



# 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

## COMMUNITY MEETING #3

OCTOBER 9, 2018  
SALVATION ARMY, 3000 CONNER ST



# Meeting Agenda



**6:00** Arrival & Refreshments

**6:15** Welcome & Presentation

**6:45** Questions & Answers

**7:15** Score & Prioritize Recommendations

**7:45** Live Results & Next steps

**8:00** Adjourn

PROJECT CONTEXT:  
NEIGHBORHOOD  
PLANNING IN DETROIT





# THE FUTURE OF DETROIT NEIGHBORHOODS

PHOTO COURTESY OF SARAH ROSE SHARP



## The Guiding Principle:

ONE CITY.  
FOR ALL OF US.

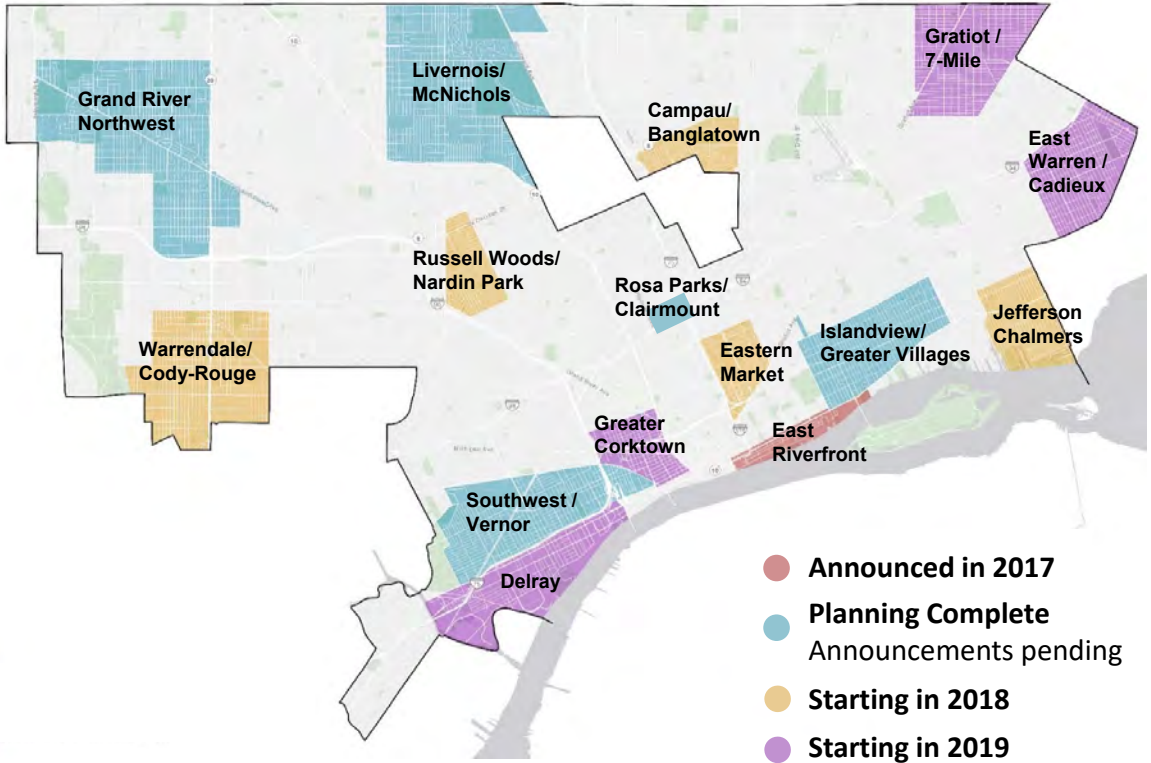
We are pursuing an urban redevelopment strategy unlike any implemented in America.

## The Vision:

A HEALTHY AND BEAUTIFUL  
DETROIT, BUILT ON  
INCLUSIONARY GROWTH,  
ECONOMIC OPPORTUNITY, AND  
AN ATMOSPHERE OF TRUST.



# Project Study Area



- **Announced in 2017**
- **Planning Complete**  
Announcements pending
- **Starting in 2018**
- **Starting in 2019**





# 4 strategies ———> Capital projects

1. PARKS & GREENWAYS



2. STREETSCAPES



3. MIXED-USE/MULTIFAMILY DEVELOPMENT



4. NEIGHBORHOOD STABILIZATION





# Norma G's

(E Jefferson & Manistique)

- **First sit-down restaurant in 30 years**
- **Motor City Match recipient**
- **Local, black-owned business**
- **Local hiring + affordable menu pricing**



## 3. Mixed-Use Multifamily Development

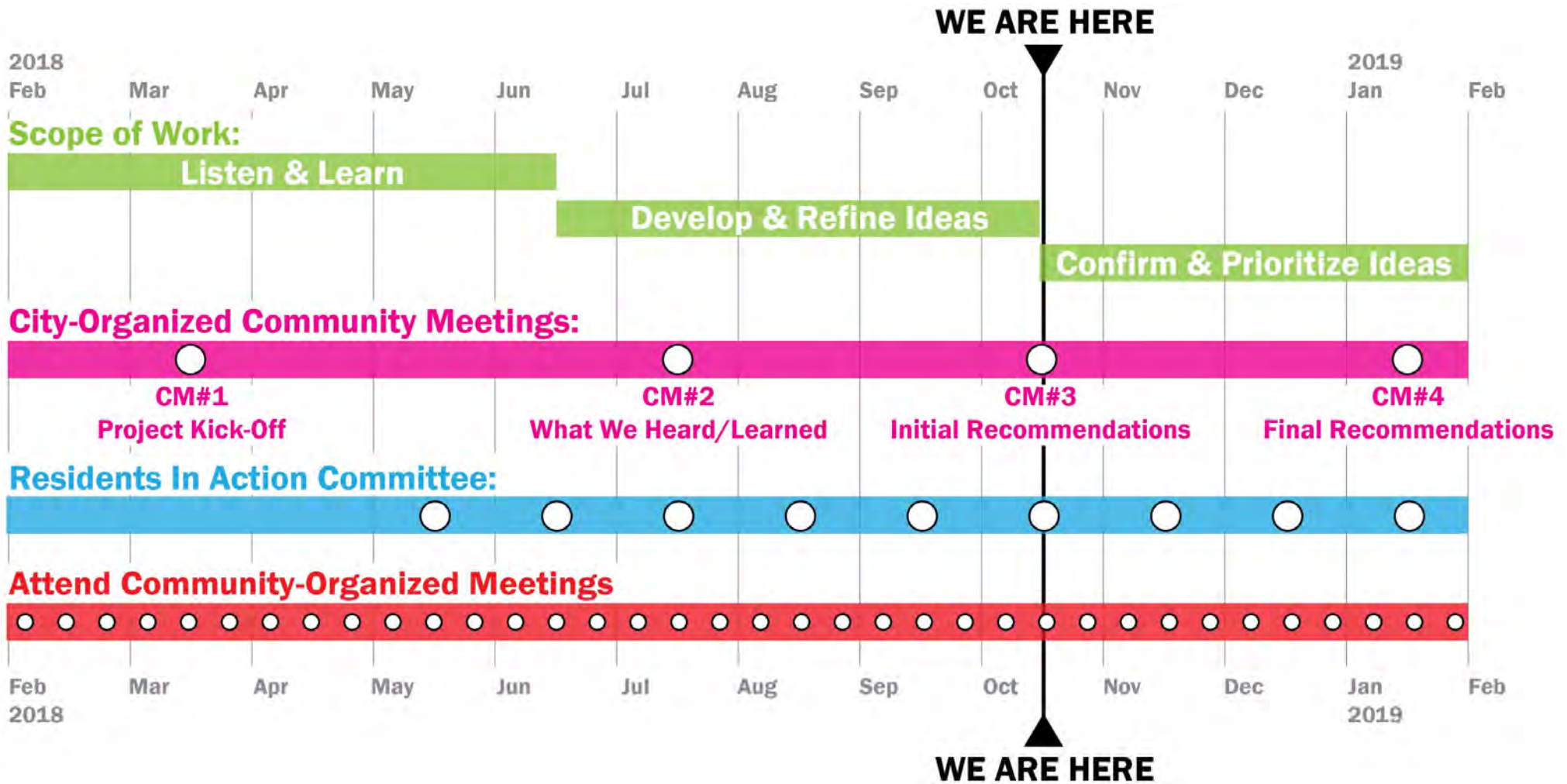


# OUTREACH METHODS & PROCESS





# Progress Update





# In-the-field outreach

Jefferson Chalmers Youth Council | Aug 22, 2018



**The City consulted with:**  
Jefferson Chalmers Youth Council, Riverbend Neighborhood Assoc., Clairepoint Homeowners Assoc., Detroit Abloom, Manistique Tree House, Newport Permaculture Garden, Freedom Freedom, Featherstone Garden, Belle-Chere Gardens, Lakewood Block Club, Curis Enterprises, Jefferson East, Inc., Shelbourne Development, and the People's Platform-supported Community Meeting Series



# In-the-field outreach

Growers Focus Group | Aug 10, 2018



**The City consulted with:**  
**Jefferson Chalmers Youth Council, Riverbend Neighborhood Assoc., Clairepoint Homeowners Assoc., Detroit Abloom, Manistique Tree House, Newport Permaculture Garden, Freedom Freedom, Featherstone Garden, Belle-Chere Gardens, Lakewood Block Club, Curis Enterprises, Jefferson East, Inc., Shelbourne Development, and the People's Platform-supported Community Meeting Series**



# In-the-field outreach

Manistique Tree House Cookout | Aug 24, 2018



## The City consulted with:

**Jefferson Chalmers Youth Council, Riverbend Neighborhood Assoc., Clairepoint Homeowners Assoc., Detroit Abloom, Manistique Tree House, Newport Permaculture Garden, Freedom Freedom, Featherstone Garden, Belle-Chere Gardens, Lakewood Block Club, Curis Enterprises, Jefferson East, Inc., Shelbourne Development, and the People's Platform-supported Community Meeting Series**



