



JEFFERSON CHALMERS NEIGHBORHOOD FRAMEWORK PLAN

COMMUNITY MEETING #3 – ENGAGEMENT SUMMARY

OCTOBER 9, 2018

SUMMARY

The Jefferson Chalmers Neighborhood Framework Plan held its third Community Meeting Tuesday, October 9 from 6:00– 8:00pm at the Salvation Army at 3000 Conner Street. At this point in the planning process, this meeting intended to:

1. Review the purpose and scope of the Jefferson Chalmers Neighborhood Framework Plan:
 - a. Reiterate the goals, timeline, and expected outcomes for the neighborhood planning process
 - b. Where community priorities fell outside the scope of the plan, refer residents to resources that address their priorities
2. Recap where we are in the planning process
 - a. Clarify purpose of Community Meeting #3 is to present and get feedback on initial recommendations
 - b. Summary of outreach methods and process to-date, including highlights from community input
3. Walk through initial recommendations
4. Receive feedback on the information shared (listed above), especially on the initial list of recommendations.

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.

The evening's program began with a presentation by the City of Detroit's Planning and Development Department's Director Maurice Cox. 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.

Alexa Bush, the Planning Department's Director for the East Region, followed with a presentation recapping the Jefferson Chalmers planning process up until this point. She included a summary of the outreach methods and process, providing examples of the numerous engagement events the City and team has been leading. Some of the events include the establishment and monthly meeting of the Residents in Action Committee, holding quarterly town hall meetings, attending block club meetings in the neighborhood, and gathering stakeholder groups centered around specific topics, such as existing land-based ventures in the neighborhood and a teen group.

Next, Allen Penniman, Project Manager for the Jefferson Chalmers plan, also from the Planning Department, walked the attendees

through the initial recommendations.

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 provide a framework for the future of the neighborhood, focused on four main scope areas:

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

Under these scope areas, the team provided 14 initial recommendations building off of the neighborhood's existing strengths: the Waterfront, Neighborhood Fabric, and Jefferson.

These initial recommendations include:

Waterfront:

1. Improve Access to Riverfront Parks
2. Improve Access to Canals

Neighborhood Fabric:

3. Rehab Land Bank-owned Vacant Houses
4. Establish a Conservation Overlay District
5. Improve Streetscapes
6. Improve Pedestrian Connections
7. Reuse Vacant Lots: Expand Existing Land-Based Ventures
8. Reuse Vacant Lots: Rain Gardens
9. Reuse Vacant Lots: Solar Pilot Project
10. Reuse Vacant Lots: Forest Patches
11. Reactivate Guyton
12. Stabilize High-Vacancy Areas

Jefferson:

13. Mixed-Use Development at Jefferson & Piper
14. Support Neighborhood Serving Retail

After the presentation, attendees were invited to participate in a Question and Answer (Q&A) session, facilitated by Letty Azar from the Department of Neighborhoods. Megan Elliot from the General Services Department, which oversees the Department of Parks and Recreation, attended to take questions about waterfront parks and recreation centers. Alycia Meriweather from Detroit Public Schools (DPS) attended to take questions about schools.

During and after the Q&A session, attendees were encouraged to fill out the Initial Recommendation Scorecard, which was

SUMMARY

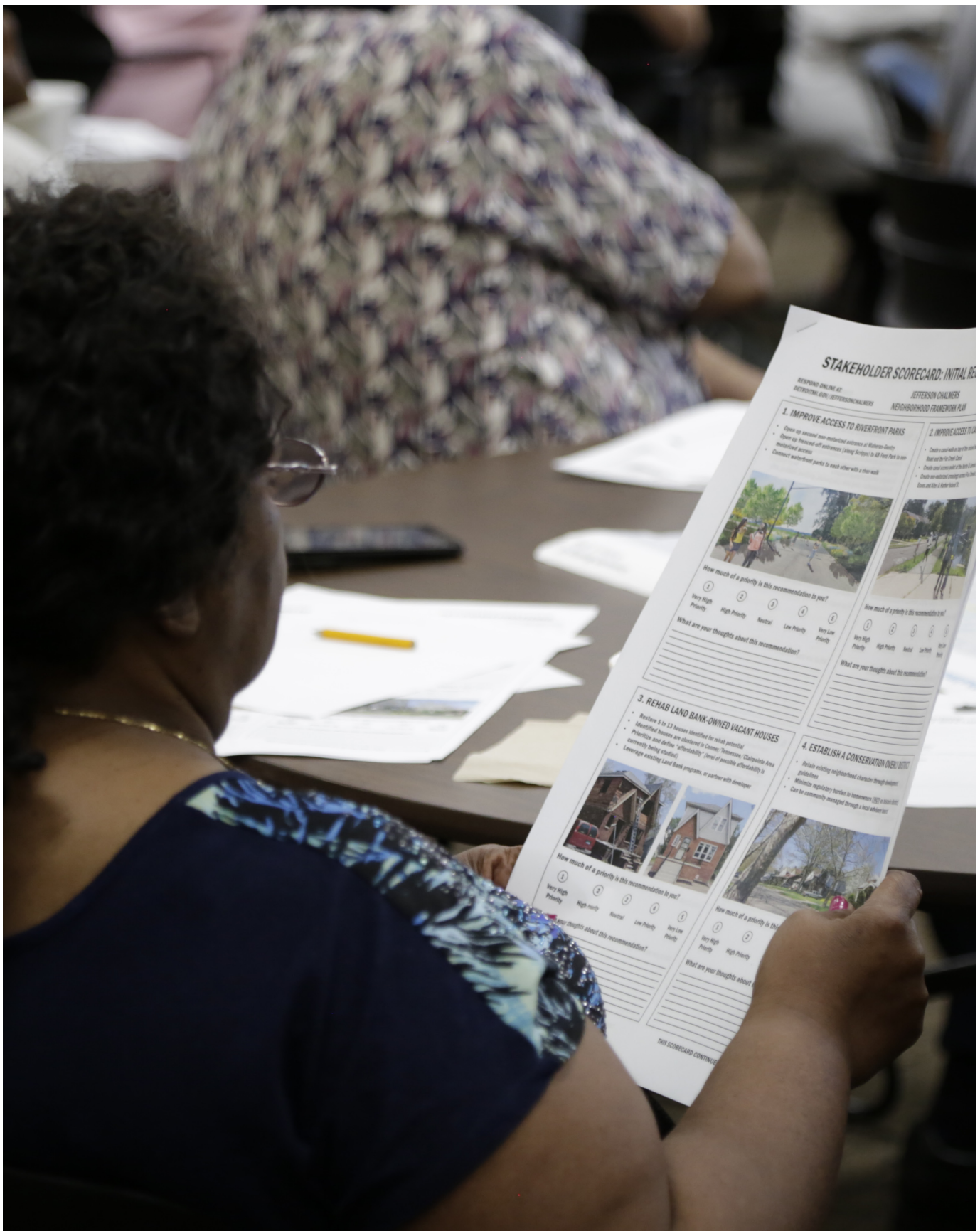
the primary format for feedback. Table facilitators from the city and consultant team, as well as Residents in Action Committee members, helped facilitate the scoring and dialogue.

At the conclusion of the meeting, attendees were ensured that if they weren't able to fill out their score card during the meeting, they could fill it out later and return it to the city by mail. They were also encouraged to tell their neighbors and others who couldn't attend the meeting to fill out the score card online, which is available on the City's website for the Jefferson Chalmers project (detroitmi.gov/jeffersonchalmers).

