



# Citizen's Guide to the **JEFFERSON CHALMERS NEIGHBORHOOD FRAMEWORK PLAN**

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

June, 2018





# What is a Neighborhood Framework Plan?

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

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

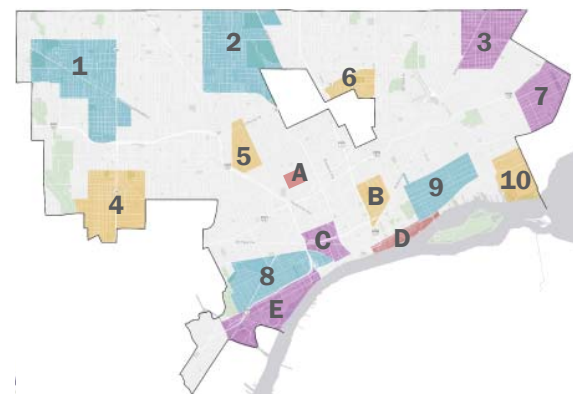


## Detroit's Neighborhood Plans:

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

## Other Planning Initiatives:

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





# The Plan's Four Strategies:

## Neighborhood Stabilization

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



Islandview (before)

Concentration of vacant homes

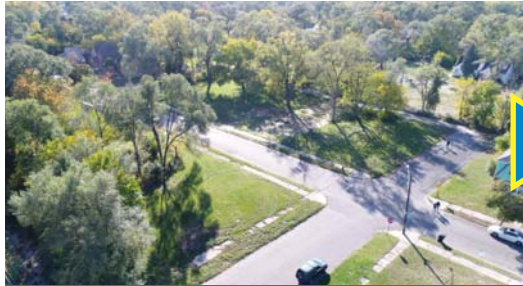


Islandview (planned)

Restoration of homes and new affordable housing

## Parks and Greenways

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



Vacant Lots (before)

Concentration of vacant lots and blight

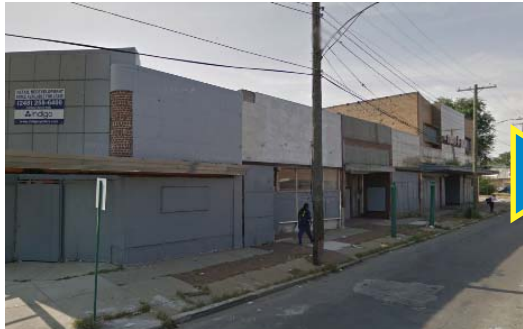


Ella Fitzgerald Park (under construction)

New neighborhood park and greenway

## Mixed-use Development

- Affordable housing
- Historic preservation
- Shops and restaurants



B Siegel (before)

Vacant storefronts



B Siegel (under construction)

New local shops and office space

## Streetscapes

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



W McNichols Rd (before)

Poorly-maintained commercial street plagued by speeding



W McNichols Rd (proposed)

Beautification of sidewalks and new traffic-calming features



# How Can I Get Involved?

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

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

- 4 Attend a community meeting**  
Four community meetings are planned between February 2018 and February 2019. Check the project website and subscribe to the mailing list for announcements.
- 5 Invite the City to conduct outreach with a group you organize**  
If you or someone you know organizes a group (e.g. a block club), the City will gladly attend your meeting to conduct outreach with your group. To make an appointment, submit your request to:

