

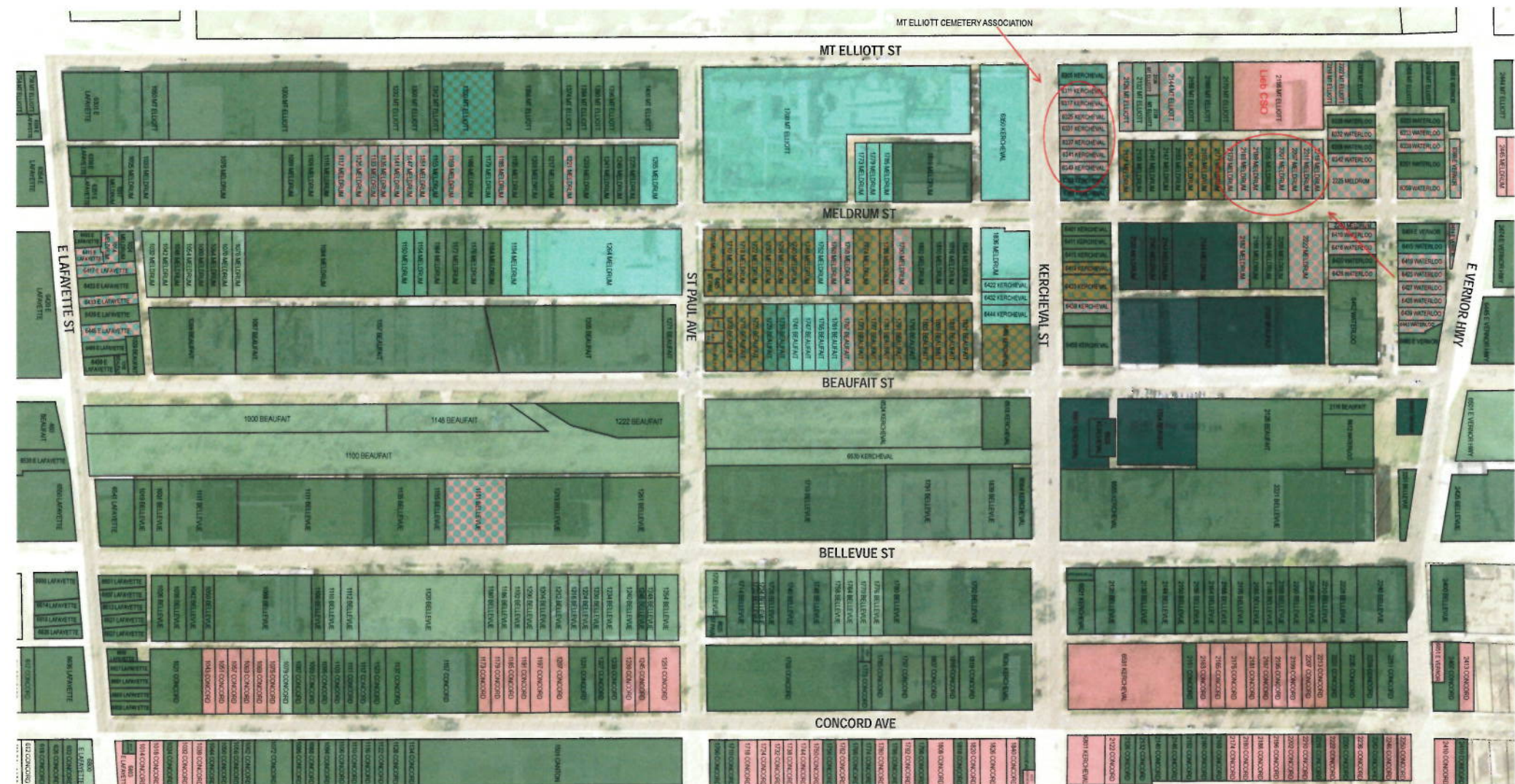


# **LEASE AGREEMENT**

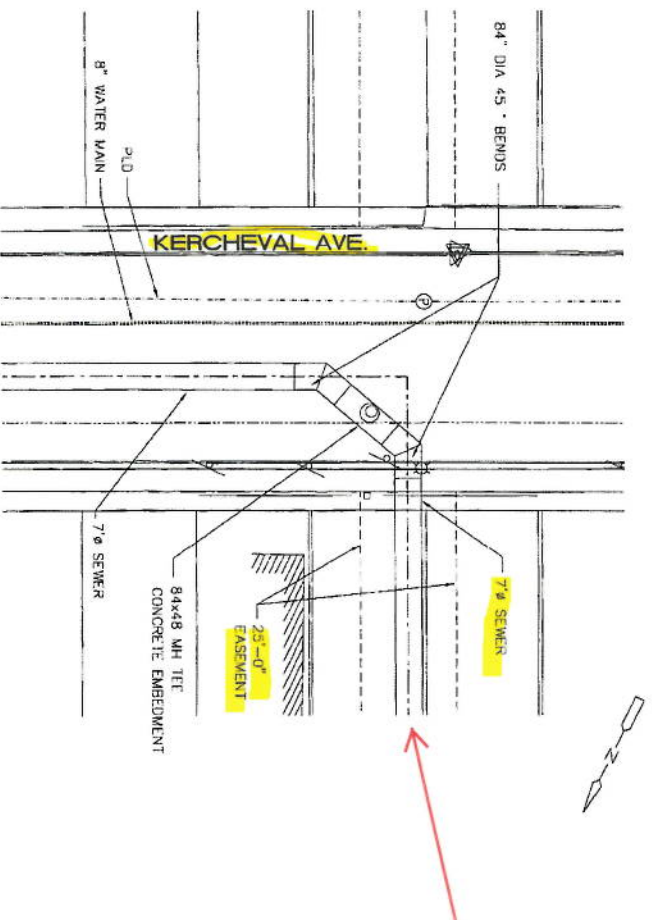
## **DWSD PROPERTY – KERCHEVAL & MELDRUM**

