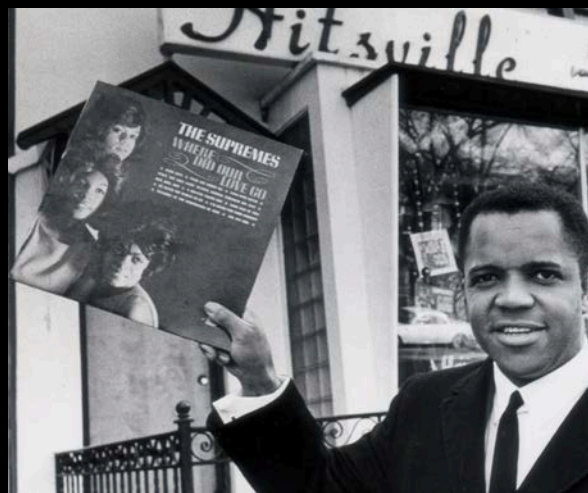
**Goal: Making every Detroiter an equity investor
in the revitalization of their neighborhood.**

by Preservation Matters in Detroit:
Detroit is blessed with a rich culture and tremendous physical assets and opportunities for
historic preservation.



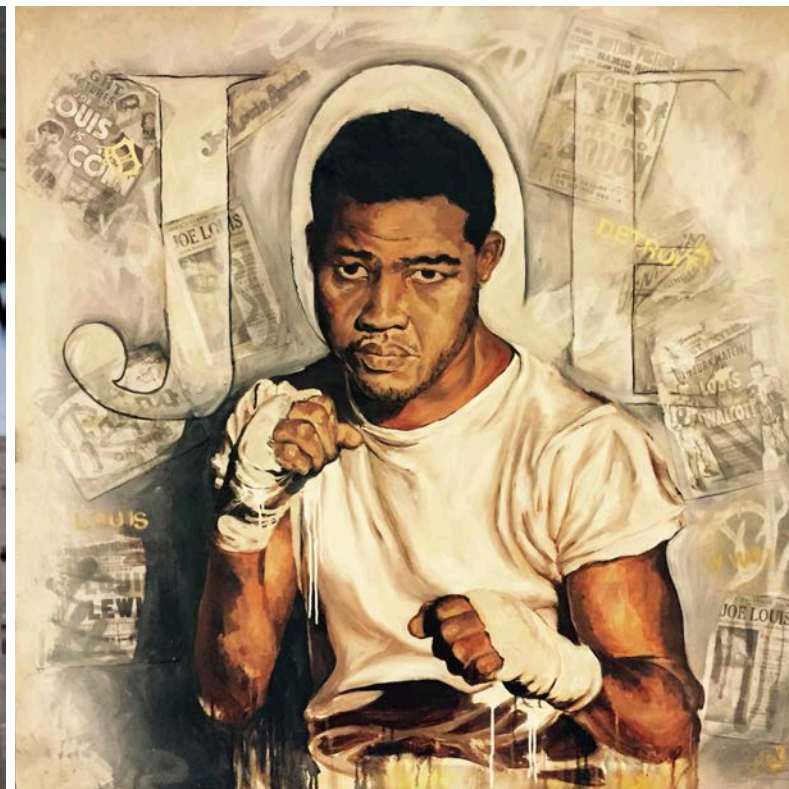
SAVED.

