



## JEFFERSON CHALMERS NEIGHBORHOOD FRAMEWORK PLAN

### **COMMUNITY MEETING #2 – ENGAGEMENT SUMMARY**

JULY 17, 2018

## SUMMARY

The Jefferson Chalmers Neighborhood Framework Plan held its second Community Meeting Tuesday, July 17 from 5:30 – 8pm at the Eastlake Baptist Church. At this point in the planning process, this meeting intended to:

1. Review the purpose and scope of the Jefferson Chalmers Neighborhood Framework Plan:
  - a. Review the project team members, including representatives from City of Detroit Planning and Development Department, Department of Neighborhoods, as well as the consultant team, hired to support the City in this process.
  - b. Reiterate the goals, timeline, and expected outcomes for the Neighborhood Planning process
2. Share information with Jefferson Chalmers residents, including:
  - a. Concurrent projects happening the neighborhood in other city departments,
  - b. Community-led planning efforts and other initiatives that have previously taken place in the neighborhood
  - c. Consultant research
  - d. Input we've received from community members so far
3. Receive feedback on the information shared (listed above), to see if the team is on track with its assumptions, posing the question "Are we hearing this right?"

Upon arrival at the meeting, participants were asked to sign-in and were directed to the space where they were able to enjoyed light refreshments and time to network.

The evening's program began with a presentation by the City of Detroit's Planning team led by Allen Penniman from the Planning and Development Department and Letty Azar, District 4 Manager from the Department of Neighborhoods. They introduced the partner city agencies that will be involved in the planning study and the consultant team.

The presentation gave an overview of neighborhood planning citywide, highlighting Jefferson Chalmers as one of three neighborhood plans launching in 2018, project boundaries, and scope of work. It also provided a general overview for the one year planning process which seeks to have the community as a central voice in shaping the priorities and recommendations of the framework plan.

The Jefferson Chalmers Neighborhood Framework plan will study the area encompassed by E. Vernor Highway on the North, the Detroit River on the South, Alter Rd. to the East, and Conner/ Clairpointe on the west. The study will focus on providing a framework for the future of the neighborhood. It will organize the into the following focus areas:

- Neighborhood Stabilization
- Mixed-use Development
- Parks and Greenways
- Streetscapes

After the presentation, attendees were invited to participate in a small group discussions at the different information stations, each facilitated by City of Detroit staff or member of the consultant team, as well as a member from the Residents in Action (RIA) Committee. The following information stations were present:

1. Vacant Lot Stewardship
2. Housing Rehabilitation
3. Neighborhood Retail
4. Neighborhood Connectivity
5. What We Learned
6. Community Engagement
7. (Guest Table) Waterfront Parks
8. (Guest Table) Transportation
9. (Guest Table) Water and Sewer
10. (Guest Table) Neighborhood Groups Outreach

After about 90 minutes of lively discussion, each station's RIA Committee member representative was asked to report back a synopsis of the discussion to the room.

The meeting ended with a Question and Answer Session, where RIA Committee Member Orlando Bailey facilitated the conversation. Questions were written down in advance and gathered by a facilitator. The facilitator then selected questions to be answered live. The remaining, unanswered questions will be posted on the project website under the FAQ section.



ALLEN PENNIMAN, PROJECT MANAGER FOR THE FRAMEWORK PLAN, STEPS RESIDENTS THROUGH THE MOBILE ENGAGEMENT TOOLKIT | COMMUNITY DEVELOPMENT ADVOCATES OF DETROIT

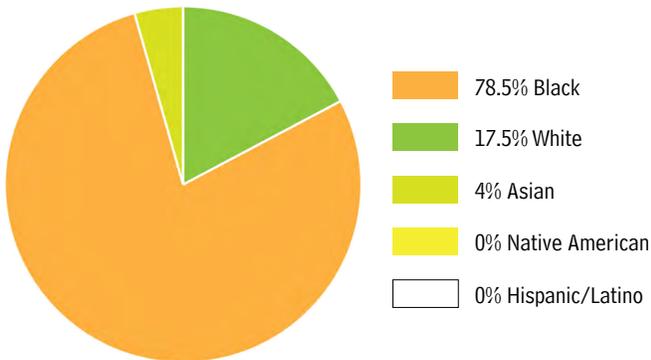
# WHO ATTENDED

SURVEY RESULTS BASED ON 25 RESPONSES

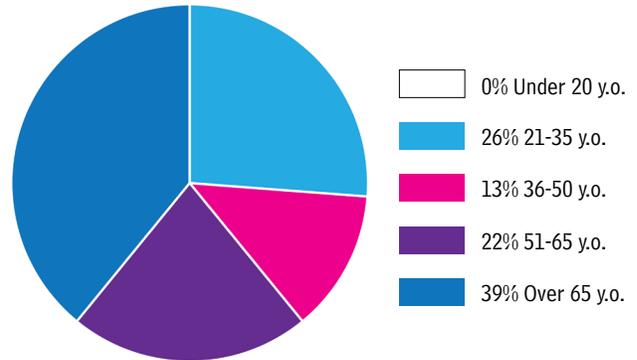
166 attendees

29% either work or own a business in the neighborhood

ETHNICITY:



AGE:



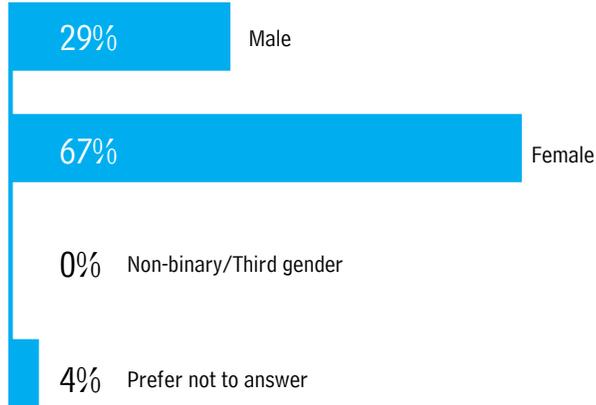
ATTENDEES WATCH AND LISTEN TO THE INTRODUCTION PRESENTATION AT COMMUNITY MEETING #2, HOSTED BY EASTLAKE BAPTIST CHURCH | COMMUNITY DEVELOPMENT ADVOCATES OF DETROIT



# WHO ATTENDED

SURVEY RESULTS BASED ON 25 RESPONSES

## GENDER:



75% live in Jefferson Chalmers



RESIDENTS VISIT THE INFORMATION STATIONS AND TALK WITH THE CONSULTANTS AND RIA MEMBERS | COMMUNITY DEVELOPMENT ADVOCATES OF DETROIT



# STATION 1 – VACANT LOT STEWARDSHIP

## SUMMARY

This station was comprised of three boards:

1. Existing Natural Conditions
2. Examples of Vacant Lot Reuse
3. Publicly Owned Vacant Lots in Jefferson Chalmers

The first board provided maps explaining some of the neighborhood's natural systems, including Flooding, Soils, Topography, and Tree Cover. These systems all relate and impact each other. Jefferson Chalmers is located in a FEMA designated floodplain, which means that the neighborhood is prone to flooding. This is partially due to its low elevation (Topography) and its poor soils (Soils). Jefferson Chalmers used to be a wetland called the "Grand Marais" or "big marsh" before it was developed, which explains why it is still so wet.

