



Public Policy Workshops Engagement Summary

August 2025



Purpose of This Document

- This is an extensive resource that summarizes feedback from the Public Policy Workshops
- This is intended to help illustrate the types of feedback received during the April 2025 Public Policy Workshops, as well as provide a summary of all public feedback received



Public Policy Workshops





Participant Overview



5 Public Policy Workshops

Housing & Neighborhoods

Open Space & Environment

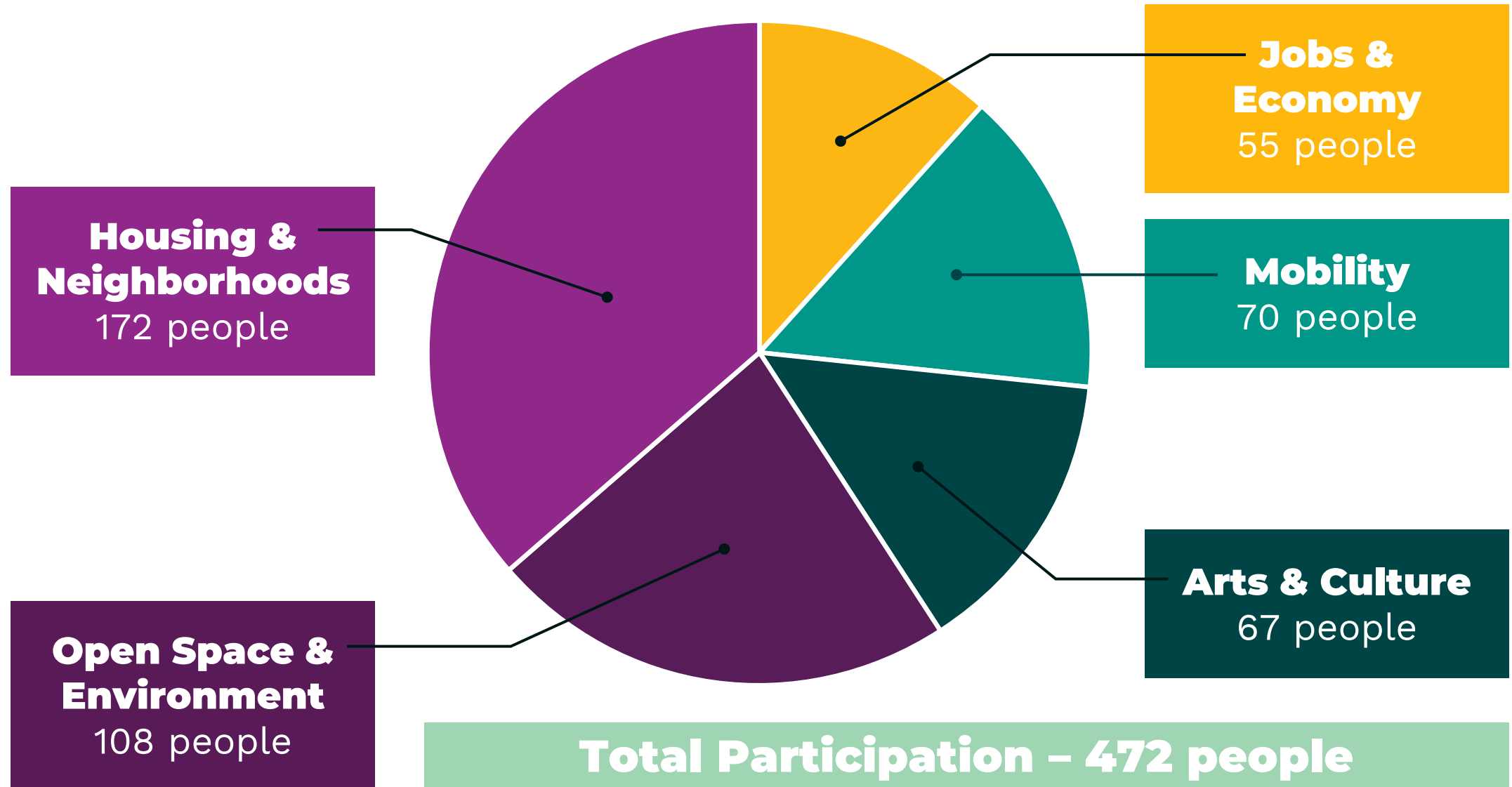
Arts & Culture

Mobility

Jobs & Economy

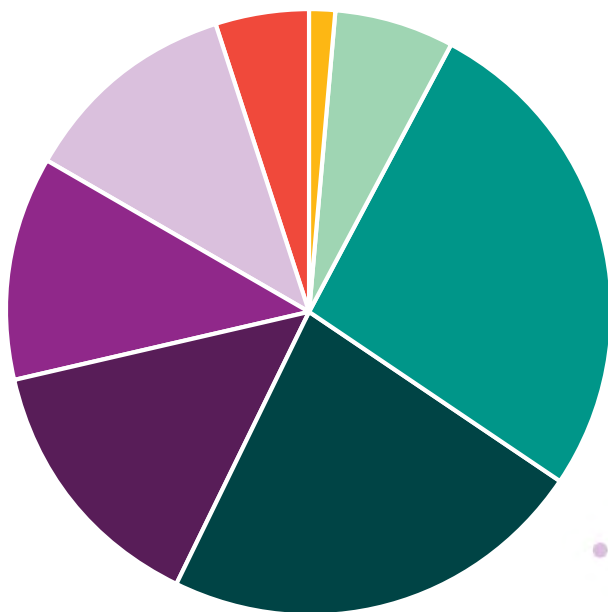
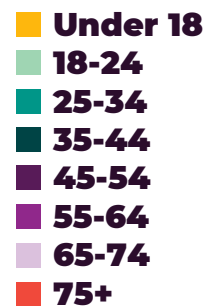


Public Policy Workshop Participants



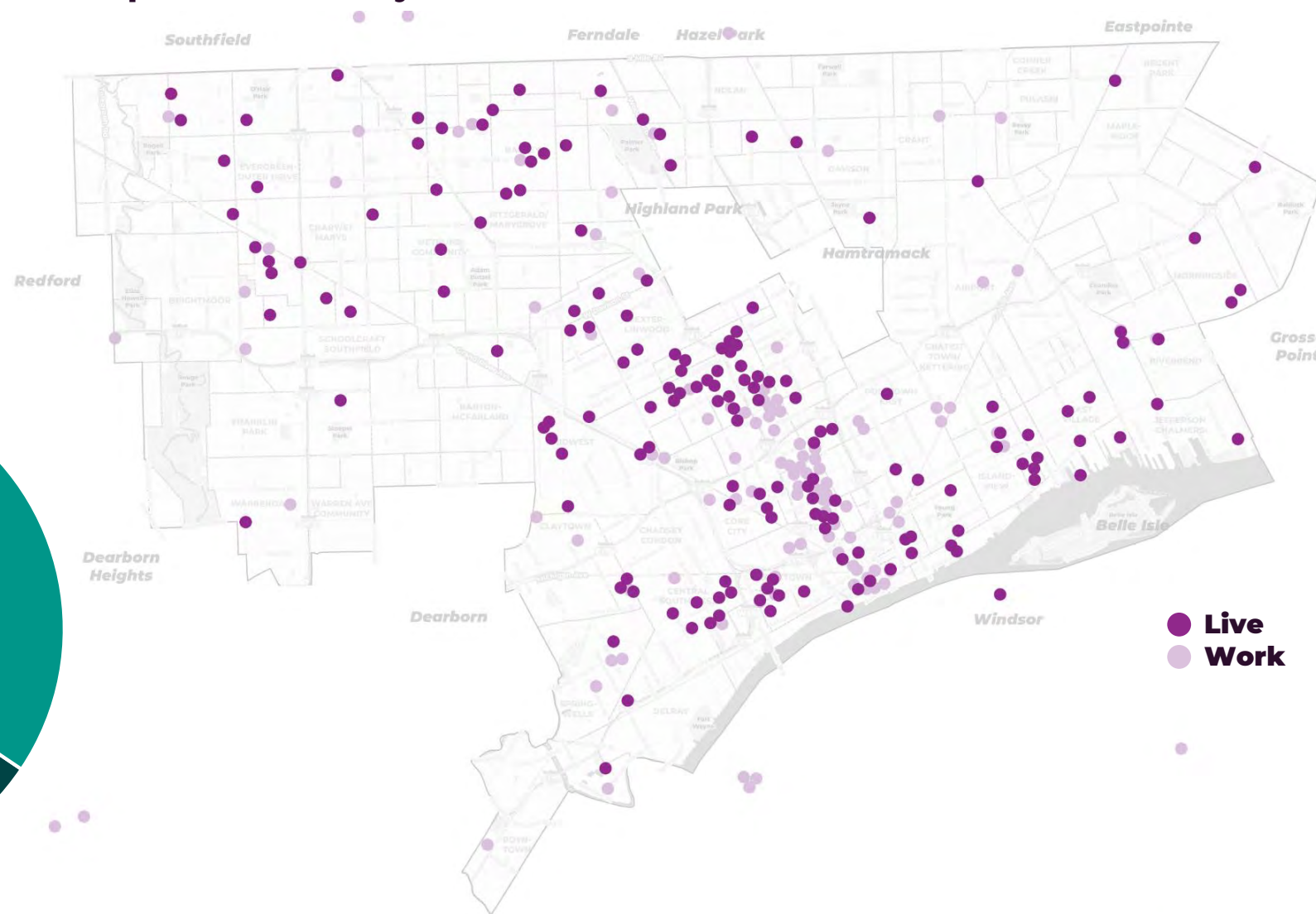
Public Policy Workshop Participants

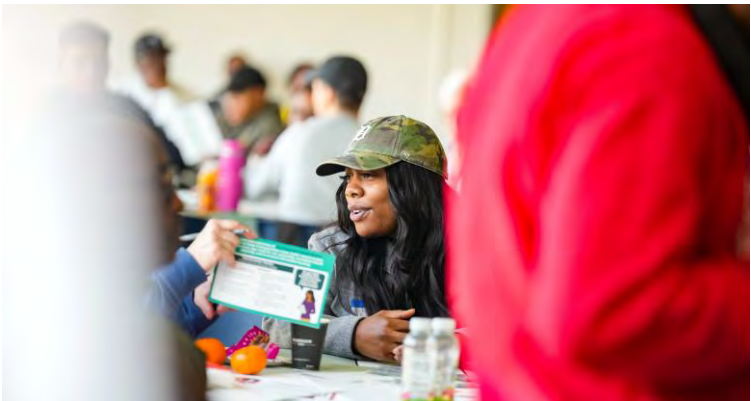
Participant Breakdown by Age*



*These quantify participants who self-identified where they live, work, and what age bracket they fall into and is not a full representation of meeting attendees.

Participant Breakdown by Location*





Plan DETROIT HOUSING & NEIGHBORHOODS
WHAT WE'VE BEEN UP TO

WE CHATTED WITH PEOPLE TACKLING HOUSING EVERY DAY

The Plan Detroit team met with housing advocates, city officials, and community members to discuss the challenges of housing in Detroit. We heard from people who are working to make housing more affordable and accessible for everyone.

WE LOOKED AT WHAT HAS ALREADY BEEN DONE

The Plan Detroit team reviewed existing housing policies and programs. We found that there are many great initiatives already in place, but we also identified areas where more support is needed.

WE LEARNED FROM

The Plan Detroit team developed a Community Snapshot to examine Detroit's evolution over the last decade and evaluate current initiatives. The snapshot combines quantitative data with qualitative insights to tell a more complete story about housing in Detroit.

For housing, the team looked at housing age and condition, energy costs, access to financing, housing cost, and affordability.

The comprehensive view helps us identify what's working, what needs improvement, and where there are opportunities for transformative change that the Plan Detroit can help with to bridge gaps or remove barriers. The key takeaways from this analysis related to housing & neighborhoods are summarized below.

Many Detroit homes were built before 1950, and these older single-family homes are not only expensive to maintain but may not fit what people need today.

80% of Detroit homes are over 50 years old.

Energy bills are high for many Detroiters, especially those with lower incomes and older homes.

30% of Detroiters pay more than 10% of their income on energy costs.

White home values are going up, many Detroiters don't have mortgages, which shows that getting regular home loans is still difficult for many people.

54% of homes in Detroit are owner-occupied.

Almost half the homes in Detroit are vacant, and many are in poor condition, making it difficult to develop holistic redevelopment or reuse strategies.

23% of Detroit housing units are vacant.







Data Collection & Analysis Methodology



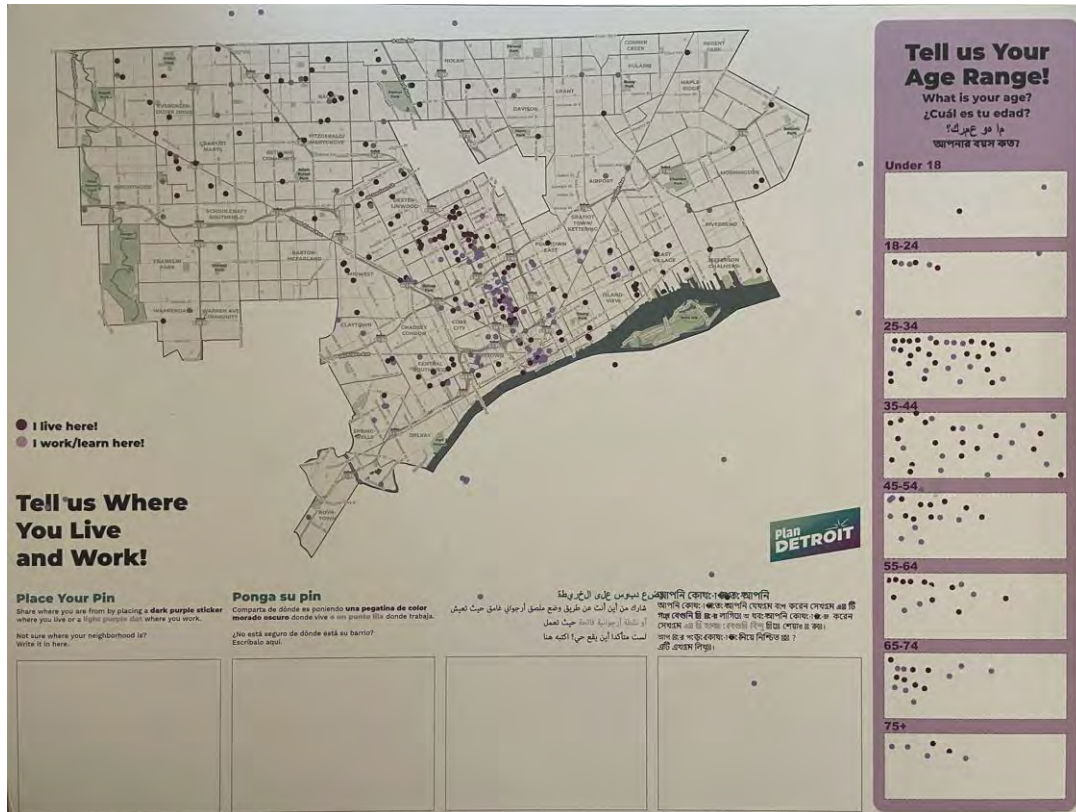
Data Collection – Types of Information

| Data Category | Data Type | Example |
|--------------------------|-------------------------|---------------------------------------------------------------------------------------------------------|
| Demographics | | |
| Location | Spatial (point) | “I live in Marygrove and work Downtown” (<i>indicated with two points on map</i>) |
| Age Group | Quantitative (interval) | “I’m 25-34 years old” (<i>indicated with a dot on a map in an age bracket</i>) |
| Vision | | |
| Agreement | Quantitative (dot) | “[The Vision Statement] needs work” (<i>indicated with vote sticker</i>) |
| Comments | Qualitative (open) | “Innovation is a tool not a value. Innovation toward what end?” (<i>written on a post-it note</i>) |
| Possibility Cards | | |
| Prioritization | Quantitative (buckets) | “I think Creative Workspace Areas will only work in some neighborhoods” (<i>indicated on a board</i>) |
| Facilitator Notes | Qualitative | “I am concerned about this idea because...” (<i>written on facilitator notetaking sheets</i>) |
| Participant Notes | Qualitative | “Remove parking minimums” for the Flexible Parking Requirements Possibility Card |
| Additional Ideas | Qualitative | “I believe we need to reinstate the Arts Council” (<i>written on a card</i>) |

Demographic & Vision Data Examples

Neighborhood Map of Where Attendees Live/Work

Self-Identified Age of Participants



Vision and Values Boards – Post-It Notes and Dots

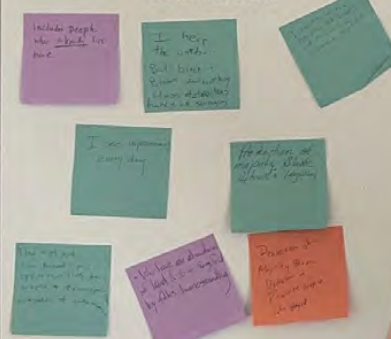
Vision

Detroit will be a city of choice and opportunity.

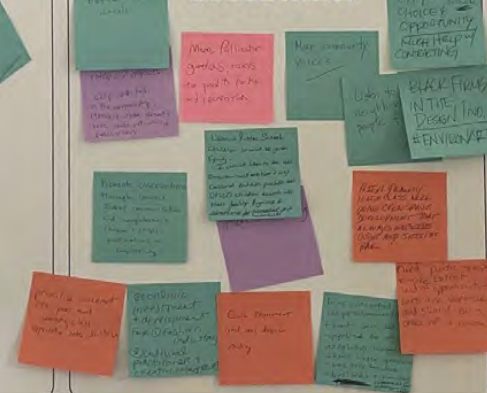
While Detroit may not be a city of choice and opportunity for all yet, we know there is incredible potential in our vibrant neighborhoods, rich culture, and innovative spirit.

Over the next 20 years, we will build on these strengths to continue to create a city that offers a higher quality of life that attracts people to live, work, and play here, and delivers greater prosperity for those who stayed and those who will choose to call Detroit home.

What parts of this vision connect with your experience of Detroit?

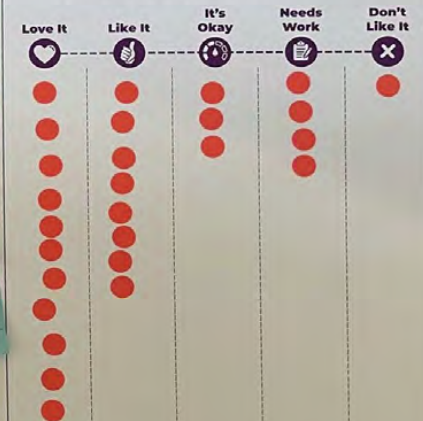


What would you add to make this vision more meaningful for all Detroiters?



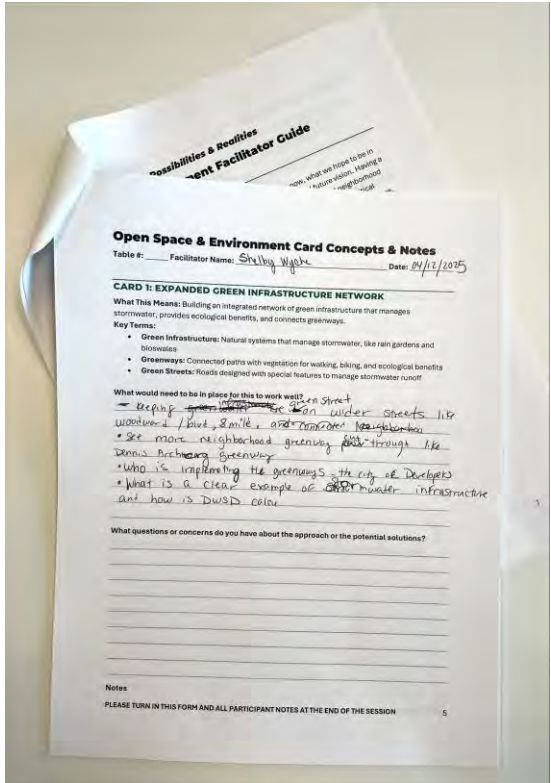
How well does this reflect what Detroit needs for the future?

Place a dot indicating how well you believe this statement reflects Detroit's vision for the future.

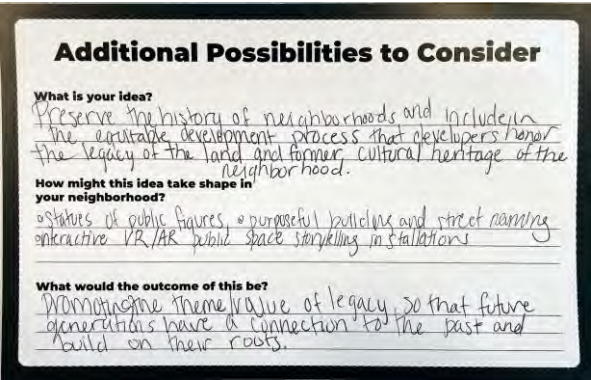


Possibility Card Data Examples

Facilitator Notes



New Possibility Ideas (Cards)



Possibility Card Prioritization Boards



Participant Notes

Participant Note-taking Sheet MOBILITY

What district do you live/work in?
Live: 6 / Work: 5

What neighborhood do you live/work in?
Live: Downtown / Work: Virginia Park community

Feedback on Plan Detroit Future's Possibilities & Realities
How would these ideas impact your neighborhood?

Fill in the Gaps

- Not prioritizing autonomous vehicles (serves only wealthy)
- Testing environments are dangerous for children
- BRT lanes on streets and highways

Better Transit Corridors

- More used pedestrian-activated bollard gardens on streets + electric buses
- Transit for all socio-economic groups

Expanded Parking Flexibility

- Removing parking minimums
- Adding flex minimums (not time)
- Allowing shared parking
- Don't limit small developers - give them more flexibility

Neighborhood Transportation Hubs

- Thoughtful design (shelter, water, bench, bike repair)
- Use data on where people go and want to go
- Unique neighborhood designs
- Better development around hubs
- Bike share (not dockless)

Freight & Truck Routes

- Buffer zones should not impact restaurants
- Prioritize not having industrial zones around communities long term
- Avoid bike routes
- Ensure trucks drive safely

Connected Bicycle Network

- Separate bike lanes (off road)
- Looks like this and that
- Create culture of bikes
- Bike storage
- Policies taking bikers over car
- Regulate traffic more, ticket dangerous drivers

What Questions Are We Trying to Answer?

Vision and Values Boards – Post-It Notes and Dots

To what extent do the proposed visions and values resonate with Detroit?

1. Do people agree with the proposed vision and values?
2. How might the vision and values be adapted to better reflect Detroit?

