



JEFFERSON CHALMERS NEIGHBORHOOD FRAMEWORK PLAN

## **COMMUNITY MEETING #1 – MARCH 27TH, 2018**

ENGAGEMENT SUMMARY

# SUMMARY

The Jefferson Chalmers Neighborhood Framework Plan kicked off with its first Community Meeting Tuesday March 27th from 5:30 – 8pm at the Salvation Army on Conner. As an introduction of the planning process to the community at large, this meeting intended to:

1. Introduce the Jefferson Chalmers Neighborhood Framework Plan:
  - a. Introduce 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. Outline the goals, timeline, and expected outcomes for the Neighborhood Planning process
2. Highlight and recognize the remarkable community-led planning efforts and other initiatives that has previously taken place in the neighborhood
3. Gather input from attendees on the important issues, possible solutions, community assets, and priorities that impact quality of life and neighborhood vitality.

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. A facilitator asked participants to identify where they lived and locations residents had seen flooding in large maps of the project area. In addition, slides showing previous community led plans were posted on the wall and facilitators encouraged residents and stakeholders to review and offer comments.

The evening's program began with a presentation by the City of Detroit's Planning team led by Maria Galarza 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.

Attendees were also invited to indicate their interest in joining the Jefferson Chalmers Residents in Action Steering Committee, a group of 15-20 community members who will advise and assist the

engagement activities for this process. 46 attendees expressed interest and they will be contacted in the coming weeks concerning the committee selection process and next steps.

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:

- Housing
- Retail
- Open Space
- Historic Preservation

The presenters also shared a brief review of previous planning studies that have taken place over the last 10 years led by community organizations and government agencies. This city led planning process will review the information and priorities from previous efforts and will seek additional input from residents and stakeholders to identify shared priorities. Those priorities will guide the identification of specific short-term priority projects for implementation.

After the presentation, some clarifying questions were asked by audience members and answered by City representatives. Attendees were then invited to participate in a small group discussion at their table, each facilitated by City of Detroit staff or member of the consultant team. In this workshop exercise, attendees were asked the following:

1. Utilizing the maps of the Jefferson Chalmers community on the table:
  - Identify neighborhood places/spaces that are assets and/or bring you pride.
  - Identify neighborhood places/spaces that are areas of need or concern.
2. Additional discussion:
  - What's one key issue you can identify in the neighborhood?
  - What key issue would you tackle first and how?
  - What outcomes or results would make this process successful?

After about an hour of lively discussion, each table was asked to identify the top 2 or 3 items they talked about and nominate a spokesperson to report back to all of the attendees what those were.



YOLANDA JACKSON, CDAD, CONVERSING WITH COMMUNITY MEMBERS DURING THE TABLE ACTIVITY |  
COMMUNITY DEVELOPMENT ADVOCATES OF DETROIT

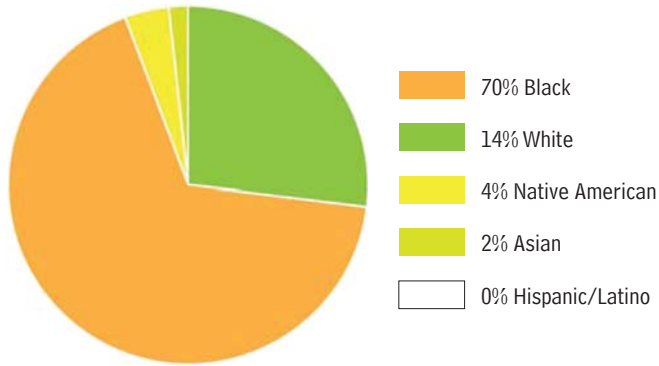




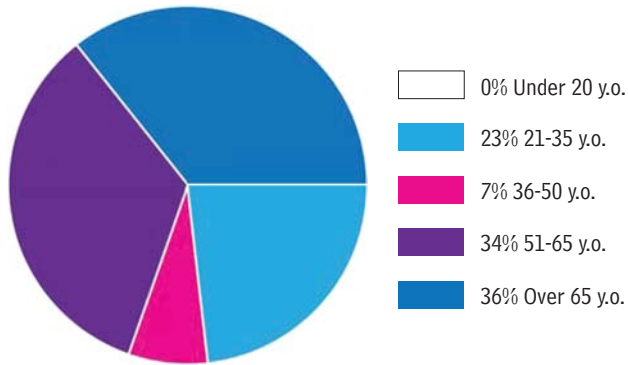
# WHO ATTENDED

122 attendees

## ETHNICITY:



## AGE:



25% either work or own a business in the neighborhood

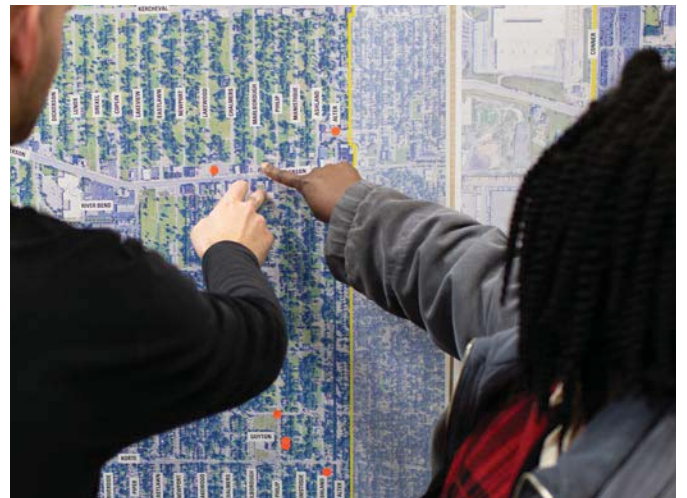
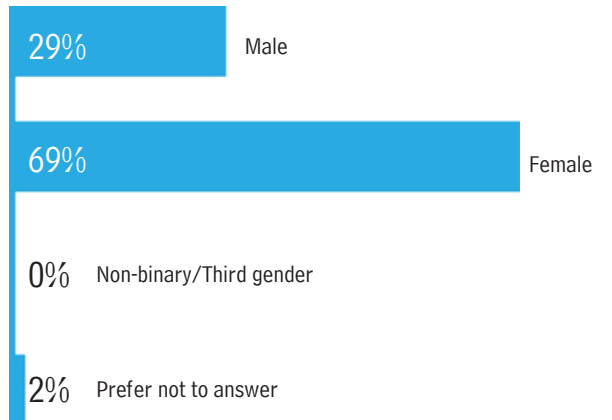
SURVEY RESULTS BASED ON 60 RESPONSES