# Office Hours

Office Hours | Oct 1, 2018

- 1-on-1 conversation with planning team
- Monteith Library, 14000 Kercheval Ave
- Every Monday, 5:30 to 7:00, Sep 10 – Oct 29



# Oral Histories

Oral History Interview | July 27, 2018

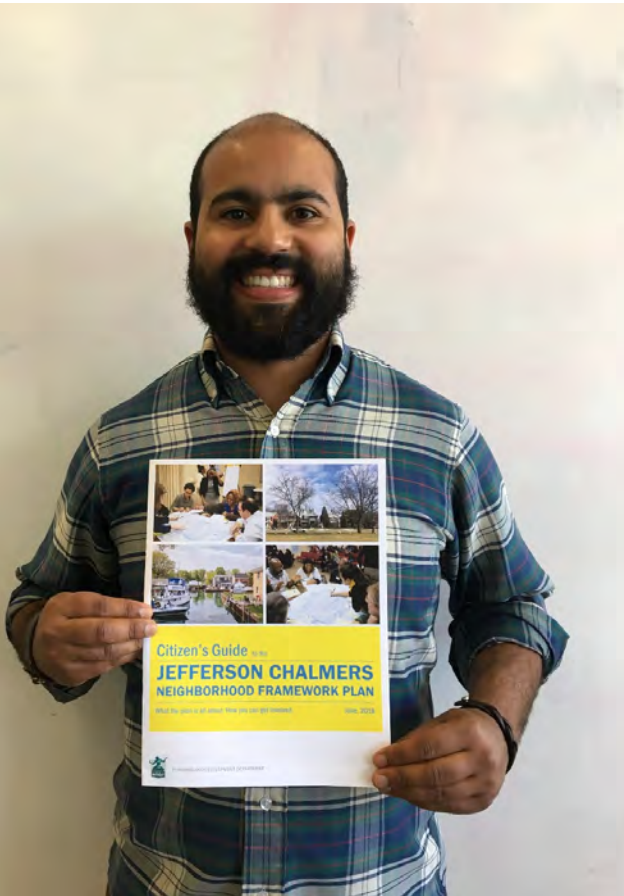


*"I came to visit my sister  
on route to California... I never  
got to California.  
I just loved this area...  
the housing, tree-lined streets,  
it was such a comfortable place  
and with so many families."*

Betty Mills, Manistique St., Detroit



# Citizen's Guide



**2,000 guide booklets distributed (1 for every 2 households)**



# Town Hall Meetings

Community Meeting #1 | Mar 27, 2018





# Residents in Action Committee

- **Project ambassadors in the neighborhood**
- **Advises City on community engagement**
- **Critiques work products**
- **Meets monthly at Faith Church**

## RIA Members

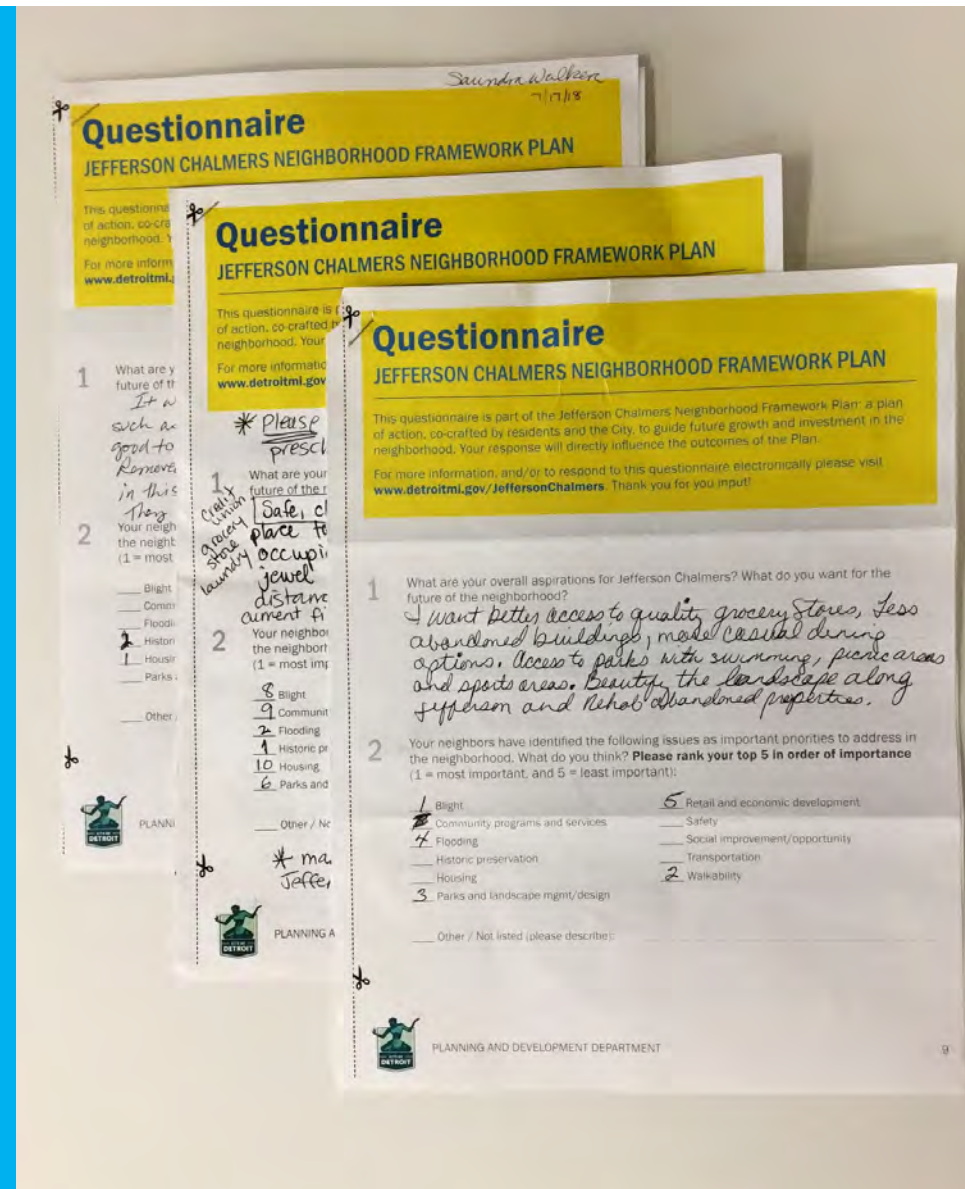
Orlando Bailey  
Dr. Rita Beale  
Gail Beasley  
Nicola Binns  
Tammy Black  
Lina Bowie  
Blair Brown  
Audrey Carter  
Myrtle Curtis-Thompson  
Maggie DeSantis  
Sanaa Green  
Siobhan Gregory  
Mario Hardy  
Jocelyn Harris  
Jay Henderson  
Monique Holliday  
James "Jack Rabbit" Jackson  
Michelle Lee  
Eddie Lester  
Minnie Lester  
Eleanor Mercier  
Edna Nelson  
Marcia Rice  
Jacqueline Richmond  
Cornelius Sims  
Oyin "Ms. O" Zuri



# Questionnaire

**351 responses so far. Survey still open at: [detroitmi.gov/JeffersonChalmers](http://detroitmi.gov/JeffersonChalmers)**

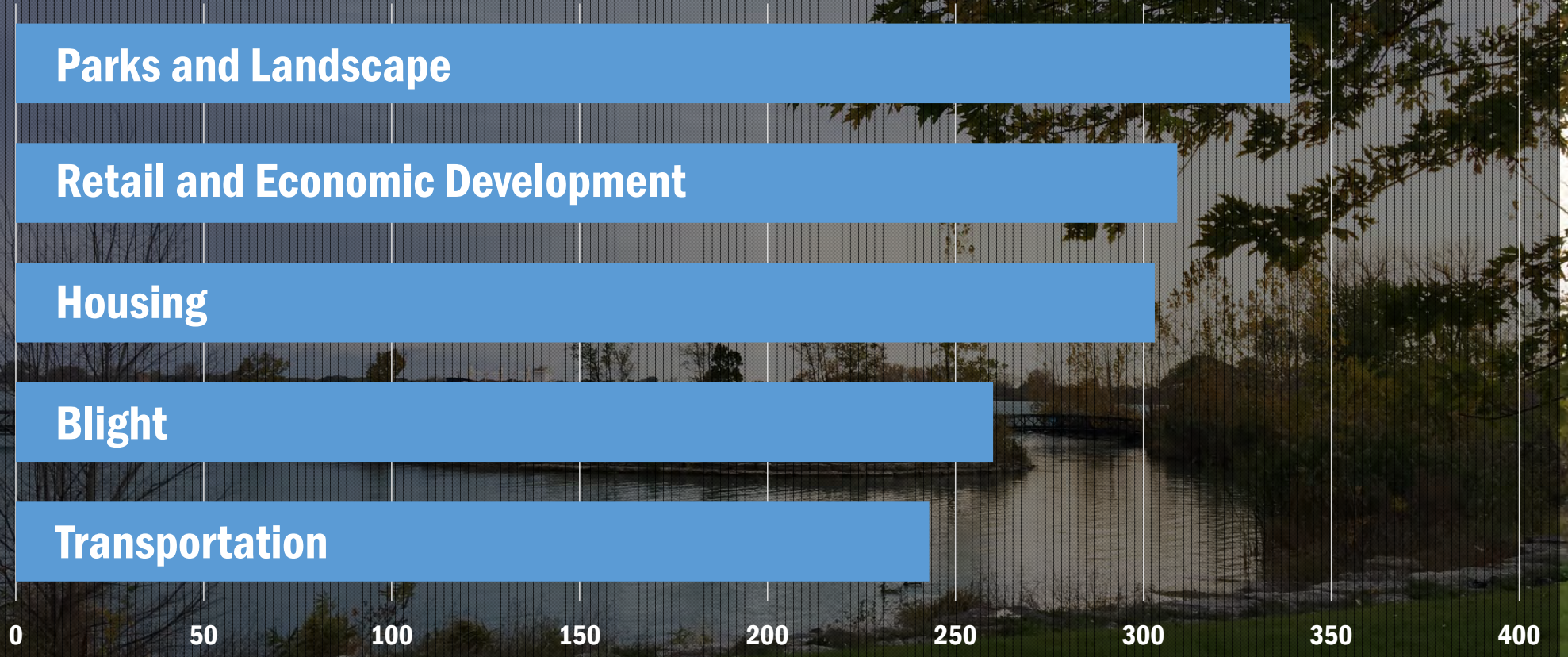
- Distributed via Citizen's Guide booklets, door-to-door, RIA, email, and at community meetings
- Web and print versions available
- Accepting responses at neighborhood dropoff locations:
  - Jefferson East Inc.
  - Jack Rabbit's House
  - Samaritan Center
- Accepting responses by mail and phone





