



# Meet your neighborhood nonprofits

Detroit's riverfront is an unparalleled destination for vibrant scenery and exciting activity that promises continued growth throughout the Rivertown neighborhood.

As new additions and improvements to the neighborhood are anticipated, Jefferson East, Inc. and the Detroit Riverfront Conservancy are continuing to serve as your neighborhood nonprofits committed to maintaining a safe, clean, welcoming and enjoyable environment for all.

We want to be sure you stay connected as Rivertown continues to evolve. In an effort to secure sustainable funding for public area maintenance, a study group of community leaders committed to Rivertown formed to investigate a business improvement zone.

The goal is to maintain Rivertown as a truly special place in Detroit, and we are so proud to play a role in preserving its beauty, safety and diversity. We hope to have your support in securing this sustainable funding source.

**Mark C. Wallace**  
President and CEO  
Detroit Riverfront Conservancy

**Joshua R. Elling**  
CEO  
Jefferson East, Inc.



# Our solution

## How will the BIZ Benefit Rivertown?

### WHAT IS A BIZ?

A Business Improvement Zone, or BIZ, is a tool created to provide a higher standard and quality of care for property owners based on their priorities, over and above city services. It is required by law to operate with full transparency in alignment with a plan approved by the commercial property owners who fund it. The assessment can be spent ONLY on approved activities within the BIZ Zone.

### CREATING A WORLD-CLASS RIVERFRONT COMMUNITY TOGETHER

- Rivertown commercial property owners vote to approve a plan that defines their priorities and the level of financial resources they will contribute.
- A volunteer board of directors elected by Rivertown property owners serves as fiduciary for the BIZ.
- All decisions of the BIZ board are made at meetings that are open to the public. The BIZ is independently audited annually.
- The Rivertown BIZ will be a unified voice to advocate for improved city services to Rivertown.
- New developments will be automatically included in the Rivertown BIZ, growing the budget and allowing services to expand as new investors move to the neighborhood.

## How a BIZ Benefits a District

### HIGHER STANDARD OF CARE

A BIZ provides a higher standard and quality of care for property owners based on their priorities that they set for the district. These are supplemental services, over and above city services. Essentially, property owners have direct input on how the common spaces such as public sidewalks and parks in their neighborhood are maintained.

### SUSTAINABLE FUNDING MODEL

Consistent funding is created through property assessments that ensure continuity of and expanded services. This allows for consistent, strategic investment in caring for common areas in the neighborhood for the benefit of all property owners.

### PROPERTY OWNERS SET PRIORITIES

Commercial property owners within the BIZ boundary determine service priorities and how funds are spent.

### EQUITABLE AND FAIR PARTICIPATION

All assessable commercial property owners contribute to services desired by the entire neighborhood, creating uniform coverage and a district with more long-term sustainable value.



Jefferson East, Inc.  
Go East.

# At your service

Like many neighborhoods throughout Detroit, Rivertown is gaining popularity for its unique qualities and amenities. As we continue to welcome new residents, businesses and visitors in the area, we are working hard to sustain a high quality of care for public areas for the benefit of the entire neighborhood. A handful of donors contribute annually to enable enhanced services. A BIZ will provide a consistent, sustained funding base, ensuring consistent, sustained services. Look for these examples of how Jefferson East, Inc. (JEI) and the Conservancy deploy work together to serve Rivertown:



## ◀ Cleaning Services

Trash is typically an out of sight, out of mind kind of service, especially when it's being handled effectively. JEI is responsible for a total of 125 garbage cans along the East Jefferson corridor -- which are emptied three times per week -- in addition to keeping sidewalks free of litter. The DRFC maintains hundreds of trash cans on the riverfront, the Dequindre Cut and the Mayor Dennis W. Archer Greenway.

## ▶ Safety Patrols

Recognizing that property owners want and sometimes need more than the city is required to provide, JEI adds a layer of security in the form of patrols with off-duty police officers who actively engage with Rivertown businesses and residents while coordinating with Conservancy security staff.



## ◀ CompStat

Each month JEI convenes more than 100 neighborhood stakeholders, including the Detroit Police Department, to review crime trends and safety issues. JEI deploys safety strategies based on the data and community input.

# Providing beautiful spaces

The Detroit Riverfront Conservancy takes great pride in offering stunning public spaces activated with community-driven programming all year long. In addition to longstanding favorites along the riverfront, look for these beautiful new spaces:



## ◀ Mayor Dennis W. Archer Greenway

The City of Detroit and the Conservancy have partnered to renovate an outdated path into a 10-foot-wide pedestrian and bicycle thoroughfare featuring benches, security cameras, and beautiful landscaping, as well as play and recreation options from Jefferson Avenue to Vernor Highway. Mayor Dennis W. Archer Greenway bike lanes serve as a direct connector to the waterfront.

## ▶ Uniroyal Riverwalk

The newest stretch of Riverwalk opened in October 2023 and connects Gabriel Richard Park, Mt. Elliott Park and Belle Isle while incorporating interesting design elements, landscaping, lighting, and security cameras along the way



## ▶ Robert C. Valade Park

Robert C. Valade Park is a neighborhood favorite on the East Riverfront. It features an expansive, sandy beach with chairs and umbrellas, a children's musical garden, colorful play scapes for kids to climb on, a community barbecue pavilion and Bob's Barge, which is Detroit's only floating bar. The park is also home to The Shed, a 3,600-square-foot building used for food, events and programming. The park's official name celebrates native Detroiter and former Carhartt, Inc. Chairman and CEO Robert C. Valade, and is in recognition of a gift to the Conservancy from the Molly and Mark Valade Family Fund.

## Ways to Stay Informed



Visit [www.detroitriverfront.org/rbiz](http://www.detroitriverfront.org/rbiz)

Follow [facebook.com/detroitriverfrontconservancy](https://facebook.com/detroitriverfrontconservancy)

Contact [info@detroitriverfront.org](mailto:info@detroitriverfront.org)



Visit [www.jeffersoneast.org](http://www.jeffersoneast.org).

Follow [facebook.com/JeffEastInc](https://facebook.com/JeffEastInc)

Contact [info@jeffersoneast.org](mailto:info@jeffersoneast.org)



Visit [www.downtowndetroit.org](http://www.downtowndetroit.org).

Follow [facebook.com/DowntownDet](https://facebook.com/DowntownDet)

Contact [info@downtowndetroit.org](mailto:info@downtowndetroit.org)