



# EAST JEFFERSON CORRIDOR IMPROVEMENTS

April 9th, 2019



# EAST RIVERFRONT

## NEIGHBORHOOD FRAMEWORK PLAN

A plan of action, co-crafted by residents and the City, to guide future growth and investment in the neighborhood

# RECOMMENDATIONS TO SUPPORT GOALS AND OBJECTIVES



**East Riverfront  
Plan Update**



**Streetscape  
Improvements**

**EAST  
RIVERFRONT  
ZONING  
UPDATES**

# GOALS AND OBJECTIVES



## URBAN EXPERIENCE

Create an Inclusive and Accessible International Riverfront



## CONNECTIONS

Enhance Mobility and Safety



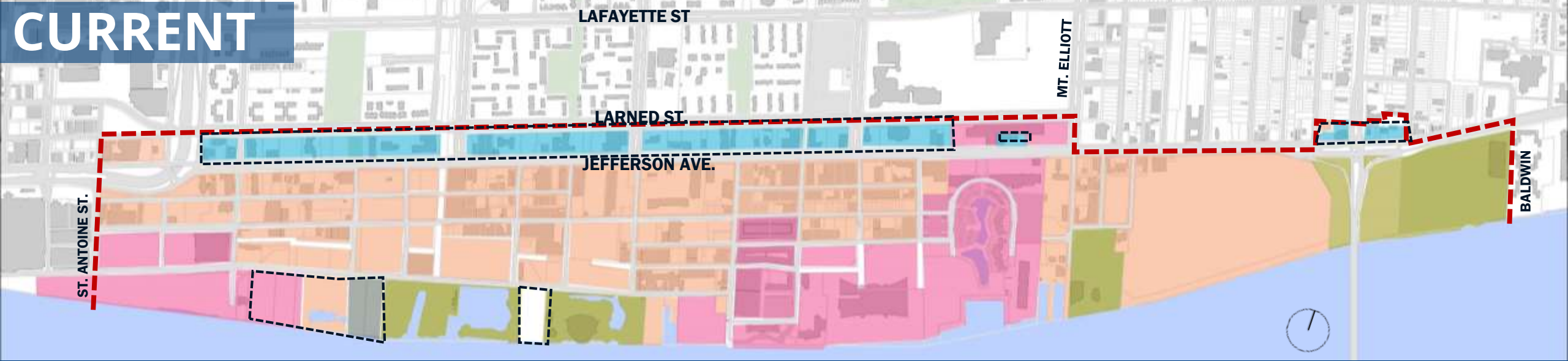
## DEVELOPMENT

Preserve the Heritage and Encourage Sustainable Development

**“BRING EVERYBODY”**







MARK WALLACE – CEO DETROIT RIVERFRONT CONSERVANCY


# CURRENT



# PROPOSED



 SPECIAL MIXED USE (SD4)	 BUSINESS (B4)	AREAS OF CHANGE
 PLANNED DEVELOPMENT (PD)	 MANUFACTURING (M4)	
 PARKS AND RECREATION (PR)	 UNDEFINED	



# EAST RIVERFRONT ZONING UPDATES

*Changes to support the desired character of the East Riverfront*

## MAP CHANGE

- **Zone areas north of East Jefferson to SD4 to unify East Riverfront character and scale**

## TEXT CHANGE

- **Incorporate property lot-line build standards**
- **Incentivize preservation and adaptive reuse of historic structures**
  - **Remove Floor Area Ratio (F.A.R.) requirement, update by-right uses**
  - **Parking exceptions**

## TEXT CHANGE

- **Adopt Public Center Adjacent (PCA) review criteria for design review in SD4**
- **Update by-right uses for SD4**

# EAST RIVERFRONT ZONING UPDATES

*Updated SD4 site regulations*

## LOT LINE DEVELOPMENT

- **Maximum front line setbacks = 20'**
- **Rear setbacks**
  - **If property is adjacent to an alley = 20'**
  - **Not adjacent to an alley = 10'**

