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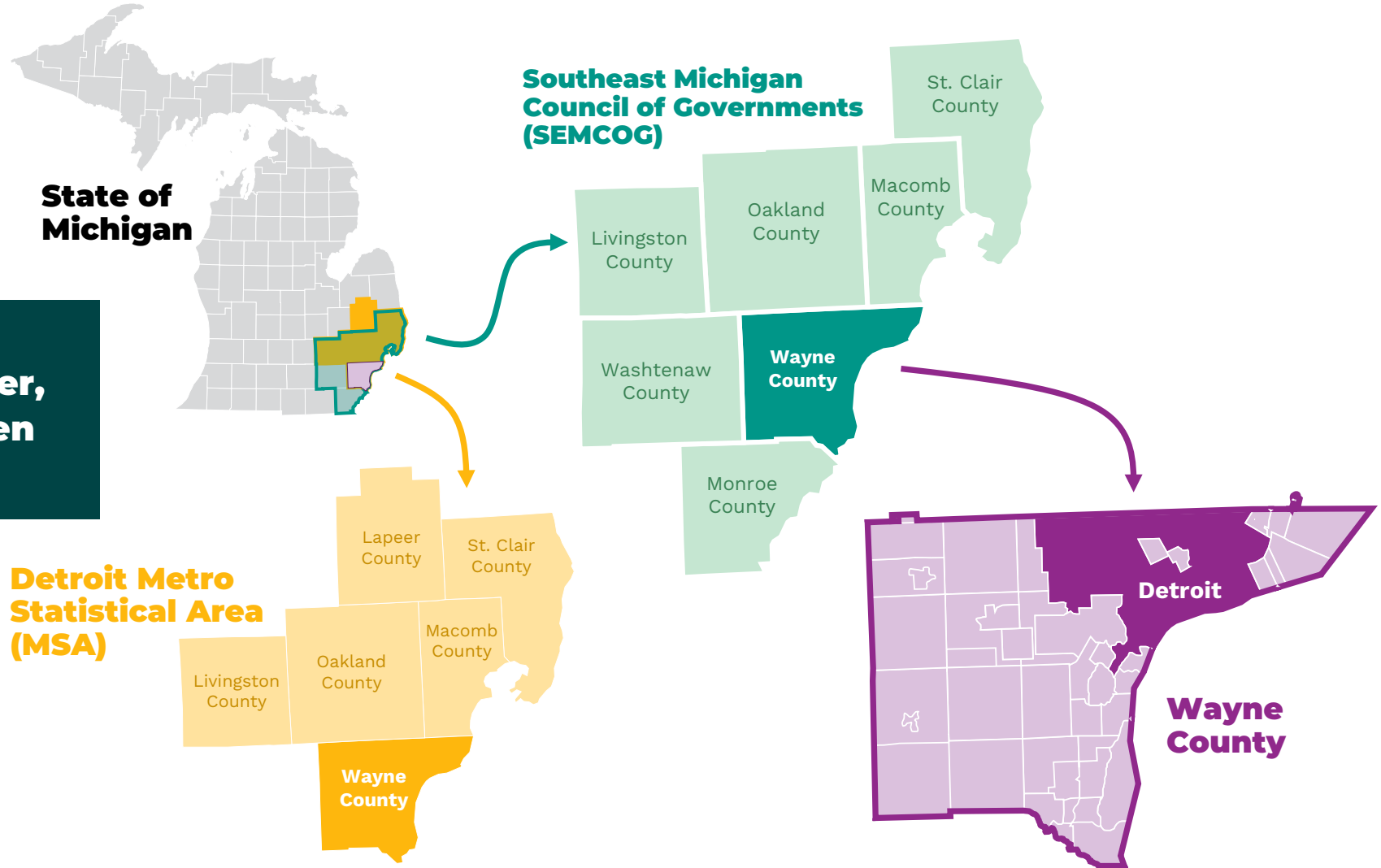- Industrial Areas
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plan
DETROIT

CITY OVERVIEW

Geographic Context
Detroit's Urban Form
Planning Context

CITY OF
DETROIT

Geographic Context
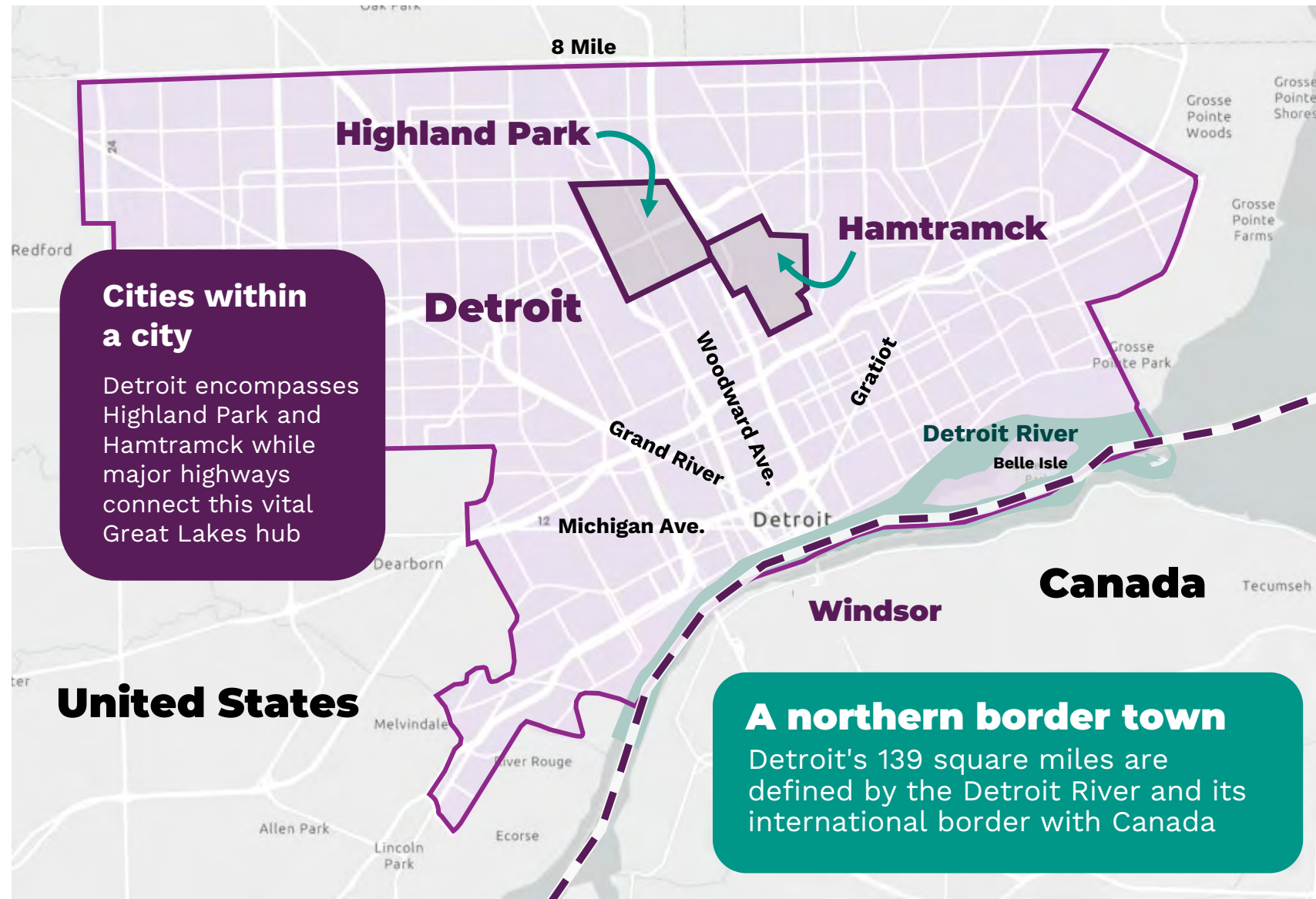
The City of Detroit covers
139 **square miles of land area**

Detroit is located in Southeast Michigan along the Detroit River, an international border between the United States and Canada

State of Michigan

Southeast Michigan Council of Governments (SEMCOG)

- St. Clair County
- Livingston County
- Oakland County
- Macomb County
- Washtenaw County
- **Wayne County**
- Monroe County

Detroit Metro Statistical Area (MSA)

- Lapeer County
- St. Clair County
- Livingston County
- Oakland County
- Macomb County
- **Wayne County**

Detroit

Wayne County

Detroit's Urban Form

Detroit's distinctive shape is defined by three key features:

- Historic **radial avenues** like Woodward, Gratiot, and Grand River radiating from downtown

- The **Detroit River** forming an **international border**

- Two independent cities, **Highland Park** (inc. 1918) and **Hamtramck** (inc. 1922), entirely enclosed within Detroit's 139 square miles

Source: City of Highland Park, 2024. City of Hamtramck, 2024.

Cities within a city

Detroit encompasses Highland Park and Hamtramck while major highways connect this vital Great Lakes hub

A northern border town

Detroit's 139 square miles are defined by the Detroit River and its international border with Canada

Plan DETROIT

Planning Context

What has happened since the 2009 Master Plan of Policies?

Timeline

2009 — Adoption of the 2009 Master Plan
The 2009 Detroit Master Plan of Policies is officially adopted

2009 — Financial Crisis
The global financial crisis impacts Detroit, exacerbating economic struggles

2013 — Bankruptcy Filing
Emergency Manager Kevyn Orr appointed

Detroit files for Chapter 9 bankruptcy in July 2013, marking the largest municipal bankruptcy in United States history

2015 — Major Redevelopment
Impactful projects start in Downtown and Midtown, such as Hudson's groundbreaking, David Whitney Building, The Albert, the Pistons Center, and Brush Park redevelopment

2015 — Detroit Future City
DFC organization founded to catalyze implementation of the DFC Strategic Framework

2002 — 2009 Master Plan Kick-off
The city begins the process of developing its first Master Plan since the turn of the century, a time which signaled a significant shift in both manufacturing and technological advancement

2012 — Detroit Future City (DFC) Strategic Framework Plan
While never formally adopted by the City, the plan provides a blueprint for Detroit's future, with 12 imperative actions dedicated to the city's renaissance

2014 — Debt Reduction Plan of Adjustment
Detroit exits bankruptcy in December 2014 with debt reduction plan

2016 — SNF
Strategic Neighborhood Fund (SNF) begins neighborhood planning to revitalize Detroit's neighborhoods through targeted investments
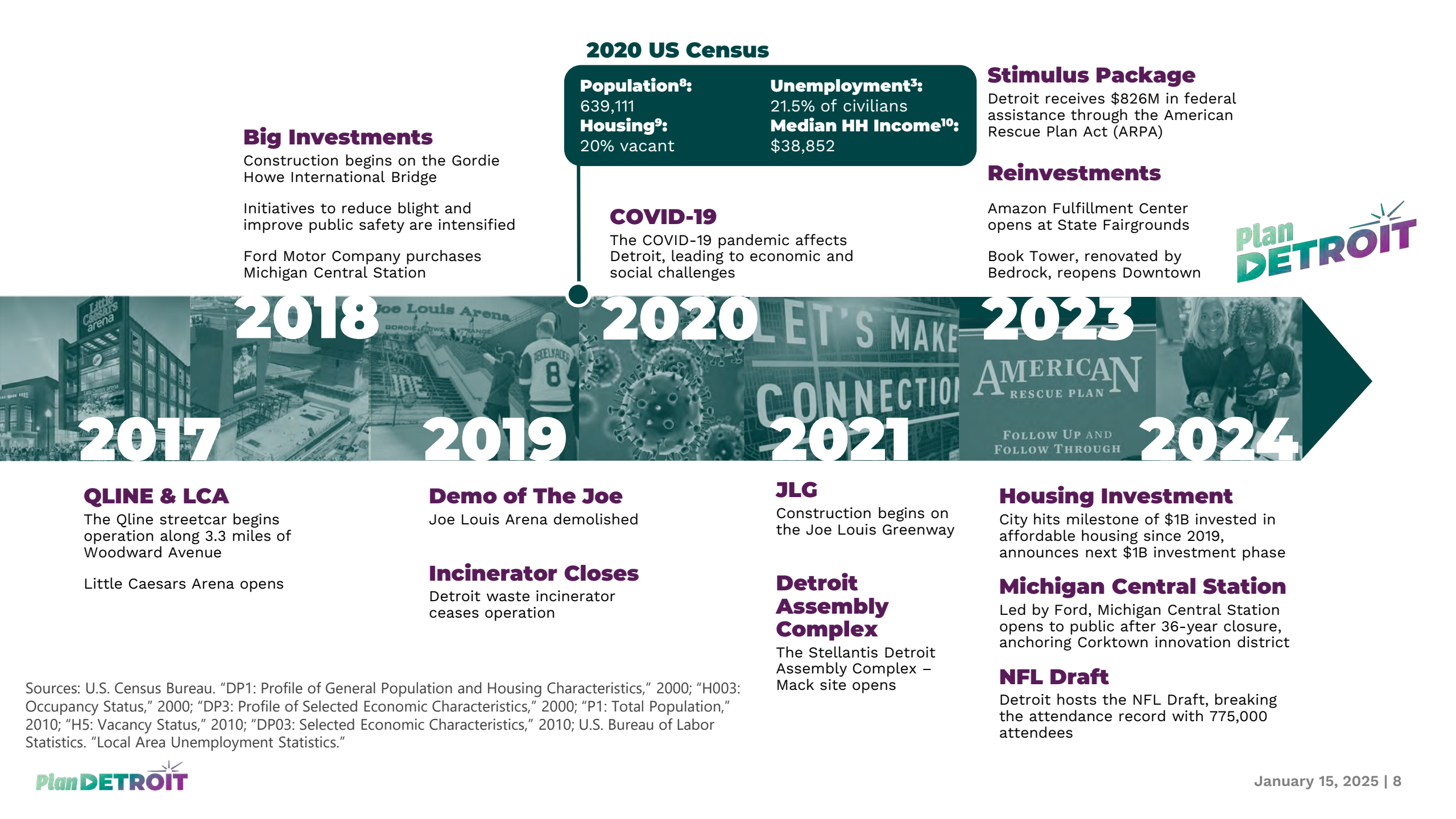
2016 — Water Systems
Great Lakes Water Authority (GLWA) officially begins operations, leasing and managing regional water/sewer infrastructure from Detroit

2000 US Census

Population[1]:	Unemployment[3]:
951,270	6.7% of civilians
Housing[2]:	Median HH Income[4]:
10% vacant	$53,947

2010 US Census

Population[5]:	Unemployment[3]:
713,777	24% of civilians
Housing[6]:	Median HH Income[7]:
23% vacant	$40,361

CITY OF DETROIT

Plan DETROIT

Big Investments

Construction begins on the Gordie Howe International Bridge

Initiatives to reduce blight and improve public safety are intensified

Ford Motor Company purchases Michigan Central Station

2020 US Census

Population[8]: 639,111	**Unemployment[3]:** 21.5% of civilians
Housing[9]: 20% vacant	**Median HH Income[10]:** $38,852

COVID-19

The COVID-19 pandemic affects Detroit, leading to economic and social challenges

Stimulus Package

Detroit receives $826M in federal assistance through the American Rescue Plan Act (ARPA)

Reinvestments

Amazon Fulfillment Center opens at State Fairgrounds

Book Tower, renovated by Bedrock, reopens Downtown

Plan DETROIT

2017   2018   2019   2020   2021   2023   2024

QLINE & LCA

The Qline streetcar begins operation along 3.3 miles of Woodward Avenue

Little Caesars Arena opens

Demo of The Joe

Joe Louis Arena demolished

Incinerator Closes

Detroit waste incinerator ceases operation

JLG

Construction begins on the Joe Louis Greenway

Detroit Assembly Complex

The Stellantis Detroit Assembly Complex – Mack site opens

Housing Investment

City hits milestone of $1B invested in affordable housing since 2019, announces next $1B investment phase

Michigan Central Station

Led by Ford, Michigan Central Station opens to public after 36-year closure, anchoring Corktown innovation district

NFL Draft

Detroit hosts the NFL Draft, breaking the attendance record with 775,000 attendees

Sources: U.S. Census Bureau. "DP1: Profile of General Population and Housing Characteristics," 2000; "H003: Occupancy Status," 2000; "DP3: Profile of Selected Economic Characteristics," 2000; "P1: Total Population," 2010; "H5: Vacancy Status," 2010; "DP03: Selected Economic Characteristics," 2010; U.S. Bureau of Labor Statistics. "Local Area Unemployment Statistics."

PEOPLE

Population Overview
Age Distribution
Race and Ethnicity
Households
Education

Population Overview

In 2023, the population of Detroit was

633,218 people

The **largest city**
in Michigan

The **26th largest city**
in the United States

For the first time since 1957, Detroit's population is growing. Between 2022 and 2023, the city's population grew by 1,852 residents.

Source: American Community Survey, ACS 1-Year Estimates Data Profiles, Table DP02 and DP05. 2022 and 2023. City of Detroit Population Growth Announcement, May 16, 2024.
Note: The 2022-2023 population change reflects the City of Detroit's official estimate for 2022 (631,366) and ACS 1-year estimate for 2023 (633,221). All other years and population data points throughout this presentation use ACS 1-year estimates unless otherwise noted.

Plan DETROIT

Detroit Total Population
(2000 – 2023)

945k
In 2000

633k
In 2023

POPULATION

YEAR
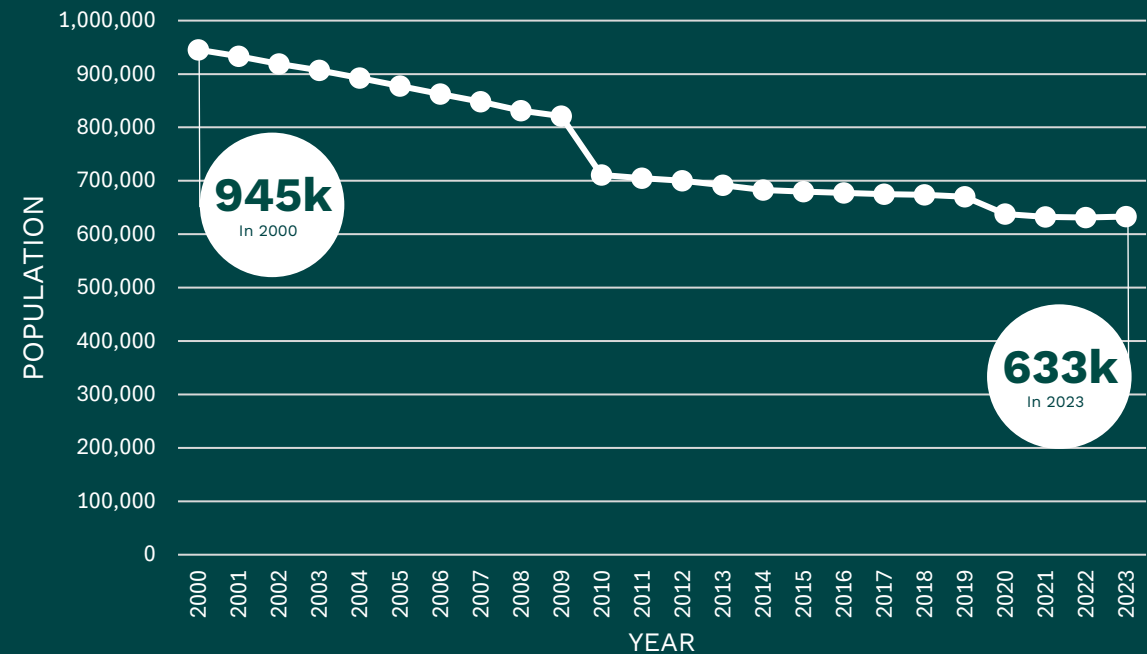
While Detroit's population decreased by about 10% between 2011 and 2023, it remains Michigan's largest city, with **over 600,000 residents who continue to shape the city's future.**

Population Density

Detroit is home to 4,428 people per square mile

While Detroit has the highest population of its peer cities it also has the greatest land area – this results in **Detroit having the lowest average population density** compared to its peer cities.

Population Density of Detroit and Peer Cities (2023)

Source: City-wide Data: American Community Survey, ACS 5-Year Estimates, 2023. Map: Population Density by Square Mile by Census Tract, 2022.

Detroit Population Density Per Square Mile, 2022

Population Density
(number of people per square mile)

- 10,000 or greater
- 8,000 to 9,999
- 6,000 to 7,999
- 4,000 to 5,999
- 2,000 to 3,999
- 2,000 or less

Highest density areas are concentrated near Downtown and Midtown

Secondary clusters of density:
University District/Palmer Woods area
Jefferson-Chalmers & East English Village
Southwest Detroit/Mexicantown

Age Distribution

Detroit Population by Age and Sex (2023)

Median Population Age in Detroit and Peer Cities (2023)

Baltimore 36.5

Cleveland 36.3

Detroit 35.2

Pittsburgh 34.1

Milwaukee 32.6

In 2023, the median age in Detroit was

35.2 years

or about **five years less** than Michigan overall (40.5 years), **placing it squarely among its peer cities**. This relatively young population is driven by a large concentration of **young adults aged 20-34.**

Female Population **Male Population**

Age	Male
85 years and over	2445
80 to 84 years	3624
75 to 79 years	7389
70 to 74 years	10932
65 to 69 years	15692
60 to 64 years	16495
55 to 59 years	14906
50 to 54 years	20366
45 to 49 years	15290
40 to 44 years	19029
35 to 39 years	17538
30 to 34 years	25990
25 to 29 years	19912
20 to 24 years	19537
15 to 19 years	22183
10 to 14 years	24332
5 to 9 years	22369
Under 5 years	20339

Population

Source: Age Pyramid: 2023 ACS 5-year Estimates via Census Place Profiles. Data: 2023 ACS 1-year Estimates, Table S0101.

Plan DETROIT

Race and Ethnicity

Community Demographics

As of 2023,
Detroit's population is predominantly
Black/African American at

75.9%
of the total population

And with

480,543 Black/African American residents

Detroit is one of the nation's largest centers of Black/African American culture and community

Detroit's **Hispanic and Latino Community** represents

8.2%
of Detroit's residents

- **Asian** (1.4%)
- **Native American** (0.7%)
- **Some Other Race** (4.3%)
- **Two or More Races** (6.5%)
- **White** (11.2%)
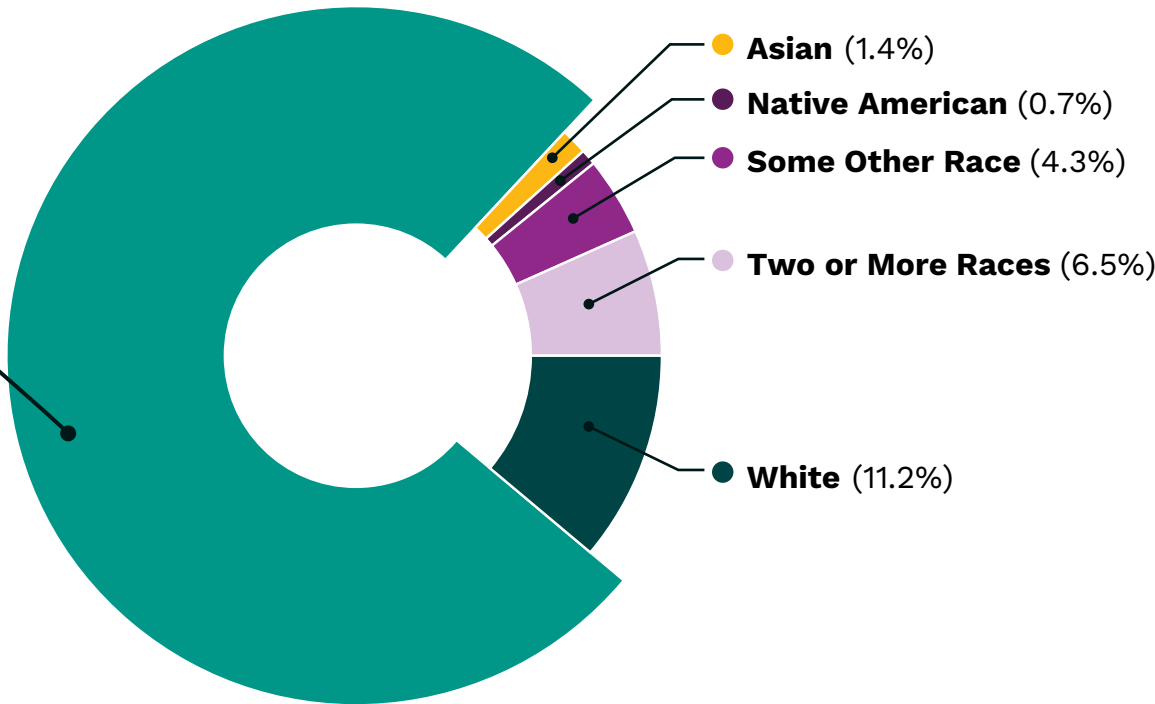
A Note about Race and Ethnicity Data

These broad demographic categories represent how data is collected, *but they don't fully capture the rich cultural heritage, diverse ethnic backgrounds, and unique communities that make up Detroit's vibrant social fabric.* Each category includes many distinct cultural traditions, languages, and histories that contribute to our city's identity.

Source: American Community Survey, ACS 1-Year Estimates Data Profiles, Table DP05, 2023. Hispanic or Latino ethnicity includes those of any race.

