



Jefferson Chalmers Neighborhood Framework Plan

COMMUNITY MEETING #1
MARCH, 27TH 2018



WELCOME

JEFFERSON CHALMERS

NEIGHBORHOOD FRAMEWORK PLAN

(DON'T FORGET TO SIGN-IN)

AGENDA

6:00 PRESENTATION

6:30 WORKSHOP + DISCUSSION

7:30 REPORT BACK

8:00 CLOSE



Introductions

City Planning Core Team

Department of Neighborhoods (DON)
Planning & Development (PDD)
Housing & Revitalization Department (HRD)
Detroit Economic Growth Corp (DEGC)
General Services Department (GSD)

Supporting Departments

Detroit Land Bank Authority (DLBA)
Buildings, Safety, Environmental, Engineering (BSEED)
General Services Division (GSD)
Department of Public Works (DPW)
Detroit Parks and Recreation Department (DPRD)
Detroit Economic Growth Corporation (DEGC)
Detroit Water and Sewer Department (DWSD)
And Other Agencies as needed...



Image Source: City of Detroit

Introductions

Consultant Team

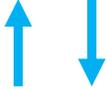
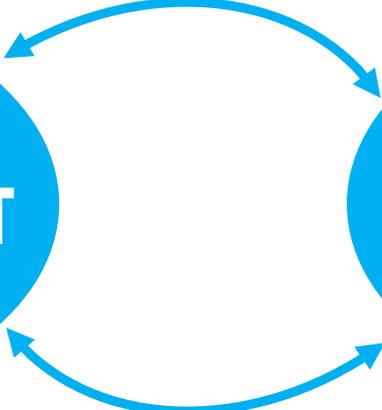
W Architecture and Landscape Architecture | Brooklyn, NY
Community Development Advocates of Detroit | Detroit, MI
Quinn Evans Architects | Detroit, MI
McEwen Studio | Detroit, MI
Biohabitats | Baltimore, MD
HRA | New York, NY



Image Source: W Architecture

Planning Team

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



Resident voices
Block Clubs
Non-profit organizations
Area Stakeholders

W Architecture and Landscape Architecture
Community Development Advocates of Detroit
Quinn Evans Architects
McEwen Studio
Biohabitats
HR&A