### **SOLANUS CASEY CENTER**

July 10, 2018







MANHOLE NO. 1  
(AT CROSS-SECTION OF KERCHEVAL AND EASLEWENT  
BETWEEN MT. ELLIOTT AND MELDRUM)  
SCALE: 1" = 20'

## Proposed Feasibility Plan



### Solanus Casey Main Campus

- 1 Narthex
- 2 Nave + Aisle
- 3 Crossing
- 4 Chancel
- 5 Cafe/ restrooms / gift shop / office space with outdoor seating
- 6 Votive Chapel
- 7 Side Chapel
- 8 Transept

### East of Meldrum

- 9 Open Space
- 10 Existing Home to Remain

### Gleaners

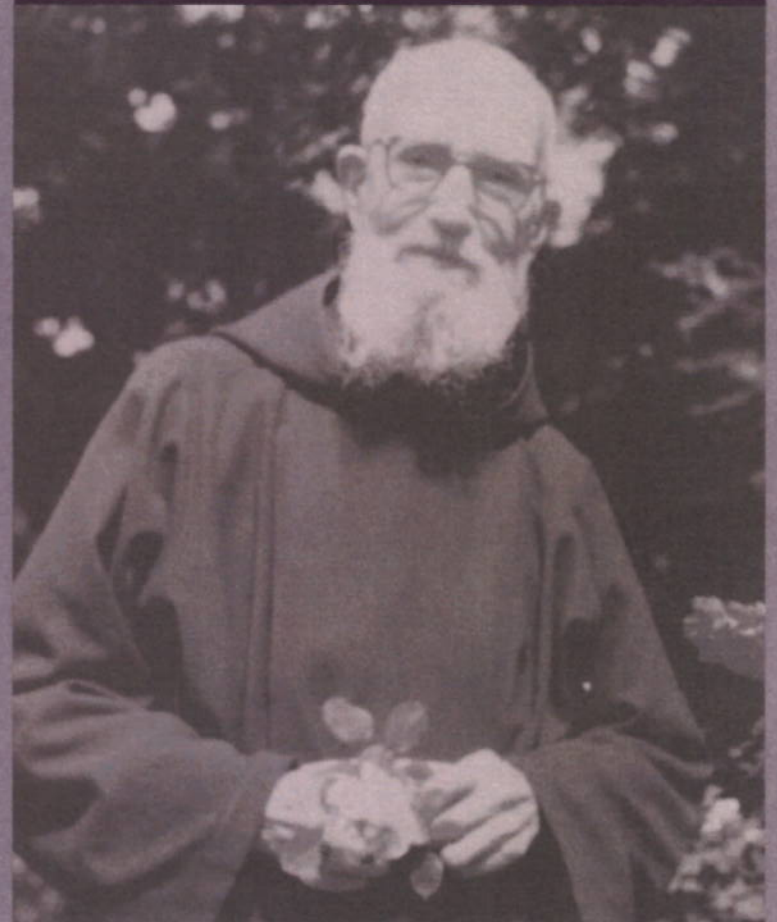
- 11 Urban Agriculture



## ***Solanus Casey Center***

Site Improvement Study

*“the Solanus Casey Center is  
a spiritual oasis where souls  
are nourished. It is a place  
of peace and the presence of  
God’s healing grace experienced  
through the intercession of  
Blessed Solanus.”*



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<b>Background</b>	Goals Background Site Context Site Inventory / Analysis Existing Amenities
<b>Vision</b>	Site Plan Concept Perspectives Architectural Themes



## BACKGROUND

*“What does it matter where we go? Wherever we go, won’t we be serving God there? And wherever we go, won’t we have our Lord in the Blessed Sacrament with us?”*

*Isn’t that enough to make us happy?”*

*-Blessed Solanus Casey*



## PROJECT VISION

*Foster and expand the Center's message of hope and spirituality, while strengthening community through engagement and fellowship.*

## PROJECT GOALS

- *Explore opportunities and needs related to the anticipated increase in pilgrims coming to the Center as a result of Father Solanus' beatification.*
- *Define immediate need for parking, circulation, and additional open space opportunities.*
- *Explore future needs based on similar pilgrimage sites throughout the world, including: food, lodging, and other amenities.*

## Background



### About the Blessed Father Solanus

- Blessed Solanus Casey was an American Roman Catholic priest and a professed member of the Order of Friars Minor Capuchin.
- He was beatified on November 18, 2017 in Detroit.
- Over 200,000 pilgrims visit the Center each year.
- He is significant to both Detroiters and Catholics as he was a key founder of the Capuchin Soup Kitchen in Detroit—one of the most well-known in the city—and as an inspiring, virtuous figure.
- He served the people through his work at the Capuchin Soup Kitchen, that continues his legacy, and through his kind words and powerfully healing touch for the ill.