Households

Detroit has

255,857
Total Households

with an average household size of
2.43 people

The Average Household Size has decreased from 2.65 in 2013 to 2.43 in 2023
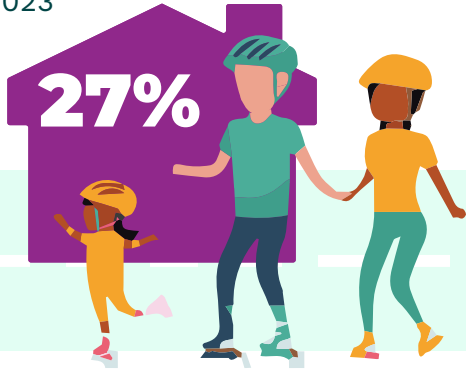
44% Live alone

27% include children under age 18
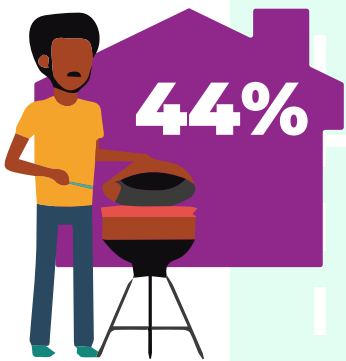
About **1 in 4** households led by **single women**[1] include **children under 18**. This suggests that women play a significant role in supporting Detroit families
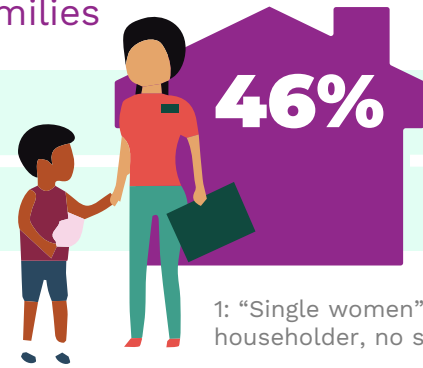
46% are led by **single women**

1: "Single women" refers to "female householder, no spouse/partner present"

About **15% of senior households are living alone** (5.3% female + 9.7% male)
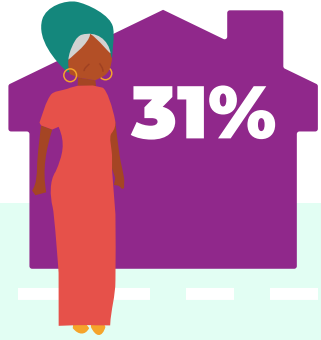
31% Include someone **age 65 or older**

Plan DETROIT

Public Education

In 2023, Detroit had...

106 Public Schools
Pre-k through 12th

49k Students Enrolled

3k Classroom Teachers

High School Graduation Rates 75%

Since 2014, Detroit Public Schools' graduation rates have remained largely stable

16.6% High School Drop-Out Rate

Compared to the state rate of **8.1%,** this reflects ongoing challenges in keeping students on track to graduate

Higher Education

Detroit has
13 higher education institutions with a total enrollment of

44k college students in 2023.

University of Detroit Mercy

College for Creative Studies

Wayne State University

Wayne County Community College
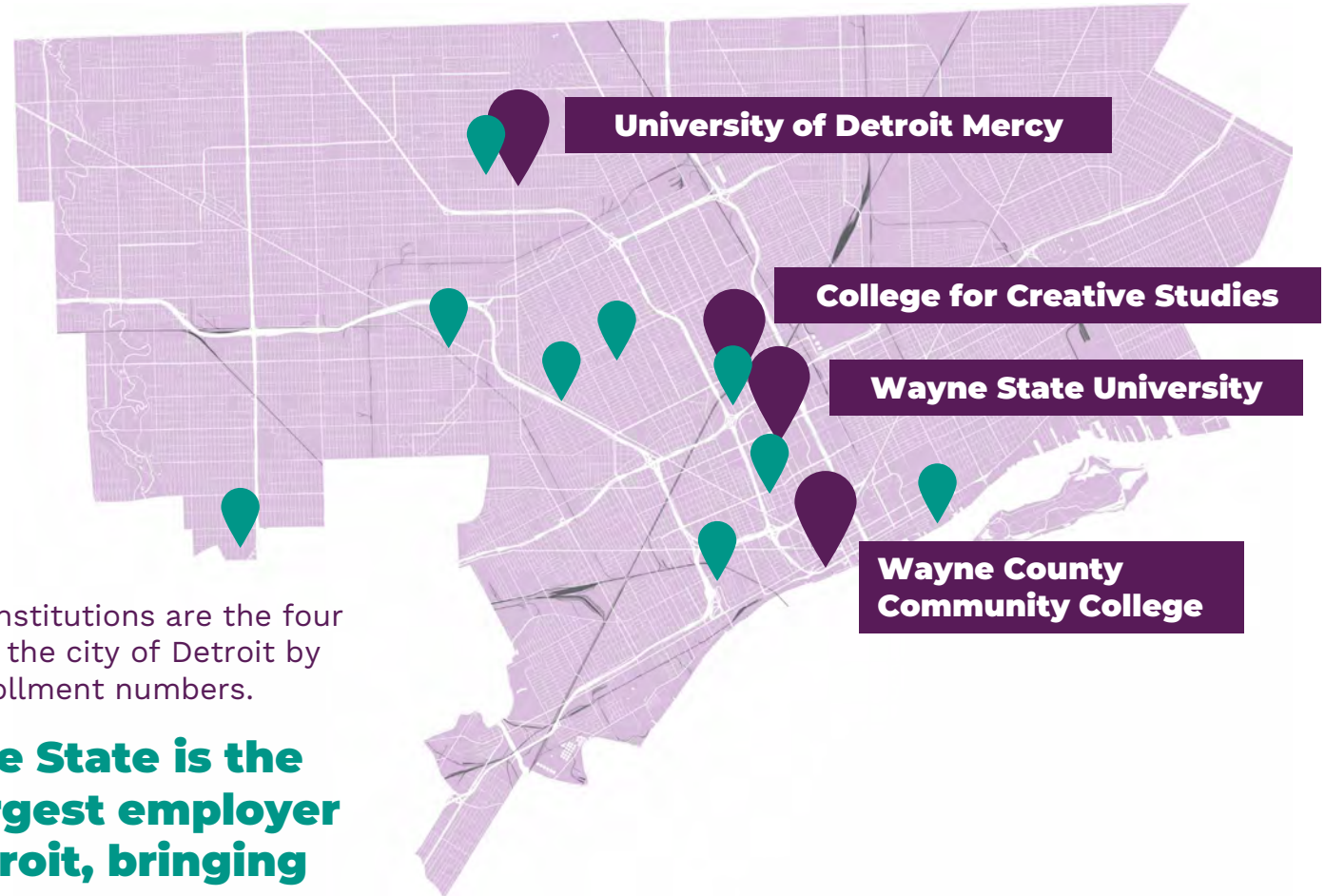
Labeled institutions are the four largest in the city of Detroit by 2023 enrollment numbers.

Wayne State is the 11th largest employer in Detroit, bringing in $2.75B annually.

Source: IES National Center for Educational Statistics, College Navigator, 2024.
A Catalyst for Growth in the Heart of Detroit | WSU.

Educational Attainment

Bachelor's Degrees

Between 2013 and 2023, the percent of population with a Bachelor's Degree or higher **increased** from

13.8% to **18.7%**
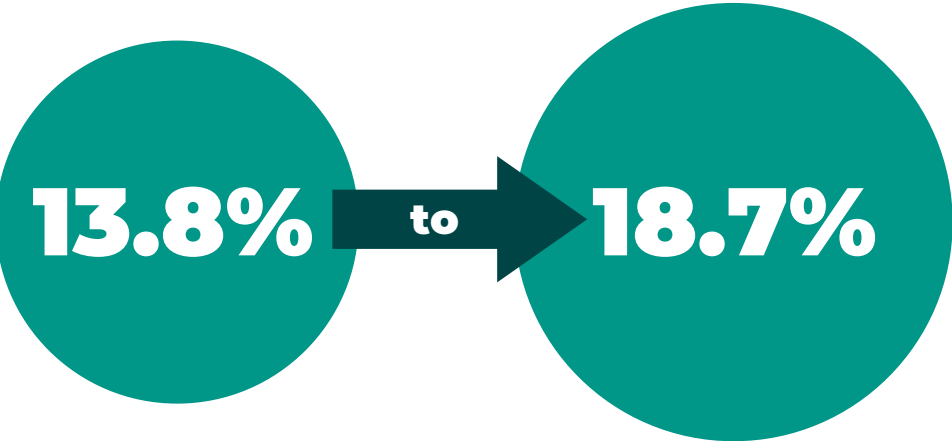
This increase mirrors the national trend towards higher levels of educational attainment, with gains seen across all races and ethnicities.

Note: Values represent percent of population age 25 or older living in Detroit.

Source: Detroit Public Schools, 2024. IES National Center for Educational Statistics, 2023-2024 School Year Data. Private School Review, 2024. Educational Attainment values are from ACS 1-year Estimates 2013 and 2024.

EDUCATIONAL ATTAINMENT IN DETROIT FOR POPULATION AGE 25 OR OLDER (2023)

Percent of Population 25+
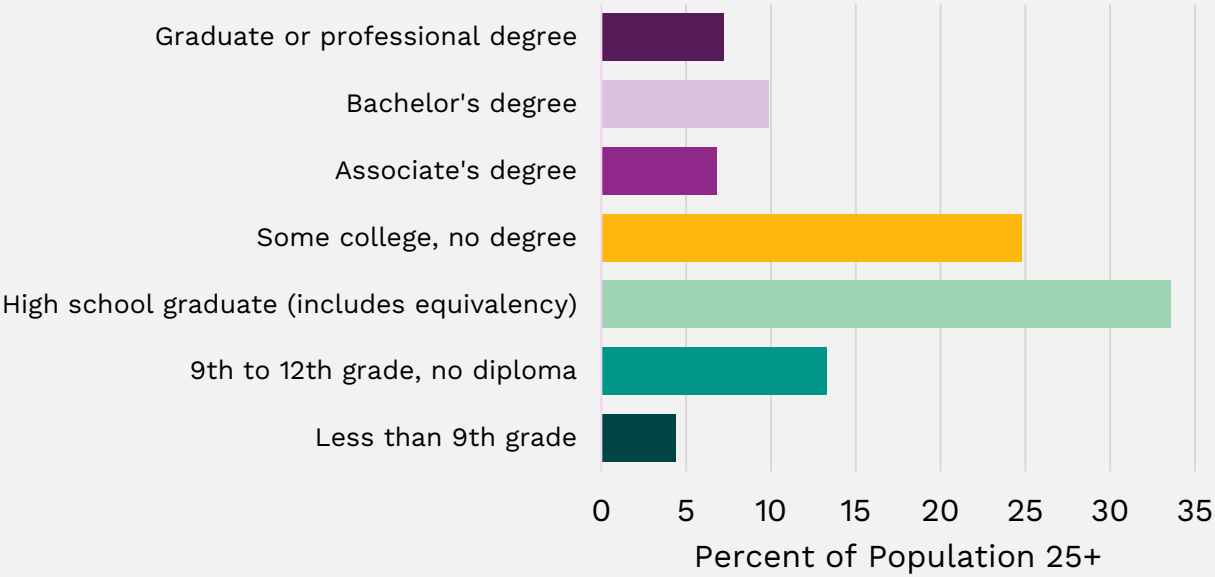
People

Key Takeaways

- The recent population growth reverses a 65-year decline, suggesting Detroit may be at a pivotal moment in its development trajectory

- The concentration of young adults in Detroit suggests shifting neighborhood dynamics and potential for generational change

- Despite having the largest population among peer cities, Detroit's expansive land area results in lower overall density, with concentrations in Downtown/Midtown and several established neighborhoods

- The dominance of single-person and female-headed households challenges traditional assumptions about family-oriented neighborhood planning

- Educational attainment in Detroit has improved in recent years, yet remains lower than state and national averages, with gaps in both high school completion and college degree attainment

HOUSING

Housing Stock
Access to Financing
State Equalized Value
Housing Market
Housing Stability Challenges
Ownership Trends

Housing Stock

Housing Units

In 2023, Detroit had...

332,261
Housing Units[1]
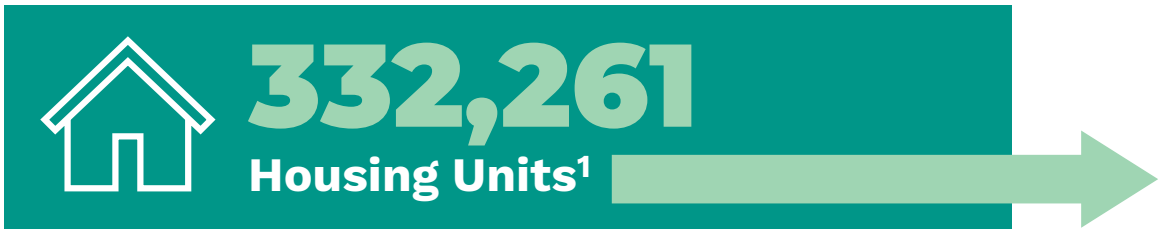
"Housing units" include all separate living quarters, such as houses and apartments

New Construction

297 **Permits issued for new residential construction 2020-2024**

Limited new construction and lower property values create challenges for housing reinvestment and maintenance

Source: American Community Survey, ACS 1-Year Detailed Estimates, Table B25032, 2023. New Construction Data from Detroit BSEED Permit Dashboard, 2024.

Tenure by Units in Structure

■ Owner-occupied housing units   ■ Renter-occupied housing units

66.8% Detroit's occupied housing is predominantly **detached single family**

NUMBER OF UNITS

140000
120000
100000
80000
60000
40000
20000
0

1, detached | 1, attached | 2 | 3 or 4 | 5 to 9 | 10 to 19 | 20 to 49 | 50 or more

UNITS IN STRUCTURE

Single Family   Multifamily

Units in Structure
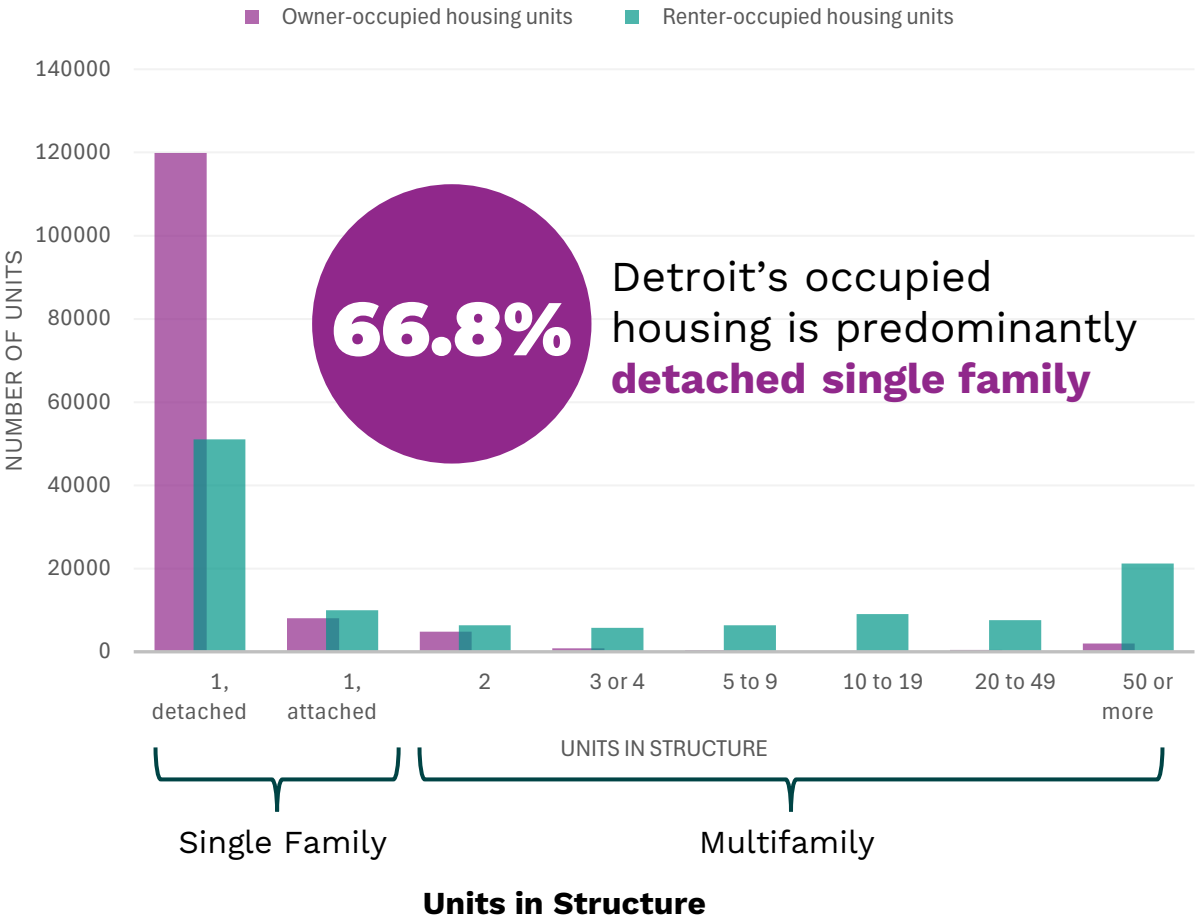
Housing Cost & Affordability

In Detroit Households in 2023...

Median Monthly Housing Costs were

$662 VS **$1,043**

Owners Housing Costs

Renters Housing Costs

Median Household Incomes were

$47k VS **$27k**

Income for owner-occupied units

Income for renter-occupied units

Key Housing Cost Disparities

Renters generally have higher housing costs than owners while also having lower incomes

Notes: Housing costs include utilities (water, energy, etc.) and property taxes for owners. For renters, property taxes are built into rent costs. In Detroit, utilities contribute significantly to overall housing cost burden. Cost burden figure (38%) represents all renters and homeowners.

Source: American Community Survey, ACS 1-Year Estimates Subject Tables S2504, S2503. 2023.

Plan DETROIT

Percent of Detroit Households that are Cost-burdened (2023)

Renters face higher cost burdens than owners across all income levels

Legend: All Households (%), Owners (%), Renters (%)
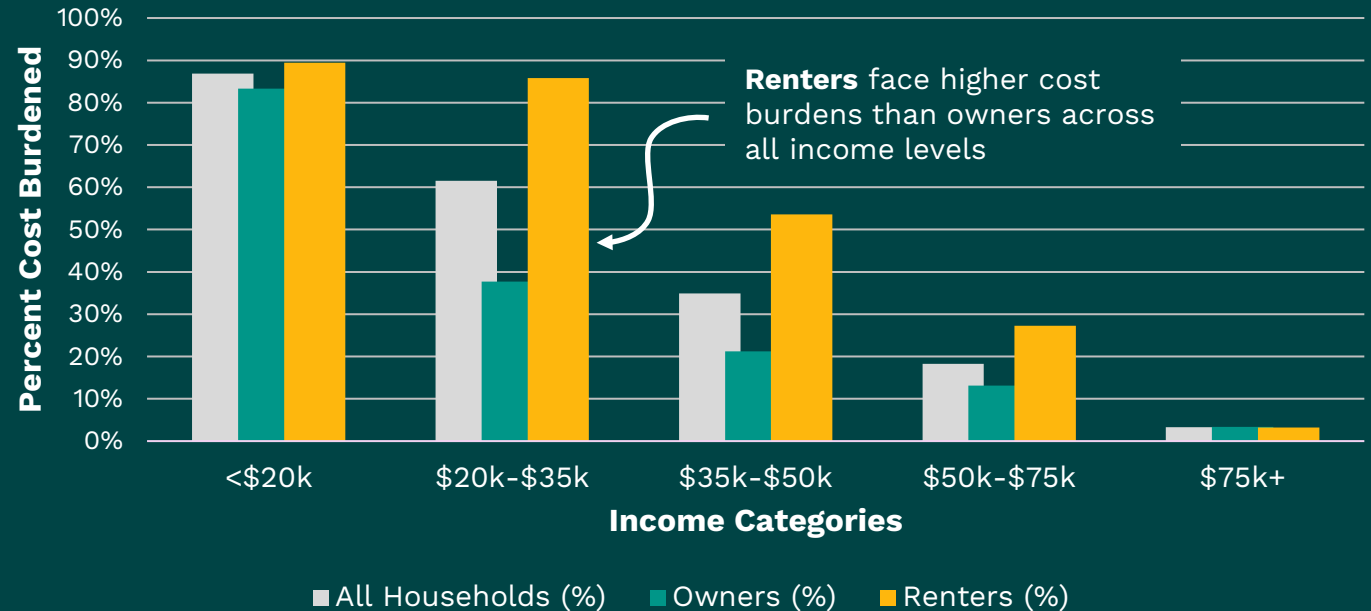
What is cost burden?

Households spending **more than 30% of their income** on housing are considered cost-burdened

In 2023, **38%** of all Detroit households were cost-burdened

Access to Financing

Home purchase mortgages increase since 2012
Home purchase mortgages in Detroit, 2012 to 2020

Applications 4,059
Loans 2,111
1,205
220
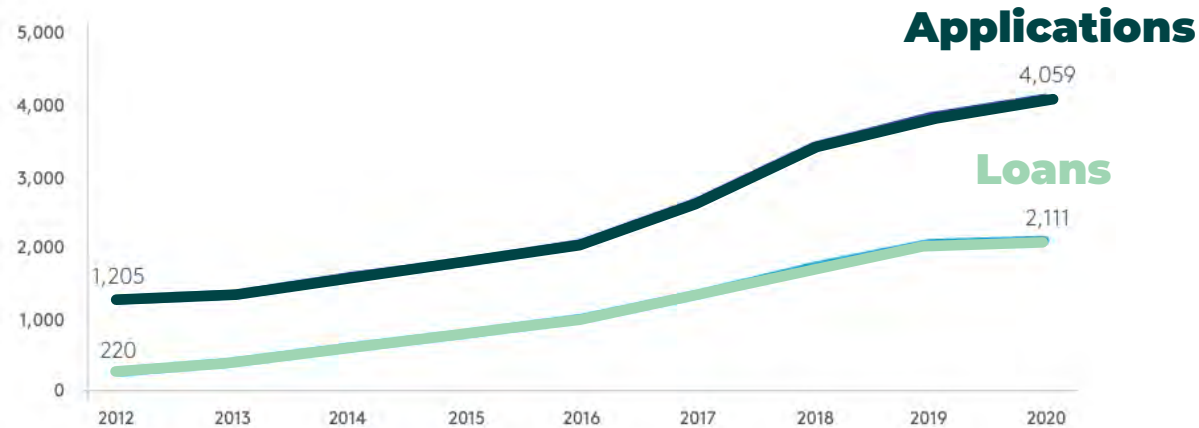
Source: Detroit Future City analysis of Home Mortgage Disclosure Act data retrieved from LendingPatterns.com

Home purchase lending has improved since 2012 but remains low relative to other cities.

Loans to African Americans in Detroit have gradually increased, but plateaued for white applicants in 2017.

In 2020, African-American applicants were denied home purchase loans at twice the rate as white applicants.
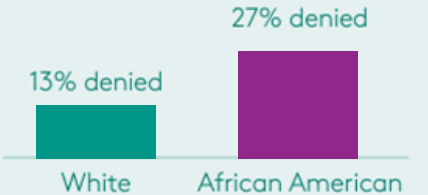
15% of census tracts had **0** applications.

2012 — 220
2020 — 2,111

African-American mortgages — 919
White mortgages — 597

13% denied — White
27% denied — African American

CENSUS TRACTS 15% → APPLICATIONS

Leading causes of denial

1. Collateral

2. Credit history

3. Debt-to-income ratio

Source: DFC analysis of LendingPatterns.com Home Mortgage Disclosure Act (2012-2020) data.

State Equalized Value (SEV)

Home Appreciation Compared to Taxable Value
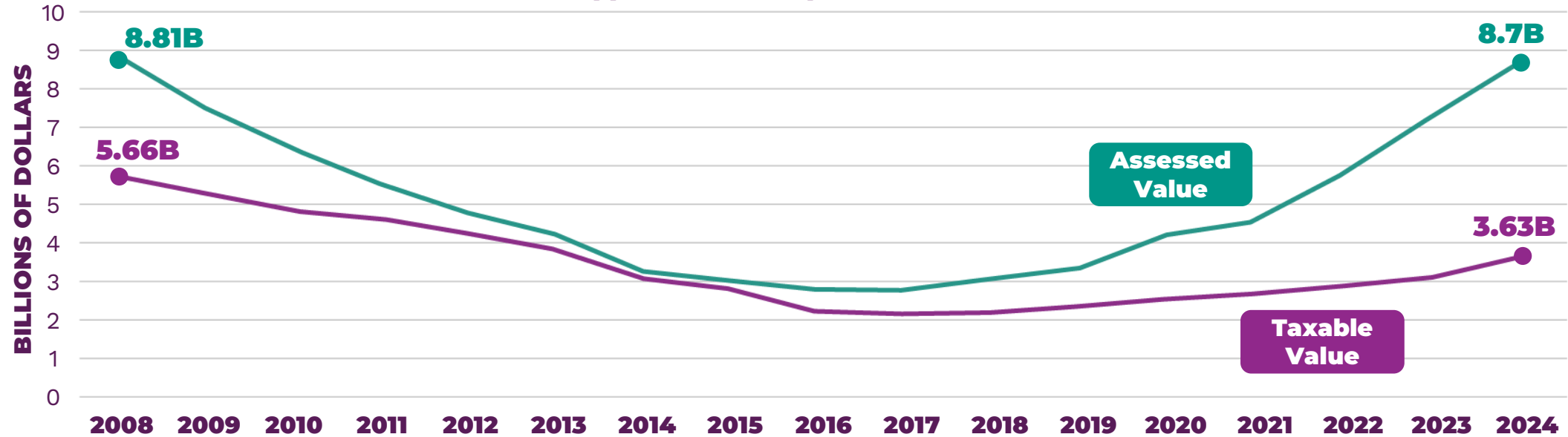
Chart adapted from City of Detroit, 2024. Because inflation is a factor limiting taxable value growth, these values have not been adjusted to account for inflation.

While Detroit home values have recovered to pre-recession levels (as shown by assessed values), Michigan state laws like the Headlee Amendment and Proposal A limit how much taxable value can increase annually. This means even as property values rise, the city's ability to capture tax revenue remains constrained, with taxable values still well below pre-recession levels.

