

detroit cultivator

Project Overview

About Detroit Cultivator Community Land Trust

The Detroit Cultivator Community Land Trust (DCCLT) was formed in 2020. Through gifts of land by North End Christian CDC (parent organization of the Oakland Avenue Urban Farm) and others, Detroit Cultivator today owns 27 city lots, held in perpetuity for the public good. While there are more than 200 active community land trusts nationwide today, the Detroit Cultivator is the first in Detroit.

The land trust project was first conceived of more than 4 years ago during a master-planning process facilitated by Detroit-based design firm Akoaki. With the support of Akoaki, neighboring business owner Fellow Citizen, LLC, and the Detroit Land Bank, we slowly and methodically acquired 6 acres of land that comprises the DCCLT. Professor William Lovejoy of the Ross School of Business at the University of Michigan helped make the dream a reality by providing needed expertise and by connecting the organization to Eric Williams, senior staff attorney at the Detroit Justice Center who, with Whitley Granberry, staff attorney at the Detroit Justice Center, guided the development of the land trust's articles of incorporation and bylaws. The DCCLT is an emerging solution for responsible development in the city of Detroit.

detroit
cultivator

Site Context: Aerial View



Oakland

Goodwin

Cameron

Owen

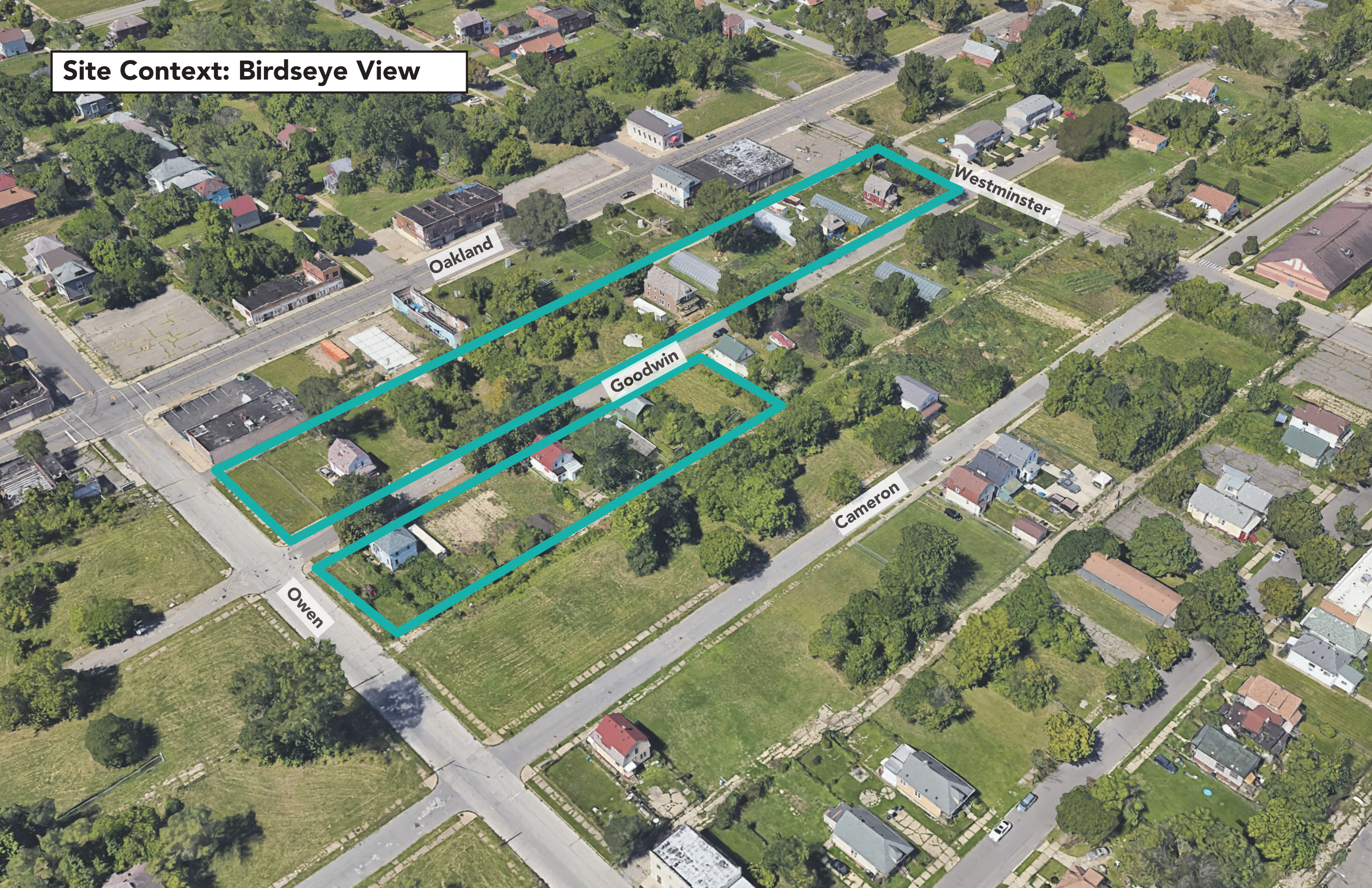
Westminster

Holbrook

I-75



Site Context: Birdseye View



Oakland

Goodwin

Cameron

Owen

Westminster

Detroit Cultivator Projects + Initiatives

Oakland Avenue Urban Farm + Farmer's Market

North End Community Resource Center

Red's Jazz Shoe Shine

The Landing

Agri Art Alleyway

Oakland Avenue Urban Farm

Northend Christian CDC owns and operates Oakland Avenue Urban Farm (OAUF), located on our seven acre campus in the Historic Northend of Detroit. For the past decade, against a backdrop of extreme social and economic need, OAUF has established a reputation as a stabilizing anchor for the community. Growing healthy food, providing mentorship and educational programs, supporting gathering and outdoor art spaces, and generating jobs, the farm helps create a safety net where virtually no other is available. OAUF is the first and only urban farm in the City of Detroit to receive GAP certification, defining our exemplary safe food handling practices.

OAUF is the hub of an established Food Value Chain in Detroit's historic Northend. OAUF leverages a nationally and internationally recognized model as an equitable Community Food Hub, infusing the Northend community with excellent quality nutritional, economic, and cultural opportunities. Our historic and proposed project builds the capacity of our community's food growers, processors, sellers, and consumers.



OAUAF Farmers Market