## Detroit Context

-  Major driving thoroughfares
-  Neighborhood borders
-  Commercial corridors



## Detroit Context: A Closer Look



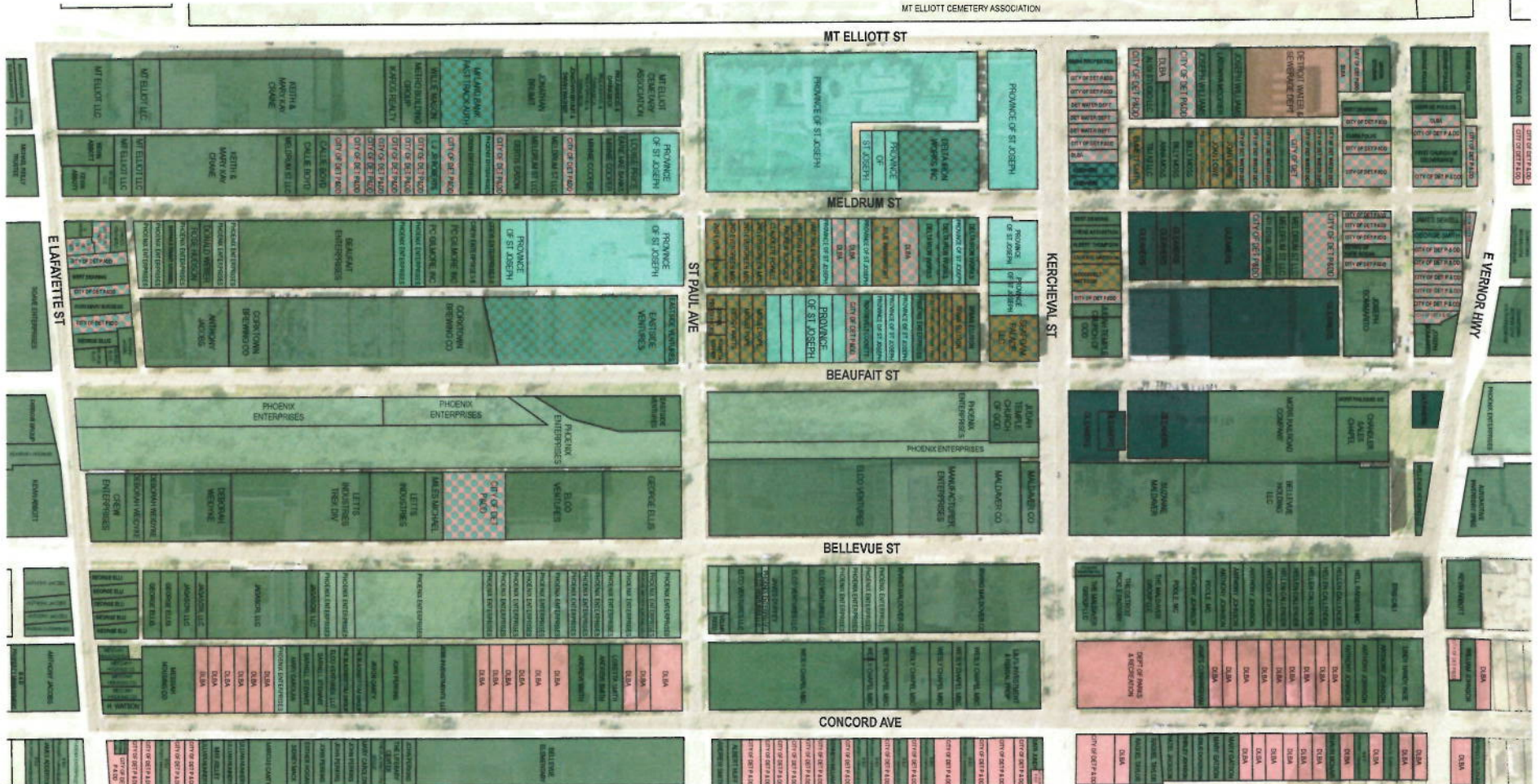
Few amenities are accessible within a walkable radius of the Solanus Casey campus. Future expansion planning could account for the lack of viable lodging, commercial, and dining options near the site.







# Ownership Map

MT ELLIOTT CEMETERY ASSOCIATION







## Solanus Casey Parcels

-  Province of St. Joseph
-  Parcels under review/ batched

## Public Parcels

-  City of Detroit Planning & Development Dept & Detroit Land Bank Authority
-  City of Detroit Water & Sewage Dept

## Private Parcels

-  Phoenix Enterprises
-  Privately owned parcels
-  Gleaners
-  Owners who won't sell