# Questionnaire Responses

## Priority Issues for Jefferson Chalmers





# Questionnaire Responses

## Top Aspirations for Jefferson Chalmers

Vibrant Business District

Parks & Recreation Improvements

Increased Safety

Stable Residential Areas

Blight Removal

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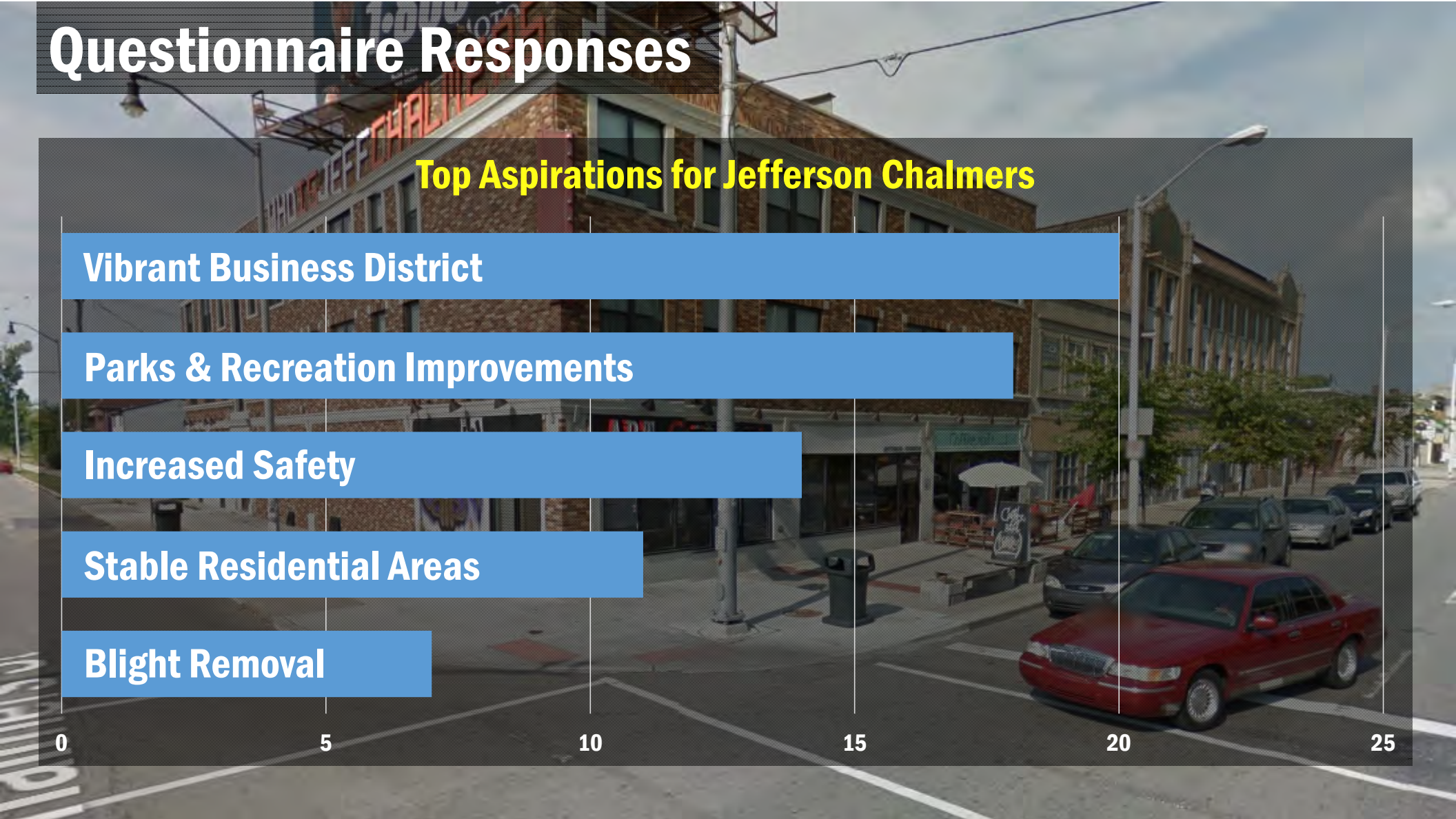
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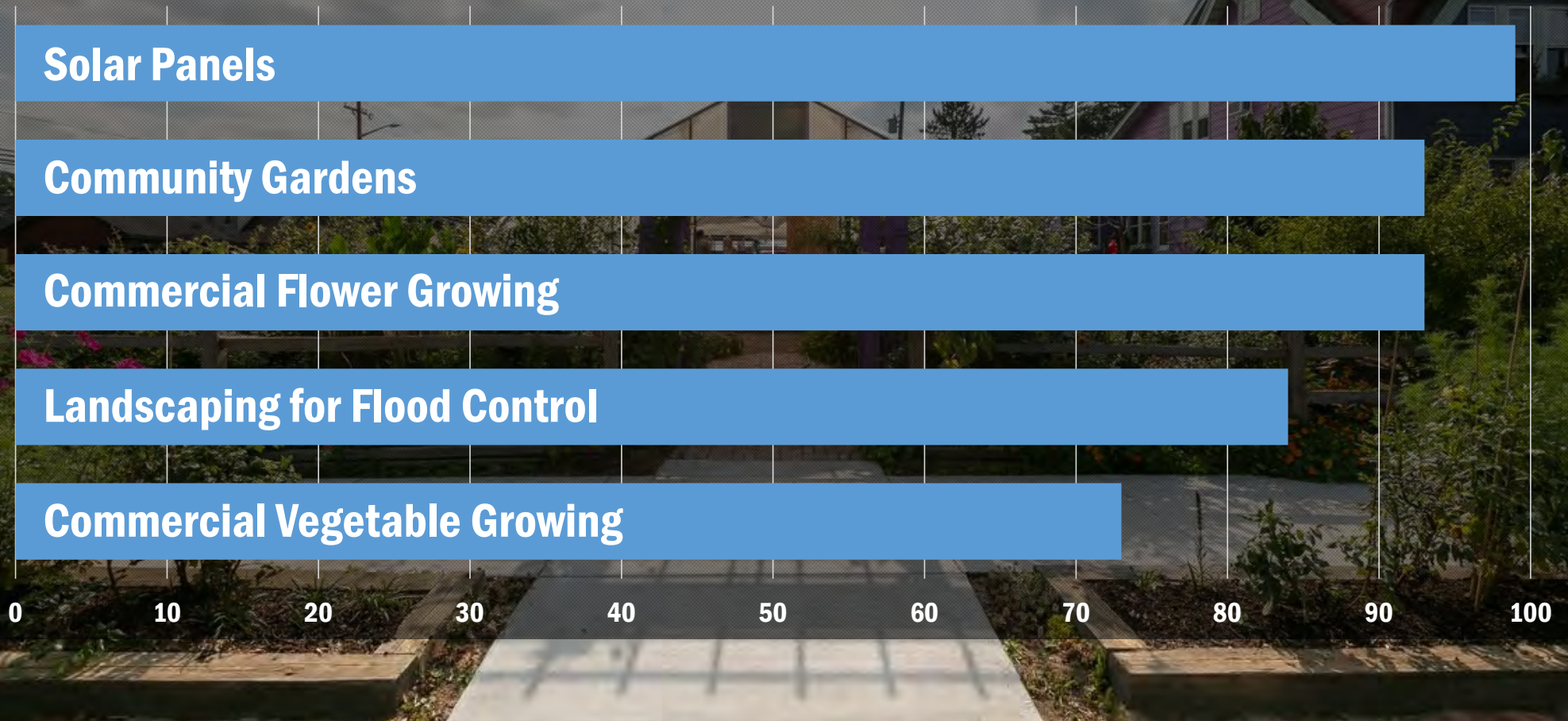
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# Questionnaire Responses

