



# Jefferson Chalmers Neighborhood Framework Plan

COMMUNITY MEETING #2  
JULY 17, 2018  
EAST LAKE BAPTIST CHURCH



# WELCOME

## Jefferson Chalmers Neighborhood Framework Plan

COMMUNITY  
MEETING

# 2

### AGENDA

- 6:00 PRESENTATION
- 6:30 INFORMATION STATIONS
- 8:00 REPORT BACK
- 8:15 Q&A SESSION
- 8:30 CLOSE

# Jefferson Chalmers PROJECT CONTEXT

## What is a Neighborhood Framework Plan?



OUR GUIDING PRINCIPLE IS THIS:

ONE CITY.  
FOR ALL OF US.

We are pursuing an urban redevelopment strategy unlike any implemented in America.

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# Vision

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Detroit's population has grown *and* every **Detroiter** has had an **opportunity** to participate in that **growth**.

A **Healthy** and **Beautiful** Detroit, Built on **Inclusionary Growth**, **Economic Opportunity**, and an atmosphere of **Trust**.

# Community Engagement Leads to Shared Vision



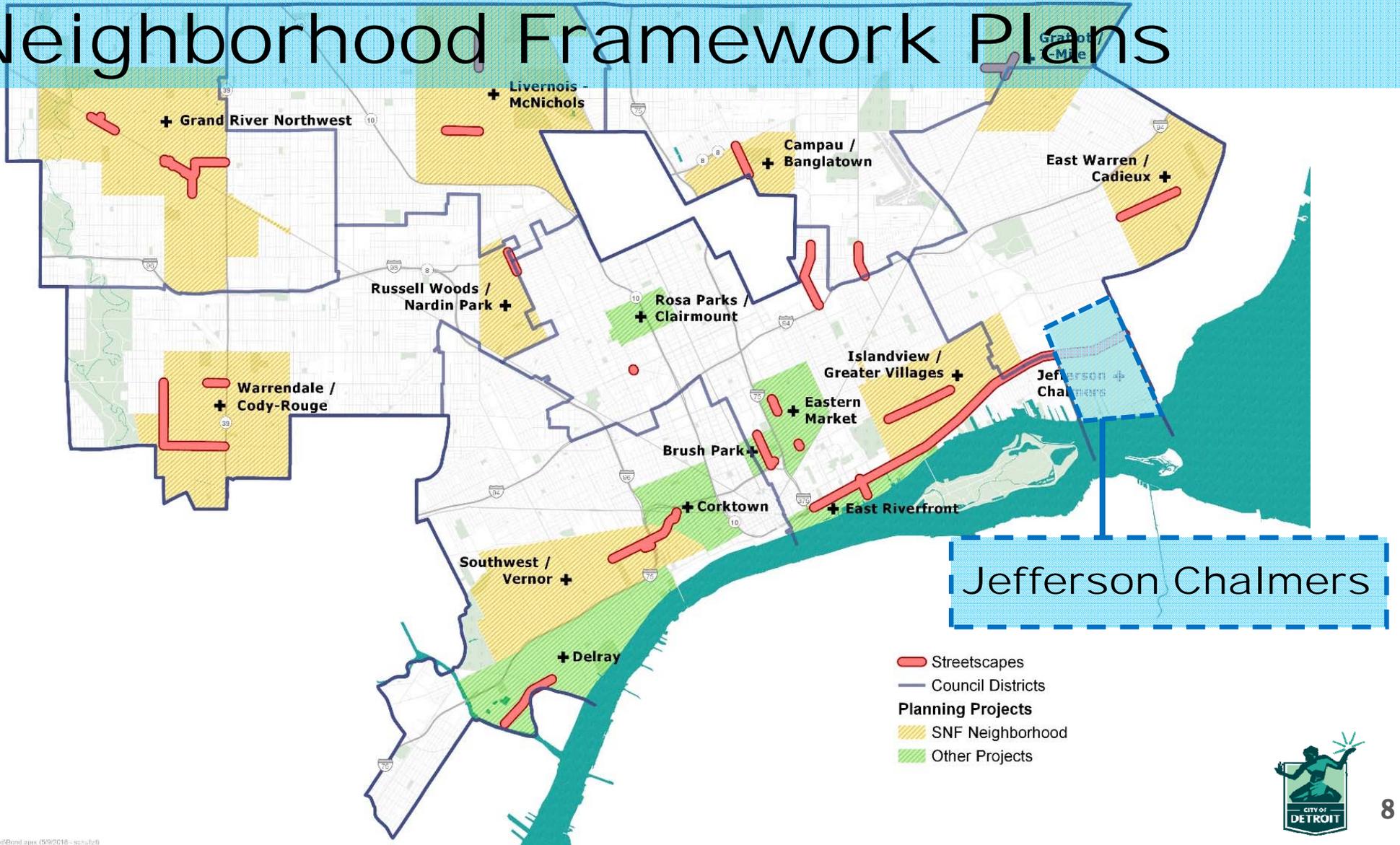
Jefferson Chalmers – Community Meeting #1, March 27, 2018