COMMUNITY MEETING #1 | COMMUNITY DEVELOPMENT ADVOCATES OF DETROIT



### GENDER:



**83%** live in Jefferson Chalmers





# WHAT WE HEARD

## KEY ISSUES + AREAS OF CONCERN:



FOR ALL COMMENTS FROM THE MEETING SEE PAGE 8

“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.”





SARIDA SCOTT AND YOLANDA JACKSON, CDAD, WORK WITH COMMUNITY MEMBERS DURING THE TABLE ACTIVITY | COMMUNITY DEVELOPMENT ADVOCATES OF DETROIT



# WHAT WE HEARD

## PARKS & LANDSCAPE

RIVERFRONT AND PARKS: PATHWAYS AND ACCESSIBILITY, FOLLOW NATURAL PATHS, PAVINGS  
CARSTENS + PARKS = EDUCATION  
NEED MORE YOUTH PROGRAMS AT PARKS  
RIVERFRONT AND PARKS: MAHERAS GENTRY - YOUTH AMENITIES FOR ALL AGES  
HAVING BORDER PATROL IN THE PARKS IS A PROBLEM, INTIMIDATING TO RESIDENTS  
RIVERFRONT AND PARKS: AMENITIES NEEDED - TRASH CANS, BENCHES, NEW FENCING, LIGHTING  
RIVERWALK - NEED TO CONNECT  
USE PARKS AS EDUCATIONAL SETTING AS A MEANS TO CONNECT RECREATION CENTERS TO SCHOOLS  
RIVERFRONT AND PARKS  
RIVERFRONT AND PARKS: KEEP AS PARKS, NOT BUILDINGS  
RIVERFRONT AND PARKS: MAHERAS GENTRY  
HANSEN PARK - NICE IMPROVEMENTS  
WATERFRONT IN CLOSE PROXIMITY  
PARKS  
MAHERAS AND GENTRY PARKS  
WATERFRONT  
ALTER ROAD PARK  
CONNER CREEK GREENWAY  
ACCESS TO RIVER  
FOX CREEK PARK  
MAHERAS PARK  
HANSEN PARK  
DOG PARK  
RECREATION: SPORTS FIELDS  
RECREATION CENTER AT MAHERAS  
RIVERFRONT REMAINS PUBLIC AND ACCESSIBLE  
BRIDGE THAT CONNECTS ALL PARKS ALONG RIVERFRONT  
RENOVATE LENNOX RECREATION CENTER  
UPGRADE PARKS  
RIVERFRONT AND PARKS: UPDATE THEM AND CLEAN UP  
RIVERFRONT AND PARKS: MAHERAS GENTRY - REPAIR RESTROOMS  
FIX ALTER ROAD PARK  
PRESERVING ACCESS TO THE WATERFRONT  
ALLOW CURRENT RESIDENTS TO BUY VACANT LOTS  
BETTER MAINTENANCE OF OPEN SPACE  
CREATING FAIR LAND ACQUISITION PROCESS FOR RESIDENTS  
PHILIP BLOCK CLUB WOULD LIKE ASSISTANCE PURCHASING VACANT LOTS/COMMUNITY LAND TRUST  
CITY OWNED LOTS WITH TRASH  
GIVE VACANT LOTS TO RESIDENTS  
VACANT LAND  
NORTH OF JEFFERSON: KEEP BUCOLIC / NATURAL  
BORDERS NEED TO BE SEAMLESS  
WATERFRONT IS INACCESSIBLE  
INCREASED WALKABILITY/ACCESS TO RIVERFRONT ON LENOX ST  
LEANING TREES  
RIVERFRONT AND PARKS: PATHWAYS AND ACCESSIBILITY, FOLLOW NATURAL PATHS, PAVINGS  
RIVERWALK - NEED TO CONNECT  
PROBLEMS WITH PARKING ON STREET FOR LENOX PARK - TOO MANY CARS PARKING IN FRONT OF HOMES  
BETTER MAINTENANCE OF OPEN SPACE  
GIVE VACANT PROPERTIES TO LONG-TERM RESIDENTS SO THAT THEY CAN DEVELOP OR SELL TO DEVELOPERS  
GIVE LOTS TO RESIDENTS: PRO-RATED TO LONG-TERM RESIDENTS  
NORTH OF JEFFERSON: OR BUILD HOUSING THAT FITS  
PUBLIC AMENITIES SUCH AS RESTROOMS  
SWIMMING POOL



