

# 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 #4

FEBRUARY 16, 2018  
SALVATION ARMY  
3000 CONNER ST

**The Guiding Principle:**

**ONE CITY.  
FOR ALL OF US.**

## The Vision:

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







# **NEIGHBORHOOD PLANNING PROCESS**

# NEIGHBORHOOD PLANNING PROCESS

Meeting 1  
**Project Kick-off**  
March, 2018

**LISTEN & LEARN**

Meeting 2  
**What We Heard**  
July, 2018

**DEVELOP INITIAL  
RECOMMENDATIONS**

Meeting 3  
**Initial Recommendations**  
October, 2018

**REFINE INTO FINAL  
RECOMMENDATIONS**

Meeting 4  
**Final Recommendations**  
February, 2019

**IMPLEMENT**

*We Are Here*



# COMMUNITY ENGAGEMENT



**2,000+**

Citizen's Guides distributed

**500+**

Questionnaire Responses



**4** Town Hall Meetings



**50+** Youth Engaged



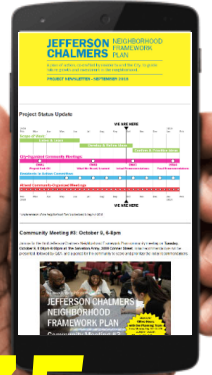
**8** Weeks of Office Hours



**25+** Focus Groups & Meetings Attended



**9** RIA Meetings

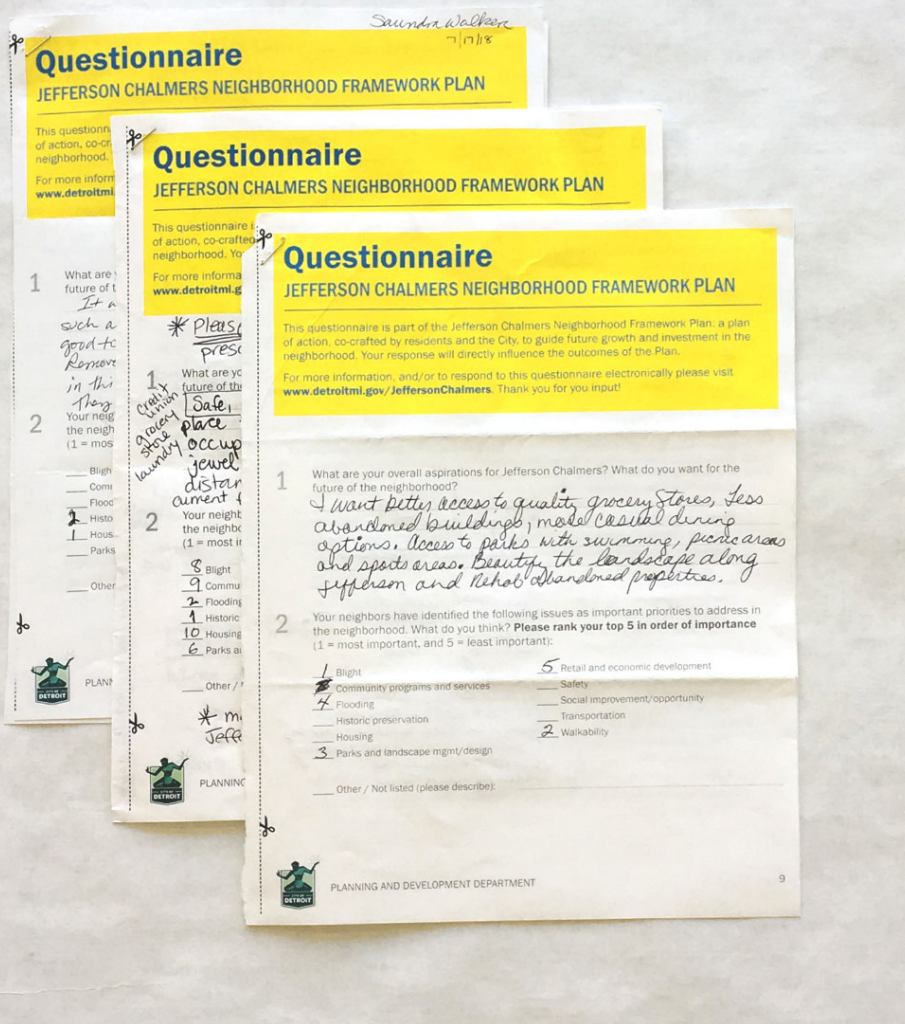


**475**

E-Newsletter Subscribers



# QUESTIONNAIRE



	Community's Top Aspirations for the Neighborhood:
1st	Vibrant business district
2nd	Parks and recreation improvements