## MINIMUM STEPBACKS

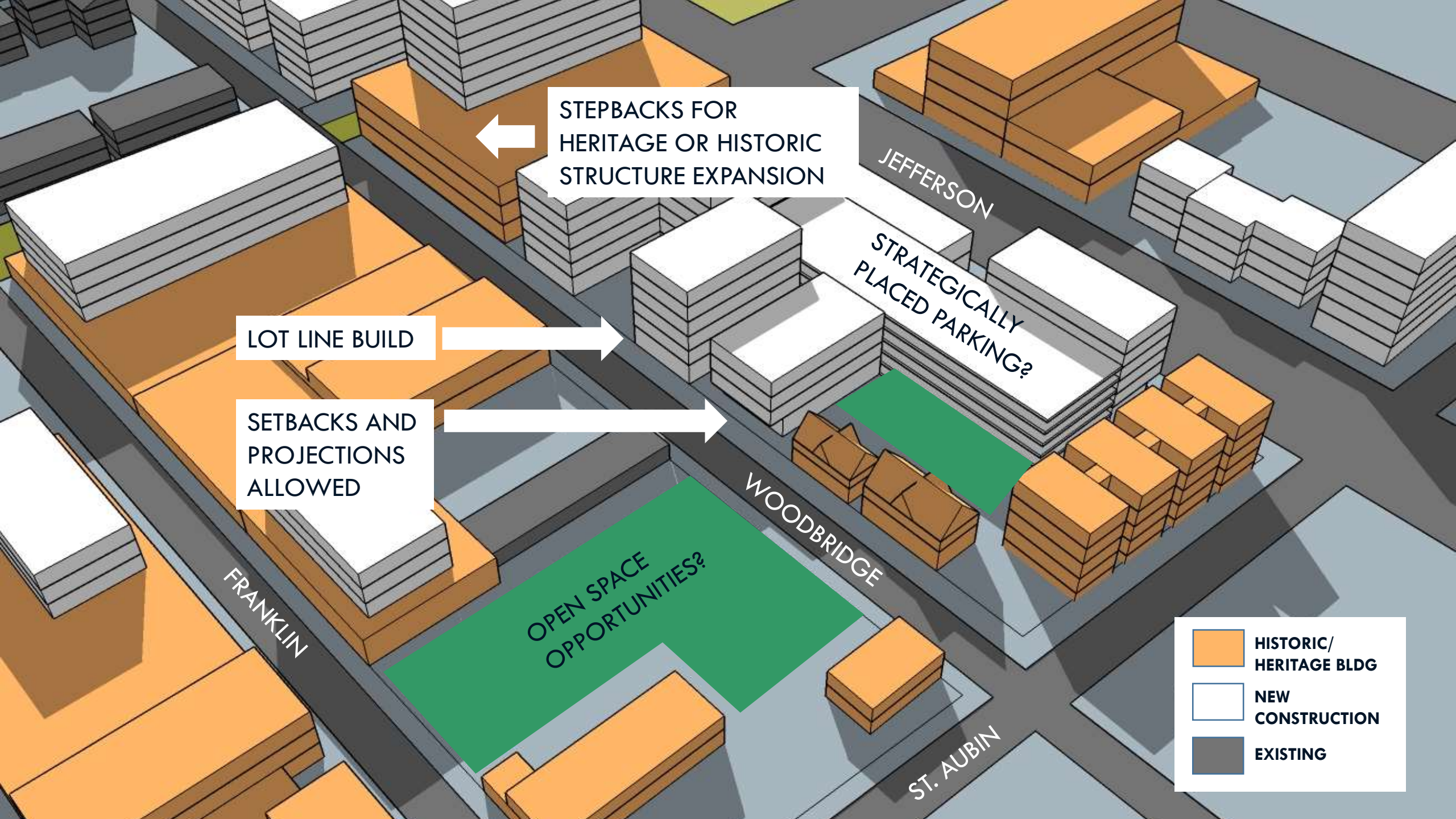
- **15' stepbacks governed by prevailing building heights on a street**