## HOUSING

SQUATTING IN VACANT HOMES  
HOUSING - INFO ON HOUSING PROGRAMS MORE WIDELY CIRCULATED  
GIVE VACANT PROPERTIES TO LONG-TERM RESIDENTS SO THAT THEY CAN DEVELOP OR SELL TO DEVELOPERS  
GIVE LOTS TO RESIDENTS: PRO-RATED TO LONG-TERM RESIDENTS  
NEW HOUSING ON VACANT LAND  
NOISE FROM AIRBNB  
FIRES/ARSON  
REAL ESTATE SPECULATION  
COMMUNITY SUPPORTED PROJECTS / RFP'S - COMMUNITY BUY-IN TO RFP'S  
WORKING AND MIDDLE CLASS PEOPLE MOVING IN - NOT UPPER CLASS  
NORTH OF JEFFERSON: OR BUILD HOUSING THAT FITS  
RESTORATION OF HOMES - HISTORIC FABRIC  
RESTORATION OF HOMES FOR SENIORS  
HOUSING REHAB AND MAINTENANCE  
FISHER MANSION  
OLD HOUSING STOCK PRESERVED  
HISTORIC HOUSES  
GENTRIFICATION: "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."  
PROVIDE THE COMMUNITY WITH INFO ON CITY PROGRAMS SUCH AS THE HOME REHAB LOAN PROGRAM  
HOUSING - HOME REPAIR GRANTS  
STABILITY OF EXISTING COMMUNITY AND CURRENT RESIDENTS  
DEMOLISHING HOMES AT 300 & 436 PHILIP ST.  
DEMOLISH/REHAB VACANT HOMES  
DEMOLISH IRREPARABLE HOMES, FIX RECOVERABLE HOMES  
GRANT MONEY TO REPAIR HOMES  
LOTS OF ABANDONED HOMES AND LOTS ON PHILIP AND MANISTIQUE - WHAT IS GOING TO HAPPEN THERE?  
CLEAN UP MOBILE HOME SITE  
TEAR DOWN BURNED AND ABANDONED HOMES  
DEMOLISH HOMES THAT ARE BEYOND REPAIR  
VACANT HOUSING  
HOUSING  
NEW HOMES OF CLAIRPOINTE  
THE HOMES  
HOUSING STOCK  
INCREASE DENSITY WITH QUALITY HOUSING  
HOUSING - DEVELOP NEW SINGLE FAMILY THAT IS AFFORDABLE  
QUALITY, BEAUTIFUL INFILL HOUSING  
CREATE AND ENFORCE MORE STRICT RULES FOR LANDLORDS  
ASSISTANCE WITH MAINTENANCE AND HOME REPAIR  
GRANTS FOR HOME IMPROVEMENT  
AFFORDABLE HOUSING  
REDEVELOPMENT OF GUYTON ELEMENTARY SCHOOL  
PHILIP BLOCK CLUB WOULD LIKE ASSISTANCE PURCHASING VACANT LOTS/COMMUNITY LAND TRUST  
RE-USE OF GUYTON SCHOOL  
RESTORATION - NOT DEMOS  
RESTORATION OF HOMES - HISTORIC FABRIC

## STREETScape & MOBILITY

CREATING COMPLETE STREETS  
NEIGHBORHOOD WATER USE AND ACCESS TO WATERFRONT  
STREET LIGHTING  
SPEED BUMPS ON LAKEWOOD  
INCREASED WALKABILITY/ACCESS TO RIVERFRONT ON LENOX ST  
BIKE TRAIL  
LEANING TREES  
PHYSICAL BARRIER BETWEEN DETROIT AND GROSSE POINTE AT KORTE AND ALTER & KERCHEVAL AND ALTER

# WHAT WE HEARD

EDUCATION ON ALLEY RESPONSIBILITY  
MORE WALKABLE NEIGHBORHOOD  
SIDEWALKS/MAINTENANCE  
MARLBORO BRICK PAVEMENT  
LAKEWOOD STREET  
TAKE DOWN GATES AND BARRIERS (REFERENCE TO GATED COMMUNITIES)  
ENFORCEMENT TO ELIMINATE TRASH CANS BEING LEFT IN THE STREET FOR LONG PERIODS OF TIME  
CITY SERVICES: TREE TRIMMING, STREET LIGHTING, BETTER SIDEWALKS  
SPEED BUMPS  
IMPROVED STREET LIGHTING  
PAVE STREETS AND ADD SPEED BUMPS  
BETTER CITY SERVICES (I.E. SNOW REMOVAL DURING THE WINTER AND TREE MAINTENANCE)  
SIDEWALKS IN VIRGINIA PARK ARE IN POOR CONDITION  
ALLEYS: PEOPLE DON'T KNOW IF THEY ARE RESPONSIBLE FOR KEEPING THEM CLEAN OR IF IT'S THE CITY'S RESPONSIBILITY  
STREET AND CURBSIDE REPAIRS  
ALLEY MAINTENANCE  
ASSISTANCE WITH LEANING TREES  
IMPROVE ROADS/POTHoles  
CURBS AND STREETS  
BIKE LANES HAVE MADE IT HARDER TO SEE WHEN TURNING ONTO JEFFERSON  
SPEEDING ON ALTER ROAD  
REMOVE/MAINTAIN TREES  
CORRIDOR: CONNECTS CITY AND SUBURBS  
NEED TO IMPROVE WALKABILITY TO SHOPS ON JEFFERSON FROM NEIGHBORHOOD  
MORE WALKABILITY TO JEFFERSON SHOPS  
PROBLEMS WITH PARKING ON STREET FOR LENOX PARK - TOO MANY CARS PARKING IN FRONT OF HOMES  
TRANSPORATION WITHIN NEIGHBORHOOD - JEFFERSON IS FAR  
BIKE LANES - EDUCATION ABOUT THEM  
NEIGHBORHOOD BUS ROUTES  
WANT BIKESHARE (MOGO)  
MORE BUSES THAT RUN FREQUENTLY  
LIGHTRAIL ON JEFFERSON  
INNER-NEIGHBORHOOD SHUTTLE  
MORE CONNECTIVITY (WALKING, BUS, ETC.)  
BIKE TRAIL  
CORRIDOR: RETAIL  
JOBS IN NEIGHBORHOOD - LACKING PUBLIC TRANSIT  
CORRIDOR: CONNECTS CITY AND SUBURBS

## RETAIL/ECONOMIC DEVELOPMENT

REDEVELOPMENT OF GUYTON ELEMENTARY SCHOOL  
CORRIDOR: RETAIL  
PEOPLE FROM THE COMMUNITY GET FIRST DIBS ON EMPLOYMENT OPPORTUNITIES  
JOBS IN NEIGHBORHOOD - LACKING PUBLIC TRANSIT  
NEED HEALTH FOOD OPTIONS AND RESTAURANTS  
INSTALL MESH-NETWORK INTERNET FOR ALL  
VANITY BALLROOM  
SHOPPING  
SKATING PARK, BOWLING ALLEY, MOVIE THEATRE  
LAUNDROMAT, GROCERY, DRY CLEANERS, RESTAURANTS  
MORE RESTAURANTS  
RETAIL DEVELOPMENT ON JEFFERSON: PLACEMAKING  
RETAIL DEVELOPMENT ON JEFFERSON: RESTAURANTS  
COMMERCIAL DEVELOPMENT  
MORE JOBS/EMPLOYMENT  
DRY CLEANERS / LAUNDROMAT  
CANNABIS  
SUPERMARKET - MAJOR CHAIN