The second board shows different ideas for how to reuse vacant lots, from Urban Agriculture to Rain Gardens and more. This board was meant to show residents that vacant lots have a potential to provide benefits to the neighborhood, instead of being a blight.

Residents voted with green and red dots for "yes" and "no," respectively, whether they wanted to see these options in their neighborhood or not.

The third board mapped the publicly owned vacant lots in Jefferson Chalmers. They are all owned by the Detroit Land Bank Authority (DLBA), which is a public authority separate from the City of Detroit, but a quasi-governmental entity which works closely with the City. The lots on this map are also color-coded to show how many lots are located next to each other. Single lots, all by themselves, are pink, while lots that are together in groups of 2-4 are colored orange, and so on. The amount of contiguous lots impacts what type of reuse can happen on the lot. For example, a full scale urban farm might not make sense on a single lot all by itself in the middle of the neighborhood, but would make sense on a large group of lots which are surrounded by a lot of other vacant lots. One thing to note is that the single lots exist mainly around intact blocks with many neighbors, and the large groups of lots are mostly located North of Jefferson in the Riverbend neighborhood.

## WHAT WE HEARD

A lot of residents were interested in cleaning up the lots in their neighborhood, because they can be a source of blight. Many residents were familiar with ideas of reuse and were inspired by the different options. As shown in the sticker poll below, the options for reuse with the most "yes" (green) votes were:

1. Tot lots (19)
2. Pedestrian Paths (14)
3. Forest patches (11)
4. Greening streets (10)
5. Side lots (8)
5. Solar (8)
6. Urban agriculture (8)

The options for reuse with the most "no" (red) votes were:

1. Bee keeping (6)
2. Rain Gardens (5)
3. Urban agriculture (3)

Some additional comments we received were:

Regarding Pedestrian Paths:

"If the lot is functional for someone and doesn't bother me, I'm good."

Regarding Tree Farms:

"Hantz Farms along Vernor is a good example of how this can go wrong!"

"Tree Farm on Goethe and Fairview took up community space. Do not want this in Jefferson Chalmers."

Regarding Greening Streets:

"This would be so nice and key to beautifying the neighborhood!! Along the east and west streets as well."

Regarding Forest Patches:

"Could be a great temporary option on contiguous city-owned lots."

# STATION 1 - VACANT LOT STEWARDSHIP

## BOARD 1

Jefferson Chalmers Neighborhood Framework Plan

# Vacant Lot Stewardship

## Existing Natural Conditions

### Flooding

**FEMA Floodplain Legend**

- Streams
- Project Area
- 100-yr FEMA Flood Zone (6/02/2017)
- Wetlands (NWI)

Data Source: City of Detroit, FEMA, ESRI



Much of Jefferson Chalmers lies in a FEMA-designated floodplain

### Historic Hydrology



Prior to human settlement, most of this neighborhood was part of the Grand Marais, or "Great Marsh," a valuable edge habitat along the Detroit River, rich with birds, fish, mammals and other wildlife.

This area naturally floods, due to its low elevation and soil conditions.

### Soils

**Hydric Soils Legend**

- Project Area
- Hydrologic Soil Group
- N/A
- A
- B
- C
- C/D
- D

Data Source: City of Detroit, NRCS, USGS, ESRI



The soils in Jefferson Chalmers can support storage of rain water, but not as much infiltration can happen.

Evidence of the historic stream channels is also visible.

### Vacant Lots



Conditions vary from vacant lots with lawn to those with mounds and aging structures. Scrub/shrub zones appear along old fence rows or alleys.

Trees on meadow lots are mostly volunteer invasive species.

Pheasants were seen on a lot north of Jefferson.

### Topography

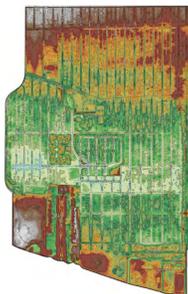
**Legend**

- Contours (2-ft)
- Streets
- Project Area

**Elevation(ft.)**

- High 569.94
- Low 570.52

Data Source: City of Detroit, USFWS, USGS, ESRI



The existing elevation data shows the low points in the neighborhood align with the historic streams and wetlands.

Higher elevations occur in areas where there was fill along the Detroit River and along the northern edge of the project boundary.

### Canals



Lakeside East Park  
Hard edge

Lenox St. Site (failed development)  
Natural edge

Seawalls in the neighborhood are composed of a variety of materials including: riprap, boards, natural earth fill, and sheet pile.

Evidence of beaver on the Lenox St. site shows potential for ecological uplift and restoration of a living shoreline.

### Tree Canopy

**Street Tree Health Legend**

- Street Tree Condition
- Good
- Fair
- Poor
- Critical
- Dead
- N/A
- Project Area
- Parks

Data Source: City of Detroit, USFWS, USGS, ESRI



There are pockets of poor tree health, especially north of Jefferson, but also in certain areas to the south.

This relates to the pockets of vacancy in the neighborhood.