## BUILDING HEIGHTS

- **Maintain the maximum height allowed under SD4 at 10 stories (based on 11' floor-floor)**
- **Variances would be required for heights taller than 10 stories**



**HOW DO ZONING  
CHANGES SUPPORT  
A MORE WALKABLE  
NEIGHBORHOOD?**



STEPBACKS FOR HERITAGE OR HISTORIC STRUCTURE EXPANSION

LOT LINE BUILD




SETBACKS AND PROJECTIONS ALLOWED

JEFFERSON  
STRATEGICALLY PLACED PARKING?

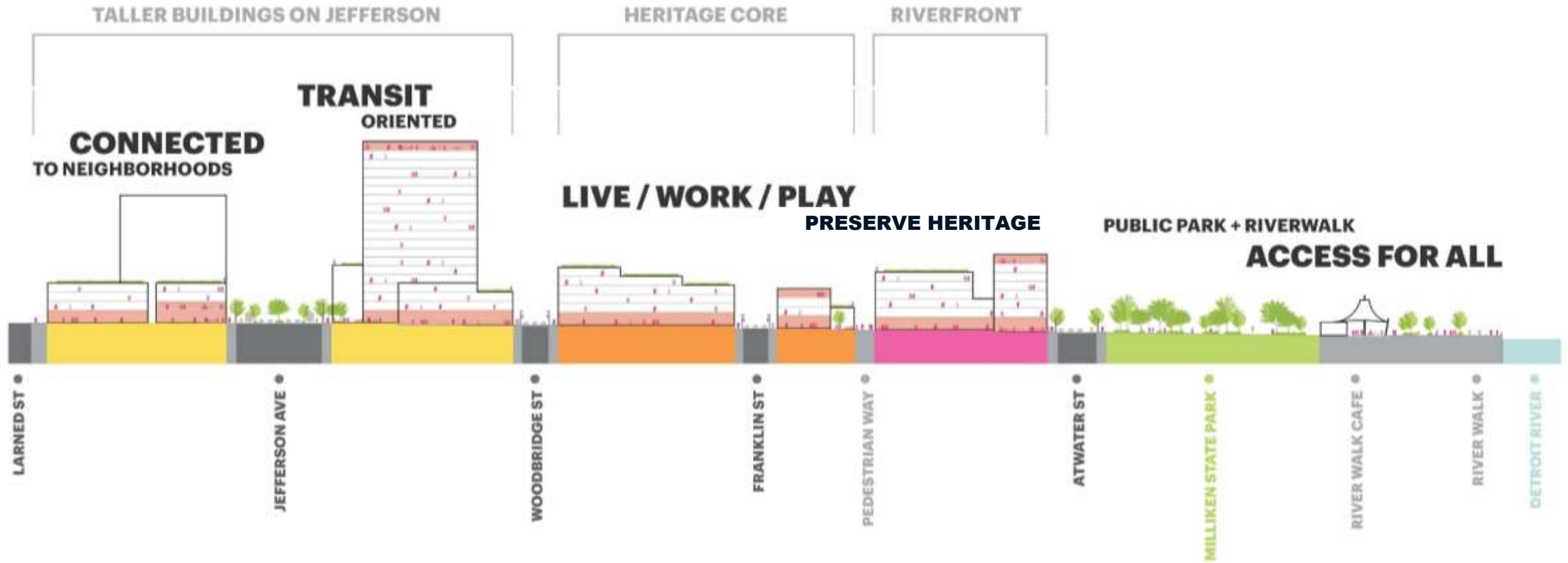
WOODBRIDGE  
OPEN SPACE OPPORTUNITIES?