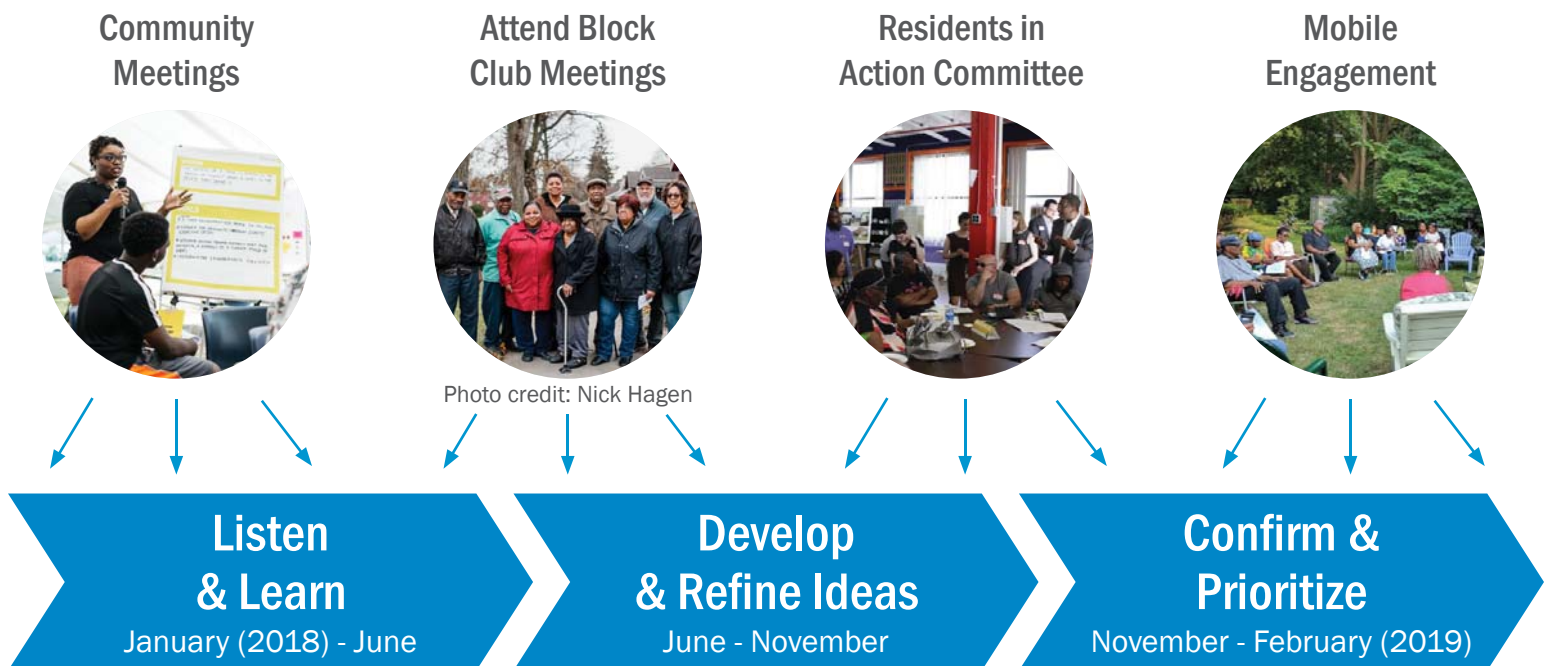


Allen Penniman, AICP  
Project Manager  
PennimanA@detroitmi.gov  
313-221-1332

# Will My Voice Be Heard?

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

## Project Schedule & Community Engagement





# Community Meeting #1 Recap

## JEFFERSON CHALMERS NEIGHBORHOOD FRAMEWORK PLAN

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

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

### Community Meeting #1 Agenda:

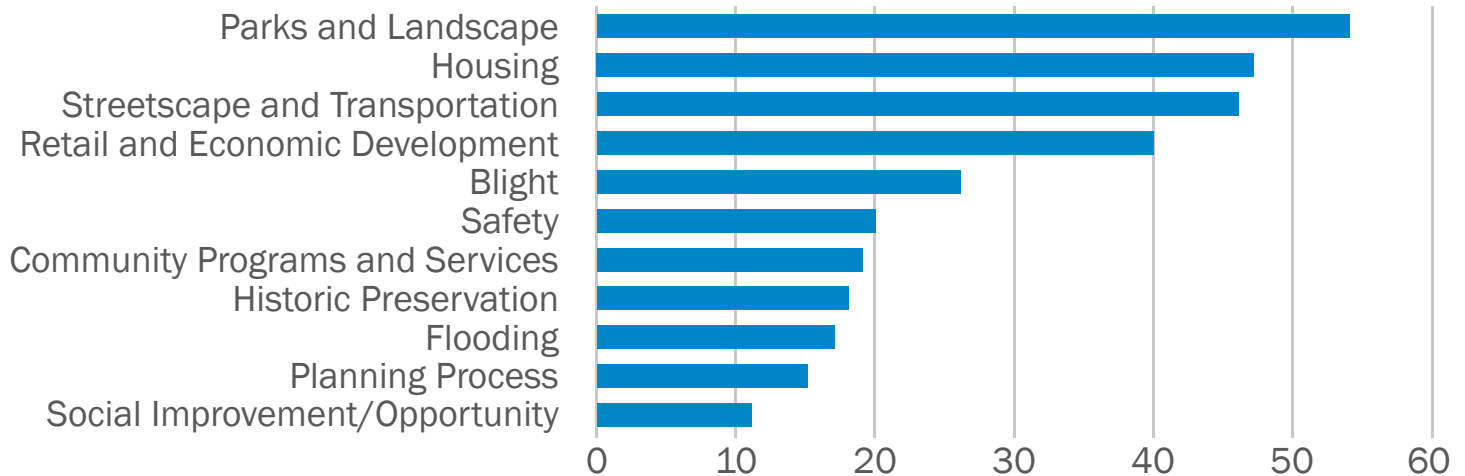
1. Introduce the project and the city/consultant team
2. Highlight previous community-led planning initiatives
3. Gather community input on important issues, possible solutions, and priorities that impact neighborhood life in Jefferson Chalmers



Photo credit: Community Development Advocates of Detroit

### Input Gathered at Community Meeting #1

#### Number of Comments Voiced by Topic









“Improve walkability to shops on Jefferson.”

“The riverfront needs to remain public and accessible.”

“We need healthy food options and more restaurants.”

“New arrivals are okay, but we don’t want people forced out. Long time residents need resources and assistance to maintain and stay in their homes.”

“Redevelop Guyton Elementary School.”

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

“Be in the streets, not downtown.”

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



# Questionnaire

## JEFFERSON CHALMERS NEIGHBORHOOD FRAMEWORK PLAN

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

For more information, and/or to respond to this questionnaire electronically please visit [www.detroitmi.gov/JeffersonChalmers](http://www.detroitmi.gov/JeffersonChalmers). Thank you for your input!