STRUCTURES - ADAPTED - for - VITAL - ENTERPRISE - in - DETROIT



Historic Preservation Equals Cultural Preservation

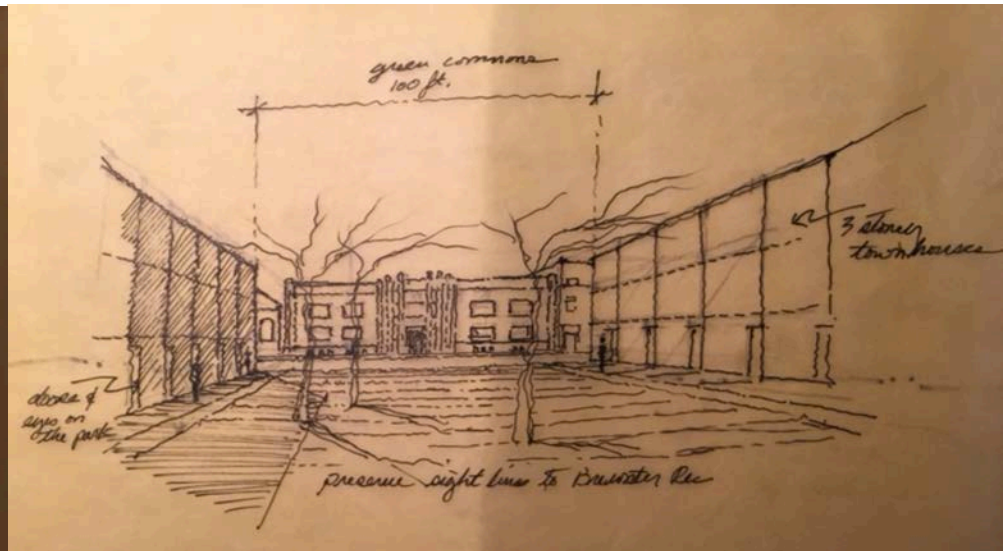
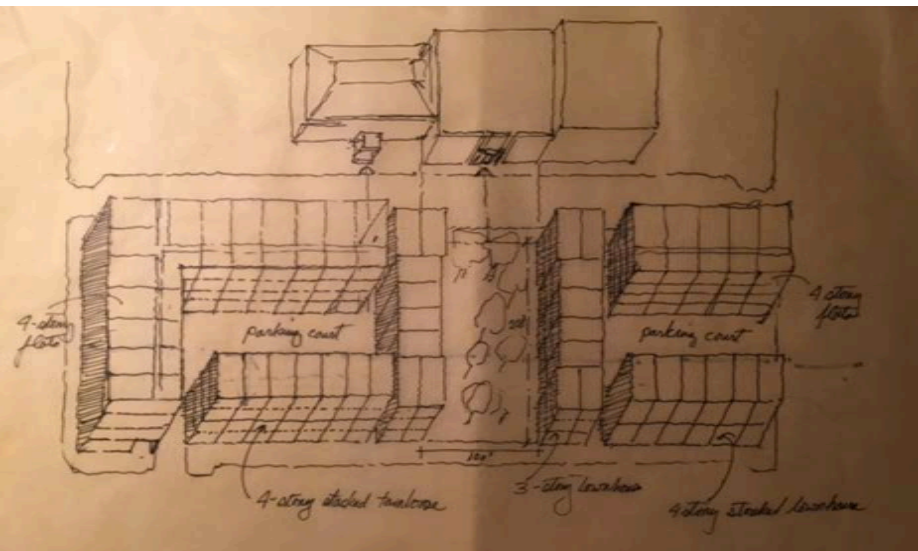






The Brewster Wheeler Recreation Center Site

Open Space: Development of the Brewster Site will reserve open space for a one-acre park accessible from both Brewster Street and Alfred Street thus creating a public amenity for the entire Brush Park neighborhood. The park's location shall preserve significant views of the former Brewster Recreation Center and enhance its historic significance by providing frontage on to the park.





SAVED.

STRUCTURES – ADAPTED – for – VITAL – ENTERPRISE – in – DETROIT

EXPOSURES

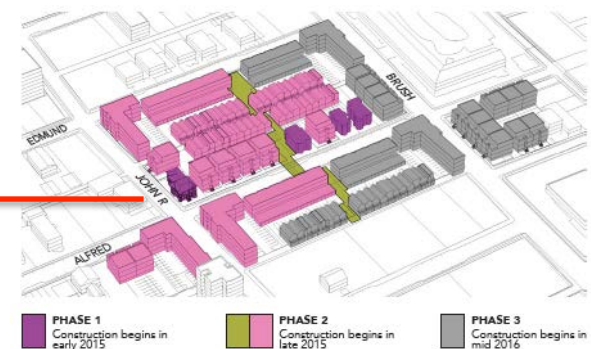
Detroit by Air

Photographs by Alex S. MacLean




BUILDING A SUSTAINABLE NEIGHBORHOOD -

The proposed development will create a tightly knit urban fabric, offering various housing types in a distinct and diverse setting that RESIDENTS WILL BE PROUD TO CALL THEIR HOME. A seamless integration of existing historic homes with new sustainable architecture will create ...



Woods Cathedral auctioned last year for \$6700. Johnson told Curbed that his decision to buy the building started with two Cranbrook-trained Detroit designers—Chris Schanck and Jack Craig.



S.A.V.E.D.