FRANKLIN

ST. AUBIN

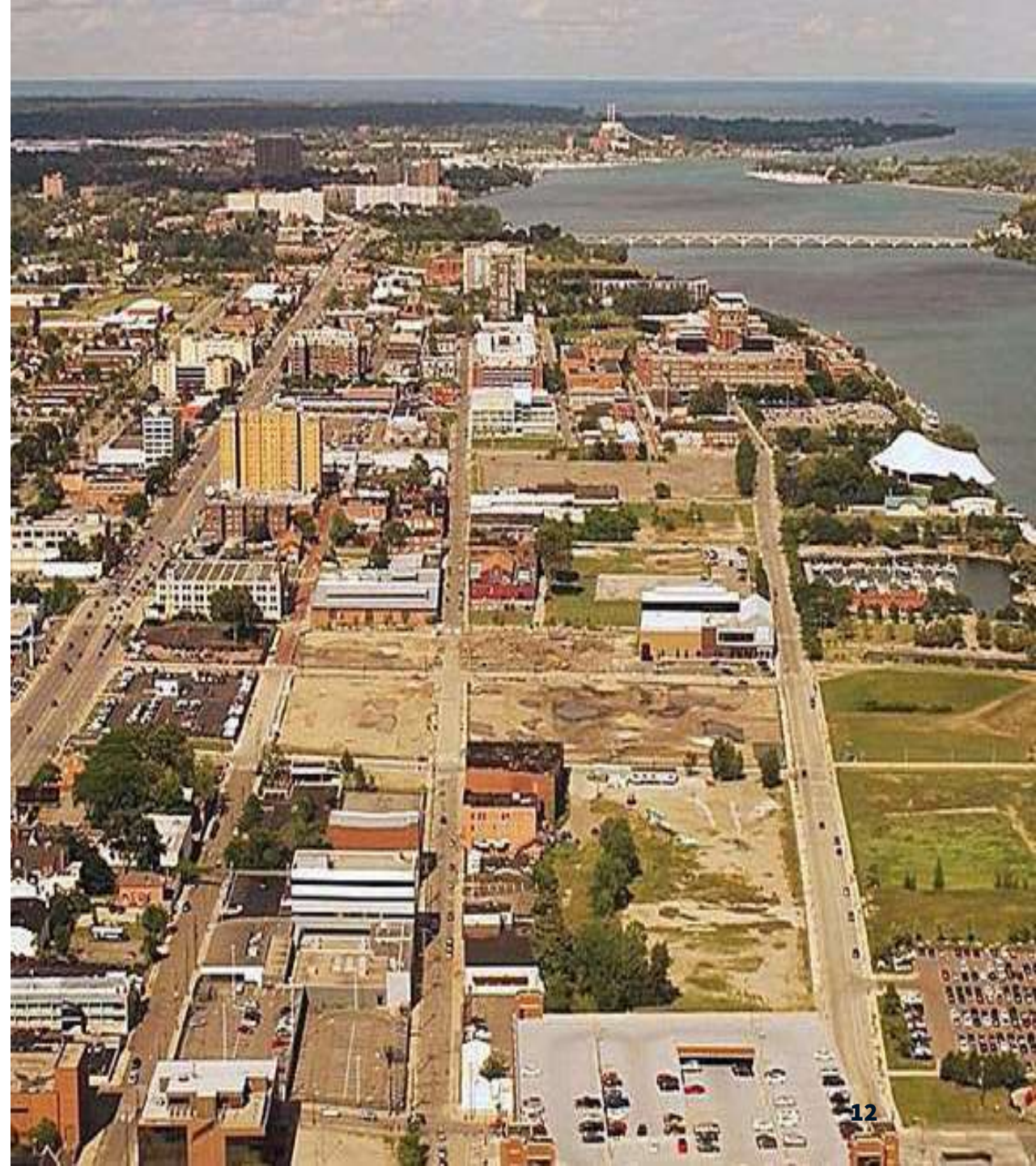
-  HISTORIC/HERITAGE BLDG
-  NEW CONSTRUCTION
-  EXISTING

# CHARACTER STUDY



# EAST RIVERFRONT - 2015

The proposed changes in the zoning ordinance are designed to create and sustain a vibrant urban environment, in place of vacant and abandoned parcels and surface lots