Since 2010, Oakland Avenue Urban Farm's (OAUAF) Saturday market has been part of the Detroit Community Markets, a network of farmer markets coordinated by the Detroit Eastern Market Corporation. OAUAF grows 33+ varieties of vegetables and fruit using organic practices and produces value-added products, including herbal teas, eggs, spices, and AfroJam—jams made from locally sourced fruits. In addition to selling produce via weekly markets, the Farm offers a "Harvest on Demand" option, allowing customers to drop by the Farm's Community House to request produce five days a week, Monday through Friday from 9:00 am - 3:00 pm. Through these efforts, thousands of Detroit area families and residents have access to fresh local grown fruits and vegetables that they would not otherwise. Each year our goal is to make sure residents are able to cut back on the carbon footprint, alleviate the amount of hands and potential germ/contamination factor in purchasing foods, as well as overall ecological waste.

WORK IN PROGRESS

OAKLAND AVENUE URBAN FARM COOPERATIVE GREENHOUSE



SPONSORS



OAKLAND AVENUE
URBAN FARM

9227 GOODWIN
DETROIT, MI 48211
313 903 0049

PERMIT #
COMING SUMMER 2022



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BENNETT DESIGN GROUP
ARCHITECTURAL - URBAN - INTERIOR
DESIGNERS
DETROIT, MICHIGAN 48202

ARCHITECT OF RECORD ARCHITECTURAL DESIGNER GENERAL CONTRACTOR

North End Community Resource Center

The North End Community Resource Center (NECRC) is funded by the Knight Foundation and slated to be completed by Fall 2023. The NECRC is an interdisciplinary, collaborative project that positions socially engaged design at the core of comprehensive community planning and development. Uniting partners from Design Core Detroit, and UM's Taubman Public Design Corps with the Oakland Avenue Urban Farm, the effort aims to prototype a community-anchored design resource library. As a repository of research and practice showcasing innovative methods in equitable development, the project is intended to both archive information and host programs that strengthen the social, physical, and economic fabric of communities. The objectives of this project is to collaboratively conceive of a series of public events and workshops to engage broad community participation in the initiative. The project also seeks to develop an architectural prototype to transform an existing residential home within our footprint into a civic asset and public facility for the Oakland Avenue Urban Farm, the North End neighborhood, and an international community of visiting designers.



Red's Jazz Shoe Shine

Funded by a MEDC Patronicity Campaign to restore a cultural vestige and create a brick and mortar home for cooperatively owned business. This project will allow us to preserve the cultural heritage of the historical Red's Jazz Shoe Shine Parlor, reactivate this commercial space into the brick and mortar home of the Black Bottom Garden Center, a cooperatively black owned garden center, and enhance our shared community green space. This will contribute to the activation of the commercial corridor of Oakland Ave. by establishing anchor businesses, creating open public space for the community, and being a platform for events, business incubation, and creativity to continue the legacy of African American culture and economic generation in the North End by Fall of 2024. Adjacent to the legacy building will be a 30x70' fully-equipped greenhouse funded by the Ford Motor Company.