STRUCTURES – ADAPTED – for – VITAL – ENTERPRISE – in – DETROIT



SAVED.

SCHOOLS – ADAPTED – for – VITAL – ENTERPRISE – in – DETROIT



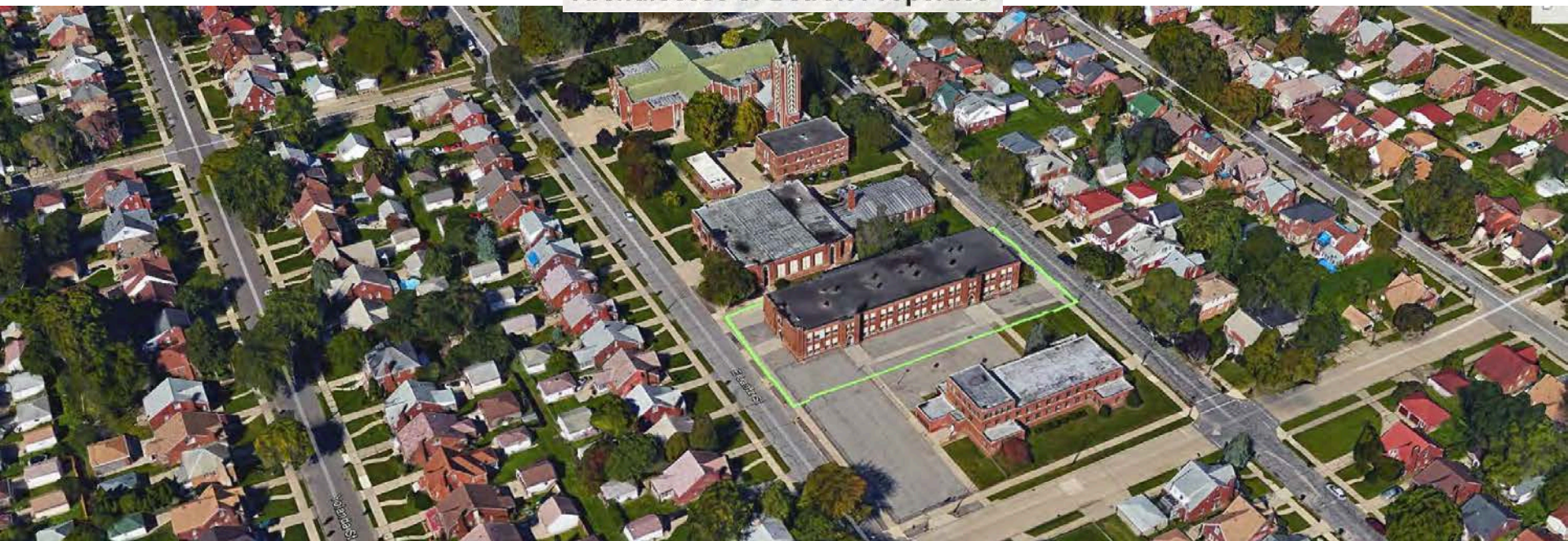
50 VACANT SCHOOLS


St. Elizabeth Church Complex
One of fourteen Catholic Archdiocese Properties
to be closed in 2016





Archdiocese of Detroit Properties





A Commerce Township man had the winning \$500 bid this week for the former American Motors Corp. headquarters in Detroit that sold for \$2 million just five years ago.