Included below are the slides from the presentation that cover the 14 recommendations, as well as the score card itself, and all of the feedback the City has received from the meeting and online to date (November 9, 2018). Feedback is still accepted through the new year, until the final community meeting, set to be scheduled in January (exact date still to be determined).



MAURICE COX, PLANNING DIRECTOR, BEGINS THE MEETING |
COMMUNITY DEVELOPMENT ADVOCATES OF DETROIT



AN ATTENDEE READS HER SCORECARD, WHICH ALLOWS RESIDENTS TO PROVIDE FEEDBACK ON THE INITIAL RECOMMENDATIONS | COMMUNITY DEVELOPMENT ADVOCATES OF DETROIT

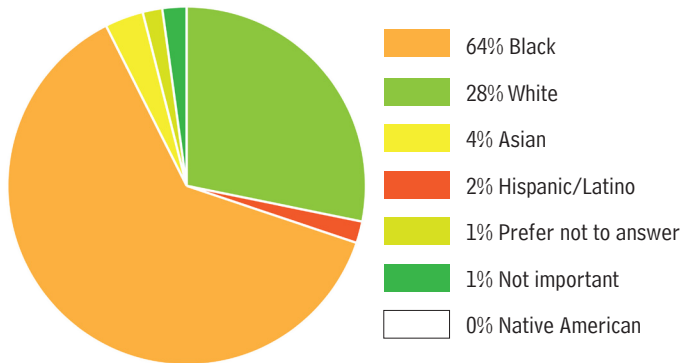
WHO ATTENDED

SURVEY RESULTS BASED ON 56 RESPONSES

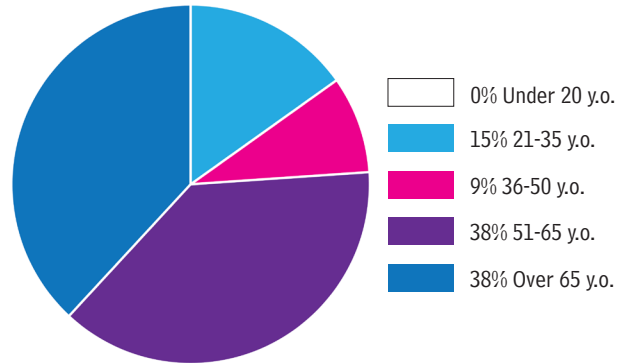
119 attendees

6% either work or own a business in the neighborhood

ETHNICITY:



AGE:



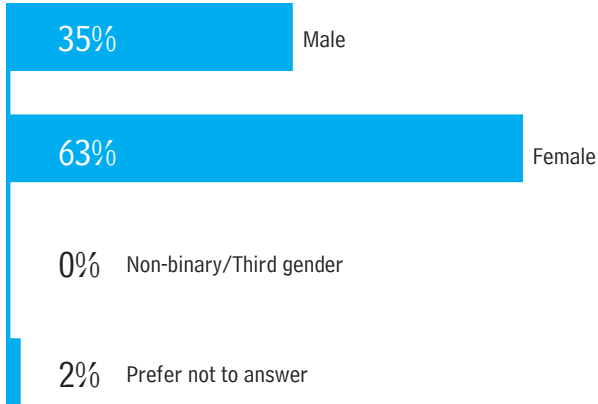
ATTENDEES WATCH AND LISTEN TO THE INTRODUCTION PRESENTATION, HOSTED BY SALVATION ARMY | COMMUNITY DEVELOPMENT ADVOCATES OF DETROIT



WHO ATTENDED

SURVEY RESULTS BASED ON 56 RESPONSES

GENDER:



76% live in Jefferson Chalmers



AN ATTENDEE TAKES NOTES DURING THE MEETING | COMMUNITY DEVELOPMENT ADVOCATES OF DETROIT



PRESENTATION OF INITIAL RECOMMENDATIONS

SUMMARY

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 provide a framework for the future of the neighborhood, focused on four main scope areas:

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WATERFRONT

REC #1 IMPROVE ACCESS TO RIVERFRONT PARKS



MAHERAS-GENTRY PARK ENTRY (KITCHENER) |
W-ARCHITECTURE AND LANDSCAPE ARCHITECTURE



AB FORD PARK GATEWAYS (PIPER) |
W-ARCHITECTURE AND LANDSCAPE ARCHITECTURE

WATERFRONT



AB FORD CANOPY BRIDGE |
W-ARCHITECTURE AND LANDSCAPE ARCHITECTURE

SUMMARY

- 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

FEEDBACK

“Reopen center for the community. Reopen the AB Ford Park as planned.”

“Key to enjoying waterfront. Don't agree with Lakewood canal crossing.”

“It would be great to connect all of the parks.”

“Connect waterfront parks to each other with river walk.”

“I agree with the plan.”

“Not a goal.”

“I think a path connecting all the riverfront parks is exactly what Jefferson Chalmers needs!”

“I love the removal of dead ends into the parks. I completely disagree with a bridge. It's been discussed. It is not feasible.”

“Riverwalk all the way down with bridge etc would be great.”

“Green space is important for health, welfare, and nature.

Improves well being, less violence happens in beautiful spaces.”

“Just like residents said, we already have access.”

“We people that live in the neighborhood know the streets to get into parks. We enjoy walking every block does not need to be open.”

“Great idea. How will the improvements affect taxable values?”

“More access to parks is great. We need a bridge to connect the parks. Hiking walking paths needed.”

“Locks need to be established.”

“There should be more access for fishing and bike riding”

“Preserve the parks for the public”

“Improve and restore what is already there. The bridge does not make sense.”

“Thought would need to be given to controlling summer time parking near these new entrances.”

“Connecting the parks is most important to me. Our neighborhood in general feels disconnected. I think this would help push accountability for higher standard of park care.”

“It makes sense to highlight the parks, one of our best assets.”

WATERFRONT

REC #2 IMPROVE ACCESS TO CANALS



LENOX-KORTE INTERSECTION |
W-ARCHITECTURE AND LANDSCAPE ARCHITECTURE



LENOX SITE CANAL PATH |
W-ARCHITECTURE AND LANDSCAPE ARCHITECTURE

WATERFRONT



END OF ASHLAND CANAL CROSSING |
W-ARCHITECTURE AND LANDSCAPE ARCHITECTURE



ALTER CANAL PATH |
W-ARCHITECTURE AND LANDSCAPE ARCHITECTURE

WATERFRONT

SUMMARY

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

FEEDBACK

“Canal crossings are expensive and will not provide large benefit.

“Canal walk impedes on the privacy of Ashland canal front residences and that needs to be addressed.”

“This is a good idea.”

“I agree with the plan.”

“The canal areas are working well on their own.”

“There is access to canals already through the parks around them, i.e. Lakewood East and AB Ford, maheras Gentry, as well as boat layunch and kayak rentals (Detroit River Sports).”

“These are long blocks. #6 addresses pedestrian crossings.

Those may be feasible but not many people live on the inside of the bridge walkway end.”

“Very good also.”

“I do not want hundreds of people looking into my backyard.

I bought my house for privacy. How would you like it if your backyard privacy was taken away from you? I don't want to be on display!”

“Create areas that we can utilize the river”

“I already see the canal.”

“We have access to the rivers why do we need to get to canals?”

“Great idea. How will these improvements affect taxable value?”

“Would be great, not a high priority currently.”