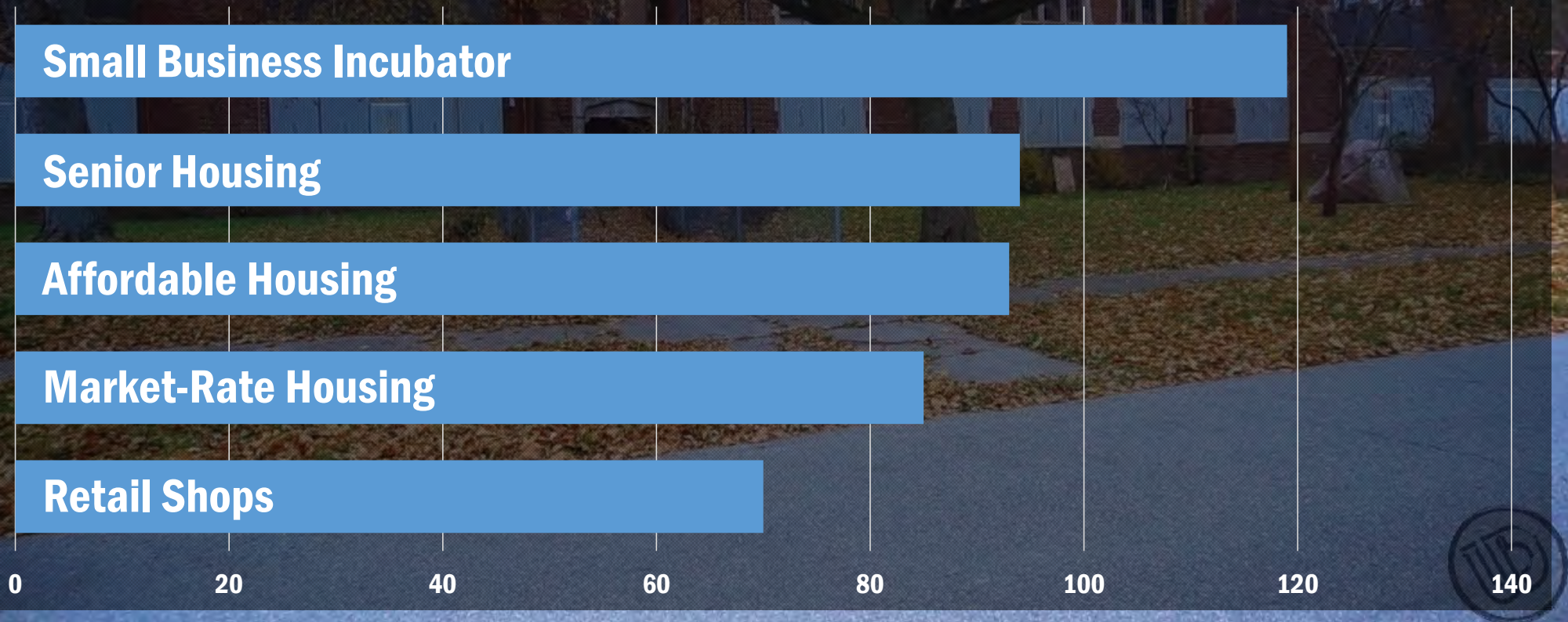
## Top Preferences for Use of Vacant Land





# Questionnaire Responses

## Top Preferences for Reuse of Guyton





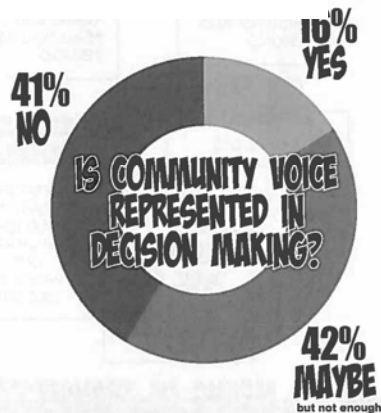
# Detroit People's Platform Survey

- A “network of Detroit-based social justice organizations, activists, and residents”
- Survey conducted Dec 2017, prior to Neighborhood Framework Plan
- Majority of respondents were 46 to 65

In December 2017, a group of long time residents in the Jefferson Chalmers neighborhood came together to discuss plans for redevelopment in their neighborhood. Known as the Jefferson Chalmers Community Group, members began to engage residents in face to face conversations about community needs while at the same time collecting important survey data.

To date, more than 200 households have participated in the survey responding to questions ranging from types of food favored by local community members to assessment of resident engagement in decisions that impact their community.

The majority of those completing the survey are long term residents having lived in the Jeff Chalmers neighborhood more than 20 years and ranging in ages between 46 and 65 years of age.



**90%** WANT MORE SCHOOLS IN THE COMMUNITY

**97.6%** WANT MORE RECREATIONAL SITES IN THE COMMUNITY

**76%** BELIEVE JOBS FOR YOUTH AND ADULTS ARE VERY MUCH NEEDED

**DO RESIDENTS FEAR DISPLACEMENT OR BEING PRICED OUT?**

**37% Yes**  
**37% Maybe**

**RECREATIONAL PREFERENCES/OUTDOOR**  
\*WALKING  
\*GARDENING  
\*FISHING AND  
\*BIKING

**RECREATIONAL PREFERENCES/INDOOR**  
\*CARDS  
\*DANCING  
\*SWIMMING  
\*BINGO

**FAST FOOD PREFERENCES**  
\*MCDONALD'S  
\*KENTUCKY FRIED CHICKEN  
\*WENDY'S  
\*POPEYE'S

**CURRENT-RETAIL PREFERENCES**  
JC PENNEY'S  
MACY'S  
MEIJER  
WALMART  
CVS  
PARKWAY  
KROGER

**FREQUENCY DINING OUT**  
54% ONLY  
1-2 TIMES A MONTH

**PLEASED WITH CURRENT LEVEL OF CITY SERVICES IN THE NEIGHBORHOOD?**  
**54.8% NO**

**FAVOR A MARIJUANA DISTRIBUTION SITE IN COMMUNITY?**  
**66.2% NO**

**MAJOR MEANS OF TRANSPORTATION**

**#1 Car**  
**#2 DDOT Bus**  
**#3 Walking**  
**Distant #4 Bike**

**53%**  
**OF RESIDENTS THINK THAT THE NEW BIKE LANES HAVE MADE TRAVEL LESS SAFE!**



# Priority Issues Outside of Project Scope

We heard that the following are issues are **priorities to the community**, even though they fall **outside the scope** of the neighborhood plan:

- **Home repair grants to existing homeowners**
- **Reopening the Guyton School as a school**
- **Reopening Lenox and Maheras-Gentry Recreation Centers**



# MORE RESOURCES

See resource table for more info!

CITY	<b>DETROIT HOME MORTGAGE PROGRAM</b>	Qualified borrowers can get a mortgage for up to \$75,000 above the appraised value of a home to buy a move-in-ready home, buy a fixer-upper home to renovate, or refinance to repair the home they already own.
	<b>NO-INTEREST HOME REPAIR LOANS</b>	0% interest home loans for repairs and rehab for up to \$25,000 with minimum credit restrictions and preference for low-income residents.
STATE	<b>KEYS TO OWN</b>	State program that allows a family receiving a Section 8 voucher to change its rental voucher into an ownership voucher to put towards owning a home.
	<b>MORTGAGE CREDIT CERTIFICATE PROGRAM</b>	Allows first time homebuyers to credit 20% of their annual mortgage interest paid against their year-end tax liability
	<b>MI HOME LOAN PROGRAM</b>	Provides zero-interest home loans to first-time homebuyers with priority given to buyers in targeted areas. Minimum credit score of 640 required.
FEDERAL	<b>MSDHA DOWN PAYMENT ASSISTANCE</b>	Provides first-time homebuyers with down payment assistance of up to \$7,500. Priority given to households in census tracts with median household income below the state average and priority areas. Minimum credit score of 660.
	<b>FHA 203 (K) REHAB LOAN</b>	Provides up to \$35K for owners of existing FHA mortgages and up to \$110K for new mortgages to rehab single family homes. Accelerated options are available, though most applications require a rehabilitation plan.
	<b>TRADITIONAL FHA LOANS</b>	Provides low-interest loans up to a \$175K maximum for first-time home buyers with limited credit requirements.

# 0% Home Repair Loans

See resource table for more info!

- Loans to Detroit homeowners for home repairs or improvements
- 0% interest, ten-year loan. Pay back only what you borrow.



**0% INTEREST**  
HOME REPAIR LOANS

**YOU BELIEVED IN DETROIT.**  
**DETROIT BELIEVES IN YOU.**

Creating stronger neighborhoods by providing 0% interest home repair loans to Detroit homeowners. You pay back only what you borrow.





# Rebuilding Together

See resource table for more info!

- Home repair grants for low-income homeowners
- Pilot project specific to Jefferson Chalmers



## HOMEOWNER STORIES



# LAND BANK PROGRAMS

## OWN-IT-NOW:

- No physical improvements made
- Sold as-is at around \$1-3k

## AUCTION:

- No physical improvements made
- Sold as-is, bidding starts at \$1k

## SIDE LOT PROGRAM

- Homeowners can buy adjacent vacant DLBA-owned lots





# PRESERVE EXISTING AFFORDABLE HOUSING



SNF Area

- |                        |                  |
|------------------------|------------------|
| 1. Lakewood Manor      | 30 apartments    |
| 2. Phillip Sims        | 121 senior units |
| 3. Gray Street Phase 1 | 10 units         |
| 4. Creekside Homes     | 45 family units  |
| 5. Jefferson Square    | 180 townhomes    |
| 6. Jefferson Meadows   | 83 senior units  |

## 469

units of affordable  
housing

# WHAT IS “AFFORDABLE”?

- Affordable rent limits vs. market-rate rents in Jefferson Chalmers
- Affordable to households earning a percentage of Area Median Income (AMI)
- Spend no more than 1/3 of take-home pay on housing expenses

	<b>Studio</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>
<b>30% AMI</b>	\$ <b>373</b>	\$ <b>399</b>	\$ <b>479</b>	\$ <b>553</b>
<b>50% AMI</b>	\$ <b>621</b>	\$ <b>665</b>	\$ <b>798</b>	\$ <b>921</b>
<b>60% AMI</b>	\$ <b>745</b>	\$ <b>798</b>	\$ <b>958</b>	\$ <b>1,105</b>
<b>80% AMI</b>	\$ <b>994</b>	\$ <b>1,064</b>	\$ <b>1,277</b>	\$ <b>1,474</b>
<b>Market-Rate</b>	\$ <b>779</b>	\$ <b>1,160</b>	\$ <b>1,525</b>	\$ <b>2,351</b>

\* Market-rate rent based on average unit size



# Schools & Rec Centers

- **DPS manages public schools**
- **Parks & Rec manages recreation centers**
- **Representatives from each agency are in attendance**



