



Plan
DETROIT

MPAG Meeting #8 Meeting Summary

October 1, 2025

MASTER PLAN ADVISORY GROUP MEETING #8 SUMMARY

October 1, 2025, 5:30 – 7:30 PM



1. INTRODUCTION

The Smithgroup Team kicked off the meeting by recapping the last Master Plan Advisory Group (MPAG):

- **Project Timeline:** The project team is in the *Draft Policies* phase and in the process of drafting the Master Plan and preparing for the next round of engagement.
- **Draft Goals:** The eight draft goals shared with the MPAG in August have been refined into four big goals based on MPAG and City staff feedback. The other goals will be incorporated into the Plan in a different way. The four goals presented were:
 - Goal #1: Improve Quality of Life in Every Neighborhood
 - Goal #2: Grow and Strengthen Detroit's Economy
 - Goal #3: Focus Density to Support Services and Amenities
 - Goal #4: Make it Safer and Easier to Get Around

MPAG members were asked to weigh in on the new goals. While there was support for these goals, some members still expressed confusion about the wording of Goal #3.

- **Place Types:** Smithgroup reviewed what a Place Type is to set the stage for the second half of the night's agenda.
- **Land Use Analysis:** A brief update on this work was provided at the last MPAG meeting. Tonight's meeting kicked off with a more in-depth look at what went into this work, the key findings, and how the analysis informed an initial set of Place Type recommendations.

2. LAND USE ANALYSIS

The technical work in this phase of the project consisted of two parts:

- **Land Use Performance:** An assessment of the strength of residential, commercial, and industrial land uses in different parts of the city based on market, physical, and social conditions.
- **Opportunity Index:** An assessment of how social, health, and environmental burdens are distributed across the city that will serve as an equity lens for policy recommendations.

Smithgroup then presented key findings from the Land Use Performance scores for Residential, Commercial, and Industrial land uses and the Opportunity Index scores for Equity, Health, and Environmental metrics.



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3. PLACE TYPES

PDD Staff then presented an overview of some early draft Place Types, starting with an explanation of how they were developed based on the Land Use Analysis discussed in the first half of the meeting.

PDD began by reviewing the definition of the Place Types shared at the last meeting, emphasizing that Place Types are primarily about how different parts of the city will grow or change over the next 20 years and describe the function, intensity, scale, and form of future development as well as the policies that best fit the needs of that place. Before presenting the draft Place Types, PDD Staff asked members:

1. Does this framing make sense to you? Do you understand what Place Types are/can do?

By a show of hands, most members felt that the framing made sense and that they understood how the Place Types would be used. Several members that were less clear mentioned that examples would help them better understand the concept.

PDD then presented eight draft Place Types and general definitions for each to set the stage for small-group discussion around the proposed Place Types.

Place Types Discussion

MPAG members were then asked to discuss each of the place types in small groups at their table. At the end of the discussion, each group selected one person to report out on some of the key ideas and feedback raised by the group. Key points related to each “bucket” of Place Types included the following.

1. **Mixed-Use Growth Centers:** The Place Types made sense to most groups as presented, with smaller suggestions like showing a wider variety of example image of Neighborhood Centers and transit being an essential component of these types of places.
2. **Neighborhoods:** All groups agreed that more neighborhood types were needed, generally with distinctions being made based on the density, types of uses, and needs of those neighborhoods. Feedback also include suggested uses like single-family, multi-family, urban farms, community or neighborhood anchors like schools, religious institutions, and parks, and limited commercial uses.
3. **Commercial Areas:** Suggestions were made around terminology (commercial corridors may be clearer than “traditional commercial”) and what to do with declining or mostly empty commercial areas.
4. **Open Space:** Most of the feedback for this place type was around the different



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types of uses that should be included, such as buffers, cultural areas, and recreation, whether that be under one Open Space Place Type or separate Place Types that distinguished between more passive and active spaces.

5. **Industrial Districts:** Many groups pointed out that Distribution and Manufacturing uses can also have significant impacts and wanted to see a less intensive (“light industrial” or similar) Place Type added.

4. MEETING WRAP-UP

PDD Staff shared the date of the next meeting and agreed to share out information about the next round of community engagement with the MPAG between now and our next meeting. In addition, PDD will explore ways to share materials to review between now and the next meeting.

MPAG members were asked to help get the word out and attend upcoming engagement.