Facilitator Notes

Participant Notes

Possibility Card Prioritization Boards

The possibility cards represent early ideas for the policies and strategies that could be included in the master plan. To guide the refinement of these policies, we asked:

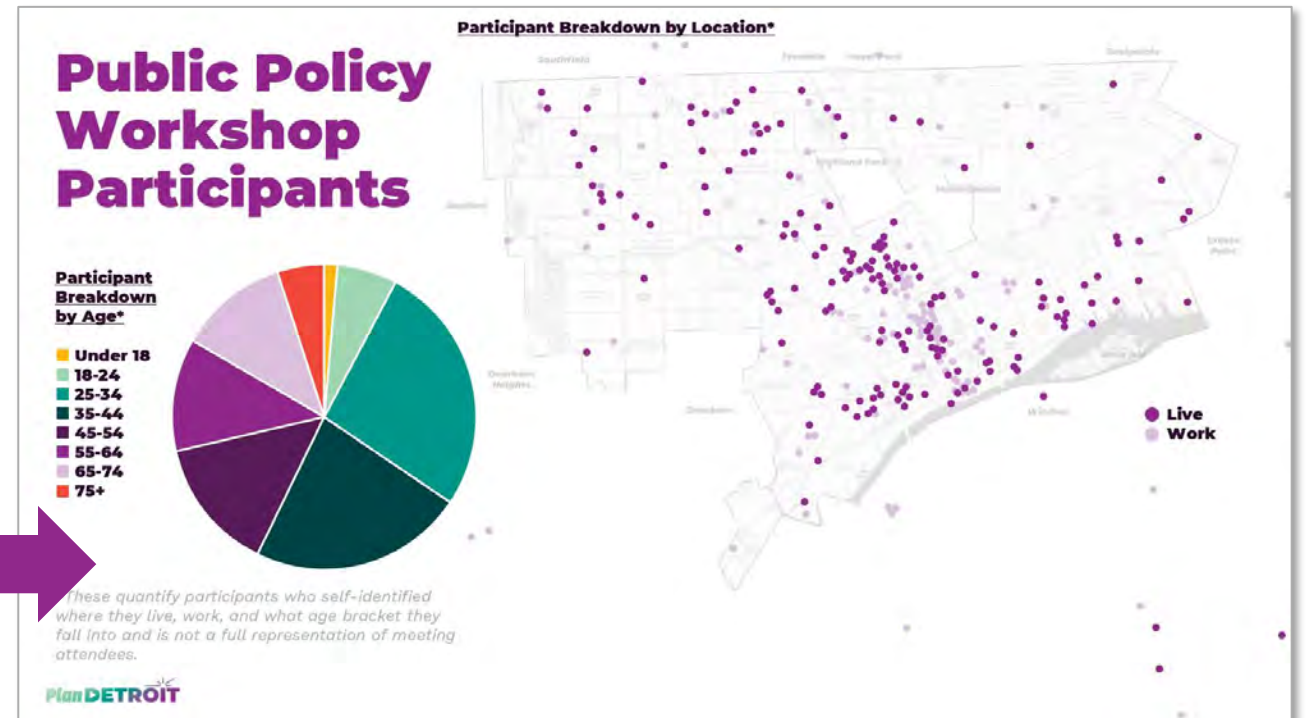
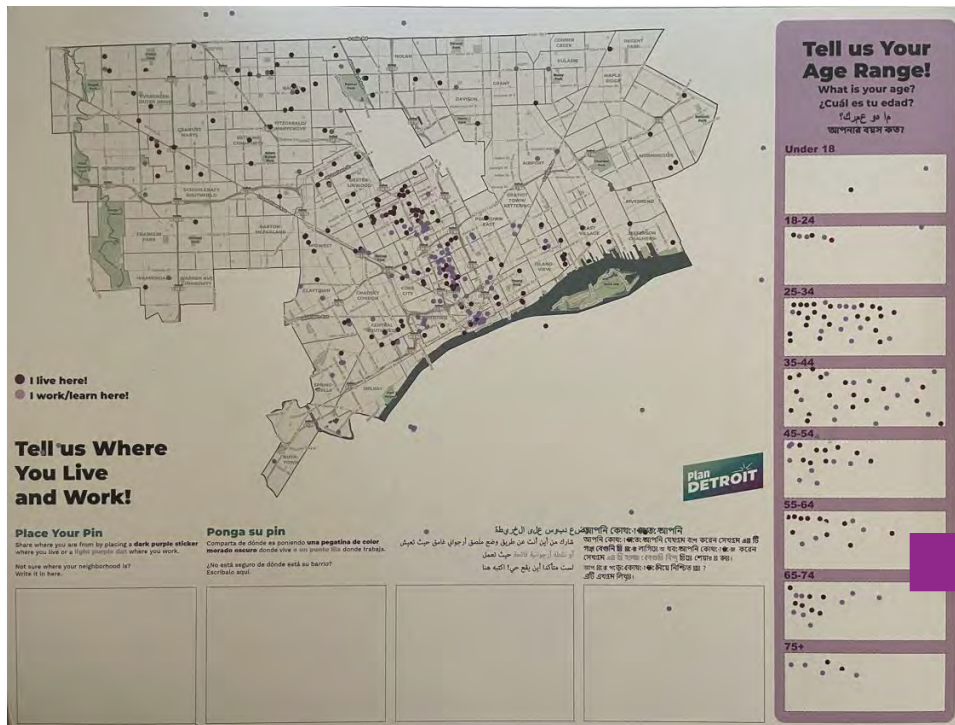
1. Which possibilities do people like the most for the city and neighborhoods? Which ideas don't work well?
2. How can we modify the language and underlying ideas to better suit Detroiters' needs and interests?
3. What additional possibilities might make sense for Detroit?

New Possibility Ideas (Cards)

What ideas did we miss that should be considered?

Methods for Demographic Data

Maps were scanned and digitized to represent where participants live/work and what age range they fall into



Methods for Vision and Values

- Post-it notes were transcribed and dots were counted from each of the vision and values boards
- **Feedback is being taken into consideration in the revision of the Vision and Values statements.**

[illegible]

Methods for Possibility Cards

Generate transcription of all handwritten data

Included data from the April Public Policy Workshops, May MPAG Meeting, and June Virtual Public Policy Workshop

Work Completed Using AI

Combine and organize transcription by topic

i.e. all relevant information for Housing & Neighborhoods from the policy workshops and MPAG meeting were combined into one spreadsheet

Work Completed By Team Member

Review transcription for accuracy

Original transcriptions were compared to handwritten data and corrected where necessary

Work Completed By Team Member

Conduct thematic analysis of data

Overarching themes were summarized and emergent themes identified to represent the breadth and relative frequency of responses

Collaboration Between Team and AI

Report out on key findings

Number of representative responses were identified, descriptions generated, and example quotes identified

Collaboration Between Team and AI

August 25, 2025 | 17

Why We Asked About Possibilities?

The possibility cards for each topic helped to present different approaches to challenges in Detroit. These cards were just conversation starters, and not final possibilities, but they **helped the Plan Detroit team understand what types of solutions would work best across the city and in individual neighborhoods.**



Possibility Card Feedback

Possibility Card Feedback represents what participants had to say about each of the individual possibility cards. Participant and facilitator notes were used to identify feedback specific to each possibility card.

This feedback highlights a summary of their thoughts, as well as the key opportunities and challenges they identified with each possibility, helping to identify specific recommendations, directions, and adjustments to the possibility cards.

Possibility Card Feedback Organization

Feedback from Public Policy Workshops (in-person and virtually) and MPAG Meeting was Organized By...

Summary of Feedback for Each Strategic Possibility

Participant and facilitator notes specific to each individual possibility card

Summary of Feedback for Additional Possibilities Proposed

Additional possibility card ideas that weren't captured in our original ideas

Summary of Emerging Themes Across All Possibilities Data

Identifying the major themes and thoughts that arose across the full discussion

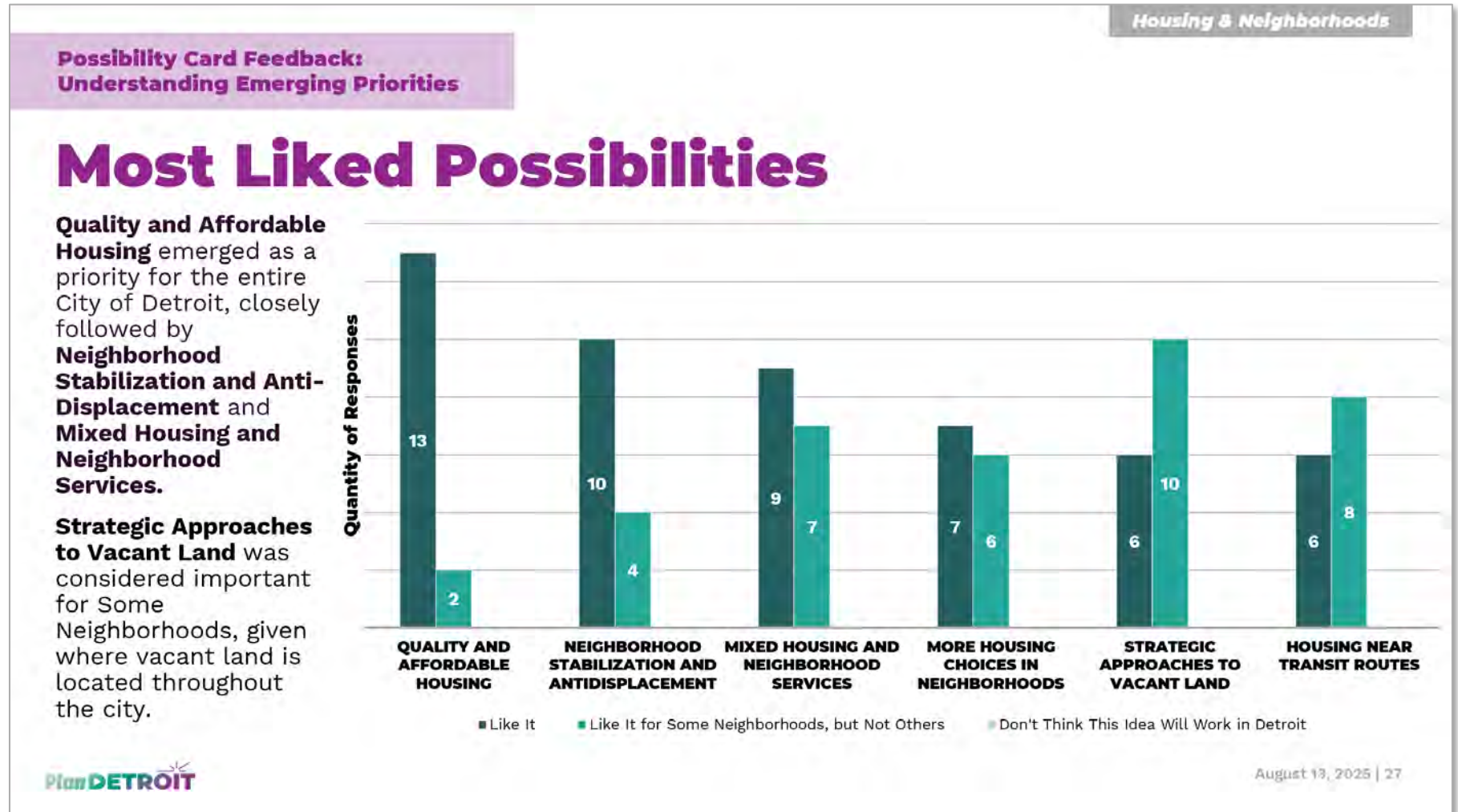


What You'll See in The Summaries



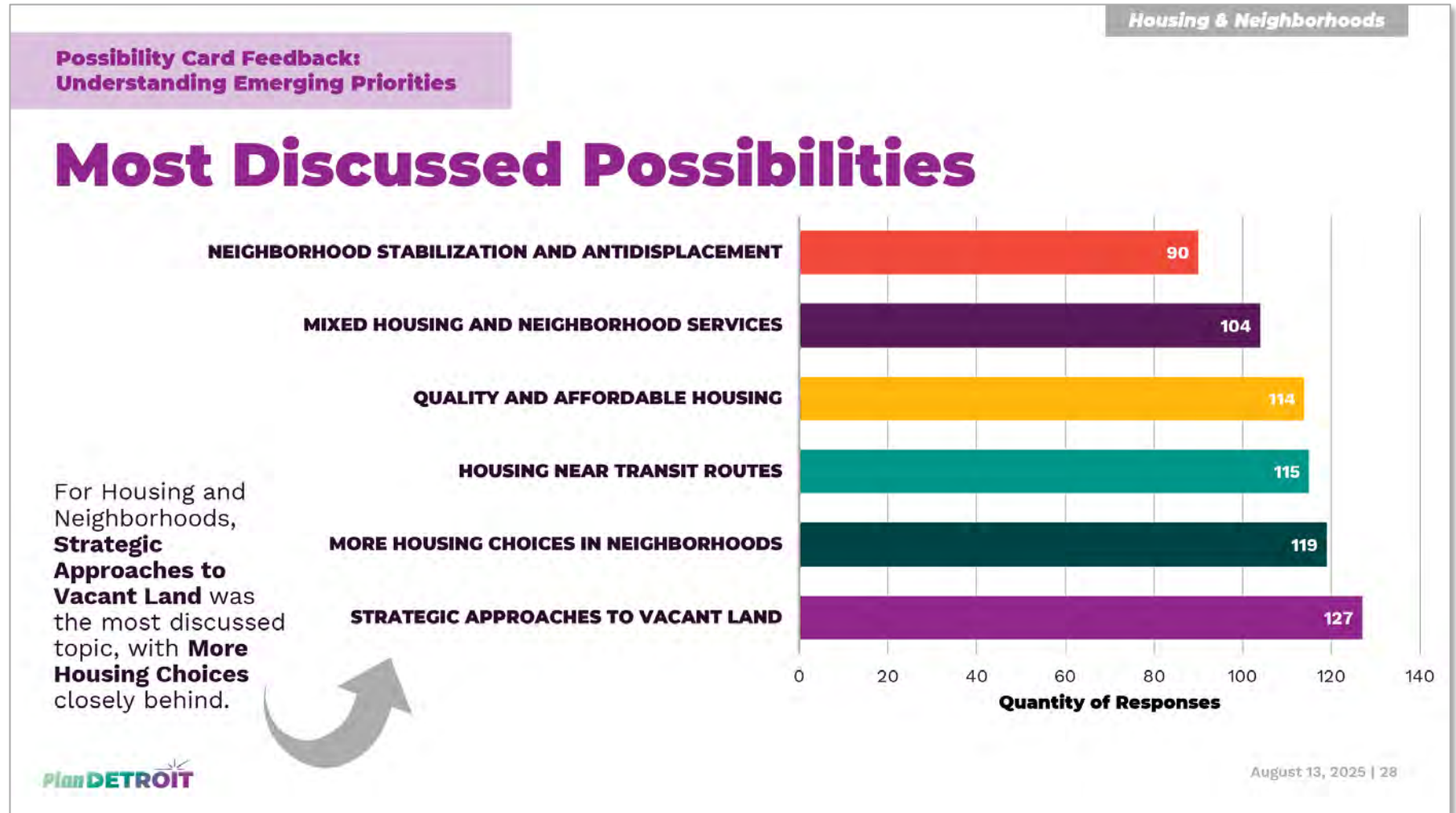
Emerging Priorities

This counts the priority votes from the prioritization board exercise



Quantified Possibility Card Feedback

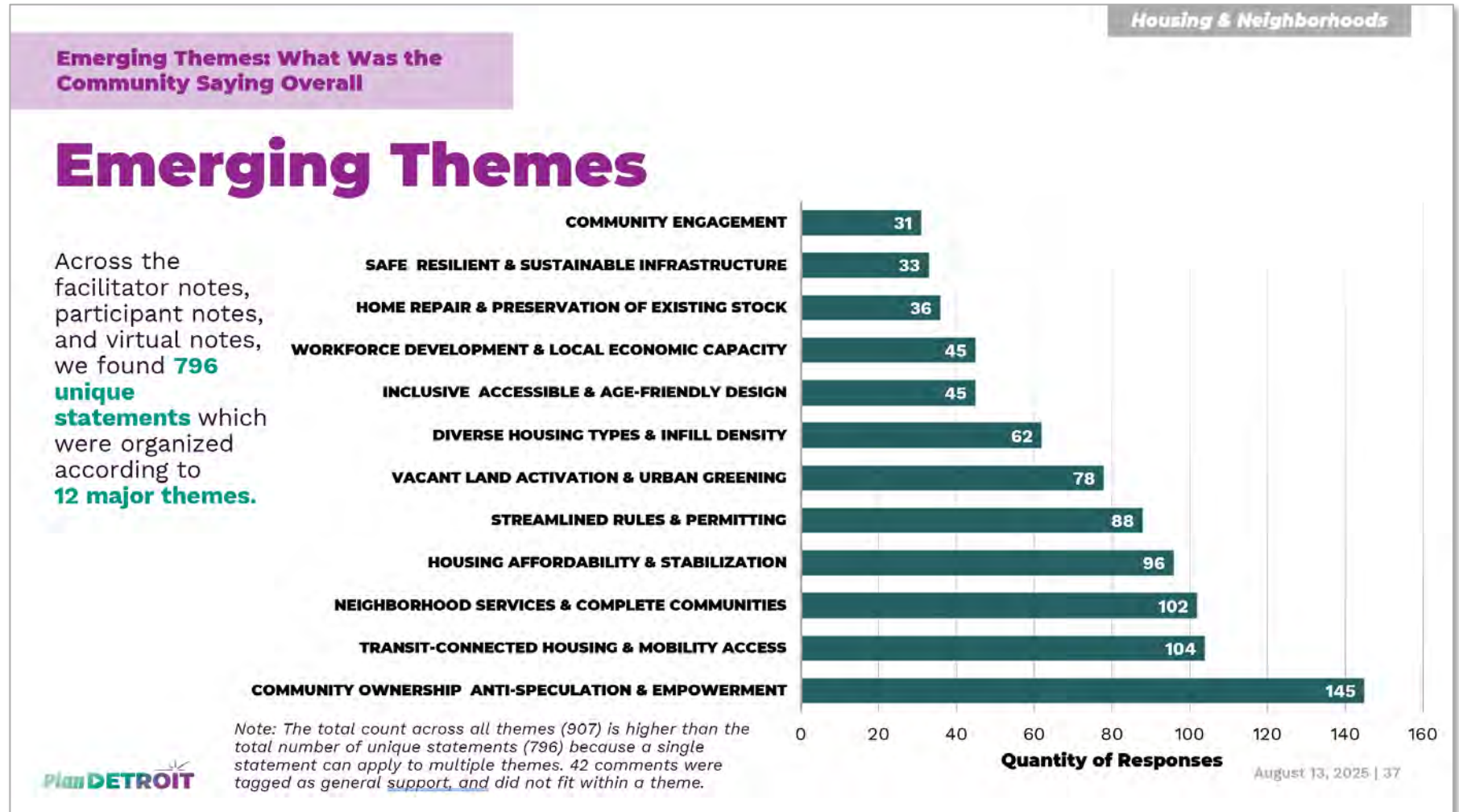
This counts total responses for the possibility cards from the facilitator notes and participant notes



Emerging Themes

This indicates emerging themes across the discussion

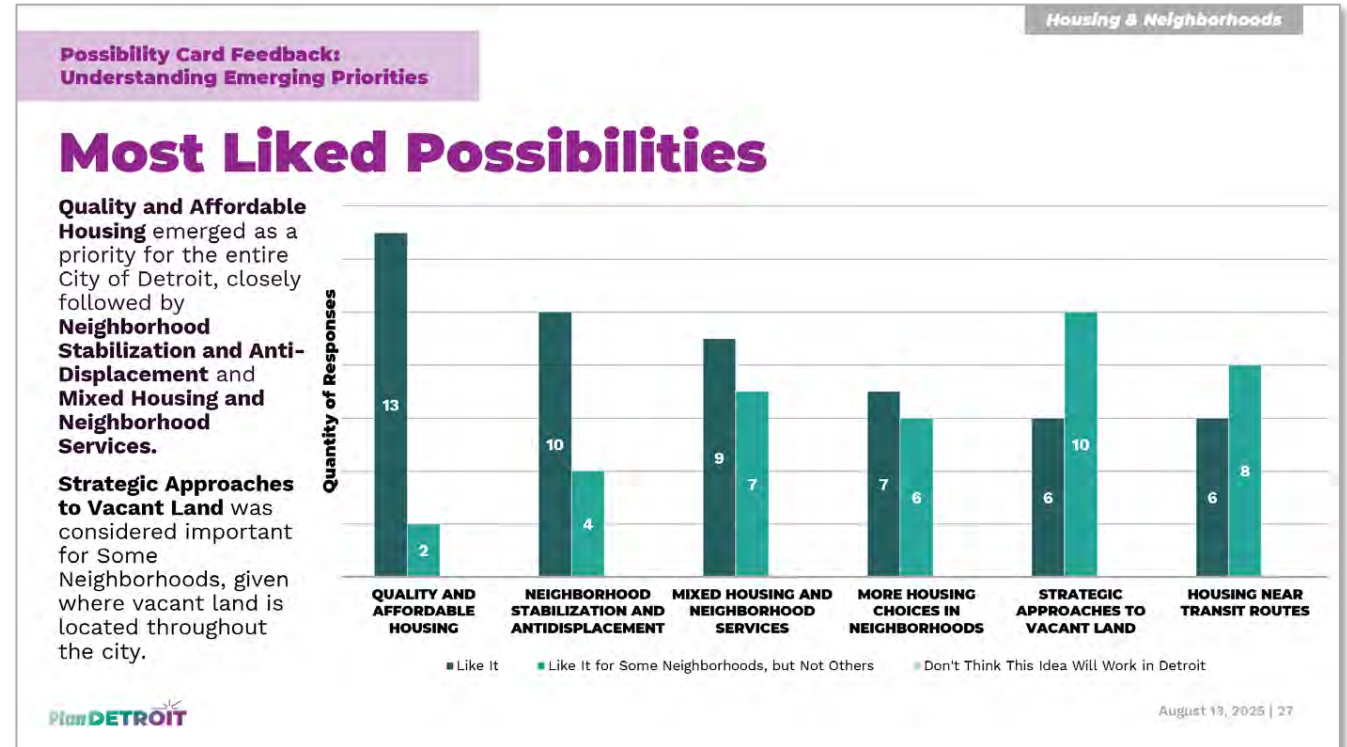
In some cases, a possibility card may have received fewer comments, but an element of that card may have appeared as an emerging theme because it was discussed repeatedly across all cards within that topic



What You Won't See

Sentiment Analysis – ultimately, when we analyzed the sentiment, many comments were tagged as “neutral” or “ambiguous” because **the tone couldn't be determined from simply reading the statement.** There were very few responses in comparison that had either extreme positive or extreme negative sentiment. So in general, when evaluated, all of the possibility cards show an average “neutral” response.