ACTIVATE BALLROOMS  
RESTAURANTS  
SCHOOLS: JOB TRAINING  
JOBS AND OPPORTUNITIES FOR EMPLOYMENT  
RETAIL/GROCERY STORE  
ECONOMIC DEVELOPMENT ASSISTANCE FOR BUSINESS OWNERS  
NEW STORES RUN BY LOCAL DETROIT'S  
RESTROOMS ON JEFFERSON  
STRENGTHEN RETAIL  
RETAIL OPPORTUNITIES FOR LOCALS / COMMUNITY - LAND BANK AND CITY HELPS  
NOT OPEN TO MEDICINAL DISPENSARIES  
MORE RETAIL  
MORE RESTAURANTS  
LACK OF RETAIL  
UNLICENSED BODY SHOPS  
LACK OF RETAIL & GROCERIES  
NEED TO IMPROVE WALKABILITY TO SHOPS ON JEFFERSON FROM NEIGHBORHOOD  
MORE WALKABILITY TO JEFFERSON SHOPS  
REAL ESTATE SPECULATION  
COMMUNITY SUPPORTED PROJECTS / RFP'S - COMMUNITY BUY-IN TO RFP'S  
WORKING AND MIDDLE CLASS PEOPLE MOVING IN - NOT UPPER CLASS  
EMPTY SCHOOLS - REUSE AS CAFÉ

## **BLIGHT**

VANDALISM OF BUSINESSES  
CITY MAINTENANCE OF ALL VACANT LOTS  
ILLEGAL DUMPING  
IMPROVE PROCESS FOR BLIGHT FINES/PEOPLE FEEL UNFAIRLY AND INACCURATELY TARGETED  
DEMOLISH IRREPARABLE HOMES  
VACANT LOTS  
DUMPING - ENFORCEMENT  
CITY SERVICES: GRASS CUTTING, TRASH REMOVAL  
DUMPING - ENFORCEMENT  
BLIGHT ON PHILIP ST.  
MORE WALKABLE NEIGHBORHOOD  
SIDEWALKS/MAINTENANCE  
CLEAN CANALS  
ALLOW CURRENT RESIDENTS TO BUY VACANT LOTS  
CITY OWNED LOTS WITH TRASH  
SQUATTING IN VACANT HOMES  
DEMOLISHING HOMES AT 300 & 436 PHILIP ST.  
DEMOLISH/REHAB VACANT HOMES  
DEMOLISH IRREPARABLE HOMES, FIX RECOVERABLE HOMES  
GRANT MONEY TO REPAIR HOMES  
LOTS OF ABANDONED HOMES AND LOTS ON PHILIP AND MANISTIQUE - WHAT IS GOING TO HAPPEN THERE?  
CLEAN UP MOBILE HOME SITE  
TEAR DOWN BURNED AND ABANDONED HOMES  
DEMOLISH HOMES THAT ARE BEYOND REPAIR  
VACANT HOUSING  
EMPTY SCHOOLS - TEAR DOWN

## **SAFETY**

LOOSE DOGS AND CATS  
CARSTENS ELEMENTARY: SAFE NEIGHBORHOOD + SCHOOL = IMPORTANT  
ACTIVE BORDER PATROL  
SPEED BUMPS PLACED AT STOP SIGNS





# WHAT WE HEARD

INCREASED POLICE PRESENCE  
NEIGHBORHOOD WATCH/PATROL  
LAW ENFORCEMENT / QUALITY OF LIFE, ESPECIALLY N. OF JEFFERSON  
DRUG TRAFFICKING HEAVY AT PARTY STORE ON MANISTIQUE AND ESSEX  
CRIME  
DRUG TRAFFICKING/CRIME ON NEWPORT ST.  
LACK OF POLICE PRESENCE  
ENFORCEMENT: PEOPLE IGNORE STOP SIGNS IN AREAS WITH CHILDREN AT PLAY  
POOR POLICE RESPONSIVENESS  
STREET LIGHTING  
SPEED BUMPS ON LAKEWOOD  
HAVING BORDER PATROL IN THE PARKS IS A PROBLEM, INTIMIDATING TO RESIDENTS  
RIVERFRONT AND PARKS: AMENITIES NEEDED - TRASH CANS, BENCHES, NEW FENCING, LIGHTING  
FIRES/ARSON  
FIRE HOUSE - LOST IT IN NEIGHBORHOOD  
VANDALISM OF BUSINESSES

## COMMUNITY PROGRAMS AND SERVICES

MORE SCHOOLS  
FIRE HOUSE - LOST IT IN NEIGHBORHOOD  
PUBLIC AMENITIES SUCH AS RESTROOMS  
SWIMMING POOL  
RECREATION CENTER - AMENITIES  
RECREATION CENTER  
SENIOR CENTER  
LIBRARY - MONTIETH BRANCH NEEDS TO BE OPEN MORE DAYS / HOURS  
CREATE A ONE-STOP SHOP FOR SHARING CITY INFORMATION AND OPPORTUNITIES  
RESOURCE FAIR FOR HOMEOWNERS  
RECREATION CENTER  
LIBRARY - NEED MORE  
EDUCATION ON ALLEY RESPONSIBILITY  
INSTALL MESH-NETWORK INTERNET FOR ALL  
HOUSING - INFO ON HOUSING PROGRAMS MORE WIDELY CIRCULATED  
PROVIDE THE COMMUNITY WITH INFO ON CITY PROGRAMS SUCH AS THE HOME REHAB LOAN PROGRAM  
HOUSING - HOME REPAIR GRANTS  
EMPTY SCHOOLS - REUSE AS RECREATION CENTER  
EMPTY SCHOOLS - REUSE AS COMMUNITY CENTER