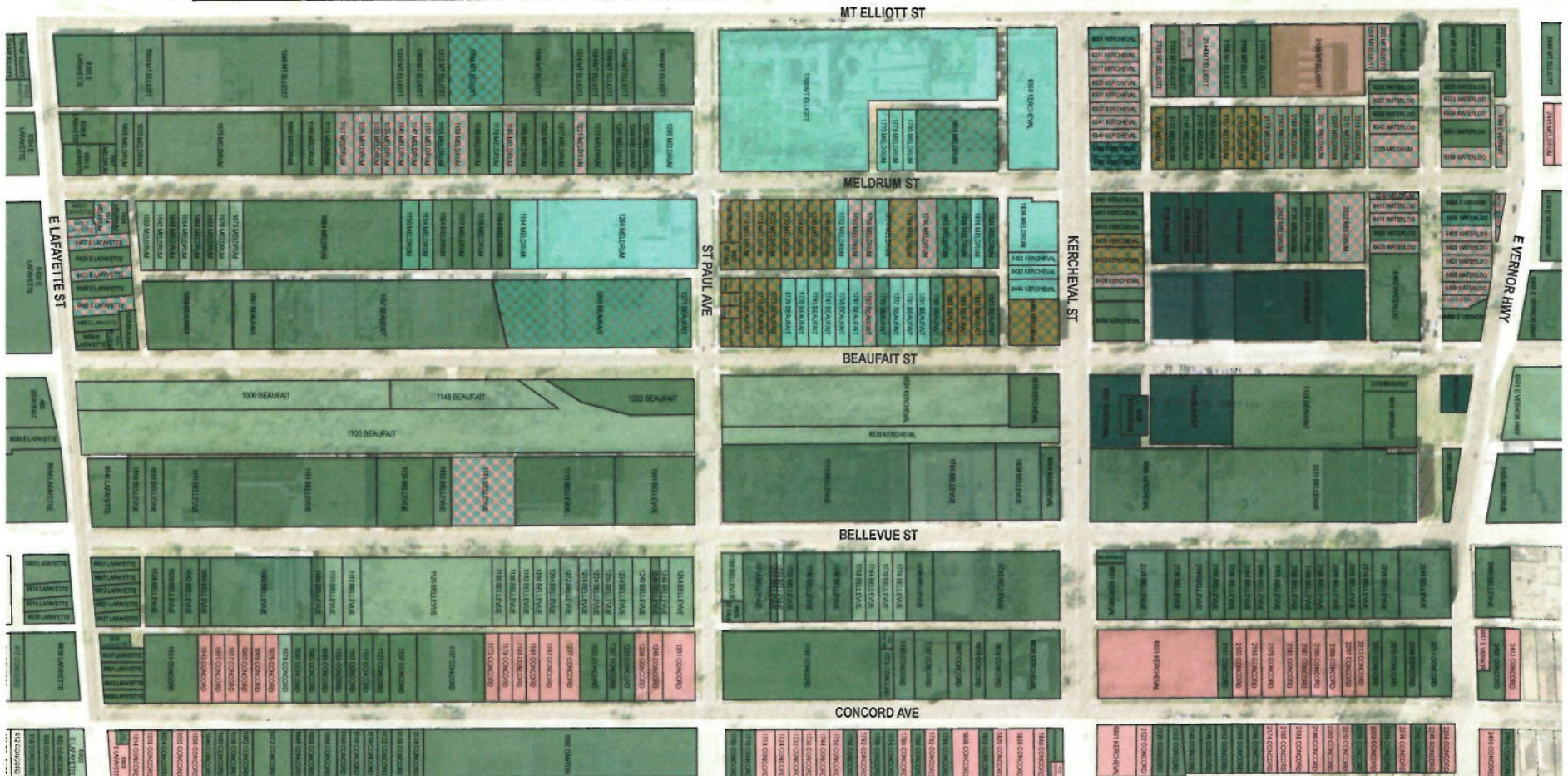


Not to Scale



# Address Map

MT ELLIOTT CEMETERY ASSOCIATION



## Solanus Casey Parcels

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## Public Parcels

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## Private Parcels

- Phoenix Enterprises
- Gleaners
- Owners who won't sell
- Privately owned parcels



Not to Scale



# Site Inventory

Vacant Lots and Urban Farming

Mt. Elliott Cemetery presents an open space opportunity.

MT. ELLIOTT ST.