DETROIT PUBLIC SCHOOLS



# INITIAL RECOMMENDATIONS



# BUILD FROM STRENGTHS

1

WATERFRONT


2

NEIGHBORHOOD  
FABRIC

3

JEFFERSON





# 1

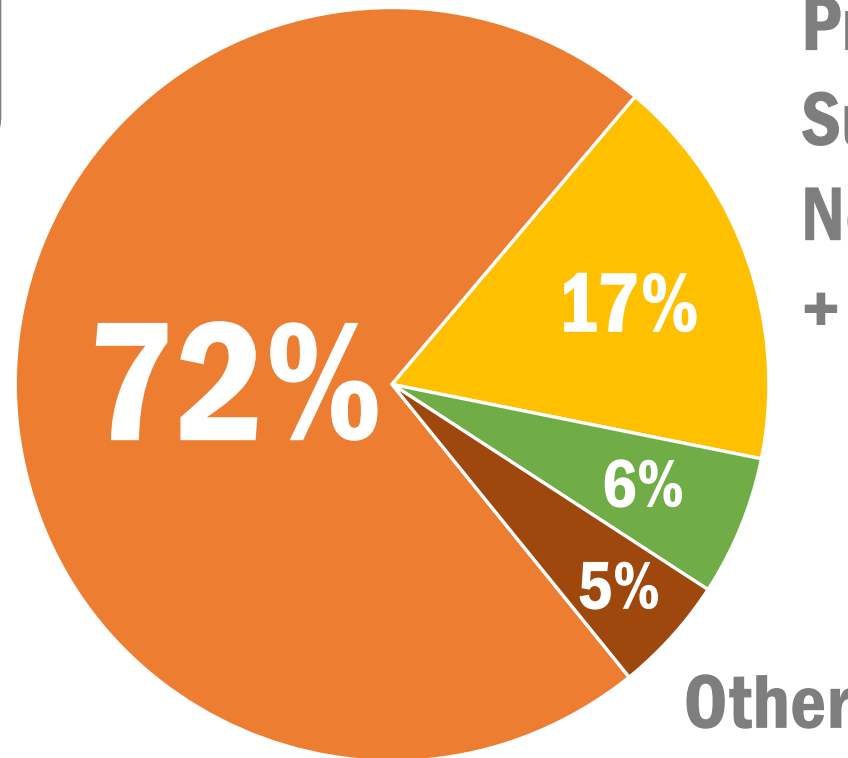
**WATERFRONT**



## What We Heard: Community Meeting #2

What is Jefferson  
Chalmers' greatest  
asset?

**The Waterfront**



**Proximity to  
Surrounding  
Neighborhoods  
+ Downtown**

**Historic  
Architecture**

**Other**

# Currently Riverfront Has Limited Access

Existing access points:

1. Clairpointe/Conner
2. Lenox
3. Lakewood
4. Alter

All parks are disconnected from each other





# Improve Access

**REC #1:** To Riverfront Parks

**REC #2:** To Canals

# REC #1: Improve Access to Riverfront Parks

Proposed access points:

- ① Maheras-Gentry Park Entry
- ② AB Ford Park Gateways
- ③ AB Ford Canopy Bridge





# REC #1: IMPROVE ACCESS TO RIVERFRONT PARKS



**1 MAHERAS-GENTRY PARK ENTRY (KITCHENER)**



# REC #1: IMPROVE ACCESS TO RIVERFRONT PARKS



**1 MAHERAS-GENTRY PARK ENTRY (KITCHENER)**



# REC #1: IMPROVE ACCESS TO RIVERFRONT PARKS



**2 AB FORD PARK GATEWAYS (PIPER)**



# REC #1: IMPROVE ACCESS TO RIVERFRONT PARKS



**2 AB FORD PARK GATEWAYS (PIPER)**



# REC #1: IMPROVE ACCESS TO RIVERFRONT PARKS



**3 AB FORD CANOPY BRIDGE**



# IMPROVE ACCESS TO RIVERFRONT PARKS



## 3 AB FORD CANOPY BRIDGE



# REC #2: Improve Access to Canals

Proposed access points:

- 4 Lenox-Korte Intersection
- 5 Lenox Site Canal Path
- 6 Canal Crossings
- 7 Alter Canal Path





# REC #2: IMPROVE ACCESS TO CANALS



## 4 LENOX-KORTE INTERSECTION



# REC #2: IMPROVE ACCESS TO CANALS



## 4 LENOX-KORTE INTERSECTION



# REC #2: IMPROVE ACCESS TO CANALS



**5** LENOX SITE CANAL PATH



# REC #2: IMPROVE ACCESS TO CANALS



## 5 LENOX SITE CANAL PATH



# REC #2: IMPROVE ACCESS TO CANALS



**6 CANAL CROSSINGS (END OF ASHLAND)**



## REC #2: IMPROVE ACCESS TO CANALS



**6 CANAL CROSSINGS (END OF ASHLAND)**

## REC #2: IMPROVE ACCESS TO CANALS



**6 CANAL CROSSINGS (END OF ASHLAND)**



# REC #2: IMPROVE ACCESS TO CANALS



## 6 CANAL CROSSINGS (END OF ASHLAND)



# REC #2: IMPROVE ACCESS TO CANALS



**7 ALTER CANAL PATH**



# REC #2: IMPROVE ACCESS TO CANALS



**7 ALTER CANAL PATH**



# Improve Neighborhood Experience



**Start:  
Eastlawn**

**Walk to AB Ford Waterfront:  
10 min.**







# Improve Neighborhood Experience



**Start:  
Eastlawn**

**Walk to AB Ford Waterfront:  
8 min.**

**Walk to Lakewood East Park:  
5 min.**

**Total: 13 min.**



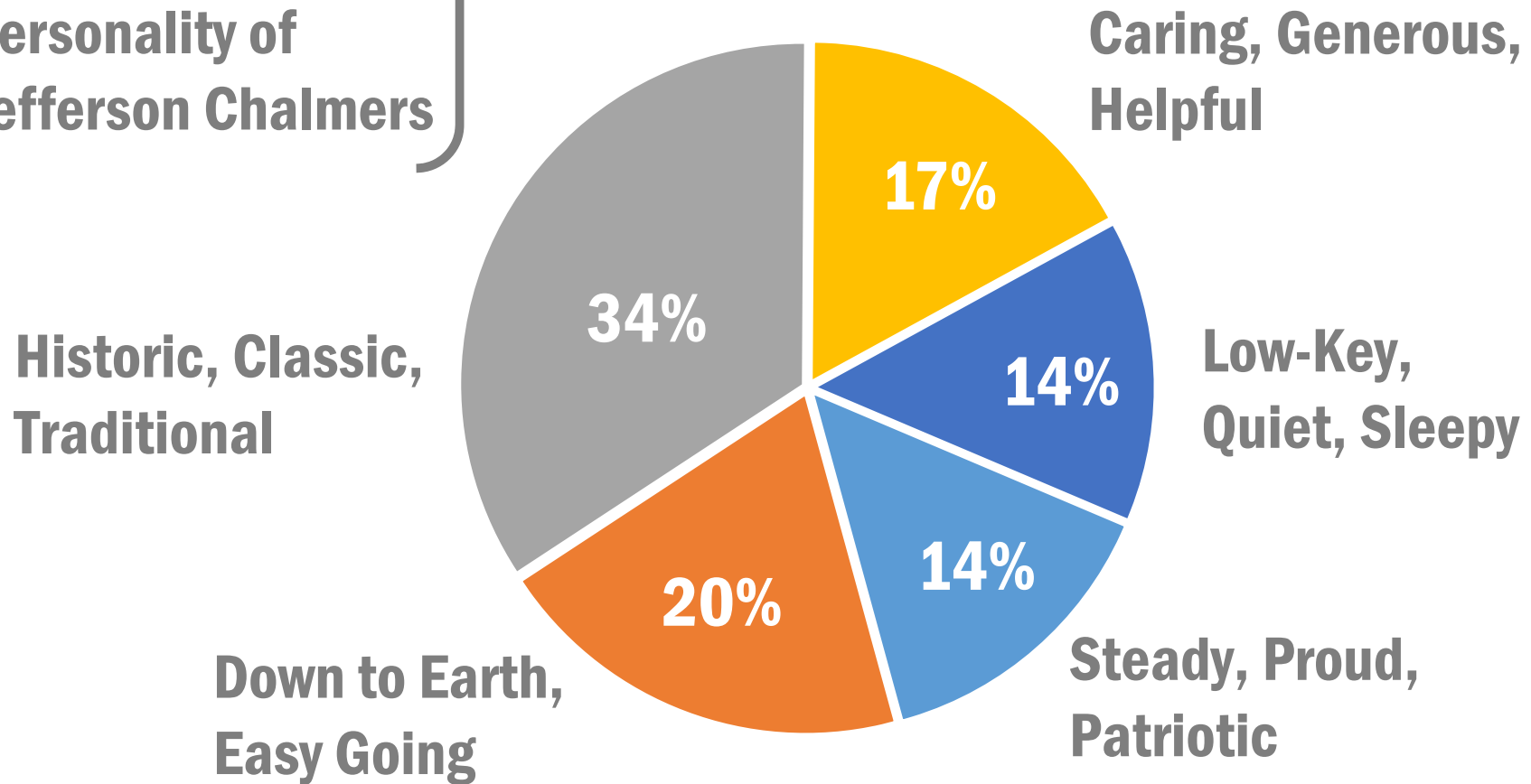


2

**NEIGHBORHOOD FABRIC**

## What We Heard: Community Meeting #2

Describe the personality of Jefferson Chalmers





**REC #3:**

**Rehab**

**Land Bank-Owned**

**Vacant Houses**

# REC #3: REHAB LAND BANK-OWNED VACANT HOUSES

Image: Fitz Forward rehab of 128 houses in Fitzgerald, priced at \$50k to \$100k



- Restore 5 to 13 houses identified for rehab potential
- Clustered in Conner/Tennessee/Clairpointe area
- Prioritize and define “affordability”
- Leverage existing Land Bank programs, or partner with developer