# Community Engagement Leads to Shared Vision



# Neighborhood Framework Plans



# 1. STREETSAPES



# 2. PARKS & GREENWAYS



# 3. MIXED-USE/MULTIFAMILY DEVELOPMENT



# 4. NEIGHBORHOOD STABILIZATION



# STREETSCAPES

## W McNichols



*STRATEGY*

1

**BEFORE**

# STREETSCAPES

W McNichols

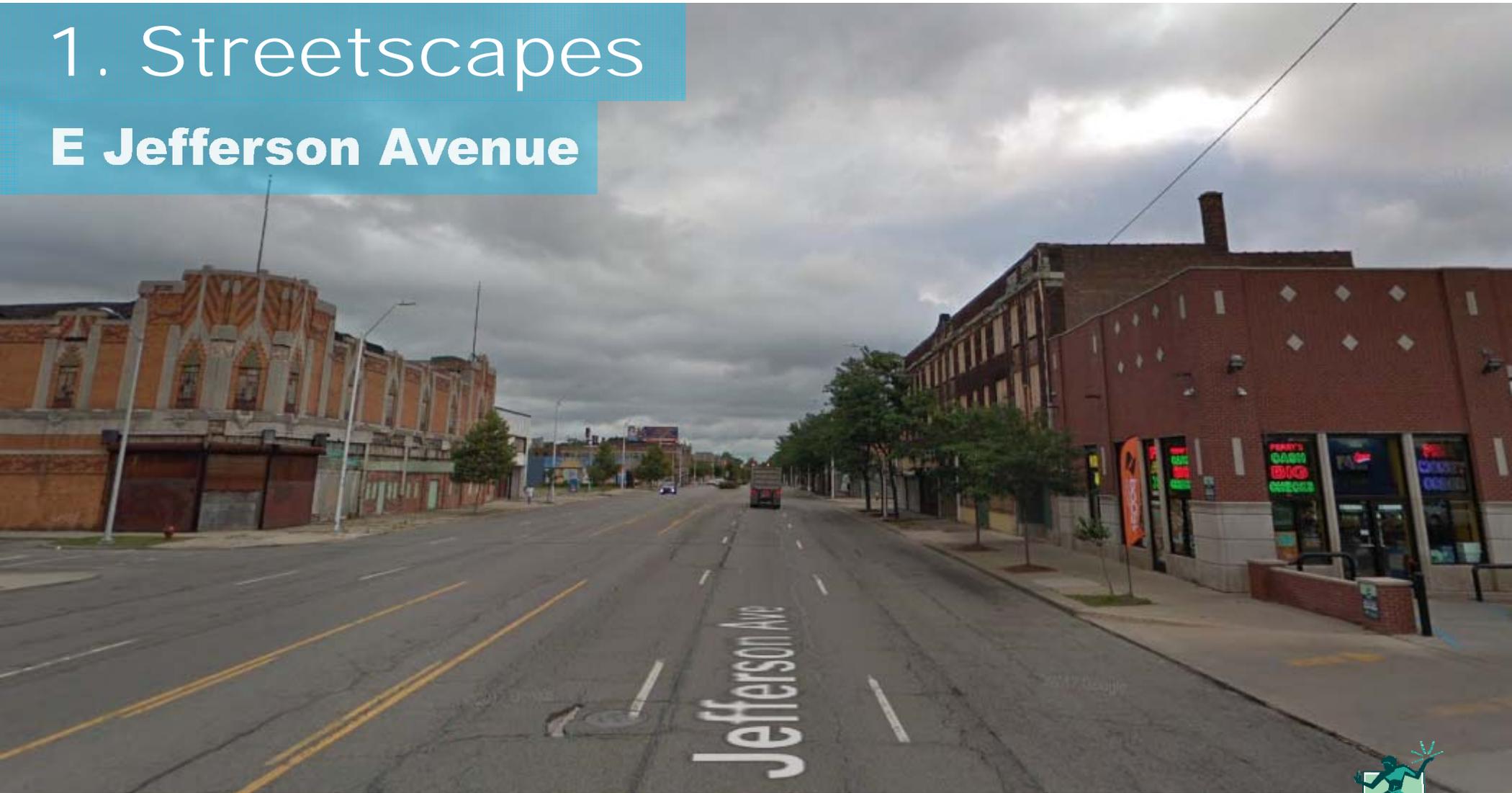
PLANNED

STRATEGY



# 1. Streetscapes

## E Jefferson Avenue



# PARKS AND GREENWAYS

## Fitzgerald Neighborhood Vacant Lots

*STRATEGY*

# 2

# BEFORE

# PARKS AND GREENWAYS

## Fitzgerald Park

PLANNED

STRATEGY

2

# 2. Parks and Greenways

## Fitzgerald Park



**SUMMER 2018**

## 2. Parks and Greenways

### Phillip Street / Guyton



# MIXED-USE / MULTI-FAMILY DEVELOPMENT

## **B Siegel Building**

*STRATEGY*

3

**BEFORE**

# MIXED-USE / MULTI-FAMILY DEVELOPMENT

## **B Siegel Building**

*STRATEGY*