“Should be integrated into storm water management.”

“Sounds like a plan to publicly subsidized private land owners on the canal that haven't done the necessary repairs on their seawalls.”

“It will be beautiful.”

“Our canals are barely maintained at this point, this would establish it as a civic asset.”

“I live on Lenox Street that would directly be affected by this enhancement. I have held out hope this would be included in the planning initiative. Absolutely yes!”

“No.”

“Highlight unique assets such as the canals.”

“I live on Ashland Street. We already have trouble passing boats under the Korte Bridge. Adding walking bridges over Fox Creek canal would complicate this problem. If anything, the Korte bridge should be removed or raised to allow taller boats to pass.”

NEIGHBORHOOD FABRIC

REC #3 REHAB LAND BANK-OWNED HOUSES



BEFORE AND AFTER OF A REHABBED DLBA HOME | DETROIT LAND BANK AUTHORITY

SUMMARY

- 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

FEEDBACK

“Land Bank must be required to roof and gutters every house to secure the structure of the homes. If you don’t have a roof you do not have a house!”

“Transparency thru email, newsletters, etc.”

“Need affordable housing”

“This area needs help!”

“Great idea.”

“I agree with the plan.”

“If possible, we should rehab more than 13 houses; maybe also in other areas of the neighborhood.”

“It seems like 5-13 houses is a very low number.”

“You put up new houses but they are not as good as the ones they tore down.”

“Get these homes rehabbed now. They are disgusting blight and the City should be ashamed!”

“Broken window effect”

“We need to put this at the top.”

“Great idea. What will happen to maintain rental rates not skyrocketing?”

“Existing residents need to have first option to purchase. On my block 3 houses come up for sale over the last year. Each new resident was white. That’s not bad if people of color have also had the opportunity purchase.”

“Need to accelerate transfer ownership faster”

“Priority should be given to development of homes that will be made available to Detroit residents and home buyers. A trusted non-profit partner in the area should be identified to steward the process.”

“Work with a local CDC, not a for-profit developer.”

“Allow owner to get low interest loans or grants for seniors.”

“Blight is terrible and demoralizes residents.”

“I often wonder, who will reach this house first--an arsonist or



rehabber? Our building stock is vulnerable and we need to support auction winners or quickly reclaim homes.”

“I am concerned about putting more money into this area (given Creekside Homes that are now sitting abandon/burned out) until other serious issues are addressed first.”

“Make it valuable through price.”

“Please rehab some duplexes!”

“There are more important things than this right now.”

NEIGHBORHOOD FABRIC

REC #4 ESTABLISH A CONSERVATION OVERLAY DISTRICT

1. PIPER-AVONDALE AREA



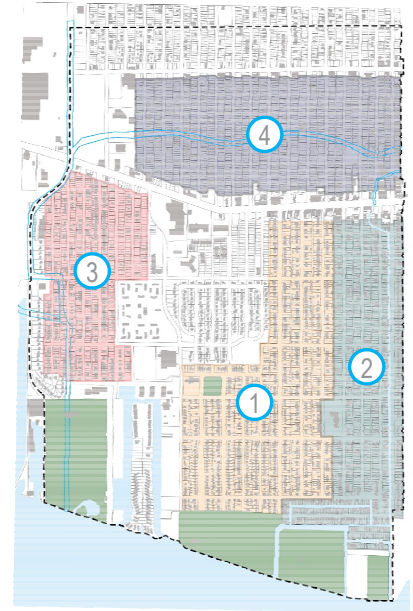
2. MANISTIQUE-ESSEX AREA



3. CONNER-FREUD AREA



4. LAKEWOOD-KERCHEVAL AREA



FOUR CONSERVATION OVERLAY DISTRICT AREAS | QUINN EVANS ARCHITECTS



EXAMPLE OF A STREET WITHIN JEFFERSON CHALMERS | QUINN EVANS ARCHITECTS



NEIGHBORHOOD FABRIC

SUMMARY

- 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

FEEDBACK

“Managed by CDC.”

“Advisory board must also include local residency.”

“Continue character of neighborhood and history.”

“Excellent idea.”

“I agree with the plan.”

“Anything that places restrictions on residents will diminish the community.”

“If it ain't broke don't fix it.”

“We have bigger problems.”

“Make sure seniors on fixed income are able to repair homes thru reinstatement of senior repair grant. Seniors especially don't want to take out a loan (10% interest or not) and risk losing their homes.”

“This depends on guidelines.”

“Especially north of Jefferson.”

“It is important as long as evenly balanced board membership.”

“While giving more freedom to homeowners, this would not make the properties eligible for certain funding or protect them from demolition.”

“Not needed. Enforce zoning laws and repair standards.”

“Very confusing.”

“Not needed.”

“Interesting, need more info.”

“Who will review/enforce guidelines?”

Development guidelines are important, but I think homes should also be addressed.”

“May look good on paper... but have concerns about implementation.”

“To soon to develop this idea.”

“This is fine as long as you don't create any regulations against multifamily homes or apartment buildings.”

“This neighborhood is very special. We definitely need to retain its character while making it easy for residents to comply.”

NEIGHBORHOOD FABRIC

REC #5 IMPROVE STREETSAPES



PROPOSED STREET TREES AND STORMWATER ALONG (EASTLAWN) | W-ARCHITECTURE AND LANDSCAPE ARCHITECTURE

SUMMARY

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

FEEDBACK

“Rain gardens and storm water holding ponds. Build swales in vacant land to hold water. Fruit trees, native and variety!”
 “Need peaceful calmness, balance and harmony.”
 “Natural water management is key.”
 “Excellent.”
 “Plant trees.”
 “Great idea for added beauty and flooding reduction. Would it be possible to create rain gardens / flood mitigation in alleys as well?”
 “I think we need to fix the roads. They flood in the same spots always. Plant some trees!”
 “Looks good.”
 “Fix the bloody sidewalks.”

“Green stormwater infrastructure is the best part about this.”
 “Needed now.”
 “Repair roads.”
 “Rain gardens to mitigate storm water”
 “We need more street lights.”
 “No trees.”
 “Love the idea of the rain gardens along sidewalk.”
 “No more planting trees because city do not take care of the trees.”
 “We need speed bumps on my street between Kercheval and Jefferson on Lenox.”
 “Update infrastructure is more of a primary structure.”
 “Remove dead tress needs to be in the plan, the pictures with the same dead tree after five years!?”
 “The speeding through Philip will one day kill someone. Numerous households have children and there are cars going 70mph down the street. This isn’t a planning problem, this is a take action now problem. Help fix if you can please, now.”
 “People have a lot of curb side trash where would it go?”
 “A beautiful environment is a safer and more secure environment.”
 “Allow on-street parking on both sides of street to create street traffic calming effect.”
 “Our most successful streets have trees!”
 “Absolutely a yes!”
 “Excellent.”
 “This may be the least expensive improvement and yet, it will get



the most visibility and thus positively effect many people.”

“Yes! This is exactly what we need! This is the highest priority possible. Especially the street trees and traffic calming.”

“This is key to improving neighborhood value. Establishing a neighborhood/resident group to maintain installed features would be nice.”

“More trees is always good. Rain gardens are a great idea with rainfall increasing. Speeding is a huge problem here and we need to take any steps necessary to reduce it.”