North of Jefferson



South of Jefferson





# STATION 1 - VACANT LOT STEWARDSHIP

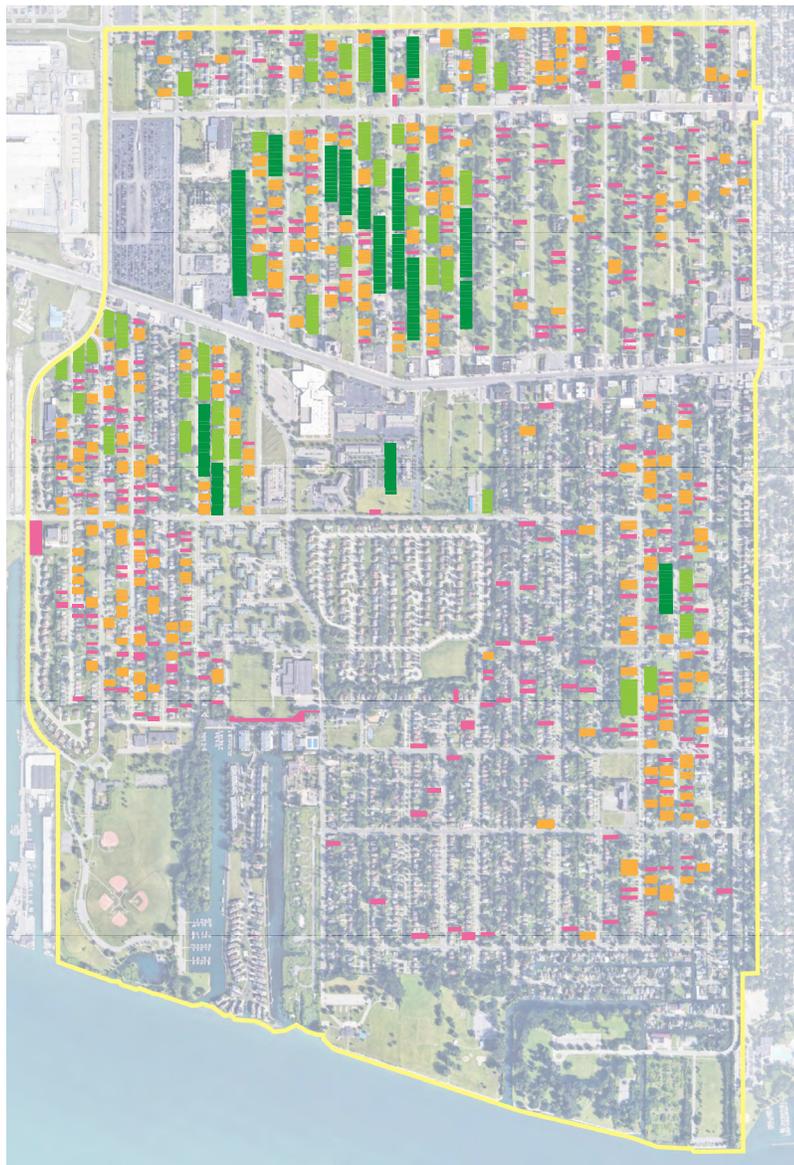
## BOARD 3

Jefferson Chalmers Neighborhood Framework Plan

### Vacant Lot Stewardship

#### Publicly Owned Vacant Lots in Jefferson Chalmers

The size of the vacant lot, as well as the number of lots located next to each other, can inform the type of re-use



**Single Lots**

Meadow / Garden

Side lot

**2 - 4 Lots**

Tot lots

Rain Garden

Alley Connectors

Cut Flowers

**5-10 Lots**

Solar

Urban Agriculture

Tree Farm / Orchard

Cut Flowers

**11+ Lots**

Tree Farm / Orchard

Solar

Urban Agriculture

Forest Patches

## STATION 2 – HOUSING REHABILITATION

### SUMMARY

The Housing Rehabilitation station consisted of 5 boards:

1. Population Overview and Housing Market Trends
2. Existing Conditions
3. Historic Features of Jefferson Chalmers: Summary of Field Survey (1)
4. Historic Features of Jefferson Chalmers: Summary of Field Survey (2)
5. Tell us where history happened in your neighborhood:

The first board gave a breakdown of demographics in the neighborhood, including income and age. Jefferson Chalmers has a similar median income to the City of Detroit as a whole, but it has been seeing a larger rate of population decline. It is also a neighborhood with a wide age range, with many young adults as well as seniors. It also gave an overview of the current housing market in Jefferson Chalmers and some planned housing developments and rehabs, including a few multifamily buildings on Jefferson.

The second board mapped some analysis of the existing conditions by breaking the neighborhood up into four categories: Mostly Occupied, Stable; Gated Communities; High Vacancy, Structures in Place; and High Vacancy, Structures Demolished.

The third and fourth boards were showing the Housing Survey work, which is informing the Conservation Overlay District as part of the project's Historic Preservation scope. Two example blocks were given, each with a slightly different character.

The last board was an opportunity for residents to provide the team with important histories on a map of the study area. The team asked the residents specifically about Guyton and if they had any stories they would like to share.

### WHAT WE HEARD

Some long-term residents feel the neighborhood is less of a community than it used to be. The housing is still not stable. Homes are at risk of either demolition or arson, even when they are located on dense blocks.

Residents commented on Jefferson Chalmers's historic ties to Grosse Pointe via the race tracks and subdivision names.

There was a concern with the amount of parking for Maheras-Gentry park and having that spill out onto Clairpointe, sometimes adding noise and traffic at night.

There was conversation about the old schools and how Keating School turned into Bates, among others.

Many residents asked about housing rehab grants and information on how to complete work on their houses.

Residents who grew up on Conner and Freud remember when there was a bridge connecting over Jefferson and how the street

had to be widened in order to allow for truck traffic. There was retail on the corner of Conner and Freud, including a store called Black & Jones.

Other comments from residents include:

"Break-ins into rehabs is a major issue, creating disincentive to redevelopment."

"Redevelop Guyton ideas: school, community space, affordable housing."

"Big Grocery Store or Department store would be nice."

"Perhaps RFP contiguous lots for multifamily development south of Jefferson (in the neighborhood)."

# STATION 2 – HOUSING REHABILITATION

## BOARD 1

Jefferson Chalmers Neighborhood Framework Plan

### Housing Rehabilitation

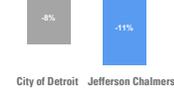


### Population Overview

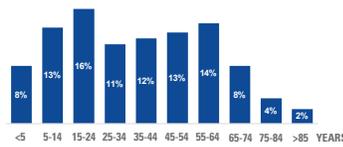
MEDIAN HOUSE INCOME, 2016  
Neighborhood-Wide



POPULATION DECLINE, 2010-2016  
Neighborhood-Wide



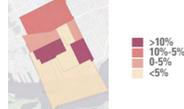
POPULATION BY AGE, 2016



MEDIAN HOUSE INCOME, 2016



POPULATION DECLINE, 2010-2016



### Housing Market Trends

#### Planned Multi-Family Projects



#### MARLBOROUGH RESIDENTIAL

910 & 1031 Marlborough Street  
 Led by Jefferson East Inc. and Shelbourne  
 23 Units | Rehab of two historic buildings  
 Funding: HOME, CDBG, DDR, City Land  
 Status: Construction



#### LAKEWOOD APARTMENTS

14240 E. Jefferson Avenue  
 Led by Jefferson East Inc. and Shelbourne  
 33 Units | Rehab with ground-floor retail  
 Status: Predevelopment



#### HOTEL SAVARINE

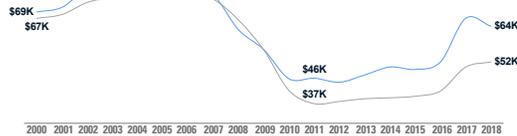
13101 E. Jefferson Avenue  
 Led by Jefferson East Inc. and Shelbourne  
 80 Units | Rehab of former hotel with ground-floor retail  
 Status: Predevelopment