3

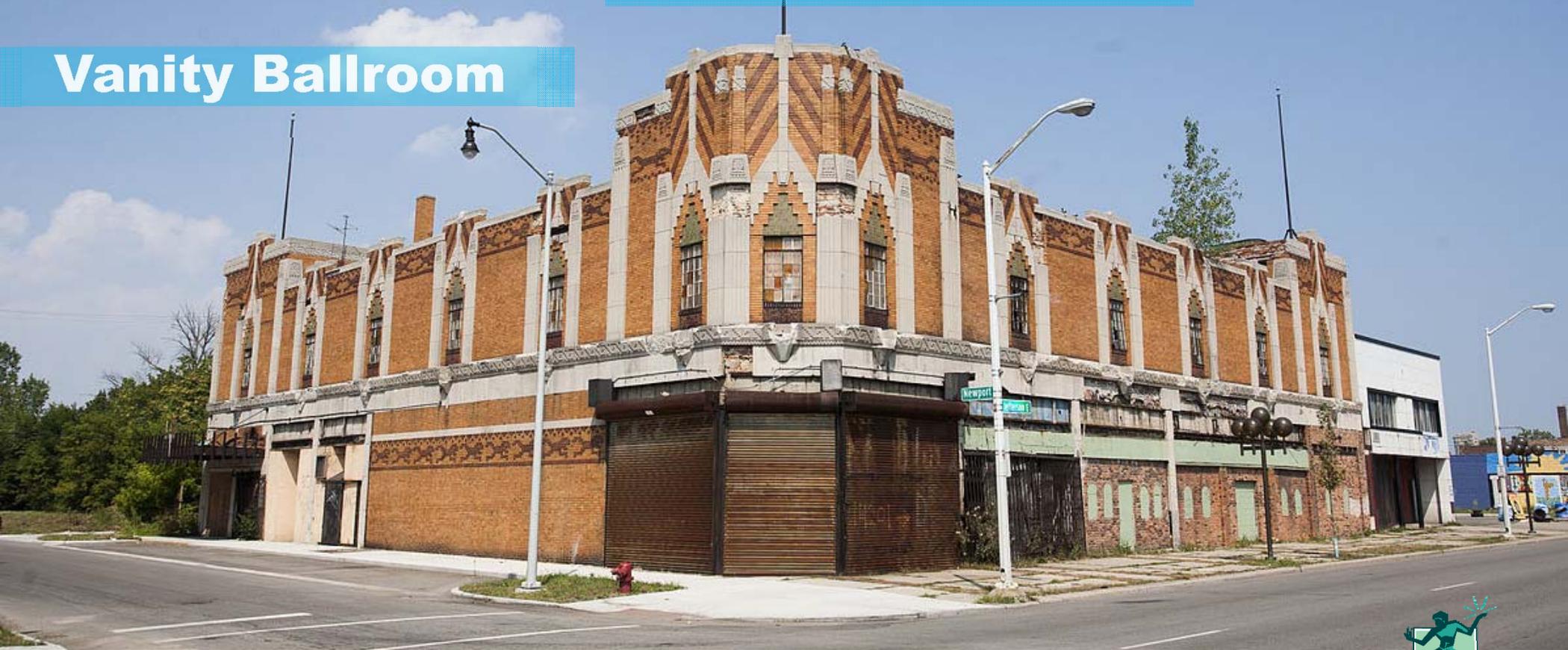
**PLANNED**

**(BROKE GROUND Q1 2018)**



# 3. Mixed-Use / Multi-family Development

## Vanity Ballroom





# NEIGHBORHOOD STABILIZATION

**Fitzgerald**

**BEFORE**

*STRATEGY*

**4**



# NEIGHBORHOOD STABILIZATION

**Fitzgerald**

**PLANNED**

*STRATEGY*

**4**

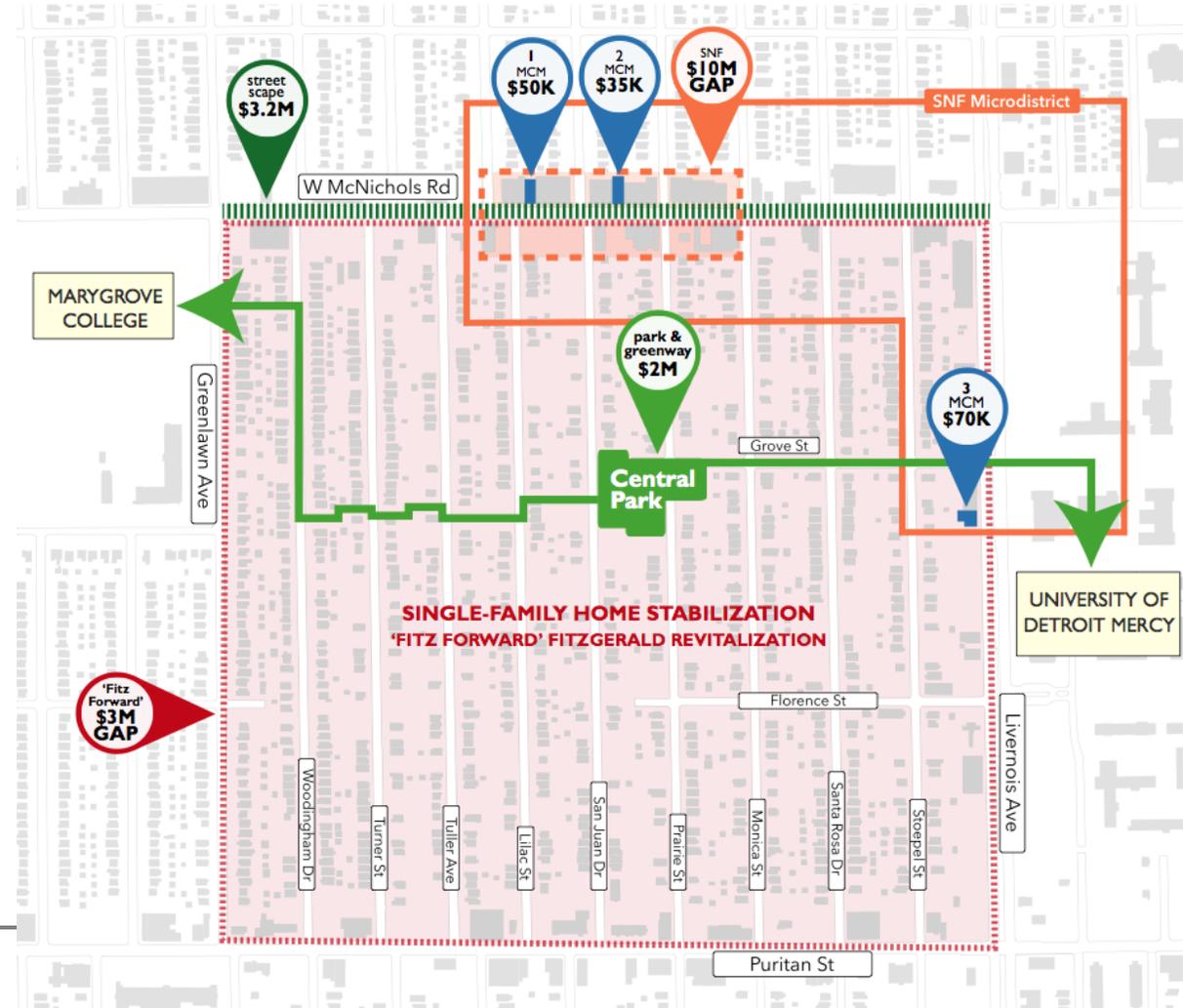
# 4. Neighborhood Stabilization

**Philip St & Essex Dr**



# How 4 Strategies Come Together

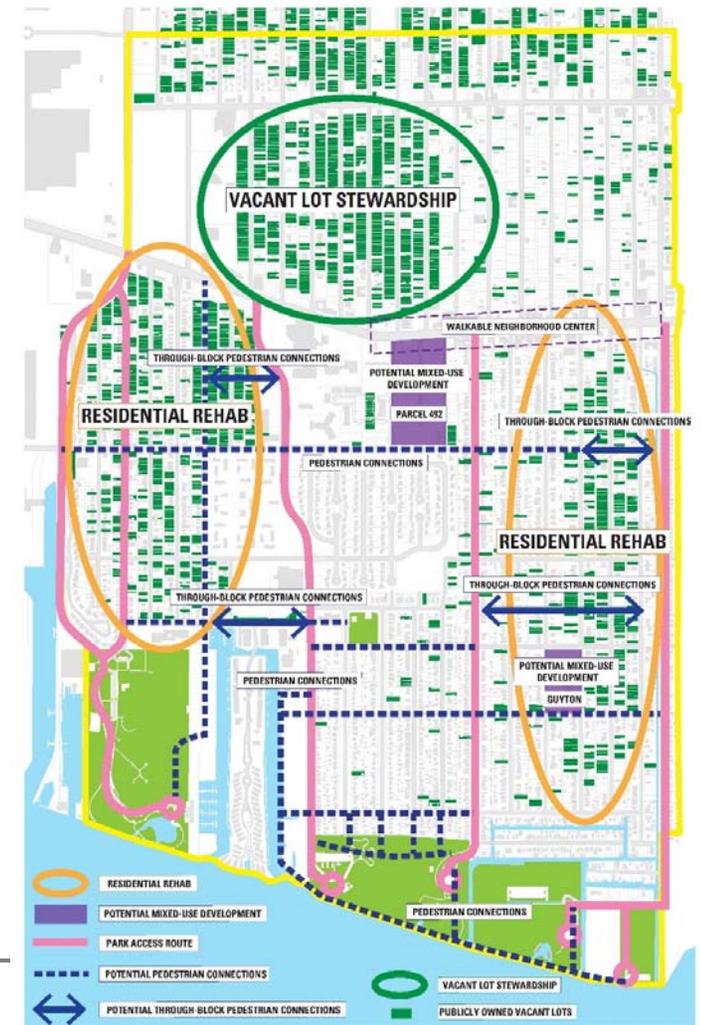
1. Streetscapes
2. Parks and Greenways
3. Mixed-Use / Multi-family Development
4. Neighborhood Stabilization



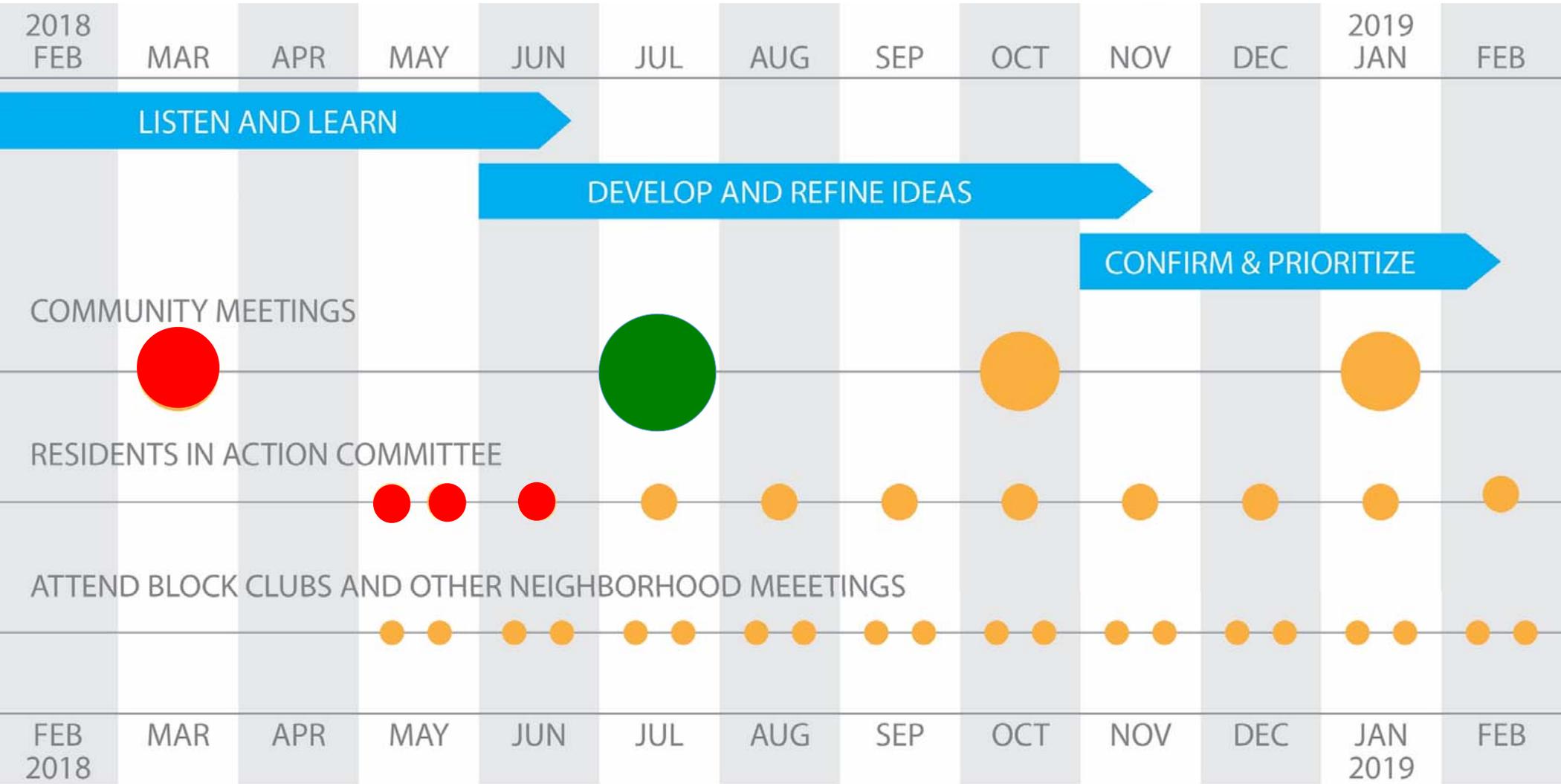
# How 4 Strategies Come Together

1. Streetscapes
2. Parks and Greenways
3. Mixed-Use / Multi-family Development
4. Neighborhood Stabilization

See “What We Learned” Stations for more



# Jefferson Chalmers Planning Process



# Planning Team: City of Detroit

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Alexa Bush

District 4  
Design Director  
Planning &  
Development Dept.



Letty Azar

District 4  
Manager  
Mayor's  
Office



Allen Penniman

Jeff Chalm  
Project Manager  
Planning &  
Development Dept.



Jacky Taylor

Lead Historian  
Planning &  
Development Dept.



Josh Bails

Public Private  
Partnership Specialist  
Housing &  
Revitalization Dept.

Contributing  
City  
Departments:

Planning & Development (PDD),  
Department of Neighborhoods (DON),  
Housing Revitalization Department (HRD),  
Detroit Economic Growth Corp (DEGC),  
General Services Department (GSD), & other Departments as needed.