Home value can increase via property improvements, neighborhood changes, market demand, and other economic factors

The amount that is able to be taxed is capped annually, providing protection against steep tax increases due to fluctuations in home value

Housing Occupancy

Renters and Owners, 2023
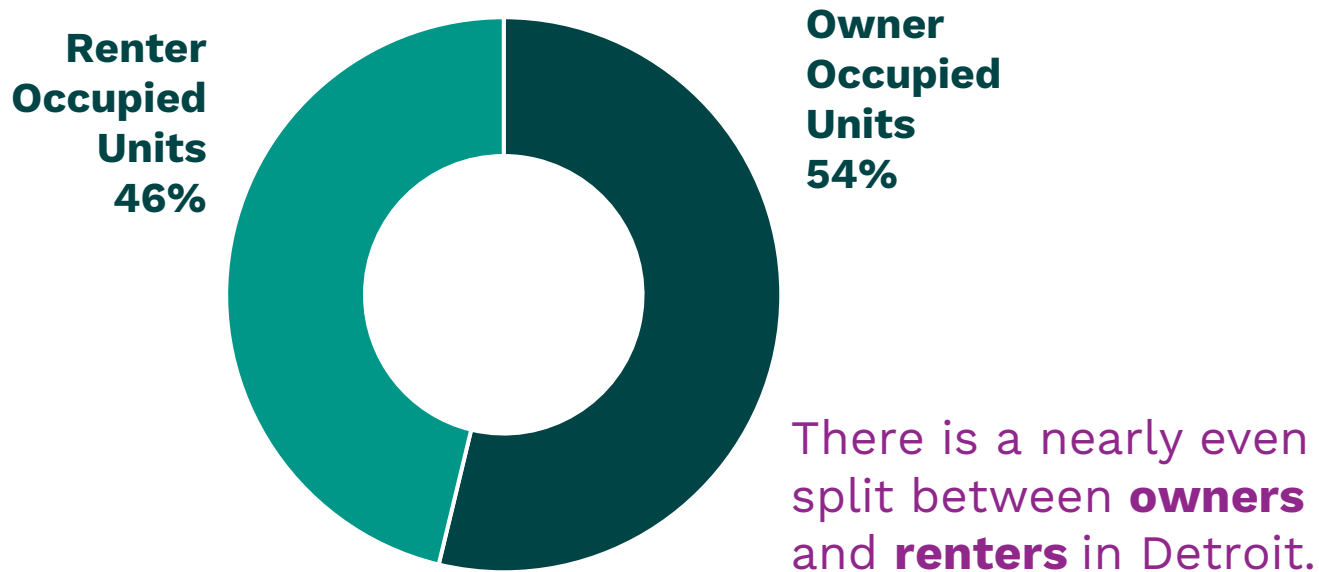
Renter Occupied Units 46%

Owner Occupied Units 54%

There is a nearly even split between **owners** and **renters** in Detroit.

Housing Vacancy (2023)

23% **Of Detroit Housing Units are Vacant[1]**

Additionally, **74% of vacant units** are classified as 'Other Vacant,' meaning they're **not available for sale or rent.** Only **15%** of vacant units are actively on the market.

This suggests that Detroit's vacancy challenge isn't primarily due to normal market turnover, but rather due to properties that have **fallen out of the active housing market entirely**.

Housing Age & Condition

Housing Age

80% Of Detroit homes are over 65 years old

With four in five homes built during Detroit's industrial boom, the city now faces housing challenges, including aging infrastructure and deferred maintenance.

Housing Condition

37,630 Households in Inadequate Condition[1]

According to a 2021 University of Michigan report, about **10% of Detroit households** live in inadequate housing conditions.

Source: Inadequate Housing Condition: 2021 UM Detroit Metro Area Communities Study, "Using American Rescue Plan Funds to Meet Detroiters' Home Repair Needs"; Housing Year Built Data: Source: American Community Survey, ACS 1-Year Estimates Data Profiles, Table DP04, 2023.

Notes: 1: "Inadequate Housing" aligns with the 2013 HUD American Housing Survey definition and is defined by the UM researchers as "housing with major issues with exposed wires or electrical problems, broken furnace or heating problems, or lack of hot or running water."

Number of Homes Built in Detroit by Decade (1939-2023)
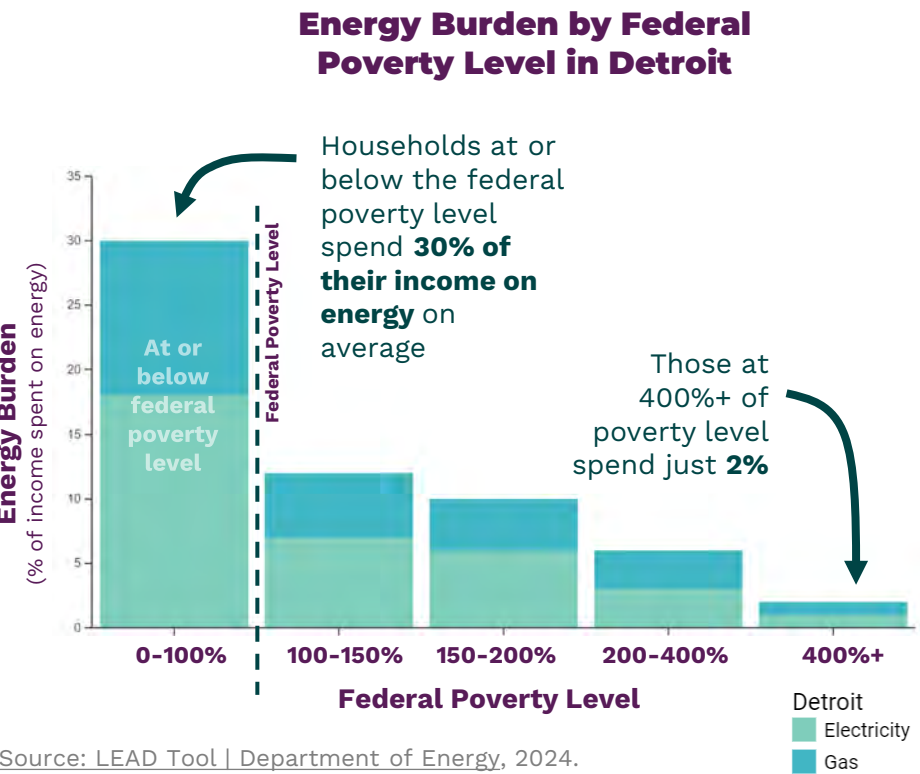

Built more than 65 years ago
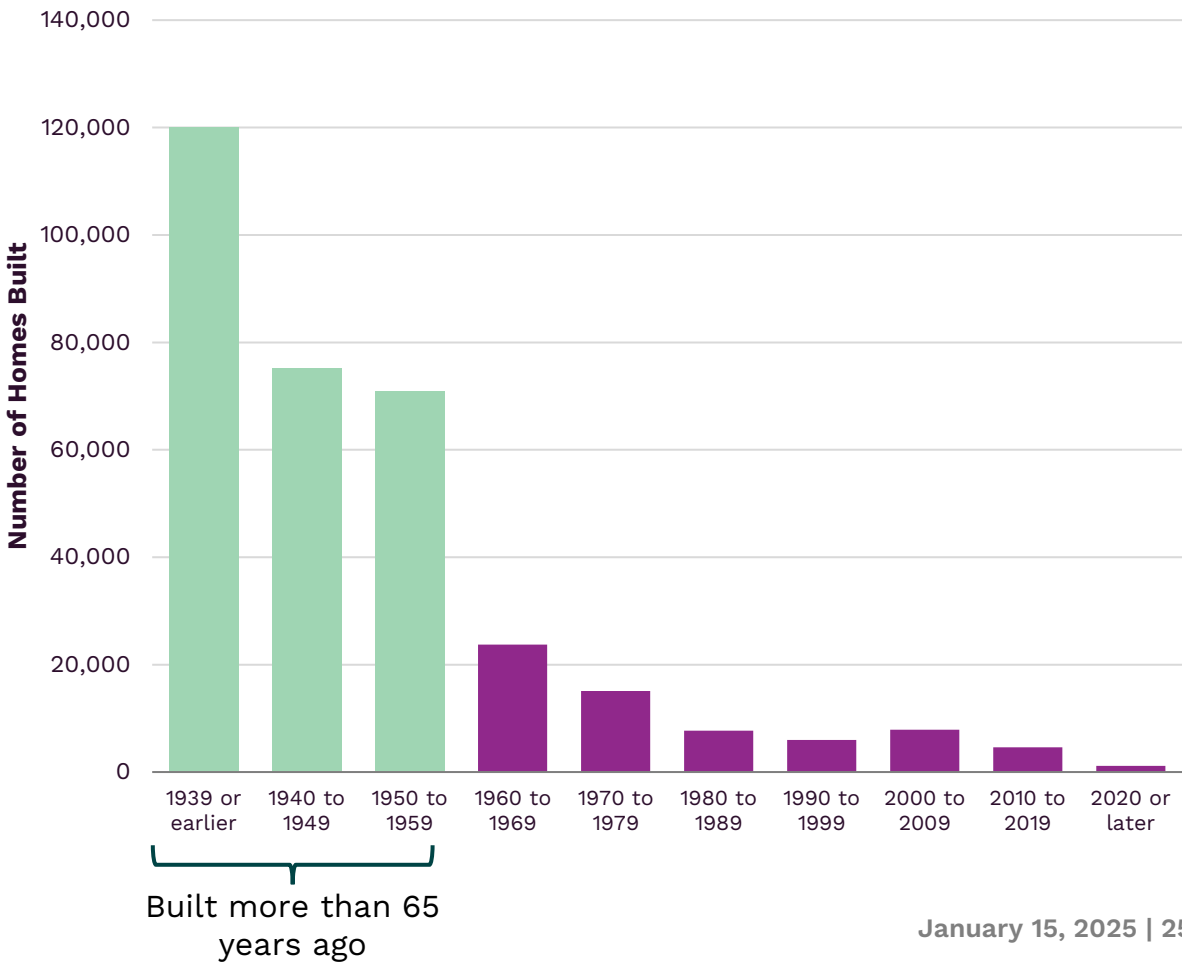
Energy Costs

Detroit's energy costs create significant affordability challenges, with a disproportionate burden falling on **low-income households** and **residents of older homes.**

What is energy cost and burden?

Energy Cost: The actual *amount of money* a household pays for electricity, gas, and other energy bills each year.

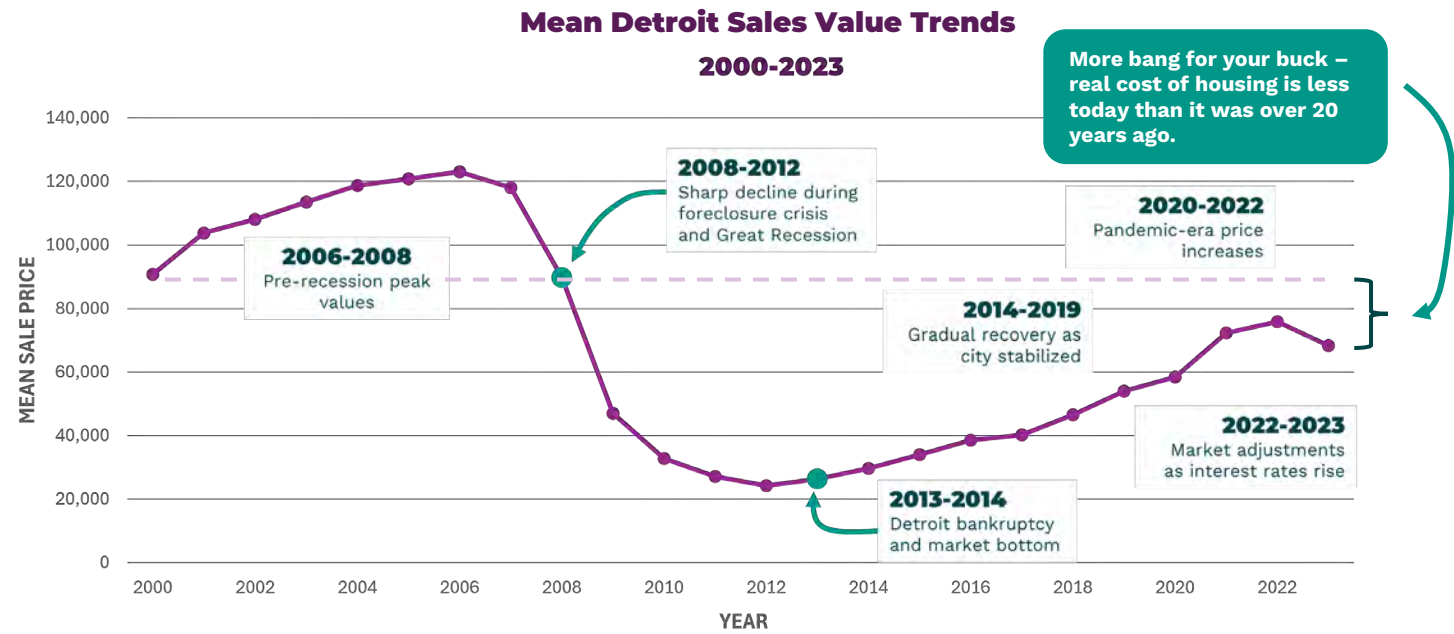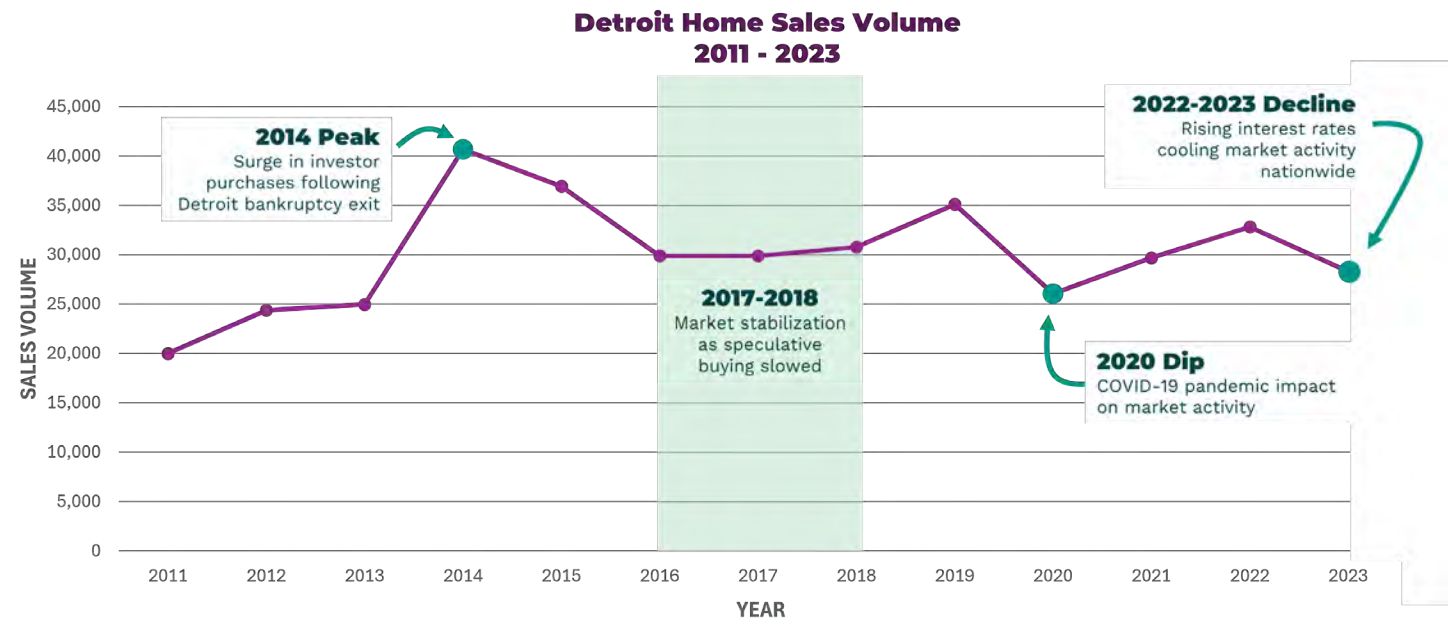**Energy Burden:** The *percentage* of a household's income that goes to energy bills.

Energy Burden by Federal Poverty Level in Detroit

Households at or below the federal poverty level spend **30% of their income on energy** on average

Those at 400%+ of poverty level spend just **2%**

Source: LEAD Tool | Department of Energy, 2024.

Energy Cost by Age of Home

Detroit homes built **before 1959** face higher energy costs than those built later

Detroit energy costs are higher than in peer cities across all building ages

Plan DETROIT

Housing Market Data

Detroit's housing market shows long-term recovery but remains vulnerable to broader economic shifts.

Recent trends reflect both local recovery and national market forces.

Source: Mean Home Value Data: Zillow ZHVI data for Detroit city (Housing Data - Zillow Research). City of Detroit Property Sales Data, Detroit Open Data Portal, 2024. CAMA Data Standards, State of Michigan, 2023.

Mean Detroit Sales Value Trends 2000-2023

More bang for your buck – real cost of housing is less today than it was over 20 years ago.

2006-2008 Pre-recession peak values

2008-2012 Sharp decline during foreclosure crisis and Great Recession

2020-2022 Pandemic-era price increases

2014-2019 Gradual recovery as city stabilized

2022-2023 Market adjustments as interest rates rise

2013-2014 Detroit bankruptcy and market bottom

Note: Sales prices are shown in 2023 USD

Detroit Home Sales Volume 2011 - 2023

2014 Peak Surge in investor purchases following Detroit bankruptcy exit

2022-2023 Decline Rising interest rates cooling market activity nationwide

2017-2018 Market stabilization as speculative buying slowed

2020 Dip COVID-19 pandemic impact on market activity

Housing

Key Takeaways

- The city's housing stock reflects its industrial-era development, with aging single-family homes dominating neighborhoods that may not match current housing needs

- High energy costs compound housing affordability challenges, with low-income households and residents in Detroit's older homes facing energy costs that exceed those in peer cities

- While housing values are trending upward, the high proportion of mortgage-free homes indicates persistent challenges in accessing traditional financing

- The rental market shows concerning patterns of both affordability challenges and quality issues, suggesting a need for better rental housing options

- Despite high vacancy rates, the scattered nature of vacant homes within otherwise occupied blocks complicates potential redevelopment or reuse strategies

ECONOMY

Jobs & Employment
Income
Detroit's Top Industries
Industries – Types and Trends
Commercial District Patterns
Commuter Profile
Institutional Zones

Jobs & Employment

Jobs in Detroit

1,200+ Major Employers in Detroit[1]

203k Jobs in 2021[1]

↗ **5.6%** (3-year trend)

↗ **11.9%** (10-year change)

Job growth has been concentrated in Downtown, Midtown, and Corktown areas.

Employment

About **51%** Of Detroit's working age population is participating in the Labor Force[3]

Labor Force includes people over age 16 who are working or are looking for work. The remaining 49% not included in the labor force include retirees, students, homemakers, disabled or ill, discouraged workers, and other people temporarily or permanently not in the labor force.

7.6% Unemployment Rate in Detroit in 2023[2]

Compared to **3.9%** in Michigan overall and **4.4%** in Wayne County

This means that about 7.6% of Detroit's active Labor Force of 252k are actively looking for work and cannot find it.

Detroit's top 5 industries in 2021 were...

1. Healthcare & Social Assistance (25%)

2. Manufacturing (13%)

3. Finance & Insurance (10%)

4. Professional, Scientific, & Technical Services (8%)

5. Accommodation & Food Services (8%)

Values represent percent of total job share in 2021

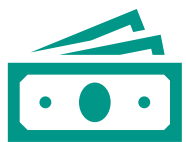# Income

Median Household Income for 50 Largest US Cities
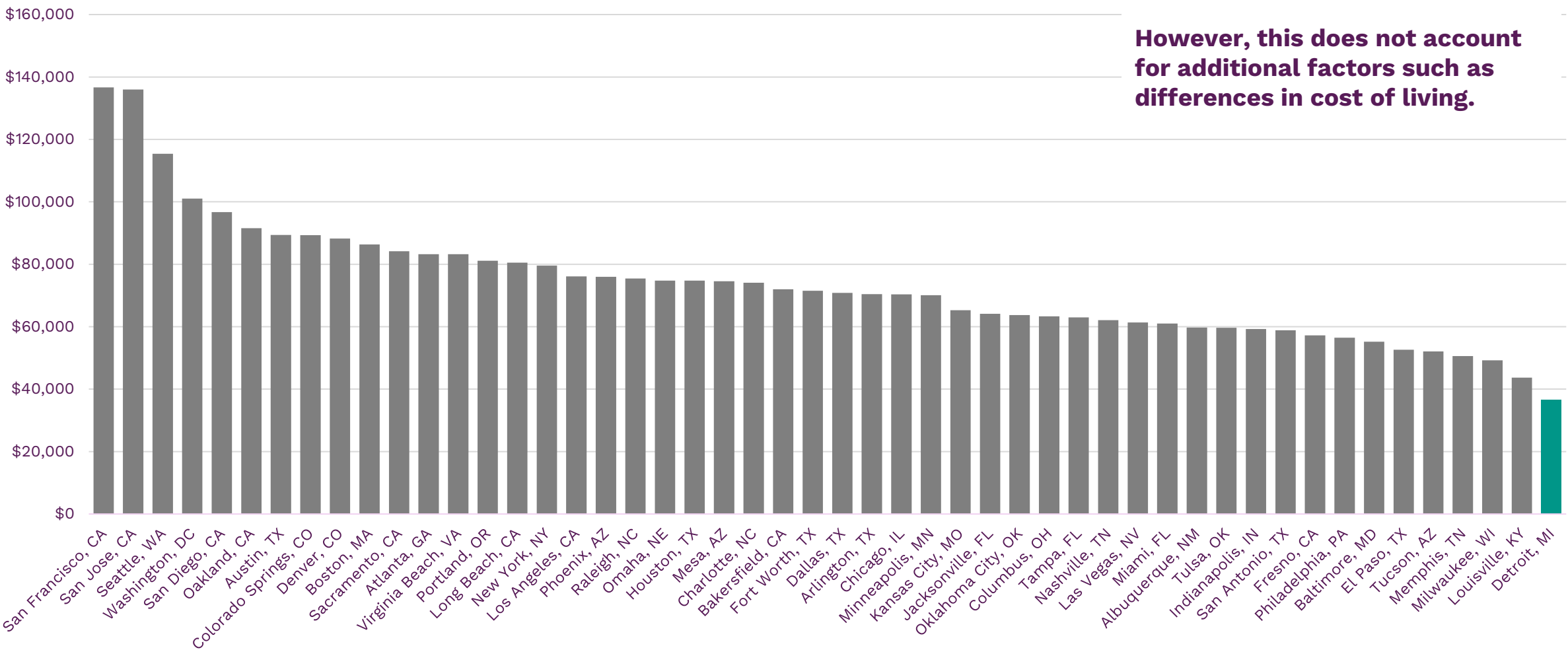
Out of the country's top 50 most populous cities, Detroit ranks lowest for median household income.

However, this does not account for additional factors such as differences in cost of living.

Source: Top 100 Biggest Cities In The US | 2024 Population Data

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Income

Detroit's Growing Household Income

Median Household Income (2023)

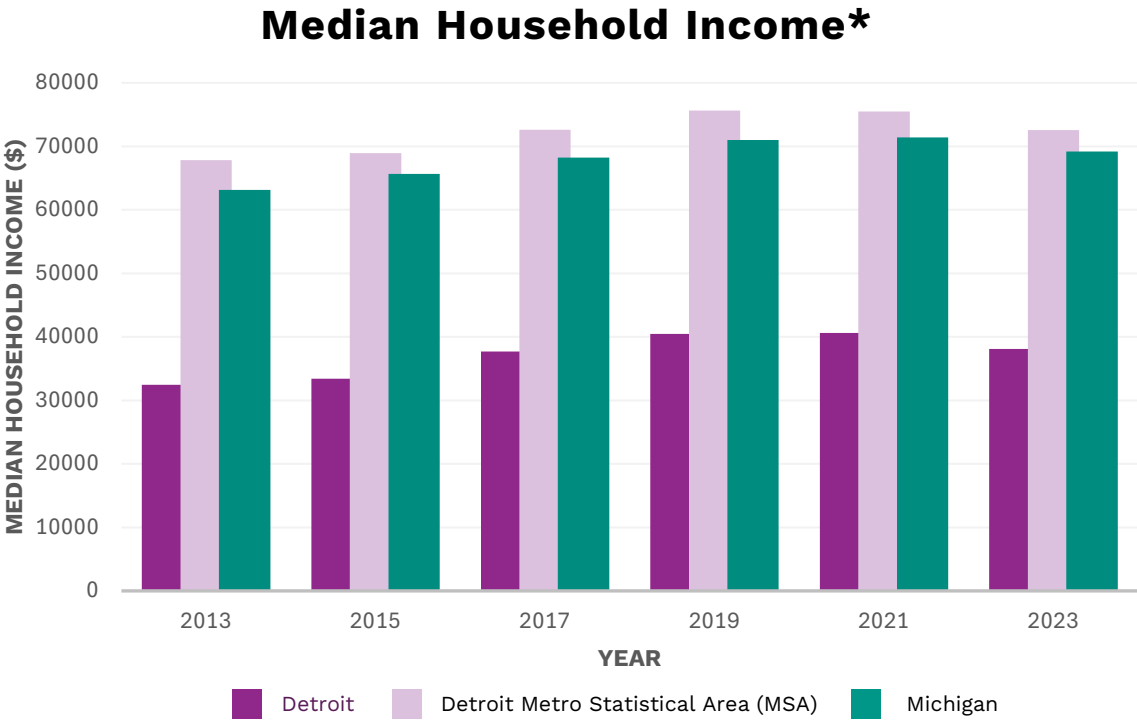# $38,080

Change since 2014

+15%

From $33,167* in 2014

Income Context

Detroit's median income is

52%

Of the median household income for the Detroit Metro Statistical Area (MSA)

*inflation adjusted value

Source: U.S. Census Bureau, 'American Community Survey 1-Year Estimates: acs1/detail (all years)

Median Household Income*

Detroit's median household income has outpaced both Wayne County and Michigan's growth rates since 2014. This increase has helped narrow income gaps between Detroit and surrounding communities.

Detroit's Top Industries

#1

Health Care and Social Assistance is the **top industry** for both Detroit and its peer cities (Baltimore, Milwaukee, and Pittsburgh). That sector is the **second highest industry for Michigan** and the United States overall.

Almost 1 in 4 Detroit jobs are based in general medical and surgical hospitals.

While **manufacturing** is the leading industry that differentiates Detroit from peer cities, Detroit is unique to the state due to its investment in **workforce support industries**, such as:

- Office Administrative Services (8th leading industry)
- Management, scientific, and technical consulting services (12th leading industry)
- Accounting, tax preparation, bookkeeping, and payroll services (10th leading industry)

Activities related to **credit intermediation**, a top 10 industry in the City, is also **unique from both peer cities and the state**.

Source: LEHD-OTM, 2002-2021 (latest available), Mass Economics.