The possibility card prioritization is a better indication of which ideas people were reacting to most positively





Housing & Neighborhoods

Public Policy Workshops



Possibility Card Feedback

Mixed Housing and Neighborhood Services



Approach
Allow limited neighborhood-serving businesses in select residential locations while prioritizing commercial corridor development

Potential Solutions

- ☐ Permit corner stores and small markets at strategic neighborhood intersections
- ☐ Allow flexible live/work spaces for small business owners
- ☐ Create zoning for childcare centers near residential areas
- ☐ Expand and have standards for home-based businesses
- ☐ Identify & regulate existing non-conforming neighborhood businesses

Feedback: I love having shops and services so close to my house!

More Housing Choices in Neighborhoods




Approach
Allow diverse housing types in neighborhoods that meet people's needs and increase availability of affordable housing

Potential Solutions

- ☐ Adopt ADU and Missing Middle pattern book to streamline development and reduce costs
- ☐ Allow "missing middle" housing (duplexes, triplexes) that fit neighborhood character
- ☐ Promote housing options that allow aging-in-place within the community
- ☐ Streamline affordable housing permitting

Feedback: There are so many different housing options in my neighborhood!

Housing Near Transit Routes



Approach
Focus new housing development along key bus corridors, transportation hubs, and neighborhood commercial centers to improve access to services and support transit use

Potential Solutions

- ☐ Increase permitted density along key transit corridors
- ☐ Create special mixed-use zoning districts around transit centers that combine housing, shops, and services
- ☐ Coordinate land use planning with transit agencies
- ☐ Prioritize publicly-owned land near transit for affordable housing

Feedback: It is so nice and convenient living near a bus stop!

Strategic Approaches to Vacant Land



Approach
Create different approaches to strengthen neighborhoods through vacant land transformation

Potential Solutions

- ☐ Develop community-led solutions to affordable housing
- ☐ Encourage neighborhood-led activation of vacant parcels
- ☐ Deploy temporary or permanent interventions based on market conditions
- ☐ Expand urban agriculture permissions based on market conditions
- ☐ Create ecological improvements that enhance public health and resilience against climate change

Feedback: What should we do with all of this vacant land?

Quality and Affordable Housing



Approach
Ensure all Detroiters have access to safe, affordable, and quality housing

Potential Solutions

- ☐ Expand Targeted Multifamily Housing Areas to align with affordable housing goals
- ☐ Allow more density in growing neighborhoods
- ☐ Establish green building zones with energy efficiency standards
- ☐ Develop frameworks to support tenant retention in rehabilitation projects

Feedback: I like that some houses are being rehabbed in our neighborhood and sold for a reasonable price. I wonder how we can do more?

Neighborhood Stabilization and Anti-Displacement



Approach
Prioritize preserving existing housing, addressing blight, and preventing displacement in changing markets.

Potential Solutions

- ☐ Identify affordable housing preservation areas
- ☐ Create flexible frameworks for scattered site redevelopment
- ☐ Target infrastructure, parks, and other quality-of-life improvements in areas with greater density and need
- ☐ Establish anti-displacement policies in areas with development pressure

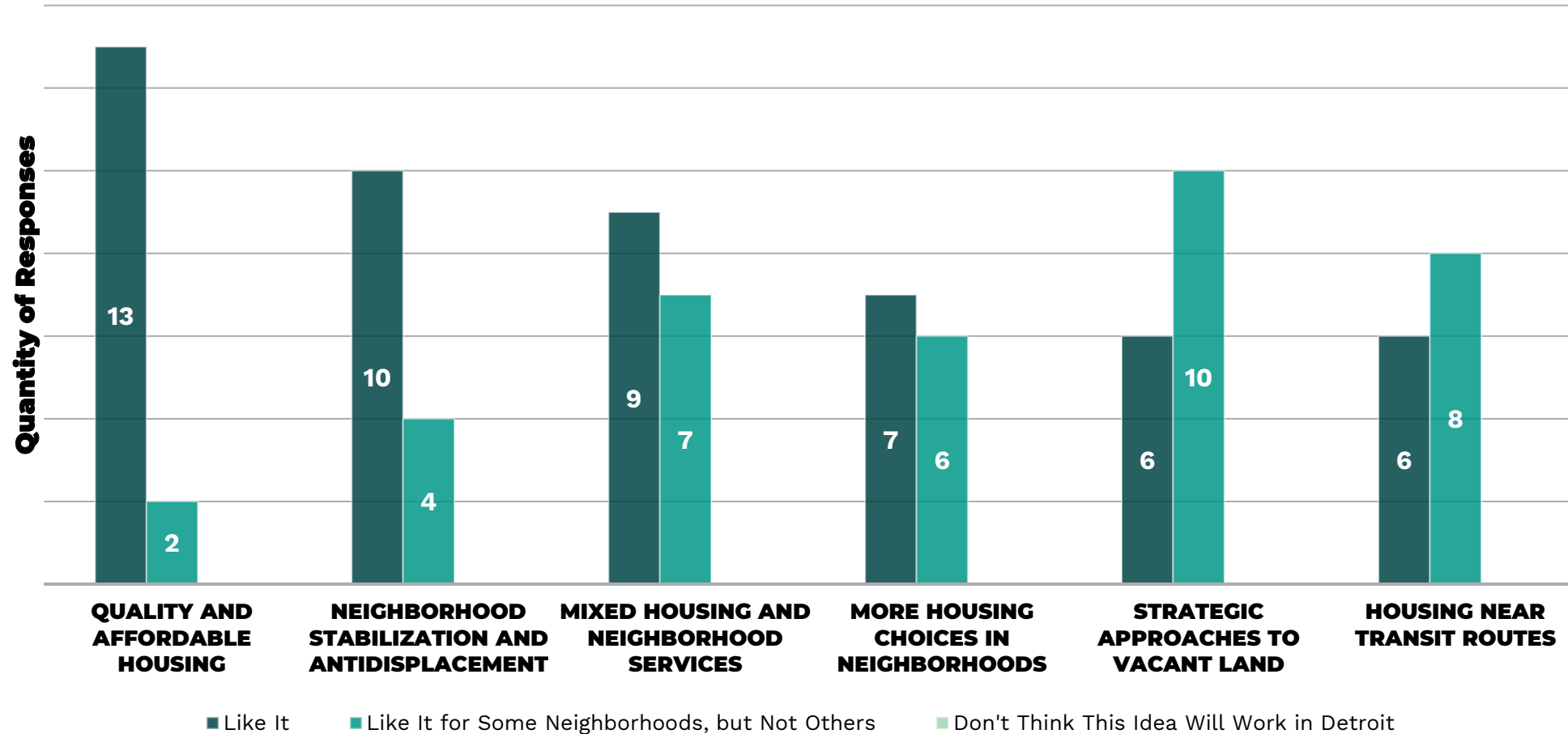
Feedback: It's so nice to see improvements happening on the homes and lots in the neighborhood!

Possibility Card Feedback: Understanding Emerging Priorities

Most Liked Possibilities

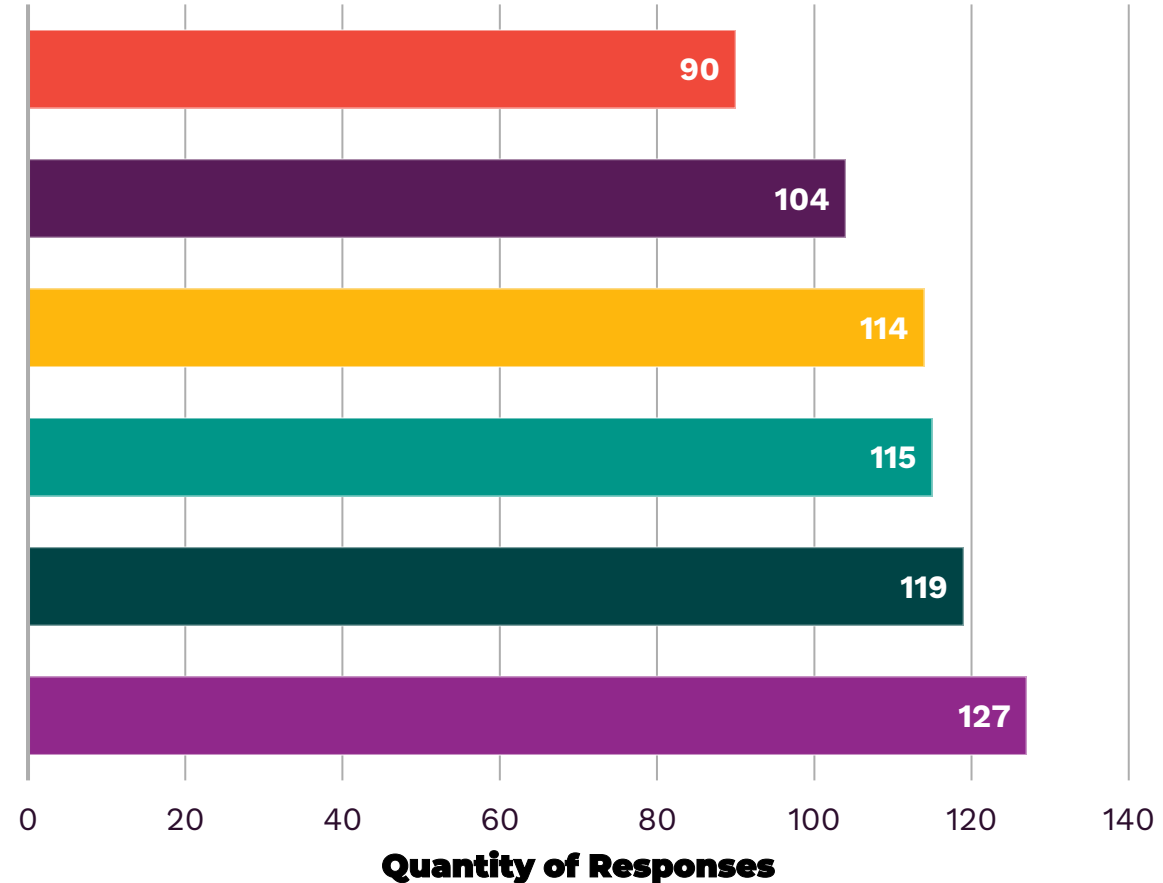
Quality and Affordable Housing emerged as a priority for the entire City of Detroit, closely followed by **Neighborhood Stabilization and Anti-Displacement** and **Mixed Housing and Neighborhood Services**.

Strategic Approaches to Vacant Land was considered important for Some Neighborhoods, given where vacant land is located throughout the city.



**Possibility Card Feedback:
Understanding Emerging Priorities**

Most Discussed Possibilities

NEIGHBORHOOD STABILIZATION AND ANTIDISPLACEMENT**90****MIXED HOUSING AND NEIGHBORHOOD SERVICES****104****QUALITY AND AFFORDABLE HOUSING****114****HOUSING NEAR TRANSIT ROUTES****115****MORE HOUSING CHOICES IN NEIGHBORHOODS****119****STRATEGIC APPROACHES TO VACANT LAND****127**

For Housing and Neighborhoods, **Strategic Approaches to Vacant Land** was the most discussed topic, with **More Housing Choices** closely behind.



Possibility Card Feedback

More Housing Choices in Neighborhoods

Community feedback revealed strong support for diverse housing options, but significant concerns about affordability and accessibility for current Detroit residents. While community members were excited for alternative approaches to housing that would meet the needs of all family shapes and sizes, many remained skeptical that new housing would service existing residents. Residents also consistently expressed the need for streamlined permitting processes to support housing development. Lastly, there was a repeated emphasis on senior housing needs with accessible, safe designs that would allow seniors to stay in their communities.

Identified Challenge/Hurdle: Residents identified the disconnect between community housing needs and what current development types can deliver affordably to existing Detroit residents.

“Housing development is not affordable to average Detroiters.”

“People cannot afford houses – so building housing is not necessarily going to help.”

Suggested Opportunities: Residents encouraged creating a system that makes it easier to develop new housing affordably, engages the community to avoid displacement, and provides diverse housing that the community actively supports.

“Zoning is an unnecessary barrier to increased housing options.”

“Streamlined coordination to make dev. & rentals easier.”

Possibility Card Feedback

Housing Near Transit Routes

Community feedback revealed a big challenge: the current transit system is too unreliable. Residents consistently emphasized that transit improvements must come first, and that there must be better coordination between housing and transportation. Transit-oriented development was supported when paired with improved transit infrastructure, mixed-use development, and protection for affordability. Community members also highlighted the need for better coordination between agencies, improved bus shelters with greater accessibility, and ensuring that transit routes actually serve where people need to go for work and basic needs.

Identified Challenge/Hurdle: Residents identified that Detroit's current transit system is too broken and unreliable to effectively anchor housing development around it.

"Transit currently is unreliable"

"You need a stronger transit system first before you can even think about developing housing around it"

Suggested Opportunities: Residents supported creating better coordination between transit agencies and housing development, with community support for strategic transit-oriented development when done right.

"Design bus routes where you want housing to be"

"If transit worked, this would be huge"

Possibility Card Feedback

Strategic Approaches to Vacant Land

Community feedback revealed strong support for community-led solutions like urban agriculture, community land trusts, and neighborhood-controlled development. There was a significant emphasis on the need for authentic community engagement, where residents can be more meaningfully involved in decision-making in their communities. The feedback shows that some support using vacant land for productive open space, while others want to see it leveraged for density and development in their neighborhoods. Lastly, residents strongly criticized the Detroit Land Bank Authority for being bureaucratic, expensive, and not prioritizing community needs over developer interest.

Identified Challenge/Hurdle: Residents identified the dysfunctional land bank system that creates barriers for community members while failing to serve neighborhood priorities effectively.

"Destroy the Land Bank"

"The process - vacant land owned by DLBA vs. PDD. difficult to acquire land based on who owns it"

Suggested Opportunities: Residents desired empowering communities to control and develop vacant land through community land trusts, urban agriculture, and resident-led initiatives to make returning vacant land to productive use quicker.

"We need community land trusts, they would do everything listed. There, the community would have a say in their neighborhood"

"Priority to residents rather than developers"

Possibility Card Feedback

Mixed Housing and Neighborhood Services

Community feedback revealed strong support for walkable neighborhoods with community-serving businesses, including places like childcare, grocery stores, and locally-owned shops. Residents emphasized the need to make it easier for neighborhood businesses to come into their communities, while ensuring that unwanted businesses like liquor stores and dispensaries are not allowed to continue. There was significant enthusiasm for small-business support systems, like rent assistance and incubator spaces. Lastly, community members emphasized the need for genuine community engagement to ask neighbors and community members what types of businesses and services they actually need and want.

Identified Challenge/Hurdle: Residents identified overly restrictive zoning and high costs that prevent community members from starting neighborhood-serving businesses.

"The infrastructure is in place...Storefronts are empty in these corridors... Right now it's too cost/ prohibitive"

"Still too restrictive, re-zoning should not be needed just to start a business"

Suggested Opportunities: Residents encouraged supporting Detroit-led, neighborhood-serving businesses through zoning reform, financial assistance, and community-controlled development processes.

"Essentially can we give discounts on rent or assistance to Detroit-run businesses? Could we have incubator spaces so doesn't make everyone need brick/mortar"

"We need a DEGC for smaller, resident driven businesses"

Possibility Card Feedback

Quality and Affordable Housing

Community feedback revealed strong concerns for gentrification, developer accountability, and finding affordable strategies for provide housing that serves all different shape and size families. Residents emphasized the importance of larger family units, options for aging-in-place, and energy efficiency upgrades. There was strong support for community land trusts, tenant organizing, pre-approved building plans, and other measures that would help reduce the cost of housing. Community members consistently called for stronger affordability requirements and genuine community control over decision-making to help prevent displacement and exploitation.

Identified Challenge/Hurdle: Residents identified ensuring developers actually serve community needs and maintain affordability commitments rather than prioritizing profits over people and contributing to displacement.

"Hold developers accountable to deal to community"

"Fear of gentrification, hoodwinked, Loopholes where the developer wins over community"

Suggested Opportunities: Residents supported expanding community land trusts, social housing, and other models that give residents permanent control over housing affordability and quality.

"Social Housing, mixed-income, co-ops, City-built Housing for The City"

"Encourage land trusts rather than huge development projects"

Possibility Card Feedback

Neighborhood Stabilization & Anti-Displacement

Community feedback revealed the need for comprehensive community engagement with developers, streamlined permitting processes that don't discourage small developers, and targeted support for existing residents through home repair funding and anti-displacement policies that protect homeowners and renters. Feedback from residents consistently called for innovative approaches including community land trusts, cooperative ownership models, tenant organizing resources, and policies that explicitly prioritize long-term residents' rights to remain in their neighborhood over the pressure of development.

Identified Challenge/Hurdle: Residents identified complex bureaucratic barriers that discourage development and the absence of dedicated funding mechanisms for housing preservation and rehabilitation.

"There is no funding mechanism dedicated to rehab or preservation"

"There are people in construction who won't even take contracts in the city because the permitting process is so hard."

Suggested Opportunities: Residents encouraged developing community-centered ownership and investment models that keep housing affordable while empowering residents to maintain control over their neighborhoods.

"Protect people who have been in these neighborhoods for years. They should not be pushed out to make room for 'development'. Protect renters from wrongful eviction. People's rights over property rights!"

"Support co-ops, community ownership, and community investment models"

Identifying Additional Possibilities

9 Additional Possibilities to Consider

Education on Initiatives & Processes

Practical knowledge so residents can navigate permits, codes, incentives and city programs easier; clearer, two-way communication with planning staff

Funding & Incentive Mechanisms

Exploring alternative options for revenue generation to help support affordability and pay for home repairs

Small-Scale Development & Neighborhood Improvements

Small-scale neighborhood hubs, walkable planning around transit stops and routes, and block-level cleanliness/maintenance

Community Engagement in Planning

Ensure that all voices are at the table, especially existing residents and those who are typically the least engaged

Acknowledgement of Limits

Acknowledgement of limitations and a focus on actions that are within the City's current capacity

Supportive & Specialized Housing

Dedicated multifamily or other housing and services for survivors of domestic violence and other vulnerable groups

Community-Led Development Models & Land Control

Tools that shift ownership or planning power to neighborhoods – community land trusts, co-ops, etc.

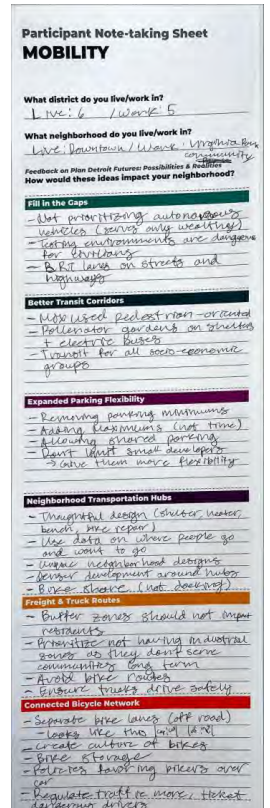
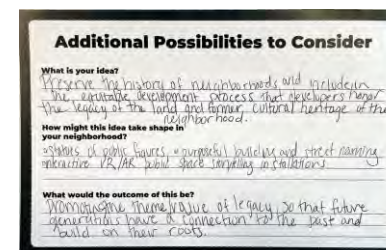
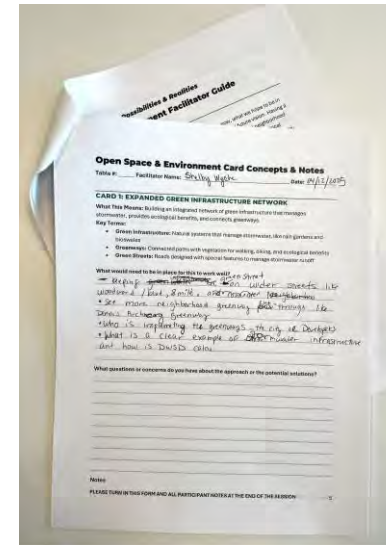
Design Flexibility & Lifelong Accessibility

Incorporating accessible design standards that allow for older populations to stay in their homes longer

Maintenance & Quality-of-Life Upkeep

Ensuring that ongoing operations—trash pickup, sanitation, safety—are well maintained and kept up with

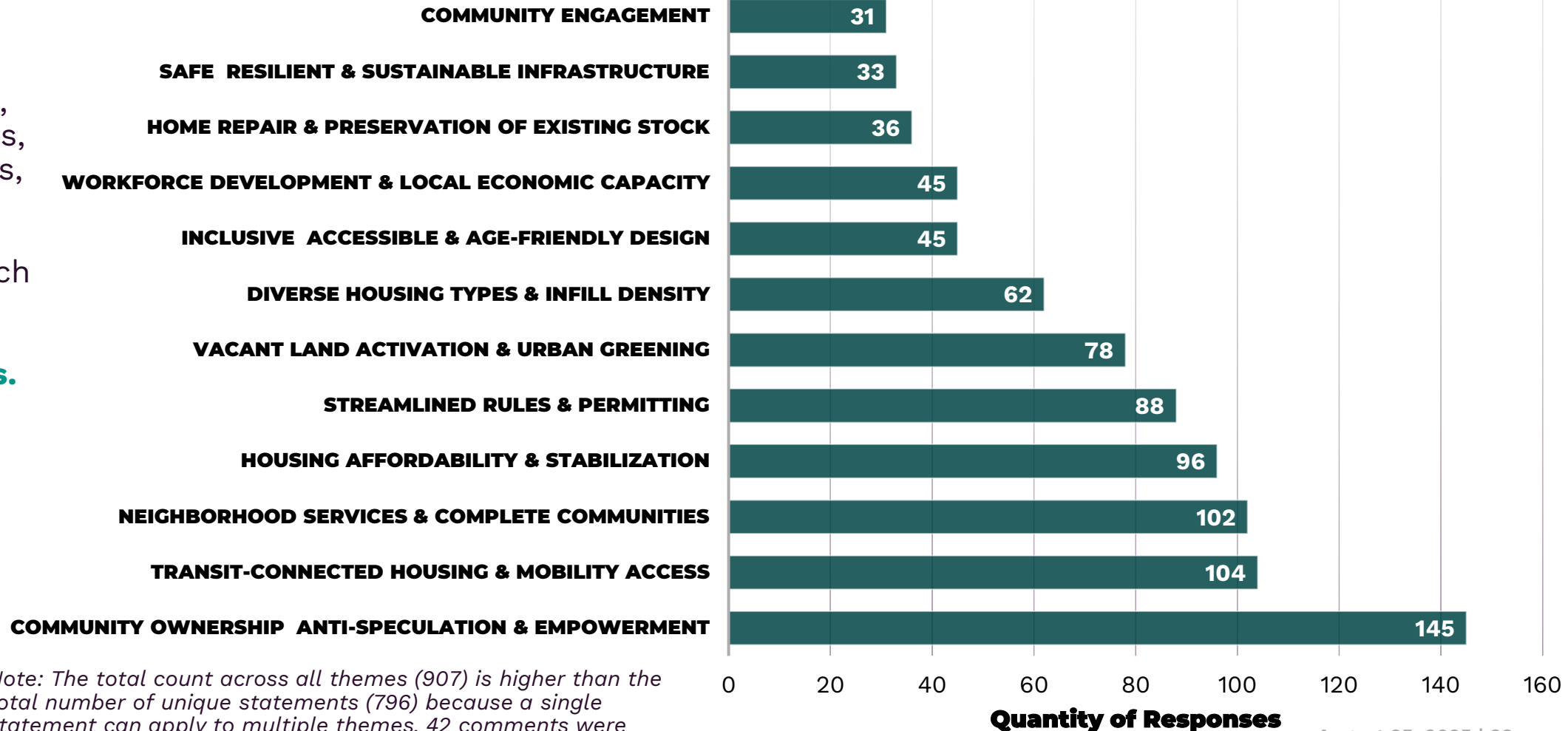
Emerging Themes



Emerging Themes: What Was the Community Saying Overall

Emerging Themes

Across the facilitator notes, participant notes, and virtual notes, we found **796 unique statements** which were organized according to **12 major themes**.