The Landing

Providing lodging for visitors offers the promise of a significant new revenue stream for the Farm. The Farm has generated great interest both in the U.S. and abroad. In fact, pre COVID-19, the Farm received more than 5,000 visitors, many from abroad. But with the nearest hotel being more than a mile away, and very limited lodging options in the North End, these visitors typically stay in downtown Detroit, depriving the North End of this spending and activity. We envision the Landing as an agritourism B&B featuring an Artist Boutique, and gastronomic education center showcasing Detroit local artistry. The ground floor will feature Mandisa, an art-based workshop leader and founder of AKOMA, a cooperative gallery space for black women artists and makers, and will host cultural and art-centered experimental programming. The space will be rented for events (private, corporate, and institutional). The second and third floors will feature host art and agriculture inspired living quarters to accommodate eco tourists. Renovations and launch to be completed by Fall of Summer 2024



Agri Art Alleyway

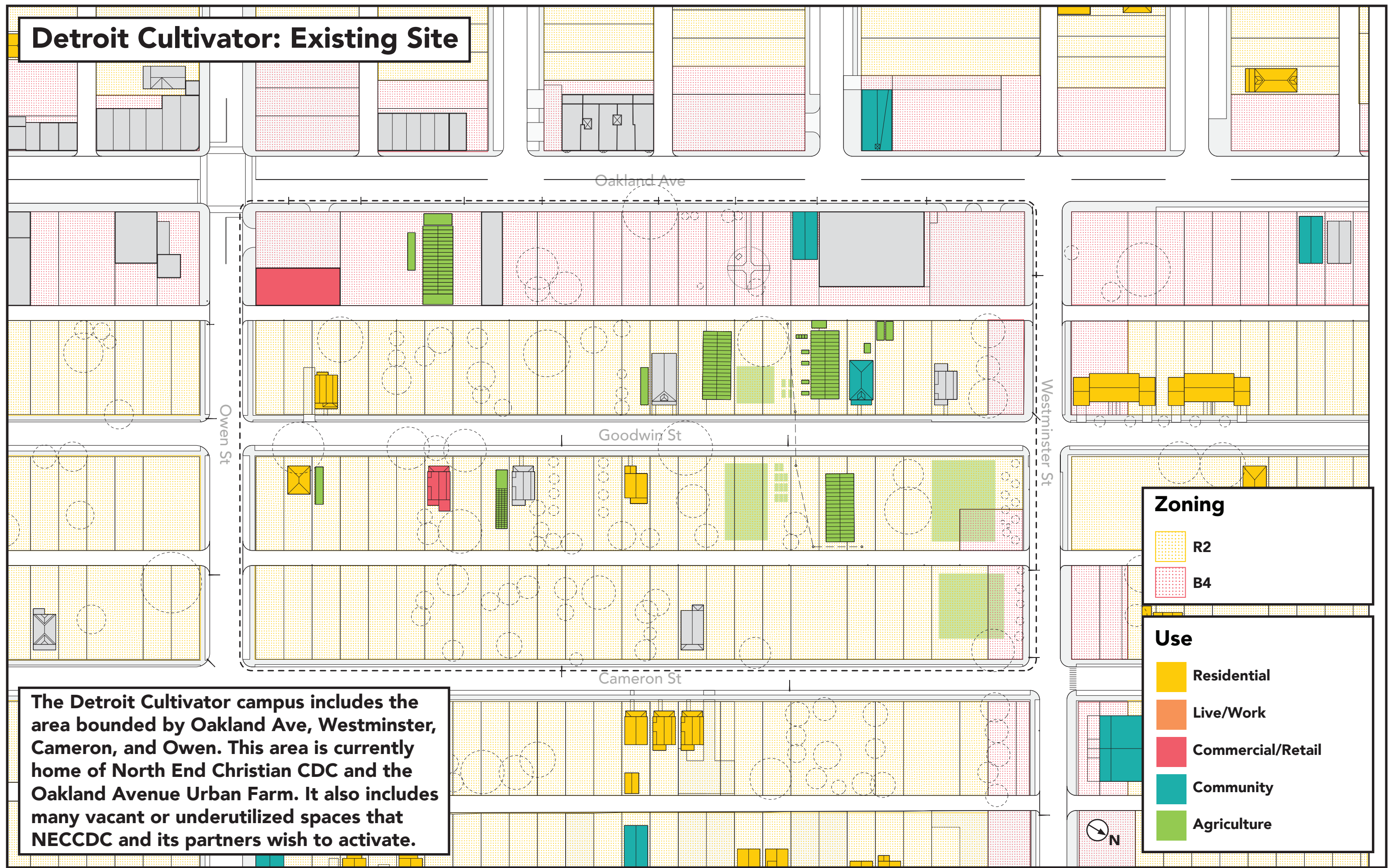
The Agri Arts Alley Initiative will reactivate the unused alley running through the heart of the Detroit Cultivator campus. The alley is anchored by the Oakland Avenue Urban Farm and will feature artists from the Oakland Avenue Artists Coalition. The Alley will tie together the Oakland Avenue Farmers Market, Oakland Avenue Cooperative Greenhouse, Black Bottom Garden Center, and the North End Community Resource Center.