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Types and Scales of Industries

Local

Characteristics

- **Growth** tied to local population and spending
- Important for **neighborhood vitality**
- **Entry-level** job opportunities

Examples: Retail, restaurants, groceries, personal services

Average Compensation

$43,000 ANNUALLY

Regional

Characteristics

- **Stable growth**, good career paths
- Often concentrated **downtown** and along **major corridors**

Examples: Healthcare, education, business services

Average Compensation

$75,000 ANNUALLY

National & Global

Characteristics

- Drives regional **economic growth**
- Creates **specialized** job clusters
- Concentrated in **key business districts**
- Requires **advanced skills** and **training**

Examples: Automotive, finance, technology

Average Compensation

$81,000 ANNUALLY

Note: Examples show typical industry categories and their general characteristics, not current performance trends.
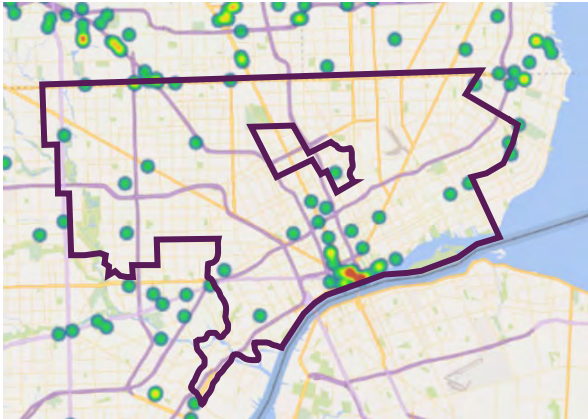
Industry Trends
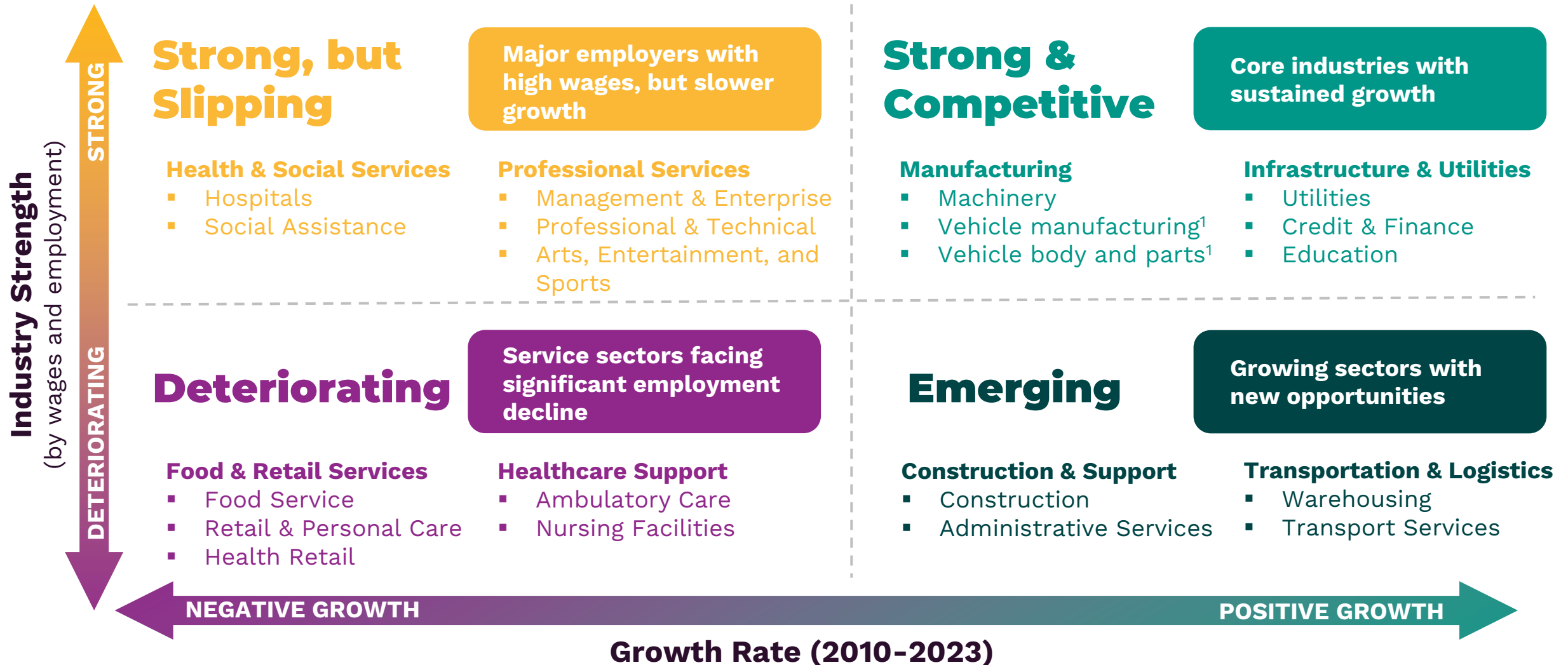
Industry Strength (by wages and employment)

STRONG → DETERIORATING

Strong, but Slipping

Major employers with high wages, but slower growth

Health & Social Services
- Hospitals
- Social Assistance

Professional Services
- Management & Enterprise
- Professional & Technical
- Arts, Entertainment, and Sports

Strong & Competitive

Core industries with sustained growth

Manufacturing
- Machinery
- Vehicle manufacturing[1]
- Vehicle body and parts[1]

Infrastructure & Utilities
- Utilities
- Credit & Finance
- Education

Deteriorating

Service sectors facing significant employment decline

Food & Retail Services
- Food Service
- Retail & Personal Care
- Health Retail

Healthcare Support
- Ambulatory Care
- Nursing Facilities

Emerging

Growing sectors with new opportunities

Construction & Support
- Construction
- Administrative Services

Transportation & Logistics
- Warehousing
- Transport Services

NEGATIVE GROWTH ← → POSITIVE GROWTH

Growth Rate (2010-2023)

Commercial District Patterns

Office

Low-Performing Office Space
(>50% vacant)

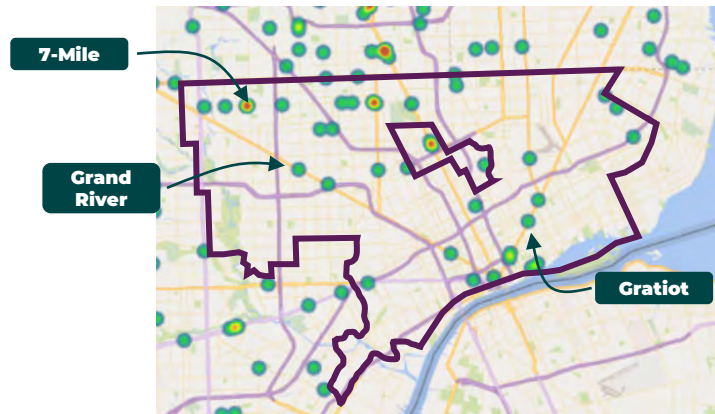

High-Performing Office Space
($15+/sf, >70% occupied)

New Center
Midtown
Downtown
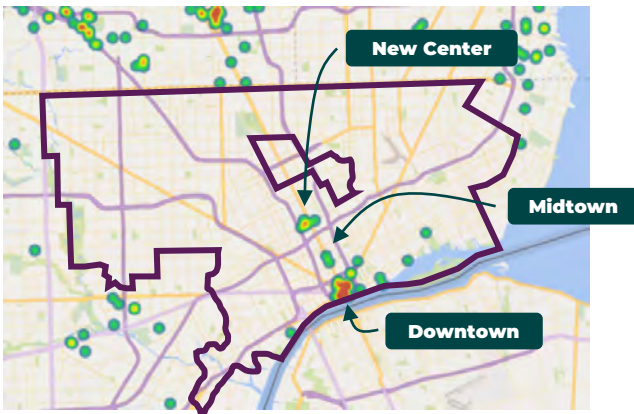
Retail

Low-Performing Retail Space
(>60% vacant)
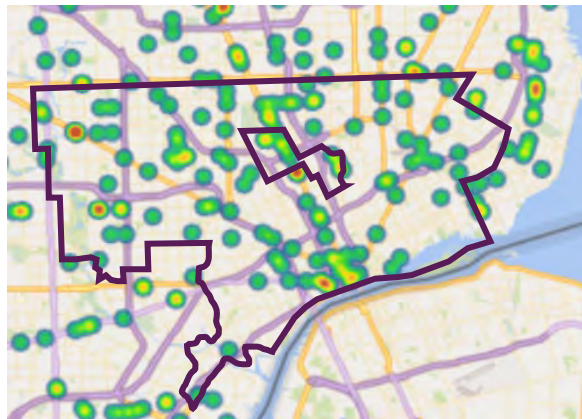
High-Performing Retail Space
($15+/sf, >70% occupied)

7-Mile
Grand River
Gratiot

Detroit's Commercial Areas Show Several Patterns:

Retail Patterns

- **"Low-Performing" Retail Space** can be found throughout city along major roads and corridors
- **"High-Performing" Retail Spaces** more dispersed:
  - Near hubs, such as Downtown and the Eastern Market area along Gratiot
  - Along major corridors like western 7-Mile
  - In stable neighborhoods like the Grandmont Rosedale section of Grand River

Office Patterns

- **"Low-Performing" Office Space** common in outlying areas and aging business districts
- **"High-Performing" Office Space** concentrated in Downtown core and Midtown and New Center districts

Source: CoStar, accessed 2024.

Commuter Profile

Daily Worker Flows

Commuting Patterns For Workers With Jobs In Detroit (2021)

→ **145K** commute into Detroit

↻ **43K** live and work in Detroit

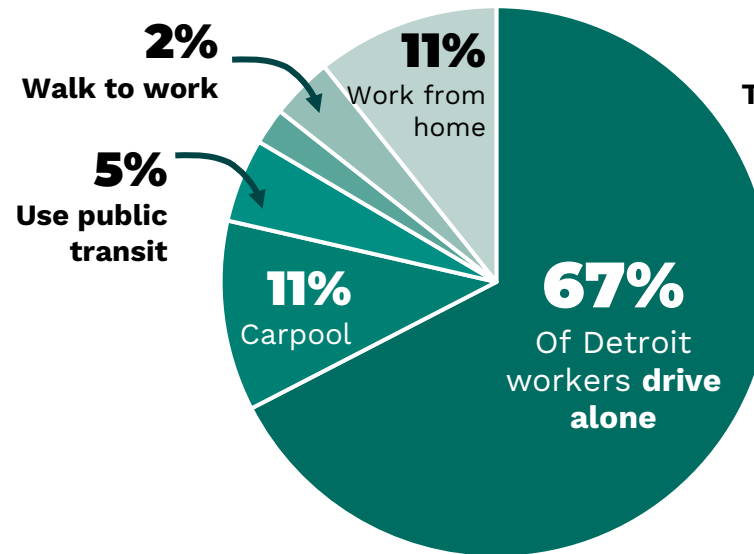← **111K** commute out from Detroit

145K **43K** **111K**

Top 5 Places Detroit Workers Lived In 2021

1. **Live and work in Detroit (43K)**
2. Warren (6K)
3. Dearborn (4.8K)
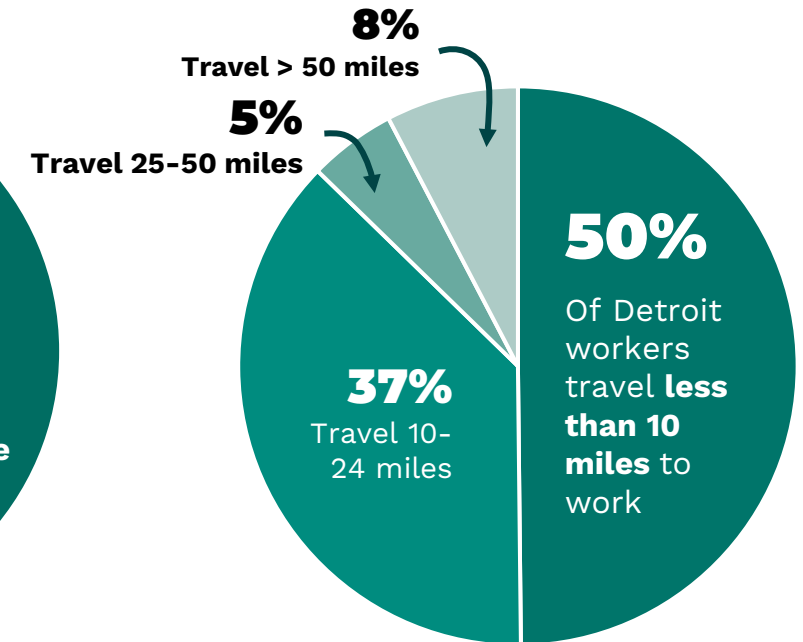4. Southfield (4.3K)
5. Sterling Heights (3.9K)

How do people get to work?

MEANS OF TRANSPORTATION TO WORK FOR DETROIT RESIDENTS (2023)

- **2%** Walk to work
- **11%** Work from home
- **5%** Use public transit
- **11%** Carpool
- **67%** Of Detroit workers **drive alone**

How far do people travel to work?

DISTANCE TO WORK FOR EMPLOYED DETROIT RESIDENTS (2023)

- **8%** Travel > 50 miles
- **5%** Travel 25-50 miles
- **37%** Travel 10-24 miles
- **50%** Of Detroit workers travel **less than 10 miles** to work

Institutional Zones

Key Institutional Types in Detroit

Educational & Medical Anchors
Major institutions providing healthcare, education, and research

Arts & Culture
Cultural destinations driving tourism and creative activity

Philanthropy
Organizations investing in community development and initiatives

Enterprise
Business support and economic development organizations

How do institutional clusters drive Detroit's economy?

Direct Employment
- Major employers across skill levels
- Stable, long-term jobs

Innovation & Investment
- Research & development hubs
- Talent attraction & retention
- Development catalysts

Economic Multipliers
- Local business support
- Visitor spending
- Student/patient population impacts

Where do institutions cluster in Detroit?

MCNICHOLS CORRIDOR
Educational & Medical

GREATER DOWNTOWN AREA
- Educational & Medical Anchors
- Philanthropy
- Enterprise
- Arts & Culture

Institutional Zones
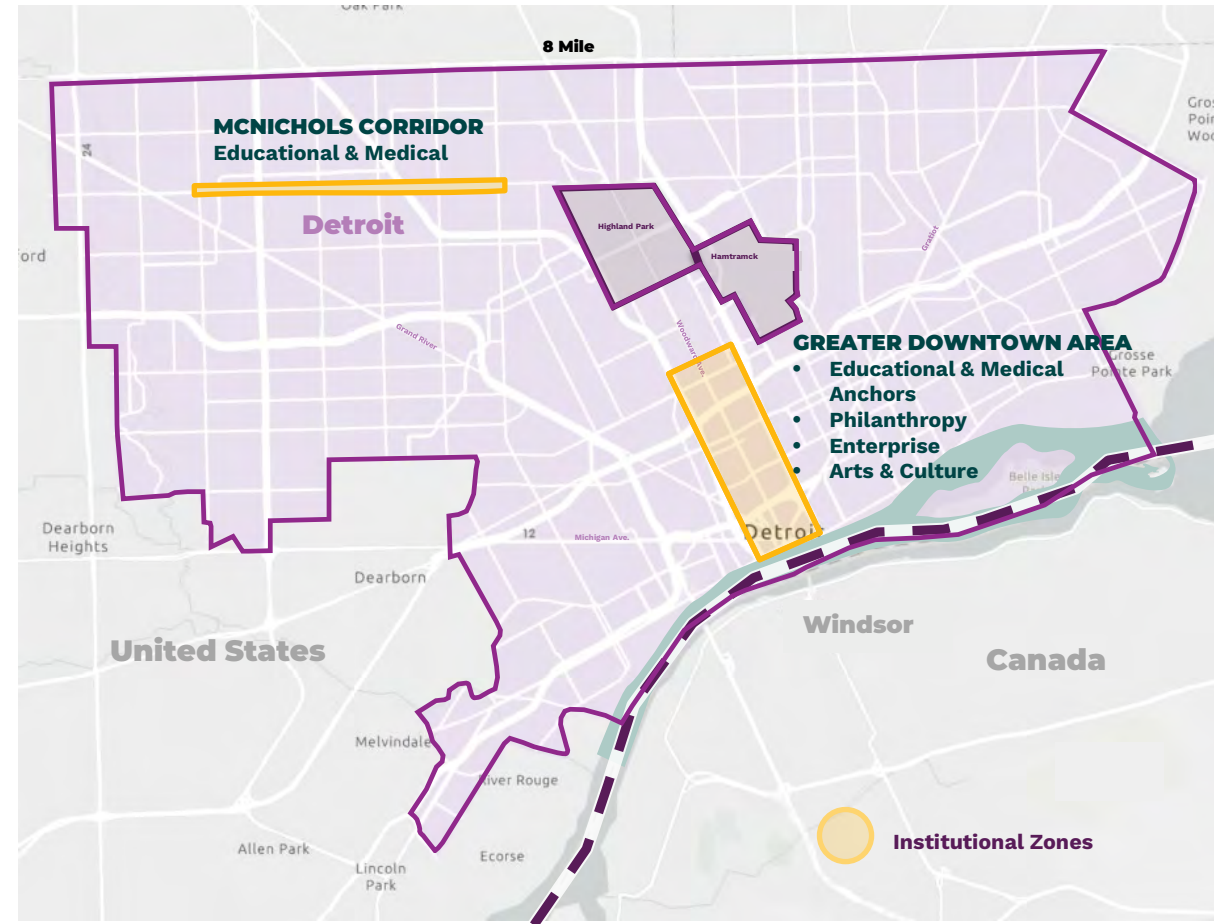
Economy

Key Takeaways

- While Detroit's income growth is outpacing regional averages, the persistent gap with metro area incomes indicates ongoing economic recovery challenges

- The city's employment base is transitioning from traditional manufacturing toward a more diverse mix of healthcare, professional services, and finance sectors

- A significant mismatch exists between local jobs and resident employment, with more high-wage jobs going to commuters while many residents work outside the city

- The expanding Local sector (retail, restaurants, services) shows promising entrepreneurial growth, though these jobs typically offer lower wages than Regional or National sector positions

- Despite significant job presence in healthcare and social services, the sector's recent decline suggests potential structural changes in this historically stable industry

plan DETROIT

CITY SYSTEMS

Water and Sewage
Electric
Gas and Steam
Broadband
Resilient Sites
Waste Management

CITY OF DETROIT

Water and Sewage

Responsibilities for
Water & Sewerage Department
CITY OF DETROIT

Water Systems
WATER DISTRIBUTION PIPES (WATER MAINS)
2,700 miles

Sewer Systems
SEWER COLLECTION PIPING
3,000 miles

Lead Service Line Replacement Program
Per state law, all lead service lines will be replaced by 2040

Data as of November 4, 2024

In 2024
6,776 Lines replaced

Since 2018
11,273 Lines replaced

FIRE HYDRANTS
29,881 TOTAL CITY WIDE
0.5% NEEDED REPAIRS

SEWER SYSTEMS & CATCH BASINS
38,636 CATCH BASINS CLEANED AND INSPECTED (SINCE AUG.2017)

SEWER RESILIENCY
541 MILES CLEANED IN 2023
1,354 MILES CLEANED SINCE 2020

Detroit's Combined Sewer System
Detroit operates a combined sewer system where stormwater and wastewater flow through the same pipes - a legacy infrastructure system common in older cities.

Responsibilities for
GLWA
Great Lakes Water Authority

While DWSD maintains city infrastructure, regional water and wastewater treatment is managed by GLWA (Great Lakes Water Authority) through a 2016 partnership serving 76 communities.

Source: Detroit Water and Sewerage Department (DWSD), 2024. DWSD Lead Service Line Replacement Data, November 4, 2024. DWSD 2023 Water Quality Report.

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Electric

As of 2023, DTE Energy Operates

2,400 miles

Overhead Distribution Lines

4.8kV system throughout Detroit

Infrastructure Overview

Detroit's electrical distribution system has been around for over 100 years and is currently undergoing system-wide upgrades to meet new energy generation sources like renewables and load types including electrified buildings and electric vehicles.

Many power lines were originally built behind homes to keep streets looking nice, but this placement now makes repairs difficult because of overgrown trees and fenced yards.

Electric System Improvements
Underway in 2024

SMART GRID
170 Modernization Projects

GRID REBUILDING
64 Major Projects

INFRASTRUCTURE
273 Upgrade Projects

TREE TRIMMING
152 Maintenance Projects

Plan DETROIT

All information shown on this slide is based on publicly available information by the related stakeholders and is subject to change and confirmation as Plan Detroit progresses.

Solar Energy

Climate Strategy

City Government Impact

Power 100% of municipal electricity usage with clean energy by 2034

Acquiring clean energy for municipal operations is a critical step to reducing the City's greenhouse gas emissions.

3-Year Target

→ Power 50% of municipal electricity with clean energy

→ Establish a pathway to 100% clean electricity

City Government Impact

Launch a solar program to generate clean energy on City-owned sites and provide community benefits to residents

Using City-owned sites and facilities with large surface areas to deploy solar panels will enable the City to source clean energy directly and reduce emissions from municipal energy use.

3-Year Target

→ Issue a Request for Proposals for the deployment of solar energy on City-owned sites

Community-Wide Impact

Work with utility provider and private property owners to source 50% of Detroit's electricity from clean energy

Creating a demand for clean energy is important to reach our GHG reduction targets. Coordinated efforts will be required across stakeholders to ensure equitable access to all residents and businesses.

3-Year Target

→ Coordinate bulk purchasing of clean energy with businesses and other large energy users

→ Support community solar efforts

Detroit neighborhoods are being used for clean energy production!

The Neighborhood Solar Initiative began in 2024 in response to the Climate Strategy's goals to support the clean energy transition. These will be the first solar projects developed in Detroit since the DTE solar farm at O'Shea Park was completed in 2017.
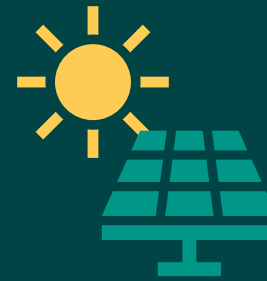
33MW generation

First 5 Solar Neighborhoods

Community benefits include:

☑ Vacant land reutilization

☑ Blight removal

☑ Energy efficiency upgrades for surrounding neighbors

Gratiot/Findlay

Van Dyke/Lynch

State Fair

Greenfield Park

Houston Whittier/Hayes

Gas and Steam

Steam System

- Serves 100+ buildings
- One of America's oldest district systems (since 1904)
- Underground distribution network
- Moving toward renewable sources

Natural Gas Network

- DTE Energy operated
- Serves areas beyond steam network
- Ongoing infrastructure improvements

Future Trends

- Electrification of new development
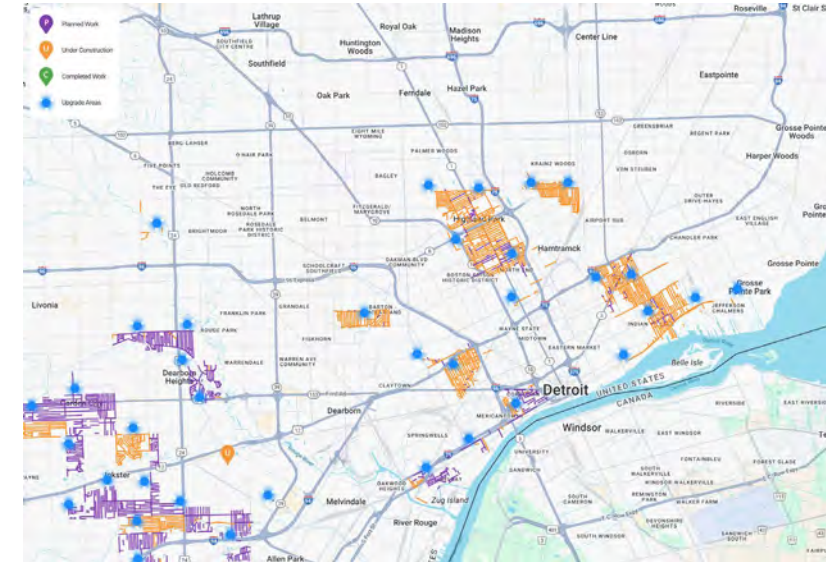- Energy efficiency
- Clean energy transition

DOWNTOWN AND MIDTOWN
Steam Distribution Network

Map of Detroit Thermal's underground steam distribution loop in downtown Detroit
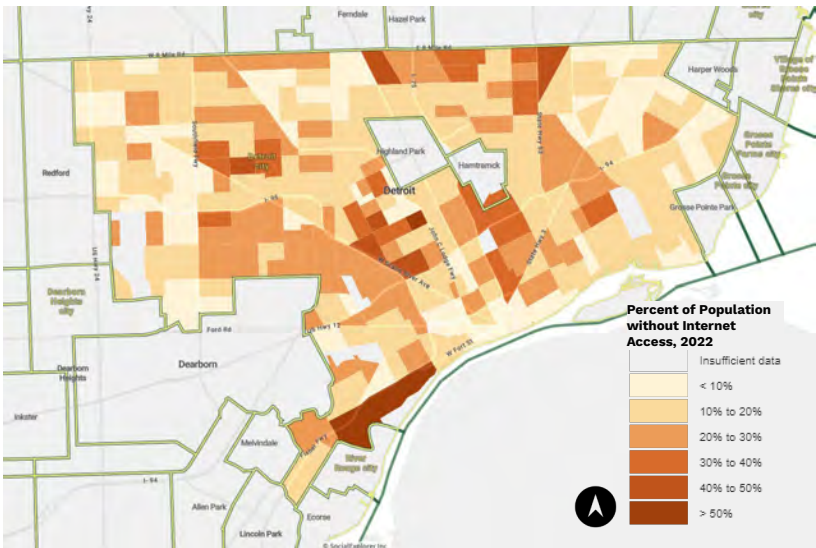
DTE Gas Infrastructure Improvements

Current natural gas infrastructure improvement projects by DTE Energy

Source: Maps on Right: Natural Gas System Improvements Map | DTE Energy, Service Area Map - Detroit Thermal
Data and Infrastructure Overview Information on Left: Steam Heat, Detroit Thermal, and Powering Greater Downtown Detroit - SBN Detroit, Henry Ford Health aims for net-zero emissions with Central Energy Hub | Facilities Dive.

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Broadband

Internet Access Gaps

Despite nearly complete service coverage (99.9%), about **9% of Detroit households do not have access to the internet**.