3rd	Increased safety
4th	Stabile residential areas
5th	Blight removal

**352** questionnaire responses received

# INITIAL RECOMMENDATIONS



Initial Recommendation:	Community's Feedback:
Support neighborhood-serving retail on Jefferson	★★★★★ Very High Priority
Build a mixed-use development at Jefferson & Piper	★★★★★ Very High Priority
Rehab vacant Land Bank-owned vacant houses	★★★★★ Very High Priority
Improve Streetscapes	★★★★★ High Priority
Repurpose former Guyton School	★★★★★ High Priority
Stabilize high-vacancy areas	★★★★★ High Priority
Improve access to the riverfront	★★★★★ High Priority
Reuse vacant lots: expand existing farms and gardens	★★★★★ High Priority
Improve pedestrian shortcuts	★★★★★ High Priority
Reuse vacant lots: plant rain gardens	★★★★★ High Priority
Reuse vacant lots: solar pilot projects	★★★★★ High Priority
Establish a Conservation Overlay District	★★★★★ Neutral
Reuse vacant lots: forest grove	★★★★★ Neutral
Improve access to the canals	★★★★★ Neutral

**162** scorecard responses received



# INITIAL RECOMMENDATIONS



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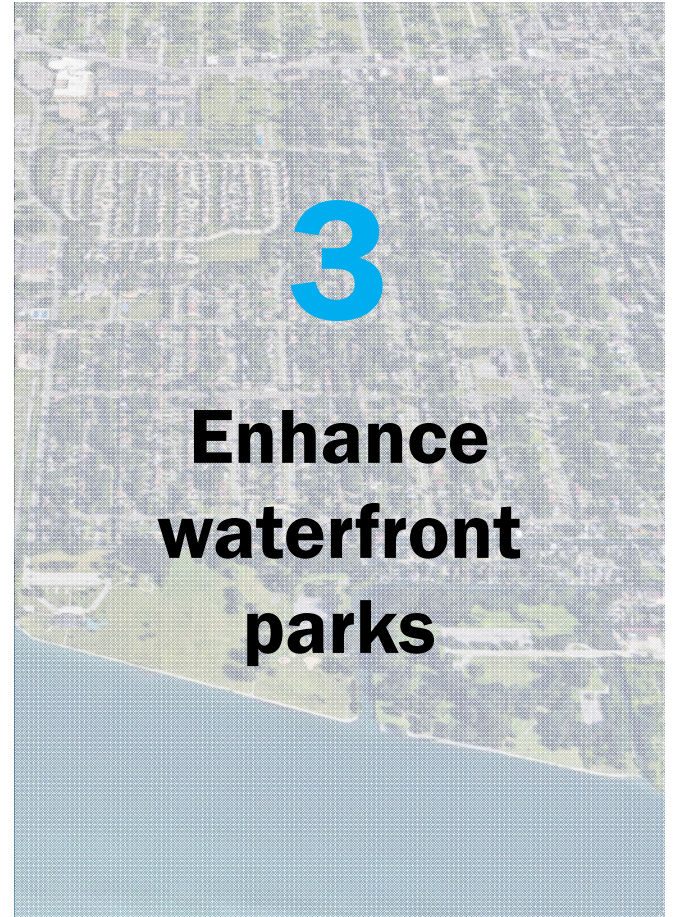
**162** scorecard responses received