The initiative's objectives are to spur neighborhood revitalization, mitigate local flooding through low-cost stormwater management strategies, create opportunities for the creative workforce, and highlight neighborhood creativity.

This project is in partnership with the City of Detroit's Office of Arts, Culture and Entrepreneurship (ACE), with partial funding from the Knight Foundation.



Detroit Cultivator: Existing Site



The Detroit Cultivator campus includes the area bounded by Oakland Ave, Westminster, Cameron, and Owen. This area is currently home of North End Christian CDC and the Oakland Avenue Urban Farm. It also includes many vacant or underutilized spaces that NECCDC and its partners wish to activate.

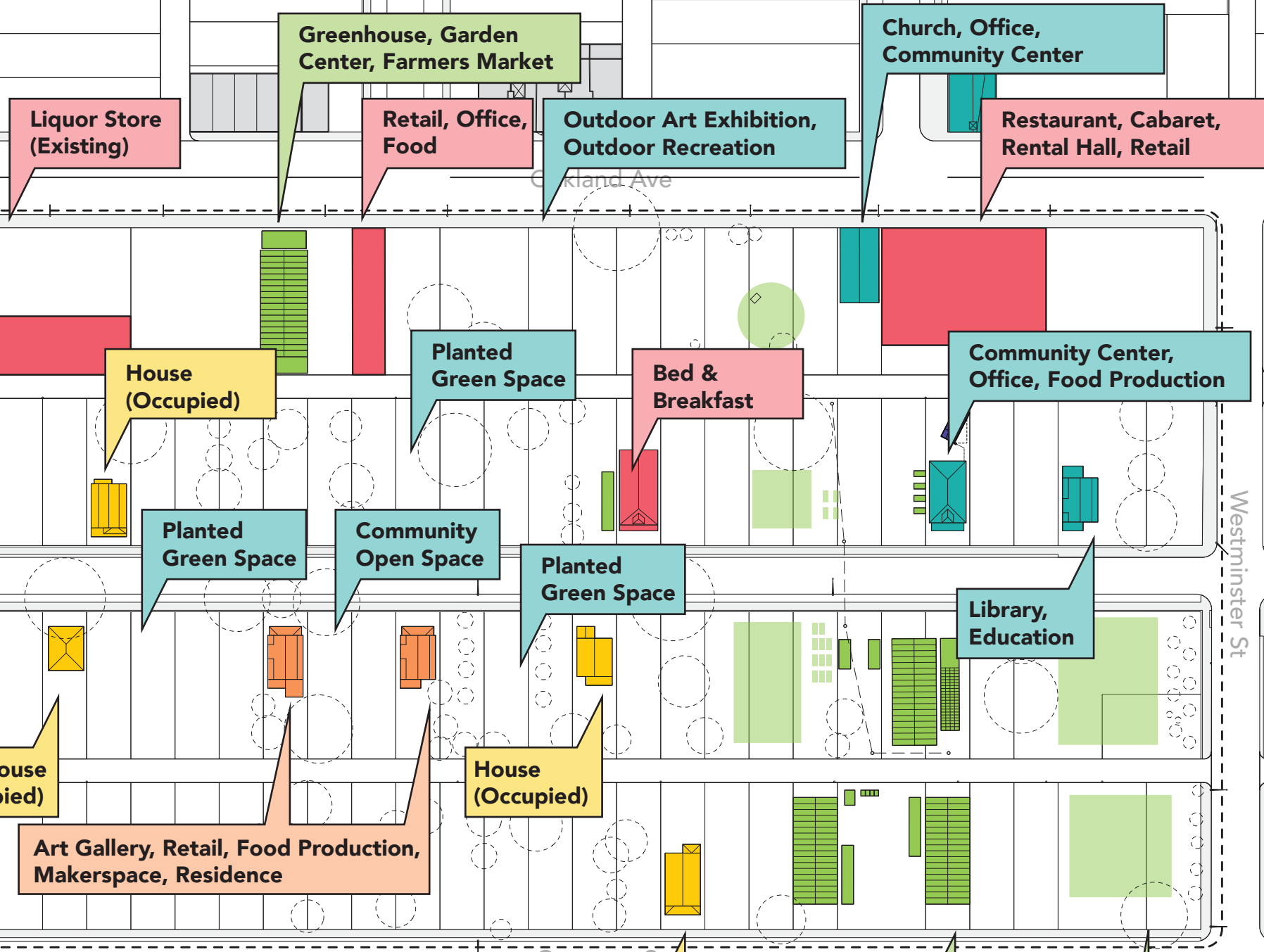
Zoning

- R2
- B4

Use

- Residential
- Live/Work
- Commercial/Retail
- Community
- Agriculture

Detroit Cultivator: Our Plans



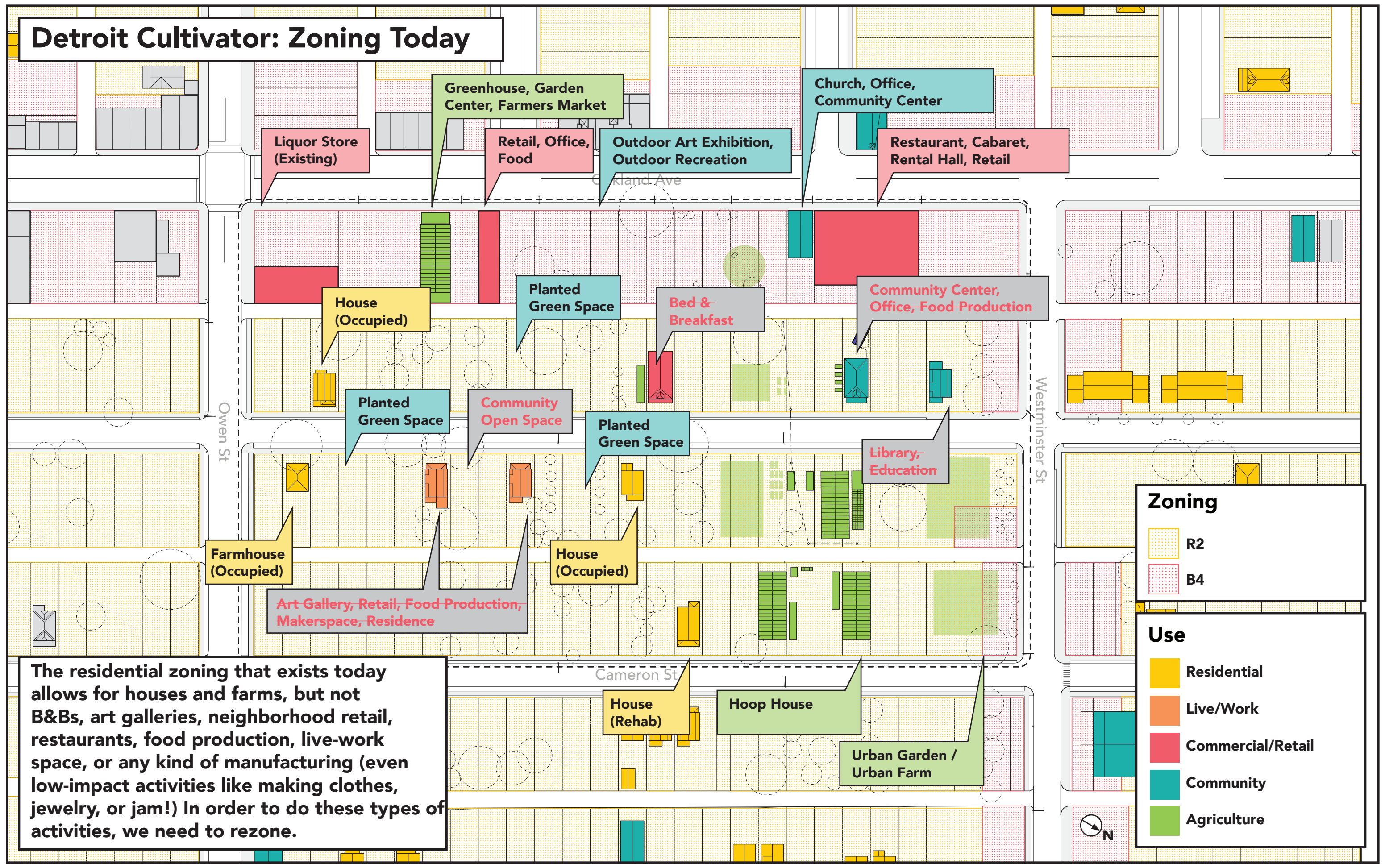
Detroit Cultivator proposes a diverse range of uses on its campus. One goal is to convert some existing former homes on Goodwin into community spaces, art spaces, a bed and breakfast, and small retail spaces. Open space will be used for farming, gardens, art, and community gatherings.

Use

- Residential
- Live/Work
- Commercial/Retail
- Community
- Agriculture



Detroit Cultivator: Zoning Today



Liquor Store (Existing)

Greenhouse, Garden Center, Farmers Market

Church, Office, Community Center

Retail, Office, Food

Outdoor Art Exhibition, Outdoor Recreation

Restaurant, Cabaret, Rental Hall, Retail

House (Occupied)

Planted Green Space

Bed & Breakfast

Community Center, Office, Food Production

Planted Green Space

Community Open Space

Planted Green Space

Library, Education

Farmhouse (Occupied)

House (Occupied)

Art Gallery, Retail, Food Production, Makerspace, Residence

House (Rehab)

Hoop House

Urban Garden / Urban Farm

The residential zoning that exists today allows for houses and farms, but not B&Bs, art galleries, neighborhood retail, restaurants, food production, live-work space, or any kind of manufacturing (even low-impact activities like making clothes, jewelry, or jam!) In order to do these types of activities, we need to rezone.