Note: The total count across all themes (907) is higher than the total number of unique statements (796) because a single statement can apply to multiple themes. 42 comments were tagged as general support, and did not fit within a theme.

Emerging Themes: What Was the Community Saying Overall

Overview of Emerging Themes

**Community Ownership,
Anti-Speculation &
Empowerment**

**Transit-Connected Housing
& Mobility Access**

**Neighborhood Services &
Complete Communities**

**Housing Affordability &
Stabilization**

**Streamlined Rules &
Permitting**

**Vacant Land Activation &
Urban Greening**

**Diverse Housing Types &
Infill Density**

**Inclusive, Accessible & Age-
Friendly Design**

**Workforce Development &
Local Economic Capacity**

**Home Repair &
Preservation of Existing
Stock**

**Safe, Resilient &
Sustainable Infrastructure**

Community Engagement

Emerging Themes

Community Ownership, Anti-Speculation & Empowerment

This emerging theme was discussed in:

145

comments

Comments Within this Emerging Theme Included:

“Community control options like community land trusts and shared equity housing.”

“Communication & Education – Accessible to ALL. If we are going to have programs & resources, make sure people know about them.”



Emerging Themes

Transit-Connected Housing & Mobility Access

This emerging theme was discussed in:

104

comments

Comments Within this Emerging Theme Included:

“Transit stops must also have enclosed seating areas with up-to-date real-time bus ETAs.”

“Subsidies for housing near transit, resident subsidies.”



Emerging Themes

Neighborhood Services & Complete Communities

This emerging theme was discussed in:

102

comments

Comments Within this Emerging Theme Included:

“Services should be in walking distance—younger population wants convenience.”

“Create walkable communities for residents + open spaces.”



Emerging Themes

Housing Affordability & Stabilization

Although the “Neighborhood Stabilization & Anti-Displacement” Possibility Card received the fewest comments, housing affordability and stabilization was a broad and repeated topic across all of the possibility card conversations, and therefore emerged as a top theme

This emerging theme was discussed in:

96

comments

Comments Within this Emerging Theme Included:

“Upzone areas at risk of gentrification to ensure continued affordability for existing residents.”

“Prioritize public-owned land near transit for affordable housing.”



Emerging Themes

Streamlined Rules & Permitting

This emerging theme was discussed in:

88

comments

Comments Within this Emerging Theme Included:

“Streamline permitting, more permissive zoning for by-right approvals.”

“Streamlined plans, permit, etc. to support community led solutions.”



Emerging Themes

Vacant Land Activation & Urban Greening

This emerging theme was discussed in:

78

comments

Comments Within this Emerging Theme Included:

“Open up vacant land for urban farms.”

“Incentives for residents (individuals) to develop on vacant land”



Emerging Themes

Diverse Housing Types & Infill Density

This emerging theme was discussed in:

62

comments

Comments Within this Emerging Theme Included:

“Tiny homes + prefab kits could work.”

“Pre-approved ADUs & infill housing empowers residents to provide their own housing.”



Emerging Themes

Inclusive, Accessible & Age-Friendly Design

This emerging theme was discussed in:

45

comments

Comments Within this Emerging Theme Included:

“Focus on safe housing for seniors—low rises, no fire hazards.”

“More accessible housing for families – these need to be at different affordability levels too.”



Emerging Themes

Workforce Development & Local Economic Capacity

This emerging theme was discussed in:

45

comments

Comments Within this Emerging Theme Included:

“Small developers will have problems—give them technical support.”

“Community education on having home-based businesses.”



Emerging Themes

Home Repair & Preservation of Existing Stock

This emerging theme was discussed in:

36

comments

Comments Within this Emerging Theme Included:

“Need to stabilize current housing—rehabbed and occupied.”

“Home repair helps resident retention.”



Emerging Themes

Safe, Resilient & Sustainable Infrastructure

This emerging theme was discussed in:

33

comments

Comments Within this Emerging Theme Included:

“More energy efficient construction to cut bills.”

“Energy efficient, quality construction.”



Emerging Themes

Community Engagement

This emerging theme was discussed in:

31

comments

Comments Within this Emerging Theme Included:

“Check with Local Neighbors about what they want to see”

“Community needs to be involved in planning process for resident.”





Open Space & Environment

Public Policy Workshops



Possibility Card Feedback

Expanded Green Infrastructure Network



Approach
Build an integrated network of green infrastructure that manages stormwater, provides ecological benefits, and connects greenways

Potential Solutions

- ☐ Prioritize implementation of planned greenways from existing City plans
- ☐ Create requirements for green infrastructure along key corridors
- ☐ Designate "green streets" with enhanced stormwater features
- ☐ Leverage vacant land strategically to connect existing parks & open space

The plants that have been added really help to slow the runoff and prevent too much pooling when it rains. I think we've been spared some major flooding!

Neighborhood-Managed Open Spaces



Approach
Creating a structured framework for community stewardship of vacant land and open spaces

Potential Solutions

- ☐ Establish clear criteria for prioritizing community-managed sites
- ☐ Create pathways for long-term community control with defined responsibilities and support
- ☐ Develop tiered maintenance standards based on organizational capacity
- ☐ Match appropriate projects to community group capabilities

We've been caring for this vacant parcel for years, I'm glad our efforts are officially recognized

Environmental Protection Buffer Areas



Approach
Create buffer areas between industry and highways and homes to reduce environmental and health impacts

Potential Solutions

- ☐ Establish transition zones between industrial and residential areas
- ☐ Require enhanced environmental standards along highways
- ☐ Update ordinances for truck route restrictions near residential areas
- ☐ Implement screening and setback requirements for industry near sensitive areas

All these trees and plants really help reduce noise from the highway

High Quality Parks & Recreation Facilities



Approach
Improve Detroiters' health and quality of life through investment in high-quality parks and recreation facilities

Potential Solutions

- ☐ Align zoning with Parks & Recreation Strategic Plan priorities
- ☐ Create standards for buildings facing parks to enhance safety
- ☐ Prioritize pedestrian connections to neighborhood parks
- ☐ Continue to expand public access to the Riverfront

Wow, I love all the amazing park improvements I'm seeing across the City! I can't wait for my neighborhood park to be improved!

Climate-Ready Neighborhood Strategies




Approach
Develop standards that help residents withstand extreme weather events and reduce climate impacts

Potential Solutions

- ☐ Establish climate resilience overlays in areas vulnerable to flooding or heat
- ☐ Create development guidelines for flood-prone areas
- ☐ Leverage existing City programs to expand access to energy efficiency programs and electrification upgrades
- ☐ Use vacant land for climate functions including green infrastructure and green energy

Elevating our rec center's HVAC equipment helped save it from getting ruined the last time we had a flood

Natural Areas & Biodiversity



Approach
Transform appropriate vacant land into natural areas that benefit the ecosystem and natural environment

Potential Solutions

- ☐ Create natural area districts with special development standards
- ☐ Establish native planting requirements for ecological functions
- ☐ Develop urban forest and meadow frameworks for vacant land
- ☐ Identify priority areas for ecological restoration

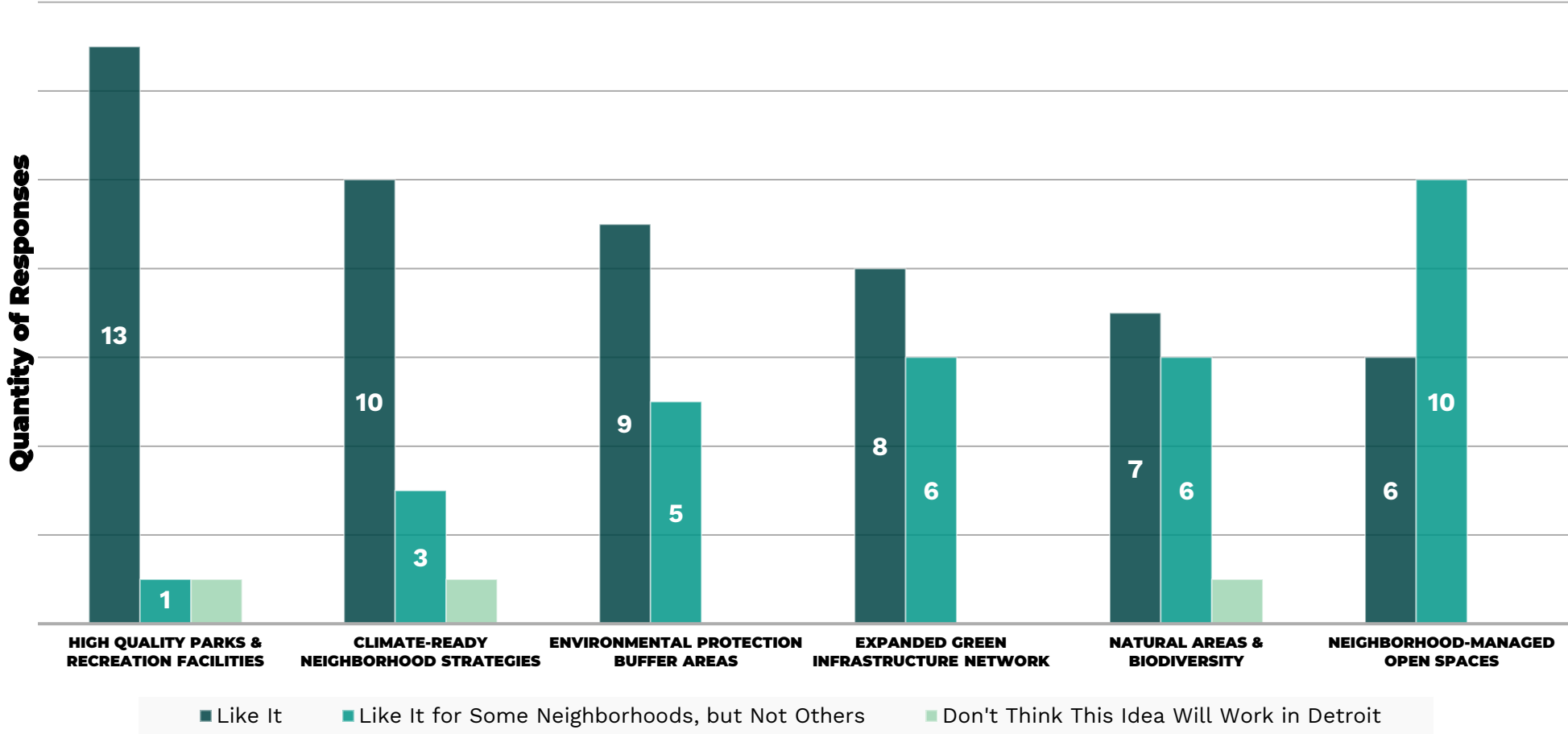
These natural spaces help support a strong ecosystem and help manage rainwater, but my favorite part is how pretty they make the city!

Possibility Card Feedback:
Understanding Emerging Priorities

Most Liked Possibilities

High-Quality Parks & Recreation Facilities rose to the top as the most liked idea for the entire City of Detroit, with **Climate-Ready Neighborhood Strategies** and **Environmental Protection Buffer Areas** also prioritized.

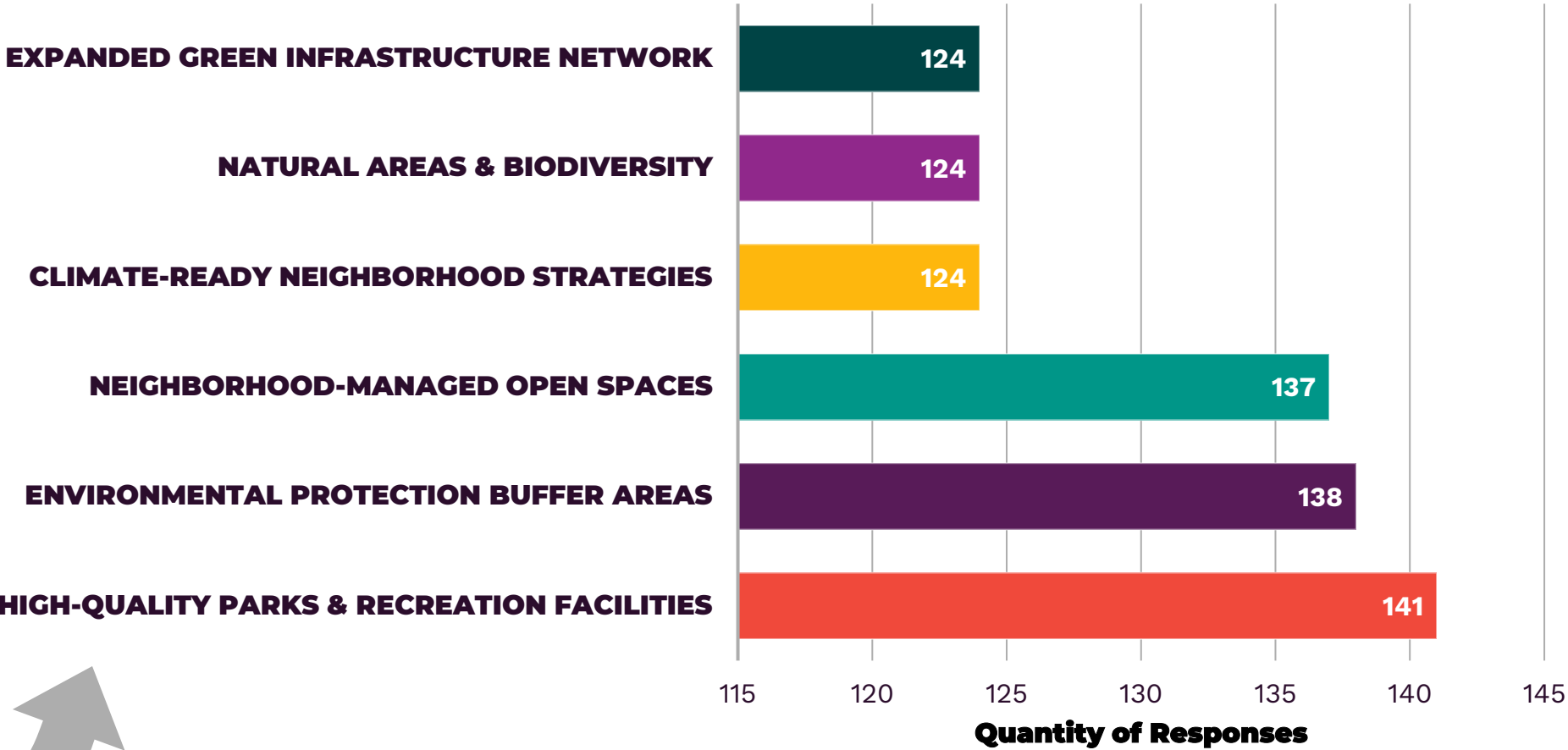
Neighborhood-Managed Open Spaces was identified as the most liked idea for some neighborhoods in the city, but not others.



Possibility Card Feedback:
Understanding Emerging Priorities

Most Discussed Possibilities

For Open Space & Environment, **High-Quality Parks and Recreation Facilities** was the most discussed topic, with **Environmental Protection Buffer Areas** and **Neighborhood-Managed Open Spaces** closely behind.



Possibility Card Feedback

Expanded Green Infrastructure Network

Community feedback reveals strong support for citywide greening through low-cost green alleys, shade trees that reduce flooding and heating, connected greenways, and green stormwater management. Residents want to see meaningful community engagement to ensure that green infrastructure serves long-standing residents, with the hope that there can be a more equitable distribution of benefits in the future. The feedback highlights the need for neighborhood-specific approaches, adequate funding for maintenance, clear accountability mechanisms, and the need for regional and agency coordination as greenways continue to develop and expand.

Identified Challenge/Hurdle: Residents identified the tension between aspirational green infrastructure goals and fundamental infrastructure needs, particularly in underserved neighborhoods.

"Basic infrastructure needs to work"

"Make sure essential infrastructure is addressed in critical neighborhoods before adding GSI to already supported neighborhoods"

Suggested Opportunities: Residents support developing integrated green infrastructure that serves stormwater management, community connectivity, economic development, and neighborhood ownership simultaneously.

"ECN is working on a watershed mgmt plan for Detroit River that is resident-led. work to implement this plan w/ city partnerships w/ community"

"Consideration for infrastructure beyond stormwater. Heat islands, beauty & aesthetics, etc..."

Possibility Card Feedback

Neighborhood-Managed Open Spaces

The communities' feedback reveals strong support for resident-led stewardship of vacant land and green spaces, while recognizing that this is only possible if there are streamlined processes, adequate funding, and genuine community ownership pathways. Residents consistently stressed that community groups need better access to resources, equipment, and financial support to adequately steward vacant land. There are many concerns about how to better empower residents to steward community land assets, without creating power structures that could exclude neighborhoods without existing organizations or support groups. Ultimately, residents want to see that their neighborhood open spaces are designed for actual community needs and that they have the ability to contribute to what those spaces look like.

Identified Challenge/Hurdle: Residents identified the need to make sure that there are adequate pathways to ownership and ways to support ownership with more resources.

"Create jobs so residents do not have to volunteer to manage and operate on top of all they do."

"Getting burned out – Responsibilities on few to lift majority"

Suggested Opportunities: Residents support transforming vacant land management into community asset-building that provides both immediate neighborhood benefits and long-term ownership opportunities.

"I want to see more community leaders empowered and championed to create and manage community green spaces. These spaces need to be second spaces with lots of uses. Food production, enrichment, energy production, water catchment, education."

Possibility Card Feedback

Natural Areas & Biodiversity

Community feedback reveals strong support for expanding native plantings, urban forests, and meadows throughout the city, with residents involved in planning and maintaining green spaces at all scales, from backyard pollinator gardens to large, conservation areas. Residents are concerned about finding ways to balance environmental goals with practical implementation challenges like maintenance costs, pests control, soil contamination issues, and the need for more education and coordination. If done well and with a holistic approach, residents believe that natural areas and biodiversity could be connected to broader city goals for housing, public health, flood management, and addressing industrial pollution.

Identified Challenge/Hurdle: Residents identified challenges around ongoing maintenance and management of natural areas after they are established, and the city's capacity to support with maintenance and associated costs.

"Maintenance free does not equal native plants"

"We need a natural areas management office, modeled after Ann Arbor"

Suggested Opportunities: Residents support leveraging community knowledge, participation, and education to create a network of residents actively involved in biodiversity efforts at multiple scales.

"Let people grow pollinator patches on their own yards. We need to educate people on the potential importance of this for your neighborhoods"

"Let neighbors come up w/ the green space plan in their backyards"

Possibility Card Feedback

Environmental Protection Buffer Areas

Community feedback reveals strong support for creating physical barriers between industrial pollution sources and residential areas. Residents also stressed the need for stronger enforcement of existing environmental regulations, better monitoring systems, and holding industrial facilities accountable for their pollution impacts. Although protective measures like vegetative barriers, air quality monitoring, and stricter zoning requirements are important for residents, they also stress the need to address root causes of environmental injustice and make sure that historic concentrations of polluting industries in certain neighborhoods does not continue.

Identified Challenge/Hurdle: Residents identified the need for environmental protection measures that address root causes of pollution rather than just managing symptoms, while avoiding policies that could force residents from their homes.

"I struggle w/ the idea of buffer areas, is the only solution to deal with it vs. preventing these issues in the first place? Why are we allowing these things in the first place?"

Suggested Opportunities: Residents support developing integrated environmental protection that combines physical buffers with stronger regulatory enforcement and community-based monitoring systems.

"Need more air quality monitors to check the air quality in neighborhoods"

"Residents should be able to report violators + there needs to be accountability"

Possibility Card Feedback

Climate-Ready Neighborhood Strategies

Community feedback reveals strong unity around infrastructure improvements being the foundation for climate resilience efforts, with residents emphasizing the need for the city to lead and be more proactive in addressing climate change. Residents want to see separate storm and sewer systems, comprehensive flood management, and accessible cooling/warming centers and resilience hubs throughout neighborhoods. Residents also want to see more opportunities for community solar, enhanced tree canopy and green infrastructure, and weatherization assistance for homeowners. In order to make this happen, residents believe it is critical for DWSD, DTE, and the City to coordinate and ensure that systems are well maintained, low-income communities are prioritized, and equitable access to climate solutions are pursued.

Identified Challenge/Hurdle: Residents identified the fundamental need to repair and upgrade Detroit's aging infrastructure before implementing climate solutions, which is made harder with poor coordination between city departments and utility companies.

"City needs to invest in infrastructure, versus relying on residents to do solutions."

"Sustainability action agenda - implementation if the infrastructure is broken first"

Suggested Opportunities: Residents support developing neighborhood-scale resilience infrastructure that directly benefits residents, while building community capacity for climate adaptation..

"Small-scale solar parks in every neighborhood"

"Fund community-based resilience hubs!! (see Resilient Eastside Initiative)"

Possibility Card Feedback

High-Quality Parks and Recreation Facilities

Community feedback reveals strong support for improving park amenities, infrastructure and programming but emphasized that there must be equitable distribution of these improvements. While some parks receive lots of investment, others are struggling for resources and recognition. As improvements are made, residents want to see those improvements benefitting local residents and prioritizing better maintenance and safety improvements. Residents expressed a desire to be involved in the decision-making process and a willingness to help ensure that parks become true community epicenters, with diverse programming, accessible transit connections, and amenities that serve actual resident needs.