# Expanded Planning Team: Consultants



Barbara Wilks

Principal  
W Architecture



Sam Sikanas

Project Manager  
W Architecture



Sarida Scott

Executive Director  
CDAD



Aaron Goodman

Community Engagement  
Manager  
CDAD

Consultant  
Team:

W Architecture and Landscape Architecture	→	Landscape Architecture
Community Development Advocates of Detroit	→	Community Engagement
Quinn Evans Architects	→	Historic Preservation
HR&A	→	Market Analysis
Biohabitats	→	Ecology
McEwen Studio	→	Architecture



# Residents in Action Committee

- 3 meetings so far
- Co-planned this community meeting
- Co-crafted mobile engagement kit
- Advising the planning process

# Residents in Action Committee

Orlando Bailey

Dr. Rita Beale

Gail Beasley

Nicola Binns

Tammy Black

Linda Bowie

Blair Brown

Audrey Carter

Myrtle Curtis-Thompson

Maggie DeSantis

Sanaa Green

Siobhan Gregory

Jocelyn Harris

Jay Henderson

Monique Holliday

James Jackson

Michelle Lee

Eddie Lester

Minnie Lester

Eleanor Alcala Mercier

Edna Nelson

Marcia Rice

Jacqueline Richmond

Cornelius Sims

Oyin Zuri

An aerial photograph of a neighborhood, overlaid with a semi-transparent blue grid. The map shows streets, parks, and various buildings. Several circular markers with numbers (1 through 12) are placed across the map, indicating specific project locations. The text 'OTHER CONCURRENT PROJECTS' is written in large, white, sans-serif capital letters across the upper half of the image. Below it, the question 'What Else Is Happening Around The Neighborhood?' is written in a smaller, white, sans-serif font. In the bottom right corner, the letters 'D E' are visible.

# OTHER CONCURRENT PROJECTS

What Else Is Happening Around The Neighborhood?

ALFRED BRUSH FORD PARK

RIVERFRONT LAKEWOOD EAST PARK

# Water and Sewer Improvements

Lead org:  
(DWSD)

Detroit Water and Sewer  
Department

## Project Scope:

Assessment of water and sewer  
lines, and capitol improvements

## Timeline:

Assessing now, completing end of  
2018

Capitol improvements: 2019

**Jefferson Chalmers** Neighborhood Framework Plan



Bryan  
Peckinpaugh  
Public Affairs Manager  
Detroit Water and Sewer  
Dept.

Ask me!

# Pumping Station Improvements

Lead org:

Great Lakes Water Authority (GLWA)

Project Scope:

Freud & Conner Creek Pumping Stations were temporarily restored while long-term rehab is underway, 24/7 staffing is in effect. Permanent improvements planned. System-wide master planning efforts.

Timeline:

Pumping Station improvements: 2018-2028, Master planning: 2019

Jefferson Chalmers Neighborhood Framework Plan



Bryan  
Peckinpaugh  
Public Affairs Manager  
Detroit Water and Sewer  
Dept.

Ask me!

# Jefferson Ave Transportation Study

Lead org:  
Planning and Development Dept. (PDD)

Project Scope:  
Transportation study for the entire length of E. Jefferson Ave, followed by improvements to streetscape

Timeline:  
Study: 2018-2019  
Utility Improvements: 2019-2020  
Street Improvements: 2020-2021

**Jefferson Chalmers** Neighborhood Framework Plan



Erika Linenfelser  
Urban Planner I  
Planning and Development  
Dept.

Ask me!

# DDOT Route Evolution Plan

Lead org:  
Detroit Dept. of Transportation  
(DDOT)

Project Scope:  
Improve service citywide, including  
the Jefferson and Conner bus lines

Timeline:  
Engagement underway  
Changes take effect Sept. 2018

Jefferson Chalmers Neighborhood Framework Plan



Mikki Taylor-Hendrix  
Community Liaison  
Detroit Dept. of  
Transportation

Ask me!

# Upper Detroit Riverfront Habitat Restoration Project

Lead org:

National Parks Service (NPS)  
General Services Dept. (GSD)

Project Scope:

EPA grant funded, focused on  
ecology along the Detroit River  
Habitat improvements to:

- AB Ford
- Lakewood East
- Mariner Park

Timeline: Ongoing



Juliana Fulton  
Project Manager  
General Services Dept.

Ask me!

# Mariner Park

## Lead org:

General Services Dept. (GSD)

## Project Scope:

State grant funded

Amenities added:

- New playground
- Waterless toilet building
- Parking lot re-stripping
- Walkway connections from parking lot to playground
- New trees

## Timeline:

Construction to begin this summer



Juliana Fulton  
Project Manager  
General Services Dept.

Ask me!



# Jefferson East Inc. Retail Projects

Lead org:

Jefferson East Inc. (JEI)

Project Scope:

Retail rehab along E. Jefferson

Construction:

- Norma G's

Predevelopment:

- Hotel Savarine
- Lakewood Apartments
- JEI Headquarters/Kresge Building
- Vanity Ballroom

Timeline: Ongoing



JEI

<https://www.jeffersoneast.org/>  
313-331-7939

# Conner Creek Power Plant

Lead org: DTE

**Project Scope:**  
Looking for developer partner for  
redevelopment

**Timeline:** Request for Proposals  
(RFP) sent out in June

For more information, refer to the May 23, 2018  
Free Press article:

*Massive Detroit riverfront property has incredible potential*  
[https://www.freep.com/story/money/business/john-gallagher/  
2018/05/](https://www.freep.com/story/money/business/john-gallagher/2018/05/)



# Conner Creek Power Plant

Lead org: DTE

Project Scope:  
Temporary outdoor event space  
available to DTE community partners  
to host events

Timeline: Beginning July, 23<sup>rd</sup>, 2018

For more information, please contact  
Cassi Meitl at [Cassi.Meitl@dteenergy.com](mailto:Cassi.Meitl@dteenergy.com) or 313-235-8312

# WHAT WE'VE HEARD

## COMMUNITY FEEDBACK



# Community Meeting #1: Summary



- **March 27**
- **122 Attendees (signed in)**
- **Residents were asked about their key issues and concerns about the neighborhood**

# Community Meeting #1 Summary



## ISSUES

- City owned lots/trash - not able to be <sup>to give to us</sup>
- Re-use of Grayton School
- Need Health Food Options/Restaurants
- Want Bike Share (MoGo)
- Need Dry Cleaners/Laundromat
- Tear down Bernaldo Abandoned Houses
- Parking a about for Lenox Park
- Improve walkability to shops on Jeffers
- Take down the gates