## STORMWATER MANAGEMENT

CLEAN CANALS  
STORMWATER MANAGEMENT ON VACANT LAND  
FLOOD INSURANCE  
BACK-FLOW DEVICES ON INDIVIDUAL HOMES  
CITY-STATE-FEDERAL COORDINATION FOR FLOOD FUNDING  
RAIN BARRELS  
FLOODING  
FLOODING: 2014, 2016 (TWICE), 2017 (TWICE) - REFER TO THE ARMY CORPS MAPS  
FLOODING  
FLOODING  
FLOODING  
FLOODING  
SEWER NEEDS TO BE ASSESSED AND FIXED  
PROVIDE FLOODING ASSISTANCE TO LOW-INCOME RESIDENTS

CREATING COMPLETE STREETS  
NEIGHBORHOOD WATER USE AND ACCESS TO WATERFRONT  
NEW HOUSING ON VACANT LAND

## **HISTORIC PRESERVATION**

RE-USE OF GUYTON SCHOOL  
EMPTY SCHOOLS - REUSE AS CAFÉ  
RESTORATION - NOT DEMOS  
RESTORATION OF HOMES - HISTORIC FABRIC  
EMPTY SCHOOLS - REUSE AS RECREATION CENTER  
EMPTY SCHOOLS - REUSE AS COMMUNITY CENTER  
EMPTY SCHOOLS - TEAR DOWN  
DETROIT JOCKEY CLUB - SAVE BRICK  
DETROIT DRIVING PARK  
GUYTON SCHOOL  
STARK SCHOOL  
RESTORE VANITY BALLROOM  
RESTORATION OF HOMES - HISTORIC FABRIC  
RESTORATION OF HOMES FOR SENIORS  
HOUSING REHAB AND MAINTENANCE  
FISHER MANSION  
OLD HOUSING STOCK PRESERVED  
HISTORIC HOUSES

## **PLANNING PROCESS**

TRANSPARENCY FROM DEVELOPERS  
DEVELOPERS ARE TRUSTWORTHY AND ACCOUNTABLE  
SEND MAILER TO EACH ADDRESS AT LEAST 1 MONTH BEFORE COMMUNITY MEETINGS  
BE IN THE STREETS, NOT DOWNTOWN  
WALKING TOUR FOR RESIDENTS  
TRANSPARENCY ABOUT THE PROCESS  
5-10 ACTION ITEMS, TIME-FRAME, FUNDING & METRICS  
RFP'S  
RESIDENTS ARE INFORMED DURING THE PROCESS  
CHANNEL FURTHER DISCUSSIONS TOWARD WRITTEN AGENDA  
SET TIME FOR INDIVIDUAL COMMENTATORS AT THE END OF FUTURE MEETINGS  
CONSENSUS IS REACHED  
PROJECTS ARE IMPLEMENTED  
PEOPLE PRODUCTIVELY PARTICIPATE  
PEOPLE FROM THE COMMUNITY GET FIRST DIBS ON EMPLOYMENT OPPORTUNITIES

## **SOCIAL IMPROVEMENT & OPPORTUNITIES**

DIVISION BETWEEN EAST AND WEST CHALMERS AT JEFFERSON  
NEIGHBORHOOD DIVISION RESULTING FROM URBAN RENEWAL  
LACK OF CONNECTION WITH VICTORIA PARK  
UNITE THE COMMUNITY BY REMOVING PHYSICAL BARRIERS  
DISENFRANCHISEMENT OF RENTERS - FEEL LIKE THEY HAVE NO STAKE IN THE COMMUNITY  
CREATING A NEIGHBORHOOD ASSOCIATION TO BRING PEOPLE TOGETHER  
OUTDOOR ENTERTAINMENT  
CTC PICNIC  
COMMUNITY NEEDS TO BE MORE FAMILY ORIENTED  
NO COORDINATION BETWEEN CDO'S  
NOISE FROM AIRBNB









# FEEDBACK

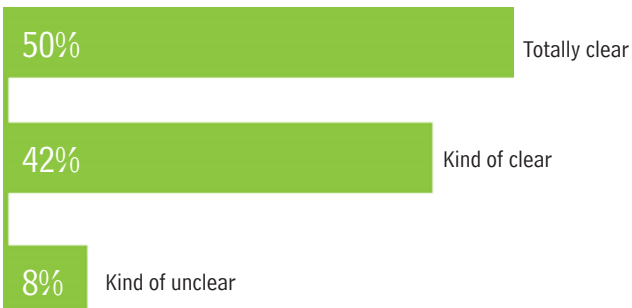
Q: IS THERE ANY WAY WE CAN MAKE THE NEXT MEETING BETTER?

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

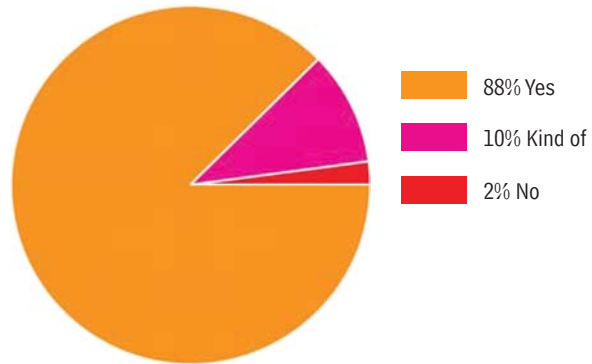
Q: WAS THE INFORMATION PROVIDED TO YOU CLEAR AND EASY TO UNDERSTAND?

A:



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

A:



LETTY AZAR, DEPARTMENT OF NEIGHBORHOODS, SPEAKS WITH COMMUNITY MEMBER

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



COMMUNITY DEVELOPMENT ADVOCATES OF DETROIT

#### 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



“I’m definitely happy to see this happen.”