# PRESERVE HERITAGE & PROVIDE SUSTAINABLE DEVELOPMENT



**RIVERFRONT ESPLANADE CONCEPT**

# MILLIKEN PARK NEIGHBORHOOD



**STONE SOAP BUILDING**

# ENCOURAGE A WALKABLE NEIGHBORHOOD



***FUTURE FRANKLIN STREET CONCEPT***

# PARKING

## CURRENT

**MULTI-FAMILY  
PARKING RATIO  
PER UNIT**

**NO  
CHANGE**

**HIGH-FREQUENCY  
TRANSIT  
CORRIDOR  
REDUCTION**

**NO  
CHANGE**

## NEW ADDITIONAL

**REDUCTION IN COMMERCIAL  
PARKING REQUIREMENTS**

**BIKE RACKS WITHIN 500  
FEET OF DEVELOPMENT**



# WHAT DOES THIS MEAN FOR YOU?

Protecting & enhancing the Riverfront through zoning

Creating uniformity in urban density along Jefferson and within the East Riverfront.

Preserving and protecting the heritage while providing sustainable development.

# WE WOULD LIKE TO HAVE YOUR THOUGHTS ON ZONING...

- COMMENT CARDS
- BREAKOUT TABLE FOR DISCUSSION  
(after corridor study presentation)