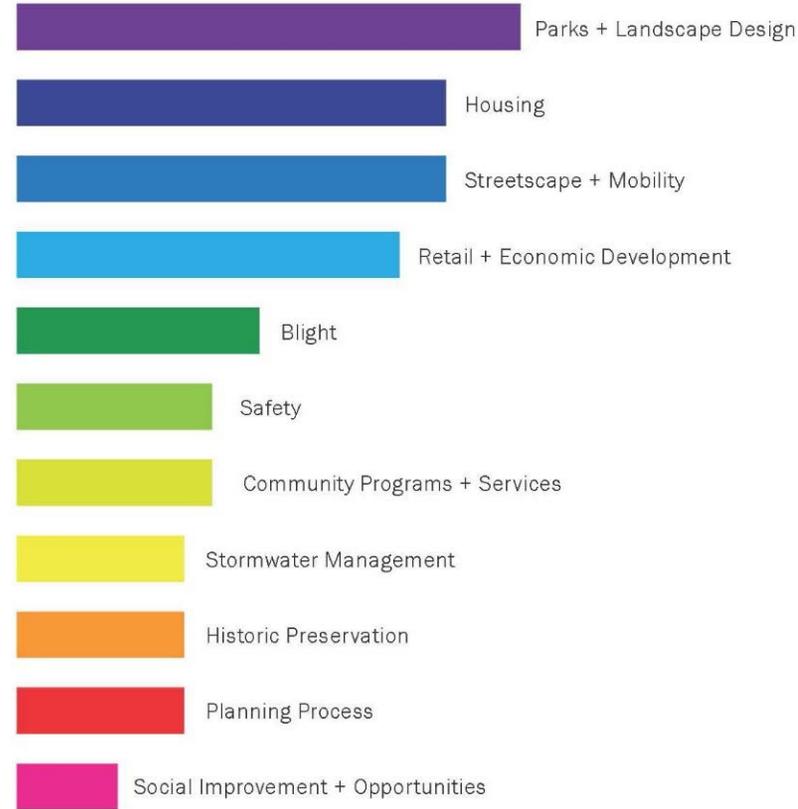
Gardens  
- Pros  
- Cons

What is going to happen with

+ Manistique → lots of abandon

/lots ↓  
~~lots~~ → Give incentives to residents  
 develop or sell to developers

Problem w/ border patrol in  
Parks



Results:



# Residents in Action Committee

- 3 meetings so far
- Co-planned this community meeting
- Co-crafted mobile engagement kit
- Advising the planning process

# We created a MOBILE ENGAGEMENT KIT that:



1. Explains what the Neighborhood plan is all about



2. Recaps the Community Meetings



3. Includes questionnaire for residents to voice their input

# WHAT WE'VE LEARNED

## CONSULTANT TEAM RESEARCH



# What We've Learned:

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Topics under study/for discussion this evening:

- Vacant land stewardship
- Housing rehabilitation
- Neighborhood retail
- Neighborhood connectivity
- Transportation
- Waterfront parks
- Water and Sewer

# Vacant Land Stewardship

See station for:

- Existing Natural Conditions
- Examples of Vacant Lot Reuse



# Housing Rehabilitation

See station for:

- Population Overview
- Housing Market Trends
- Existing Conditions
- Historic Features of Jefferson Chalmers
- Summary of Field Survey
- Oral Histories

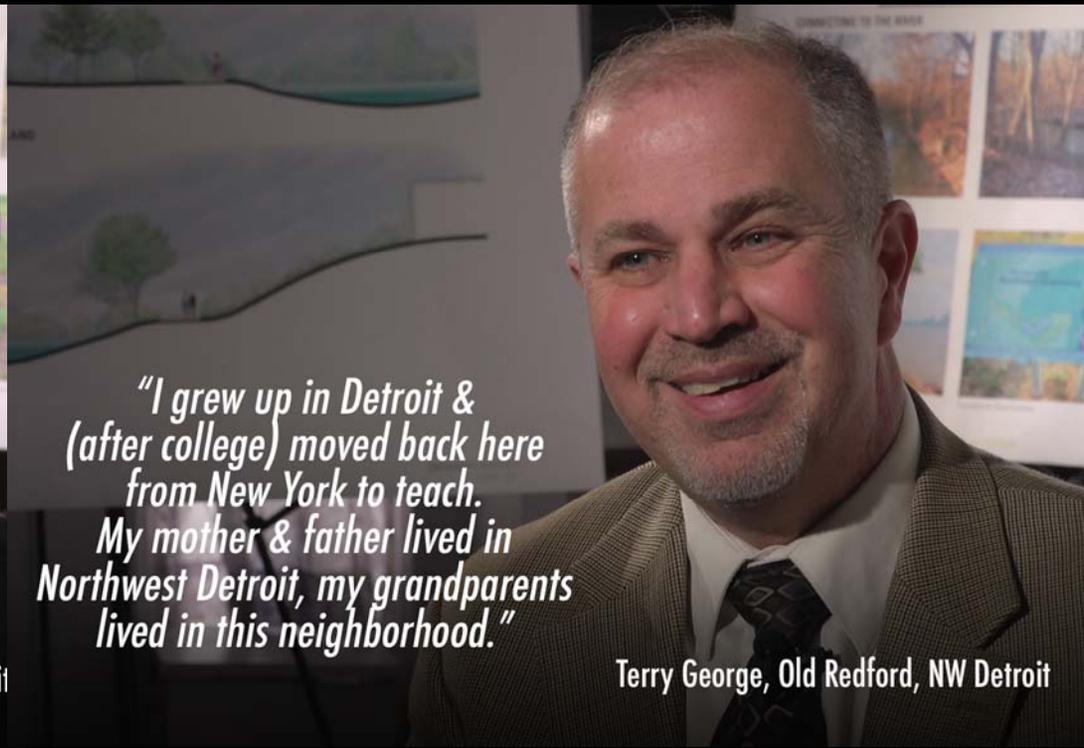


# Neighborhood Storytelling: Resident Oral History



*"I've been in Detroit all my life...  
went to school & college here...  
& retired from Blue Cross/Blue Shield."*

Carol Jenkins, Forrer St. NW Detroit



*"I grew up in Detroit &  
(after college) moved back here  
from New York to teach.  
My mother & father lived in  
Northwest Detroit, my grandparents  
lived in this neighborhood."*