NEIGHBORHOOD FABRIC

REC #6 IMPROVE PEDESTRIAN CONNECTIONS



BIRDS EYE VIEW OF PEDESTRIAN PATH THROUGH VACANT LOTS | W-ARCHITECTURE AND LANDSCAPE ARCHITECTURE



PEDESTRIAN PATH ALSO CALMS TRAFFIC AND ADDS AMENITIES | W-ARCHITECTURE AND LANDSCAPE ARCHITECTURE

NEIGHBORHOOD FABRIC

SUMMARY

- 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)

FEEDBACK

“Great idea, because people are walking through vacant lots and other people’s backyards which is not safe.”

“Connect neighbors.”

“Good also - especially to use pathways already established.”

“I think it’s a great idea but I think there are other priorities that come before this.”

“Love the idea of the amenities along path.”

“Love interconnecting the community. Great idea.”

“Smart idea.”

“I would rather have current sidewalks improved.”

“Great idea to formalize desire paths.”

“I can’t walk around my neighborhood--it is literally where the sidewalk ends.”

“Not a priority given other projects needing attention first.”

“Make it safer, first.”

“Love this idea! This will really add character to the area and make people excited to explore their neighborhoods.”

Connecting to the back of the shopping center on Jefferson is important. This may require partnership with gated communities—that can seem like a barrier to neighborhood connectivity, due to their design.”

“I love this idea. The lots should be turned into green spaces with paths connecting streets.”

NEIGHBORHOOD FABRIC

REC #7

REUSE VACANT LOTS: EXPAND EXISTING LAND-BASED VENTURES



EXISTING LAND-BASED VENTURES ARE ASSISTED WITH THEIR EXPANSION | W ARCHITECTURE AND LANDSCAPE ARCHITECTURE

SUMMARY

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

FEEDBACK

“Perhaps selling foods to local restaurants.”
 “Detroit Abloom as a succesful model for repurposing vacant land.”
 “Will rodent control be prioritized?”
 “We should reuse vacant land to produce flowers and food to create local jobs and beautify the neighborhood. Why is there no mention of the Garden Detroit’s work to establish a model land-use project based on lot flower farming?”
 “Key to beautification.”
 “Great idea. I love Feedom Freedom and this is great for other non-profits as well.”

“Partner.”
 “Organic only for our river and children.”
 “Only organic will be accepted don’t poison the environment with your dirty chemicals.”
 “Great idea.”
 “How are you going to leverage DLBA lots? This needs to be vetted.”
 “No pesticides.”
 “Only if growers are small and don’t use pesticides. Only organic with community benefits.”
 “The land bank should try to sell vacant lots owned by the Land Bank to first sell to the existing homeowners. I know they maintain the lots!”
 “Utilize for more green infrastructure.”
 “Work with ECN.”
 “Love this idea to help existing organizations that are making a difference.”
 “No neighborhood growers.”
 “Rather that vacant lots be constructed on to increase density.”
 “We must turn blight into beauty by growing food and flowers.”
 “Should be community, cooperatively owned.”
 “Current growers are near capacity.”
 “We have so much creativity already around vacant lots, let’s keep that as part of our unique identity.”



“Concerns on who/how this would be decided/managed. Not another land grab scheme!”

“Keeps the value up.”

“The KC community ought to support the growth of The Garden Detroit who is using flower farming as a way to turn vacant land into beautiful and productive landscapes.”

“Great idea!”

“Long term/permanent large lot agricultural use is not ideal for south of Jefferson. Maybe north of Jefferson, or through temporary use permits or leases.”

“Anything that keeps green space green is good. It would be much better if the land bank would make it easier for existing residents to purchase lots to use for green space at a lower cost. I attended to purchase lots from them to start gardening and they would only sell them at investor prices with strict guidelines that make it impossible for a working person to purchase and rehab the land into gardens. This should be addressed. It is still possible to monitor the buyer to be sure they are doing what they say they are going to do without having to make it a very expensive and practically impossible ordeal.”

NEIGHBORHOOD FABRIC

REC #8 REUSE VACANT LOTS: RAIN GARDENS



A RAIN GARDEN IS PLANTED ON A VACANT LOT | W ARCHITECTURE AND LANDSCAPE ARCHITECTURE

SUMMARY

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

FEEDBACK

- “What will the rain gardens do when lot is sold?”
- “We can’t turn community to farming.”
- “Creating rain gardens should be mandatory to mitigate flooding.”
- “Rain water management is key.”
- “Excellent. I love this rain gardens really work! And they are beautiful.”
- “Plant gardens.”
- “Anything to help control flooding.”
- “Great idea, many people are concerned about the continuous flooding in their basements.”
- “Need now.”
- “Good.”

- “As an environmental educator I am highly in support.”
- “Good look and exposure for community.”
- “Work with ECN.”
- “If this will help with the rain runoff and sewage back ups.”
- “Attempting to remove some or all the area from FEMA’s “flood plain” list would help a bunch. Grosse Pointe Park did it, hopefully Detroit can as well.”
- “Decommission and naturalize vacant lots to reduce maintenance.”
- “I think this is part of a larger vacant land strategy. Rain gardens should be placed where they have most impact.”
- “All for environmental education but again have concerns about who/how this will be managed down the road...”
- “Fix infrastructure before this.”
- “Ansolutely, a win win for everyone.”
- “Sounds like this is needed pretty badly due to flooding.”
- “There are plenty of environmentally knowledgeable and passionate residents and Detroit community groups that could help establish and maintain this.”
- “More gardens!”



NEIGHBORHOOD FABRIC

REC #9 REUSE VACANT LOTS: SOLAR PILOT PROJECTS



EXAMPLES OF SOLAR PILOT PROJECTS, INCLUDING ELECTRIC VEHICLE CHARGING STATION AND WIFI HOTSPOT AND CHARGING STATIONS | UNKNOWN IMAGE SOURCES

SUMMARY

- 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

FEEDBACK

“Electric Scooters. MoGo bicycles stations.”
 “Yes.”
 “This is a great opportunity to benefit the community and environment.”
 “All of these are great ideas. The sharing of cars will help our people get to work and school.”
 “Pilot WiFi”
 “No thoughts - could be okay.”
 “Don’t waste my money.”
 “Yes for all but electric car sharing. I think we need rail system, improved public transit.”

“I’m not sure about the car share but definitely the solar pilot.”
 “Connectivity and economic increase are tied to internet access.”
 “Connection to properties to save on energy cost of residence.”
 “Programs to allow solar for homes.”
 “Only for car sharing. Also maybe use the power generated by the solar for emergencies, such as blackouts. Please let us know how the energy is going to be used.”
 “Excellent.”
 “Good idea - need to utilize vacant lots.”
 “Work with ECN.”
 “This seems like low hanging fruit, let’s do it.”
 “More study needed on who would actually use.”
 “Bad idea.”
 “This is an amazing idea. I love the car sharing station idea. That would be huge for Detroit, where car insurance is crazy. If people didn’t have to own cars here it would be a game changer.”
 “This would especially require CPTED. I would want to use my computer at a wifi hotspot but only if I felt safe enough to do it.”
 “Electric car sharing station is a great idea and helps people wrap their head around where the future is going. If anything solar projects will help create awareness which will be the first step.”