#### MACK/ALTER MULTIFAMILY

3115 Alter Road  
 Led by Nova Development  
 28 Units | New development using shipping containers  
 Status: Predevelopment

MEDIAN SINGLE FAMILY HOME SALES PRICES  
 — Jefferson Chalmers — City Average



SINGLE FAMILY BUILDING PERMITS BY YEAR ISSUED (JEFFERSON CHALMERS)



SALES INTENSITY 2015-2018



#### STRENGTHS

- Rich historic and building stock
- Canal and waterfront parks
- Pockets of stable occupied housing
- Proximity to E. Jefferson Ave.
- Entrepreneurial activity

#### CHALLENGES

- Significant pockets of vacancy
- Aging apartment stock
- High rehab costs relative to home value
- Past flooding and future flood risk
- Difficulty securing financing for rehabs

Planning and Development Department - City of Detroit



# STATION 2 – HOUSING REHABILITATION

## BOARD 2

Jefferson Chalmers Neighborhood Framework Plan

### Housing Rehabilitation

#### Existing Conditions

Physical conditions vary widely throughout the district. Public investment has the potential to stabilize the core residential and retail zones, spur investment on the periphery, and either re-purpose vacant areas or prepare them for long-term reuse.

1 MOSTLY OCCUPIED, STABLE

2 GATED COMMUNITIES

3 HIGH VACANCY, STRUCTURES IN PLACE

4 HIGH VACANCY, STRUCTURES DEMOLISHED

Planning and Development Department - City of Detroit



# STATION 2 – HOUSING REHABILITATION

## BOARD 3

Jefferson Chalmers Neighborhood Framework Plan

### Housing Rehabilitation

#### Historic Features of Jefferson Chalmers: Summary of Field Survey

Sample Block: Lakewood, between Freud and Essex  
Wide Street, with Intact Homes and Street Trees



**EXAMPLE OF FIELD NOTES**

BLOCK: \_\_\_\_\_  
DATE: \_\_\_\_\_  
TYP. SETBACK \_\_\_\_\_

**STREETSCAPE**  
long streets  
curbs  
side walks

**STYLE**  
Chicago style  
side facing houses

**EXTERIOR MATERIALS**  
brick  
Aspen walls  
liver  
stone

**NOTES**  
Deep horizontal porches  
limestone + NAT  
driveway on the side

Handwritten notes on the diagram: "w/ large long porches of 1st stories", "Chicago style", "side facing houses", "Aspen walls", "liver", "stone".

**SANBORN MAP, 1929 BASE WITH 1949 UPDATES**

What this block used to look like:

What historic features of this block do you value most?



1 LARGE STREET TREE CANOPY



2 LONG BUILDING SET-BACKS



3 FRONT YARD FENCE LINES



4 MINIMAL OPEN LOTS



5 TWO-STORY HOUSES AND DEEP FRONT PORCHES



6 MAJORITY BRICK EXTERIOR MATERIAL



# STATION 2 – HOUSING REHABILITATION

## BOARD 4

Jefferson Chalmers Neighborhood Framework Plan

### Housing Rehabilitation

#### Historic Features of Jefferson Chalmers: Summary of Field Survey

Sample Block: Conner, between Freud and Clairpointe  
Narrow Street, with Many Vacant Lots and Few Street Trees



EXAMPLE OF FIELD NOTES

SANBORN MAP, 1929 BASE WITH 1949 UPDATES

BLOCK: \_\_\_\_\_  
DATE: \_\_\_\_\_  
TYP. SETBACK \_\_\_\_\_

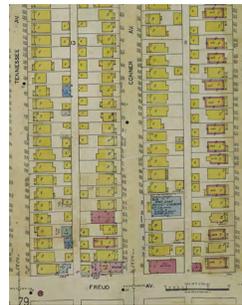
STREETSCAPE  
Curb = street setback close / short front setbacks  
lack of berm  
minimal street trees

STYLE  
Early 20th century

EXTERIOR MATERIALS  
mostly wood  
new vinyl houses  
few brick / mostly on porch  
1 brick duplex at end of block

NOTES  
some duplexes  
large front porch  
stacked double porch on duplex

What this block used to look like:



What historic features of this block do you value most?



1 MINIMAL STREET TREE CANOPY



2 COMMERCIAL INTERSECTION



3 SHORT SETBACKS WITH MINIMAL LANDSCAPE BERMS



4 RELIGIOUS BUILDINGS



5 CONTIGUOUS OPEN LOTS



6 NEW INFILL HOUSING

Planning and Development Department - City of Detroit



# STATION 2 – HOUSING REHABILITATION

BOARD 5

Jefferson Chalmers Neighborhood Framework Plan

## Housing Rehabilitation

Tell us where history happened in your neighborhood:

What are your memories of Guyton?

Planning and Development Department - City of Detroit



## STATION 3 – NEIGHBORHOOD RETAIL

### SUMMARY

At this station, there was only one board. It gave an overview of retail in the neighborhood, which almost entirely exists on East Jefferson. The western side of Jefferson is more car-oriented and unfriendly to pedestrians. On this side there are also newer buildings with big-box retail and strip malls. On the eastern side of Jefferson, the street feels more pedestrian friendly and there are more historic buildings, although many are vacant.

The strengths and challenges of the retail market are listed, showing that there is a demand for retail in the neighborhood, but there are barriers.

There are a few retail projects planned for Jefferson Chalmers along East Jefferson Avenue, which are shown on the map of the corridor.

### WHAT WE HEARD

Residents were given a brief survey at the table. Results are below:

Question 1:

To describe the “personality” of Jefferson Chalmers, what words come to mind?

Top 5 Answers:

1. Historic, Old, Classic, Traditional (67%)
2. Down to Earth, Easy Going (39%)
3. Caring, Generous, Helpful, Giving (33%)
4. Low Key, Quiet, Sleepy (28%)
5. Steady, Proud, Patriotic (28%)

Question 2:

What is the greatest asset of Jefferson Chalmers?

Top 3 Answers:

1. Access to Detroit River (72%)
2. Proximity to Surrounding Neighborhoods and Downtown (17%)
3. Historic Architecture (6%)

Question 3:

Think about your favorite Jefferson Chalmers experiences. What three descriptions immediately come to mind?

Top 5 Answers

1. Neighborly, Friendly, Down to Earth, Community Spirit (72%)
2. Natural, Beautiful Surroundings (44%)
3. Convenient location (39%)
4. Casual, Laid Back, Quiet, Peaceful, Great Potential (28%)
5. Affordable, Family Friendly Lifestyle (28%)

Question 4:

How would you describe your emotional feelings that you experience in Jefferson Chalmers?

