

AGENDA



Introductions

Presentation and Discussion Q&A: Background Analysis Brewer Park

Stations: Planning + Design Brainstorm

Station 1: Existing Conditions

Station 2: Park Amenities

Station 3: Types of Play

COMMUNITY MEETING

BREWER PARK

SEPTEMBER 4, 2025
PUBLIC SPACE PLANNING UNIT



NEIGHBORHOOD FRAMEWORK PLAN



GREATER WARREN/CONNER

Brewer Park Strategy

August 22, 2024



DEPARTMENT OF
Planning &
Development

NEIGHBORHOOD FRAMEWORK PLAN



PLAN FOCUS AREAS



Neighborhood
Stabilization



Mobility and
Streets



Commercial
& Economic
Development



Parks and
Open Space



Climate
Resiliency &
Health



Greater Warren/Conner Framework Plan

PROPERTY SUMMARY



WALKSHED: Based on the 10-minute walk/half-mile service area.

Walkshed includes 1,759 residents and does not overlap with any nearby parks which means this is the most accessible park directly serving this neighborhood.

TRUST FOR PUBLIC LAND

<https://www.tpl.org/city/detroit-michigan>

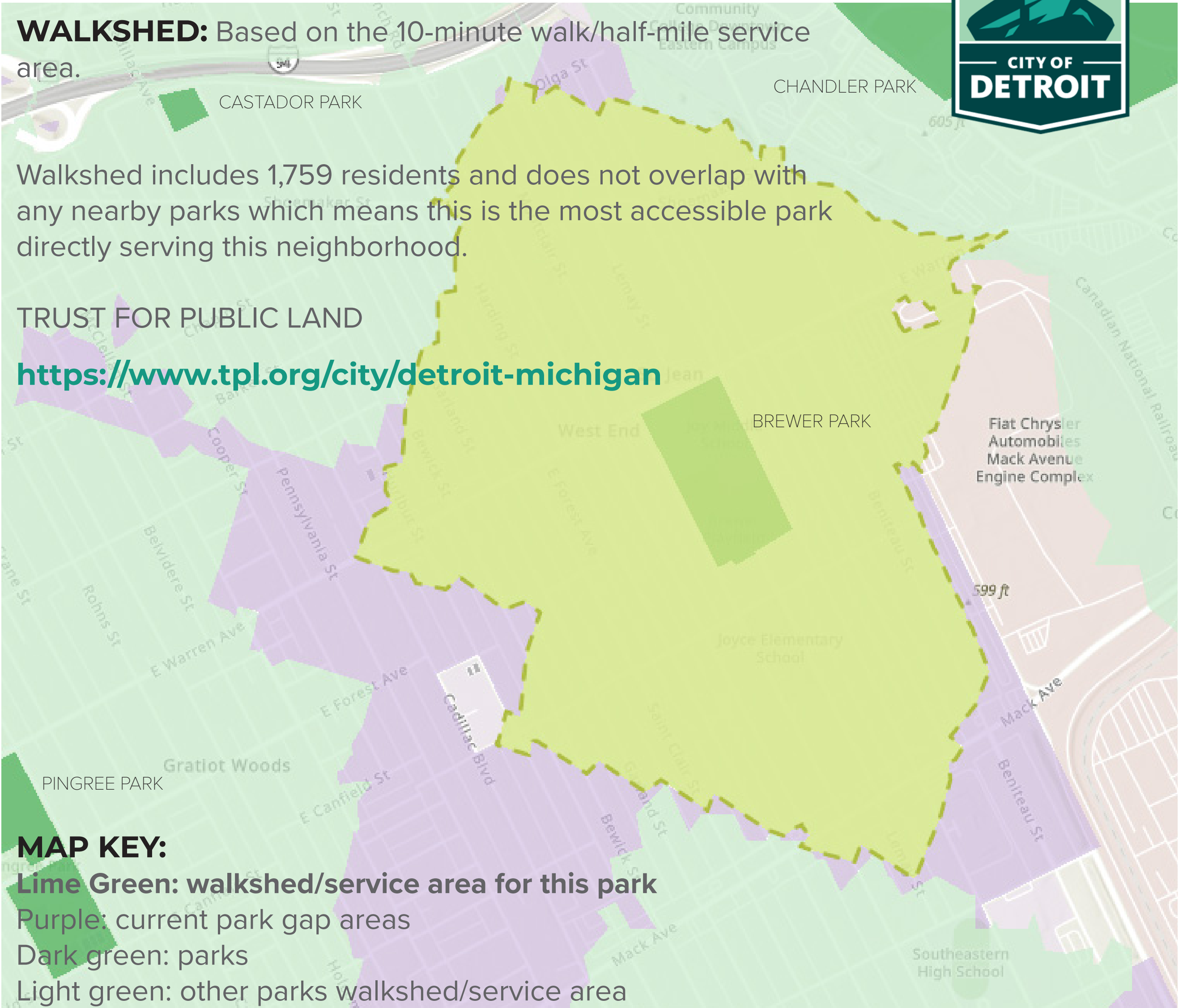
MAP KEY:

Lime Green: walkshed/service area for this park

Purple: current park gap areas

Dark green: parks

Light green: other parks walkshed/service area



NEIGHBORHOOD PARKS + PUBLIC SPACES



CONSIDERING DIVERSITY OF PARK AMENITIES
ACROSS THE NEIGHBORHOOD



ALGONQUIN-GOETHE
PLAYGROUND



CORRIGAN PLAYGROUND



MANZ PLAYFIELD



CASTADOR PARK



CHANDLER PARK



NEIGHBORHOOD PARKS, PUBLIC SPACES + ART



EAST CANFIELD
ART PARK



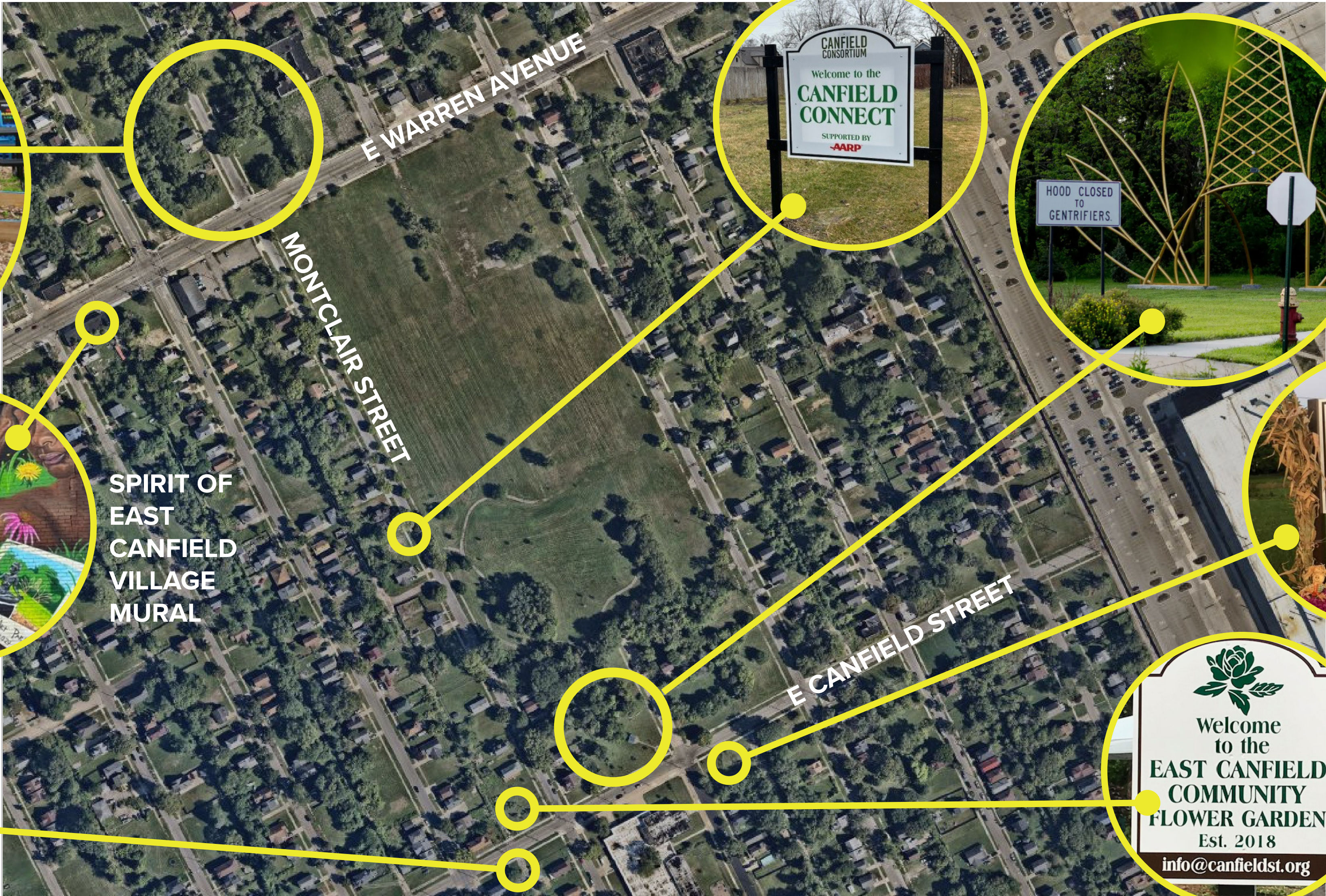
LITTLE
DETROIT
COMMUNITY
GARDEN



SPIRIT OF
EAST
CANFIELD
VILLAGE
MURAL



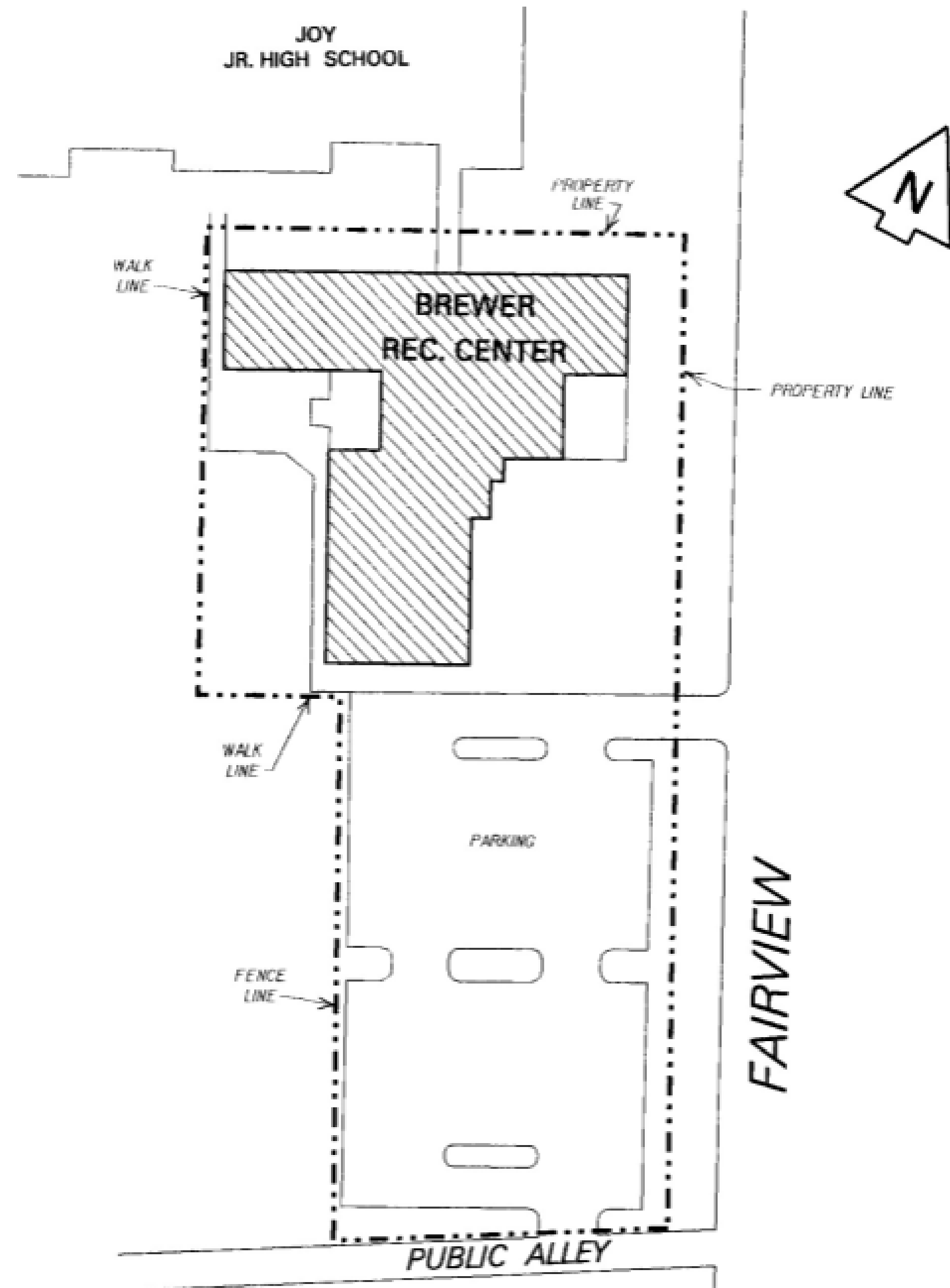
JOY OF EAST
CANFIELD
VILLAGE
MURAL



HISTORICAL + CULTURAL CONSIDERATIONS



This land was once located in the Village of St Clair Heights. Village residents voted to annex into the City of Detroit in 1918. The Village offices turned it into the St Clair Rec Center. In 1965, it was re-named for Clarence Brewer an early advocate for recreation for children and a former Recreation Superintendent. Unfortunately, the building was closed, and scrappers had a field day. The building had to be demolished. The Helen Newberry-Joy Middle School sat on the PDD parcel and was connected to the Recreation Center.