JEFFERSON CHALMERS NEIGHBORHOOD FRAMEWORK PLAN

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## **COMMUNITY MEETING #1 – APPENDIX**



# INTAKE MAPS

WHERE DO YOU LIVE?



JEFFERSON CHALMERS NEIGHBORHOOD FRAMEWORK PLAN

Community Meeting #1 Engagement Summary











TABLE 01

WOULD LIKE TO SEE

- SKATING RINK, BOWLING ALLEY, MOVIES
- SENIOR CENTER
- RECREATION CENTER
- AFFORDABLE HOUSING
- INFILL -
- AUCTIONS -
- GRANT MONEY TO FIX UP HOUSES?
- BUSINESSES - LAUNDRY MAT, GROCERY, 5 + DIME, DRY CLEANERS
- RESTAURANTS -
- MORE DENSITY, MORE INFILL DEVELOPMENT. - QUALITY CONSTRUCTION
- STARK - CLOSED SCHOOL
- WALKABLE SCHOOLS -
- CHILDREN ARE IGNORED → PARENTS MUST GO OUTSIDE OF NEIGHBORHOOD

BIKE TRAIL CONNECTIONS

- CREATE A MORE CHILDREN + FAMILY ORIENTED COMMUNITY
- BEAUTIFUL W/ TREES - BY THE WATER
- LIKE ALL THE OPEN SPACE + OPPORTUNITIES FOR RECREATION

LIKE MORE CONNECTIVITY TO THE ASSETS (LOTS OF ISOLATED COMMUNITIES)

WALKABLE NEIGHBORHOOD

→ TAKE ADVANTAGE OF THE PARK SPACES  
MORE MAINTENANCE NEEDED

CENTER FOR HANDICAPPED CHILDREN - CLOSED

MAHAKAS -

STREET CLEANING - TREE MAINTENANCE  
SNOW REMOVAL -

FLOODS - DRAINAGE ISSUE 2014?

DEVELOPERS - TRANSPARENCY - TRUST - ACCOUNTABILITY

MELVIN (JEFFERSON) - SHELLBOURNE?

TREES \*





TABLE 02



TABLE 02

① ~~LENOX~~ <sup>LENOX STREET</sup> ~~GO~~ ALL THE WAY DOWN TO RIVER — <sup>USED TO WALK</sup>  
→ LENOX GOT ROUGH

② ROUTE TO THE PARKS — LENOX ALTER

③ SIDEWALKS IN VIRGINIA PARK

④ LIGHTING — WALKING ON STREET IN DARK (WALKING ROUTES)

⑤ DOG PARK

⑥ ENTERTAINMENT — OUTDOOR

⑦ NO ~~LOW BU~~ HOUSING / NO PREFAB  
UGLY

⑧ HOUSES — BRICKS  
BLENDS IN — MAINTAIN

⑨ RESTORING HOUSES  
— RENOVATION OF VACANT  
— SENIORS & ✓  
HELP.

⑩ Flood insurance. — when, what  
— 2012?

⑪ CTC picnic

⑫ Algonquin / Navajo  
new neighbors







TABLE 03

Recreation -  
Sports fields  
restaurants

Housing - rehab / maintenance

Streets - tree trimming  
lighting  
sidewalks

Schools - training / jobs.









TABLE 05



JEFFERSON CHALMERS NEIGHBORHOOD FRAMEWORK PLAN  
 Community Meeting #1 Engagement Summary

# ISSUES

Gardens  
- Pros  
- Cons

1 City owned lots w/ trash - not able to buy  
→ give to us

Re-use of Guyton School

Need Health Food Options / Restaurants

Want Bike Share (MoGo)

Need Dry Cleaners / Laundromat

1 Tear down Burned + Abandoned Houses  
Parking on street for Lenox Park

Improve walkability to shops on Jefferson  
Take down the gates

What is going to happen with Philip

+ Manistique → lots of abandoned homes

/ lots ↓

~~lots~~ vacant lots  
→ Give properties to residents to  
develop or sell to developers

Problem w/ border patrol in  
Parks





# Ideas

\* Speed bumps on Lskewood

Give lots to residents

- pro-rated to long-term residents

More walkability to Jefferson Shops

- Gated communities block

- need, more

More Restaurants

Youth Programs  
At Parks

# Ideas

Send mailer to each address - 1 month before

Be in the streets, not downtown

Empty

Schools → either tear down or reuse

- Rec Center
- Community Center
- Cafe

Dry Cleaners

- Laundromat

Cannabis

Supermarket → Major Chain



## Library

- Need more
- Monticello Branch / open more days / hours

Mesh-Network Internet for All.

## Housing

Home Repair Grants

Put on housing programs more widely  
Develop new single-family  
homes → affordable

Issue:

Trash on vacant city-owned lots

Idea:

Give lots to residents





TABLE 06

48 YEARS - MOVED IN 1970

~~LAKEWOOD~~

34 YEARS

10 YEAR - RIVERBEND  
(HERITAGE CONDOS)

JUST BUYING HOUSE - LAKEWOOD

27 YEARS - LAKEWOOD

38 YEARS

(157) YRS MEMORIES + EXPERIENCES

- NEIGHBORHOOD QUIET
- TIGHT (BLOCK CLUB) - ANNUAL BLOCK CLUB PARTY  
LAKEWOOD
- MORE TREE MAINTENANCE
- INCREASE PARK ACCESS - PEDESTRIAN  
MORE ENTRANCES FOR  
NOT JUST ENTRY WHERE CAR ENTERS

1. NEIGHBORHOOD PRIDE

- LAKEWOOD ~~ST.~~
- QUIET & FRIENDLY - FEEL LIKE YOU CAN TALK TO ANY NEIGHBOR
- HSNG - EVERYONE TAKES CARE OF IT.