**FOR FURTHER DISCUSSION OR  
QUESTIONS, CONTACT:**

**JOHN SIVILLS**  
**[sivillsj@detroitmi.gov](mailto:sivillsj@detroitmi.gov)**  
**313.224.4403**

**EAST  
JEFFERSON  
DISCUSSION**





# DESIGNING A STREET FOR ALL

## NEIGHBORHOOD

People + Places



## JOBS

Workers +  
Commuting  
Patterns



## TRANSIT

Bus Riders



## ACCESS

Pedestrians +  
Cyclists





## People + Places



**2,130**

Senior population

**1,360**

Youth population

**9,520**

Total population

*Within East Riverfront  
Neighborhood Boundaries*



# People + Places



# 680

affordable housing units

# 460

multifamily units built since 2016

# 1,200

multifamily units in the pipeline

# 7,863

households

*Within 1/2 Mile distance of Riopelle and Jefferson*





## Workers + Commuting Patterns

**5,583**

daytime workers

**40.2%**

of households don't have access to a car

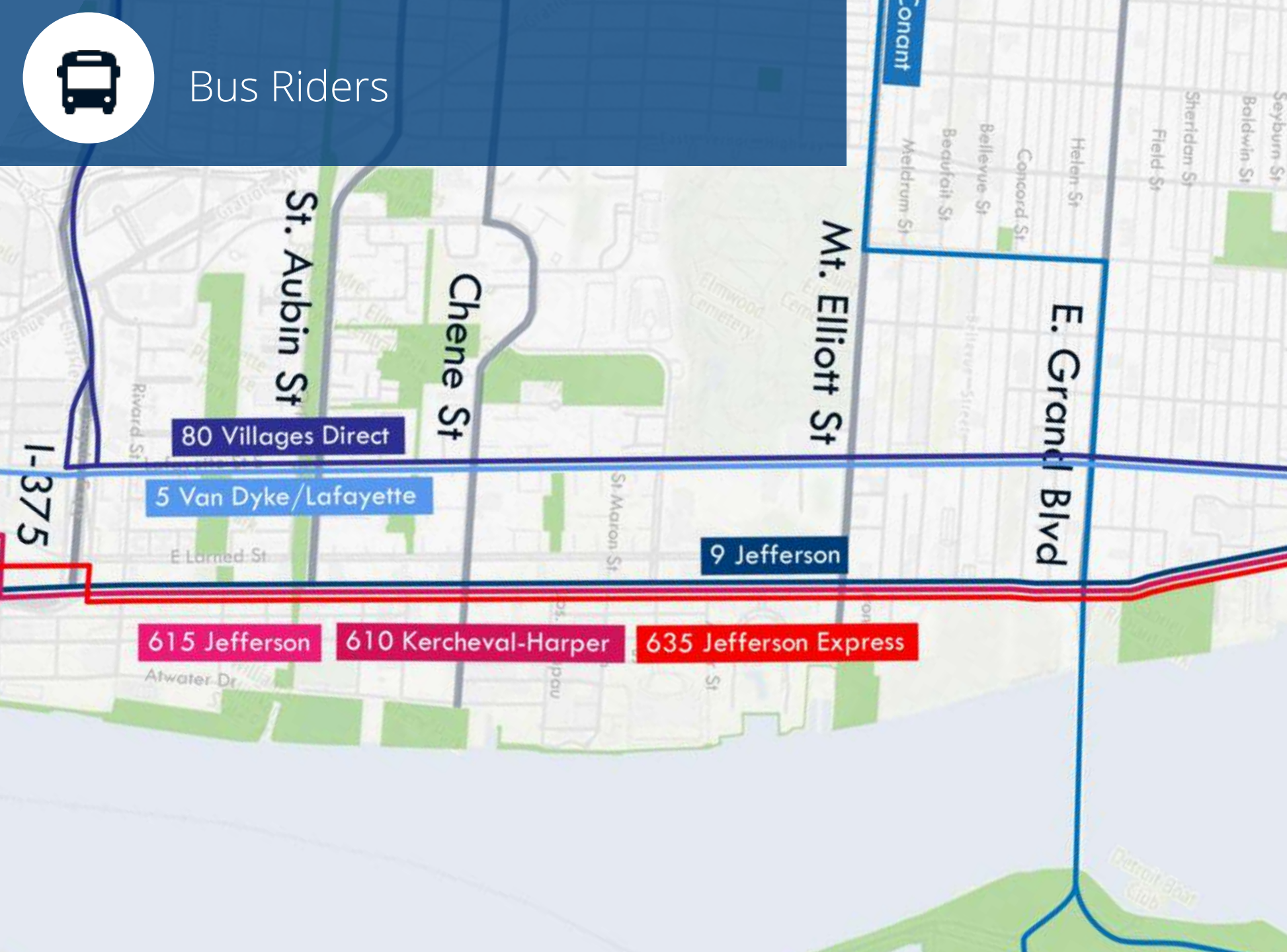
**18.5%**

of commuters get to work by walk, bicycling, or taking public transit

*Within East Riverfront Neighborhood Boundaries*



# Bus Riders



# 4

Bus lines on Jefferson (DDOT & SMART)

# 1,030

Daily DDOT riders on #9 bus

*Within East Riverfront Neighborhood Boundaries*



## Pedestrians + Cyclists



# 34\*

Pedestrian and  
Bicycle Crashes  
2012-2017

# 373

Daily average  
number of  
people biking  
on Jefferson

# 1,975

crashes on  
Jefferson  
between 2012  
and 2017

# 34\*

of those crashes  
involved people  
who were  
walking (21) or  
biking (13)

### LEGEND

- Pedestrian & Bicycle Crashes
- Fatalities

\* Within East Riverfront  
Neighborhood Boundaries

# WE HEAR YOU!

*“Getting on to Jefferson from the side streets unless you go to a light is a challenge”*

*“Keeping pedestrians safe while crossing the street is Jefferson’s greatest challenge”*

*“Jefferson needs better transit”*

## Non-transit riders\* also told us:

**40%** Bus takes too long/ isn’t convenient

**31%** Prefer to drive

**26%** Bus does not run close to me/my destination

\*Share of non-DDOT riders citing each barrier. Source: DDOT survey



# CONCERNS FOR FURTHER STUDY

Since the installation of the bike lane on East Jefferson last year, you've shared your concerns. You told us:

*"No one will bike."*

- So we conducted counts and found that **373 cyclists used the bike lane on a typical weekday** in July 2018
- As a part of this study, **we will conduct additional counts** this Spring