NEIGHBORHOOD FABRIC

REC #10 REUSE VACANT LOTS: FOREST PATCHES



EXAMPLES OF A FOREST PATCH AND A PROGRAM THAT HELPS ESTABLISH AND MAINTAIN THROUGH A COMMUNITY PARTNER | UNKNOWN IMAGE SOURCES

SUMMARY

- 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

FEEDBACK

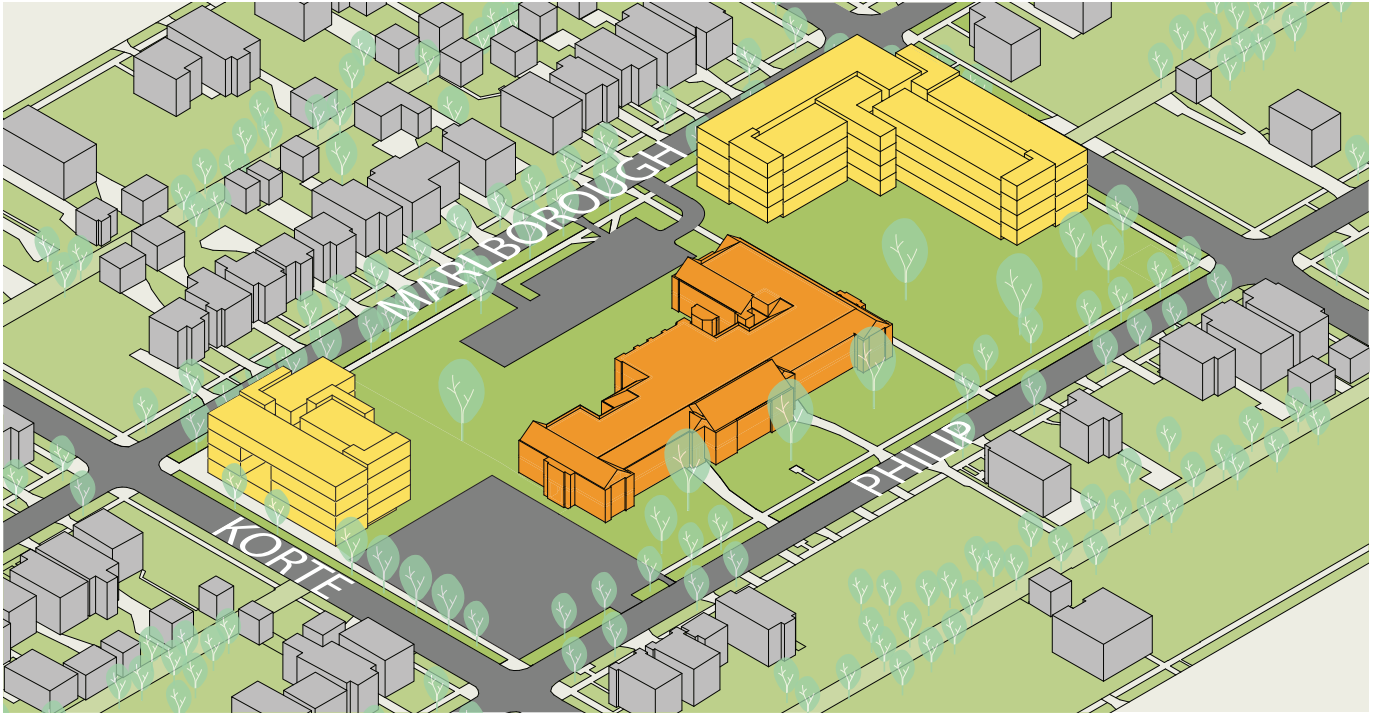
“We already have overgrown trees and brush everywhere, focus on cleaning up and clearing current forest patches.”
 “Use community gardens to provide education.”
 “We need this. It will help our planet and bring our community back in balance also helps with flooding.”
 “Restore natural forest.”
 “We live in a city. Not the woods. Parks are for trees. City life is special all to itself.”
 “If this happens, plant flowering trees please!”
 “Cut the grass; it’s the City”
 “This is a perfect idea just not important as a recreation center.”

“Easy fix.”
 “On the vacant lots, build some homes on these lots--affordable houses.”
 “Carbon recapture should be criteria for plant species. Controlled burning to facilitate further carbon capture.”
 “There should be development on the vacant land!”
 “This adds to the character of our neighborhood. We need friendly forests.”
 “Planting more trees throughout neighborhood (where trees have not been cared for in past) would be my choice.”
 “Squatters and other problems. No woods.”
 “This would be a great area for a 2 acre goshalla, a Hare Krishna dairy which shows how beneficial it is to take care of cows for their entire lives. People from all over the midwest and Canada would visit this cow protection dairy.”
 “Good idea, not sure how much of a priority it is though.”
 “More green space!”



NEIGHBORHOOD FABRIC

REC #11 REACTIVATE GUYTON



BIRDS EYE VIEW OF GUYTON AND POTENTIAL INFILL HOUSING |
W ARCHITECTURE AND LANDSCAPE ARCHITECTURE + MCEWEN STUDIO

SUMMARY

- 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

FEEDBACK

“Reactivate as a fully functioning DPS. Density of kids in this area is high, but bussed out.”

“Need a community centers/rooms for families to celebrate success in their families. Social gatherings.”

“Schools and rec/community center are important. Need to fill vacancy of houses before new housing is introduced.”

“No housing.”

“Great idea. We need the gym and we need a gathering place for our youth. To be educated other than school.”

“Gymnasium.”

“A housing project should be done through private enterprise not public.”

“I like reactivating Guyton with community focus, but I don’t think the scale of the infill pictures is context appropriate.”

“1st priority would be to use as a school.”

“Totally confused on the direction here.”

“Put Guyton in the hands of DPS so that it may become a school again. There will be enough children when the existing kids come back and with all the new children moving into the area with all the new and rehabbed housing.”

“Don’t be ridiculous. This is not a high-density neighborhood. Get real! Make it a school again fools!”

“If this is not going to be school we should think the best multi-use for everyone. As space we can meet, greet, eat, shop, work out. Like you said...it’s a long walk to Jefferson (almost a mile) so a space center to everyone can reach quickly would be wonderful.”

“This space needs to be activated but not sure about rental housing.”

“Children need recreation”

“The community really wants to see a school here again.”

“Reopen school.”

“Yes if some rental units are higher some funds can be used to maintain public space.”

“Depends on what the data supports.”

“Readjust the AMI but understandable after talking with Mr. Bails.”

“Requires more thought.”

“Residents continue to make clear the desire for this to remain a school not a charter or mixed-use development.”

“Work with a local CDC.”

“This is too upsetting for residents. I agree that it needs to be very carefully considered - open as a community space but not residences.”

“Would like the school to stay.”

“Restore Guyton. Not interested in housing on Guyton property.”

“Worried about effect on value of houses across the street (my house).”

“It is a huge emotional eyesore, new life would be great.”

“Wonderful idea!”

“Reuse or tear down.”

“This is a centerpiece.”

“I would like to see artist lofts to bring in new creative energy to the neighborhood. I have witnessed first hand the positive impact this has had in a blighted neighborhood.”

“You must charge more for rent.”