5. WHAT IS A SUCCESSFUL PROCESS

- CONSENSUS IS REACHED
- PROJECTS IMPLEMENTED
- THAT PEOPLE PARTICIPATED PRODUCTIVELY
- RESIDENTS IN THE PLANNING BOUNDARIES JOB OPPORTUNITIES (HIRE FROM COMMUNITY)

2. PLACES IN ND

- CURB APPEAL
  - SEAMLESS BORDERS
  - DO SOMETHING W/EMPTY LAND
  - MORE RETAIL
  - MAKE NORTH & SOUTH SIDE OF JEFFERSON "COMPLIMENTARY"
  - MORE CONNECTIVITY (WALKING, BUS...)
- ~~IDEAS FOR THE NEIGHBORHOOD~~  
POSITIVE (SETTING TONE)  
• PLEASANT ENVIRONMENT + "ATMOSPHERE"

3. TACKLE FIRST

4. DEMO + REHAB - DUMP + SIDEWALKS
- REMOVE TREES / SPRAY TREES SO THEY DON'T DIE
- JOBS + THE SCHOOLS
- MAKE OUR BORDERS SEAMLESS
- ALL PART OF THE "SEAMLESS" BORDERS





TABLE 07



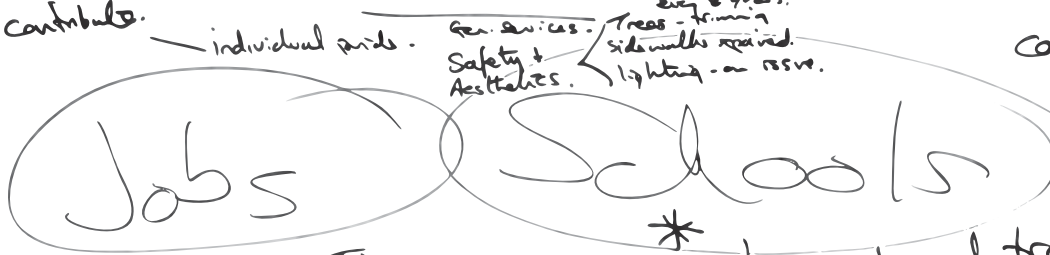
JEFFERSON CHALMERS NEIGHBORHOOD FRAMEWORK PLAN  
Community Meeting #1 Engagement Summary



TABLE 07

organize block  
clean-up  
get home depot  
to contribute.

① Rec Center \* Coop. Recycling Center  
Development.



individual aids.

Gen. services.  
Safety +  
Aesthetics.

tonally low  
every 8 years.  
Trees - trim  
sidewalks repaired.  
lighting - on issue.

cooked chicken

↓  
businesses  
restaurants.

Movie theater x3  
Fresh Food Market

Fine-

\*  
↓ vocational training  
Library - new programs.  
restaurants

Dumping - Fine

1970 - Citizens District Council - elected.

Jeff. Chalmers N'hood  
Devel. Plan 1970.

[Training for business development?]

- lack of resources.

\* ESSEX - bars  
cleaners

Riverfront - Most Imp.

recreation - upgraded  
open

Day Care  
Canteen  
Bakery -  
canter ashland.

Bowling Alley

START  
small buses

need -> kids to ride bikes/skateboards  
in parks

Health  
Center for  
young program  
women.  
Lakewood ~~Historic Tabernacle Dine~~  
rename?

[Jeff Chalmers Modified Development Plan - 1998]

Abandoned cars  
stray dogs } safety.



TABLE 08



JEFFERSON CHALMERS NEIGHBORHOOD FRAMEWORK PLAN  
Community Meeting #1 Engagement Summary



TABLE 08

	<u>What Do You Like?</u>
Nick	
Aaron	
Siobhan	- Riverfront + Parks
Christine	- update them
Minnie	- cleaned up
Eddie	- keep as parks / not buildings
Monique	-> pathways + accessibility
Ray	- follow natural paths
Tim	- paving
	-> amenities
	- trash cans
	- benches
	- new fencing
	- lights
	-> Maher's Center
	- restrooms
	- youth amenities
	- <u>all ages</u>

## + Housing

## + People

- a lot of active people
- need to coordinate
- community involvement

## + Carstens Elementary

- safe neighborhood + school = important

## + Vanity Ballroom

## + Restoration of Homes

- Historic Fabric



Issues

- + Flooding - 2014, (2) 2016~~8~~, (2) 2017  
  - Army Corps maps
- + Clean Canals
- + Demo homes beyond repair
- + Dumping - enforcement
- + More Restaurants
- + Squatting in vacant homes
- + Rec Center
- + Fire House - lost it in neighborhood
- + N. of Jeff. = keep beautiful / natural  
  - or
  - housing that fits
- + Activate Ballrooms
- + Corridor  
  - connects city + suburbs
  - retail
- + Hidden Gem
- + Detroit Jockey Club  
  - save brick
- + Detroit Driving Club
- + Hansen Park - nice improvements
- + Carstens + Parks = education
- + Clean up Mobile Home Site
- + Riverwalk - need to connect

- + Bike Lanes - education
- + Real Estate Speculation

+ Canoe +  
Access to  
river  
 @  
 Canals



TABLE 08

## What is success?

- + Community Supported Projects/RFPs
  - community buy-in to RFPs
  
- + Working + middle class people moving in
  - not upper class
  
- + Stability of existing community + current residents
  
- + retail opportunities for locals/  
community
  - Land Bank + city Help
  
- + Restoration — not demo
  
- + Jobs in neighborhood, lacking public transit
  
- + Transportation within neighborhood —  
Jefferson is far away

## Prioritize

- Rec Center
    - amenities
  
  - Law Enforcement / Quality of Life
    - especially North of Jefferson
  
  - Retail Dev. on Jefferson
    - placemaking
    - restaurants
- 1) Upgrade Parks
    - amenities
  
  - 2) Rec Center
  
  - 3) Strengthen Retail
    - existing businesses
    - local community

TABLE 09



JEFFERSON CHALMERS NEIGHBORHOOD FRAMEWORK PLAN  
Community Meeting #1 Engagement Summary



TABLE 09

Places we love

Cool parks

Home brings peace  
 Victoria Park has nice homes  
 There's a brick street  
 Being near the water

Issues

There's division between E/W Chalmers at Jefferson  
 Lack of connection with Victoria Park  
 Feel excluded from Victoria Park  
 Barrier at Korte and Atter  
 Streets poorly designed at Kerkwood and Atter  
 Waterfront is inaccessible

One key issue

City won't remove tree stump in yard / trees leaning at curb  
 kids walking under unsafe trees  
 Drug trafficking  
 Vacant housing / will it be renovated? ~~will it be torn down?~~  
 Fires/Arson  
 Why is it hard to renovate homes.  
 No places to shop for necessities / retail / restaurants  
 Crime / Gunshots near Newport st.  
 General Safety / lack of police presence  
 No coordination between community development / service orgs.  
 Flooding not enough resources and vulnerable pop

What key issue would you tackle first and how?