# **FINAL RECOMMENDATIONS**

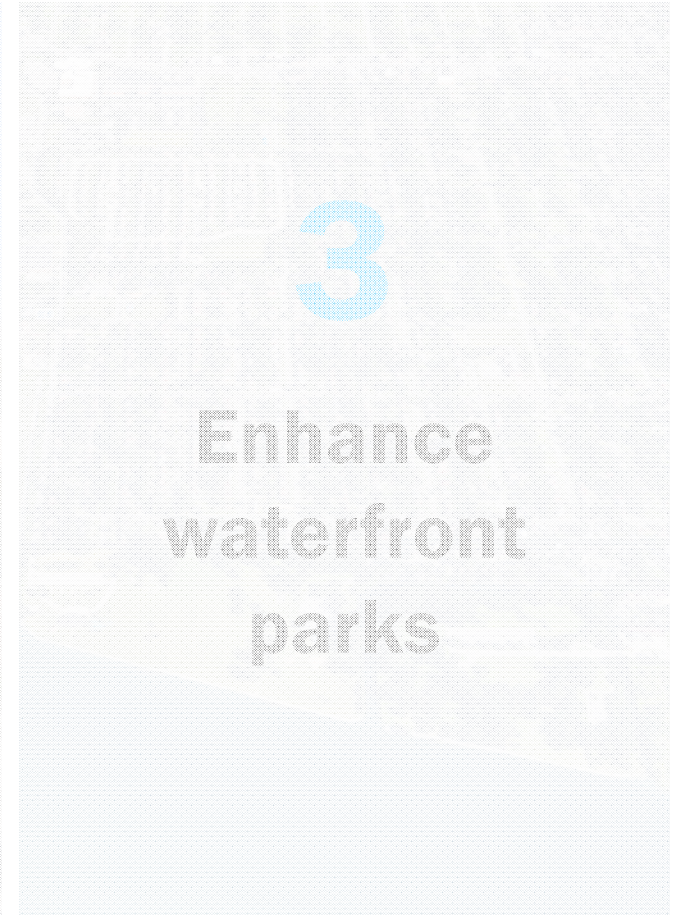


# FINAL RECOMMENDATIONS





# FINAL RECOMMENDATIONS





**Norma G's**



**before**

# Norma G's

Rehab existing building

Project Type

Norma G's Restaurant

Commercial Program

Jefferson East, Inc.

Project Lead



Very High Priority

Community Prioritization





# Kresge Building



existing



# Kresge Building



Rehab vacant building

Project Type

Mi Alma Kitchen

Jefferson East, Inc. Offices

Planned Commercial Program

Jefferson East, Inc.

Project Lead

Very High Priority ★★★★★

Community Prioritization



# Vanity Ballroom

existing



historic





# Vanity Ballroom

proposed



Image courtesy of Jefferson East, Inc.

Rehab vacant building

Project Type

TBD thru community input

Proposed Commercial Program

Jefferson East, Inc.