**REC #4:**

**Establish a  
Conservation Overlay  
District**

# REC #4: ESTABLISH A CONSERVATION OVERLAY DISTRICT

1. PIPER-AVONDALE AREA



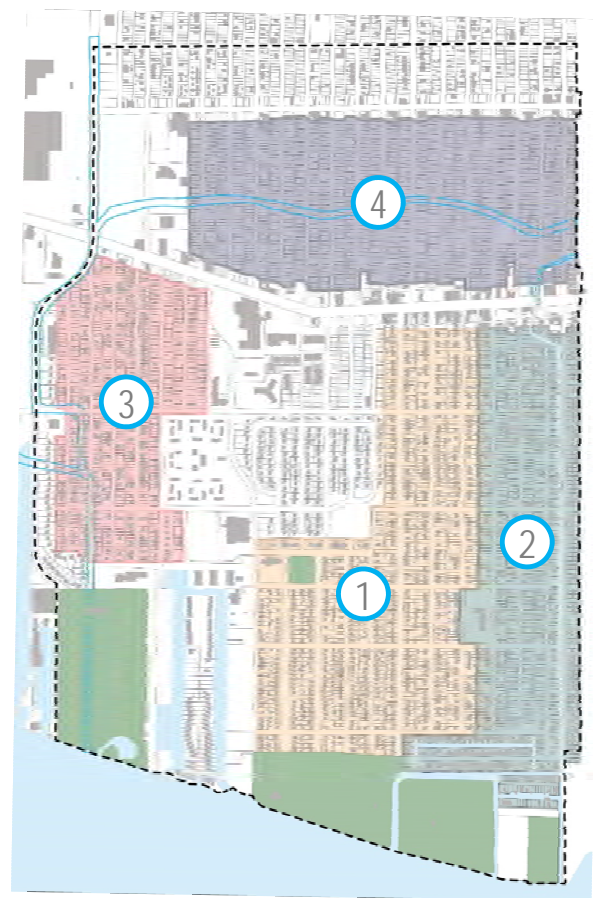
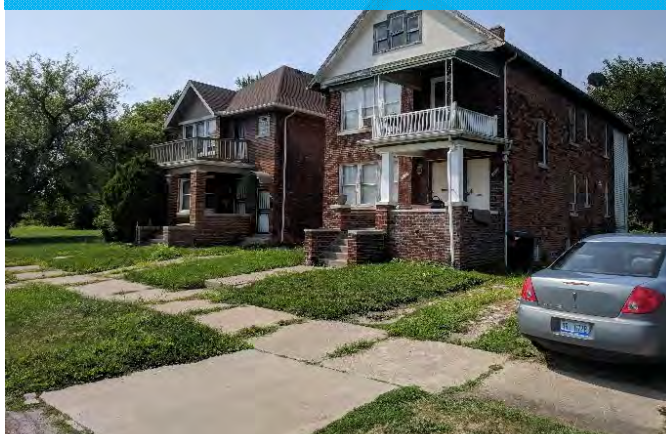
2. MANISTIQUE-ESSEX AREA



3. CONNER-FREUD AREA



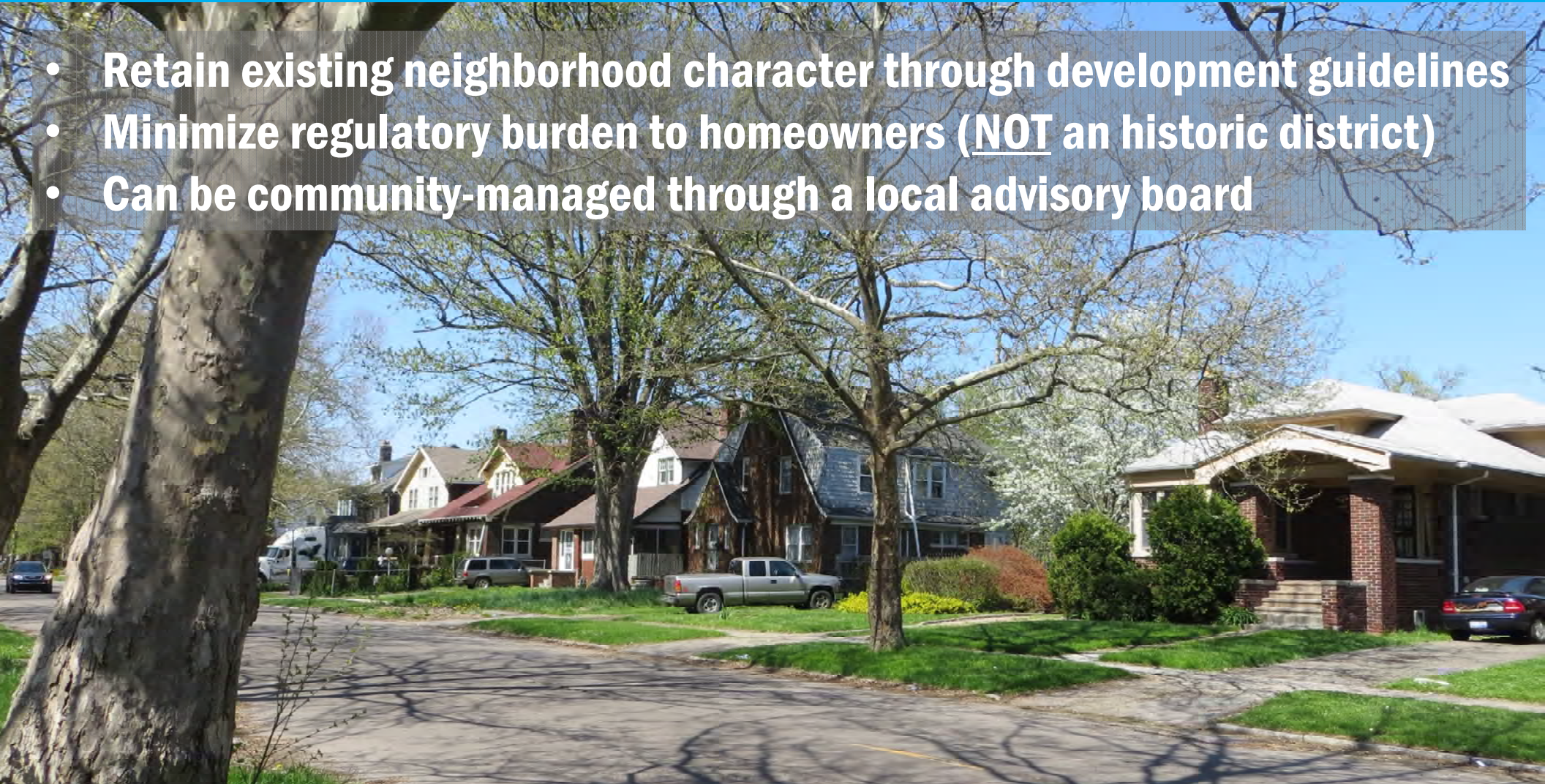
4. LAKEWOOD-KERCHEVAL AREA





## REC #4: ESTABLISH A CONSERVATION OVERLAY DISTRICT

- Retain existing neighborhood character through development guidelines
- Minimize regulatory burden to homeowners (NOT an historic district)
- Can be community-managed through a local advisory board



**REC #5:**

# **Improve Streetscapes**

**Street Trees**

**Rain Gardens**

**Traffic Calming**



# REC #5: IMPROVE STREETSCAPES



**EXISTING (LAKEWOOD)**



# REC #5: IMPROVE STREETS CAPES



**EXISTING (EASTLAWN)**



# REC #5: IMPROVE STREETSCAPES



**PROPOSED (EASTLAWN) – 12 MONTHS**



# REC #5: IMPROVE STREETSCAPES



**PROPOSED (EASTLAWN) – 5 YEARS**



**REC #6:**

# **Improve Pedestrian Connections**

**Non-motorized Path with Amenities**

## REC #6: Improve Pedestrian Connections

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

Long blocks make walking around the neighborhood even more difficult.





## **REC #6: Improve Pedestrian Connections**

**Proposed non-motorized paths through vacant lots allow for better pedestrian connections**

**Amenities provided along paths**

- **Play (tot lots)**
- **Seating**
- **Planting/ stormwater management**

**Always a buffer of at least one lot between occupied homes and the path**



# REC #6: IMPROVE PEDESTRIAN CONNECTIONS





# REC #6: IMPROVE PEDESTRIAN CONNECTIONS



**EXISTING**



# REC #6: IMPROVE PEDESTRIAN CONNECTIONS





# Reuse Vacant Lots

**REC #7:** Expand Existing Land-Based Ventures

**REC #8:** Rain Gardens

**REC #9:** Solar Pilot Projects

**REC #10:** Forest Patches

# REC #7: REUSE VACANT LOTS: EXPAND EXISTING LAND-BASED VENTURES



**Feedom Freedom**

**EXISTING**



## REC #7: REUSE VACANT LOTS: EXPAND EXISTING LAND-BASED VENTURES

- Partner with existing neighborhood growers and non-profits to scale-up their operations





# REC #8: REUSE VACANT LOTS: RAIN GARDENS



**EXISTING**



# REC #8: REUSE VACANT LOTS: RAIN GARDENS

- Help mitigate local flooding
- Improve environmental education

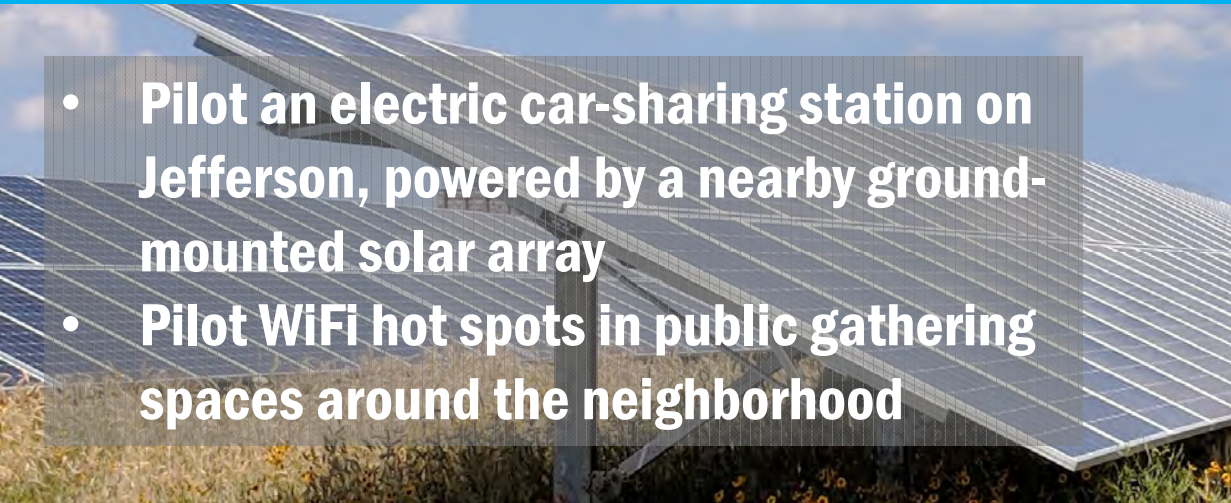


**PROPOSED**



# REC #9: REUSE VACANT LOTS: SOLAR PILOT PROJECTS

- Pilot an electric car-sharing station on Jefferson, powered by a nearby ground-mounted solar array
- Pilot WiFi hot spots in public gathering spaces around the neighborhood