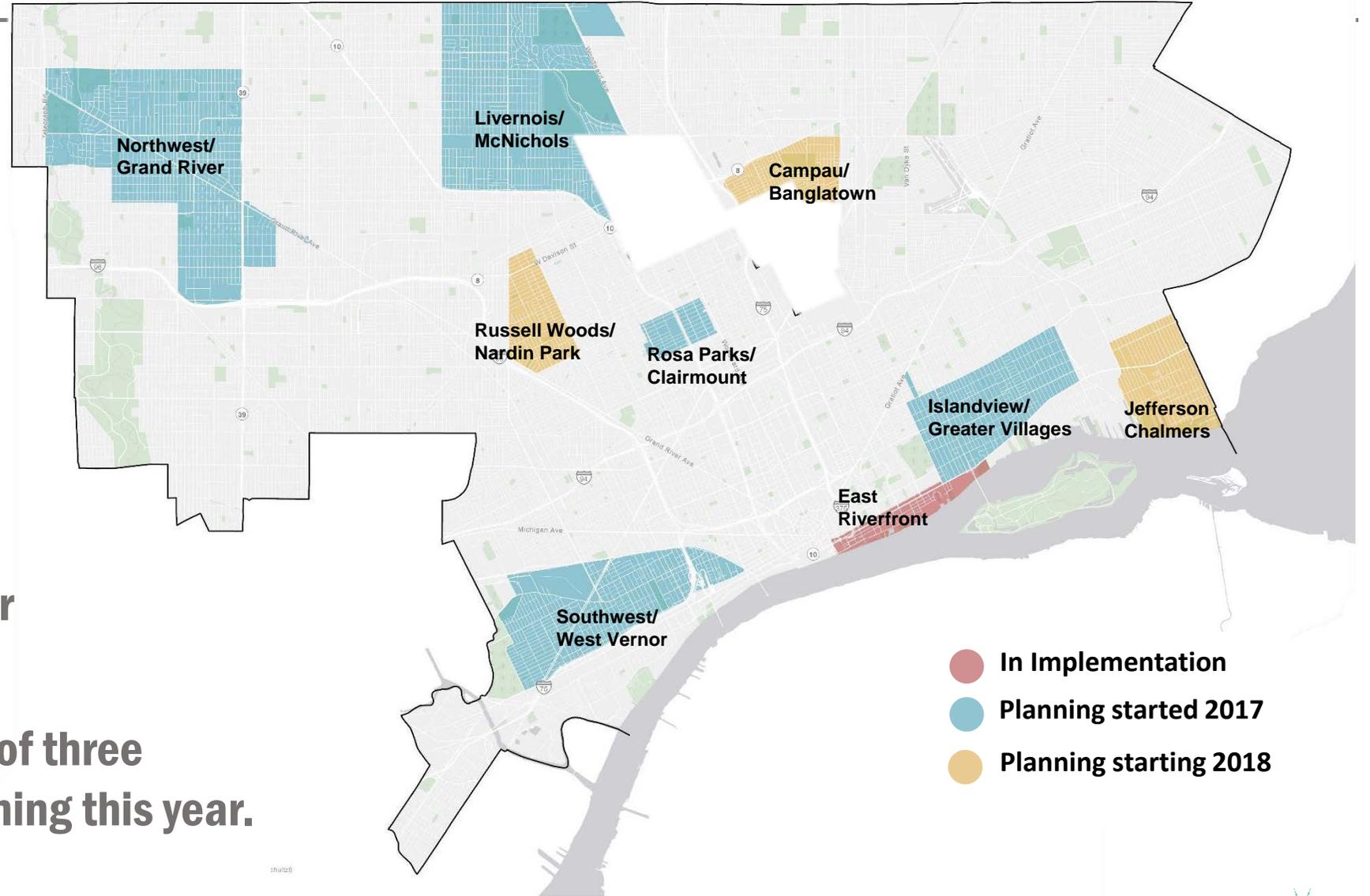


PROJECT INTRODUCTION

WHAT ARE WE DOING AND HOW?