**1** What are your overall aspirations for Jefferson Chalmers? What do you want for the future of the neighborhood?

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**2** Your neighbors have identified the following issues as important priorities to address in the neighborhood. What do you think? **Please rank your top 5 in order of importance** (1 = most important, and 5 = least important):

- |  |  |
|--|--|
| <input type="checkbox"/> Blight                          | <input type="checkbox"/> Retail and economic development |
| <input type="checkbox"/> Community programs and services | <input type="checkbox"/> Safety                          |
| <input type="checkbox"/> Flooding                        | <input type="checkbox"/> Social improvement/opportunity  |
| <input type="checkbox"/> Historic preservation           | <input type="checkbox"/> Transportation                  |
| <input type="checkbox"/> Housing                         | <input type="checkbox"/> Walkability                     |
| <input type="checkbox"/> Parks and landscape mgmt/design |  |

Other / Not listed (please describe): \_\_\_\_\_



3

Your neighbors have identified the following hardships facing existing homeowners. What do you think? **Please rank your top 5 in order of importance** (1 = most important, and 5 = least important):

- \_\_\_ Basement flooding
- \_\_\_ Foreclosure
- \_\_\_ Home and yard maintenance
- \_\_\_ Major home repairs
- \_\_\_ Nearby vacant homes and lots
- \_\_\_ Property taxes
- \_\_\_ Other / Not listed (please describe): \_\_\_\_\_

