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...
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
Planning Team

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

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Quinn Evans Architects
McEwen Studio
Biohabitats
HR&A

RESIDENTS AND ORGANIZATIONS

Resident voices
Block Clubs
Non-profit organizations
Area Stakeholders

Jefferson Chalmers Neighborhood Framework Plan
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

HISTORIC PRESERVATION

Economic Development

Zoning Recommendations

RETAIL

OPEN SPACE

HOUSING

Neighborhood Character

Healthy Communities

Jefferson Chalmers Neighborhood Framework Plan

- National Register & Local Historic District

- E Jefferson

- Conner

- Korte

- Eliza

- Oak

- Kercheval

- Averhill

- Algonquin

- Avondale

- Algonquin Park

- Kいろ

- Ewing

- Walnut

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Community at the Center of the Process

STAKEHOLDER AVISORY 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

Jefferson Chalmers Neighborhood Framework Plan
Planning Process

LISTEN - LEARN
FEBRUARY - MAY

REFINE IDEAS
JUNE - NOVEMBER

PRIORITIZE IMPLEMENT
DECEMBER - JANUARY

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?


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

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 Framework Plan

**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

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**Jefferson Chalmers Neighborhood Stabilization Plan (2012)**

Led by JC Neighborhood Organizations

**THE STRATEGIES**

- **Preserve Assets**
  - Encourage volunteerism and sense of community
  - Preserve and improve parks / greenways

- **Safer**
  - Advocate for demolition
  - Board up vacant homes
  - Coordinate local safety patrols

- **Cleaner**
  - Reduce blight
  - Improve streetscapes
  - Maintain open land

- **Encourage investment**
  - Provide small business resources
  - Build housing capacity
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
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
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