Identified Challenge/Hurdle: Residents identified the need to ensure fair distribution of park investments and funding, so that more parks are able to see improvements.

"Maintenance issue - equity is not there on what gets maintained and cleaned"

"The same parks keep getting the funding. There's no monitoring to make sure all parks are included."

Suggested Opportunities: Residents support transforming parks into multi-functional community assets that provide programming, economic development, and genuine community ownership.

"These places need to become epicenters of community. Can we do skills building programs here?"

"We need meaningful resident input on what they want to see in publicly owned land."

Identifying Additional Possibilities

7 Additional Possibilities to Consider

Governance & Accountability

Develop accountability measures for planned park investments and ensure that residents understand how decisions and priorities are made

Continued Ecological and Climate Readiness Actions

Create opportunities for learning about and engaging in climate-readiness activities and solutions

Regional & Policy Coordination

Look beyond city limits and single agencies - formalize metro-wide storm-water, disaster hubs, and replicate best-practice funding models

Community Wealth & Workforce Pathways

Provide stronger and more specialized education programs that will keep graduates in Detroit

Infrastructure Integration & New Services

Better integrate municipal systems with the open space network - lead-service line upgrades, recycling & compost, rooftop solar, EV chargers, etc

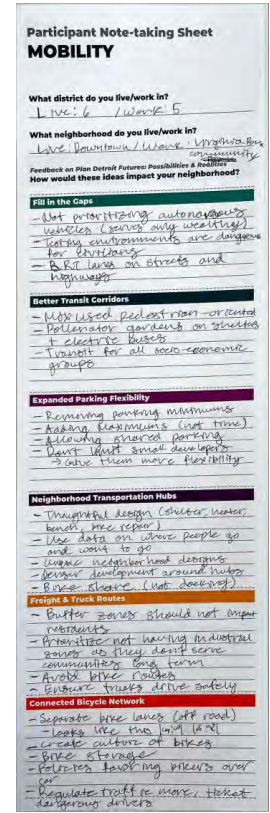
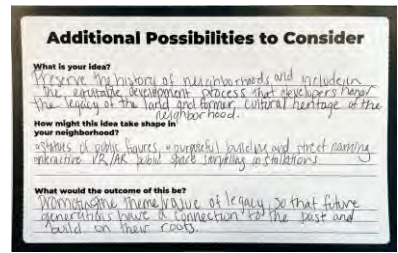
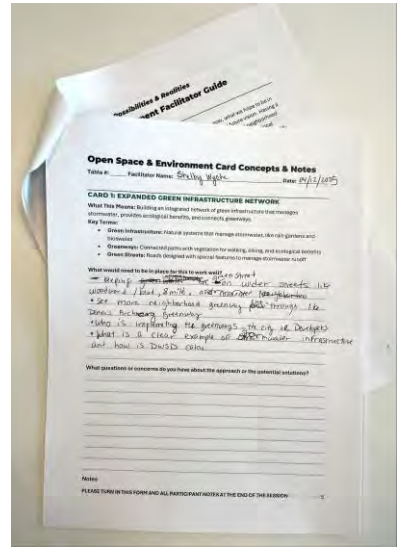
Inclusive Communication & Place Experience

Make spaces inviting and accessible for users with different language and cultural backgrounds

Equitable Funding & Value-Capture

Create long-term solutions for funding parks, buffers, and GSI that are supported through developer fees, regional cost-sharing, etc.

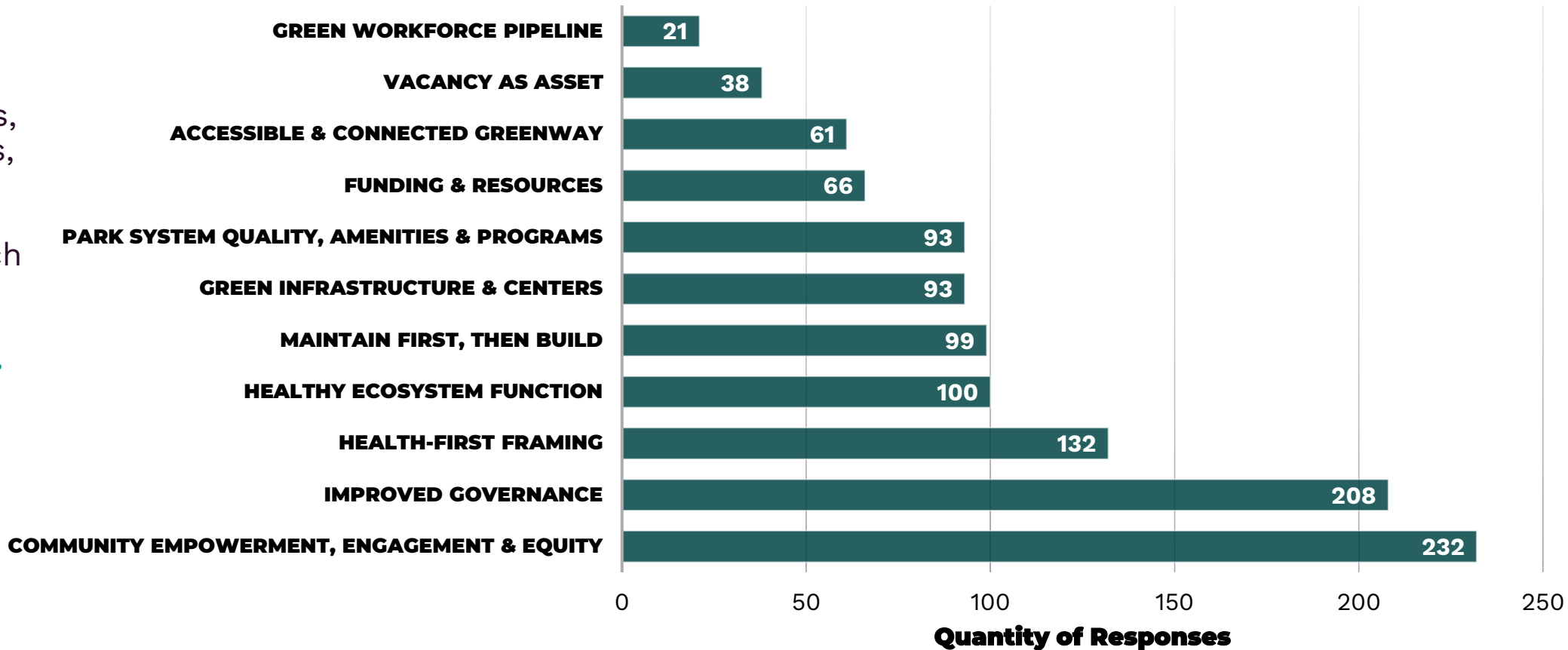
Emerging Themes



Emerging Themes: What Was the Community Saying Overall

Emerging Themes

Across the facilitator notes, participant notes, and virtual notes, we found **788 unique statements** which were organized according to **11 major themes**.



Note: The total count across all themes (1,143) is higher than the total number of unique statements (788) because a single statement can apply to multiple themes.

**Emerging Themes: What Was the
Community Saying Overall**

Overview of Emerging Themes

Green Workforce Pipeline**Vacancy as Asset****Health-First Framing****Maintain First, Then Build****Accessible & Connected
Greenway****Park-System Quality,
Amenities, & Programs****Healthy Ecosystem
Function****Funding & Resources****Green Infrastructure &
Centers****Community Empowerment,
Engagement, & Equity****Improved Governance**

Emerging Themes

Community Empowerment, Engagement & Equity

This emerging theme was discussed in:

232

comments

Comments Within this Emerging Theme Included:

“Having community liaisons = important for all solutions design.”

“Respect for ways that people have already decided to engage with space in their neighborhoods without city government interference.”



Emerging Themes

Improved Governance

This emerging theme was discussed in:

208

comments

Comments Within this Emerging Theme Included:

“Zoning ordinance improvements (setbacks, screening, buffers).”

“Ordinance enforcement: Citizens need to be able to report. That leads to accountability.”



Emerging Themes

Health-First Framing

This emerging theme was discussed in:

132
comments

Comments Within this Emerging Theme Included:

“The policies are not health focused just business focused.”

“Ensure there is measuring of air quality throughout the process.”



Emerging Themes

Healthy Ecosystem Function

This emerging theme was discussed in:

100

comments

Comments Within this Emerging Theme Included:

“Consideration for habitat, pollinators, biodiversity.”

“Balance of male + female trees and plant species.”



Emerging Themes

Maintain First, Then Build

This emerging theme was discussed in:

99

comments

Comments Within this Emerging Theme Included:

“Focus on fixing infrastructure first.”

“We don't have to create new - fix what we have.”



Emerging Themes

Green Infrastructure & Centers

This emerging theme was discussed in:

93

comments

Comments Within this Emerging Theme Included:

“Need comprehensive regional green infrastructure network (communicate with perimeter communities).”

“Fix existing infrastructure for storm water management.”



Emerging Themes

Park System Quality, Amenities & Programs

This emerging theme was discussed in:

93

comments

Comments Within this Emerging Theme Included:

“Develop facilities to support food and fitness.”

“Amenities in parks (match needs of community demographics).”



Emerging Themes

Funding & Resources

This emerging theme was discussed in:

66

comments

Comments Within this Emerging Theme Included:

“More resources for forestry department.”

“The same parks keep getting the funding. There’s no monitoring to make sure all parks are included.”



Emerging Themes

Accessible & Connected Greenway

This emerging theme was discussed in:

61

comments

Comments Within this Emerging Theme Included:

“24-hour access to riverfront; improve accessible routes to riverfront.”

“Bus access to parks and bus shelters at parks walkable from neighborhood without barriers.”



Emerging Themes

Vacancy as Asset

This emerging theme was discussed in:

38

comments

Comments Within this Emerging Theme Included:

“Land stewardship for vacant land—teach residents to increase buy in from those most impacted.”

“Land is our most valuable asset.”



Emerging Themes

Green Workforce Pipeline

This emerging theme was discussed in:

21

comments

Comments Within this Emerging Theme Included:

“More urban agriculture and workforce development.”

“Increase park management workforce, hiring from community.”






Arts & Culture

Public Policy Workshops



Possibility Card Feedback

Creative Workspace Areas




Approach
Make it easier to create spaces for artists and makers.

Potential Solutions

- ☐ Allow artist studios as permitted uses in more zoning districts
- ☐ Create maker space districts in former industrial zones
- ☐ Establish live-work zoning provisions in specific areas
- ☐ Designate creative production zones with flexible use regulations

Flexible Historic Preservation Approaches



Approach
Create more flexible alternatives to complement the existing historic district regulations.

Potential Solutions

- ☐ Expand existing adaptive reuse provisions to more building types
- ☐ Develop modified and consistent treatments for city-owned vacant historic structures (e.g. relaxed parking requirements)
- ☐ Establish Conservation Overlay Districts with tiered levels of protection or fewer restrictions than designated local historic districts

Neighborhood Cultural Heritage Areas




Approach
Create areas that recognize and celebrate neighborhood cultural identity.

Potential Solutions

- ☐ Designate cultural heritage sites in neighborhood plans
- ☐ Establish heritage corridor designations along historic routes
- ☐ Zone for cultural landmarks and interpretive spaces
- ☐ Integrate cultural heritage into commercial district strategies

Public Art Requirements



Approach
Require public art in new development and infrastructure projects.

Potential Solutions

- ☐ Create percent-for-art requirements for larger development
- ☐ Establish public space design standards that incorporate art
- ☐ Require artistic elements in major infrastructure projects
- ☐ Designate public art zones with emphasis on local artists
- ☐ Create maintenance agreements for public art

Making It Easier to Do, Build, and Make Things




Approach
Simplify regulations and permitting for creative activities and community initiatives.

Potential Solutions

- ☐ Create streamlined permitting for temporary uses and community events
- ☐ Establish maker-friendly zoning with simplified approvals
- ☐ Designate flexible-use public spaces designed for pop-up activities
- ☐ Develop special event district designations
- ☐ Provide resources, "how-to guides," and staff help for creative projects

Arts and Entertainment Districts



Approach
Position Detroit as a national destination for arts, culture, and entertainment.

Potential Solutions

- ☐ Create arts and entertainment zoning districts with flexible uses
- ☐ Establish sound ordinance exceptions for music venues
- ☐ Designate cultural corridors with special design standards
- ☐ Create regulatory framework for large-scale entertainment venues

Possibility Card Feedback: Understanding Emerging Priorities

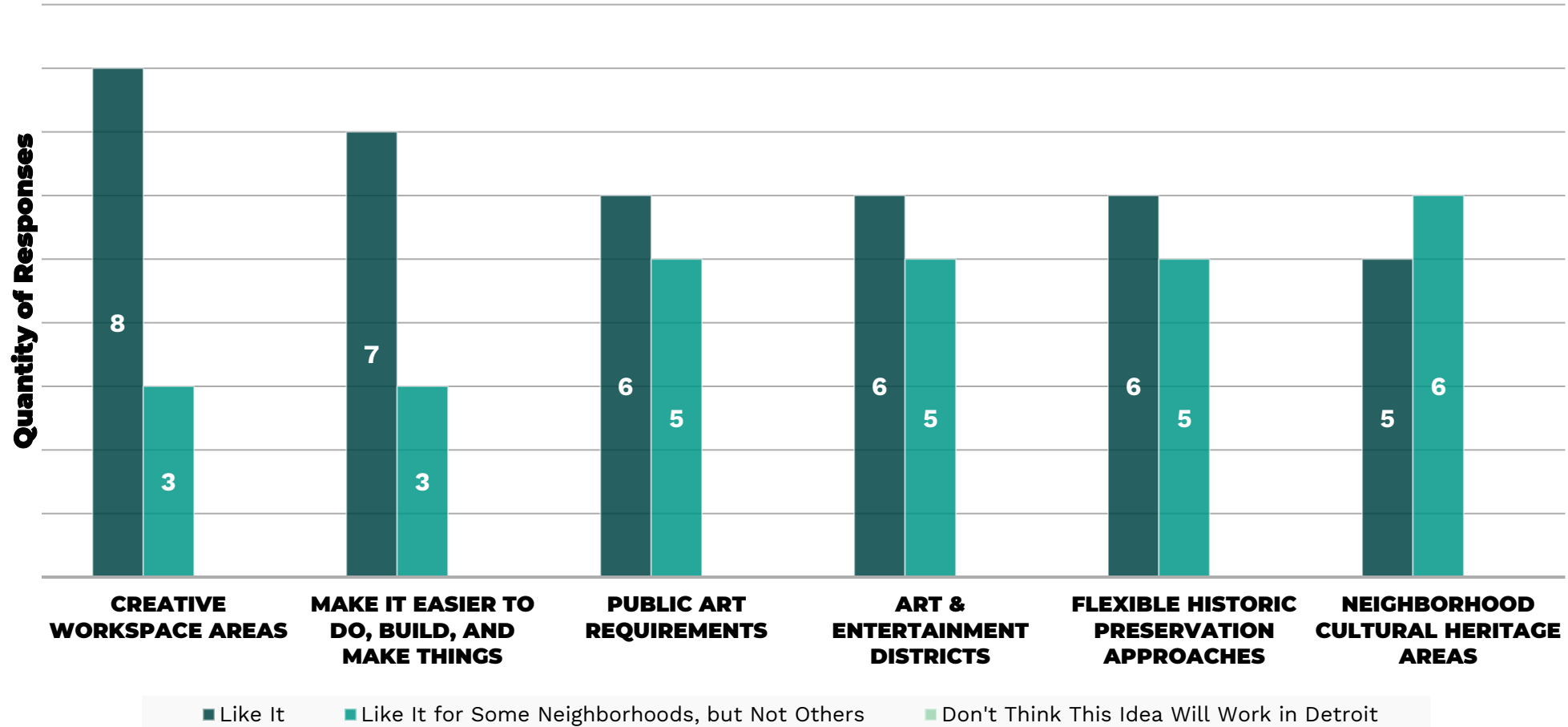
Most Liked Possibilities

Creative Workspace

Areas rose to the top as the most liked idea for the entire City of Detroit; however, most of the Arts & Culture cards received broad and evenly distributed support.

Neighborhood Culture

Heritage Areas was identified as the most liked idea for some neighborhoods in the city, but not others; however, similar to those ideas for the entire city, all of the cards received broad support.



Possibility Card Feedback: Understanding Emerging Priorities

Most Discussed Possibilities

FLEXIBLE HISTORIC PRESERVATION APPROACHES

19

ART AND ENTERTAINMENT DISTRICTS

33

PUBLIC ART REQUIREMENTS

37

MAKE IT EASIER TO DO, BUILD, AND MAKE THINGS

38

NEIGHBORHOOD CULTURAL HERITAGE AREAS

40

CREATIVE WORKSPACE AREAS

77

0 10 20 30 40 50 60 70 80 90
Quantity of Responses

For Arts & Culture,
**Creative Workspace
Areas** emerged as
the most discussed
topic.



Possibility Card Feedback

Flexible Historic Preservation Approaches

The community feedback demonstrates strong support for preserving Detroit's historic character, while allowing for adaptive and flexible uses of existing buildings. Many participants stressed the importance of community engagement and resident participation in decision-making, with concerns about making sure that local residents benefit from these projects and are not displaced by them. Residents also highlighted the need to reduce zoning barriers and maintain neighborhood character so that Detroit's beautiful, historic architecture can be maintained and valued.

Identified Challenge/Hurdle: Residents identified the need to balance preservation goals with community needs, so that historic preservation benefits existing residents rather than displacing them.

"The concern I have is the church, the people I see at the Congregation are not the same people I see driving to the church and in the neighborhood. Are those the only uses we want in these buildings? More coffee shops and dog stores? We should think beyond that."

Suggested Opportunities: Residents encouraged creating more opportunities for adaptive reuse and implementing flexible design approaches that will preserve neighborhood character and accommodate diverse community needs..

"design overlays having to do with building form (like keeping old Redford as a 'downtown') without historic district restrictions"

"Expand adaptive reuse provisions to more building types"

Possibility Card Feedback

Creative Workspace Areas

The community feedback emphasizes the need for flexible zoning regulations and adaptive reuse of existing structures, particularly vacant buildings from the Detroit Land Bank Authority (DLBA), old schools, and office buildings, to create affordable workspaces for creative uses. There was strong support for integrating creative spaces into existing community infrastructure like recreation centers and schools, while addressing practical needs for artists and the spaces they work in. Residents highlighted the importance of community involvement in planning decisions and expressed concerns about creating restrictive districts that could exclude artists or neighborhoods. Many responses stressed the importance of affordability and preventing displacement of local artists and identified strong support for youth programming.

Identified Challenge/Hurdle: Residents identified that developing affordable, flexible creative spaces that can accommodate diverse artistic practices can be difficult and expensive because of zoning, permitting, and/or renovation costs.

*"lack of funding,
zoning
requirements"*

*"Why are there current barriers
for zoning? Probably because it's
being reserved for a use that
makes more money even though
art is so much more valuable."*

Suggested Opportunities: Residents encouraged repurposing Detroit's abundant vacant and underutilized buildings to create affordable, community-integrated creative spaces.

*"Detroit Should connect
w/Land Bank, Homes to
share w/ artists + help them
create at vacant homes +
maybe refurbish them"*

*"Use bldgs. the
land bank took"*

Possibility Card Feedback

Public Art Requirements

The community feedback demonstrates strong support for establishing formal public art requirements while emphasizing the critical importance of prioritizing local artists and ensuring fair compensation for their work. Participants advocated for comprehensive approaches including percent-for-art programs, developer requirements, and dedicated funding streams, with particular interest in connecting public art to community wellness, crime reduction, and educational partnerships with schools. There was significant emphasis on community engagement and transparency in the selection process, along with practical concerns about maintenance, accountability measures, and the need for dedicated departments or commissions to oversee public art initiatives. Many responses highlighted the balance between regulation and creative freedom, with calls for inclusive processes that reflect diverse community visions rather than imposing single perspectives.

Identified Challenge/Hurdle: Residents identified the need to balance organized public art programs with concerns about over-regulation that could limit artistic expression and community representation to a single vision.

"When you regulate public art, it only reflects one vision."

"Scaling vs. fining. Concerns with the Art vs. Freedom of Expression. Artist vs. enforcer. Feeling vs. Feeling."

Suggested Opportunities: Residents encouraged creating comprehensive public art programs that prioritize local artists, ensure fair compensation, and integrate community wellness and educational components into public art initiatives.

"Yes to local artists! Artist need to be paid for public art and private buildings."

"Designate public art zones with emphasis on local artists."

Possibility Card Feedback

Neighborhood Cultural Heritage Areas

The community feedback shows strong enthusiasm for celebrating and preserving Detroit's diverse neighborhood cultural heritage through grassroots, community-driven approaches. Residents identified the importance of connecting cultural heritage areas to local schools and libraries, creating educational opportunities that help residents share their neighborhood stories. To ensure that these areas are accessible to all, residents expressed interest in connecting these areas through spreading the word, providing tourist routes, and having art-based transit like a cultural trolley. Many responses also highlighted the need for inclusive programming that both allows different communities to come together and celebrate individual identities as artists, which they believe could be achieved through creating spaces where diverse cultures can mix and celebrate together and supporting legacy artists.

Identified Challenge/Hurdle: Residents identified the need to ensure that cultural heritage preservation efforts are truly community-driven and representative of diverse neighborhood perspectives, rather than being developed by people outside of a community.

"I think people do it on their own and how do you let neighbors allow a specific view of a neighborhood and let it have an organic view."

Suggested Opportunities: Residents encouraged creating educational and interactive programming that connects residents to their neighborhood heritage, while also fostering cross-cultural understanding and celebration.

"Utilize libraries for art classes, performances, workshops, display/ gallery + arts education, Arts Skill-building"

"Create district art routes for tourists & general education."

Possibility Card Feedback

Make it Easier to Do, Build, and Make Things

The community feedback reveals significant frustration with the barriers and limitations that make it hard for artists to create, work, and express themselves in Detroit. Residents emphasized the need for streamlined processes, clear guidance for obtaining permits, and minimized zoning barriers that would enable small businesses, pop-up venues, and creative entrepreneurs to thrive. In addition, residents felt that dedicated funding streams for artists and arts organizations would help Detroit's arts culture continue to flourish and succeed, with those funding streams catalogued into a single, comprehensive database with other resources and a comprehensive list of artists. Many residents called for flexible zoning approaches, the elimination of parking minimums, and better access to spaces for artists to display and sell their work permanently, while also encouraging and advocating for the return of more arts festivals.