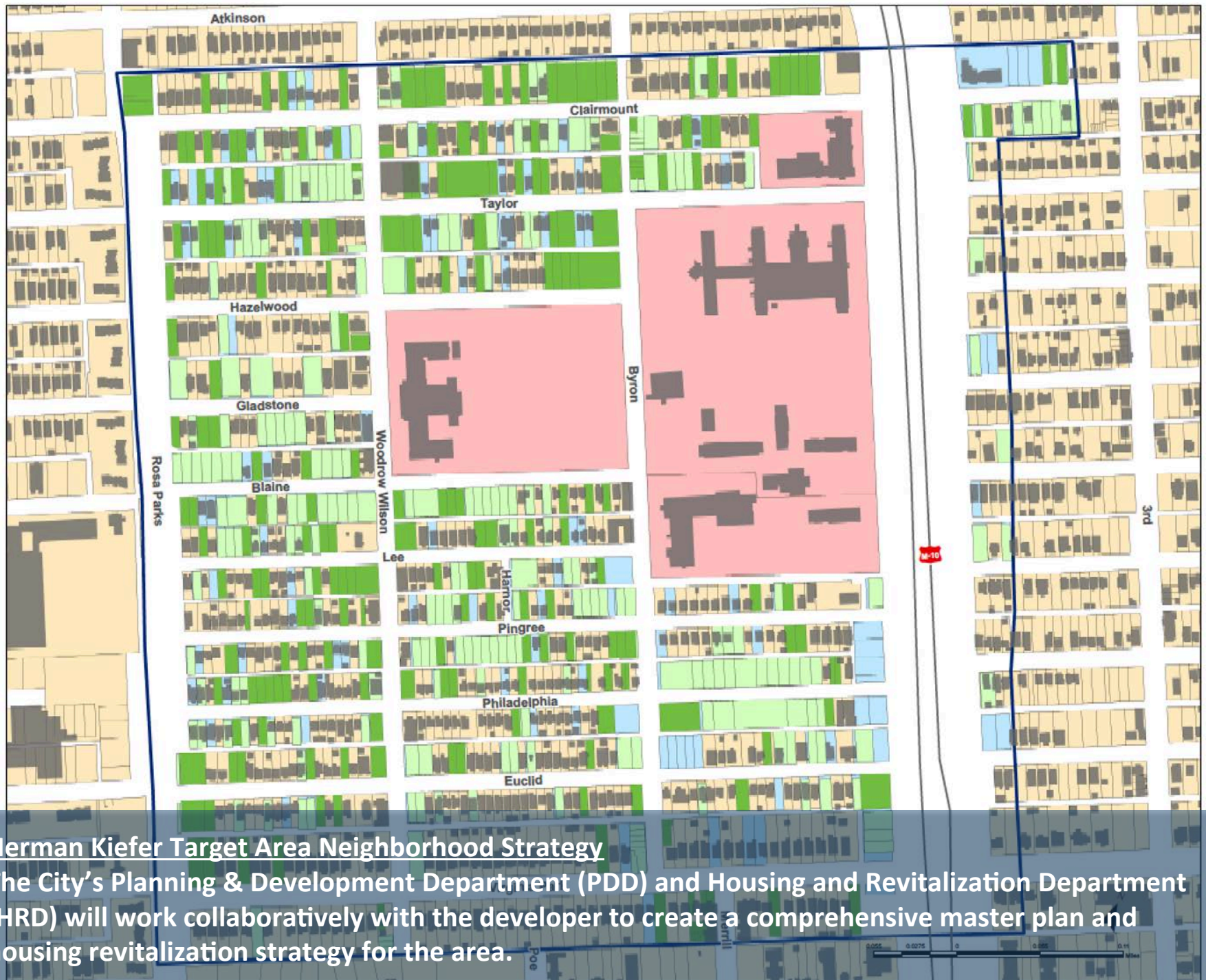
The Detroit Free Press, October 23, 2015

SAVED.