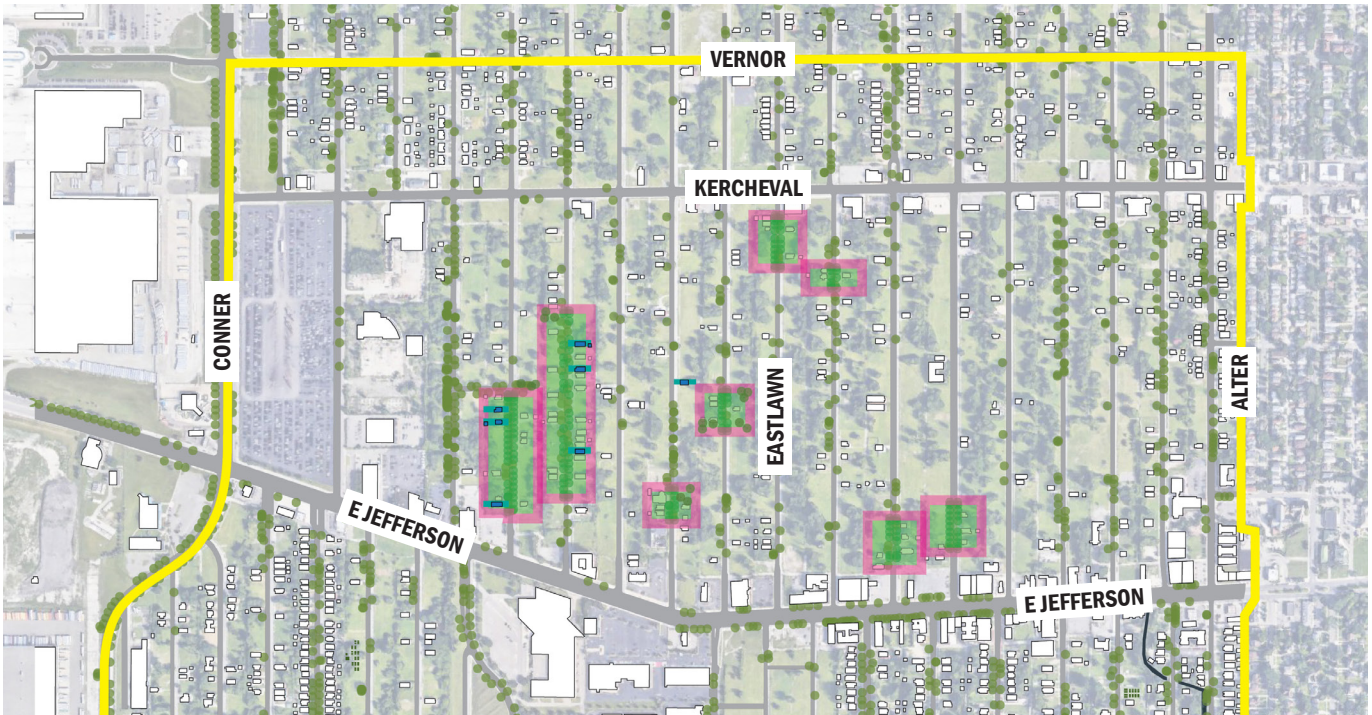
“This is a great idea!! This will be awesome for the neighborhood.”

“Please we need fitness options here.”

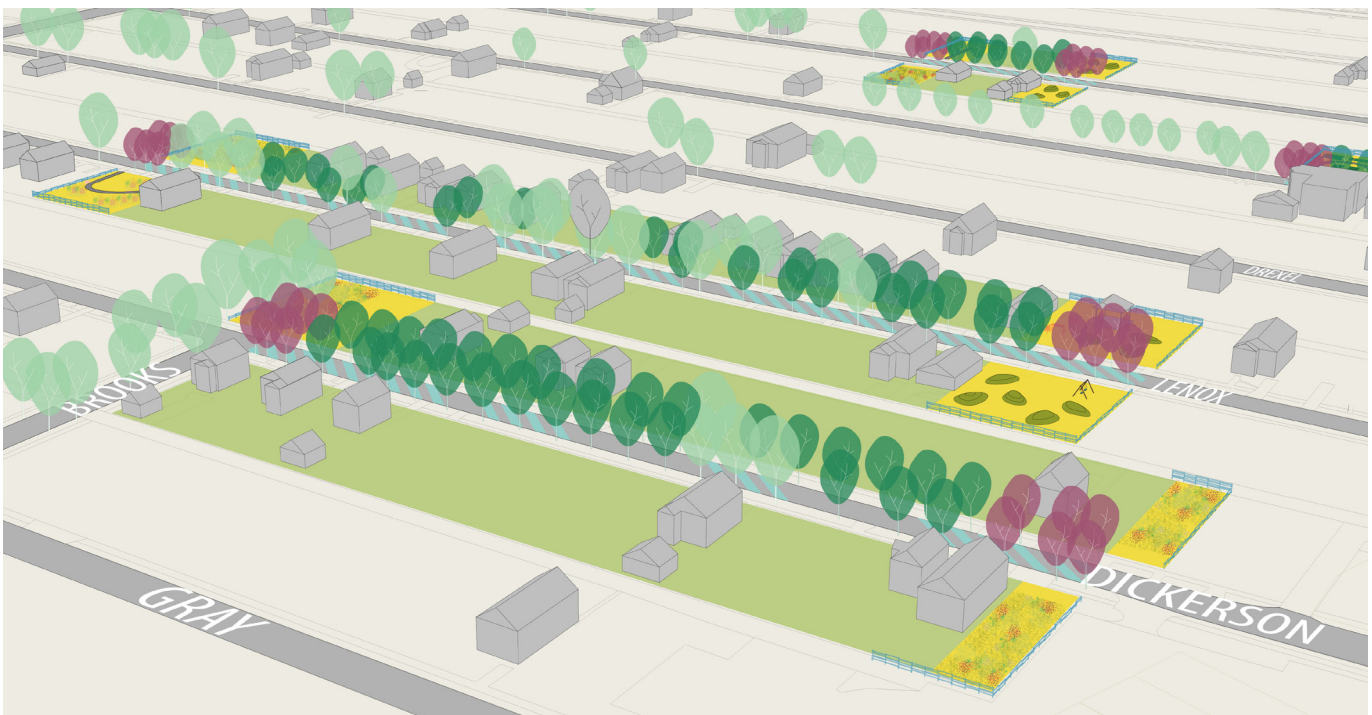
“Yes yes and yes. Mixed use is important to activate this space though. What about a business incubator or rotating pop-up space. We’d like a “grand river workplace-like” area too! This could be integrated here.”

NEIGHBORHOOD FABRIC

REC #12 STABILIZE HIGH-VACANCY AREAS



POTENTIAL CLUSTER AREAS NORTH OF JEFFERSON | W-ARCHITECTURE AND LANDSCAPE ARCHITECTURE



BIRDS EYE DIAGRAMMATIC VIEW OF CLUSTER AREAS | W-ARCHITECTURE AND LANDSCAPE ARCHITECTURE



NEIGHBORHOOD FABRIC



STREET VIEW FROM WITHIN A CLUSTER AREA, WITH NEW STREET TREES, REPLACED SIDEWALK, AND GARDEN GATEWAY | W-ARCHITECTURE AND LANDSCAPE ARCHITECTURE

SUMMARY

- 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

FEEDBACK

“Less trees more open space.”
 “These areas could be best used for farming to help feed the local population.”
 “Spread out houses, need a sense of community.”
 “This is a good idea for our community.”
 “Home ownership is most important, not rental.”