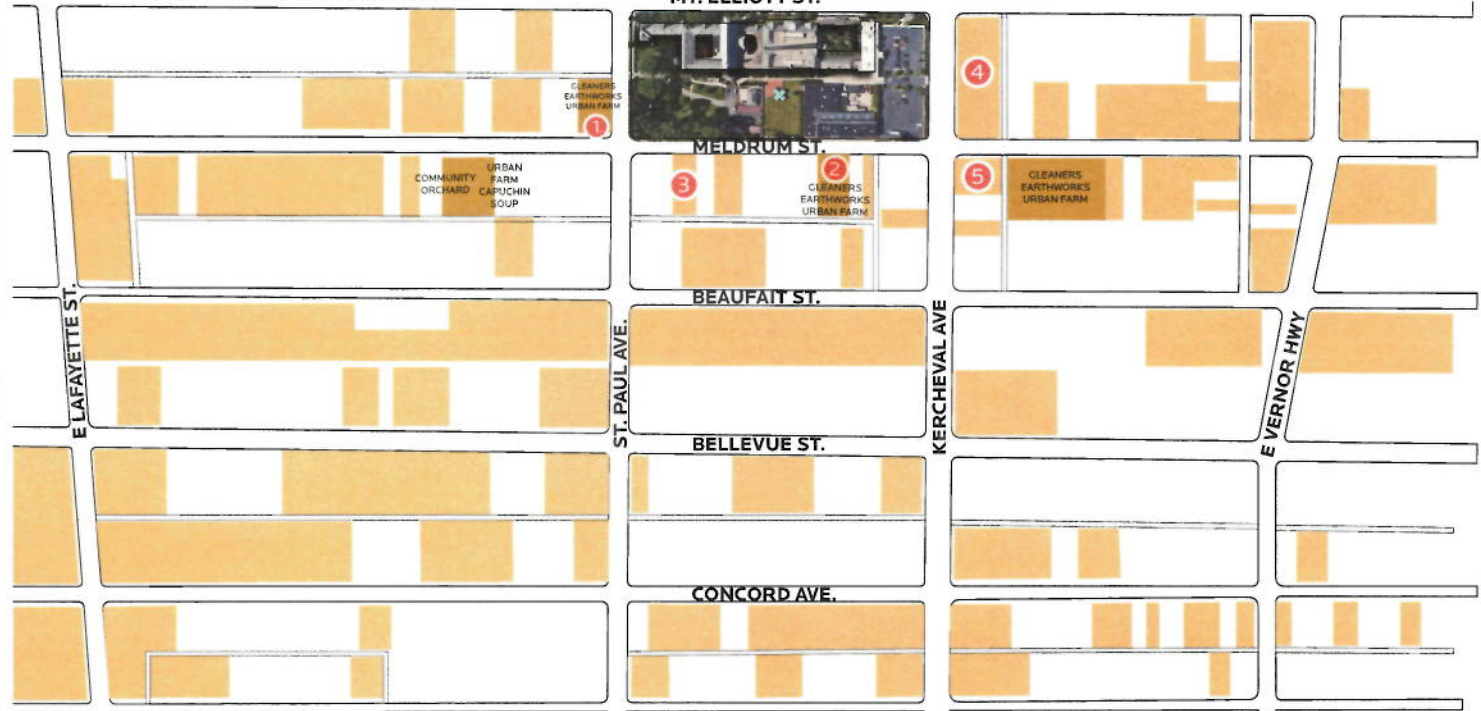
①



②

The community has suffered from divestment with many vacant lots and empty houses. Occupied houses are in generally good shape. New residents have recently moved in and begun to rehabilitate houses.

Earthworks Farms, the Capuchin Soup Kitchen and Gleaners are all in the neighborhood presenting opportunities for land swapping, urban farm expansion, and increased partnerships between the Center and these entities.



Vacant Lots Urban Farms



③



④

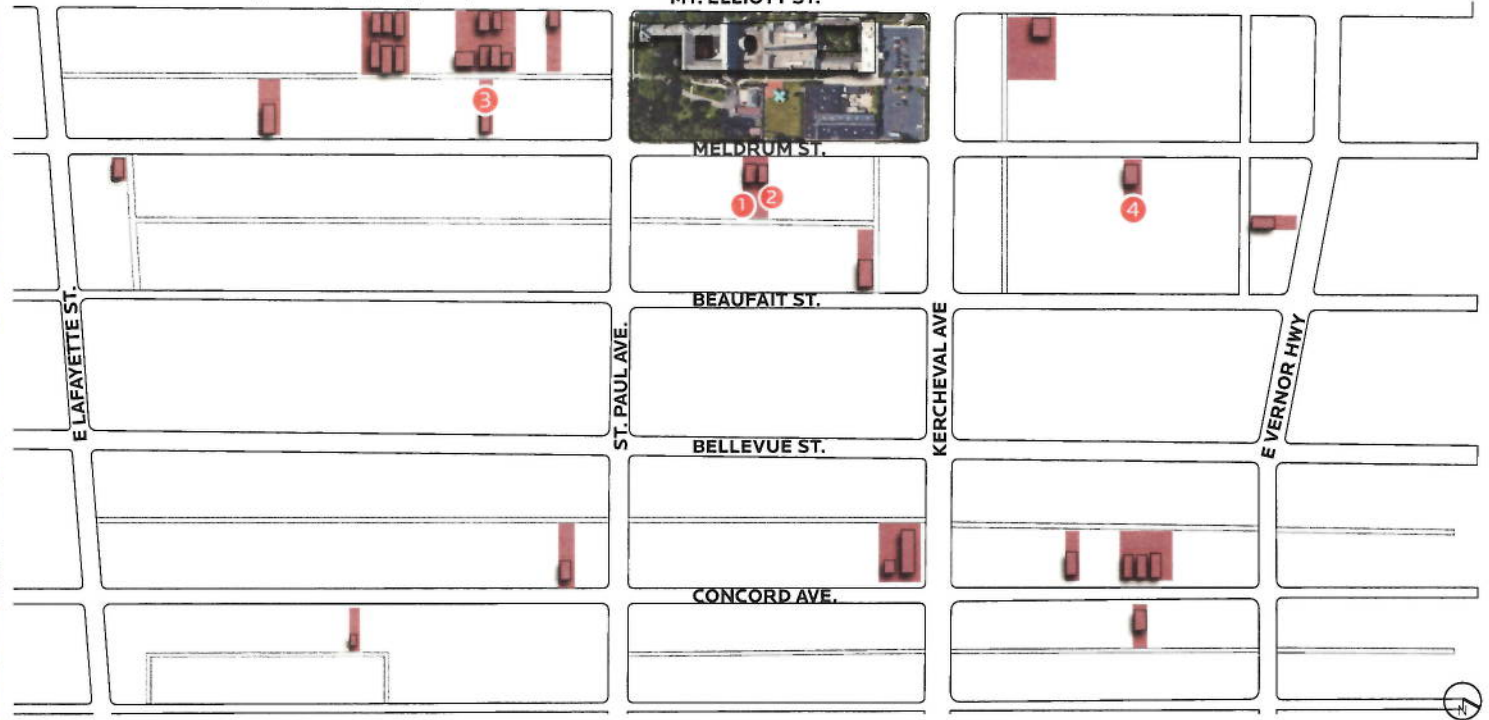


⑤

# Site Inventory

Unrepairable Housing

Mt. Elliott Cemetery presents an open space opportunity.



