



# Conant Gardens Neighborhood Revitalization Project



MICHIGAN STATE UNIVERSITY Michigan State University Planning Practicum:

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Client: Conant Gardens Neighborhood Development Corporation (CGNDC)

## Introduction

Conant Gardens is a historically affluent black neighborhood in the northeast side of Detroit. Since its inception, it has seen a myriad of changes. The area is in decay and shows socioeconomic difficulties like lack of services, vacant properties, and unsafe environmental conditions. The goal of the project is to provide the CGNDC with resources and actionable recommendations to achieve neighborhood stabilization. The plan bases its recommendations in safe green spaces, access to affordable housing, and connecting CGNDC with key resources in the Detroit area.

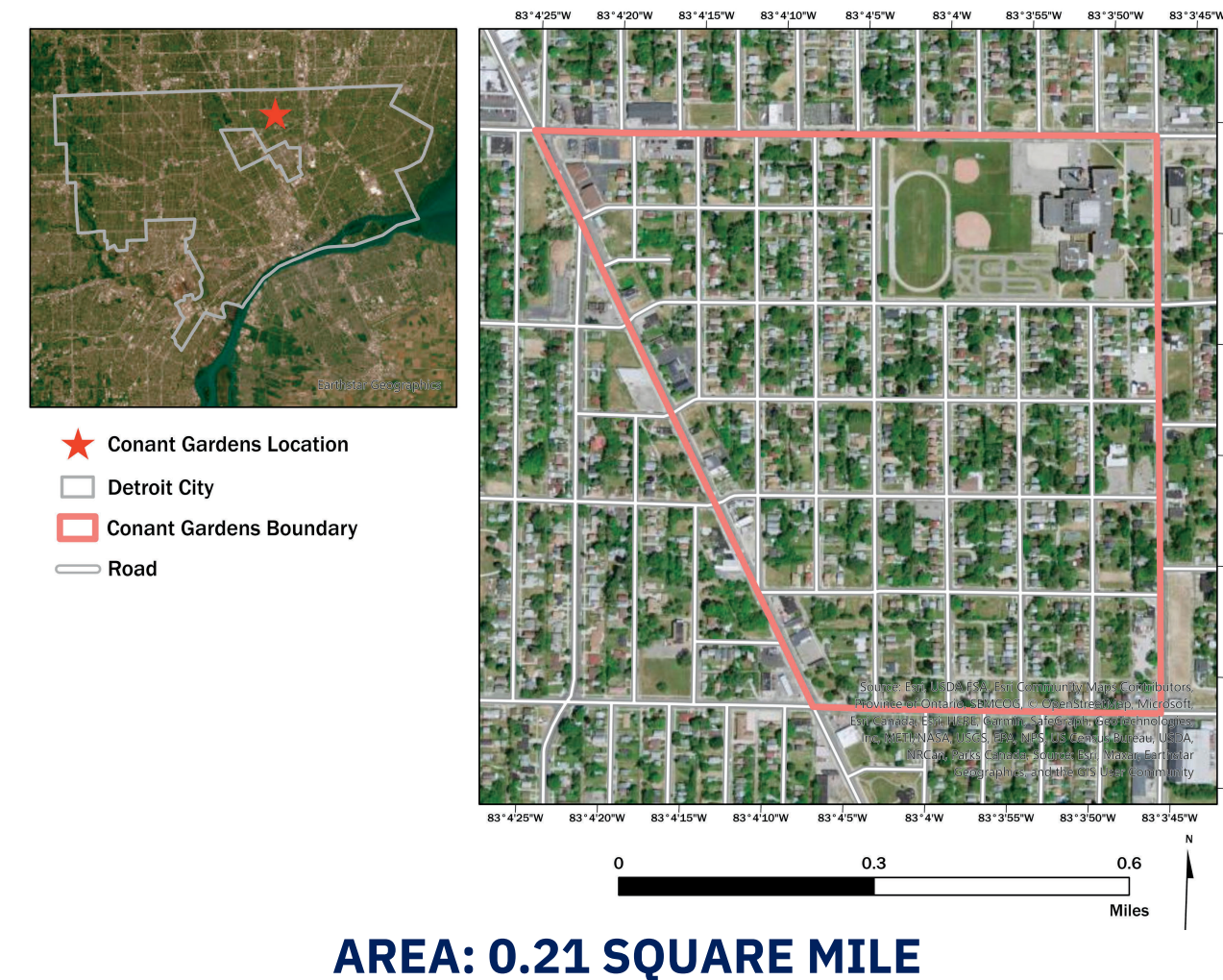
## Land Use Assessment



## Recommendations

- R1** Build strategic partnerships that allow Conant Gardens Neighborhood Development Corporation to prepare for project management
  - Action 1 Partner with neighborhood groups and stakeholders to coordinate community engagements and educational study groups on relevant issues
  - Action 2 Partner with District 3 Community Planners, City Staff and the City of Detroit Planning Commissioners
- R2** Identify opportunities to generate affordable housing while preserving and enhancing the neighborhood's historic architecture