Top 3 Answers:

1. Community Pride (61%)
2. Excited about Opportunities (50%)
3. Feel Safe (39%)

# STATION 3 – NEIGHBORHOOD RETAIL

## BOARD 1

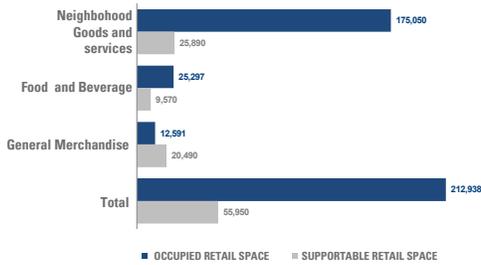
Jefferson Chalmers Neighborhood Framework Plan

### Neighborhood Retail

#### Retail Market Overview

East Jefferson Avenue is an historically significant commercial corridor within the East Side. Despite high vacancy, the corridor is beginning to rebound with major rehabs between Lakewood and Manistique Streets. Demand exists for significantly more local retail, but challenges include high costs of rehabbing deteriorated storefront spaces and perceived market risk amid recent population decline.

SUPPORTABLE RETAIL SPACE VS. OCCUPIED RETAIL SPACE



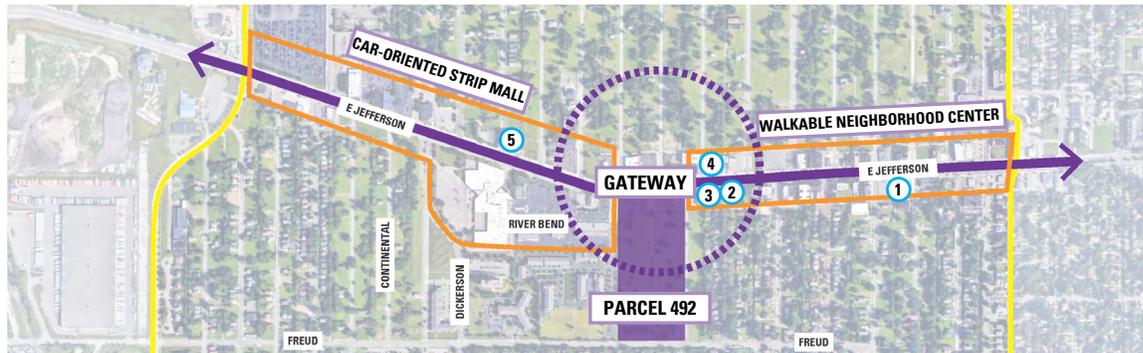
#### STRENGTHS

- Unmet retail demand
- Pipeline of intersted retail tenants
- High visibility along major roadway
- Historic building stock
- Active, organized business association

#### CHALLENGES

- High Building and land vacancy
- Shortage of move-in-ready retail space
- High cost of building rehabilitation
- Population dedine north of Jefferson
- Perceived market risk

#### RETAIL ALONG JEFFERSON AVENUE



#### Projects in Development



- 1** **NORMA G'S**  
14628 E. Jefferson Avenue  
Led by Jefferson East Inc.  
2,600 SF ground-floor space  
Funding Sources: CDBG, DDR, MCM  
Status: Under Construction



- 2** **KRESGE BUILDING/ALMA KITCHEN**  
14300 E. Jefferson Avenue  
Led by Jefferson East Inc.  
2,200 SF ground-floor space with JEI offices above  
Funding Sources: CDBG, DDR, MCM  
Status: Seeking Approvals

#### Projects in Planning



- 3** **LAKEWOOD APARTMENTS**  
14240 E. Jefferson Avenue  
Led by Jefferson East Inc. and Shelbourne  
3,800 SF ground-floor retail  
Status: Predevelopment



- 4** **VANITY BALLROOM/BIKE SHOP**  
14201 E. Jefferson Avenue  
Led by Jefferson East Inc.  
51,200 SF ground-floor, upper floor, and basement space  
Status: Early Predevelopment



- 5** **HOTEL SAVARINE**  
13101 E. Jefferson Avenue  
Led by Jefferson East Inc. and Shelbourne  
TBD ground-floor retail  
Status: Predevelopment

Planning and Development Department - City of Detroit



## STATION 4 – NEIGHBORHOOD CONNECTIVITY

### SUMMARY

The Neighborhood Connectivity station consisted of 3 boards:

1. Walkability and Access to Waterfront Parks
2. Walkability and Desire Lines
3. Regional Context

The first board, Walkability and Access to Waterfront Parks, tried to communicate the difficulty of getting around in Jefferson Chalmers. First, Riverbend (north of East Jefferson Avenue) feels disconnected from Jefferson Chalmers (south of East Jefferson Avenue). Second, Jefferson Chalmers's two major assets, the retail corridor along East Jefferson and the waterfront parks, are far from each other and are hard to walk to. They are about a 15-20min walk away, which is longer than most people are willing to walk. Third, there are very long blocks in the neighborhood, which make walking even more difficult. Long blocks make things feel disconnected and hard to reach when there are fewer points of connection.

The second Walkability board displayed some University of

Michigan data that mapped the existing (2010 and 2016) desire lines in Jefferson Chalmers. Desire lines, or cut-throughs, are informal paths that people take to make a shortcut, often through vacant lots. We showed this map to communicate that desire lines are evidence of the need for shorter blocks and easier walkability throughout the neighborhood and to posit the idea that maybe some of the desire lines could be formalized into a pedestrian path.

The last board gave some context into the parks along the Detroit River and highlighted the fact that Jefferson Chalmers is “park-rich,” meaning that there are more acres of park per person than the City as a whole. We then asked residents whether they see their waterfront parks as being regional, neighborhood parks, or both.

### WHAT WE HEARD

Residents expressed concerns about trash and dumping fines. The correlation seemed to be an interest in increasing the dumping fines, in order to deter littering and dumping. This seemed to be especially of concern near the canals.

Residents repeatedly expressed interest in a van or shuttle to replace a north-south connection that used to exist as a bus-line. As far as park activities, there was a small but passionate contingent of residents interested in disc golf.

A number of residents responded to the diagram of footpaths as a diagnosis of a problem, rather than opportunities. Residents asked questions such as, “How are you going to stop people from cutting through?”

In response to the park poll, residents felt that the waterfront parks were mainly neighborhood parks, but were also regional parks:

Regional Only: 0 (0%)  
 Local Only: 14 (56%)  
 Both: 11 (44%)

# STATION 4 – NEIGHBORHOOD CONNECTIVITY

## BOARD 1

Jefferson Chalmers Neighborhood Framework Plan

### Neighborhood Connectivity

#### Walkability

Riverbend feels distinct and separated from Jefferson Chalmers.



Riverbend

Jefferson Chalmers

Jefferson and the Waterfront are far away from each other, making them hard to walk between.



Jefferson Avenue

Waterfront

Long blocks make walking around the neighborhood even more difficult.