SCHOOLS – ADAPTED – for – VITAL – ENTERPRISE – in – DETROIT



② HERMAN KIEFER

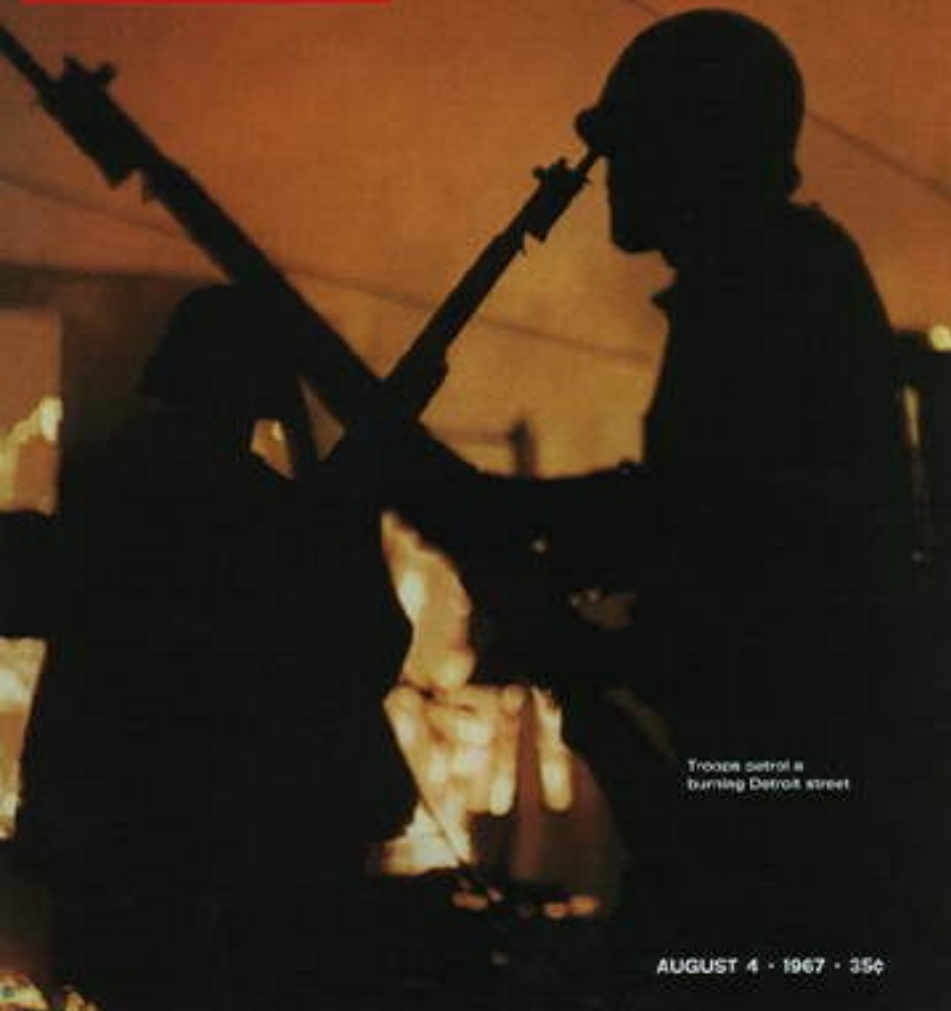


Herman Kiefer Target Area Neighborhood Strategy

The City's Planning & Development Department (PDD) and Housing and Revitalization Department (HRD) will work collaboratively with the developer to create a comprehensive master plan and housing revitalization strategy for the area.

LIFE

Negro Revolt: The Flames Spread



Troops patrol a
burning Detroit street

AUGUST 4 • 1967 • 35¢

How it Started



- Police raided an all black Blind Pig at 12th St. And Clairmount Avenue where about 83 people were celebrating the return of two Vietnam Veterans.
- Police then tried to round up all 83 patrons.
- A frustrated crowd gathered outside and began rioting once the last Police Car left.



RIOTS-1967

Who Will Preserve Our Communities?

"My Soul Looks Back is the epic, compelling and much anticipated follow up to the critically acclaimed memoir The Window 2 My Soul"

My Soul Looks Back

Life After Incarceration

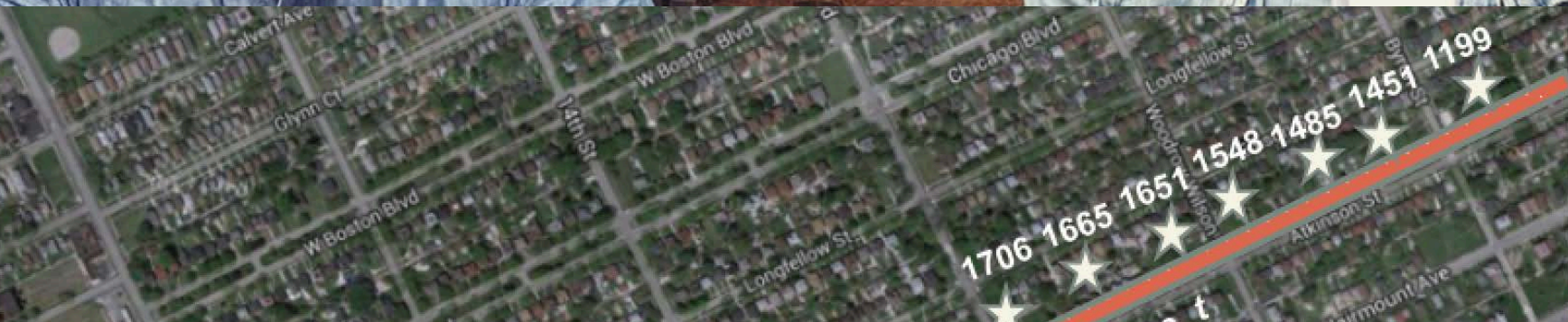
— **Yusef Shakur** —

Foreword by dream hampton

Introduction by Chief of Police Ralph Godbee

"This is a perfect story of redemption, perfect story of atonement and the





***CASE STUDY Approach* : COMMUNITY DEVELOPERS BOOT CAMP**

Andrew Colom and David Alade

Last year, two best friends, one from Mississippi and the other from the concrete jungle of New York City, came together to found Century Partners