Project Lead

★★★★★

Very High Priority

Community Prioritization

Inclusive development principles

Affordability goals



# Jefferson/Piper Mixed-Use



**Redevelop vacant lot**  
Project Type

**Grocery store + local shops**  
Proposed Retail Program

**68 rental units**  
Proposed Residential Program

**\$958/month for a 2BR**  
Affordability Goal

★★★★★

**Very High Priority**  
Community Prioritization

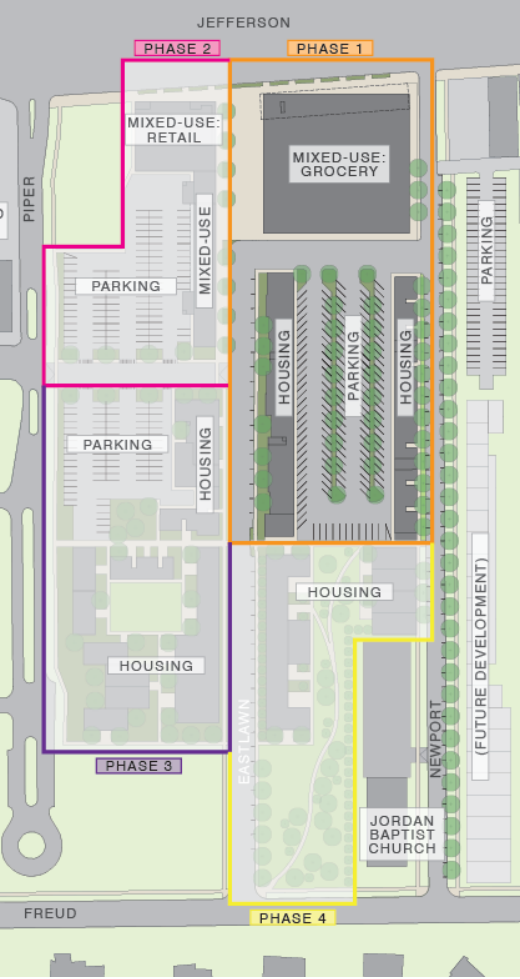


# Jefferson/Piper Mixed-Use





# Jefferson/Piper Mixed-Use





# Jefferson Chalmers Streetscape



existing

**Improvements to bus service**  
**Attractive & walkable shopping environment**  
**Repair underground utilities**  
Proposed Improvements

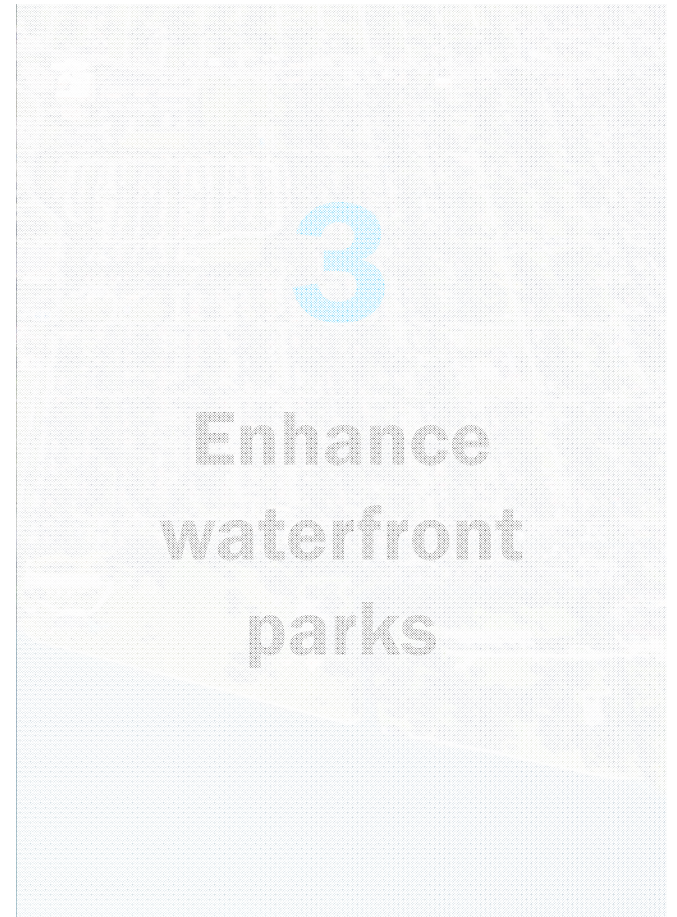
**Design TBD through community process**  
Investment Goal