Identified Challenge/Hurdle: Residents identified that complex processes and a lack of funding are creating significant barriers for artists, small businesses, and creative entrepreneurs trying to establish themselves in Detroit.

"Need a clearer way to get permits"

"Artists need dollars. We need a dedicated funding stream and/or a commission for artists, arts organizations, and arts education."

Suggested Opportunities: Residents encouraged creating streamlined, accessible processes and support systems that enable creative entrepreneurs and small businesses to easily start and operate in Detroit.

"Simple process for vendors to try a small business to prevent spending money on a venture"

"City should have a streamlined walkthrough program"

Possibility Card Feedback

Arts & Entertainment Districts

The community feedback reveals strong support for expanding and diversifying Detroit's arts and entertainment amenities. Although today many of these amenities are clustered together in Downtown, many residents want to see more opportunities for arts programming and entertainment venues to be located throughout the city and in their neighborhoods. Participants emphasized that to do this well there must be community engagement, particularly with youth and smaller neighborhoods, to ensure that amenities and activities are safe, family-friendly, accessible, and not creating a huge noise or traffic burden on the community. Lastly, there was notable interest in celebrating Detroit's unique culture heritage in future arts and entertainment districts, especially Detroit's music traditions like Techno and Motown.

Identified Challenge/Hurdle: Residents identified that safety measures and security protocols are creating barriers to community participation in arts and entertainment programming.

"Seeing Bootsy Collins and bringing back the free concerts and take down all the fencing on the Jazz Festival and adding all this security and I don't go anymore because of these things."

Suggested Opportunities: Residents encouraged developing decentralized, community-integrated arts programming that moves beyond traditional district boundaries to serve neighborhoods directly.

"More mobile entertainment community; bringing entertainment closer/mobile bowling alleys"

"Free entertainment days for the Sheds at Eastern Market"

Identifying Additional Possibilities

8 Additional Possibilities to Consider

Dedicated Funding & Transparent Governance

Provide education around funding sources and make sure there is a clear process in place for completing projects

Corporate & Neighborhood Partnerships

Create opportunities for private-sector and neighborhood-led roles and initiatives

Creative Education & Talent Pipeline

Provide formal education around youth engagement and workforce development in the arts to feed long-term industry growth

Vacancy Stewardship & Anti-Demolition

Support anti-demolition policies and small-scale, interim uses of vacant structures to extend the life of underutilized buildings

Everyday Civic Infrastructure as Art Space

Create opportunities for more neighborhood-led and neighborhood-dedicated art in spaces people use and visit everyday

Cross-Department Coordination & Multi-Lingual Access

Emphasize process literacy (staff training, accessibility of information, inter-agency hand-offs) in conjunction with simpler permitting processes

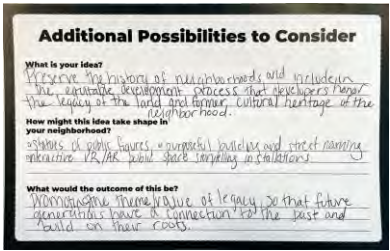
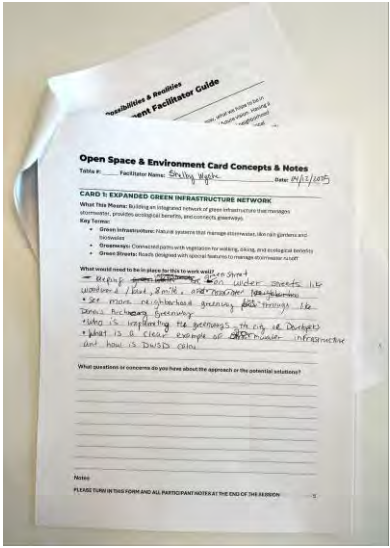
Mobility that Connects People to Culture

Connect the arts with transit access and amenities (way-finding art, culture-linked routes, safer stops).

Large Scale Cultural Attractions & Branding

Create more opportunities for signature, destination arts and culture assets that build national visibility

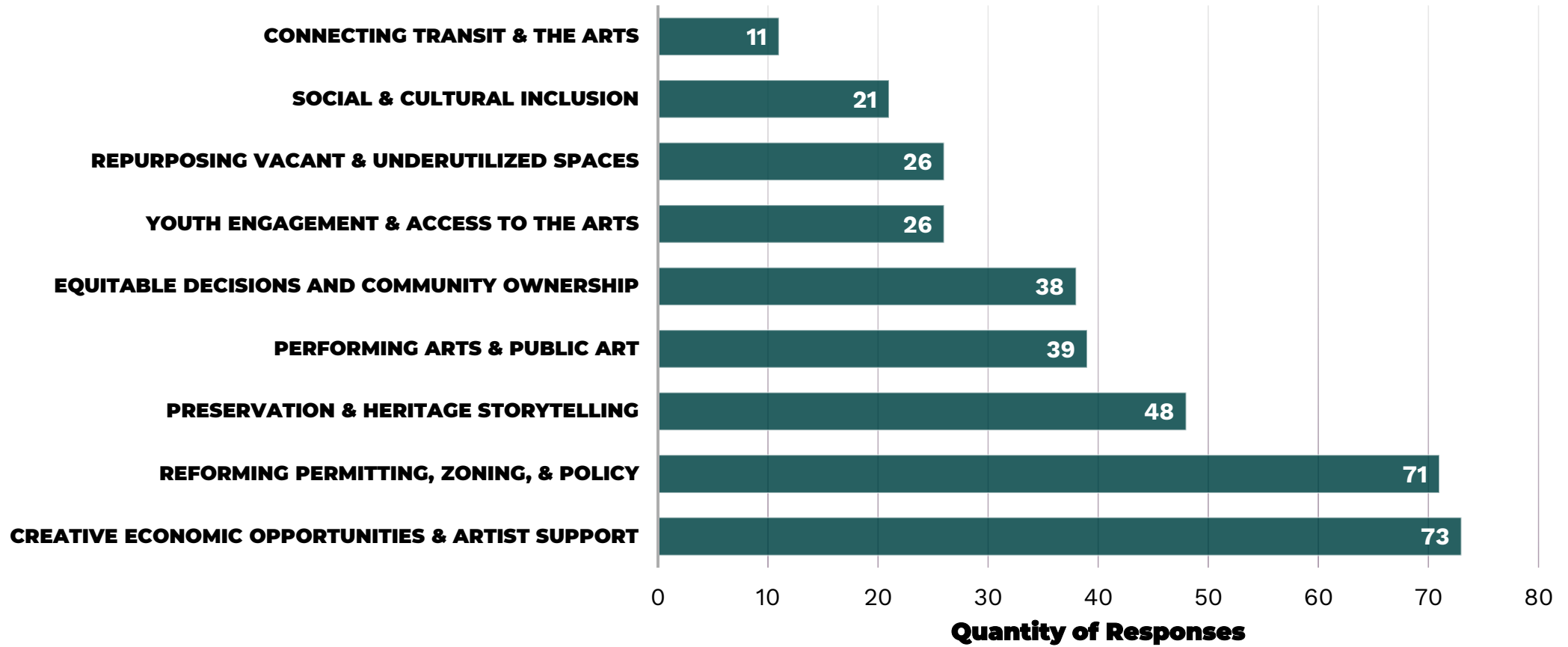
Emerging Themes



Emerging Themes: What Was the Community Saying Overall

Emerging Themes

Across the facilitator notes, participant notes, and virtual notes, we found **244 unique statements** which were organized according to **9 major themes**.



Note: The total count across all themes (353) is higher than the total number of unique statements (244) because a single statement can apply to multiple themes.

Emerging Themes: What Was the Community Saying Overall

Overview of Emerging Themes

**Preservation & Heritage
Storytelling**

**Creative Economic
Opportunities & Artist
Support**

**Reforming Permitting,
Zoning, & Policy**

**Repurposing Vacant &
Underutilized Spaces**

**Connecting Transit &
the Arts**

**Youth Engagement &
Access to the Arts**

Social & Cultural Inclusion

**Equitable Decisions &
Community Ownership**

**Performing Arts &
Public Art**

Emerging Themes

Creative Economic Opportunities & Artist Support

This emerging theme was discussed in:

73

comments

Comments Within this Emerging Theme Included:

“More opportunities for individuals rather than a whole neighborhood.”

“Artists need to be paid for public art and private buildings.”



Emerging Themes

Reforming Permitting, Zoning & Policy

This emerging theme was discussed in:

71

comments

Comments Within this Emerging Theme Included:

“You would need zoning changes...good versus waiting for an outside actor to make this happen.”

“How do you hold developers accountable? Abatements place a challenge.”



Emerging Themes

Preservation & Heritage Storytelling

This emerging theme was discussed in:

48

comments

Comments Within this Emerging Theme Included:

“Need an institute of art designed to reserve Detroit art heritage

“Have notable plaques (e.g. Marvin Gaye house).”



Emerging Themes

Performing Arts & Public Art

This emerging theme was discussed in:

39

comments

Comments Within this Emerging Theme Included:

“Arts and entertainment to provide free concerts around popular spots such as Eastern Market.”

“Designate public art zones with emphasis on local artists.”



Emerging Themes

Equitable Decisions & Community Ownership

This emerging theme was discussed in:

38

comments

Comments Within this Emerging Theme Included:

“24-hour access to riverfront; improve accessible routes to riverfront.”

“Deepen engagement in community (‘it’s not always allowed, entertainment’)”



Emerging Themes

Youth Engagement & Access to the Arts

This emerging theme was discussed in:

26

comments

Comments Within this Emerging Theme Included:

“Ensure art stays in schools and expanded.”

“Creative Workspaces for youth to be inspired to make a living displaying their artistic abilities.”



Emerging Themes

Repurposing Vacant & Underutilized Spaces

This emerging theme was discussed in:

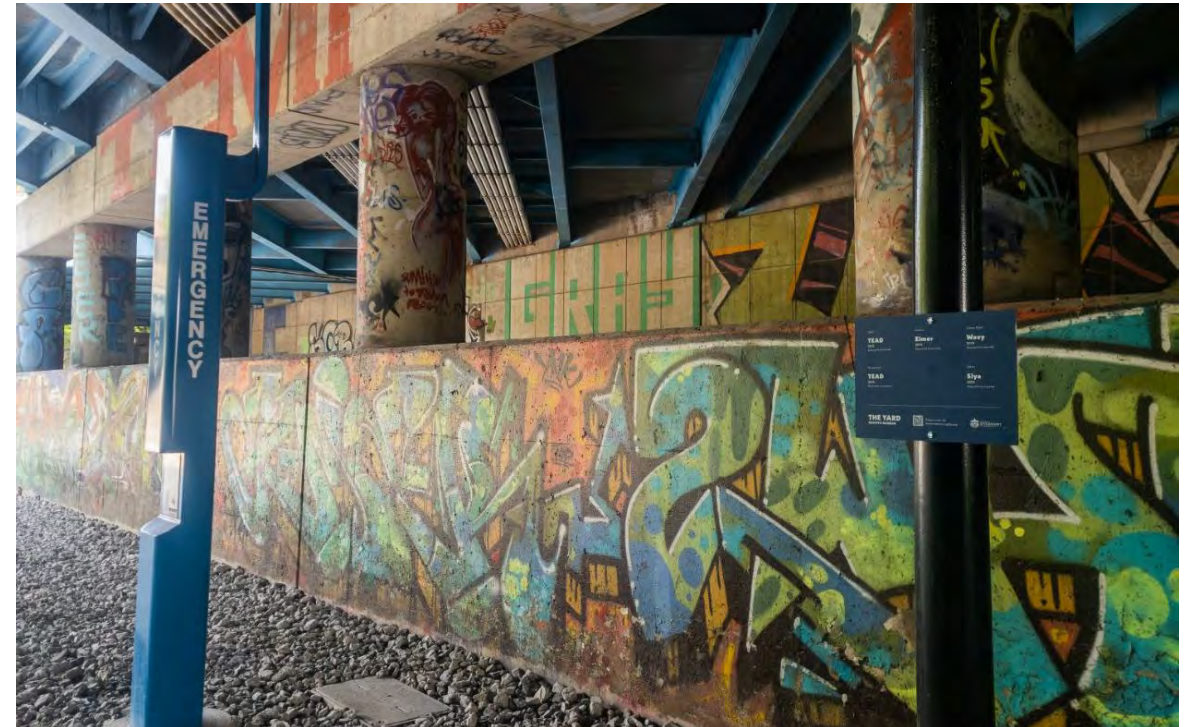
26

comments

Comments Within this Emerging Theme Included:

“Repurpose school (abandoned school buildings).”

“Utilize vacant lots for creative landscaping to increase curb appeal.”



Emerging Themes

Social & Cultural Inclusion

This emerging theme was discussed in:

21

comments

Comments Within this Emerging Theme Included:

“Murals that tell our stories and help heal the neighborhood at the same time.”

“Combining a mixture of cultural entertainment to encourage fusions of races vs. separation. Places where we can all mix and mingle.”



Emerging Themes

Connecting Transit & the Arts

This emerging theme was discussed in:

11

comments

Comments Within this Emerging Theme Included:

“Cultural Trolley (Hop-on/Hop-off).”

“Safe and reliable transit and bikeline.”





Mobility

Public Policy Workshops



Possibility Card Feedback

Better Transit Corridors

Approach
Align development and density with transit corridors to support enhanced service and increase ridership.

Potential Solutions

- ☐ Create mixed-use, pedestrian-oriented, high-density districts along transit corridors
- ☐ Improve transit speed and reliability on priority corridors to support development
- ☐ Reduce parking requirements near high-frequency transit stops
- ☐ Allow shared parking between complementary uses
- ☐ Align transit with affordable housing investments

Filling in the Gaps

Approach
Create land use strategies for mobility options in areas underserved by traditional transit

Potential Solutions

- ☐ Designate mobility innovation zones for alternative transit options
- ☐ Create flexible-use districts for mobility hubs with emerging tech (e.g., micromobility, on-demand shuttles, autonomous vehicles)
- ☐ Reserve space in new developments for mobility service connections

Neighborhood Transportation Hubs

Approach
Create places where different transportation options come together

Potential Solutions

- ☐ Designate mobility hub zones in neighborhood plans
- ☐ Create zoning for multi-modal facilities integrating transit and micromobility
- ☐ Reserve land for transportation connection
- ☐ Establish design requirements for developments near transfer points
- ☐ Allow higher density mixed-use development around mobility hubs

Freight & Truck Routes

Approach
Balance efficient movement of goods with neighborhood protection

Potential Solutions

- ☐ Establish industrial corridors for freight-intensive uses
- ☐ Create buffer zones between industrial and residential areas
- ☐ Develop design standards for industrial/residential transitions
- ☐ Align future industrial zoning with freeways and truck routes
- ☐ Establish graduated industrial zoning categories based on impacts

Connected Bicycle Network

Approach
Integrate land use planning with bicycle and micromobility infrastructure

Potential Solutions

- ☐ Prioritize bikes/scooters where job density and population support usage
- ☐ Identify and fill transit network gaps to provide alternatives where needed
- ☐ Create development design standards for along greenways and bike lanes
- ☐ Reduce parking requirements for developments with bicycle amenities
- ☐ Reserve rights-of-way for planned bike connections in new development

Expanded Parking Flexibility

Approach
Create context-sensitive parking approaches that support development while meeting community needs

Potential Solutions

- ☐ Reduce or eliminate parking minimums and introduce parking maximums
- ☐ Allow shared parking between businesses and uses with different peak periods
- ☐ Reduce parking if developers provide bike facilities and transit passes
- ☐ Establish design standards for parking to improve pedestrian environment

Possibility Card Feedback: Understanding Emerging Priorities

Most Liked Possibilities

Freight & Truck Routes

rose to the top as the most liked idea for the entire City of Detroit, with **Better Transit Corridors** and a **Connected Bicycle Network** emerging behind it.

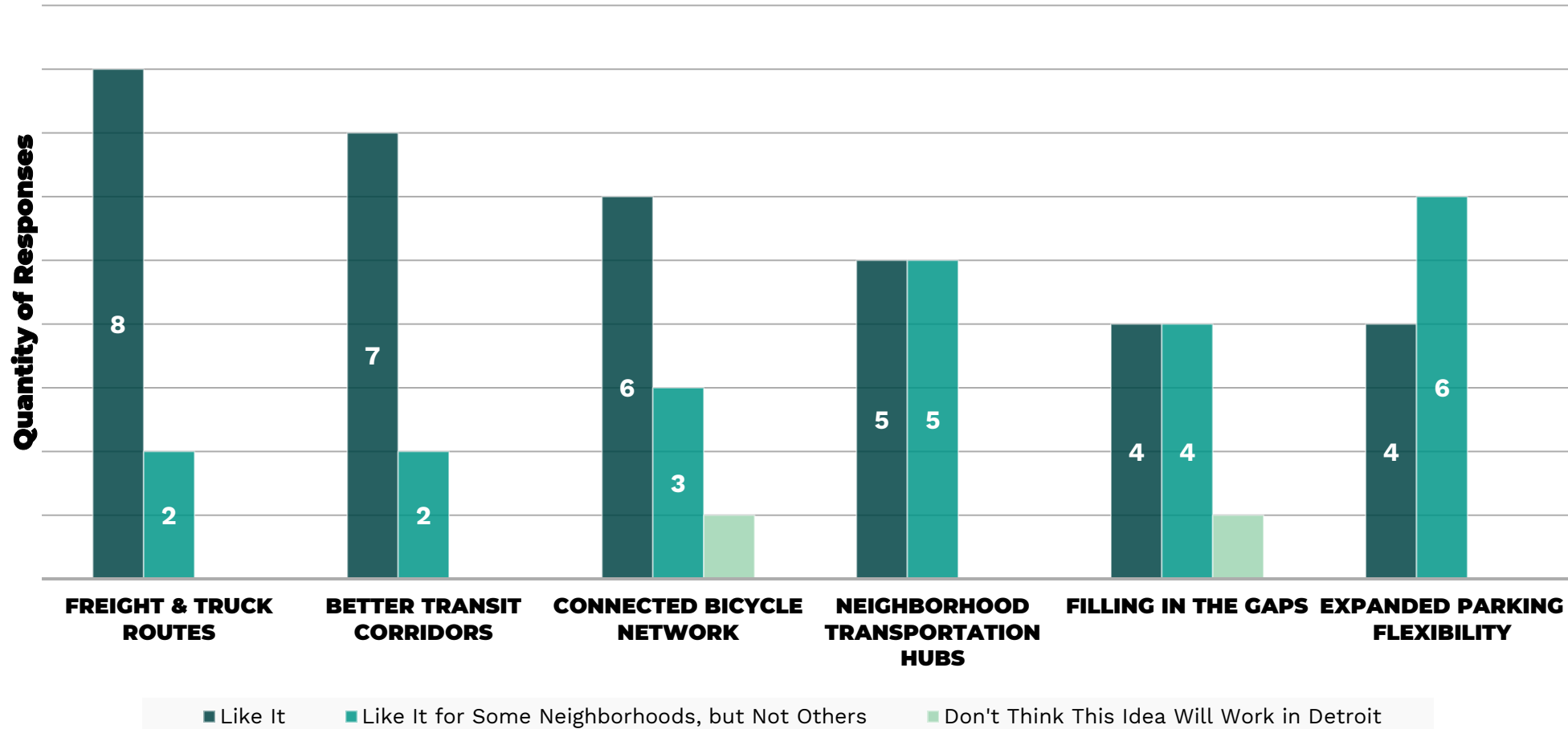
Expanded Parking Flexibility

was identified as the most liked idea for some neighborhoods in the city, but not others;

Neighborhood

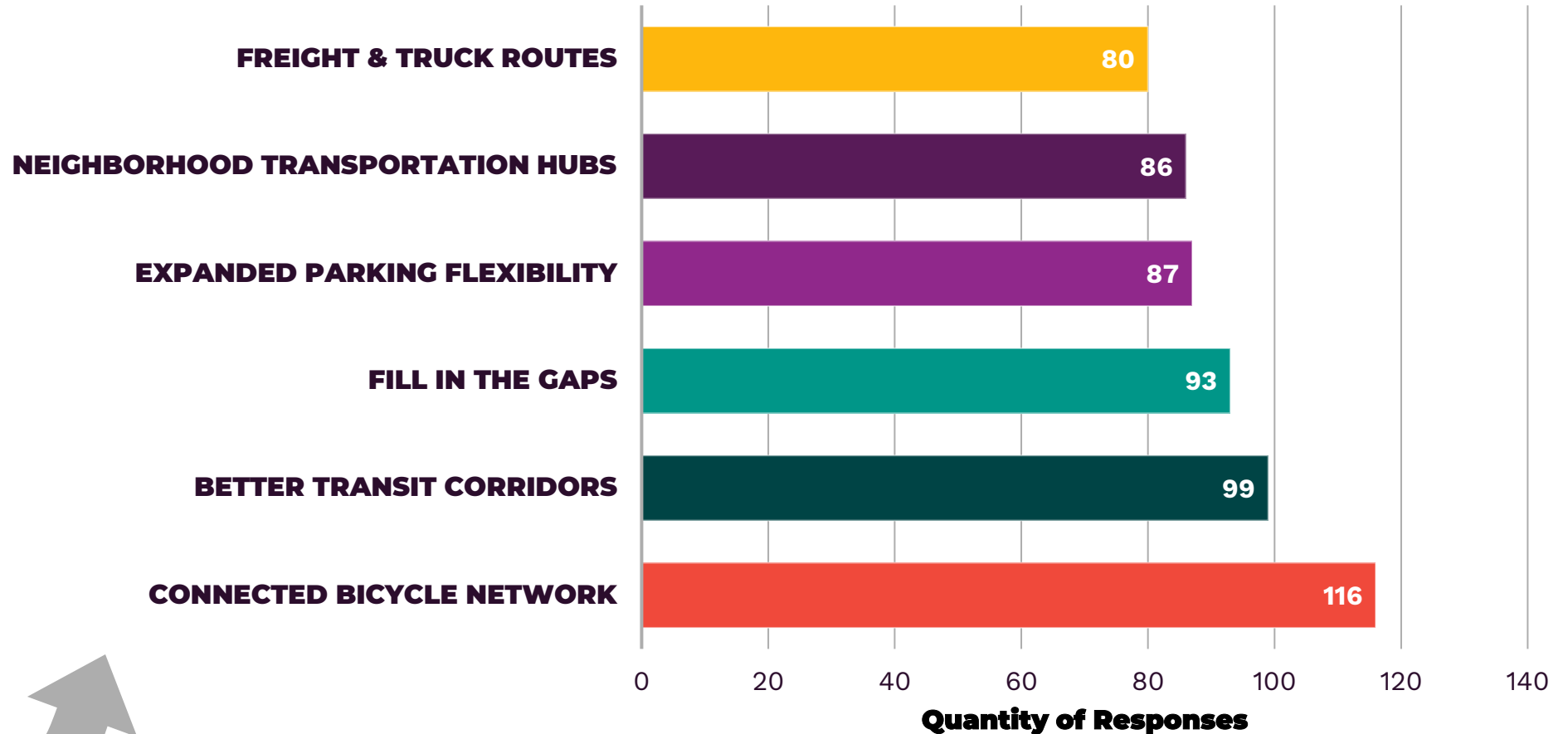
Transportation Hubs

and **Filling in the Gaps** were also prioritized.