“It is great to also be considering those who live north of Jefferson.”
 “We live on the waterside of Jefferson and hear always that it’s a beautiful place to live. We also hear that it is a war zone coming in. Let’s make it all beautiful.”
 “Tear them down.”
 “It’s great and important that redevelopment includes areas that need more support.”
 “Safety factors need to be high importance.”
 “Yes.”
 “What about relocating people to create more density?”
 “Community land trust, not city owned; work with a local CDC.”
 “Until the city decides it can revoke/modify the new far Eastside agreement, isn’t this a moot point?”
 “With so much contiguous vacancy seems like a place to try new models!”
 “How about extending the Jefferson corridor with some needed businesses; home improvement store. Fresh market, movie theater that would bring needed revenue to the area serve local needs.”
 “Increase value w/ new \$\$\$ housing.”
 “I love CPTED!! It really makes a difference! So exciting to see CPTED in my city!”
 “CPTED should be integrated into every recommendation.”

JEFFERSON

REC #13 MIXED-USE DEVELOPMENT AT JEFFERSON & PIPER



BIRDS EYE VIEW OF INFILL MIXED-USE DEVELOPMENT, WITH RETAIL AND HOUSING, ON VACANT LOTS AT THE CORNER OF JEFFERSON AND PIPER | W ARCHITECTURE AND LANDSCAPE ARCHITECTURE + MCEWEN STUDIO

SUMMARY

- Attract a full-service grocery store (approx. 40,000 SF)
- Small-scale retail space for local shops (approx.15,000 SF)
- Construct approximately 200 to 250 units of new rental housing
- Potential for approx 1/3 of units to be affordable at 50%-60% AML, which means \$798-\$958/month for a 2BR (current market-rate rent for a 2BR is approx.\$1,525/month)

FEEDBACK

“Ikea, Home Depot, Lowes, Home Goods.”
 “Marshland never been built on a thriving local organic food source garden. Apple fruit orchard.”
 “Walmart with grocery full access. Some senior housing to be mix

30% to 70%. Housing that is not row type. More ranch style.
 Level access must incl. elevators”
 “Need local resources for the residents.”
 “Retail is important to community development.”
 “No housing.”
 “We need a major grocery store.”
 “Create place north of Jefferson.”
 “Mixed use development preserving existing buildings.”
 “Should be done by private industry, not government choice.”
 “No Whole Foods!”
 “Parkway Food just moved from this location to Conner & Jefferson. Another grocery store might put them out of business and they are great.”
 “We have a beautiful grocery store called Parkway with other retail. They moved there and would love the traffic.”
 “Excellent idea - just make sure the grocery store is affordable and suitable for the neighborhood!”
 “Build it now. Get shops activated.”
 “Some people expressed an ATM machine. It is exciting to hear more retail and restaurants.”



"We need a grocery store, drug store, cheap clothing store."
"In favor."
"Grocery store is good. Also we need a good restaurant like Cracker Barrel."
"We need a full-service grocery store with a good selection of fresh produce! Also daily goods."
"Grocery store - yes!"
"Let developers market the project."
"Most seniors are on a fixed income and cannot afford."
"Developer should be required to deploy inclusive principles that don't displace residents."
"As long as the grocery store is affordable for senior citizens."
"Is the developer already chosen? Is it one of the CDCs, I hope?"
"Agree with the full service grocery."
"How does a grocery store here impact the viability of Riverbend shopping center?"
"Would Eastlawn from Jefferson connect to Freud again?"
"Too much surface parking shown in graphic."
"Yes, let's get this moving!"
"When?"
"Amazing idea! We don't need all that surface parking though. Please prioritize walkability."
"Please give us a Kroger or Whole Foods."



JEFFERSON

REC #14 SUPPORT NEIGHBORHOOD-SERVING RETAIL



IMAGES OF NORMA G'S, AN EXAMPLE OF RECENTLY OPENED LOCAL RETAIL IN JEFFERSON CHALMERS | IMAGE SOURCES UNKNOWN

SUMMARY

- 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

FEEDBACK

“Very much needed development.”
 “More local businesses. Attract sit-down restaurants.”
 “Stores like Walmart, Kroger, affordable retail stores household goods, clothing and grocery all in one.”
 “Raise Jefferson!”
 “This is very important to our community.”
 “Retain business.”
 “This should be done by private industry not picked by government.”
 “I can’t answer this property because I don’t know enough about Motor City Restore.”

“Fund Alex at Detroit River Sports. He rents Kayaks and is putting in a restaurant. People can enjoy the waterfront there.”
 “I hear from people older than me how vibrant the Jefferson corridor, esp the Vanity Ballroom was in the 30s. A return to a thriving Jeff Chalmers would be wonderful. Just don’t push out the residents - some of who are families who have been here for generations!”
 “Give them space to open.”
 “We need retail, tired of driving and spending money in suburbs.”
 “In favor.”
 “Especially support CDC’s who assure local hiring.”
 “Excellent.”
 “Create more subsidy for local retail.”
 “Work with local CDC.”
 “This seems to be already happening.”
 “Jefferson East’s the bomb. Nuff said. Give them more money.”
 “Major need in the area!”
 “Concentrate retail to form hub like West Village.”
 “Add in some art studios, restaurants...”
 “Promote fair market rates and sales.”
 “Love it!”



PRIORITIZATION

SCORECARD

STAKEHOLDER SCORECARD: INITIAL RECOMMENDATIONS

RESPOND ONLINE AT:
DETROITMI.GOV/JEFFERSONCHALMERS

JEFFERSON CHALMERS
NEIGHBORHOOD FRAMEWORK PLAN

COMMUNITY MEETING #3
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?

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

What are your thoughts about this recommendation?

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?

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

What are your thoughts about this recommendation?

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" (level of 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?

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

What are your thoughts about this recommendation?

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?



PRIORITIZATION

SCORECARD

STAKEHOLDER SCORECARD: INITIAL RECOMMENDATIONS

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JEFFERSON CHALMERS
NEIGHBORHOOD FRAMEWORK PLAN

COMMUNITY MEETING #3
OCTOBER 9, 2018

5. 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



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?

6. 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)



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?

7. 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



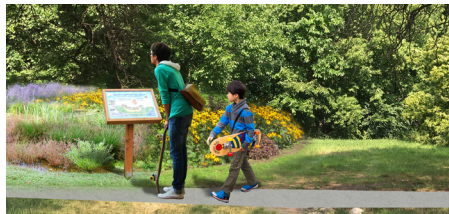
How much of a priority is this recommendation to you?

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

What are your thoughts about this recommendation?

8. REUSE VACANT LOTS: RAIN GARDENS

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



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?



PRIORITIZATION

SCORECARD

STAKEHOLDER SCORECARD: INITIAL RECOMMENDATIONS

RESPOND ONLINE AT:
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JEFFERSON CHALMERS
NEIGHBORHOOD FRAMEWORK PLAN

COMMUNITY MEETING #3
OCTOBER 9, 2018

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



How much of a priority is this recommendation to you?

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

What are your thoughts about this recommendation?

10. 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



How much of a priority is this recommendation to you?

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

What are your thoughts about this recommendation?

11. 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



How much of a priority is this recommendation to you?

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

What are your thoughts about this recommendation?

12. 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



How much of a priority is this recommendation to you?

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

What are your thoughts about this recommendation?



PRIORITIZATION

SCORECARD

STAKEHOLDER SCORECARD: INITIAL RECOMMENDATIONS

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OCTOBER 9, 2018

13. MIXED-USE DEVELOPMENT AT JEFFERSON & PIPER

- Attract a full-service grocery store (approx. 40,000 SF)
- Small-scale retail space for local shops (approx.15,000 SF)
- 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)



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?

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



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?

