

Anti-displacement and Economic Development Plan for Midwest Tireman (a neighborhood along the Joe Louis Greenway in Detroit)

URP 603: Urban and Regional Planning Capstone, Winter 2025

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Capstone Client

Equity Alliance of Michigan is a Detroit-based nonprofit, community center and soon-to-be resilience hub in the Midwest Tireman neighborhood. The community center provides space for residents in the community to gather, learn about resources available to them, participate in opportunities to shape their future, and engage in economic development programming including small business classes and incubation.

The site is a former paint warehouse and currently hosts a meeting space, commercial kitchen, and community classroom. On the fourth Sunday of every month, neighborhood block clubs, residents, and staff from partnering organizations gather to share information, address challenges, and plan for the future.

Project Description

Support for Equity Alliance of Michigan to create an anti-displacement and economic development plan that includes recommendations for social cohesion, economic development, environmental buffering, food security, resiliency hub strategy, and land use. This planning will be done in partnership with the residents living in the Midwest Tireman neighborhood builds on current efforts to:

- Strengthen social infrastructure and social cohesion through monthly community meetings and an emerging neighborhood network.
- Create opportunities for economic development of the neighborhood and residents through business development classes, development of a commercial kitchen, and planning for opportunities as the expansion of the Joe Louis Greenway occurs
- Convert the community center into a resiliency hub
- Use twenty vacant lots in the community as part of a larger food security strategy
- Pool funding to acquire Detroit Land Bank Authority (DLBA) homes to ensure housing price stability

Capstone Goals

- Field building and collective learning, strategizing, and problem solving around challenges and opportunities in a community located in the footprint of a massive City development project (Joe Louis Greenway)
- Connect capstone client, residents, and other stakeholders to advance a shared agenda for development that centers the power, knowledge, and desires of the neighborhood as they work in partnership with Joe Louis Greenway development partners
- Provide the neighborhood with a shared vision and set of strategies and recommendations to be used to guide development efforts

The Context

- Joe Louis Greenway development - physical markers, paved pathway, housing development, upcoming programming and opportunities more information can be found [here](#)
- A recent City neighborhood plan for the Midwest Tireman neighborhood can be found [here](#)
- Community not served by a long-time community development organization
- Capstone client serving as the central organizer in the area

- Strong partnership with the Joe Louis Greenway partnership (nonprofit organization) More information can be found [here](#)

The Work

- Interview stakeholders including residents, block clubs, City of Detroit staff, local philanthropy, community land trust community, nonprofits, and local business
- Conduct research on a variety of topics including land uses along greenways in other cities, home-based micro businesses, innovative cooperative and affordable housing models, business incubation, resilience hubs, and others depending on the needs of the client
- Create a parcel map to be used to develop a land use plan
- Identify promising practices in other neighborhoods and across the country facing similar development pressures that could be beneficial for Equity Alliance of Michigan
- Work with client to engage the community in research efforts
- Final scope to be determined by client after engaging community members prior to the beginning of the winter semester

Final Deliverable

- An anti-displacement and economic development plan for the neighborhoods surrounding Equity Alliance of Michigan/Midwest Tirement
- The plan will include a set of strategies and recommendations to do a combination of the following:
 - Prevent displacement through the use of community land trusts, cooperatively owned housing, partnerships with the Detroit Land Bank Authority (DLBA), and other affordable housing strategies
 - Preserve local culture through investments in local cultural institutions including faith institutions and Equity Alliance of Michigan
 - Encourage economic development through opportunities for pop up businesses along the greenway, investments in micro businesses, business incubation, storefront activation, cooperative real estate investments, etc.
 - Contribute to food security efforts using Equity Alliance of Michigan's purchased lots
 - Increase social cohesion in the community through development of a resilience hub
 - Map the current ecosystem of work happening in the neighborhood