  - Action 1 Become an active Community Partner in the Detroit Housing Commission or meetings thereof
  - Action 2 Apply for the Blight Elimination Program set up by Labor and Economic Opportunity Department
- R3** Provide Conant Gardens with the resources for implementing green-space network that improves access to healthy foods, gardens, and neighborhood safety
  - Action 1 Create a community garden interest group that organizes efforts and rallies for external resources outside of our recommendations to create a rough site plan draft for the garden
  - Action 2 Create a public park and outdoor recreational infrastructure such as a basketball court with potentially addressing bike trail connection through available program in the city

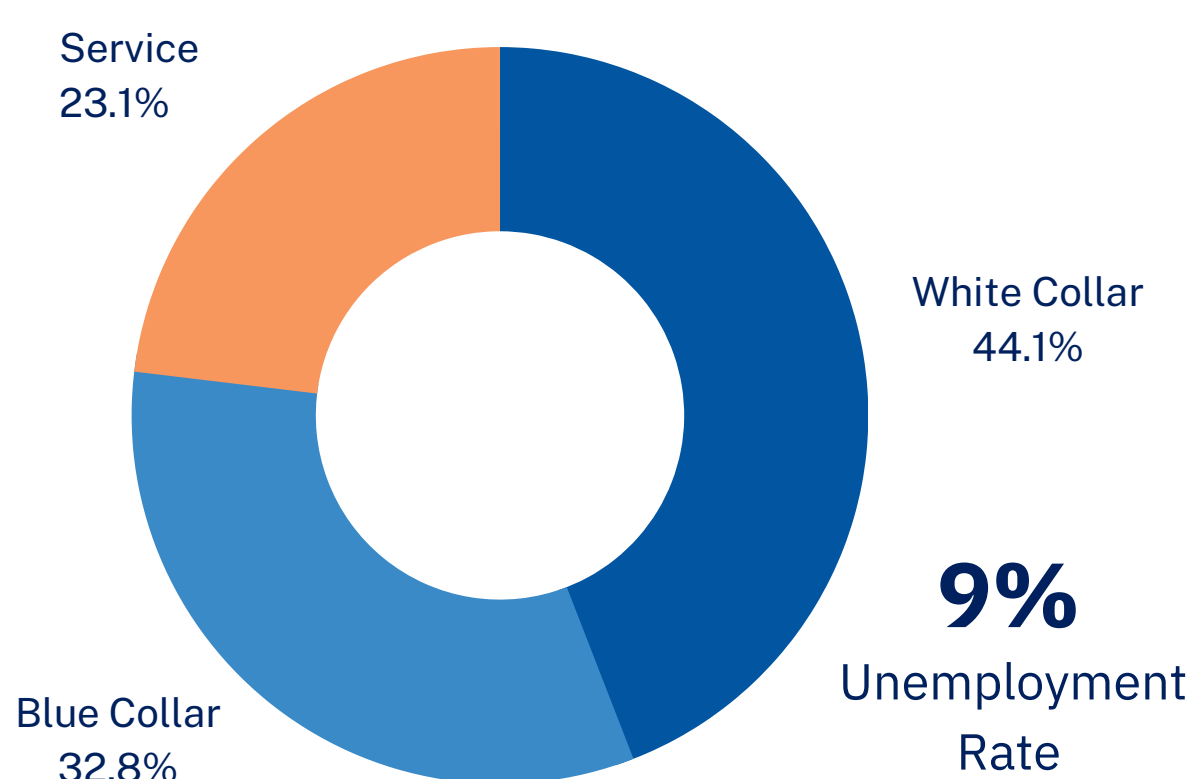
## Demographics



874 Population 356 Households 40.2 Median Age

\$37,474 Median Household Income \$20,702 Per Capita Income \$35,000 Median Net Worth

6 OUT OF 10 Residents are home owner



## Housing Profile



- Predominantly **single-family detached** structure home neighborhood
- Slight **decline** in the absolute number of total housing units.
- **Declining** trend for occupied units – both by owners and renters – and therefore an **increase in vacant homes**
- **196** of 717 are listed as vacant. **85%** of these are residential, 14% commercial and 1% industrial.

