



Frequently Asked Questions

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What is Plan Detroit?

The City of Detroit's Master Plan of Policies is a roadmap for Detroit's future. It assesses where we are now, proposes a shared vision for Detroit's future, and identifies the policies and actions needed to realize that vision.

Why is the City updating the Master Plan?

The Master Plan of Policies has not been comprehensively updated since 2009. As any Detroiter will tell you, the City looks very different than it did in 2009 and faces very different challenges and opportunities than it did then, requiring a reassessment of the existing conditions informing the plan's recommendations and new ideas for how to move Detroit forward based on those existing conditions.

The Michigan Planning Enabling Act (MPEA) recommends that cities review their Master Plans for relevancy every five years and consider a comprehensive update every 10 years. Until now, The City has only made minor amendments periodically.

What does Plan Detroit do for me?

For residents, it gives voice to your hopes for Detroit's future—where homes, shops, and parks should go, how we get around and access important services, and how to improve quality of life in every neighborhood.

For community organizations, agencies, and institutions, it identifies mutually supportive goals for The City and your organization to work towards.

For business owners and developers, it articulates where and how The City will support economic growth and job creation.

What topics will the Master Plan cover?

The Master Plan will focus on land use and how it relates to jobs & economy, infrastructure, mobility, housing & neighborhoods, arts & culture, and open space & environment.



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Where are we in the process?

We have three phases in the Master Plan process which started in Mid-2024 and is expected to conclude in 2026. The updated timeline for the Master Plan is always available on the “Our Process” section of [our website](#).

Will the Master Plan rezone my property?

No. The Master Plan may identify areas where zoning could change in the future, but rezoning is a separate process.

I’m passionate about a project in my neighborhood. Does it belong in the Master Plan?

Detailed plans for specific neighborhoods or sites, or projects that are shovel-ready will likely not be included, as the Master Plan is a high-level, long-range, citywide plan.

How does Plan Detroit relate to everything else that the City Detroit is doing?

Plan Detroit looks to incorporate the countless hours, conversations, and dedication that have gone into prior and ongoing plan work, such as the neighborhood plans, Joe Louis Greenway, and more. Our team started this process by carefully reviewing 35 plans completed by various City departments in the last 10 years to understand common themes and topics, areas of alignment, and areas of conflict that require better coordination to ensure we are working towards shared goals together.

How will you work with or incorporate other departments and agencies into the Master Plan process?

The process will have engagement both inside and outside of the City of Detroit, working with the public and departments through all of the different hurdles the city is facing.



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What is the time horizon for this Master Plan? What years will it cover?

The Master Plan is looking out over the next 20 years of development in change in Detroit.

How can I get involved?

Many voices will shape the Master Plan. Throughout the project, we will have ways for the public to engage in both quick and easy ways—like surveys and neighborhood pop-ups—as well as in-depth conversations like our policy workshops. Upcoming events are posted on our calendar at plandetroit.com.

Who are the consultants?

The lead consultant is SmithGroup, a Detroit-based integrated design consulting firm that specializes in urban planning and land use design. The sub-consultants are Mass Economics (Cambridge, Massachusetts), Public Sector Consultants (Lansing, Michigan), Spaulding DeDecker (Detroit, Michigan), Center for Community Progress (Flint, Michigan), Noell Consulting Group (Atlanta, Georgia), and DETROITography (Detroit, Michigan).

What does the Master Plan Advisory Group do?

The Master Plan Advisory Group (“Advisory Group”) provides feedback on Master Plan process— including our engagement approach and messaging—and serves as a sounding board for the general direction of the Plan. They are not a decision-making body.

How was the Master Plan Advisory Group formed?

We started with a call for applications that was open to any member of the public and received over 250 applications. The process to select members from the applicant pool was conducted by PDD staff shaped by staff input from the DON, CPC, and Community Development Advocates of Detroit (CDAD).



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Who is on the Advisory Group?

The Advisory Group is made up of 41 Detroit residents who live across each of the seven Council Districts. Each brings with them unique perspectives, experiences, and expertise that together is generally reflective of Detroit's diverse population. A full list of Advisory Group members is posted on our [website](#).

Are Advisory Group meetings open to the public?

Advisory Group meetings are not open to the public. Though meetings are closed they are not confidential – attendees are encouraged to share what's happening in Advisory Group meetings with their communities and bring community input back to the project team. Meeting summaries are also posted on plandetroit.com after each meeting.

Can I still join the Advisory Group?

Advisory Group applications closed in late April 2024. If you were not selected or missed the application period do not worry! There are plenty of ways to be meaningfully involved in the Master Plan. Sign up for our newsletter and check plandetroit.com often to stay up to date on all the ways you can take part in Plan Detroit.

Where can I find a copy of the 2009 Master Plan?

We have a copy posted on the Plan Detroit project website under “documents,” or you can [click here](#). Please contact us at detroitmasterplan@detroitmi.gov or 313-628-0221 if you wish to review a paper copy.

Why is Mayor Mike Duggan listed on the 2009 Master Plan?

The Master Plan of Policies goes through updates often, and during one of the more recent amendments the current mayor and (at the time) Councilmembers names were added to the cover page.

How does Plan Detroit relate to Zone Detroit?

Master Plans lay a legal foundation for future zoning changes. The Planning and Development Department is working closely with City Planning Commission staff to



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identify land use policy questions that require further study to assist their team with the City’s ongoing zoning ordinance update process (“Zone Detroit”). Plan Detroit will also include an update to the City’s future general land use map, which will provide suggestions for how the zoning map may be updated to better align with both the policies in the Master Plan and new zoning regulations.