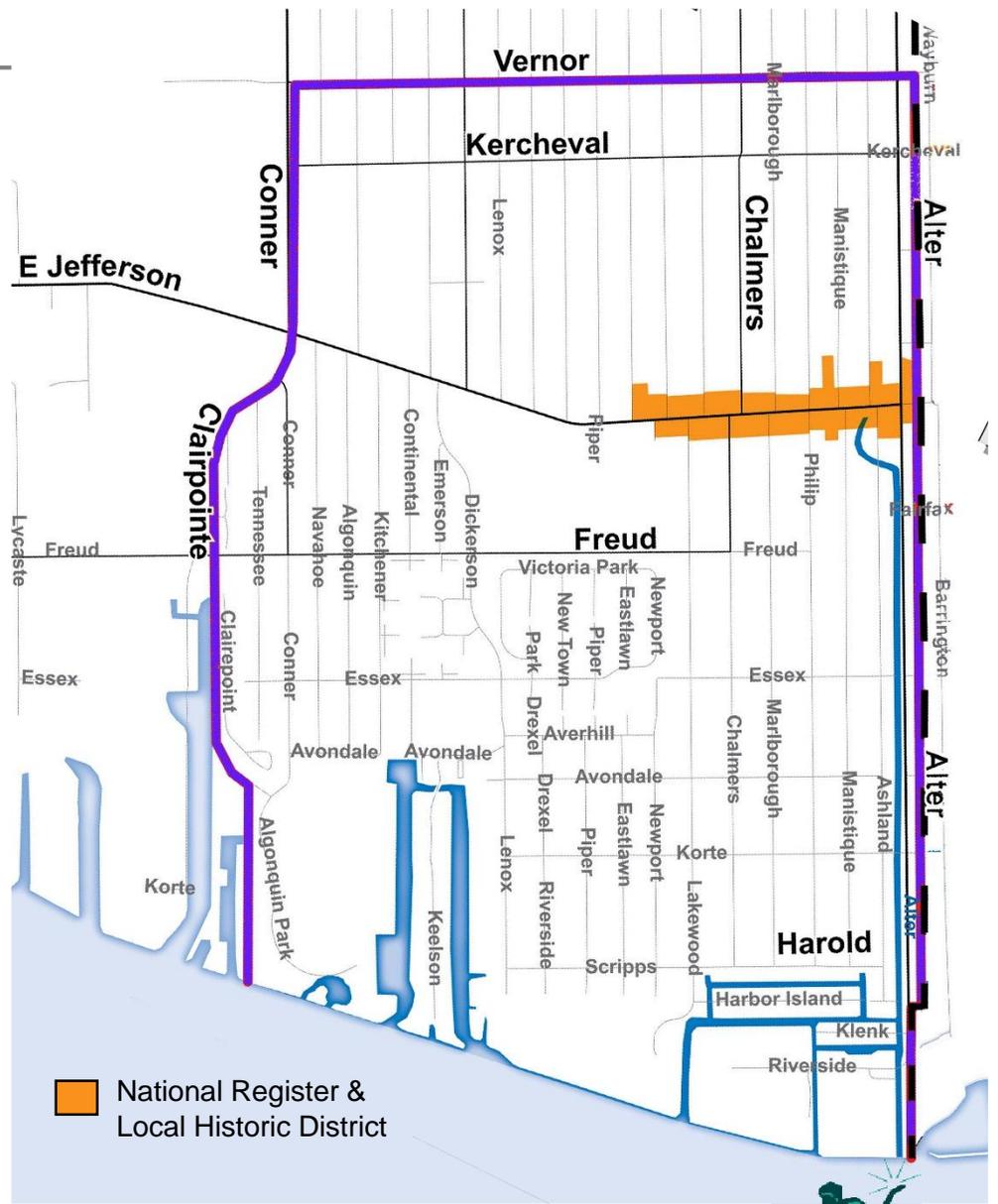


City Context



- Neighborhood Planning for **IMPLEMENTATION**
- Jefferson Chalmers is one of three neighborhood plans launching this year.

Project Boundaries and Scope



Community at the Center of the Process

**STAKEHOLDER ADVISORY GROUP:
JEFFERSON CHALMERS
RESIDENTS IN ACTION**

**BLOCK CLUB
MEETINGS**

**FOCUS
GROUPS**

**NEIGHBORHOOD
WALKS/TOURS**

**ORAL HISTORIES
SESSIONS**

**PARTICIPATORY
DESIGN**

*** IF YOU ARE INTERESTED - FILL OUT THE **YELLOW HANDOUT** AND
RETURN IT TO US AT THE END OF THE MEETING**



Meet & Greet – February 15, 2018

MARIA GALARZA – galarzam@detroitmi.gov | LETTY AZAR – azarl@detroitmi.gov



Planning Process



COMMUNITY
MEETING #1: TODAY

COMMUNITY
MEETING #2

COMMUNITY
MEETING #3

COMMUNITY
MEETING #4

+ MANY OTHER OPPORTUNITIES FOR CONSTANT FEEDBACK AND COMMUNICATION THROUGHOUT THE YEAR



WHAT WE KNOW

STARTING FROM PREVIOUS WORK

Previous Plans & Work

2007: Jefferson Chalmers Historic District

2012: Detroit Future City

2012: LEAP Phase 1 and 2

2012: Jefferson Chalmers Neighborhood Stabilization Plan

2012: East Riverfront Greenways Plan

2017: Parks Improvement Plan

2017: Michigan Historic Preservation Network

2018: Detroit Retail Study

2018: Upper Detroit Riverfront Habitat Restoration Project

Others?