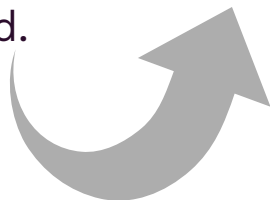


Possibility Card Feedback: Understanding Emerging Priorities

Most Discussed Possibilities



For Mobility, a **Connected Bicycle Network** emerged as the most discussed topic, with **Better Transit Corridors** not too far behind.



Possibility Card Feedback

Better Transit Corridors

The community feedback reveals strong support for creating better transit corridors that prioritize dedicated infrastructure, improved service quality, and coordination between amenities and service providers. Residents want to see dedicated bus lanes, increased and more reliable bus frequency, and improved transit amenities like shelters with heating, lighting, and bike racks that make waiting for and riding the bus a more attractive, accessible, and safe experience. Many conversations included the idea of reducing parking requirements and aligning transit-oriented development with amenities and affordable housing. Residents also highlighted the importance of shifting Detroit's current perception of transit from a bare-minimum necessity to an attractive, exciting, user-friendly transportation method.

Identified Challenge/Hurdle: Residents identified the need to overcome Detroit's car-centric culture and negative perceptions of public transit.

"Concern on how we make transit attractive, Detroit lacks 'favor' mentality with public transit. For instance, areas that boast how mass transit is more environmentally friendly have greater pride in transit usage. In comparison, Detroit views the usage of a car as a flex."

Suggested Opportunities: Residents support creating dedicated transit infrastructure that improves speed and reliability, while integrating with other transportation modes.

"Can't improve transit speed when buses get stuck in traffic - Makes buses more competitive in terms of commute times."

"Has to be faster to take bus"

Possibility Card Feedback

Filling in the Gaps

The community feedback reveals a preference for improving existing transportation systems like DDOT bus service, expanding bike lanes, and creating better sidewalks that would ultimately improve basic service, prioritize safety, and increase coverage and accessibility. Residents felt that tech-driven and innovative transportation solutions could create concerns about equity, and strongly emphasized focusing on increasing access to proven transit infrastructure. Resident feedback also emphasized the importance of neighborhood-specific solutions, better coordination between transportation agencies, and focusing on fundamental needs that would create more reliable transit connections between employment and housing. A few comments mentioned ideas like paratransit and last-mile transit to help support greater connectivity.

Identified Challenge/Hurdle: Residents identified community resistance to high-tech solutions when basic transportation infrastructure remains inadequate.

"Improve the basics (bike lanes, sidewalks, safe street design, buses) before implementing high tech solutions"

"Invest in real, tangible solutions."

Suggested Opportunities: Residents support creating better coordination between different transportation modes and agencies to serve underserved areas.

"Need mobility hubs to offer a myriad of modes of transit for various people (multiple uses in one space, like pulling up to a bus station with a bike rack and boarding a bus)"

"Focus on areas that don't have 10 min access to transit - make this a formal policy"

Possibility Card Feedback

Expanded Parking Flexibility

The community feedback reveals strong support for developing parking requirements and flexible parking solutions that reflect need and demand on a neighborhood-by-neighborhood basis. In some communities, parking requirements are higher than what is necessary, and the need is for better management of the available parking resources. In other communities, especially those with active commercial areas, there is a need to balance parking for residents and parking, trash pick-up, and loading areas for commercial uses. Residents expressed concerns about addressing enforcement issues that currently penalize those with limited parking options. The feedback also emphasized the importance of improving alternative modes of transportation and creating pedestrian-friendly areas to reduce overall parking demand, while maintaining adequate parking for residents who need it most.

Identified Challenge/Hurdle: Residents identified the challenge to ensure that expanded parking flexibility does not create a disadvantage for existing residents.

"One of the biggest issues is people are being ticketed for blight if they park in street when they have no other options."

"When resident can't find parking near their own place it encourages them to move out of the city ASAP."

Suggested Opportunities: Residents support creating comprehensive changes that address parking needs holistically.

"If you reduce parking you have to improve people using other modes' ability to reach these destinations"

"ppl want proximity to parking b/c ped. experience is so bad - if improved, might not be as big a deal"

Possibility Card Feedback

Neighborhood Transportation Hubs

The community feedback shows strong support for neighborhood transportation hubs that are thoughtfully designed, adequately maintained, and developed with the neighborhood in mind. Residents want to see bike storage, bus shelters with heating and lighting, public restrooms, and bike repair services, and stress that hubs must be located near destinations and commonly visited locations to be effective and well-used. Many residents expressed concern about accessibility, maintenance and long-term sustainability, noting that current DDOT shelters are poorly maintained and inaccessible to seniors and disabled residents. In order to make these effective, residents believe they must be coordinated regionally and connected to the existing transit system.

Identified Challenge/Hurdle: Residents identified the need to ensure that hubs are properly maintained and remain functional over time.

"Resources to make sure it's kept in working order, maintenance - DDOT struggles with shelters currently"

"Keep it simple to be maintained"

Suggested Opportunities: Residents support creating well-designed hubs that effectively integrate multiple transportation modes and neighborhood amenities.

"Mobility hubs - bus stop & bike parking, ride share, park & ride - Bike repair - Connection to DDOT & SMART - Paratransit - charging station"

"Loves transit hubs but would love to incentivize usage of vacant land"

Possibility Card Feedback

Freight & Truck Routes

The community feedback reveals strong support for establishing designated freight and truck routes that protect residential neighborhoods from heavy truck residents. In response to this, residents emphasized the importance of creating buffer zones, using smaller delivery vehicles in neighborhoods, and leveraging rail infrastructure to reduce truck traffic on city streets. Residents expressed significant concern about environmental and health impacts, such as air quality issues and safety hazards for children, especially in communities where industrial zones are located directly adjacent to residential communities. The community also noted that current enforcement of regulations is inadequate and expressed a desire for better enforcement of regulations like weight restrictions, anti-idling ordinances, and commercial parking prohibitions.

Identified Challenge/Hurdle: Residents identified the lack of adequate enforcement of current truck route and vehicle regulations.

"Need to raise fines for violators"

"Enforce weights & measures rule and commercial parking prohibitions against commercial vehicles parked on city streets. DPD does this job poorly in the recent years"

Suggested Opportunities: Residents support using freight routing to address serious health and environmental justice issues.

"Yes! We need less pollution in our neighborhoods"

"Industrial areas are so close to neighborhoods. We need to do health assessment. Can there be a systematic plan that when there's new development, we do environmental studies."

Possibility Card Feedback

Connected Bicycle Network

The community feedback reveals strong support for creating a comprehensive bike network that reaches more of the city; however, there are significant safety concerns and connectivity issues that must be addressed to make this network truly effective. Residents highlighted the inadequacies of current bike infrastructure, which included comments about bike lanes ending abruptly, insufficient protection from vehicles, and poor maintenance. There are also many frustrations from enforcement issues, particularly having vehicles parked in bike lanes, and a cultural hostility between parkers and drivers that ultimately creates safety concerns. As a result, residents want to see more protected and separated bike lanes rather than painted ones, better education for cyclists and drivers, and encouraging bike infrastructure connects to actual destinations rather than remaining in fragmented pieces.

Identified Challenge/Hurdle: Residents identified that there is currently a lack of safe, well-maintained, and properly connected bike lanes and infrastructure.

"Separated bike lanes that don't randomly end please!"

"How do we ensure bike lanes are not covered in glass or debris? During winter time, they don't clean or plow snow out of bike lanes"

Suggested Opportunities: Residents support developing a truly connected system of protected bike lanes that serves as a safe, reliable way to get around the city.

"Excellent, the more biking the better - but most importantly is safety, establishing protected bike lanes city-wide, instead of the inconsistencies between neighborhoods and corridors"

"We could be well-known for creating a biking area/ecosystem"

Identifying Additional Possibilities

6 Additional Possibilities to Consider

Culture-Building & Community Activation

Offer creative ways to engage with and learn about mobility options like seasonal races, festivals, and “how-to” group events; provide clearer city support so community groups can organize these events

Equity, Affordability & Justice

Address the costs and harms of today’s mobility system - lower the price of car-dependence, involve immigrant & Black residents, confront environmental racism around freight corridors, etc.

Lifecycle Stewardship & Ecological Performance

Maintain infrastructure and create opportunities for incorporating green networks like regular upkeep of bike lanes, streetscapes with native wildflowers, and materials that cut down on long-term costs

Transparent Governance & Coordinated Delivery

Provide clearer and simpler processes, accountability and cross-department coordination

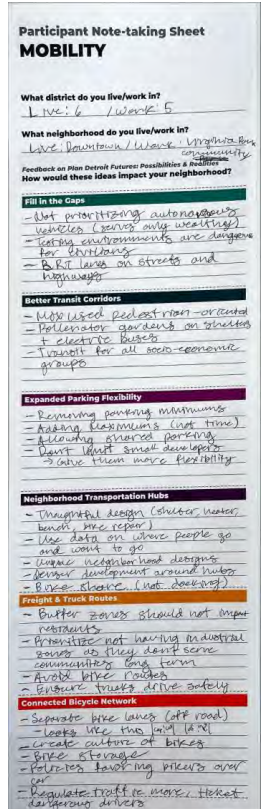
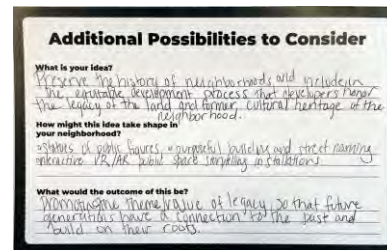
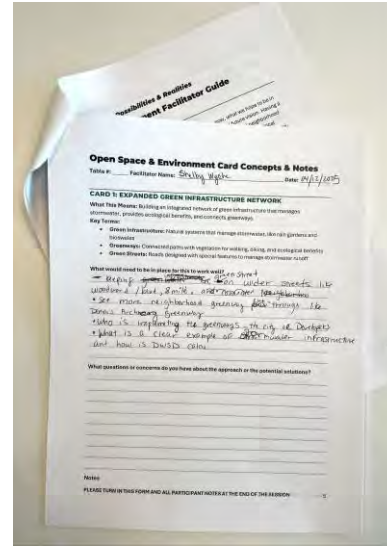
Future-Ready, Adaptive Mobility

Curiosity around emerging modes of transportation and high-tech solutions to mobility needs

People-Centric Public Realm & Legibility

People-scale street experiences with way-finding signage and street design that makes it easy to understand how to move around without a car

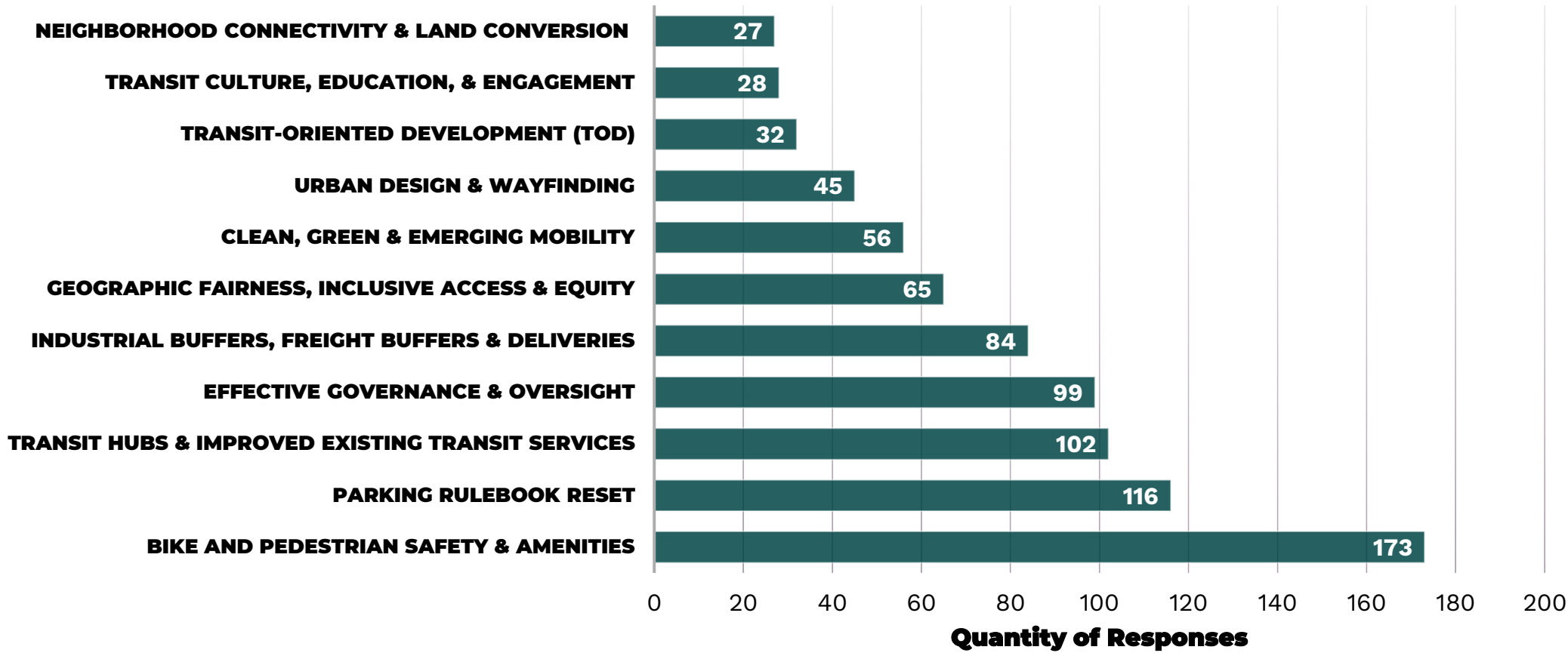
Emerging Themes



Emerging Themes: What Was the Community Saying Overall

Emerging Themes

Across the facilitator notes, participant notes, and virtual notes, we found **561 unique statements** which were organized according to **11 major themes**.



Note: The total count across all themes (827) is higher than the total number of unique statements (561) because a single statement can apply to multiple themes.

Emerging Themes: What Was the Community Saying Overall

Overview of Emerging Themes

**Neighborhood Connectivity
& Land Conversion**

**Clean, Green, &
Emerging Mobility**

**Transit Hubs & Improved
Existing Transit Services**

**Transit Culture, Education,
& Engagement**

**Geographic Fairness,
Inclusive Access, & Equity**

Parking Rulebook Reset

**Transit-Oriented
Development (TOD)**

**Industrial Buffers, Freight
Buffers, & Deliveries**

**Bike and Pedestrian
Safety & Amenities**

Urban Design & Wayfinding

**Effective Governance &
Oversight**

Emerging Themes

Bike and Pedestrian Safety & Amenities

This emerging theme was discussed in:

173

comments

Comments Within this Emerging Theme Included:

“Improve the basics (bike lanes, sidewalks, safe street design, buses) before implementing high tech solutions”

“Pedestrian safety - more crosswalks, slower speed limits, elevated crossings over very wide streets (like Woodward)”



Emerging Themes

Parking Rulebook Reset

This emerging theme was discussed in:

116

comments

Comments Within this Emerging Theme Included:

“Huge lots sit empty most of the time – turn them into housing.”

“Lowering parking requirements for any reason is a good idea.”



Emerging Themes

Transit Hubs & Improved Existing Transit Services

This emerging theme was discussed in:

102

comments

Comments Within this Emerging Theme Included:

“Thoughtful design – shelter, heater, bench, bike repair.”

“Can't improve transit speed when buses get stuck in traffic - Makes buses more competitive in terms of commute times.”



Emerging Themes

Effective Governance & Oversight

This emerging theme was discussed in:

99

comments

Comments Within this Emerging Theme Included:

“Backbone of the plan is vague—need clear funding phases.”

“Leveraging partnerships to reflect what communities want, and where density/demand is or we want it to be.”



Emerging Themes

Industrial Buffers, Freight Buffers & Deliveries

This emerging theme was discussed in:

84

comments

Comments Within this Emerging Theme Included:

“Establish bike routes that are not the same as truck routes.”

“Industrial loading hubs that smaller vehicles can distribute to neighborhood businesses so it does not disrupt neighborhoods.”



Emerging Themes

Geographic Fairness, Inclusive Access & Equity

This emerging theme was discussed in:

65

comments

Comments Within this Emerging Theme Included:

“When you talk about density in a city, you automatically discriminate against those who live in sparsely populated neighborhoods..”

“Especially oriented/aligned with affordable housing, need to focus on Black neighborhoods and include disability accessibility.”



Emerging Themes

Clean, Green & Emerging Mobility

This emerging theme was discussed in:

56

comments

Comments Within this Emerging Theme Included:

“Electric buses.”

“AV shuttles for disabled riders could be game-changing.”



Emerging Themes

Urban Design & Wayfinding

This emerging theme was discussed in:

45

comments

Comments Within this Emerging Theme Included:

“Pedestrian corridor lighting is critical for safety.”

“Design standards should be adopted. According to best practices.”



Emerging Themes

Transit-Oriented Development (TOD)

This emerging theme was discussed in:

32

comments

Comments Within this Emerging Theme Included:

“I don’t want to own a car; I hate driving.”

“Strong interest in TODs but make developers pay in.”



Emerging Themes

Transit Culture, Education, & Engagement

This emerging theme was discussed in:

28

comments

Comments Within this Emerging Theme Included:

“Community bike festivals could be huge for Detroit culture.”

“Need education for how to get people to think about cycling and transit and bikes as equal transportation.”



Emerging Themes

Neighborhood Connectivity & Land Conversion

This emerging theme was discussed in:

27

comments

Comments Within this Emerging Theme Included:

“Loves transit hubs but would love to incentivize usage of vacant land. What if Land Bank spaces were used for neighborhood transportation hubs—with WiFi and mixed-use development to create a great congregation point for the local community?”

Infill development in areas outside of downtown that don't need so much parking (surface lots + on-street)





Jobs & Economy

Public Policy Workshops



Possibility Card Feedback

Neighborhood Business Districts




Approach
Target neighborhood-scale commercial development near density and in locations most likely to thrive

Potential Solutions

- ☐ Strategically place commercial centers or nodes near population density
- ☐ Rezone weaker corridors to strengthen viable business districts
- ☐ Continue to allow big-box stores or strip malls in appropriate locations
- ☐ Increase residential density around commercial areas

Feedback: I love how East Warren has come back to life! There are so many new shops and restaurants to explore!

Modern Industrial Areas



Approach
Modernize industrial zoning to support jobs of the future while strategically concentrating manufacturing

Potential Solutions

- ☐ Establish modern zoning for advanced manufacturing and clean energy
- ☐ Create flexible zones for smaller makers and emerging sectors
- ☐ Develop stronger buffer zones between industry and neighborhoods
- ☐ Designate industrial districts to cluster development in strategic areas
- ☐ Identify transition strategies for underutilized industrial properties

Feedback: These woods used to be vacant lots, but now they're keeping the industrial areas separated from the rest of the neighborhood

Employment Center Areas




Approach
Create concentrated areas for jobs and economic activity

Potential Solutions

- ☐ Create mixed employment zones near transportation hubs
- ☐ Establish transit-oriented job districts with reduced parking
- ☐ Zone for job-intensive uses in strategic locations
- ☐ Support Downtown Detroit as the region's premier employment center

Feedback: Working near the mobility hub has completely changed my commute. I can take the QLine to work, grab lunch at the local cafés, and hang out after work to see live music!

Equitable Development Standards



Approach
Ensure new development provides benefits to nearby neighborhoods through land use requirements

Potential Solutions

- ☐ Define equitable development standards and metrics in zoning ordinance
- ☐ Require public spaces in larger developments (plazas, parks)
- ☐ Establish design requirements that fit neighborhood character
- ☐ Create zoning bonuses for projects exceeding equity requirements
- ☐ Develop evaluation framework to assess project impacts on residents

Feedback: I was afraid of getting priced out of my neighborhood, but the developer included affordable units and a public plaza. Not only can I afford to stay, but now I have new neighbors and fun places to hang out!

Institution Partnership Areas




Approach
Create frameworks for institutions like hospitals and universities to grow responsibly

Potential Solutions

- ☐ Establish campus district zoning with design guidelines
- ☐ Develop transition zones between campuses and homes
- ☐ Create mixed-use zoning around institutions
- ☐ Require urban-style, pedestrian-friendly design
- ☐ Establish guidelines for connectivity and neighborhoods

Feedback: I love that it feels like the hospital expansion is part of our community rather than looming over the neighborhood

Technology and Innovation Districts



Approach
Create specialized zones that support technology and research-based businesses

Potential Solutions

- ☐ Designate research zones near anchor institutions
- ☐ Establish technology corridor districts with infrastructure
- ☐ Zone for job-intensive uses in strategic locations
- ☐ Support Downtown Detroit as the region's premier employment center

Feedback: This innovation hub is great for collaborating with other researchers and entrepreneurs. The area has everything we need—labs, housing, and great places to meet!