Percent of Population without Internet Access, 2022

- Insufficient data
- < 10%
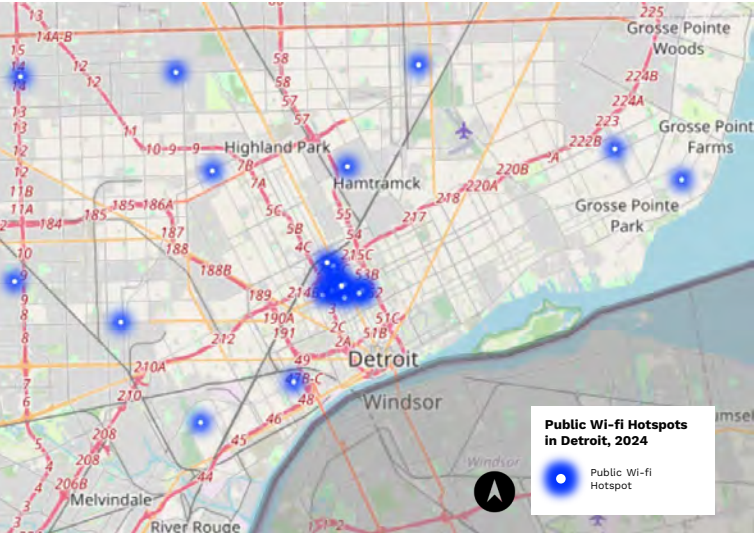- 10% to 20%
- 20% to 30%
- 30% to 40%
- 40% to 50%
- > 50%

City-Provided Public Wi-Fi

Detroit has **5 parks that offer free public Wi-Fi** as connected services, and there are also various hotspots throughout the city.
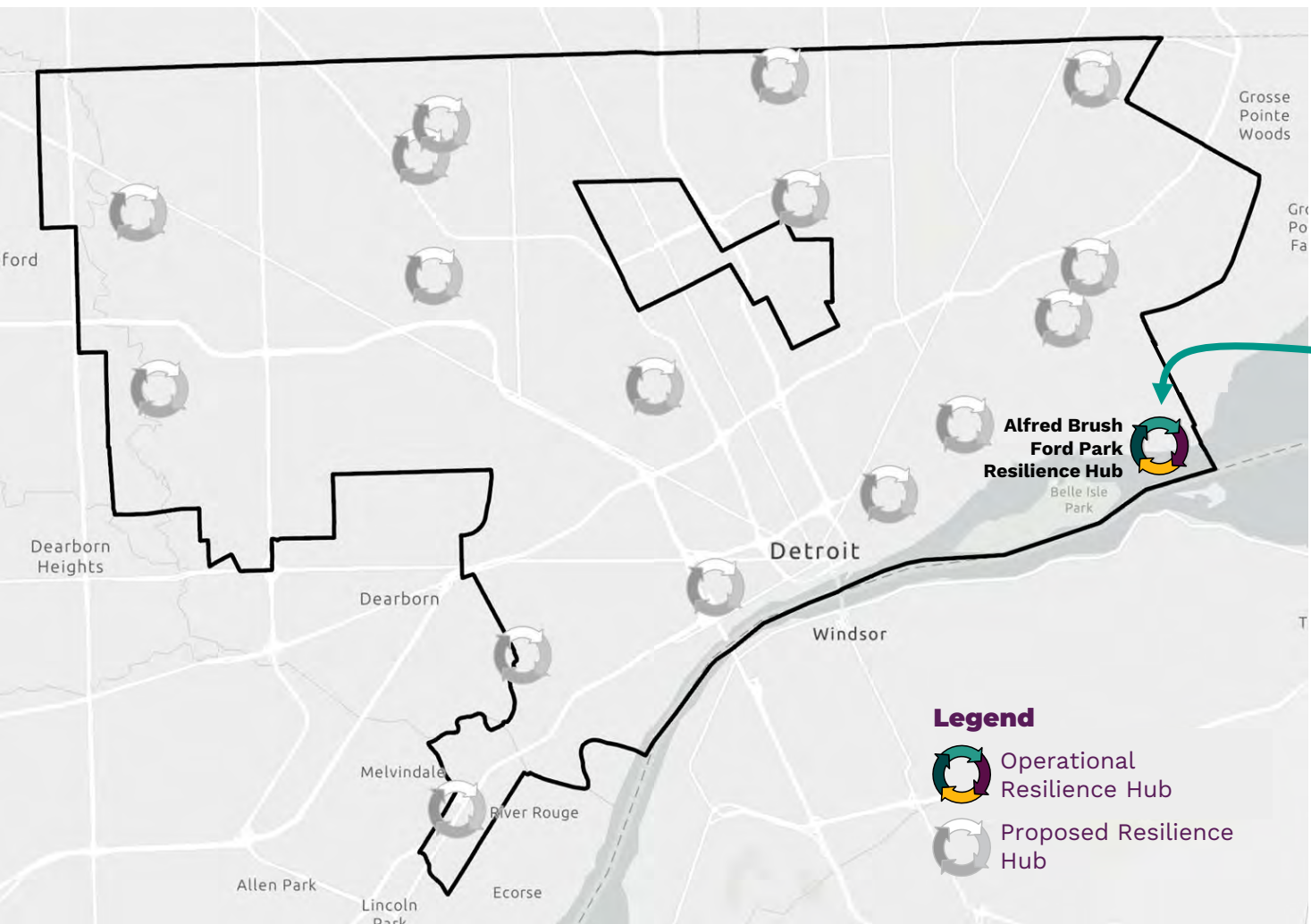

LEGEND

PUBLIC WIFI
- COWORKING SPACES
- PUBLIC PARK
- DETROIT_PUBLIC_LIBRARIES
- ALLPARKS_NEW

Other Public Wi-Fi Hotspots

Public Wi-fi Hotspots in Detroit, 2024
- Public Wi-Fi Hotspot

Sources: Internet Access by Census Tract, ACS 2022 5-year Estimates, via Social Explorer, 2024. Stat for "No Internet Access" from Table B28002, 2023 ACS 1-year Estimates. Service Coverage from SEMCOG, 2024. Wi-Fi Hotspots from Connected Nation for the State of Michigan, Internet Subscriptions in Household, Table B28011, ACS 2024 1-year Estimates.

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Resilient Sites

Alfred Brush Ford Park has the first operational Resilience Hub in Detroit

17 **Proposed Resilience Hubs**

What is a Resilience Hub?

Resilience Hubs are community facilities that will facilitate response and recovery in Detroit, providing education and disaster preparedness resources. Some of these hubs may also include energy microgrids to help increase resilience to power outages.
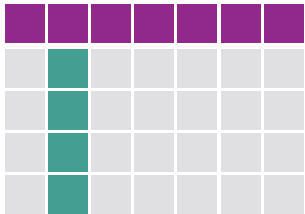
56 **Outdoor Warning Sirens**

To warn residents of danger, as well as mass alert notifications (call and SMS), radio channels, television, social media, and e-mail.

Source: DetroitAlerts365.com, Codes and Ordinances for Clean Energy: Highland Park Pathways to Power.

Legend

⟳ Operational Resilience Hub

⟳ Proposed Resilience Hub

All information shown on this slide is based on publicly available information by the related stakeholders and is subject to change and confirmation as Plan Detroit progresses.

January 15, 2025 | 46

# Waste Management

Weekly Collection
- Household trash
- Recycling
- Bulk items
- Yard waste

Service Providers
- Waste Management (West Detroit)
- Priority Waste (East & Southwest Detroit)
- Both offer same level of service
- In 2014, initial privatization of waste services began with Rizzo Environmental Services (GFL) and Advanced Disposal Services (WM)
- In 2024, GFL sold its Detroit contract to Priority Waste
- Priority Waste and WM signed five-year contracts through 2029

Recent Improvements & Opportunities

Bi-weekly to Weekly Pickup

Free Recycling Container

Future Composting
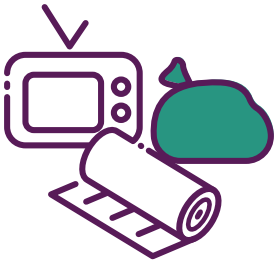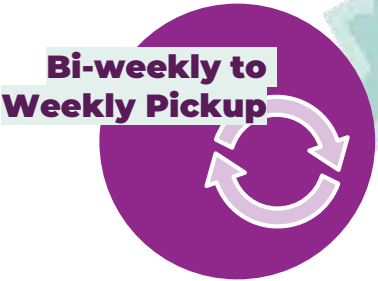
Additional Services
- Free recycling container program
- Bulk waste drop-off centers
- Household hazardous waste collection
- Dead animal removal service

Source: Detroit Refuse Collection, 2024.

City Systems

Key Takeaways

- Legacy infrastructure faces significant modernization challenges, particularly with aging electrical and water systems that weren't designed for current usage patterns

- Emergency preparedness infrastructure shows strategic investment in community resilience, though coverage may not be comprehensive

- Digital infrastructure gaps persist despite high-srd internet availability, highlighting access rather than coverage challenges

- Infrastructure placement choices from earlier eras (like behind-house power lines) continue to create maintenance and upgrade challenges today

- Recent service improvements in waste management and electrical grid modernization show progress, but aging systems require ongoing attention

- Detroit neighborhoods are leading the clean energy transition by transforming vacant land into solar arrays.

MOBILITY

Regional and International Connectivity
Infrastructure Condition
Public Transit
Walking & Biking
Vehicle Access

Regional and International Connectivity

Detroit is strategically positioned as an international gateway, connecting Michigan to the broader Great Lakes region and Canada through multiple transportation modes:

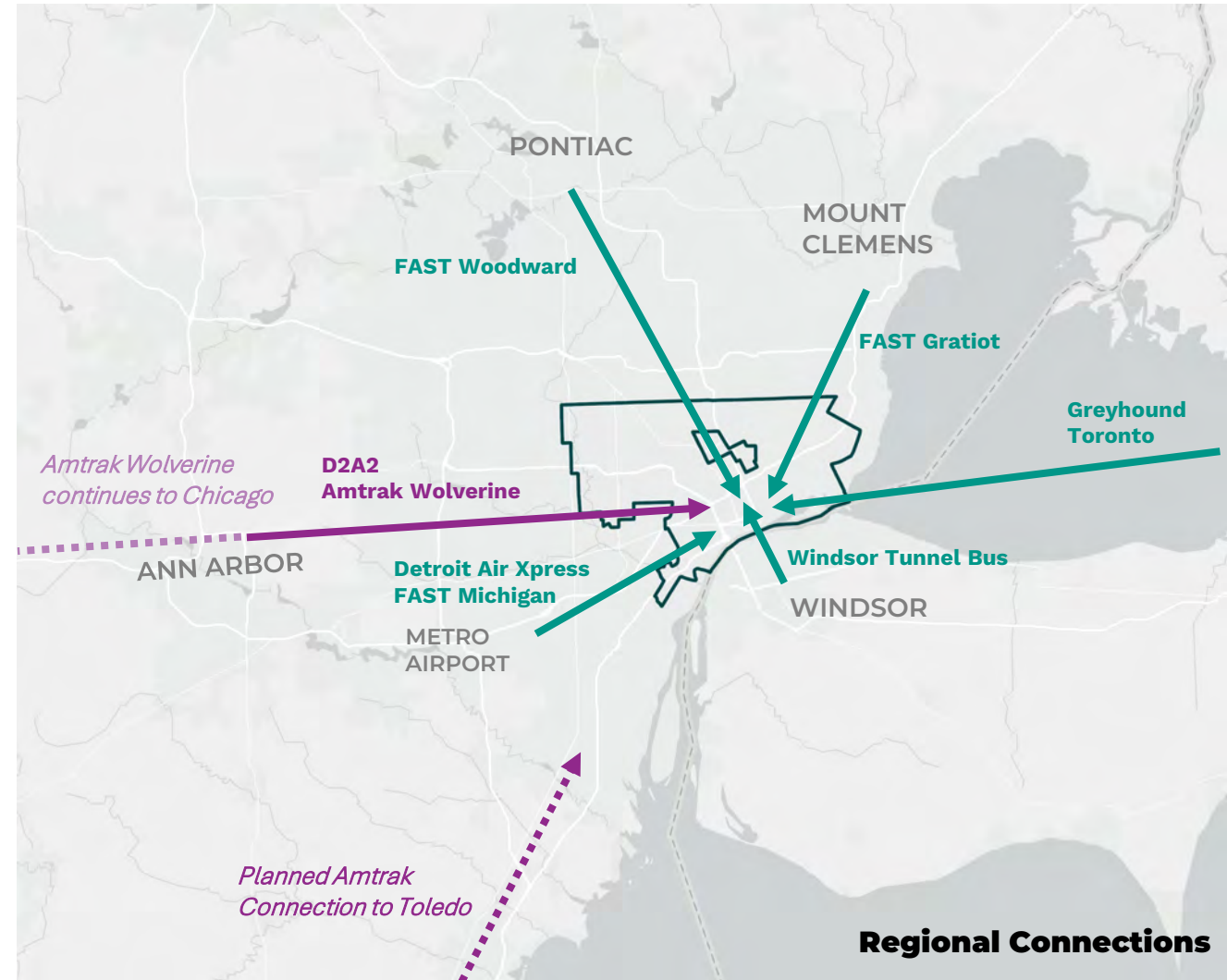**3 daily Amtrak round trips to Chicago** and a **future planned connection to Toledo and Cleveland** to help establish direct rail access to the East Coast

2 International bridge crossings and **1 tunnel**, with the new Gordie Howe International Bridge set to open in 2025

Detroit Metropolitan Airport (DTW) has more than **31 million annual passengers**, with 125+ non-stop destinations

Source: Toledo Metropolitan Area Council of Governments; Local Detroit WSLS News; Detroit Metropolitan Airport, 2024.

PONTIAC

MOUNT CLEMENS

FAST Woodward

FAST Gratiot

Greyhound Toronto

Amtrak Wolverine continues to Chicago

D2A2 Amtrak Wolverine

Windsor Tunnel Bus

ANN ARBOR

Detroit Air Xpress FAST Michigan

WINDSOR

METRO AIRPORT

Planned Amtrak Connection to Toledo

Regional Connections

PlanDETROIT

Infrastructure Condition

BRIDGE CONDITION

CONDITION

29% 😊

65% 😐

5% 😞

Detroit has

403 bridges

of which **30** are owned by the City of Detroit

BRIDGES
154 😊
221 😐
28 😞

PAVEMENT CONDITION

CONDITION

18% 😊

43% 😐

39% 😞

1,043 centerline miles

of which **602** miles are under City jurisdiction

CENTERLINE MILES
176 😊
491 😐
376 😞

Source: SEMCOG Pavement Condition, 2022-2023. SEMCOG Bridge Condition, 2024.

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Public Transit

Detroit's growing transit network connects Detroit and surrounding communities

The Regional Transit Authority (RTA) oversees public transit in the Detroit and Ann Arbor metro areas which include the following Detroit services:

DDOT	QLINE	SMART Bus	People Mover
Regional Detroit & suburbs	**City** Downtown to New Center	**Regional** Detroit & suburbs	**City** Downtown
Bus Serves 30+ local & express routes	**Streetcar** Serves major cultural destinations in the city	**Bus** FAST express routes to airport & major corridors	**Elevated Loop** Connects major downtown destinations

Source: Transit Guide: Detroit, 2024.

Emerging Services:
- DAX Airport Express (launched March 2024)
- The Connect (free downtown shuttle)

DDOT Transit Service Plan

DDOT Existing Service Analysis (2021)

Population Density

People per Acre (Number of Block Groups)

- Greater than 40 (0)
- 30 - 40 (8)
- 20 - 30 (67)
- 10 - 20 (527)
- 0 - 10 (1,086)

— DDOT Frequent Network (≤ 15 Minutes)

Half Mile Access to Frequent Transit

— DDOT Transit Network

American Community Survey 2019: 5-Year Estimates
Source: U.S. Census Bureau

0   0.5   1 Mile
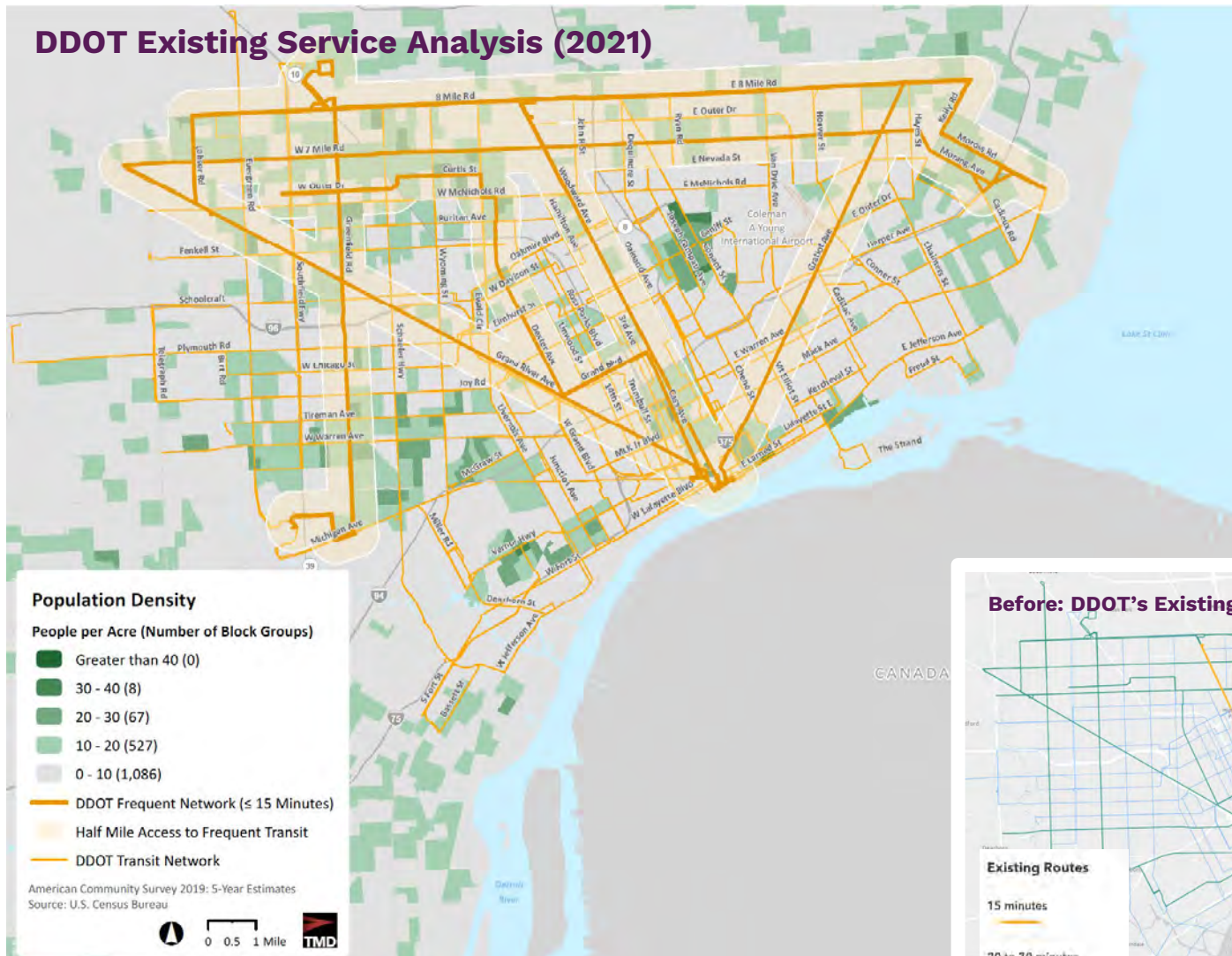
According to the DDOT Reimagined Study, DDOT's Transit experiences:

- **Service frequency gap:** While basic transit coverage is high (98%+), more frequent service (20-min or better) only reaches 49% of population on weekdays and 9.5% on weekends

- **Jobs-transit mismatch:** Current frequent service reaches 78% of jobs but only 49% of population.

DDOT's proposed Reimagined Network would significantly improve frequent service access

(84% weekday, 66% weekend)

Before: DDOT's Existing Service

Existing Routes

15 minutes

20 to 30 minutes

45 to 60 minutes

After: DDOT Reimagined Service

Proposed Routes

Tier 1 - 7.5 to 10 minutes

Tier 2 - 15 minutes

Tier 3 - 30 minutes

Source: DDOT Reimagined Draft Plan, 2021.

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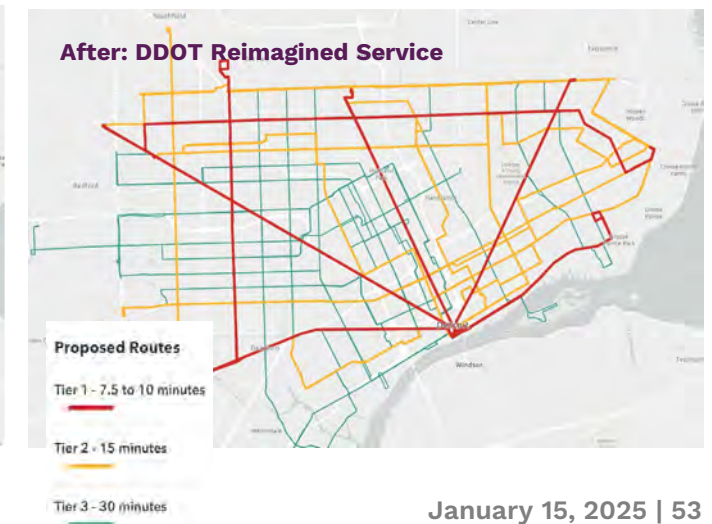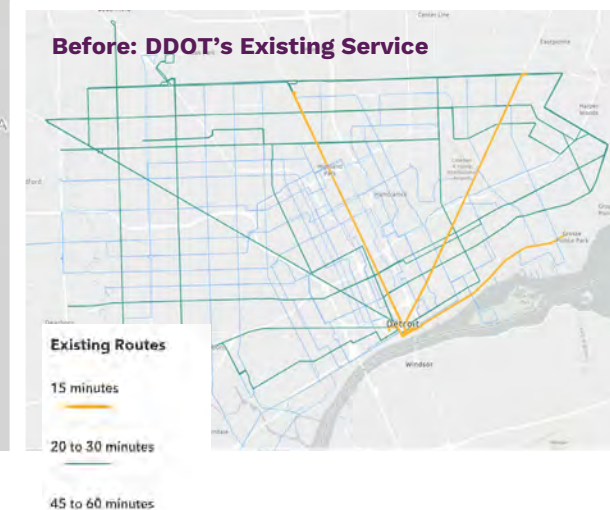
Walking and Biking

Getting Around Detroit

The city has advanced bike and pedestrian infrastructure through a few key initiatives:

Joe Louis Greenway
27.5-MILE PATHWAY UNDER CONSTRUCTION

MoGo Bike Share Stations
75+ STATIONS THROUGHOUT THE CITY

Source: City of Detroit Parks and Recreation Strategic Plan (2022) and Open Data Portal (2024).