*"Drive times will significantly increase."*

- So we studied this and found **no significant change beyond 1-2 minutes during peak hours**
- As a part of this study, **we are also studying the impact of signal timing and pedestrian signals to improve access** and convenience for all users

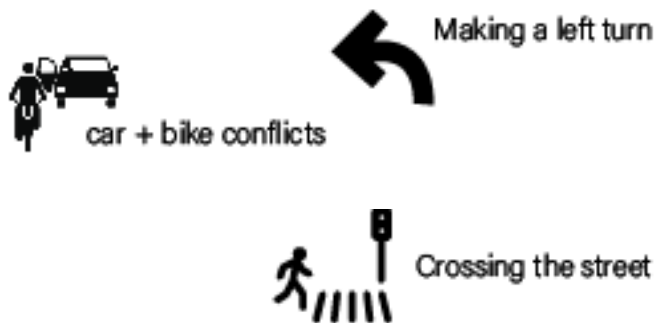
***We are continuously studying conditions and making improvements***

# SMALL GROUP EXERCISE

## CHALLENGES

Place **red dots** where you have difficulty crossing the street, making a left turn, etc.

Use post-its to add descriptions.



## STRENGTHS

Place **blue dots** where you shop, eat, worship, catch the bus, etc.

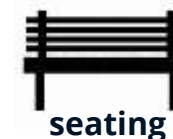
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## OPPORTUNITIES

Place **yellow dots** for elements you would like to see.

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# GRAND RIVER

## Cooley to McNichols

- 1. Improved sidewalks
- 2. Banners
- 3. Enhanced crossings
- 4. Bicycle lane
- 5. Street trees
- 6. Landscaping



# GRAND RIVER

*Evergreen to  
Glastonbury*

- 1. Improved sidewalks
- 2. Shorter crossing distances
- 3. Street trees
- 4. Bicycle parking
- 5. Parking