Many derelict houses reside on Mt. Elliott St., detracting from the primary entry experience to the Center from Mt. Elliott.

Houses directly behind the center are in fair condition with two houses deemed derelict. This area presents an opportunity for open space expansion and new housing/hospitality uses.





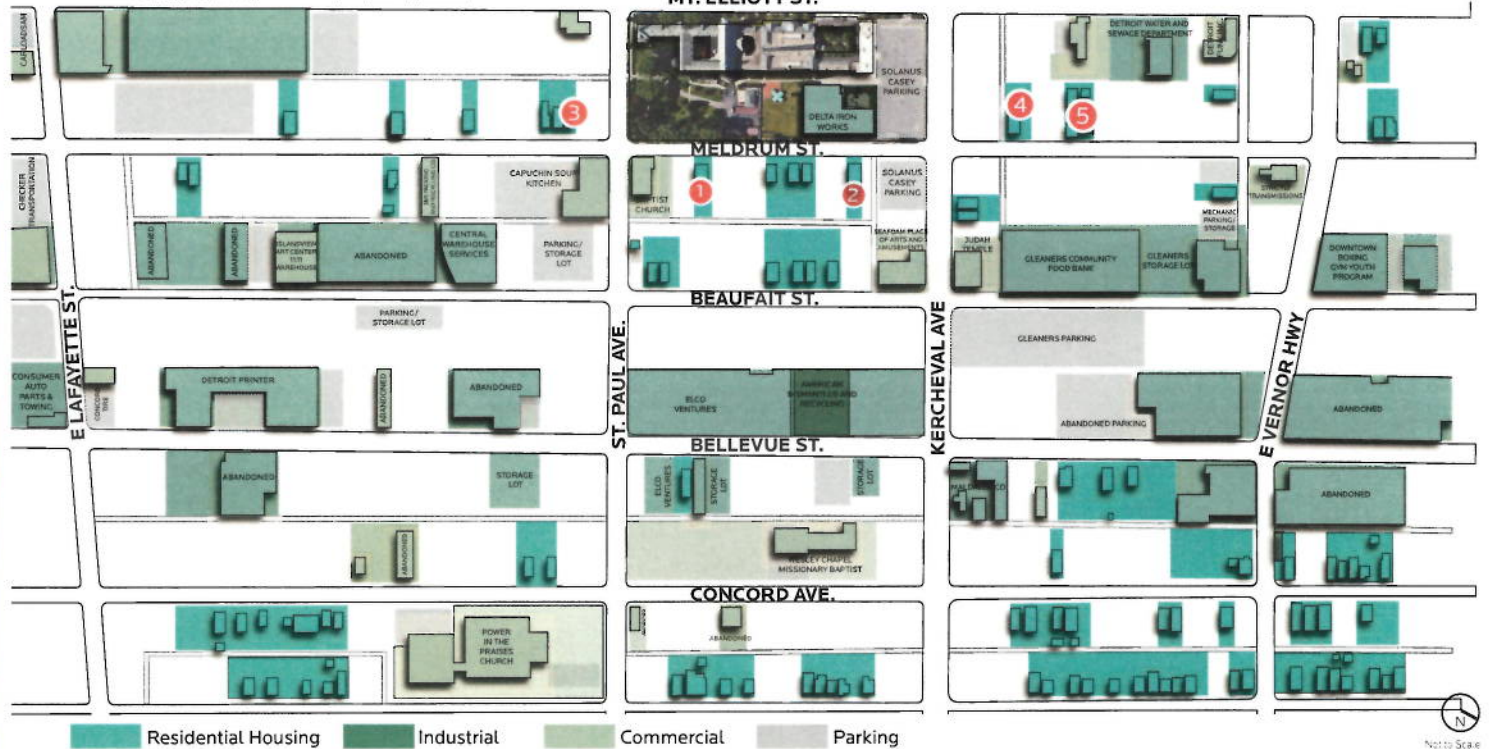
# Site Inventory

Residential, Commercial, and Industrial

Mt. Elliott Cemetery presents an open space opportunity.