LEGEND

INFRASTRUCTURE TYPE

— BIKE LANES

— NEIGHBORHOOD GREENWAYS | EXISTING OR UNDER CONSTRUCTION

— REGIONAL TRAILS | PLANNED, EXISTING OR UNDER CONSTRUCTION

● MOGO STATIONS
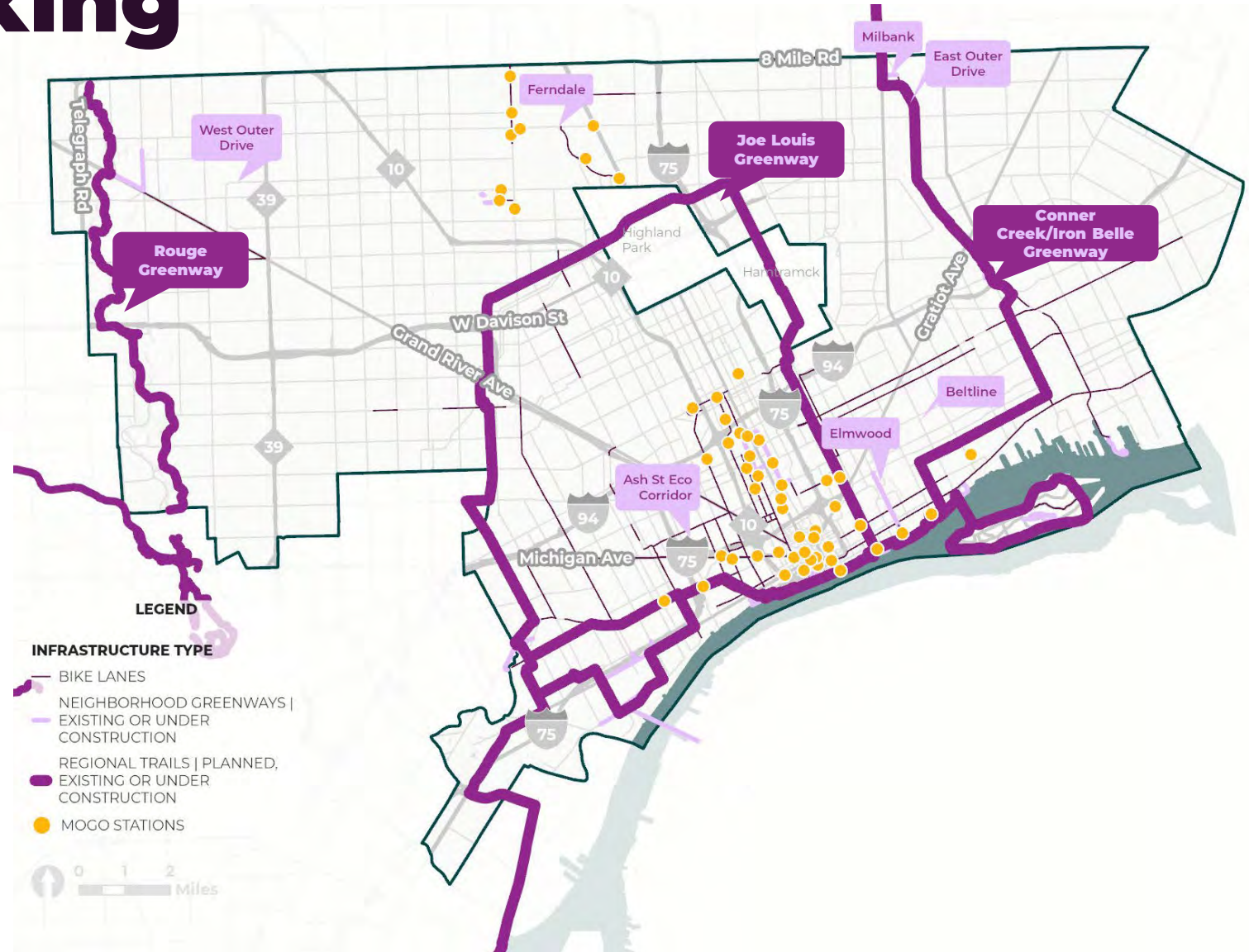
Walking and Biking

High Injury Network

Mixed-Use Corridors
Like 7-Mile

Radial Streets
Like Grand River, Woodward, and Gratiot

LEGEND
— HIGH INJURY NETWORK
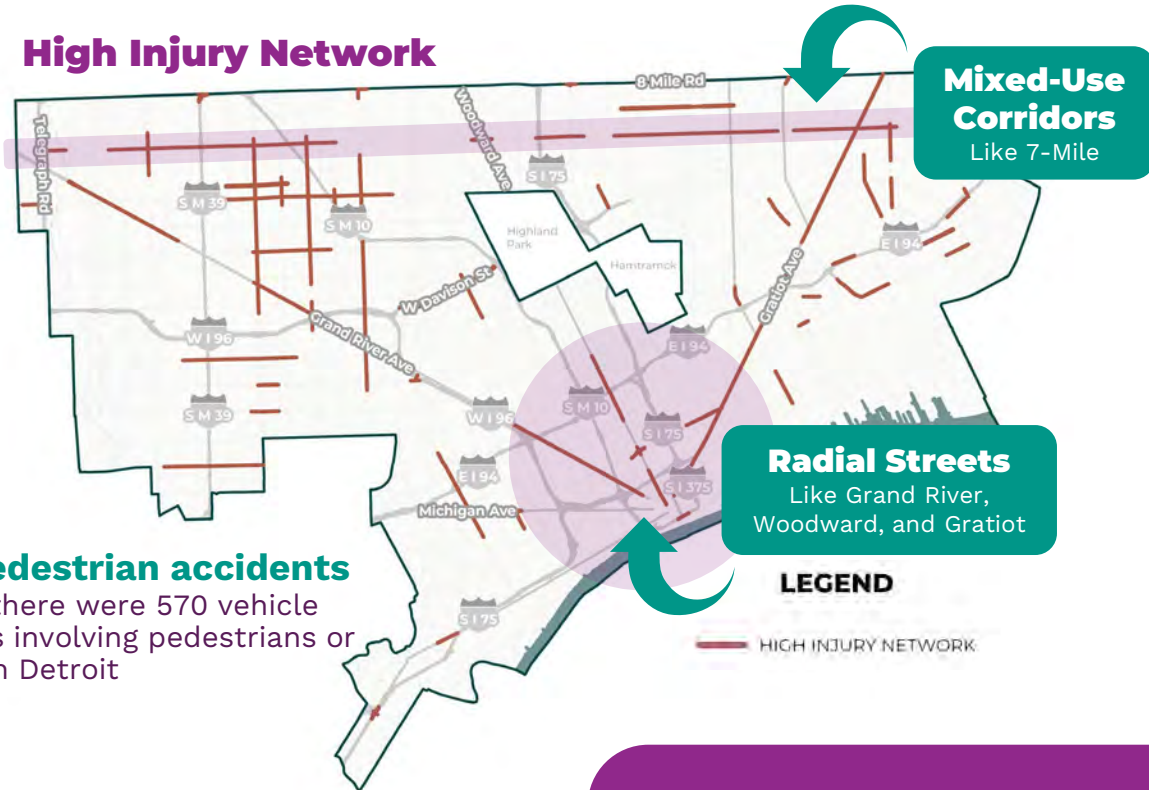
570 pedestrian accidents
In 2023, there were 570 vehicle accidents involving pedestrians or cyclists in Detroit

Pedestrian & Bike Safety

Reported Sidewalk Issues

LEGEND
● REPORTED SIDEWALK ISSUES
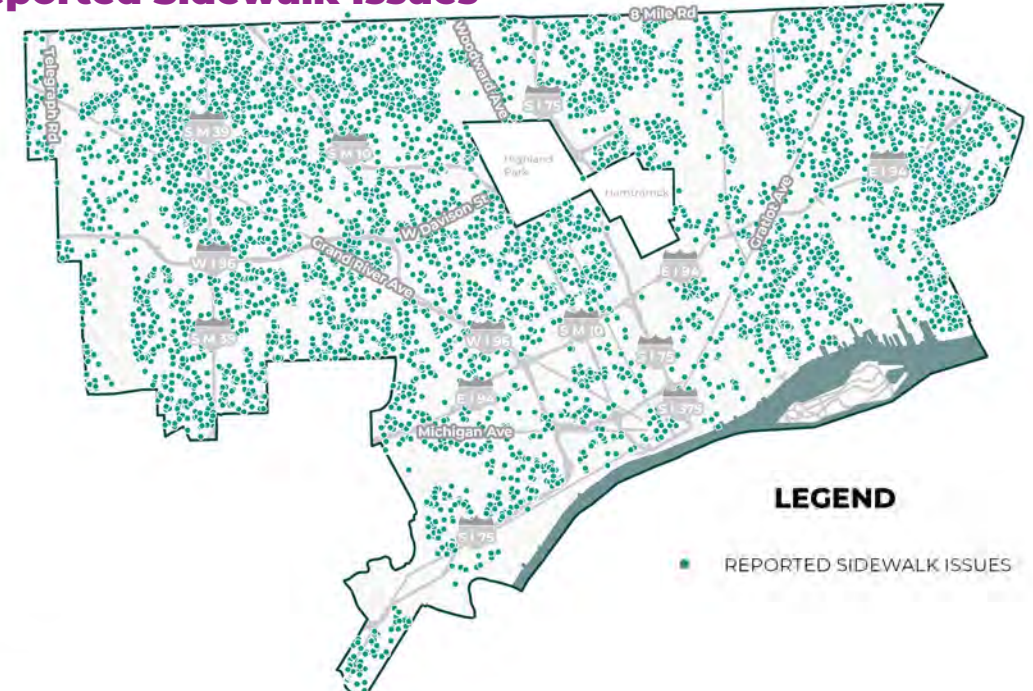
There are several priority areas to consider when improving pedestrian and bike safety in Detroit

- Addressing safety concerns in high injury networks along mixed-use corridors and radial streets
- Improving sidewalk conditions by addressing broken pavement and missing segments
- Expanding bike and pedestrian access along commuter routes and popular paths for entertainment, dining, and shopping

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Vehicle Access

Household Vehicle Access

19% of Detroit households don't have access to a vehicle (2023)

There is a notable disparity of car access between renters and homeowners in Detroit: **30% of renter households** have no vehicle available, compared to only **10% of homeowner households**.

Source: ACS 1-year Estimates (2023), Tenure by Vehicle Access for Occupied Housing Units. Source (map): U.S. Census Bureau. "Means of Transportation to Work by Vehicles Available." American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B08141, 2023.

Percent of households without access to car (2023)

- 0 to 5%
- 6 to 20%
- 21 to 30%
- 31 to 50%
- 50%+
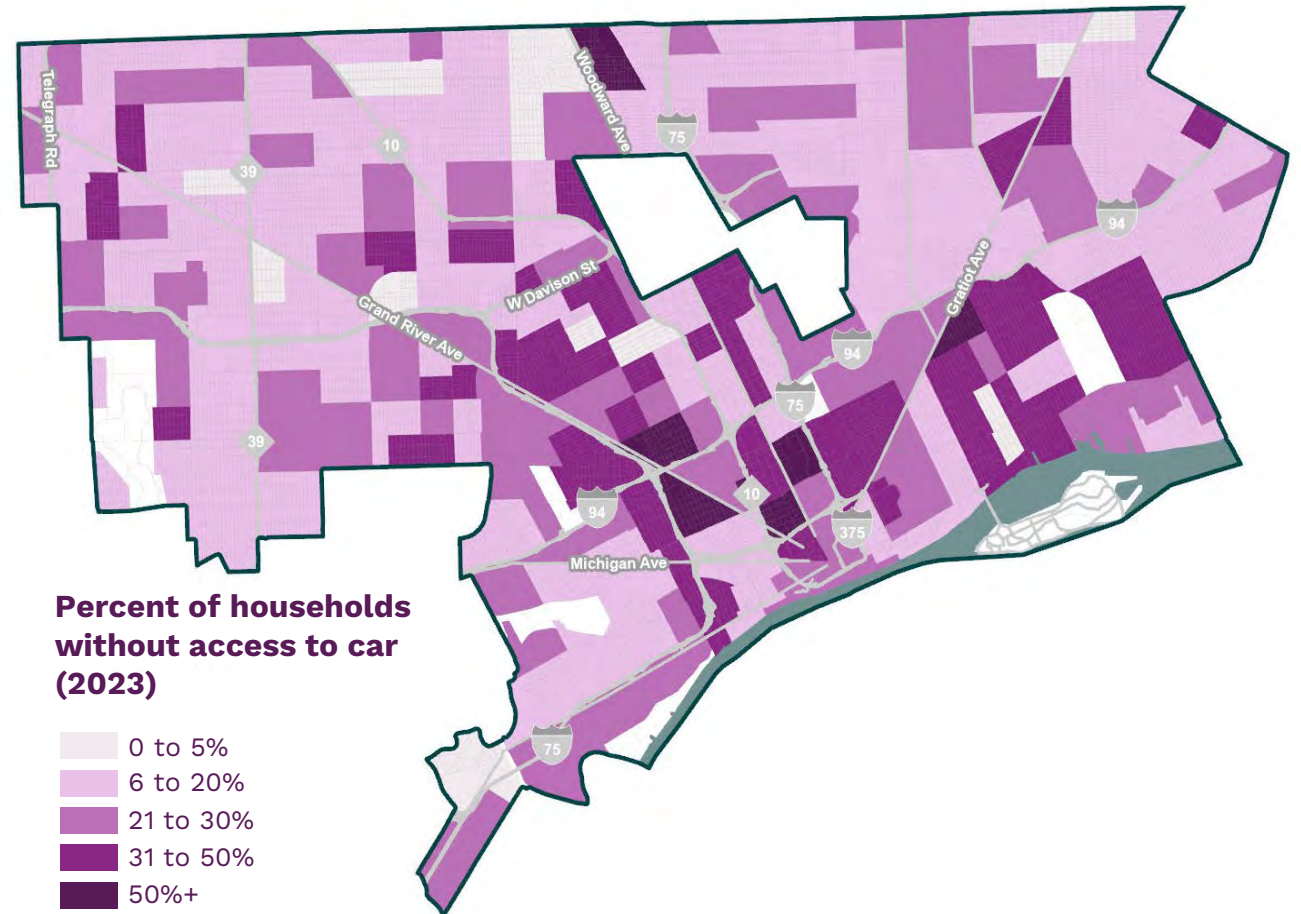
Mobility

Key Takeaways

- Detroit's position as an international gateway is strengthening, though regional transit connections remain limited despite recent service expansions

- Detroit's aging infrastructure, uneven transit coverage, and areas of limited vehicle access create overlapping mobility challenges that compound barriers to both economic opportunities and essential services across many neighborhoods

- Recent transit and mobility improvements show a strong downtown/Midtown focus, leaving many neighborhoods with more limited transportation options

- The expanding non-motorized network, particularly the Joe Louis Greenway, represents a significant shift toward multi-modal infrastructure, though gaps remain

- Vehicle access disparities between renters and homeowners highlight the critical importance of reliable public transit service

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ENVIRONMENT & RECREATION

Environmental Conditions

Park System

Park Access Gaps

Recreation Facilities

Tree Canopy

Air Quality

Green Stormwater Infrastructure

CITY OF DETROIT

Environmental Conditions

LEGEND

FEMA FLOOD AREAS
- 0.2% ANNUAL CHANCE FLOOD HAZARD
- COASTAL FLOODPLAIN
- WATERWAYS

WETLANDS
- EXISTING WETLANDS
- POTENTIAL WETLAND RESTORATION AREAS

Existing Wetlands Along Rouge River Corridor

Potential Wetland Restoration Area

Active floodplain along the Detroit River

River Rouge

Detroit River

Water Features, Flooding, and Wetlands

12,800 acres of wetland in Detroit

Source: Wetland Data: National Wetland Inventory USFWS, 2019. Floodplain Data: FEMA, 2024.

Detroit's Hidden Waterways

Before urbanization, Detroit was laced with natural streams and creeks that flowed into the Detroit and Rouge Rivers. Many of these waterways—including Bloody Run, May Creek, and Parent Creek—were gradually buried or converted to underground sewers as the city developed.

Today, these historic waterways continue to influence:
- Natural drainage patterns
- Flood-prone areas
- Potential wetland restoration sites
- Modern stormwater management needs

Park System

Park Categories

Mini Parks (88)
Under 1-acre, basic neighborhood recreation

Neighborhood Parks (164)
1-10 acres, core recreational spaces

Community Parks (37)
10-50 acres, multi-neighborhood service

Regional Parks (14)
Over 50 acres, citywide destinations

Special Use Parks
- **Riverfront Parks -** Water access and recreation
- **School Parks -** Educational partnerships
- **Plazas -** Urban gathering spaces
- **Community Open Spaces -** Natural areas

Source: Park Classification: City of Detroit Parks & Recreation Strategic Plan 2022-2032. Regional Park Map: City of Detroit Parks and Recreation.

Detroit has more than **300 parks** totaling around **6,000 acres** throughout the city.

Detroit's Regional Parks
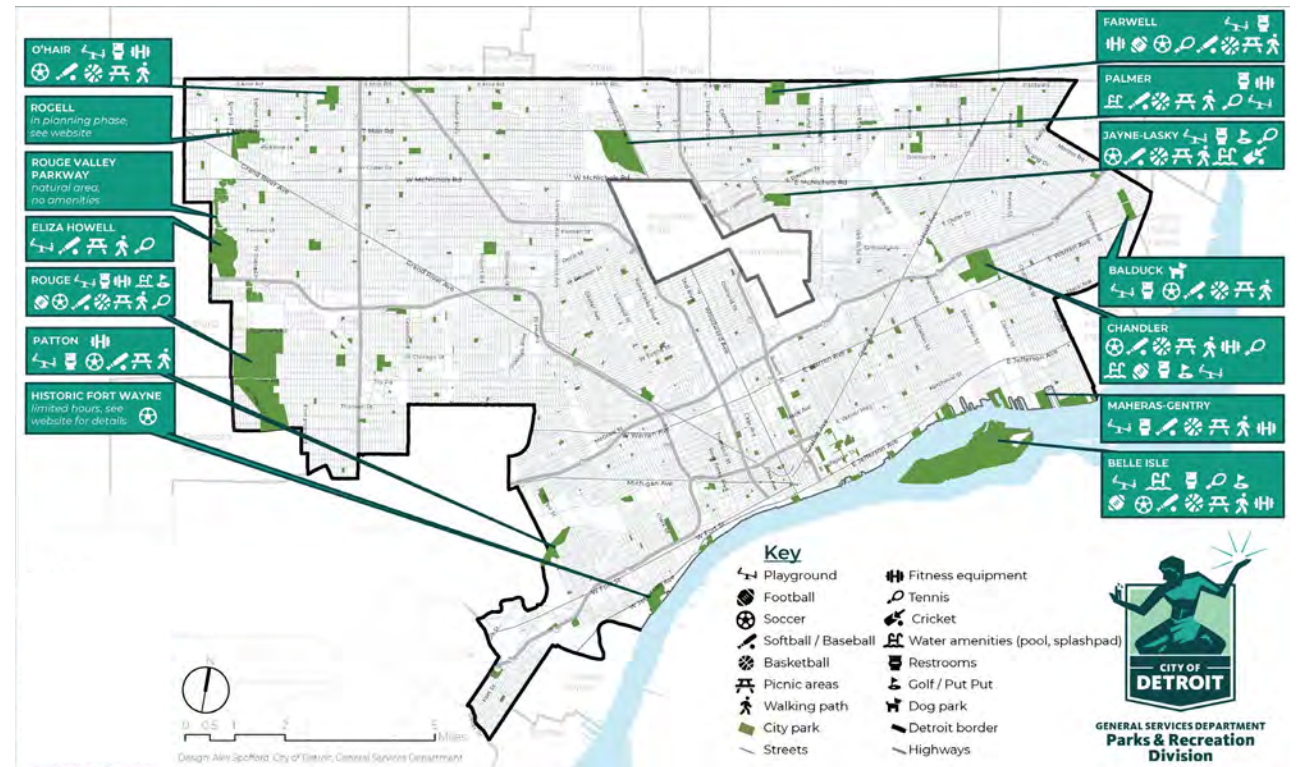
Parks and Open Space

Good Access
Areas within a 10-min walk or ½ mile of a park

Excellent Access
Areas within a 10-min walk of 2+ parks
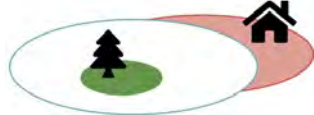
No Access
Areas outside of a 10-min walk from a park

Increasing Park Access

The 2022 Detroit Parks and Recreation Plan aims to fill park gaps (shown in red in the map on the right) to increase park access from 80% to 95% of all Detroiters.

Note: For a map showing "Good Access" and "Excellent Access," visit the City of Detroit Parks and Recreation Strategic Plan

Park access gaps – areas where there is no park within a 10-minute walk – are shown on the map in red

Park Gap Map - Current Gap
Detroit, MI   2/8/2022

City Parks
Other Green Spaces
Gap in Park Access
Detroit Border
Highways
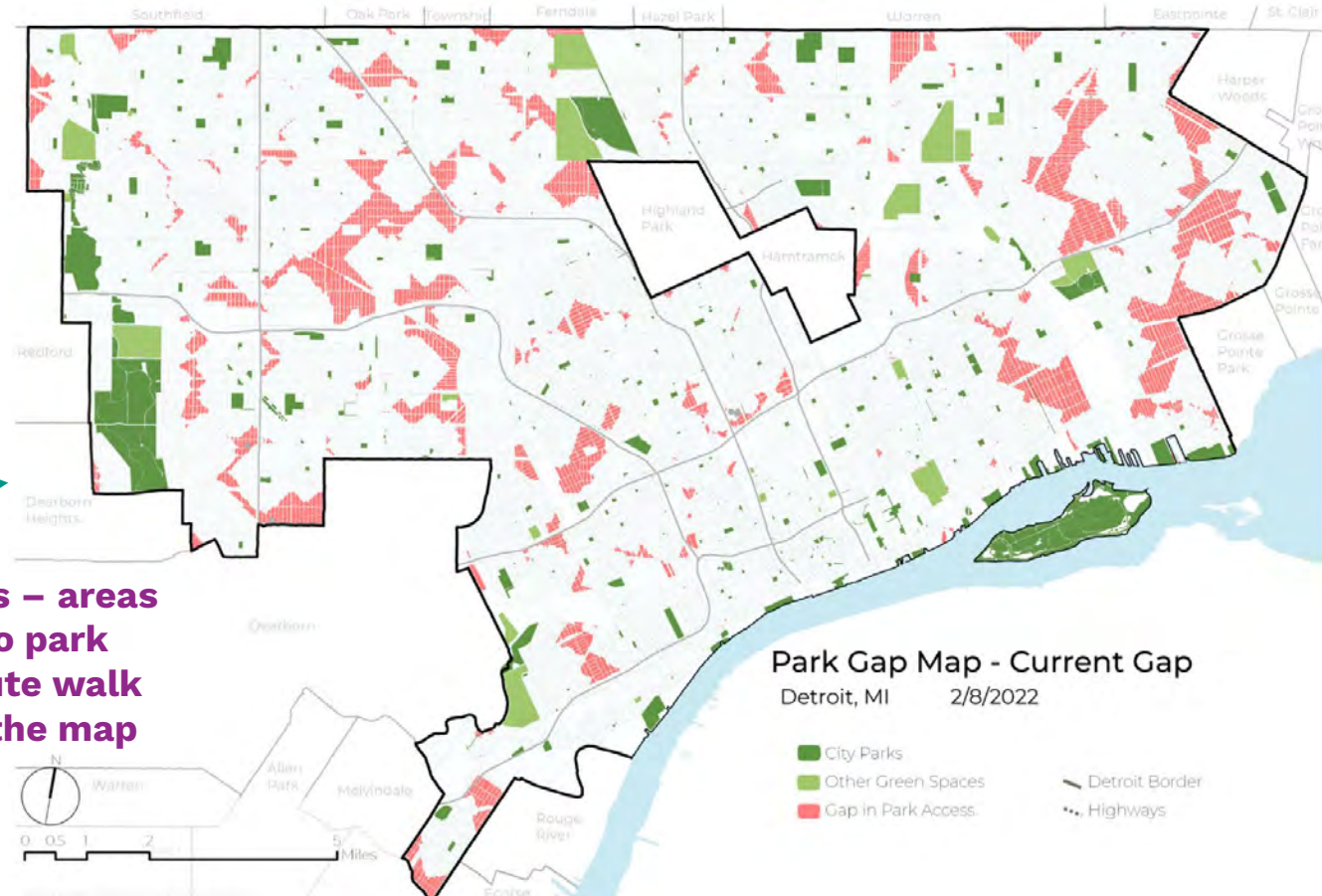
Source: City of Detroit Parks and Recreation Strategic Plan (2022).

Recreation Facilities

Detroit Parks and Recreation aims to ensure all residents are within a **20-minute bus ride** of a recreation center. Currently, 60% of residents meet this goal. With 18 city-owned centers and 3 new facilities planned, access will increase from **60% to 69%** of residents served.

Recreation Center Types

Community Centers
13 City-operated full-service facilities

Partner Centers
5 locations operated by community organizations
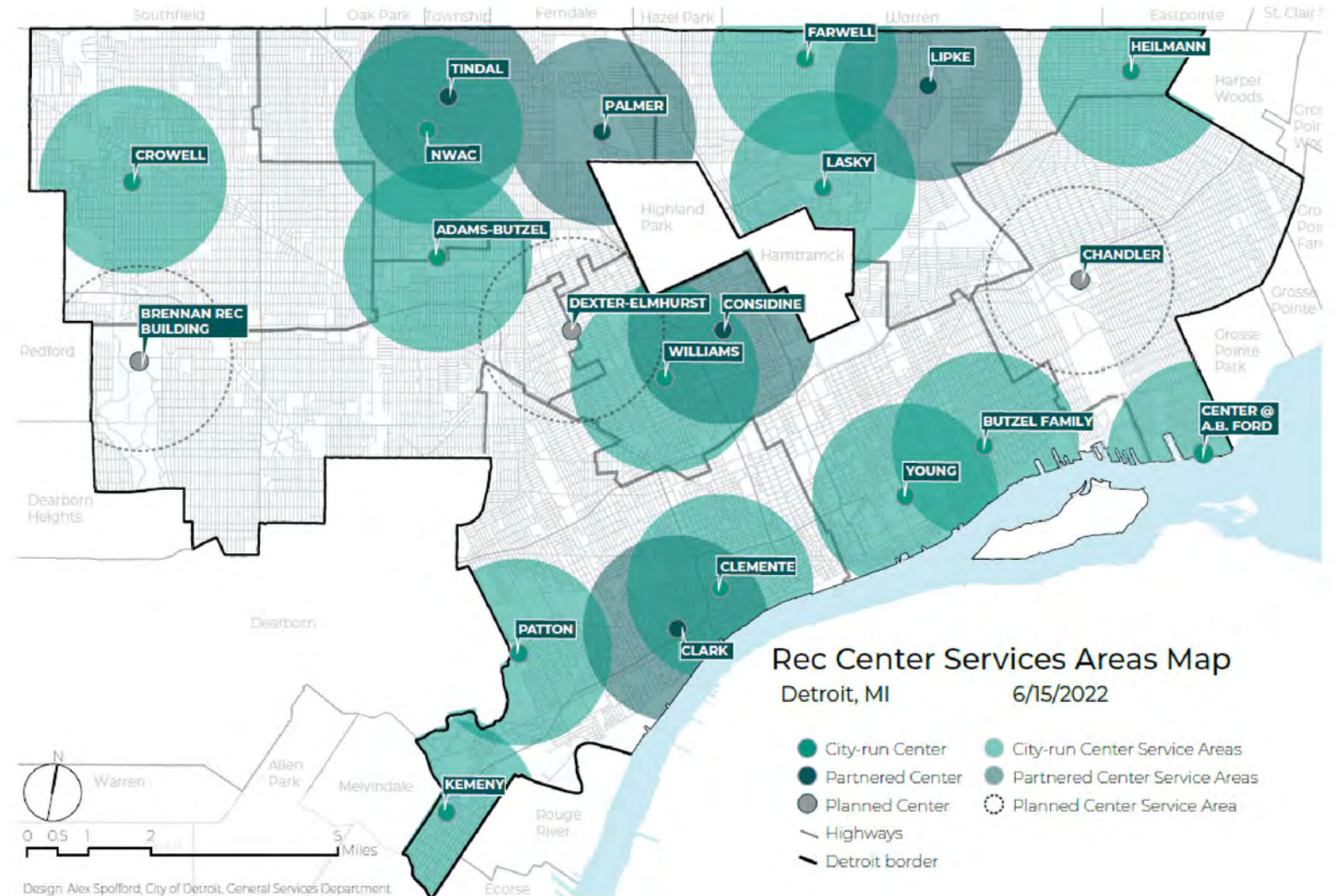
Source: City of Detroit Parks and Recreation Strategic Plan (2022).

Tree Canopy

As of 2023, overall tree canopy for Detroit was 24% - however there is unequal distribution of coverage across the city.