Example of Long Block: Coplin St.

People walking on Eastlawn St.

#### Access to Waterfront Parks

There are only a few entries into the parks:



Maheras-Gentry: Clairpointe St. / Conner St.  
 AB Ford: Lenox St. and Lakewood St.  
 Lakeview East: Alter  
 Mariner: Alter

Once you get to the waterfront parks, they are disconnected from one another. Here are some possible connections:



Planning and Development Department - City of Detroit



# STATION 4 – NEIGHBORHOOD CONNECTIVITY

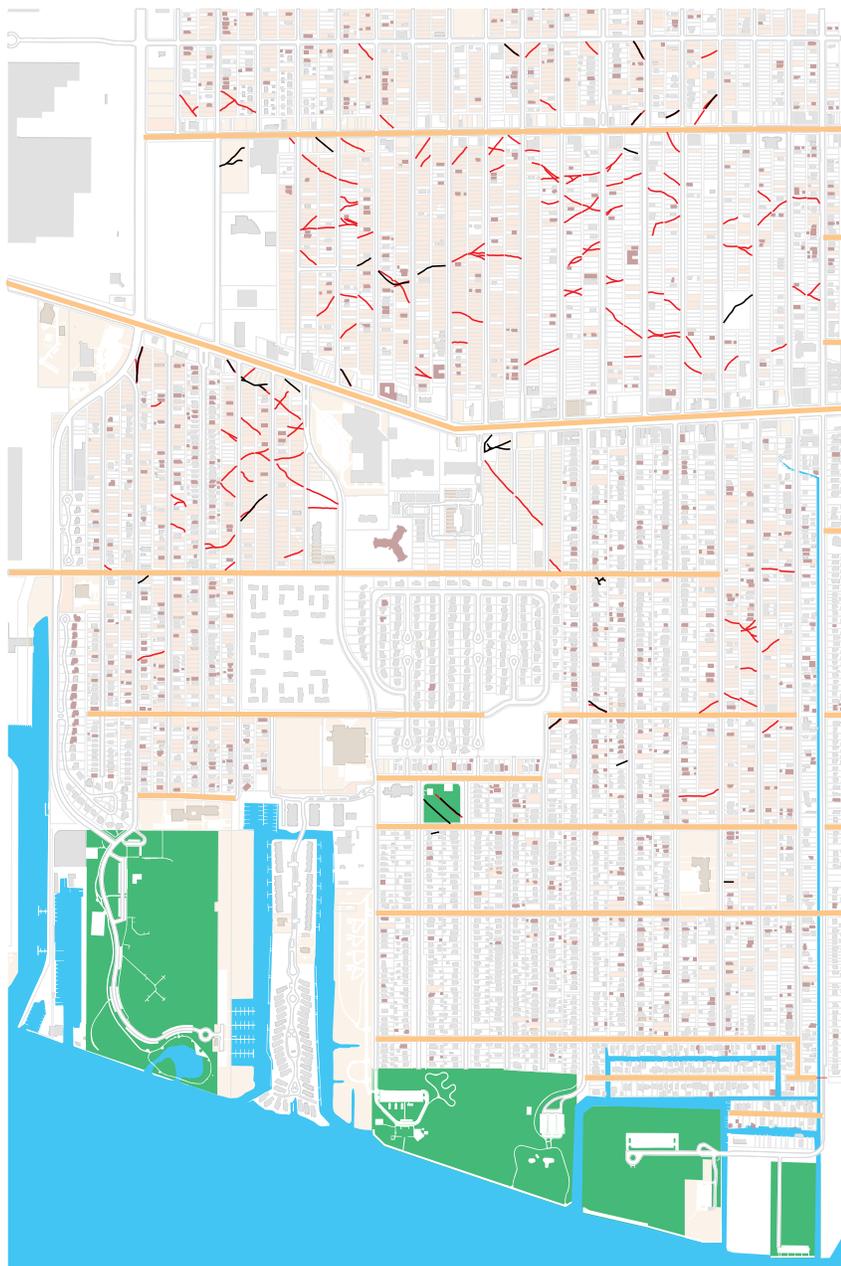
## BOARD 2

Jefferson Chalmers Neighborhood Framework Plan

### Neighborhood Connectivity

#### Walkability

Research shows that people already cut through blocks to get around faster



Legend:

- Footpath (2010)
- Footpath (2016)

**Tell us what you think about this data.**

**Are we missing any paths?**

**What paths are most important?**

Planning and Development Department - City of Detroit



# STATION 4 – NEIGHBORHOOD CONNECTIVITY

BOARD 3

Jefferson Chalmers Neighborhood Framework Plan

## Neighborhood Connectivity

### Regional Context

Acres of Park per 1,000 Residents

- City of Detroit: 8.1
- Jefferson Chalmers: 15.8 (1.95x more)

Source: 2016 City Park Facts, The Trust For Public Land

---

**Are the waterfront parks in Jefferson Chalmers regional parks or neighborhood parks? Both?**

Regional:	Neighborhood:	Both:

---

**What are your favorite activities in Detroit Parks?**

Walking, Biking, Running

- Kayaking / Boating
- Swimming
- Disc Golf
- Fishing
- Play
- Picnic

Planning and Development Department - City of Detroit



## STATION 5 – WHAT WE LEARNED

### SUMMARY

This station consisted of only one board and was meant as a capstone to the entire community meeting, showing an overall diagram/map of the neighborhood and the different potential design ideas for the project, based on all of the research and community input received to date. This diagram/map will be expanded upon at the next community meeting, where the team will show a more developed plan.

It highlighted areas for potential vacant lot stewardship and for residential rehab, two sites for potential mixed-use development (Guyton and Parcel 492), locations for increased access to parks, and potential east-west pedestrian connections.