## Strengths, Weaknesses, Opportunities, and Threats Analysis

### S Strengths

- Neighborhood collaboration between churches
- Conant Gardens Neighborhood Development Corporation and its 501C3 designation
- Conant Gardens Property Owners Association
- Pershing High School
- HOA + Property Owners and Block Club

### O Opportunities

- Vacant land
- Brother sister program/ youth programs
- City's Brownfield development program
- Grants funding (Michigan blight, Detroit neighborhood beautification fund, community public space grants)--local, state, federal

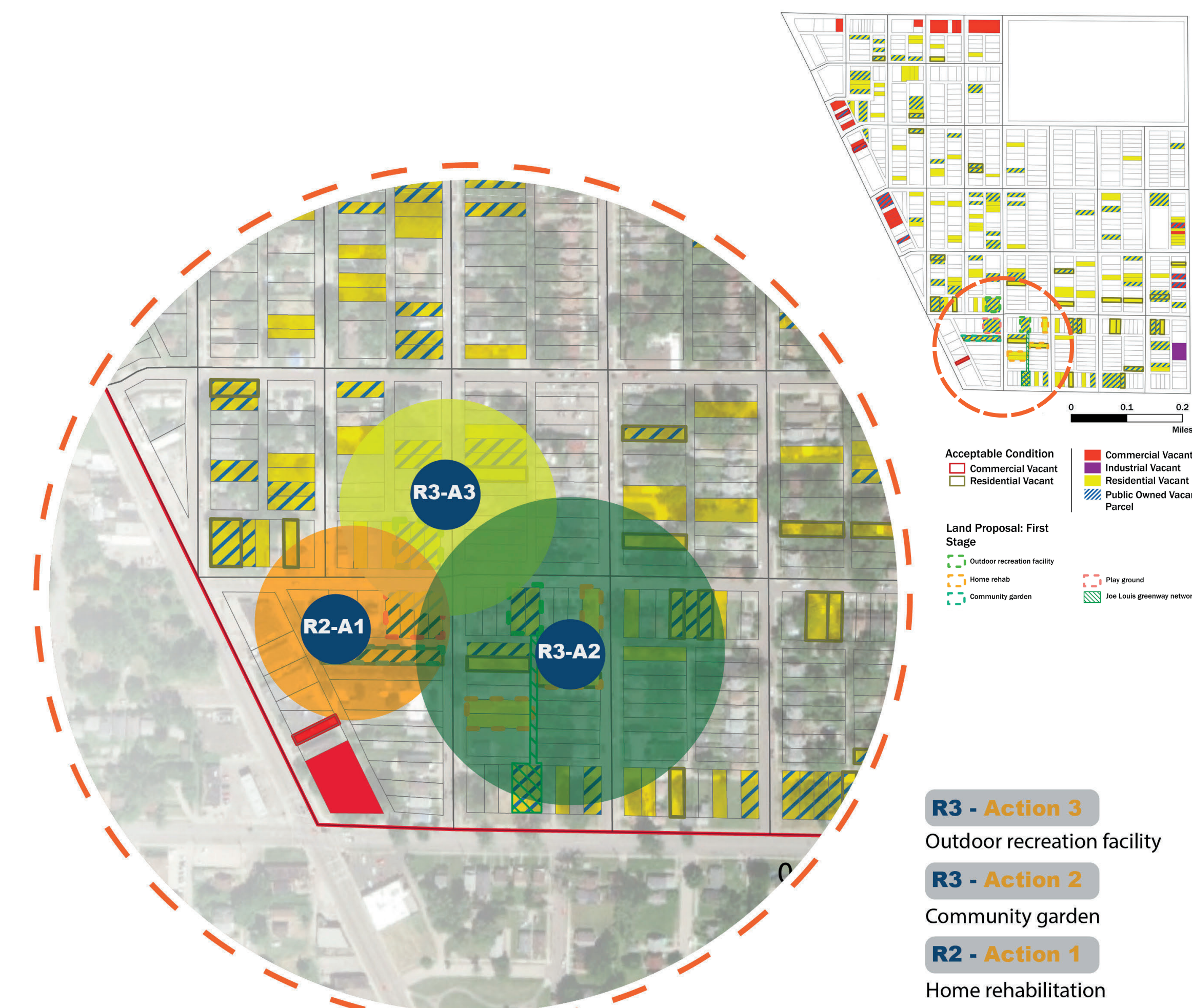
### W Weakness

- Population loss
- Aging population
- Little variability in homes income
- Chaotic road system
- Limited service and amenities- grocery access/Urgent healthcare/other businesses (non self-sufficient)
- Homogeneous uses

### T Threats

- Growing poverty
- In Detroit: steady decreases in population, growing unemployment rates and stagnant, if not decreasing, wages.
- Consistently high crime
- High unemployment

SWOT



Acceptable Condition: Categorized as good or fair for condition, no dumping, regularly maintained