Zoning

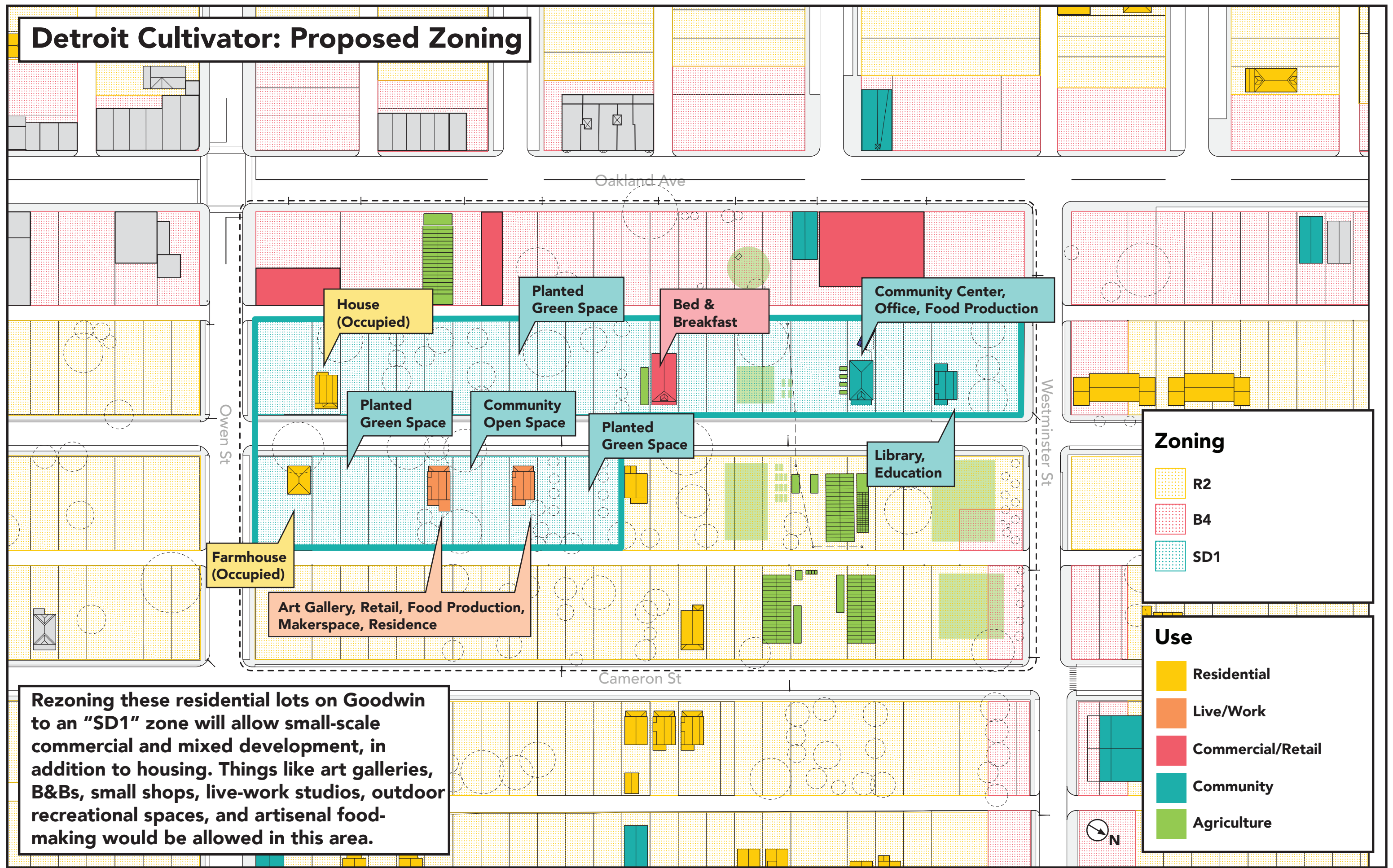
- R2
- B4

Use

- Residential
- Live/Work
- Commercial/Retail
- Community
- Agriculture



Detroit Cultivator: Proposed Zoning



Zoning

- R2
- B4
- SD1

Use

- Residential
- Live/Work
- Commercial/Retail
- Community
- Agriculture

Rezoning these residential lots on Goodwin to an "SD1" zone will allow small-scale commercial and mixed development, in addition to housing. Things like art galleries, B&Bs, small shops, live-work studios, outdoor recreational spaces, and artisanal food-making would be allowed in this area.

SD1 Zoning: What is allowed?