4

According to a recent study, the market would support the following types of retail businesses opening in Jefferson Chalmers.\* **What do you think about the prospect of these businesses opening in the neighborhood?**

**Neighborhood Goods & Services**

- Food at home (e.g. a grocery store).... *I think:* \_\_\_\_\_
- Alcohol at home (e.g. a liquor store)... *I think:* \_\_\_\_\_
- Pet Food, Supplies & Services..... *I think:* \_\_\_\_\_
- Personal/Household Care Goods & Services *I think:* \_\_\_\_\_

**Food & Beverage**

- Full-Service Restaurant..... *I think:* \_\_\_\_\_
- Fast-Food Restaurant..... *I think:* \_\_\_\_\_
- Alcohol Away from Home (e.g. a bar).. *I think:* \_\_\_\_\_
- Snacks & Non-Alcoholic Beverages.... *I think:* \_\_\_\_\_

**General Merchandise**

- Home Furnishings..... *I think:* \_\_\_\_\_
- Apparel..... *I think:* \_\_\_\_\_
- Electronics..... *I think:* \_\_\_\_\_
- Sports Equipment..... *I think:* \_\_\_\_\_
- Books, Music & Other..... *I think:* \_\_\_\_\_
- Automotive Equipment..... *I think:* \_\_\_\_\_

\* Detroit Neighborhood Retail Opportunity Study. Detroit Economic Growth Corporation. February, 2018.



5

Your neighbors have suggested the following potential uses for vacant land in Jefferson Chalmers. What do you think of these uses? **Please rank your top 5 in order of preference** (1 = most preferred, and 5 = least preferred):

- Community gardens (non-commercial)
- Flower growing (to be sold commercially)
- Plants and landscaping for flood control
- Plants and landscaping for beautification
- Solar panels
- Vegetable growing (to be sold commercially)
- Other / Not listed (please describe): \_\_\_\_\_

6

The City is exploring the possibility of redeveloping the Guyton School at 355 Philip Street. What reuse would best-serve neighborhood needs and priorities? **Please rank your top 5 in order of preference** (1 = most preferred, and 5 = least preferred):

- Market-rate housing
- Affordable housing
- Senior housing
- Small business incubator
- Office space
- Retail shops
- Other / Not listed (please describe): \_\_\_\_\_

7

Over the years, the Jefferson Chalmers neighborhood has undergone several previous planning efforts such as: the Lower Eastside Action Plan or “LEAP” (2013 and 2017), the Jefferson Chalmers Neighborhood Stabilization Plan (2012), and the Jefferson Chalmers Modified Development Plan (2001) among others. **What 1 or 2 unrealized recommendations from previous planning initiatives remain priorities for you?** Please be as specific as possible.

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What outcomes do you want to see emerge from the Jefferson Chalmers Neighborhood Framework Plan? Define what success looks like to you.

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What additional comments would you like to add?

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If you would like to receive the latest Jefferson Chalmers Neighborhood Framework Plan project news and meeting announcements via email, please subscribe to the project mailing list by providing an email address below (please write neatly):

*email address:*

## HOW TO RETURN THIS QUESTIONNAIRE:

- 1 -** Take a photo of your response. Email the photo to **[PennimanA@detroitmi.gov](mailto:PennimanA@detroitmi.gov)**
- 2 -** Return your response to a member of the Residents in Action Committee (a committee comprised of Jefferson Chalmers residents that is helping the City get the word out). For a list of RIA members, **visit [www.detroitmi.gov/JeffersonChalmers](http://www.detroitmi.gov/JeffersonChalmers)**
- 3 -** Return your response by mail to:
 

City of Detroit
Planning and Development Dept.
c/o Allen Penniman
2 Woodward Ave, Suite 808
Detroit, MI 48226
- 4 -** Return your response to a drop-off location in the neighborhood:
 

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