DISTRICT 1
37.5%

DISTRICT 6
15.6%
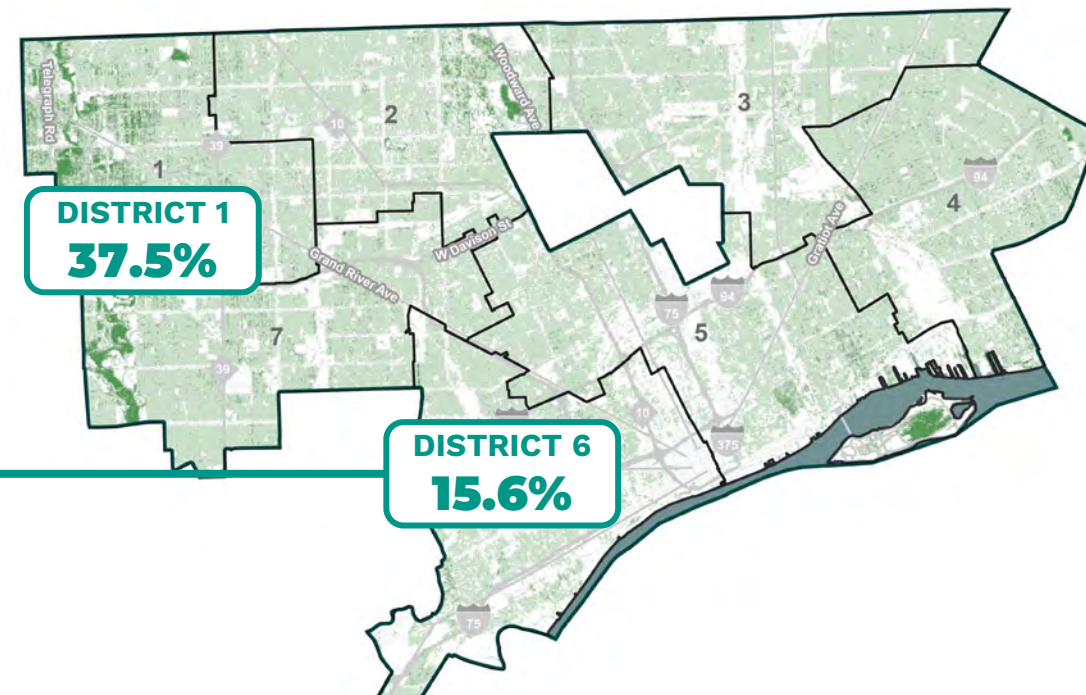
37,000 Trees Planted

between 2010 and 2024 through three programs

Detroit Tree Equity Partnership
Between 2022 and October 2024, **25,000 trees** were planted, with a total goal of **75,000 trees** by 2027.

10,000 Up!
As of 2022, **5,000 trees** have been planted through the 10,000 Up! Program – with an additional **5,000 more trees** planned.

DWSD and The Greening of Detroit
Between 2010 and 2015, DWSD, in partnership with The Greening of Detroit, planted **over 7,000 trees** in the Rouge River Corridor.

While the city has made significant improvements, it is important to **acknowledge and react to setbacks** that have resulted in tree loss due to disease, aging trees, maintenance constraints, heat stress, or other factors.
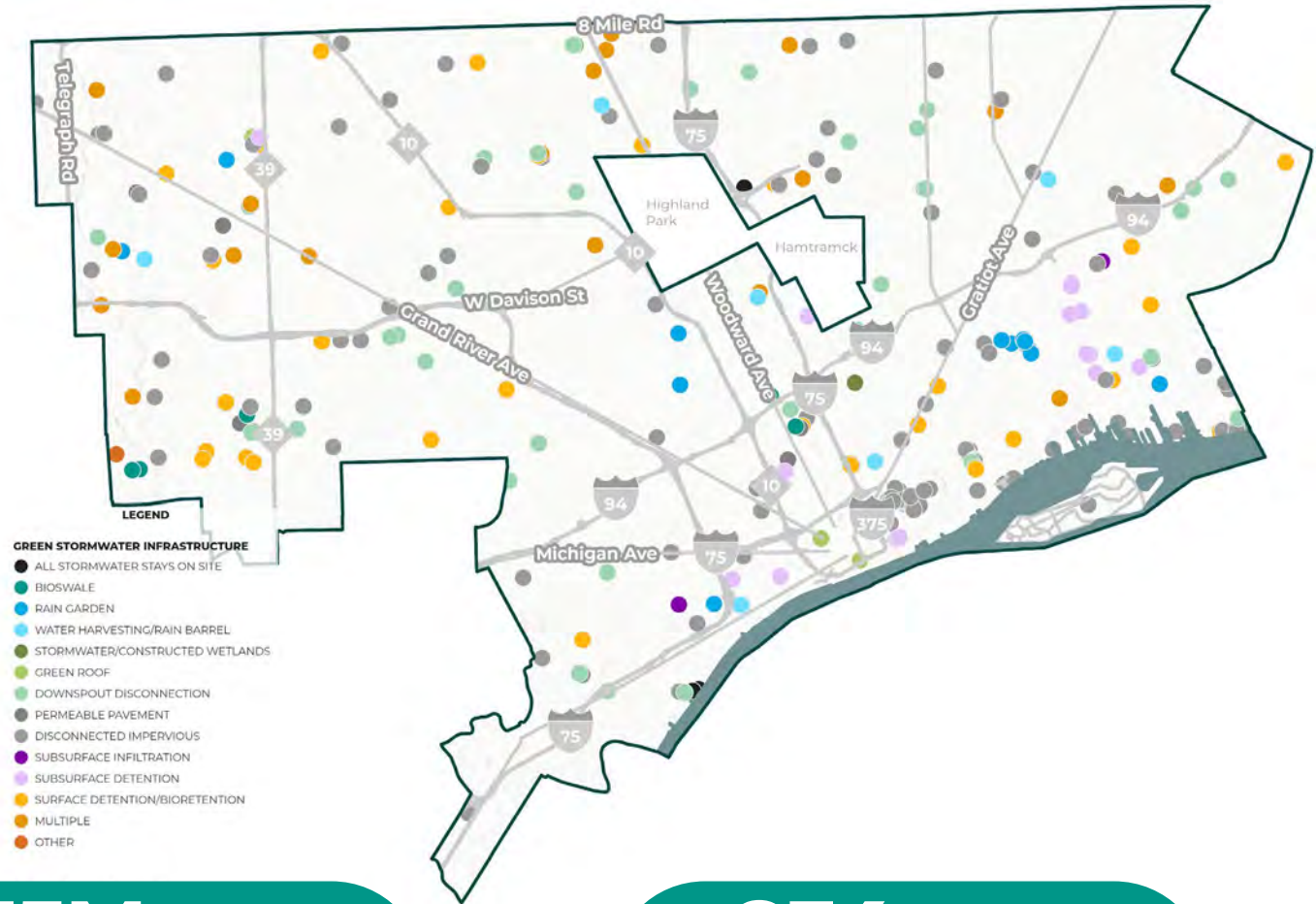
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Green Stormwater Infrastructure

DWSD Green Stormwater Infrastructure (GSI) Program

Data tracked through the **Detroit Stormwater Hub** includes both public and private green infrastructure projects - from residential rain gardens to large-scale bioretention systems.

These projects capture and filter rainwater where it falls, reducing flooding and protecting water quality in Detroit's rivers and neighborhoods.

Source: Detroit Stormwater Hub Map, 2024.

LEGEND

GREEN STORMWATER INFRASTRUCTURE
- ALL STORMWATER STAYS ON SITE
- BIOSWALE
- RAIN GARDEN
- WATER HARVESTING/RAIN BARREL
- STORMWATER/CONSTRUCTED WETLANDS
- GREEN ROOF
- DOWNSPOUT DISCONNECTION
- PERMEABLE PAVEMENT
- DISCONNECTED IMPERVIOUS
- SUBSURFACE INFILTRATION
- SUBSURFACE DETENTION
- SURFACE DETENTION/BIORETENTION
- MULTIPLE
- OTHER

280 GSI projects tracked across the city

575M gallons stormwater managed annually by GSI

834 acres of green stormwater infrastructure projects

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Environment & Recreation

Key Takeaways

- Historic waterways continue to shape modern environmental challenges, particularly around flooding and stormwater management

- Green stormwater infrastructure projects demonstrate a shift toward natural solutions, though implementation is still at a relatively small scale

- Park access improvements reveal an intentional strategy to address neighborhood gaps, though maintenance and quality varies significantly

- The presence of significant wetlands and natural areas offers opportunities for both environmental preservation and recreation, particularly along river corridors

- Tree planting initiatives show strategic focus on environmental equity, though coverage remains uneven across neighborhoods

- Air quality significantly impacts community health and quality of life in Detroit; while the city has made progress in reducing some pollutants, challenges persist, particularly in neighborhoods near industrial areas and major highways

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ART, CULTURE & HISTORY

Cultural Legacy
Cultural Destinations
The Arts
Economics of Arts

CITY OF DETROIT

Cultural Legacy

Historic Designation
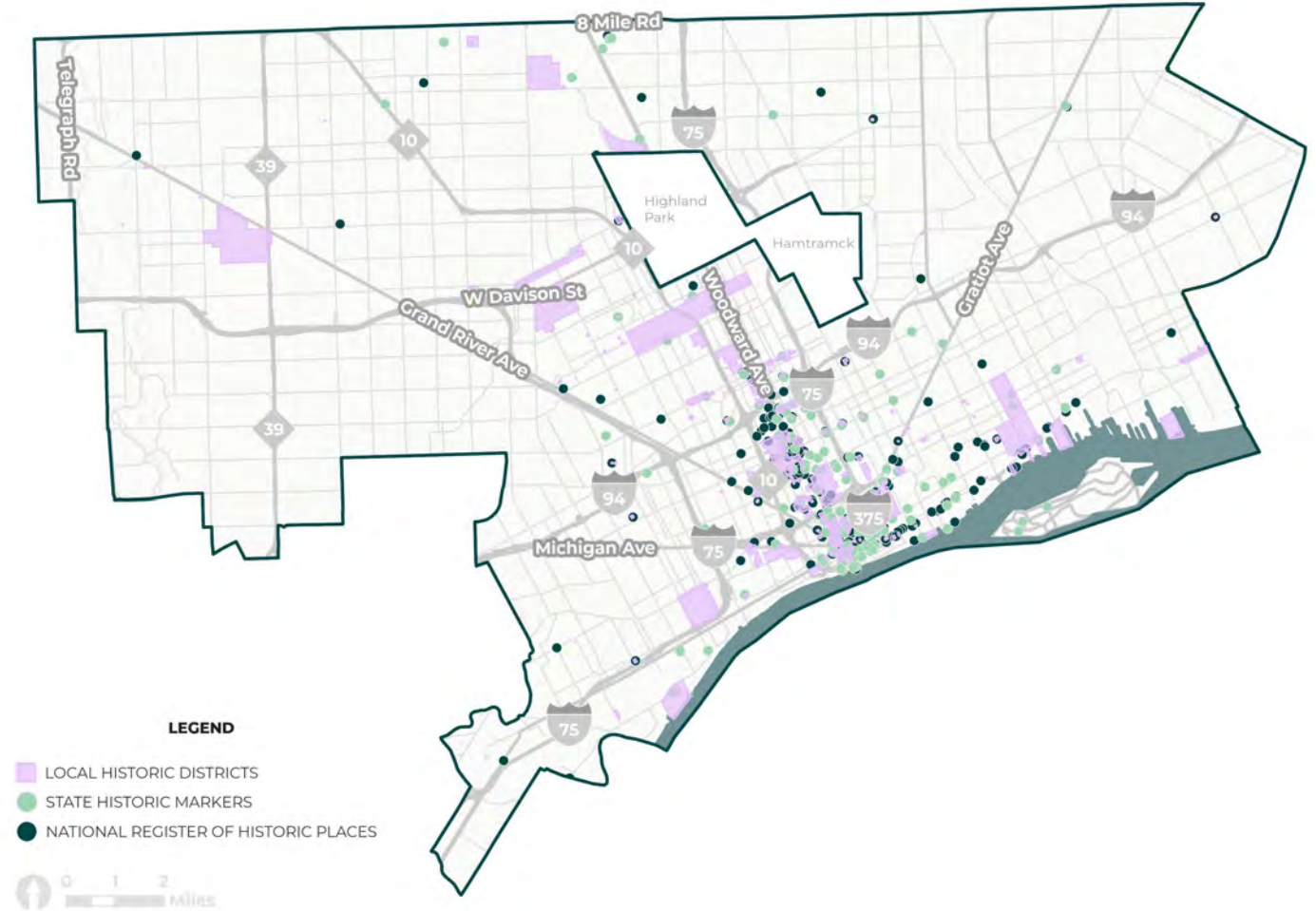
149 **Local Historic Districts**

A local historic district is an area of historic, cultural, or architectural significance that has been formally designated as such by City Council

283 **Nationally Designated Historic Sites**

on the National Register of Historic Places

A note about historic places

Official historic districts and historic designated places tell only part of Detroit's story. Many neighborhoods and places throughout the city hold great historical and cultural significance to Detroit's communities, even if they haven't received formal designation.

LEGEND

- LOCAL HISTORIC DISTRICTS
- STATE HISTORIC MARKERS
- NATIONAL REGISTER OF HISTORIC PLACES

0 1 2 Miles

Source: Detroit Local Historic Districts Data, 2024. City of Detroit Data on National Register of Historic Places, 2024.

Cultural Destinations

Cultural Institutions

- Detroit Institute of Arts (DIA)
- Detroit Public Library
- Wright Museum of African American History
- Michigan Science Center
- College for Creative Studies
- MOCAD (Museum of Contemporary Art Detroit)

Entertainment & Theater

One of the largest theater districts in the U.S.

- **Historic Theaters:** Fox Theatre, Fisher Theatre, Detroit Opera House, Masonic Temple, Orchestra Hall
- **Music Venues:** Fillmore Detroit, Saint Andrew's Hall
- **Sports & Entertainment:** Little Caesars, Ford Field, Comerica Park

Belle Isle

Historic cultural and recreation area with the Belle Isle Conservancy and Aquarium, as well as the Dossin Great Lakes Museum

Eastern Market

Historic marketplace and cultural hub with public art and year-round farmers markets and events

Some of these have been listed on the **National Register of Historic Places** for over 40 years

Among the most **historically significant** theatre districts from the early 20th century

**982-acre** MI State Park with **6 miles** of shoreline

Spans approx. **43 acres**

- Cultural Destinations
- Other Top Destinations
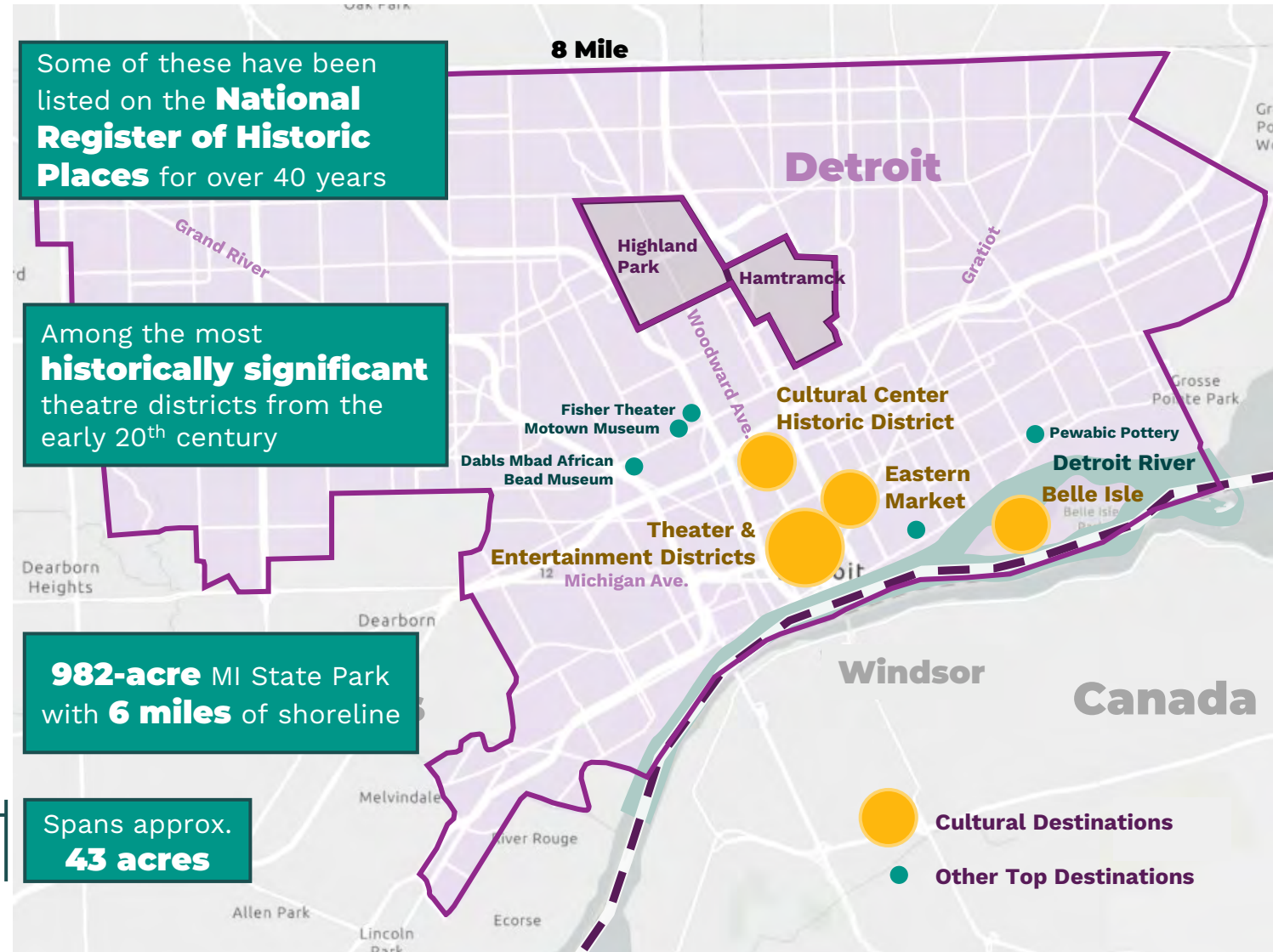
The Arts

Detroit's artistic legacy continues to grow through grassroots initiatives, international recognition, community-driven cultural programming, and city-led projects.

Visual Arts: Murals, galleries, and installations showcase Detroit's artistic energy, while artist communities breathe new life into historic spaces.

Music Evolution: From Motown and jazz to hip-hop, rock, and techno, Detroit's musical innovations have defined genres and launched global movements.

Performance & Media: A rich tradition of theater, dance, film, and literary arts continues to tell Detroit's stories and attract new creative talent.
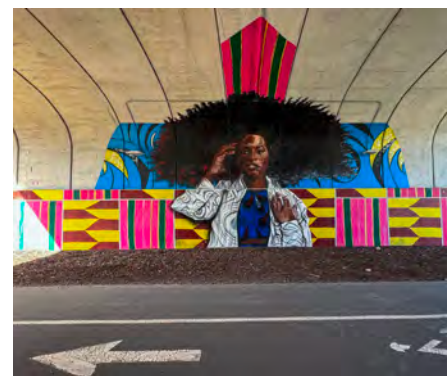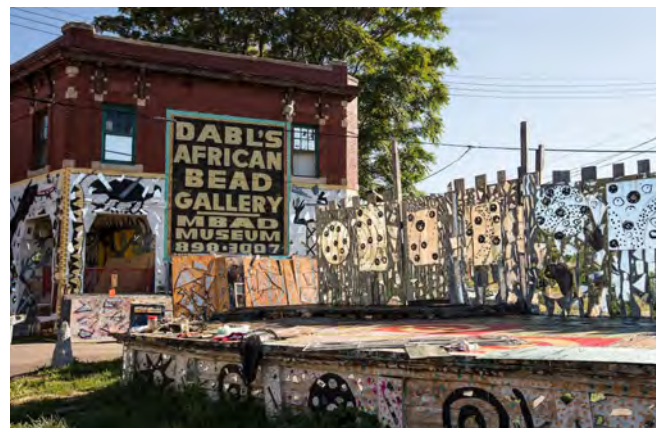
Source: Top Row, left to right: Trae Isaac; Sydney G. James; Sidewalk Festival; Middle Row, left to right: Bead Museum, Michelle & Chris Gerard; Movement Music Festival; Diego Rivera, Industry, Detroit Institute of Arts; Bottom Row, left to right: Detroit Design Center; J Dilla, New York Times; The Supremes, Motown Museum; Jazz Fest.

Economics of Arts

Detroit's cultural assets serve dual roles as economic engines and community anchors, from major institutions driving tourism to neighborhood venues supporting local businesses.

Cultural assets provide revenue through regular employment and operations spending, and consistent support for surrounding dining, retail, and parking.

The industry of design has been a driver for the city's urban regeneration and represents today a significant level for employment and an economic engine by employing more than 45,000 people and generating $2.5 billion in wages.

The DIA welcomed over 600,000 visitors in 2023 alone, including more than 50,000 students from local schools and more than 170 senior groups from the community.
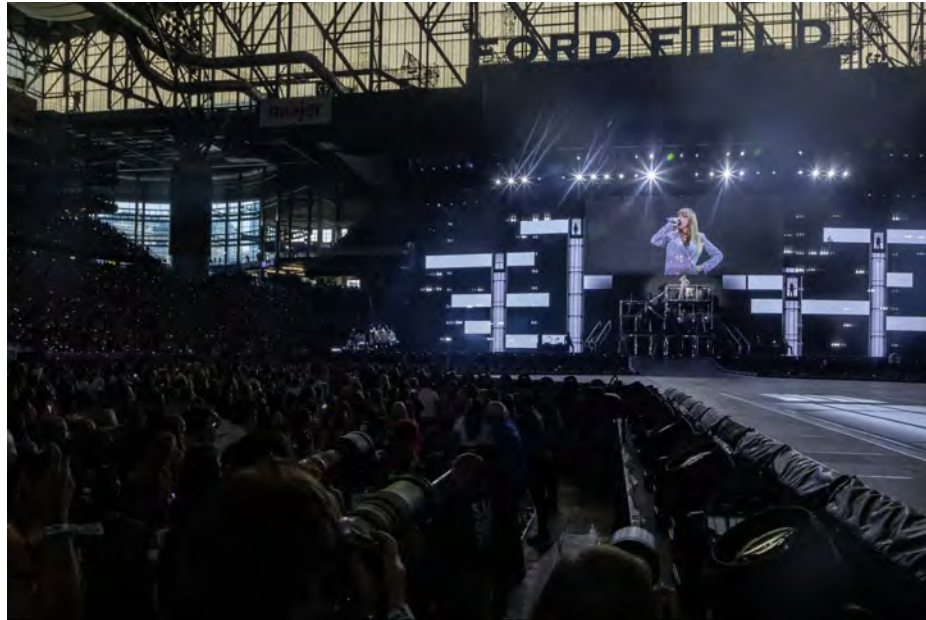
Detroit was designated a UNESCO City of Design in 2015, leading to initiatives like Month of Design and Detroit City of Design Challenge that bolster arts, design, and economic generation. Detroit has the highest concentration of commercial and industrial designers in the country, one of many strengths featured in these events.

Source: Detroit Institute of the Arts; DIA Blog.

Source: Visit Detroit; UNESCO Detroit.

High-Impact Events

Record-breaking attendance at major entertainment events has driven major revenue surges to the city.

These events lead to temporary, but significant boosts to hotel occupancy, restaurant and retail spending, transportation services, and downtown activity.

Detroit and the NFL worked to include minority-owned businesses in the draft, representing $12.1 million in spending. Thirty-four contracts were secured from Black-owned businesses.

The Taylor Swift concert at Ford Field in June of 2023 brought Downtown's largest number of people visiting in a single day since 2019, with 327,882 people. Campus Martius saw twice as many visitors as an average Saturday on the Saturday of her show, and both of her concerts ranked as the 2nd and 3rd largest draws to Ford Field in its history.
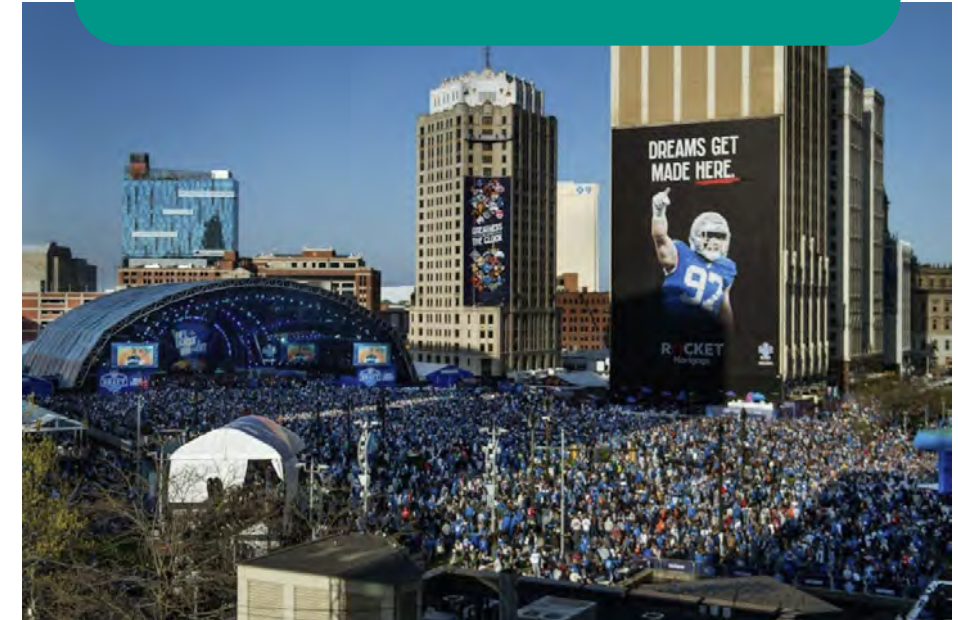
The 2024 NFL Draft is said to have generated $213.6 million in economic impact for Detroit. A study, developed by Dr. Patrick Rishe at Washington University, indicated that $106.4 million of that impact is being retained long-term.

Source: Downtown Detroit Partnership, Detroit Free Press, DDP 2023 By The Numbers.

Source: Detroit Regional Chamber, The Hoosier Network.

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Community Activation

Detroit's arts infrastructure spans from neighborhood programs to landmark installations, transforming spaces and strengthening communities.

The work of local Detroit artists and businesses shapes neighborhoods through multiple scales - from temporary activities and events to permanent installations. Projects like Arts Alleys and Blight to Beauty create active programming, while major works like The Shepherd and City Walls murals establish lasting cultural landmarks.

Detroit's East Village neighborhood is seeing a revival of arts and culture through the transformative Little Village project. The community features BIPOC artist residencies and mentorship programs, a library of artists of color, event space, culinary arts commercial spaces, and galleries, with more to come.

Source: Metro Times.

In 2024, construction began on several alleys across the city in the Arts Alleys Program. Programs like the Arts Alleys Program and City Walls demonstrate how art transforms urban spaces, creating connections between neighborhoods and institutions. The Belt in Downtown is an early example.

Source: City of Detroit, Model D Media.