SD1 allows the following RESIDENTIAL uses:

BY RIGHT:

- Assisted living facility
- Boarding school and dormitory
- Loft
- Multiple-family dwelling
- Religious residential facilities
- Residential use combined in structures with permitted (first-floor) commercial uses
- Shelter for victims of domestic violence

CONDITIONAL:

- Child caring institution
- Convalescent, nursing, or rest home
- Fraternity or sorority house
- Residential substance abuse service facility
- Rooming house
- **Single-family detached dwelling**
- Single-room-occupancy housing, non-profit
- Townhouse
- **Two-family dwelling**

SD1 allows the following RETAIL, SERVICE, AND COMMERCIAL uses:

BY RIGHT:

- Animal-grooming shop
- **Art gallery**
- Assembly hall
- ATM*
- Banks*
- Banquet facility
- Barber or beauty shop
- Brewpub or microbrewery or small distillery or small winery (<3,000sf)
- Dry cleaning, laundry, or laundromat
- Establishment for the sale of beer or alcoholic liquor for consumption on the premises (<3,000sf)
- Medical or dental clinic, physical therapy clinic, or massage facility
- Nail salon

- Office, business or professional
- **Parking lots or parking areas**
- Pet shop
- **Printing or engraving shops (<4,000sf)**
- **Recording studio or photo studio or video studio**
- Recreation, indoor, commercial and health club
- Rental hall (<3,000sf)
- **Restaurant, carry-out or fast-food***
- **Restaurant, standard***
- **School or studio of dance, gymnastics, music, art, or cooking**
- Shoe repair shop
- **Stores, general retail, new merchandise***
- Veterinary clinic for small animals

CONDITIONAL:

- **Bed and breakfast inn**
- Brewpub or microbrewery or small distillery or small winery (>3,000sf)
- Establishment for the sale of beer or alcoholic liquor for consumption on the premises (>3,000sf)
- Hotel
- Kennel, commercial
- Parking lots or parking areas (off-premises)
- Parking structure
- Pool hall
- Precious metal and gem dealer
- Private club, lodge, or similar use
- Radio or TV station
- Radio, TV or household appliance repair shop
- Rental hall (>3,000sf)
- **Restaurant, standard, adjacent to 1- or 2-family dwelling***
- SDD or SDM establishment
- Theater (<150 fixed seats)
- Used goods dealer
- Youth hostel

*drive-up or drive-through not allowed

SD1 allows the following PUBLIC, CIVIC, AND INSTITUTIONAL uses:

BY RIGHT:

- Adult day care center
- Child care center
- **Educational institution**
- Family day care home
- Fire or police station, post office, and similar public building
- **Library**
- Museum
- **Neighborhood center, non-profit**
- **Outdoor recreational facility**
- Religious institution
- School, elementary, middle/junior high, or high

CONDITIONAL:

- Electric transformer station
- Gas regulator station
- Telephone exchange building

SD1 allows the following MANUFACTURING AND INDUSTRIAL uses:

BY RIGHT:

- **Confection manufacturing**
- **Food catering**
- **Jewelry manufacture**
- Lithographing and sign shops
- **Low/medium impact manufacturing or processing limited to the following:**
 - Art needlework
 - Canvas goods manufacture
 - Cigar or cigarette manufacture
 - Clock or watch manufacture
 - Coffee roasting
 - Door, sash, or trim manufacture
 - Draperies manufacture
 - Flag or banner manufacture
 - Glass blowing
 - Knit goods manufacturing

- Leather goods manufacture or fabrication
- **Low-impact manufacturing or processing**
 - Bakeries
 - Bottling of alcoholic products
 - Creameries
 - Food products manufacturing (no slaughter)
 - Manufacturing of musical instruments, toys, etc.
 - Soda water or soft drink manufacturing or bottling
 - etc.
- Trade services, general (no cabinet making)
- **Wearing apparel manufacturing**

CONDITIONAL:

- Furniture manufacturing
- Machine shop
- Trade services (cabinet making)
- Welding shops

SD1 allows the following OTHER uses:

BY RIGHT:

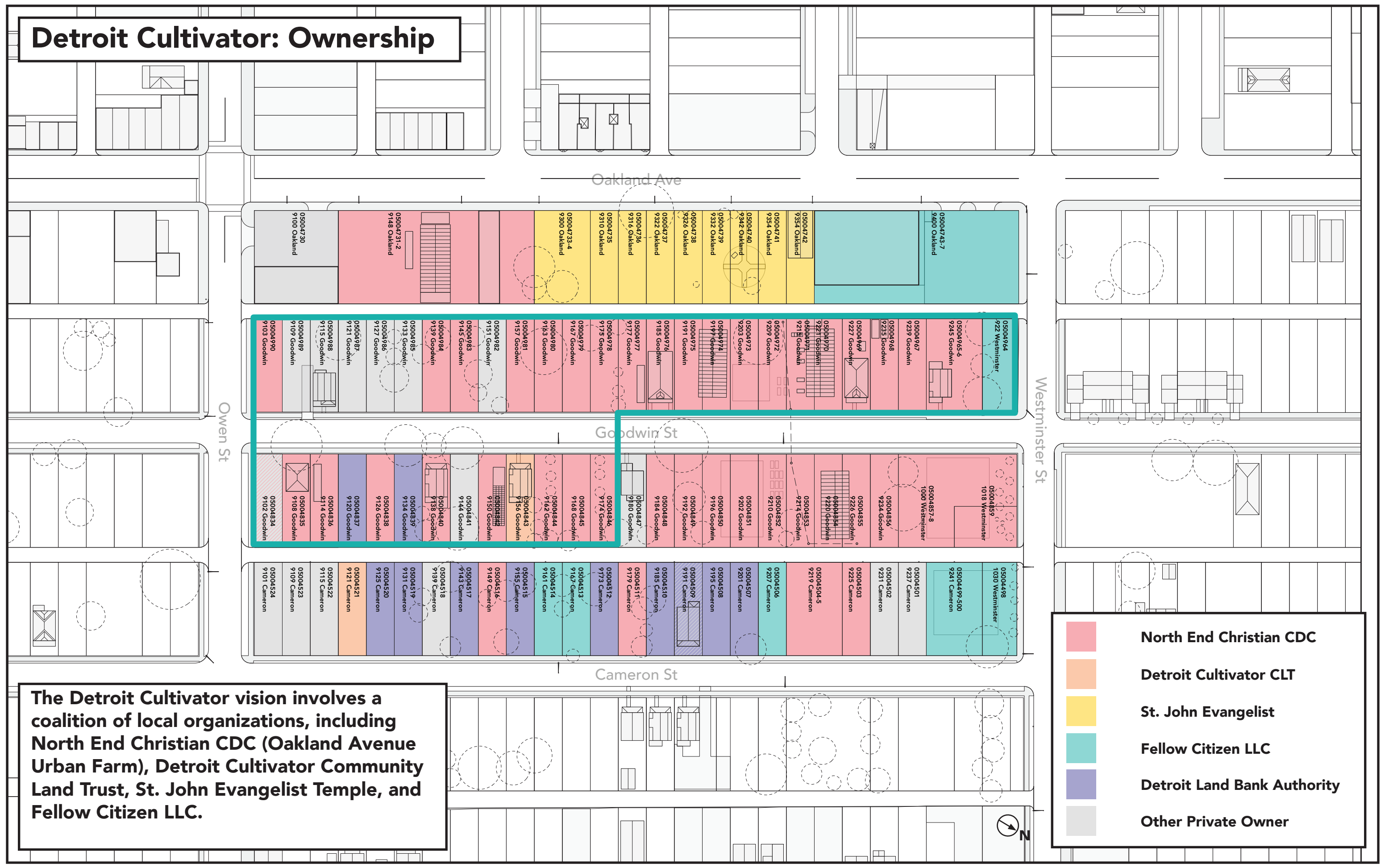
- Antennas
- **Farmers markets**
- **Urban Gardens (<0.5 acre)**

Notes:

By Right uses are automatically allowed in this zone, as long as they have all the necessary building permits and business licenses.

Conditional uses MAY be allowed in this zone, but with certain conditions that must be met first—they need to be done in a way that is neighborhood-appropriate. Conditional uses require additional review before being approved.

Detroit Cultivator: Ownership



The Detroit Cultivator vision involves a coalition of local organizations, including North End Christian CDC (Oakland Avenue Urban Farm), Detroit Cultivator Community Land Trust, St. John Evangelist Temple, and Fellow Citizen LLC.

	North End Christian CDC
	Detroit Cultivator CLT
	St. John Evangelist
	Fellow Citizen LLC
	Detroit Land Bank Authority
	Other Private Owner

Detroit Cultivator: Support

Support!
Greater New Mt. Moriah

Support!
Greater New Mt. Moriah

Support!
Greater Ephesian

Support!
Greater Ephesian

Contacted
Big Daddy Liquor Store

Oakland Ave

Support!
St. John Evangelist

Support!
Fellow Citizen

Support!
9115 Goodwin

Support!
9505 Goodwin

Support!
9539 Goodwin

Support!
9511 Goodwin

Goodwin St

Contacted
9180 Goodwin







Support!
9540 Goodwin

Support!
9568 Goodwin

Cameron St

Support!
9191 Cameron

North End Christian CDC is a respected member of its community and has good relations with its long-time neighbors. The residents, businesses, churches, and other property owners in and around the Detroit Cultivator campus have voiced their support for this community vision.

	North End Christian CDC
	Detroit Cultivator CLT
	St. John Evangelist
	Fellow Citizen LLC
	Detroit Land Bank Authority
	Other Private Owner

Owen St

Westminster St