# REC #9: REUSE VACANT LOTS: FOREST PATCHES

- Restore natural forest habitat in high-vacancy areas North of Jefferson
- Partner with non-profit operator to maintain premises
- Improve environmental education





# **REC #11: Reactivate Guyton**



# REC #11: REACTIVATE GUYTON

- Prioritize restoration of gymnasium and auditorium for **community use**
- Adapt classrooms into approx **40-45 units of rental housing**
- Potential for **many to all units to be affordable at 50% AMI**, which means **\$798/month for a 2BR\***
- Potential second phase of infill housing on school grounds or adjacent lots

\*Current market-rate rent for a 2BR in Jefferson Chalmers is approx. \$1,525/month





**REC #12:**

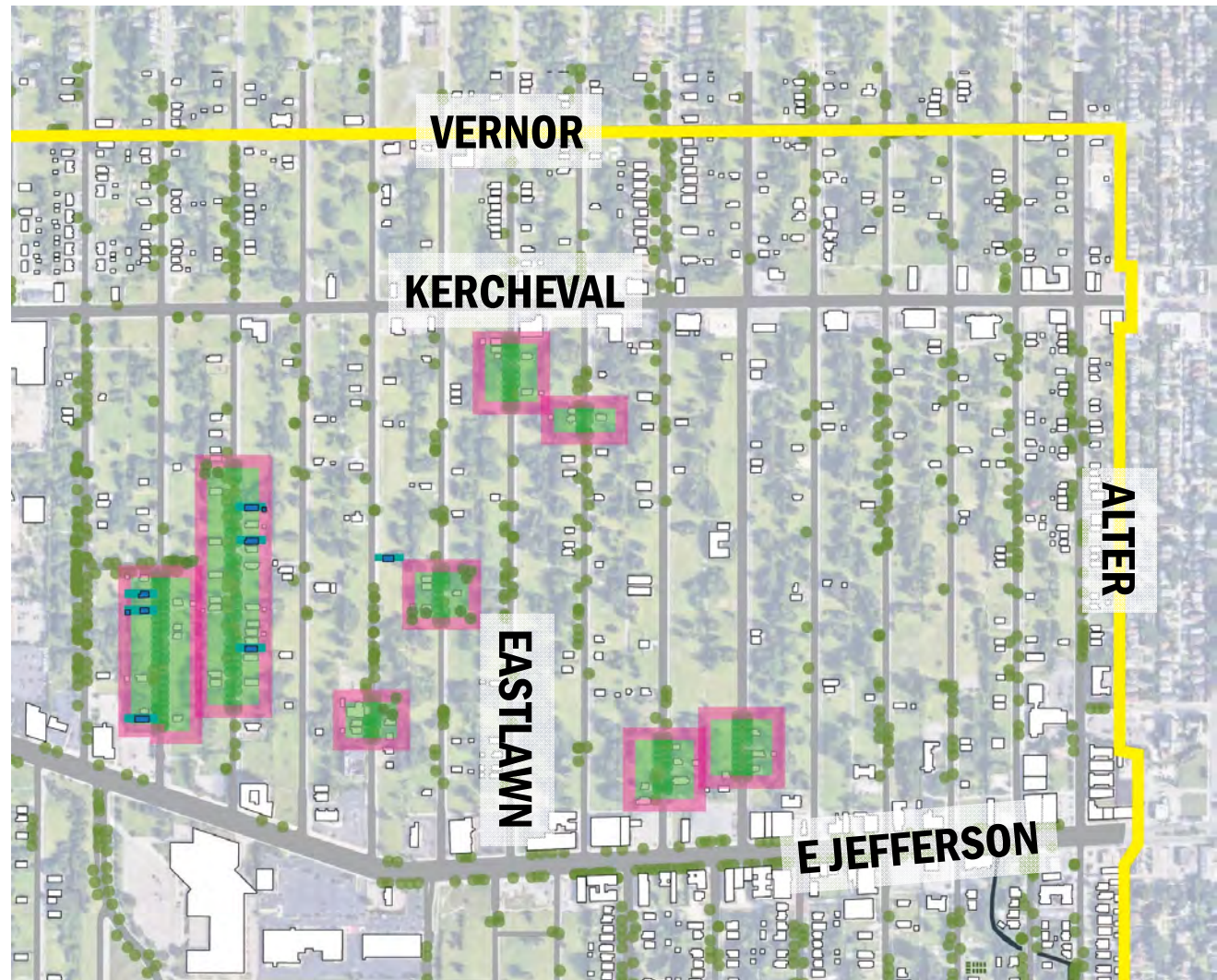
**Stabilize**

**High-Vacancy Areas**



## REC #12: Stabilize High-Vacancy Areas

- Create a sense of place
- Cluster physical improvements
- Improve safety
- Preserve affordability and create pathways to home ownership
- Alternative land ownership model





# REC #12: STABILIZE HIGH-VACANCY AREAS



**EXISTING (LENOX)**



# REC #12: STABILIZE HIGH-VACANCY AREAS



**PROPOSED (LENOX)**



# REC #12: STABILIZE HIGH-VACANCY AREAS







3

JEFFERSON



**REC #13:**

**Mixed-Use  
Development at  
Jefferson & Piper**



# REC #13: MIXED-USE DEVELOPMENT AT JEFFERSON & PIPER

- Attract a full-service **grocery store**
- Small-scale retail space for **local shops**
- Construct approximately **200 to 250 units** of new rental housing
- Potential for approx 1/3 of units to be **affordable at 50%-60% AMI**, which means **\$798-\$958/month** for a 2BR\*



\*Current market-rate rent for a 2BR in Jefferson Chalmers is approx. \$1,525/month



**REC #14:**

**Support**

**Neighborhood-Serving**

**Retail**



# REC #14: SUPPORT NEIGHBORHOOD-SERVING RETAIL

- **Retain existing businesses through Motor City Restore**
- **Attract new businesses and reactivate vacant storefronts through Motor City Match**
- **Support local CDCs in neighborhood commercial redevelopment**





QUESTIONS  
AND ANSWERS  
(30 MINUTES)



# SCORING OF RECOMMENDATIONS (30 MINUTES)



# Instructions

## STAKEHOLDER SCORECARD: INITIAL RECOMMENDATIONS

RESPOND ONLINE AT: [DETROITMI.GOV/JEFFERSONCHALMERS](http://DETROITMI.GOV/JEFFERSONCHALMERS) JEFFERSON CHALMERS COMMUNITY MEETING #3  
OCTOBER 9, 2018

NEIGHBORHOOD FRAMEWORK PLAN

### 1. IMPROVE ACCESS TO RIVERFRONT PARKS

- Open up second non-motorized entrance at Maheras-Gentry
- Open up fenced-off entrances (along Scripps) to AB Ford Park to non-motorized access
- Connect waterfront parks to each other with a river-walk



How much of a priority is this recommendation to you?

① ② ③ ④ ⑤  
Very High Priority High Priority Neutral Low Priority Very Low Priority

What are your thoughts about this recommendation?

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### 2. IMPROVE ACCESS TO CANALS

- Create a canal-walk on top of the raised berm that runs along Alter Road and the Fox Creek Canal
- Create canal access point at the Norte & Lenox intersection
- Create non-motorized crossings across Fox Creek Canal at Alter & Essex and Alter & Harbor Island St.



How much of a priority is this recommendation to you?

① ② ③ ④ ⑤  
Very High Priority High Priority Neutral Low Priority Very Low Priority

What are your thoughts about this recommendation?

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### 3. REHAB LAND BANK-OWNED VACANT HOUSES

- Restore 5 to 13 houses identified for rehab potential
- Identified houses are clustered in Conner/ Tennessee/ Clairpointe Area
- Prioritize and define "affordability" (even if possible affordability is currently being studied)
- Leverage existing Land Bank programs, or partner with developer



How much of a priority is this recommendation to you?

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What are your thoughts about this recommendation?

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### 4. ESTABLISH A CONSERVATION OVERLY DISTRICT

- Retain existing neighborhood character through development guidelines
- Minimize regulatory burden to homeowners (NOT an historic district)
- Can be community-managed through a local advisory board



How much of a priority is this recommendation to you?

① ② ③ ④ ⑤  
Very High Priority High Priority Neutral Low Priority Very Low Priority

What are your thoughts about this recommendation?