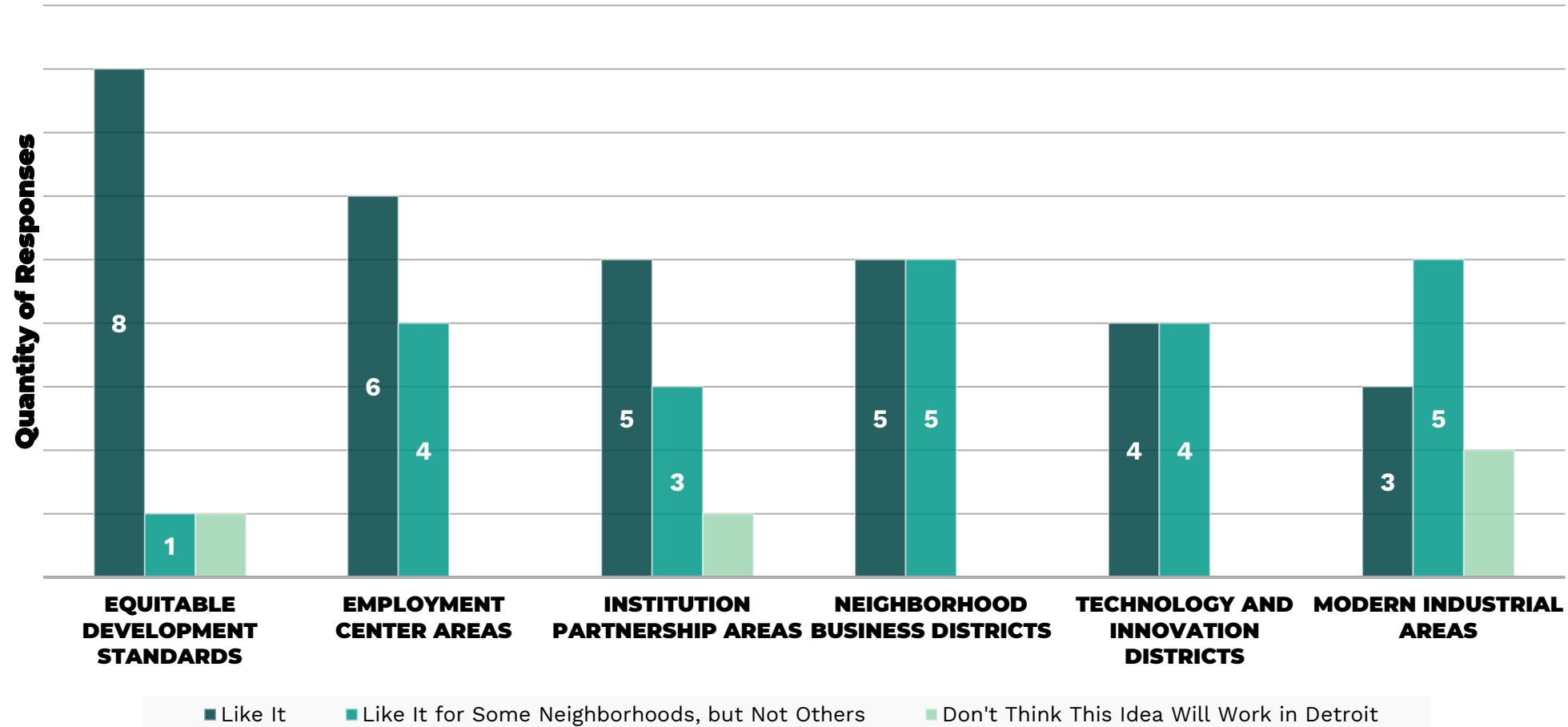
Possibility Card Feedback: Understanding Emerging Priorities

Most Liked Possibilities

Equitable Development Standards

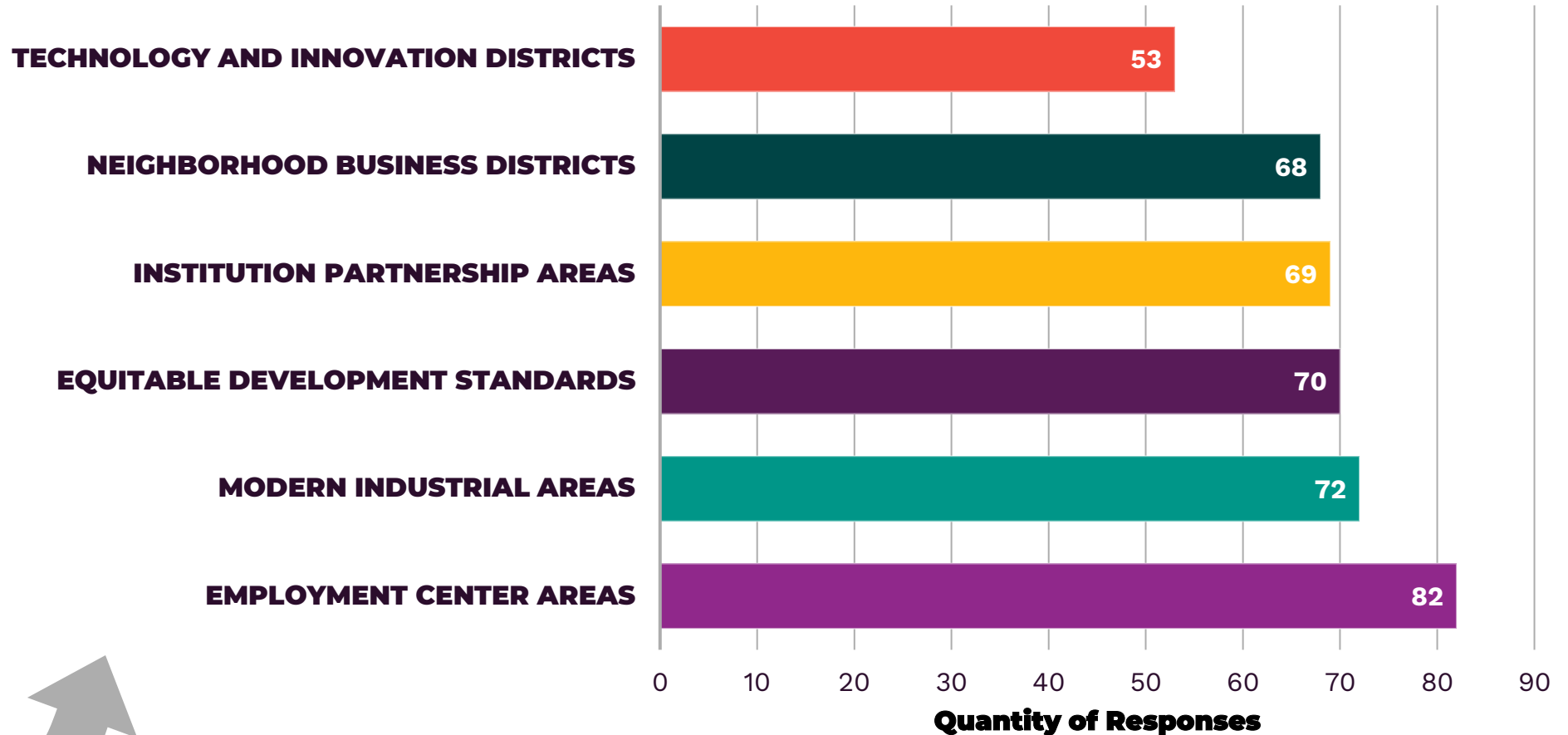
rose to the top as the most liked idea for the entire City of Detroit, with **Employment Center Areas** emerging behind it.

Many of the possibilities received broad and even support for some neighborhoods, but not others. Equitable Development Standards received the least votes, due to its importance as a citywide priority.



Possibility Card Feedback: Understanding Emerging Priorities

Most Discussed Possibilities



For Jobs & Economy, **Employment Center Areas** emerged as the most discussed topic, with **the remaining cards** having an evenly distributed conversation.



Possibility Card Feedback

Neighborhood Business Districts

The community feedback shows a strong desire for neighborhood-scale business areas that provide essential services like grocery stores, pharmacies, and other amenities. Residents want to support local entrepreneurs and small businesses, rather than relying on big box stores, and advocate for walkable and connected services that will benefit and uplift current residents, rather than attracting people outside of the community who might drive up costs. Although residents understand that different neighborhoods have varying capacity to support business districts due to population density and demands, they want to see equitable distribution of services and amenities and prioritization for improving existing commercial corridors before creating new ones. Some feedback also revealed concerns about future development of commercial areas leading to gentrification or displacement in their neighborhoods, and they consistently asked that future efforts prioritize those living in the neighborhood today.

Identified Challenge/Hurdle: Residents are concerned that neighborhood business districts could lead to gentrification and push out existing residents who cannot afford rising costs.

“Don't want to rezone if it will push people out”

“Commercial nodes are driving inequity - homes are being sold to people that outprice local residents”

Suggested Opportunities: Residents support cultivating existing community entrepreneurs and ensuring neighborhoods have access to basic necessities.

“Cultivate the entrepreneurs in our communities that are there now - build up people in those corridors & areas because they will also care about the community”

“Every neighborhood should have their own schools, grocery stores, pharmacies”

Possibility Card Feedback

Modern Industrial Areas

The community feedback reveals strong concerns about environmental justice and the historic pattern of placing polluting industries in Black and minority communities. Residents want to see strict enforcement of environmental standards, a strong emphasis on proper buffers and industrial remediation, and reimagining some industrial development around green jobs and cleaner energy moving forward. Part of this would include better community engagement and ensuring that there are strong accountability measures in the future. Residents support the adaptive reuse of existing industrial buildings for small-scale manufacturing, maker spaces, and a shift to more diverse and sustainable industries, but demand that residents can access the jobs that are created.

Identified Challenge/Hurdle: Residents are deeply concerned about the history of environmental harm in their neighborhoods and the lack of enforcement of existing environmental protections.

"Neighborhood in Detroit have historically put industry in Black neighborhoods"

"I don't believe it is in the best interest of local neighborhoods to allow modern zoning for advanced manufacturing and clean energy"

Suggested Opportunities: Residents encourage reimagining Detroit's industrial future around green jobs, clean energy, and sustainable manufacturing that benefits local residents.

"We must rezone those things to include green agriculture and other forms of green jobs"

"More green jobs, transitioning industrial buildings and creating a new sector for Detroit residents, create employment that is low-skilled"

Possibility Card Feedback

Employment Center Areas

The community feedback reveals strong support for creating employment opportunities throughout Detroit's neighborhoods, rather than just concentrating jobs downtown. Residents consistently advocated for neighborhood-based solutions that are accessible to where people actually live and work and job training programs that connect them directly to available opportunities in their communities. Residents also emphasized the need for transit-oriented development and having mixed-use buildings that combine community services with employment opportunities. There's significant concern about equity and desires for Black-owned or minority-owned businesses and ensuring that employment centers serve existing Detroit residents, rather than attracting outside talent.

Identified Challenge/Hurdle: Residents identified significant barriers to downtown employment, with many feeling disconnected from downtown opportunities.

"Detroiters do not consider downtown as Detroit"

"Detroit is too big to support downtown as premier employment center"

Suggested Opportunities: Residents encouraged creating distributed employment centers that integrate with existing neighborhood infrastructure and serve local residents.

"Employment centers in neighborhoods rather than just downtown"

"Concentrating employment centers matters less than providing opportunity accessible to Detroiters in their neighborhoods"

Possibility Card Feedback

Equitable Development Standards

The community feedback shows strong support for equitable development standards, while revealing significant concerns that additional requirements could slow down already complex development processes. Residents want meaningful community benefits agreements, enforcement of city codes, accountability measures, and protection against displacement, so that current residents are prioritized in development within their communities. The feedback consistently calls for genuine community input in defining what “equitable” means, so that affordable housing, new jobs, and public spaces are all focused on what equitable means in their neighborhood.

Identified Challenge/Hurdle: Residents are concerned that additional requirements could create barriers and delays in already complicated development processes.

“Don't want to overcomplicate already complicated processes - could create more barriers; neighborhoods don't win when it takes so long to get development done”

“The process is already arduous and should be simplified”

Suggested Opportunities: Residents encouraged having the community define equitable development standards and maintain control over how they are implemented in their neighborhoods.

“Who defines it? What input is being gotten to define it?”

“The framework should be done by local residents”

Possibility Card Feedback

Institution Partnership Areas

The community feedback reveals strong support for institutional partnerships and desire to see institutions more connected and invested in the surrounding neighborhoods that they serve. Residents want to see hospitals and universities break down physical and social barriers to create more accessible opportunities for local residents, grow in ways that benefit existing neighborhoods, and truly become a part of the neighborhoods they are located in. There is a particular interest in educational partnerships, job training programs, and reinstating programs for Detroit youth.

Identified Challenge/Hurdle: Residents are concerned about how institutions have created physical barriers between themselves and the neighborhoods they are in and how their expansion has a negative impact on surrounding residents.

"We need fewer walls between our institutions & the communities around them"

"Wayne State tore down a neighborhood to make soccer fields. Rather than tearing down houses, could you redesign within areas"

Suggested Opportunities: Residents support creating meaningful connections between institutions and neighborhoods that provide direct benefits to residents.

"having those institutions connecting to those neighborhoods allows for more opportunities"

"Institutions create opportunities for residents of Detroit, and the fabric of Detroiters is creativity, and more involvement from institutions to Detroit neighborhoods would allow Detroiters to benefit"

Possibility Card Feedback

Technology & Innovation Districts

Residents want technology districts that are integrated with communities rather than isolated, strategically placed near institutions that can support through education, and supported with training programs that can prepare local residents for tech jobs. The community feedback reveals strong opposition for only concentrating technology and innovation districts downtown, with residents advocating for greater distribution of these job centers throughout neighborhoods so that they are connected into existing community infrastructure. Residents call for making these developments equitable and inclusive of current communities rather than leading to displacement, and hope to see digital equity, affordable broadband access, and job opportunities open up as a result.

Identified Challenge/Hurdle: Residents are concerned that technology districts could further contribute to existing digital inequities and lead to gentrification that pushes out current residents.

"We have a digital divide so we need to address that if you're bringing in technology and innovation"

"Are we creating the right training/skilling so we avoid the tech bros coming in? We need to minimize displacement"

Suggested Opportunities: Residents support spreading technology and innovation opportunities throughout neighborhoods, while building on existing community assets.

"Want tech centers OUTSIDE of downtown Detroit + the sentiment was to support business as well as neighborhoods"

"Want to build upon existing districts (already funded) & connect w/ community centers, youth programs to learn about research"

Identifying Additional Possibilities

6 Additional Possibilities to Consider

Fiscal Tools & Local-Revenue Reinvestment

Create more funding streams that would support community priorities and make Detroit more competitive

Education & Workforce Pipelines (all skill levels)

Strengthen the quality of education and create clear education-to-career pathways for skilled workers

Housing Affordability & Adaptive Reuse for Talent Retention

Pair affordable homeownership with the creative reuse of existing buildings to provide mixed-use housing and business opportunities

Clean-Energy Infrastructure & Land-Use Balance

Integrate solar and clean energy amenities into neighborhoods without sacrificing job- or housing-ready land; provide more funding for industrial remediation

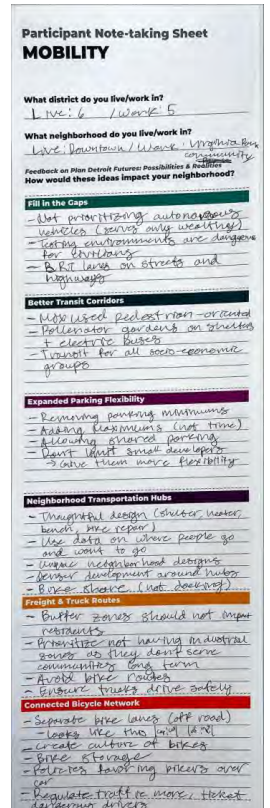
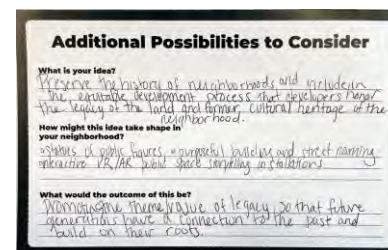
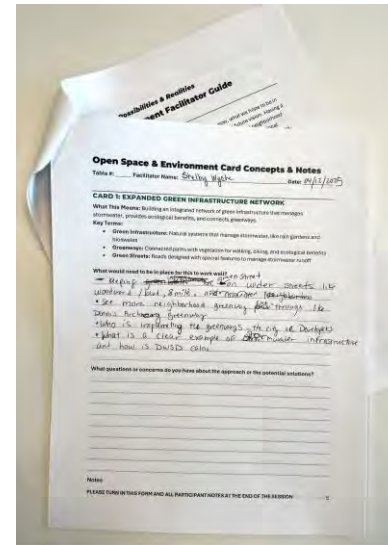
Tourism & Entertainment as an Economic Driver

Create new opportunities for entertainment and tourism outside of downtown and integrated into other neighborhoods

Accessible Communication & Mobile Resource Outreach

Ensure that plans and services are easy to understand and accessible; provide job resources and information to residents through neighborhood hubs

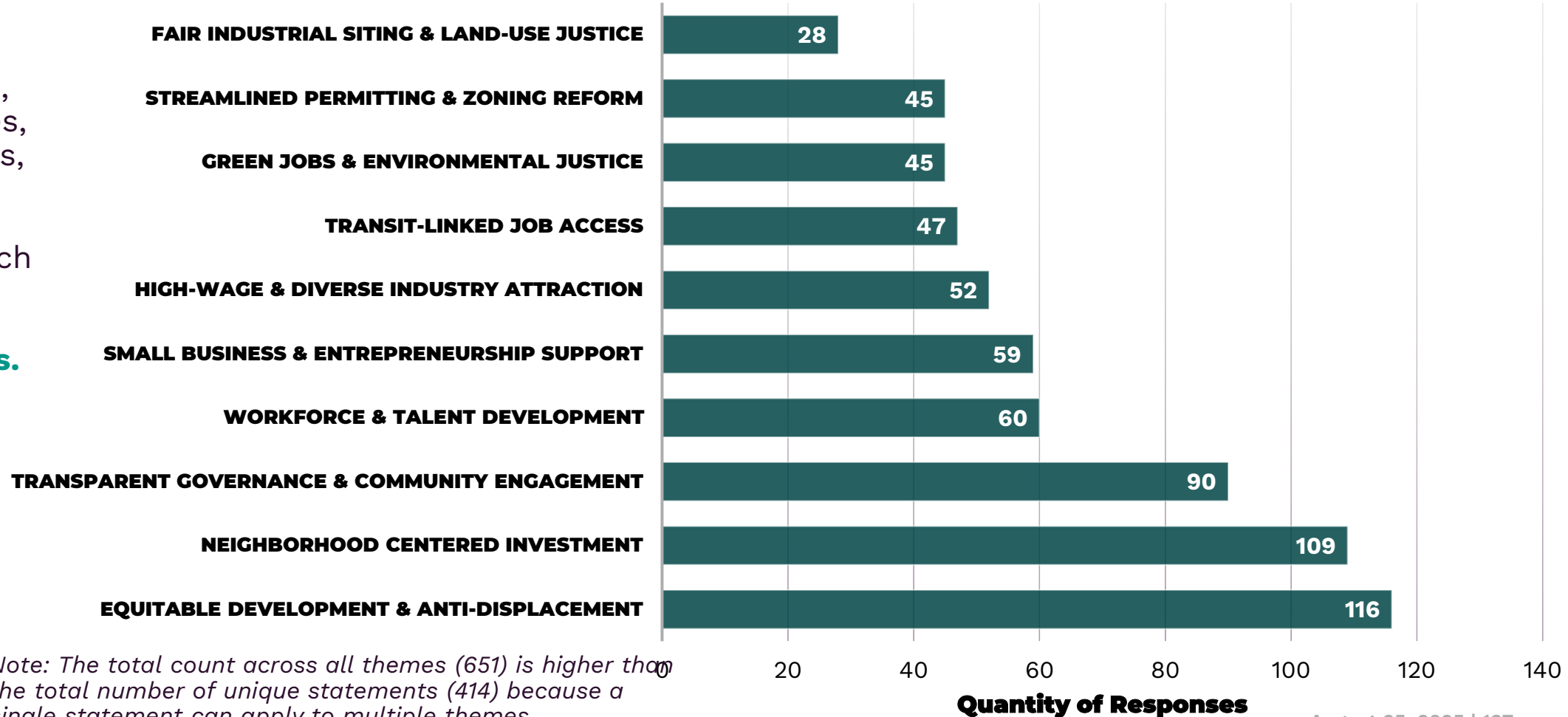
Emerging Themes



Emerging Themes: What Was the Community Saying Overall

Emerging Themes

Across the facilitator notes, participant notes, and virtual notes, we found **651 unique statements** which were organized according to **10 major themes**.



Emerging Themes: What Was the Community Saying Overall

Overview of Emerging Themes

Streamlined Permitting & Zoning Reform

Green Jobs & Environmental Justice

Small Business & Entrepreneurship Support

High Wage & Diverse Industry Attraction

Workforce & Talent Development

Fair Industrial Siting & Land-Use Justice

Transparent Governance & Community Engagement

Transit Linked Job Access

Equitable Development & Anti-Displacement

Neighborhood Centered Investment

Emerging Themes

Equitable Development & Anti-Displacement

This emerging theme was discussed in:

116

comments

Comments Within this Emerging Theme Included:

“Anti-displacement measures when development goes into under-developed areas.”

“Don't want giant building like Ford Center - needs to be more integrated.”



Emerging Themes

Neighborhood-Centered Investment

This emerging theme was discussed in:

109

comments

Comments Within this Emerging Theme Included:

“Every district needs a ‘premier’ employment center.”

“Build downtown momentum AND spread wealth.”



Emerging Themes

Transparent Governance & Community Engagement

This emerging theme was discussed in:

90

comments

Comments Within this Emerging Theme Included:

“Residents must always have fair access to information... multiple meeting dates.”

“Get homeowners involved. Enforcement, enforcement, enforcement.”



Emerging Themes

Workforce & Talent Development

This emerging theme was discussed in:

60

comments

Comments Within this Emerging Theme Included:

“If you have employment centers, put them near schools.”

“We need a better way to retain our talent, Detroit home-grown talent.”



Emerging Themes

Small Business & Entrepreneurship Support

This emerging theme was discussed in:

59

comments

Comments Within this Emerging Theme Included:

“Challenge – scalability for small makers... can’t afford space as they grow.”

“Want Black owned businesses along with jobs.”



Emerging Themes

High-Wage & Diverse Industry Attraction

This emerging theme was discussed in:

52

comments

Comments Within this Emerging Theme Included:

“We need more high-paying employers.”

“Encourage universities to invest more into research, in every field and discipline, these jobs are disappearing around the country.”



Emerging Themes

Transit-Linked Job Access

This emerging theme was discussed in:

47

comments

Comments Within this Emerging Theme Included:

“Transit-oriented job districts for sure, have to invest in this.”

“Walkability to the places that are the essentials.”



Emerging Themes

Green Jobs & Environmental Justice

This emerging theme was discussed in:

45

comments

Comments Within this Emerging Theme Included:

“Put a 2 % revenue tax on industrial businesses to clean brownfields.”

“We must rezone those things to include green agriculture and other forms of green jobs.”



Emerging Themes

Streamlined Permitting & Zoning Reform

This emerging theme was discussed in:

45

comments

Comments Within this Emerging Theme Included:

“Other communities have figured out how to streamline processes; Detroit should too.”

“Don't want to overcomplicate already complicated processes - could create more barriers; neighborhoods don't win when it takes so long to get development done.”



Emerging Themes

Fair Industrial Siting & Land Use Justice

This emerging theme was discussed in:

28

comments

Comments Within this Emerging Theme Included:

“Heavy industrial uses are in communities of color.”

“Cluster where industry can go for new industrial.”



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