Have any additional comments? Please share below:



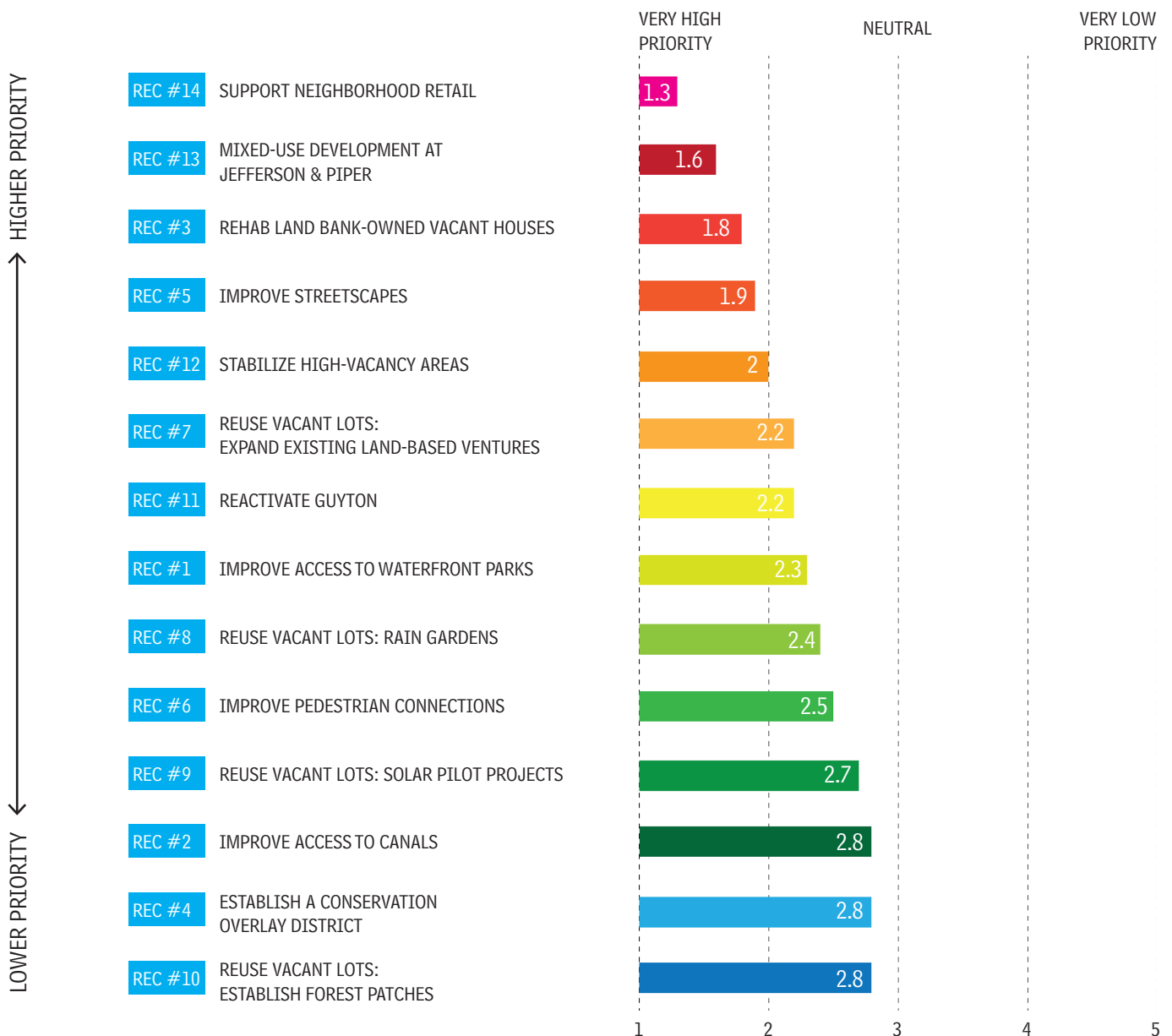
PRIORITIZATION

INITIAL RESULTS

As of November 13, at the time of the publishing of this document, a total of 83 scorecards were received. 52 scorecards were completed at the time of the meeting on October 9 and 31 scorecards were completed online since the meeting.

The scorecards allowed residents to rank the 14 initial recommendations by priority, as well as provide written feedback. All of the written feedback has been included in the prior pages.

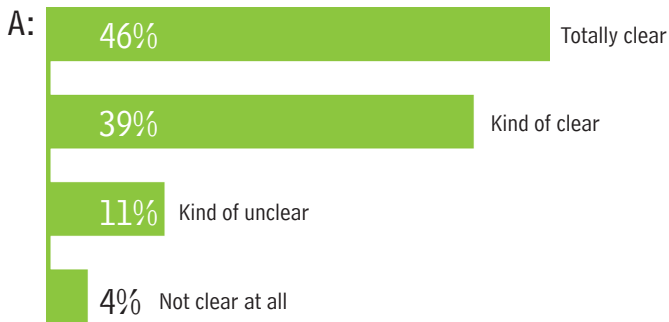
Below are the initial results of the prioritization scoring:



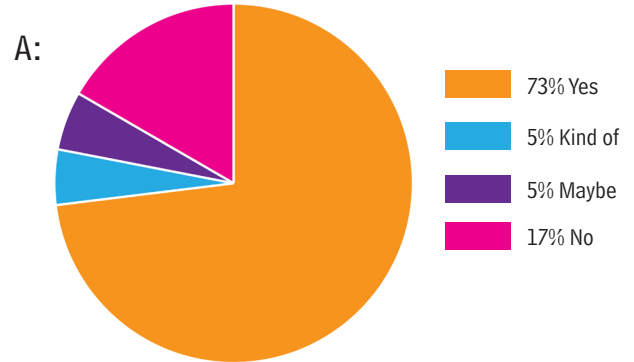
FEEDBACK

SURVEY RESULTS BASED ON 56 RESPONSES

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



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



RESIDENTS ASK QUESTIONS AT THE Q&A SESSION WHICH FOLLOWED THE PRESENTATION OF RECOMMENDATIONS | COMMUNITY DEVELOPMENT ADVOCATES OF DETROIT



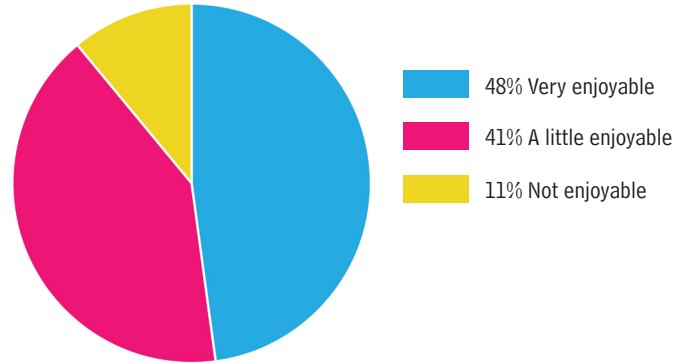
FEEDBACK

SURVEY RESULTS BASED ON 56 RESPONSES

This is a wonderful program for Jefferson Chalmers, we need help with making our community great.

Q: DID YOU FIND THE MEETING ENJOYABLE?

A:



RESIDENTS ENGAGED IN A LIVELY DISCUSSION | COMMUNITY DEVELOPMENT ADVOCATES OF DETROIT

“I’m concerned about affordable housing and not being displaced. I would like to see more programs to fix up our homes without a lot of red tape. I’m making sure I’m not being tricked out of my home.”