History, Arts, & Culture

Key Takeaways

- While historic designations protect significant landmarks, they may overlook many culturally important places that hold deep meaning for Detroit communities

- Detroit's artistic legacy continues to evolve through a mix of established institutions and grassroots initiatives, showing the city's ongoing role as a cultural innovator

- Detroit's arts and cultural sector contributes to the economy in multiple ways: through sustained activity from institutions and the design industry, high-impact revenue surges from major events, and neighborhood-level activation that supports local business districts and community vitality

- The city's designation as a UNESCO City of Design and rich cultural heritage drives significant economic value, from the $2.5 billion design industry to community-scale creative initiatives
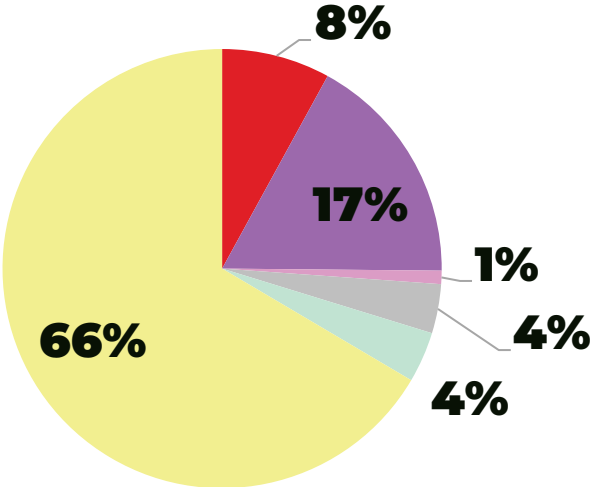
LAND USE & ZONING

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Zoning Designation
Industrial Areas
Residential Areas

Zoning Designation

Zoning By Acreage

- 8%
- 17%
- 1%
- 4%
- 4%
- 66%

Legend:
- ■ Business
- ■ Industrial
- ■ Mixed Use
- ■ Other
- ■ Parks and Recreation
- ■ Residential

Map legend:
- R1
- R2
- R3
- R4
- R5
- R6
- B1
- B2
- B3
- B4
- B5
- B6
- M1
- M2
- M3
- M4
- M5
- MKT
- P1
- PC
- PCA
- PD
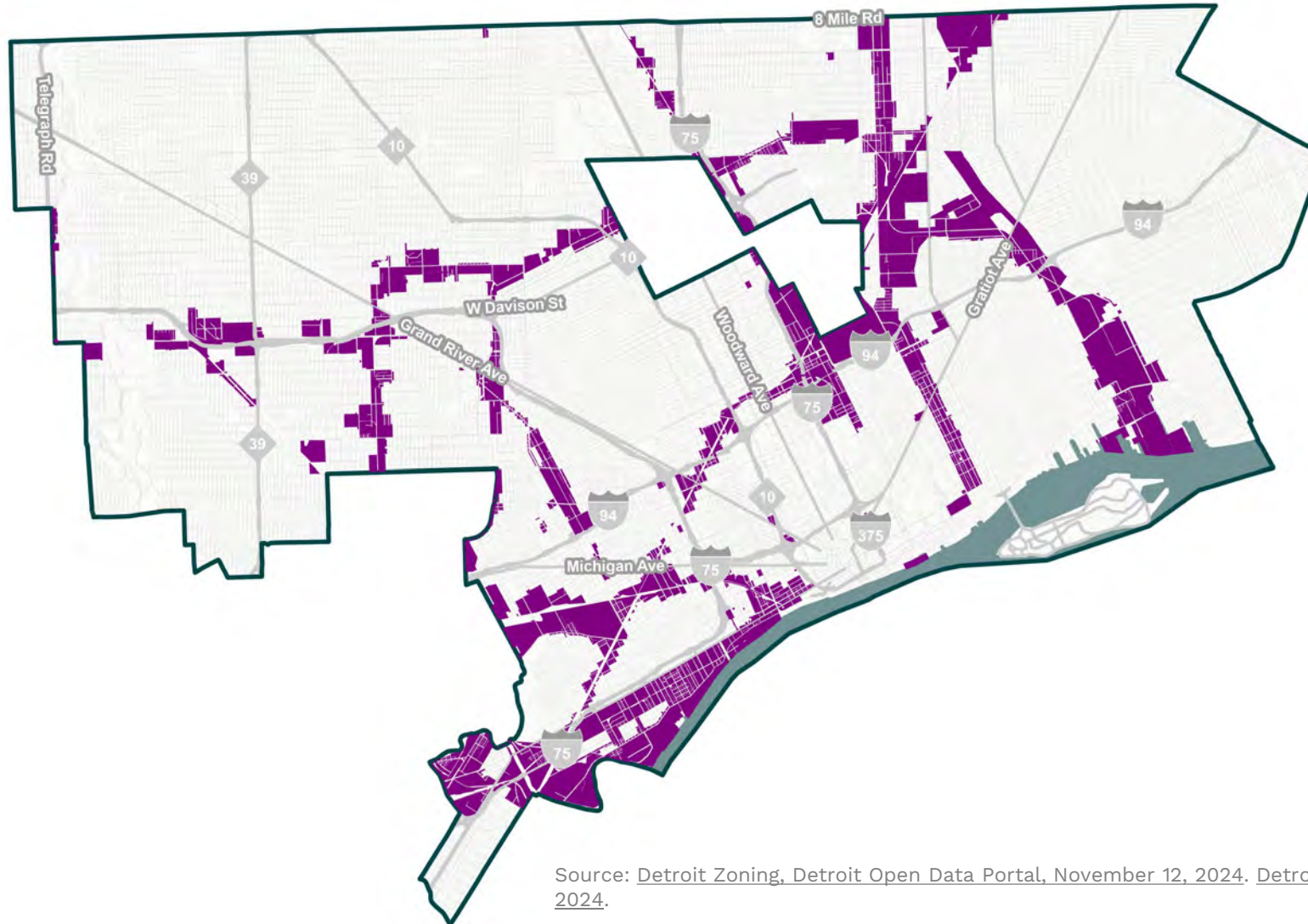- PR
- SD1
- SD2
- SD4
- SD5
- TM
- W1
- CITY OF DETROIT

Most residential land is zoned as **low density**
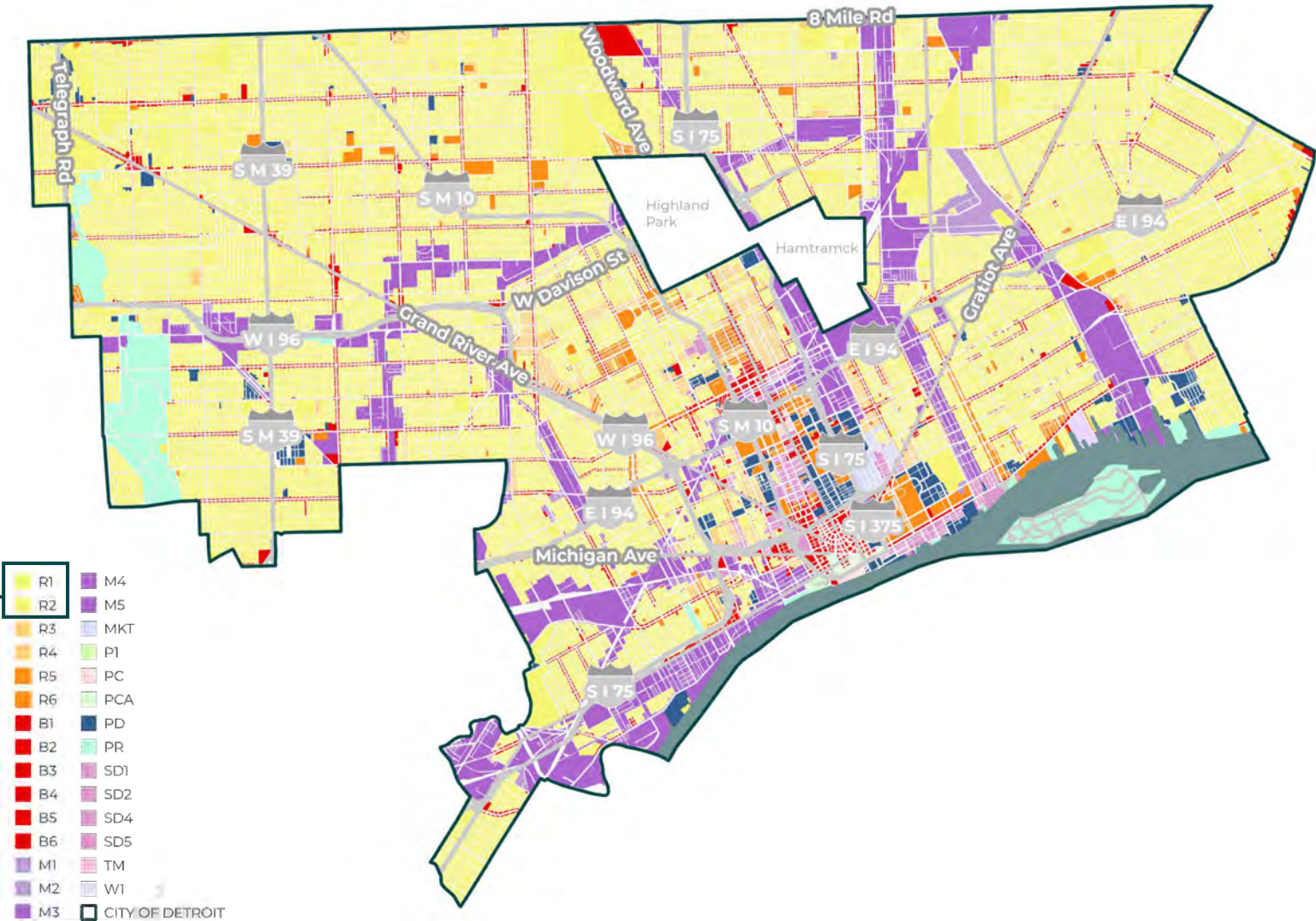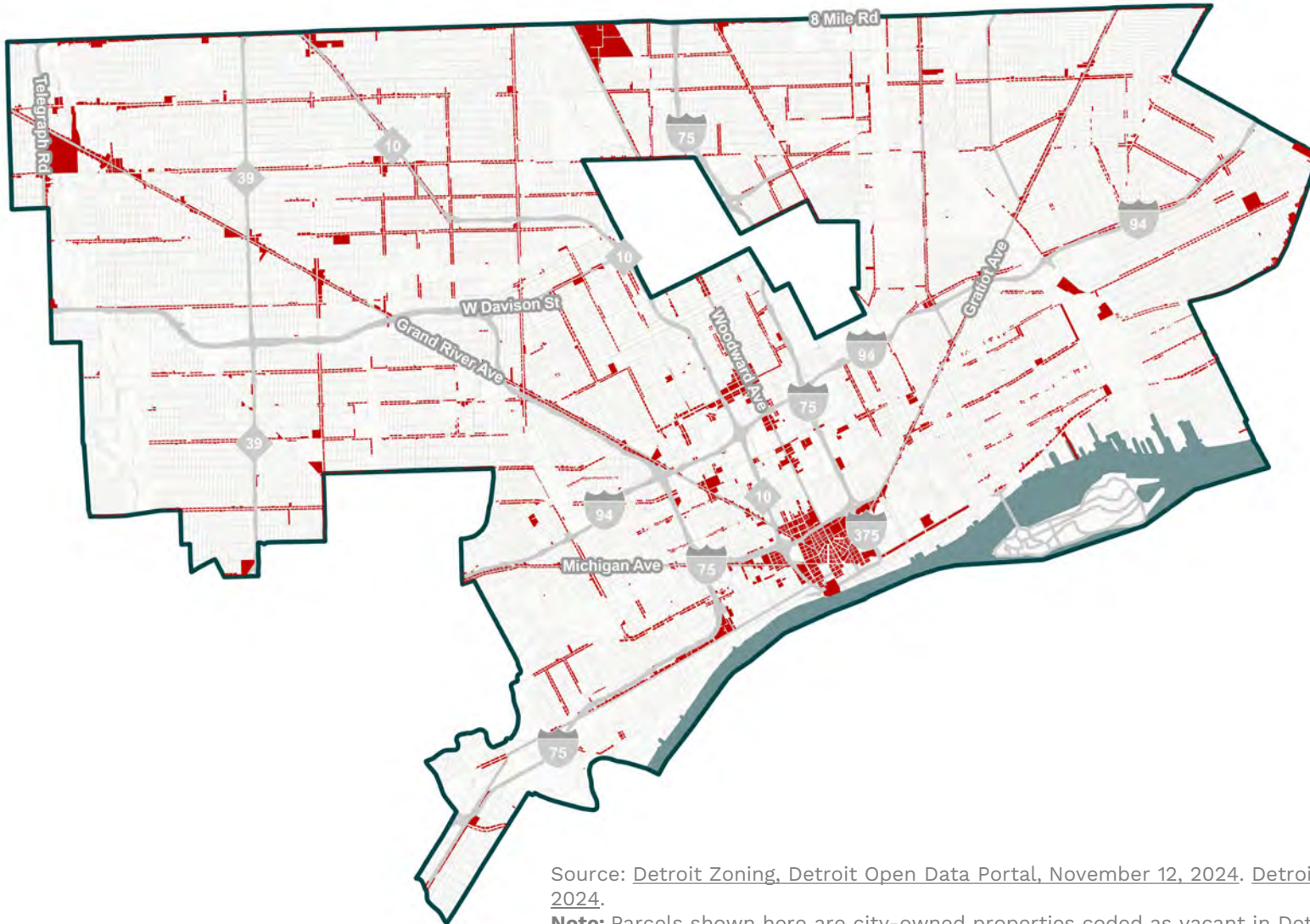

Source: City of Detroit (2024).

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Industrial Areas

Detroit has **more than 16.5 square miles of industrial land.**

Source: Detroit Zoning, Detroit Open Data Portal, November 12, 2024. Detroit Parcel Data, Detroit Open Data Portal, October 23, 2024.
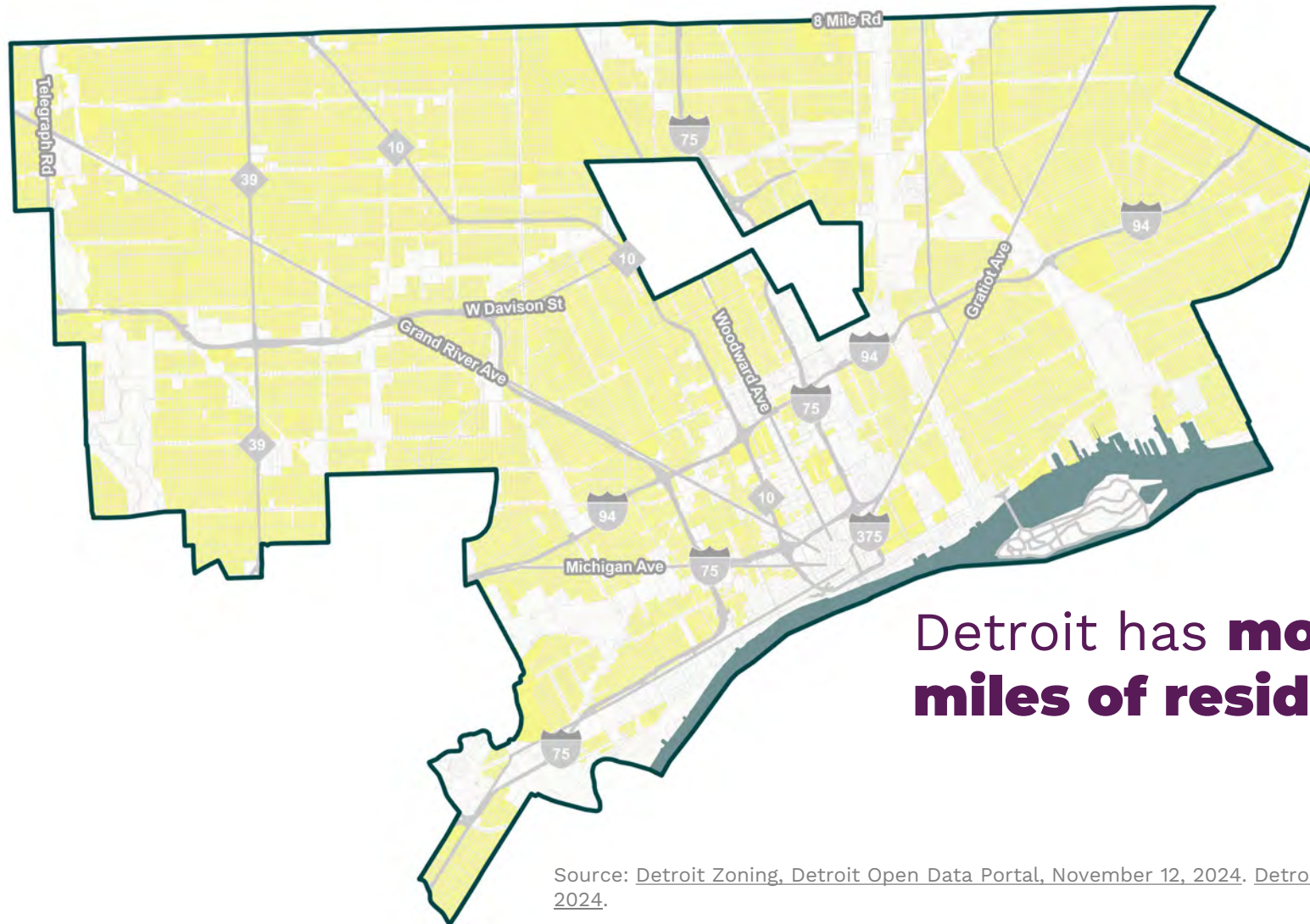
Commercial Corridors

Detroit has **more than 7.75 sq. mi. of commercial land.**

Source: Detroit Zoning, Detroit Open Data Portal, November 12, 2024. Detroit Parcel Data, Detroit Open Data Portal, October 23, 2024.
Note: Parcels shown here are city-owned properties coded as vacant in Detroit's database. While major parks have been removed from this inventory, some parcels may have active community uses not reflected in city records.
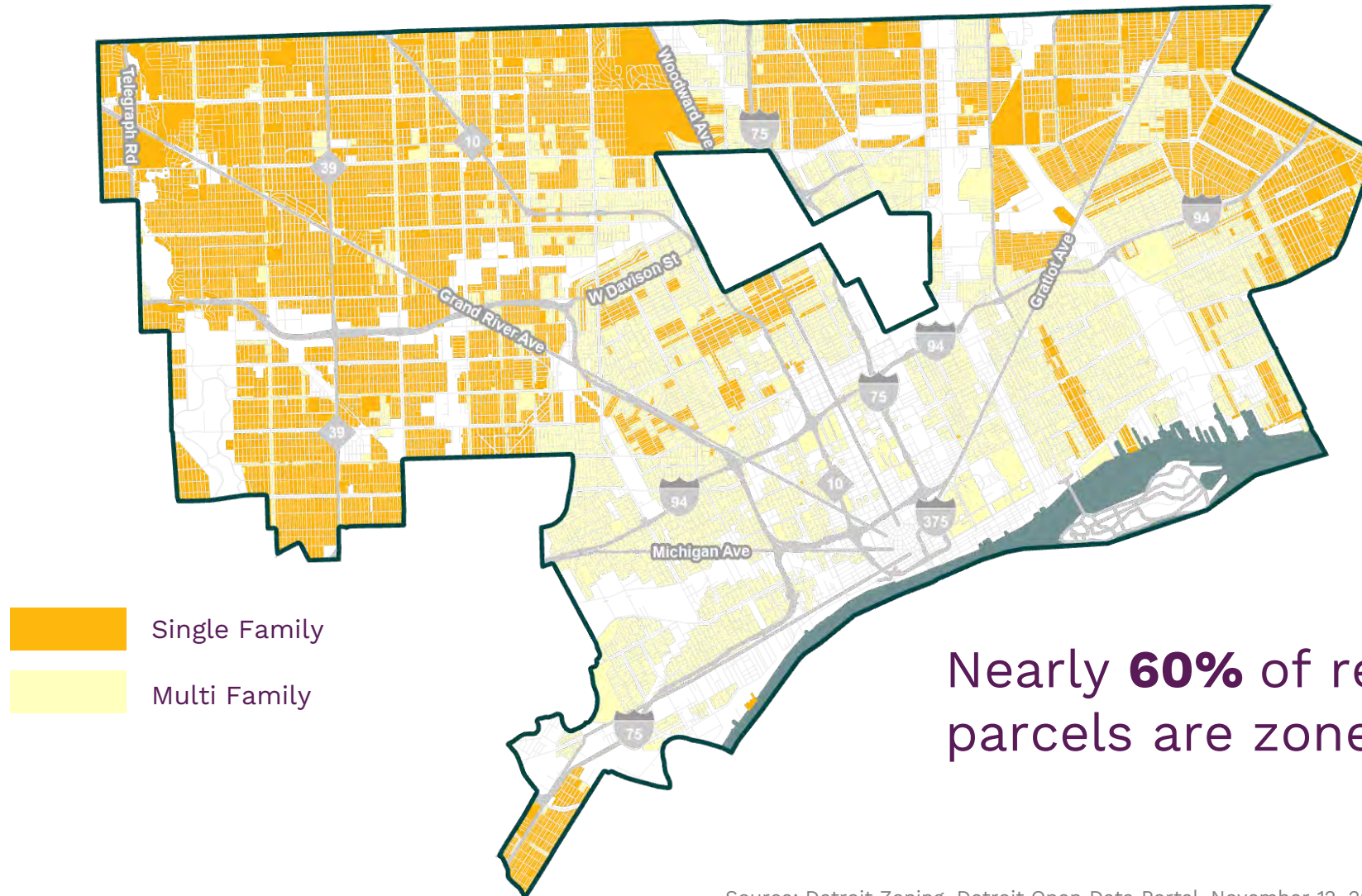
Residential Parcels

Detroit has **more than 64.6 square miles of residential land.**

Residential Parcels

Legend:
- Single Family
- Multi Family

Nearly **60%** of residentially zoned parcels are zoned single family (R1)

Source: Detroit Zoning, Detroit Open Data Portal, November 12, 2024. Detroit Parcel Data, Detroit Open Data Portal, October 23, 2024.

Land Use & Zoning

Key Takeaways

- The dominance of low-density residential zoning reflects past development patterns that may not align with current needs or opportunities

- While explicitly mixed-use districts comprise only 1% of land area, residential uses combined with commercial are permitted across many zoning districts. However, the practical viability of mixed-use development varies significantly between districts, with some combinations presenting implementation challenges

- The scattered nature of vacant land within residential areas creates a planning challenge that requires block-by-block rather than large-scale solutions

- Blight removal efforts show strategic focus on stabilization and demolition, though the scale of vacancy still outpaces current intervention capacity

- Public ownership of significant vacant land presents both an opportunity and challenge for coordinated redevelopment strategies

GLOSSARY & NOTES

Glossary

Blight: Deteriorated buildings or areas that harm neighborhood quality

Combined sewer system: A system where stormwater and wastewater flow through the same pipes

Cost-burdened: Households that spend more than 30% of their income on housing costs

Density: How many people, houses, or jobs exist in a given area

Educational attainment: Highest level of education completed by a person

Female-headed household: Census term for homes where a woman is the primary householder with no spouse/partner present

Floodplain: Land area that may flood during heavy rains

Green stormwater infrastructure (GSI): Natural systems that manage rainwater where it falls

High-injury network: Streets with higher rates of traffic crashes and injuries

Historic district: Area officially designated for preservation due to historical or cultural significance

Household: All people living in one housing unit, whether related or not

Housing tenure: Whether a home is owner-occupied or renter-occupied

Housing unit: Any separate living space (houses, apartments, mobile homes, etc.)

Inadequate housing: Housing with major issues like exposed wires, broken furnace, or lack of hot/running water

Job density: Number of jobs per square mile

Land assembly: Combining multiple parcels of land for development

Lead service line: The pipe that connects a house to the water main, historically made of lead

Local sector jobs: Jobs serving neighborhood needs (retail, restaurants, personal services)

Median: The middle value in a set of numbers, with half the values higher and half lower

Median household income: The income where half of households earn more and half earn less

Metro Statistical Area (MSA): A geographic region with a relatively high population density and close economic ties

Mixed-use: Zoning that allows combination of residential, commercial, and other uses

Naturally Occurring Affordable Housing (NOAH): Housing that is affordable without public subsidies

National/Global sector jobs: Jobs connected to national/global markets (automotive, finance, technology)

Non-motorized infrastructure: Facilities for walking, biking, and other non-vehicle transport

Public right-of-way: Publicly owned land used for streets, sidewalks, and utilities

Regional sector jobs: Jobs serving the metro area (healthcare, education, business services)

Resilience hub: Community facility that helps residents prepare for and recover from emergencies

Smart grid: Modern electrical system using digital communications for monitoring and management

Transit accessibility: How easily people can reach destinations using public transportation

Tree canopy: The layer of tree leaves, branches, and stems that cover the ground when viewed from above

Tree equity: Fair distribution of trees and their benefits across neighborhoods

Vacancy rate: Percentage of all housing units that are unoccupied (excluding seasonal properties)

Vehicle access: Whether a household has a car available for use

Wetland: Area regularly saturated by water that supports distinct ecosystems

Data Notes

Time Series & Data Sources

- 2014-2023 typically used as analysis period to establish a consistent methodology

- ACS 1-Year Estimates used for citywide metrics to capture most recent changes, particularly important given Detroit's recent population growth and economic shifts

- ACS 5-Year Estimates used for spatial analysis (maps) and smaller geographies to ensure statistical reliability at census tract level

- Longer time periods (e.g., 2010-2023) used for metrics requiring longer view of structural changes, like economic trends or planning timelines

- Time ranges may differ to reflect reporting associated with initiatives, third-party data reporting, and research

Geographic Analysis

- Reference geographies (e.g., Michigan, Wayne County, Detroit MSA) used to:
  - Contextualize Detroit's position within region
  - Show relative performance on key metrics
  - Identify uniquely local vs. broader trends

- Peer city comparisons used selectively for industry analysis to show Detroit's distinctive economic characteristics

- Spatial analysis acknowledges Highland Park and Hamtramck as independent cities while recognizing their influence on Detroit's systems and services

Change Measurement & Analysis

- Percent change preferred over absolute numbers for most trends to show relative impact

- Both short-term (3-year) and long-term (10-year) changes shown for key metrics like employment to distinguish cyclical from structural changes

- Inflation adjustments used for all monetary comparisons across years. Reference year is indicated where inflation adjustment has been applied.

- Baseline years may shift for specific metrics based on:
  - Data availability
  - Major policy changes
  - System reorganizations (e.g., GLWA formation)
  - Program implementations

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