Boundary Map
BREWER HVAC REPLACEMENT
Project No. 89-478

----- PROJECT BOUNDARY

Brewer Recreation Center – A Beacon for East Canfield Village

The Brewer Recreation Center was more than just a building—it was the heart of East Canfield Village. For generations, it served as a vital space for education, recreation, and community building, offering opportunities for residents to come together and thrive. Brewer’s swimming pool holds particular historical significance, as it was a place where many Black residents learned to swim—a skill often denied to them in segregated America. Barred from public pools shared with white residents, Black communities faced stark disparities in recreational access. Brewer’s pool helped close that gap, providing an inclusive space for learning, growth, and joy.

Today, Canfield Consortium honors Brewer Recreation Center’s legacy and work to build equity and opportunities in East Canfield Village. We’ve proudly served as stewards of Brewer Park, hosting community events, and championing the park’s revitalization. The new Canfield Connect, will play an integral role in breathing new life into this vibrant hub for the community. While celebrating its rich history and significance.

This Black History Month, we reflect on Brewer Recreation Center’s impact and reaffirm our commitment to creating spaces that uplift and empower our community.

<https://canfieldconsortium.org/2025/02/12/black-history-month-spotlight-honoring-east-canfield-villages-legacy/>



EARL CURETON

HISTORICAL + CULTURAL CONSIDERATIONS



The Mack Line – A Lifeline for Detroit’s Black Community

During the early 20th century, the Mack Line in Detroit served as more than just a means of transportation—it was a vital artery for the city’s Black community. Stretching through historic neighborhoods like Paradise Valley and Black Bottom, the Mack Line connected residents to life-changing opportunities. It carried workers to Detroit’s booming automotive plants, helping to shape the city into the Motor City and creating pathways to economic mobility for Black families.

Even more importantly, the Mack Line played a key role in the cultural and social fabric of Detroit. It brought players and spectators alike to Mack Park, the original home of the Negro League’s Detroit Stars. Situated at Mack and Fairview, this historic ballpark was a beacon of pride and community. It hosted legendary athletes and provided a space where Detroit’s Black residents could come together to celebrate their talent, resilience, and love of the game, despite the racial barriers of the time.

This Black History Month, we honor the legacy of the Mack Line and the profound impact it had in shaping the history, culture, and identity of Detroit’s Black community and East Canfield Village.

<https://canfieldconsortium.org/2025/02/12/black-history-month-spotlight-honoring-east-canfield-villages-legacy/>



The Detroit Stars, photographed here in 1923, used Mack Park on Mack and Fairview as their home stadium from 1920 to 1929. After a fire, they relocated to Hamtramck Stadium from 1930 to 1931. // Photograph courtesy of Friends of Historic Hamtramck Stadium

<https://www.houreditroit.com/sports-topics/setting-the-record-straight/>



Former location of Mack Stadium: the original home of the Detroit Stars just a block from Brewer Park



ENVIRONMENTAL CONSIDERATIONS

DRAINAGE / FLOODING:

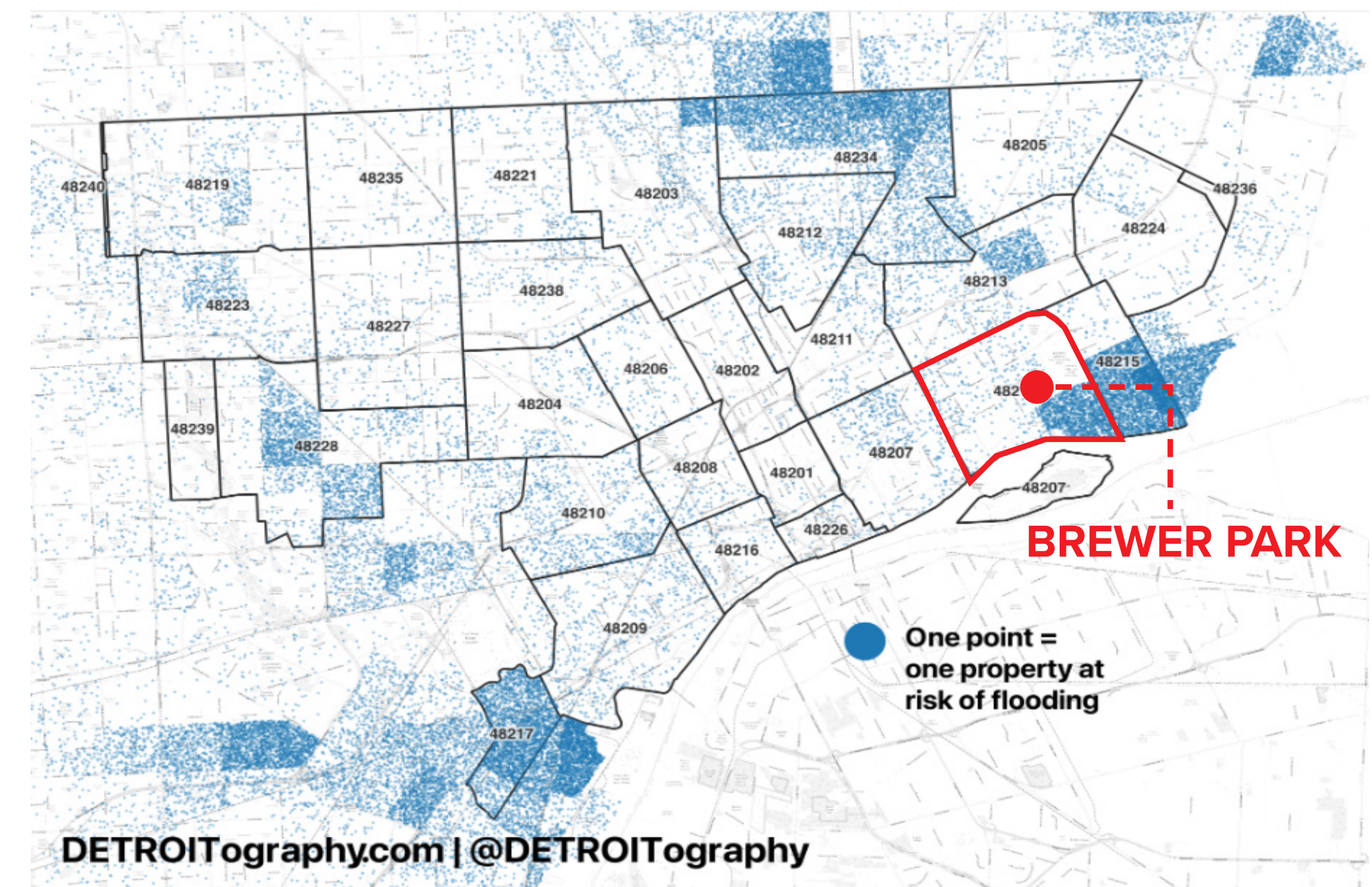
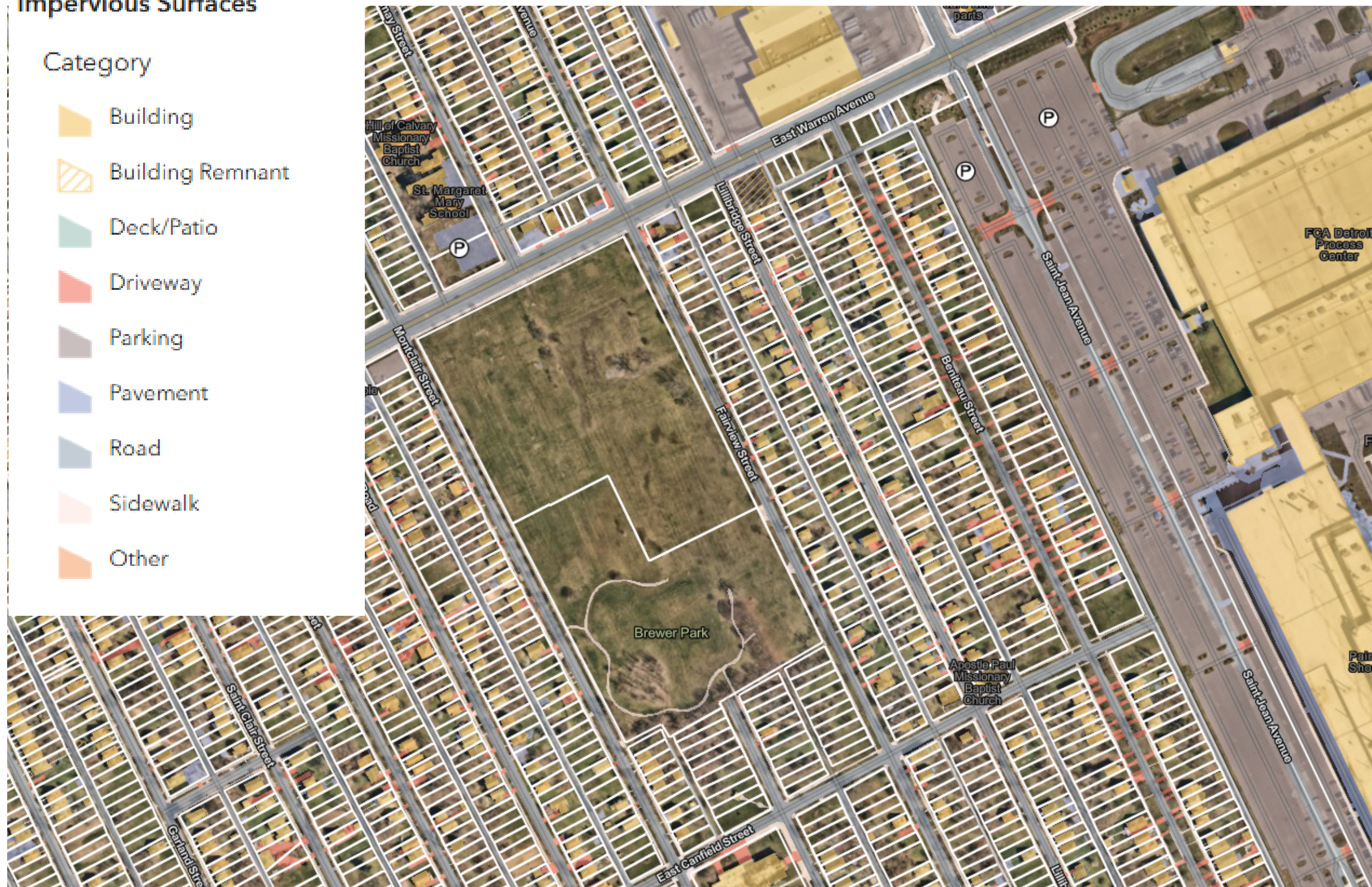
Impervious Acreage: 0.22



