







## Citizen's Guide to the

# JEFFERSON CHALMERS NEIGHBORHOOD FRAMEWORK PLAN

What the plan is all about. How you can get involved.

June, 2018



#### What is a Neighborhood Framework Plan?

The Jefferson Chalmers Neighborhood Framework Plan is a plan of action, co-crafted by residents and the City, to guide future growth and investment in the neighborhood. The project area includes all of Jefferson Chalmers and part of Riverbend. It is one of several neighborhood framework plans that are being conducted citywide.

In Detroit, framework plans typically focus on four strategies. Each strategy is supported by dedicated funding sources. Neighborhood stakeholders and the City work together to determine how these investments should be made within the plan area to improve quality of life. On the opposite page are some examples of how neighborhood framework plans are happening in other Detroit neighborhoods.

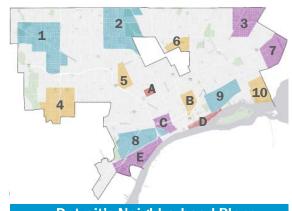


#### **Detroit's Neighborhood Plans:**

- 1. Grand River Northwest
- 2. Livernois / McNichols
- 3. Gratiot / 7-Mile
- 4. Warrendale / Cody-Rouge
- 5. Russell Woods / Nardin Park
- 6. Campau / Banglatown
- 7. East Warren / Cadieux
- 8. Southwest / Vernor
- 9. Islandview / Greater Villages
- 10. Jefferson Chalmers

#### **Other Planning Initiatives:**

- A. Rosa Parks
- B. Eastern Market
- C. Greater Corktown
- D. East Riverfront
- E. Delray



**Detroit's Neighborhood Plans** 

#### The Plan's Four Strategies:

#### **Neighborhood Stabilization**

- Home rehabilitation
- Blight reduction
- Vacant land stewardship
- Historic preservation



Concentration of vacant homes



Restoration of homes and new affordable housing

#### **Parks and Greenways**

- Playground improvements
- Urban agriculture
- Biking/jogging trails
- Flood management



Concentration of vacant lots and blight



New neighborhood park and greenway

#### **Mixed-use Development**

- Affordable housing
- Historic preservation
- Shops and restaurants



Vacant storefronts



New local shops and office space

#### Streetscapes

- Traffic calming
- Sidewalk improvements
- Safety for walking and biking



Poorly-maintained commercial street plagued by speeding



Beautification of sidewalks and new traffic-calming features



#### **How Can I Get Involved?**

There are multiple ways to participate and voice your input. Here are five ways you can get involved:

- **Respond to the questionnaire** Respond to enclosed paper questionnaire (see Page 9), or respond online at: www.detroitmi.gov/JeffersonChalmers
- **Subscribe to the mailing list** To receive the latest project news and meeting announcements via email, subscribe at: www.detroitmi.gov/JeffersonChalmers
- **Check the project website** To download meeting presentations and access information about the project: www.detroitmi.gov/JeffersonChalmers

- Attend a community meeting Four community meetings are planned between February 2018 and February 2019. Check the project website and subscribe to the mailing list for announcements.
- Invite the City to conduct outreach with a group you organize If you or someone you know organizes a group

(e.g. a block club), the City will gladly attend your meeting to conduct outreach with your group. To make an appointment, submit your request to:



Allen Penniman, AICP Project Manager PennimanA@detroitmi.gov 313-221-1332

#### Will My Voice Be Heard?

In addition to larger town hall meetings, the project team will be attending block club and other neighborhood meetings throughout the duration of the project. A "Residents in Action Committee" will work closely with the project team to ensure the planning process stays in sync with community priorities. And the project team will be around the neighborhood collecting input.