2018-2019: Jefferson Chalmers Neighborhood Framework Plan

Jefferson Chalmers Historic Business District (2007)

Approved by City in 2008

Significant because:

- One of the few historic designated neighborhood commercial corridors in the city



Detroit Future City (2012)

Citywide plan to address vacancy

How it applies to Jefferson Chalmers:

- Traditional Residential
- Neighborhood Center
- Green mixed-use
- Innovation Ecological
- Industrial



LEAP – Lower Eastside Action Plan (2012-2017)

Community-led plan for the Lower Eastside facilitated by Eastside Community Network

CDAD typologies in Jefferson Chalmers:

- Traditional residential
- Spacious residential
- Naturescape
- Green venture



Jefferson Chalmers Neighborhood Stabilization Plan (2012)

Led by JC Neighborhood Organizations

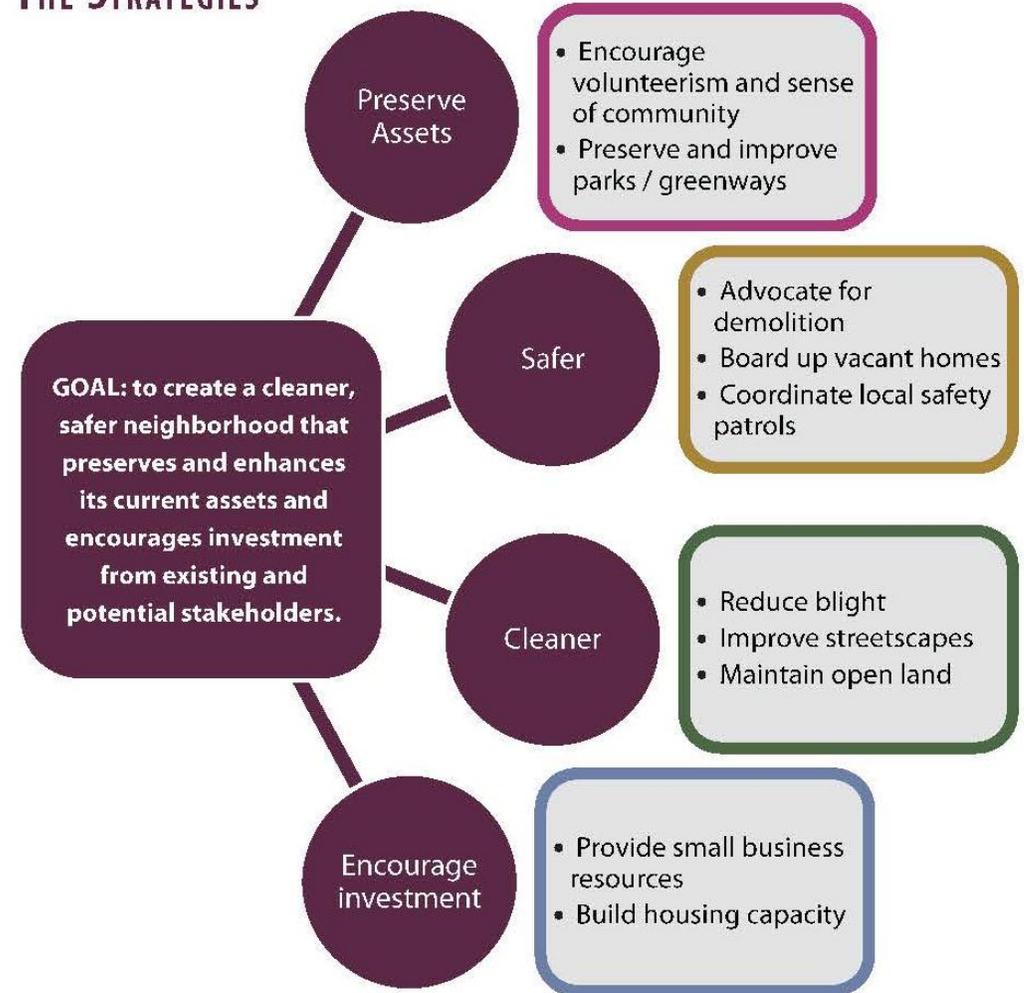
Goal:

- Create a cleaner, safer neighborhood that preserves and enhances its current assets and encourages investment from new and existing stakeholders

Outcomes:

- Action items for neighborhood organizations

THE STRATEGIES



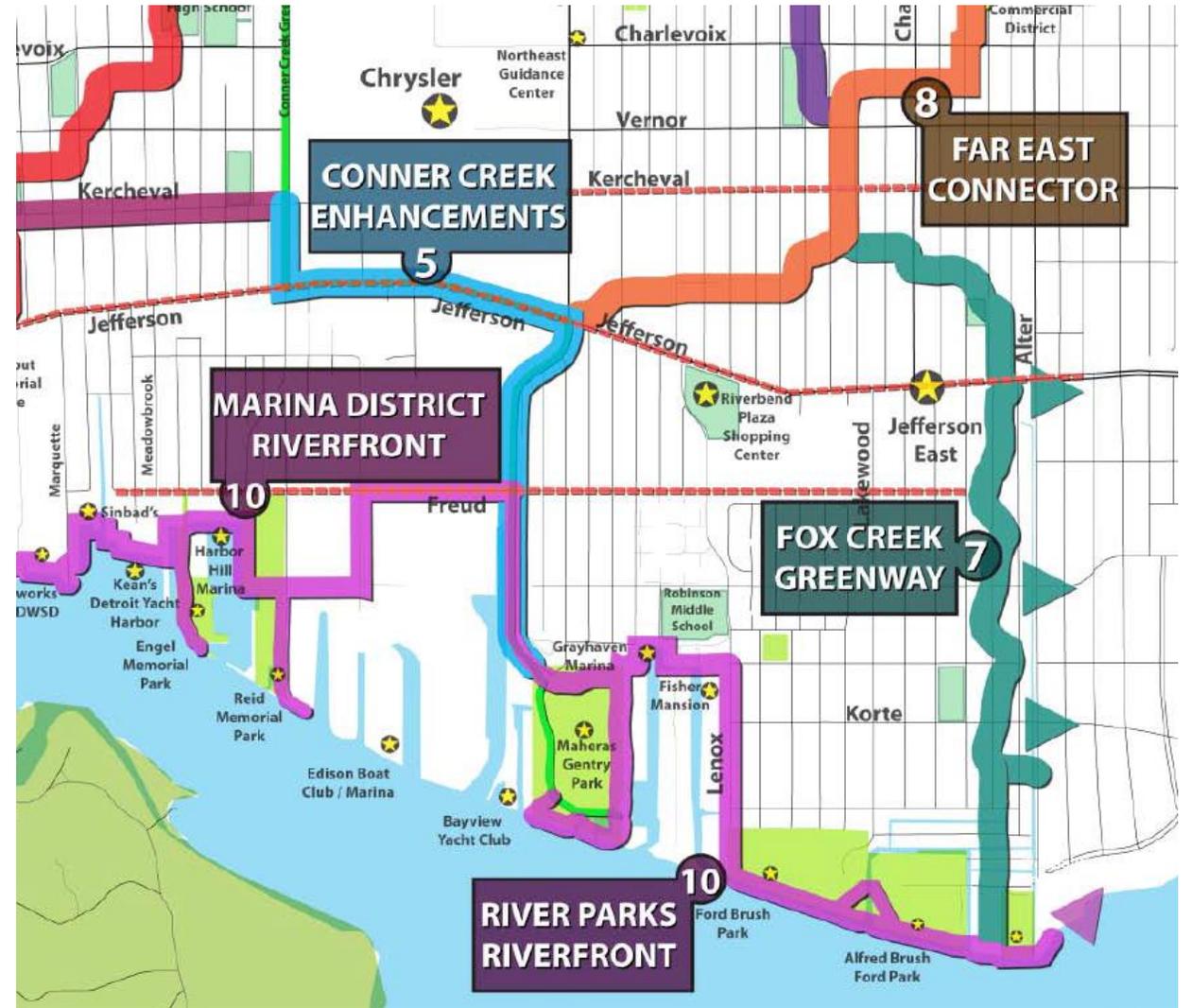
East Riverfront Greenways Plan (2012)

Led by The Villages CDC

Proposed 4 greenways in JC area:

1. Conner Creek
2. River Parks
3. Fox Creek
4. Far East Connector

E Jefferson as a Transit Corridor with bike lanes, buses, and trees

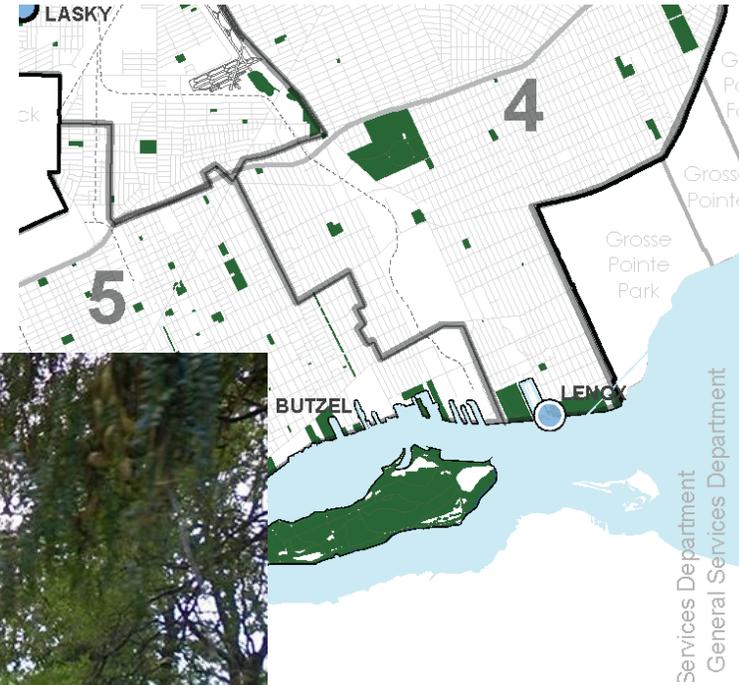


Parks Improvement Plan (2017)

Led by City of Detroit – General Services Department

Implemented - Hansen Park Improvements

Identified Lenox as Proposed Partnered Rec Center



Michigan Historic Preservation Network

MHPN with collaboration of community residents

Work in Jefferson Chalmers:

- **Engages historic preservation as a tool to combat blight and stabilize neighborhoods**
- **Education of maintenance practices.;**
- **Exploration of public history.**



Detroit Retail Study (2018)

Led by Detroit Economic Growth Corp. (DEGC)

Study area: E. Jefferson Corridor

Conclusions:

- Fill retail vacancies
- Meet existing retail demand
- Cluster retail in the corridor



Upper Detroit Riverfront Habitat Restoration Project (2018 - ongoing)

Led by National Park Service in collaboration with GSD

EPA grant funded
Focused on ecology along
the river

Habitat Improvements to:

- AB Ford
- Lakewood East
- Mariner Park



DETROIT UPPER RIVERFRONT PARKS HABITAT RESTORATION



Neighborhood Implementation Plan

How is this plan different:

1. **Community, City Departments and Agencies aligning under one plan.**
2. **Identify shared priorities.**
3. **Focus resources (federal/state/local/philanthropic) around those priorities.**



WORKSHOP + DISCUSSION

SHARING CONCERNS AND IDEAS

Workshop + Discussion

- 1. Identify neighborhood places/spaces that are assets and/or bring you pride.**
- 2. Identify neighborhood places/spaces that are areas of need or concern.**
- 3. What's one key issue you can identify in the neighborhood?**
- 4. What key issue would you tackle first and how?**
- 5. What outcomes or results would make this process successful?**

REPORT BACK

LET'S HEAR IT FROM EACH TABLE

NEXT STEPS

WHAT TO EXPECT NEXT?

Next Steps

1. Presentation will be posted on the website by Thursday, March 29th
 - detroitmi.gov/JeffersonChalmers
2. Meeting Summary will be posted by April 10th
3. Stakeholder Advisory Group – please return the handout!
4. Monthly newsletter with info and important dates – leave us your e-mail!
5. Oral Histories – Tell us your story! – provide your contact info
6. Community Meeting #2 – Sometime in June – stay tuned...

THANK YOU

Questions?

Contact us:

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E-mail us:

JeffersonChalmers@detroitmi.gov

Planning and Development
Department