Terry George, Old Redford, NW Detroit

# Neighborhood Retail

See station for:

- Retail Market Overview



# Neighborhood Connectivity

See station for:

- Walkability
- Access to Waterfront Parks
- Regional Context



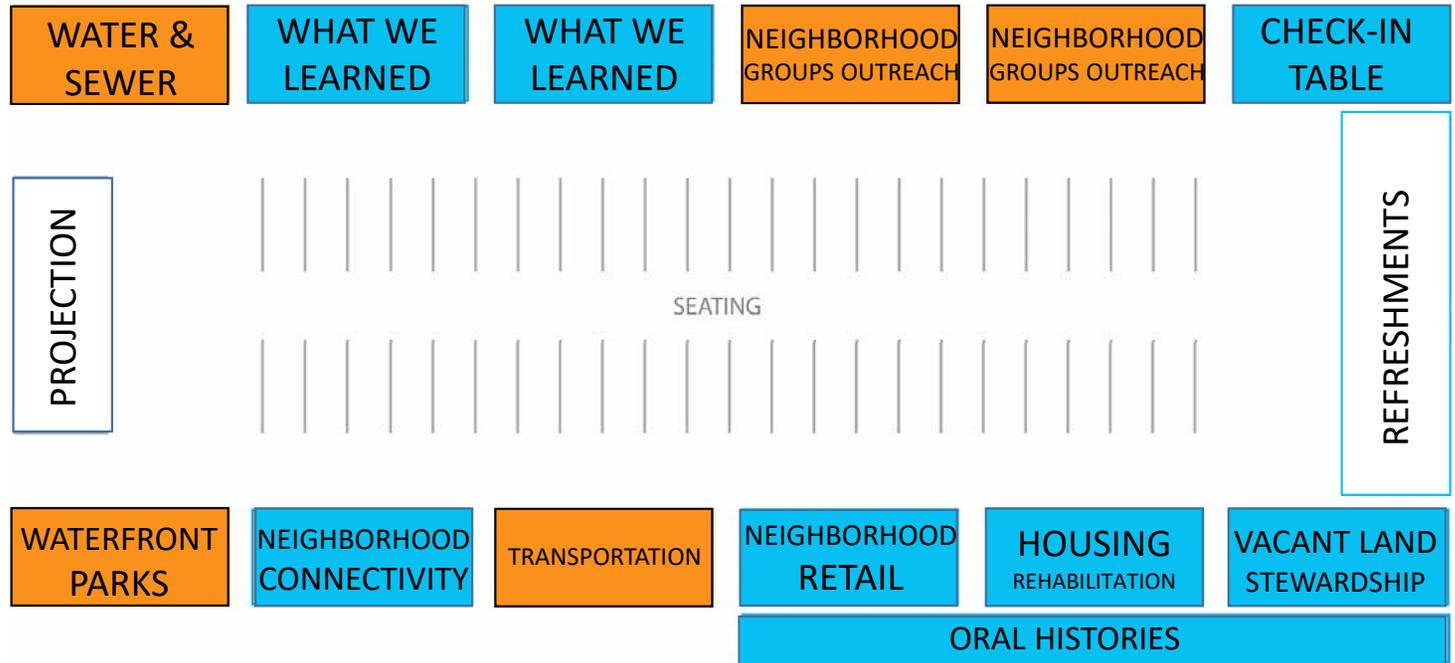


# INFORMATION STATIONS

WHAT WE'VE HEARD  
WHAT WE'VE LEARNED  
ARE WE ON THE RIGHT TRACK?

# Information Stations

- Visit the stations that interest you
- Have a conversation with the subject matter specialists
- Offer feedback however you feel comfortable (verbally, notes, comment box)
- Residents in Action are at each station to assist you and report back on station proceedings
- 10 mins / table (90 mins total)