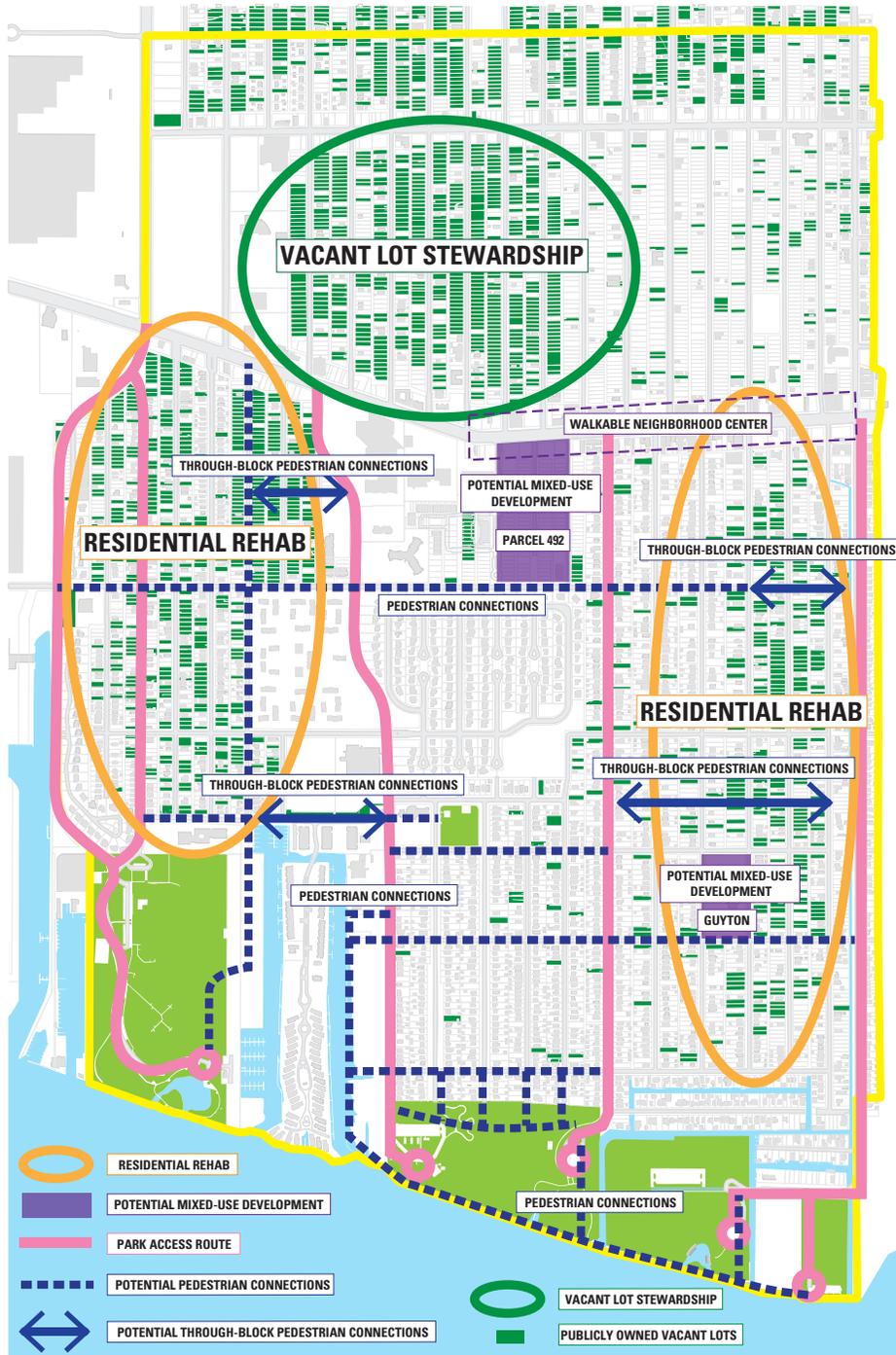
# STATION 5 - WHAT WE LEARNED

## BOARD 1

Jefferson Chalmers Neighborhood Framework Plan

### What we learned

Based on listening and learning from past plans, talking with residents, and conducting research and analysis: this diagram illustrates how the lessons learned can be translated into site-specific strategies.



Planning and Development Department - City of Detroit



## STATION 6 – COMMUNITY ENGAGEMENT

### SUMMARY

At this station, the team highlighted community engagement to-date, and offered a chance for continued feedback and comments. The first board recapped the input from the first community meeting. The second board gave an overview of the process to-date, as well as introduced the Engagement Toolkit and how to use it. The third, fourth, and fifth board offered platforms for comments and questions.

### WHAT WE HEARD

Question 1:

What question about the process do you have?

Answers:

What about the Jefferson Chalmers modified development plan from 2002?

Stop big trucks and cars from speeding down Marlborough. We have children that ride their bikes between Jefferson and Essex.

More street lights on Ashland St.

Put Guyton back please! Children's personalities will be even better growing.

What will happen with the Bike Lanes in the winter time? How will they work?

Bike Lanes: What's the point of the merge points at the corners? Missing street lights

Heavy trucks moving down residential Street and the destruction they cause

What guarantee can you give to us that this plan will really be put into reality?

Resident resistance to the removing of the fence and creating access to AB Ford Park from Riverside.

Question 2:

If there is an issues this is a priority to you that the Framework Plan is not addressing, write it down here:

Answers:

Where did the "elements" come from and who decided on them?

It's all about physical development. What about human services?

What about the gated communities and their isolation from the rest of the neighborhood?

Resources for home repair economically

Pools

Whatever happened to maintenance of the Riverfront Parks?

Trash prevention - respect instilling

What is the code enforcement for littering? This is an embarrassing reflection of Detroit.

Canals - The seawalls are failing. To do it right, the whole block must be done simultaneously

Street Lights

Drub rehab for Maheras Gentry park as well as education towards litter prevention

Elevation of consciousness is key. If this is not implemented into the overall plan the end result will be short of success.

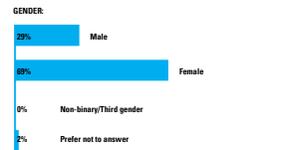
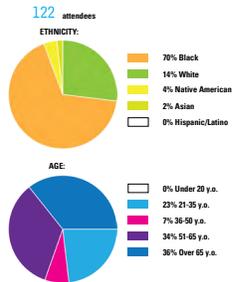
# STATION 6 – COMMUNITY ENGAGEMENT

## BOARD 1

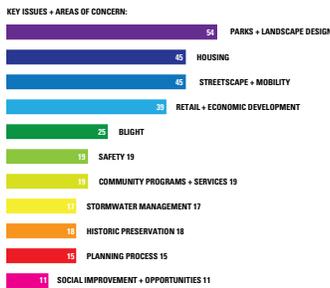
Jefferson Chalmers Neighborhood Framework Plan

### What we're hearing Community Meeting #1 Summary

#### WHO ATTENDED \*SURVEY RESULTS BASED ON 60 RESPONSES



#### COMMUNITY PRIORITIES



"New arrivals are okay, but we don't want people forced out. Long time residents need resources and assistance to maintain and stay in their homes."



#### KEY ISSUES:



#### POINTS OF PRIDE:



#### AREAS OF CONCERN:



#### IDEAS AND SOLUTIONS:

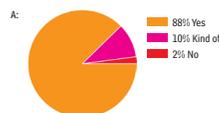


#### FEEDBACK

Q: IS THERE ANY WAY WE CAN MAKE THE NEXT MEETING BETTER?

- A:
- Encourage more diversity of thought in discussion groups
  - More facilitators of color
  - There is a need for more black leaders in the planning department
  - Ensure that information gets to the doors of all residents
  - Increase transparency

Q: WERE YOU ABLE TO GIVE YOUR INPUT DURING THE MEETING?