#### **Project Schedule & Community Engagement**



Listen & Learn January (2018) - June

**Develop** & Refine Ideas June - November

Prioritize November - February (2019)

### **Community Meeting #1 Recap**

#### JEFFERSON CHALMERS NEIGHBORHOOD FRAMEWORK PLAN

The first community meeting of the Jefferson Chalmers Neighborhood Framework Plan was held on March 27, 2018. This pamphlet summarizes what took place.

Jefferson Chalmers Neighborhood Framework Plan is a plan of action, co-crafted by residents and the City, to guide future growth and investment in the neighborhood. For more information, please visit www.detroitmi.gov/JeffersonChalmers.

#### **Community Meeting #1 Agenda:**

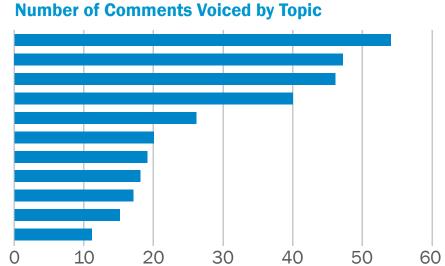
- 1. Introduce the project and the city/consultant team
- 2. Highlight previous communityled planning initiatives
- 3. Gather community input on important issues, possible solutions, and priorities that impact neighborhood life in Jefferson Chalmers



Photo credit: Community Development Advocates of Detroit

#### Input Gathered at Community Meeting #1

# Parks and Landscape Housing Streetscape and Transportation Retail and Economic Development Blight Safety Community Programs and Services Historic Preservation Flooding Planning Process Social Improvement/Opportunity









# Table 1



#### Table 2





#### Table 4



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(1) LIGHTING - WALKING ON STREET IN DARK (WALKING POMB)

5 DOG PARK

@ ENTERTAINMENT - OUTDOOR

(3) NO LOW BU HOUSING NO PROFAR

15 HOUSES - BRICKS BLENDS IN-MAINTAIN

@ RESTORING HOUSES
- RENOVATION OF VACANT
- SCHIPES !

(1) Flood Insurance - when, what - 2012? (11) CTC pionic

1 Algonquin/Navajo New neighbors

· More food options - cosual quick service restaurants

· rennovate Lennox Rec Center usational setting personnect rec center to school maintain annually value center bridge between parks—connection between all niver— front parks

A Riverfront remains public and accessible

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\*\*Improvements should include public amenities between

\*\*Chec repair chresses, grocary stores, cleavers, florist

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· NEAGHBORHOOD QUIET

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O YEAR-RIVERBEND

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#### 1. NEAGHBORHOOD PRIDE

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2. PLACES IN ND

· CURB APPEAL PROFITE TO SEAMLES BORDERS PERSONNENT BANKON MENT · DO SOMETHING W/ ENPTY LAND "ATMOSPHERE"

· MORE RETAIL

· MAKE NORTH & SOUTH SIDE OF JEFFERSON

"COMPLIMENTARY"

· MORE CONNECTIVITY (WHENE, BUS...)

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#### MAKE OUR BORDERS SEAMUES S. WHAT IS A SUCCESSFUL PROCESS

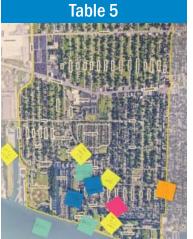
· CONSENSUS IS REACHED

· PROJECTS IMPLEMENTED

· THAT PEOPLE PARTICIPATED PRODUCTIVELY

. RESIDENTS IN THE PLANNING BOUNDARIES JOB OPPORTUNITIES (HIRE FROM COMMUNITY)









What is success? Community Supported Projects/ PFP, + Working + middle class people many in - not upper class + Stability of early community + + retail opportunities for locals/ Community -> Land Bown + cong Heles + Restoration - not dumo + Jobs in neighborhood, lacking public traver ttransportation within neighborhood -

Teflerson it for away



Cool parks Places we love Home brings peace Victoria Park has nice homes There's a brick street Being near the water heaves division between E/N Chalmers at Jefferson Lack of connection with Victoria Park Feel excluded from Victoria Park Parvier at Korte and Alter Streets forly designed at keeland and Alter Waterfint is indicensible One buy issue Che strop in you? These looning at curb holds well thing writer unself these Duy trafficking Leds welling uner production of the control of the