★★★★★

**High Priority**  
Community Prioritization



# FINAL RECOMMENDATIONS





# Affordable Housing



Map ID	Property Name	Units of Affordable Housing	Unit Status
<b>Existing Units</b>		<b>508</b>	
1	Grayhaven	39	affordability preservation underway
7	Lakewood Manor	30	existing
8	Phillip Sims	121	existing
9	Gray Street Phase 1	10	existing
10	Creskide Homes	45	existing
11	Jefferson Square	180	existing
12	Jefferson Meadows	83	existing
<b>Units in Pipeline</b>		<b>~82 to 136</b>	
2	IDA0 Building	4	under construction
3	Marlborough Building	8	under construction
4	Rehab Bundle	~16	proposed
5	Guyton Redevelopment	~20 to 40	proposed
6	Jefferson & Piper	~34 to 68	proposed
<b>Total Units</b>		<b>~590 to 644</b>	

# What is “Affordable”?

- Spend no more than 1/3 of take-home pay on housing expenses
- Based on a percentage of Area Median Income (AMI) of Wayne County
- More affluent suburbs are included in calculation

Household Income	1-Person Household	2-Person Household	3-Person Household	4-Person Household
30% AMI	\$ 14,900	\$ 17,000	\$ 19,150	\$ 21,250
50% AMI	\$ 24,850	\$ 28,400	\$ 31,950	\$ 35,450
60% AMI	\$ 29,820	\$ 34,080	\$ 38,340	\$ 42,540
80% AMI	\$ 39,700	\$ 45,400	\$ 51,050	\$ 56,700
100% AMI	\$ 49,700	\$ 56,800	\$ 63,900	\$ 70,900
Jefferson Chalmers Median HH Income*		\$ 29,750		

\* US Census Bureau, 2016 American Community Survey 5-year Estimates. Census Block Groups: 5129, 1-3; 5132, 1-3; 5133, 1-2; 5137, 2-3.



# What is “Affordable”?

- Spend no more than 1/3 of take-home pay on housing expenses
- Based on a percentage of Area Median Income (AMI) of Wayne County
- More affluent suburbs are included in calculation

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

\* US Census Bureau, 2016 American Community Survey 5-year Estimates. Census Block Groups: 5129, 1-3; 5132, 1-3; 5133, 1-2; 5137, 2-3.

# Grayhaven Affordability Preservation

Preserve existing affordable housing

Project Type

**39 rental units**

Proposed Residential Program

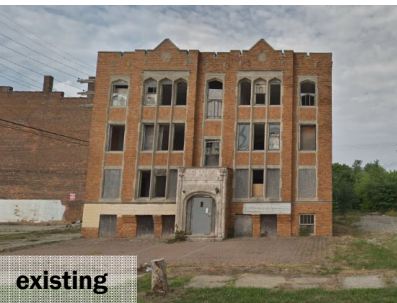
**\$958/month for a 2BR**

Affordability Depth





# Marlborough & IDAO Apartments



Rehab vacant buildings

Project Type

23 rental units

Residential Program (currently under construction)

12 affordable units. \$950 2BR rent

11 market-rate units

Affordability Depth

Jefferson East, Inc.

Shelborne Development

Project Lead



# For-Sale Rehab Bundle



Rehab vacant houses

Project Type

4 single-family houses

6 duplexes

Proposed Residential Program

Reserve homes for households earning  
\$25,000 - \$71,000 (depending on size)