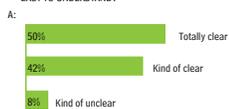


"Jefferson Chalmers has a lot of passionate people. I know because I am one of them."

MOST POPULAR FUTURE ENGAGEMENT ACTIVITY IDEAS:

- Formal community meetings/presentations
- Focus groups on a specific topic
- Informal gatherings/discussions
- Visit and meeting with block club
- Event at park or vacant lot
- Surveying of residents or businesses
- Community walk with neighbors

Q: WAS THE INFORMATION PROVIDED TO YOU CLEAR AND EASY TO UNDERSTAND?



"I'm definitely happy to see this happen."

Planning and Development Department - City of Detroit



# STATION 6 – COMMUNITY ENGAGEMENT

## BOARD 2

Jefferson Chalmers Neighborhood Framework Plan

### What we're hearing Previous Plans

The Framework Plan draws from the work of previous plans for the city and the neighborhood from the past decade.



+ many others...

### Residents in Action Committee

The Residents in Action Committee is a steering committee comprised of Jefferson Chalmers stakeholders that works closely with the City/consultant project team to ensure the Jefferson Chalmers Neighborhood Framework Plan stays in sync with community priorities. It meets monthly at Faith Church.

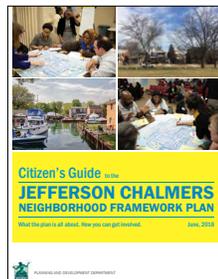


### Mobile Engagement Toolkit

In an effort to provide ways for people to weigh in on their own time from their own spaces, the City is ramping up its mobile engagement efforts. We created a mobile engagement kit that:

1. Explains what the neighborhood plan is all about
2. Recaps the Community Meetings
3. Includes a questionnaire for residents to voice their input

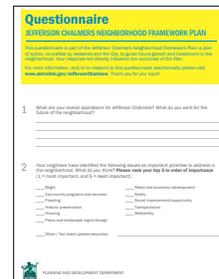
Pick one up at the check-in desk!



1



2



3

Planning and Development Department - City of Detroit





# STATION 6 – COMMUNITY ENGAGEMENT

## BOARD 4



# STATION 6 – COMMUNITY ENGAGEMENT

## BOARD 5

*Jefferson Chalmers Neighborhood Framework Plan*

**If there is an issue that is a priority to you that the Framework Plan is not addressing, write it down here:**

**The City is organizing a resource fair during Community Meeting #3 to get your needs met, even if they fall outside of the scope of the Framework Plan**

*The sea walls are failing. To do it right canals - the whole block must be done simultaneously*

- *WHERE DID THE "ELEMENTS" COME FROM & WHO DECIDED ON THEM?*
- *ITS ALL ABOUT PHYSICAL DEVELOPMENT - WHAT ABOUT HUMAN SERVICES? WHAT ABOUT THE GATED COMMUNITIES & THEIR ISOLATION FROM THE REST OF THE NEIGHBORHOOD?*

*Street Lights*

*Drug Rehab for Maher Gentry Park as well as Education towards litter for*

- *Resources for home repair economically*

*POOLS*

*Whatever happened to MAINTENANCE of the Riverfront Parks trash prevention - Respect instilling? what is the code enforcement for littering. This is an embarrassing Reflection of Detroit*

*\*A. Elevation of Consciousness is key. if this is not implemented into the overall plan the end result will be short of success*

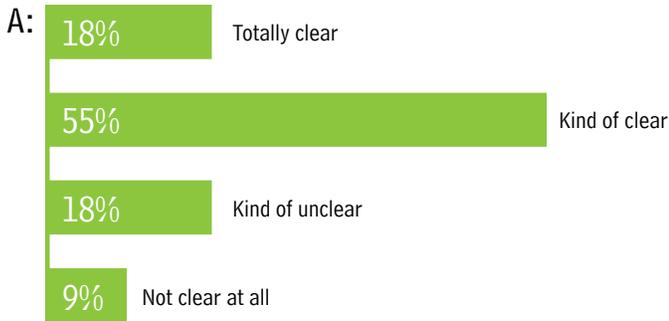
Planning and Development Department - City of Detroit



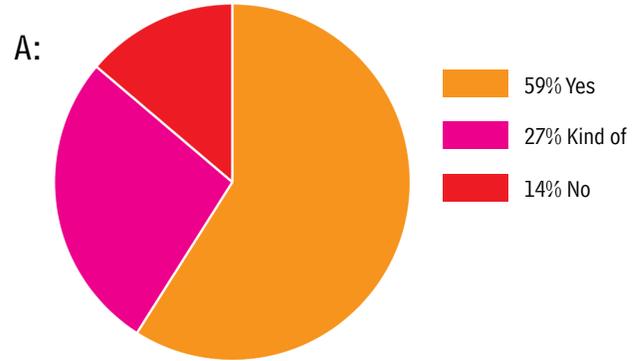
# FEEDBACK

SURVEY RESULTS BASED ON 25 RESPONSES

**Q: WAS THE INFORMATION PROVIDED TO YOU CLEAR AND EASY TO UNDERSTAND?**



**Q: WERE YOU ABLE TO GIVE YOUR INPUT DURING THE MEETING?**



JOSH BAILS, HOUSING AND REVITALIZATION DEPARTMENT (HRD), CONVERSES WITH RESIDENTS AT HIS STATION, "HOUSING REHABILITATION" | COMMUNITY DEVELOPMENT ADVOCATES OF DETROIT



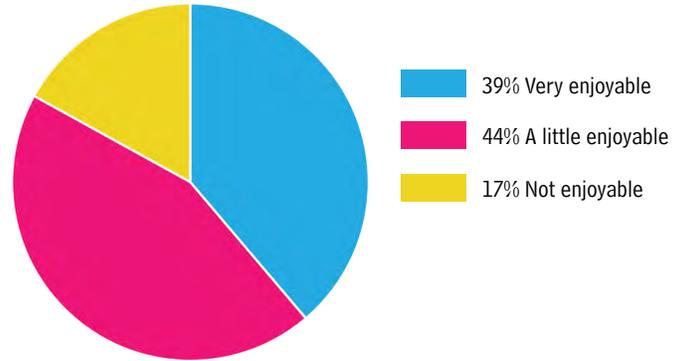
# FEEDBACK

SURVEY RESULTS BASED ON 25 RESPONSES

“They need to take some of our ideas and use them.”

Q: DID YOU FIND THE MEETING ENJOYABLE?

A:



RIA MEMBER, ORLANDO BAILEY, TALKS WITH RESIDENT AT HIS STATION | COMMUNITY DEVELOPMENT ADVOCATES OF DETROIT



“Action after Meeting!”