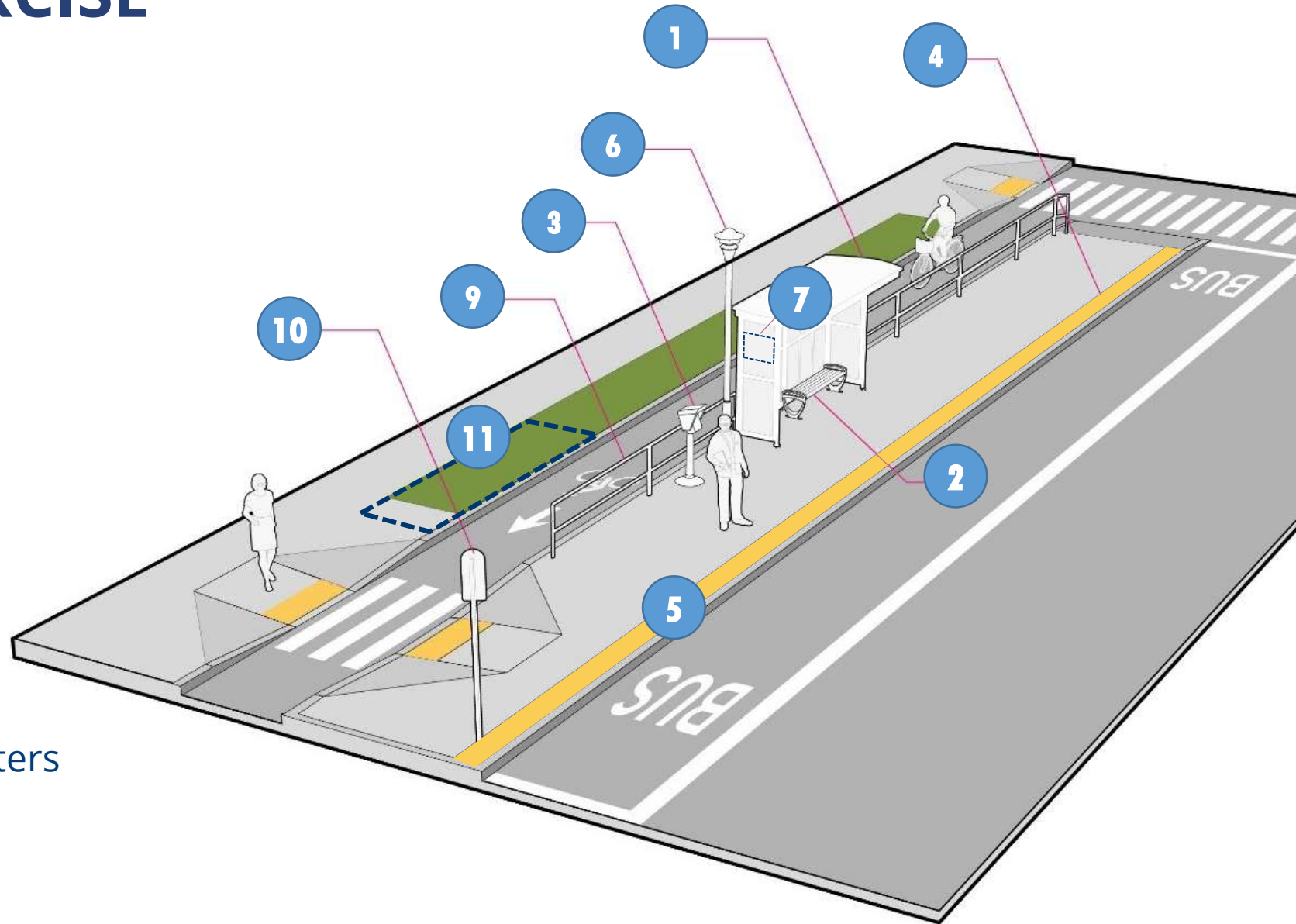




# SMALL GROUP EXERCISE

## Transit Concepts

1. Bus Shelter
2. Seating
3. Off-board fare collection
4. All door boarding
5. Level boarding
6. Lighting
7. Real-time signs
8. Universal design elements
9. Railings
10. Wayfinding / Branding
11. Mobility Hub: Bike share / eScooters



# MCNICHOLS

*Livernois to  
Greenlawn*

1. Bus shelter
2. Seating
3. Pedestrian lighting
4. Level boarding
5. Street trees
6. Bicycle lane

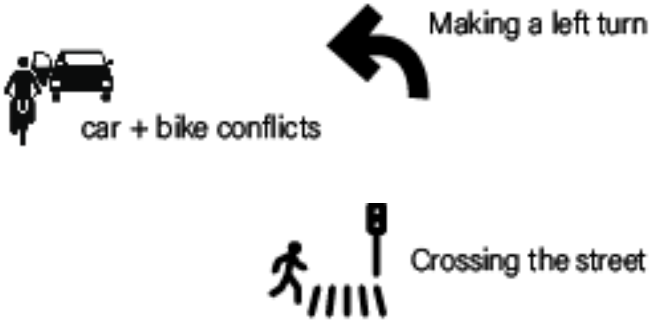


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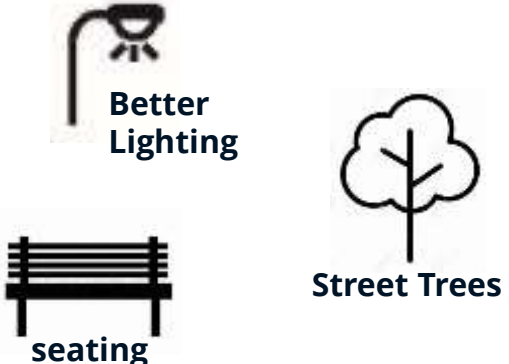
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**REPORT BACK**

# NEXT STEPS

*When will folks hear from us next?*

**We are continuing to study conditions and will come back to you over the summer.**

*What will we be studying?*

**We will collect pedestrian and bike counts**

**We will study the potential to adjust signal timing and add push button signals**

**We will review turning movements and visibility**

**THANK YOU !**