Impervious Surfaces

Category

- Building
- Building Remnant
- Deck/Patio
- Driveway
- Parking
- Pavement
- Road
- Sidewalk
- Other



"The data here comes from First Street Foundation Flood Model which is a national model that shows the risk of flooding at any location."

<https://detroitography.com/2023/04/14/map-current-flooding-risk-in-detroit-2023/>

ENVIRONMENTAL CONSIDERATIONS

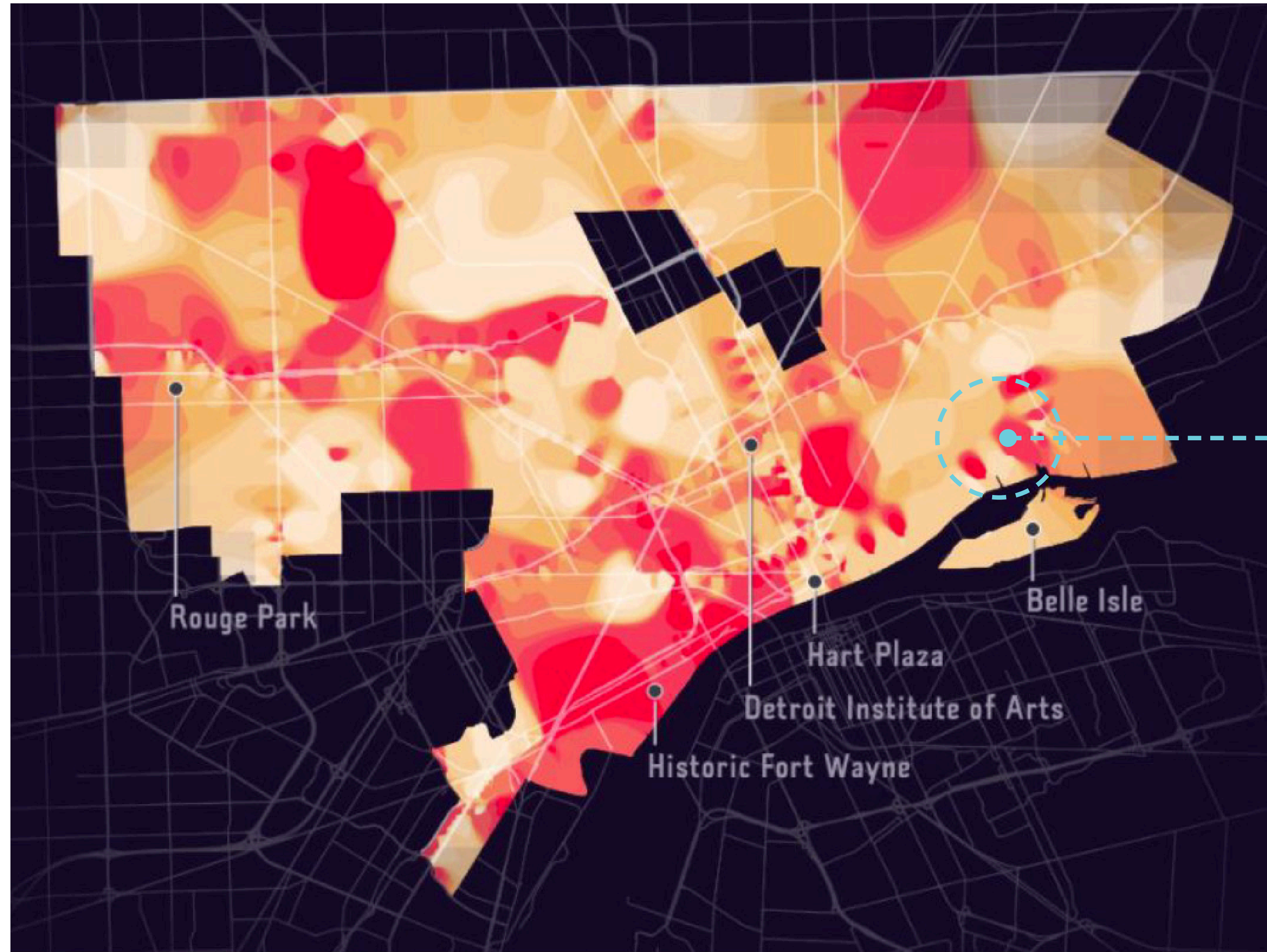


URBAN HEAT ISLAND AREA

“This beautiful map is part of a USDA report that includes outcomes from the Heat Watch Detroit program during summer of 2020.

The average annual temperatures of UHI areas in Detroit are 1.8°F to 5.4°F warmer than adjacent areas, ranging from 70°F to 85°F (Gregg et al., 2012 & Heat in the City, 2020). CAPA Strategies conducted a Heat Watch in Detroit, providing maps of temperature distributions throughout the city on August 8, 2020 for the morning, afternoon, and evening (Figure 1.9). This study demonstrates where in the city there are warmer and cooler pockets, which are often dependent on the qualities of the land as well as its use.”

<https://detroitography.com/2021/04/26/map-detroit-urban-heat-islands-2020/>



BREWER PARK

ENVIRONMENTAL CONSIDERATIONS



2004 TREE PLANTING (GREENING OF DETROIT)



2021 TREE PLANTING: 46 TREES (CITY OF DETROIT)



NATURAL POPLAR STAND

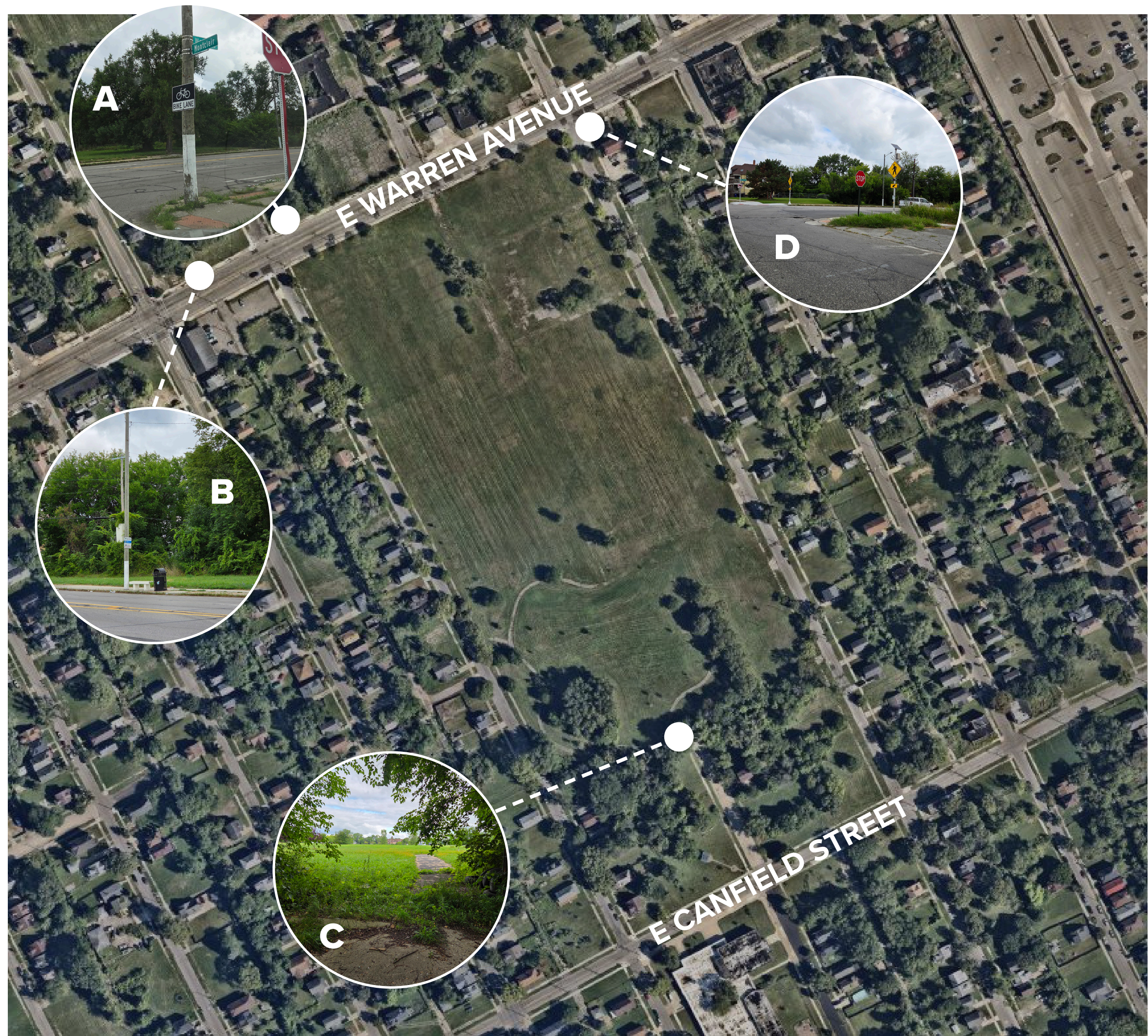
Tree Species on Site: (surveyed 8.21.25)