· More food options - casual quick service restaurants blike lanes have made it harder to see when turning onto Jefferson share to turn off right off. I Jefferson Air BNB straffic Strangerous in process. Speeding on Alter Lydat meeting with swamping of some control of the control of th · remodete Lennox Rec Conter using parts as ed-promnect rec center to school \*\* total community nature center bridge between parks—connection between all river-front parks A kiverfront remains public and accessible · Improvements should include public amenities-bothnoons improvements stated include public amonities fightness state of the st

Acrime

"Improve walkability to shops on Jefferson."

"The riverfront needs to remain public and accessible."

"We need healthy food options and more restaurants."

"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."

"Redevelop Guyton Elementary School."

"Build a bridge that connects all parks along [the] riverfront."

"Be in the streets, not downtown."

"People from the community [should] get first dibs on employment opportunities."

# Questionnaire

#### JEFFERSON CHALMERS NEIGHBORHOOD FRAMEWORK PLAN

This questionnaire is part of the Jefferson Chalmers Neighborhood Framework Plan: a plan of action, co-crafted by residents and the City, to guide future growth and investment in the neighborhood. Your response will directly influence the outcomes of the Plan.

For more information, and/or to respond to this questionnaire electronically please visit **www.detroitmi.gov/JeffersonChalmers**. Thank you for you input!

What are your overall aspirations for Jefferson Chalmers? What do you want for the uture of the neighborhood?		
	wing issues as important priorities to address	
the neighborhood. What do you think? I (1 = most important, and 5 = least important)	Please rank your top 5 in order of importance ortant):	
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the neighborhood. What do you think? I (1 = most important, and 5 = least important)  Blight Community programs and services	Please rank your top 5 in order of importance ortant):  Retail and economic development Safety	
the neighborhood. What do you think? I (1 = most important, and 5 = least important)  Blight Community programs and services Flooding	Please rank your top 5 in order of importance ortant):  Retail and economic development Safety Social improvement/opportunity	
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the neighborhood. What do you think? I (1 = most important, and 5 = least important)  Blight Community programs and services Flooding Historic preservation	Please rank your top 5 in order of importance ortant):  Retail and economic development Safety Social improvement/opportunity Transportation	