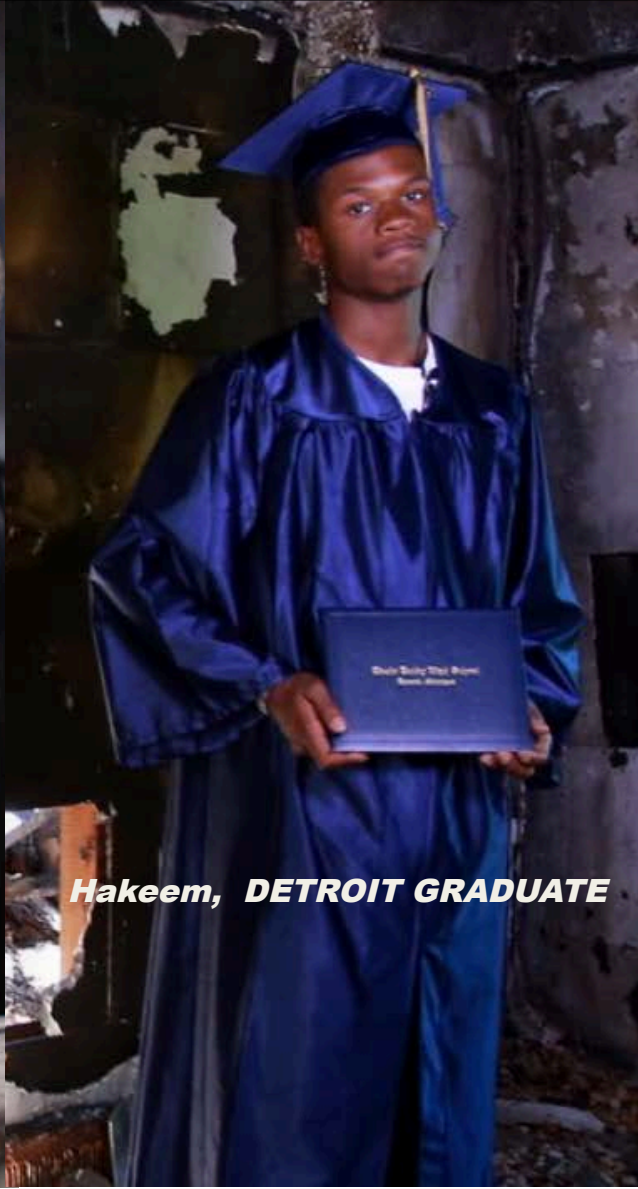
Purch
Prope

NEIGHBORHOOD Preservation

Portraits of those who stayed



Yusef Shakur and son, Kobie



Hakeem, DETROIT GRADUATE



Ms. Sharon McClinton

A photograph of three people in a meeting. In the center, a Black man with dreadlocks and glasses, wearing a camouflage shirt, is speaking and gesturing with his right hand. To his left, a young white man in a light blue button-down shirt is listening. To his right, a Black woman with short grey hair, wearing a colorful patterned top, is also listening. The background is slightly blurred, showing what appears to be a bookshelf.

"I AM NOT A PRESERVATIONIST"

Neighborhood Stabilization and Growth

- Community Engagement and Participatory Planning
- Neighborhood Physical Planning
- Mixed-Use Development
- Open Space/Urban Agriculture
- Corridor Development
- Schools/Building Re-Use
- Public Realm/Streetscape/Urban Canopy

PLANNING LEADERSHIP & COORDINATION

- Zoning Innovation (Updates, Pink Zones, Form-based)
- Design Innovations
- Mixed-Use Development
- Land Use Development
- Master Plan Coordination
- Multi-Modal Transportation

MAJOR PROJECT DESIGN LEADERSHIP

- Urban Design
- Landscape Architecture
- Architectural Design
- Public Art & Culture



THANK YOU.

My email address: coxmi@detroitmi.gov