Maple (sugar, silver, norway)
Walnut
Poplar/Cotton
Mulberry
Elm spp. (multiple typs.)
Sweet Gum

Cherry
Birch
Linden
London Plane
Catalpa
Hackberry
Tulip

****Minimum standard for Arboretum
is 25+ different tree species**

TRANSIT AND ACCESSIBILITY



A. BIKE ROUTES: Yes, along E Warren Avenue.

B. BUS STOPS: Yes, along E Warren Avenue.

C. ENTRANCES: Accessible by foot on all sides.
No vehicle or bike access. Not ADA.

D. SIDEWALKS/PATHS: Sidewalks on south and west sides including crosswalk at Fairview and Warren. No sidewalk on east side (overgrown). Sidewalk condition needs improvement.

PARKING: No designated parking in or near park, street parking available on Montclair, Fairview, Lemay, and Canfield Streets.

SIDEWALK CONDITIONS:

WEST SIDE OF PARK



INNER PATH LEMAY



INNER PATH END



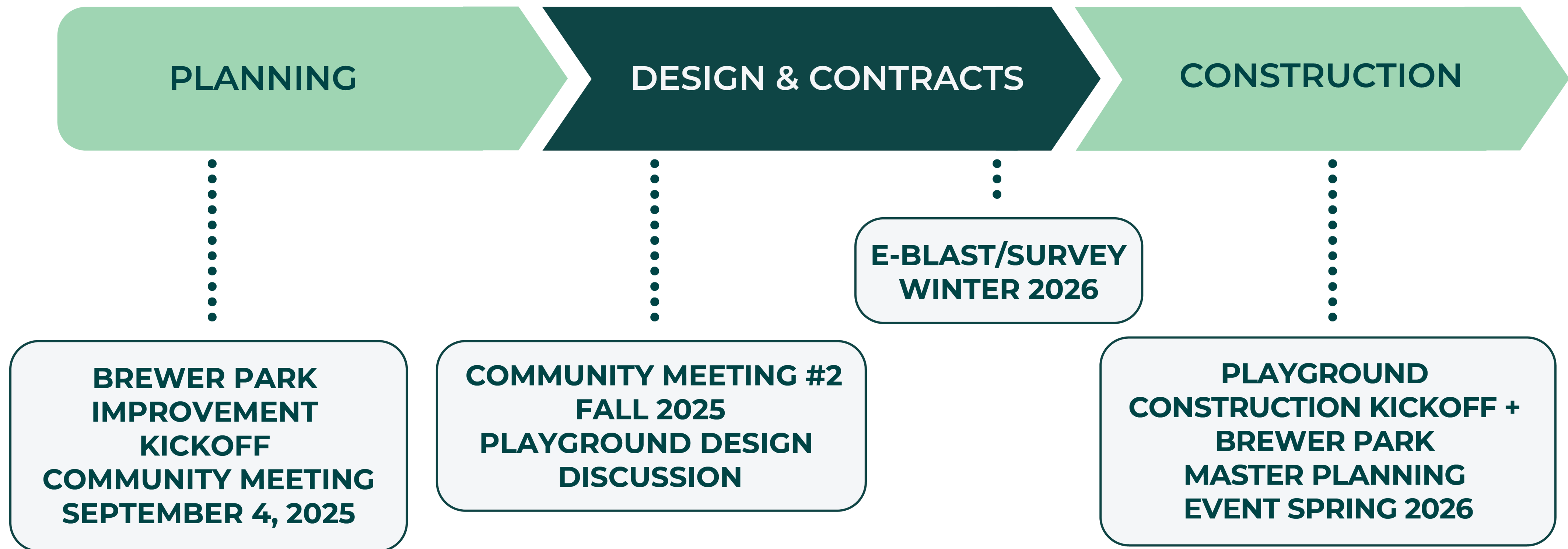
EAST SIDE OF PARK



PROJECT TIMELINE



IMPROVEMENTS AT BREWER



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