Affordability Goal



Very High Priority

Community Prioritization

3445 Fischer

after



# For-Sale Rehab Bundle



**680 Algonquin**



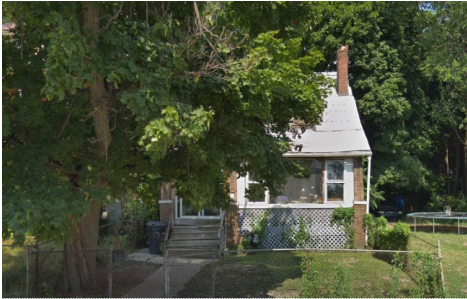
**832 Algonquin**



**993 Algonquin**



**647 Conner**



**906 Continental**



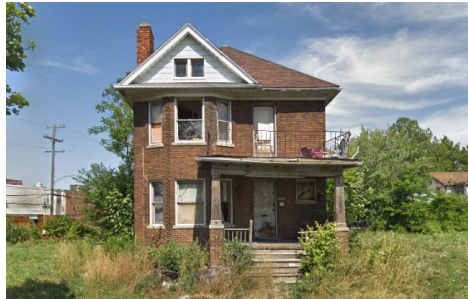
**639 Kitchener**



**767 Kitchener**



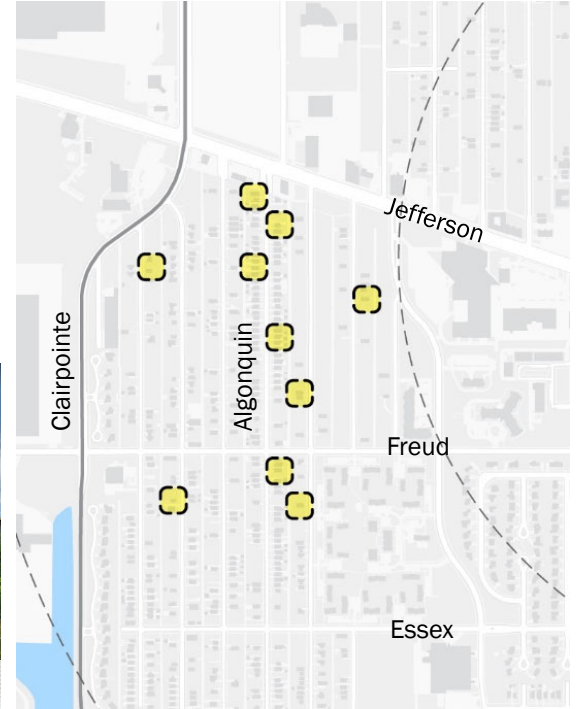
**926 Navahoe**



**1024 Navahoe**



**924 Tennessee**





# Guyton Redevelopment



## Challenges to reopening Guyton as a public school:

- DPS's Carstens Elementary/Middle already operating in the neighborhood
- Declining enrollment doesn't justify new school
- DPS faces \$500 million in deferred maintenance to existing facilities (citywide)
- Guyton building cannot accommodate DPS teaching model



# Guyton Redevelopment

## Rehab vacant building

Project Type

## Community space on 1st floor

Proposed Community Program

## 40 rental units

Proposed Residential Program

## \$958/month for a 2BR

Affordability Goal



## High Priority

Community Priority





# Plant Street Trees



## Streetscape Improvements

Project Type

Plant trees for free for willing property owners

Proposed Program



High Priority

Community Priority

# 10,000 UP!



The City of Detroit is planting 10,000 UP! trees across the city to help improve your home and your neighborhood.

### Dispelling Tree Myths:

**FALSE: Trees crack sidewalks**

Only if not planted or cared for properly. GSD chooses appropriate tree species for root growth.

**FALSE: Trees interfere with utility lines**

GSD considers root growth and height of tree species for each location.

**FALSE: Trees create messes**

GSD specifically selects tree species that minimize dropping messy waste.

**FALSE: Tree roots break sewer pipes**

Roots do not break sewer lines, they only enter pipes if they are already broken.

As part of the city's revitalization and to increase property values, please request to have a new tree planted at your home on the berm between the sidewalk and the street.





# FINAL RECOMMENDATIONS

1

Revitalize  
Jefferson

2

Stabilize  
residential  
blocks

3

Enhance  
waterfront  
parks



# AB FORD PARK

Renovation of  
Lenox Center  
Enhancements to  
park amenities  
Proposed Park Program  
General Services  
Department  
Project Lead