Creating Getting on one accord as a community by forming / getting a neighborhood association to be the voice to bring people together through activities together.

"Canada" for best practice here

1. Flooding and resources for residents w/o disposable income to remedy flooding. - ~~best outcomes?~~

2. Vacant land - build new housing, creatively maintain open space/vacant land  
 Questionable ownership? Who owns the land/lots?  
 Interesting places to attract people to the neighborhood because it's cool.

3. Neighborhood Use of water and access to waterfront

Outcomes & Results for success

1. Walking tour for residents about the history
2. transparency about the process
3. 5-10 action items, time-frame, funding and metrics RFPs





TABLE 10



JEFFERSON CHALMERS NEIGHBORHOOD FRAMEWORK PLAN  
 Community Meeting #1 Engagement Summary



TABLE 10

\*who works where  
\*what has happened  
so far

- More food options
  - casual quick service restaurants

- bike lanes have made it harder to see when turning onto Jefferson → hard to turn ~~off~~ right off Jefferson

- noise from Air BnB → traffic
- speeding on Alter

1. recreation center
2. open up the waterfront
3. transparency in process
  - what money goes where
4. start meeting with a summary

- renovate Lennox Rec Center
- ★ connect rec center to school

using parks as educational setting  
\*Detroit community nature center

- bridge between parks - connection between all river-front parks

★ Riverfront remains public and accessible

- improvements should include public amenities - bathrooms etc.

- shoe repair, dresses, grocery stores, cleaners, florist
- re- ★ no medical marijuana
- pave streets, add speed bumps

- ★ Gentrification - new arrivals ~~are~~ are okay, but we don't people to move out → long time residents need resources to maintain their homes & stay in their homes
- grants for home improvement ★

★ crime





TABLE 11





TABLE 11

1) The homes  
 THE WHOLE AREA  
 MAHERAS  
 SWIMMING POOL  
 SHOPPING  
 FOX CREEK PARK  
 LITTLE NATURE ISLAND @ MAHERAS  
 SOFTBALL DIAMONDS @ MAHERAS  
 HANSEN PARK  
 BUSES COME THROUGH NEIGHBORHOOD  
 BORDER PATROL ACTIVE

2) FLOODING + LACK OF BACKFLOW DEVICES  
 JEFFERSON RETAIL + LACK OF GROCERIES  
 DON'T NEEDS TO HAPPEN WHERE HOME DEPOT WAS PLANNED  
 SHOPPING + LACK OF CLOTHING RETAIL  
 CINEMA  
 BLIGHT ON PHILIP  
 POOR RESPONSE FOR BREAK-INS ON UNOCCUPIED/OCCUPIED HOUSES

3) FLOODING

4) BACKFLOW DEVICES ON INDIVIDUAL HOMES  
 DWSD  
 CITY-STATE-FEDERAL COORDINATION FOR FUNDS  
 LEARN GUIDELINES FOR "STATE OF AMERICA"

5) CHANNEL DISCUSSION TOWARD WRITTEN AGENDA  
 SET TIME AFTERWARDS FOR INDIVIDUAL COMMENTATORS

IDEAS: NEIGHBORHOOD WATCH/PATROL  
 RAIN BARRELS  
 CUT ALL OF THE GRASS ON VACANT LAND, NOT JUST 2FT IN

ADVISE POSSESSION OF SIDELOTS - HELP GET THROUGH RED TAPE  
 VERIFIED, VALIDATED  
 RESOURCE FAIRS FOR HOMEOWNERS  
 CITY, NON-PROFIT, + FAITH BASED ORGANISATIONS





TABLE 12





TABLE 12

- Assistance with paint, maintenance, upkeep, + home repairs for residents in need
  - Alleys: fallen trees, grass cutting, trash removal, tree roots
    - let people know if they own alley behind them or if the city is responsible
  - Not fans of gardening/farming in the neighborhood.
  - No medicinal dispensaries or related facilities
  - Need several repairs to curbsides + sidewalks throughout neighborhood
  - Flooding is a major issue throughout area
  - Better enforcement of not leaving trash cans out
  - Issues with stray dogs + cats
  - Issues with dumping (probably from outside the neighborhood)
  - Issues with unlicensed body shops + several vehicles + boats at single properties
  - Traffic issues w/ stop signs being ignored in areas w/ children
  - Like idea of speed bumps near stop signs
  - First issue to address: 300 + 436 Philip getting demolished
- Success:
- Current block club members working together to maintain the neighborhood
- \*Opportunity\*
- allow current residents buy vacant lots (sidelot fair)
  - Redevelopment of Guyton \*
  - Residents well informed about any development in area



TABLE 13





TABLE 13

1. Clairpointe new houses  
Maheras - Gentry Park  
The waterfront parks / riverfront  
Guyton school  
Stark  
Fisher Mansion
  
2. Neighborhood split up by the developers  
(urban renewal era)  
Flooding / infrastructure / broken sidewalks / park  
Vandalism at business park  
maintenance
  
3. Unity of the neighborhood - "remagates"  
Disenfranchisement of renters - don't feel they  
have a stake  
Security
  
4. Neighborhood / residential first →  
commercial development  
Business will follow community