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1. Darken the appropriate circle to score each recommendation

2. Include written comments if you prefer

3. Return your scorecard to a facilitator

**Facilitators are present to guide you!**

## Recommendation **1** of **14**

### Improve access to riverfront parks



- Open up second non-motorized entrance at Maheras-Gentry
- Open up fenced-off entrances (along Scripps) to AB Ford Park to non-motorized access
- Connect waterfront parks to each other with a river-walk

**Is this recommendation a priority for you?**



## Recommendation 2 of 14

### Improve access to canals



- Create a canal-walk on top of the raised berm that runs along Alter Road and the Fox Creek Canal
- Create canal access point at the Korte & Lenox intersection
- Create non-motorized crossings across Fox Creek Canal at Alter & Essex and Alter & Harbor Island St

**Is this recommendation a priority for you?**

# Recommendation **3** of **14**

## Rehab Land Bank-owned vacant houses



- Restore 5 to 13 houses identified for rehab potential
- Identified houses are clustered in Conner/Tennessee/Clairpointe Area
- Prioritize and define “affordability” (level of possible affordability is currently being studied)
- Leverage existing Land Bank programs, or partner with developer

**Is this recommendation a priority for you?**



## Recommendation 4 of 14

### Establish a Conversation Overlay District



- Retain existing neighborhood character through development guidelines
- Minimize regulatory burden to homeowners (NOT a historic district)
- Can be community-managed through a local advisory board

**Is this recommendation a priority for you?**

## Recommendation 5 of 14

### Improve streetscapes



- Plant trees along street to improve everyday experience
- Install rain gardens along sidewalk to mitigate local flooding
- Install traffic calming features to reduce speeding

**Is this recommendation a priority for you?**



## Recommendation 6 of 14

### Improve pedestrian connections



- **Connect neighborhood destinations (waterfront, schools, retail) with non-motorized shortcuts through long blocks**
- **Formalize existing informal footpaths**
- **Provide amenities along path (playgrounds, gardens, seating, art)**

**Is this recommendation a priority for you?**

## Recommendation 7 of 14

### Reuse vacant lots: expand existing land-based ventures



- Partner with existing neighborhood growers and non-profits to scale-up their operations
- Leverage large inventory of Land Bank-owned vacant lots

Is this recommendation a priority for you?



## Recommendation 8 of 14

### Reuse vacant lots: rain gardens



- Plant and manage rain gardens on vacant lots to help mitigate local flooding
- Improve environmental education through experiential learning

Is this recommendation a priority for you?

## Recommendation 9 of 14

### Reuse vacant lots: solar pilot project



- Pilot an electric car-sharing station on Jefferson, powered by a nearby ground-mounted solar array
- Pilot WiFi hot spots in public gathering spaces around the neighborhood

Is this recommendation a priority for you?



# Recommendation **10** of **14**

## Reuse vacant lots: forest patches



- Restore natural forest habitat in high-vacancy areas north of Jefferson
- Partner with non-profit operator to maintain the premises
- Improve environmental education through experiential learning

**Is this recommendation a priority for you?**

# Recommendation **11** of **14**

## Reactivate Guyton



- Prioritize restoration of gymnasium and auditorium for community use
- Adapt classrooms into approximately 40-45 units of rental housing
- Potential for many to all units to be affordable at 50% AMI, which means \$798/month for a 2BR (current market-rate rent for a 2BR is approx. \$1,525/month)
- Potential second phase of infill housing on school grounds or adjacent lots

**Is this recommendation a priority for you?**



## Recommendation 12 of 14

### Stabilize high-vacancy areas



- Create a sense of place in high-vacancy blocks north of Jefferson
- Cluster physical improvements like gateways, sidewalk improvements
- Follow crime prevention through environmental design (CPTED) principles
- Preserve affordability and create pathways to home ownership through an alternative land ownership model

Is this recommendation a priority for you?

## Recommendation **13** of **14**

### Mixed-use development at Jefferson & Piper



- Attract a full-service grocery store
- Small-scale retail space for local shops
- Construct approximately 200 to 250 units of new rental housing
- Potential for approx 1/3 of units to be affordable at 50%-60% AMI, which means \$798-\$958/month for a 2BR  
  
(current market-rate rent for a 2BR is approx.\$1,525/month)

**Is this recommendation a priority for you?**



## Recommendation **14** of **14**

### Support neighborhood-serving retail



- Retain existing businesses through Motor City Restore
- Attract new businesses and reactivate vacant storefronts through Motor City Match
- Support local CDCs in neighborhood commercial redevelopment

**Is this recommendation a priority for you?**

# Instructions

## STAKEHOLDER SCORECARD: INITIAL RECOMMENDATIONS

RESPOND ONLINE AT: [DETROITMI.GOV/JEFFERSONCHALMERS](http://DETROITMI.GOV/JEFFERSONCHALMERS) JEFFERSON CHALMERS COMMUNITY MEETING #3  
NEIGHBORHOOD FRAMEWORK PLAN OCTOBER 9, 2018

### 1. IMPROVE ACCESS TO RIVERFRONT PARKS

- Open up second non-motorized entrance at Maheras-Gentry
- Open up fenced-off entrances (along Scripps) to AB Ford Park to non-motorized access
- Connect waterfront parks to each other with a river-walk



How much of a priority is this recommendation to you?



What are your thoughts about this recommendation?

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### 2. IMPROVE ACCESS TO CANALS

- Create a canal-walk on top of the raised berm that runs along Alter Road and the Fox Creek Canal
- Create canal access point at the Korte & Lenox intersection
- Create non-motorized crossings across Fox Creek Canal at Alter & Essex and Alter & Harbor Island St.



How much of a priority is this recommendation to you?



What are your thoughts about this recommendation?

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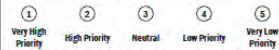
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### 3. REHAB LAND BANK-OWNED VACANT HOUSES

- Restore 5 to 13 houses identified for rehab potential
- Identified houses are clustered in Conner, Tennessee/Claipointe Area
- Prioritize and define "affordability" (even if possible affordability is currently being studied)
- Leverage existing Land Bank programs, or partner with developer



How much of a priority is this recommendation to you?



What are your thoughts about this recommendation?

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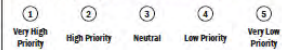
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### 4. ESTABLISH A CONSERVATION OVERLY DISTRICT

- Retain existing neighborhood character through development guidelines
- Minimize regulatory burden to homeowners (NOT an historic district)
- Can be community-managed through a local advisory board



How much of a priority is this recommendation to you?



What are your thoughts about this recommendation?

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1. Darken the appropriate circle to score each recommendation

2. Include written comments if you prefer

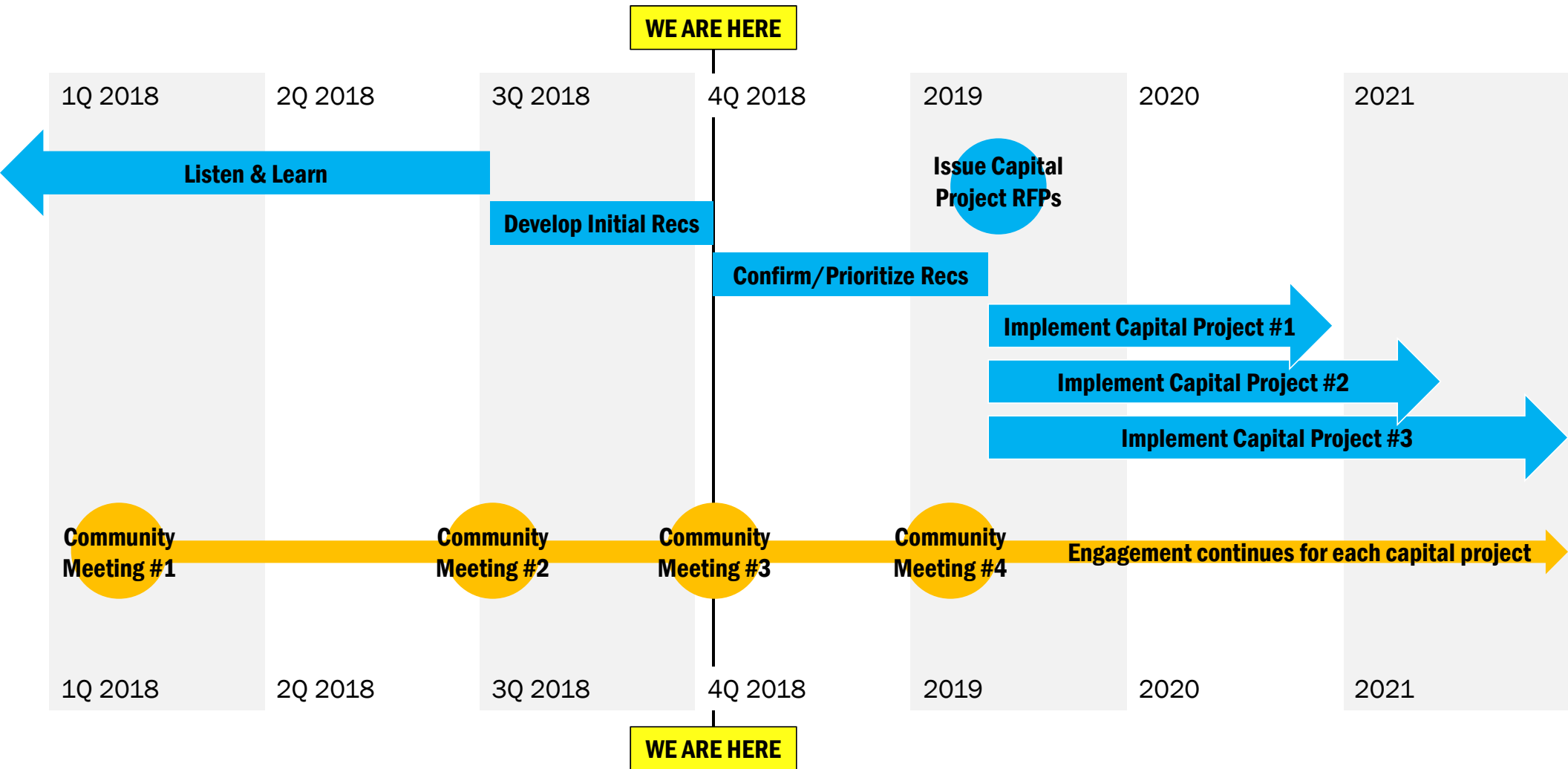
3. Return your scorecard to a facilitator

4. Facilitators: bring completed scorecards up to the stage to be counted!



# LIVE RESULTS & NEXT STEPS

# Project Schedule





## Stay Connected

**[detroitmi.gov/JeffersonChalmers](https://detroitmi.gov/JeffersonChalmers)**

- Access and submit a scorecard online
- Subscribe to the monthly newsletter
- Access the project document archive

**Office Hours: Mondays 5:30-7:00 thru Oct 29**

- Every Mon 5:30 – 7:00 through Oct 29
- Monteith Library, Kercheval & Eastlawn
- Get your questions answered
- Chat 1-on-1 with the planning/design team