# UPPER RIVERFRONT PARKS RESTORATION

Enhancements to shoreline  
Habitat Restoration

Proposed Park Program

General Services Department

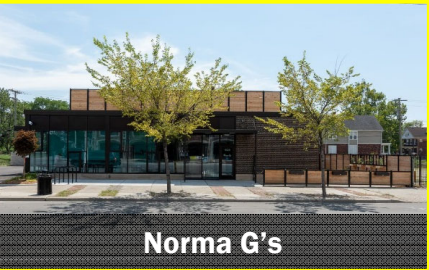
Project Lead



**IMPLEMENTATION**



# Construction Complete or Underway



Norma G's

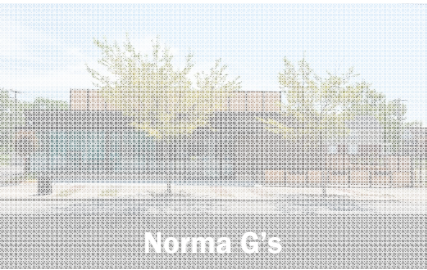


IDAO & Marlborough





# Construction Scheduled



Norma G's



IDA0 & Marlborough



Street Tree Planting



Upper Riverfront Parks



Kresge Building



Vanity Ballroom

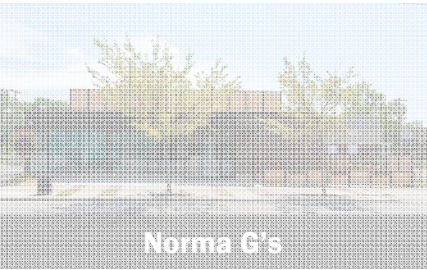


Grayhaven Village





# In Planning



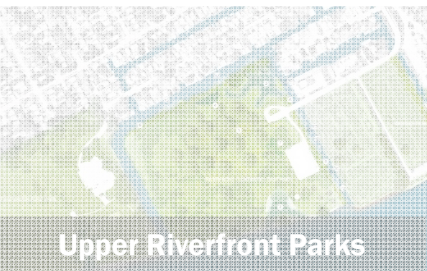
Norma G's



IDA0 & Marlborough



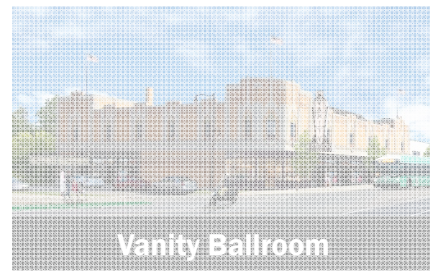
Street Tree Planting



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Vanity Ballroom



Grayhaven Village



For Sale Rehab Bundle



Jefferson/Piper



Guyton



Jefferson Streetscape

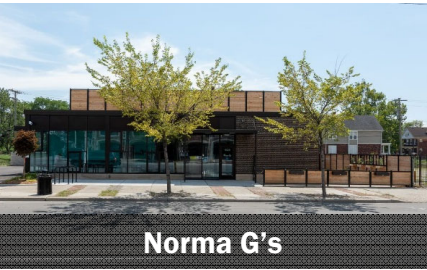


AB Ford Park





# Summary of Final Recommendations



Norma G's



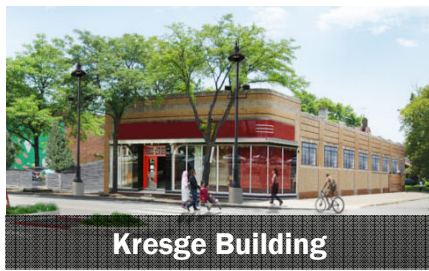
IDAO & Marlborough



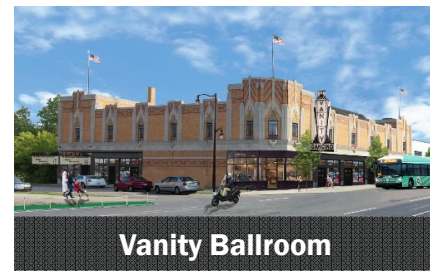
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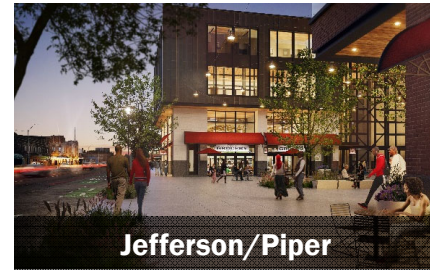
Vanity Ballroom