= least important):	
Basement flooding	
Foreclosure	
Home and yard maintenance	
Major home repairs	
Nearby vacant homes and lots	
Property taxes	
Other / Not listed (please describe):	:
these businesses opening in the n Neighborhood Goods & Services	neighborhood?
Food at home (e.g. a grocery store)	I think:
Alcohol at home (e.g. a liquor store)	I think:
Alcohol at home (c.g. a hadol stole)	
Pet Food, Supplies & Services	I think:
, -	I think:
Pet Food, Supplies & Services Personal/Household Care Goods & Ser	I think:
Pet Food, Supplies & Services Personal/Household Care Goods & Ser	I think:
Pet Food, Supplies & Services  Personal/Household Care Goods & Ser  Food & Beverage	I think: vices I think:
Pet Food, Supplies & Services  Personal/Household Care Goods & Ser  Food & Beverage  Full-Service Restaurant	I think:  vices I think:  I think:
Pet Food, Supplies & Services  Personal/Household Care Goods & Ser  Food & Beverage  Full-Service Restaurant  Fast-Food Restaurant	I think:  vices I think:  I think:  I think:
Pet Food, Supplies & Services  Personal/Household Care Goods & Ser  Food & Beverage  Full-Service Restaurant  Fast-Food Restaurant  Alcohol Away from Home (e.g. a bar)  Snacks & Non-Alcoholic Beverages	I think: vices I think: I think: I think: I think:
Pet Food, Supplies & Services  Personal/Household Care Goods & Ser  Food & Beverage  Full-Service Restaurant  Fast-Food Restaurant  Alcohol Away from Home (e.g. a bar)  Snacks & Non-Alcoholic Beverages	I think:  vices I think:  I think:  I think:  I think:
Pet Food, Supplies & Services  Personal/Household Care Goods & Ser  Food & Beverage  Full-Service Restaurant  Fast-Food Restaurant  Alcohol Away from Home (e.g. a bar)  Snacks & Non-Alcoholic Beverages  General Merchandise	I think:  Vices I think:  I think:  I think:  I think:  I think:
Pet Food, Supplies & Services  Personal/Household Care Goods & Ser  Food & Beverage  Full-Service Restaurant  Fast-Food Restaurant  Alcohol Away from Home (e.g. a bar)  Snacks & Non-Alcoholic Beverages  General Merchandise  Home Furnishings	I think:  Vices I think:  I think:  I think:  I think:  I think:  I think:
Pet Food, Supplies & Services  Personal/Household Care Goods & Ser  Food & Beverage  Full-Service Restaurant  Fast-Food Restaurant  Alcohol Away from Home (e.g. a bar)  Snacks & Non-Alcoholic Beverages  General Merchandise  Home Furnishings  Apparel	I think:  Vices I think:  I think:  I think:  I think:  I think:  I think:
Pet Food, Supplies & Services  Personal/Household Care Goods & Ser  Food & Beverage  Full-Service Restaurant  Fast-Food Restaurant  Alcohol Away from Home (e.g. a bar)  Snacks & Non-Alcoholic Beverages  General Merchandise  Home Furnishings  Apparel  Electronics	I think:  Vices I think:  I think:

<sup>\*</sup> Detroit Neighborhood Retail Opportunity Study. Detroit Economic Growth Corporation. February, 2018.

preferen	What do you think of these uses? <b>Please rank your top 5 in order of e</b> (1 = most preferred, and 5 = least preferred):
Comr	unity gardens (non-commercial)
Flowe	growing (to be sold commercially)
Plant	and landscaping for flood control
Plant	and landscaping for beautification
Solar	anels
Veget	ble growing (to be sold commercially)
Other	Not listed (please describe):
What reu In order ( Mark Afford Senice Smal Office Retai	ousiness incubator space
planning the Jeffe	ears, the Jefferson Chalmers neighborhood has undergone several previous efforts such as: the Lower Eastside Action Plan or "LEAP" (2013 and 2017 son Chalmers Neighborhood Stabilization Plan (2012), and the Jefferson Modified Development Plan (2001) among others. <b>What 1 or 2 unrealize</b> <b>Indations from previous planning initiatives remain priorities for you?</b> Placific as possible.
recomm	sine de possible.



	What outcomes do you want to see emerge from the Jefferson Chalmers Neighborhood Framework Plan? Define what success looks like to you.
	What additional comments would you like to add?
0	If you would like to receive the latest Jefferson Chalmers Neighborhood Framework Plan project news and meeting announcements via email, please subscribe to the project mailing list by providing an email address below (please write neatly):

#### **HOW TO RETURN THIS QUESTIONNAIRE:**

- 1 Take a photo of your response. Email the photo to PennimanA@detroitmi.gov
- 2 Return your response to a member of the Residents in Action Committee (a committee comprised of Jefferson Chalmers residents that is helping the City get the word out). For a list of RIA members, visit www.detroitmi.gov/JeffersonChalmers
- 3 Return your response by mail to:
  City of Detroit
  Planning and Development Dept.
  c/o Allen Penniman
  2 Woodward Ave, Suite 808
  Detroit, MI 48226

**4 -** Return your response to a drop-off location in the neighborhood:

Samaritan Center c/o Letty Azar 5555 Conner St Detroit, MI 48213 JEI Satellite Office c/o Michelle Lee 1018 Chalmers St Detroit, MI 48215