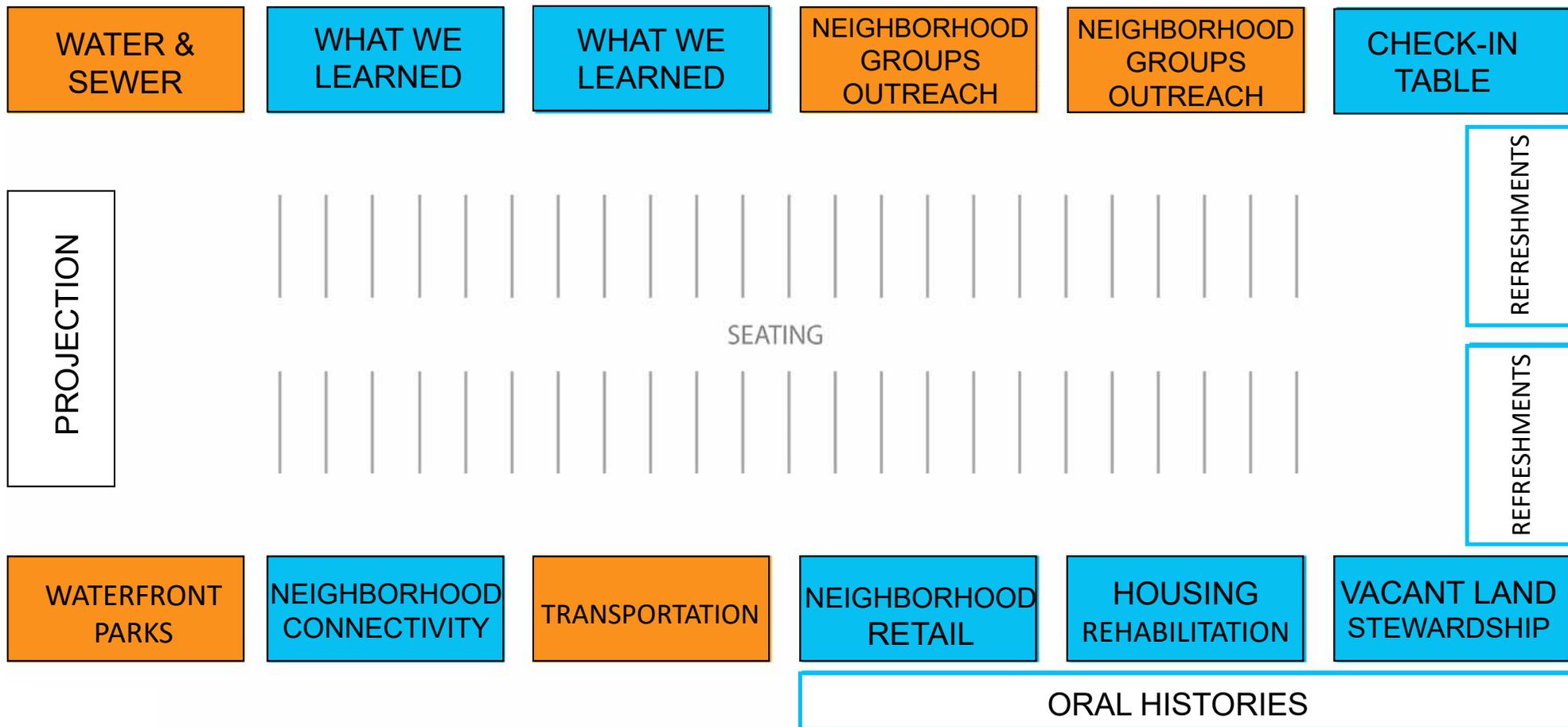


# REPORT BACK

LET'S HEAR FROM EACH STATION



# Information Stations



# Q&A SESSION



# A Few House Rules:

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1. Submit your question in advance on a question card.
2. The MC will call you to the mic where you can ask your question.
3. You'll have 60 seconds to ask your question
4. There may not be time to get to all the questions tonight. All questions will be added to a running FAQ on the project website: [detroitmi.gov/jeffersonchalmers](https://detroitmi.gov/jeffersonchalmers)
5. Please treat those you speak of with respect

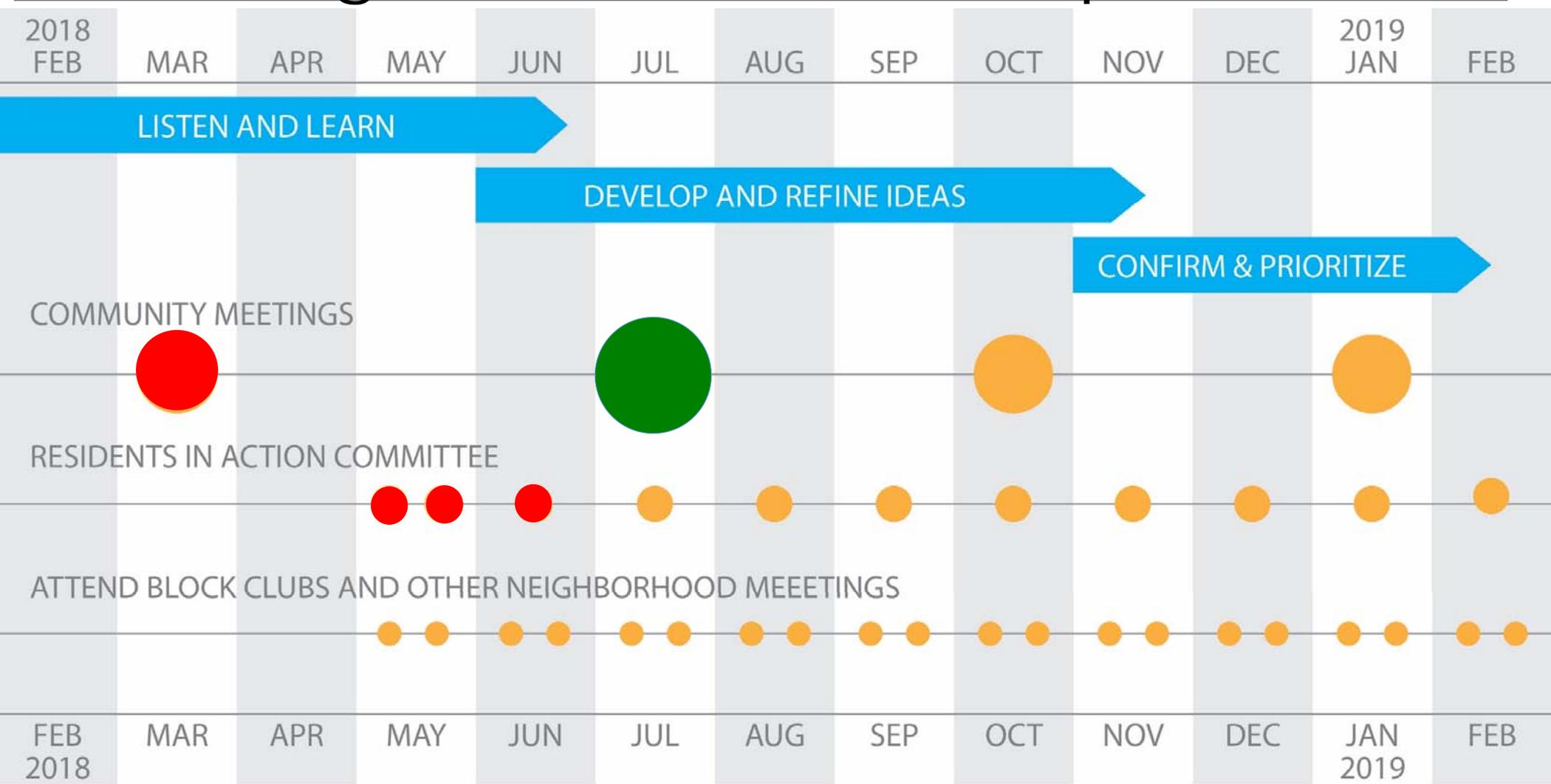
# NEXT STEPS

## WHAT TO EXPECT NEXT

ALFRED BRUSH FORD PARK

RIVERFRONT - LAKEWOOD EAST PARK

# Planning Process Next Steps



# NEXT STEPS

## WHAT YOU CAN DO TO STAY INVOLVED

Invite the city to conduct outreach with your group:



Allen Penniman  
Jeff Chalm Project Manager  
Planning & Development Dept.  
[pennimana@detroitmi.gov](mailto:pennimana@detroitmi.gov)  
313-224-1332

- Respond to questionnaire
- Sign up for mailing list
- Request a meeting
- Download latest project info
- Respond to questionnaire
- Share info with folks who missed the meeting

Citizen's Guide:

[detroitmi.gov/jeffersonchalmers](http://detroitmi.gov/jeffersonchalmers)



THANK YOU

Planning and Development  
Department