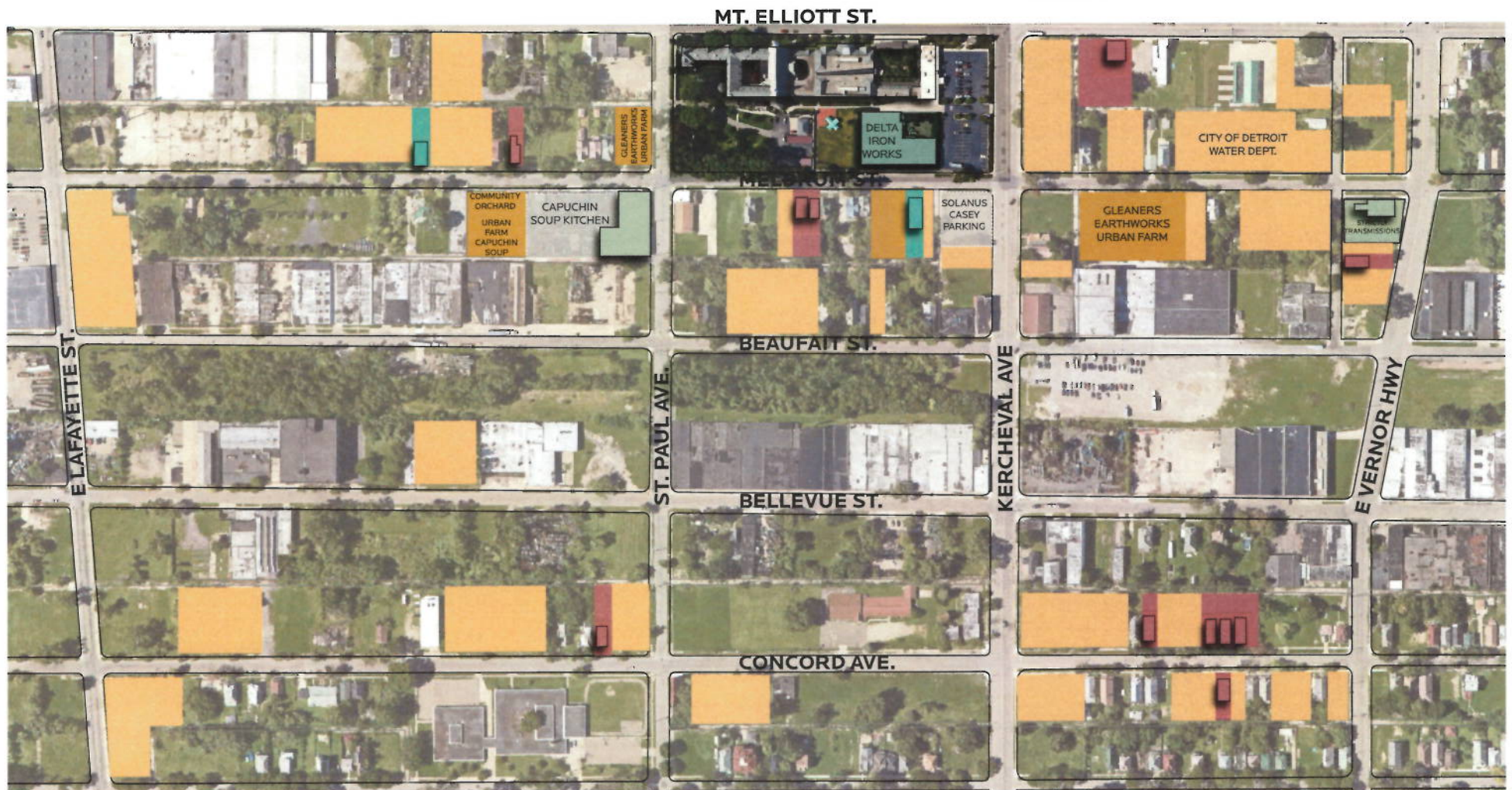
The neighborhood has a variety of land uses including residential, industrial, and commercial. The area is eclectic, with a few boutique shops, machine shops, churches, recycling center, and a school.





# Site Inventory

Low Hanging Fruit



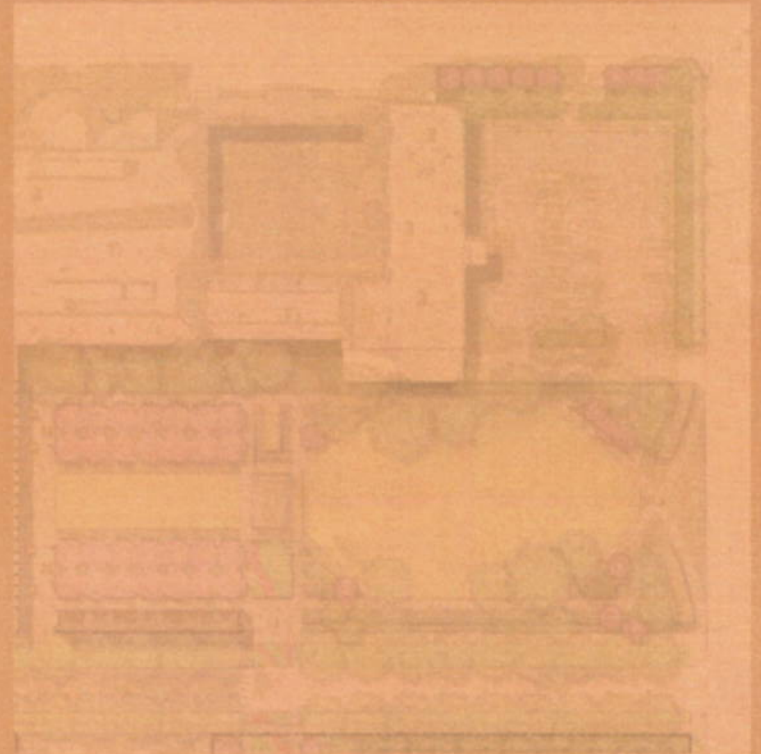
Unrepairable Housing
  Residential Housing
  Vacant Lots
  Urban Farms
  Commercial