Grayhaven Village



For Sale Rehab Bundle



Jefferson/Piper



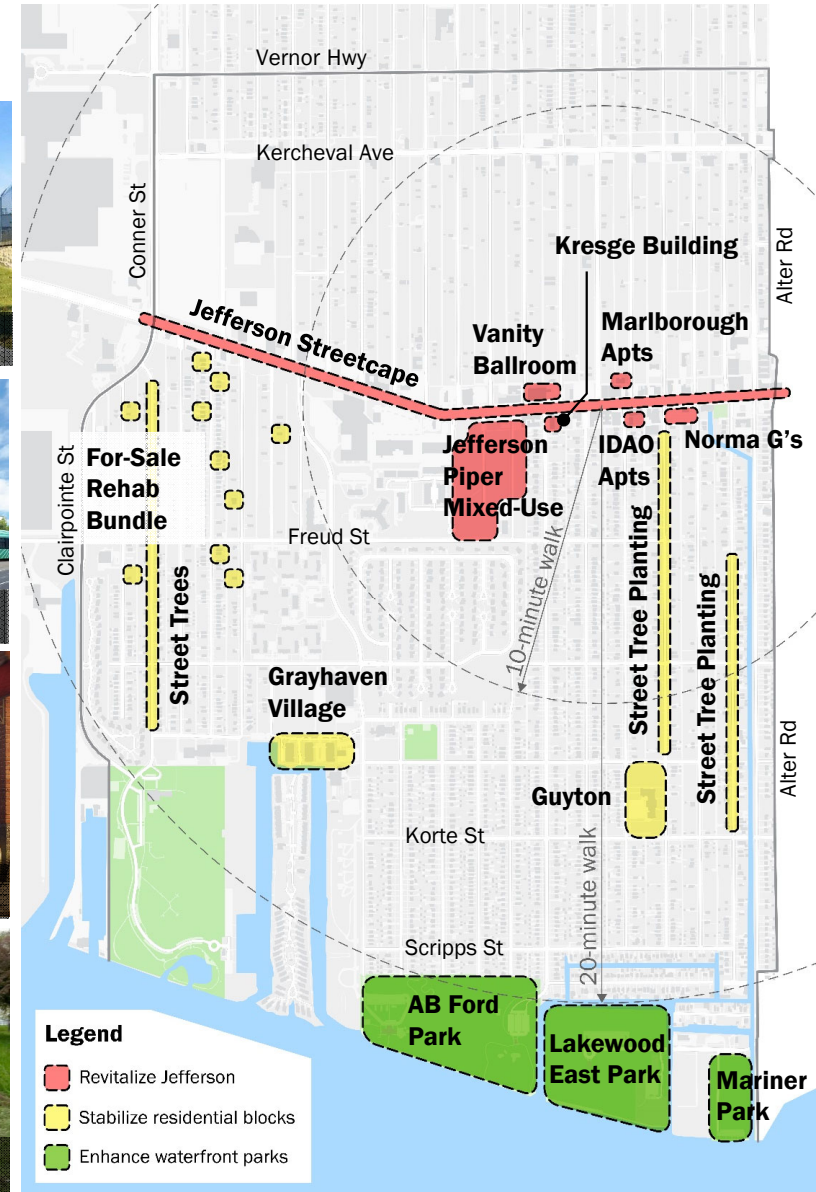
Guyton



Jefferson Streetscape



AB Ford Park





# Homeowner Resources



## Home Repair Grants

**313-766-4010**

**[rebuildingtogethersem.org/about-us/](http://rebuildingtogethersem.org/about-us/)**

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



## 0% Home Repair Loans

**313-744-6128**

**[jeffersoneast.org/housing](http://jeffersoneast.org/housing)**

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





# Stay Connected

## [detroitmi.gov/JeffersonChalmers](http://detroitmi.gov/JeffersonChalmers)

- Subscribe to the monthly newsletter
- Access the project document archive

- **Allen Penniman, Project Manager**

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