## VISION

*Foster and expand the Center's message of hope and spirituality, while strengthening community through engagement and fellowship.*





INTIMACY



COMMUNITY



EXPRESSION



HARMONY



# Proposed Site Plan



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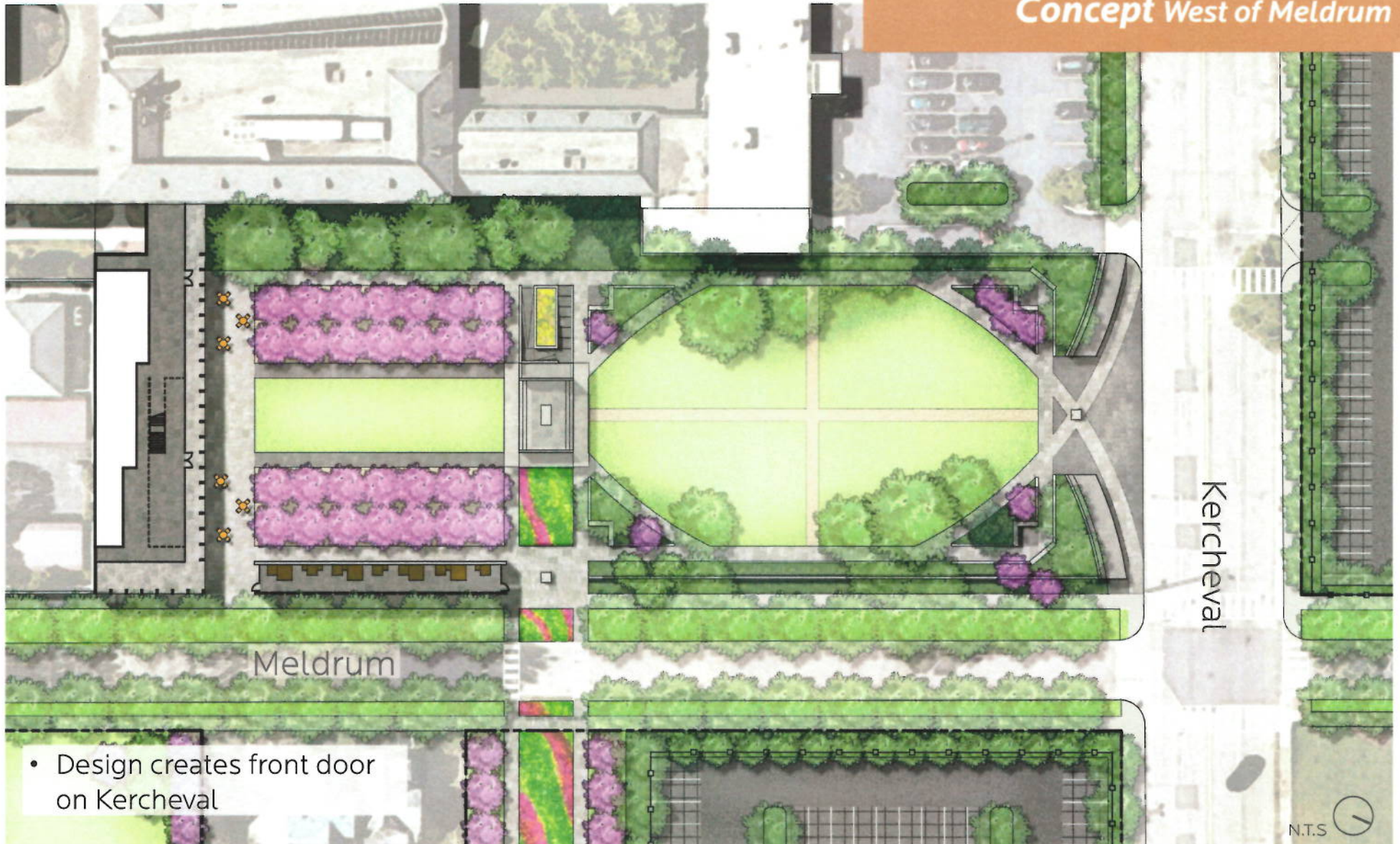
## Gleaners

- 11 Urban Agriculture





## Concept West of Meldrum





## Concept Narthex





An architectural rendering of a modern building with a large lawn and trees. The building is a long, low structure with a flat roof and large glass windows. It is surrounded by a lush green lawn and several trees, including a large tree in the foreground and a row of trees in the background. A paved path leads from the foreground towards the building. The scene is set in a bright, sunny environment.

## *Concept Nave + Aisle*



## *Concept Crossing*





## Concept Transept





## Architectural Themes



PRIVACY



SHARED ACCOMMODATIONS



COMMUNAL DINING



SIMPLE FORMS



INSIDE-OUTSIDE



OUTDOOR ROOMS



OLD AND NEW



AURA



LIGHT AND SHADOW



FRAMED VIEWS



TRANSLUCENCY AND TRANSPARENCY



SCREENING AND LAYERING



SHARED PROGRAM



ROOF CANOPIES